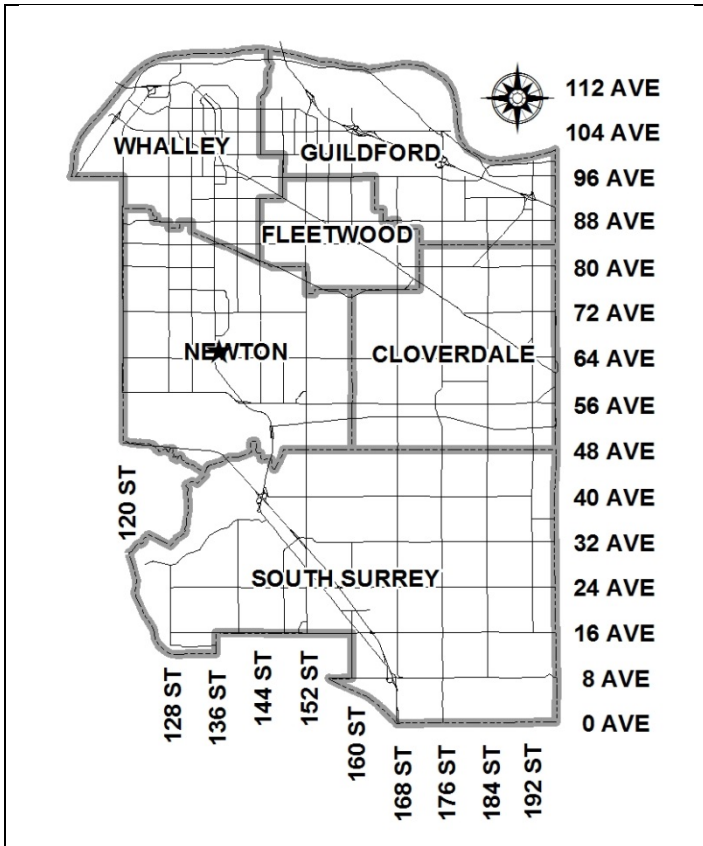


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0174-00

Planning Report Date: April 13, 2015

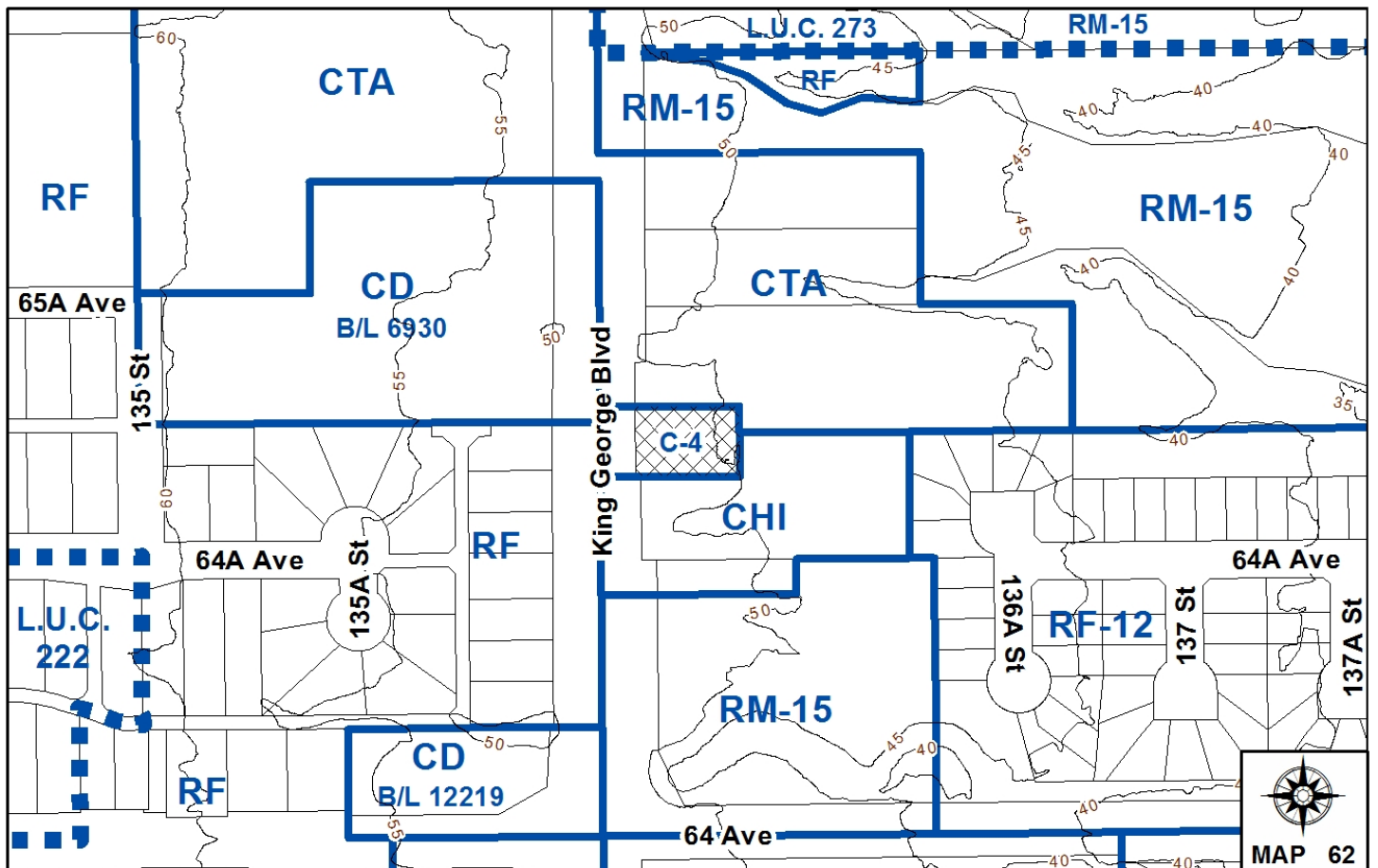


PROPOSAL:

- **Rezoning** from C-4 to CHI
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of an oil change and car wash facility.

LOCATION: 6484 - King George Boulevard
OWNER: The Great Canadian Oil Change Ltd.
ZONING: C-4
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to vary the Sign By-law through a comprehensive sign design package.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to relax the north side yard setback from 7.5 metres (25 feet) to 1.5 metres (5 feet).
- The applicant is proposing to relax the parking requirement from 5 parking spaces to 4 parking spaces.
- The applicant is proposing to vary the Sign By-law to permit 4 additional fascia signs, for a total of 6 fascia signs.

RATIONALE OF RECOMMENDATION

- Complies with the OCP designation.
- The proposed CHI Zone would correspond with the CHI zoning in place on the much larger site to the south which partially surrounds the subject site.
- The proposed north side yard setback relaxation is required to facilitate circulation on this small site.
- The proposed parking relaxation from 5 parking spaces to 4 parking spaces is supportable due to the nature of the proposed use (customers stay in their cars while using the car wash or getting their oil changed) and the site has sufficient queuing storage for waiting customers.
- The proposed signage is channel letter signage or backlit corporate signage, is within the maximum permitted sign area and is appropriate in relation to the scale of the building. Three of the proposed signs are on the rear (east) elevation of the building and simply identify the oil change and car wash bays.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Local Commercial Zone (C-4)" to "Highway Commercial Industrial Zone (CHI)" and a date be set for Public Hearing.
2. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
3. Council authorize staff to draft Development Permit No. 7914-0174-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7914-0174-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum northerly side yard setback of the CHI Zone from 7.5 metres (25 feet) to 1.5 metres (5 feet); and
 - (b) to reduce the number of required parking spaces from 5 spaces to 4 spaces.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (e) registration of a Section 219 Restrictive Covenant to restrict hours of operation to the hours of 6:00am to 10:00pm so that there are no 24-hour business operations on the site.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix IV.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North and East:	Motel and commercial businesses.	Urban	CTA and CHI
South and East:	Commercial businesses.	Urban	CHI
West (Across King George Boulevard):	Personal care home and single family residential.	Urban	CD (By-law No. 6930) and RF

DEVELOPMENT CONSIDERATIONSSite Context

- The subject site is located at 6484 - King George Boulevard and is 1,394 sq.m. (0.34 acres) in area. The site is zoned "Local Commercial Zone (C-4)" and is designated "Urban" in the Official Community Plan (OCP) and "Highway Commercial" in the Newton Local Area Plan (LAP). The site is vacant.
- The site is bordered to the north and east by a motel which is zoned "Tourist Accommodation Zone (CTA)" and to the south and east by commercial businesses which are zoned "Highway Commercial Industrial Zone (CHI)". Across King George Boulevard, to the west, is a personal care home and single family residential, which are zoned "Comprehensive Development Zone (CD)"(By-law No. 6930) and "Single Family Residential Zone (RF)".

Proposal

- The applicant is proposing:
 - a rezoning from C-4 to CHI;
 - a Development Permit (including a comprehensive sign design package) for a 237 sq.m. (2,550 sq.ft.) oil change and car wash building; and
 - a Development Variance Permit to:
 - reduce the minimum northerly side yard setback of the CHI Zone from 7.5 metres (25 feet) to 1.5 metres (5 feet); and
 - reduce the number of required parking spaces from 5 spaces to 4 spaces.
- The proposed rezoning is in compliance with the OCP designation for the site.
- To address potential concerns arising from a 24-hour business operation, the applicant is amenable to placing a Section 219 Restrictive Covenant on title to limit business operations to the hours between 6:00am and 10:00pm.

DESIGN PROPOSAL AND REVIEWSite and Building Design

- The applicant is proposing one vehicular access to the site. The access on King George Boulevard will be a right-in/right-out only.
- The applicant is proposing 2-bay oil change and 1-bay car wash, contained within the same building. The building placement on the site is governed by the need for automobile circulation through the oil change and car wash bays.
- The applicant is proposing a building with significant glazing on the portion of the building visible from King George Boulevard. In addition to glazing, the proposed finishing materials include acrylic stucco panels and vertical metal siding.

Signage

- The applicant is proposing to locate one free-standing sign on the property along King George Boulevard. The sign is proposed to be 2.8 metres (9 feet) in height. The sign is proposed to contain a concrete base, the corporate sign and a colour scheme that matches the proposed building.
- The applicant is proposing channel letter fascia signs and logo-type fascia signs on the buildings. The applicant proposes to vary the Sign By-law by way of a comprehensive sign package and Development Permit, to permit 4 additional fascia signs, for a total of 6 fascia signs. The Sign By-law allows Council to vary the sign bylaw through approval of a Development Permit that contains a comprehensive sign design package.
- The proposed signage is channel letter signage or backlit corporate signage, is within the maximum permitted sign area and is appropriate in relation to the scale of the building. Three (3) of the proposed signs are on the rear (east) elevation of the building and simply identify the oil change and car wash bays. The 3 signs at the rear elevation of the building are not visible from King George Boulevard.

TREES AND LANDSCAPING

- Scott Lee, ISA Certified Arborist of Mike Fadum and Associates Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Falsecypress	3	3	0
Total (excluding Alder and Cottonwood Trees)	3	3	0

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	11 (birch, magnolia, cherry, zelkova)
Total Retained and Replacement Trees	11

- The Arborist Assessment states that there are a total of 3 protected trees on the site. It was determined that no trees can be retained as part of this development proposal.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 6 replacement trees on the site. The applicant is proposing 11 replacement trees, exceeding City requirements. The new trees on the site will consist of a variety of deciduous trees including birch, magnolia, Japanese zelkova and cherry.
- In summary, a total of 11 trees are proposed to be retained or replaced on the site.
- The applicant is proposing landscaping consisting of trees and shrubs within a 1.5 metre (5 feet) wide strip around the entire perimeter of the site. Additional planting areas are proposed at the southwest and southeast corners of the site.
- Saw-cut decorative concrete is proposed for the entrance along King George Boulevard and permeable pavers are proposed for a portion of the site. The garbage enclosure is proposed at the rear of the site (southeast corner) and will be metal, which is durable and matches the metal cladding proposed on the building.

ADVISORY DESIGN PANEL

The application was not referred to the ADP for review. The design and landscaping plans were reviewed by staff and found generally acceptable.

PRE-NOTIFICATION

Pre-notification letters were sent on February 3, 2015 and staff received no comments.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 23, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The proposal is consistent with the OCP and Newton LAP.

Sustainability Criteria	Sustainable Development Features Summary
2. Density & Diversity (B1-B7)	• n/a
3. Ecology & Stewardship (C1-C4)	• The applicant will provide absorbent soils greater than 300mm in depth and permeable pavement. Oil will be picked up for recycling at the subject site. The applicant will be planting 11 replacement trees (6 are required).
4. Sustainable Transport & Mobility (D1-D2)	• The site is connected by a walkway to the public sidewalk.
5. Accessibility & Safety (E1-E3)	• The building will be discreetly lit at night.
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• n/a

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum northerly side yard setback of the CHI Zone from 7.5 metres (25 feet) to 1.5 metres (5 feet).

Applicant's Reasons:

- The proposed setback will allow a more efficient use of the site.

Staff Comments:

- The site is not large and the proposed north side yard setback relaxation is required to facilitate circulation on the small site.
- The adjacent site to the north is a motel. The building most affected by the proposed setback reduction contains the motel offices. The nearest units are located at least 20 metres (66 feet) away from the proposed building.

(b) Requested Variance:

- To reduce the number of required parking spaces from 5 spaces to 4 spaces.

Applicant's Reasons:

- The proposed 4 parking spaces are sufficient for employee parking.

Staff Comments:

- The proposed parking relaxation from 5 parking spaces to 4 parking spaces is supportable due to the nature of the proposed use (customers stay in their cars while using the car wash or getting their oil changed).
- The site has sufficient queuing storage for waiting customers.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Sign By-law Variances Tables
Appendix III.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7914-0174-00
Appendix VI.	Summary of Tree Survey and Tree Preservation

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

KB/da

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DEVELOPMENT DATA SHEET

Proposed Zoning: CHI

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1,394 sq.m.
Road Widening area		183 sq.m.
Undevelopable area		
Net Total		1,211 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	16%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5m	10.8m
Rear	7.5m	13.2m
Side #1 (North)	7.5m	1.5m
Side #2 (South)	7.5m	11.1m
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0m	7.6m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		237 sq.m.
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		237 sq.m.

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.50	0.20
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	5	4
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	5	4
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow four (4) additional fascia signs for a total of six (6) fascia signs.	A maximum of two (2) fascia signs are permitted for each premises .	The proposed signage is channel letter signage or backlit corporate signage, is within the maximum permitted sign area and is appropriate in relation to the scale of the building. Three of the proposed signs are on the rear (east) elevation of the building and simply identify the oil change and car wash bays.

Great Canadian Oil Change new oil-change station

6484 King George Boulevard, Surrey, BC

Current zoning C-4 (Local Commercial Zone)

Proposed zoning CHI (Highway Commercial – Industrial Zone)

Site Area = 1394 sq m (1211 sq m without road allowance)
6m road allowance to be dedicated to City

Building Area (sq. m.):

mezzanine	40.74
main floor	196.29
basement	133.78
total	370.81

Max. Lot Coverage	Permitted	Proposed
original site	50% (697 sq m)	14% (196 sq m)
revised site	50% (605.5 sq m)	16.2% (196 sq m)

Setbacks	Permitted	Proposed
Front	7.5 m	10.82 m (from new property line)
Rear	7.5 m	13.21 m
Side (north)	7.5 m	1.5 m (variance required)
Side (south)	7.5 m	11.06 m

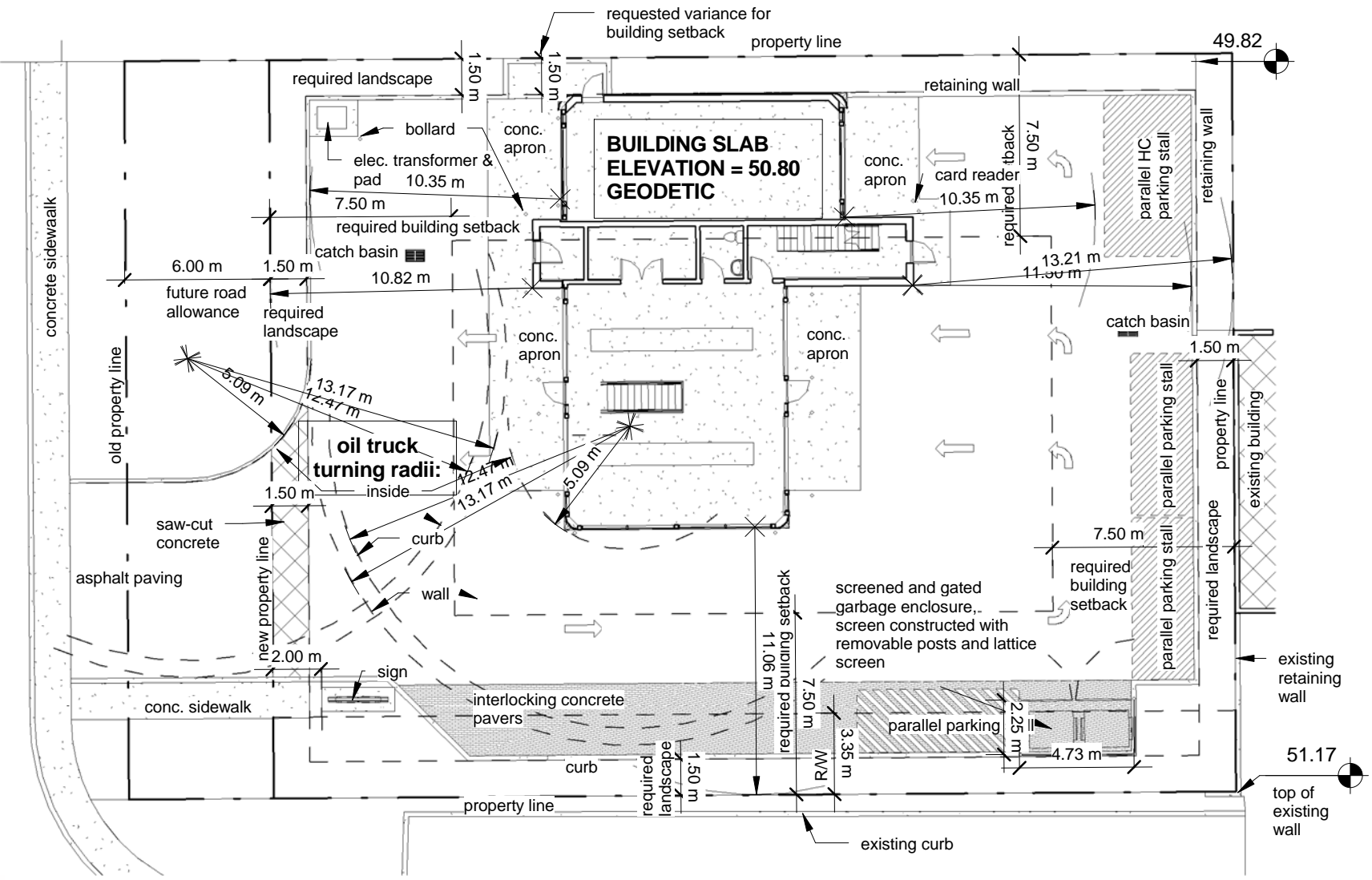
Building Height	Permitted	Proposed
Principal Building	9.0 m	7.55 m
Accessory Building	9.0 m	n/a

Off-street Parking & Loading required
2 stalls per service bay (4)
1 stall per wash bay
1 loading bay

Off-street Parking & Loading provided
4 parking stalls + stacking lanes for waiting customers (approx. 18 car spaces)
Oil truck manoeuvring space

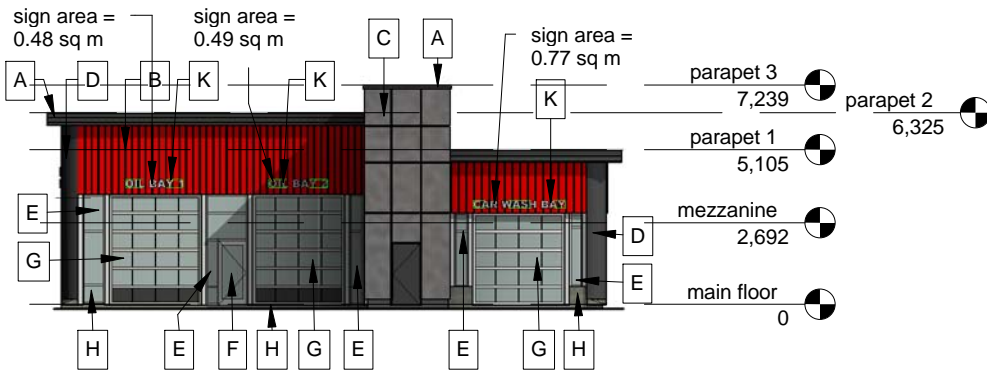
Landscaping
Landscape all areas not covered by building or paving
Provide 1.5 m wide landscape strip along frontage
Adjoining boulevard to be grassed

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Geoff Lawlor
Geoff Lawlor Architect AIBC

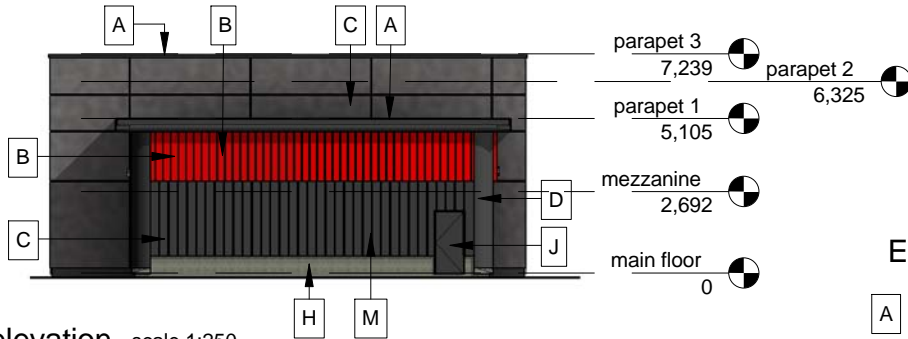


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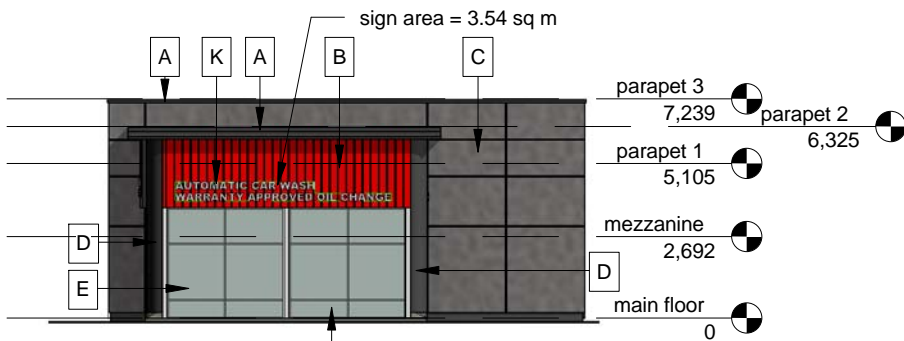




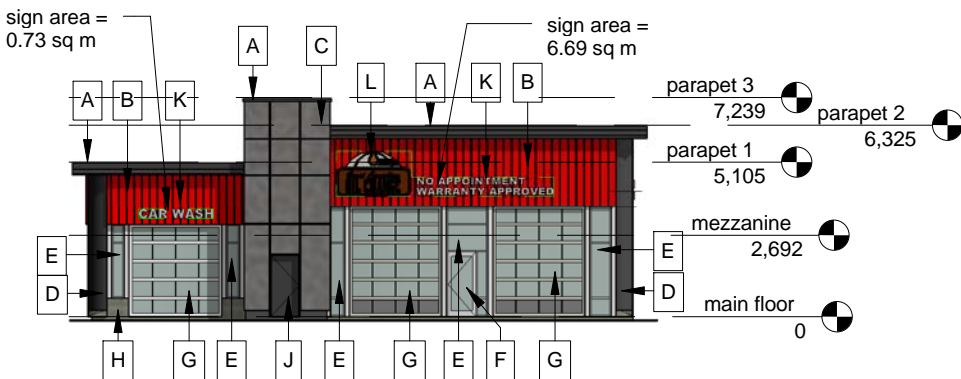
east elevation scale 1:250



north elevation scale 1:250



south elevation scale 1:250



west elevation scale 1:250

Exterior Finishes

- A Metal cap flashing & fascia - powder coated black
- B Vertical metal siding (Vic West AD300 - colour 16080 bright red)
- C Acrylic faced Stucco
- D Corner steel panels (shop formed curves - powder coated -gray (BM 2125-60 Marilyn's Dress)
- E Aluminum window wall - painted white (double glazed - clear glass)
- F Aluminum framed man door - painted white (double glazed - clear glass)
- G Aluminum framed OH door - painted white (double glazed - clear glass)
- H Exposed concrete foundation wall (unfinished)
- J Hollow metal door (painted to match D)
- K Plastic signage - white 10" & 21" high
- L Corporate sign - back-lit, by Owner
- M Vertical metal siding (Vic West AD300 - colour 16072 charcoal)



view from north west



view from south west

Architecture Inc.
Geoff Lawlor
 Geoff Lawlor Architect AIBC

Great Canadian Oil Change
 new oil-change station

6484 King George Boulevard, Surrey, BC

D1 part 4 - renderings

project #

13-107

residence:
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 7131 Cavalier Court
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 V7C 4J7

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 cell: 778-998-6968
 email: geoff_lawlor@shaw.ca
 web site: www.geofflawlorarchitecture.ca

office:
 Geoff Lawlor Architecture Inc.
 71730 Branch Bend
 Hope, B.C.
 V0X 1L5



1 site elev. from the east
1 : 250



view from the west

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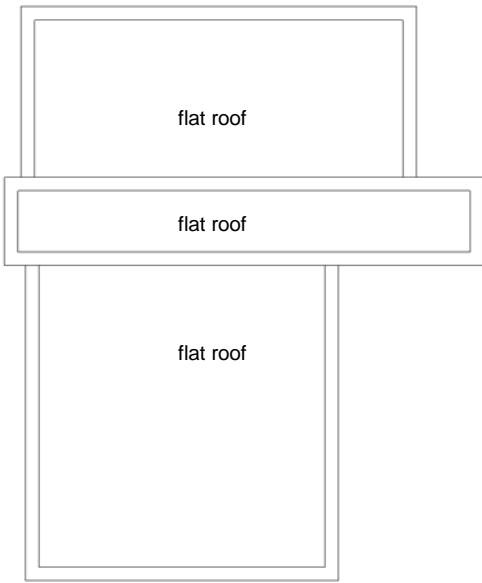
Great Canadian Oil Change
new oil-change station
6484 King George Boulevard, Surrey, BC

project #

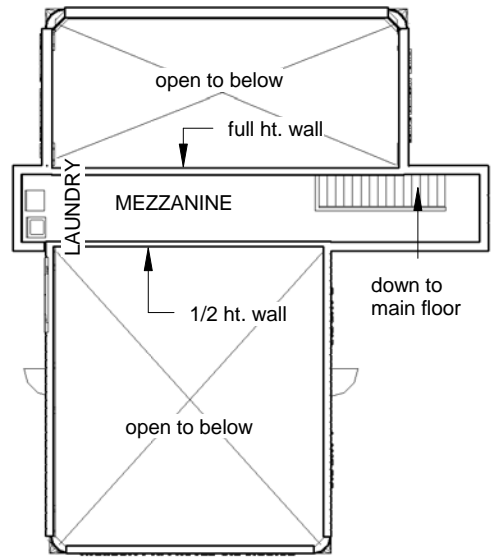
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D1 part 3 - site views

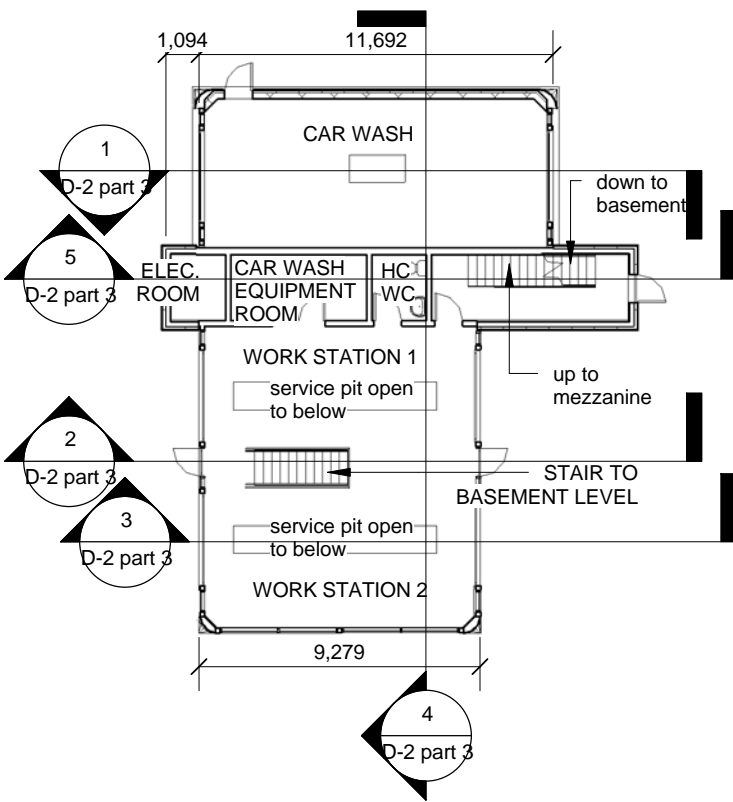
tel: 604-417-4108
cell: 778-293-6068
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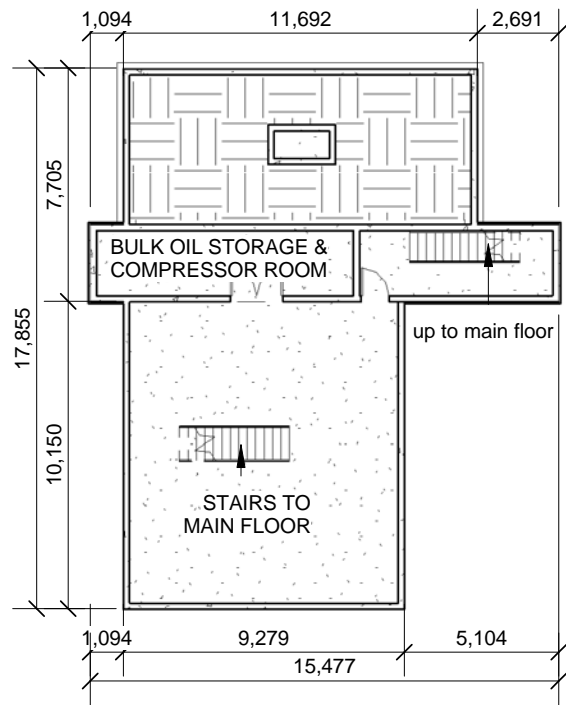
roof plan scale 1:250



mezzanine plan scale 1:250

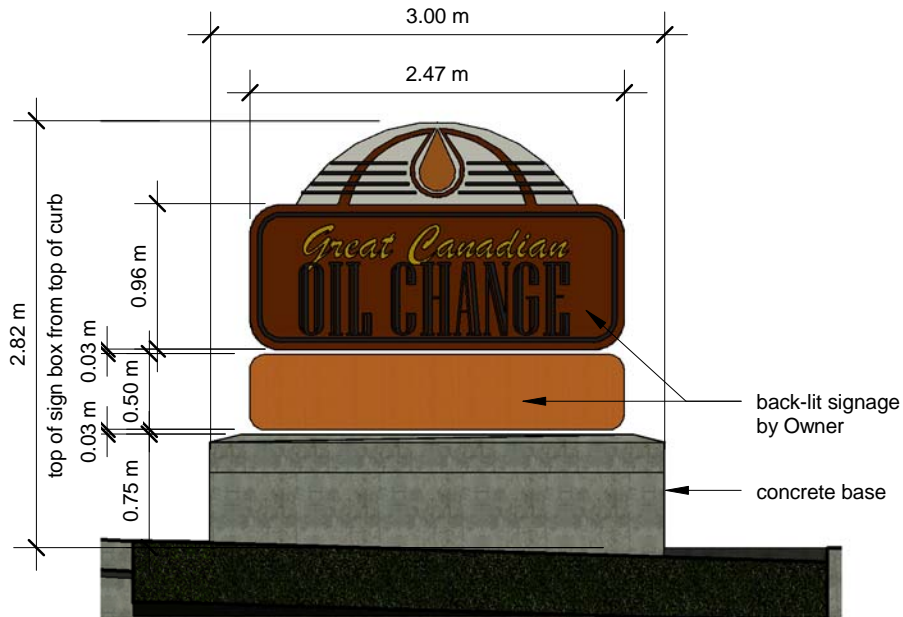


main floor plan scale 1:250

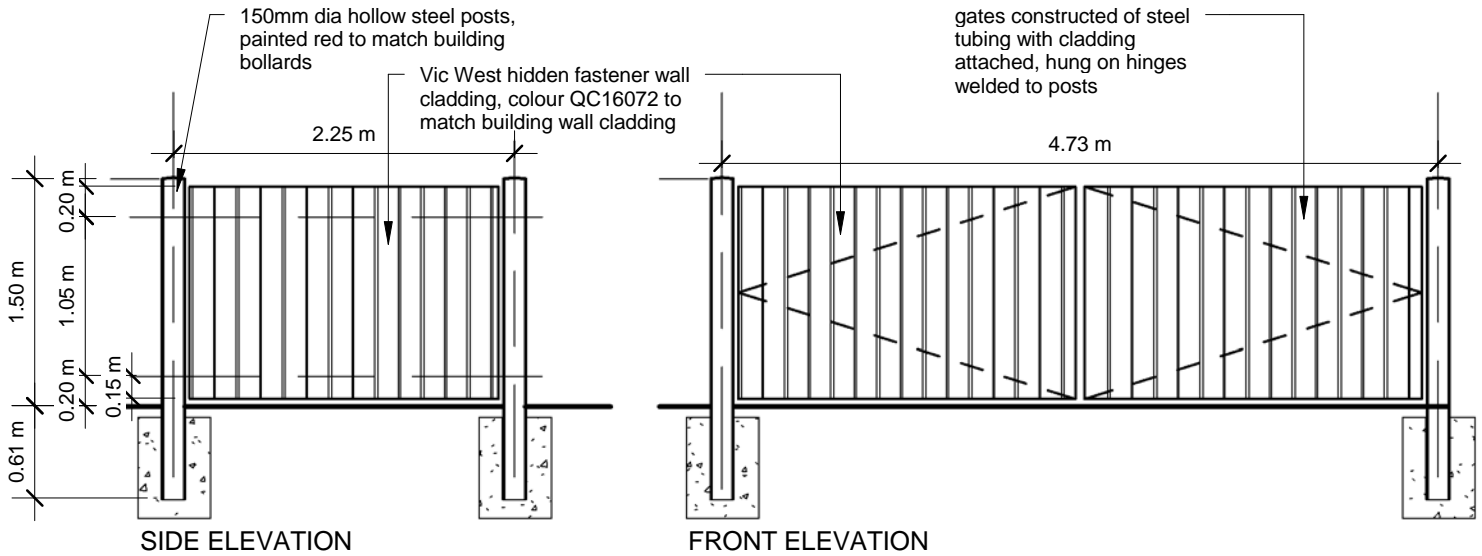


basement plan scale 1:250

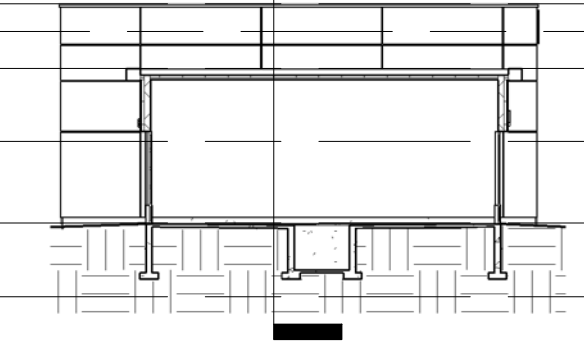
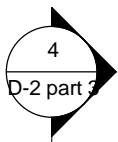
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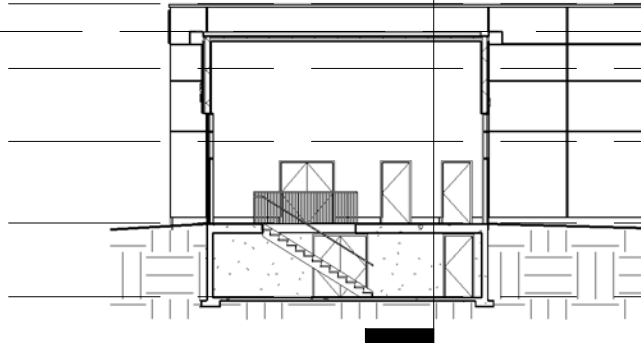
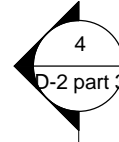
2 site - pylon sign
1 : 50



1 site - garbage enclosure
1 : 50

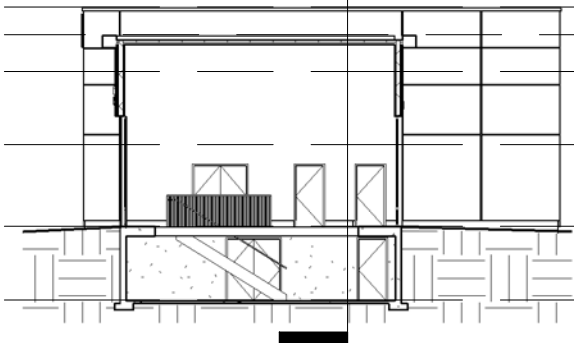
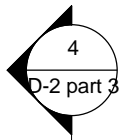


section 1 scale 1:250

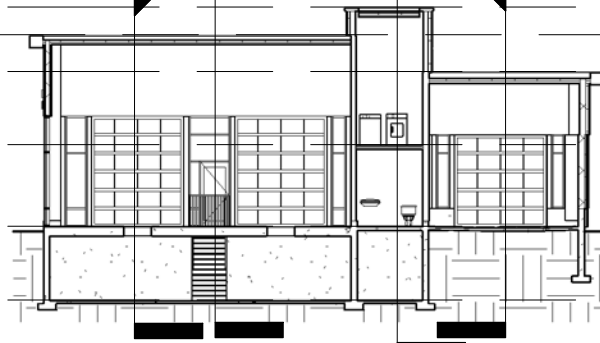
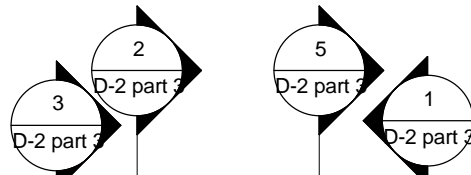


section 2 scale 1:250

- parapet 3 7,239
- parapet 2 6,325
- parapet 1 5,105
- mezzanine 2,692
- main floor 0
- basement -2,438

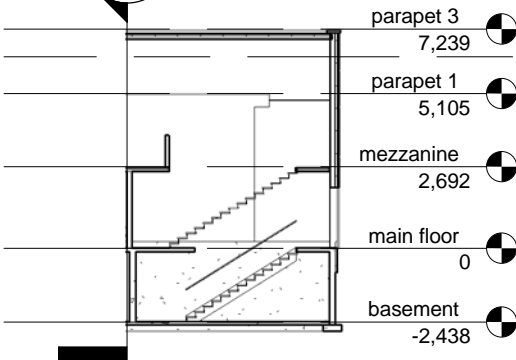
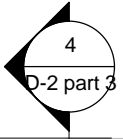


section 3 scale 1:250



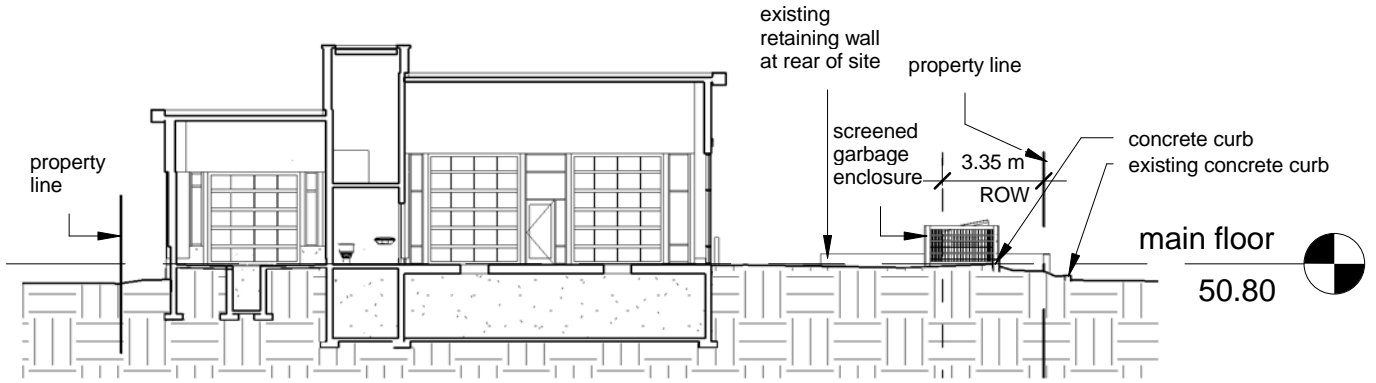
section 4 scale 1:250

- parapet 3 7,239
- parapet 2 6,325
- parapet 1 5,105
- mezzanine 2,692
- main floor 0
- basement -2,438



section 5 scale 1:250

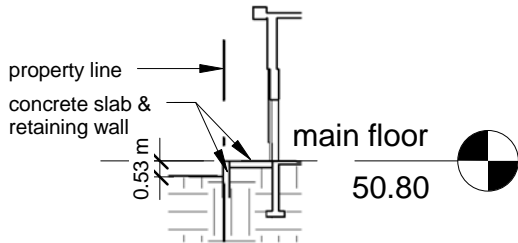
- parapet 3 7,239
- parapet 2 6,325
- parapet 1 5,105
- mezzanine 2,692
- main floor 0
- basement -2,438



1 site section 1

1

1 : 250



2 sect. thru' car wash exit

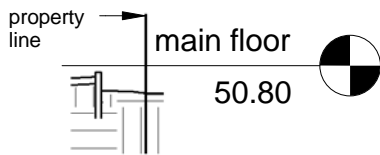
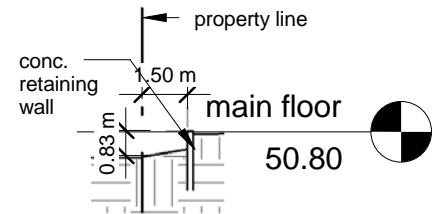
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3 site section 2

3

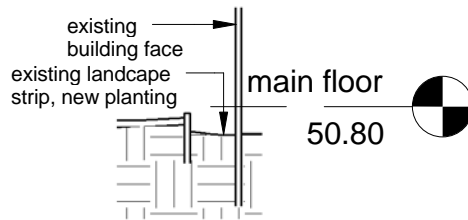
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4 site section 3

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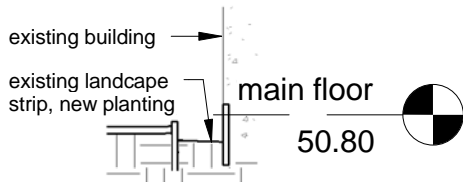
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5 site section 4

5

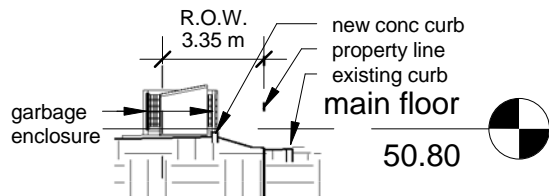
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6 site section 5

6

1 : 250



7 site section 6

7

1 : 250

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NOTES:

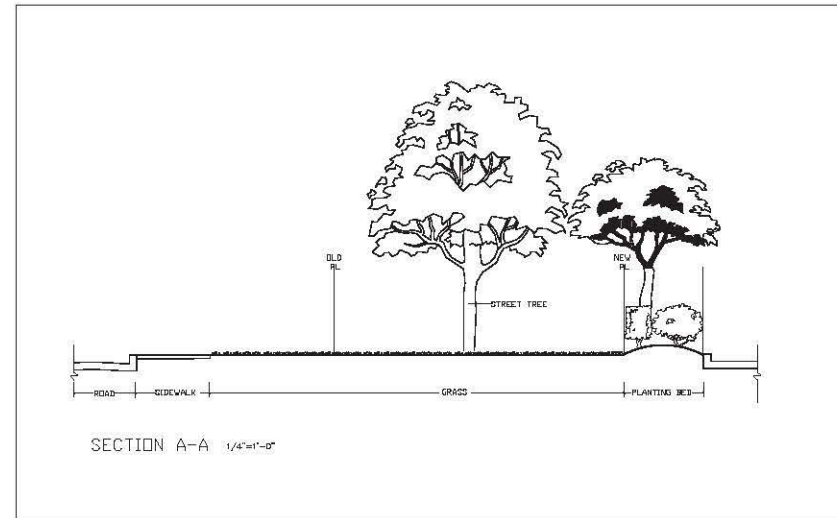
- Maintain min. 2% slope away from building.
- All plants and landscape installation to conform to BCSLA Landscape Standards Latest Edition.
- All growing medium to be tested by PSAI (604-273-8226) and amended accordingly if necessary, and to be tested again at Substantial Completion.
- Minimum planting medium depths:
lawn-6"/150mm, 9" on slab
groundcover &
shrubs-18"/450mm, min 18" on slab

trees-12"/300mm, all around the rootball, 24" small trees on slab, 30" medium sized trees on slab
For detailed info see specifications
- All plant material shall meet minimum size requirements as indicated in plant list.
- Trees planted in lawn areas to have 1 m dia. mulched ring.
- Make sure twine around rootballs to be cut and removed to prevent girdling.
- All proposed trees should be planted min. 3 m away from building foundation or face of buildings or retaining walls.
- Install min. 2" of composted bark mulch on all shrub beds after planting and rake smooth. Mulch to be "9.5mm screened composted bark mulch".
- Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the Phytophthora ramorum virus (Sudden Oak Death).
- Contractor to report any discrepancies in plant numbers immediately to Landscape Architect.
- All on-site landscape to be irrigated with an automatic irrigation system.

PLANT LIST					
Quantity	Symbols	Botanical Name	Common Name	Size	Spacing
0	A	Nyssa sylvatica	Black Gum	6cm cal B&B	as shown
0	B	Acer rubrum 'red Sunset	Red Sunset Maple	6cm cal B&B	as shown
3	C	Berula jacquemontii	Whitebarked Himalayan Birch	6cm cal B&B	as shown
4	D	Zelkova serrata	Japanese Zelkova	6cm cal B&B	as shown
2	E	Magnolia Kobus	Kobus Magnolia	6cm cal B&B	as shown
0	F	Pirus nigra	Austrain Black Pine	3m High	as shown
2	G	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	6cm cal B&B	as shown
Shrubs & Others					
19	a	Azalea japonica 'Diamant Lachs'	Azalea	# 2 pot	as shown
17	b	Erica x darleyensis 'Mediterranean Pink'	Mediterranean Pink Heather	# 1 pot	as shown
0	c	Gaultheria shallon	Salal	# 1 pot	12" o.c.
96	d	Osmanthus heterophyllus 'Variegatus'	Variegated False Holly	# 2 pot	as shown
26	e	Mohonia aquifolium 'Compacta'	Dwarf Orgon Grape	# 2 pot	as shown
0	f	Polystichum munitum	Western Sword Fern	# 2 pot	as shown
27	g	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	# 2 pot	as shown
33	h	Prunus lusitanica	Portugal Laurel	# 3 pot	as shown
6	i	Rhododendron 'Cuingham White'	Rhododendron	# 2 pot	as shown
0	j	Rhododendron 'Unique'	Rhododendron	# 2 pot	as shown
79	k	Rose rugosa 'Alba'	Rose	# 2 pot	as shown
15	l	Carex morrowii 'Aureovariegata'	Variegated Sedge	# 1	as shown
12	m	Pirus mugo 'Pumilio'	Dwarf Mugo Pine	# 2 pot	as shown
0	n	Thuja occidentalis 'Smaragd'	Emerald Green Cedar	5' B&B	as shown
0	o	Buxus microphylla 'winter Gem'	Asian Boxwood	# 2 pot	as shown
8	p	Helictotrichon sempervirens	Blue Oat Grass	# 1 pot	as shown

Total 6 replacement trees required and total 11 replacement trees proposed

Landscape Cost Estimate			
Address of Project Site:		City of Surrey File No.	
6484, King George Blvd.		Date: Dec., 14	
Surrey, BC			
	Approximate	Unit	Total
1 Earthwork			
Topsoil (in cost per m ³)	156m ³	22m ³	\$3,432.00
2 Site Grading			\$750.00
3 Stamped Asphalt	17.7m ²	\$75/m ²	\$1,327.50
3 Plant Material			
a) Trees	7cm	0	\$275 (labour incl.)
	6 cm cal	11	\$250 (labour incl.)
			\$2,750.00
b) Shrubs & Others	#3 Pot	33	\$24.00 (labour incl.)
	#2 Pot	265	\$14.00 (labour incl.)
	#1 Pot	40	\$8.25 (labour incl.)
			\$330.00
			\$13,091.50
			10% Contingency
			\$1,309.15
			Sub-total
			\$14,400.65
			5% GST
			\$720.03
			Grand Total
			\$15,120.68



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DATE	REVISIONS
Dec., 14	BP Submission

JHL Design Group Inc.
Landscape Architecture + Urban Design

4370, Maple Street, Vancouver, BC
Tel: 604-283-8813
Fax: 1-800-277-8254
Email: jhl@jhlgroup.com

SCALE	DATE
1/4"=1'-0"	Dec., 14

PROJECT TITLE
**AQUAWAH EQUIPMENT LTD.
GREAT CANADIAN OIL CHANGE
NEW OIL CHANGE STATION**
6484 KING GEORGE BOULEVARD, SURREY, BC

DRAWING TITLE
**PLANT LIST/ SECTION
NOTES/ COST ESTIMATE**

L-1

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **April 8, 2015** PROJECT FILE: **7814-0174-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 6484 King George Blvd**

REZONE

Property and Right-of-Way Requirements

- Dedicate 5.76 metres on King George Blvd for the ultimate 42.00 metres Arterial road allowance.
- Register 0.50 metre wide SRW on the east side of King George Blvd.
- Register 3.35 metre wide SRW along the south lot line to achieve an ultimate 7.00 metre SRW width for the existing sanitary sewer.

Works and Services

- Construct storm drainage system to service the site.
- Provide onsite storm water drainage features and best management practices.
- Construct concrete driveway access for the site.
- Provide adequately-sized drainage, water and sanitary service connections to service the proposed development.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/
Development Variance Permit.



Rémi Dubé, P.Eng.
Development Services Manager

IK1

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0174-00

Issued To: The Great Canadian Oil Change Ltd
("the Owner")

Address of Owner: P.O. Box No. 606 Stn Main
Chilliwack, BC
V2P 7V5

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 011-361-760
Parcel "A" (Explanatory Plan 10729) Lot 31 South West Quarter Section 16
Township 2 New Westminster District Plan 2163
6484 King George Blvd

(the "Land")

3. As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to reduce the minimum northerly side yard setback of the CHI Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.); and
 - (b) to reduce the number of required parking spaces from 5 spaces to 4 spaces.

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: NA

Address: 6484 King George Boulevard, Surrey, B.C

Registered Arborist: Scott Lee (ON-1059A)

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	3
Protected Trees to be Removed	3
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6 	6
Replacement Trees Proposed	0
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	NA
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

Date: December 18, 2014



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302

