

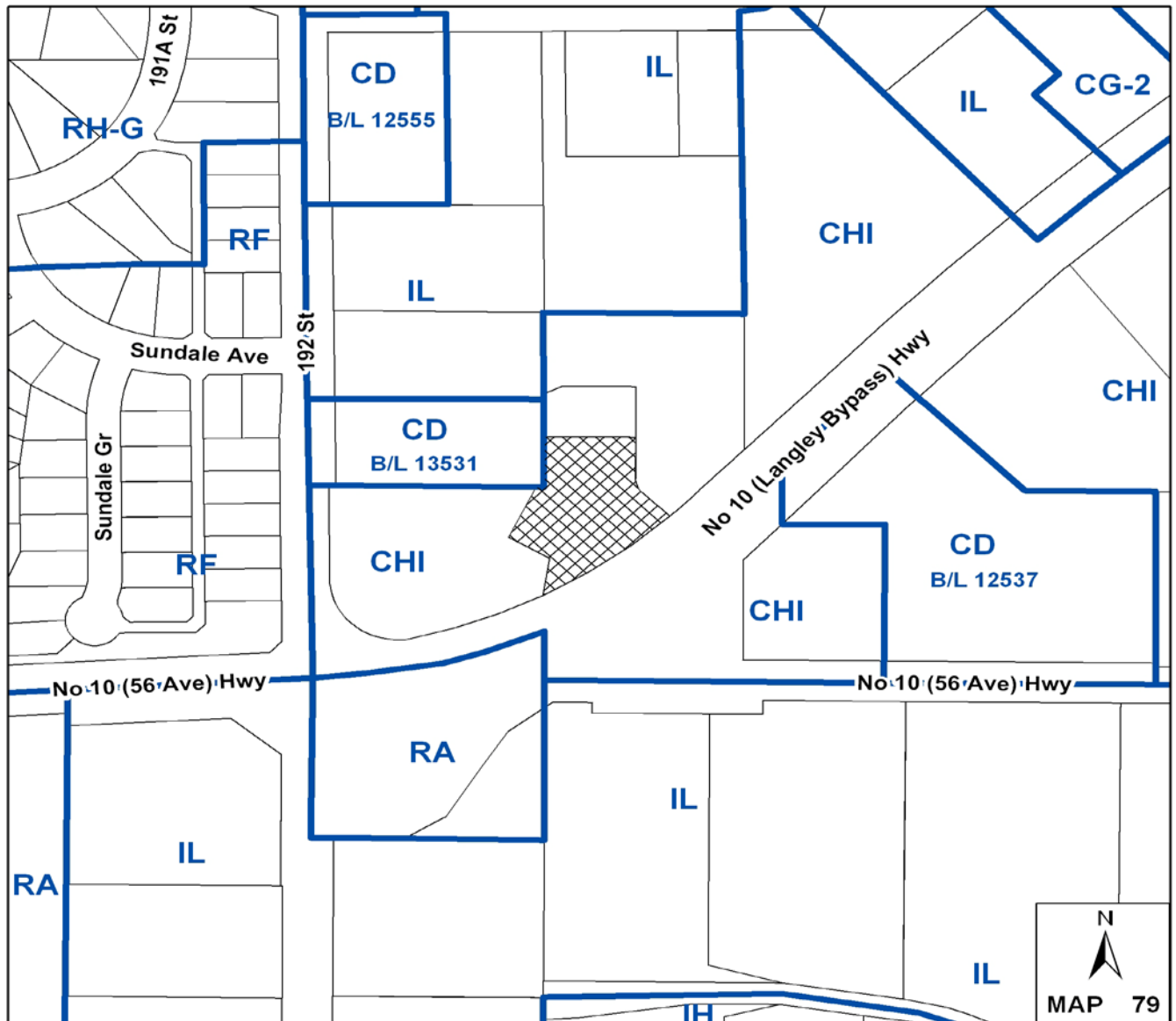
Proposal: Development Permit to allow the construction of an automobile dealership. Development Variance Permit to relax various Sign By-law and Zoning By-law requirements.

Recommendation: Approval to Proceed

Location: 19265 Highway No. 10 (Langley By-pass) **Zoning:** CHI

OCP Designation: Industrial

LAP Designation: Highway Commercial **Owner:** 649907 B.C. Ltd.



PROJECT TIMELINE

Completed Application Submission Date: June 7, 2005
Application Revision & Re-submission Date: February 23, 2006
Planning Report Date: May 8, 2006

PROPOSAL

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Zoning and Sign By-law regulations:
 - to reduce the front yard setback of the CHI Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.);
 - to reduce the west side yard setback of the CHI Zone from 7.5 metres (25 ft.) to 1.84 metres (6 ft.);
 - to reduce the rear yard setback of the CHI Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.);
 - to increase the maximum height of a principal building from 9.0 metres (29.5 ft.) to 10.2 metres (35.5 ft.); and
 - to relax the Sign By-law to increase the number of fascia signs from 1 to 5

in order to allow the construction of an automobile dealership.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7905-0161-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7905-0161-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the CHI Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.);
 - (b) to reduce the minimum west side yard setback of the CHI Zone from 7.5 metres (25 ft.) to 1.84 metres (6 ft.);
 - (c) to reduce the minimum rear yard setback of the CHI Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.);
 - (d) to increase the maximum height of a principal building in the CHI Zone from 9.0 metres (29.5 ft.) to 10.2 metres (35.5 ft.); and
 - (e) to relax the Sign By-law to increase the number of fascia signs from 1 to 5.

3. Council instruct staff to resolve the following issue prior to approval:
 - (a) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

REFERRALS

Engineering: No concerns (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Temporary parking of cars.
- **East:** Mixed-use multi-tenant warehouse building, zoned CHI, designated Industrial.
- **South:** Across Highway No. 10 (Langley By-pass), lumberyard and sales, zoned IL and multi-tenant building, zoned CHI, both designated Industrial.
- **West:** Ramada Motel and ABC Restaurant, zoned CHI, designated Industrial.
- **North:** Parking lot for 5660 - 192 Street and mixed-use multi-tenant building, both zoned CHI, designated Industrial.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject property and the adjoining site to the northeast located at 19289 (Langley By-pass) Highway No. 10 are regulated under Development Permit No. 7901-0116-00, issued by Council on July 30, 2001. This Development Permit permitted the construction of a multi-tenant highway commercial building. The building on the adjoining property has been constructed in accordance with the Development Permit.
- The subject property was also originally intended to be a multi-tenant highway commercial building. However, the subject application has been submitted to redesign the building to allow for a Mitsubishi auto dealership.

Current Proposal

- The subject property is zoned Highway Commercial Industrial Zone (CHI) and designated Industrial in the OCP. The applicant is requesting a Development Permit to allow for a new building, and a Development Variance Permit to relax various Zoning By-law and Sign By-law regulations.
- The current proposal is to develop a two-storey single tenant building, with a floor area of 1,318.66 square metres (14,194 sq.ft.). This represents a floor area ratio (FAR) of 0.34 and a lot coverage of 24%. This is consistent with the maximum FAR of 1.0 and maximum lot coverage of 50% permitted in the CHI Zone.
- Surrey Zoning By-law No. 12000 requires a total of 41 parking spaces for the proposed development. A total of 59 parking spaces have been provided.

PRE-NOTIFICATION

In accordance with Council policy, a Development Proposal sign was erected on the property. To date, staff have not received any concerns with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- The proposal is for a single tenant two-storey building for a Mitsubishi auto dealership with a showroom, automotive repair shop and second-storey office and file storage area.
- Access to the site is from Highway No. 10 (Langley By-pass) via a reciprocal access with the adjoining property to the east. A second reciprocal access agreement provides for a common drive aisle egressing to 192 Street.
- The exterior finishing of the structure will be tilt-up concrete with reveals painted grey. A metal canopy which is similar to the canopies on the adjoining property is proposed over the service door. Alucobond is proposed along the upper portions of the elevations.
- The applicant is proposing glazing along the Highway No. 10 road frontage.
- The loading bays are located on the east elevation which is not visible from Highway No. 10 and satisfies the OCP Development Permit Guidelines.
- The applicant has proposed an architecturally designed glass, metal and wood canopy for the display of vehicles along the Highway No. 10 road frontage. The detailing of this canopy reflects the wood and angled architectural elements of the adjoining development to the east. This structure is sited 5 metres (16 ft.) from the front property line and 1.5 metres (6 ft.) from the west property line, and therefore requires a Development Variance Permit (see By-law Variance Section).

- The applicant has proposed a 4.5-metre (15 ft.) high monument sign fronting Highway No. 10 to identify the auto dealership setback 5.0 metres (16 ft.) from Highway No. 10 because of a City right-of-way. This signage is similar in size and design to the other auto dealership signs along this area of Highway No. 10.
- A directional sign is proposed on the north side of the driveway from the common driveway. This sign is 1.2 metres (5 ft.) high which is the maximum height permitted under the Surrey Sign By-law.
- The development proposes fascia signs which identify the name of the dealership and the corporate logo. The Surrey Sign By-law permits one fascia sign per premise per road frontage. The applicant has requested a total of 5 fascia signs and has, therefore, requested a variance (see By-law Variance Section).
- A 5.18 metre (17 ft.) to 3 metre (10 ft.) landscaped area is proposed along the Highway No. 10 road frontage. This is anchored by two 37.16 square metre (400 sq.ft.) landscaped area at the southeast and southwest corners of the property. Additionally, the applicant has also proposed a 1.5 metre (5 ft.) wide landscape buffer along the west property line and a combination of pavers and landscaping along the common drive aisle.
- Landscaping is proposed along the street frontage, and incorporates a combination of flowering and non-flowering trees and shrubs. A low level retaining wall using decorative Allen block is proposed at the driveway entrance to create a feature.

ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and has been found to be generally satisfactory subject to the submission of final landscaping plans to the satisfaction of the City Landscape Architect.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To relax the front and west side yard setbacks of the CHI Zone from 7.5 metres to 5 metres (16 ft.) and 1.8 metres (6 ft.) respectively, to permit construction of a canopy for the car display area.

Applicant's Reasons:

- The main building is setback 25.26 metres (83 ft.) from the front property line and 0 metre from the west. The request will allow the installation of a glass canopy feature to display vehicles.

Staff Comments:

- The proposed structure incorporates architectural elements from the adjoining development and provides for interest along the Highway No. 10 road frontage. Staff, therefore, support the requested variance.

(b) Requested Variance:

- To relax the rear yard setback from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).

Applicant's Reasons:

- The rear of the building faces a parking lot for the property located at 5660 – 192 Street. Some landscaping has been provided to screen this side of the building. The previously approved development for this site proposed a 0 metre setback from the property line.

Staff Comments:

- Staff concur with the reasons provided by the applicant and support the request.

(c) Requested Variance:

- To relax the maximum height of a principal building in the CHI Zone from 9.0 metres (29.5 ft.) to 10.2 metres (33.5 ft.).

Applicant's Reasons:

- The height relaxation is requested for structural reasons. In order to have a higher ceiling in the showroom and the second storey offices and to have clear span construction to avoid placing columns into the shop area and showroom area results in an overall increase to the height of the building.

Staff Comments:

- The site is located within a developed commercial/industrial area. The building to the north is located approximately 37 metres (121.4 ft.) from the north property line of the subject property and 7.5 metres (25 ft.) from the adjoining property line. The last unit will be partially obstructed by the proposed building, however, it is visible from an angle by the east-bound traffic on Highway No. 10. Staff have no concerns with respect to the requested variance.

(d) Requested Variance:

- To increase the maximum number of fascia signs permitted in the Sign By-law from 1 to 5.

Applicant's Reasons:

- The building is large, and four of the requested signs are located on the architectural element at the southeast side of the building. It identifies the name of the dealership and the logos of the company. The fifth sign is over the service entry door and identifies where it is located.

Staff Comments:

- The majority of auto dealerships such as Jonker Nissan, Hyundai and Jonker Honda along Highway No. 10, have requested and received approval for similar relaxations. If this were a multi-tenant building, a number of fascia signs would be permitted. Staff, therefore, support the requested variance.

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.	Contour Map
Appendix III.	Proposed Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7905-0161-00

INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaire prepared by Teck Construction dated May 2, 2006.

How Yin Leung
Acting General Manager
Planning and Development

LAP/kms

DEVELOPMENT DATA SHEET

Existing Zoning: CHI

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		3,870.7 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	23.96%
Paved & Hard Surfaced Areas		47.88%
Total Site Coverage		71.84%
SETBACKS (in metres)		
Front	7.5 m	2.4 m
Rear	7.5 m	21.5 m
Side #1 (West)	7.5 m	0
Side #2 (East)	7.5 m	27.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 m	10.16 m
Accessory	9.0 m	n/a
NUMBER OF RESIDENTIAL UNITS	1	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		387.59 m ²
Office/Shop		931.07 m ²
Total	3,870.7 m ²	1,318.65 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	3,870 m ²	1,318.66 m ²

** 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)	1.0	0.34
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Office	9	9
Vehicle Sales	5	5
Service Bays	27	27
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	41	59
Number of disabled stalls	1	1
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	NO
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CONTOUR MAP FOR SUBJECT SITE

