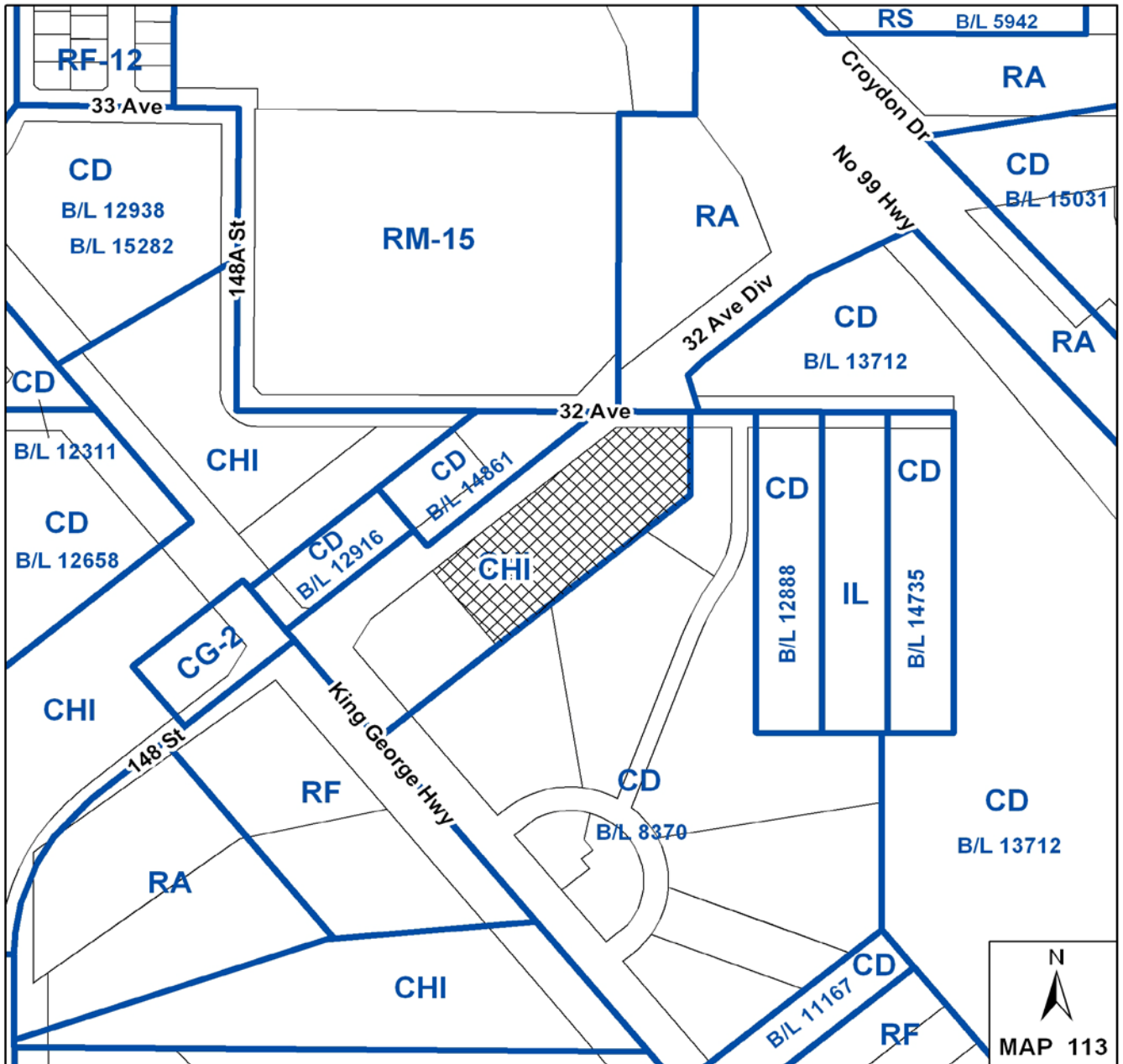


Proposal:	Development Permit to permit the development of a Nissan car dealership.		
Recommendation:	Approval to Proceed		
Location:	14948 - 32 Avenue	Zoning:	CHI
OCP Designation:	Commercial	Owner:	384451 B.C. Ltd.
LAP Designation:	Highway Commercial		



PROJECT TIMELINE

Completed Application Submission Date: April 4, 2006
Planning Report Date: July 24, 2006

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the development of a Nissan car dealership.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0070-00 in accordance with the attached drawings (Appendix III).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) completion of final design details, including final landscaping, to the satisfaction of the City Architect.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering requirements as identified in the attached (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** The site is vacant.
- **East:** Automobile dealership sites within the South Surrey Auto Mall and auto repair facilities, zoned CD (By-law No. 8370), designated Commercial in the OCP.
- **South:** A McDonald's restaurant, zoned CHI, designated Commercial in the OCP.
- **North and West:** Across the 32 Avenue Diversion, a commercial building zoned CD (By-law No. 14861), Black Forest Restaurant and Pub, zoned CD (By-law No. 12916, all designated Commercial in the OCP. Also, further to the north, across 32 Avenue Diversion is a townhouse complex, zoned RM-15, designated Urban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The applicant has submitted an application for a Development Permit to allow for the development of a Nissan automobile dealership at 14948 – 32 Avenue Diversion. The building will be approximately 1,725 sq.m. (18,560 sq.ft.) and will contain a vehicle service area, showroom, parts department and sales and administrative offices.
- The subject site fronts on 32 Avenue Diversion and borders the South Surrey Auto Mall on the south and east side. A McDonald's restaurant borders the site to the southwest. The subject site is zoned Highway Commercial Industrial (CHI) Zone, which permits retail sales of vehicles weighing less than 5,000 kilograms (11,023 lbs). The site area is 9,846.5 sq.m. (2.43 acres) and is currently vacant.
- The proposed development is reflecting a lot coverage of 15.2% , with the CHI Zone permitting a maximum of 50%. The proposal is showing a floor area ratio (FAR) of 0.17, which is below the maximum 1.00 FAR permitted under the CHI Zone.
- The CHI Zone permits a maximum building height of 9 metres (30 feet). The proposal complies with this height limitation.
- The development proposes a total of 214 parking spaces, although the majority of these stalls are intended for the display of vehicles for sale, rather than to satisfy parking requirements of the building. The Surrey Zoning By-law requires 63 parking spaces to accommodate the parking needs of the proposed building. The development proposal meets the City's requirements for parking.

DESIGN PROPOSAL AND REVIEW

- The proposed building is situated on the western portion on the site, with the majority of parking spaces on the eastern half of the site. The site has one direct access to 32 Avenue Diversion, located in front of the main showroom. A secondary access to 32 Avenue Diversion is available through the McDonald's site to the west. There is an access easement between the two properties that allows both sites to use both accesses to 32 Avenue Diversion.
- The proposed building will be one storey in height, with a mezzanine. The finishing materials will consist of concrete tilt up panels, alucobond panels and spandrel panels. Exterior building colours are grey and silver, with red detailing in select areas. Service doors are to be glazed and a canopy will be placed over the service doors to mimic the canopy design successfully used at the neighbouring McDonald's restaurant. The showroom at the prominent northeast corner of the building is attractively finished with glazing and alucobond panels. The northwest corner of the building is proposed to have spandrel panelling and a canopy that continues from the front façade.
- Two (2) 3.6 metre (12 ft.) high free-standing signs are proposed along 32 Avenue Diversion. The free-standing signs have an aluminum base and are finished with alucobond and pigmented red acrylsteel, which will be internally illuminated. The signs match the colour scheme of the proposed building. The applicant has agreed to limit the height of these signs to 3.6 metres (12 ft). These free-standing signs are required to be placed a minimum of 2 metres (6 feet) within the property line. In addition, a 1 metre (3 ft.) high directional sign is proposed at the main entrance along 32 Avenue Diversion.
- Appropriate light fixtures will be installed to meet CPTED principles. The lights will be focused in such a manner that will enhance the overall building aesthetics. The lighting within the subject lot will consist of 20 free-standing light fixtures at a maximum height of 6.1 metres (20 feet). The applicant has proposed to reduce the lighting level on the site by 70% after closing time, in order to mitigate the effects of glare on neighbouring properties.
- The applicant has indicated that exterior loudspeakers will not be used on the site. Individual text message pagers will be used by dealership staff.
- A 3 metre (10 feet) landscaping strip is proposed for the front of the property along 32 Avenue Diversion and 32 Avenue. The landscape strip will be planted with shrubs, ground cover and a number of trees. Two car display areas are proposed to be placed in this landscaped area. Red stamped concrete is proposed for the main entrance along 32 Avenue Diversion and also the entrance from the McDonald's site. Stamped concrete is also proposed to highlight the area immediately surrounding the showroom.
- The rear portion of the site will have a landscaping strip, varying in width from 1.5 metres (5 feet) in most areas to approximately 3 metres (10 feet) in a few areas. This area will be planted with shrubbery and a few trees and this portion of proposed landscaping is next to a large existing shrub hedge on the adjacent lot to the south.

- A 1.5 metre (5 feet) landscaping strip will also be provided along the property line bordering the McDonald's site to the southwest. This will contain a pergola feature to match the pergola used on the McDonald's site. The garbage and recycling bins in the southwest corner of the site will be enclosed and screened with landscaping.
- Landscaping is proposed on seven (7) landscaping islands throughout the site. The eastern portion contains the majority of parking spaces and the applicant has been asked to increase the amount of landscaping provided in this area.

ADVISORY DESIGN PANEL

ADP Meeting Date: May 11, 2006

The applicant has satisfactorily addressed most of the ADP suggestions, as presented in their response to the ADP comments (Appendix VI), and reflected in the attached drawings (Appendix III) except for the following, which will be addressed before final approval:

- increase landscaping on eastern half of the site;
- increase the number of treed islands in the parking area; and
- install landscaping island every six parking stalls as per OCP guidelines.

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.	Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	ADP Comments
Appendix VI.	Applicant's Response to ADP Comments

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated May 1, 2006.
- Soil Contamination Review Questionnaire prepared by Jeff Duncan dated February 15, 2006.

How Yin Leung
Acting General Manager
Planning and Development

KB/kms

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DEVELOPMENT DATA SHEET

Existing Zoning: CHI

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		9,846.5 sq.m.
Road Widening area		
Undevelopable area		
Net Total		9,846.5 sq.m.
LOT COVERAGE (in % of net lot area)		17.06%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front		29.43 m
Rear		8.69 m
Side #1 (West)		15.41 m
Side #2 (East)		±80 m
BUILDING HEIGHT (in metres/storeys)		
Principal		8.5 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		1,680 sq.m. 18,080 sq.ft.
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

** 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)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	63	214
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	63	214
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	NO
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CONTOUR MAP FOR SUBJECT SITE

