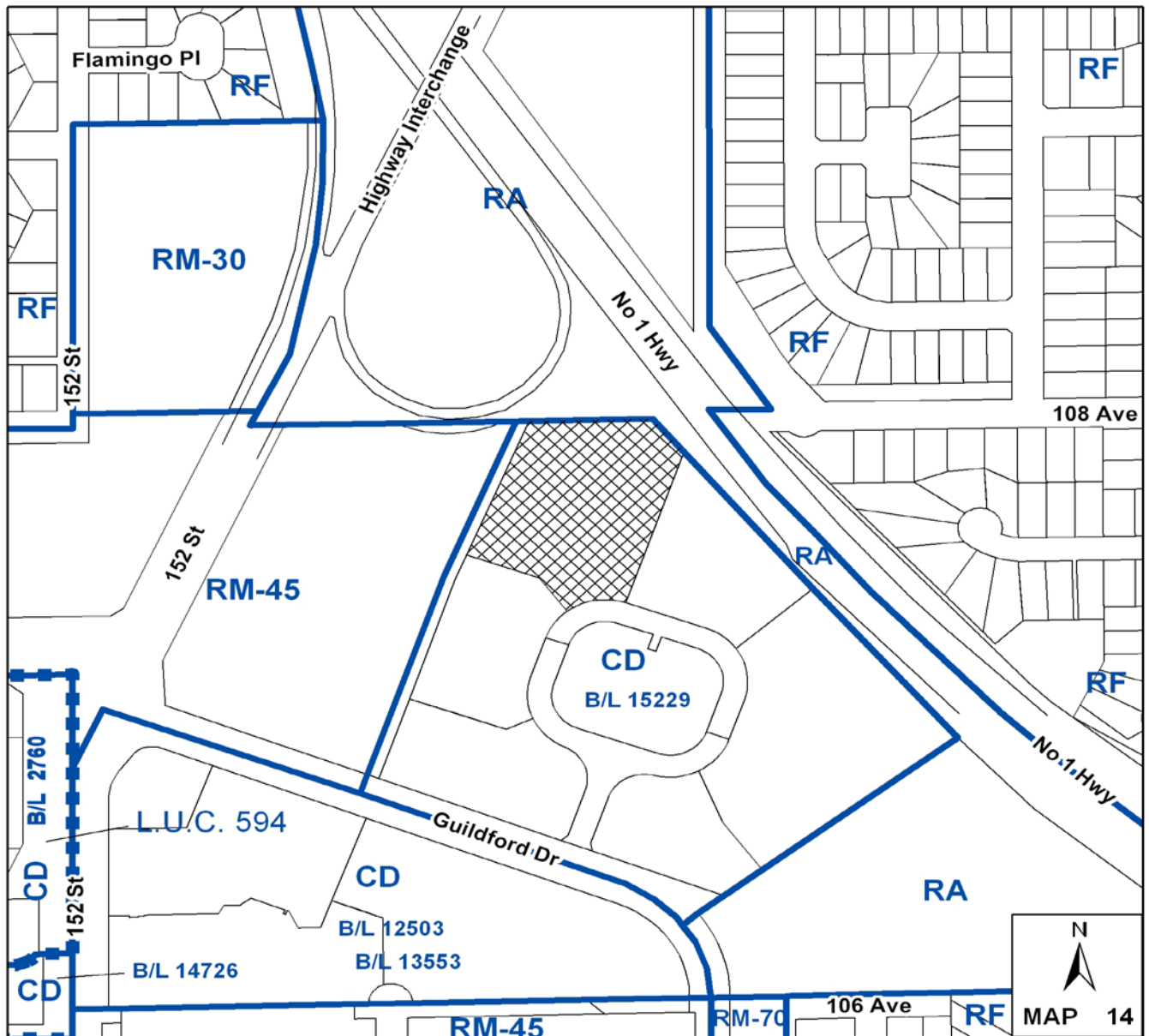


**Proposal:** Development Permit to permit the development of an automobile dealership. Development Variance Permit to vary the building height to permit an architectural element and to vary the number of fascia signs permitted.

**Recommendation:** Approval to Proceed

**Location:** 15377 Guildford Drive      **Zoning:** CD (By-law No. 15229)

**OCP Designation:** Commercial      **Owner:** Pattison Surrey Auto Mall Ltd.



## PROJECT TIMELINE

Initial Application Submission Date: May 3, 2006  
Completed Application Submission Date: June 21, 2006  
Planning Report Date: July 24, 2006

## PROPOSAL

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
  - to increase the maximum building height in the CD Zone (By-law No. 15229) for the entrance architectural element from 9.0 metres (29 ft.) to 10.1 metres (33 ft.); and
  - to increase the maximum number of fascia signs permitted from 2 to 5

in order to permit the development of a Chrysler Jeep Dodge automobile dealership at the North Surrey Auto Mall.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0189-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0189-00, (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to vary the maximum building height of the CD Zone (By-law No. 15229) for the entrance architectural element from 9.0 metres (30 ft.) to 10.1 metres (33 ft.); and
  - (b) to increase the maximum number of fascia signs permitted from two (2) to five (5).
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) approval of Development Variance Permit No. 7906-0189-00; and
  - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

## REFERRALS

- Engineering: The Engineering Department has no objection to the proposed Development Permit and Development Variance Permit application (Appendix IV).
- Terasen Pipelines: Terasen Pipelines has indicated that the proposal is generally acceptable. The applicant is aware of the restrictions imposed by Terasen Pipelines.

## SITE CHARACTERISTICS

- **Existing Land Use** Currently vacant site. One of 7 bare land strata lots with perimeter landscaping and a private road already established in accordance with Development Permit No. 7903-0176-00.
- **Significant Site Attributes** The subject site slopes moderately to the south. The subject lot is situated adjacent to Highway No. 1 and is slightly lower than Highway No. 1. There is an existing Terasen Pipelines right-of-way transecting the subject lot.
- **East:** Recently approved Volvo automobile dealership under construction, zoned CD (By-law No. 15229).
- **South:** Hyundai auto dealership, zoned CD (By-law No. 15229), designated Commercial. Across Guildford Drive, currently vacant site, zoned CD (By-law No. 12503 amended by By-law No. 13553 to permit medium density multiple family residential buildings), designated Multiple Residential.
- **West:** Existing townhouse development, zoned RM-45, designated Multiple Residential.
- **North:** Across Highway No. 1, existing single family residential lots, zoned RF, designated Urban.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

- The applicant, Jim Pattison Auto Group, has submitted an application for a Development Permit and a Development Variance Permit to allow for the development of a Chrysler Jeep Dodge auto dealership on Strata Lot 4 of the North Surrey Auto Mall in Guildford. This lot comprises an area of 11,917 square metres (2.9 acres). The proposed total net floor area of the building will be approximately 3,261 square metres (35,102 sq.ft.). The proposed building will encompass an auto body shop, service department, show room and administration area.

- A companion Development Variance Permit application has been submitted to vary the maximum building height allowable under CD By-law No. 15529 to allow for an over-height architectural entrance feature. In addition, the Development Variance Permit application proposes to vary the Sign By-law to allow for additional fascia signage (see By-law Variance section).
- The auto mall site was originally approved under Application No. 7903-0176-00. This application encompassed an OCP amendment from Multiple Residential to Commercial; a rezoning from RA to CD; and a Development Permit in order to allow for the auto mall use and to establish the general peripheral landscaping. The application received final approval from Council on June 7, 2004. The subdivision, creating seven bare land strata lots, was approved on July 13, 2004. The internal road system and the edge elements, with fencing have been installed.
- This is the fourth lot to be developed within the Auto Mall site. The other developments consist of a Toyota dealership (7905-0015-00 approved on April 21, 2005) and a Volvo dealership (7905-0155-00 approved on September 6, 2005) to the east and a Hyundai dealership (7905-0156-00 approved on September 6, 2005) to the south.
- The proposed development is reflecting a lot coverage of 27.4%, with CD By-law No. 15529 permitting a maximum of 40%. The proposal is showing a floor area ratio (FAR) of 0.26, which is below the maximum 0.50 FAR permitted under CD By-law No. 15229.
- The existing CD By-law No. 15529 permits a maximum building height of 9 metres (30 ft.). The proposal generally complies with this height, except for a portion of the building at the entrance where an increase in height has been requested for an architectural feature, from 9 metres (30 ft.) to 10.03 metres (34 ft.) (see By-law Variance section).
- The development proposes a total of 100 parking stalls. The Surrey Zoning By-law requires 86 parking stalls. The development proposal meets the City's requirements for parking.
- The lighting within the subject lot will consist of 30 free-standing light fixtures at a maximum height of 9 metres (30 ft.), encompassing 8-metre (27 ft.) high poles mounted on 0.9-metre (3 ft.) high concrete bases. An additional 8 free-standing light features will be shared with the adjacent lots to the east and west. As there have been previous concerns raised (under Application No. 7903-0176-00) about the impact of light and glare upon neighbouring properties, the applicant has proposed to reduce the lighting level on the entire auto mall site by 50% after closing time, in order to mitigate the effects of glare on neighbouring residential properties. The applicant has secured a Restrictive Covenant on the titles of each of the strata lots to ensure that individual dealerships comply with this requirement.
- In order to mitigate any noise which may permeate to neighbouring properties, the applicant has indicated that exterior loudspeakers will not be used. Individual voice and text message pagers will be used by dealership staff. A Restrictive Covenant was registered on the titles of each of the strata lots to prohibit exterior loudspeakers (under Application No. 7903-0176-00).

### DESIGN PROPOSAL AND REVIEW

- Landscaping, with fencing, along the entire boundary of the auto mall site, has already been installed in accordance with Development Permit No. 7903-0176-00.
- One vehicular access points is proposed for the subject lot, which will connect to the main internal private road.
- There will be a display area for vehicles in front of the building entrance.
- The proposed building will be one storey in height, with a mezzanine. The finishing materials will consist of glazing on the lower portion of the south (front) façade, concrete tilt up panels painted in "A La Mode" and "Portland Gray", and composite metal panels in "Metallic Silver".
- Five (5) fascia signs are being proposed and only along the south elevation (front). One (1) free-standing sign is being proposed, at the vehicular access point of the lot. A Development Variance Permit will be required to increase the number of fascia signs on the lot (see By-law Variance section).
- Pedestrian connections have been incorporated to allow for convenient walking to adjacent dealership lots.
- Landscaping islands have been proposed to be interspersed within the parking area to soften the parking and display areas. These islands include Schwedler Maple, with Little-Leaf Box. Rock features for the display of vehicles are being proposed at the entrance (south) of the lot. These features will incorporate Light Pink Azalea, Little-Leaf Box and decorative pavers.

### ADVISORY DESIGN PANEL

ADP Meeting Date: June 28, 2006

Most of the ADP suggestions have been satisfactorily addressed except for the following, which the applicant has agreed to address before final approval (Appendix V):

- Minor details regarding colour scheme and lighting.

### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary the building height permitted in CD By-law No. 15229 from 9 metres (30 ft.) to 10.1 metres (33 ft.) to permit an entry architectural element only.

Applicant's Reasons:

- The applicant is proposing to vary the height of the entrance architectural element only, from the maximum 9.0-metre (30 ft.) height to 10 metres (33 ft.), as a vertical element which interrupts the long façade of the building front (south) elevation, and also to identify the building's entrance. Both the building façade and the entrance feature share the same material finishes, pre-finished composite panels and glazing, creating a clean and unifying treatment.

Staff Comments:

- The added height of the architectural element adds to the visual interest of the front of the building. Planning and Development Department staff support this variance.

(b) Requested Variance:

- To vary the maximum number of fascia signs permitted on the lot from two (2) to five (5).

Applicant's Reasons:

- The following signs are proposed: one sign for the dealer's name (i.e. Jim Pattison) over the main entrance to the building; three signs to be the manufacturer's logo and wordmark along the top fascia band of the building (i.e. Chrysler, Jeep and Dodge); and one sign to be a directional sign to indicate the location of the service reception entrance.
- Due to the overall massing of the building as well as the manufacturer's required signage, the applicant feels that this signage does not detract from the building's design or character and ultimately provides the function of identifying the building and directing safe passage of its patrons to their destinations.

Staff Comments:

- The Sign By-law permits one fascia sign per road frontage. The subject lot is, therefore, permitted two fascia signs.
- The Sign By-law prohibits any signage oriented towards Highway No. 1 and no variance is proposed to this regulation.
- The proposed fascia signage blends into the overall design of the west elevation and is not being proposed on the other elevations. Planning and Development Department staff can support the 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.	Site Plan, Typical Floor Plans and Elevations and Landscape Plans
Appendix IV.	Engineering Summary
Appendix V.	ADP Comments and Applicant's Response
Appendix VI	Development Variance Permit No. 7906-0189-00

INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaire prepared by Rick Johnson dated April 10, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

JJ/kms

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## DEVELOPMENT DATA SHEET

**Existing Zoning: CD (By-law No. 15229)**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA</b> (in square metres)		
Gross Total		12,246 m <sup>2</sup>
Road Widening area		
Undevelopable area (ROW)		329 m <sup>2</sup>
Net Total		11,917 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	40%	27.4%
Paved & Hard Surfaced Areas		66.3%
Total Site Coverage		92.7%
<b>SETBACKS</b> ( in metres)		
Front (South)	15 m	34.4 m
Rear	7.5 m	10.7 m
Side #1 (West)	7.5 m	7.5 m
Side #2 (East)	7.5 m	35.9 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	9.0 m	9.0 m
Accessory	9.0 m	n/a
Architectural Entrance Element	9.0 m	10.03 m*
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		1,447.6 m <sup>2</sup>
Office		396.7 m <sup>2</sup>
Total		1,417.2 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	5,958.50 m	3,261.5 m <sup>2</sup>

\* *Variance requested*

## 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	0.26
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	87	100
Number of disabled stalls	3	
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

