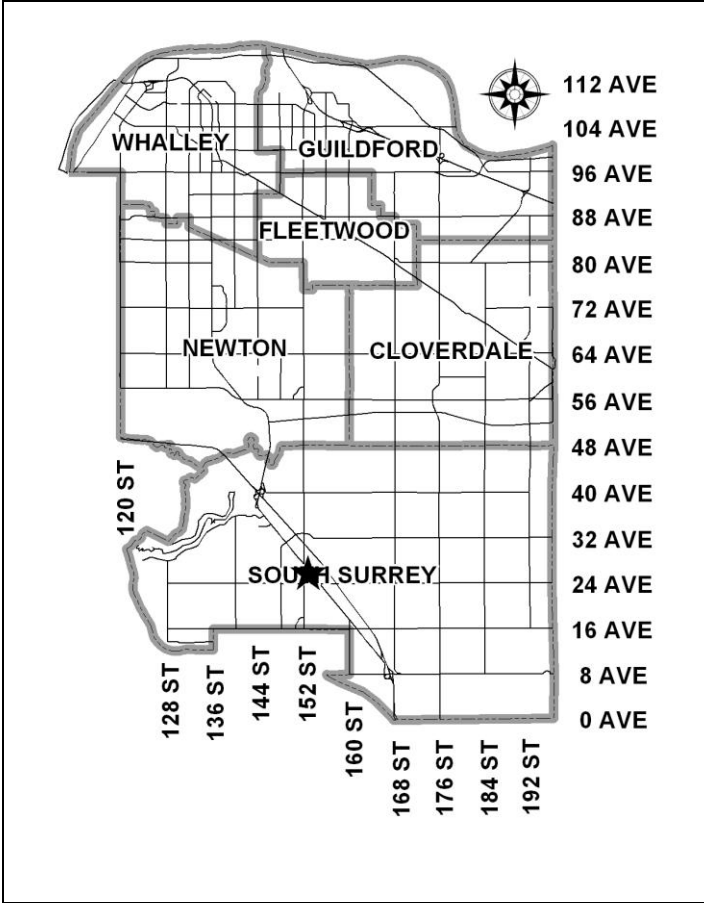


**City of Surrey**  
**ADDITIONAL PLANNING COMMENTS**  
**File: 7907-0126-00**

Planning Report Date: May 4, 2009

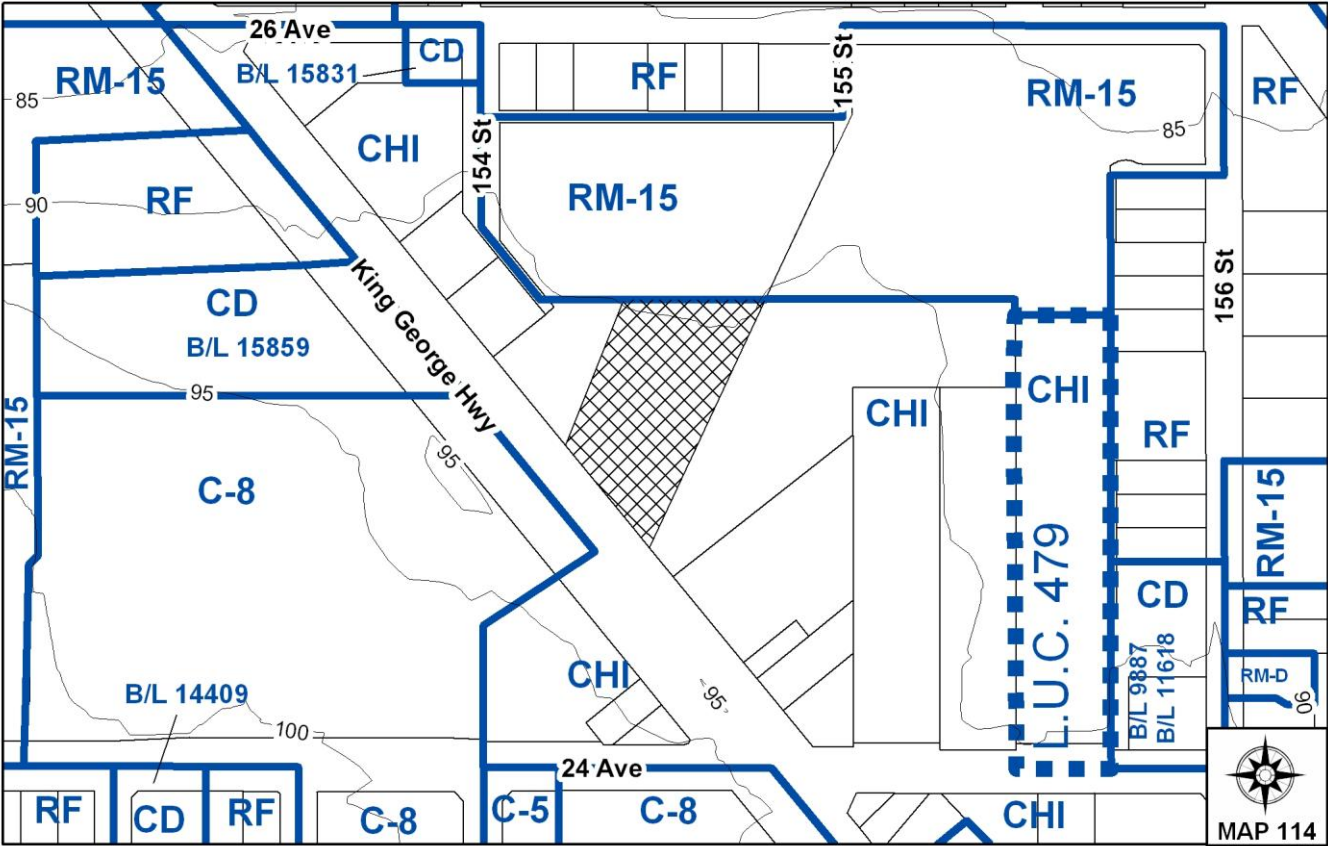


**PROPOSAL:**

- **Development Permit**

in order to permit the expansion of the vehicle storage area for White Rock Honda.

**LOCATION:** 2466 King George Highway  
**OWNER:** McGivern Enterprises Ltd.  
**ZONING:** CHI  
**OCP DESIGNATION:** Commercial  
**LAP DESIGNATION:** Commercial



### RECOMMENDATION SUMMARY

- Approval to draft Development Permit

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

### RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP Design Guidelines which require an appropriate transition and interface between commercial and residential development.
- At the February 25, 2008 Council meeting, staff requested, and Council concurred, the application be referred back to staff to work with the applicant and the adjacent townhouse development (Totem Co-op) to establish an appropriate landscape buffer and address tree retention.
- The applicant proposes installation of an improved landscape buffer in accordance with the requirements of the Development Permit (No. 7900-0144-00) previously approved by Council on the site, but never constructed.
- The Strata Owners of the adjacent townhouse development, the Totem CO-op, indicated acceptance of the revised landscape buffer.

## RECOMMENDATION

The Planning and Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7907-0126-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning & Development Department.

## REFERRALS

Engineering:                               The Engineering Department has no objection to the project as outlined in Appendix III.

## ADDITIONAL PLANNING COMMENTS

### Background

- The applicant is proposing a Development Permit to permit expansion of the existing vehicle storage area at the rear of the Honda car dealership at 2466 King George Highway. The site is zoned "Highway Commercial Industrial Zone (CHI)" and is designated "Commercial" in the Official Community Plan (OCP) and "Commercial" in the King George Highway Corridor Local Area Plan.
- Staff forwarded a report to Council on February 25, 2008 recommending that the application be referred back to staff to work with the applicant and the adjacent townhouse development (Totem Co-op) to establish an appropriate landscape buffer and address tree retention (Appendix IV). Council referred the application back to staff.
- The applicant has recently provided a revised site plan and has completed further consultation with the residents of the Totem Co-op. It is now appropriate that the proposal be brought forward for consideration by Council.

### Current Proposal

- The subject site is 8,000 sq.m. (2 acres) in area. Approximately 2,000 sq.m. (0.5 acre) at the rear (northerly portion) of the property has been left undeveloped and this is the area that the applicant is proposing to develop by expanding the existing vehicle storage area northwards to the northerly property line.

- The applicant is proposing to add approximately 60 vehicle storage spaces on the northerly portion of the site. The site currently has approximately 140 parking spaces. Forty-four (44) spaces are required by the Zoning By-law to serve the staff and customers. The additional vehicle storage area is required to accommodate vehicles for sale.
- There is a natural vegetated area between the subject site and the Totem Co-op townhouse property to the north. This area contains a variety of trees and shrubbery, including seven (7) by-law sized trees, located approximately 5 metres (16 feet) from the northerly property line. There are 2 red maples, 2 paper birches, 1 Norway spruce, 1 western red cedar and 1 alder.

#### Tree Retention and Replacement

- The applicant is proposing to retain 2 coniferous trees and remove 5 deciduous trees. The applicant is proposing to plant 21 coniferous trees (Serbian Spruce and Weeping Nootka) within the buffer area, as well as approximately 169 shrubs and 210 ground cover plants (Appendix II).

#### Proposed Landscape Buffer

- The applicant is proposing a 3.0 metres (10 feet) wide landscape buffer that has 2.55 metres (8 feet) width of planting, with an additional 0.45 metres (1.5 feet) left along the property line as sod. The Totem Co-op requested that 0.45 metres (1.5 feet) be left along the property line to allow them to access to the rear of their units with a lawnmower. The Totem Co-op's rear fence is set back approximately 0.9 metres to 1.2 metres (3 to 4 feet) from the property line, and the additional 0.45 metres (1.5 feet) will facilitate the access that the Co-op residents desire.
- The applicant is proposing a small timber retaining wall that will be less impacting for the 2 trees that are proposed to be retained. A 1.8 metre (6 feet) high western red cedar fence is proposed to provide additional screening.

#### Public Input since February 25, 2008 Council Meeting

- Staff continued liaising with various Totem Co-op residents who expressed concerns with the landscape plans that were proposed at the February 25, 2008 Council meeting, and also directed the applicant to meet with the Co-op residents to discuss any revised landscaping plan.
- On April 20, 2009 the applicant and his landscape architect met with residents of the Totem Co-op to discuss the revised plans (Appendix II). The applicant agreed to enhance the Co-op's access to the rear of their site by leaving a 0.45 metres (1.5 feet) wide area at the existing grade. Some residents indicated concerns that planting too many trees may block the sun and the applicant agreed to plant trees in clusters so as to allow more sun penetration through the landscaping buffer.
- On April 29, 2009 staff received written confirmation that the Totem Co-op supported the proposed landscape buffer (Appendix II). The residents also raised concerns about excessive parking lot lighting impacting the Co-op site. The applicant has confirmed in writing that the lights will be angled away from the Co-op site to prevent glare and excessive lighting for adjacent townhouse units.

## Evaluation

- The proposed landscaping buffer is a significant improvement over the landscaping buffer proposed at the February 25, 2008 Council meeting (Appendix V). In that landscaping plan no replacement trees were proposed and the width of the buffer was half (1.5 metres/5 feet) of the current proposal. The current proposed landscaping buffer is 3.0 metres (10 feet), and is 7.25 metres (24 feet) wide in the tree retention area.
- The revised proposal meets the intent of the Official Community Plan (OCP) which directs that when the subject interface is between residential and commercial development, a more substantial landscaping buffer than the typical 1.5 metre (5 feet) wide landscaping strip be provided. The revised proposal also retains several mature trees, and is generally in compliance with Development Permit No. 7900-0144-00, which required establishment of a landscape buffer between the Honda site and the adjacent townhouse site, but was never constructed.
- The Totem Co-op supports the enhanced proposed landscape buffer.
- In summary, given the above described changes to the landscaping buffer, and the support of the Totem Co-op, staff recommend that the proposal be supported.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Site Plan and Proposed Landscape Buffer
Appendix III.	Engineering Summary
Appendix IV.	February 25, 2008 Planning Report
Appendix V.	Previous Landscape Buffer Plans

Jean Lamontagne  
General Manager  
Planning and Development

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                Lee Evens, White Rock Honda  
                         Address:            2466 King George Highway  
                                                Surrey, BC  
                                                V4P 1H5  
                         Tel:                        604-536-2111
  
2.      Properties involved in the Application
  - (a)      Civic Address:            2466 King George Highway
  
  - (b)      Civic Address:            2466 King George Highway  
                 Owner:                        McGivern Enterprises Ltd. (Incorporation No. 216782)  
                 PID:                                009-455-019  
                 Lot 17 Section 23 Township 1 New Westminster District Plan 20697
  
3.      Summary of Actions for City Clerk's Office

## DEVELOPMENT DATA SHEET

**Existing Zoning: CHI**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		8,000 sq.m. (2 ac)
Road Widening area		
Undevelopable area		
Net Total		
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal		
Accessory		
<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		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		

***\* 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	44	± 140 existing; ± 60 new proposed
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
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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