

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0126-00

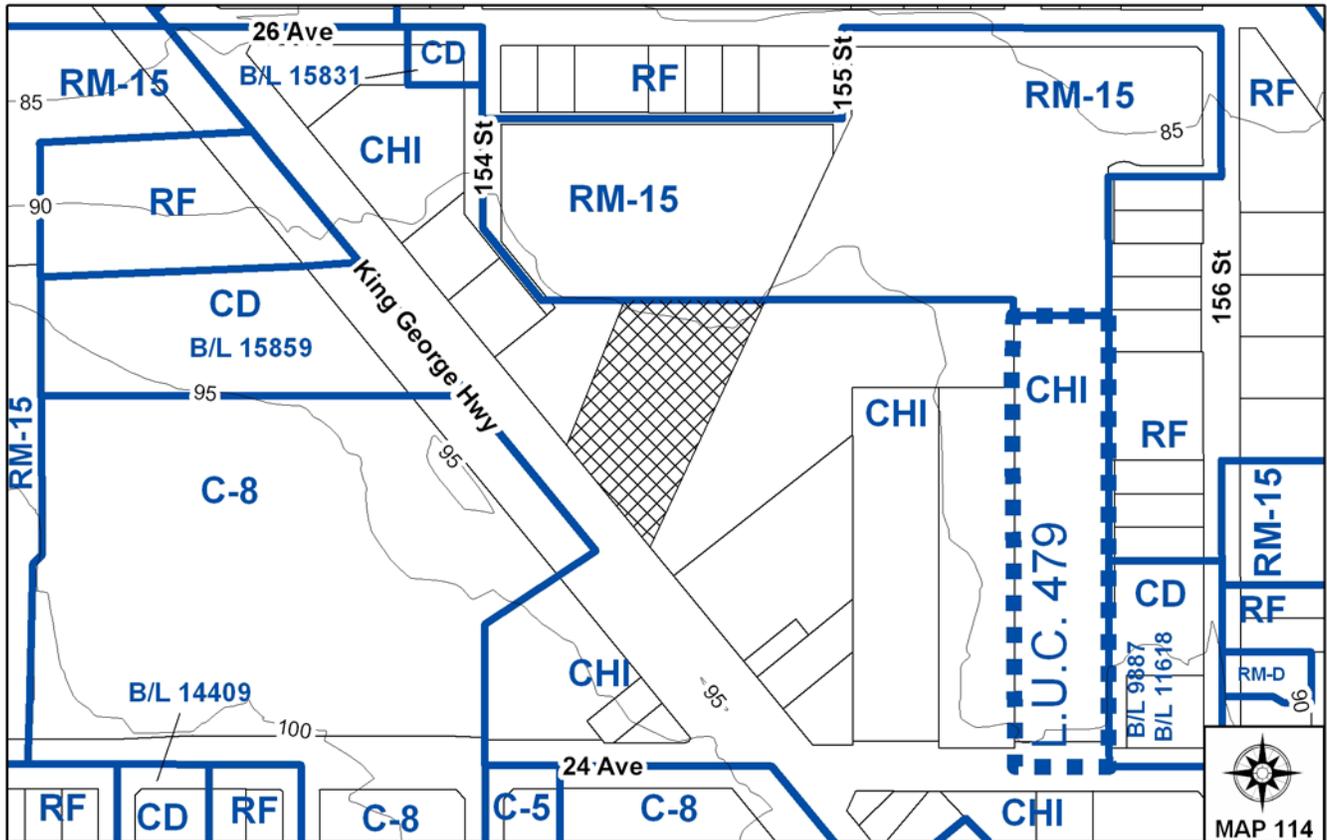
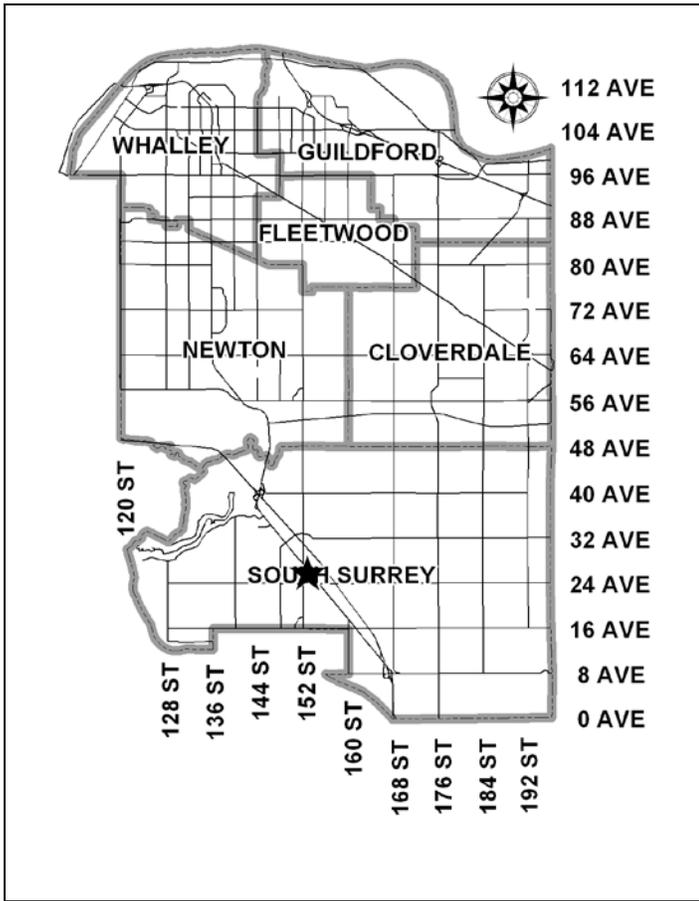
Planning Report Date: February 25, 2008

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

- The Planning and Development Department recommends that this Development Permit 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.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal is contrary to the intent of the Official Community Plan (OCP) design guidelines which require an appropriate transition and interface between commercial and residential development.
- The proposal is contrary to the requirements of the Development Permit (No. 7900-0144-00) previously approved by Council on the site, which requires establishment of a landscape buffer/berm between the site and the adjacent townhouse development (Totem Co-op) that was never constructed.

RATIONALE OF RECOMMENDATION

- The proposed parking lot expansion does not provide an adequate interface to the neighbouring residential property.
- The proposal does not address tree retention objectives and eliminates most of the existing trees between the site and the adjacent residential development.
- The applicant has not addressed the request of staff and the adjacent townhouse development to provide tree retention and a sufficient landscape interface.

RECOMMENDATION

The Planning & Development Department recommends that this 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.

REFERRALS

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

SITE CHARACTERISTICSExisting Land Use:Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Townhouse complex (Totem Co-op).	Urban/Townhouse (15 upa)	RM-15
East:	Commercial building.	Commercial/Highway Commercial	CHI
South (Across: King George Highway):	Commercial building.	Commercial/Institutional	CHI
West (Immediately):	Commercial building.	Commercial/Highway Commercial	CHI
West (Across King George Highway):	Peninsula Village Shopping Centre	Commercial/ Shopping Centre	C-8

DEVELOPMENT CONSIDERATIONSBackground

- 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.

- In 2000 the applicant applied to rezone the northern portion of the site from "Single Family Residential Zone (RF)" to CHI and for a Development Permit to renovate the existing building (File No. 7900-0144-00). During the application process, residents from the Totem Housing Co-op, located adjacent to the site (north), presented concerns about the interface between their residential site and the vehicle storage on the subject site. The applicant agreed to not develop the portion of the site closest to the Co-op and to also provide a landscaped berm located approximately 10 metres (33 feet) to 30 metres (100 feet) from the northerly property line (Appendix V). This landscaped berm was never completed. A row of trees along the northerly property line was left intact. The City is still holding a \$32,000 security for this landscape area.
- In March 2007, the applicant removed two (2) by-law sized trees along the northerly property line without obtaining a Tree Cutting Permit. City staff were notified and followed up with White Rock Honda. It was decided that the issue of tree replacement be incorporated into the Development Permit process.

Current Proposal

- The subject site is 8,000 sq.m. (2 acres) in area. Approximately 2,000 sq.m. (0.5 acres) 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 62 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 heavily landscaped, natural 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. According to the Arborist Report all trees are in either "fair form and health" or "good form and health". In addition, there are also several under-sized trees at this location. These trees are all in generally close proximity to the property line.
- The applicant is proposing to remove all of the trees, except for the Norway spruce and the western red cedar. The applicant is also proposing to place a timber retaining wall along the northerly property line and this retaining wall is proposed to be placed within 1 metre (3 feet) of the Norway spruce and within 2.5 metres (11.5 feet) of the western red cedar. The Norway spruce is 30 cm (12 inches) in diameter and the western red cedar is 35 cm (14 inches) in diameter. This proposal has been reviewed by the City Landscape Architect, and it has been noted that the proposed retaining wall location is not a sufficient distance from the trees to allow retention of the trees (Appendix II).
- With the exception of the area around the two (2) trees proposed to be retained, the applicant is proposing a 1.5 metre (5 feet) landscaping strip along the northerly property line. A retaining wall approximately 1 metre (3 feet) high is proposed along the property line, with a 1.2 metre (4 feet) sloped landscaping bed and a 2 metre (6 feet) wood fence.

- A row of Wintergreen Barberry shrubs are proposed and some ground cover are proposed for this 1.5m (5 feet) landscaping strip. Wintergreen Barberry can grow to a height of approximately 2.1 metres (7 feet). In the area where the two (2) trees are proposed to be retained, ground cover, rhododendrons, azaleas and Wintergreen Barberry are proposed.

Public Input

- A petition with 20 signatures from the Totem Housing Co-op located directly north of the subject site was received. The petition is against the proposed development and cites concerns over removal of the existing trees, which are viewed as buffer between the Co-op and the activities on the subject site. Concerns have also been raised about impacts from lighting and noise from the proposed parking lot expansion.
- Fifteen (15) letters expressing opposition to the proposal were received. Concerns mentioned include: loss of trees, loss of privacy, noise from Public Address system, intrusive lighting from car lot, and loss of screening from Honda parking lot. The writers do not want to lose the green space buffer between the Co-op and the Honda parking lot. Several letters mention the landscaping berm and don't want to lose the berm or the existing vegetation on the site.
- One (1) letter expressing support for the proposal was received. The writer wants the existing trees removed because they block the sun and are "scrub trees". In place of the existing vegetation the writer wants a 3 metre (10 foot) landscaping strip with small trees and some perennials.
- Staff received several phone calls from two (2) area residents expressing opposition to the proposal.
- Representatives of the Totem Housing Co-op have discussed the possibility of retaining the landscape buffer and trees with White Rock Honda staff. They have not been able to come to an agreement over the current proposal.

Evaluation

- Staff met with the owner of the site and the applicant (White Rock Honda) on numerous occasions in an effort to encourage the applicant to retain more trees and provide a sufficient buffer between the subject site and the Totem Housing Co-op. However, the applicant is reluctant to make changes to improve the interface with the adjacent property to the north due to the following two reasons:
 - impact on the site by causing a loss of parking stalls; and
 - the treed area will damage the paint of the new vehicles.
- Staff feel that the applicant's proposal does not merit support for several reasons, including:
 - the Official Community Plan (OCP) supports a more substantial landscaping buffer than the 1.5 metre (5 feet) landscaping strip currently proposed, when the interface is between residential and commercial development;
 - the existing trees are located close to the existing property line, and can be retained with relatively minor impact on the site plan;

- the proposed timber retaining wall should be constructed of a more durable material and the proposed placement of the retaining wall will affect tree retention;
 - the proposed new landscaping vegetation does not include any trees, and the proposed Wintergreen Barberry is not adequate to serve as a buffer to the adjacent residential area; and
 - the proposal was circulated to the Totem Co-op and is opposed by the Co-op.
- Staff will continue to work with the applicant to ensure an adequate landscape buffer and tree retention be provided in consultation with the Co-op residents.
 - In summary, the Planning and Development Department recommend that this proposal 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.

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 Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Previous Development Permit No. 7900-0144-00

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.
 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
LOT AREA* (in square metres)		
Gross Total		8,000 sq.m. (2 ac)
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (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)		
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
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	44	± 140 existing; 62 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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