

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0123-00

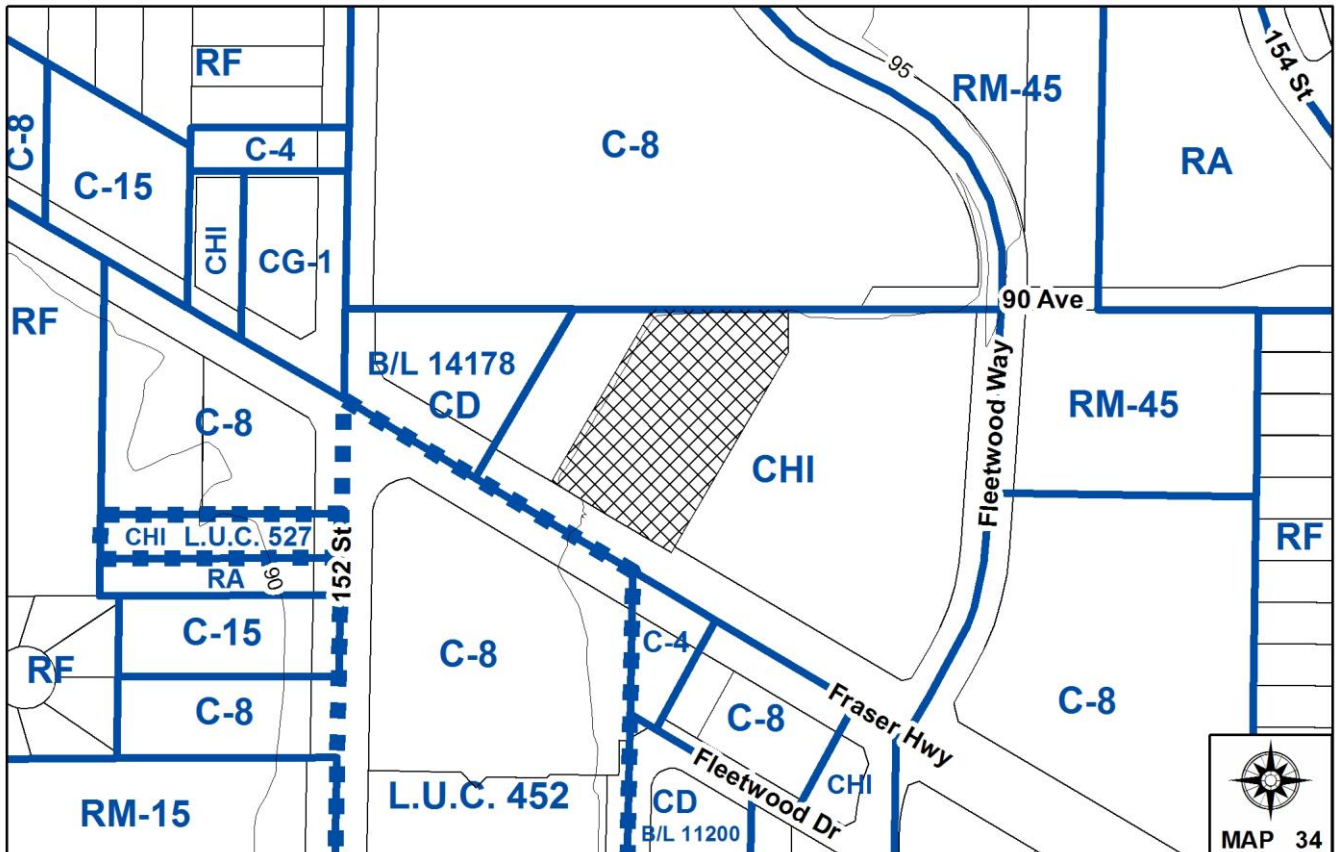
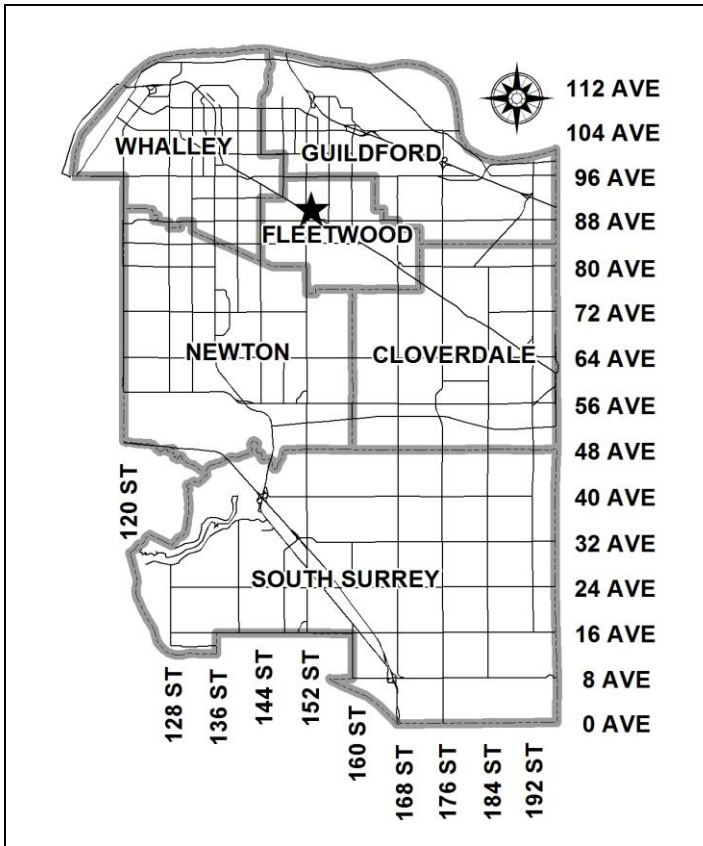
Planning Report Date: September 14, 2009

PROPOSAL:

- **Development Permit**

in order to permit exterior renovations, including an addition, to the existing automobile dealership building.

LOCATION: 15257 Fraser Highway
OWNER: T.N.C. Automotive Inc.
ZONING: CHI
OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The proposed signage and renovations are an upgrade to the existing conditions of the building.
- No additional fascia signs are proposed beyond what was approved under Development Permit No. 7986-0061-00.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7909-0123-00 (Appendix III), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

SITE CHARACTERISTICS

Existing Land Use: Nissan automobile dealership.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Multi-tenant commercial shopping centre.	Commercial	C-8
East:	Automobile dealership.	Commercial	CHI
South (Across Fraser Highway):	Multi-tenant commercial shopping centre.	Commercial	LUC No. 456 (underlying C-8 Zone)
West:	Multi-tenant commercial building, gas station and car wash.	Commercial	CHI and CD (By-law No. 14178)

DEVELOPMENT CONSIDERATIONS

- The subject property is located in the Fleetwood area at 15257 Fraser Highway and encompasses an area of 0.66 hectare (1.64 acres). The property is zoned Highway Commercial Industrial (CHI) and designated Commercial in the Official Community Plan (OCP). A Nissan automobile dealership occupies the site.

- The existing building was approved by Council on November 20, 1987 under Development Permit Application No. 7986-0061-00 for an automobile centre. The applicant has now applied for a Development Permit to allow exterior renovations to the existing building, including new fascia signage. The proposal also includes an addition to be constructed at the north (rear) building elevation.
- Development Permit No. 7907-0289-00 was approved by Council on December 3, 2007 to allow a new free-standing sign on the subject property. The approved free-standing sign and the proposed renovations of the current application reflect the new corporate logo and image for Nissan.

DESIGN PROPOSAL AND REVIEW

- The applicant is proposing to construct a 23.1 metre x 8.9 metre (76 x 29 ft) addition to the existing building, which will be attached to the north (rear) building elevation. The addition will be approximately 271 square metres (2,920 ft²) in size on two (2) floors. The lower floor will include three (3) interior vehicle detailing bays, a machine shop and storage space. The upper floor consists of a lounge, first-aid room, and restrooms. The proposed addition will be constructed of silver grey painted concrete blocks and have minimal impact on adjacent properties, and is not visible from Fraser Highway.
- The proposal also includes modifications and improvements to the exterior façade of the existing building. The entire building will be re-painted (from the existing white colour) to a silver grey, while new metal cladding panels will be installed on the west, east and south building elevations. A number of red cladding panels are to be installed on the south building elevation to accentuate the main entrance.
- The proposed renovations reflect the new corporate style and colours of Nissan. Development Permit No. 7906-0070-00 was approved by Council on March 12, 2007 on a property (14948 – 32 Avenue) in South Surrey for a Nissan dealership similar in colour and design as the renovations proposed on the current subject building.
- The applicant has agreed to remove a portion of the front façade (south building elevation) in order to ensure that the building is not within the future road right-of-way along Fraser Highway. Vehicle access to the site includes right-in, right-out along Fraser Highway, as well as rear access via the lane.
- New fascia signs will be installed on the building to replace existing signage, as approved under the previous Development Permit (No. 7986-0061-00). No additional signs are proposed. The applicant proposes to install a louvre system (horizontal panels), which will act as a permanent decorative feature, on the premise frontage (south building elevation). A new dealership sign (Pan Pacific Nissan) will be mounted on the louvre system. The proposed sign will consist of individual channel letters with an internal illumination. The ‘Pan Pacific’ lettering will be white, while ‘Nissan’ will be in red.
- The Nissan brand logo will also be installed on the premise frontage directly above the main entrance. The symbol is internally illuminated and 1.77 metres (6 ft) in diameter.

- A 'Nissan' sign will also be installed on the east building elevation, which will be the same size and style as the one proposed on the south building elevation. Two 'Service' signs will be installed — one on the west building elevation and the other on the existing canopy facing south towards Fraser Highway. The two proposed signs consist of individual channel letters as well. The proposed fascia signs comply with the Surrey Sign By-law and are a significant upgrade to the existing fascia signs.
- All existing landscaping, including a number of trees, on the subject site will remain. No new landscaping is proposed.

ADVISORY DESIGN PANEL

The proposal was not referred to the ADP, but was reviewed by staff and found to be satisfactory.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Engineering Summary
Appendix III.	Development Permit No. 7909-0123-00

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: Tyler Schmidt, Schmidt Architecture
 Address: 1437 Lawson Avenue
 West Vancouver, BC
 V7T 2E9
 Tel: 604-922-4483

2. Properties involved in the Application

(a) Civic Address: 15257 Fraser Highway

(b) Civic Address: 15257 Fraser Highway
 Owner: T.N.C. Automotive Inc., Inc. No. 383681
 PID: 011-458-208
 Lot A Section 35 Township 2 New Westminster District Plan 78225

3. Summary of Actions for City Clerk's Office