

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0071-00

Planning Report Date: July 26, 2010

PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

in order to permit the redevelopment of the Subaru auto dealership.

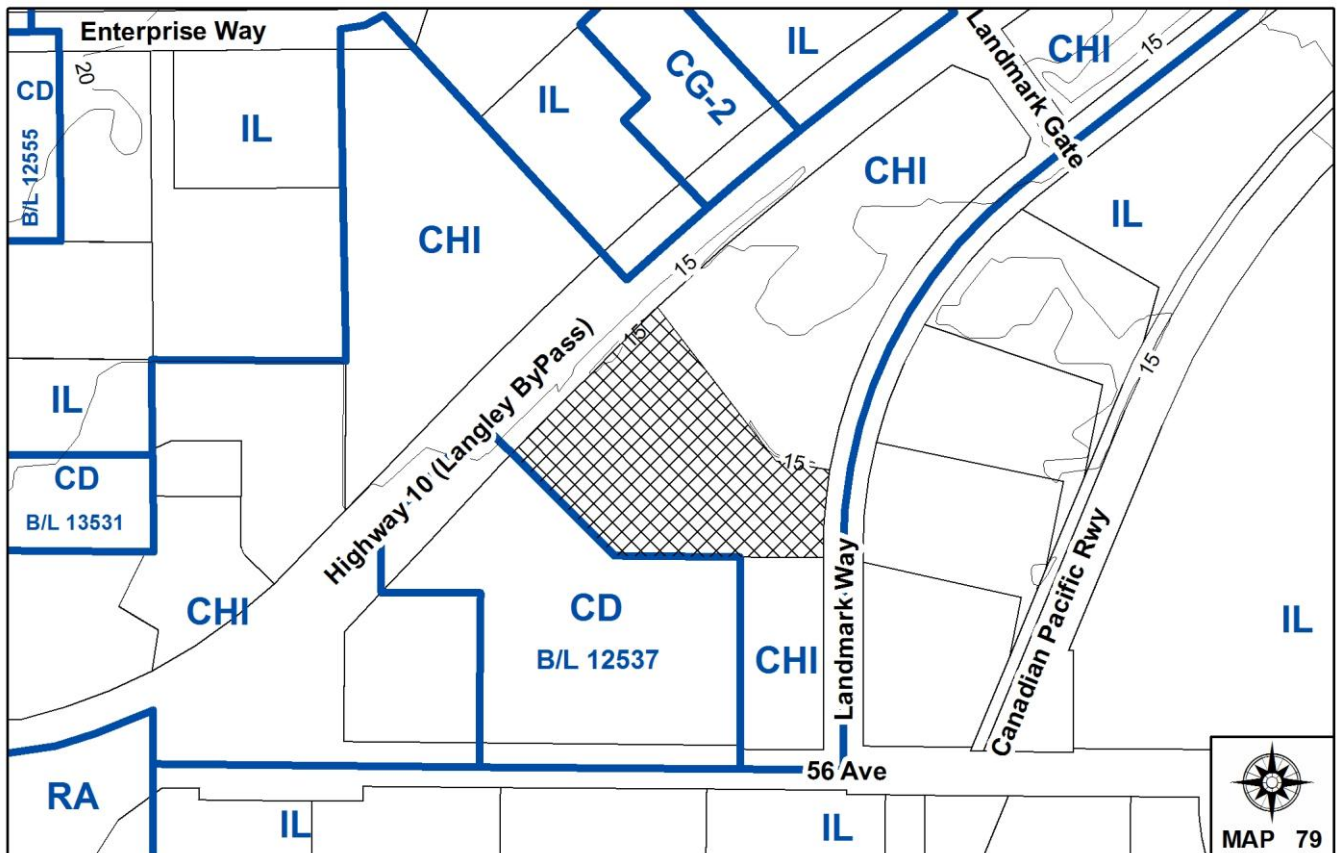
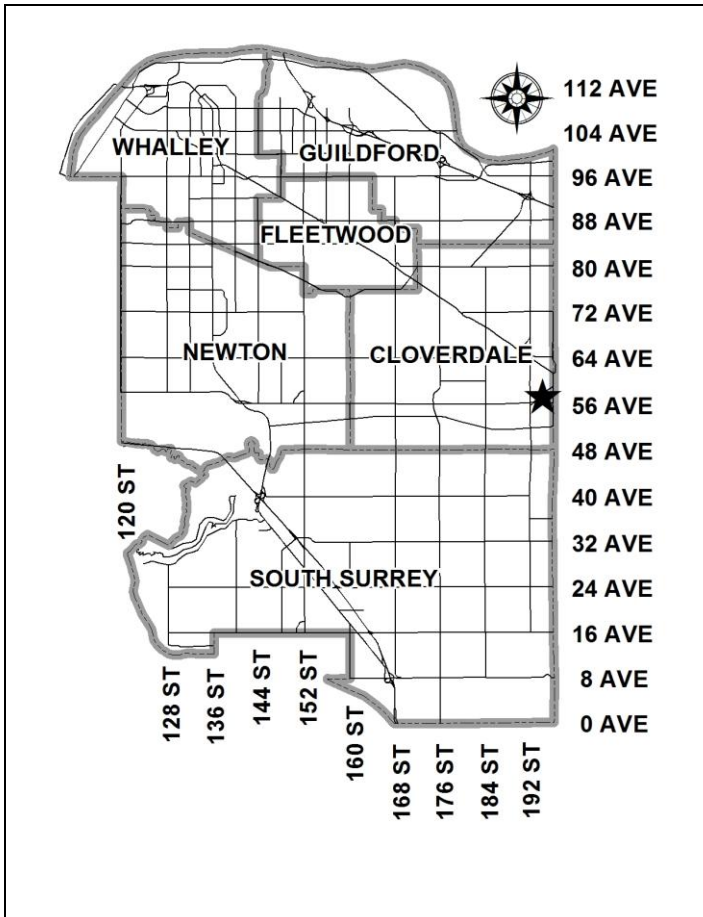
LOCATION: 19360 Highway No. 10 (Langley By-pass)

OWNER: G.D. Wolfe Holdings Ltd.

ZONING: CHI

OCP DESIGNATION: Industrial

LAP DESIGNATION: Highway Commercial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit No. 7910-0071-00 to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires relaxation to the Sign By-law to increase the number of fascia signs and to permit one additional fascia sign.

RATIONALE OF RECOMMENDATION

- The proposed building and landscape enhancements improve the streetscape along the Langley By-pass.
- The proposed signage is consistent with other auto dealerships in the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7910-0071-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7910-0071-00, (Appendix IV) varying the following Sign By-law regulations, to proceed to Public Notification:
 - (a) to increase the number of fascia signs for one business from 2 to 4; and
 - (b) to allow a fascia sign to extend above the roof line.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (b) approval of Development Variance Permit No. 7910-0071-00; and
 - (c) completion of the outstanding sign permit requirements related to Development Permit No. 7907-0117-00, previously issued for the site.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Subaru and Mitsubishi car dealerships.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North/East:	Langley Chrysler auto dealership.	Industrial	CHI
East (Across Landmark Way):	Mixed use industrial building.	Industrial	IL
South:	Dams Ford dealership and mixed-use building.	Industrial	CD (By-law No. 12537) and CHI
West (Across Highway No. 10 (Langley By-pass)):	Mixed-use building including Xcess Cargo and Enterprise Rental Car.	Industrial	CHI

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located at 19360 Langley By-pass (Highway #10). The property is zoned "Highway Commercial Industrial (CHI)" and designated Industrial in the Official Community Plan (OCP).
- Two (2) automobile dealerships (Mitsubishi and Subaru) currently operate on the subject site. The current application only applies to the Subaru dealership situated at the north portion of the property.
- In 2007, the applicant submitted Development Application No. 7907-0117-00 to legitimize six (6) fascia signs and a free-standing sign for the Mitsubishi dealership which had been erected without any approvals or sign permits. Development Variance Permit No. 7907-0117-00 and Development Permit No. 7907-0117-00 were issued on October 5, 2009 and October 19, 2009 respectively.
- To date, the applicant has not fulfilled the sign permit requirements through the Building Division to legitimize the signs. Prior to Council finalizing the Development Permit for the current proposal, the applicant is required to complete the sign permit requirements of the previous application. Specifically, relocate the installed free-standing sign outside of the right-of-way or discharge the easement paralleling Highway No. 10 and apply for fascia sign permits, including submission of supporting documents.

Current Proposal

- The current proposal is for a Development Permit to permit the construction of a new Subaru dealership and a Development Variance Permit to relax the Sign By-law requirements.
- The proposed development complies with the Industrial designation in the Official Community Plan (OCP) and with the Highway Commercial Industrial Zone (CHI).
- The proposed new building has a total floor area of 1,603.6 square metres (6,490 sq. ft.), bringing the combined floor area of both buildings on the property to 2,171 square metres (23,369 sq.ft.). This represents a floor area ratio (FAR) of 0.2 and a lot coverage of 16.6% which is consistent with the maximum FAR of 1.0 and lot coverage of 50% permitted in the CHI Zone.
- Part 5 of Surrey Zoning By-law No. 12000 requires a total of 66 parking spaces for both dealerships. As the current and proposed uses are two car dealerships, a total of 181 parking spaces have been provided.

PRE-NOTIFICATION

In accordance with Council Policy, a development proposal sign was erected on the property. To date, staff have not received any correspondence or telephone calls with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- The existing Subaru dealership building will be demolished and replaced with the current proposal.
- The current driveway is shared between both dealerships and each access to the site, one from Highway No. 10 and one from Landmark Way will be retained.
- The building is proposed to be constructed with a heavily glazed front with a light grey aluminum panel parallel to the roof line. An accent column tower painted bright blue is proposed at the centre of the front elevation. This is part of the corporate design required by Subaru. The remainder of the building is proposed to be constructed using tilt-up concrete panels, painted a soft grey with dark grey accents.
- The applicant is proposing to remodel the existing free-standing sign to reflect Subaru's corporate requirement. The sign will remain a monument sign, with the lower portion of the sign proposed to be clad in alucobond, and replacing the illuminated portion of the sign with the new corporate logo. The Surrey Sign By-law (No. 13656) requires a free-standing sign to be sited at least 2.0 metres (6.5 ft) from all property lines. Similar free-standing signs have been approved in the area. The existing free-standing sign will comply with this and all other requirements of the Sign By-law.
- The proposed Subaru free-standing sign is approximately 7.5 metres (24.5 ft) in height, 2.1 metres (6.9 ft) wide and will be double-faced, with a total sign area of approximately 7.3 sq.m. (78 sq.ft). A maximum height of 7.5 metres (25 ft) and a total sign area of 27.8 sq.m. (300 sq.ft.) are permitted at this location.
- Surrey Sign By-law also requires that free-standing signs be located 30 metres (100 ft.) apart, when they are located on the same property. The Mitsubishi dealership has an existing free-standing sign located close to the south property line. The existing and proposed free-standing signs are more than 30 metres (100 ft.) apart.
- The OCP guidelines recommend that overhead doors be located away from the street. One overhead door is proposed facing Landmark Way and a second overhead door is proposed facing Highway No. 10. Both doors are proposed to be glazed, giving the appearance of a store front.
- The existing landscaping on the site does not comply with the minimum landscaping requirements of the CHI Zone. The applicant will be supplementing the existing landscaping along the portion of the site fronting the Langley By-pass (Highway No. 10).
- The landscaping will consist of a 1.5-metre (5 ft.) wide landscape strip which incorporates mixed flowering and non-flowering trees and shrubs. A curb will be installed to ensure the display vehicles do not encroach onto the road right-of-way.
- The Surrey Sign By-law limits the number of fascia signs on this building to two (2). The applicant is proposing three fascia signs and a logo sign, and has therefore requested a Development Variance Permit to relax the Sign By-law to increase the number of fascia signs from 2 to 4. Two of the fascia signs identify the name and brand of the auto dealership (see By-law Variances and Justification Section).

- The application was not referred to the Advisory Design Panel (ADP) but was reviewed by staff and all issues have been satisfactorily addressed.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary the Sign By-law to allow two (2) additional fascia signs for a total of 4 fascia signs on the subject building (Subaru).

Applicant's Reason:

- The fascia signs will provide a stronger presence to the building and provide adequate business identification.

Staff Comments:

- Similar variances for additional fascia signage have been granted by Council on other properties in the area. Development Variance Permit No. 7902-0238-00 to allow two (2) additional fascia signs for the Ford car dealership on the abutting site to the west (19383 – 56 Avenue) was approved by Council on September 20, 2002. Additionally, Development Variance Permit No. 7907-0051-00 was approved by Council on November 19, 2007 for the automobile dealership (Jeep, Dodge, Chrysler) directly to the east, which allowed three (3) additional fascia signs and three (3) additional canopy signs to be installed on the building.
- The premise frontage of the proposed Subaru dealership building is approximately 29 metres (95 ft). Under Surrey's Sign By-law No. 13656, Part 5 Section 27 (3) (b), this equates to an allowable sign area of 26.4 square metres (285 sq.ft.). The four (4) proposed fascia signs on the subject building represent an area of approximately 18.3 square metres (197 sq.ft.), and therefore comply with this requirement.
- The fascia signs are of an appropriate size and scale in relation to the building. Staff support the requested variance.

(b) Requested Variance:

- To vary the Sign By-law to permit a fascia sign to extend above the roof line of the building face to which it is attached.

Applicant's Reason:

- This architectural element and logo location forms part of the Subaru corporate requirements.

Staff Comments:

- Approximately half of the logo sign is located below the roof line of the building. Staff, therefore, support the requested 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. Proposed Site Plan, Building Elevations and Landscape Plans
- Appendix III. Development Variance Permit No. 7910-0071-00

Jean Lamontagne
General Manager
Planning and Development

LAP/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		
Road Widening area		
Undevelopable area		
Net Total		11,481.5 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	16.6%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (Landmark Way)	7.5 m	62.3 m
Rear (Highway No. 10)	7.5 m	22.8 m
Side #1 (North)	7.5 m	15.2 m
Side #2 (South)	7.5 m	8.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 m	8.74 m
Accessory	9.0 m	n/a
NUMBER OF RESIDENTIAL UNITS	1	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	11,481.5 m ²	2,195.6 m ²
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Existing Mitsubishi		593.8 m ²
Proposed Subaru		1,601.7 m ²
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	11,481.5 m ²	2,195.6 m ²

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)	1.0	0.20
AMENITY SPACE (area in square metres)	n/a	
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	66	181
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	66	181
Number of disabled stalls		
Number of small cars	n/a	n/a
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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