

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0162-00

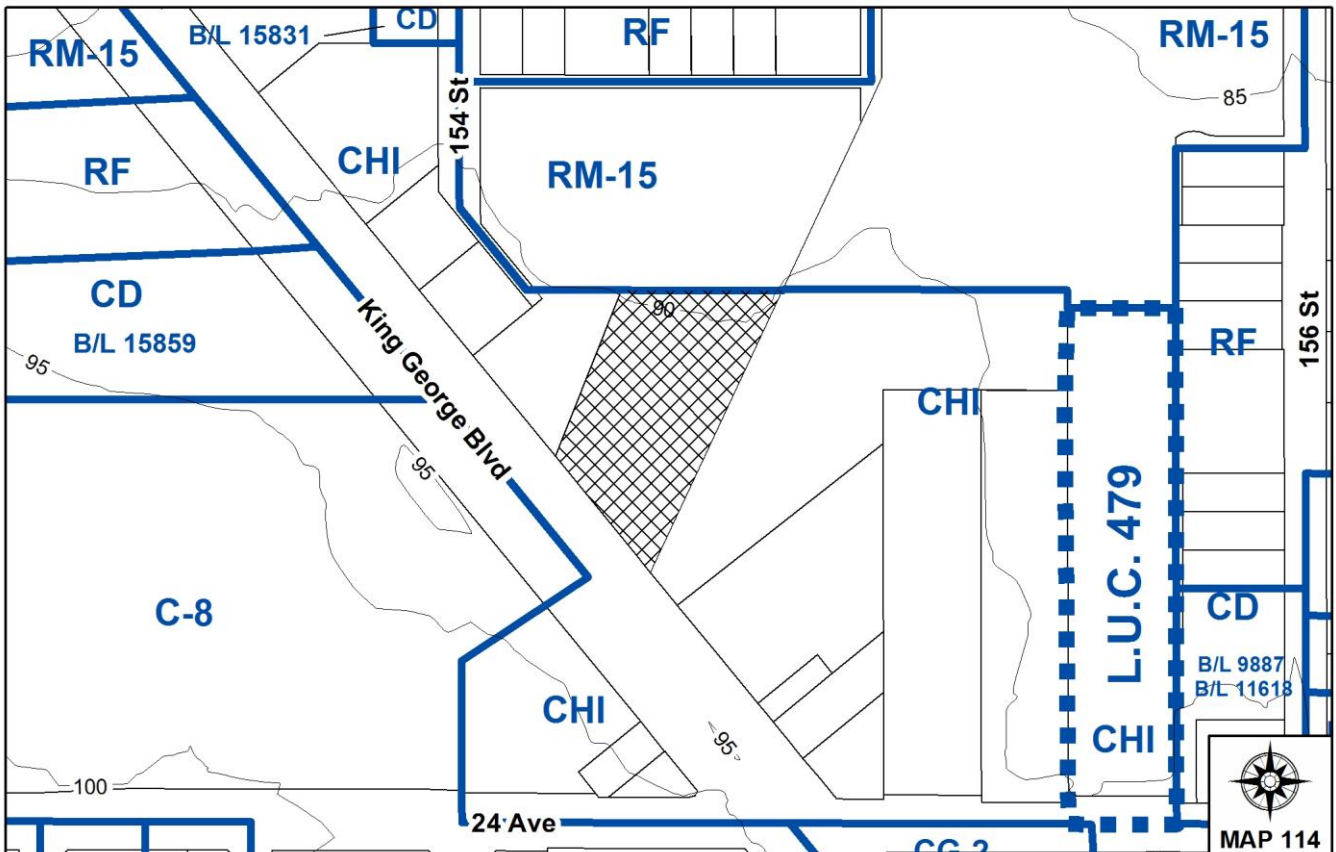
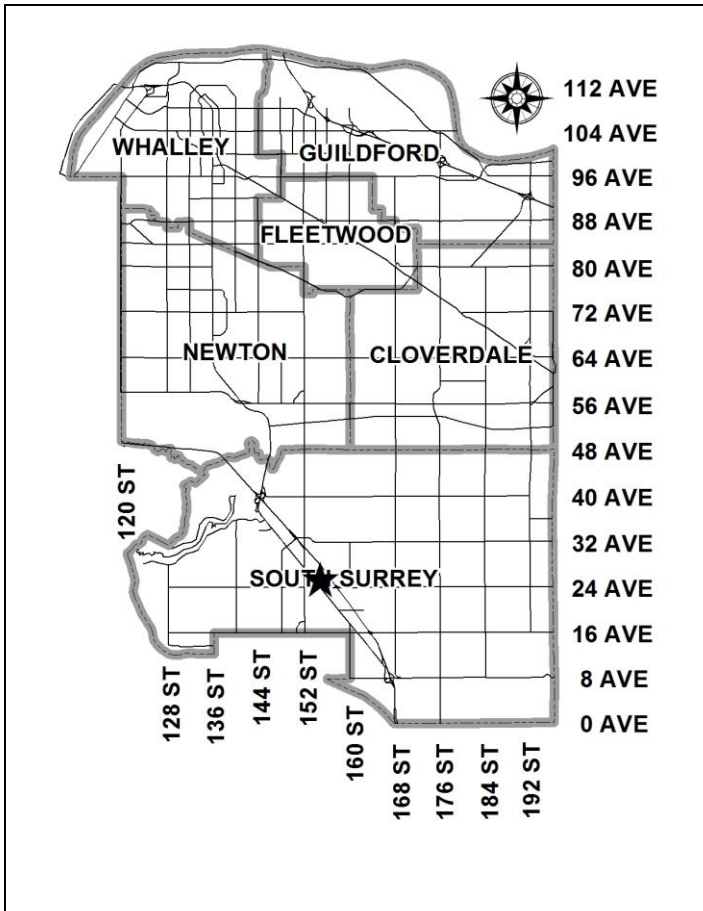
Planning Report Date: September 13, 2010

PROPOSAL:

- **Development Permit**

in order to modify the design of the vehicle storage area for White Rock Honda.

LOCATION: 2466 King George Boulevard
OWNER: 465109 B.C. Ltd.
ZONING: CHI
OCP DESIGNATION: Commercial
LAP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- The Planning & Development Department recommends that this application be denied.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an amendment to Development Permit No. 7907-0126-00, which was approved by Council on May 25, 2009.

RATIONALE OF RECOMMENDATION

- After a lengthy consultation and negotiation process involving the applicant and the Totem Housing Co-op to the north of the subject site, a satisfactory landscaping buffer plan, which included the retention of 2 mature trees, was agreed upon and was finalized by Council on May 25, 2009.
- The applicant is now seeking to remove the two mature trees and decrease the area of the landscaping buffer without any agreement with the adjacent Totem Housing Co-op. The trees are in good condition.

RECOMMENDATION

The Planning & Development Department recommends that this application be denied.

REFERRALS

Engineering: The Engineering Department has no objection to the project. Servicing requirements identified under previous application No. 7907-0126-00 are still required at time of building permit application.

SITE CHARACTERISTICS

Existing Land Use: A Honda automobile dealership.

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 and Canada Post.	Commercial/Institutional	CHI
West (Immediately):	Commercial building.	Commercial/Highway Commercial	CHI
West (Across King George Boulevard):	Peninsula Village Shopping Centre.	Commercial/Shopping Centre	C-8

DEVELOPMENT CONSIDERATIONSBackground

- The applicant is proposing an amendment to Development Permit No. 7907-0126-00 to modify the proposed landscape buffer 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 (LAP).
- In 2007 the applicant applied for a Development Permit (File No. 7907-0126-00) to add approximately 60 vehicle storage spaces on the northerly portion of the site and to develop a landscaping buffer along the northerly property line. There were 7 by-law sized trees along the northerly property line and the applicant proposed to remove all 7 trees. After much consultation and negotiation with the applicant and the residents of the Totem Housing Co-op, located on the

adjacent site to the north, an acceptable landscaping buffer plan was agreed to by the parties and Council approved Development Permit No. 7907-0126-00 on May 25, 2009 (Appendix II). The approved landscape buffer plan was proposed to be 3 metres (10 feet) wide and included retention of 2 mature trees, and the planting of 21 trees, 167 shrubs and 255 ground cover plants.

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 (gravel surface) and the applicant is currently parking vehicles there. The landscaping buffer required under Development Permit No. 7907-0126-00 has not been constructed.
- The applicant is proposing to remove the 2 retained trees along the northerly property line. The Arborist Report provided states that these trees are in good health, although current drainage issues associated with heavy rains are impacting the health of the trees. The drainage issue could be addressed by:
 - removing some of the fill around the trees;
 - finishing the landscaping work, paving and drainage catch basins as per Development Permit No. 7907-0126-00; and
 - regrading the soil around the trees to direct any water to the shared lawn basin that is on the property line.
- The applicant is proposing a 3.0 metre (10 feet) wide landscaping strip along the entire northerly property line. Of this 3.0 metre (10 feet) width, 2.55 metres (8 feet) is proposed to be planted with 19 coniferous trees (Serbian Spruce and Weeping Nootka), 141 shrubs and 95 ground cover plants. The additional 0.45 metres (1.5 feet) will be left along the property line as sod. A 2 metre (6 feet) high wood fence is also proposed to aid in screening.

Public Input

- Staff received two (2) letters written by a resident of the Totem Housing Co-op. These letters were provided to staff by the applicant, and the letters are addressed to the applicant. The letter writer indicates that he is fine if the applicant approaches City Hall to have the 2 trees removed, provided they are deemed unhealthy or hazardous by an arborist.
(The Arborist Report submitted by the applicant states that these 2 trees are in good health. The drainage issues identified could be addressed by the applicant.)
- Staff received two (2) e-mails from residents of the Totem Housing Co-op. One e-mail writer expressed concern that the landscaping buffer as per Development Permit No. 7907-0126-00 hadn't been installed, and as such the activities on the car lot were not appropriately screened. The other e-mail writer indicated concerns about some trimming of the 2 retained trees that had occurred and they wanted the 2 trees to remain. Concern was also expressed that the landscaping buffer as per Development Permit No. 7907-0126-00 hadn't been installed.

Evaluation

- The applicant would be able to gain approximately 5 more parking stalls if the 2 retained trees were removed and the landscaping area was reduced in size. The site has approximately 150 more parking stalls than is required by the Zoning By-law.

- The 2 trees proposed to be removed by the applicant are in good condition and may be sustained with the above noted drainage improvements.
- Under the recently approved Development Permit (No. 7907-0126-00), these 2 trees were proposed to be retained and form an integral part of the landscaping buffer. Much consultation and negotiation occurred to obtain agreement from all parties on the landscaping buffer proposed in Development Permit No 7907-0126-00.
- The landscaping buffer currently proposed with this application is reduced by approximately 40 sq.m. (430 sq.ft.), because the tree retention zone is proposed to become parking stalls. The applicant is also proposing to plant 2 fewer trees, 26 fewer shrubs and 160 fewer ground cover plants.
- The previously approved Development Permit was agreed to by the adjacent residential townhouse complex. The proposed revision has not been agreed to by the adjacent townhouse complex and involves a reduction of landscaped area and removal of mature trees. Staff recommend that the proposed Development Permit revision be denied.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix III.	Previously Approved Landscape Buffer Plan
Appendix III.	Proposed Modified 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: Jim McGivern
 Address: 2466 King George Boulevard
 Surrey, BC
 V4P 1H5
 Tel: 604-329-0023

2. Properties involved in the Application

- (a) Civic Address: 2466 King George Boulevard
- (b) Civic Address: 2466 King George Boulevard
 Owner: 465109 B.C. Ltd., Inc. No. 465109
 Director Information:
 Paul L. Billing
 Marcia Dixie Billing

Officer Information as at February 11, 2010
Marcia Dixie Billing (Secretary)
Paul L. Billing (President)

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.
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; ± 65 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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