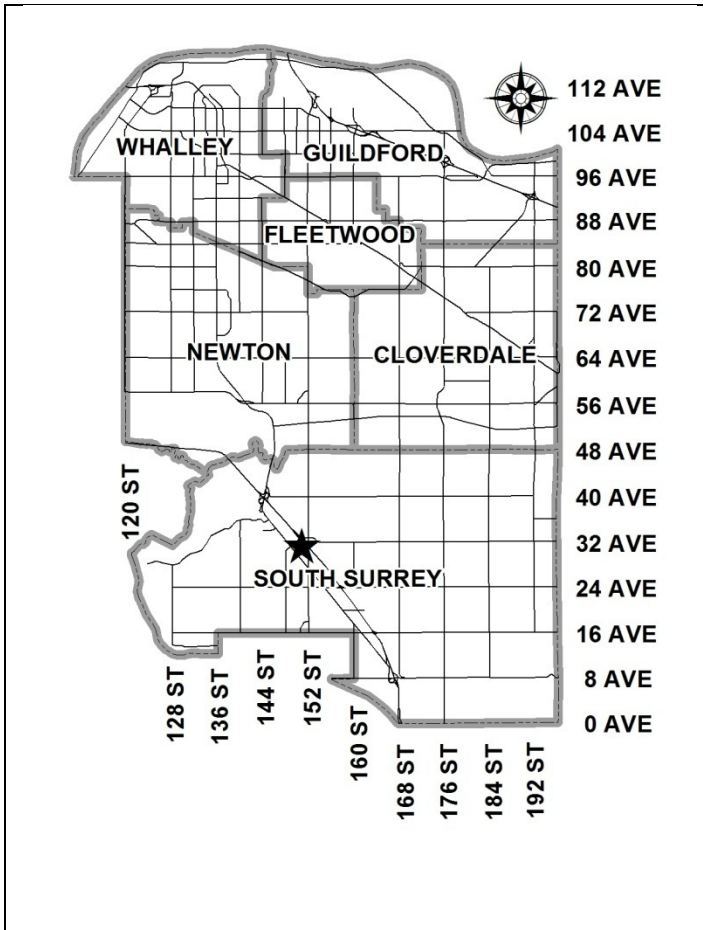


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0050-00

Planning Report Date: May 30, 2011

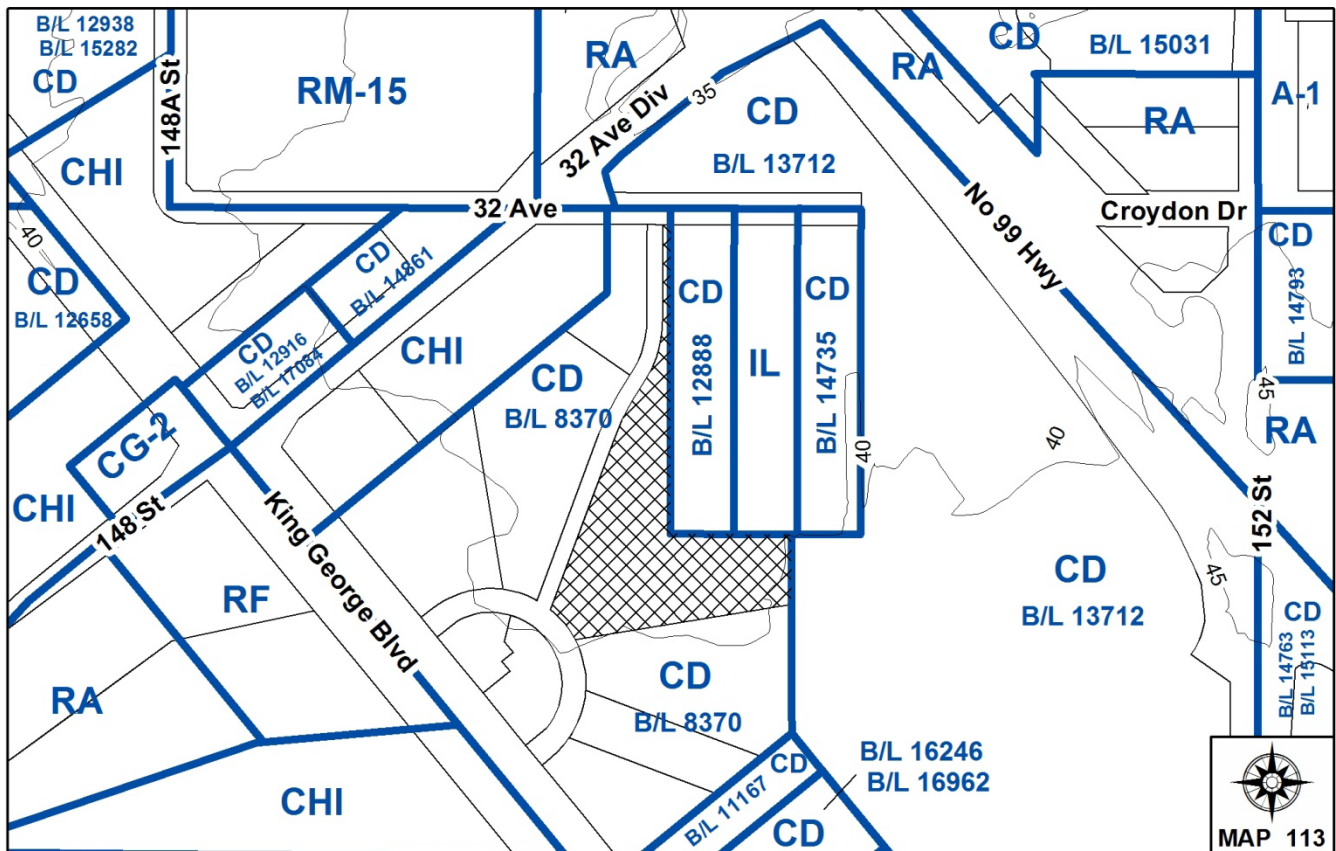


PROPOSAL:

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

in order to allow for an addition and exterior renovations to an existing automotive dealership. A Development Variance Permit is required to relax the Sign By-law requirements.

LOCATION: 3050 King George Boulevard
OWNER: Barnes Wheaton Chevrolet Buick GMC Ltd.
ZONING: CD (By-law No. 8370)
OCP DESIGNATION: Commercial
LAP DESIGNATION: Highway/Tourist Commercial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit (DVP) is required to relax the Sign By-law to increase the number of fascia signs permitted from 1 to 4.

RATIONALE OF RECOMMENDATION

- The proposed addition to the building conforms to the requirements of the CD Zone (CD By-law 8370).
- The proposed addition and exterior renovations will enhance the appearance of the building.
- The proposed fascia signage incorporates the logo of the company as well as business identification. The signage is of an appropriate size and scale in relation to the building, and an improvement from the existing box signage on the building.
- The proposed sign area falls well below the maximum allowable under the Sign By-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7911-0050-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0050-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) relax the Sign By-law to increase the number of fascia signs from 1 to 4.
3. Council instruct staff to resolve the following issue prior to approval of Development Permit No. 7911-0050-00:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (b) approval of Development Variance Permit No. 7911-0050-00.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Automotive dealership in the South Surrey Auto Mall (Barnes Wheaton Chevrolet Buick GMC)

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
South, East, and West:	Automotive businesses and retail shopping centre (Southpoint Exchange Mall)	Commercial / Highway/ Tourist Commercial	CD (By-law No. 8370) and CD (By-law No. 13712)
North:	Industrial uses.	Commercial / Highway/ Tourist Commercial	CD (By-law No. 12888) and IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject site at Strata Lot 4, 3050 King George Boulevard is zoned "Comprehensive Development Zone (CD)" (By-law No. 8370) and is part of the South Surrey Auto Mall. There is an existing automotive dealership on the site, Barnes Wheaton Chevrolet Buick GMC.

- The South Surrey Auto Mall was originally developed in 1985 under Development Application No. 7985-0376-00. This application included a subdivision (consolidation), rezoning, and Development Permit.
- The applicant is applying for a Development Permit (DP) and Development Variance Permit (DVP) to allow for an addition and exterior renovations to the existing automotive dealership. The applicant proposes additions to the showroom, the service reception area, and to add more service bays. The renovations include cladding and signage and are proposed in order to bring the dealership into accordance with the New Branding Image Program for all General Motors of Canada dealerships.

DESIGN PROPOSAL AND REVIEW

- The building additions include a 228 square metre (2,455 sq. ft.) showroom addition at the north end of the building, a 186 square metre (2,004 sq. ft.) service reception addition at the southwest corner of the building, and a 409 square metre (4,405 sq. ft.) addition to provide additional service bays at the east end of the building (Appendix II). The proposed additions and renovation comply with the CD Zone (By-law No. 8370) in all respects, including lot coverage, floor area ratio, building height, setbacks and parking.
- The existing building materials consist of stucco and concrete block, painted white. There is clear glazing on the existing building, proposed to be retained.
- The renovation includes exterior cladding with a composite aluminum material in blue, black, and silver. Additional glazing is also proposed. The materials used for the additions also include stucco and concrete block in white, to match the existing building. The coordinated approach of the renovation and additions will enhance the appearance of the building.
- Additional landscaping is proposed at the entrance to the site, including six new landscape areas in the parking lot, planted with a variety of plants, shrubs and trees. Six new Cypress and Magnolia trees will be planted. The landscaping plan has been reviewed by the City Landscape Architect and is acceptable.
- The applicant proposes to update the existing fascia box signage with new fascia signage, in accordance with GM's corporate design requirements. All signage will consist of internally illuminated logos and individual channel letters with through wall construction. The signage upgrade will improve the appearance of the building.
- There are four (4) fascia signs proposed: a "Buick GMC" sign, a "Barnes Wheaton" sign, a "Chevrolet" sign, and a "Goodwrench Service" sign. The fascia signs have a total area of 14.3 square metres (154 sq. ft.), which is less than the maximum permitted sign area of 53 square metres (570 sq. ft.) permitted in the Surrey Sign By-law.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum number of fascia signs from one (1) to four (4).

Applicant's Reasons:

- The fascia signs are required in accordance with GM's corporate design requirements, and to provide adequate business identification.

Staff Comments:

- The signs incorporate the logo of the company as well as business identification. The fascia signs are of an appropriate size and scale in relation to the building.
- The signage is an improvement from the existing box signage on the building. The box signage will be removed and replaced with the new fascia signage.
- The premise frontage of the dealership is 54 metres (177 ft.). Under Surrey's Sign By-law No. 13656, Part 5 Section 27(3)(b), this equates to an allowable sign area of 53 square metres (570 sq. ft.). The proposed fascia signs on the subject building represent an area of approximately 14.3 square metres (154 sq. ft.), and therefore much less than the allowable sign area.
- A variance to allow additional fascia and canopy signage was recently approved for another automotive dealership in the South Surrey Auto Mall (Midway Mazda), under Development Variance Permit No. 7910-0202-00. The proposed signage is consistent with this previously approved variance on a neighbouring strata lot.

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, Building Elevations and Landscape Plan
Appendix III.	Development Variance Permit No. 7911-0050-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Chip Barrett Architect / D. Force Design Inc. and Spire Development Corporation, respectively, dated May 18, 2011.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HK/kms

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DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law No. 8370

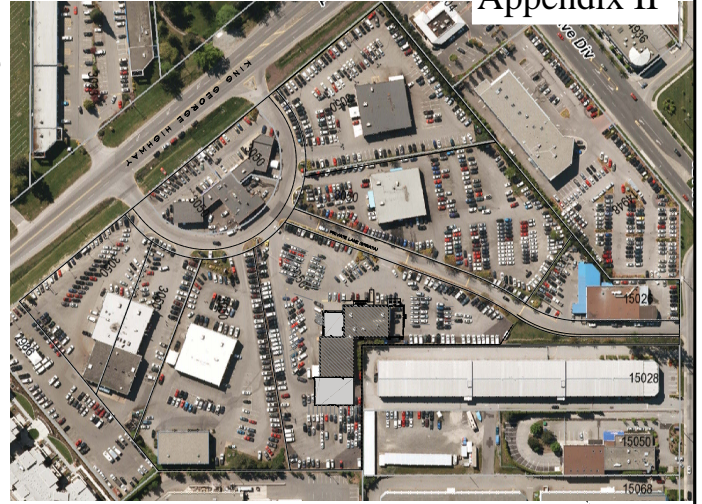
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		12,084 m ²
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)	50%	14.8%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (West)	7.5 m.	23.75 m.
Rear (East)	7.5 m.	39.0 m.
Side #1 (North)	3.0 m.	4.9 m.
Side #2 (South)	3.0 m.	21.7 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m.	6.6 m.
Accessory		
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial		
Retail		
Office		
Total		2,140 m ²
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA		2,140 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

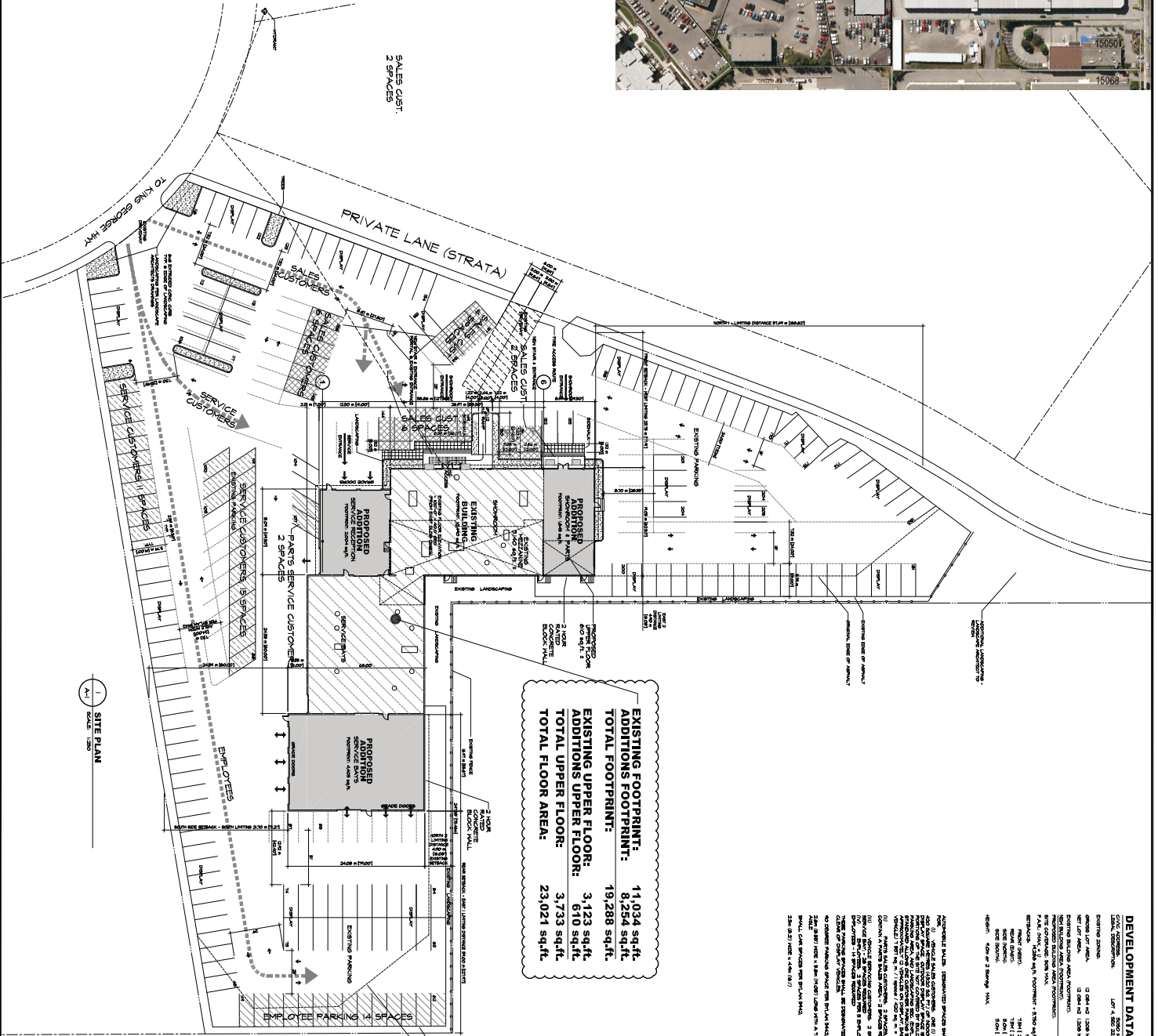
Development Data Sheet cont'd

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)	1.0	0.18
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	60	178
Industrial		
Residential Bachelor + 1 Bedroom	N/A	N/A
2-Bed		
3-Bed		
Residential Visitors		
Institutional	N/A	N/A
Total Number of Parking Spaces	60	178
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	NO
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2 CONTEXT PLAN



1 SITE PLAN

EXISTING FOOTPRINT: 14,034 sq.ft.
EXISTING UPPER FLOOR: 8,254 sq.ft.
TOTAL FOOTPRINT: 19,288 sq.ft.
EXISTING UPPER FLOOR: 3,123 sq.ft.
EXISTING UPPER FLOOR: 670 sq.ft.
TOTAL UPPER FLOOR: 3,793 sq.ft.
TOTAL FLOOR AREA: 23,021 sq.ft.

DEVELOPMENT DATA
 PROJECT: 5525 27th Street, Langley, B.C.
 CLIENT: BARNES WHEATON GM
 DATE: 2014-08-12
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

PROPOSED NEW TO BARNES WHEATON GM

5525 27th Street, Langley, B.C.

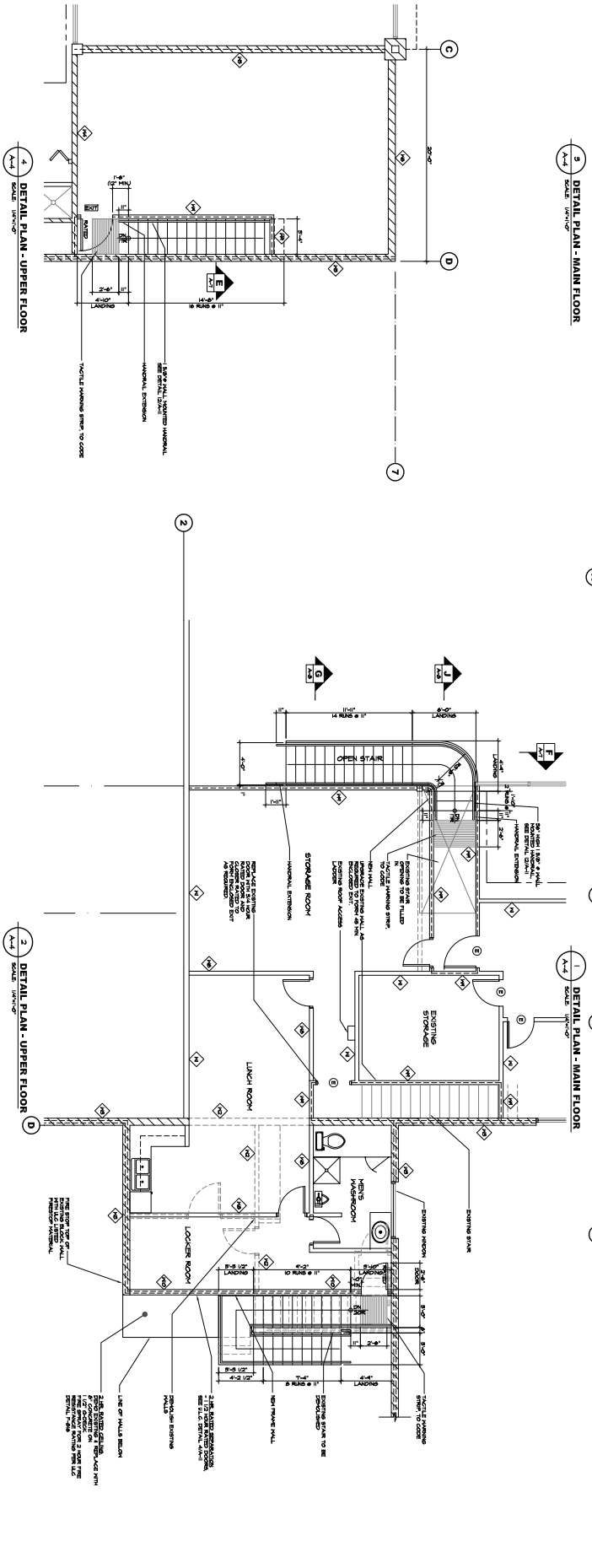
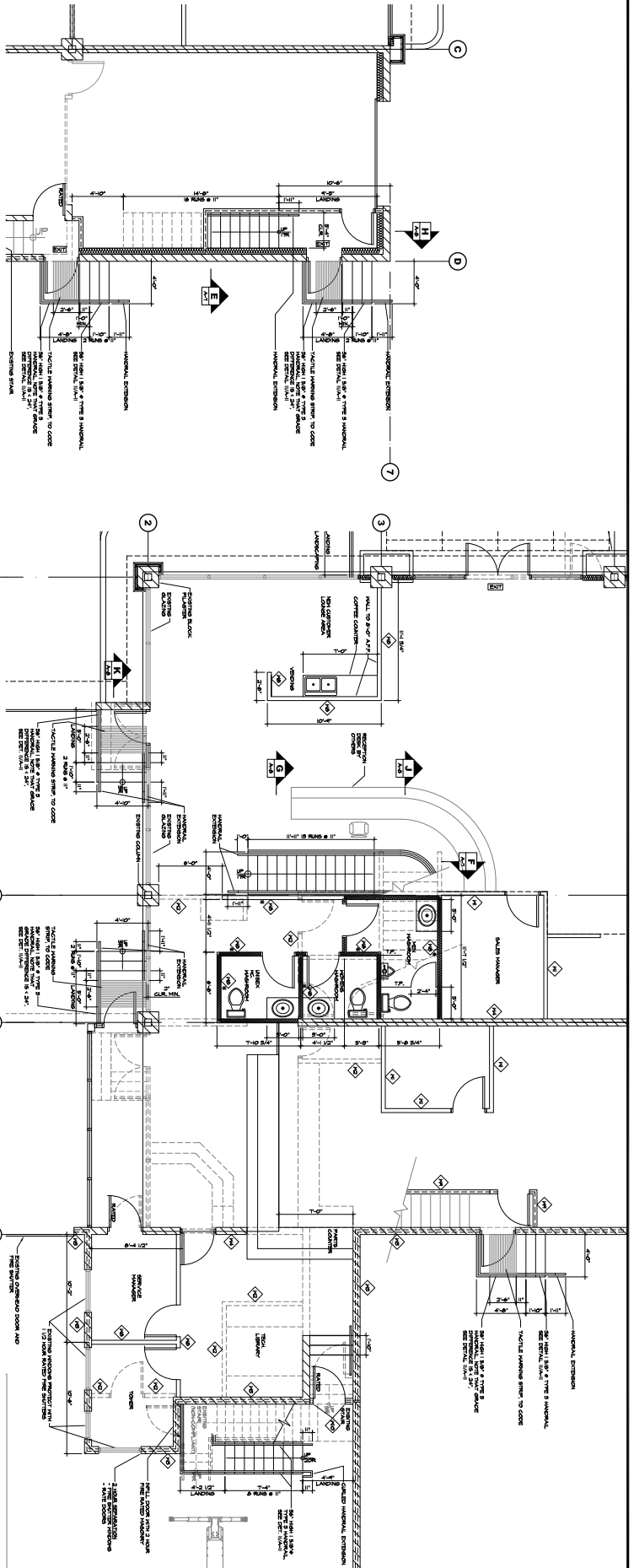
SPiRE

CHIP BARRETT ARCHITECT

5525 27th Street, Langley, B.C. V4V 1P1
 TEL: (604) 877-9555 FAX: (604) 856-3384
 EMAIL: DARC@DFORCE.CA

D.FORCE DESIGN INC.

NO.	REVISION
1	ISSUED FOR PERMIT
2	REVISED PER COMMENTS
3	REVISED PER COMMENTS
4	REVISED PER COMMENTS
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CHIP BARRETT ARCHITECT
 87-3220 MORGAN CREEK, SUITE 200, C.O. 335 028
 PH: (604) 857-9555 FAX: (604) 856-3384
 IN ASSOCIATION WITH

D.FORCE DESIGN INC.
 5525 272ND STREET LANGLEY, B.C. V4W 1P1
 TEL: (604) 857-9555 FAX: (604) 856-3384
 EMAIL: DARCY@DFORCE.CA

PROPOSED RENOV TO
**BARNES
 WHEATON
 GM**

DESIGNED BY
SPiRE

DATE: 11/11/11

SCALE: A4

PROJECT NUMBER: 1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0050-00

Issued To: BARNES WHEATON CHEVROLET BUICK GMC LTD.,
INC. NO. 684338

("the Owner")

Address of Owner: 1090 Lougheed Highway
Coquitlam, BC
V3K 6G9

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 006-430-881
Strata Lot 4 Section 22 Township 1 New Westminster District Strata Plan NW2519
Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

3050 King George Boulevard

(the "Land")
3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) Part 5 "Signs in Commercial/Industrial Zones", Section 27 Sub-section 2(a) the number of fascia signs is increased from 1 to 4.
4. This development variance permit applies to only that portion of the buildings and structures, including signage, on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings or structures shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

