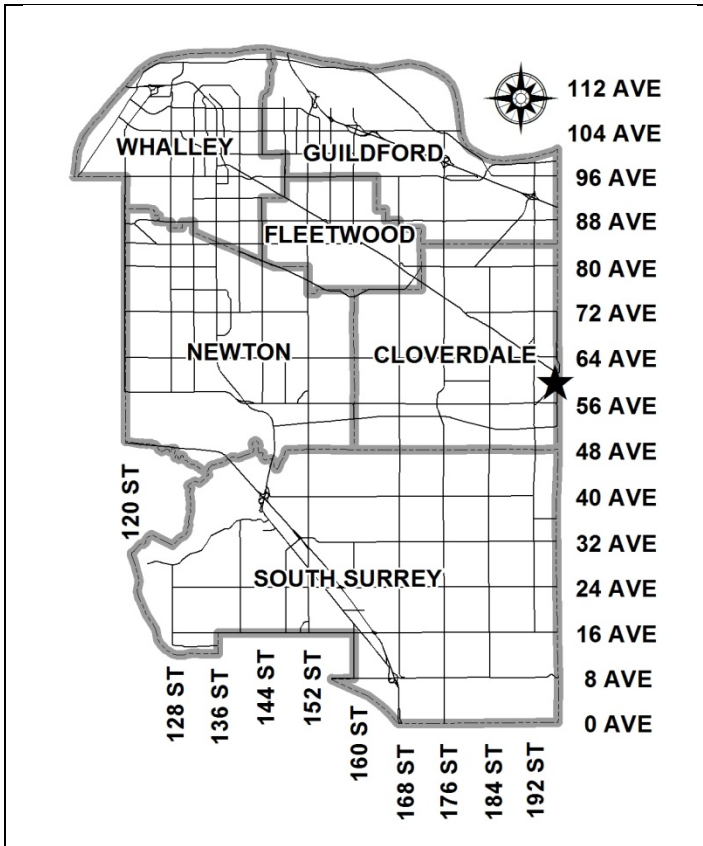


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0117-00

Planning Report Date: October 17, 2011



PROPOSAL:

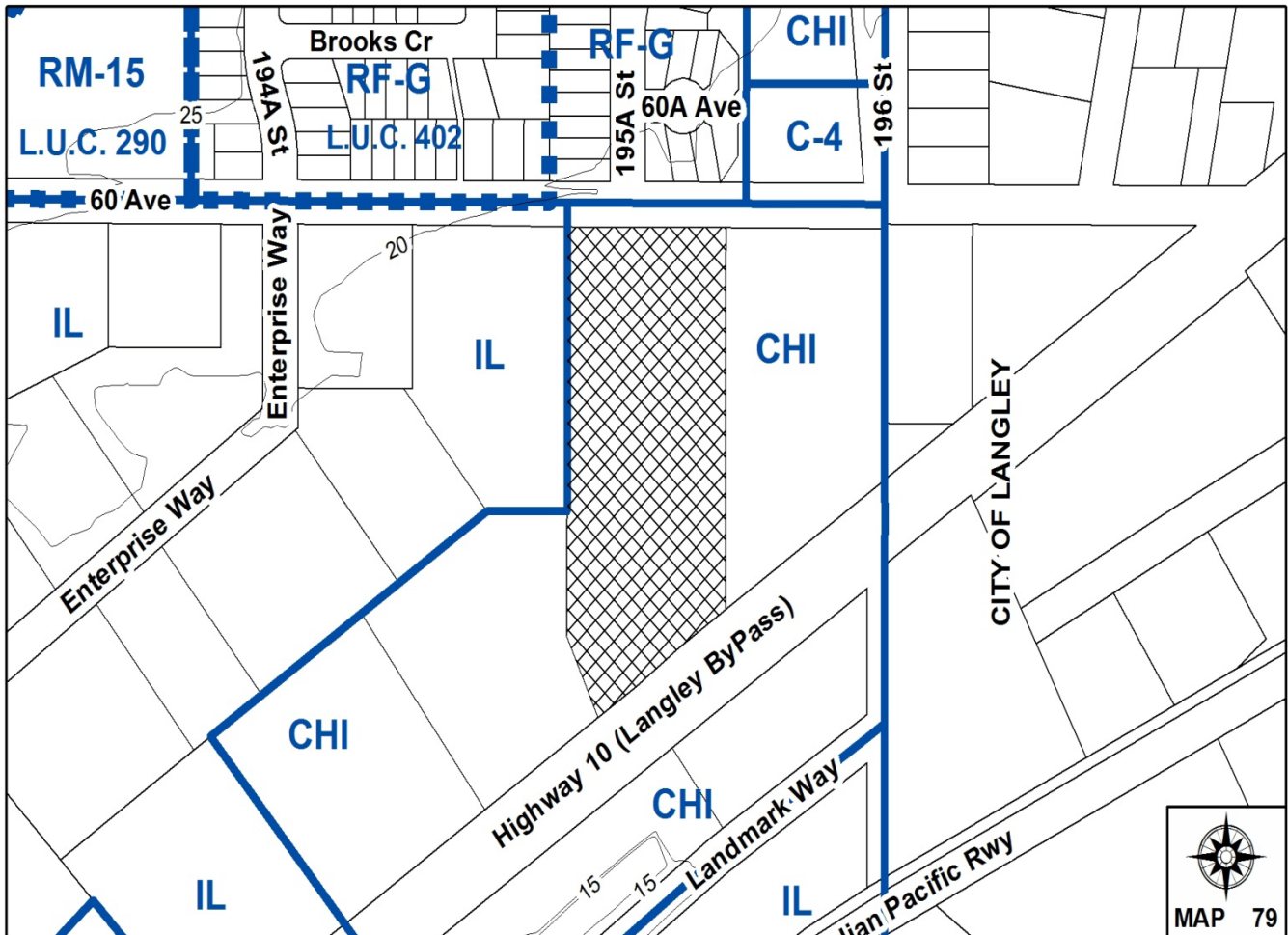
- **Development Permit**
 in order to permit a façade upgrade of an existing automobile dealership.

LOCATION: 19545 No. 10 Highway (Langley Bypass)

OWNER: Gold Key Automotive Ltd.

ZONING: CHI

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Proposed exterior renovations will improve the exterior appearance of the existing dealership, and will provide for some enhancement of the existing landscaping along Highway No. 10 (Langley By-pass) and 60 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that the Mayor and Clerk be authorized to execute Development Permit No. 7911-0117-00

NOTE: If the Development Permit, as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

Engineering: There are no engineering requirements associated with the issuance of this Development Permit.

SITE CHARACTERISTICS

Existing Land Use: Existing automobile dealership (Gold Key Langley).

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|---|--|------------------------|----------------------|
| North (Across 60 th Avenue): | Single family dwellings. | Urban | RF-G |
| East: | Highway commercial uses. | Industrial | CHI |
| South (Across Langley By-pass): | Automobile dealership (Saturn), hotel (Hampton Inn & Suites) | Industrial | CHI |
| West: | General contractors, automotive service uses, existing automobile dealership (Jonker Nissan) | Industrial | IL, CHI |

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located on Highway No. 10 (Langley By-pass) close to the Langley border. The site is designated Industrial in the Official Community Plan and is zoned "Highway Commercial Industrial Zone" (CHI).

- The existing, single-storey automobile dealership (Gold Key Langley) has been operating on this site since the 1970s. The first building was constructed in 1971. Subsequent construction has resulted in the building as it exists today.
- Most recently, the site underwent a renovation and expansion under Development Permit application 7900-0239-00, which was approved and issued by Council on January 8, 2001.
- The existing dealership has a floor area of 3,697 square metres (39,795 sq. ft.) which represents a floor area ratio (FAR) of 0.15 and a lot coverage of 15%, in compliance with the CHI Zone.
- Access to the site is from Highway No. 10 to the south and from 60 Avenue to the north. Access at the 60 Avenue entrance is limited to large trucks delivering new vehicles and is not for the general public (see Appendix II).
- Highway No. 10 falls under the jurisdiction of the Ministry of Transportation and Infrastructure (MOTI). The Ministry has previously granted permission for the two driveways that currently provide access to Highway No. 10.
- Under previous application 7900-0239-00, the City secured a joint access easement between this property and the existing automobile dealership to the west.

Current Application

- The applicant is proposing to renovate the interior and exterior of the existing automobile dealership to meet the requirements of a new tenant (Volkswagen). The dealership previously sold Pontiac, Buick and GMC vehicles.
- The renovations will not result in an increase in floor area.
- Vehicles are currently being parked in the joint access easement area. The applicant has agreed to redesign their parking layout to eliminate parking spaces within the easement area.

PRE-NOTIFICATION

- According to Council policy, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposed exterior improvements. Staff did not receive any comments on this proposal as a result of the Development Proposal Sign.

DESIGN PROPOSAL AND REVIEW

- The applicant is proposing to remove an existing tower entry feature at the entrance and create a simpler, “modular” appearance to the building to reflect the new tenant. The building will be re-painted white (see Appendix II).
- Significant glazing will replace the existing façade of the most visible portion of the building, the vehicle showroom, along the northeast, southwest, and southeast elevations. This glazing will provide for a cleaner, simpler, more contemporary appearance.

- The existing signage is to be replaced to reflect the new tenant, with no increase in overall signage. The existing free-standing sign will not be relocated.
- Stamped, coloured concrete (black) will be added along the front of the showroom, with accents leading to the entry, in order to clarify the main pedestrian access to the building. This will replace an existing, narrower sidewalk.
- Landscaping was previously approved under Development Permit No. 7900-0239-00 (see Appendix IV), but a number of trees listed on the landscape plan attached to this Development Permit were either not planted or have been removed. The applicant has agreed to plant three (3) trees to comply with the original permit, two (2) trees (London Plane) at the Highway No. 10 entrance, and a third tree (European Beech) at the 60 Avenue entrance. The balance of the existing planting has been deemed to be sufficient.
- Due to several City easements crossing the front of the property along Highway No. 10 (related to drainage and water), it is not possible to plant additional trees along the frontage.

ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory.

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. | Development Permit No. 7911-0117-00 |
| Appendix III. | Engineering Summary |
| Appendix IV. | Landscape Plan from previous Development Permit No. 7900-0239-00 |

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CA/kms

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DEVELOPMENT DATA SHEET

Existing Zoning: CHI

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|--|---------------------------------------|----------------------|
| LOT AREA* | | |
| Gross Total | | |
| Road Widening area | | |
| Undevelopable area | | |
| Net Total | | 2.03 ha |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | 50% | 15% |
| Paved & Hard Surfaced Areas | | 82.5% |
| Total Site Coverage | | 97.5% |
| SETBACKS (in metres) | | |
| Front | 7.5 m | 14.63 m |
| Rear | 7.5 m | 80.3 m |
| Side #1 (East) | 7.5 m | 13.2 m |
| Side #2 (West) | 7.5 m | 33.4 m |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | 9.0 m | 7.3 m |
| Accessory | 9.0 m | n/a |
| NUMBER OF RESIDENTIAL UNITS | | |
| Bachelor | | |
| One Bed | | |
| Two Bedroom | | |
| Three Bedroom + | | |
| Total | | n/a |
| FLOOR AREA: Residential | | |
| FLOOR AREA: Commercial | | |
| Retail | | 178 m ² |
| Office | | 1,251 m ² |
| Autobody and Service Bay | | 2,268 m ² |
| FLOOR AREA: Industrial | | |
| FLOOR AREA: Institutional | | |
| TOTAL BUILDING FLOOR AREA | 20,320 m ² | 3,697 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 | 0.15 |
| AMENITY SPACE (area in square metres) | | |
| Indoor | | |
| Outdoor | | |
| PARKING (number of stalls) | | |
| Commercial | | |
| Industrial | | |
| Residential Bachelor + 1 Bedroom | | |
| 2-Bed | | |
| 3-Bed | | |
| Residential Visitors | | |
| Institutional | | |
| Total Number of Parking Spaces | 110 | 391 |
| Number of disabled stalls | | 3 |
| 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 |
|---------------|----|---------------------------------|----|

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7911-0117-00

Issued To: GOLD KEY AUTOMOTIVE LTD., INC. NO. 611645
("the Owner")

Address of Owner: 19545 No. 10 (Langley Bypass) Highway
Surrey BC
V3S 6K1

1. This development 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 permit.
2. This development 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: 000-895-920
Lot 13 Section 10 Township 8 New Westminster District Plan 33007

19545 No. 10 (Langley Bypass) Highway

(the "Land")

3. This development permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
5. The character of the development including landscaping and the siting, form, exterior design and finish of buildings and structures shall be in accordance with the drawings numbered 7911-0117-00(A) through to and including 7911-0117-00(E) (the "Drawings") which are attached hereto and form part of this development permit.
6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design and finish of buildings and structures on the Land, may be permitted subject to the approval of the City.

7. (a) The landscaping shall conform to drawings numbered 7911-0117-00(A) through to and including 7911-0117-00(B) (the "Landscaping").
- (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
- (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

Cash in the amount of \$11,256.00

(the "Security")

- (d) The Security is for:
 - i. Phase I \$11,256.00
- (e)
 - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

8. This development permit supplements Development Permit No(s). 7900-0239-00.
9. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
10. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
11. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

12. This development permit is not a building permit.

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

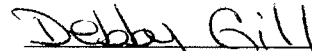
Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.



Authorized Agent: (Signature)



Name: (Please Print)

OR

Owner: (Signature)

Name: (Please Print)

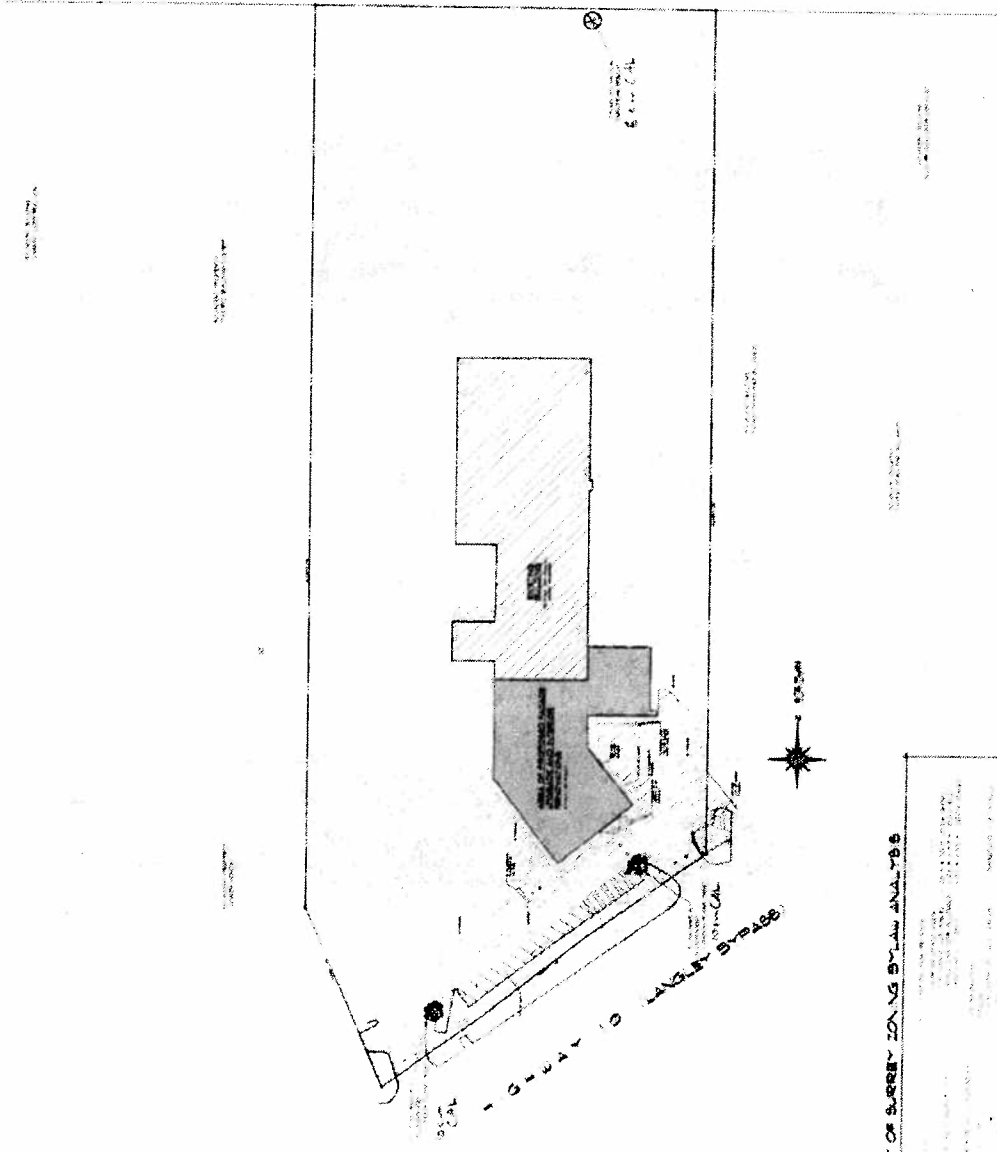
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2011/09/20

PROJECT: TENANT IMPROVEMENT & EXTERIOR FACADE UPGRADE for GOLD KEY LANE/ST YORKMAGEN

CONTROL PLAN

BROOK BROOME ARCHITECT

A-20



PLANS REVIEWED BY *Mick Donohue*
DATE: *Sept 20/11*
Tom Donohue

ALL MATERIALS TO CONFORM TO THE BCSLA "LANDSCAPE STANDARDS"

CITY OF SURREY ZONING BY-LAW ANALYSIS

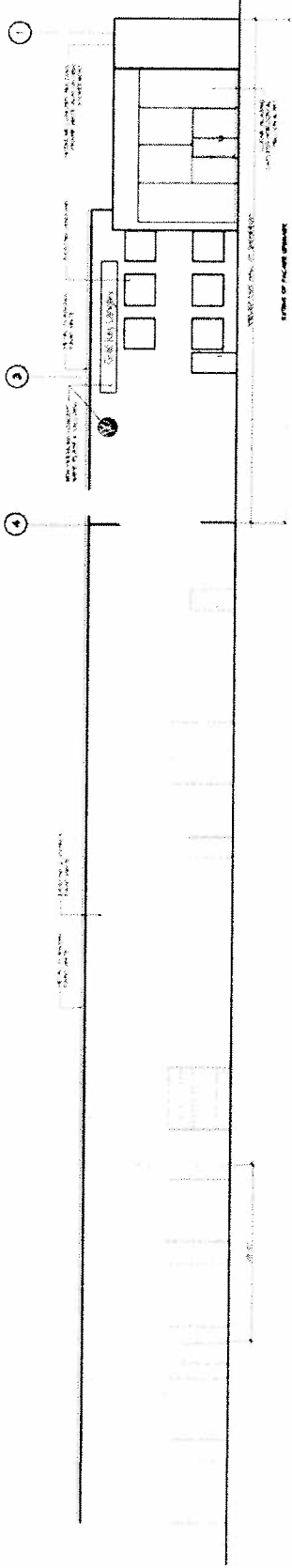
| | |
|-----------------|---|
| PROJECT NAME | Tenant Improvement & Exterior Facade Upgrade for Gold Key Lane/ST Yorkmagen |
| PROJECT ADDRESS | 10000 Gold Key Lane, Surrey, BC V3W 2G9 |
| PROJECT TYPE | Commercial/Industrial |
| ZONING DISTRICT | Commercial/Industrial |
| ANALYSIS DATE | September 20, 2011 |
| ANALYST | Tom Donohue |

PROPOSED TENANT IMPROVEMENT & EXTERIOR FACADE UPGRADE FOR GOLD KEY LANGLEY VILLAGE

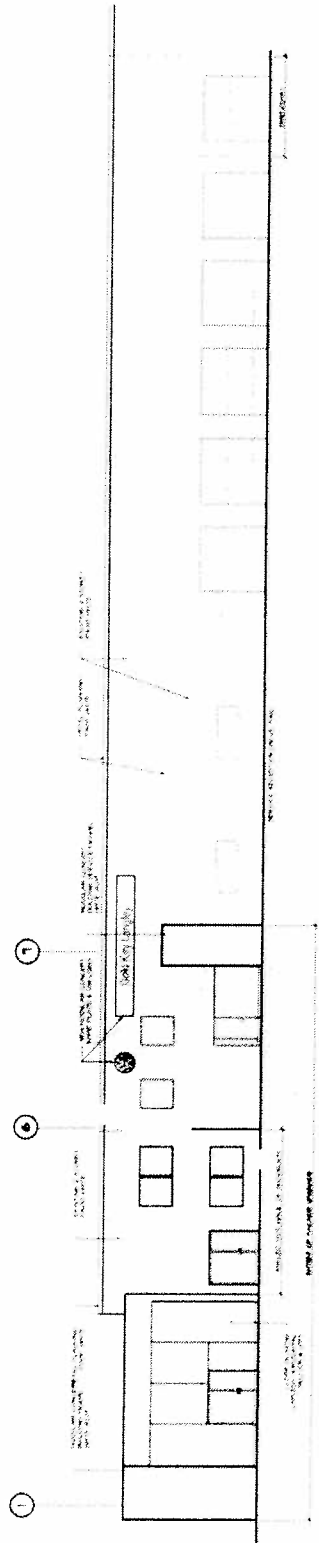
ELEVATIONS

4-49

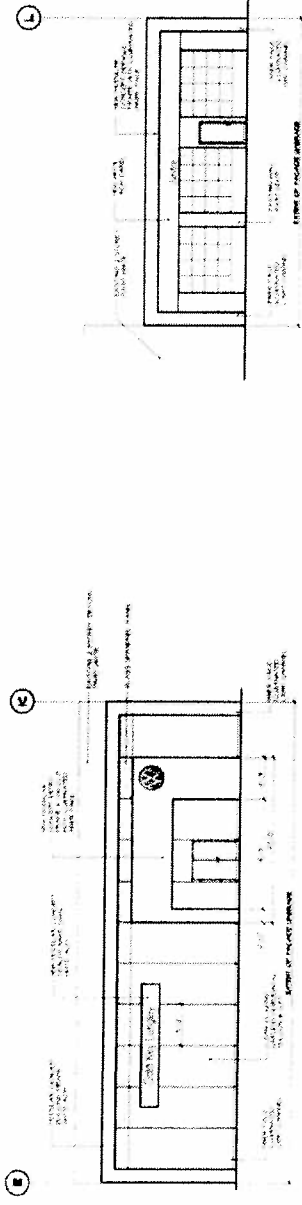
BROOK CHOOKE ARCHITECT



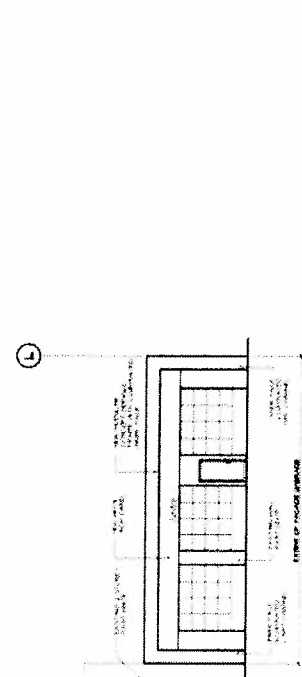
(NORTH-EAST) SIDE SHOWROOM ELEVATION



(EAST) SIDE SHOWROOM ELEVATION

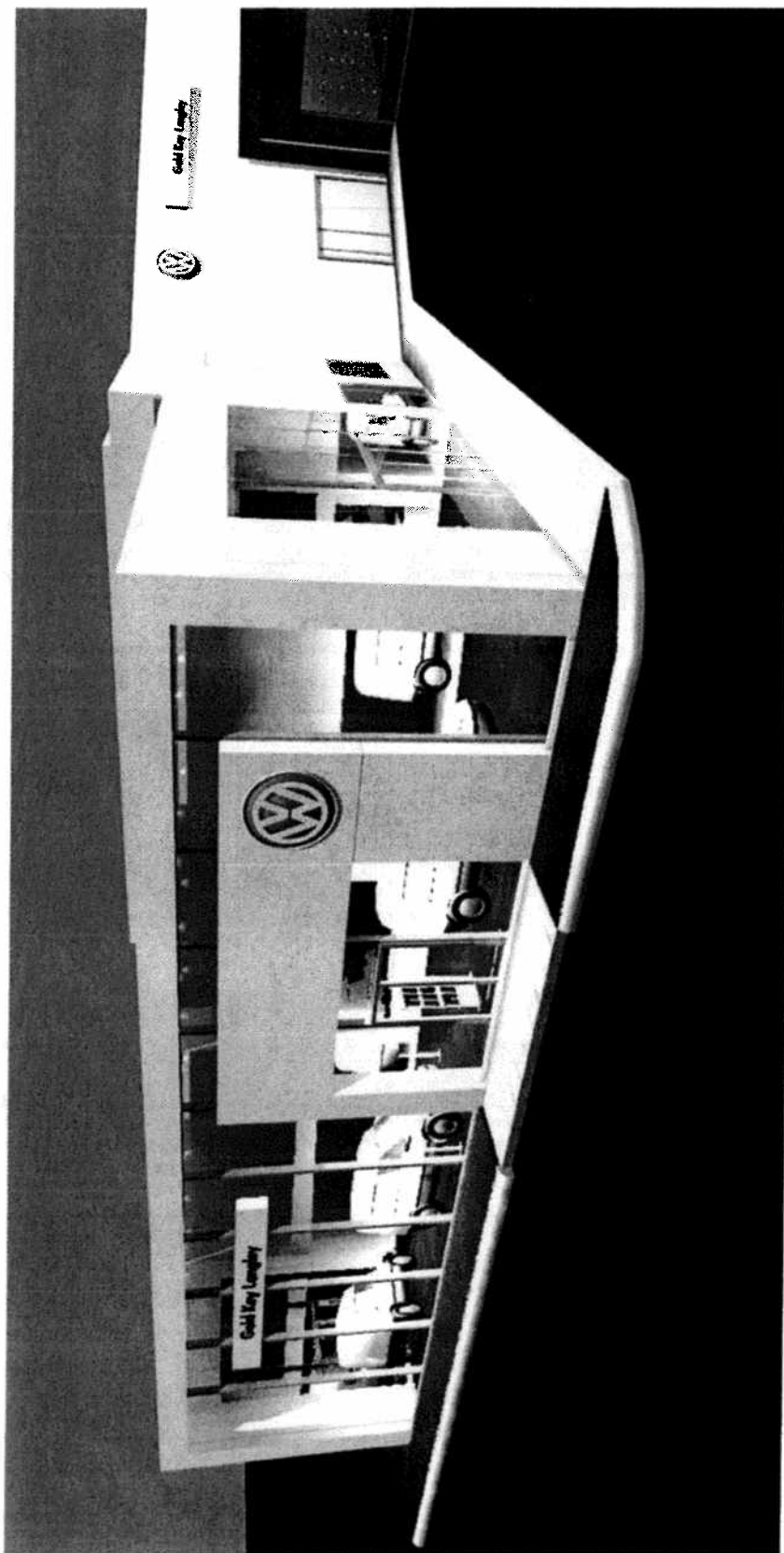


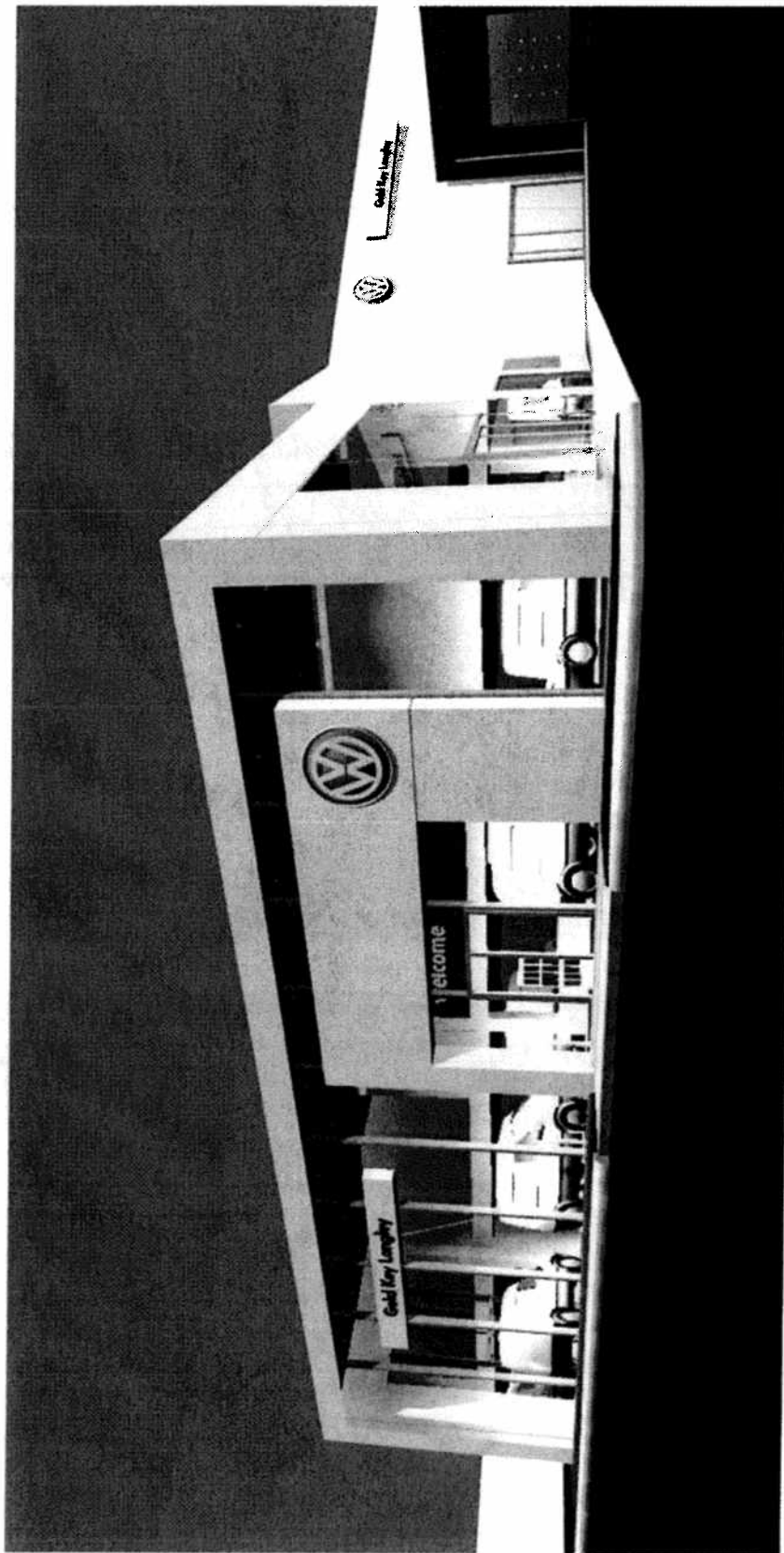
(SOUTH-EAST) FRONT ELEVATION



(SOUTH) SERVICE ELEVATION

(SOUTH) WEST SIDE SHOWROOM ELEVATION







| COMMON NAME | SYMBOLS | SCALE |
|-------------|------------------|------------------|
| ACACIA | Circle with dots | 4.0m HT. 888 |
| ALBUQUERQUE | Solid circle | 8m CAL. 1.8m STD |
| AMALAN | Solid circle | 5m CAL. 1.8m STD |
| ANDROMEDA | Circle with dots | 8m CAL. 1.8m STD |
| ANEMONE | Solid circle | 5m CAL. 1.8m STD |
| ANEMONE | Solid circle | 8m CAL. 1.8m STD |
| ANEMONE | Solid circle | 5m CAL. 1.8m STD |
| ANEMONE | Solid circle | 8m CAL. 1.8m STD |
| ANEMONE | Solid circle | 5m CAL. 1.8m STD |
| ANEMONE | Solid circle | 8m CAL. 1.8m STD |
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| ANEMONE | Solid circle | 5m CAL. 1.8m STD |
| ANEMONE | Solid circle | 8m CAL. 1.8m STD |
| ANEMONE | Solid circle | 5m CAL. 1.8m STD |
| ANEMONE | Solid circle | 8m CAL. 1.8m STD |
| ANEMONE | Solid circle | 5m CAL. 1.8m STD |
| ANEMONE | Solid circle | 8m CAL. 1.8m STD |

19545 No. 10 Highway Surrey, B.C.

PLANT LIST

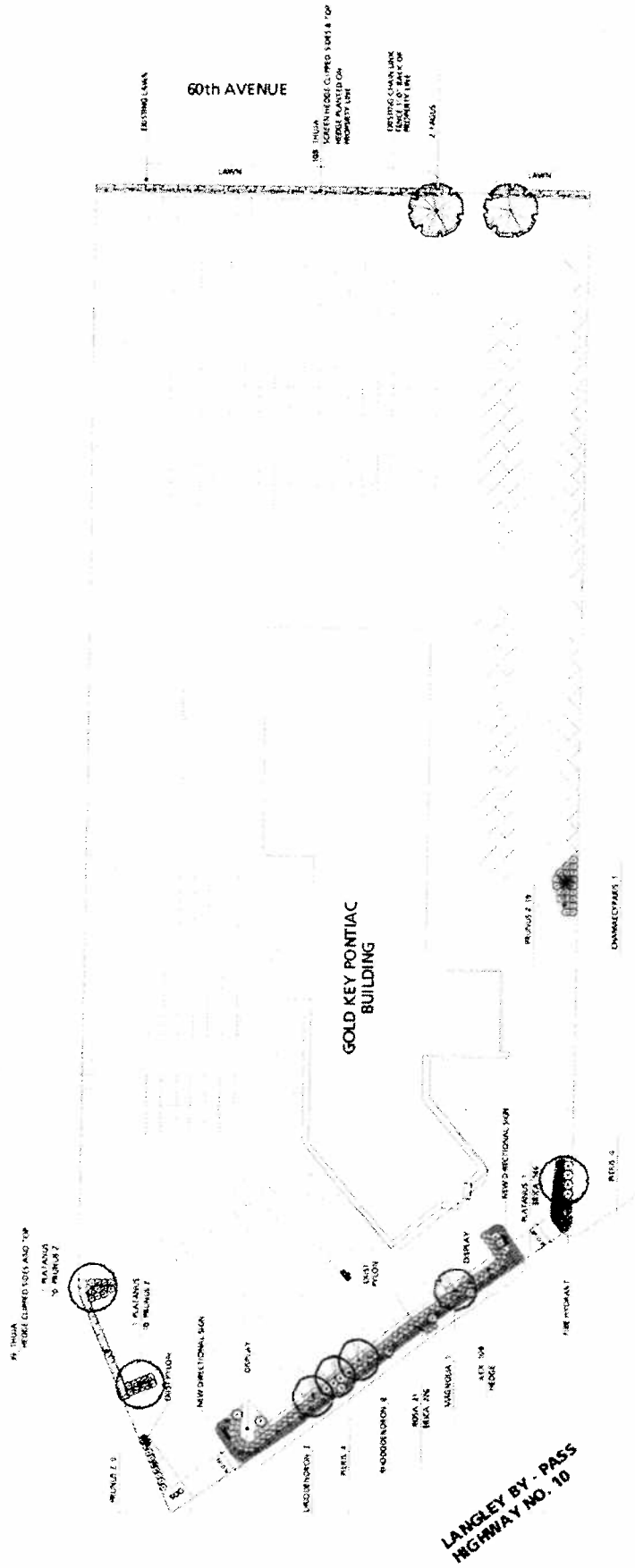
| TREES | COMMON NAME | SIZE |
|-------|-------------|------------------|
| 1 | ALBUQUERQUE | 4.0m HT. 888 |
| 2 | ANDROMEDA | 8m CAL. 1.8m STD |
| 3 | ANEMONE | 5m CAL. 1.8m STD |
| 4 | ANEMONE | 8m CAL. 1.8m STD |
| 5 | ANEMONE | 5m CAL. 1.8m STD |
| 6 | ANEMONE | 8m CAL. 1.8m STD |
| 7 | ANEMONE | 5m CAL. 1.8m STD |
| 8 | ANEMONE | 8m CAL. 1.8m STD |
| 9 | ANEMONE | 5m CAL. 1.8m STD |
| 10 | ANEMONE | 8m CAL. 1.8m STD |
| 11 | ANEMONE | 5m CAL. 1.8m STD |
| 12 | ANEMONE | 8m CAL. 1.8m STD |
| 13 | ANEMONE | 5m CAL. 1.8m STD |
| 14 | ANEMONE | 8m CAL. 1.8m STD |
| 15 | ANEMONE | 5m CAL. 1.8m STD |
| 16 | ANEMONE | 8m CAL. 1.8m STD |
| 17 | ANEMONE | 5m CAL. 1.8m STD |
| 18 | ANEMONE | 8m CAL. 1.8m STD |
| 19 | ANEMONE | 5m CAL. 1.8m STD |
| 20 | ANEMONE | 8m CAL. 1.8m STD |
| 21 | ANEMONE | 5m CAL. 1.8m STD |
| 22 | ANEMONE | 8m CAL. 1.8m STD |
| 23 | ANEMONE | 5m CAL. 1.8m STD |
| 24 | ANEMONE | 8m CAL. 1.8m STD |
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| 26 | ANEMONE | 8m CAL. 1.8m STD |
| 27 | ANEMONE | 5m CAL. 1.8m STD |
| 28 | ANEMONE | 8m CAL. 1.8m STD |
| 29 | ANEMONE | 5m CAL. 1.8m STD |
| 30 | ANEMONE | 8m CAL. 1.8m STD |
| 31 | ANEMONE | 5m CAL. 1.8m STD |
| 32 | ANEMONE | 8m CAL. 1.8m STD |
| 33 | ANEMONE | 5m CAL. 1.8m STD |
| 34 | ANEMONE | 8m CAL. 1.8m STD |
| 35 | ANEMONE | 5m CAL. 1.8m STD |
| 36 | ANEMONE | 8m CAL. 1.8m STD |
| 37 | ANEMONE | 5m CAL. 1.8m STD |
| 38 | ANEMONE | 8m CAL. 1.8m STD |
| 39 | ANEMONE | 5m CAL. 1.8m STD |
| 40 | ANEMONE | 8m CAL. 1.8m STD |
| 41 | ANEMONE | 5m CAL. 1.8m STD |
| 42 | ANEMONE | 8m CAL. 1.8m STD |

NOTES: SPECIFICATIONS AS PER MOST RECENT B.C.S.A. B.C.T.A. LANDSCAPE STANDARDS AND LANDSCAPE DESIGN IAC. ** DENOTES SPECIES AND VARIETY TO BE APPROVED BY LANDSCAPE ARCHITECT

GROUND COVER
 422 ERICA GARNEA **
 41 POT FLOWERING HEATHER

SHRUBS
 104 ALEX. GERMALIS - COMPLEXA
 16 PRINO JAPONICA TORRESI PLUME
 50 ARKUNUS LAURUCERASIA ZABELIANNA
 7 RHODODENDRON **
 27 RHODODENDRON **
 143 THUISA PLICATA BRUCEA

TREES
 1 MAGNOLIA KOBUS STELLATA
 1 MAGNOLIA KOBUS STELLATA
 1 MAGNOLIA KOBUS STELLATA
 1 MAGNOLIA KOBUS STELLATA



LANGLEY BY - PASS
 HIGHWAY NO. 10

SCALE: 1" = 30'-0"



DATE: 10/1/88
 DRAWN BY: [Symbol]
 CHECK BY: [Symbol]
 DATE: 10/1/88
 DRAWN BY: [Symbol]