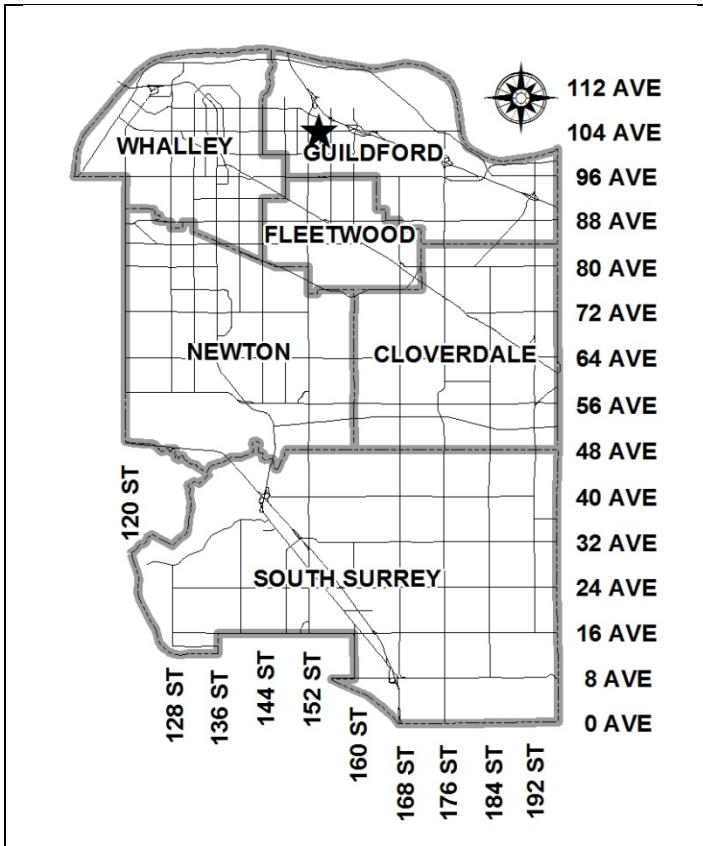


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0020-00

Planning Report Date: March 12, 2012

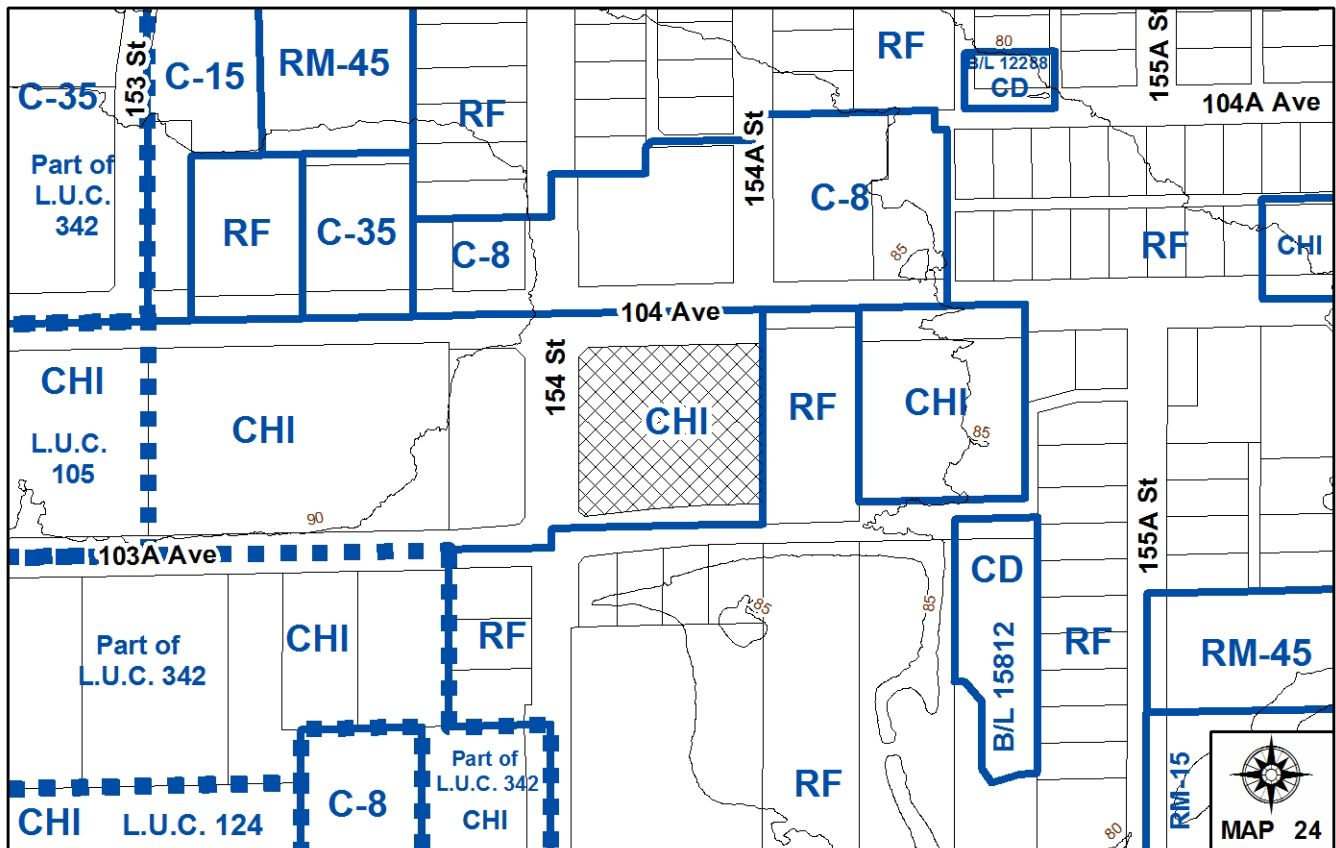


**PROPOSAL:**

- Development Permit
- Development Variance Permit

in order to permit exterior renovations and to modify the signage for the Mazda dealership in Guildford.

**LOCATION:** 15420 - 104 Avenue  
**OWNER:** Comway Developments Ltd.  
**ZONING:** CHI  
**OCP DESIGNATION:** Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking approval for one fascia sign above the roofline.

RATIONALE OF RECOMMENDATION

- The proposed building modifications and fascia signage are well integrated with the architecture of the existing dealership building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0020-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0020-00 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to vary the Sign By-law to allow for one fascia sign to be above the roofline.
3. Council instruct staff to resolve the following issue prior to final approval:
  - (a) approval of Development Variance Permit No. 7912-0020-00.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Mazda auto dealership

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North (Across 104 Avenue):	Parking lot for the Fraser Valley Real Estate Board.	Commercial	C-8
East:	Vacant lot.	Commercial	RF
South (Across 103A Avenue):	Guildford Heights Park.	Multiple Residential	RF
West (Across 154 Street):	Vacant site with expired Development Permit for automobile dealership (7902-0204-00).	Commercial	CHI

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located at 15420 – 104 Avenue and is zoned Highway Commercial Industrial Zone (CHI). The site is designated as Commercial in the Official Community Plan (OCP).

- The site is located on the southeast corner of 104 Avenue and 154 Street and is bordered by 103A Avenue to the south.
- Development Permit No. 7902-0205-00 was issued on July 24, 2003 for a Mitsubishi dealership on the subject site. Development Permit No. 7904-0071-00 issued on April 19, 2004 for signage. The Mazda dealership has been operating from this location since 2003.

### Current Proposal

- The applicant is requesting a Development Permit to undertake some external building renovations and to modify the existing signage to reflect Mazda's updated corporate branding.
- The applicant is also requesting a Development Variance Permit to install one fascia sign which extends above the roofline.

### DESIGN PROPOSAL AND REVIEW

- To reflect Mazda's new corporate branding, the applicant has proposed to change the size of the existing Alucobond panels from 1.2 metres (4 ft.) by 2.4 metres (8 ft.) to 1.5 metres (5 ft.) by 1.5 metres (5 ft.) and revise the colour from champagne to chiseled gray.
- Mazda's corporate branding requires the entrance parapet to be 3 metres (10 ft.) above the roofline. The proposed parapet will have a triangular design to improve views from the rear, including 103A Avenue and Guildford Heights Park, and from the side of the building.
- The existing building is 9 metres (30 ft.) tall with a 1.2-metre (4 ft.) parapet. To meet the corporate branding, the applicant proposes to increase the height of the parapet an additional 1.8 metres (6 ft.) for a total parapet height of 3 metres (10 ft.) and to install a fascia sign on the parapet. A Development Variance Permit is required to allow the proposed parapet fascia sign as it is above the roof line of the building (see By-law Variance section).
- Other modifications include changing the signage on the west side of the building to include the word "Freeway" on the sign. The proposed sign is approximately 4.4 square metres (47 sq. ft.).
- The total proposed sign area of 10.5 square metres (114 sq. ft.) is below the maximum 25.6 square metres (276 sq. ft.) of sign area permitted under the Sign By-law.

### PRE-NOTIFICATION

In accordance with Council policy, a Development Proposal sign was installed on February 23, 2012 and staff received no phone calls or letters.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To vary the Sign By-law to allow one fascia sign to be above the roofline.

## Applicant's Reasons:

- The signage above the roofline is a requirement for all Mazda dealerships.
- The alternative to increasing parapet height is for Mazda dealerships to change the total design of the entry which would cost substantially more for the dealership.

## Staff Comments:

- The proposed signage is integrated with the architecture of the building.
- The applicant has proposed to triangulate the design of the parapet to improve views from the rear and side of the building.
- The applicant is not proposing to increase the total number of signs.
- Therefore, staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary  
Appendix II. Development Variance Permit No. 7912-0020-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\6702926046.doc  
. 3/8/12 9:36 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Trevor Massey  
Lark Group  
Address: Unit 101 - 17802 - 66 Ave  
Surrey, BC V3S 7X1  
Tel: 604-576-2935
  
2. Properties involved in the Application
  - (a) Civic Address: 15420 - 104 Avenue
  - (b) Civic Address: 15420 - 104 Avenue  
Owner: Comway Developments Ltd  
PID: 025-802-054  
Lot 1 Section 28 Block 5 North Range 1 West New Westminster District Plan BCP7547
  
3. Summary of Actions for City Clerk's Office
  - (a) Proceed with Public Notification for Development Variance Permit No. 7912-0020-00 and bring the Development Varaince Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final issuance of the associated Development Permit.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0020-00

Issued To: COMWAY DEVELOPMENTS LTD., INC. NO. 314415  
("the Owner")

Address of Owner: c/o Western Auto Group  
15420 - 104 Avenue  
Surrey, BC V3R 1N8

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: 025-802-054  
Lot 1 Section 28 Block 5 North Range 1 West New Westminster District Plan BCP7547

15420 - 104 Avenue

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
  - (a) To vary Sub-section 27.(2)(e) to allow one fascia sign extend above the roofline of the building face to which it is attached.
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7912-0020-00(A) through to and including 7912-0020-00(F) (the "Drawings") which are attached hereto and form part of this development variance permit.
5. This development variance permit applies to only that portion of the buildings and structures 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 shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

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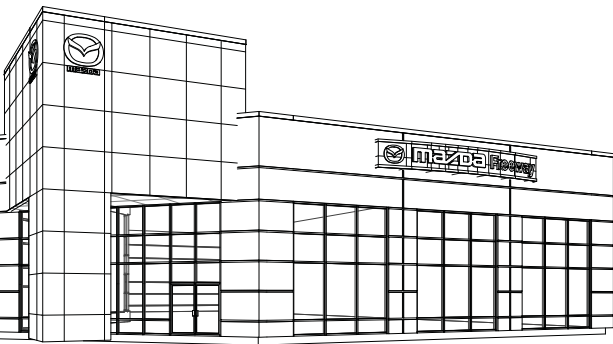
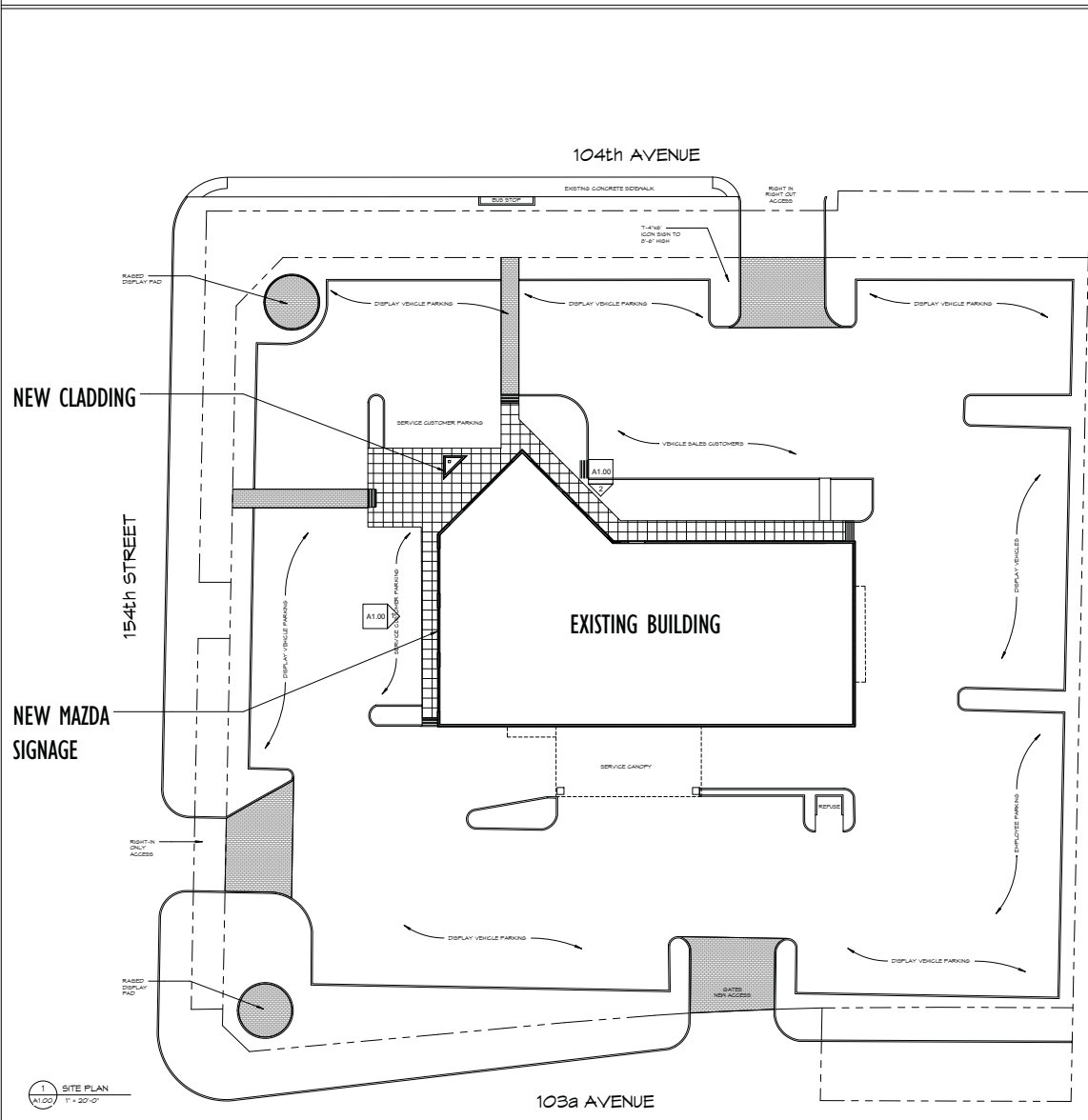
Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan



# FREEWAY MAZDA



## PROJECT SYNOPSIS

**LEGAL DESCRIPTION**  
 LOTS 142, SEC.28, BLOCK 5 NORTH RANGE 1 WEST, PLAN LMP 16120  
 LOTS 8,9, 4 10, SEC.28, BLOCK 5 NORTH RANGE 1 WEST, PLAN 14650  
 REM. 1, SEC. 28, BLOCK 5 NORTH, RANGE 1 WEST, PLAN 19260

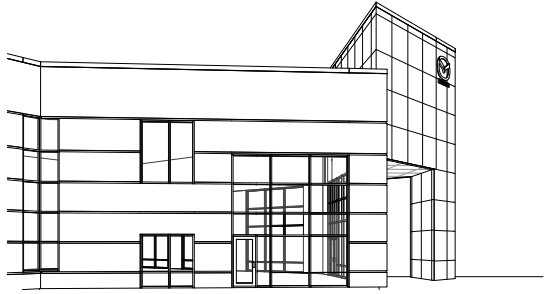
**CMV ADDRESS**  
 104th AVE & 154th STREET  
 SURREY, BC, CANADA

**ZONING**  
 CH1

**SITE AREA**  
 1.88 ACRES (81, 933.51 SF)

**SITE COVERAGE**  
 13.30%

**BUILDING AREA TOTAL**  
 14, 466 SF



**site lines**  
 ARCHITECTURE INC.

phone 604 881 7173  
 fax 604 881 7174  
 toll free 1 866 881 7173

address Suite 200 - 9188 Glover Road  
 Fort Langley, BC  
 Box 249 V1H 2R6

email info@sitelines.ca  
 web www.sitelines.ca

REVISIONS		
NO.	DATE	DESCRIPTION
1	MAR. 1, 2012	RESUBMIT DDP

**FREEWAY MAZDA**

15420-104th Ave, Surrey BC

title  
 SITE PLAN

scale 1" = 20'-0"

date 2012.01.16

drawn CMS checked

job no. 1201

sheet no. A0.00

consultant

1 SITE PLAN  
 A1.00 1" = 20'-0"

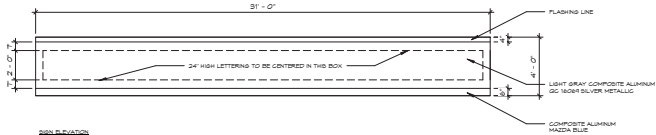
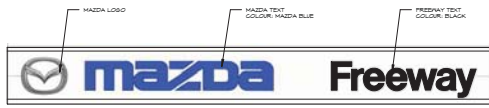


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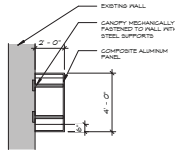
Drawings are to be read in conjunction with each other, any discrepancies based on any drawings are to be reported to the architect before commencing work. Consultants are responsible to ensure that all work is carried out in accordance with the latest edition of the B.C. Building Code.

© COPYRIGHT: ALL RIGHTS RESERVED

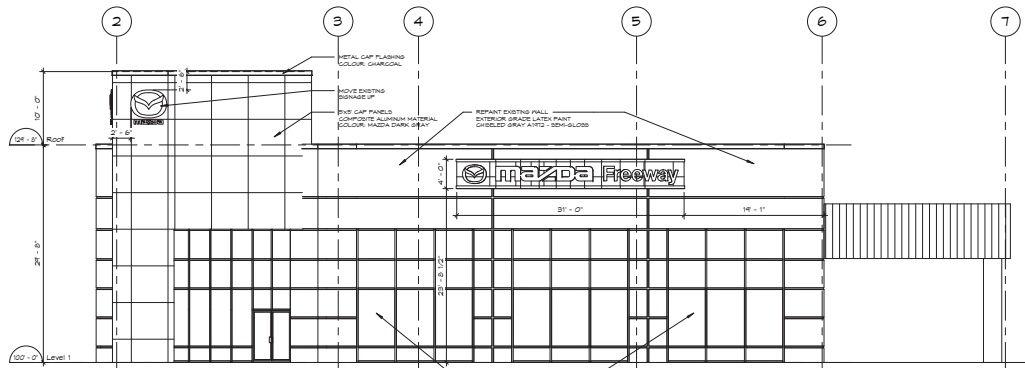
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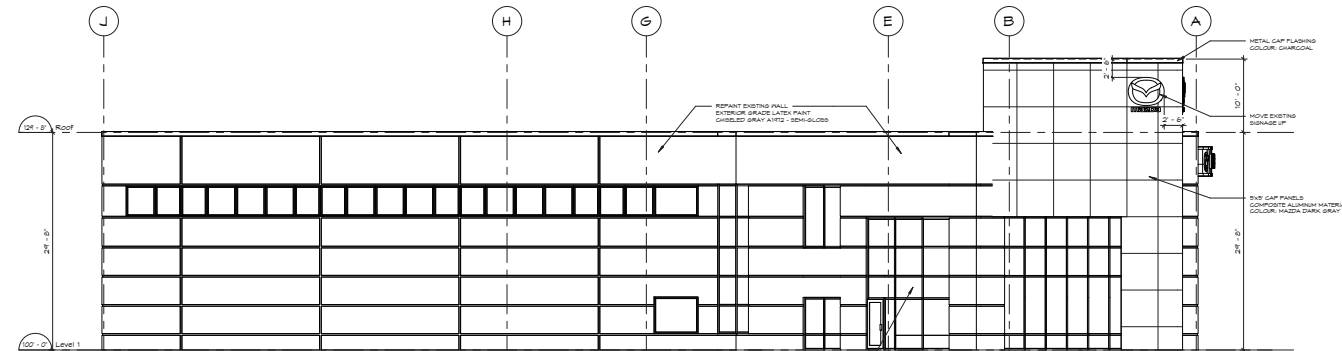
3 MAZDA SIGN  
1/8" = 1'-0"



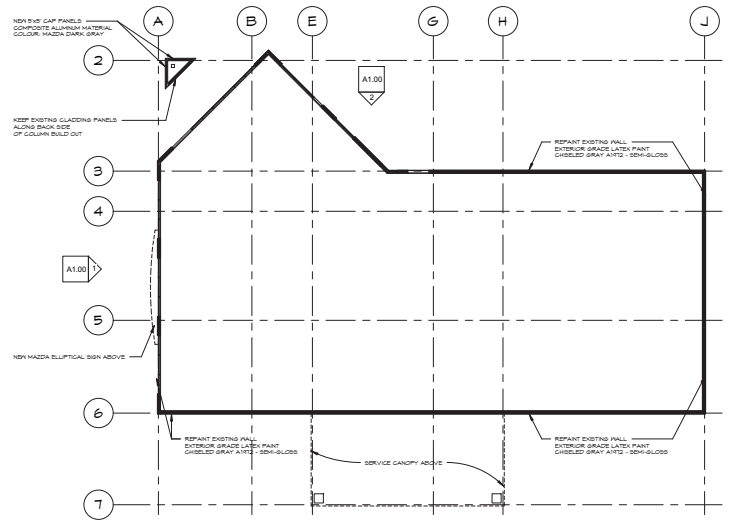
SECTION AT CENTRE OF SIGN PANEL



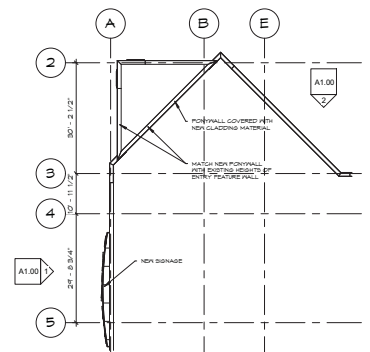
1 West  
1/8" = 1'-0"



2 North  
1/8" = 1'-0"



4 MAIN LEVEL  
1/16" = 1'-0"



5 Roof  
1/16" = 1'-0"



phone 604 881 7173
   
 fax 604 881 7174
   
 toll free 1 866 881 7173
   
 address Suite 200 - 9188 Glover Road
   
 Fort Langley, BC
   
 Box 249 V1H 2R6
   
 email info@sitelines.ca
   
 web www.sitelines.ca

REVISIONS		
NO.	DATE	DESCRIPTION
1	MAR.1.2012	RESUBMIT D/P

**FREWAY MAZDA**

15420-104th Ave. Surrey BC

title  
PLAN-ELEVATIONS-DETAILS

scale As indicated

date 2012.01.16

drawn CMS checked G

job no. 1201

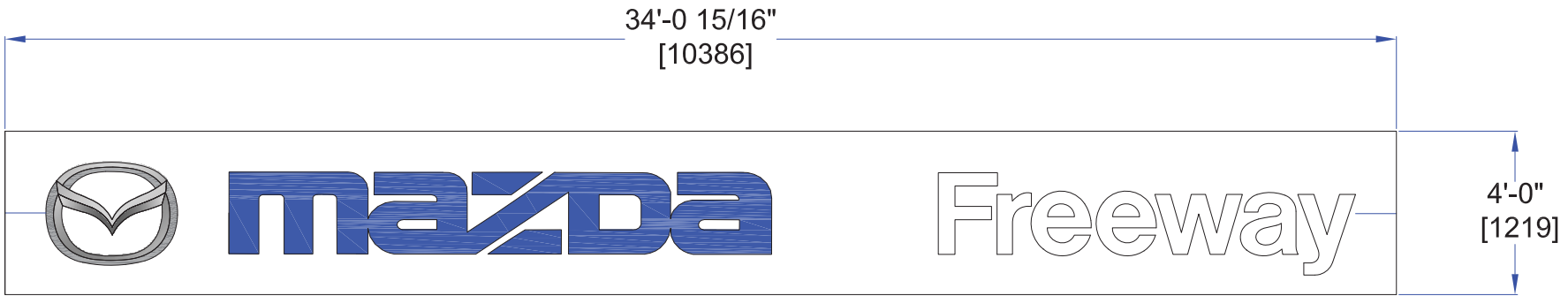
sheet no. A1.00

consultant

7912-0020-00(B)

01/07/2012 10:00:44 AM

Drawings are to be read in conjunction with each other, any discrepancies based on any drawings are to be reported to the architect before commencing work.
   
 Consultants are responsible to ensure that all work is carried out in the requirements of the latest edition of the B.C. Building Code.
   
 © COPYRIGHT. ALL RIGHTS RESERVED



**FREEWAY MAZDA - ELEVATIONS RENDERING**

DWG#: G12D0056 REV: 0

PAGE 1 OF 2

DWG FILE NAME:

FREEWAY\_MAZDA\_NEW\_ELEVATIONS\_RENDERING

PROJECT NAME:



LOCATION:

BURREY, BC

COLORS:

NOTES:

PLANT MANAGER:

PRODUCTION COORDINATOR:

PRODUCTION MANAGER:

SALESPERSON/COORDINATOR:

CUSTOMER APPROVAL:

DESIGN HEAD APPROVAL:

K.M

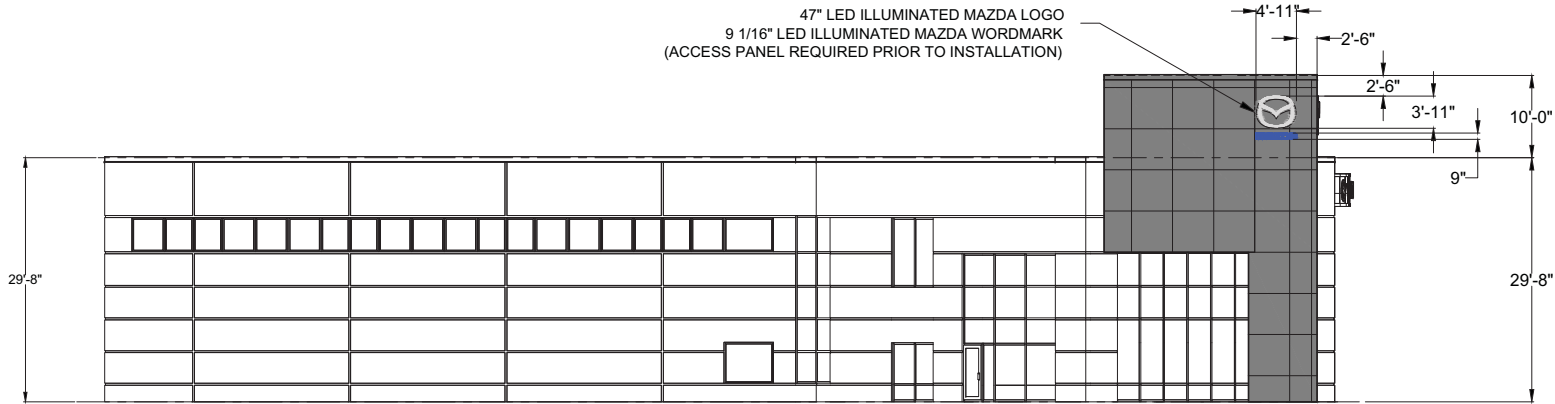
DRAWN & REVIEWED BY:

D.W.

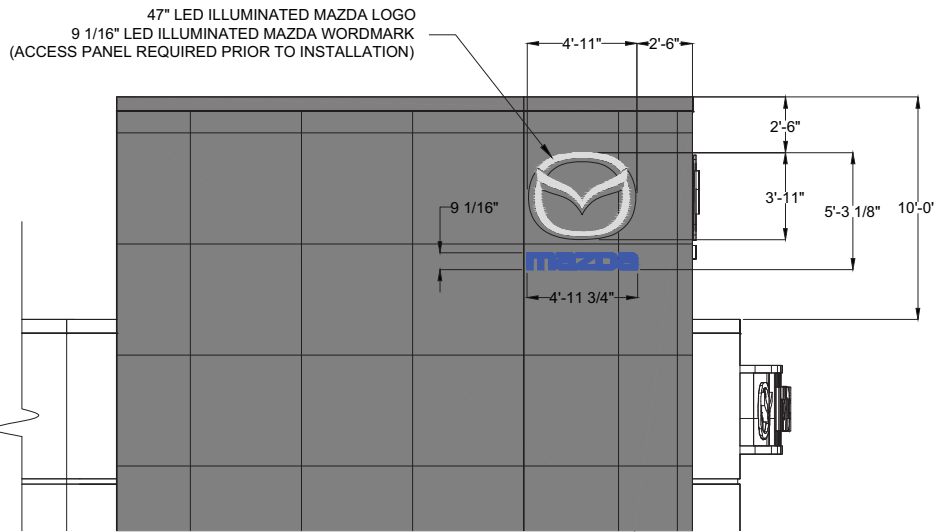
DATE: JAN 24/2012



1655 Feldspar Court, Pickering, Ont, L1W 9E7  
TEL: (905) 837-1791 FAX: (905) 837-1799



**NORTH ELEVATION**  
SCALE: N.T.S.



**DETAIL VIEW ON PW @ NORTH ELEVATION**  
SCALE: N.T.S.

REV	DESCRIPTION	PAGE #	NAME	DATE
2				
1				

Please note, access panels must be provided directly behind or under all signs to allow wiring of letters to be completed. Performance wall must have access in panel directly below signage (one side of) and have an interior platform for installer to perform wiring. Contractor to insure no obstructions exist.

Please sign below as confirmation that you are aware of where the access panels are required.

\_\_\_\_\_ Date

**FREeway MAZDA - ELEVATIONS RENDERING**

DWG#: G12D0056 REV: 0

PAGE 2 OF 2

DWG FILE NAME:

FREeway\_MAZDA\_NEW\_ELEVATIONS\_RENDERING

PROJECT NAME:



LOCATION:

BURREY, BC

COLORS:

NOTES:

PLANT MANAGER:

PRODUCTION COORDINATOR:

PRODUCTION MANAGER:

SALESPERSON/COORDINATOR:

CUSTOMER APPROVAL:

DESIGN HEAD APPROVAL:

K.M

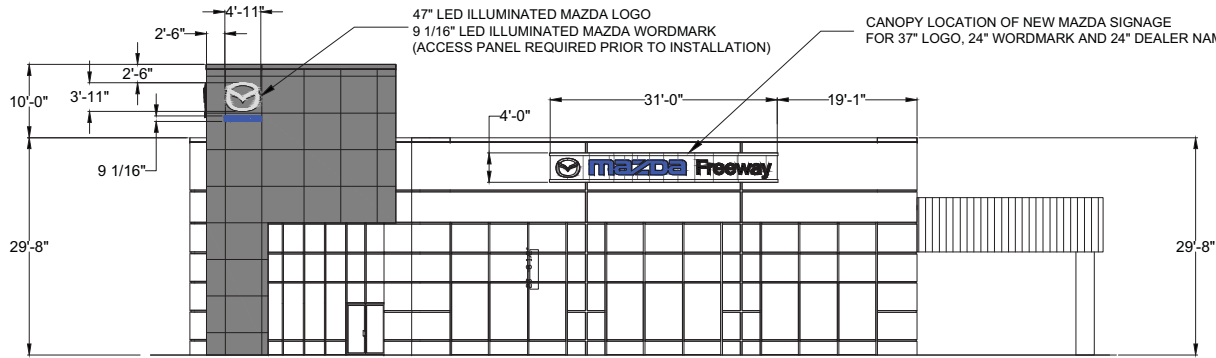
DRAWN & REVIEWED BY:

D.W.

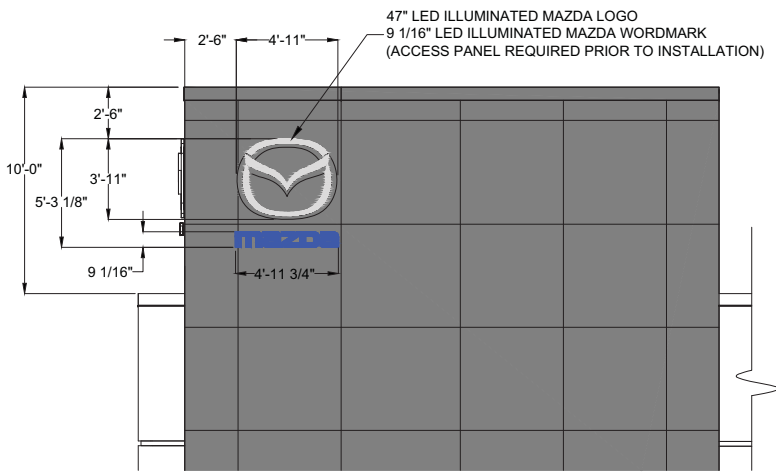
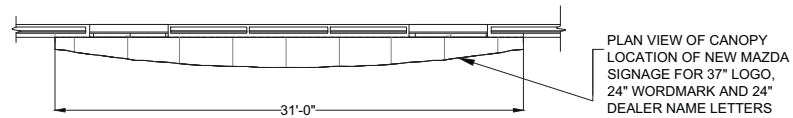
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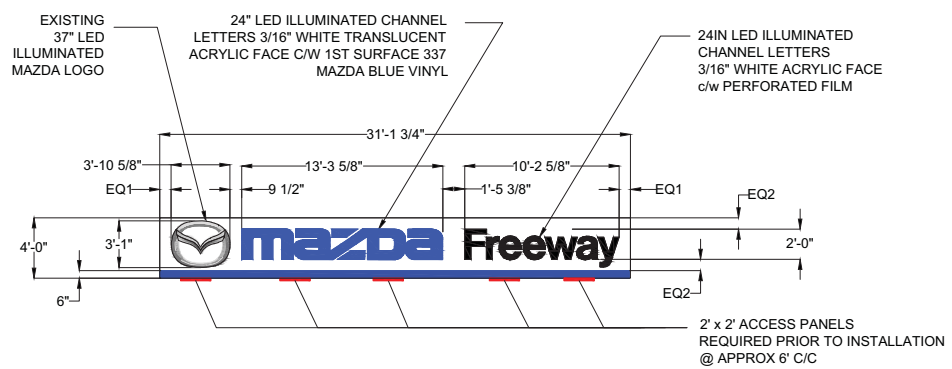
1655 Feldspar Court, Pickering, Ont, L1W 3P7  
TEL: (905) 837-1791 FAX: (905) 837-1795



**WEST ELEVATION**  
SCALE: N.T.S.



**DETAIL VIEW ON PW @ WEST ELEVATION**  
SCALE: N.T.S.



**FLATTENED VIEW - CANOPY OF NEW MAZDA SIGNAGE**  
SCALE: N.T.S.

Please note, access panels must be provided directly behind or under all signs to allow wiring of letters to be completed. Performance wall must have access in panel directly below signage (one side of) and have an interior platform for installer to perform wiring. Contractor to insure no obstructions exist.

Please sign below as confirmation that you are aware of where the access panels are required.

\_\_\_\_\_

**FREEWAY MAZDA - SITE PLAN**

DWG#: G12D0055 REV: 0

PAGE 1 OF 1

DWG FILE NAME:

FREEWAY\_MAZDA\_NEW\_SITE\_PLAN

PROJECT NAME:



LOCATION:

SURREY, BC

COLORS:

AS NOTED

NOTES:

PLANT MANAGER:

PRODUCTION COORDINATOR:

PRODUCTION MANAGER:

SALESPERSON/COORDINATOR:

CUSTOMER APPROVAL:

DESIGN HEAD APPROVAL:

K.M

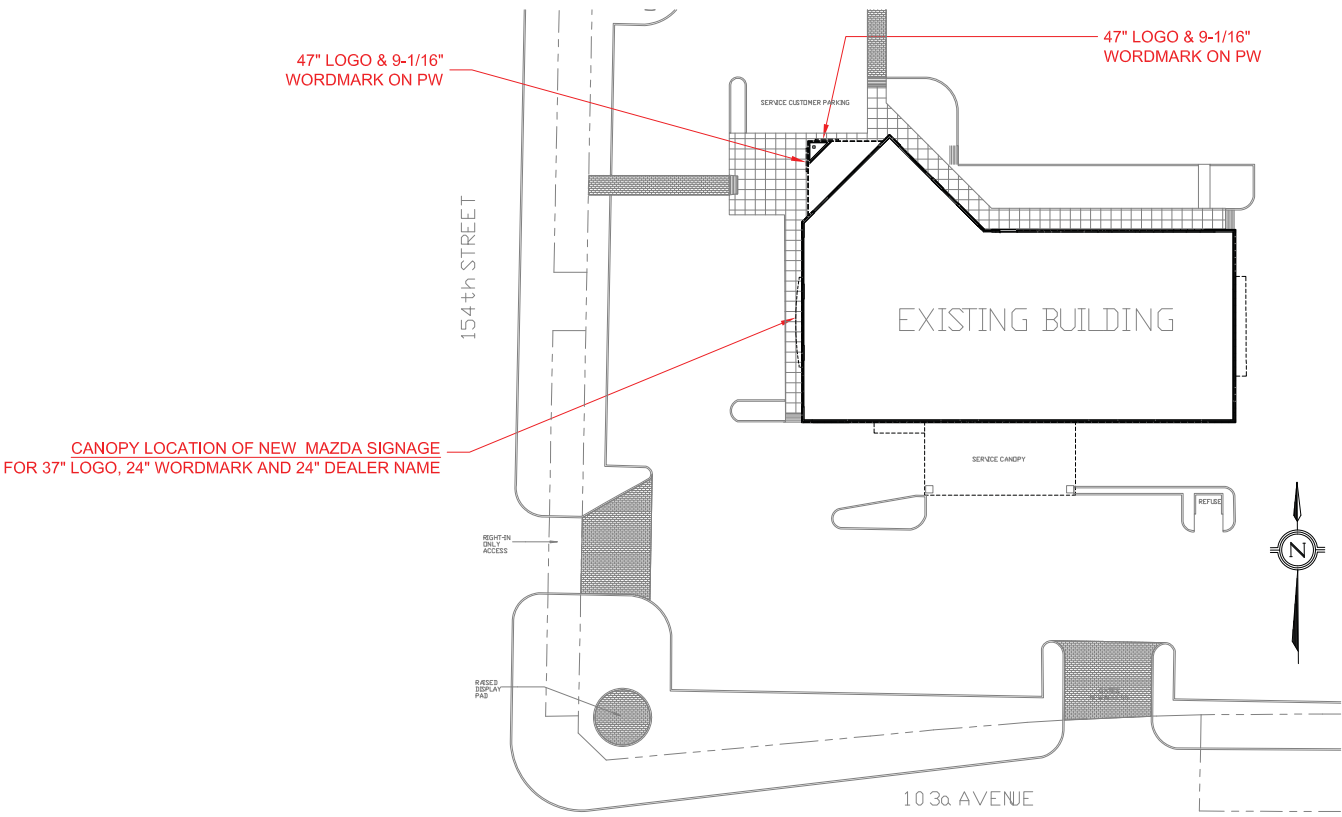
DRAWN & REVIEWED BY:

D.W.

DATE: JAN 24/2012



1655 Feldspar Court, Pickering, Ont, L1W 0P7  
TEL:(905) 837-1791 FAX:(905) 837-1790



**SITE PLAN OF FREEWAY MAZDA**

2				
1				
REV	DESCRIPTION	PAGE #	NAME	DATE

THIS WORK HAS BEEN DESIGNED FOR CONSTRUCTION BY AND IS THE SOLE PROPERTY OF, PROVINCIAL SIGN SYSTEMS. ANY REFERENCE OR CREDIT FOR THIS WORK MUST RECEIVE PRIOR WRITTEN APPROVAL.

79  
-0020-00(F)