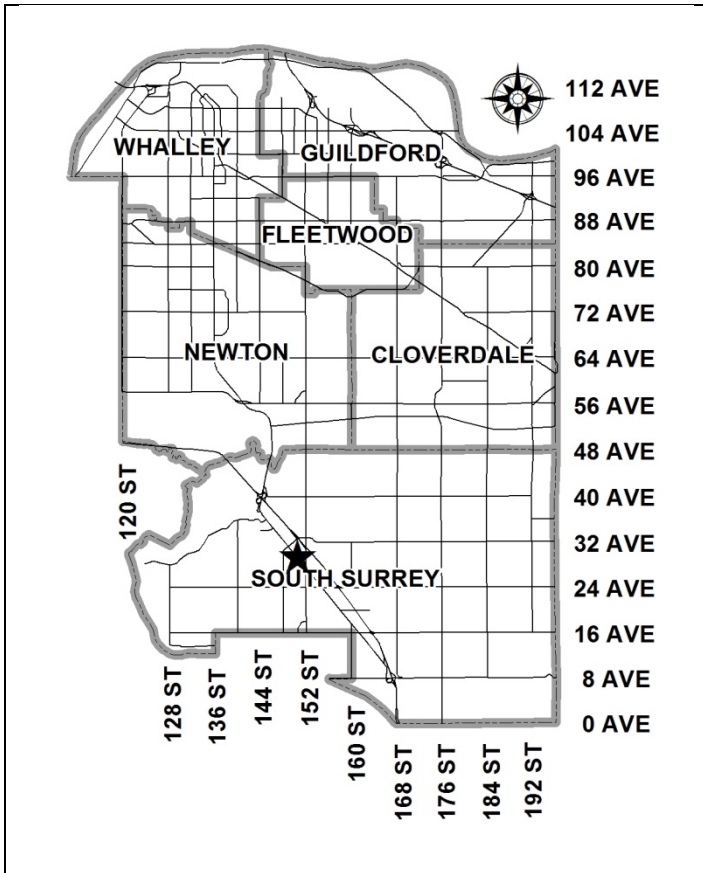


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0307-00

Planning Report Date: February 18, 2013

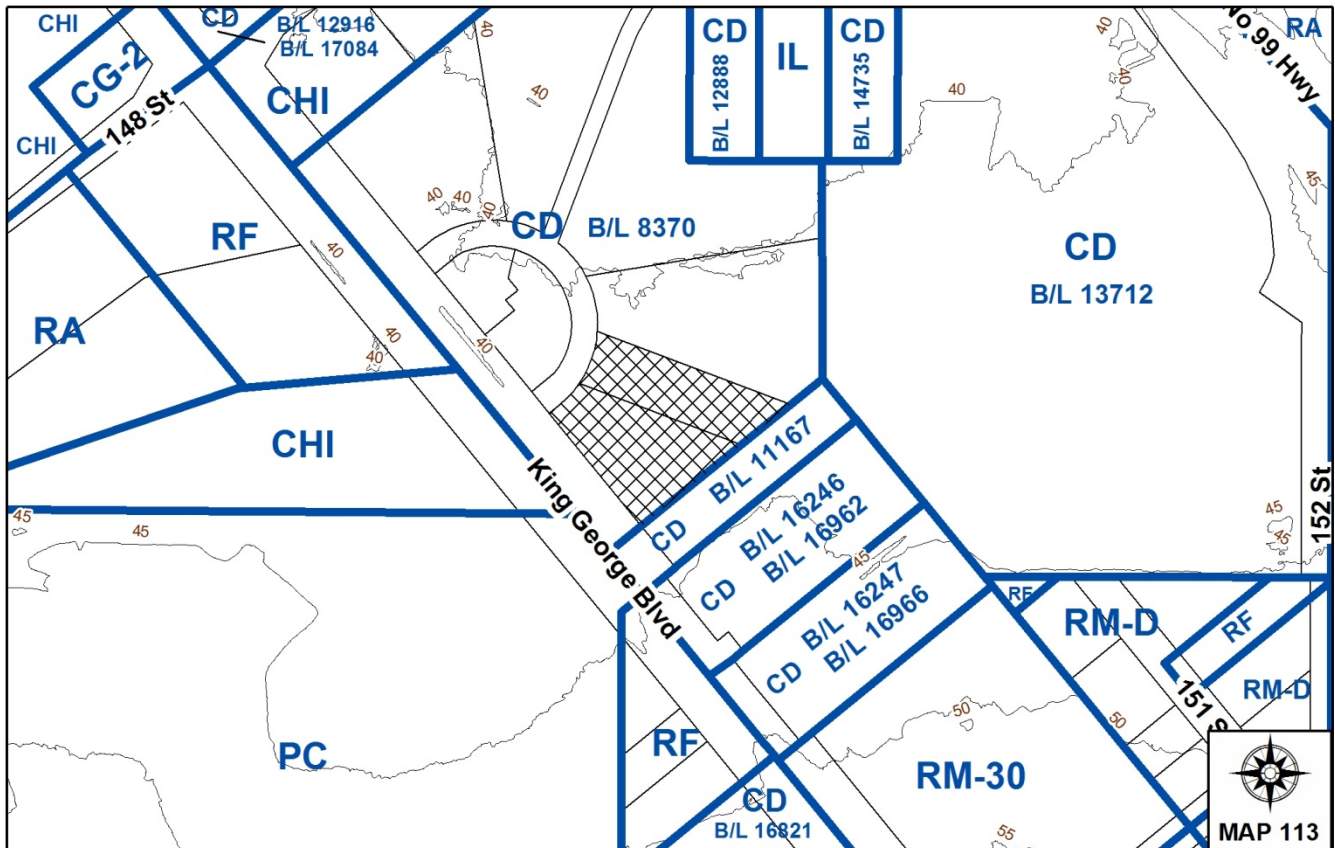


**PROPOSAL:**

- **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:** F & R White Rock Investments 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 and to vary the setback requirement from the common strata road from 2.0 metres (6.6 ft.) to 1.5 metres (5 ft.).

### RATIONALE OF RECOMMENDATION

- The proposed exterior renovations and increased landscaping will enhance the appearance of the building and site.
- The proposed fascia and free-standing 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.
- The proposed sign area falls below the maximum allowable under the Sign By-law.
- The setback variance for the free-standing sign is to the common strata road, not a public road. This variance does not have a negative impact to the public realm or to sight lines.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0307-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0307-00 (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to relax the Sign By-law to increase the number of fascia signs from 1 to 6; and
  - (b) to reduce the northwest setback requirement for a free-standing sign from 2 metres (6.6 ft.) to 1.5 metres (5 ft.).
3. Council instruct staff to resolve the following issues prior to final Development Permit approval:
  - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (b) resolution of all urban design issues, including signage, to the satisfaction of the Planning and Development Department; and
  - (c) approval of Development Variance Permit No. 7912-0307-00.

REFERRALS

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

Ministry of Environment: The Ministry of Environment has received a Site Profile, will add the property to the Site Registrar, and has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Automotive dealership in the South Surrey Auto Mall (Ocean Park Ford)

Adjacent Area:

| Direction              | Existing Use   | OCP/NCP Designation                     | Existing Zone                         |
|------------------------|--|---|---------------------------------------|
| North, East and South: | Automotive businesses and retail shopping centre (Southpointe Exchange Mall) | Commercial / Highway/Tourist Commercial | CD (By-law Nos. 8370, 11167 & 13712). |

| Direction                       | Existing Use                      | OCP/NCP Designation                  | Existing Zone |
|---------------------------------|-----------------------------------|--------------------------------------|---------------|
| West (Across King George Blvd.) | Commercial buildings and Cemetery | Commercial and Suburban / Commercial | CHI and PC    |

### DEVELOPMENT CONSIDERATIONS

- The subject site at Strata Lots 6 and 7, 3050 King George Boulevard is zoned "Comprehensive Development Zone (CD)" (By-law No. 8370) and is part of the South Surrey Auto Mall. The Strata Plan (NW2519) is attached as Appendix IV for reference. There is an existing automotive dealership on the site, Ocean Park Ford.
- 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 also owns the adjacent strata lot to the northeast of the subject site (Strata Lot 5), and the adjacent lot to the southeast of the subject site, at 2986 King George Boulevard. Strata Lot 5 contains a building for the "Fastlane Ford" automobile repair shop, and the property at 2986 King George Boulevard is used for additional parking. This property was rezoned to allow vehicle display and storage parking in 1992 under Development Application No. 7990-0389-00.
- 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 "Ocean Park Ford" automotive dealership. The applicant proposes a small addition for a "Ford Millennium Tower" at the entrance to the dealership, on the west side of the building. The renovations also include cladding and signage and are proposed to bring the dealership into accordance with the new corporate standards for all Ford dealerships.

### DESIGN PROPOSAL AND REVIEW

#### Building Renovation and Landscaping

- A relatively small 8 square metre (89 sq. ft.) building addition is proposed in order to add a projecting architectural feature at the entry to the building, called the "Ford Millennium Main Entrance Tower" (Appendix II). This entrance tower is proposed in order to bring the car dealership into conformity with Ford's corporate requirements.
- The renovation includes exterior cladding at the front of the building, around the entrance, with white composite aluminum panels. New glazing is also proposed for a portion of the building close to the entrance. The remainder of the building is pre-cast concrete, and will be painted white as per Ford's corporate standards.
- Additional landscaping is proposed at the entrance to the site, and adjacent to King George Boulevard. This landscaping includes new plants and shrubs to be planted within landscaped islands at the entrance to the site, and plants, shrubs and trees to be planted within a 1.5 metre (5 ft.) wide strip adjacent to King George Boulevard.

- The 1.5 metre (5 ft.) landscaping strip along King George Boulevard is a requirement of the CD Zone (By-law No. 8370). However, this landscaping strip does not exist currently. Using historic air photos from 1994 and 1998, it can be determined that it is likely that this landscaping strip was never installed. As part of the development, the on-site landscaping will be improved and this requirement will be complied with.

### Signage

- The applicant proposes to update the existing fascia and free-standing signage on the site with new signage, in accordance with Ford's corporate design requirements. New signage will consist of internally illuminated logos and individual channel letters with through-wall construction.
- There are four (4) new fascia signs proposed: two (2) "Ocean Park" signs and two (2) "Ford" oval signs. There is also an existing "Service" fascia sign and an existing projecting "Parts" sign on the northeast side of the building; both of these signs are proposed to be retained. The fascia signs have a total sign area of 25.6 square metres (275 sq. ft.), which is less than the maximum permitted sign area of 28 square metres (300 sq. ft.). A variance is required to vary the number of fascia signs (see the "By-law Variance and Justification" section of this report).
- There is an existing directional sign at the entrance to the site. The sign includes an arrow and the word "Service" and is intended to direct customers to the service area. The sign is proposed to be replaced with a new directional sign. The proposed new sign complies with the Surrey Sign By-law requirements for directional signage. The design of this sign is still under review and will be finalized before the issuance of the Development Permit.
- There is a small free-standing "Ford" sign at the entrance to the site, adjacent to King George Boulevard. This sign is also proposed to be replaced with a new free-standing sign. The proposed sign is 6.6 metres (21 ft.) in height, which is less than the maximum height of free-standing signs along King George Boulevard of 7.6 metres (25 ft.). The sign will be finished with aluminum composite panels with an illuminated "Ford" logo and "Ocean Park" channel letters.
- The signs have been coordinated with the existing building in terms of colours and materials.

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- To increase the maximum number of fascia signs from one (1) to six (6).

#### Applicant's Reasons:

- The fascia signs are required in order to provide adequate business identification.
- Variances to increase the number of fascia signs have been approved on local competitor brand dealerships in the immediate neighbourhood that are directly visible from King George Boulevard and 32 Avenue, including the Toyota, Nissan, Hyundai and Honda dealerships.

## 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 30.2 square metres (99 ft.). Under Surrey's Sign By-law No. 13656, Part 5 Section 27(3)(b), this equates to an allowable sign area of 28 square metres (297 sq. ft.). The proposed fascia signs on the subject building represent an area of approximately 25.6 square metres (275 sq. ft.), and therefore are within the allowable sign area.
- A variance to allow additional fascia and canopy signage was recently approved for two (2) other automotive dealerships in the South Surrey Auto Mall (Midway Mazda and Barnes Wheaton GM), under Development Variance Permit Nos. 7910-0202-00 and 7911-0050-00 respectively. These variances both permitted a total of four (4) fascia and canopy signs on each automotive dealership. While Ford is proposing two (2) more signs than was permitted in these cases, the two (2) additional fascia signs are existing way-finding signs at the rear (east side) of the building, which fronts an adjacent strata lot. Therefore this signage is not visible from King George Boulevard or the Auto Mall's strata road, and the existing signs are only visible to the adjacent strata lot, which is owned and operated by the same Ford business owner.
- There are currently eleven (11) existing fascia signs on the building. With the proposed new signage, existing and outdated signage will be removed, leading to a reduction in the total number of fascia signs on the building.

## (b) Requested Variance:

- To reduce the northwest setback requirement for a free-standing sign from 2 metres (6.6 ft.) to 1.5 metres (5 ft.).

## Applicant's Reasons:

- The variance will allow for the dealership to retain an additional parking spot.

## Staff Comments:

- The Sign By-law specifies that, for commercial zoned sites, the minimum setback for a free-standing sign is 2 metres (6.6 ft.). This setback is being accommodated on the southwest side, adjacent to King George Boulevard, but is proposed to be relaxed on the northwest side, adjacent to the internal strata road. Since the requested variance is to a common strata road, there will be no impact from a future City road widening viewpoint, which is a common concern with the location of free-standing signs.
- Transportation Engineering has confirmed that there are no sightline issues with the location of the sign.

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. 7912-0307-00
- Appendix IV. Strata Plan NW2519

*Original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HK/da

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DA 2/14/13 11:45 AM

Information for City Clerk

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

1. (a) Agent:      Name:                    Paul Clarke  
  MPB Construction Ltd.  
                                Address:                Unit 62, 15515 24 Avenue  
  Surrey, BC V4A 2J4  
  
  Tel:                     604-538-9622
  
2.        Properties involved in the Application
  - (a)      Civic Address:                Units 3 and 4 - 3050 King George Boulevard
  
  - (b)      Civic Address:                Unit 4 - 3050 King George Boulevard  
            Owner:                        F & R White Rock Investments Ltd. (Incorporation #317084)  
            PID:                                006-430-911  
            Strata Lot 6 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
  
  - (c)      Civic Address:                Unit 3 - 3050 King George Boulevard  
            Owner:                        F & R White Rock Investments Ltd. (Incorporation #317084)  
            PID:                                006-430-937  
            Strata Lot 7 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
  
3.        Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7912-0307-00 and  
            bring the Development Variance Permit forward for issuance and execution by the Mayor  
            and City Clerk.



## DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law 8370

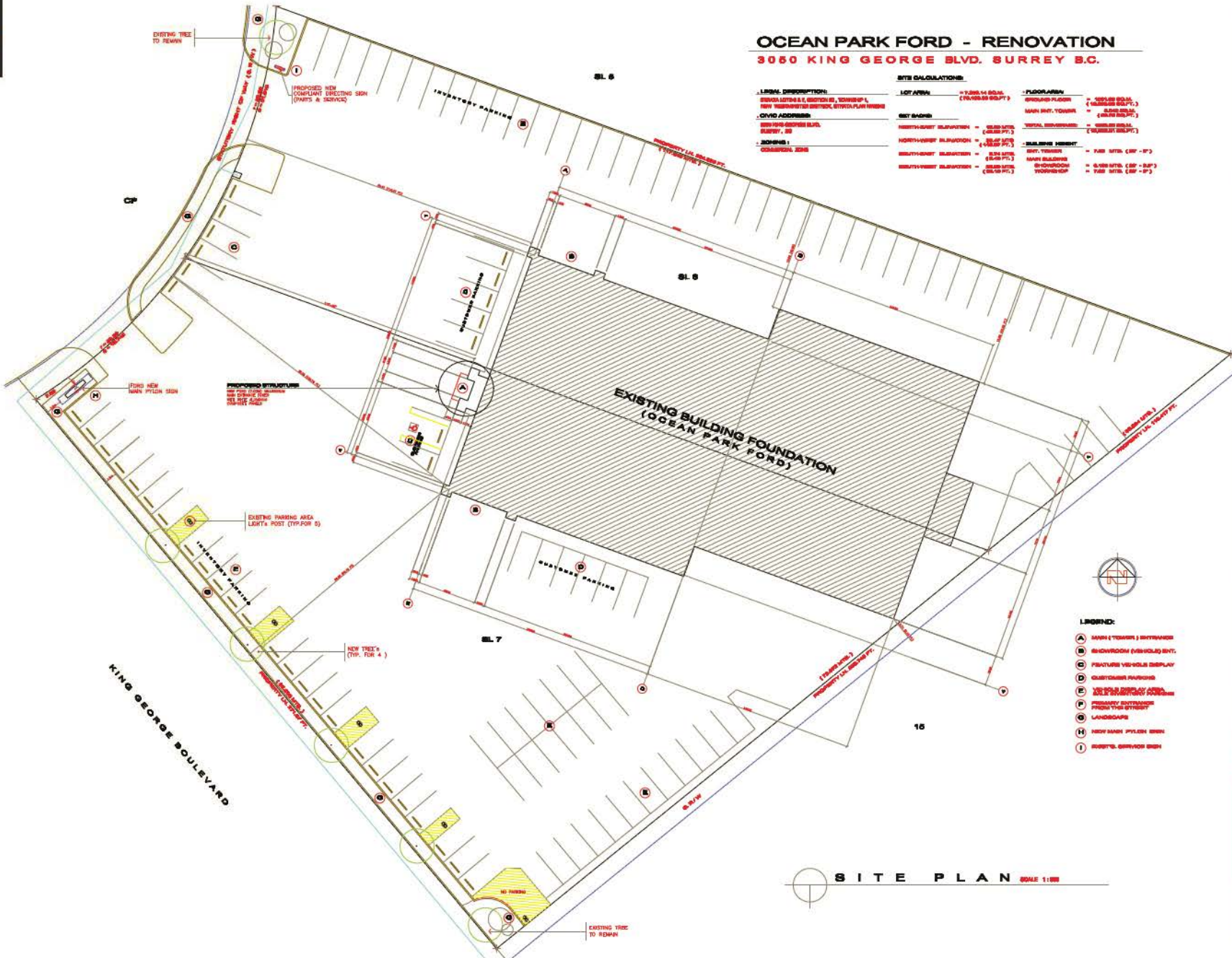
| Required Development Data                  | Minimum Required /<br>Maximum Allowed | Proposed             |
|--|---------------------------------------|----------------------|
| <b>LOT AREA*</b> (in square metres)        |                                       |                      |
| Gross Total                                | 7,356 m <sup>2</sup>                  | 7,356 m <sup>2</sup> |
| Road Widening area                         |                                       |                      |
| Undevelopable area                         |                                       |                      |
| Net Total                                  |                                       |                      |
| <b>LOT COVERAGE</b> (in % of net lot area) | 50%                                   | 21.33%               |
| Buildings & Structures                     |                                       |                      |
| Paved & Hard Surfaced Areas                |                                       |                      |
| Total Site Coverage                        |                                       |                      |
| <b>SETBACKS</b> ( in metres)               |                                       |                      |
| Front                                      | 7.5 m                                 | 33.83 m              |
| Rear                                       | 7.5 m                                 | No change            |
| Side #1 (West)                             | 3.0 m                                 | No change            |
| Side #2 (East)                             | 7.5 m                                 | No change            |
| <b>BUILDING HEIGHT</b> (in metres/storeys) |                                       |                      |
| Principal                                  | 9 m                                   | 7 m                  |
| Accessory                                  |                                       |                      |
| <b>NUMBER OF RESIDENTIAL UNITS</b>         | N/A                                   | N/A                  |
| Bachelor                                   |                                       |                      |
| One Bed                                    |                                       |                      |
| Two Bedroom                                |                                       |                      |
| Three Bedroom +                            |                                       |                      |
| Total                                      |                                       |                      |
| <b>FLOOR AREA: Residential</b>             | N/A                                   | N/A                  |
| <b>FLOOR AREA: Commercial</b>              |                                       | 1,569 m <sup>2</sup> |
| Retail                                     |                                       |                      |
| Office                                     |                                       |                      |
| Total                                      |                                       | 1,569 m <sup>2</sup> |
| <b>FLOOR AREA: Industrial</b>              | N/A                                   | N/A                  |
| <b>FLOOR AREA: Institutional</b>           | N/A                                   | N/A                  |
| <b>TOTAL BUILDING FLOOR AREA</b>           |                                       | 1,569 m <sup>2</sup> |

*\* 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 /<br>Maximum Allowed | Proposed |
|---|---------------------------------------|----------|
| DENSITY   |                                       |          |
| # of units/ha /# units/acre (gross)                           |                                       |          |
| # of units/ha /# units/acre (net)                             |                                       |          |
| FAR (gross)   |                                       |          |
| FAR (net)   | 1.0                                   | 0.2      |
| AMENITY SPACE (area in square metres)                         | N/A                                   | N/A      |
| Indoor  |                                       |          |
| Outdoor   |                                       |          |
| PARKING (number of stalls)                                    |                                       |          |
| Commercial  |                                       | 98       |
| Industrial  |                                       |          |
| Residential Bachelor + 1 Bedroom                              |                                       |          |
| 2-Bed   |                                       |          |
| 3-Bed   |                                       |          |
| Residential Visitors  |                                       |          |
| Institutional   |                                       |          |
| Total Number of Parking Spaces                                |                                       | 98       |
| Number of disabled stalls                                     |                                       | 2        |
| Number of small cars  |                                       |          |
| Tandem Parking Spaces: Number / % of<br>Total Number of Units |                                       |          |
| Size of Tandem Parking Spaces<br>width/length                 |                                       |          |

|               |    |                                 |    |
|---------------|----|---------------------------------|----|
| Heritage Site | NO | Tree Survey/Assessment Provided | NO |
|---------------|----|---------------------------------|----|



### OCEAN PARK FORD - RENOVATION 3050 KING GEORGE BLVD. SURREY B.C.

| SITE CALCULATIONS  |  |  |   |
|--|--|--|---|
| <b>LEGAL DESCRIPTION:</b><br>SEVEN LOTS 8, 9, SECTION 28, TOWNSHIP 1,<br>RURAL MUNICIPAL DISTRICT, STRATA PLAN 17828 | <b>LOT AREA:</b><br>11,308.41 SQ.M.<br>(4,363.55 SQ.FT.)   | <b>FLOOR AREA:</b><br>GROUND FLOOR<br>= 5,525.95 SQ.M.<br>(19,138.52 SQ.FT.)   | <b>PERMITTED SIGNAGE:</b><br>= 5,525.95 SQ.M.<br>(19,138.52 SQ.FT.) |
| <b>CIVIC ADDRESS:</b><br>3050 KING GEORGE BLVD,<br>SURREY, BC  | <b>SET BACKS:</b><br>NORTH-SOUTH ELONGATION = 30.28 MET.<br>(99.50 FT.)<br>EAST-WEST ELONGATION = 33.24 MET.<br>(109.02 FT.)<br>SOUTH-SOUTH ELONGATION = 30.28 MET.<br>(99.50 FT.) | <b>MAIN BAY, TOWER:</b><br>= 3,240.50 SQ.M.<br>(11,281.52 SQ.FT.)  | <b>OTHER SIGNAGE:</b><br>(SUBJECT TO BY-LAW)                        |
| <b>ZONING:</b><br>COMMERCIAL ZONE  |  | <b>BUILDING HEIGHT:</b><br>BAY, TOWER = 7.62 MET. (25' - 0")<br>MAIN BUILDING = 5.18 MET. (17' - 0")<br>SHOWROOM = 5.18 MET. (17' - 0")<br>WOODSHOP = 7.32 MET. (24' - 0") |   |

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59-1065 68th Ave. Surrey, BC V4A 5M8  
www.mpbconstruction.com  
TEL: 604-591-1100 FAX: 604-591-0800

**PROJECT TITLE:**

**PROPOSED:**  
CONSTRUCT A NEW SHOWROOM  
ENTRANCE TOWER, 5.18 MET. HIGH  
FOR GLASSING & GLASSING  
TO EXISTING SHOWROOM

**OWNER:** OCEAN PARK FORD SALES LTD.

**LOCATION:** 3050 KING GEORGE BLVD,  
SURREY, B.C.

**YRL NO.:**

**NOTES:**  
ALL DIMENSIONS TO BE COORDINATED  
WITH THE CITY OF SURREY.  
ALL DIMENSIONS AND PROPORTIONS  
FOLLOW THE PERMITS/REQUIREMENTS  
PROGRAM GUIDELINES.



- LEGEND:**
- (A) MAIN (TOWER) ENTRANCE
  - (B) SHOWROOM (MICHIGAN BAY)
  - (C) FEATURE VEHICLE DISPLAY
  - (D) CUSTOMER PARKING
  - (E) VEHICLE SERVICE AREA
  - (F) PROPERTY ENTRANCE FROM THE STREET
  - (G) LANDSCAPE
  - (H) NEW MAIN PYLON SIGN
  - (I) EXISTING SERVICE SIGN

**SITE PLAN** SCALE 1:100

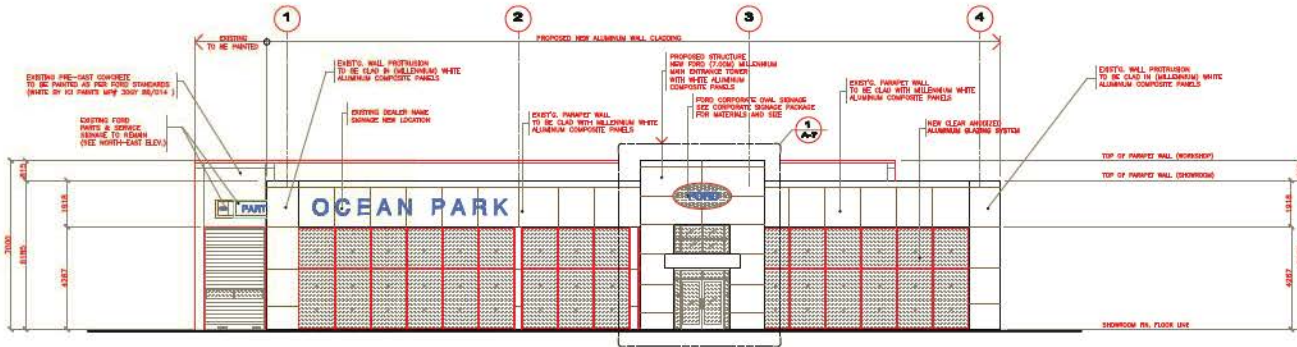
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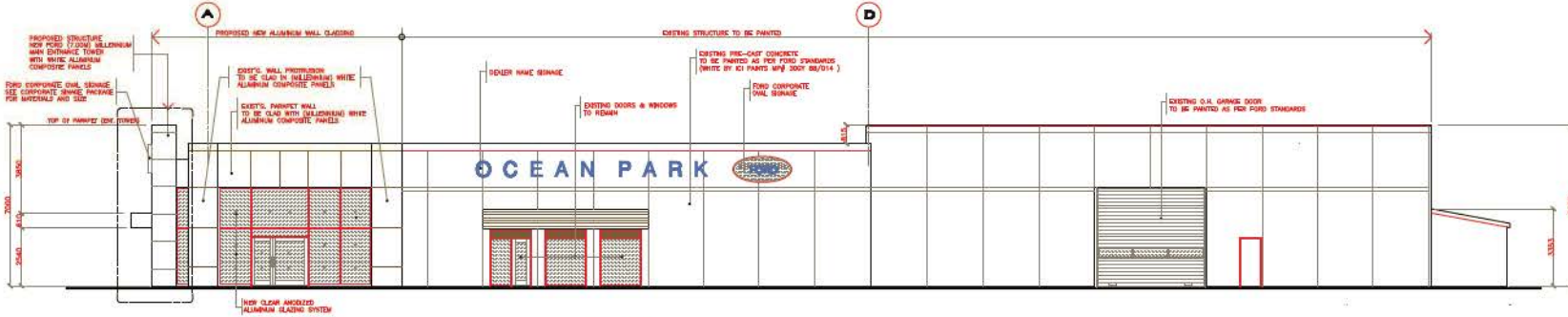
**lutiz leon & associates inc.**  
CONSULTING ARCHITECTS ENGINEERS

2100 WEST BROADWAY, SUITE 200  
V6K 3W8  
TEL: 604-273-8888 FAX: 604-273-8889

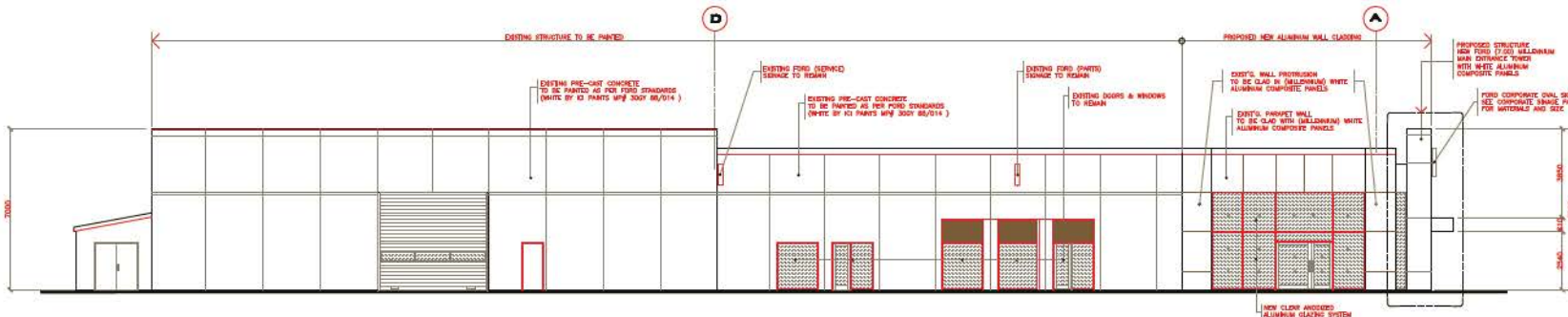
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| PROPOSED BY          | DATE        |
| DESIGNED BY          | APPROVED BY |
| DRAWN BY             | CHECKED BY  |



**NORTH-WEST ELEVATION** SCALE 1:100




**SOUTH-WEST ELEVATION** SCALE 1:100



**NORTH-EAST ELEVATION** SCALE 1:100

ALL SELECTIONS AND SPECIFICATIONS FOLLOW THE FORD MILLENNIUM PROGRAM GUIDELINES.



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88-1000 Ave. 64y, 50 VALIN  
 www.mpbconstruction.com  
 TEL: 403-240-1100 FAX: 403-240-1100

**PROJECT TITLE:**

**PROPOSED:**  
 CONSTRUCT A NEW SHOWROOM  
 ENTRANCE COVER, & ALSO NEW  
 ENTRANCE GLAZING & SIGNAGE  
 TO EXISTING SHOWROOM

**OWNER:** OCEAN PARK FORD SALES LTD.


**LOCATION:** 6225 HINES HIGHWAY BLVD.  
 CALGARY, AB

**TEL. NO.:**

**NOTES:**  
 ALL DIMENSIONS TO BE COMPLETED  
 ON SITE BY THE CONTRACTOR

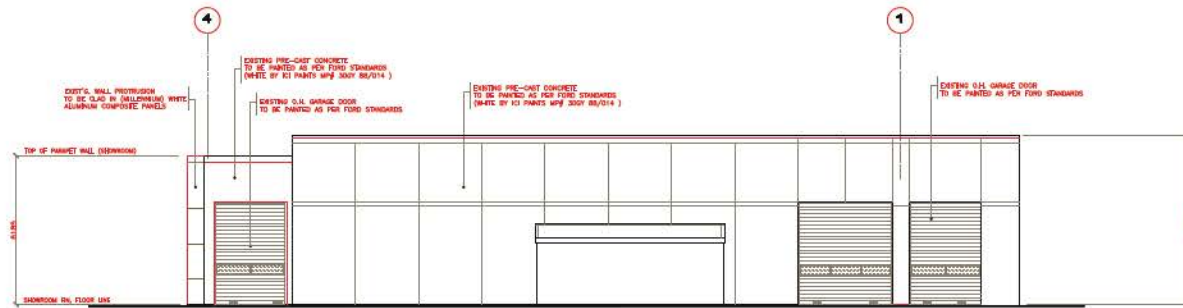
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| 02  | 10-01-16 | REVISIONS          | AM |
| 03  | 09-01-16 | REVISIONS          | AM |
| 04  | 07-01-16 | REVISIONS          | AM |

**CONTRACTOR:**  
 NORTH-WEST ELEVATION  
 SOUTH-WEST ELEVATION  
 NORTH-EAST ELEVATION

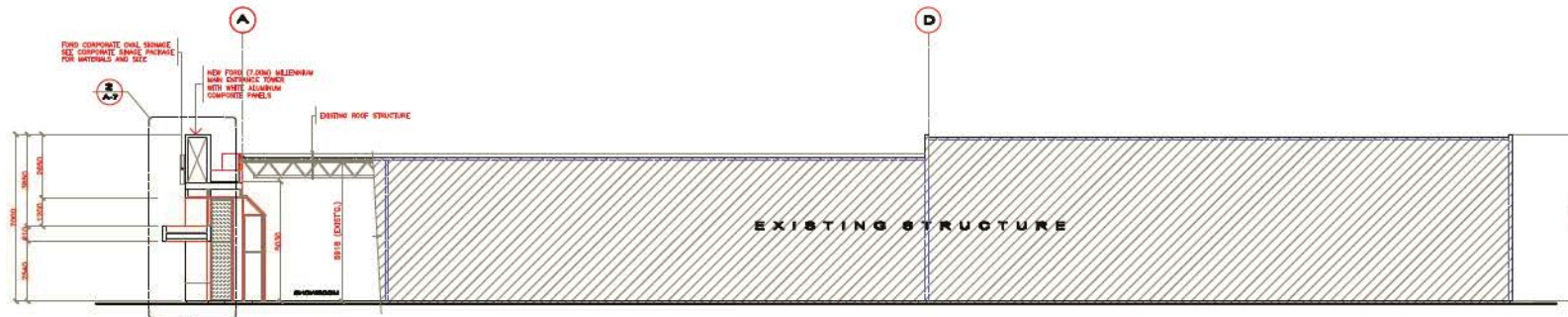


**Lutz Leon & Associates Inc.**  
 Consulting structural engineers  
 1000 - 10th Street S.E. Calgary, Alberta  
 T2G 1P5

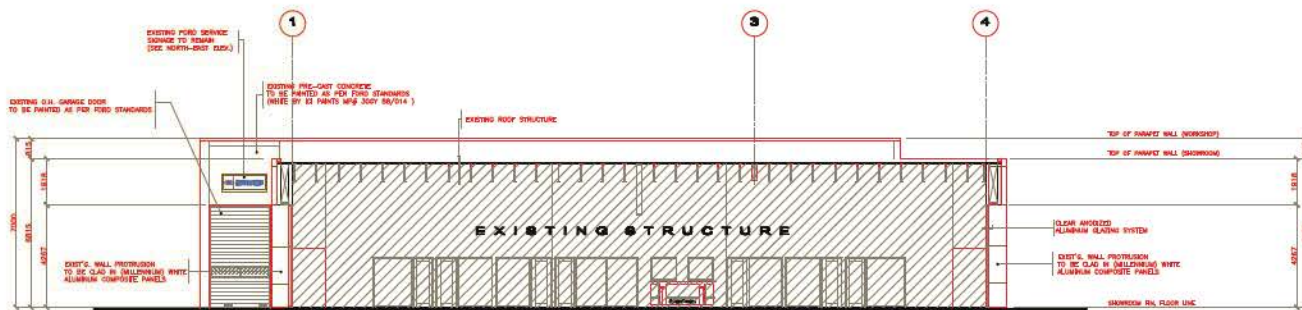
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| PROPOSED BY |          | APPROVED BY | AM |
| CHECKED BY  |          | APPROVED BY |    |
| DATE:       | 08/08/16 |             |    |



**SOUTH-EAST ELEVATION SCALE 1:100**



**SECTION THRU A-A SCALE 1:100**



**SECTION THRU B-B SCALE 1:100**

ALL SELECTIONS AND SPECIFICATIONS FOLLOW THE FORD MELLELIUM PROGRAM GUIDELINES.



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 Since 1958

89-1000 6th Ave Sully, 50 VALM  
 www.mpbconstruction.com  
 TEL: 402-552-1100 FAX: 402-552-1100

**PROJECT TITLE:**

PROPOSED  
 CONSTRUCTION A NEW SHOWROOM  
 ENTRANCE COVER, & ADD NEW  
 SECTION CLADDING & GLAZING  
 TO EXISTING SHOWROOM

OWNER: GREAT PAVILION-BALBR LTD.

LOCATION: 6200 20th STREET BLVD.

WILLOW, S.D.

TEL: N/A

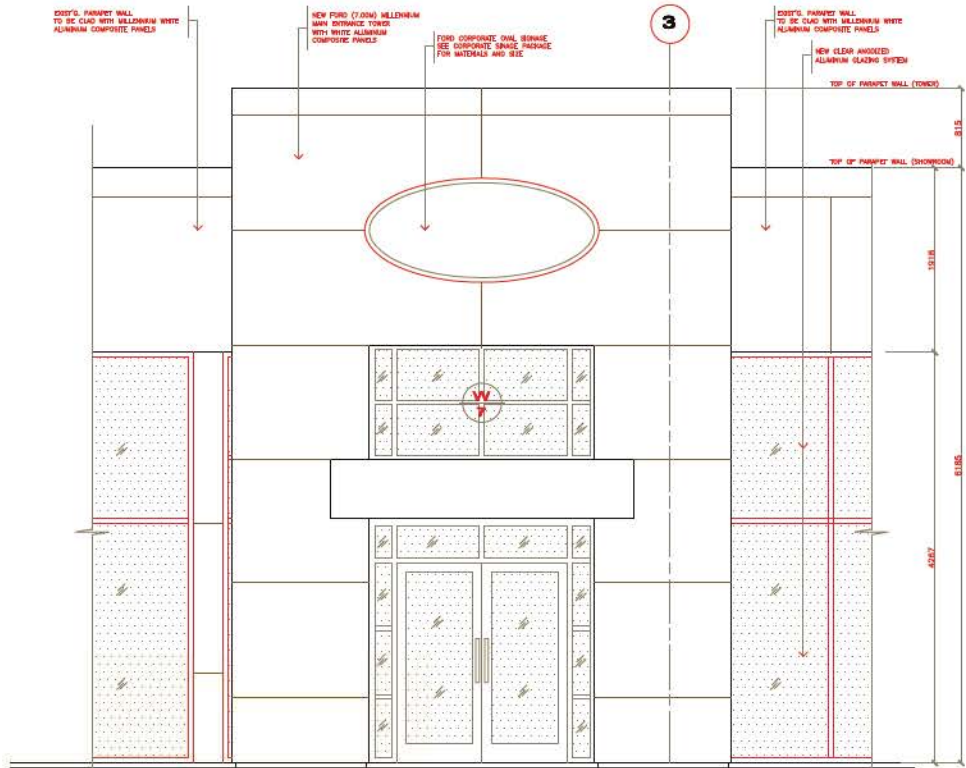
NOTES:  
 ALL DIMENSIONS TO BE COMPARED  
 ON SET DRAWING DIMENSIONS ONLY

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|-----|----------|--------------------|---------|
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| 02  | 10-20-16 | REVISIONS          | JA      |
| 03  | 10-20-16 | REVISIONS          | JA      |
| 04  | 10-20-16 | REVISIONS          | REV. JA |

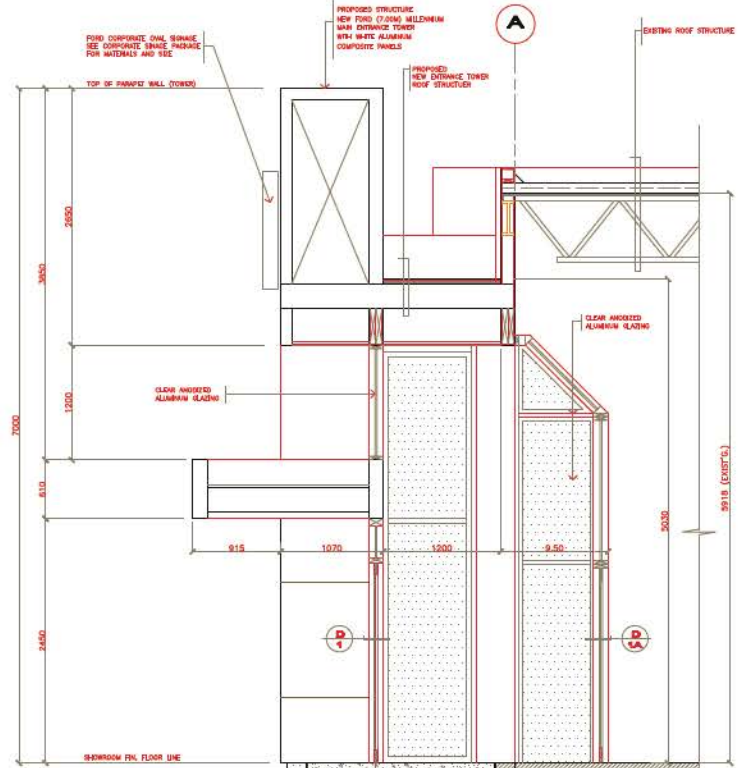
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| SECTION: | SOUTH EAST ELEVATION |
| SECTION: | SECTION A-A          |
| SECTION: | SECTION B-B          |

**latz leon**  
 & associates Inc.  
 Consulting structural engineers  
 1000 10th St. S. Suite 100  
 Rapid City, SD 57701  
 Tel: 605-342-1111 Fax: 605-342-1112

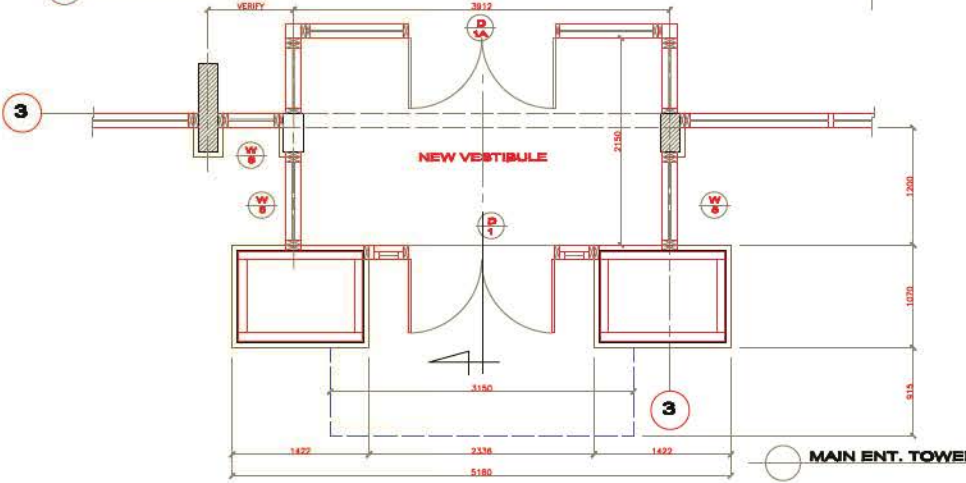
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|-------------|---------|-------------|----------|
| PROJECT NO. | 0099-16 | SHEET NO.   |          |
| PROPOSED BY | JA      | APPROVED BY | JA       |
| CHECKED BY  | JA      | DATE        | 08/08/16 |



1 FRONT ELEVATION




2 TOWER SECTION



3 MAIN ENT. TOWER PLAN

MAIN ENTRANCE TOWER DETAIL SCALE 1:100  
7.00M FORD MILLENNIUM TOWER



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Leading Specialist  
Since 1988

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TEL: 402-542-8888 FAX: 402-542-8888

**PROJECT TITLE:**

**PROPOSED:**  
CONSTRUCT A NEW SHOWROOM ENTRANCE TOWER, & ALSO NEW EXTENSION GLAZING & SLABING TO EXISTING SHOWROOM

**OWNER:**

LOKAT/201-0000 NEW SHOWROOM BLVD.

SILOUETTY, LLC

**TEL. NO.:**

**NOTES:**  
ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE COMMENCEMENT WORK

| NO. | REVISION | DATE |
|-----|----------|------|
|     |          |      |
|     |          |      |
|     |          |      |

**Atz Leon & Associates Inc.**  
Consulting structural engineers

1000 N. 10th St., Suite 100  
Lincoln, NE 68502  
TEL: 402-441-1111 FAX: 402-441-1112

| PROJECT NO. | CLIENT | SHEET NO. |
|-------------|--------|-----------|
|             |        |           |
|             |        |           |
|             |        |           |

**New Illuminated D/s Pylon Sign**  
Scale: N.1.S.



**Material Specifications**

- 1. .080 Aluminum constructed returns primed and painted Grip Guard Plus "Ford Blue" ( PI-0294 ) with Plus Clear Coat.
  - White Seamee IV ( B1149 ) flex face with translucent vinyl applied to 1st surface
  - Pride aluminum PTS frameless cover to be primed and painted Grip Guard Plus "Ford Blue" ( PI-0294 ) with Plus Clear Coat.
  - T12 extra long life fluorescent illumination ( 50,000 hours )
  - Translucent vinyl graphics ( "Ford Blue" Avery 294c / Black translucent )
- 2. .100 rolled and formed aluminum face / returns primed and painted Grip Guard Plus Black with Plus Clear Coat.
  - Graphics to be routed out of aluminum face and 18mm Clear acrylic pushed through openings.
  - White A9001-T translucent vinyl applied to both 1st and 2nd surfaces of Clear acrylic.
  - White LED illumination
- 3. .100 rolled and formed aluminum face / returns primed and painted Grip Guard Plus White with Plus Clear Coat.
  - Graphics to be routed out of aluminum face and 18mm Clear acrylic pushed through openings.
  - "Ford Blue" Avery 294c translucent vinyl applied over top of White A9001-T ( 1st surface of 18mm acrylic )
  - White A9001-T translucent vinyl applied to 2nd surface of Clear acrylic. ( diffuser )
  - White LED illumination.
- 4. .100 rolled and formed aluminum panel faces and base plate cover primed and painted Grip Guard Plus White with Plus Clear Coat



Dealer Panel Details



Push-Thru Detail

Drawing No.  
**FORD-PY087230.192A1**

Structural Matter #  
**FORD-PY022x0015.192A**

Font Sign Size  
**F100L15**

Graphics File #  
**FORD-MS087230**



**Electrical Requirements**  
120V

Graphic resolution is representative of specific signage sizes / dimensional / material details should be verified using reference drawing specifications. Pride Signs Ltd. is not responsible for incorrect variations caused by display and/or print variations.

Artwork based on dealer approved order

- Preliminary Artwork
- Approved for Production

**CLIENT APPROVAL**  
REVISION DATES:



**PRIDE SIGNS**



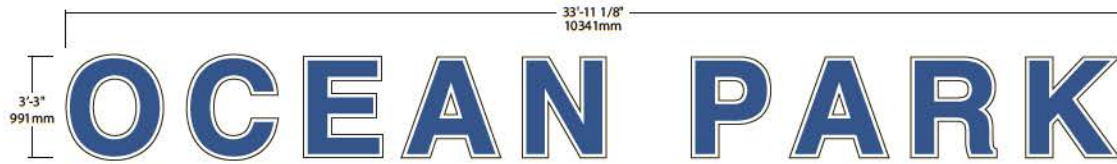
sacface



3050 King George Hwy  
Surrey, British Columbia



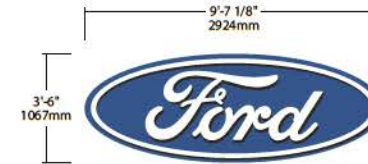
DRAWN BY: T. Dodge  
DATE: January 23, 2013



39" / 991 mm letter with 1 1/2" / 38mm outline

INDIVIDUAL LED ILLUMINATED LETTERS

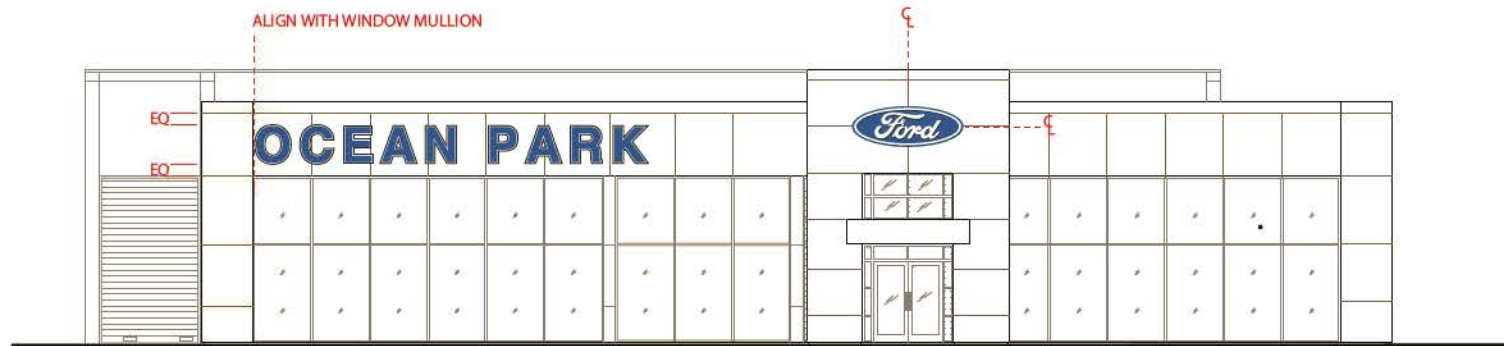
- WHITE LED ILLUMINATION
- ACRYLIC FACES
- "DEALER NAME" - NEW FORD BLUE 3M VQ15282
- METAL FABRICATED RETURNS / WHITE FINISH
- THRU-WALL OR CARRIER BOX INSTALLATION (determined by site conditions)



42" / 1067mm OVAL

ILLUMINATED OVAL

- WHITE LED ILLUMINATION
- FRAMELESS FLEX FACE WITH TRANSLUCENT VINYL GRAPHICS APPLIED (1st surface) FORD BLUE 3M 3630-8328 WITH BLACK DROP SHADOW 3M 3630-22
- ALUMINUM FABRICATED CABINET WITH 5 1/2" DEEP RETURNS PAINTED FORD BLUE



NORTH WEST ELEVATION

**Job No.**  
\_\_\_\_\_

Vantage #: PSG0000  
Date: 12/20/12  
Design #: FD-01-371  
Scale: 1/4"=1'-0"  
Sales: R. Stewart  
Designer: DPReyes

**Rev. #:**  
**Date:**

- Vector Artwork Required
- High Resolution Image Required
- Final Colours Required

**Conceptual artwork only**

**Electrical Requirements**

120V     347V  
 Other \_\_\_\_\_

\*Voltage needs to be specified prior to customer approval

**Customer Approval**

Date \_\_\_\_\_



3050 Harvester Road, Suite 101  
Burlington, Ontario, Canada L7N 3J1  
www.pattisonsign.com

Tel (905) 637-4114  
Fax (905) 637-3443  
Toll Free 1-800-995-9979

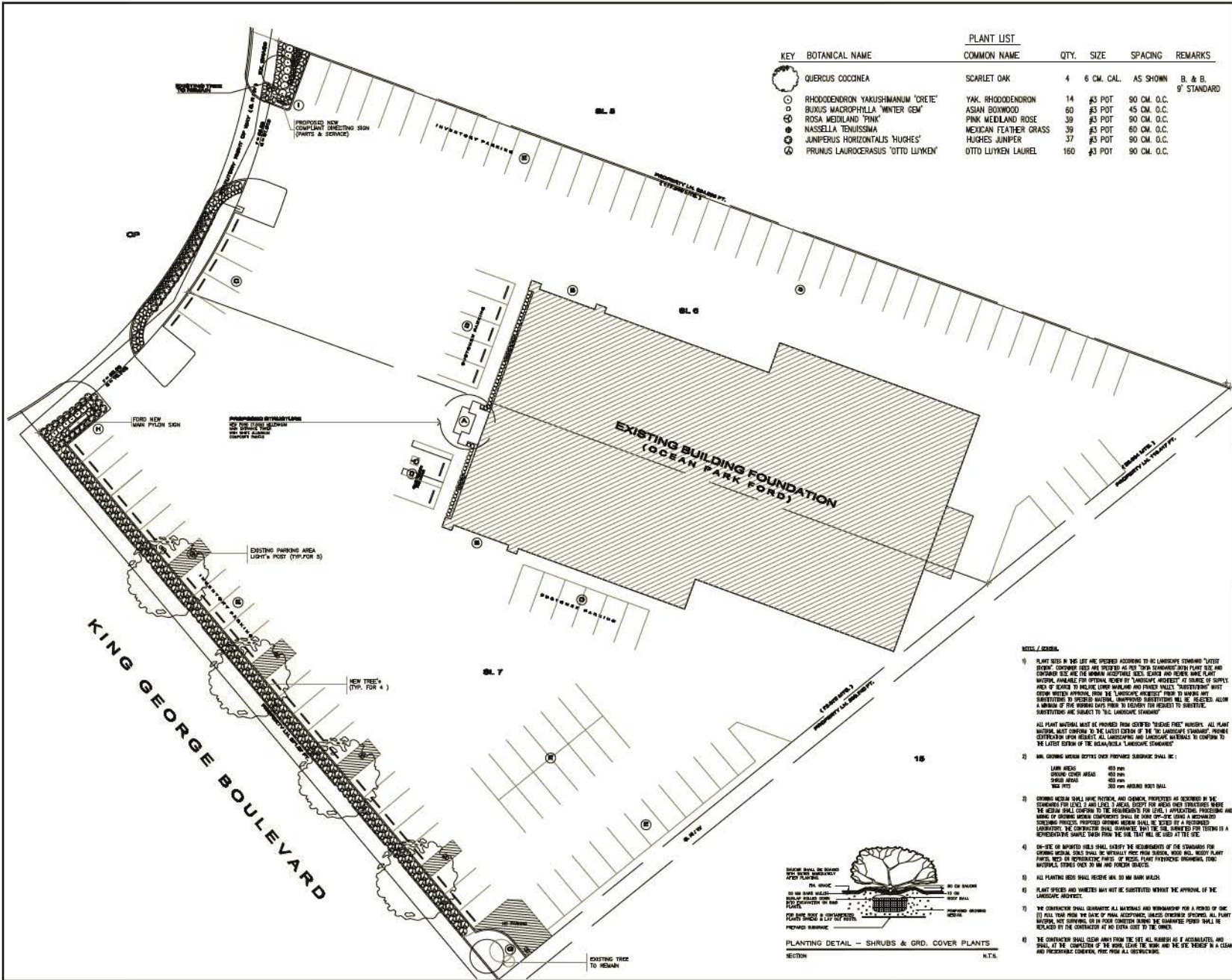
The artistic works depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without prior written consent.



Pattison Sign Group signs illuminated by fluorescent, neon and/or HID lamps contain Mercury (HG). Dispose of these lamps according to Local, State, Provincial or Federal Laws.

Ocean Park Ford Sales  
3050 King George Highway  
Surrey BC  
V4P 1A2





**PLANT LIST**

| KEY | BOTANICAL NAME                    | COMMON NAME           | QTY. | SIZE       | SPACING     | REMARKS             |
|-----|-----------------------------------|-----------------------|------|------------|-------------|---------------------|
| ○   | QUERCUS COCCINEA                  | SCARLET OAK           | 4    | 6 CM. CAL. | AS SHOWN    | B. & B. 9' STANDARD |
| ○   | RHODODENDRON YAKUSHIMANUM 'CRETE' | YAK. RHODODENDRON     | 14   | #3 POT     | 90 CM. O.C. |                     |
| ○   | BUXUS MACROPHYLLA 'WINTER GEM'    | ASIAN BOXWOOD         | 60   | #3 POT     | 45 CM. O.C. |                     |
| ○   | ROSA MEDICLAND 'PINK'             | PINK MEDICLAND ROSE   | 39   | #3 POT     | 90 CM. O.C. |                     |
| ○   | NASSELLA TENUISSIMA               | MEXICAN FEATHER GRASS | 39   | #3 POT     | 60 CM. O.C. |                     |
| ○   | JUNIPERUS HORIZONTALIS 'HUGHES'   | HUGHES JUNIPER        | 37   | #3 POT     | 90 CM. O.C. |                     |
| ○   | PRUNUS LAUROCARASUS 'OTTO LUYKEN' | OTTO LUYKEN LAUREL    | 160  | #3 POT     | 90 CM. O.C. |                     |

**LEGEND:**

- (A) MAIN (TOWER) ENTRANCE
- (B) SHOWROOM (VEHICLE) ENT.
- (C) FEATURES VEHICLE DISPLAY
- (D) CUSTOMER PARKING
- (E) OFFICE ENTRY AREA
- (F) PRIMARY ENTRANCE FROM THE STREET
- (G) EXISTING LANDSCAPING TO REMAIN
- (H) EXISTING MAIN POLY BUSH
- (I) EXISTING SERVICE BUSH

|        |                       |     |
|--------|-----------------------|-----|
| Sub/13 | CITY OF SUFFY REQUEST | 2   |
| Jan/13 | CITY OF SUFFY REQUEST | 1   |
| DATE   | REVISED               | NO. |
|        | REVISED               |     |

**C.KAVOLINAS & ASSOCIATES INC**  
 BCBA CSBA  
 2462 JOURNAL COURT  
 ANNEBORO, B.C.  
 V3B 3E3  
 PHONE (804) 857-2378

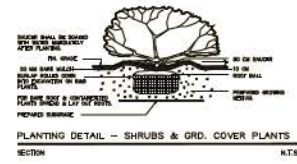
**CLIENT**  
 OCEAN PARK FORD  
 C/O PAUL CLARKE  
 MFB CONSTRUCTION  
 SUITE #10  
 15115 - 24th AVENUE  
 SURREY, B.C. V4A 2A4  
 604-538-9822

**TITLE**  
 PLAN VIEW  
 LANDSCAPE PLAN  
 PROPOSED PARKING  
 OCEAN PARK FORD  
 3000 KING GEORGE BOWLEND  
 SURREY, B.C.

|             |       |          |        |
|-------------|-------|----------|--------|
| SCALE       | 1:200 | DATE     | JAN/13 |
| DRAWN       |       | CHECKED  |        |
| DATE        |       | DATE     |        |
| PROJECT     |       | AS BUILT |        |
| DESIGNED BY |       | DATE     |        |
| CHECKED BY  |       | DATE     |        |

L-1

- NOTES / GENERAL**
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE STANDARD "LATEST EDITION". CUSTOMER SPECIES ARE SPECIFIED AS PER "THE STANDARD" WITH PLANT SIZE AND CONTAINER SIZE AND THE NUMBER OF PLANTS PER SPECIES. SPECIES AND PLANT SIZE MUST BE AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY PRIOR TO ORDERING. PLANTING MEDIA AND PLANTING METHODS MUST BE SPECIFIED BY ARCHITECT. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING AND SUBSTITUTING TO SPECIFIED MATERIALS. MATERIALS SUBSTITUTIONS WILL BE SELECTED ALLOW A MINIMUM OF THE NUMBER OF PLANTS PER SPECIES TO BE MAINTAINED. SUBSTITUTIONS ARE SUBJECT TO THE LANDSCAPE STANDARD.
  - ALL PLANT MATERIAL MUST BE PROVIDED FROM QUALIFIED "PROVEN FINE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "THE LANDSCAPE STANDARD". PROPER CERTIFICATION UPON RECEIPT. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE "THE LANDSCAPE STANDARD".
  - MIN. SOILING MEDIA DEPTHS OVER PROPOSED SOILING SHALL BE:
    - LAWN AREAS 400 mm
    - GROUND COVER AREAS 400 mm
    - DRIVE AREAS 400 mm
    - WALK AREAS 300 mm AROUND WALK BOUNDARY
  - SOILING MEDIA SHALL HAVE PROPER pH AND CHEMICAL PROPERTIES AS SPECIFIED IN THE STANDARD FOR USE IN AERIAL SOILS FOR BENCH AND STRONGER MEDIA. THE MEDIA SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATION. PROCESSING AND MIXING OF SOILING MEDIA COMPONENTS SHALL BE HANDLED UNDER A MECHANICAL EXHAUSTING SYSTEM. PROPOSED SOILING MEDIA SHALL BE TESTED BY A REGISTERED LABORATORY. THE CONTRACTOR SHALL OBTAIN AND THE USE THAT WILL BE USED AT THE SITE. A REPRESENTATIVE SAMPLE SHALL BE TAKEN FROM THE USE THAT WILL BE USED AT THE SITE.
  - ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARD FOR SOILING MEDIA. SOIL SHALL BE ANALYZED FROM BENCH, WALK, AND DRIVE PLANTING AREAS. SOIL ANALYSIS SHALL BE PROVIDED TO THE ARCHITECT PRIOR TO ORDERING. SOIL ANALYSIS SHALL BE PROVIDED TO THE ARCHITECT PRIOR TO ORDERING. SOIL ANALYSIS SHALL BE PROVIDED TO THE ARCHITECT PRIOR TO ORDERING.
  - ALL PLANTING MEDIA SHALL RECEIVE MIN. 100 mm WATER MEDIA.
  - PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
  - THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIALS AND SUPPLIES, IN HIS OWN CONTROL DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT HIS OWN COST TO THE OWNER.
  - THE CONTRACTOR SHALL CLEAN UP THE SITE AND REMOVE ALL MATERIALS AS Y ACCUMULATED AND SHALL AT THE COMPLETION OF THE WORK LEAVE THE WORK AREA IN A CLEAN AND PLEASANT CONDITION, FREE FROM ALL OBSTRUCTIONS.



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0307-00

Issued To: F & R WHITE ROCK INVESTMENTS LTD. (INCORPORATION  
#317084)  
("the Owner")

Address of Owner: 15261 Russell Avenue  
White Rock, BC  
V4B-2P7

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: 006-430-911  
Strata Lot 6 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

Unit 4, 3050 - King George Blvd

Parcel Identifier: 006-430-937  
Strata Lot 7 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

Unit 3, 3050 - King George Blvd

(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 1(e) the minimum setback from the northwest lot line of Strata Lot 7 of the Land is relaxed from 2 metres (6.6 ft.) to 1.5 metres (5 ft.).

- (b) Part 5 "Signs in Commercial/Industrial Zones", Section 27 Sub-section 2(a) the number of fascia signs is increased from 1 to 6.
4. This development variance permit applies to only that portion of the buildings and structures on the Land, including signage, 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.
  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

---

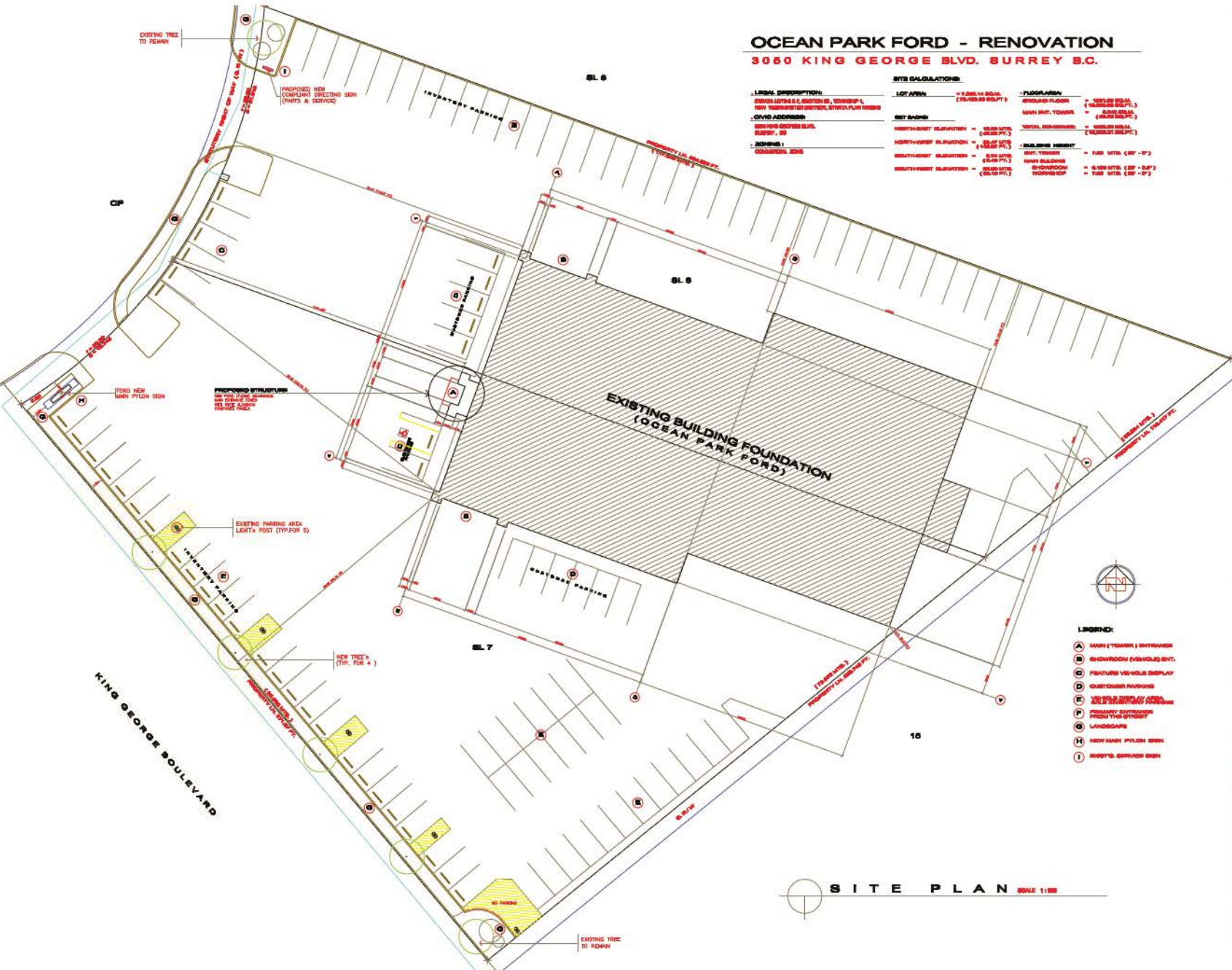
City Clerk – Jane Sullivan

# OCEAN PARK FORD - RENOVATION

## 3050 KING GEORGE BLVD. SURREY B.C.

**SITE CALCULATIONS**

|  |   |   |
|--|---|---|
| <b>LEGAL DESCRIPTION:</b><br>SEVEN LOTS 8, 9, SECTION 28, TOWNSHIP 1,<br>RURAL MUNICIPAL DISTRICT, STRATA PLAN 17828 | <b>LOT AREA:</b><br>7,138.14 SQ.M.<br>(27,855.82 SQ.FT.)  | <b>FLOOR AREA:</b><br>GROUND FLOOR = 7,525.88 SQ.M.<br>(26,338.82 SQ.FT.)<br>MAIN INT. YARD = 0.24 SQ.M.<br>(0.93 SQ.FT.)<br>TOTAL BUILDINGS = 7,526.12 SQ.M.<br>(26,339.75 SQ.FT.) |
| <b>CIVIC ADDRESS:</b><br>3050 KING GEORGE BLVD.<br>SURREY, BC  | <b>SET BACKS:</b><br>NORTH-YEAST ELONGATION = 0.22 METRE<br>(0.72 FT.)<br>EAST-YEAST ELONGATION = 0.24 METRE<br>(0.79 FT.)<br>SOUTH-YEAST ELONGATION = 0.22 METRE<br>(0.72 FT.) | <b>BUILDING HEIGHT:</b><br>ENTRANCE = 7.68 METRE (25' - 0")<br>MAIN BUILDING = 6.10 METRE (20' - 0")<br>SHOWROOM = 6.10 METRE (20' - 0")<br>WORKSHOP = 7.32 METRE (24' - 0")        |



- LEGEND:**
- (A) MAIN (TOWER) ENTRANCE
  - (B) SHOWROOM (MOTORCYCLE BIKES)
  - (C) FEATURE VEHICLE DISPLAY
  - (D) CUSTOMER PARKING
  - (E) VEHICLE SERVICE AREA
  - (F) PROPERTY ENTRANCE FROM THE STREET
  - (G) LANDSCAPE
  - (H) NEW TREE (TYP. FOR 4)
  - (I) EXISTING TREE TO REMAIN

**SITE PLAN** SCALE 1:100



**MPB Construction**  
White Pine & South Surrey  
Landing, Surrey  
Surrey, BC

59-1088 66th Ave. Surrey, BC V4A 5M8  
www.mpbconstruction.com  
TEL: 604-591-1100 FAX: 604-591-0888

**PROJECT TITLE:**

PROPOSED  
CONSTRUCTION A NEW SHOWROOM  
ENTRANCE, PARKING, LANDSCAPE  
AND TRUCK CLADDING & GLASSING  
TO EXISTING SHOWROOM

OWNER: OCEAN PARK FORD SALES LTD.

LOCATION: 3050 KING GEORGE BLVD.

SURREY, B.C.

TEL: N/A

**NOTES:**  
ALL DIMENSIONS TO BE CONFIRMED  
ON SITE BY THE CONTRACTOR.  
ALL DIMENSIONS AND APPROXIMATIONS  
FOLLOW THE PERMITS/AS-BUILT  
PROGRAM REQUIREMENTS.

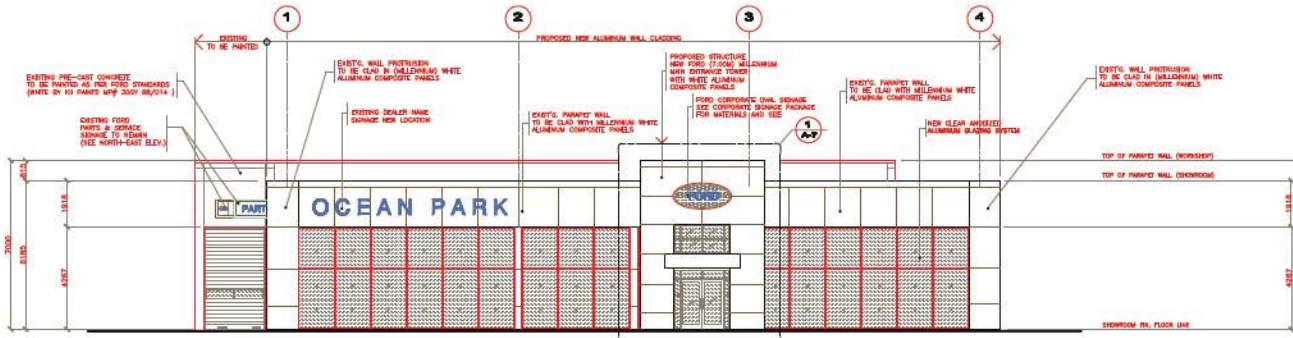
|     |      |             |    |
|-----|------|-------------|----|
| NO. | DATE | DESCRIPTION | BY |
|     |      |             |    |
|     |      |             |    |

|       |  |
|-------|--|
| DATE: |  |
| BY:   |  |

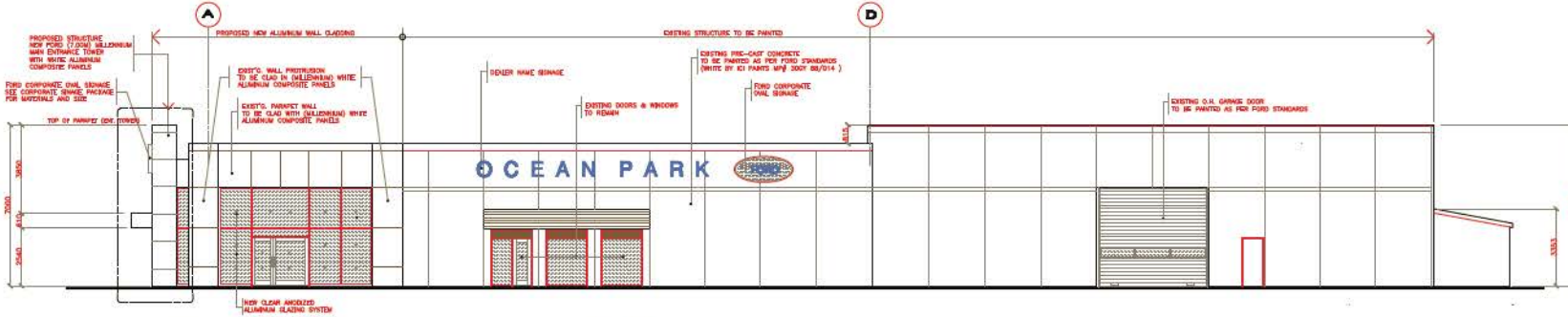


**tutz lean & associates inc.**  
consulting architects engineers  
100-10150 104th Ave. Surrey, BC V4A 2G9  
TEL: 604-591-1100 FAX: 604-591-0888

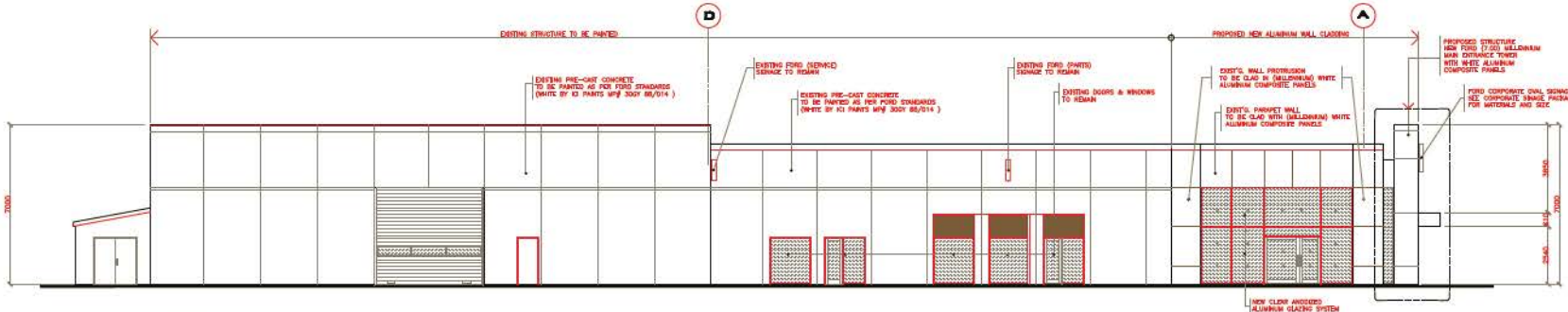
|             |          |             |     |
|-------------|----------|-------------|-----|
| PROJECT NO. | 07-05-03 | SHEET NO.   | 1-1 |
| DESIGNED BY |          | APPROVED BY |     |
| DRAWN BY    |          | DATE        |     |



**NORTH-WEST ELEVATION** SCALE 1:100



**SOUTH-WEST ELEVATION** SCALE 1:100



**NORTH-EAST ELEVATION** SCALE 1:100

ALL SELECTIONS AND SPECIFICATIONS FOLLOW THE FORD MILLENNIUM PROGRAM GUIDELINES.



**MPB Construction**  
 White Pine & South Bayway  
 Leasing & Development  
 Since 1958

59-1983 Ave. 6th, 10 VALM  
 www.mpbconstruction.com  
 TEL: 440-828-8100 FAX: 440-828-8100

**PROJECT TITLE:**  
 PROPOSED CONSTRUCTION A NEW SHOWROOM ENTRANCE COVER, ALSO NEW EXTENSION CLADDING & GLAZING TO EXISTING SHOWROOM  
**OWNER:** OCEAN PARK FORD SALES LTD.  
 LOCATION: 6555 WINE CREEPER BLVD.  
 CLEVELAND, OH  
 TEL: N/A

**NOTES:**  
 ALL DIMENSIONS TO BE COMPLETED ON SITE UNLESS OTHERWISE NOTED

| NO. | DATE     | DESCRIPTION        | BY |
|-----|----------|--------------------|----|
| 1   | 10-10-14 | ISSUED FOR PERMITS | JL |
| 2   | 10-10-14 | REVISIONS          | JL |
| 3   | 10-10-14 | REVISIONS          | JL |
| 4   | 10-10-14 | REVISIONS          | JL |

| ELEVATION            | DATE | BY |
|----------------------|------|----|
| NORTH-WEST ELEVATION |      |    |
| SOUTH-WEST ELEVATION |      |    |
| NORTH-EAST ELEVATION |      |    |

**Latiz Jean**  
 & Associates, Inc.  
 Consulting structural engineers  
 12000 W. 12th St.  
 Suite 200  
 Overland Park, KS 66204  
 Phone: 913-241-1100  
 Fax: 913-241-1101  
 www.latizjean.com

| PROJECT NO. | DATE        | SHEET NO. |
|-------------|-------------|-----------|
| 144         | 10/10/14    | 1-3       |
| DESIGNED BY | APPROVED BY |           |
| DATE:       | ISSUED FOR: |           |

BARELAND STRATA PLAN OF PARCEL 7A  
SEC. 22 TP. 1 N.W.D. REFERENCE PLAN 71545.

MUNICIPALITY OF SURREY  
SCALE 1:250



14-326

3050 KING GEORGE VI HIGHWAY,  
SURREY, B.C.  
THE ADDRESS FOR SERVICE OF  
DOCUMENTS OF STRATA  
CORPORATION IS:

ALL OWNERS STRATA PLAN NW 2519  
50 BULK MANAGEMENT LTD.  
SUITE 510 - 475 HURON ST.  
VANCOUVER, B.C. V6C 2B3

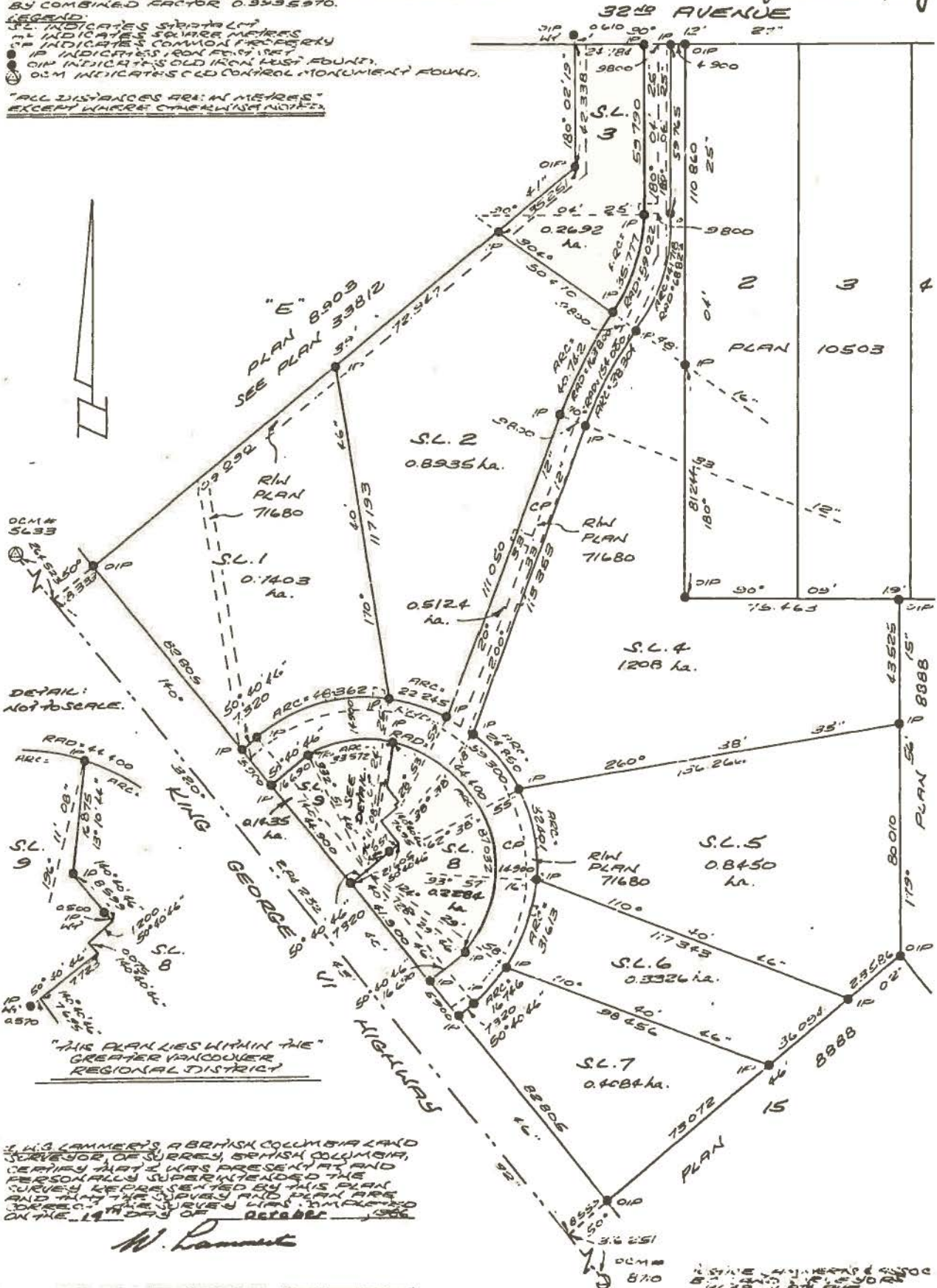
STRATA PLAN NW 2519  
REGISTERED PLAN, REG. 274827  
IN THE LAND TITLE OFFICE  
AT NEW WESTMINSTER, B.C.  
THIS 30 DAY OF FEBRUARY 1989  
REP. A1250154 to A1250234

INDICATED SURVEY AREA NOT  
GRID BEARINGS DERIVED FROM C.M.S. 5233 AND O.C.M. 8710  
THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES  
FACTORS IN COMPARISON OF C.M.S. 100 KILOMETRE MARKERS  
BY COMBINED FACTOR 0.9995970.

- LEGEND:
- S.L. INDICATES STRATA LOT
  - M INDICATES SOURCE METRES
  - CP INDICATES COMMON PROPERTY
  - IP INDICATES IRON PILE FOUND
  - OIP INDICATES OLD IRON PILE FOUND
  - OCM INDICATES OLD CONTROL MONUMENT FOUND

"ALL DISTANCES ARE IN METRES"  
EXCEPT WHERE OTHERWISE NOTED

EIRaven  
REGISTERED



DETAIL:  
NOT TO SCALE.

"THIS PLAN LIES WITHIN THE"  
GREATER VANCOUVER  
REGIONAL DISTRICT

I, W. LAMONT, A BRITISH COLUMBIA LAND  
SURVEYOR OF SURREY, BRITISH COLUMBIA,  
CERTIFY THAT I WAS PRESENT AND  
PERSONALLY SUPERVISED AND  
THE SURVEY REPRESENTED BY THIS PLAN  
AND THAT THE SURVEY AND PLAN ARE  
TRUE. THE SURVEY WAS COMPLETED  
ON THE 14 DAY OF OCTOBER 1988

W. Lamont

1:250 SCALE  
B.C. LAND SURVEYOR  
14670 12 8th AVE.