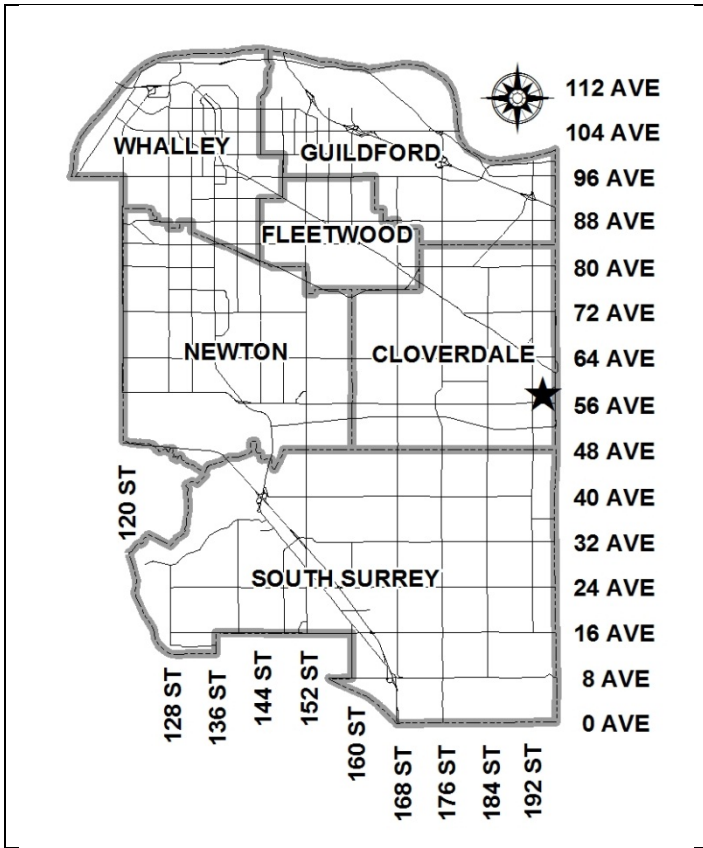


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0180-00

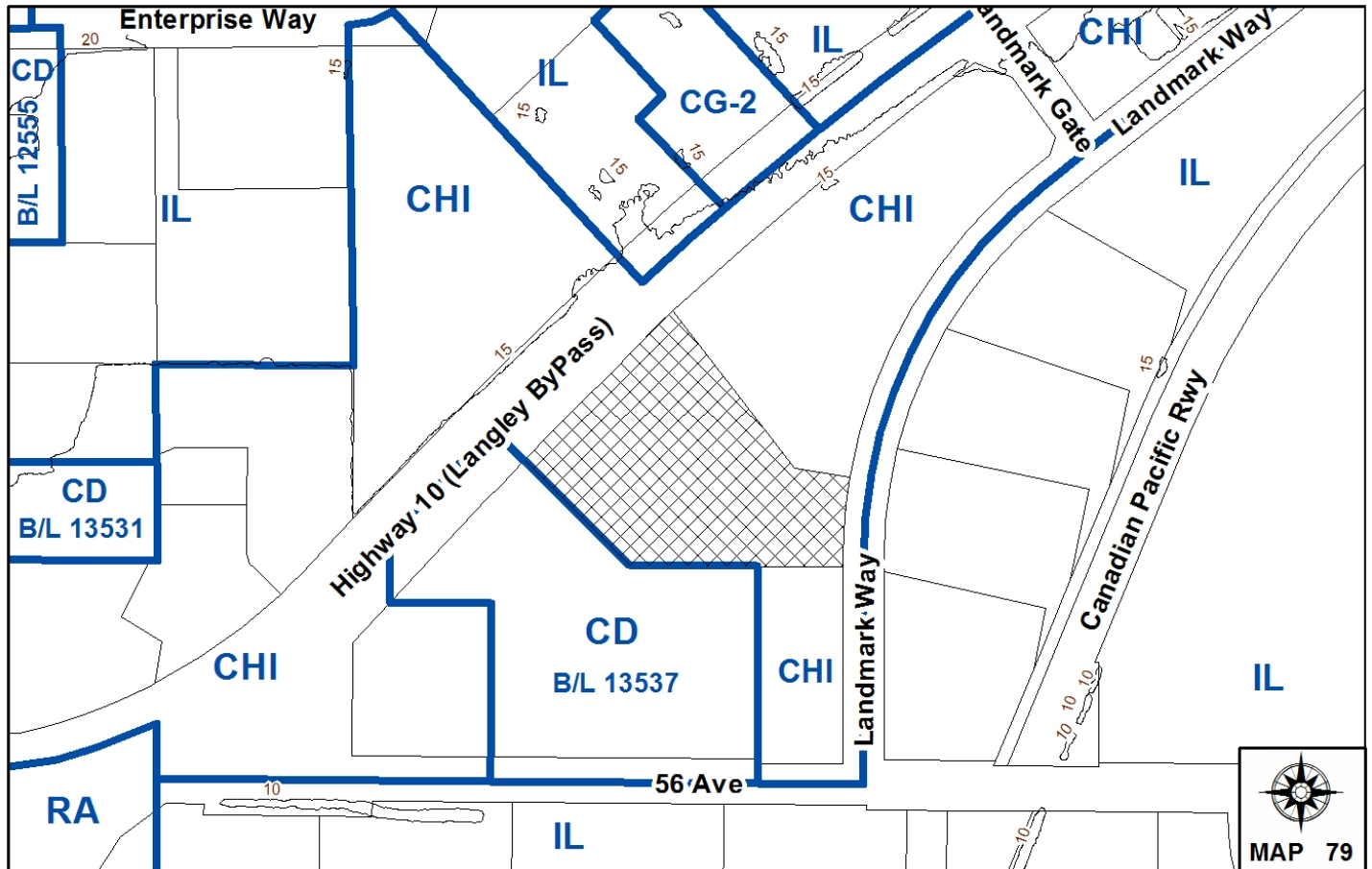
Planning Report Date: September 23, 2013



PROPOSAL:

- **Development Permit**
 in order to permit a building addition with 12 servicing and detailing bays to an existing Mitsubishi dealership.

LOCATION: 19360 Highway No. 10 (Langley Bypass)
OWNER: G. D. Wolfe Holdings Ltd.
ZONING: CHI
OCP DESIGNATION: Industrial
LAP DESIGNATION: Highway Commercial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with Local Area Plan Designation.
- Design is coordinated with the existing neighbouring dealership on the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Permit No. 7913-0180-00 and authorize the Mayor and Clerk to execute the Permit.

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: The Engineering Department has no objection to the project as outlined in Appendix III. Engineering requirements are to be completed as a condition of Building Permit.

SITE CHARACTERISTICS

Existing Land Use: Mitsubishi and Subaru auto dealerships.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North/East:	Langley Chrysler auto dealership.	Industrial	CHI
East (Across Landmark Way):	Mixed use industrial building.	Industrial	IL
South:	Dams Ford dealership and mixed-use building.	Industrial	CD (By-law No. 12537) and CHI
West (Across Highway No. 10 (Langley By-pass)):	Mixed-use building including Xcess Cargo and Enterprise Rental Car.	Industrial	CHI

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 19360 - Langley By-pass (Highway #10). The property is zoned "Highway Commercial Industrial Zone (CHI)" and designated Industrial in the Official Community Plan (OCP).
- Two (2) automobile dealerships (Mitsubishi and Subaru) currently operate on the subject site (see Appendix IV). The current application applies only to the Mitsubishi dealership situated at the southwest portion of the property.

- The original Mitsubishi building was constructed in 1990 under Development Permit No. 7987-0313-00.

Current Proposal

- The current proposal is for a Development Permit to permit the expansion of the service department for the Mitsubishi dealership. Within the addition, the applicant proposes six detail bays and six service bays for a total of 12 bays.
- The applicant proposes to demolish a rear portion of the existing dealership, retaining a 725-square metre (7,777 sq.ft.) portion. The applicant is proposing to construct a 510-square metre (5,487 sq.ft.) addition with a 137-square metre (1,475 sq.ft.) mezzanine for a total floor area of 1,370 square metres (14,739 sq.ft.).
- The combined floor area of both buildings on the property is 2,792 square metres (30,055 sq.ft.). This represents a floor area ratio (FAR) of 0.24 and a lot coverage of 21.4% which is consistent with the maximum FAR of 1.0 and lot coverage of 50% permitted in the CHI Zone.
- Part 5 of Surrey Zoning By-law No. 12000 requires a total of 90 parking spaces for both dealerships. As the current and proposed uses are two car dealerships, a total of 178 parking spaces have been provided.
- The proposed development complies with all other regulations of the Highway Commercial Industrial Zone (CHI).

PRE-NOTIFICATION

In accordance with Council Policy, a development proposal sign was erected on the property. To date, staff have not received any correspondence or telephone calls with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- The applicant proposes to demolish a portion of the rear of the existing Mitsubishi building on the southwest portion of the site and to construct an addition to the building.
- The addition will be constructed of concrete tilt-up panels.
- The colour scheme of the addition is a mix of sweatshirt gray and timber gray to match the neighbouring Subaru dealership. The intention is to give a coordinated and unified appearance to both dealerships from Landmark Way. The front portion of the Mitsubishi dealership is currently taupe and beige and is proposed to remain until it is either rebranded or demolished and reconstructed to match the rest of the site.
- The proposed addition is 7.4 metres (23.2 ft.) in height to the top of the parapet. The existing building is 4.9 metres (16 ft.) in height. The proposed design incorporates a band to delineate and better transition the difference in height.

- All the proposed overhead doors face away from the streets in compliance with the OCP guidelines. Access to the 12 service bays will be through the two larger overhead doors. One of the proposed overhead doors faces north into the site, while the other door will face south towards the adjoining property. A third, smaller overhead door, is used for the delivery and removal of oil and will face the property to the south.
- The current driveways from Highway No. 10 and Landmark Way will remain unchanged and continue to be shared between the two dealerships.
- Existing landscaping was completed as part of a previous application (No. 7910-0071-00) and is in good condition. No additional landscaping is required.
- The applicant proposes to retain the existing signage and does not propose any additional signage.

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. 7913-0180-00
Appendix III.	Engineering Summary
Appendix IV.	Aerial Photo of the Site

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/da

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DRV 9/19/13 9:43 AM

Information for City Clerk

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

1. (a) Agent: Name: Krahn Engineering Ltd.
 Address: 34077 - Gladys Avenue Unit 400
 Abbotsford, BC V2S 2E8

 Tel: 604-853-8831 - Work

2. Properties involved in the Application
 - (a) Civic Address: 19360 – No. 10 Highway (Langley Bypass)

 - (b) Civic Address: 19360 – No. 10 Highway (Langley Bypass)
 Owner: G D Wolfe Holdings Ltd
 PID: 014-524-627
 Lot: Lot B Section 10 Township 8 New Westminster District Plan 82215

3. Summary of Actions for City Clerk's Office
 - (a) Approval and issuance of Development Permit No. 7913-0180-00.

DEVELOPMENT DATA SHEET

Existing Zoning: CHI

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	21.4%
Paved & Hard Surfaced Areas		73.6%
Total Site Coverage		95%
SETBACKS (in metres)		
Front	7.5 metres	22.5 metres
Rear	7.5 metres	9.8 metres
Side #1 (North)	7.5 metres	54.6 metres
Side #2 (South)	7.5 metres	8.5 metres
BUILDING HEIGHT (in metres/storeys)		
Principal	9 metres	7.37 metres
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	1.15 hectares	.279 hectares

** 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)	1.00	.243
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	90	178
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	90	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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CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7913-0180-00

Issued To: G D WOLFE HOLDINGS LTD

("the Owner")

Address of Owner: 19360 - Langley Bypass
Surrey, BC V3S 7R2

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: 014-524-627
Lot B Section 10 Township 8 New Westminster District Plan 82215

19360 – No. 10 Highway (Langley Bypass)

(the "Land")

3. This development permit applies only to that portion of the buildings and structures on 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 and the siting, form, exterior design and finish of buildings and structures shall be in accordance with the drawings numbered 7913-0180-00(A) through to and including 7913-0180-00(F) (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. This development permit supplements/amends Development Permit Nos. 7987-0313-00 and 7907-0117-00.
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

- 9. 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.
- 10. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 11. 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.

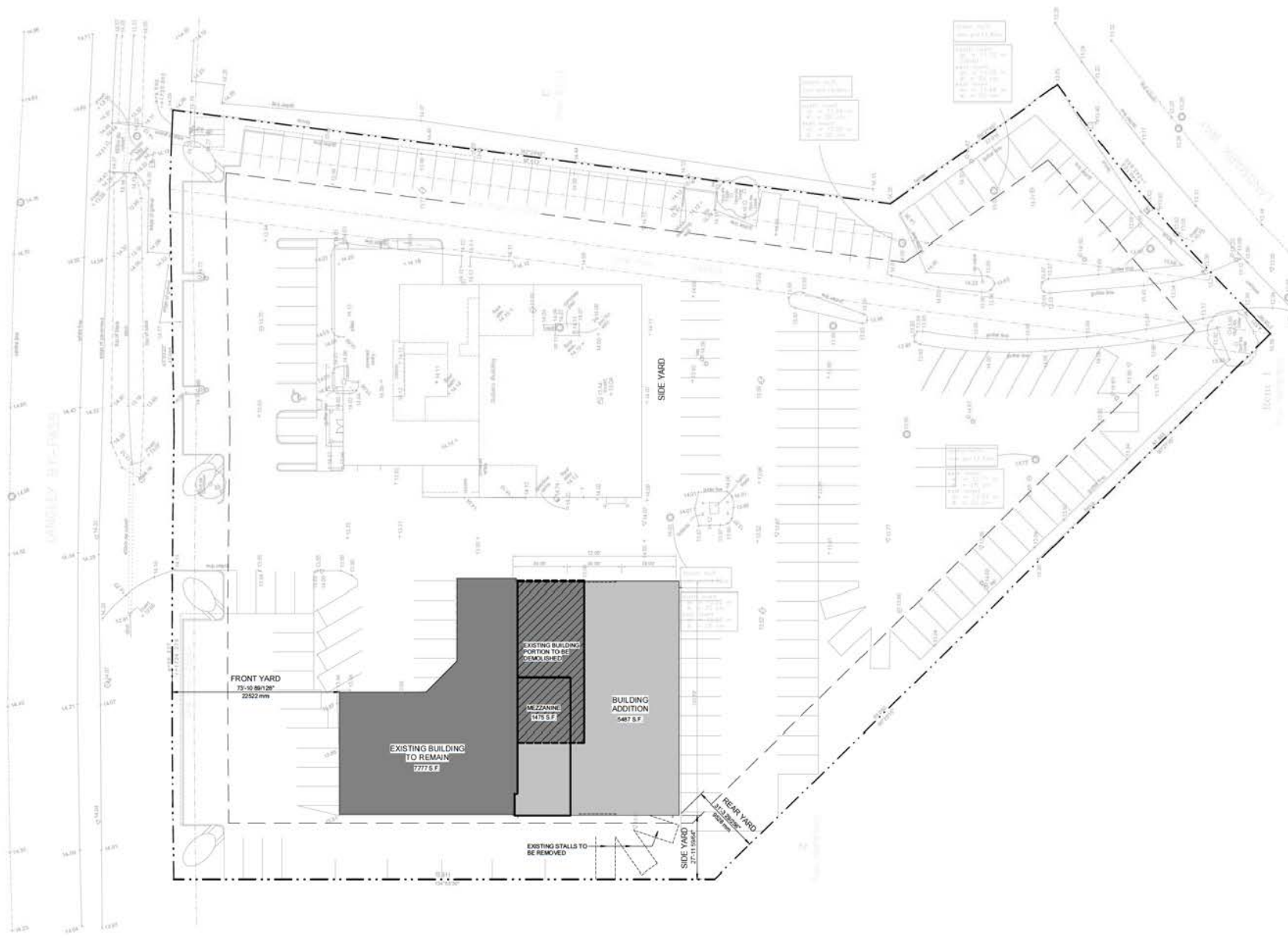
 Authorized Agent: (Signature)

 Name: (Please Print)

OR

 Owner: (Signature)

 Name: (Please Print)



NO.	DATE	DESCRIPTION
1	03/20/15	PRELIMINARY
2	03/20/15	REVISIONS
3	03/20/15	REVISIONS
4	03/20/15	REVISIONS
5	03/20/15	REVISIONS
6	03/20/15	REVISIONS
7	03/20/15	REVISIONS
8	03/20/15	REVISIONS
9	03/20/15	REVISIONS
10	03/20/15	REVISIONS

PROJECT NAME:
WOLFE MITSUBISHI

PROJECT ADDRESS:
1300 HIGHWAY 10 (LANGLEY BYPASS)

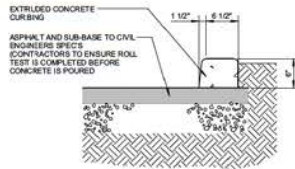
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CHECKED	SD
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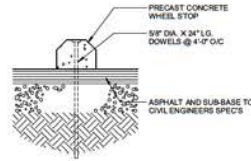
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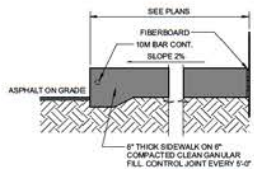
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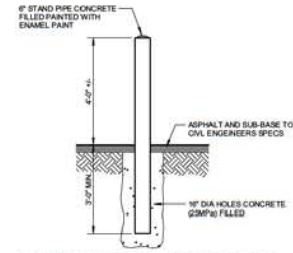
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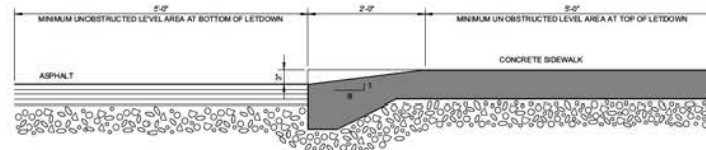
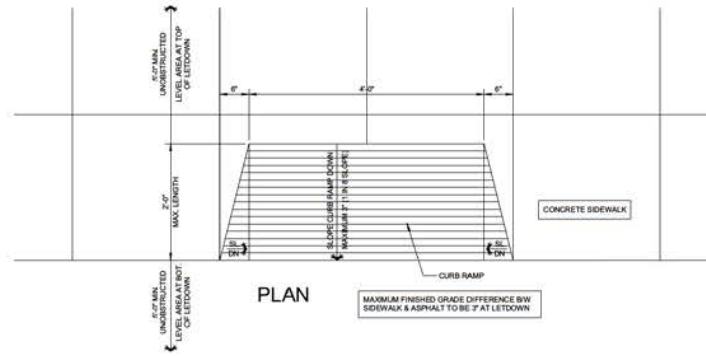
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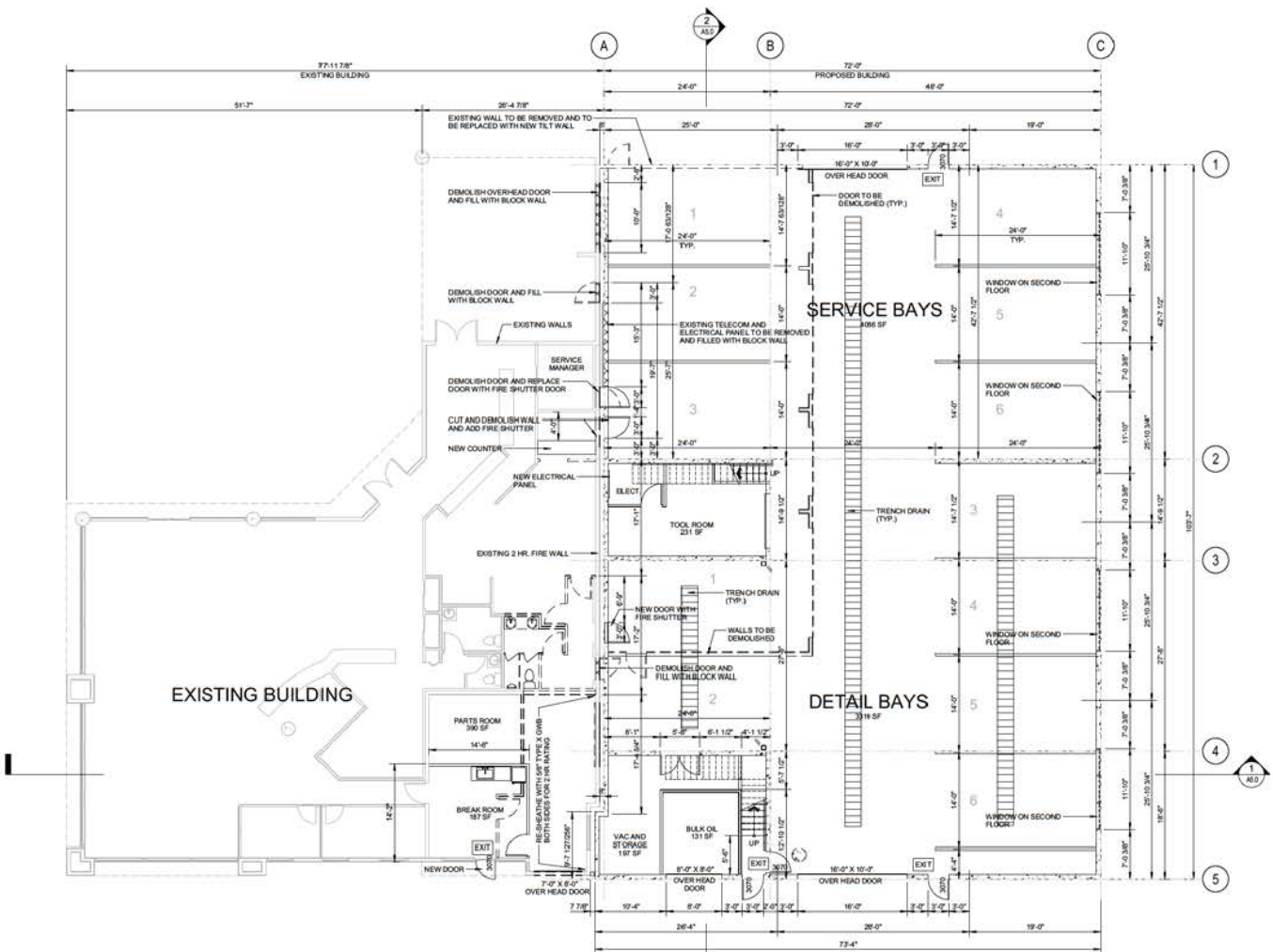
3 SIDEWALK
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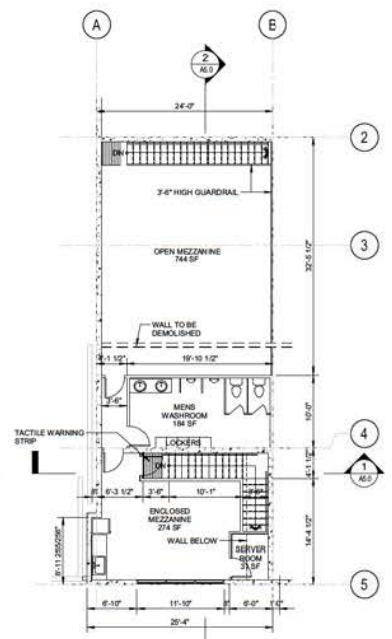
4 TYPICAL BOLLARD DETAIL
SCALE: 1" = 1'-0"



5 H/C LETDOWN / CURB RAMP
SCALE: 1" = 1'-0"



1 MAIN FLOOR
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR
SCALE: 1/8" = 1'-0"

LEGEND

- EXISTING WALL
- NEW WALL
- DEMOLISHED WALL



BROCK CROOM ARCHITECT
ARCHITECTURE PLANNING • FEASIBILITY • URBAN DESIGN
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TEL: (214) 343-1111 FAX: (214) 343-1112

NO.	DATE	DESCRIPTION

PROJECT NAME: **WOLFE MITSUBISHI**

PROJECT ADDRESS:
13360 HIGHWAY 10 (LANGLEY BYPASS)

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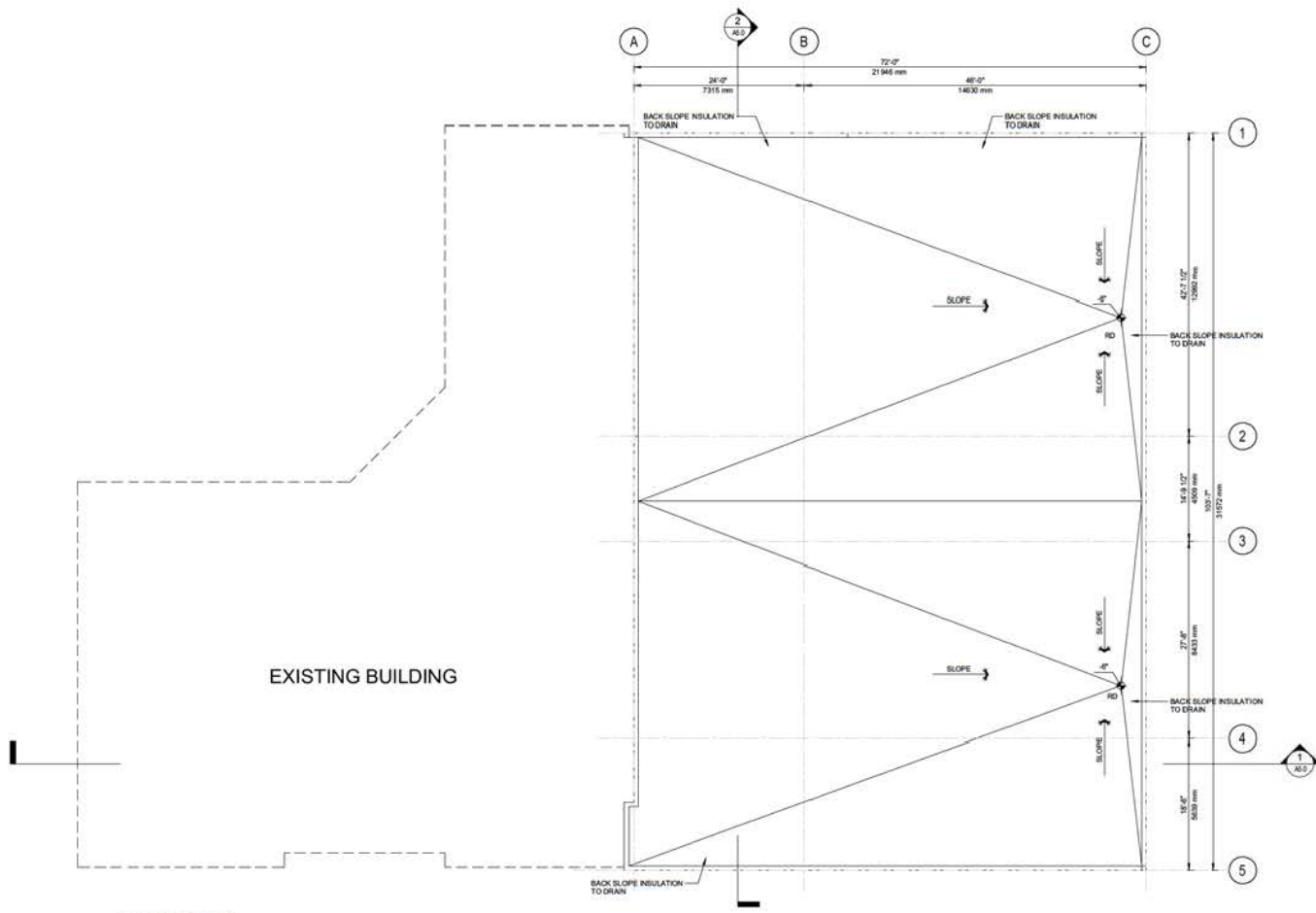
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CHECKED BY:	SD
PROJECT NO.:	431158
DRAWING NO.:	

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NORTH ARROW



ARCHITECTURE OFFICE
401.3877 442076 AVANNA
ARCHITECTURE 401.3877 442076
P. 401.3877 442076 F. 401.3877 442076
LANDSCAPE OFFICE
401.3877 442076 AVANNA
LANDSCAPE 401.3877 442076
P. 401.3877 442076 F. 401.3877 442076



1 ROOF PLAN
SCALE: 1/8" = 1'-0"



BROCK CROOME ARCHITECT
ARCHITECTURE PLANNING FEASIBILITY URBAN PROGRAMS
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TEL. 401.3877 442076 FAX. 401.3877 442076

NO.	DATE	REVISION	DESCRIPTION
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PROJECT NAME
WOLFE MITSUBISHI

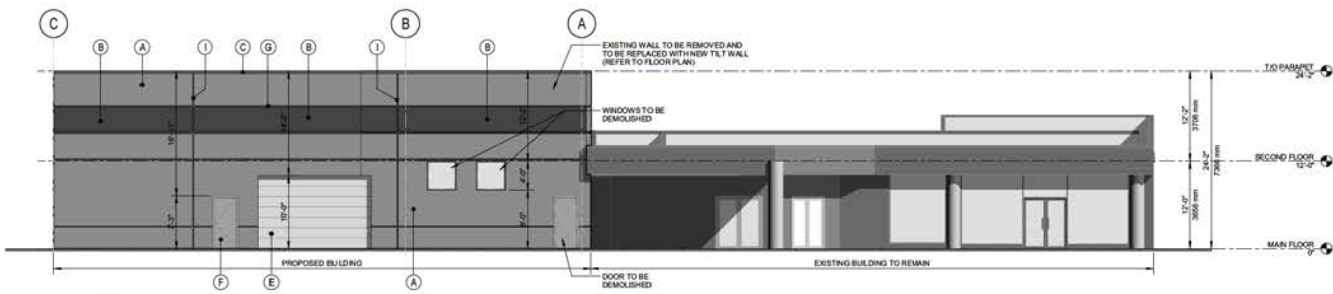
PROJECT ADDRESS
19360 HIGHWAY 10 (LANGI BYPASS)

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ROOF PLAN

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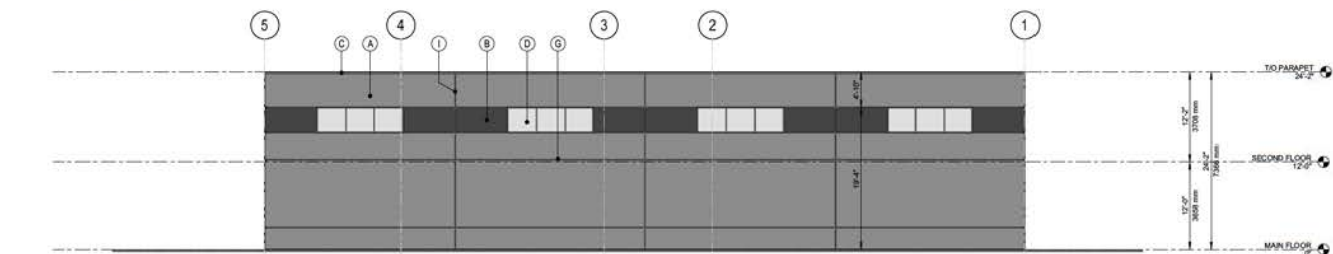
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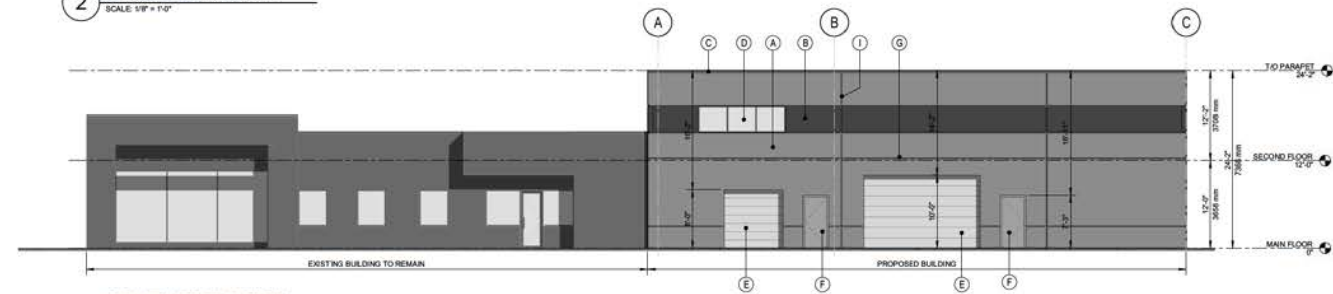
MATERIAL LEGEND	
A	CONCRETE TILT-UP PANEL - MAIN BUILDING COLOUR: GRAY-TIMBER
B	CONCRETE TILT-UP PANEL - ACCENT BUILDING COLOUR: SWEATSHIRT GRAY
C	PRE-FINISHED METAL FLASHING
D	GLAZING IN PRE-FINISHED EXPLODED ALUMINUM FRAME
E	PRE-FINISHED METAL SECTIONAL OVERHEAD DOOR
F	STEEL WAREDOOR
G	CONCRETE REVEAL
I	PANEL JOINT CAULKED & SEALED AS PER STRUCTURAL DWGS

NOTE:
THE ABOVE LEGEND ITEMS ARE SHOWN ONLY ON A SMALL AREA OF THE ELEVATIONS
HOWEVER THEY APPLY TO ALL SIMILARLY MARKED AREAS THROUGHOUT THE BUILDING.

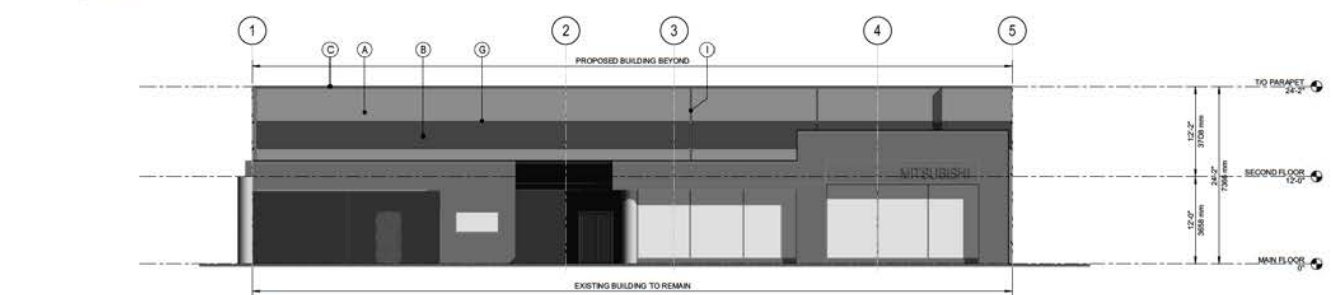
1 NORTH ELEVATION
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2 EAST ELEVATION
SCALE 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



4 WEST ELEVATION
SCALE 1/8" = 1'-0"



ARCHITECTURE OFFICE
100 WEST 142ND STREET
ANN ARBOR MI 48106
PH: 734.936.1100
F: 734.936.1101

INTERIORS OFFICE
100 WEST 142ND STREET
ANN ARBOR MI 48106
PH: 734.936.1100
F: 734.936.1101



BROCK CROOME ARCHITECT
ARCHITECTURE PLANNING FEASIBILITY URBAN DESIGN
P.O. BOX 200100 ANN ARBOR MI 48106-0100
TEL: 734.936.1100 FAX: 734.936.1101

NO.	DATE/TIME	REVISIONS	DESCRIPTION

PROJECT NAME

WOLFE MITSUBISHI

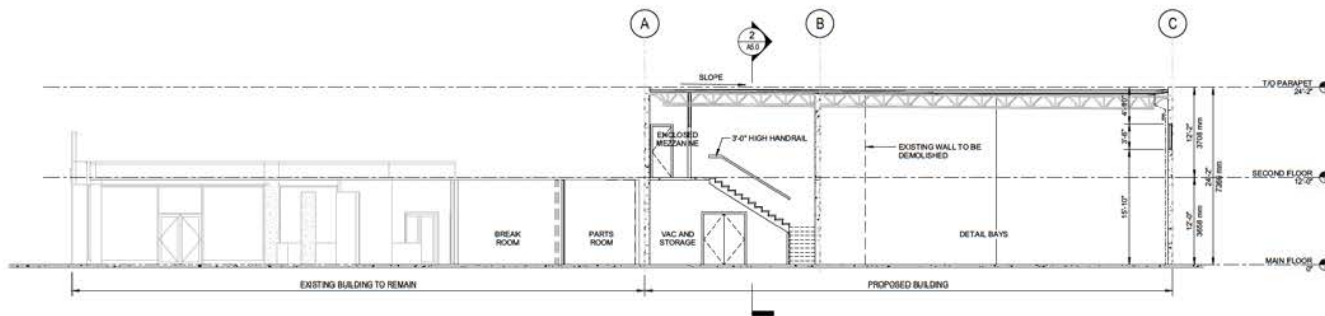
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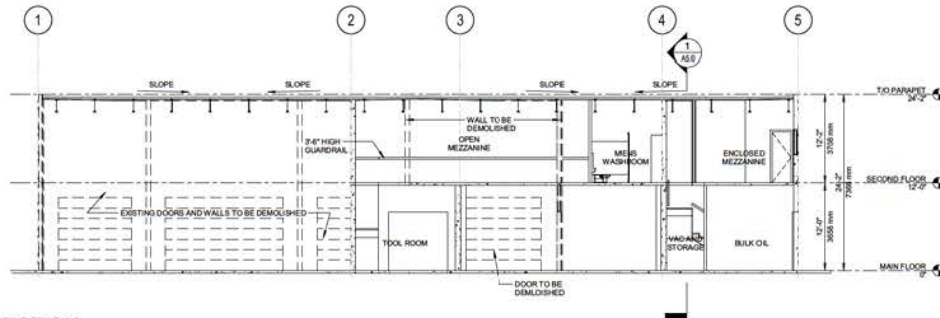
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DRAWING NO.	

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1 SHORT SECTION
SCALE: 1/8" = 1'-0"



2 LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **September 18, 2013** PROJECT FILE: **7813-0180-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 19360 No 10 (Langley Bypass) Hwy**

DEVELOPMENT PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit as the estimated value of the associated Building Permit exceeds \$400,000 which triggers works and services.

Property and Right-of-Way Requirements

- Provide 0.5 metre wide statutory rights-of-way (SROW) along Highway #10 and along Landmark Way.
- Provide additional 0.5 metre wide statutory right-of-way (SROW) for sanitary sewer main.

Works and Services

- Provide cash-in-lieu for urban features on Highway #10.
- Provide cash-in-lieu for construction of 1.5 metre wide concrete sidewalk across Landmark Way frontage.
- Provide cash-in-lieu for 7.3 metre wide concrete letdown on Landmark Way.
- Enter into encroachment agreement with the City, if required.

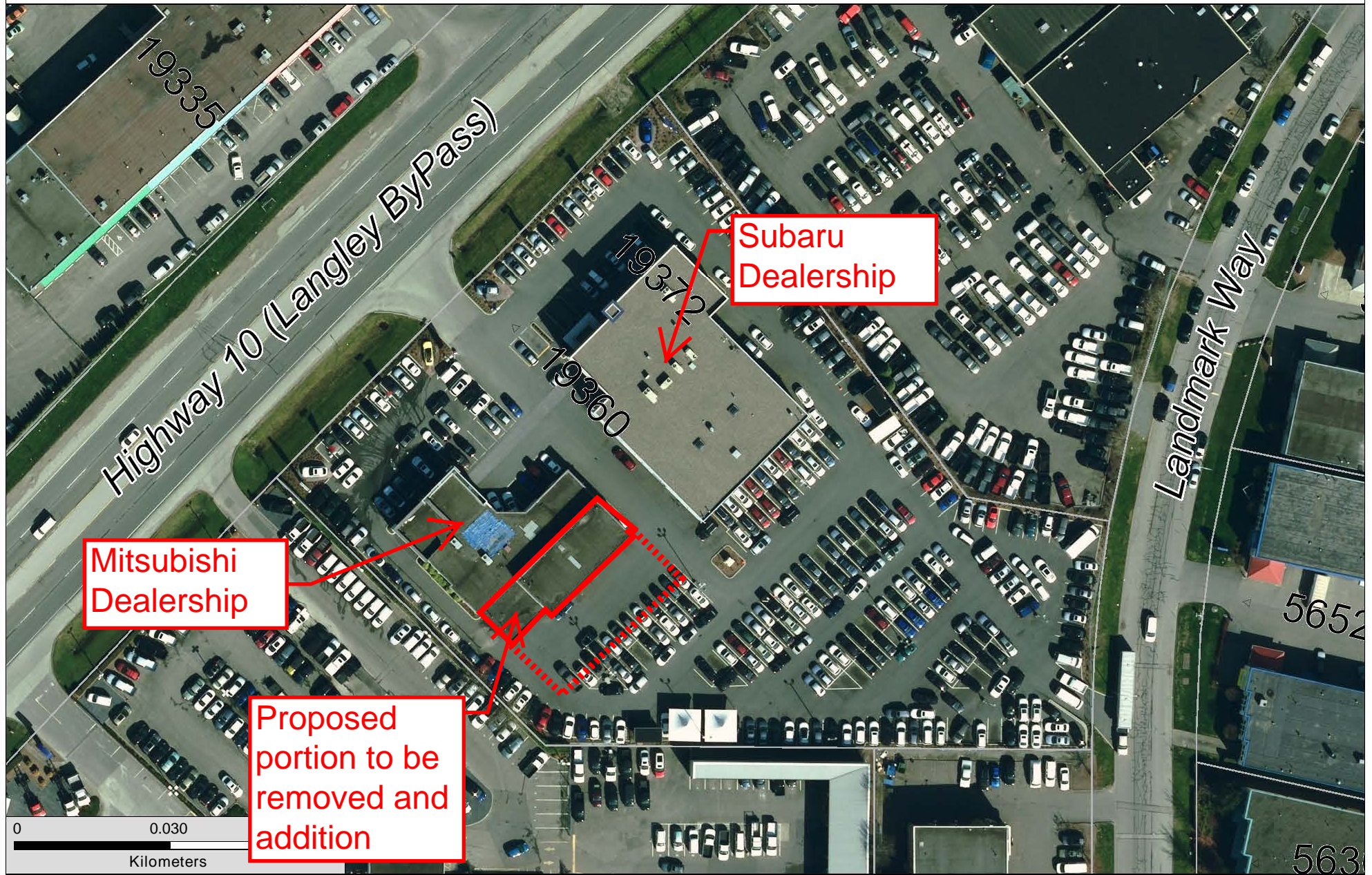
A Mini Servicing Agreement is required prior to issuance of Development Permit.



Rémi Dubé, P.Eng.
Development Services Manager

HB

COSMOS Aerial Photo of Site



Mitsubishi Dealership

Subaru Dealership

Proposed portion to be removed and addition

0 0.030
Kilometers

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description

Scale: 1: 1,000
Map created on: August-13-13