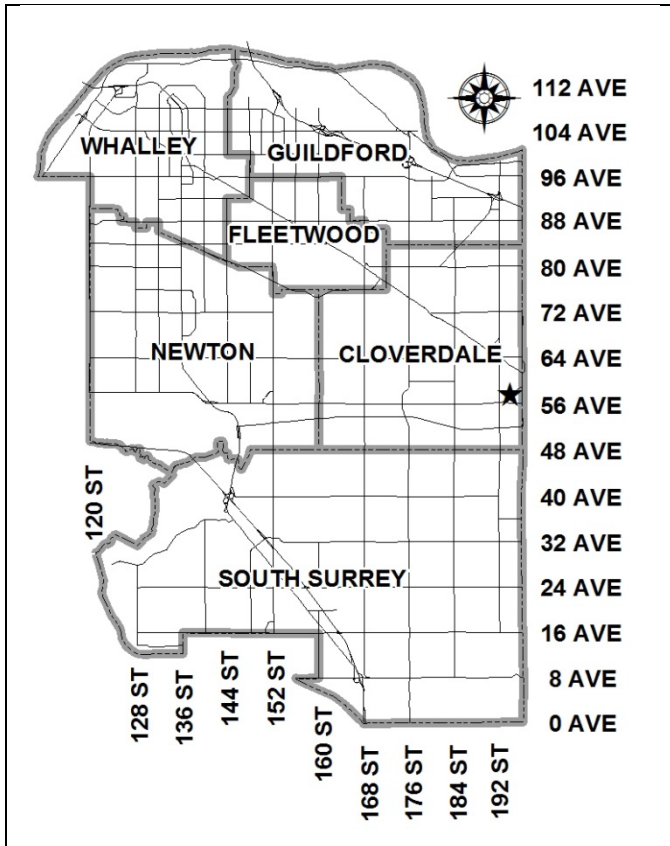


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0254-00

Planning Report Date: December 15, 2014



PROPOSAL:

- **Development Permit**

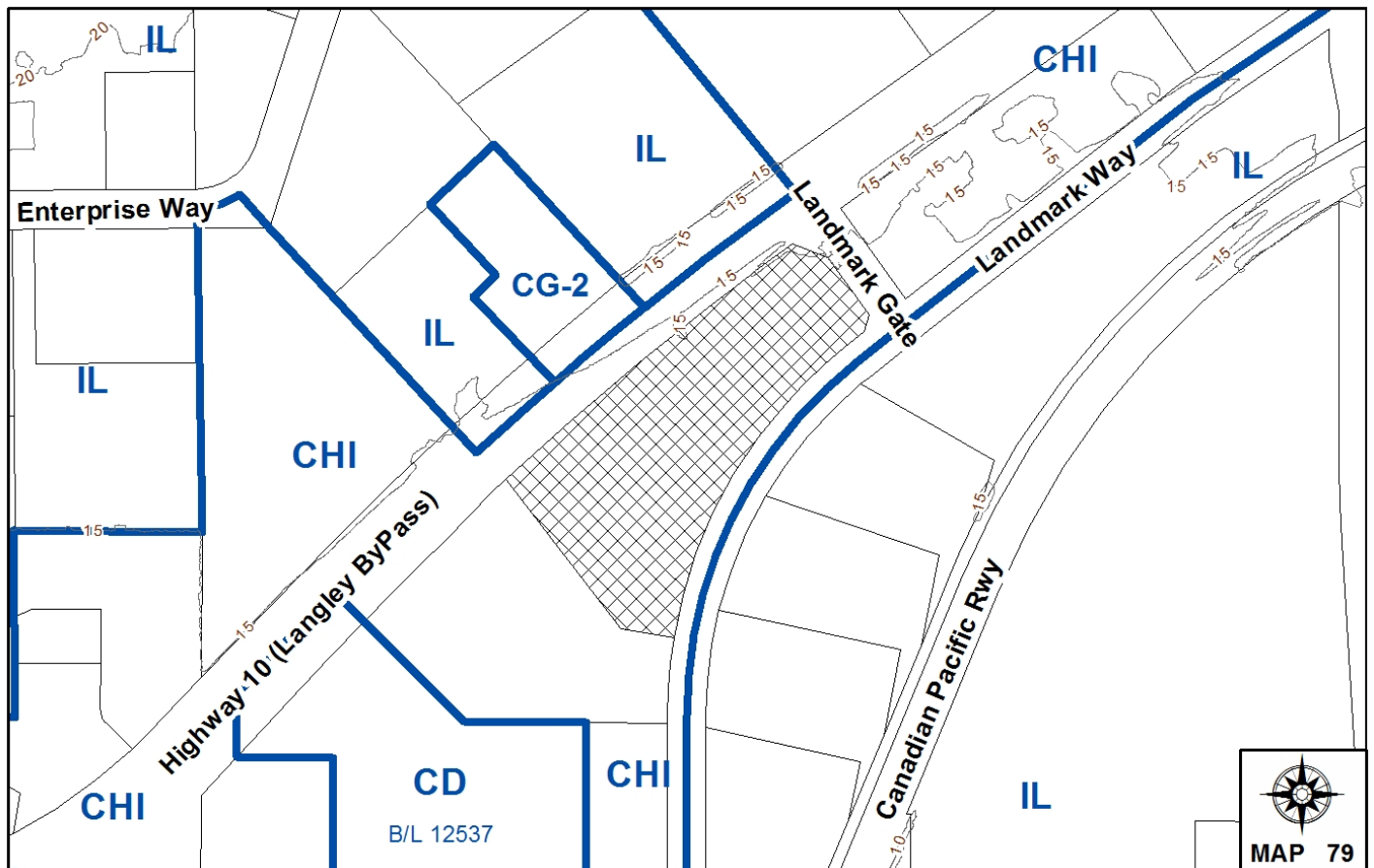
in order to allow a two-storey addition to an existing automobile dealership.

LOCATION: 19418 - No. 10 (Langley Bypass) Hwy.

OWNER: Georgian Properties Ltd.

ZONING: CHI

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed two-storey addition will allow for an expansion of the existing automobile dealership building, which will improve on-site service operations.
- The proposal fully complies with the CHI zoning of the property.
- Additional landscaping will be installed to enhance the overall appearance of the site.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7914-0254-00 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, signage, 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 proposal.

SITE CHARACTERISTICS

Existing Land Use: Existing automobile dealership (Langley Chrysler)

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|--|--|------------------|---------------|
| North (Across Highway No. 10 / Langley By-pass): | Gas station and multi-tenant industrial buildings. | Mixed Employment | CG-2 and CHI |
| East (Across Landmark Gate): | Multi-tenant industrial buildings. | Mixed Employment | CHI |
| South (Across Landmark Way): | Multi-tenant industrial buildings. | Industrial | IL |
| West: | Automobile dealership (Ford) | Mixed Employment | CHI |

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located at 19418 – No. 10 (Langley By-pass) Highway. The property is designated Mixed Employment in the Official Community Plan (OCP) and is zoned Highway Commercial Industrial Zone (CHI). The site is currently occupied by an automobile dealership (Langley Chrysler).
- The form and character of the site, including the existing two-storey building, is regulated by Development Permit No. 6787-0313-00, which was approved by Council on July 27, 1989.

- There have been a number of minor improvements to the site since the approval of the original Development Permit and the initial construction. The most recent improvements were approved by Council on December 17, 2007 under Development Permit No. 7907-0051-00, to allow exterior renovations to the existing building and the construction of a small addition (600 square metres / 6,450 sq.ft. in size) along the west building elevation.
- All of the renovations were completed in accordance with Development Permit No. 7907-0051-00, except the building addition, which was never constructed.

Current Proposal

- The applicant proposes a Development Permit to construct a 549-square metre (5,909-sq.ft.) two-storey, L-shaped addition to the existing building along the west and south elevations.
- An existing carwash bay (approximately 50 square metres (540 sq.ft.) in size) at the southwest corner of the existing building will be demolished to accommodate the proposed addition.
- The proposed addition will contain three (3) new carwash bays, a tool room, an expansion of the existing service shop, and a small mezzanine area.
- The proposal fully complies with the Zoning By-law. No variances are required.
- The proposed addition will result in a floor area ratio (FAR) of 0.19 and a lot coverage of 18.5%, which complies with the maximum FAR of 1.0 and lot coverage of 50% permitted in the CHI Zone.

DESIGN PROPOSAL AND REVIEW

- The proposed addition will be constructed of tilt-up concrete panels, which will be painted beige to match the existing building.
- Seven (7) upper floor windows along the south building elevation will be removed to accommodate the proposed building addition. In order to improve the building design and articulation, the architect proposes building reveals / grooves along the south elevation.
- In order to accommodate the proposed addition, the existing drive-aisle will be shifted slightly to the west, which will require the removal of approximately twenty (20) parking stalls.
- The resulting supply of on-site parking stalls (371) will exceed the required number of parking stalls (100) under the Zoning By-law.
- As a result of shifting the drive-aisle to the west, the existing driveway letdown to Landmark Way will also be shifted to the west to line-up accordingly.
- A total of eight (8) service garage doors will be installed along the west and south building elevations to provide access to the expanded service shop and the car wash area.
- No rooftop mechanical equipment is proposed on the addition.

- All existing building signage and the existing free-standing sign will remain. No additional signage is proposed.
- Some of the landscaping installed as per Development Permit No. 7907-0051-00 has not survived or has been removed.
- The applicant proposes to plant new trees and landscaping on the subject site. New landscaping includes azaleas, rhododendrons, roses, and eight (8) Japanese Snowdrop trees. A total of fifty (50) trees (8 proposed, 42 existing) will be on the subject site.
- In addition, the applicant has agreed to plant a cedar hedge (52 cedars) along the west lot line at the north-west corner of the site, to soften the street interface and to screen the on-site building and vehicles from Highway No. 10.

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. 7914-0254-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/da

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DRV 12/11/14 10:12 AM

Information for City Clerk

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

- 1. (a) Agent: Name: Shauna Johnson
 Teck Construction
 Address: 5197 - 216 Street
 Langley, BC V3A 2N4

 Tel: (604) 514-7917

2. Properties involved in the Application

- (a) Civic Address: 19418 - No 10 (Langley Bypass) Highway

- (b) Civic Address: 19418 - No 10 (Langley Bypass) Highway
 Owner: Georgian Properties Ltd
 PID: 027-294-463
 Parcel 1 (Being Consolidation of Lots C and D, See BB136824) 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. 7914-0254-00.

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 | | 1.5 hectares |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | 50% | 18.5% |
| Paved & Hard Surfaced Areas | | 73.5% |
| Total Site Coverage | | 92% |
| SETBACKS | | |
| Front (north) | 7.5 metres | 11 metres |
| Rear (south) | 7.5 metres | 7.9 metres |
| Side #1 (west) | 7.5 metres | 45 metres |
| Side #2 (east) | 7.5 metres | 97 metres |
| BUILDING HEIGHT | | |
| Principal | 9.0 metres | 7.6 metres |
| Accessory | | N/A |
| NUMBER OF RESIDENTIAL UNITS | | |
| Bachelor | | N/A |
| One Bed | | |
| Two Bedroom | | |
| Three Bedroom + | | |
| Total | | |
| FLOOR AREA: Residential | | |
| | | N/A |
| FLOOR AREA: Commercial | | |
| Retail | | 2,307.1 square metres |
| Office | | 673.4 square metres |
| Total | 15,874 square metres | 2,980.5 square metres |
| FLOOR AREA: Industrial | | |
| | | N/A |
| FLOOR AREA: Institutional | | |
| | | N/A |
| TOTAL BUILDING FLOOR AREA | 15,874 square metres | 2,980.5 square metres |

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 | 0.19 |
| AMENITY SPACE (area in square metres) | | N/A |
| Indoor | | |
| Outdoor | | |
| PARKING (number of stalls) | | |
| Commercial | 100 | 37 ¹ |
| Industrial | | N/A |
| Residential Bachelor + 1 Bedroom | | N/A |
| 2-Bed | | |
| 3-Bed | | |
| Residential Visitors | | N/A |
| Institutional | | N/A |
| Total Number of Parking Spaces | 100 | 37 ¹ |
| Number of disabled stalls | 2 | 2 |
| Number of small cars | | N/A |
| Tandem Parking Spaces: Number / % of Total Number of Units | | N/A |
| Size of Tandem Parking Spaces width/length | | N/A |

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

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7914-0254-00

Issued To: Georgian Properties Ltd.

("the Owner")

Address of Owner: 19418 No. 10 (Langley By-pass) Highway
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: 027-294-463
Parcel 1 (Being Consolidation of Lots C and D, See BB136824)
Section 10 Township 8 New Westminster District Plan 82215

19418 No. 10 (Langley By-pass) Highway

(the "Land")

3. This development permit applies to 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, 2013, No. 18020, as amended.
5. The character of the development including landscaping and the siting, form, exterior design, finish of buildings, structures and signage shall be in accordance with the drawings numbered 7914-0254-00(A) through to and including 7914-0254-00(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, finish of buildings,

structures and signage on the Land, may be permitted subject to the approval of the City.

7. (a) The landscaping shall conform to drawings numbered 7914-0254-00(E) (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:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$_____

- (d)
 - 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 amends Development Permit Nos. 6787-0313-00 and 7907-0051-00.
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 – Linda Hepner

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)

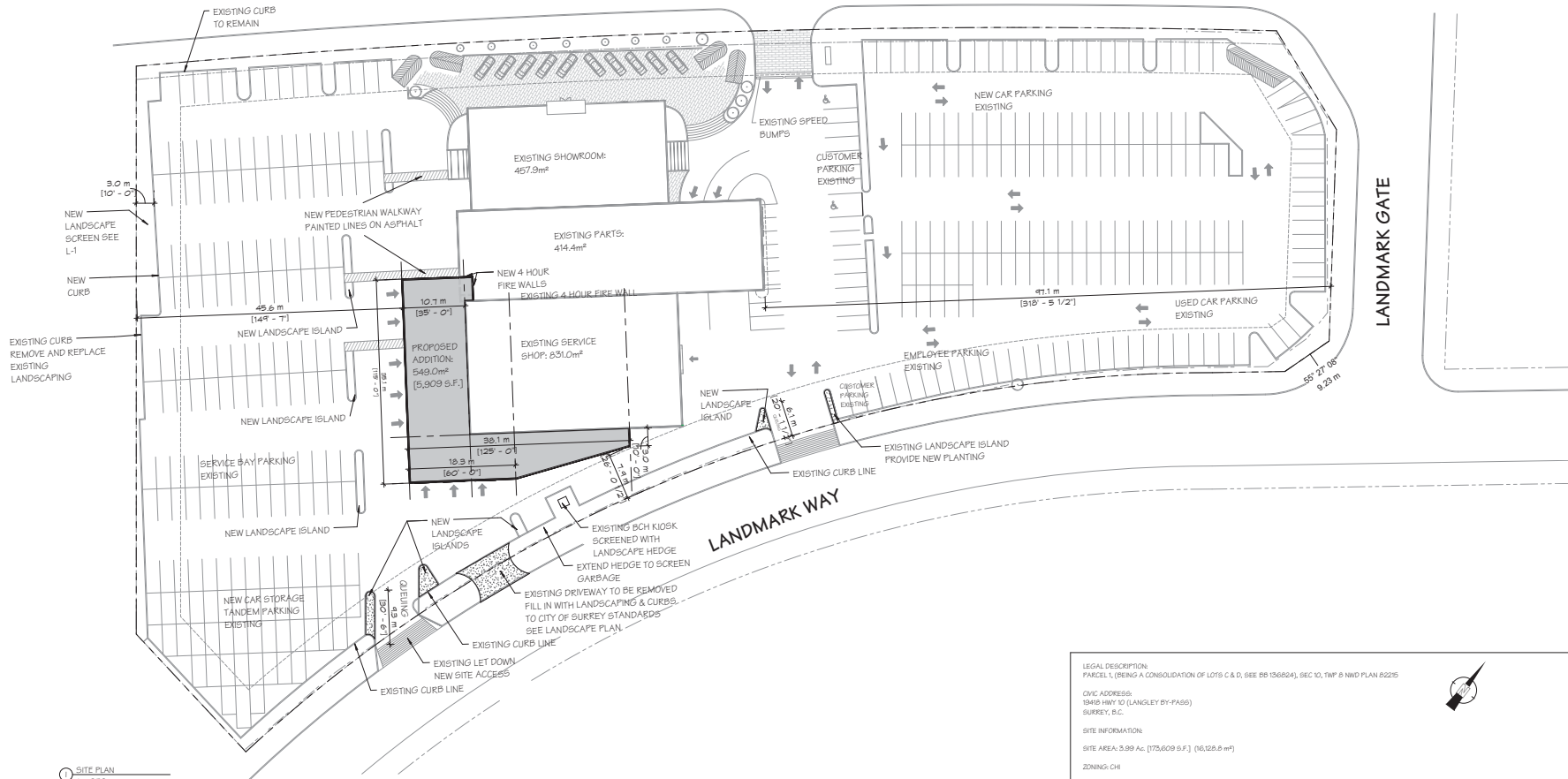
Name: (Please Print)

OR

Owner: (Signature)

Name: (Please Print)

HIGHWAY 10 (LANGLEY BY-PASS)



1 : 350

LEGEND:

- - - - - = PROPERTY LINE
- - - - - = BUILDING SETBACKS
- [Cross-hatched] = STAMPED CONCRETE
- [Dotted] = NEW LANDSCAPE SEE LANDSCAPE PLAN
- [White] = ASPHALT PAVING

LEGAL DESCRIPTION:
PARCEL L (BEING A CONSOLIDATION OF LOTS C & D, SEE BB 136624), SEC 10, T1W 6 N1D PLAN 8225

CIVIC ADDRESS:
5197 HWY 10 (LANGLEY BY-PASS)
SURREY, B.C.

SITE INFORMATION:
SITE AREA: 5.99 AC. (73,609 S.F.) (6,125.8 m²)
ZONING: CH
SITE COVERAGE: 15.5%

BUILDING AREA:
EXISTING
MAIN FLOOR: 4,929 S.F. (457.9 m²)
SHOWROOM: 2,260 S.F. (210.0 m²)
PARTS: 4,461 S.F. (414.4 m²)
SHOP: 3,945 S.F. (363.0 m²)
WASHBAY (TO BE DEMOLISHED): ~~556 S.F. (51.4 m²)~~
SECOND FLOOR:
OFFICE: 4,968 S.F. (462.4 m²)
TOTAL: 25,563 S.F. (2,376.7 m²)

PROPOSED ADDITION
MAIN FLOOR:
SHOP: 5,909 S.F. (549.0 m²)
MEZZANINE (STORAGE): 190 S.F. (17.6 m²)
TOTAL: 6,499 S.F. (603.6 m²)

TOTAL BUILDING FOOTPRINT: 26,504 S.F. (2,462.3 m²)
GROSS FLOOR AREA: 32,062 S.F. (2,980.5 m²)

SETBACKS:
FRONT (NORTH): 7.5m
REAR (SOUTH): 7.5m
SIDE (EAST): 7.5m
SIDE (WEST): 7.5m

BUILDING HEIGHT:
MAXIMUM ALLOWED: 9.0m
PROPOSED: 7.6m (2 STOREY)

PARKING REQUIRED:
SHOWROOM: 3 SPACES/100 m² = 457.9 m²/100 = 14 SPACES
OFFICES: 3 SPACES/100 m² = 673.4/100 = 20 SPACES
PARTS: 3 SPACES/100 m² = 414.4/100 = 15 SPACES
SHOP BAYS: 2 SPACES/BAY (26) = 52 SPACES
MEZZANINE (STORAGE): 1 SPACE/100 m² = 54.9/100 = 1 SPACE
TOTAL PARKING REQUIRED: 100 SPACES
TOTAL PARKING PROVIDED: 371 SPACES

DP #7914-054-00(A)
The "Drawings"

REVISIONS

| REV | DATE | DESCRIPTION |
|-----|-----------|--------------------------------|
| 1 | 03 OCT 14 | ISSUED FOR DEVELOPMENT PERMIT |
| 2 | 04 NOV 14 | REVISED FOR DEVELOPMENT PERMIT |

ATA
ATA ARCHITECTURAL DESIGN LTD
200-1687 West Broadway
Vancouver, B.C. V6J 1Y2
TEL: (604) 736-3730 FAX: (604) 736-3771

PROJECT
LANGLEY CHRYSLER

19418 HWY 10 (LANGLEY BY-PASS)
SURREY, B.C.

TECK CONSTRUCTION LLP
5197 - 216th STREET
LANGLEY B.C.

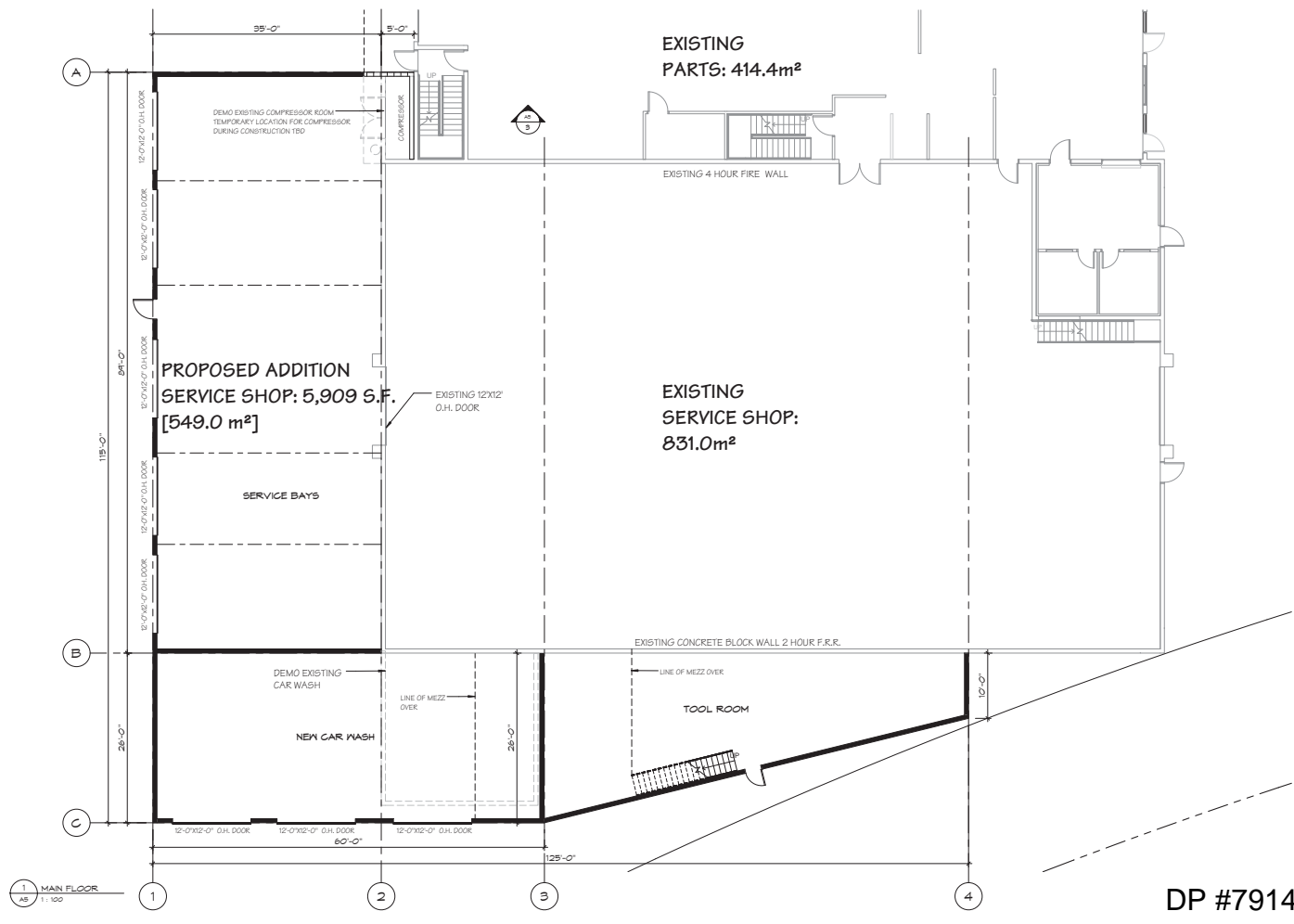
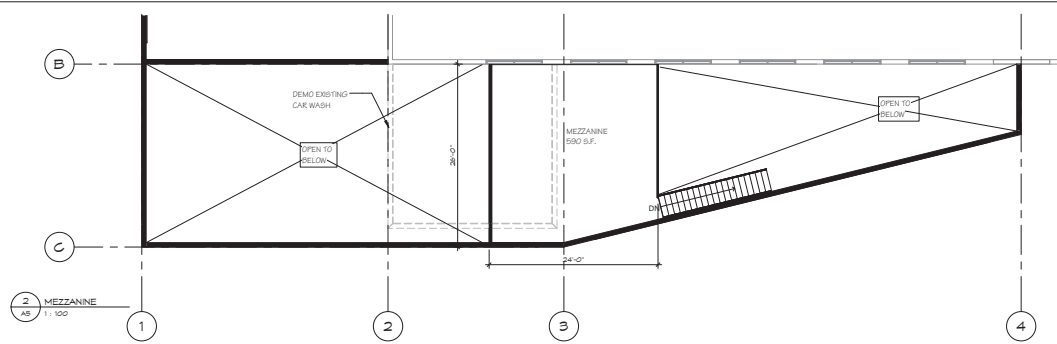
SHEET TITLE
SITE PLAN

SCALE: As indicated
DATE: 24 NOV 14
CHK'D BY: [Signature]
DRN BY: [Signature]

Schedule A

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| REV | DATE | DESCRIPTION |
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19418 HWY 10
 (LANGLEY BY-PASS)
 SURREY, B.C.

TECK CONSTRUCTION LLP

5197 - 216th STREET
 LANGLEY B.C.

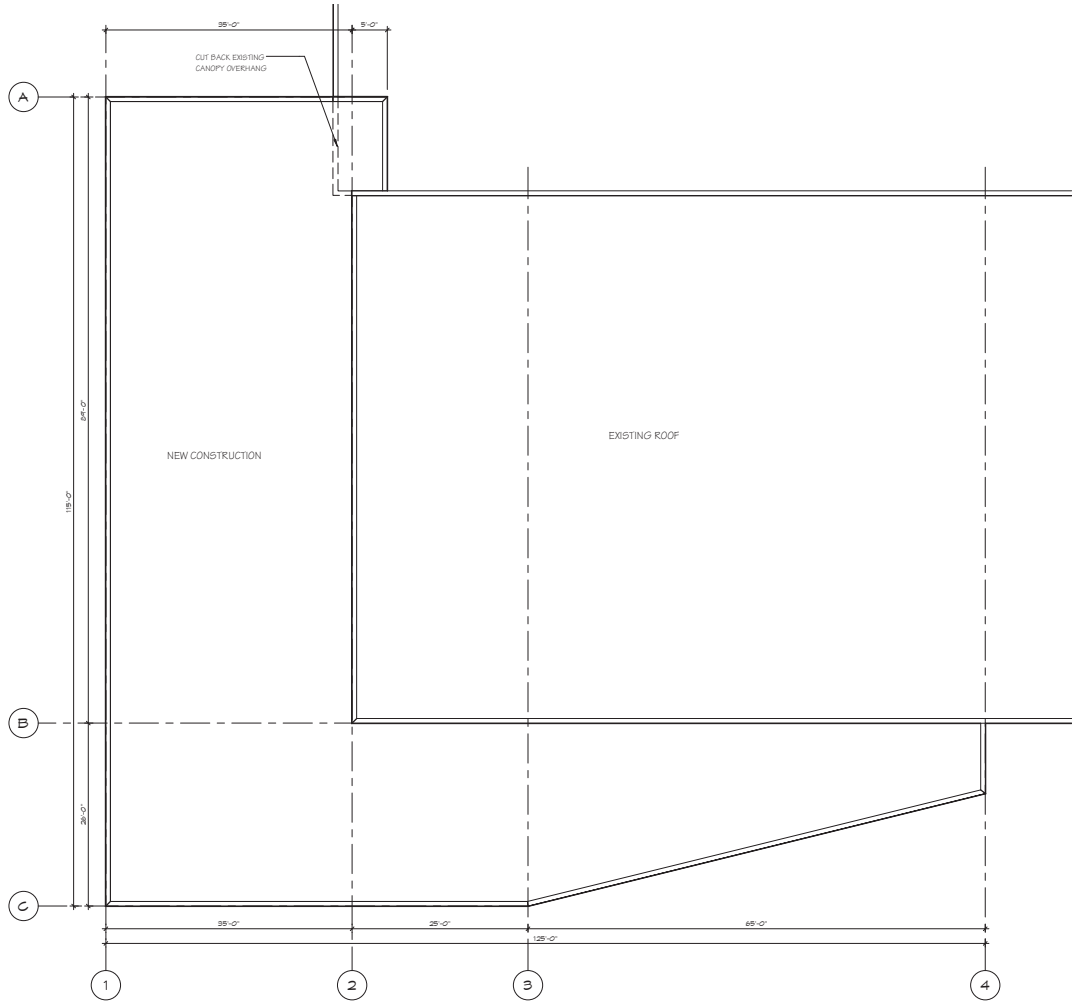
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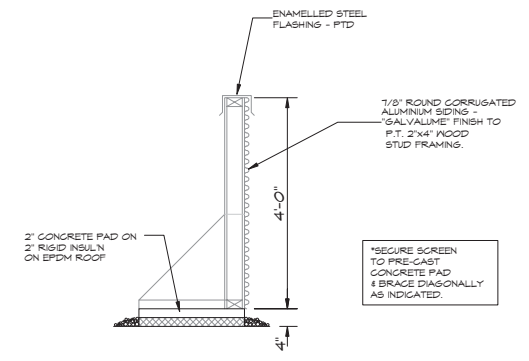
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| WALL LEGEND | |
|-------------|------------------|
| | EXISTING WALL |
| | NEW CONSTRUCTION |
| | DEMOLITION |

DP #7914-054-00(B)



1 ROOF PLAN
1:100



DP #7914-054-00(C) ROOFTOP UNIT SCREEN DETAIL
SCALE: NTS

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| REVISIONS | | |
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| REV | DATE | DESCRIPTION |
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PROJECT
LANGLEY CHRYSLER

19418 HWY 10
(LANGLEY BY-PASS)
SURREY, B.C.

TECK CONSTRUCTION LLP
5197 - 216th STREET
LANGLEY B.C.

PROJECT NUMBER -

SHEET TITLE
ROOF PLAN

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DATE 03/28/14
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Vancouver, B.C. V6J 1Y2
TEL: (604) 736-3709 FAX: (604) 736-3771

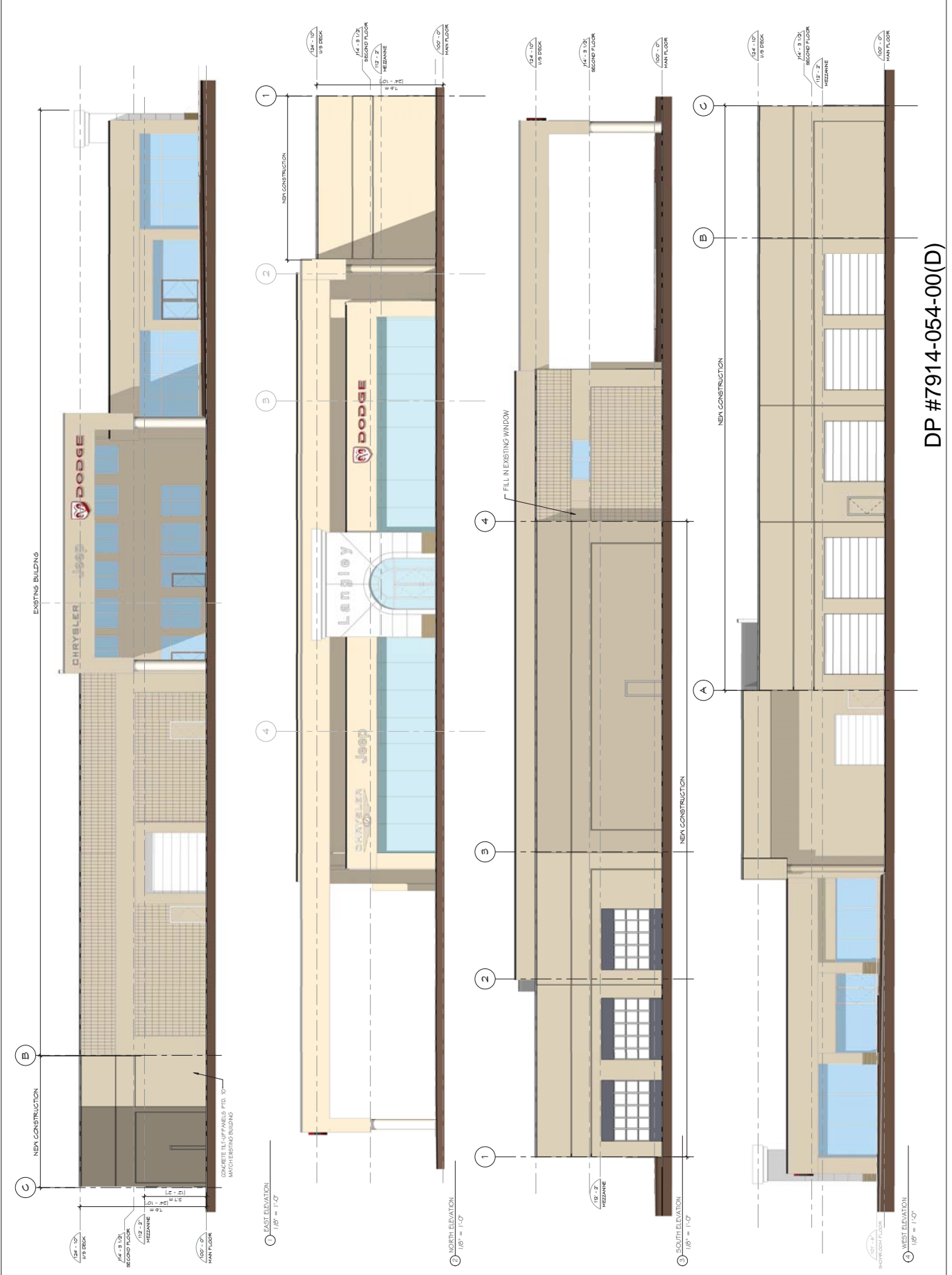
PROJECT
LANGLEY CHRYSLER
19418 HWY 10
(LANGLEY BY-PASS)
SURREY, B.C.

TECK CONSTRUCTION LLP
19127 - 216th STREET
LANGLEY
BC

SHEET NUMBER
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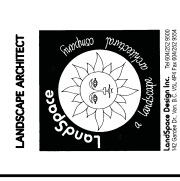
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CHECKED BY: [NAME]
APPROVED BY: [NAME]

A5
OF 18



DP #7914-054-00(D)

| NO. | DATE | DESCRIPTION |
|-----|--------|-------------------------------|
| 1. | Nov 14 | Issue for Construction Review |
| 2. | Nov 17 | Issue for Construction Permit |
| 3. | Nov 24 | Finalized for (DP/PP/MS) |
| 4. | | |
| 5. | | |
| 6. | | |
| 7. | | |



LANDSCAPE ARCHITECT
LANGLEY CHRYSLER
 19418 HWY 10 (LANGLEY BY-PASS)
 SURREY, B.C.
 Landscape Design Inc. 2006022005
 10-0000000-0000000000

PROJECT: **LANGLEY CHRYSLER**

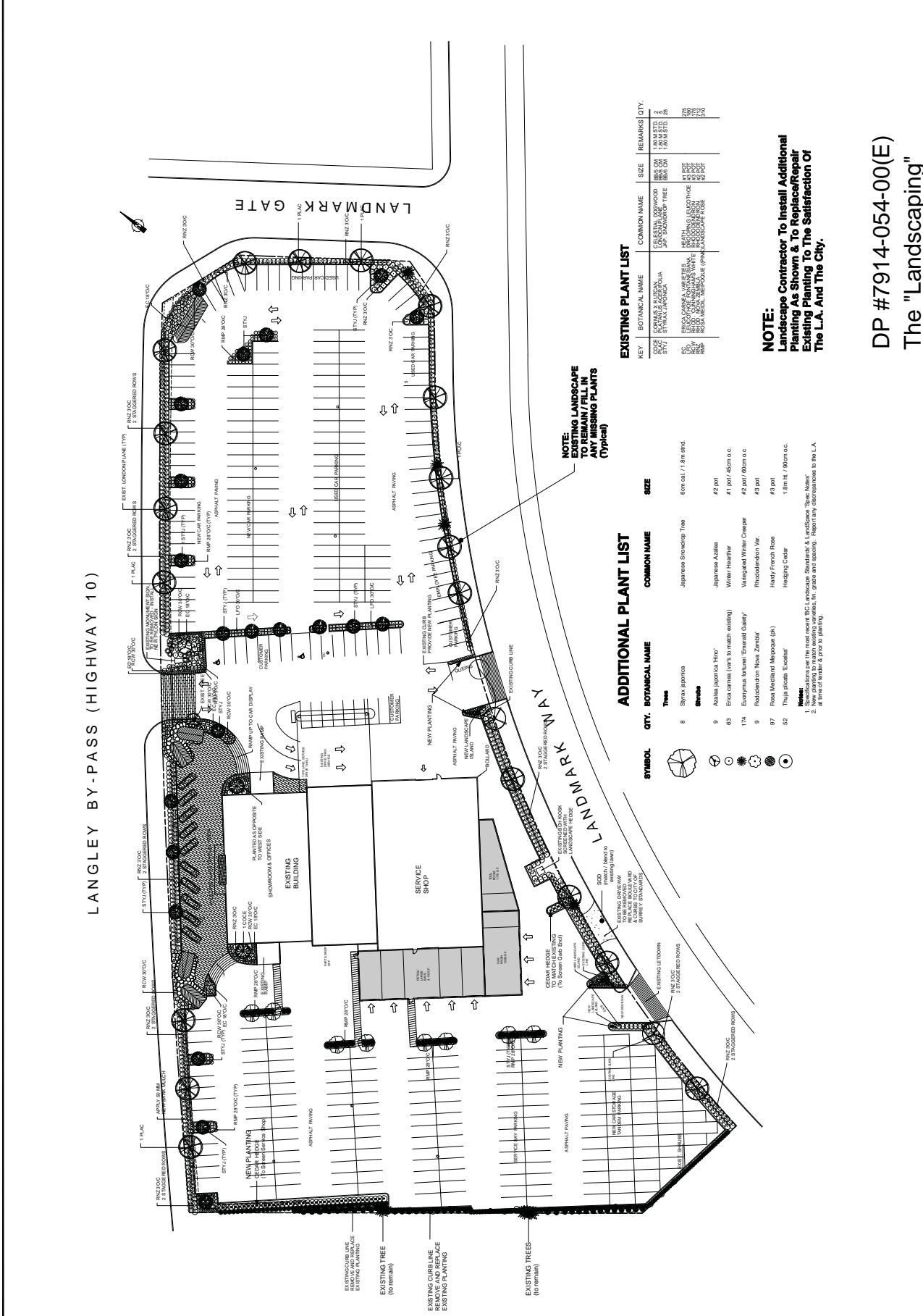
19418 HWY 10 (LANGLEY BY-PASS) SURREY, B.C.

TECK CONSTRUCTION LTD.
 10000 150TH STREET
 SURREY, B.C.

SHEET NUMBER: **LANDSCAPE PLAN**

SCALE: 1"=30'-0"
 PLOT DATE: JUL 31/14
 DWN. BY: ACT

SHEET NO. **L1**



NOTE: EXISTING LANDSCAPE TO BE REPLACED WITH ANY MISSING PLANTS (TYPICAL)

EXISTING PLANT LIST

| KEY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS | QTY. |
|-----|------------------------------|---------------------------|----------------------|---------|------|
| 1 | SPYRAX JAPONICA | Japanese Spindle Tree | 6cm cal. / 1.8m hgt. | | 28 |
| 2 | ERIA CARNEA | Wreath Heath | #2 pot | | 28 |
| 3 | ERIOGONUM CHRISANTHEMIFOLIUM | Variegated Winter Creeper | #2 pot / 60cm o.c. | | 28 |
| 4 | RHODODENDRON VIB. | Rhododendron Vib. | #5 pot | | 28 |
| 5 | RIEUS MEXICANUS | Hasty French Rose | #5 pot | | 28 |
| 6 | THUJA PLICATA | Healing Cedar | 1.8m ht. / 50cm o.c. | | 28 |

ADDITIONAL PLANT LIST

| SYMBOL | QTY. | BOTANICAL NAME | COMMON NAME | SIZE |
|----------|------|------------------------------|---------------------------|----------------------|
| (Symbol) | 8 | SPYRAX JAPONICA | Japanese Spindle Tree | 6cm cal. / 1.8m hgt. |
| (Symbol) | 9 | ERIA CARNEA | Wreath Heath | #2 pot |
| (Symbol) | 63 | ERIOGONUM CHRISANTHEMIFOLIUM | Variegated Winter Creeper | #2 pot / 60cm o.c. |
| (Symbol) | 174 | RHODODENDRON VIB. | Rhododendron Vib. | #5 pot |
| (Symbol) | 97 | RIEUS MEXICANUS | Hasty French Rose | #5 pot |
| (Symbol) | 52 | THUJA PLICATA | Healing Cedar | 1.8m ht. / 50cm o.c. |

NOTE:
 Landscape Contractor To Install Additional Planting As Shown & To Replace/Repair Existing Planting To The Satisfaction Of The L.A. And The City.

DP #7914-054-00(E)
 The "Landscaping"

Notes:
 1. Specifications per the most recent B.C. Landscape Standards & Landscaping Space Manual.
 2. All plants to be installed within 10 days of planting. Irrigation system to be installed at time of tender & prior to planting.