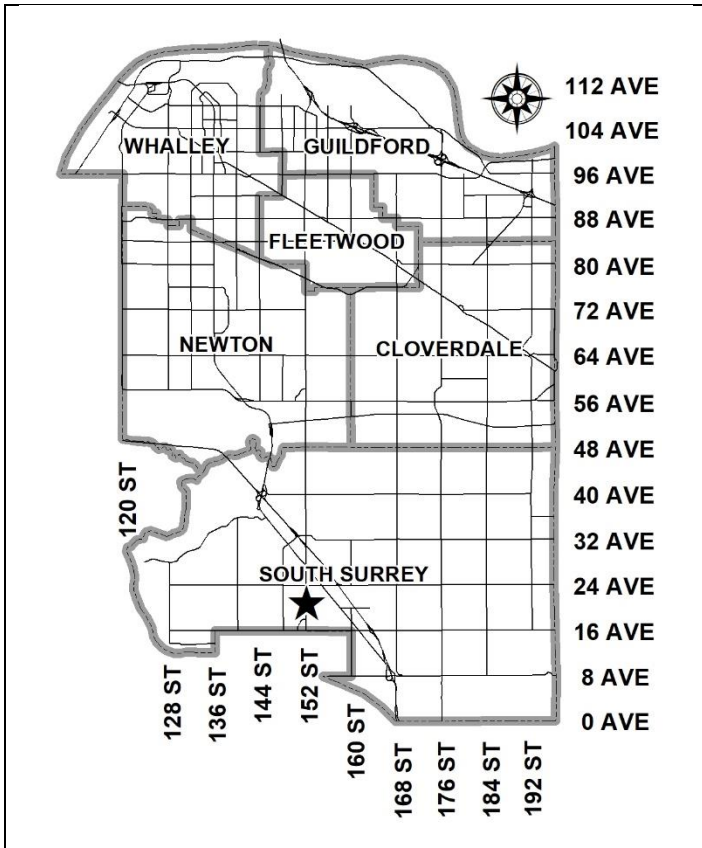


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0191-00

Planning Report Date: December 18, 2023



PROPOSAL:

- Development Permit
- Development Variance Permit

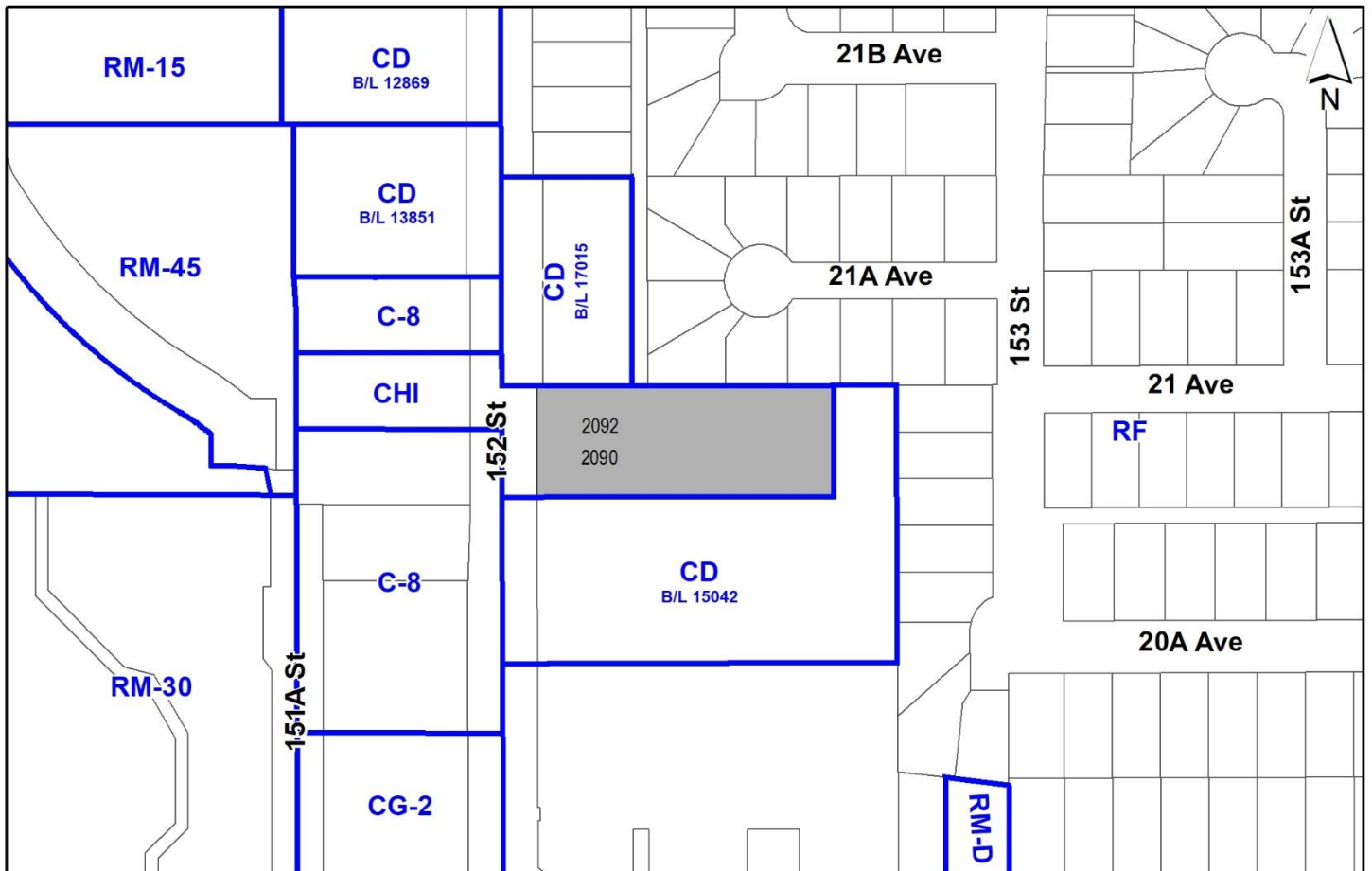
to permit an addition to an existing car dealership building, and permit EV charging infrastructure.

LOCATION: 2090 152 Street
(2092 152 Street)

ZONING: CHI

OCP DESIGNATION: Town Centre

TCP DESIGNATION: Low-Rise Mixed-Use, Low-Rise Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the front and side yard (west & north) setback requirements of the CHI Zone.
- Proposing to vary regulations in the Sign By-law.

RATIONALE OF RECOMMENDATION

- The proposed addition will allow for the expansion of the existing business while retaining the majority of the existing building.
- Part 7 of the Zoning Bylaw, Special Building Setbacks, states that setbacks on a lot abutting an existing or future highway as shown on the “Surrey Major Road Allowance Map”, attached as Schedule K to the Surrey Subdivision and Development Bylaw, are to be calculated from the ultimate property line. A Special Building Setback of 3.6 metres is required along 152 Street.
- The proposed front yard setback variance will allow for the building expansion and a new façade on the existing building while resulting in a front yard setback of 6.13 metres from the existing property line, and 2.53 metres from the Special Building Setback.
- The proposed (north) side yard setback variance will allow for an addition on the north side of the building to extend an already existing 0 metre setback along north property line. The north property line currently abuts an existing parking lot that is used by the subject business for the purpose of car storage.
- The proposed (south) side yard setbacks will allow for the installation of electric vehicle (EV) charging stations, which supports OCP policy to encourage infrastructure redevelopment and additions to allow for electric vehicle charging stations.
- The proposed EV charging stations will be installed on existing parking stalls. Minimum parking requirements will be achieved on site.
- The existing landscaping plan will be minimally impacted by the addition of EV charging stations and infrastructure on the site.
- The proposed signage consists of high-quality materials and design and of an appropriate scale for the enlarged commercial building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix III.
2. Council authorize staff to draft Development Permit No. 7923-0191-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7923-0191-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west front yard setback of the CHI Zone from 7.5 metres to 2.53 metres to the principal building face;
 - (b) to reduce the minimum north side yard setback of the CHI Zone from 7.5 metres to 0 metres to the principal building face; and
 - (c) to reduce the minimum south side yard setback of the CHI Zone from 7.5 metres to 1.32 metres for Accessory Structures.
4. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site:	Car Dealership	Town Centre/ Low-Rise Mixed- Use & Low-Rise Residential	CHI
North:	Single-Family Dwelling/Parking Lot	Town Centre/ Low-Rise Mixed- Use	CD (Bylaw #17015)/RF
East:	Single-Family Dwelling	Urban/ Townhouse Residential	RF
South:	Low-Rise Mixed- Use Building	Town Centre/ Low-Rise Mixed- Use	CD (Bylaw #15042)
West (Across 152 St.):	Office and Commercial	Town Centre/ Low-Rise Mixed- Use	C-8

Context & Background

- The subject site is located at 2090/2092-152 Street on the east side of 152 Street. The property is approximately 4,872 square metres.
- The subject site is designated "Town Centre" in the Official Community Plan (OCP), and Low-Rise Mixed-Use and Low-Rise Residential in the Semiahmoo Town Centre Plan.
- The proposal is to construct an addition to an existing Car Dealership building, largely retaining the existing structure. The proposed site additions include EV charging infrastructure along the southern property line.
- A previous addition to the building was subject to a Development Permit under Development Application No. 7902-0023-00, and was approved on July 8, 2002.
- Under Part 1 Introductory Provisions, Section 9(2) Variance of Sign By-law No. 13656, Council may grant variances to the Sign By-law through the approval of a Development Permit. This is considered when a Development Permit application, such as the current proposal, has been submitted to Council that includes a comprehensive sign design package containing a sign or signs that require variances of the Sign By-law.

DEVELOPMENT PROPOSAL

Planning Considerations

- The application proposes a Development Permit and Development Variance Permit in order to accommodate additions to the existing building, as well as changes to the landscaping, including where the EV charging stations and accompanying infrastructure will be located. Changes proposed include the following:
 - Extension of the existing building along the north property line, requiring a variance to the (north) side yard setback;
 - Building expansion and replacement of the existing façade along the front property line, requiring a variance to the front and north side yard setback;
 - A second floor addition to allow for additional office space, located at the rear of the building.
 - Additional landscaping features along the property frontage; and
 - Removal of 1 tree, to be replaced by two trees along the south property line.
- The applicant is proposing to vary the Sign By-law to have the logos of the three related companies displayed on the west (front) elevation of the building.
- The proposal also includes a Development Variance Permit to reduce the side yard setback requirements for Accessory Buildings and Structures to allow for electric vehicle charging stations and accompanying infrastructure.

Referrals

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

Transportation Considerations

- The proposed variance will allow for the addition of EV charging stations, supporting OCP policies to expand energy efficient transportation infrastructure within the City.
- The EV fast charging stations will be located on the south side of the site, adjacent to existing parking stalls. An additional stall will be located on the west side of the property to account for the conversion of regular parking stalls to stalls for EV charging. The proposed site plan will convert 2 parking stalls to EV charging stations and add one parking stall. In total, there will be 4 regular stalls, 1 accessible stall, and 2 EV charging stalls for a total of 7 stalls.

Sustainability Considerations

- The proposed development will provide alternative fuel infrastructure on an existing lot.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Policies

- The proposal is consistent with the following OCP policies:
 - C1.27 Consider energy efficiency in community planning and building design. Support land uses, development plans, transportation, and utility infrastructure, building forms and energy alternatives that increase energy efficiency and conservation in a sustainable manner; and
 - C1.34 Encourage upgrading of existing buildings during alterations, additions, or redevelopment to accommodate infrastructure for solar hot water and/or electric vehicle charging stations.

Zoning By-law

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Highway Commercial Industrial Zone (CHI)" and parking requirements.

CHI Zone (Part 39)	Permitted and/or Required	Proposed
Yards and Setbacks		
Front Yard (west):	7.5 metres	2.53 metres
Side Yard (north):	7.5 metres	0 metres
Side Yard (south):	7.5 metres	7.5 metres/1.32 metres for Accessory Structures
Rear (east):	7.5 metres	7.5 metres
Density and Height		
Building Height:	9 metres	9 metres
FAR:	1.00	0.26
Parking (Part 5)		
Number of Spaces	Required	Proposed
	39	72

Setback Variances

- The applicant is requesting the following variances:
 - to reduce the minimum west front yard setback of the CHI Zone from 7.5 metres to 2.53 metres to the principal building face;
 - to reduce the minimum north side yard setback of the CHI Zone from 7.5 metres to 0 metres to the principal building face; and
 - to reduce the minimum south side yard setback of the CHI Zone from 7.5 metres to 1.32 metres for Accessory Structures.

- Under the CHI Zone, one side yard setback is permitted to be setback 0 metres, provided that the lot the property line abuts is Commercial, Mixed-Employment, or Industrial in the OCP. As the abutting property is designated as “Town Centre” in the OCP, a variance is required for the north side yard setback to permit a 0 metre setback.
- Staff support the requested variances to proceed for consideration.

Sign By-law Variances

- The applicant is requesting the following sign variances:
 - to increase the total number of fascia signs from two (2) to three (3), and to allow three (3) signs to be located on the west building elevation; and
 - to increase the copy area above 50% of the sign area for one of the proposed signs.
- The proposed signage provides reasonable branding along the frontage for the business, as well as directional signage for the associated Service Centre.
- Copy is defined in the Sign By-law as the letters, characters, numbers, or graphics which make up the messages on a sign but does not include the background colour. The Sign By-law limits the total copy area of a sign to no more than 50% of the total sign area.
- The backer panel of 1 sign forms part of the company’s logo, resulting in a copy area of 100%. The proposed Variance will allow the circular logo to be placed directly on the façade without an additional backing panel.
- The total proposed sign area, including the new signs is 5.3 square metres, whereas the total allowable sign area for the premises is 28 square metres
- The proposed company sign is 0.93 metres in height. All other signs are 0.61 metres in height.
- The signs are well designed, appropriately sized and complement the architecture of the building.
- Staff support the requested variances to proceed for consideration.

PUBLIC ENGAGEMENT

- Development Proposal Signs were installed on November 6, 2023. Staff received no responses from neighbouring residents.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Semiahmoo Town Centre Plan (TCP)

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Semiahmoo Town Centre Plan (TCP). Although the proposed development does not meet the Town Centre Plan guidelines for setbacks, the proposed setbacks are supported by staff since they allow retention of the existing building.
- The proposed façade and additions provide a simplified and attractive design with increased glazing along the building frontage.
- Glazed spandrel and mullions will be provided on the wall abutting the north parking lot, softening the visual impact of the new addition along the northern property line.
- The workshop and second floor addition will be clad in metal panel. As this addition is located at the rear of the site, the visual impact from 152 Street is minimal.
- Vehicle storage and showcasing will be removed from in front of the existing building, with showcase vehicles being located behind the glazing of the new façade.

Landscaping

- New planting will be provided along the building frontage within the City ROW.
- 2 new trees will be planted along the southern property line. The landscaping at the rear of the site will remain unchanged.

TREES

- Alexander Groenewold, ISA Certified Arborist of KD Planning and Design Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	2	0	2
Deciduous Trees			
Katsura	8	0	8
Coniferous Trees			
Scots Pine	5	0	5
Deodar Cedar	1	0	1
Giant Redwood	1	1	0
Unknown	3	0	3
Total (excluding Alder and Cottonwood Trees)	18	1	17

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	2
Total Retained and Replacement Trees Proposed	19
Estimated Contribution to the Green City Program	NA

- The Arborist Assessment states that there are a total of 18 mature trees on the site, excluding Alder and Cottonwood trees. 2 existing trees, approximately 10 % of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 17 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 2 replacement trees on the site. Since the proposed 2 replacement trees can be accommodated on the site, there is no tree deficit.
- In summary, a total of 19 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program. The Tree Preservation Summary table, attached as Appendix II, lists 22 trees to be retained as part of the development. This is due to 3 City trees being included in the arborists tree total for the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans
- Appendix II. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix III. Proposed Variances to the Sign By-law
- Appendix IV. Development Variance Permit No. 7923-0191-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

SC/ar



EXISTING PHOTO



PROPOSED RENDERING



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The Contractor shall verify actual site conditions and dimensions and shall be responsible for notifying the architect of any discrepancies.

All work shall be carried out in strict accordance with current applicable building code and municipal by-laws.

consultants

NO.	Date	Description
16/11/23		DP/DVP REV.04
11/10/23		DP/DVP REV.03
11/10/23		DP/DVP REV.02
12/07/23		DP/DVP REV.01
5	24/05/23	DP/DVP APPLICATION
4	27/04/23	DPA REVIEW
3	14/03/23	VW WEIS REVIEW
2	21/02/23	PLANNING REVIEW
1	01/02/23	TAG REVIEW

project

VOLKSWAGON
WHITE ROCK
2092 152 ST, SURREY, BC
V4A 4N8
RENOVATION

title

EXISTING PHOTO
PROPOSED RENDERING

project no.	2022-11
scale	NA
drawn	JAL
reviewed	RM
date	05-OCT-2022

drawing no. of

DEVELOPMENT VARIANCE APPLICATION

FRONT YARD SETBACK	7.5m
PROPOSED SETBACK	2.53m
PROPOSED VARIANCE	4.97m
SIDE YARD SETBACK (NORTH)	7.5m
PROPOSED SETBACK	0m
PROPOSED VARIANCE	7.5m
SIDE YARD SETBACK (SOUTH)	7.5m
PROPOSED SETBACK	1.3m (EV CHARGERS)
PROPOSED VARIANCE	6.2m

ZONING: HIGHWAY COMMERCIAL INDUSTRIAL ZONE
SEMAHMUOD TOWN CENTRE PLAN

ADDRESS: 2092 152 ST. SURREY BC V4A 4N8

EXISTING LOT AREA: 4,989.0m²
FUTURE ROAD WIDENING: 153.6m²
NET LOT AREA: 4,835.4m²

EXISTING BUILDING AREA: 835m²
PROPOSED ADDITION: 233m²
PROPOSED BUILDING AREA: 1,068m²

LOT COVERAGE: 1068m² / 4,835.4m² = 22%
MAX PERMITTED = 50%

EXISTING MAIN FLOOR: 835.2m²
EXISTING SECOND FLOOR: 75.7m²
TOTAL: 910.9m²

PROPOSED MAIN FLOOR: 1,068.0m²
PROPOSED SECOND FLOOR: 197.4m²
TOTAL: 1,265.4m²

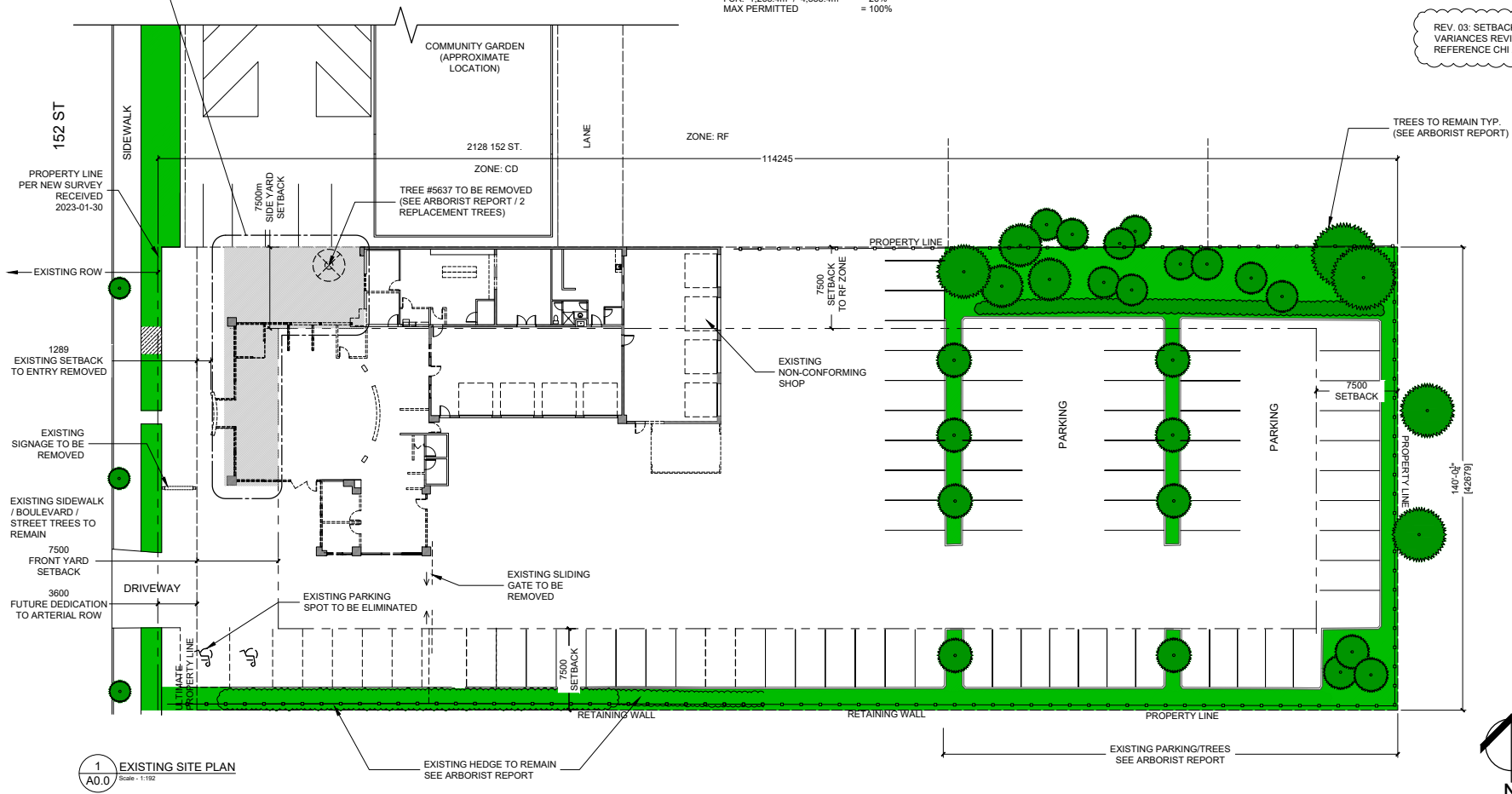
FSR: 1,265.4m² / 4,835.4m² = 26%
MAX PERMITTED = 100%



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REV. 03: SETBACK VARIANCES REVISED TO REFERENCE CHI ZONING



16/11/23	DP/DVP REV.04
11/10/23	DP/DVP REV.03
11/10/23	DP/DVP REV.02
12/07/23	DP/DVP REV.01
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4	27/04/23 DPA REVIEW
3	14/03/23 VW WEIS REVIEW
2	21/02/23 PLANNING REVIEW
1	01/02/23 TAG REVIEW
NO.	DD/MM/YY Date Description
issue	

project
VOLKSWAGON
WHITE ROCK
2092 152 ST, SURREY, BC
V4A 4N8
RENOVATION

title
SITE PLAN

project no. 2022-11
scale 1:192
drawn JAL
reviewed RM
date 05-OCT-2022

1 EXISTING SITE PLAN
A0.0 Scale: 1:192



drawing no. of
A0.0

DEVELOPMENT VARIANCE APPLICATION

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PROPOSED SETBACK	2.53m
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PROPOSED SECOND FLOOR: 197.4m²
TOTAL: 1,265.4m²

FSR: 1,265.4m² / 4,835.4m² = 26%
MAX PERMITTED = 100%

PARKING REQUIREMENTS

REQUIRED PARKING: 3 PARKING SPACES PER 100 SQ. M OF FLOOR AREA USED FOR DISPLAY, RETAIL AND OFFICE USES
 $(643m^2 / 100m^2) \times 3 = 19.3$

AUTOMOTIVE SERVICE USE 2 PARKING SPACES PER VEHICLE SERVICING BAY, PLUS 1 PARKING SPACE PER CAR WASH BAY
9 SERVICE BAYS X 2 = 18
2 WASH BAYS X 1 = 2

REQUIRED TOTAL = 39.3

REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES MIN 2% OF THE REQUIRED PARKING SPACES
39.3 x 2% = 0.8

PROVIDED 73 (INCLUDING 2 ACCESSIBLE)

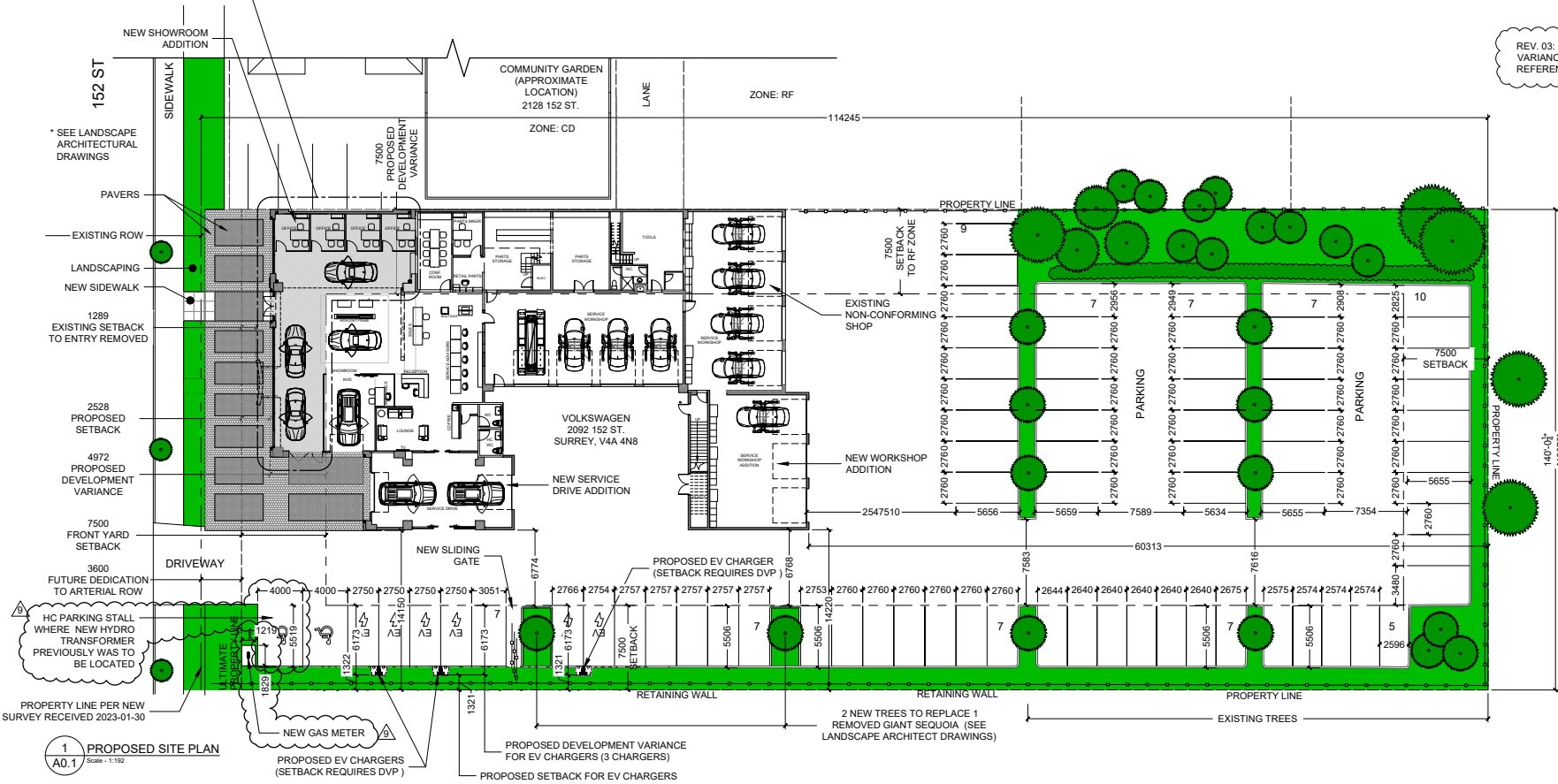


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Lions Bay BC
Canada V2V 2D0
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REV. 03: SETBACK VARIANCES REVISED TO REFERENCE CHI ZONING



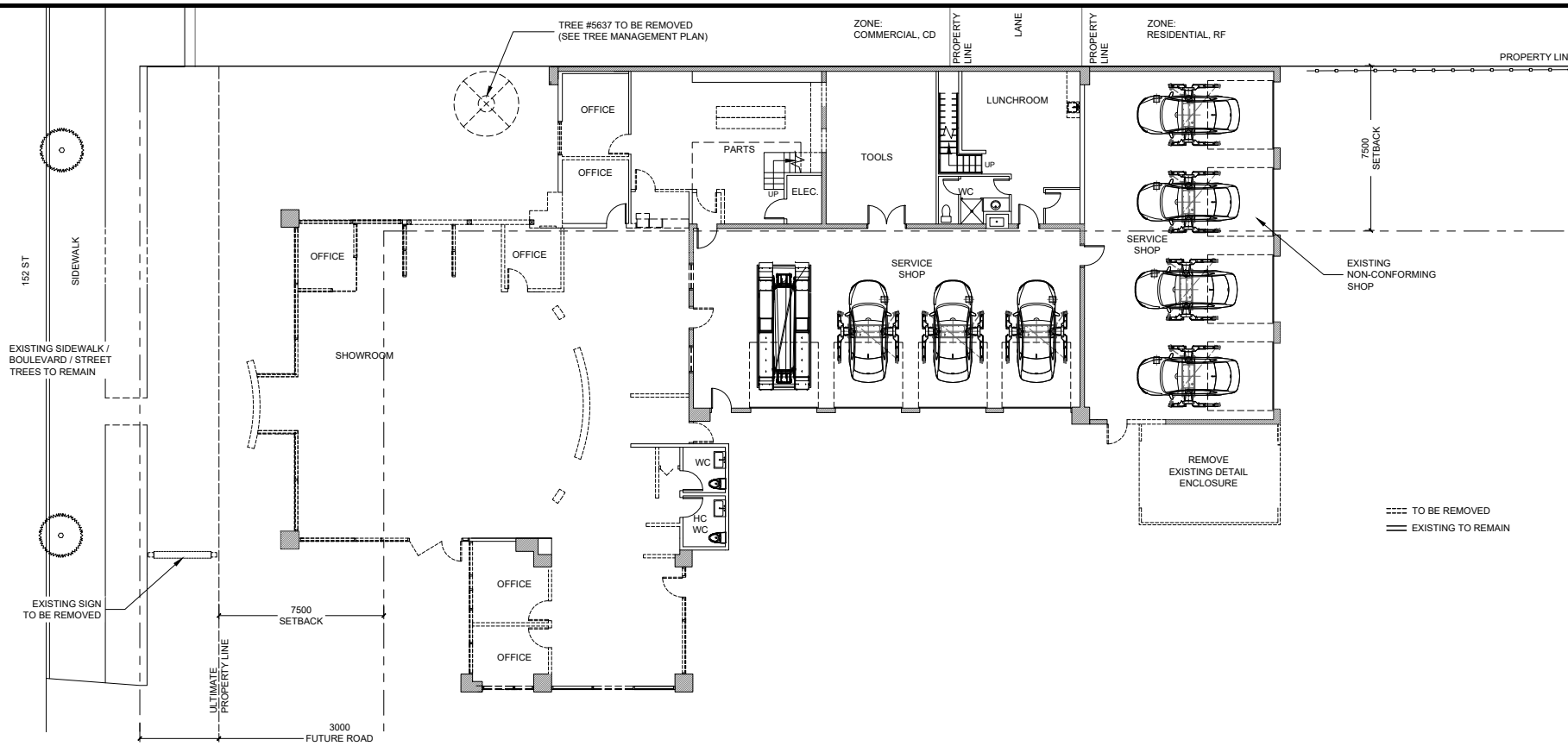
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project
VOLKSWAGON
WHITE ROCK
2092 152 ST, SURREY, BC
V4A 4N8
RENOVATION

title
SITE PLAN

project no. 2022-11
scale 1:192
drawn JAL
reviewed RM
date 05-OCT-2022

1 PROPOSED SITE PLAN
A0.1 Scale: 1:192



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2	21/02/23 PLANNING REVIEW
1	01/02/23 TAG REVIEW
BD/MM/YY	Description
NO.	Date
issue	

==== TO BE REMOVED
==== EXISTING TO REMAIN

project
VOLKSWAGON
WHITE ROCK
2092 152 ST, SURREY, BC
V4A 4N8
RENOVATION

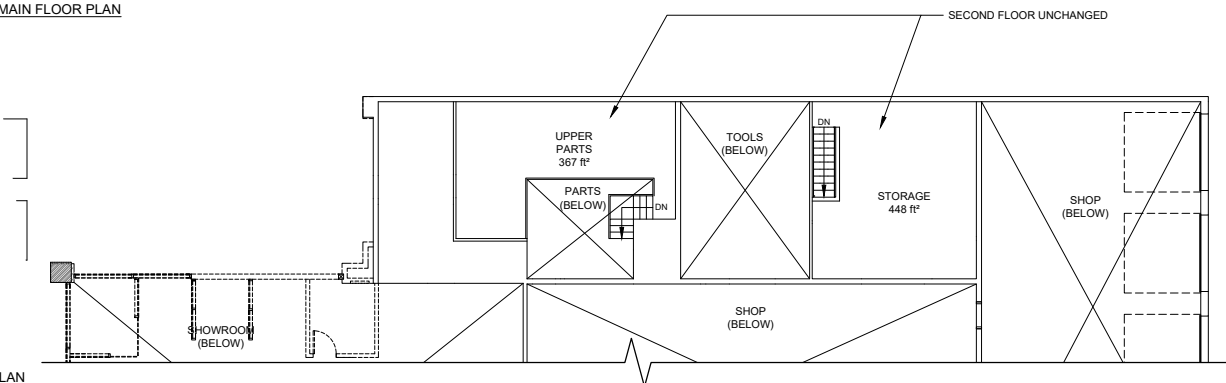
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EXISTING/DEMO
MAIN FLOOR PLAN
EXISTING/DEMO
SECOND FLOOR PLAN

project no. 2022-11
scale 1:96
drawn JAL
reviewed RM
date 05-OCT-2022

drawing no. of
A1.0

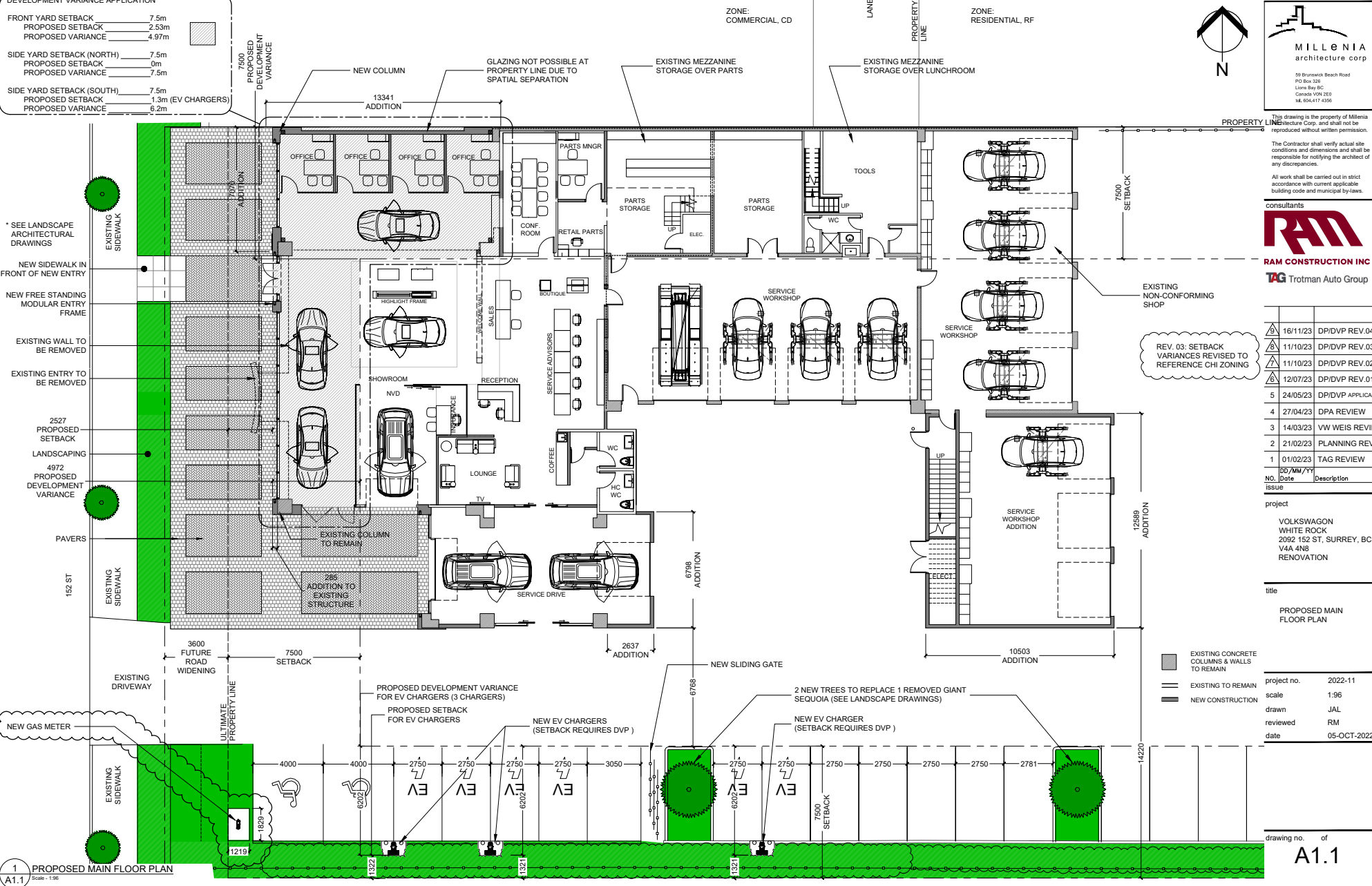
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Scale - 1/96

2 EXISTING/DEMO SECOND FLOOR PLAN
Scale - 1/96



DEVELOPMENT VARIANCE APPLICATION

FRONT YARD SETBACK	7.5m
PROPOSED SETBACK	2.53m
PROPOSED VARIANCE	4.97m
SIDE YARD SETBACK (NORTH)	7.5m
PROPOSED SETBACK	0m
PROPOSED VARIANCE	7.5m
SIDE YARD SETBACK (SOUTH)	7.5m
PROPOSED SETBACK	1.3m (EV CHARGERS)
PROPOSED VARIANCE	6.2m



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consultants

RAM CONSTRUCTION INC
 TAG Trotman Auto Group

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BD/MM/YY	
No.	Date
Issue	Description

REV. 03: SETBACK VARIANCES REVISED TO REFERENCE CHI ZONING

project
 VOLKSWAGON
 WHITE ROCK
 2092 152 ST, SURREY, BC
 V4A 4N8
 RENOVATION

title
 PROPOSED MAIN FLOOR PLAN

- EXISTING CONCRETE COLLUMNS & WALLS TO REMAIN
- EXISTING TO REMAIN
- NEW CONSTRUCTION

project no.	2022-11
scale	1:96
drawn	JAL
reviewed	RM
date	05-OCT-2022

1 A1.1 PROPOSED MAIN FLOOR PLAN
 Scale: 1:96

drawing no. of
A1.1



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 tel. 604.417.4356

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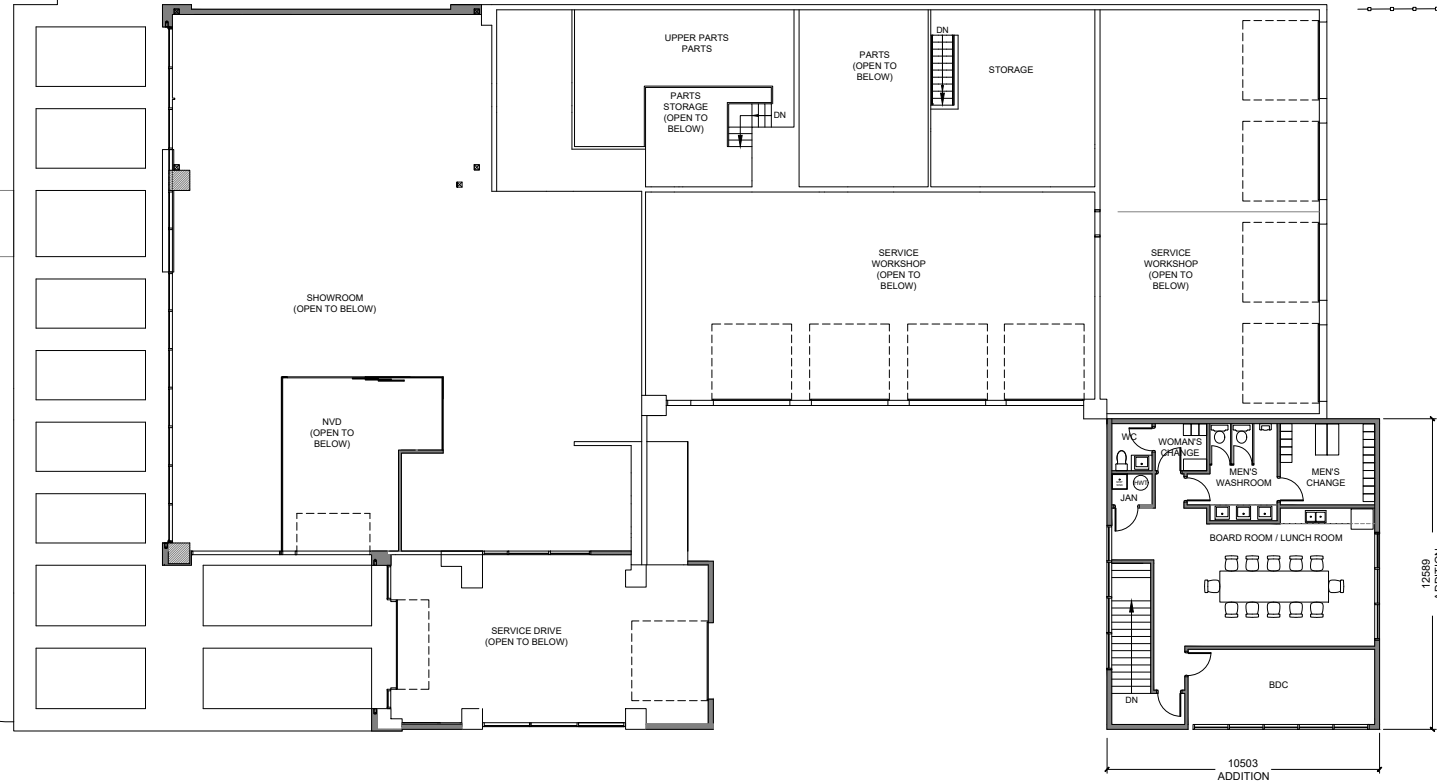
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DD/MM/YY	Description
No.	Date
issue	

project
 VOLKSWAGON
 WHITE ROCK
 2092 152 ST, SURREY, BC
 V4A 4N8
 RENOVATION

title
 PROPOSED SECOND
 FLOOR PLAN

project no. 2022-11
 scale 1:96
 drawn JAL
 reviewed RM
 date 05-OCT-2022

drawing no. of
A1.2



1 PROPOSED SECOND FLOOR PLAN
 Scale - 1:96

A1.2

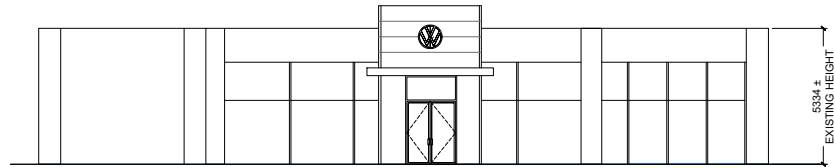


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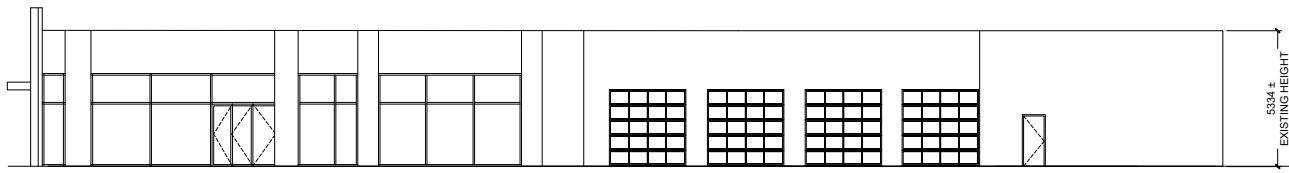
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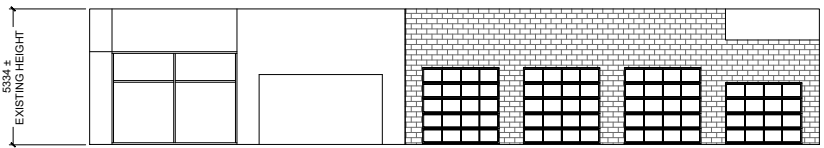
consultants



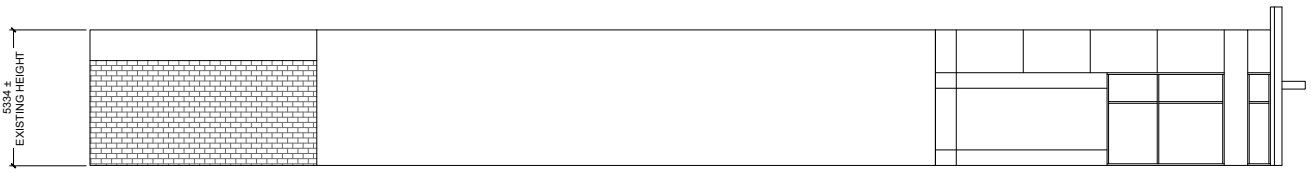
1 EXISTING WEST ELEVATION
A2.0 Scale - 1:96



2 EXISTING SOUTH ELEVATION
A2.0 Scale - 1:96



3 EXISTING EAST ELEVATION
A2.0 Scale - 1:96



4 EXISTING NORTH ELEVATION
A2.0 Scale - 1:96

16/11/23	DP/DVP REV.04
11/10/23	DP/DVP REV.03
11/10/23	DP/DVP REV.02
12/07/23	DP/DVP REV.01
24/05/23	DP/DVP APPLICATION
27/04/23	DPA REVIEW
14/03/23	VW WEIS REVIEW
21/02/23	PLANNING REVIEW
01/02/23	TAG REVIEW
NO. / Date	Description

project
VOLKSWAGON
WHITE ROCK
2092 152 ST, SURREY, BC
V4A 4N8
RENOVATION

title
EXISTING ELEVATIONS

project no.	2022-11
scale	1:96
drawn	JAL
reviewed	RM
date	05-OCT-2022

drawing no. of
A2.0



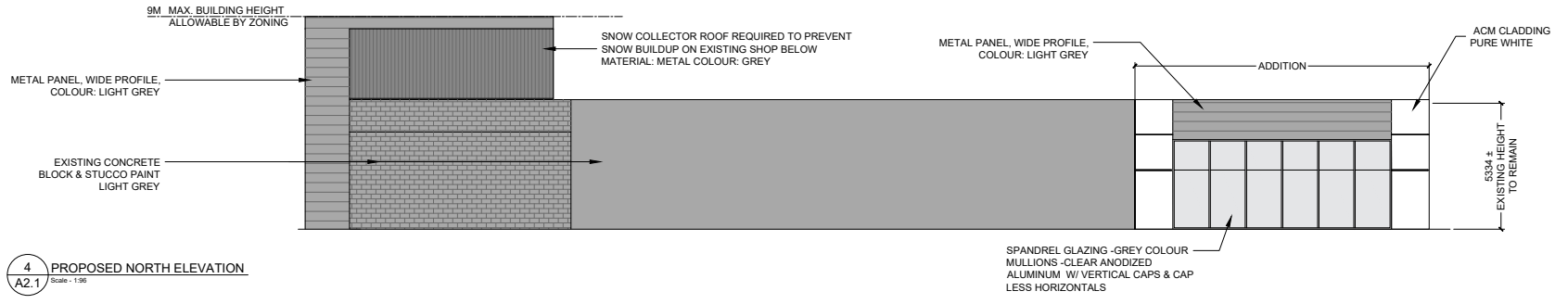
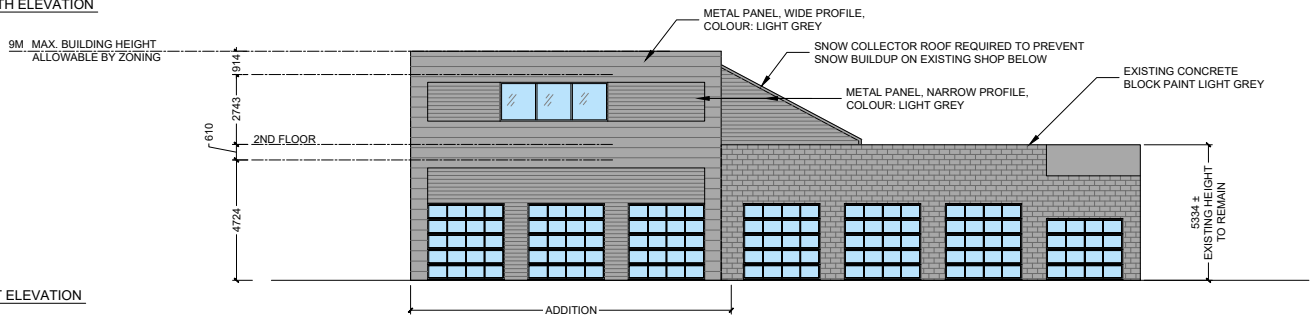
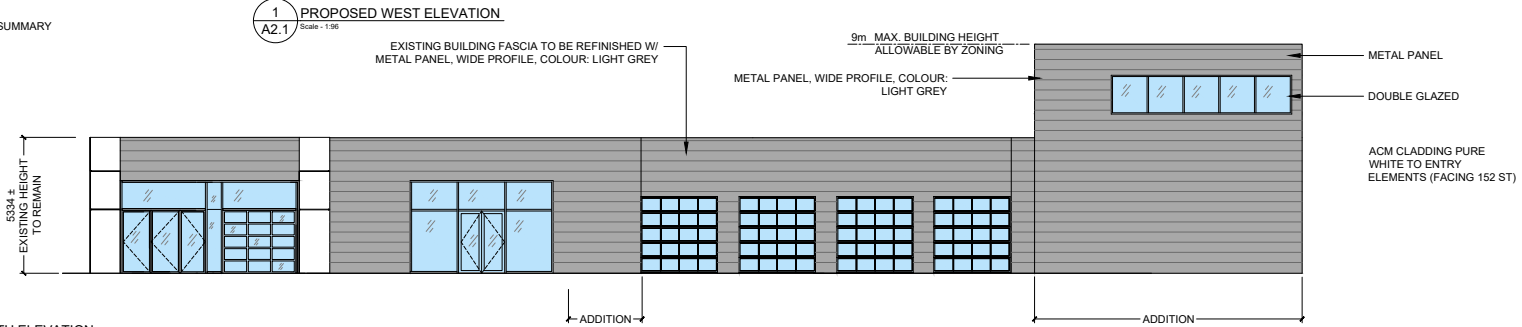
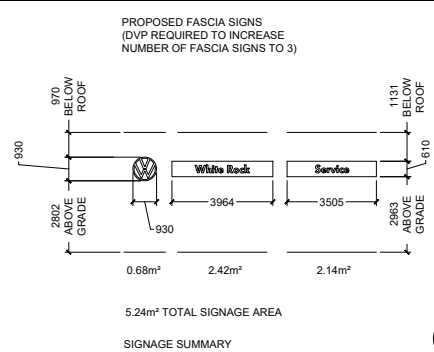
98 Brunswick Beach Road
 PO Box 338
 Lions Bay BC
 Canada V2V 2E0
 Tel. 604.417.4300

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The Contractor shall verify actual site conditions and dimensions and shall be responsible for notifying the architect of any discrepancies.

All work shall be carried out in strict accordance with current applicable building code and municipal by-laws.

consultants



16/11/23	DP/DVP REV.04
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5 24/05/23	DP/DVP APPLICATION
4 27/04/23	DPA REVIEW
3 14/03/23	VW WEIS REVIEW
2 21/02/23	PLANNING REVIEW
1 01/02/23	TAG REVIEW
DD/MM/YY	
No. Date	Description

project

VOLKSWAGON
 WHITE ROCK
 2092 152 ST, SURREY, BC
 V4A 4N8
 RENOVATION

title

PROPOSED ELEVATIONS

project no. 2022-11
 scale 1:96
 drawn JAL
 reviewed RM
 date 05-OCT-2022

drawing no. of
A2.1

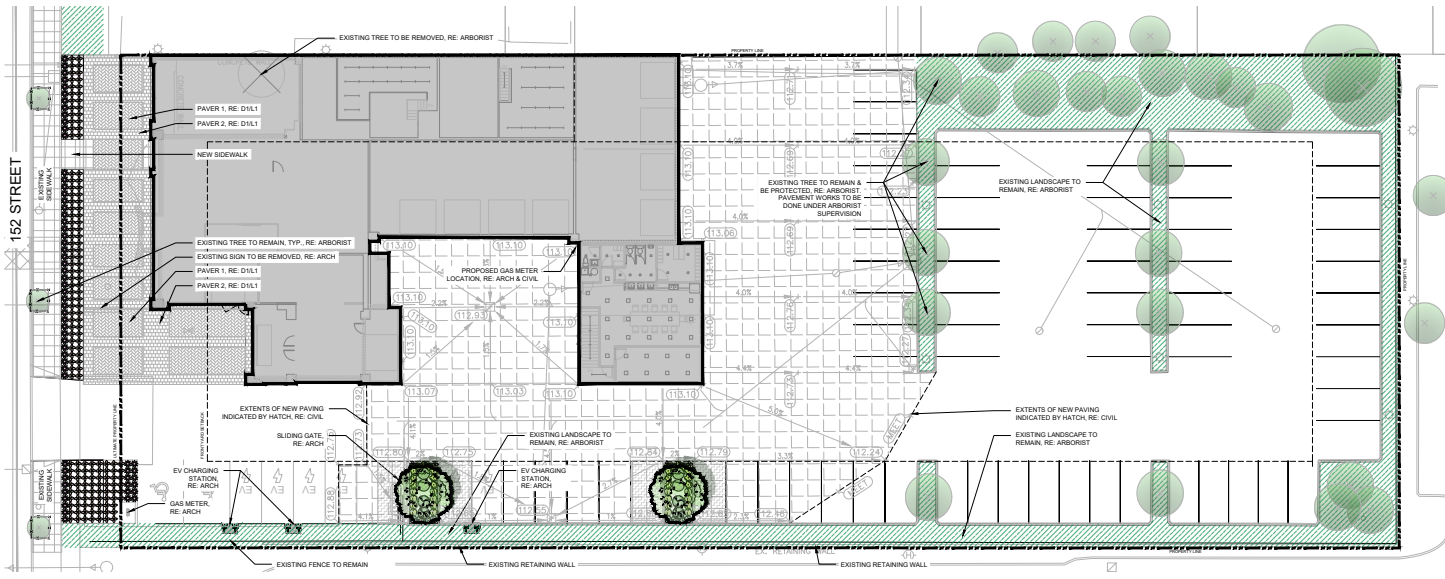
LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING LANDSCAPE TO REMAIN
- EXISTING TREE TO REMAIN & BE PROTECTED PER ARBORIST
- EXISTING TREE TO BE REMOVED
- RIVER ROCK
- UNIT PAVER 1
- UNIT PAVER 2
- STRUCTURAL SOIL

REVISIONS

11	23/12/08	ISSUED FOR COMMENT RESPONSE
10	23/11/22	ISSUED FOR DP/DP
9	23/10/30	ISSUED FOR COMMENT RESPONSE
8	23/10/20	ISSUED FOR DP
7	23/10/03	ISSUED FOR REVIEW
6	23/09/01	ISSUED FOR REVIEW
5	23/08/29	ISSUED FOR REVIEW
4	23/08/23	ISSUED FOR REVIEW
3	23/07/14	ISSUED FOR BP COORDINATION
2	23/06/01	ISSUED FOR DP
1	23/05/30	ISSUED FOR REVIEW

NO. DATE (y/m/d) DESCRIPTION
ISSUES & REVISIONS
7823-0191-00
SCALE



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	2	<i>Fraxinus omis</i>	Flowering ash	6cm cal.	As per plan	W.B.
SHRUBS						
	4	<i>Rosa nutkana</i>	Nootka rose	#3 Pot	1m O.C.	
	4	<i>Physocarpus opulifolius</i>	Musk orange	#3 Pot	1m O.C.	
PERENNIALS, GROUND COVERS, AND GRASSES						
	16	<i>Arctostaphylos uva-ursi</i>	Bearberry	#1 Pot	0.45m O.C.	
	8	<i>Colymbopoda x scutellora 'Kiel Foerster'</i>	Kiel Foerster leather reed grass	#1 Pot	0.45m O.C.	
	18	<i>Phlox paniculata</i>	Shabby chiqué	#1 Pot	0.45m O.C.	
	78	<i>Echinacea purpurea</i>	Purple coneflower	#1 Pot	0.45m O.C.	
	79	<i>Rudbeckia hirta</i>	Black-eyed susan	#1 Pot	0.45m O.C.	
	83	<i>Thymus praecox/strigosus</i>	Woolly thyme	#1 Pot	0.45m O.C.	

NOTES

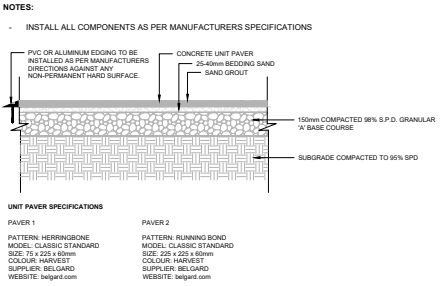
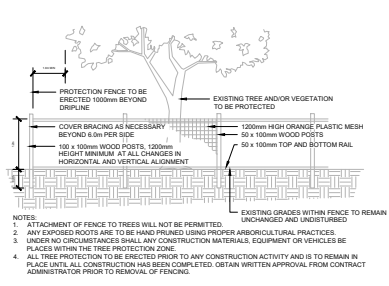
- GENERAL NOTES**
- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
 - CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
 - CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
 - UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
 - THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEEP AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

PLANTING NOTES

- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
- PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
- ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
- TREE PROTECTION**, PER THE MUNICIPAL DETAIL IF REQUIRED.
- ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
- SOIL DEPTH IN ALL PLANTING AREAS TO BE MINIMUM 600mm
- SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
- PLANTING MEDIUM TO MEET CANADIAN LANDSCAPE STANDARD FOR LEVEL 1.
- ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
- PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
- REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
- PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract.
 - Price of hardscape and otherwise recovered from the Contractor.
 - Maintenance and additional installation of mulch
 - Weed removal
 - Disease control

IRRIGATION NOTES

- IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
- IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWINGS WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
- THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
- ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
- USE POP-UP SPRINKLER HEADS.
- DO NOT SPRAY WATER ONTO TREE TRUNKS.



TREE PROTECTION DETAIL

UNIT PAVER

N.T.S.

NORTH ARROW

PROJECT NAME
152 ST VOLKSWAGON

PROJECT ADDRESS
2092 152 STREET SURREY, BC

DRAWING TITLE
LANDSCAPE PLAN, DETAILS & NOTES

SCALE
1:200

DRAWN: RMK
CHECKED: JT
PROJECT NO: 230194
DRAWING NO: L1

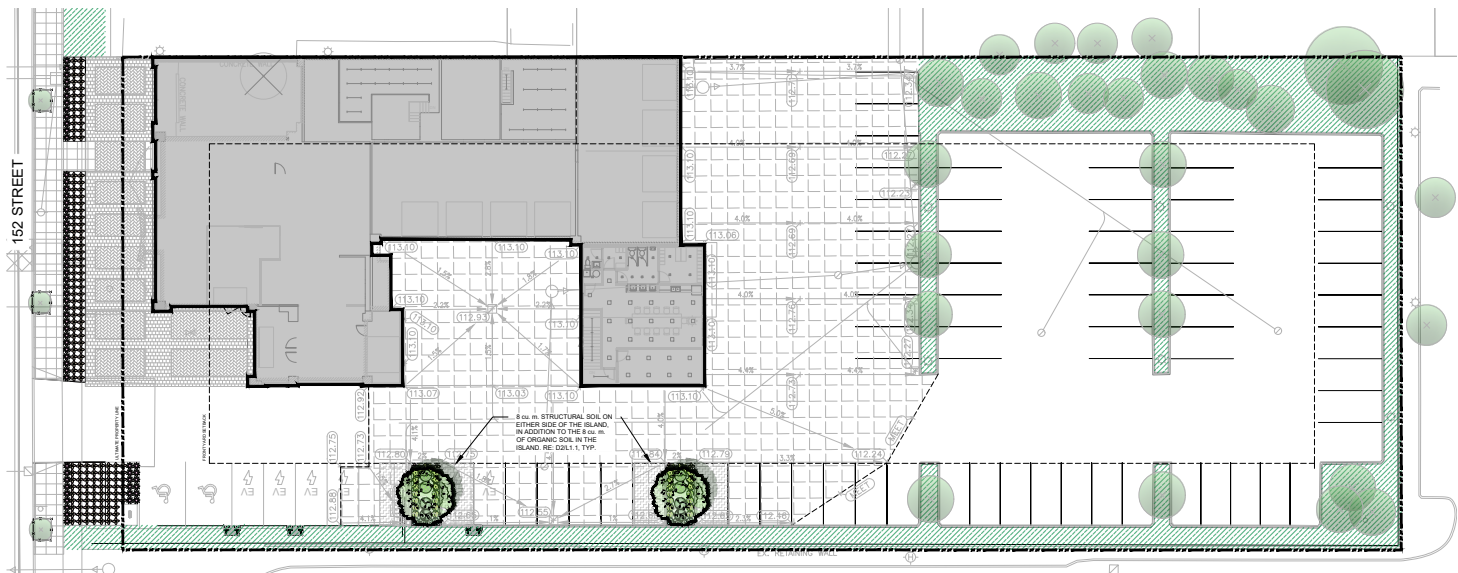
THIS DRAWING IS PROPERTY OF JSHAW GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING LANDSCAPE TO REMAIN
- EXISTING TREE TO REMAIN & BE PROTECTED PER ARBORIST
- EXISTING TREE TO BE REMOVED
- RIVER ROCK
- UNIT PAVER 1
- UNIT PAVER 2
- STRUCTURAL SOIL

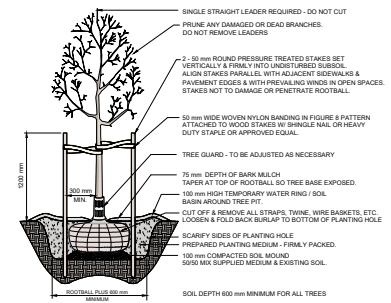
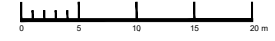
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10	23/1122	ISSUED FOR DP/DPV
9	23/1030	ISSUED FOR COMMENT RESPONSE
8	23/1020	ISSUED FOR DP
7	23/1003	ISSUED FOR REVIEW
6	23/0901	ISSUED FOR REVIEW
5	23/0829	ISSUED FOR REVIEW
4	23/0823	ISSUED FOR REVIEW
3	23/0714	ISSUED FOR BP COORDINATION
2	23/0601	ISSUED FOR DP
1	23/0530	ISSUED FOR REVIEW

NO. DATE (y/m/d) DESCRIPTION
ISSUES & REVISIONS
7923-0191-00
SCALE



PLANT LIST

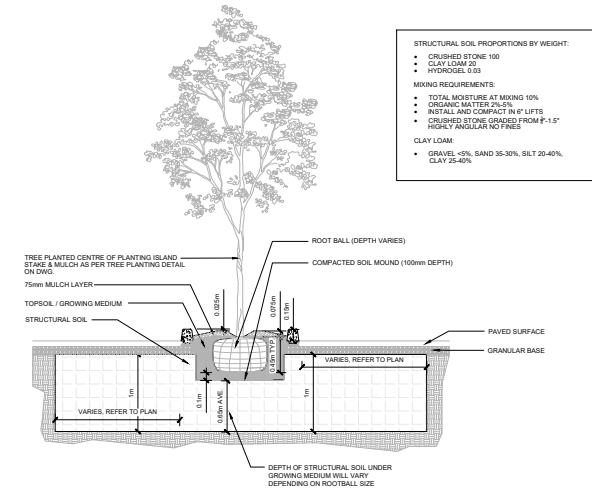
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	2	<i>Fraxinus omis</i>	Flowering ash	6cm cal.	As per plan	W.B.
SHRUBS						
	4	<i>Rosa nutkana</i>	Nootka rose	#3 Pot	1m O.C.	
	4	<i>Prinosyris capitata</i>	Musk orange	#3 Pot	1m O.C.	
PERENNIALS, GROUND COVERS, AND GRASSES						
	16	<i>Arctostaphylos uva-ursi</i>	Bearberry	#1 Pot	0.45m O.C.	
	8	<i>Callamagrostis x acutiflora 'Kiel Foerster'</i>	Kiel Foerster leather reed grass	#1 Pot	0.45m O.C.	
	18	<i>Phloxella fulgens</i>	Shabby crocotal	#1 Pot	0.45m O.C.	
	78	<i>Echinacea purpurea</i>	Purple coneflower	#1 Pot	0.45m O.C.	
	79	<i>Rudbeckia hirta</i>	Black-eyed susan	#1 Pot	0.45m O.C.	
	83	<i>Thymus pseudolanuginosus</i>	Woody thyme	#1 Pot	0.45m O.C.	



DECIDUOUS TREE N.T.S.



SHRUB AND PERENNIAL PLANTING DETAIL N.T.S.



D2 STRUCTURAL SOIL N.T.S.

NORTH ARROW

PROJECT NAME
152 ST VOLKSWAGON

PROJECT ADDRESS
2092 152 STREET
SURREY, BC

DRAWING TITLE
SOIL VOLUMES PLAN

SCALE
1:200

DRAWN
RMK

CHECKED
JT

PROJECT NO.
2300134

DRAWING NO.
L1.1

Tree Preservation Summary

Surrey Project No:

Address: 2092 152 Street Surrey

Registered Arborist: Alexander Groenewold

On-Site Trees (ONSITE TREES AND MUNICIPAL TREES)	Number of Trees
Protected Trees Identified (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	23
Protected Trees to be Removed	1
Protected Trees to be Retained (Excluding trees within proposed open space or riparian areas)	22
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees requiring 1 to 1 Replacement Ratio _____ x 1 = • All other Trees requiring 2 to 1 Replacement Ratio __1__ x 2 = 2 	2
Replacement Trees Proposed	2
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	

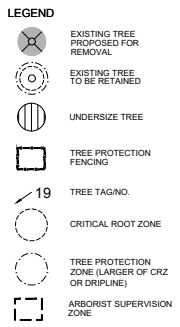
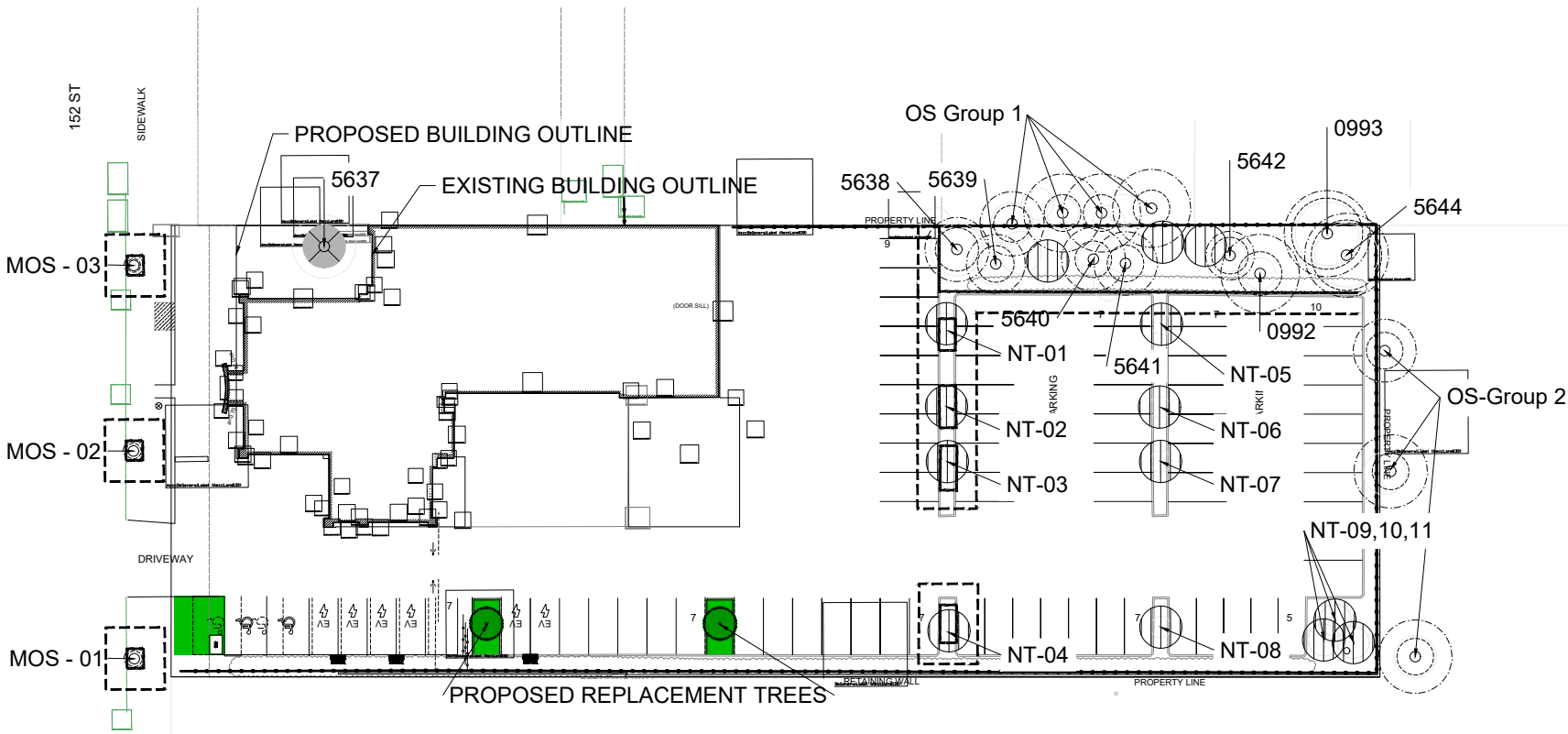
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed: 8 Trees identified, none required for removal	0
Total Replacement Trees Required: 8 Trees identified, none required for removal <ul style="list-style-type: none"> • Alder & Cottonwood Trees requiring 1 to 1 Replacement Ratio _____ x 1 = • All other Trees requiring 2 to 1 Replacement Ratio _____ x 2 = 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, Report and Plan prepared and submitted by:



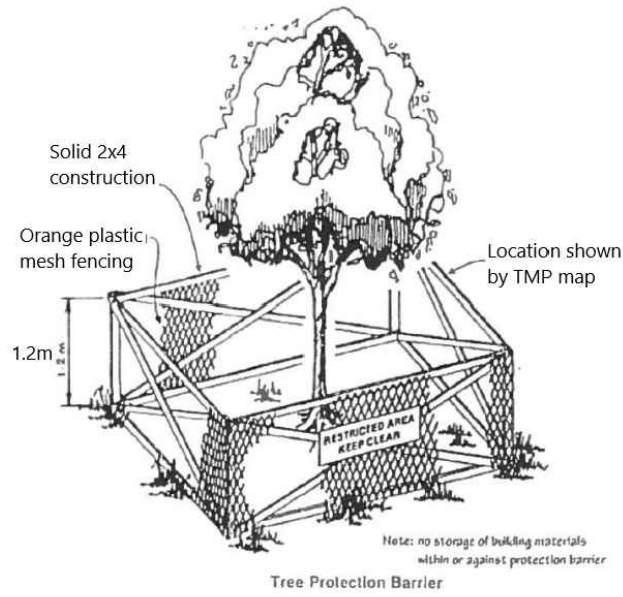
(Signature of Arborist)

_____ December 12th 2023 _____
Date:



PROTECTING AND MANAGING TREES DURING CONSTRUCTION

1. Refer to the most recent arborist report for full details on recommendations, required protection and management of trees. Contact the undersigned consulting arborist if any questions arise
2. Tree Protection Fencing must be installed to municipal specifications prior to demolition, tree removal or construction work and be kept in good order until the completion of project or final landscaping. Consulting arborist to be contacted prior to Tree Protection Fencing removal.
3. **The following activities are prohibited within the area enclosed by the Tree Protection Fencing unless specifically exempt by the consulting arborist:**
 - a. Excavation, trenching, stump grinding, stump removal or subsurface work,
 - b. Grade alteration,
 - c. Storage of any construction material or demolition debris,
 - d. Parking or storage of vehicles or machinery,
 - e. Installation of parking, sidewalk, curbing, asphalt or building, or
 - f. Contamination of soil by processes of washing, dumping or cleaning out materials (Especially concrete, or oil based materials) within the Tree Protection Fencing or in a location such as to allow the contaminants to flow into the area designated by the Tree Protection Fencing.
4. Within the Arborist Supervision Zone, outside of the Tree Protection Fencing:
 - a. Excavation, trenching, stump grinding, stump removal or subsurface work can proceed only under the supervision of the consulting arborist,
 - b. All activities prohibited within the Tree Protection Fencing (See 3. above) should be minimized where possible within the Arborist Supervision Zone.
 - c. Consulting arborist to be contacted minimum 48 hours prior to required supervision.



TREE PROTECTION FENCE DETAIL

Assessment Done Feb 14, 2023
By Alexander Groenewold,
I.S.A. TRAQ

PROJECT NAME:
VOLKSWAGEN WHITE ROCK

PROJECT ADDRESS:
2092 152 STREET, SURREY, B.C

DRAWING TITLE:
TREE MANAGEMENT PLAN

SCALE: 1:300 AT ARCH C SIZE
DRAWN: AG
CHECKED: NA
PROJECT NO: 23013-L
DRAWING NO:

T1

Sign By-law Variances

#	Variance	Sign By-law Requirement	Rationale
1	To allow three (3) fascia signs on a premises, all three of which are located on the same (west) façade	A maximum of two (2) fascia signs are permitted provided that both of the fascia signs are not located on the same façade of the premises (Part 5, Section 27(2)(a)).	The proposed signage provides reasonable branding along the frontage for the business, as well as directional signage for the associated Service Centre.
2	To allow the copy area of one of the proposed fascia signs to exceed 50% of the sign area	The copy area shall not exceed 50% of the sign area (Part 5, Section 27(2)(c)).	The backer panel forms part of the company's logo. The proposed Variance will allow the circular logo to be placed directly on the façade without an additional backing panel.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0191-00

Issued To:

("the Owner")

Address of Owner:

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: 025-879-260
LOT 2 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN BCP9743
2090-152 Street (2092 - 152 Street)

(the "Land")

3. (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- a) to reduce the minimum west front yard setback of the CHI Zone from 7.5 metres to 2.53 metres to the principal building face;
- b) to reduce the minimum north side yard setback of the CHI Zone from 7.5 metres to 0 metres to the principal building face; and
- c) to reduce the minimum south side yard setback of the CHI Zone from 7.5 metres to 1.32 metres for Accessory Structures.

5. This development variance permit applies to only the 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.
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.
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
11. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



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The Contractor shall verify actual site conditions and dimensions and shall be responsible for notifying the architect of any discrepancies.

All work shall be carried out in strict accordance with current applicable building code and municipal by-laws.

consultants

DEVELOPMENT VARIANCE APPLICATION

FRONT YARD SETBACK	7.5m
PROPOSED SETBACK	2.53m
PROPOSED VARIANCE	4.97m
SIDE YARD SETBACK (NORTH)	7.5m
PROPOSED SETBACK	0m
PROPOSED VARIANCE	7.5m
SIDE YARD SETBACK (SOUTH)	7.5m
PROPOSED SETBACK	1.3m (EV CHARGERS)
PROPOSED VARIANCE	6.2m

ZONING: HIGHWAY COMMERCIAL INDUSTRIAL ZONE
SEMAHMOO TOWN CENTRE PLAN

ADDRESS: 2092 152 ST. SURREY BC V4A 4N8

EXISTING LOT AREA: 4,989.0m²
FUTURE ROAD WIDENING: 153.6m²
NET LOT AREA: 4,835.4m²

EXISTING BUILDING AREA: 835.2m²
PROPOSED ADDITION: 233.3m²
PROPOSED BUILDING AREA: 1,068.5m²

LOT COVERAGE: 1068m² / 4,835.4m² = 22%
MAX PERMITTED = 50%

EXISTING MAIN FLOOR 835.2m²
EXISTING SECOND FLOOR 75.7m²
TOTAL 910.9m²

PROPOSED MAIN FLOOR 1,068.0m²
PROPOSED SECOND FLOOR 197.4m²
TOTAL 1,265.4m²

FSR: 1,265.4m² / 4,835.4m² = 26%
MAX PERMITTED = 100%

PARKING REQUIREMENTS

REQUIRED PARKING: 3 PARKING SPACES PER 100 SQ. M OF FLOOR AREA USED FOR DISPLAY, RETAIL AND OFFICE USES (643m² / 100m²) X 3 = 19.3

AUTOMOTIVE SERVICE USE 2 PARKING SPACES PER VEHICLE SERVICING BAY; PLUS 1 PARKING SPACE PER CAR WASH BAY 9 SERVICE BAYS X 2 = 18
2 WASH BAYS X 1 = 2

REQUIRED TOTAL = 39.3

REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES MIN 2% OF THE REQUIRED PARKING SPACES 39.3 x 2% = 0.8

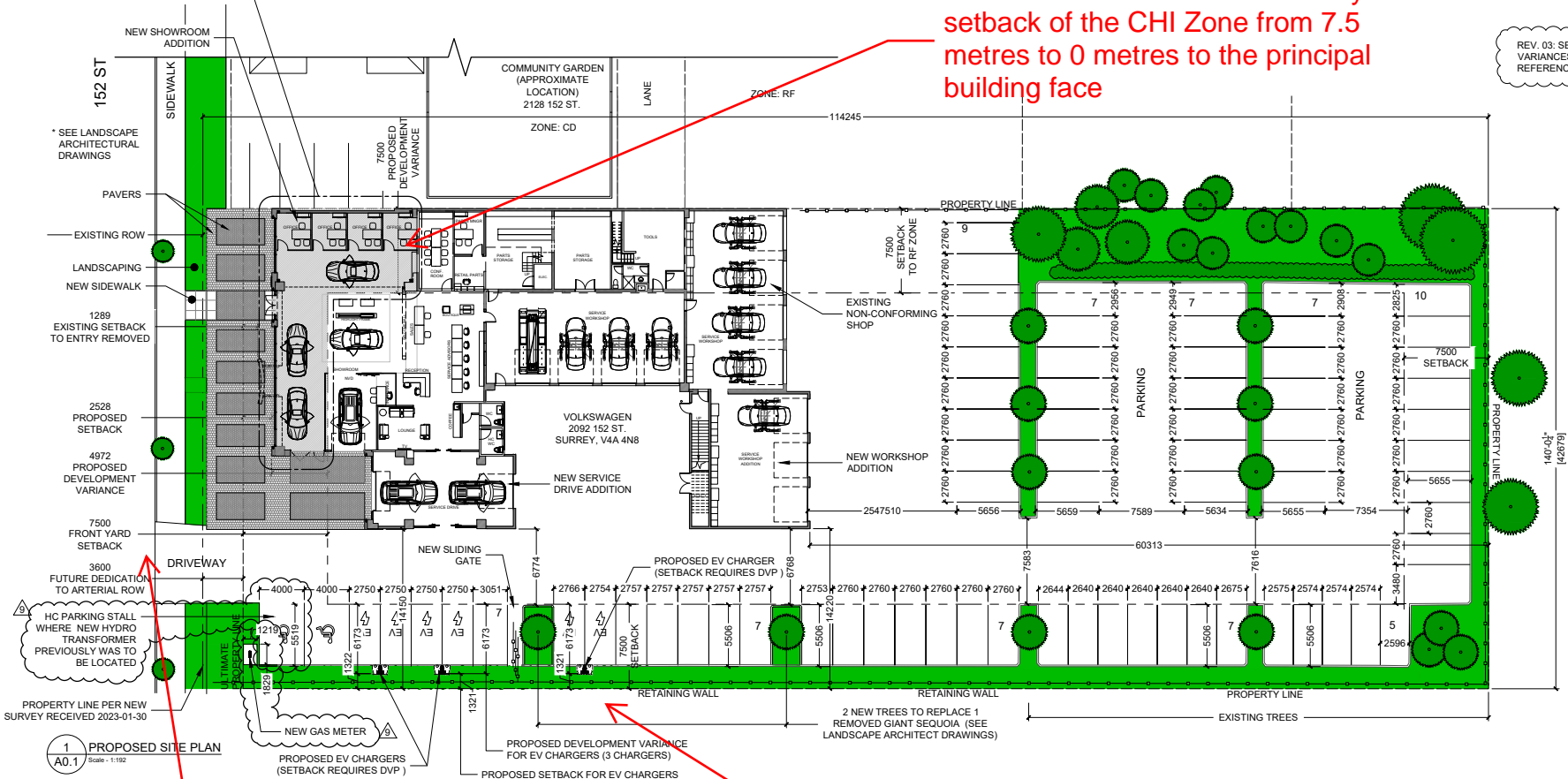
PROVIDED 73 (INCLUDING 2 ACCESSIBLE)

Reduce the minimum north side yard setback of the CHI Zone from 7.5 metres to 0 metres to the principal building face

REV. 03: SETBACK VARIANCES REVISED TO REFERENCE CHI ZONING

NO.	Date	Description
16/11/23	DP/DVP REV.04	
11/10/23	DP/DVP REV.03	
11/10/23	DP/DVP REV.02	
12/07/23	DP/DVP REV.01	
5	24/05/23	DP/DVP APPLICATION
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2	21/02/23	PLANNING REVIEW
1	01/02/23	TAG REVIEW

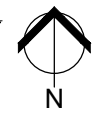
Issue	Project				
	VOLKSWAGON WHITE ROCK 2092 152 ST. SURREY, BC V4A 4N8 RENOVATION				
Issue	Title				
	SITE PLAN				
Issue	Project No.	Scale	Drawn	Reviewed	Date
	2022-11	1:192	JAL	RM	05-OCT-2022



Reduce the minimum west front yard setback of the CHI Zone from 7.5 metres to 2.53 metres to the principal building face

to reduce the minimum south side yard setback of the CHI Zone from 7.5 metres to 1.32 metres for Accessory Structures

1 PROPOSED SITE PLAN
A0.1 Scale: 1:192



drawing no. of
A0.1