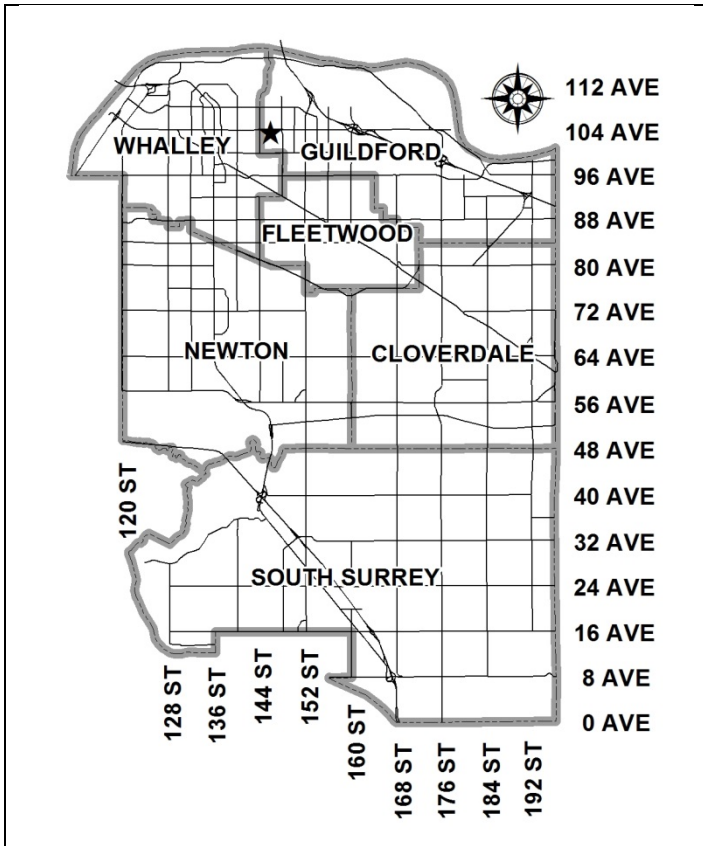


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0241-00

Planning Report Date: February 1, 2016

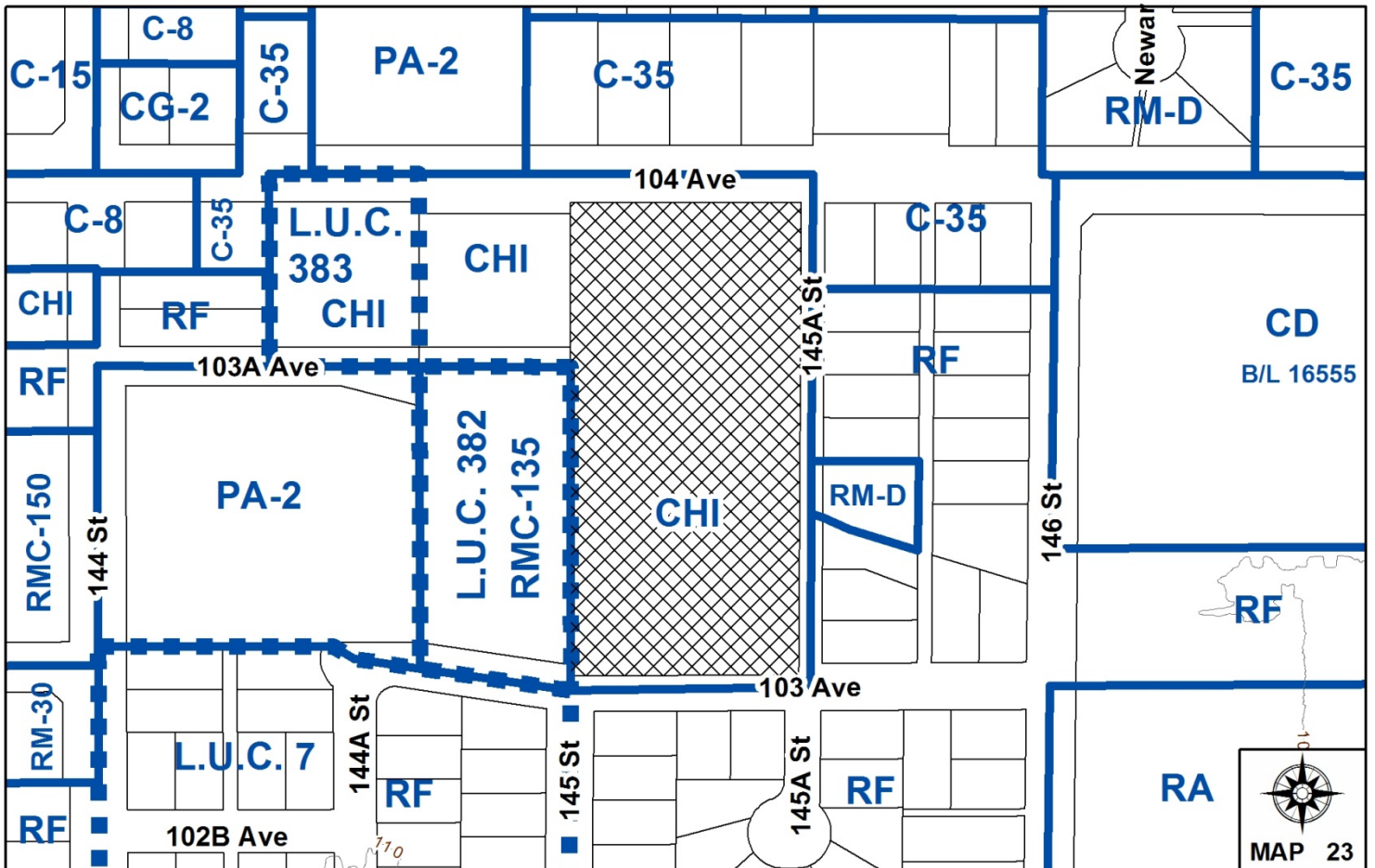


PROPOSAL:

- **Development Permit**

to permit building renovations, new signage, and site improvements to an existing automotive dealership.

LOCATION: 14530 - 104 Avenue
OWNER: Aldergrove Services Ltd.
ZONING: CHI
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval to vary the Sign By-law through a comprehensive sign design package.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to the Sign By-law to permit two (2) fascia signs on the same façade through a comprehensive sign design package.

RATIONALE OF RECOMMENDATION

- The proposed exterior renovations to the existing building represent a significant improvement to the overall aesthetics of the building and a more contemporary character.
- The applicant is proposing additional landscaping along 104 Avenue which will improve the streetscape of the automotive dealership.
- The proposed fascia signs are of an appropriate size and scale for the existing building and consist of high quality materials. The combined sign area of all the proposed fascia signage meets the Sign By-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
2. Council authorize staff to draft Development Permit No. 7915-0241-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issues prior to 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 to the satisfaction of the Planning and Development Department; and
 - (c) registration of an 8.808-metre (29 ft.) wide statutory right-of-way (SROW) for the future widening of 104 Avenue.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Car dealership and related services.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 104 Avenue):	Vacant lots (1 cleared and 2 treed) and older duplex.	Multiple Residential	C-35
East (Across 145A Street):	Single family dwellings and duplexes.	Multiple Residential	C-35, RF and RM-D
South (Across 103 Avenue):	Single family dwellings.	Urban	RF
West:	Drive-through restaurant fronting 104 Avenue and vacant lot south of 103A Avenue.	Multiple Residential and Commercial	CHI and Land Use Contract No. 382 (underlying Zone RMC-135)

DEVELOPMENT CONSIDERATIONS

- The subject site is located at the south-west corner of 104 Avenue and 145A Street and is approximately 1.95 hectares (4.83 acres) in size. The site is zoned "Highway Commercial Industrial Zone (CHI)" and designated Multiple Residential in the Official Community Plan (OCP). The site is occupied by an automotive dealership (Ford), which is a permitted use under the CHI Zone.
- The existing car dealership includes two buildings with a combined floor area of 3,412 square metres (36,726 sq.ft.). The existing buildings have a floor area ratio (FAR) of 0.17 and lot coverage of 16%, which comply with the maximum 1.0 FAR and 50% lot coverage of the CHI Zone.
- The larger building is centrally located within the lot and is used as the primary sales, service, and parts centre. The building has a total area of 2,164 square metres (23,293 sq.ft.) which includes a 1,900-square metre (20,451 sq.ft.) main floor and a 264-square metre (2,841 sq.ft.) second floor area. The smaller building is located along the southern portion of the lot and is being used as a paint and body shop and is 1,268 square metres (13,648 sq.ft.) in size.
- A portion of the existing northerly building was constructed in the 1960s for a catering company and was renovated and expanded into a car dealership in 1974 and further expanded in 1997. At the time of the 1997 expansion, a Restrictive Covenant (RC) was registered against the title for the future protection of 103A Avenue (see Appendix IV). The RC stipulates that no new construction or additions can occur within the covenant area and that if over 75% of the building is destroyed the remaining portion of the building must be removed. The RC does, however, allow for renovations to the building.
- The applicant is proposing a Development Permit to substantially renovate the existing northerly dealership building, including fascia signage, and to do site improvements including additional landscaping and to install a new free-standing sign.

DESIGN PROPOSAL AND REVIEW

- The applicant is proposing a number of exterior modifications and improvements to the existing northerly dealership building and surrounding parking lot which are intended to meet Ford's branding.
- The applicant is proposing to update the façade through new metal cladding, replacing an awning, and installing new windows and glazing.
- White metal panel cladding is proposed on the south, east and upper portion of the west façades. The north elevation includes a new entry tower which is clad in white metal panels and includes the Ford logo above the entrance. The remaining concrete block portions of the building will be painted white.
- To provide for weather protection, the existing awning is being replaced on the west façade at the parts and service entrance. The existing blank wall is also being renovated with the introduction of a new curtain wall, spandrel and glass.

Vehicular Circulation and Parking

- The primary right-in/right-out access is to remain on 104 Avenue. The secondary access along 103 Avenue is also proposed to remain.
- The applicant has agreed to provide an 8.808-metre (29 ft.) wide statutory right-of-way (SROW) for the future widening of 104 Avenue. The proposed SROW is in two parts with the southern 4.4-metre (14 ft.) part of the SROW allowing temporary parking of vehicles until the widening of 104 Avenue occurs. The northern 4.4-metre (14 ft.) part will not permit parking and will be grassed with a 1-metre (3 feet) wide row of shrubs.
- As the applicant operates a car dealership on the subject lot, the applicant is providing substantial surface parking/storage spaces for 159 vehicles. Tandem parking is provided along 104 Avenue and a car display pad is provided on either side of the entrance. A row of parking is provided around the perimeter of the site with customer parking being located between the car dealership building and 104 Avenue.

Signage

- The applicant is proposing a comprehensive sign design package for the proposed new fascia and free-standing signage, which includes a variance to the Sign By-law to allow two (2) fascia signs on the same façade (see Appendix II for a detailed explanation of the variances).
- Under Part 1 Introductory Provisions, Section 9 Variance of Sign By-law No. 13656, Council may grant a variance to the Sign By-law through the approval of a Development Permit. This is considered when a Development Permit application, as in the current proposal, has been submitted to Council that includes a comprehensive sign design package.
- The two proposed fascia signs are located on the north façade and include a Ford logo sign and the dealership's identifier "Mainland" sign. The Ford logo is oval with white lettering on a blue background and is approximately 3.35 metres (11 ft.) wide and 1.3 metres (4.3 ft.) tall for a total area of approximately 3.9 square metres (42 sq. ft.). The dealership's identifier sign is the word "Mainland" and is blue channel lettering. The proposed sign is approximately 4.9 metres (16 ft.) wide and 0.6 metre (2 ft.) tall for a total area of 3 square metres (32 sq. ft.).
- All of the proposed fascia signs consist of high quality materials and are appropriately scaled.
- The combined sign area of all proposed fascia signs meets the Sign By-law.
- The applicant is proposing a new two-sided, free-standing sign to replace the existing free-standing sign. The proposed sign is located to the west of the driveway and is set back approximately 10 metres (33 ft.) from the north property line which is outside of the 8.808-metre (29 ft.) wide SROW for 104 Avenue.
- The proposed free-standing sign is a monolith design and is approximately 4.5 metres (15 ft.) tall and 1.8-metre (6 ft.) wide base with the oval Ford logo 3.1 metres (10 ft.) wide on the top. The total area of the sign is approximately 11.25 square metres (121 sq. ft.).
- The base and monolith portions of the sign consist of white aluminum composite panels. Under the blue oval "Ford" logo is the blue "Mainland" dealership lettering.

- The proposed free-standing sign meets the regulations of the Sign By-law.

Landscaping

- Currently, there are no trees and minimal landscaping on the subject site.
- The applicant proposes to grass the northern 3.408 metres (11 ft.) of the site along 104 Avenue and to the south of the grass area, plant a 1-metre (3 ft.) wide row of low evergreen shrubs. To stop vehicle encroachment and to protect the shrubs, the applicant is installing wheel stops behind the shrubs.
- The entry driveway is proposed to be marked by decorative paving with an at-grade car display parking pad on either side of the driveway. The car display parking pad will have minimal shrubbery surrounding it.
- The applicant proposes to retain a mature hedge along the southern and eastern property lines.

PRE-NOTIFICATION

A development sign was installed on September 14, 2015. Staff did not receive any comments.

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 Sign By-law Variance Table
Appendix III.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix IV.	Aerial Photo Displaying Existing RC for Protection of 103A Avenue

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/dk

DEVELOPMENT DATA SHEET

Existing Zoning: CHI

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		19,554 m ²
Road Widening area		n/a
Undevelopable area		n/a
Net Total		19,554 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	16.1%
Paved & Hard Surfaced Areas		78.2%
Total Site Coverage		95.3%
SETBACKS (in metres)		
Front	7.5m	48.3m
Rear	7.5m	87.7m
Side #1 (West)	7.5m	62.1m
Side #2 (East)	0m	6.0m
BUILDING HEIGHT (in metres/storeys)		
Principal	9m	7.5m
Accessory	9m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	n/a	
FLOOR AREA: Residential	n/a	
FLOOR AREA: Commercial		
Retail		433.2 m ²
Office		264.2 m ²
Total		
FLOOR AREA: Industrial		2,714.1 m ²
FLOOR AREA: Institutional	n/a	
TOTAL BUILDING FLOOR AREA	19,554 m ²	3,411.5 m ²

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)	1.0	0.174
FAR (net)	1.0	0.174
AMENITY SPACE (area in square metres)		
Indoor	n/a	
Outdoor	n/a	
PARKING (number of stalls)		
Commercial	90	159
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
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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PROPOSED SIGN BY-LAW VARIANCE

#	Proposed Variance	Sign By-law Requirement	Rationale
1	To allow two (2) fascia signs, which will be on the same façade, for the subject commercial building.	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 fascia signs are of an appropriate size and scale in relation to the existing building, and replace the existing signage that was previously installed on the subject building.

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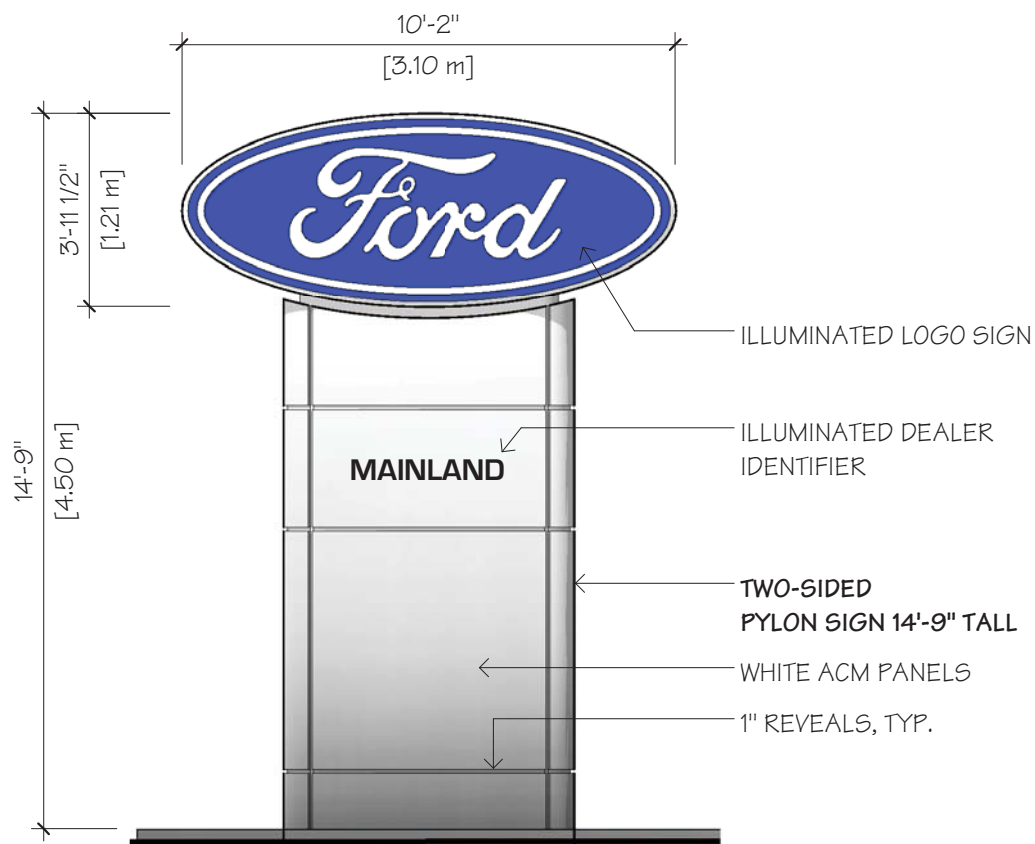
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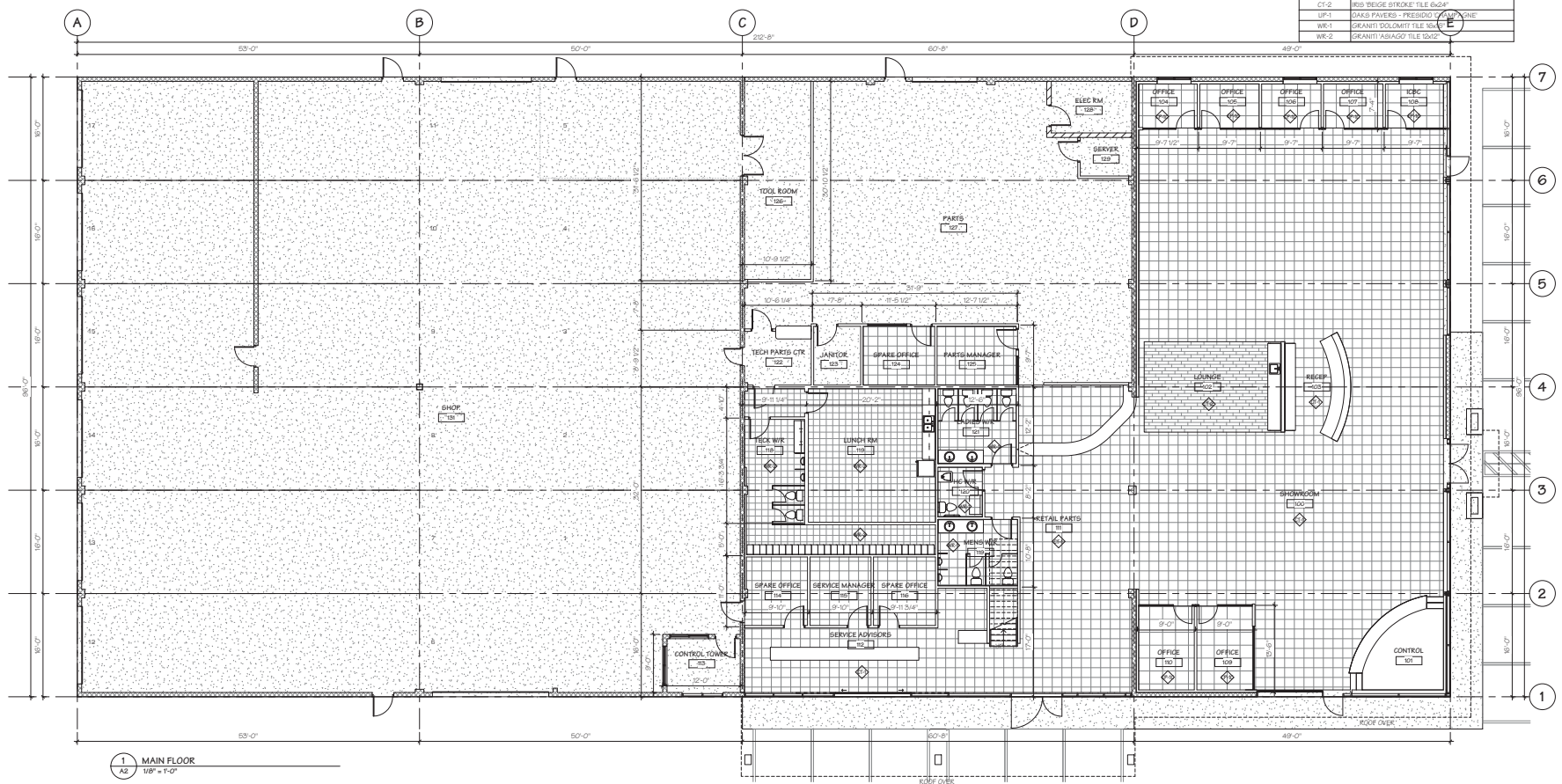
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FLOOR FINISHES

MARK	DESCRIPTION
CF-1C	SHAW CARPET TILE - CAPTIVATE STEALTH 24x24"
CT-1	RSB TOLKMAN GREY TILE 18x18"
CT-2	RSB BEIGE STROKE TILE 6x24"
UP-1	SAKS PAVEDS - PRESIDIO 18x18" ENGINE
WR-1	GRANITE DOLOMITI TILE 18x18"
WR-2	GRANITE ASAGGO TILE 18x18"



1 MAIN FLOOR
 A2 1/8" = 1'-0"

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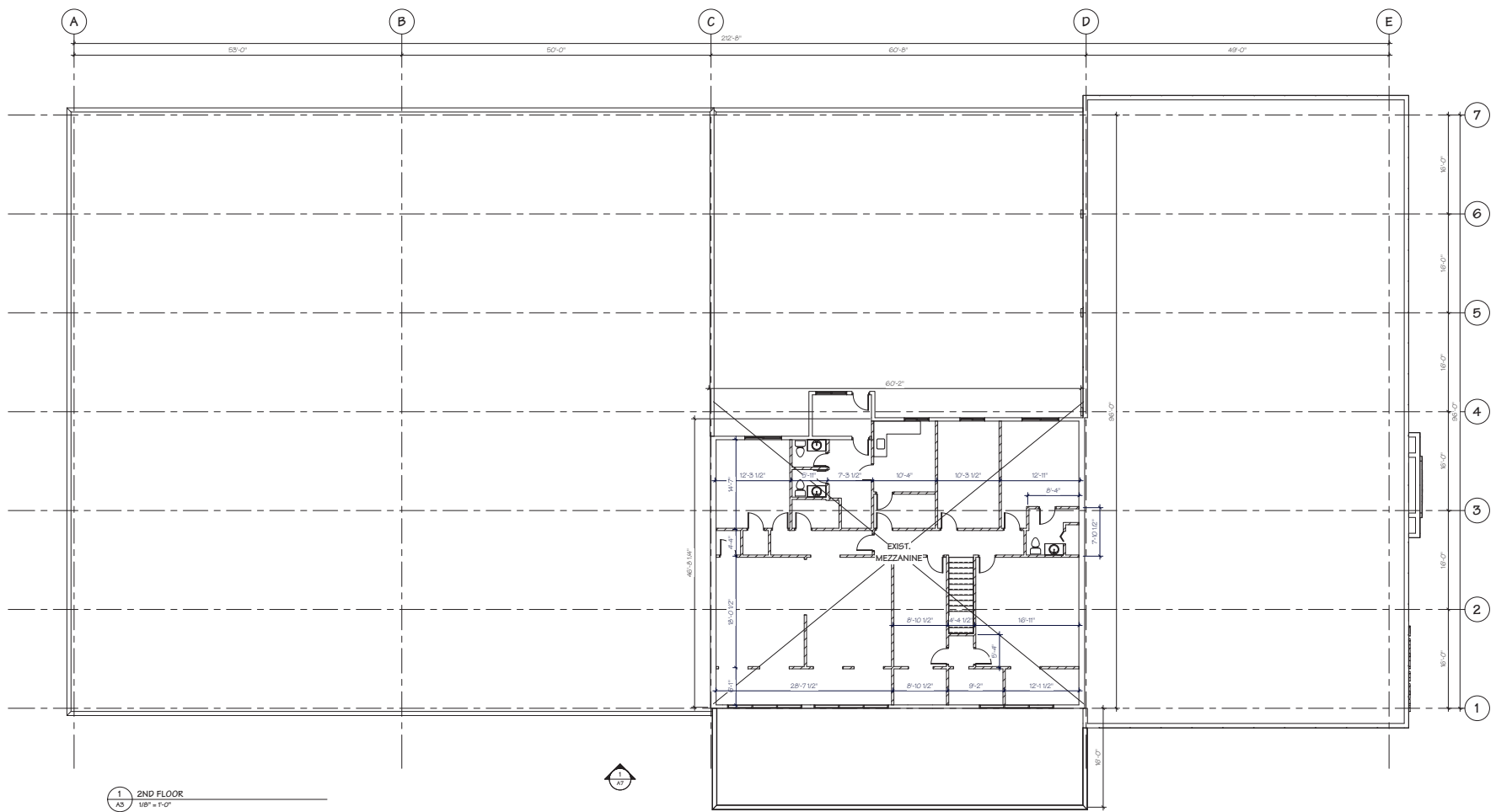
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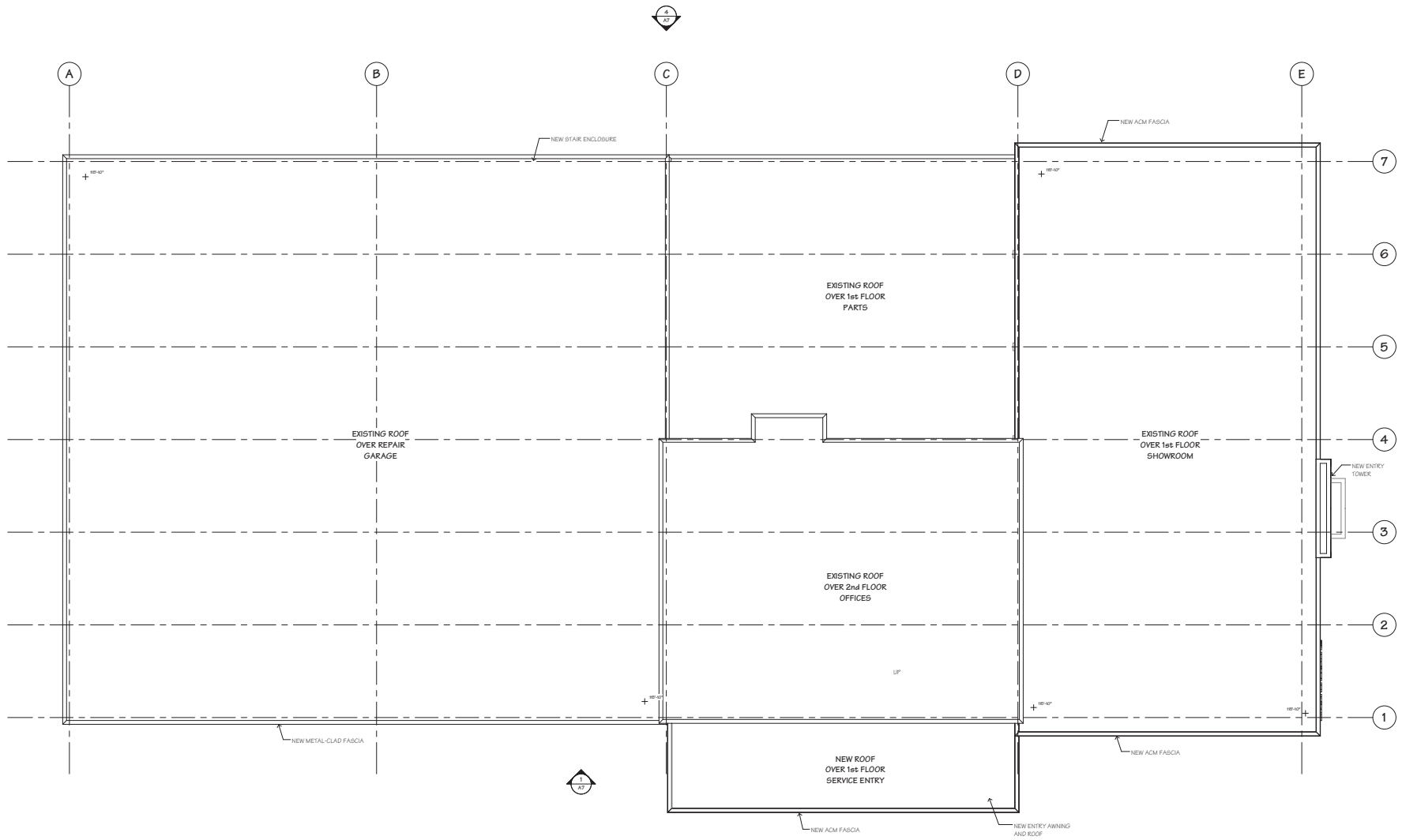
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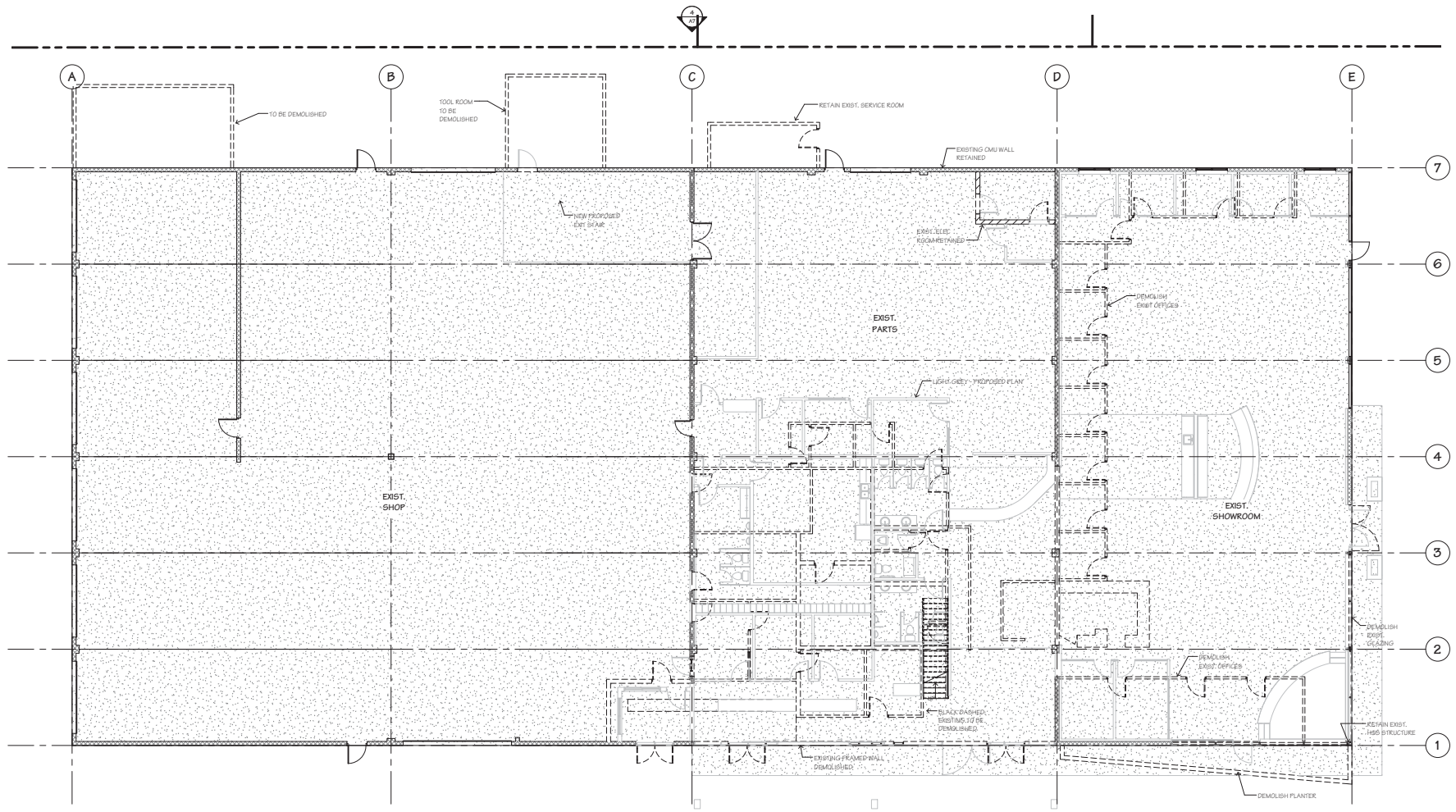
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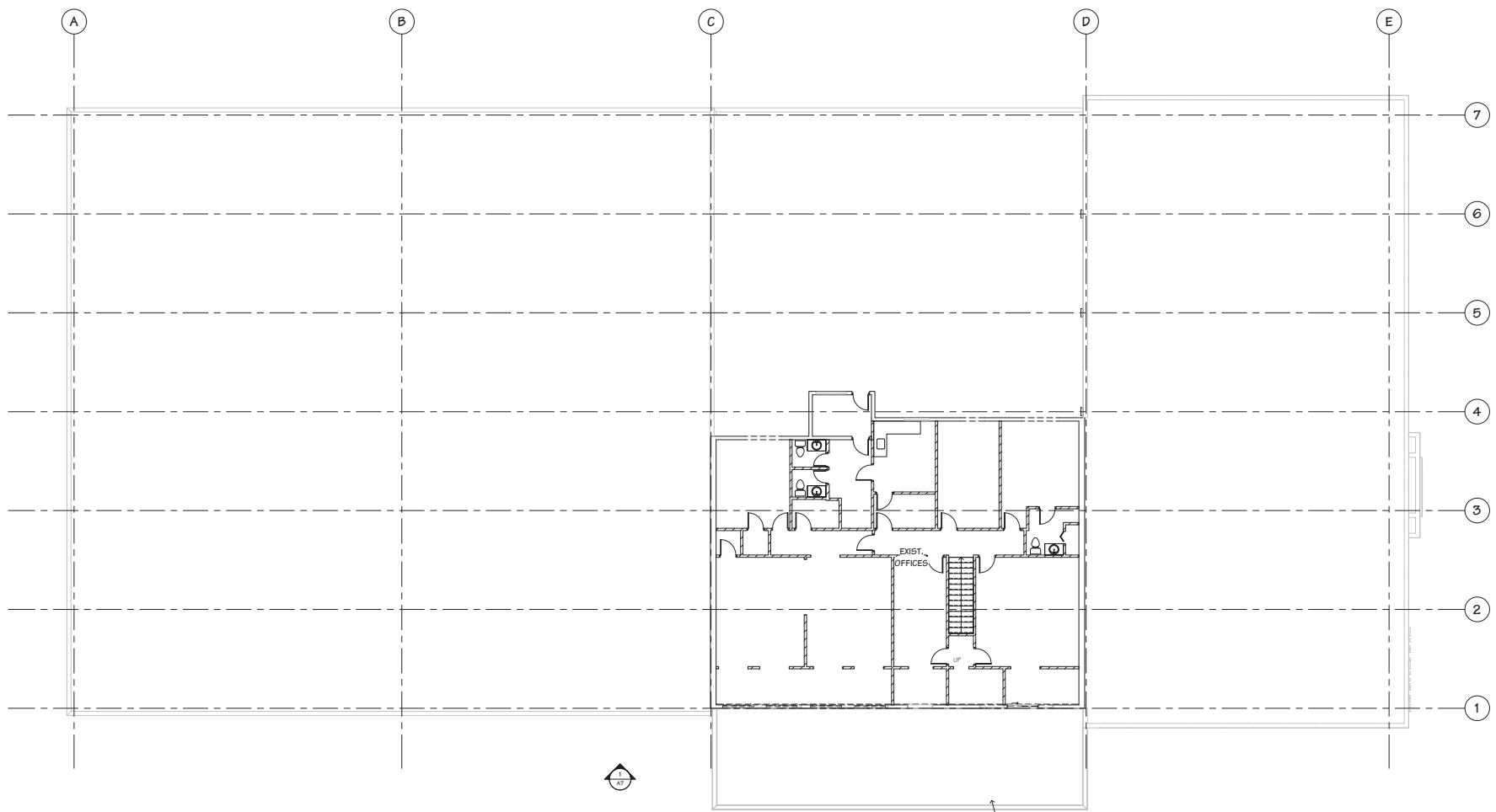
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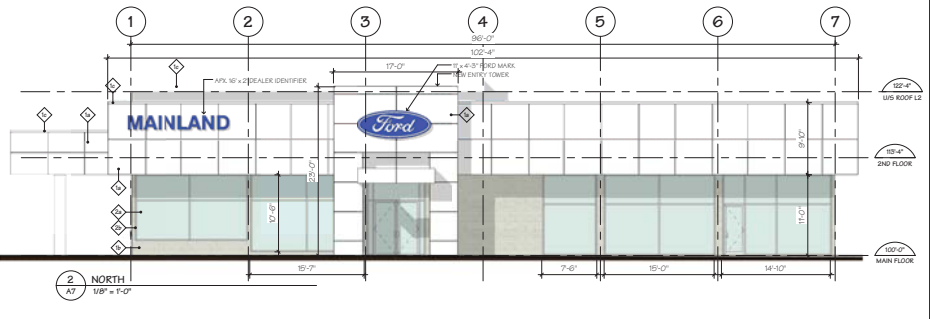
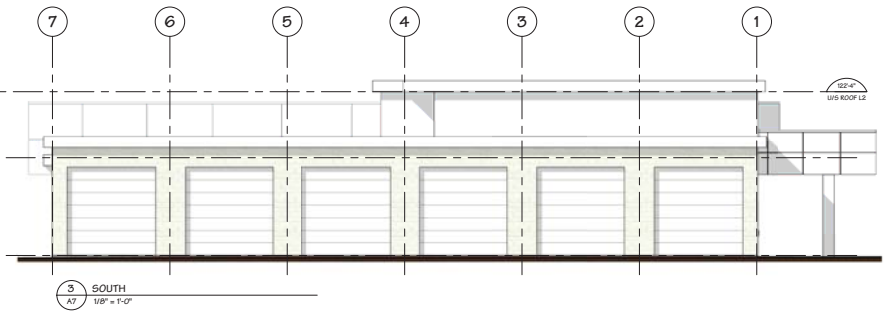
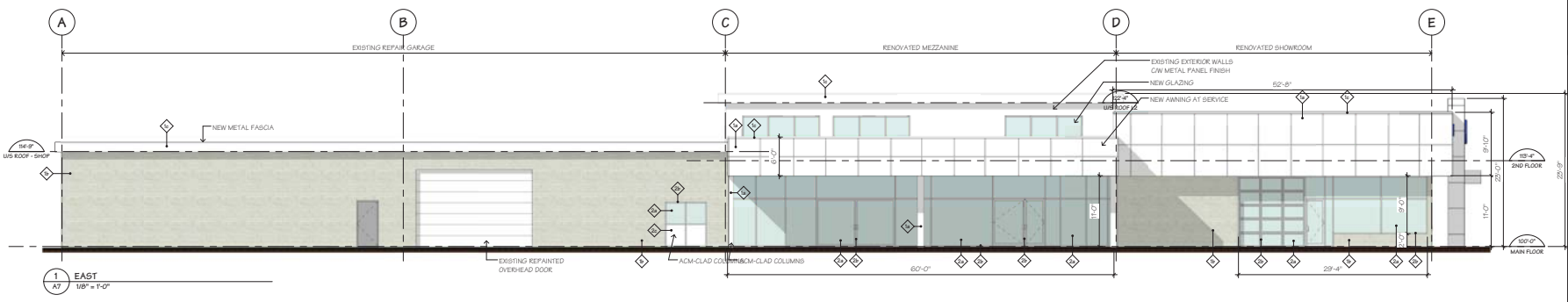
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 A6 2ND FLOOR - DEMO PLAN
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DEMOLISH EXIST. ROOF AND AWNING

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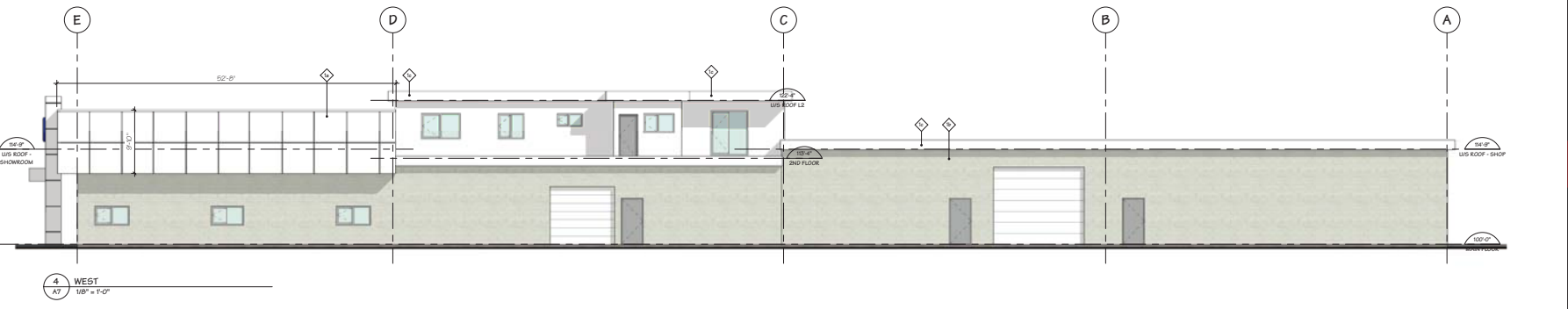
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FINISH SCHEDULE

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1a	METAL PANELS - WHITE
1b	CONCRETE BLOCK - PAINTED WHITE
2c	METAL FLASHING - WHITE
2a	NEW CONCRETE WALL GLAZING
2b	CLEAR ANODIZED ALUMINUM MULLIONS
2c	SPANDREL GLASS



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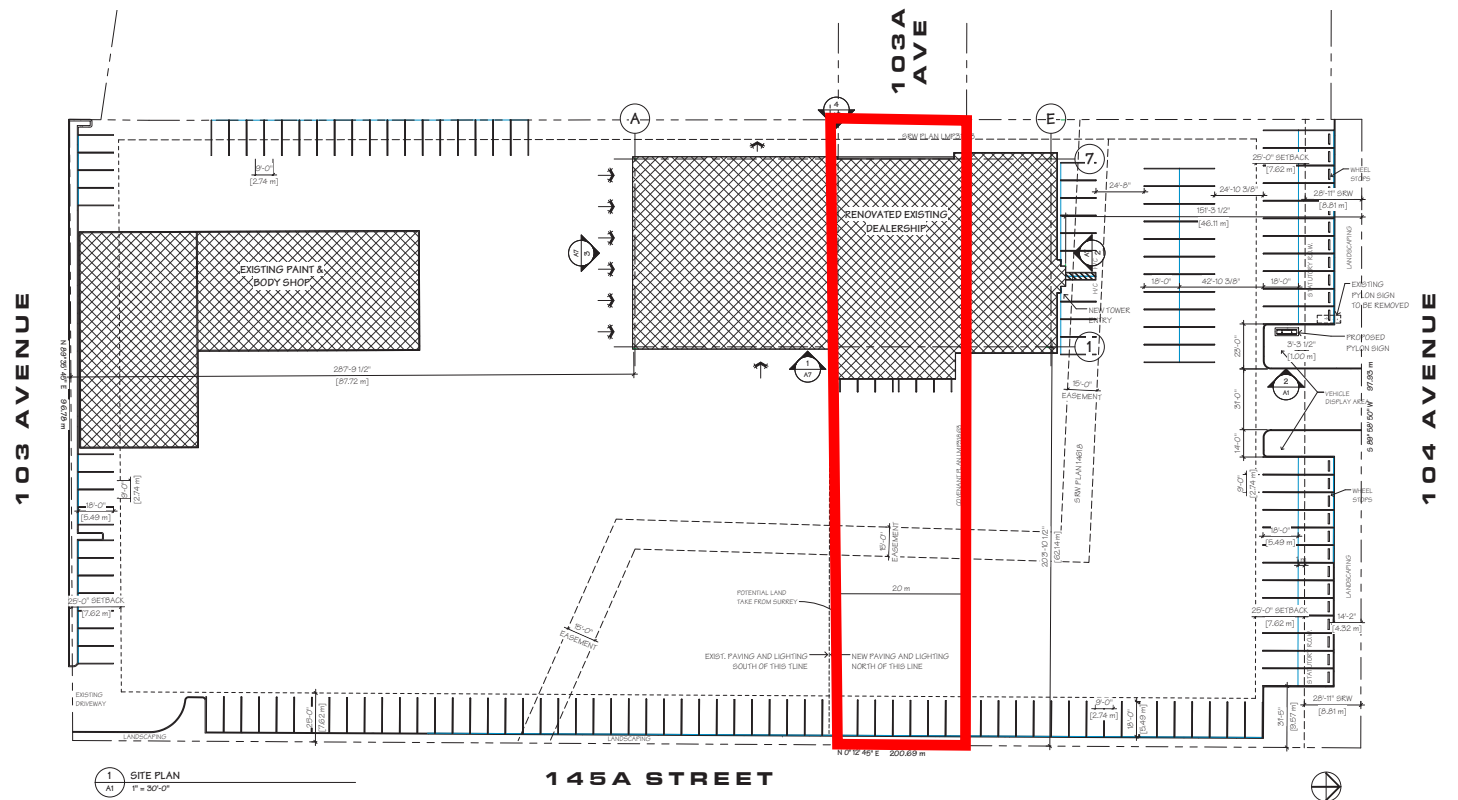
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1 SITE PLAN
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