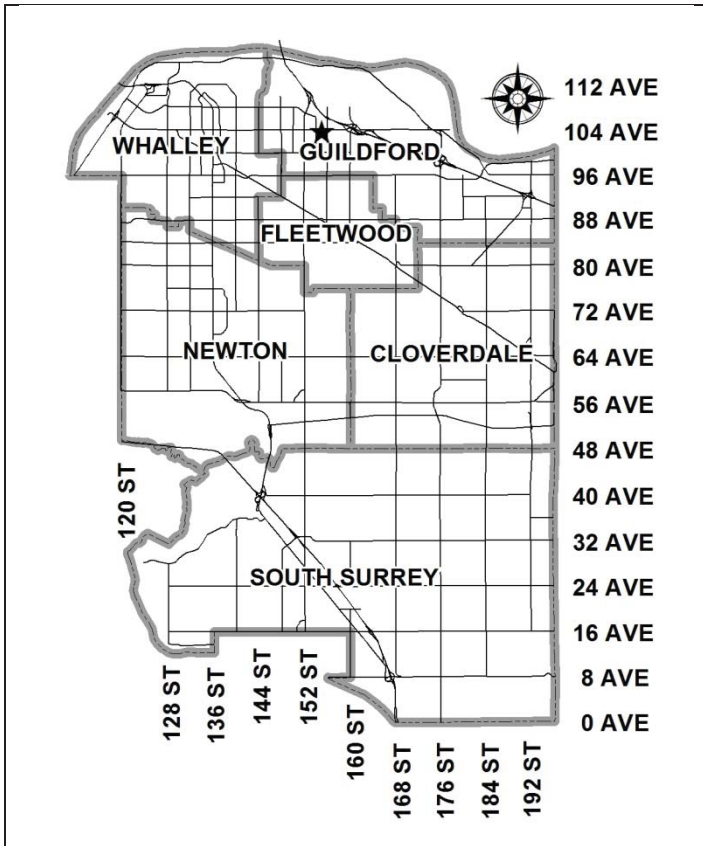


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0190-00

Planning Report Date: June 27, 2016



PROPOSAL:

- **Development Permit**

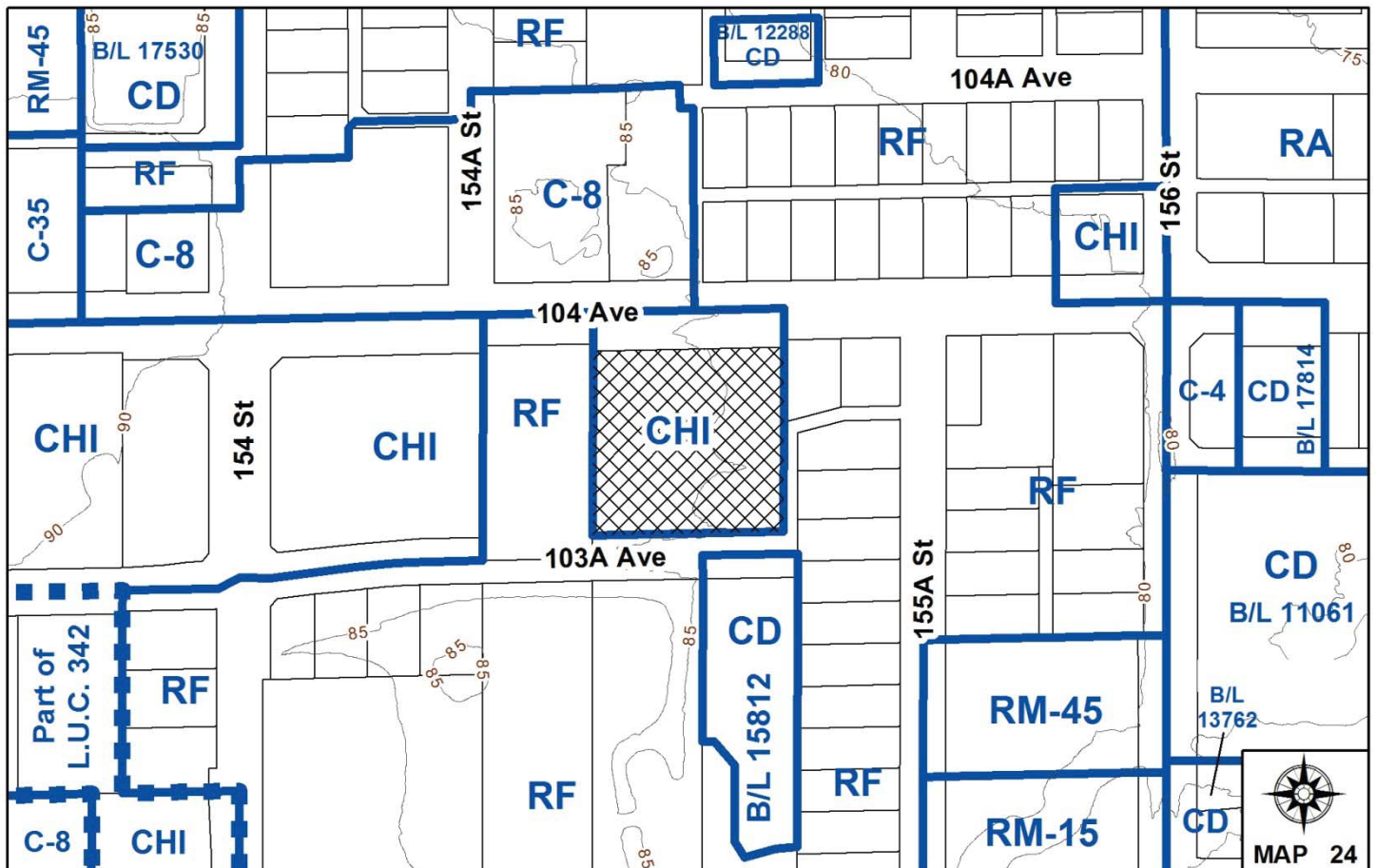
to permit the construction of an enclosed vehicle drop-off area.

LOCATION: 15508 - 104 Avenue

OWNER: 653758 B.C. Ltd.

ZONING: CHI

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed enclosed vehicle drop-off area complements the form and character of the existing Mercedes Benz auto dealership.
- Complies with the floor area, setback and parking requirements of the CHI Zone.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7916-0190-00 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 the 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.

SITE CHARACTERISTICS

Existing Land Use: Mercedes Benz auto dealership, which is to remain.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 104 Avenue):	Two office buildings, vacant single family lot and single family dwelling	Commercial and Multiple Residential	C-8 and RF
East:	Single family dwellings	Multiple Residential	RF
South (Across 103A Avenue):	Townhouse development and Guildford Heights Park	Multiple Residential	CD (By-law No. 15812) and RF
West:	Vacant lot	Commercial	RF

DEVELOPMENT CONSIDERATIONS

- The 6,729-square metre (1.66 ac.) subject site is a Mercedes Benz dealership, located at 15508 - 104 Avenue in Guildford.
- The site is zoned "Highway Commercial Industrial" (CHI) and is designated "Commercial" in the Official Community Plan (OCP).

- On September 15, 2003, Council granted final adoption to rezoning By-law No. 14977, to rezone the site from “Community Commercial Zone” (C-8) to CHI, and approved Development Permit No. 7903-0006-00, to facilitate construction of the existing Mercedes Benz dealership.
- Currently, and consistent with Development Permit No. 7903-0006-00, there is a canopy on the east side of the building. Customers drop off their vehicles beneath the canopy prior to being serviced. Customers then walk inside the building to speak with a service advisor.
- The applicant is proposing to remove the unenclosed east canopy, and construct an enclosed vehicle drop-off area, where customers will continue to drop off their vehicles prior to being serviced. Podiums for service advisors will be relocated from inside the building, to the newly enclosed vehicle drop-off area.
- The existing canopy size is 200 square metres (2,160 sq. ft.). The proposed enclosed vehicle drop-off area is 279 square metres (3,000 sq. ft.).
- Including the proposed enclosed area, the total floor area of the building is 1,330 square metres (14,300 sq. ft.), which is significantly less than the maximum permitted floor area of 6,729 square metres (72,430 sq. ft.) for this site.
- The location of the proposed enclosed vehicle drop-off area exceeds the minimum 7.5-metre (25 ft.) front, side and rear yard setback requirements of the CHI Zone.
- A total of eight standard sized vehicles (two rows of four vehicles parked in tandem) can be parked inside the proposed enclosed area.
- A minimum of 38 parking spaces are required based on the floor area of the building (inclusive of the proposed enclosed area). A total of 73 parking spaces will be provided, which includes a deduction of three parallel parking spaces that will be lost along the east side of the existing canopy, due to the construction of the enclosed area.
- A new “Parts and Service” fascia sign will be installed on the north face of the proposed enclosed vehicle drop-off area. The building will have a total of three fascia signs (two existing signs and one proposed sign). Four fascia signs are permitted under the Sign By-law, as the site has two road frontages.

DESIGN PROPOSAL AND REVIEW

- Vehicles will enter the proposed enclosed vehicle drop-off area through overhead doors from the north, and exit at the south end.
- The length and width of the proposed enclosed area is 21.8 metres (72 ft.) deep by 12.8 metres (42 ft.) wide. The proposed enclosed area is similar in length, but is slightly wider than the width of the existing canopy. The additional width will provide area for the service podiums.
- The proposed size of the enclosed area is appropriate for the size of the existing building, and will have a slightly larger footprint than the existing canopy.

- The enclosed vehicle drop-off area will be clad in aluminum composite material (ACM), corrugated metal panels, and curtain wall glazing with clear anodized aluminum frames. The proposed materials will complement the existing character of the dealership and will meet Mercedes Benz corporate image standards.
- Two overhead doors will be located on each of the north and south elevations, and will consist of glazed panels.
- The enclosed vehicle drop-off area will be set back approximately 30 metres (100 ft.) from 104 Avenue and will not visually dominate the streetscape. The existing showroom, clad in glass, located at the front of the building and closest to 104 Avenue, is the most visually prominent feature of the building and will not change under proposed Development Permit No. 7916-0190-00.

PRE-NOTIFICATION

In accordance with Council policy, two development proposal signs (one for each road frontage) were installed on site. To date, staff have not received any responses with respect to the proposal.

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. 7916-0190-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/dk

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KD 6/22/16 12:25 PM

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 Llp
 Address: 5197 - 216 Street
 Langley, BC V3A 2N4

 Tel: 604-514-4278

2. Properties involved in the Application

(a) Civic Address: 15508 - 104 Avenue

(b) Civic Address: 15508 - 104 Avenue
 Owner: 653758 BC Ltd
 Director Information:
 Stanley Shenker
 Jerzy Taubenfligel

Officer Information as at August 30, 2016:

Jerzy Taubenfligel (President)
Stanley Shenker (Secretary)

PID: 025-750-488
Lot 100 Section 28 Block 5 North Range 1 West New Westminster District Plan Bcp7566

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: CHI

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		6,729 sq. m.
Road Widening area		
Undevelopable area		
Net Total		6,729 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	18%
Paved & Hard Surfaced Areas		65%
Total Site Coverage		83%
SETBACKS (in metres)		
Front	7.5 m.	11.0 m.
Rear	7.5 m.	18.0 m.
Side #1 (East)	7.5 m.	33.0 m.
Side #2 (West)	7.5 m.	14.0 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m.	7.7 m.
Accessory		
NUMBER OF RESIDENTIAL UNITS		N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		N/A
FLOOR AREA: Commercial		
Retail		1,330 sq. m.
Mezzanine Storage		127 sq. m.
Total		1,457 sq. m.
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA	6,729 sq. m.	1,457 sq. m.

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)	1.0	0.22
AMENITY SPACE (area in square metres)		N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	38	73
Number of disabled stalls		1
Number of small cars		0
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
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CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7916-0190-00

Issued To: 653758 BC LTD
("the Owner")

Address of Owner: 15508 - 104 Avenue
Surrey, BC V3R 1N8

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: 025-750-488
Lot 100 Block 5 Range 1 New Westminster District Plan BCP7566

15508 - 104 Avenue

(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 By-law, 2013, No. 18020, as amended.
5. The character of the development including the siting, form, exterior design, finish of buildings, structures and signage shall be in accordance with the drawings numbered 7916-0190-00(A) through to and including 7916-0190-00(C) (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. This development permit amends Development Permit No. 7903-0006-00.
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 - 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)

SHAUNA JOHNSON

Name: (Please Print)

OR

Owner: (Signature)

Name: (Please Print)

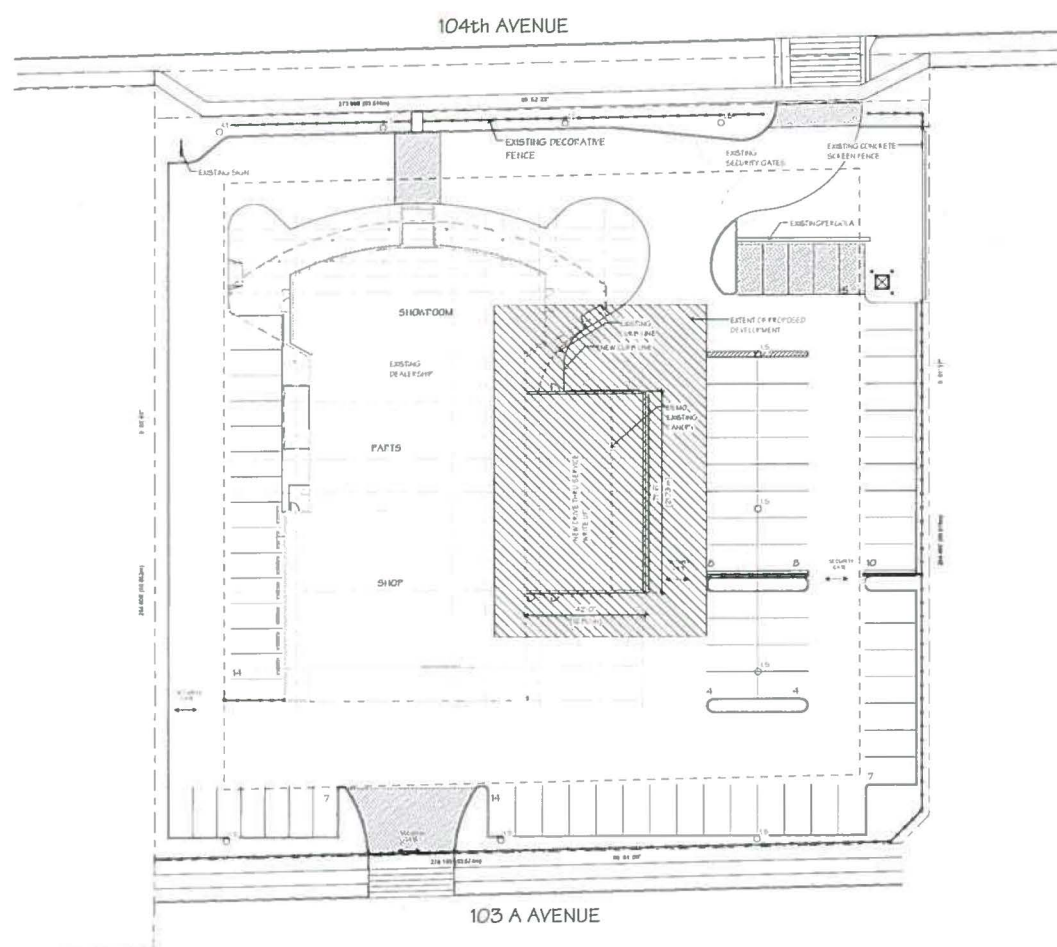


EQUIPMENT REQUIRED

FOR THIS PROJECT, THE FOLLOWING EQUIPMENT IS REQUIRED TO BE PROVIDED BY THE APPLICANT AT THE APPLICANT'S EXPENSE. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

REVISIONS

REV	DATE	DESCRIPTION



SITE DATA

PROJECT ADDRESS: 15508 104th Avenue, Surrey, BC

LEGAL DESCRIPTION: LOT 10, WESTERN 20th ST. E.S., NW 1/4 SEC 15, T12S, R11W, M20 PLAN

ZONING: LM

FUNCTIONAL AREA (EXISTING)	AREA (SQ. FT.)	AREA (SQ. METERS)
SERVICE PARKS	4,810 SQ. FT.	(442 SQ. METERS)
SALES/CLERK	3,343 SQ. FT.	(309 SQ. METERS)
OFFICE	4,713 SQ. FT.	(437 SQ. METERS)
PAVING	1,102 SQ. FT.	(102 SQ. METERS)
STORAGE YARD	5,341 SQ. FT.	(494 SQ. METERS)

PARKING AREAS (EXISTING)	AREA (SQ. FT.)	AREA (SQ. METERS)
CRANE TRAILER SERVICE	1,102 SQ. FT.	(102 SQ. METERS)
TOTAL PARKING FOOTPRINT	11,755 SQ. FT.	(1,085 SQ. METERS)
GFA	14,203 SQ. FT.	(1,315 SQ. METERS)

PARKING REQUIREMENTS

FUNCTIONAL AREA	REQUIREMENT
SERVICE PARKS	100 VEHICLES
SALES/CLERK	20 VEHICLES
OFFICE	10 VEHICLES
PAVING	5 VEHICLES

TOTAL PARKING REQUIRED: 135 VEHICLES
TOTAL PARKING PROVIDED: 135 VEHICLES
ADEQUATE PARKING IS PROVIDED.

LEGEND

--- (dashed line)	PROPERTY LINE
--- (dash-dot line)	SETBACK LINE
○ (circle)	EXISTING LIGHT STANDARD
▨ (hatched pattern)	EXISTING CONCRETE PAVING

1 Site Plan
7" = 30' 0"



MECEDES BENZ
CANOPY

15508 104th Avenue
Surrey, BC



5187 - 218th STREET
LANGLEY

SITE PLAN

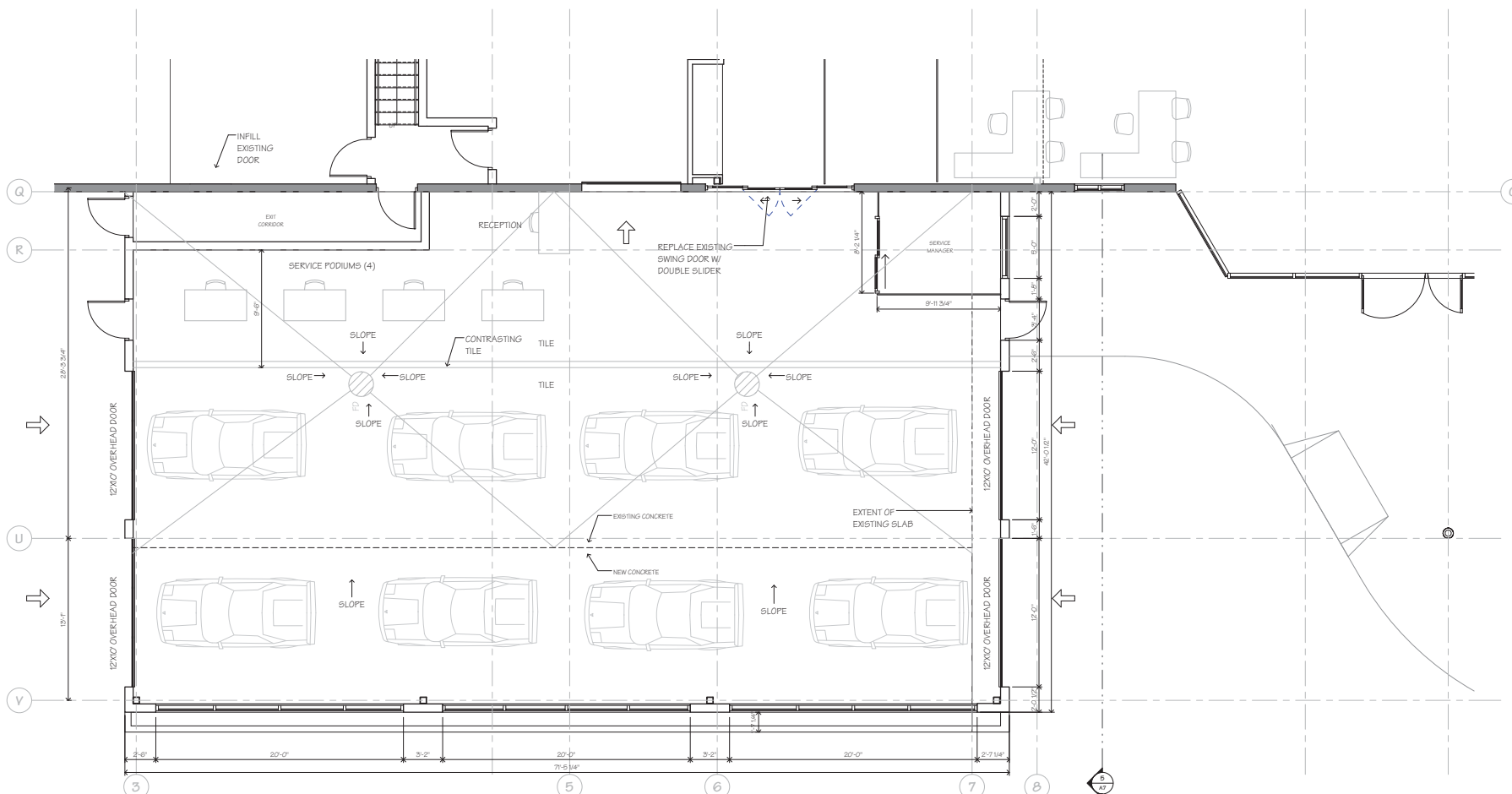
DATE	26 APR 14
CONTRACTOR	
DRAWN BY	

PLANS REVIEWED
BY *MB Rondeau*
DATE: *June 15/14*

Drawings
7916-0190-00 (A)

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REVISIONS		
REV	DATE	DESCRIPTION
1	08 APR 2016	ISSUED FOR DEVELOPMENT PERMIT



1 DRIVE THRU SERVICE
 1/4" = 1'-0"

ATA
 ATA ARCHITECTURAL INC. LTD.
 200-1687 West Broadway
 Vancouver, B.C. V6J 1X2
 TEL: (604) 736-3730 FAX: (604) 736-3771

PROJECT
**MERCEDES BENZ
 CANOPY**

15508 104th Avenue
 Surrey, BC

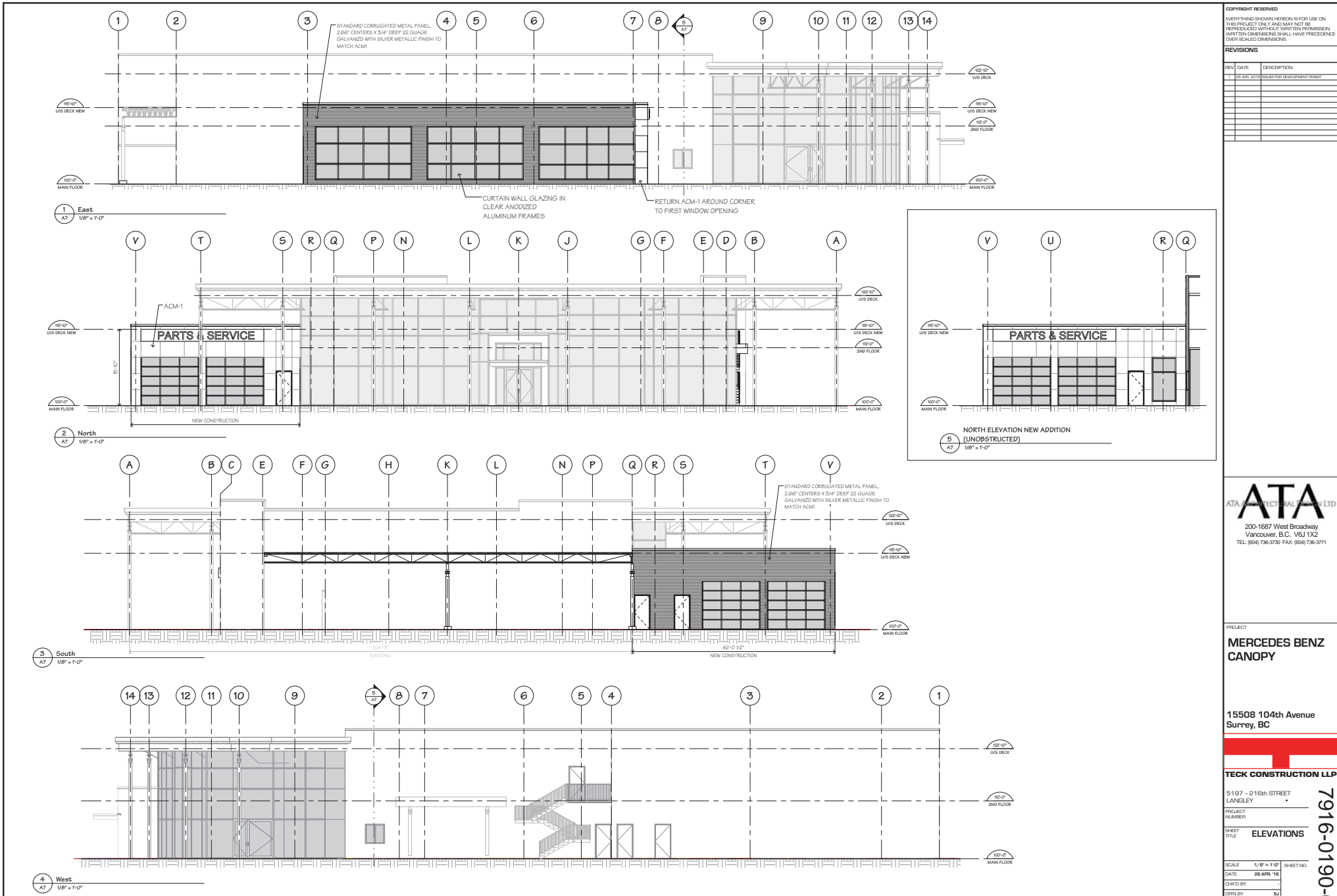
TECK CONSTRUCTION LLP

5197 - 216th STREET
 LANGLEY

PROJECT NUMBER:

SHEET TITLE
DRIVE THRU SERVICE

SCALE 1/4" = 1'-0" SHEET NO.
 DATE 08 APR 16
 CHECKED BY
 DRAWN BY SA



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REVISIONS	
REV	DESCRIPTION
01	08 APR 2016 ISSUED FOR DEVELOPMENT PERMIT

ATA
 ARCHITECTURAL TECHNOLOGICAL ASSOCIATES LTD
 200-1687 West Broadway
 Vancouver, B.C. V6J 1X2
 TEL: (604) 736-3730 FAX: (604) 736-3771

PROJECT
 MERCEDES BENZ
 CANOPY

15508 104th Avenue
 Surrey, BC

TECK CONSTRUCTION LLP

5197 - 216th STREET
 LANGLEY

PROJECT NUMBER:
 SHEET TITLE: **ELEVATIONS**

SCALE: 1/8" = 1'-0" (SHEET NO.)
 DATE: 08 APR 16
 CHECKED BY:
 DRAWN BY: GA

7916-0190-00 (C)