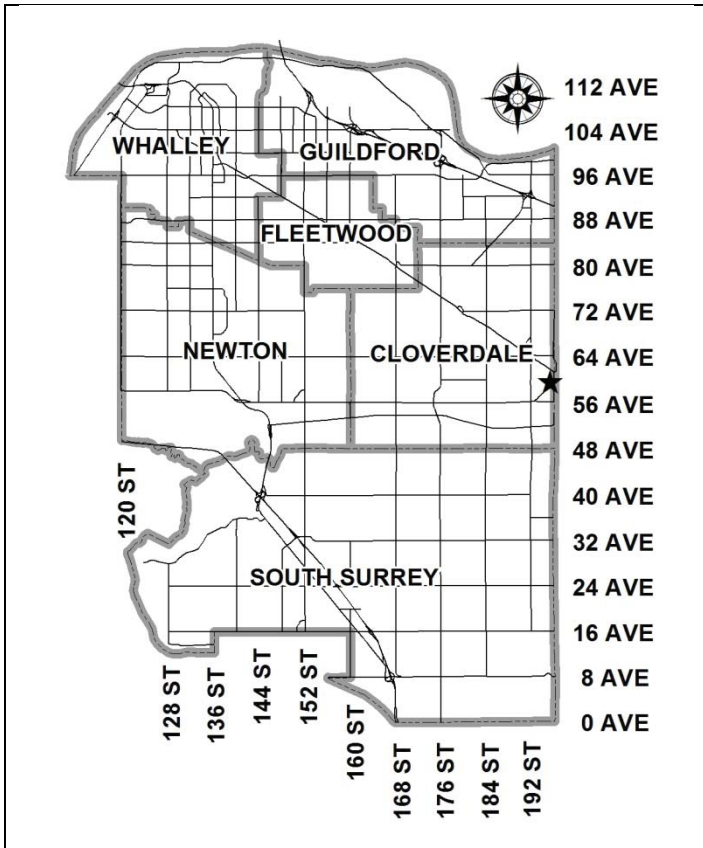


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0293-00

Planning Report Date: October 24, 2016



**PROPOSAL:**

- Development Permit
- Development Variance Permit

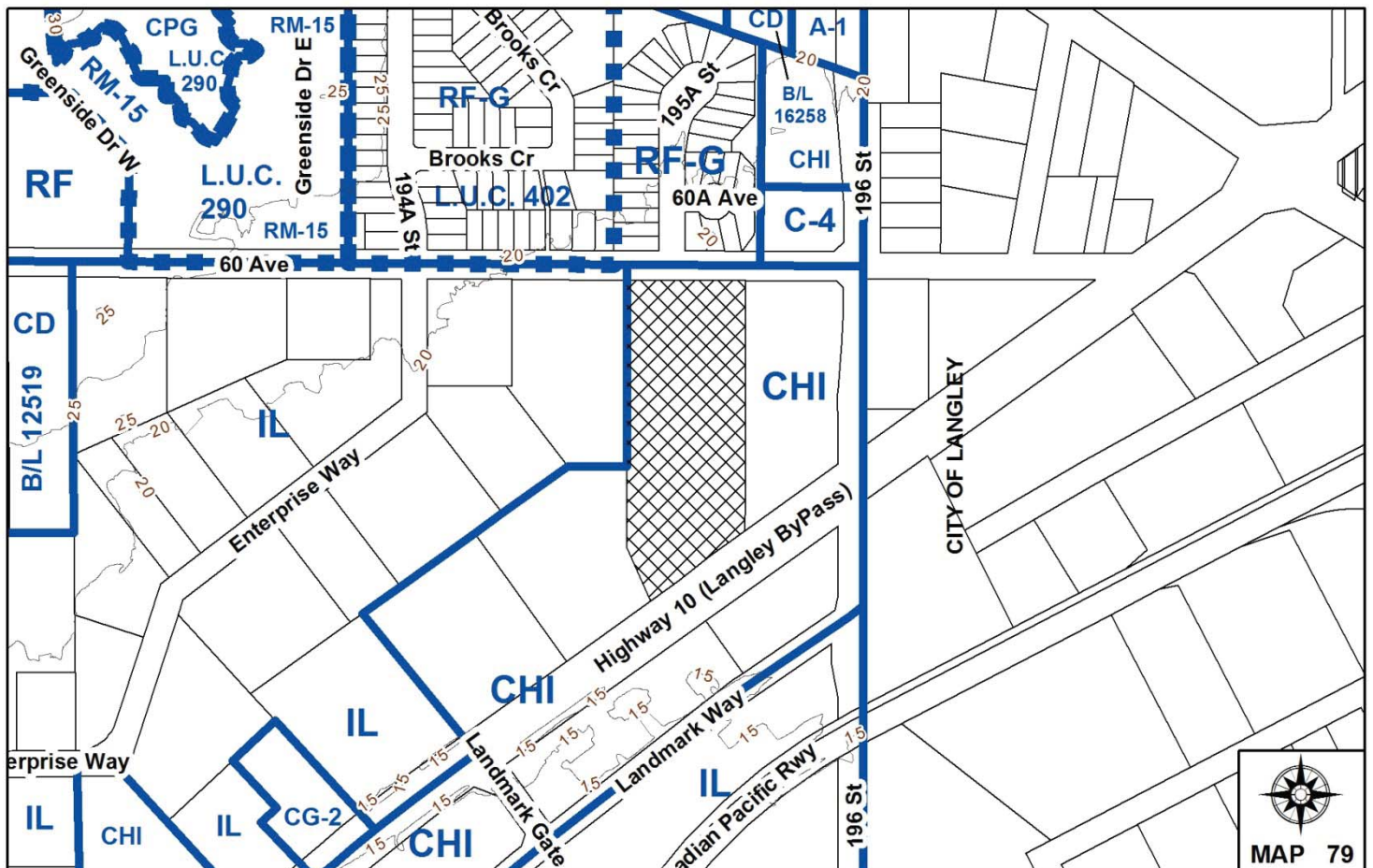
to permit signage and the development of a sales building and service building for commercial trucks.

**LOCATION:** 19545 – No. 10 (Langley By-pass) Highway

**OWNER:** Gold Key Automotive Ltd

**ZONING:** CHI

**OCP DESIGNATION:** Mixed Employment



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to vary the Sign By-law requirements for the proposed number and location of fascia signs.

### RATIONALE OF RECOMMENDATION

- With the exception of the proposed variances to the Sign By-law, the proposed Development Permit complies with the current CHI zoning of the subject property.
- The form, character and quality of the two proposed buildings are consistent with existing automobile dealership buildings in the area, along Highway No. 10/Langley By-pass
- The proposed fascia signage is consistent with other automotive dealerships in the area, is of appropriate scale, and is of high quality in design and materials.

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 approve Development Permit No. 7916-0293-00 including a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

**NOTE:** If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, including signage, 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.

Ministry of Transportation & Infrastructure (MOTI): MOTI approval is not required.

SITE CHARACTERISTICS

Existing Land Use: Existing automobile dealership (Gold Key Langley).

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 60 Avenue):	Single family dwellings.	Urban	RF-G
East:	Highway commercial uses.	Mixed Employment	CHI
South (Across Langley By-pass):	Automobile dealership and hotel	Mixed Employment	CHI
West:	General contractors, automotive service uses, existing automobile dealership (Jonker Nissan)	Industrial and Mixed Employment	IL and CHI

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site is located on Highway No. 10 (Langley By-pass) close to the Langley border. The site is designated "Mixed Employment" in the Official Community Plan (OCP) and is zoned "Highway Commercial Industrial Zone (CHI)".
- The existing, single-storey Volkswagen automobile dealership (Gold Key Langley) has been operating on this site since the 1970s. The first building was constructed in 1971 and subsequent additions and renovations have occurred over time.
- Most recently, the site underwent a renovation under Development Permit Application No. 7911-0117-00, which was approved and issued by Council on October 17, 2011. The interior and exterior renovations met requirements for Volkswagen, which was the new tenant at that time, and the current tenant today. The dealership previously sold Pontiac, Buick and GMC vehicles.

### Current Application

- The applicant is proposing to construct two new buildings with related fascia signage, for the sale and service of Isuzu commercial trucks that are less than 5,000 kilograms (11,023 lbs.) G.V.W. Both buildings will be located along the west property line. A Development Permit with a comprehensive sign design package is required in this regard (Appendix III).
- The proposed sales building will be located near the front of the site and is 252 square metres (2,712 sq. ft.) in area.
- The proposed service building will be located at the rear of the site and is 517 square metres (5,565 sq. ft.) in area.
- The existing Volkswagen dealership will remain, and has a floor area of 3,910 square metres (42,088 sq. ft.).
- The combined floor area of the existing and proposed buildings on the subject site is 4,679 square metres (50,366 sq. ft.). The resulting floor area ratio (FAR) is 0.23 and the lot coverage is 19%, which both comply with the maximum 1.0 FAR and 50% lot coverage of the CHI Zone.
- Both proposed buildings will have a 0-metre west side yard setback. The sales building will be set back 27 metres (89 ft.) from the front lot line. The service building will be set back 7.6 metres (25 ft.) from the rear lot line. The proposed setbacks comply with the setback requirements of the CHI Zone.

## DESIGN PROPOSAL AND REVIEW

- The scale of both proposed buildings is much smaller than the existing Volkswagen sales and service building on the site, as well as other automobile dealerships in this area along Highway No. 10/Langley By-pass.

- Both of the proposed buildings consist of simple massing with clean lines and will be constructed with tilt-up concrete with glazing. Reveal lines in the façade break up the massing.
- The proposed buildings will be painted white, with red trim on the service building to define the service bay area and reflect Isuzu's corporate colours.
- Both proposed buildings will be one storey, with the exception of a small second level storage space in the service building. Both proposed buildings will be 9 metres (30 ft.) tall.
- The sales building generally consists of an open concept floor plan. The service building will be divided into a service area (with three service bays), and a parts display area.
- The current landscaping along the Highway No. 10/Langley By-pass and 60 Avenue frontages will be enhanced with a variety of low ground covers and shrubs, and the planting of additional trees along the rear lot line. Existing razor wire fencing along the rear lot line will be removed.

#### Vehicle Access and Parking

- Access to the site is from Highway No. 10 to the south and from 60 Avenue to the north. Access at the 60 Avenue entrance is limited to large trucks delivering new vehicles and is not for the general public.
- Highway No. 10 falls under the jurisdiction of the Ministry of Transportation and Infrastructure (MOTI). The Ministry has previously granted permission for the two driveways that currently provide access to and from Highway No. 10/Langley By-pass.
- Under previous Application No. 7900-0239-00, the City secured a joint access easement along the front of the site, between this property and the existing automobile dealership to the immediate west. This shared access easement is not currently being utilized as the dealerships to the east and west both have their own driveway access to Highway No. 10.
- Eighty five (85) parking spaces are required for the existing Volkswagen building, which consists of automobile sale and service uses, with service bays.
- The proposed sales building requires seven parking spaces. The proposed service building requires nine parking spaces. The combined parking requirements for the proposed and existing buildings are 104. The site can accommodate approximately 300 parking spaces.
- Parking spaces are shown within the joint access easement near the Highway No. 10/Langley By-pass frontage. However, as the site far exceeds the minimum parking requirements, the parking spaces could be removed from the easement if the easement is utilized in the future.

#### Proposed Signage

- Eight (8) fascia signs, one (1) free standing sign, and three (3) directional signs are proposed, in addition to existing Volkswagen signage on site. Variances to the Sign By-law are required to accommodate the location and additional fascia signs as described in Appendix II.

- Four (4) fascia signs are proposed on each of the proposed Isuzu sales and service buildings. The proposed fascia signs consist of red and black channel letters. The Sign By-law permits a maximum of two (2) fascia signs per building, both of which cannot be on the same façade of the building. A variance is requested through a comprehensive sign design package, to accommodate the four (4) fascia signs per building and to allow two (2) to be on the same façade. The proposed fascia signage is consistent with other automotive dealerships, is of appropriate scale, and is of high quality design and materials.
- A 4.6-metre (15 ft.) tall, free-standing sign is proposed at the rear entrance (60 Avenue), and will replace an existing free-standing sign. The proposed free-standing sign will provide identification for both the Isuzu and Volkswagen dealerships. The sign will be constructed from grey alucobond panels to match the existing free-standing Volkswagen sign at the front of the site. This sign complies with the Sign By-law.
- Three (3) 1.2-metre (4 ft.) tall directional signs are proposed, two (2) along the Highway No. 10/Langley By-pass frontage, one at each existing driveway entrance, and one (1) internal to the site. These signs meet the Sign By-law.

#### PRE-NOTIFICATION

- In accordance with Council policy, a Development Proposal Sign was installed on the site. Staff did not receive any responses to the Development Proposal Sign.

#### ADVISORY DESIGN PANEL (ADP)

- This project was not referred to the ADP, but was reviewed by staff and found satisfactory.

#### 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 Variances Table
Appendix III.	Development Permit No. 7916-0293-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JD/da

Information for City Clerk

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

1. (a) Agent:     Name:             Alvin Bartel  
  Craven Huston Powers Architects  
  Address:            9355 - Young Road  
  Chilliwack, BC V2p 4s3
  
2.     Properties involved in the Application
  - (a)    Civic Address:            19545 – No. 10 Highway (Langley By-pass)
  
  - (b)    Civic Address:            19545 – No. 10 Highway (Langley By-pass)  
          Owner:                    Gold Key Automotive Ltd  
          PID:                        000-895-920  
          Lot 13 Section 10 Township 8 New Westminster District Plan 33007
  
3.     Summary of Actions for City Clerk's Office
  - (a)    Approval and issuance of Development Permit No. 7916-0293-00.

## DEVELOPMENT DATA SHEET

Existing Zoning: CHI

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		20,291 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	19%
Paved & Hard Surfaced Areas		80%
Total Site Coverage		99%
SETBACKS ( in metres)		
Front	7.5 m.	
Rear	7.5 m.	
Side #1 (W)	7.5 m. or 0 m.	
Side #2 (E)	7.5 m.	
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m.	9 m.
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		252 sq. m.
Office		
Total		252 sq. m.
FLOOR AREA: Industrial		517 sq. m.
FLOOR AREA: Institutional		
TOTAL PROPOSED BUILDING FLOOR AREA	16,381 sq. m.	769 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	0.23
AMENITY SPACE (area in square metres)		N/A
Indoor		
Outdoor		
PARKING (number of stalls for entire site)		
Commercial	101	Approx. 300
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	101	Approx. 300
Number of disabled stalls		5
Number of small cars		0
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

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

## MULTIPLE BUILDINGS DATA SHEET

Existing Zoning: CHI

Required Development Data	Minimum Required / Maximum Allowed	Building #1 (Sales)	Building #2 (Service)
SETBACK (in metres)			
Front	7.5 m.	27.4 m.	202.7 m.
Rear	7.5 m.	194.2 m.	7.6 m.
Side #1 (W)	7.5 m. or 0 m.	0 m.	0 m.
Side #2 (E)	7.5 m.	76.6 m.	74.4 m.
BUILDING HEIGHT (in metres/storeys)	9.0 m.	9.0 m. / 1 storey	9.0 m. / 1 storey
NUMBER OF RESIDENTIAL UNITS/	N/A	N/A	N/A
SIZE RANGE			
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +			
TOTAL FLOOR AREA FOR ENTIRE SITE	20,291 sq. m.	4,375 sq. m.	

## PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow four (4) additional fascia signs for a total of eight (8) fascia signs as follows: two (2) additional fascia signs for the Isuzu sales building plus two (2) additional fascia signs for the Isuzu service building.	A maximum of two (2) fascia signs are permitted for each premises (Part 5, Section 27(2)(a)).	The eight proposed fascia signs are of an appropriate size and scale in relation to the proposed Isuzu sales and service buildings.
2	To allow two fascia signs to be installed on the same building façade for each of the Isuzu sales building and the Isuzu service 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 two fascia signs on the same façade of each the proposed sales and service buildings are different from one another, and complement the character of the proposed buildings.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7916-0293-00

Issued To: GOLD KEY AUTOMOTIVE LTD.

("the Owner")

Address of Owner: 19545 – No 10. (Langley Bypass) Hwy.  
Surrey, BC V3S 6K1**A. General Provisions**

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: 000-895-920

Lot 13 Section 10 Township 8 New Westminster District Plan 33007

19545 - No 10 (Langley Bypass) Hwy.

(the "Land")

3. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

**B. Form and Character**

1. The character of the development including landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign packages on the Land shall be in accordance with the drawings numbered 7916-0293-00 (A) through to and including 7916-0293-00 (M) (the "Drawings").
2. Signage shall be installed in conformance with the Drawings numbered 7916-0293-00 (A) through to and including 7916-0293-00 (N).

3. Minor changes to the Drawings that do not affect the general form and character of the landscaping, siting, form, exterior design and finish of buildings and structures, free standing signs, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.

**C. Landscaping Installation and Maintenance**

1. The landscaping shall be constructed, planted, installed and maintained in good order in accordance with the landscaping plans prepared by C. Kavolinas and Associates Inc. and numbered attached as 7916-0293-00 (M) through to 7916-0293-00 (N) (the "Landscaping").
2. For Form and Character development permits, or for that portion of a development permit pertaining to Form and Character, the Landscaping shall be installed and completed within six (6) months after the date of the final inspection of the buildings and structures.
3. For Form and Character development permits, Landscaping shall be maintained for a minimum of twelve (12) months after the date of substantial completion.

**D. Security and Inspections**

1. Security must be submitted to the City prior to the installation of any Landscaping.
2. For Form and Character development permits, security may be submitted after the issuance of a Development Permit.
3. The security for the Landscaping is to be submitted as follows:
  - i. An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$65,636 (the "Security")
4. Security release will only be considered once installation of the Landscaping has been completed, after final approval of the installation has been given by the City, and after the completion by the Owner of any required maintenance periods identified in this development permit, to the satisfaction of the City.
5. For Form and Character development permits, when the Landscaping has been determined to be substantially complete, as determined by the City, and without the City having to use the Security, 90%, less deficiencies, of the original Security will be returned. When the Landscaping requirements and permit requirements receive final approval by the City, 10% of the original Security will be returned.
6. If final approval of the Landscaping installation and maintenance is not given by the City, the City has the option of using the Security to complete the Landscaping (or to hire a contractor to complete the work on the City's behalf) with any remaining money returned to the Owner. The Owner authorizes the City or its agent to enter upon the Land to complete the Landscaping.
7. 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.

#### **E. Variances**

The issuance of a development permit limits activity on the Land to that of strict compliance with all City bylaws, unless specific variances have been authorized by the development permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations or within reports which are inconsistent with City bylaw provisions and which have not been identified as variances below:

1. Surrey Sign By-law, 1999, No. 13656, as amended, is varied as outlined on Schedule A, which is attached hereto and forms part of this development permit, and as shown on the comprehensive sign design package Drawings numbered 7916-0293-00(A) through to and including 7916-0293-00(L).
2. This development permit supplements and amends Development Permit Nos. 7900-0239-00 and 7911-0117-00.

#### **F. Administration**

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
2. 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. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.
3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.
4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.
5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.
6. This development permit is NOT A BUILDING PERMIT.

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

ISSUED THIS     DAY OF     , 20 .

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND  
OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO  
THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE  
THAT WE HAVE READ AND UNDERSTOOD IT.

  
\_\_\_\_\_  
Authorized Agent: (Signature)

GLENN D. FROESE  
\_\_\_\_\_  
Name: (Please Print)

**Schedule A**

**Sign By-law Variances**

#	Proposed Variances	Sign By-law Requirement
1	To allow four (4) additional fascia signs for a total of eight (8) fascia signs (two (2) additional fascia signs for the Isuzu sales building plus two (2) additional fascia signs for the Isuzu service building).	A maximum of two (2) fascia signs are permitted for each premises (Part 5, Section 27(2)(a)).
2	To allow two fascia signs to be installed on the same building façade for each of the Isuzu sales building and the Isuzu services 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)).





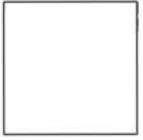
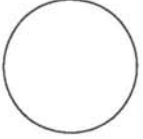
# LANGLEY ISUZU - SALES BUILDING

19525 B.C. HIGHWAY #10 (LANGLEY BYPASS)  
SURREY, B.C.  
V3S 6K1



PLANS REVIEWED  
 BY M. Roudeau  
 DATE: Oct 12/10  
Fen Foxley

CRAVEN | HUSTON | POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C. V2P 4S3 TEL. (604) 793-9445



PROPOSED LANGLEY ISUZU  
 SALES BUILDING  
 19525 B.C. Highway #10 (Langley  
 Bypass), Surrey, B.C. V3S 6K1

Drawings

Cover Page	
NO.	DESCRIPTION
1	2010 08 11
2	2010 08 11
3	2010 08 11
4	2010 08 11
5	2010 08 11
6	2010 08 11
7	2010 08 11

16009	
NO.	DESCRIPTION
1	2010 08 11
2	2010 08 11
3	2010 08 11
4	2010 08 11
5	2010 08 11
6	2010 08 11
7	2010 08 11



7916-0293-00 (A)

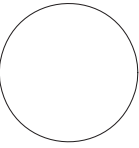


# LANGLEY ISUZU - SERVICE BUILDING

19518 60th AVENUE  
SURREY, B.C.  
V3S 6K1



CRAVEN | HUSTON | POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C. V2P 4S3 TEL: (604) 793-9445



**PROPOSED LANGLEY ISUZU SERVICE BUILDING**  
19518 60th AVENUE, Surrey, B.C.  
V3S 6K1

DRAWING NAME

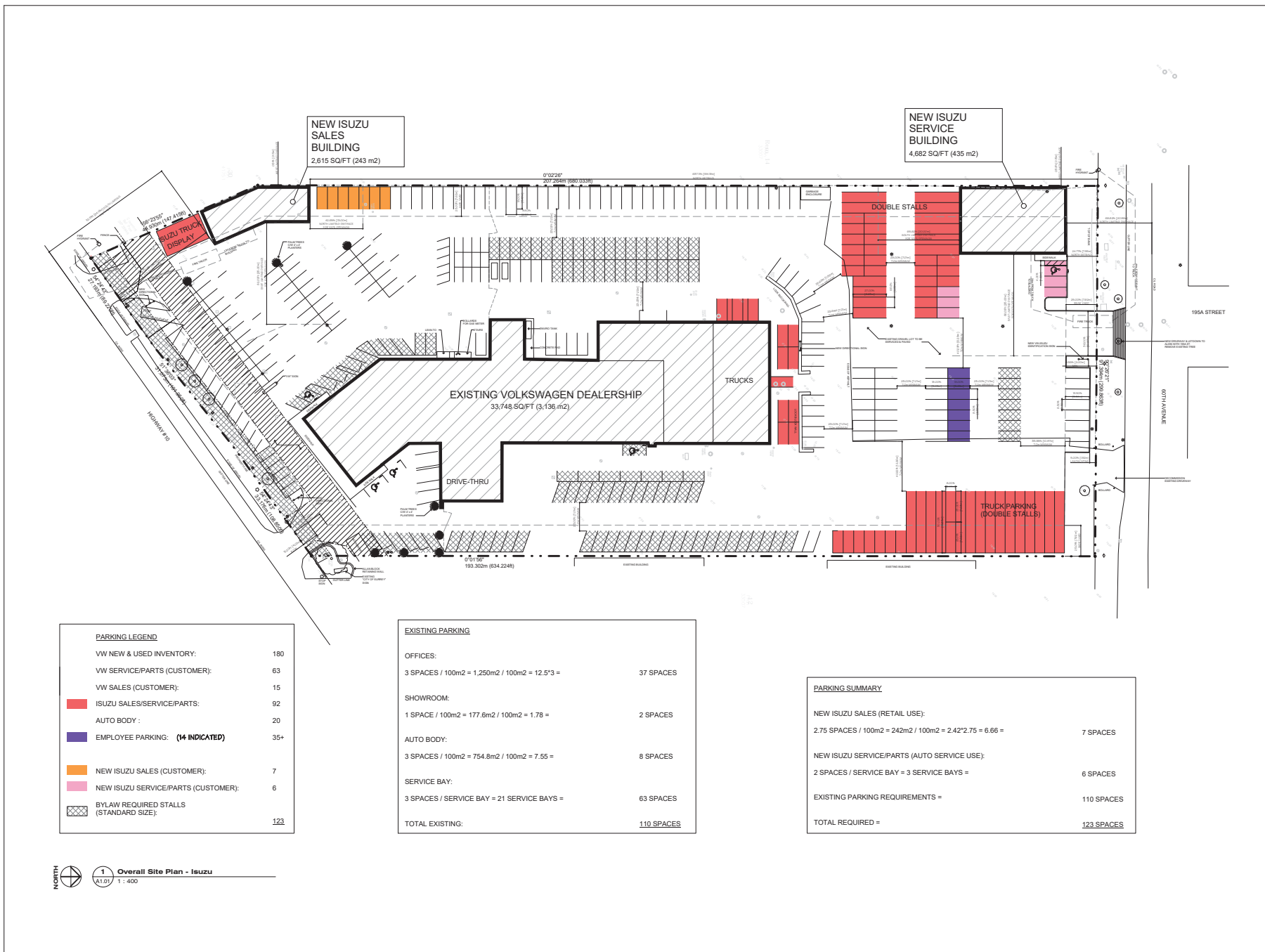
**Cover Page**

REVIEWS	NO.	DATE	DESCRIPTION
	1	2016 08 27	Issue for Review
	2	2016 08 31	Issue for Review
	3	2016 09 07	Approved for C.P.
	4	2016 09 08	Approved for C.P.

DWG NO.	16039
SCALE	AS SHOWN
DATE	2016 07 09

THIS DRAWING IS THE PROPERTY OF POWERS ARCHITECTS AND LANDSCAPE ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF POWERS ARCHITECTS AND LANDSCAPE ARCHITECTS IS STRICTLY PROHIBITED.





**PARKING LEGEND**

VW NEW & USED INVENTORY:	180
VW SERVICE/PARTS (CUSTOMER):	63
VW SALES (CUSTOMER):	15
ISUZU SALES/SERVICE/PARTS:	92
AUTO BODY:	20
EMPLOYEE PARKING: (14 INDICATED)	35+
NEW ISUZU SALES (CUSTOMER):	7
NEW ISUZU SERVICE/PARTS (CUSTOMER):	6
BYLAW REQUIRED STALLS (STANDARD SIZE):	123

**EXISTING PARKING**

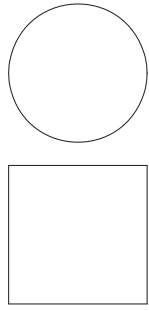
<b>OFFICES:</b>		
3 SPACES / 100m2 = 1,250m2 / 100m2 = 12.5'3 =		37 SPACES
<b>SHOWROOM:</b>		
1 SPACE / 100m2 = 177.6m2 / 100m2 = 1.78 =		2 SPACES
<b>AUTO BODY:</b>		
3 SPACES / 100m2 = 754.8m2 / 100m2 = 7.55 =		8 SPACES
<b>SERVICE BAY:</b>		
3 SPACES / SERVICE BAY = 21 SERVICE BAYS =		63 SPACES
<b>TOTAL EXISTING:</b>		<u>110 SPACES</u>

**PARKING SUMMARY**

<b>NEW ISUZU SALES (RETAIL USE):</b>		
2.75 SPACES / 100m2 = 242m2 / 100m2 = 2.42*2.75 = 6.66 =		7 SPACES
<b>NEW ISUZU SERVICE/PARTS (AUTO SERVICE USE):</b>		
2 SPACES / SERVICE BAY = 3 SERVICE BAYS =		6 SPACES
<b>EXISTING PARKING REQUIREMENTS =</b>		110 SPACES
<b>TOTAL REQUIRED =</b>		<u>123 SPACES</u>

NORTH  
 1 Overall Site Plan - Isuzu  
 A1.01 1:400

CRAVEN | HUSTON | POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C. V2P4S3 TEL. (604) 793-9445



**DRAWING NAME**  
**LANGLEY ISUZU ADDITION**  
 19545 Highway 10, Surrey, B.C.  
 V3S 6K1

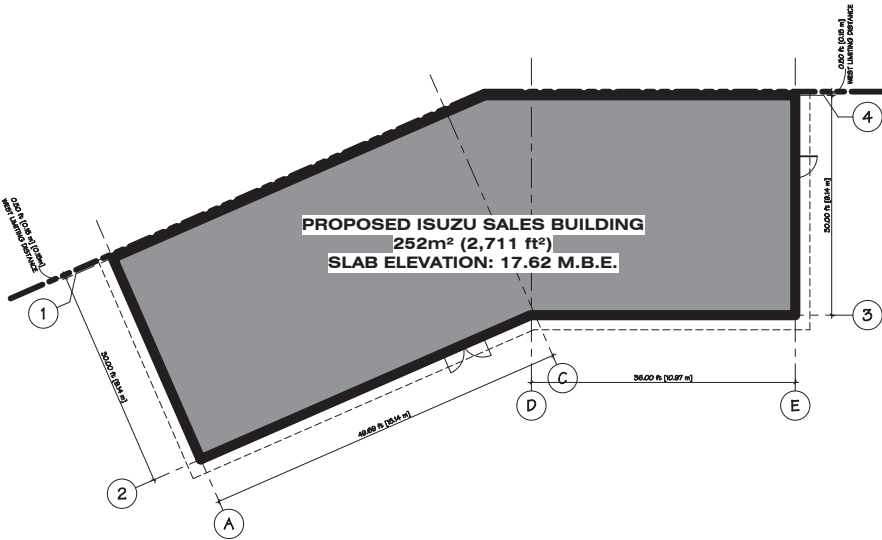
**DRAWING NAME**  
**Overall Site Plan - Isuzu**

NO.	DATE	DESCRIPTION
1	20150709	ISSUED FOR PERMIT
2	20160811	CONTRACTOR SET

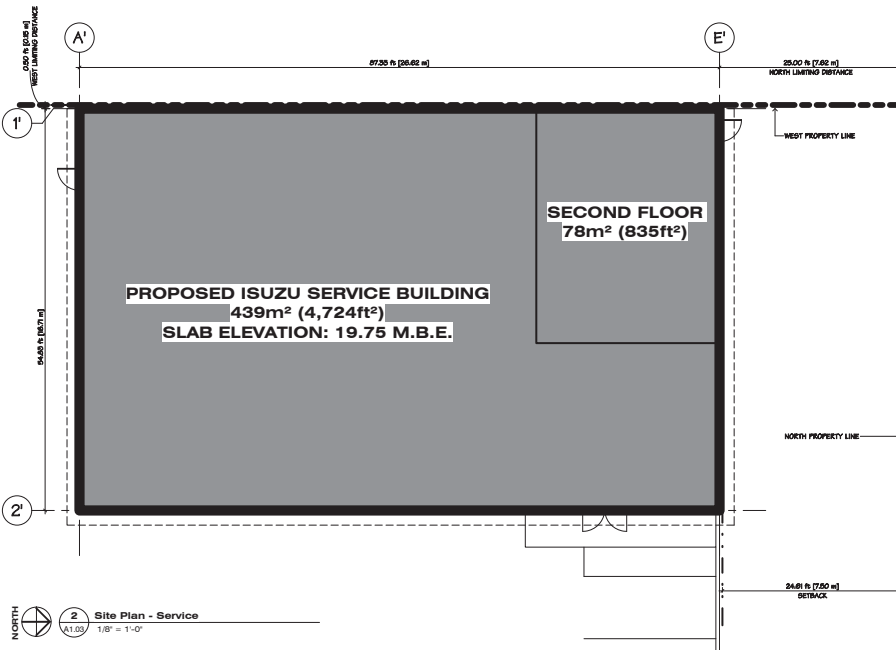
PROJECT NO.	16039
SCALE	1:400
DATE	2015.07.09

THIS DRAWING IS THE PROPERTY OF CRAVEN | HUSTON | POWERS ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF CRAVEN | HUSTON | POWERS ARCHITECTS IS STRICTLY PROHIBITED.

**A1.01**



1 Site Plan - Sales  
A1.03  
1/8" = 1'-0"



2 Site Plan - Service  
A1.03  
1/8" = 1'-0"

**ZONING BYLAW REVIEW**  
**PROJECT INFORMATION**

CIVIC ADDRESS: 19545 Highway 10, Surrey, B.C. V3S 6K1  
 LEGAL DESCRIPTION: LOT 13 SECTION 10 TOWNSHIP 8 PLAN 33007 NWD PART SW 1/4.  
 STANDARD: City of Surrey Zoning Bylaw  
 DESCRIPTION: CHI - Highway Commercial Industrial Zone  
 SITE AREA GROSS: 20,291 sq. meters (218,413 sq. ft).

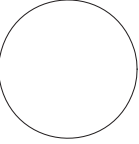
- A. Intent  
This Zone is intended to accommodate and regulate those commercial and related uses requiring large lots and exposure to major highways, which generally are not accommodated in shopping centre, Town Centre or Surrey City Centre as shown in Schedule D.1 developments.
- B. Permitted Uses  
Automotive services of vehicles less than 5,000 kilograms (11,023 lbs.) G.V.W.  
Retail stores  
Warehouse uses  
Sales and rentals of vehicles less than 5,000 kilograms (11,023 lbs.) G.V.W.  
Accessory uses
- C. Lot Area  
N/A to this Zone
- D. Density  
Max. Allowable: 1.00  
Existing:  $(3,163m^2 + 747m^2) / 20,291m^2 = 0.20$   
Proposed:  $(3,163m^2 + 439m^2 + 252m^2 + 747m^2 + 78m^2) / 20,291m^2 = 0.23$
- E. Lot Coverage  
Max. Allowable: 50%  
Existing:  $(3,163m^2 + 439m^2) / 20,291m^2 = 16\%$   
Proposed:  $(3,163m^2 + 439m^2 + 252m^2) / 20,291m^2 = 19\%$
- F. Yards and Setbacks  

Isuzu Sales Building	
North Side Required:	7.50m (24.61 ft.)
North Side Proposed:	194.19m (637.11 ft.)
West Side Required:	0.00m (0.00 ft.) (side yard abuts commercial lot)
West Side Proposed:	0.15m (0.50 ft.)
East Side Required:	7.50m (24.61 ft.)
East Side Proposed:	76.64m (251.44 ft.)
South Side Required:	7.50m (24.61 ft.)
South Side Proposed:	27.40m (89.88 ft.)

Isuzu Services Building	
North Side Required:	7.50m (24.61 ft.)
North Side Proposed:	7.62m (25.00 ft.)
West Side Required:	0.00m (0.00 ft.) (side yard abuts commercial lot)
West Side Proposed:	0.15m (0.50 ft.)
East Side Required:	7.50m (24.61 ft.)
East Side Proposed:	74.44m (244.22 ft.)
South Side Required:	7.50m (24.61 ft.)
South Side Proposed:	202.70m (665.03 ft.)
- G. Height of Buildings  
Max. Allowable: 9.00m (30 ft.)  
Proposed: 9.00m (30 ft.)
- H. Off Street Parking and Loading/Unloading  
Parking required: 123  
Existing: 110  
Total parking provided: 318 (See overall site plans)
- I. Landscaping  
All unpaired areas will be landscaped and maintained.  
1.5m (5 ft) wide landscaping strip along highway shall be provided.  
Boulevard areas of highways abutting the lot shall be seeded or sodded with grass, except at driveways.  
Open display and storage shall be completely screened off at least 2.5m (8 ft) by buildings and/or solid decorative fencing and/or substantial landscaping strips of not less than 2.5m (8 ft) in height and not less than 1.5 metres (5 ft) in width. No display or storage of material shall be piled up to a height of 2.5m (8 ft) within 5m (16 ft.) of the said screen and in no case shall these materials be piled up to the height of more than 3.5m (12 ft.).
- J. Special Regulations  
Land and structures shall be used for the uses permitted in this Zone only if such uses:  
  - (a) Constitute no unusual fire, explosion, or safety hazard;
  - (b) Do not emit noise in excess of 70dB measured at any point on any boundary of the lot on which the use is located, provided that where a lot abuts a lot other than an industrial lot the noise level shall not exceed 60dB;
  - (c) Do not produce heat or glare perceptible from any lot line of the lot on which the use is located; and
  - (d) All automobile painting and body work is carried out only in an enclosed building.
 Outdoor storage of any goods, materials, or supplies is specifically prohibited between the front of the principal building and the highway.
- K. Subdivision  
N/A

CRAVEN | HUSTON | POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C. V2P4S3 TEL.: (604) 793-9445

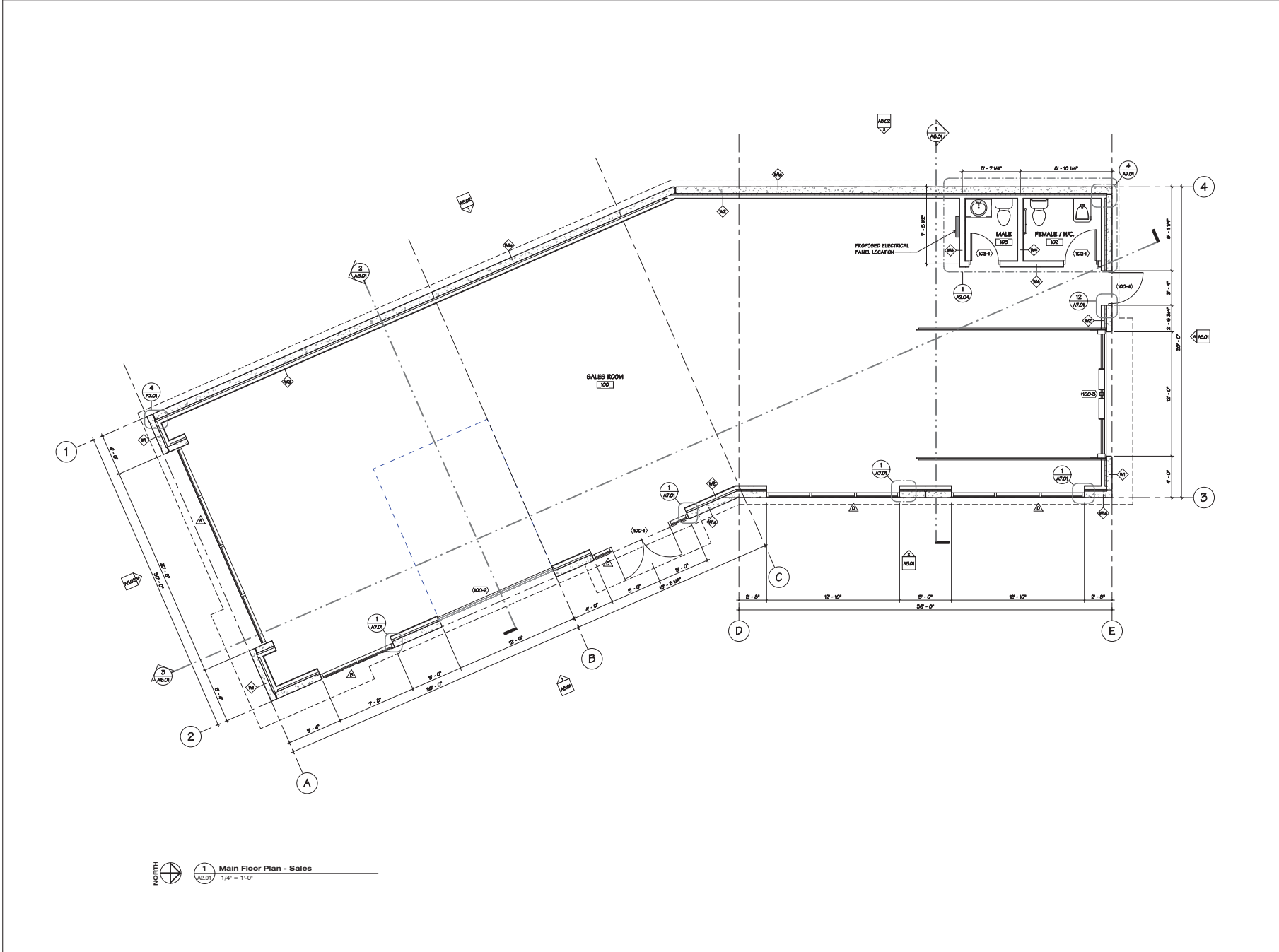


DRAWING NAME  
**LANGLEY ISUZU ADDITION**  
19545 Highway 10, Surrey, B.C.  
V3S 6K1

Enlarged Site Plans	
REV. NO.	DESCRIPTION
1	20160811 - Conceptual Plan
2	20160811 - Conceptual Plan

PROJECT NO.	16039
SCALE	As indicated
DATE	2016.07.09
<small>THIS DRAWING IS THE PROPERTY OF CRAVEN   HUSTON   POWERS ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF CRAVEN   HUSTON   POWERS ARCHITECTS IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.</small>	

A1.03



1 Main Floor Plan - Sales  
1/4" = 1'-0"

CRAVEN | HUSTON | POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C. V2P4S3 TEL: (604) 793-9445

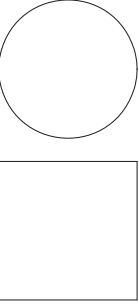
DRAWING NAME

**Main Floor Plan - Sales**

NO.	DATE	DESCRIPTION
1	2015 07 09	ISSUED FOR PERMIT
2	2016 08 11	CONTRACTOR SET

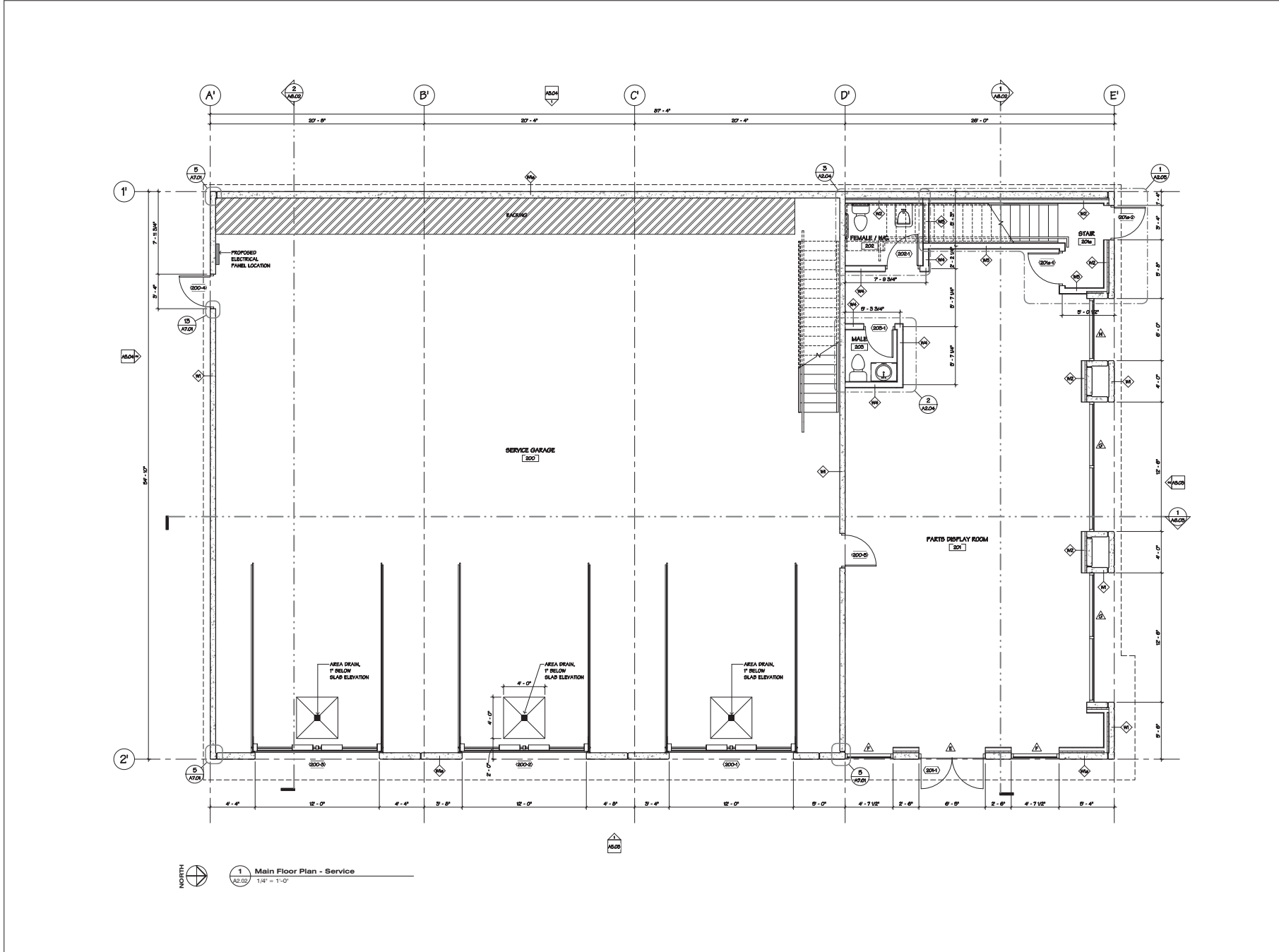
PROJECT NO.	16039
SCALE	1/4" = 1'-0"
DATE	2016 07 09

THIS DRAWING IS THE PROPERTY OF CRAVEN | HUSTON | POWERS ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF CRAVEN | HUSTON | POWERS ARCHITECTS IS STRICTLY PROHIBITED.



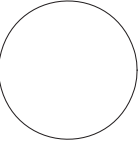
**LANGLEY ISUZU ADDITION**

19545 Highway 10, Surrey, B.C.  
V3S 6K1



1 Main Floor Plan - Service  
A2.02 1/4" = 1'-0"

CRAVEN | HUSTON | POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C. V2P4S3 TEL. (604) 793-9445



**LANGLEY ISUZU ADDITION**  
19545 Highway 10, Surrey, B.C.  
V3S 6K1

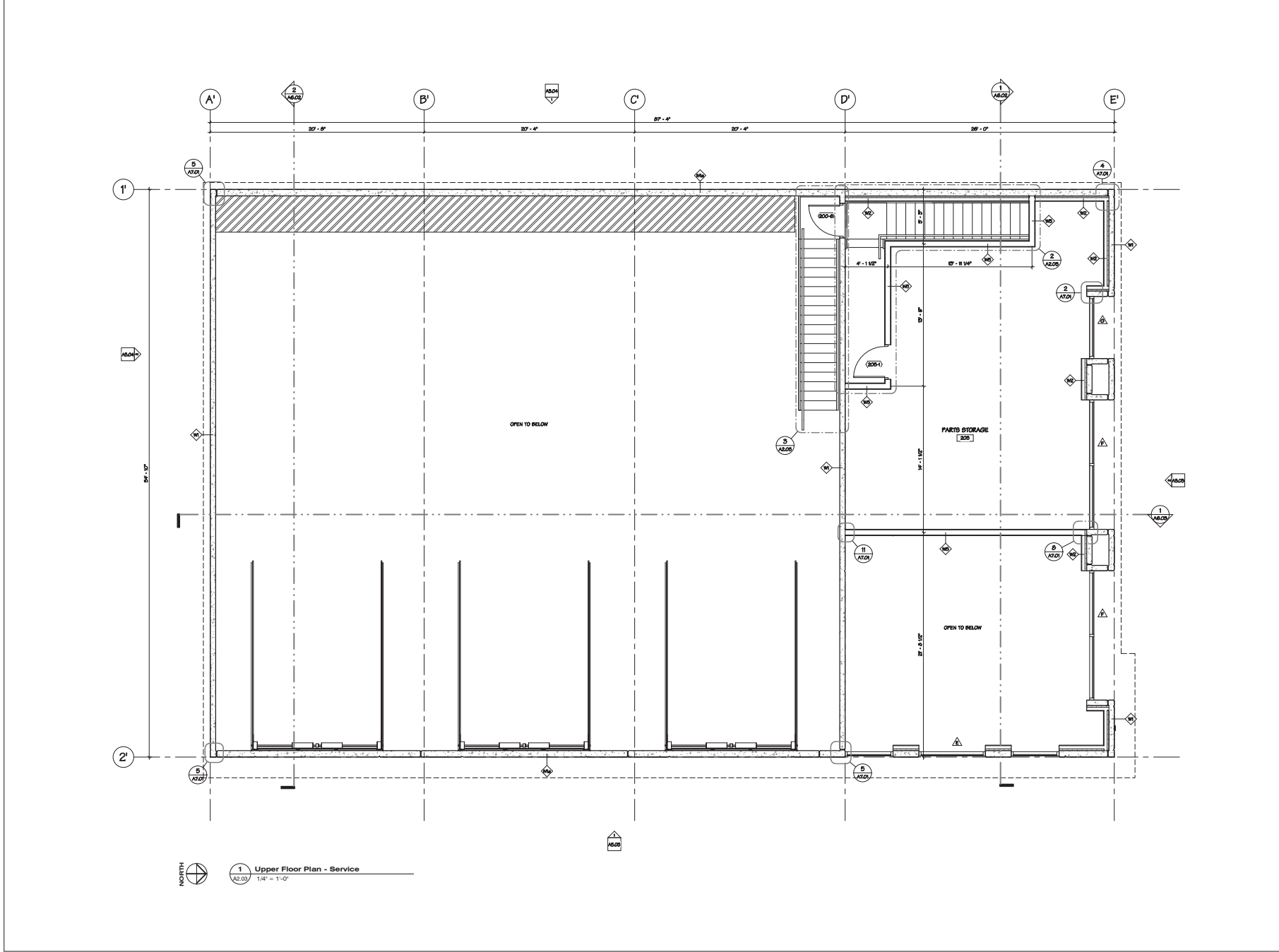
DRAWING NAME  
**Main Floor Plan - Service**

NO.	DATE	DESCRIPTION
1	2015.07.09	CONCEPTUAL DESIGN
2	2016.08.11	CONCEPTUAL SET

PROJECT NO.	18039
SCALE	1/4" = 1'-0"
DATE	2016.07.09

THIS DRAWING IS THE PROPERTY OF CRAVEN | HUSTON | POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF CRAVEN | HUSTON | POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE IS STRICTLY PROHIBITED.

**A2.02**



1 Upper Floor Plan - Service  
A2.03 1/4" = 1'-0"

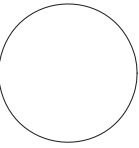
CRAVEN | HUSTON | POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C. V2P4S3 TEL. (604) 793-9445

**A2.03**

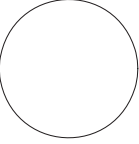
NO.	DATE	DESCRIPTION
1	2015.07.09	CONCEPTUAL DESIGN
2	2016.08.11	CONCEPTUAL DESIGN

DRAWING NAME  
**Upper Floor Plan - Service**

DRAWING NAME  
**LANGLEY ISUZU ADDITION**  
195-45 Highway 10, Surrey, B.C.  
V3S 6K1



CRAVEN | HUSTON | POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C. V2P 4S3 TEL: (604) 793-9445



**PROPOSED LANGLEY ISUZU SALES BUILDING**  
 19525 B.C. Highway #10 (Langley Bypass), Surrey, B.C. V3S 6K1

DRAWING NAME: **Exterior Elevations**

REV. NO.	DATE	DESCRIPTION
1	2014.08.27	Revised Per O.P.
2	2014.08.31	Coordinate Set
3	2014.09.02	Revised Per O.P.
4	2014.09.04	Revised Per O.P.

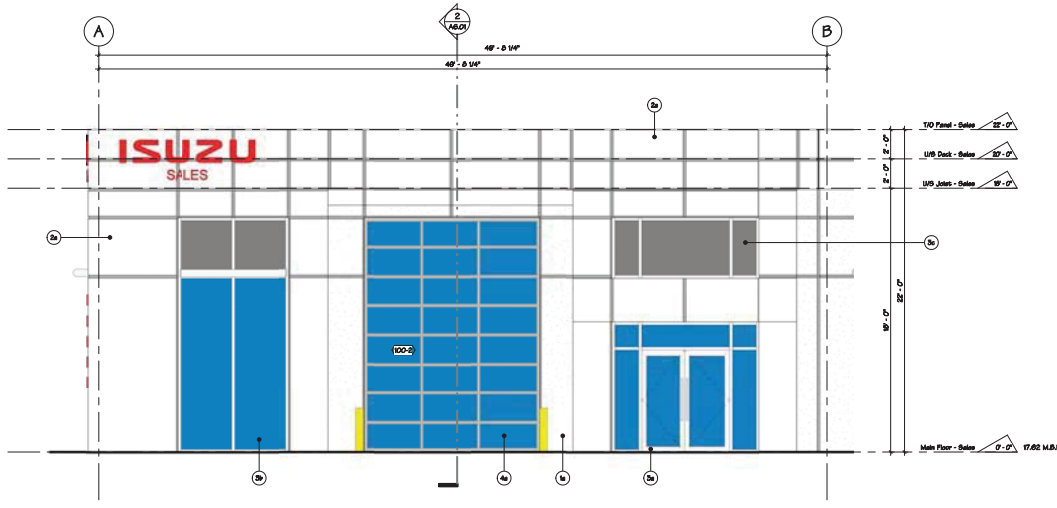
DRAWING NO: 16039

SCALE: As Indicated

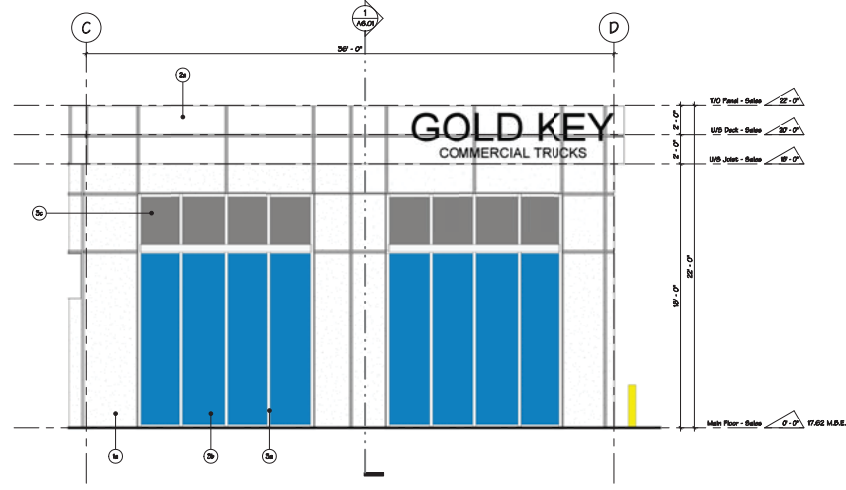
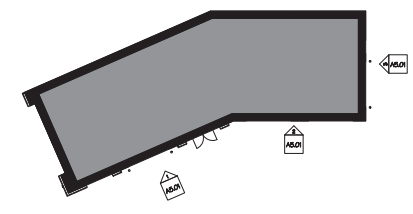
DATE: 2015.07.09

REVISIONS: 16039

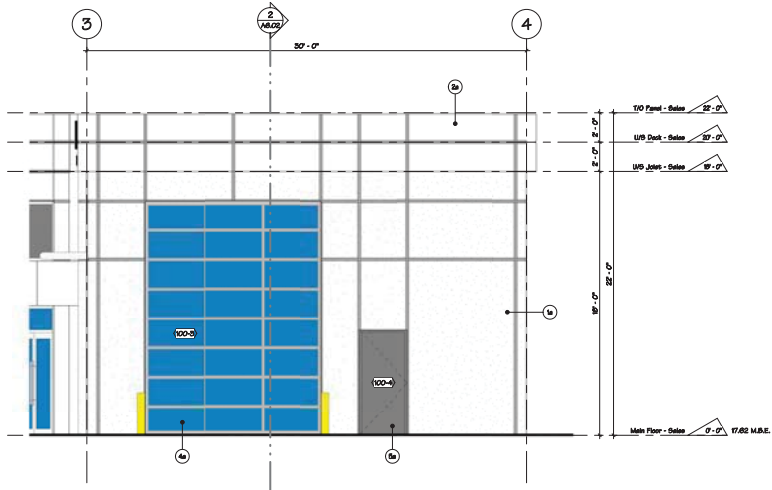
7916-0293-00 (H)



1 East Elevation 1  
 1/4" = 1'-0"



2 East Elevation 2  
 1/4" = 1'-0"

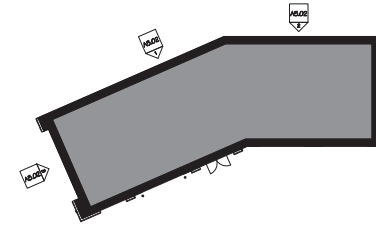
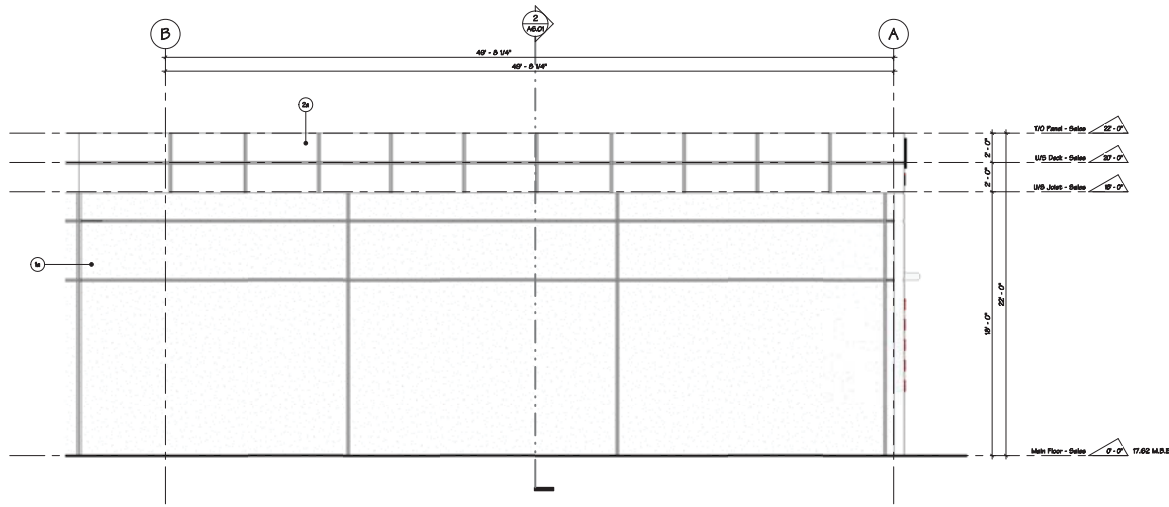


3 North Elevation  
 1/4" = 1'-0"

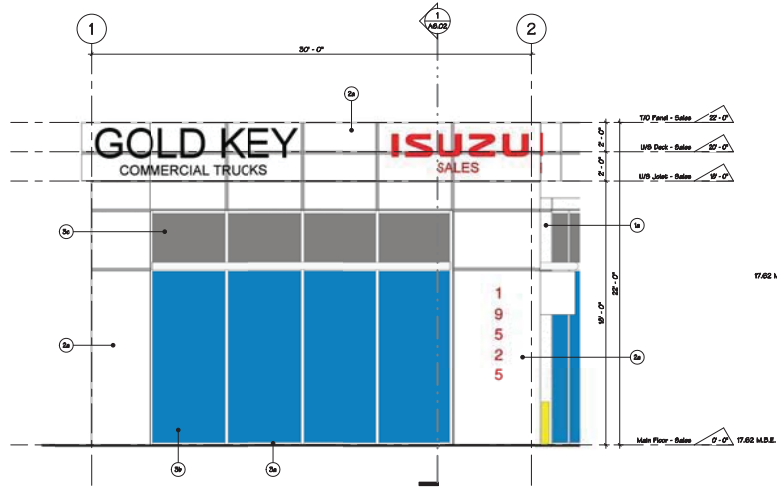
**EXTERIOR FINISH SCHEDULE**

- 1a CAST IN PLACE CONCRETE TILT-UP PANELS - WHITE
- 2a PREFABRICATED PREFORMED ARCHITECTURAL METAL PANEL, "WHITE"
- 2b CURTAIN WALL ANODIZED ALUMINUM
- 3a CURTAIN WALL PANEL GLASS, "CLEAR"
- 3b CURTAIN WALL PANEL SPANDREL GLASS, "GRAY"
- 4a SECTIONAL OVERHEAD DOOR - GLAZED
- 5a STEEL MAIN DOORS - PAINTED

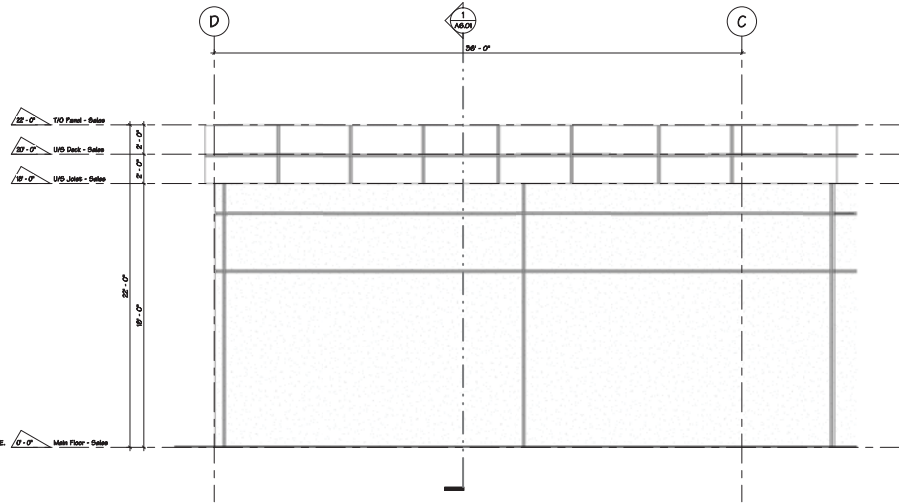




1 West Elevation  
AS.00 1/4" = 1'-0"

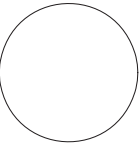


3 South Elevation  
AS.00 1/4" = 1'-0"



2 West Elevation 2  
AS.00 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE	
1a	CAST IN PLACE CONCRETE TEXT-UP PANELS - WHITE
2a	PREFABRICATED PREFORMED ARCHITECTURAL METAL PANEL, "WHITE"
3a	CURTAIN WALL ANODIZED ALUMINUM
3b	CURTAIN WALL PANEL GLASS, "CLEAR"
3c	CURTAIN WALL PANEL SPANDREL GLASS, "GRAY"
4a	SECTIONAL OVERHEAD DOOR - GLAZED
5a	STEEL MAIN DOORS - PAINTED

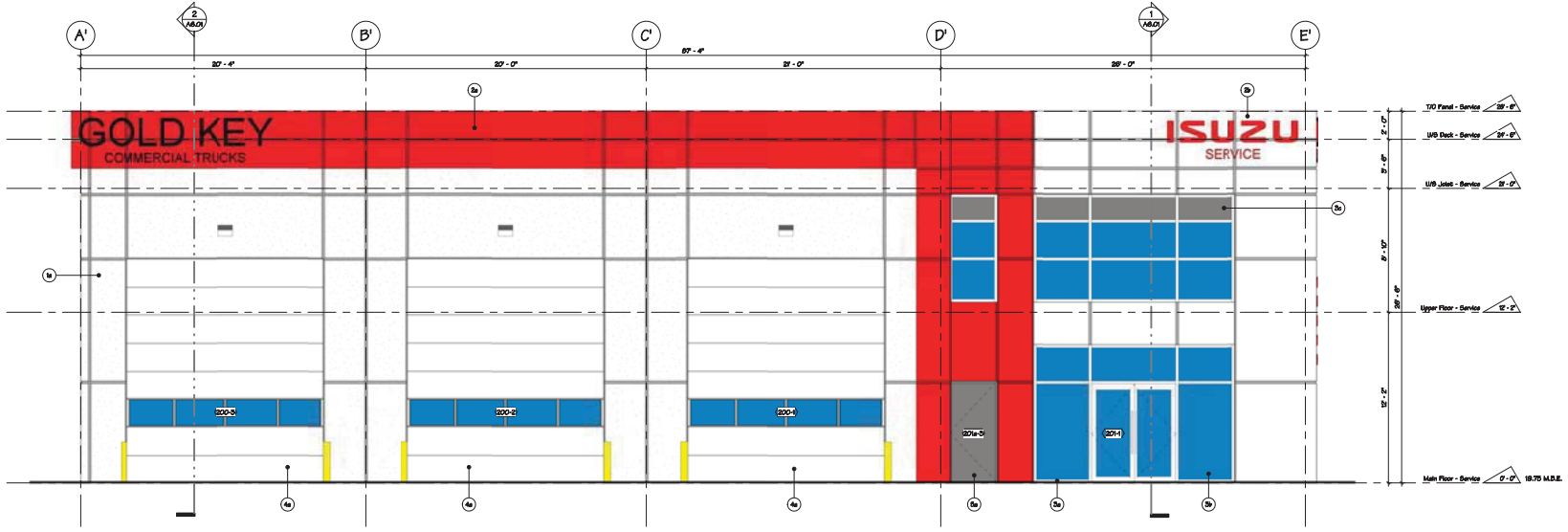


**PROPOSED LANGLEY ISUZU SALES BUILDING**  
19525 B.C. Highway #10 (Langley Bypass), Surrey, B.C. V3S 6K1

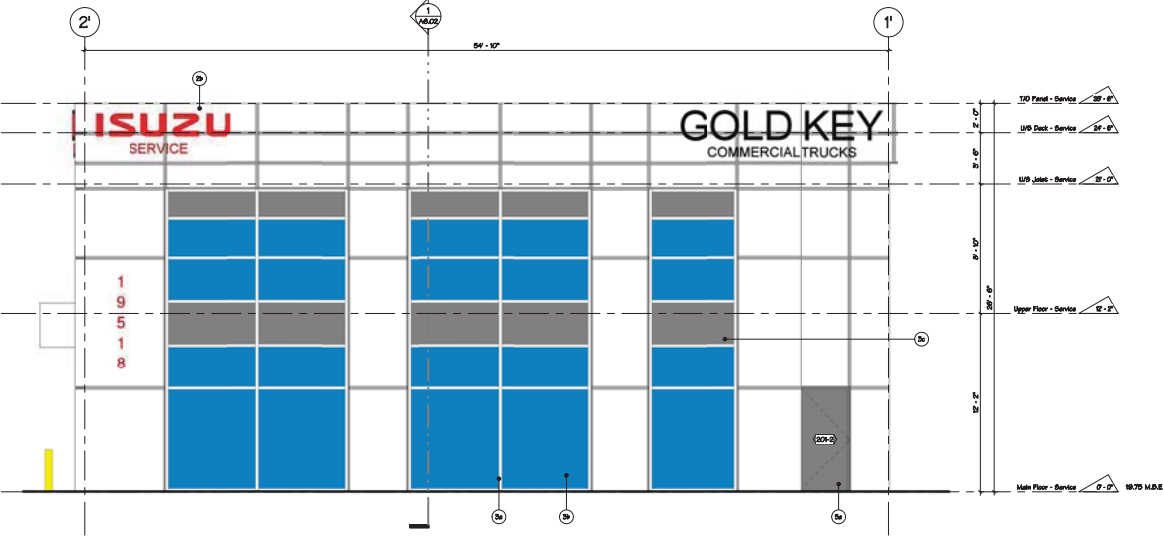
Drawing Name	
Exterior Elevations	
REVISIONS	NO. DATE DESCRIPTION
1	2014.08.27 Approved For C.P.
2	2014.08.31 Approved For C.P.
3	2014.09.02 Approved For C.P.
4	2014.09.24 Approved For C.P.

16039	As Indicated	2015.07.09
SCALE		
DATE		





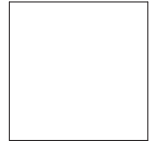
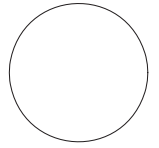
1 East Elevation  
AS.01 1/4" = 1'-0"



2 North Elevation  
AS.01 1/4" = 1'-0"

**EXTERIOR FINISH SCHEDULE**

- 1a CAST IN PLACE CONCRETE TILT-UP PANELS - WHITE
- 2a PREFINISHED PREFORMED ARCHITECTURAL METAL PANEL, "EEP"
- 2b PREFINISHED PREFORMED ARCHITECTURAL METAL PANEL, "WHITE"
- 3a CURTAIN WALL ANODIZED ALUMINUM
- 3b CURTAIN WALL PANEL GLASS, "CLEAR"
- 3c CURTAIN WALL PANEL SPANDREL GLASS, "GRAY"
- 4a SECTIONAL OVERHEAD DOOR
- 5a STEEL MAN DOORS PAINTED



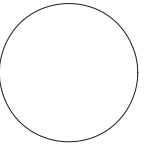
**PROPOSED LANGLEY ISUZU SERVICE BUILDING**  
19518 60th AVENUE, Surrey, B.C.  
V3S 6K1

**Exterior Elevations**

NO.	DATE	DESCRIPTION
1	2014.08.27	Revised Per D.P.
2	2014.08.31	Revised Per D.P.
3	2014.09.02	Revised Per D.P.
4	2014.09.04	Revised Per D.P.

16009  
SCALE: As Indicated  
DATE: 2015.07.09

**A5.01**



**PROPOSED LANGLEY ISUZU SERVICE BUILDING**  
 19518 60th AVENUE, Surrey, B.C.  
 V3S 6K1

DRAWING NAME  
**Exterior Elevations**

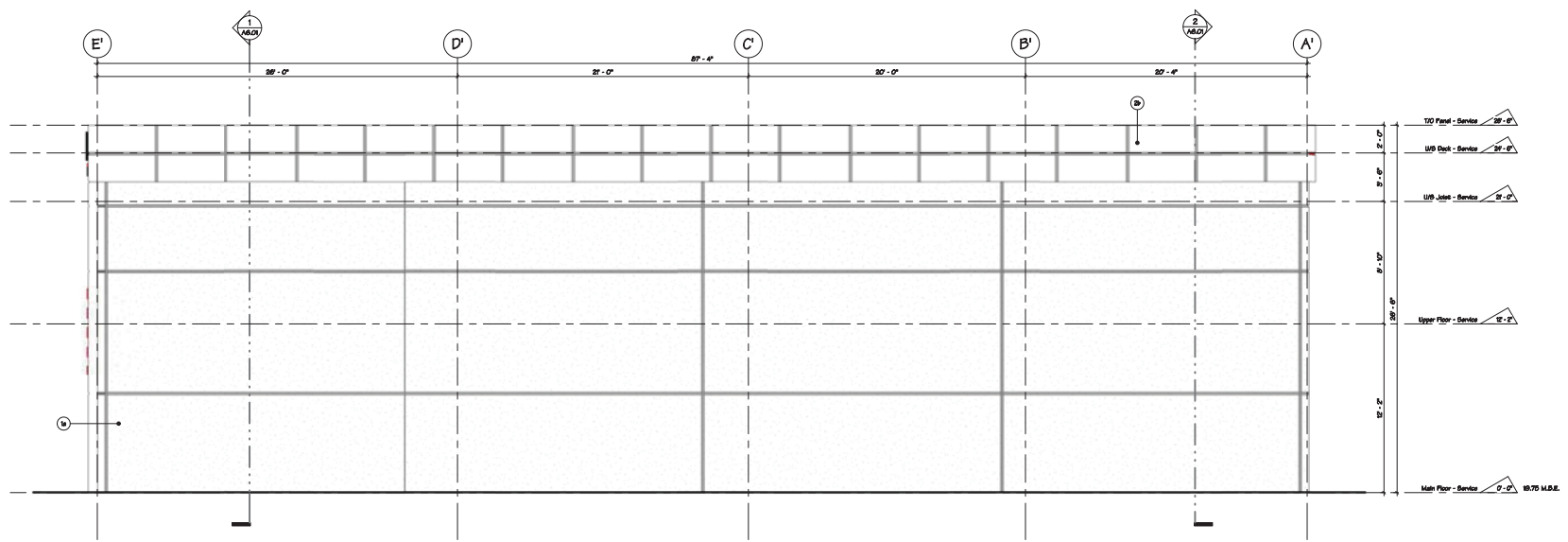
REV. NO.	DATE	DESCRIPTION
1	2014.08.27	Revised Per D.P.
2	2014.08.31	Revised Per D.P.
3	2014.09.02	Revised Per D.P.
4	2014.09.04	Revised Per D.P.

PROJ. NO.	16009
SCALE	As Indicated
DATE	2015.07.09

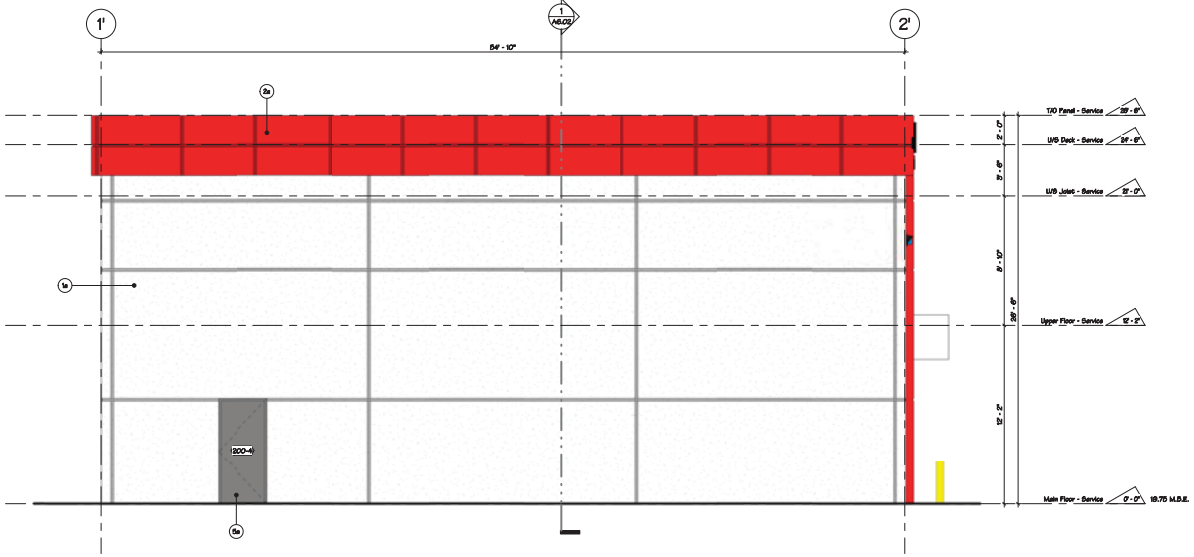
THIS DRAWING IS THE PROPERTY OF CRAVEN | HUSTON | POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF CRAVEN | HUSTON | POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE IS STRICTLY PROHIBITED. THE DRAWING AND DESIGN SHALL BE THE PROPERTY OF CRAVEN | HUSTON | POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE.

**A5.02**

7916-0293-00 (K)



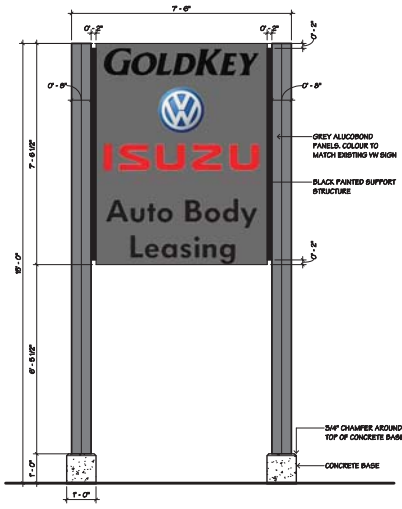
**1 West Elevation**  
 A5.02  
 1/4" = 1'-0"



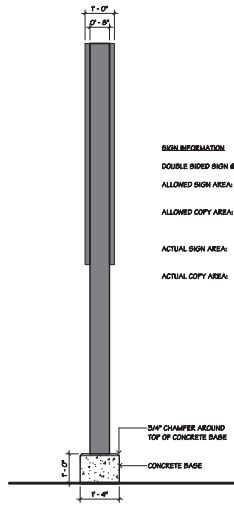
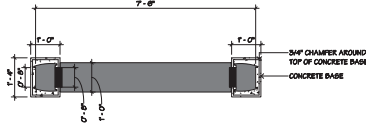
**2 South Elevation**  
 A5.02  
 1/4" = 1'-0"

**EXTERIOR FINISH SCHEDULE**

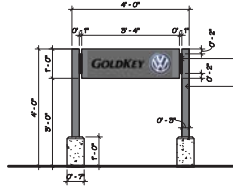
1a	CART IN PLACE CONCRETE TILT-UP PANELS - WHITE
2a	PREFINISHED PREFORMED ARCHITECTURAL METAL PANEL "RED"
2b	PREFINISHED PREFORMED ARCHITECTURAL METAL PANEL "WHITE"
3a	CURTAIN WALL ANODIZED ALUMINUM
3b	CURTAIN WALL PANEL GLASS "CLEAR"
3c	CURTAIN WALL PANEL SPANDREL GLASS "GRAY"
4a	SECTIONAL OVERHEAD DOOR
5a	STEEL MAN DOOR PAINTED



1 Sign 1 - Identification Sign  
A1.05 1/2" = 1'-0"

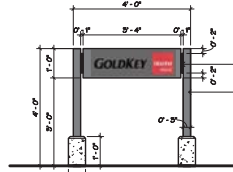


**SIGN INFORMATION**  
 DOUBLE SIDED SIGN @ 60th AVENUE  
 ALLOWED SIGN AREA: 28sqft (800ft<sup>2</sup>) PER SIDE  
 56sqft (800ft<sup>2</sup>) TOTAL  
 ALLOWED COPY AREA: 50% OF SIGN AREA  
 ACTUAL SIGN AREA: 7.7sqft (82.50ft<sup>2</sup>) PER SIDE  
 15.4sqft (800ft<sup>2</sup>) TOTAL  
 ACTUAL COPY AREA: 3.8sqft (38.60ft<sup>2</sup>) PER SIDE  
 7.6sqft (80.00ft<sup>2</sup>) PER SIDE  
 35% OF SIGN AREA



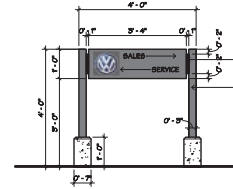
2 Sign 2 - Gold Key VW  
A1.05 1/2" = 1'-0"

**SIGN INFORMATION**  
 DOUBLE SIDED DIRECTIONAL SIGN @ LANGLEY BYPASS  
 ALLOWED SIGN AREA: 0.37sqft (40ft<sup>2</sup>) PER SIDE  
 0.74sqft (80ft<sup>2</sup>) TOTAL  
 ACTUAL SIGN AREA: 0.37sqft (40ft<sup>2</sup>) PER SIDE  
 0.74sqft (80ft<sup>2</sup>) TOTAL



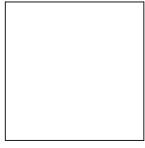
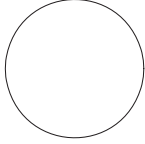
3 Sign 3 - Gold Key Isuzu  
A1.05 1/2" = 1'-0"

**SIGN INFORMATION**  
 DOUBLE SIDED DIRECTIONAL SIGN @ LANGLEY BYPASS  
 ALLOWED SIGN AREA: 0.37sqft (40ft<sup>2</sup>) PER SIDE  
 0.74sqft (80ft<sup>2</sup>) TOTAL  
 ACTUAL SIGN AREA: 0.37sqft (40ft<sup>2</sup>) PER SIDE  
 0.74sqft (80ft<sup>2</sup>) TOTAL



4 Sign 4 - VW Directional Sign  
A1.05 1/2" = 1'-0"

**SIGN INFORMATION**  
 SINGLE SIDED DIRECTIONAL SIGN @ NORTH SIDE OF EXISTING DEALERSHIP  
 ALLOWED SIGN AREA: 0.37sqft (40ft<sup>2</sup>)  
 ACTUAL SIGN AREA: 0.37sqft (40ft<sup>2</sup>)



**PROPOSED LANGLEY ISUZU SERVICE BUILDING**  
 19518 60th AVENUE, Surrey, B.C.  
 V3S 6K1

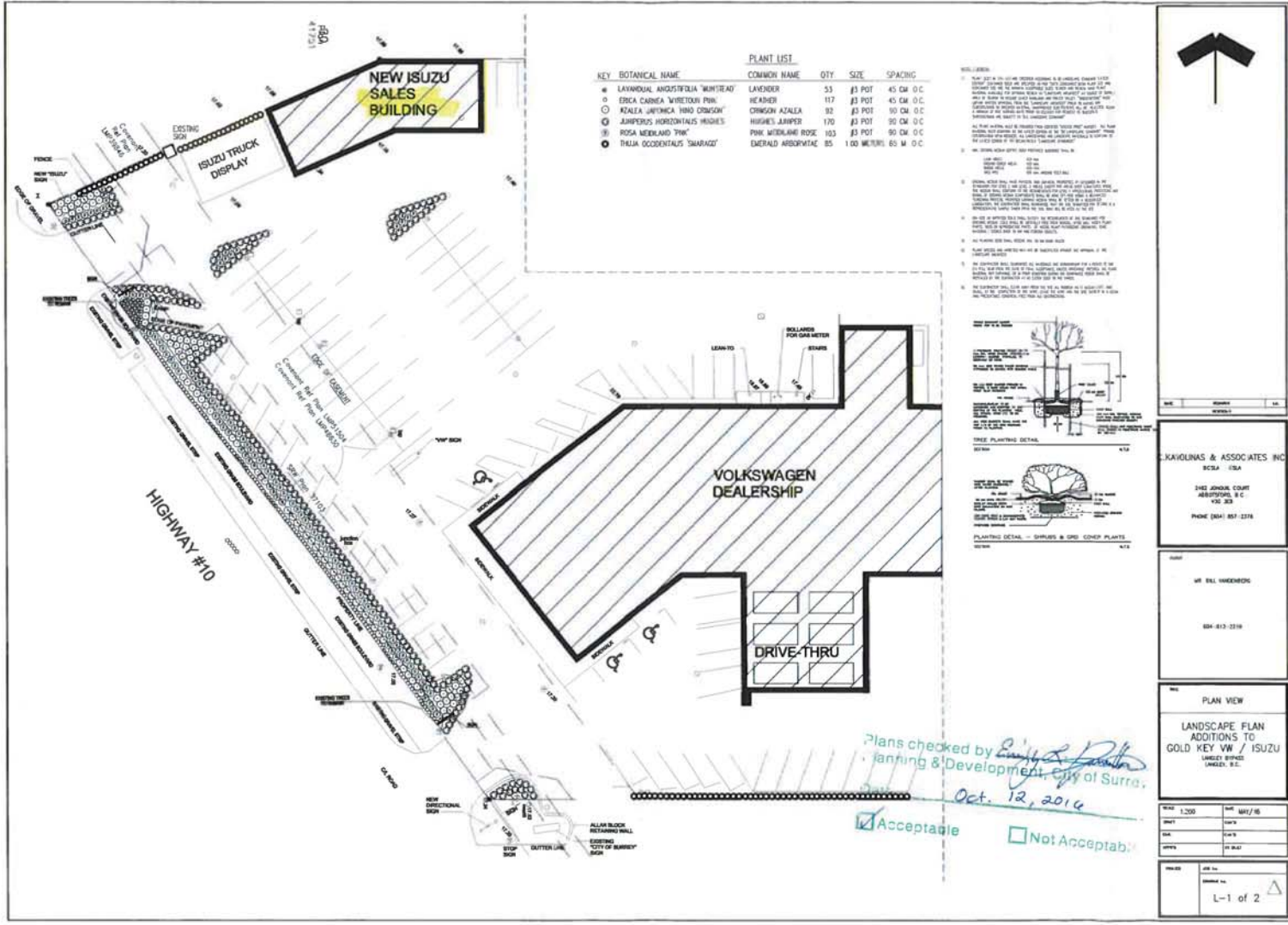
**Sign Details**

NO.	DATE	DESCRIPTION
1	20150709	ISSUED FOR PERMIT
2	20150807	REVISION #1

PROJECT NO.	16039
SCALE	1/2" = 1'-0"
DATE	20150709

**A1.05**

7916-0293-00 (L)

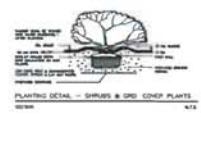
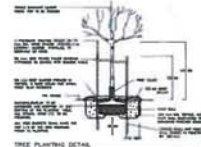


**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
■	LAVANDULA ANGUSTRIFOLIA 'WINTERFEST'	LAVENDER	53	#3 POT	45 CM O.C.
○	EREA CURVEA 'WIRETOWN PINN'	HEATHER	117	#3 POT	45 CM O.C.
○	AZALEA JAPONICA 'HINO OKINAWA'	CRIMSON AZALEA	82	#3 POT	90 CM O.C.
○	JAMPERUS HORIZONTALIS 'MAGNUS'	HUGHES JAMPER	170	#3 POT	90 CM O.C.
○	ROSA MEDIANA 'TW'	PINK MEDIANE ROSE	103	#3 POT	90 CM O.C.
○	TRIALIA OCCIDENTALIS 'SUNBRACE'	EMERALD ABBORTIVE	85	1.00 METERS	65 M O.C.

**NOTICE:**

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULE OF WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURRY.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SURRY LANDSCAPE PLAN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SURRY LANDSCAPE PLAN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SURRY LANDSCAPE PLAN.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SURRY LANDSCAPE PLAN.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.



Plans checked by *[Signature]*  
 Planning & Development, City of Surry,  
 Oct. 12, 2016

Acceptable  Not Acceptable

---

KAVOLINAS & ASSOCIATES INC.  
 BCLA 178A  
 3822 JIMMIE COURT  
 ABBOTSFORD, B.C.  
 PHONE (604) 857-2378

---

MR. BILL WOODHEAD  
 604-412-2318

---

PLAN VIEW  
 LANDSCAPE PLAN  
 ADDITIONS TO  
 GOLD KEY VW / ISUZU  
 UNCLD. BLDG.  
 UNCLD. B.C.

---

DATE: 1/20/16	SCALE: 1/8"=1'-0"
DRAWN: [Name]	CHECKED: [Name]
DATE: [Date]	BY: [Name]

---

JOB NO.  
 PROJECT NO.  
 L-1 of 2

