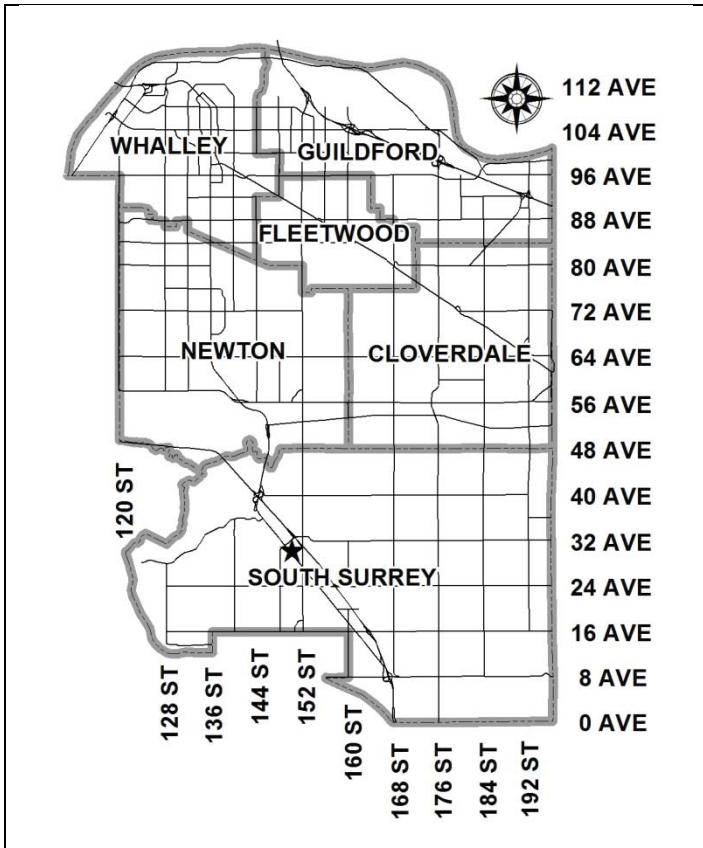


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0171-00

Planning Report Date: October 23, 2017



**PROPOSAL:**

- **Development Permit**
- **Development Variance Permit**

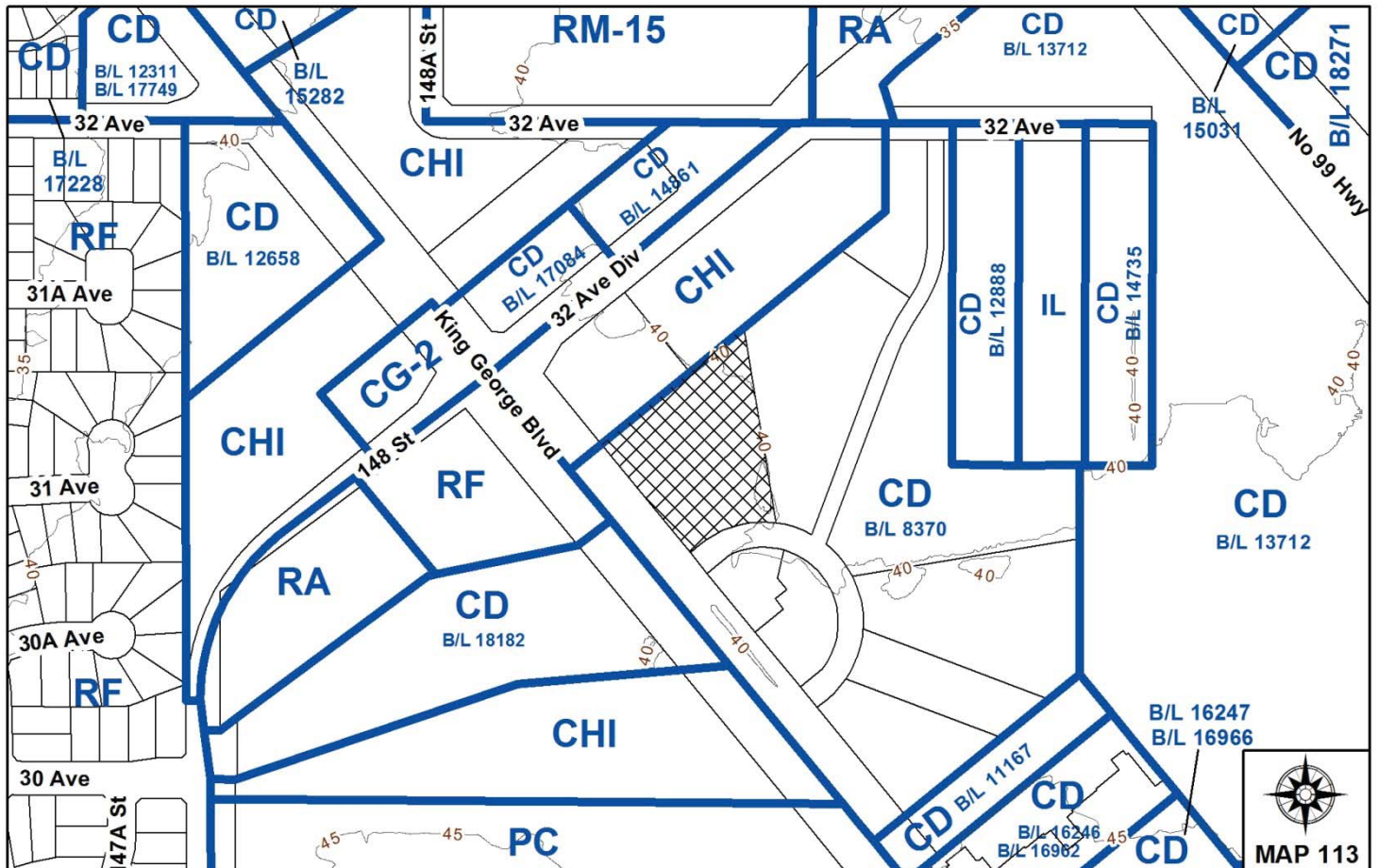
to allow for exterior renovations to an existing automotive dealership.

**LOCATION:** 3050 - King George Boulevard

**ZONING:** CD (By-law No. 8370)

**OCP DESIGNATION:** Commercial

**NCP DESIGNATION:** Commercial



### RECOMMENDATION SUMMARY

The Planning & Development Department recommends that Application No. 7917-0171-00 be referred back to staff to continue to work with the applicant to reduce the proposed height and review the design of the free-standing sign, and to increase the proposed landscaping buffer along King George Boulevard.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit (DVP) is requested to increase the number of fascia signs permitted under the Sign By-law from 1 to 5 and to increase the maximum height of a free standing sign from 6.0 metres (20 ft.) to 6.6 metres (22 ft.), and to remove the minimum 1.5 m (5 ft.) landscape buffer requirement along King George Boulevard.
- The proposal does not meet the minimum landscaping and buffering requirements of the Zoning By-law, or the Form and Character Development Permit Guidelines in the Official Community Plan.

### RATIONALE OF RECOMMENDATION

- There are five (5) existing fascia signs proposed to be retained. As the number of signs remains unchanged from the existing building, staff do not have a concern with this variance request.
- The Sign Bylaw was reviewed in 2013, and the height provisions for free standing signs along King George Boulevard were revised from a maximum height of 7.5 metres (25.0 ft.) to 6.0 metres (20 ft.).
- The applicant proposes the free-standing sign as a single pole style, which is typically not supported from an aesthetics perspective. The Form and Character Development Permit Guidelines of the OCP require free-standing signs to be a monument style shape, where the base width is consistent with the full extent of the rest of the sign, and where the bottom is not narrower than the rest of the sign. The South Surrey Auto Mall currently has several free-standing signs along King George Boulevard, and all are monument style signs.
- The proposed addition and exterior renovations provides an opportunity to bring the minimum landscaping requirements along King George Boulevard into conformity with the site's current CD zoning.

RECOMMENDATION

The Planning & Development Department recommends that Council refer the application back to staff to work with the applicant to meet the minimum landscaping and buffering requirements, and to achieve a free-standing sign design that would meet the Form and Character Development Permit Guidelines in the Official Community Plan, and the height requirements of the Sign By-law.

If, however, Council feels that there is merit to the application as proposed, Council may authorize staff to draft Development Permit No. 7917-0171-00, and grant approval for Development Variance Permit No. 7917-0171-00 to proceed to Public Notification.

REFERRALS

Engineering: Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Automotive dealership in the South Surrey Auto Mall (White Rock Chrysler Ltd.)

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Commercial Building (McDonald's Restaurant)	Commercial/Commercial	CHI
East and South:	Automotive businesses	Commercial / Commercial	CD (By-law No. 8370)
West (Across King George Blvd.):	Commercial buildings and Single Family	Commercial/Commercial	RF and CD (By-law No. 18182)

DEVELOPMENT CONSIDERATIONS

- The subject site at 3050 - King George Boulevard is zoned "Comprehensive Development Zone (CD)" (By-law No. 8370) and is part of the South Surrey Auto Mall. There is an existing automotive dealership on site, White Rock Chrysler Ltd.
- The South Surrey Auto Mall was originally developed in 1985 under Development Application No. 7985-0376-00.
- The applicant has proposed a Development Permit (DP) and Development Variance Permit (DVP) to allow for an addition and exterior renovations to the existing "White Rock Chrysler

Ltd." automotive dealership. The proposed changes include cladding and signage and are proposed to bring the dealership into accordance with the new corporate standards for Chrysler dealerships.

### DESIGN PROPOSAL AND REVIEW

- The proposed changes include new panelized cladding at the front of the building in a white and grey colour combination. A new entryway is also proposed on the building's south elevation, which will emphasize the building's entry by raising the entry above the remainder of the building façade by approximately 1.8 m (6 ft.). The entry feature will have aluminum cladding with cultured stone at the base. The existing vinyl cladding will be removed. An introduction of a new window system is also proposed, and the existing signs are proposed to be retained and relocated on the new façade.
- A 1.5 metre (5 ft.) landscaping strip along King George Boulevard is a requirement under the CD Zone (By-law No. 8370). However, this landscaping strip does not exist currently. Staff have asked the applicant to provide a minimum 1.5 metres (5 ft.) landscaping strip to comply with the CD By-law.
- The applicant has indicated that they do not wish to install the 1.5 metre (5 ft.) wide landscaping strip, as other dealerships along King George Boulevard do not currently have this along their frontages. The applicant instead is proposing to incorporate several landscape islands along King George Boulevard to break up the length of continuous parking spaces along the frontage. Staff supports the inclusion of landscape islands; however, note that this is a design element that is normally sought in accordance with Form and Character guidelines in the OCP. Specifically, the guidelines encourage landscape islands at the end of every six parking spaces in a single row.
- Staff notes that when the Ford dealership in the Auto Mall went through a Development Permit process for an addition and renovations in 2013 (Development Application No. 7912-0307-00), the DP was approved with the requirement to install the 1.5 metre (5 ft.) wide landscaping strip along the King George frontage of this dealership. Staff acknowledges that the landscaping strip has yet to be installed; however, the City still holds security for this purpose.

#### *Signage:*

- The applicant proposes to update the existing fascia and free-standing signage on the site, in accordance with Chrysler's corporate design requirements.
- There are five (5) existing fascia signs proposed to be retained, which were approved under the Building Permit in 2003. The fascia signs have a total sign area of 8.54 square metres (92 sq. ft.), which is less than the maximum permitted sign area of 29 square metres (312 sq. ft.). A variance is required to formally permit the number of fascia signs, and is supported by staff.
- There is a small free-standing "Chrysler" sign at the entrance to the site, adjacent to King George Boulevard. This sign is a monument style sign and proposed to be replaced with a new free-standing sign. The proposed sign is 6.6 metres (22 ft.) in height, which exceeds the maximum height that is permitted for free-standing signs along King George Boulevard of 6.0

metres (20 ft.). The sign will be finished with aluminum paint with halo-lit "Chrysler", "Dodge", "Jeep" and "Ram" routed logo signage. The applicant proposes this sign as a single pole style sign. The Form and Character Development Permit Guidelines of the OCP requires free-standing signs to be a monument style shape, where the base width is consistent with the full extent of the rest of the sign and where the bottom is not narrower than the rest of the sign. Monument style signs are preferred from an aesthetics viewpoint. The South Surrey Auto Mall currently has several free-standing signs along King George Boulevard, and all are monument style signs.

- The applicants have been advised the Sign Bylaw was reviewed in 2013, and the height provisions for free standing signs along King George Boulevard were revised from a maximum height of 7.5 m (25.0 ft.) to 6.0 m (20 ft.).

#### BY-LAW VARIANCE AND JUSTIFICATION

If Council chooses to support the height and design of the free-standing sign as currently proposed, the following variances would be anticipated:

- Variance to increase the number of fascia signs permitted under the Sign By-law from 1 to 5;
- Variance to increase the maximum height of a free standing sign from 6.0 metres (20 ft.) to 6.6 metres (22 ft.); and
- Variance to remove the minimum 1.5 m (5 ft.) required landscaping along King George Boulevard.

#### RECOMMENDATION

Staff recommend that the application be referred back to staff to work with the applicant to reduce the proposed height and review the design of the free standing sign, and to increase the proposed landscaping buffer along King George Boulevard.

If, however, Council feels that there is merit to the application as proposed, Council may authorize staff to draft Development Permit No. 7917-0171-00, and grant approval for Development Variance Permit No. 7917-0171-00 to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheet
- Appendix II. Development Variance Permit No. 7917-0171-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

HS/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Existing Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	4,028 sq. m.	No change
Road Widening area		N/A
Undevelopable area		N/A
Net Total		No change
LOT COVERAGE (in % of net lot area)	50%	11.4%
Buildings & Structures	847 sq. m.	847 sq. m.
Paved & Hard Surfaced Areas	6,557 sq. m.	6,557 sq. m.
Total Site Coverage	7,404 sq. m.	7,404 sq. m.
SETBACKS ( in metres)		
Front	7.5 m	35.36 m
Rear	7.5 m	20.08 m
Side #1 (East)	7.5 m	15.92 m
Side #2 (West)	3.0 m	29.31 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 m	6.0 m
Accessory	N/A	N/A
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial		
Retail	368 sq. m.	368 sq. m.
Office	149.8 sq. m.	149.8 sq. m.
Total		
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	847 sq. m.	847 sq. m.



(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7917-0171-00

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: 006-430-830

Strata Lot 1 Section 22 Township 1 New Westminster District Strata Plan 2519 Part NE 1/4,  
Together with an Interest in the Common Property in Proportion to the Unit Entitlement  
of the Strata Lots as shown on Form 1

3050 - King George Blvd

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section I of Landscaping of "Comprehensive Development Zone (CD)" (By-law No. 8370) the requirement for a continuous landscaping strip of not less than 1.5 metres (5 ft.) in width along the developed sides of the lot which abuts a highway is removed.
4. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
  - (a) Part 5 "Signs in Commercial/Industrial Zones", Section 27 Sub-section 2(a.1) the number of fascia signs is increased from 1 to 5.
  - (b) Part 5 "Signs in Commercial/Industrial Zones", Section 27 Sub-section 1(k), the height of a free-standing sign is increased from 6.0 m (20 ft.) to 6.6 m (22 ft.).

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

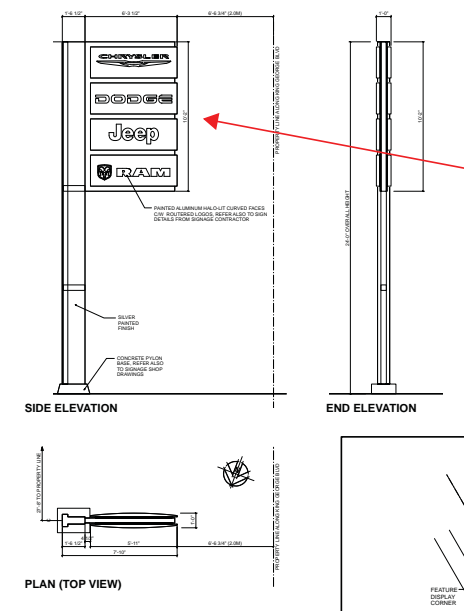
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Mayor – Linda Hepner

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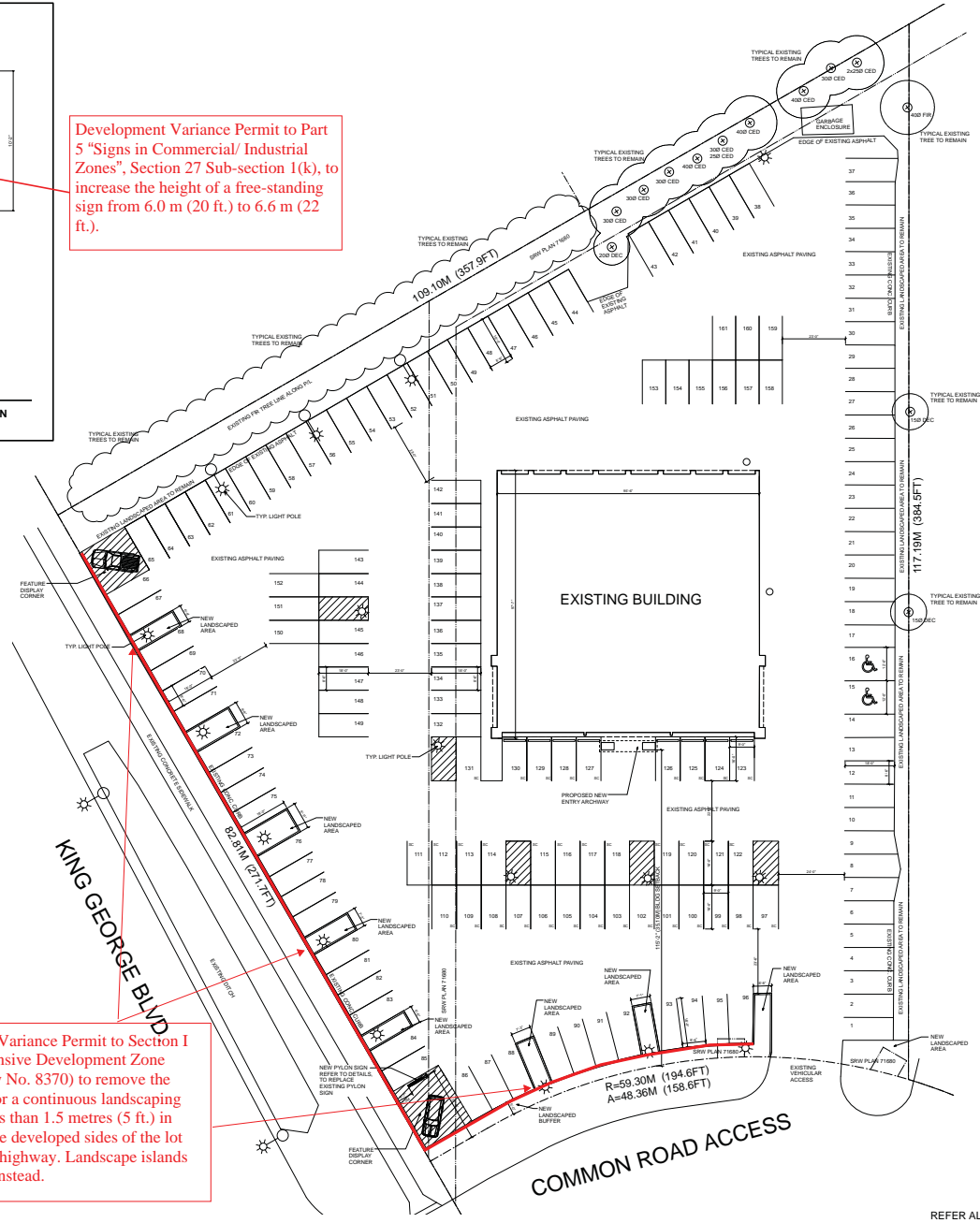
City Clerk – Jane Sullivan

**SIGN PYLON DETAILS**  
SCALE: 1/4" = 1'-0"



Development Variance Permit to Part 5 "Signs in Commercial/ Industrial Zones", Section 27 Sub-section 1(k), to increase the height of a free-standing sign from 6.0 m (20 ft.) to 6.6 m (22 ft.).

Development Variance Permit to Section I of "Comprehensive Development Zone (CD)" (By-law No. 8370) to remove the requirement for a continuous landscaping strip of not less than 1.5 metres (5 ft.) in width along the developed sides of the lot which abuts a highway. Landscape islands are proposed instead.



170103	PRELIMINARY DESIGN
170106	DESIGN DEVELOPMENT
170130	ISSUED FOR FINAL DESIGN AND CHRYSLER CANADA APPROVAL
170405	ISSUED FOR DEVELOPMENT PERMIT & BUILDING PERMIT APPLICATION
170906	REVISED SIGN PYLON LOCATION

DO NOT SCALE OFF DRAWING. THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED. ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY G3 ARCHITECTURE INC.

ARCHITECT:  
**G3 ARCHITECTURE INC.**  
#3 - 1365 JOHNSTON ROAD  
WHITE ROCK, B.C. V4B 3Z3  
TEL: 604-916-8582  
FAX: 604-677-5967  
EMAIL: gus@g3projects.com

CONTRACTOR:  
**WRIGHT CONSTRUCTION**  
4450-188B STREET  
LANGLEY, BC V3A 5L2  
TEL: 604-649-4067  
email: info@thewrightcontractor.com  
www.thewrightcontractor.com

GENERAL NOTES:  
ALL NEW WORK SHALL CONFORM TO THE B.C. BUILDING CODE 2012 AND ALL SUPPLEMENT AMENDMENTS AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION.  
ALL DIMENSIONS ARE TO FINISH FACE OF WALLS, UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWING.  
DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY ON SITE, AND COORDINATE WITH ALL TRADES AND SUPPLIERS, EQUIPMENT AND SITE CONDITIONS.  
IF THE GENERAL CONTRACTOR OR ANY SUBTRADE CONTRACTOR FAILS TO REPORT A DISCREPANCY TO THE CONSULTANT, OR FAIL TO ACT ON ANY CHANGE NOTICE ISSUED BY THE CONSULTANT, ALL REPRISALS OF THIS DECISION WILL BE THE CONTRACTOR'S RESPONSIBILITY.  
CONTRACTOR SHALL ENSURE CLEARANCES FOR LIGHTS, SERVICES, EQUIPMENT, FINISHES, ETC...  
BUILDING CODES ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE AUTHORITIES HAVING JURISDICTION BEFORE START OF WORK. ALL WORK MUST CONFORM TO THE APPLICABLE LOCAL AND NATIONAL CODES.  
ALL MATERIAL AND FRAMING TO MEET THE REQUIREMENTS OF PART 5, PART 9 AND PART 4 (WHERE APPLICABLE) OF THE B.C. BUILDING CODE, LATEST EDITION.

TENANT IMPROVEMENTS FOR  
**WHITE ROCK CHRYSLER LTD.**  
(dba HALEY DODGE)  
**HALEY**  
#7 - 3080 KING GEORGE BLVD  
SURREY, BC V4P 1A2  
TEL: 604-531-9168  
www.haleydodge.ca

TITLE:  
**SITE PLAN & SIGN PYLON DETAILS**

SCALE: 1" = 20'-0"  
DATE: 17/09/06  
DRAWING NO.: **A105**

REFER ALSO TO LANDSCAPE DRAWING L100

