

RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the Sign By-law (No. 13656) requirements for the proposed number and location of fascia signs along No. 10 Highway (Langley By-Pass).

RATIONALE OF RECOMMENDATION

- With the exception of the proposed variances to the Sign By-law, the proposed Development Permit complies with the current CHI Zone which regulates the subject property.
- The form, character and high-quality design of the proposed automotive sales and service centre building on the subject site is consistent with existing automobile dealerships along No. 10 Highway/Langley By-Pass.
- The proposed fascia signage is consistent with other automotive dealerships in the local area, is appropriately scaled to the proposed building and consists of high-quality design as well as 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 authorize staff to draft Development Permit No. 7918-0038-00, 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 final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering:	No objection to the project, subject to the completion of Engineering servicing requirements as outlined in Appendix IV.
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Surrey Fire Department:	No concerns.
B.C. Hydro:	No concerns.
Fortis B.C.:	No concerns.

SITE CHARACTERISTICS

Existing Land Use: Existing automobile dealership (Langley Hyundai)

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Industrial manufacturing	Industrial	IL
East:	Automobile dealership (Jonker Honda and Jonker Nissan)	Mixed Employment	CHI
South (Across No. 10 Highway/Langley By-Pass):	Tourist accommodation (Hampton Inn & Suites)	Mixed Employment	CHI
West:	Multi-tenant industrial building	Mixed Employment	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located on No. 10 Highway (Langley By-Pass), near the Langley border. The property is designated "Mixed Employment" in the Official Community Plan (OCP) and zoned "Highway Commercial Industrial Zone (CHI)".
- The subject property is currently occupied by two single-storey automotive sales and service centre buildings (19447 and 19459 No. 10 Highway/Langley By-Pass). The existing business at 19459 No. 10 Highway/Langley By-Pass is Langley Hyundai which has operated on the subject site since 2009. The other building at 19447 No. 10 Highway/Langley By-Pass was previously occupied by Galaxy Motors and is currently vacant.
- The existing building occupied by Langley Hyundai at 19459 No. 10 Highway/Langley By-Pass was previously approved under Development Application No. 7904-0444-00 on April 18, 2005. The application involved a Development Permit (DP) for an exterior renovation and addition to the existing building as well as Development Variance Permit (DVP) to allow for additional fascia signage.

Current Proposal

- The applicant is proposing a Development Permit (DP) to allow for construction of a new automotive sales and service centre at 19447 No. 10 Highway/Langley By-Pass as well as a comprehensive sign design package in order to accommodate the proposed fascia signage on the southern building façade.

- The applicant is proposing to demolish the existing automobile dealership located at 19447 No. 10 Highway/Langley By-Pass and construct a larger automotive sales and service centre building on this portion of the site. The existing business at 19459 No. 10 Highway/Langley By-Pass (Langley Hyundai) will relocate to the new building. The vacated easterly building (19459 No. 10 Highway/Langley By-Pass) will remain on the subject site to be redeveloped in the future under a separate development application.

DESIGN PROPOSAL AND REVIEW

Proposed Building

- The applicant proposes to develop a single-storey automobile sales and service centre building for Langley Hyundai on the westerly portion of the subject site. The proposed building will be approximately 3,403 square metres (36,630 sq. ft.) in floor area and includes a showroom, shop, parts centre, drive-thru service reception area and car wash.
- The proposed building would be constructed of tilt-up concrete panels with charcoal grey or dark grey reveal panels, extensive curtain wall glazing with capless vertical mullions along the southern and eastern building facades, linear bronze non-wave pattern ACM panel and wave pattern accent fascia ACM panel accent materials at the top of the building as well as glazed overhead doors with clear anodized finish for the loading bay doors at the drive-thru service area.
- The proposed building is considered attractive, well-designed and architecturally coordinated with the existing automotive dealerships located along No. 10 Highway/Langley By-Pass.

Driveway Access and On-site Parking

- The proposed automobile sales and service centre building on the subject site will continue to obtain driveway access from No. 10 Highway/Langley By-Pass. However, the existing driveway access point will be relocated slightly east in order to better align with the internal north-south drive aisle on-site.
- In addition, the east-west on-site drive aisle located adjacent to No. 10 Highway/Langley By-Pass will allow for future reciprocal access easements between the subject site, and adjacent properties, at 19425 and 19505/19515 No. 10 Highway/Langley By-Pass should driveway access be limited in the future by the Ministry of Transportation and Infrastructure (MOTI).

- Under the Zoning By-law, a total of 82 parking spaces are required on-site to accommodate the proposed automobile sales and service centre building at 19447 No. 10 Highway/Langley By-Pass. The applicant will provide a total of 108 parking spaces on the subject site. This will leave a total of 26 parking spaces on-site to accommodate any future land-use in the existing building located at 19459 No. 10 Highway/Langley By-Pass. Based upon the current size of the existing building, staff anticipate that any future land-use that occupies 19459 No. 10 Highway/Langley By-Pass will be limited to uses that do not require a parking rate that exceeds 2.5 stalls per 100 square metres (1,075 sq. ft.) of gross floor area. The applicant has acknowledged that a limited range of potential land-uses, permitted under the CHI Zone, would be able to occupy the existing building at 19459 No. 10 Highway/Langley By-Pass unless the applicant provides additional on-site parking.

Landscaping

- The applicant proposes a 3 metre (10 ft.) wide landscape buffer along No. 10 Highway/Langley By-Pass which consists of a low evergreen hedge and landscaped islands with low-lying shrubs and additional groundcover.
- A variety of medium-sized trees are proposed on the subject site consisting of Ash, Daybreak Flowering Cherry and Japanese Snowbell. In addition, the applicant is proposing to provide 8 off-site trees at 19425 No. 10 Highway/Langley By-Pass to the west of the subject site. This will replace the 6 off-site trees proposed to be removed, on this adjacent property, to accommodate construction of the new automobile sales and service centre building on the subject site.
- Decorative paving materials are proposed at the relocated driveway entrance off No. 10 Highway/Langley By-Pass.

Proposed Signage

- The applicant is proposing three fascia signs on the southern building façade, one fascia sign on the eastern building façade as well as one free-standing sign and one directional sign. The applicant proposes to vary the Sign By-law to accommodate the proposed free-standing sign, directional sign as well as the location and additional proposed fascia signage on the subject site, as described in Appendix II.
- The applicant is proposing to remove the existing free-standing sign on the subject site, located south of the current driveway, and install a new free-standing sign closer to the entrance to the proposed automobile sales and service centre. In addition, the proposed free-standing sign location is outside the existing statutory right-of-way, located on the subject site, along the frontage of No. 10 Highway/Langley By-Pass.
- The proposed free-standing sign is 7.9 metres (25 ft.) in height and comprised of aluminum panels with routed and push-thru 3D signature logo and letters. The sign will comply with the minimum 2 metre (6.5 ft.) setback requirement from the south property line. The proposed sign area is 12.5 square metres (135 sq. ft.) which complies with the maximum permitted sign area of 28 square metres (300 sq. ft.) for a double-faced sign in the Surrey Sign By-law.

- The applicant is requesting a variance to permit the proposed free-standing sign which will exceed the maximum permitted height of 6 metres (20 ft.) for free-standing signs along No. 10 Highway/Langley By-Pass. The proposed free-standing sign height of 7.9 metres (25 ft.) is consistent with the existing free-standing sign for Langley Hyundai, located just south of the existing driveway entrance, which was approved under Development Application No. 7904-0444-00.
- The applicant is proposing a 1.2 metre (4 ft.) high directional sign near the relocated driveway entrance to assist in way-finding. The proposed directional sign complies with the Sign By-law with the exception of the sign area which is 0.57 square metres (6 sq. ft.). This will exceed the maximum permitted sign area of 0.4 square metres (4 sq. ft.) for a single-faced directional sign under the Sign By-law. As such, a variance is requested to permit a larger sign area in order to ensure the directional sign is visible to patrons.
- Under the Surrey Sign By-law, a maximum of two fascia signs are permitted for each premises provided that both signs are not located on the same façade. The applicant is proposing three fascia signs along the southern building elevation and, therefore, requires a variance in order to permit the additional fascia signage.
- In addition, a maximum of one fascia sign per lot frontage is permitted above the first storey to identify the name and/or address of the building to which it is attached.
- The applicant proposes two fascia signs above the first storey on the southern building façade (one for "Langley" and one for "Hyundai" with logo). As the "Langley" sign is located above the first storey and does not identify the name and/or address of the building to which it is attached, the applicant requires a variance. Furthermore, the applicant proposes one fascia sign above the first storey on the eastern façade for "Hyundai" with logo. Given that the eastern building elevation does not have lot frontage along a highway, a variance is required to permit this sign.
- The proposed fascia signage is proposed to provide advertising exposure to passing motorists as well as identify the vehicle brand available for purchase and/or services provided on-site.
- Under the Sign By-law, the maximum allowable combined sign area per linear foot of premise frontage is 46.8 square metres (468 sq. ft.). The four proposed fascia signs and directional sign will have a combined sign area of 26 square metres (280 sq. ft.) and the proposed fascia signs will not extend more than 0.5 metre (1.6 ft.) from the building façade, in keeping with the Sign By-law.

PRE-NOTIFICATION

The Development Proposal Sign was installed on the subject site on April 26, 2018. To date, staff have received the following response from area residents:

- One individual expressed concern with removal of the off-site trees at 19425 No. 10 Highway/ Langley By-Pass.

(The applicant has worked with the adjacent property owner to the west to obtain permission to remove the off-site trees in order to accommodate construction on the subject site. In response, the applicant proposes to install 8 Serbian Spruce trees along the eastern boundary of 19425 No. 10 Highway/ Langley By-Pass to provide additional visual screening as well as install a 1.8 metre [6 ft.] high powder coated chain-link fence at the northeast corner of the adjacent property to provide for added security.)

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees			
London Plane	6	6	0
Coniferous Trees			
Western Red Cedar	3	0	3
Total	9	6	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	
Total Retained and Replacement Trees		7	
Contribution to the Green City Fund		\$1,600	

- The Arborist Assessment states that there are a total of 3 protected trees on the subject site. It was determined that all on-site trees can be retained as part of this redevelopment proposal.
- The Arborist Assessment identified 6 off-site trees located on the adjacent property at 19425 No. 10 Highway/Langley By-Pass. The applicant proposes to remove these off-site trees and plant an additional 8 replacement trees, in the same general location, on the adjacent site.
- In addition, the applicant proposes to plant 4 replacement trees on the subject property which exceeds City requirements. The new trees on the site will consist of a variety of medium-sized trees including Ash, Daybreak Flowering Cherry and Japanese Snowbell.

- For those off-site trees that cannot be retained, the applicant is required to plant trees on a 2 to 1 replacement ratio. This will require a total of 12 replacement trees on the property to the west at 19425 No. 10 Highway/Langley By-Pass. Since only 8 replacement trees are proposed on the adjacent site, the deficit of 4 replacement trees requires a cash-in-lieu payment of \$1,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 3 trees are proposed to be retained and 4 replacement trees planted on the subject site. A total of 8 replacement trees are proposed at 19425 No. 10 Highway/Langley By-Pass with a contribution of \$1,600 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 30, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• The proposal complies with the "Mixed Employment" land-use designation in the Official Community Plan (OCP).
2. Density & Diversity (B1-B7)	• None proposed.
3. Ecology & Stewardship (C1-C4)	• The proposal includes low-impact development standards (LIDS) in the form of sediment control devices.
4. Sustainable Transport & Mobility (D1-D2)	• None proposed.
5. Accessibility & Safety (E1-E3)	• The proposal includes security lighting for the lot and proposed building with highly visible entrances in keeping with Crime Prevention Through Environmental Design (CPTED) principles.
6. Green Certification (F1)	• None proposed.
7. Education & Awareness (G1-G4)	• None proposed.

ADVISORY DESIGN PANEL

The proposed development has been reviewed internally by City staff and deemed to be generally acceptable in terms of form, design and character. No referral to the Advisory Design Panel (ADP) is required.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Project Data Sheets
- Appendix II. Proposed Sign By-law Variances Tables
- Appendix III. Site Plan, Building Elevation Drawings and Landscape Plan
- Appendix IV. Engineering Summary
- Appendix V. Summary of Tree Survey and Tree Preservation

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

MRJ/cm

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	N/A	12,558 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	50%	28.7%
SETBACKS (in metres)		
Front (South)	7.5 m.	23.3 m.
Rear (North)	7.5 m.	27.5 m.
Side (East)	7.5 m.	+7.5 m.
Side (West)	7.5 m./o m.	o m.
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m.	9 m.
Accessory	9 m.	N/A
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial		
Showroom		697.1 sq. m.
Shop		802.5 sq. m.
Service/Parts		1170.8 sq. m.
Car Wash		132.9 sq. m.
Office		599.7 sq. m.
Existing building		1,008 sq. m.
Total	N/A	4,411 sq. m.
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	3,403 sq. m.

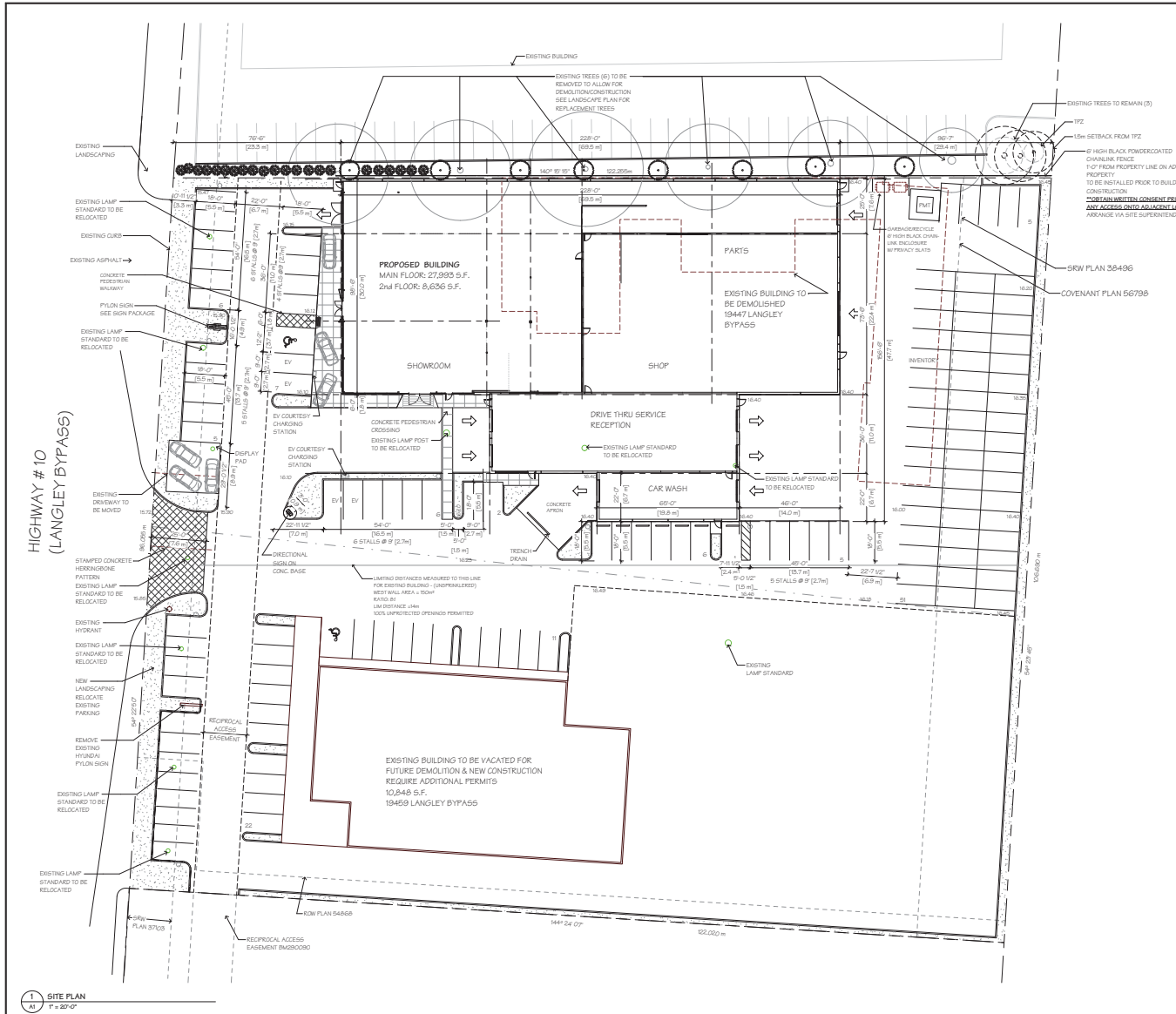
* If the development site consists of more than one lot, lot dimensions pertain to the entire site.

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed	
DENSITY			
# of units/ha /# units/acre (gross)	N/A	N/A	
# of units/ha /# units/acre (net)	N/A	N/A	
FAR (gross)	1.0	0.35	
FAR (net)	N/A	N/A	
AMENITY SPACE (area in square metres)	N/A	N/A	
Indoor			
Outdoor			
PARKING (number of stalls)			
Commercial (Proposed Building)	82 stalls	97 stalls	
Industrial	N/A	N/A	
Residential	N/A	N/A	
Institutional	N/A	N/A	
Total Number of Parking Spaces On-site	82 stalls	108 stalls	
Number of accessible stalls	2 stalls	2 stalls	
Number of small cars	N/A	N/A	
Tandem Parking Spaces	N/A	N/A	
Size of Tandem Parking Spaces	N/A	N/A	
Heritage Site	NO	Tree Survey/Assessment Provided	YES

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow a 7.62 metre (25 ft.) free-standing sign on the site.	The maximum permitted height for a free-standing sign is 6 metres (20 ft.) on No. 10 Highway/Langley By-Pass between 192 Street and 196 Street (Part 5, Section 27.(1)(k)).	The proposed free-standing sign height is consistent with the existing free-standing sign on the subject site, located just south of the existing driveway entrance, which was approved under Development Application No. 7904-0444-00.
2	To allow a maximum sign area of 0.57 square metres (6 sq. ft.) for a single faced directional sign.	The maximum permitted sign area for a single faced directional sign is 0.4 square metres (4 sq. ft.).	The sign area for the directional sign is considered appropriate to maintain visibility and assist patrons in way-finding.
3	To allow for a total of three fascia signs to be installed on the southern building façade.	A maximum of two fascia signs are permitted for each premises provided that both of the fascia signs are not located on the same façade of the premises (Part 5, Section 27(2)(a)).	The fascia signage is appropriately scaled in relation to the proposed building and provide additional advertising exposure to passing motorists.
4	To allow for one fascia sign above the first storey on the southern and eastern building façades that do not identify the name and/or address of the building and are not located along the lot frontage.	A maximum of one fascia sign per lot frontage may be located above a first storey to identify the name and/or address of a building to which it is attached (Part 5, Section 27(2)(1.1)(i)).	<p>The number and location of the proposed fascia signs above the first storey are necessary to help direct customer traffic from No. 10 Highway/Langley By-Pass to the proposed automobile sales and service centre building.</p> <p>The proposed fascia signs will provide additional advertising exposure to passing motorists and identify the vehicle brand for purchase and/or service on the subject site.</p>



BUILDING CODE ANALYSIS - BCBC 2018

CWC ADDRESS:
19459 LANGLEY BYPASS

USE AND OCCUPANCY:
GROUP F, MEDIUM HAZARDOUS INDUSTRIAL

BUILDING CLASSIFICATION:
3.2.2.07 GROUP F, UP TO 3 STOREYS, SPRINKLERED

SPATIAL SEPARATION:	USE SECT.	WALL AREA	OPENINGS PERMITTED	OPENINGS PROVIDED	F.R.R.
NORTH	27.5m	465.3m ²	100%	10%	-
EAST	6.1m	667m ²	22%	14%	2HR
SOUTH	40.5m	485.3m ²	100%	20%	-
WEST	0m	877m ²	0	0	2HR

FIRE RESISTANCE RATING OF BUILDING COMPONENTS:
FLOORS: 45 MIN. F.R.R.; FIRE SEPARATIONS: 45 MIN. F.R.R.; WALLS: 45 MIN. F.R.R.; MEZZANINES: 45 MIN. OR NON-COMBUSTIBLE; LOBBIES: 45 MIN. OR NON-COMBUSTIBLE; CORRIDORS: 45 MIN. OR NON-COMBUSTIBLE; STAIRWAYS: 45 MIN. OR NON-COMBUSTIBLE; ELEVATOR SHAFTS: 45 MIN. OR NON-COMBUSTIBLE; MECHANICAL ROOMS: 45 MIN. OR NON-COMBUSTIBLE; SERVICE AREAS: 45 MIN. OR NON-COMBUSTIBLE; STORAGE AREAS: 45 MIN. OR NON-COMBUSTIBLE; UNFINISHED ATTIC: 45 MIN. OR NON-COMBUSTIBLE; UNFINISHED BASEMENT: 45 MIN. OR NON-COMBUSTIBLE; UNFINISHED GARAGE: 45 MIN. OR NON-COMBUSTIBLE; UNFINISHED PORCH: 45 MIN. OR NON-COMBUSTIBLE; UNFINISHED TERRACE: 45 MIN. OR NON-COMBUSTIBLE; UNFINISHED BALCONY: 45 MIN. OR NON-COMBUSTIBLE; UNFINISHED PATIO: 45 MIN. OR NON-COMBUSTIBLE; UNFINISHED DECK: 45 MIN. OR NON-COMBUSTIBLE; UNFINISHED PERGOLA: 45 MIN. OR NON-COMBUSTIBLE; UNFINISHED PORCH: 45 MIN. OR NON-COMBUSTIBLE; UNFINISHED TERRACE: 45 MIN. OR NON-COMBUSTIBLE; UNFINISHED BALCONY: 45 MIN. OR NON-COMBUSTIBLE; UNFINISHED PATIO: 45 MIN. OR NON-COMBUSTIBLE; UNFINISHED DECK: 45 MIN. OR NON-COMBUSTIBLE; UNFINISHED PERGOLA: 45 MIN. OR NON-COMBUSTIBLE.

BUILDING AREA:
5,600.5 m²

EXIT REQUIREMENTS:
TRAVEL DISTANCE NOT TO EXCEED 45m

OCCUPANT LOAD:
MERCANTILE:

PLUMBING REQUIREMENTS:
OFFICE OCCUPANT LOAD NOT TO EXCEED 10 PERSONS ON MEZZANINE
ONE SINGLE WATER CLOSET PROVIDED FOR OFFICE AREA

MERCANTILE OCCUPANT LOAD NOT TO EXCEED 300 PERSONS
ONE WATER CLOSET PER 500 REQUIRED
TWO UNIVERSAL WASHROOMS PROVIDED

MAXIMUM OCCUPANT LOAD SIGN TO BE PERMANENTLY MOUNTED
NEAR FRONT ENTRANCE TO INDICATE TOTAL OCCUPANT LOAD NOT TO EXCEED 300 PERSONS

LEGAL DESCRIPTION:
LOT 38, SEC 10, TWP 8, NAD PLAN 56602

MUNICIPAL ADDRESS:
19447 & 19459 LANGLEY BYPASS
SURREY, B.C.

SITE INFORMATION:
SITE AREA: 310 AC. (10,174 S.F.) (2,526,000 m²)

ZONING: O4

SITE COVERAGE: 28.7%
PERMITTED: 50%

BUILDING AREAS:
EXISTING CONDITION:
19447 LANGLEY BYPASS
EXISTING VACANT BUILDING TO BE DEMOLISHED TO ALLOW FOR PROPOSED NEW BUILDING. (FORMER ACURA DEALERSHIP)

BUILDING AREA: 8,709 S.F. (803m²)

19459 LANGLEY BYPASS:
EXISTING HYUNDAI DEALERSHIP TO REMAIN
OCCUPIED & OPERATIONAL THROUGH CONSTRUCTION
BUILDING SHALL REMAIN (OCCUPY) FOR FUTURE DEVELOPMENT

FUTURE OCCUPANCY OF VACANT BUILDING REQUIRES:
NEW DEVELOPMENT / TENANT IMPROVEMENT PERMITS PRIOR TO OCCUPANCY

EXISTING BUILDING AREA: 10,848 S.F. (1,007.8m²)

PROPOSED BUILDING:	MAN FLOOR	SHOP	SERVICE/PARTS	CAR WASH	SHOWROOM
	8,636 S.F.	802.5m ²	14,422 S.F.	152.9m ²	697.7m ²
	2,881 S.F.	262.6m ²	6,488 S.F.	598.7m ²	
	27,985 S.F.	2,600.6m ²	36,829 S.F.		

SETBACKS:
REQUIRED: PROVIDED:
SOUTH (FRONT): 7.5m 23.3m
NORTH (REAR): 7.5m 27.5m
WEST (SIDE): 0.0m OR 7.5m 6.0m
EAST (EXIST): 7.5m 7.5m

HEIGHT:
PROPOSED: 9 METRES (29'-0")
PERMITTED: 9 METRES (30'-0")

PARKING:
REQUIRED:
SHOP @ 2 SPACES/BAVY
10 X 2 = 20 SPACES
CAR WASH @ 1 SP/ACURARY
2 X 1 = 2 SPACES
DISPLAY/RETAIL/OFFICE @ 3 SPACES/1075 S.F.
1772 S.F. / 1075 S.F. = 16 X 3 = 48 SPACES
TOTAL PARKING REQUIRED: 82 STALLS
PROVIDED: 97 STALLS

VACANT BUILDING:
AREA: 10,848 S.F.

PARKING REQUIRED: TO BE DETERMINED BASED ON FUTURE OCCUPANCY; SEPARATE PERMITS REQUIRED FOR RE-OCCUPANCY OR DEMOLITION OF FUTURE BUILDING AS DETERMINED BY FUTURE USE.

LEGEND:

- PROPERTY LINE
- ROW / COVENANT BOUNDARY
- LANDSCAPED AREA
- ROOM FINISHED CONCRETE

COVENANT RESERVED

EVERYTHING SHOWN HEREIN IS FOR USE ON THIS PROJECT ONLY AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT PERMISSION. ANY UNAUTHORIZED REPRODUCTION SHALL BE CONSIDERED A VIOLATION OF THE COVENANT.

REVISIONS

REV.	DATE	DESCRIPTION
1	2019-01-15	ISSUED FOR PERMIT
2	2019-01-15	REVISION FOR PERMIT
3	2019-01-15	REVISION FOR PERMIT
4	2019-01-15	REVISION FOR PERMIT
5	2019-01-15	REVISION FOR PERMIT

ATA
ATA ARCHITECTURE INC. (118)
1201 West Pacific St
Vancouver BC, V6E 2V2
Tel: (604) 736-3735
www.ataarch.ca

PROJECT
LANGLEY HYUNDAI

19447 & 19459 LANGLEY BYPASS SURREY, BC

TECK CONSTRUCTION LLP

5197 - 216th STREET
LANGLEY B.C.

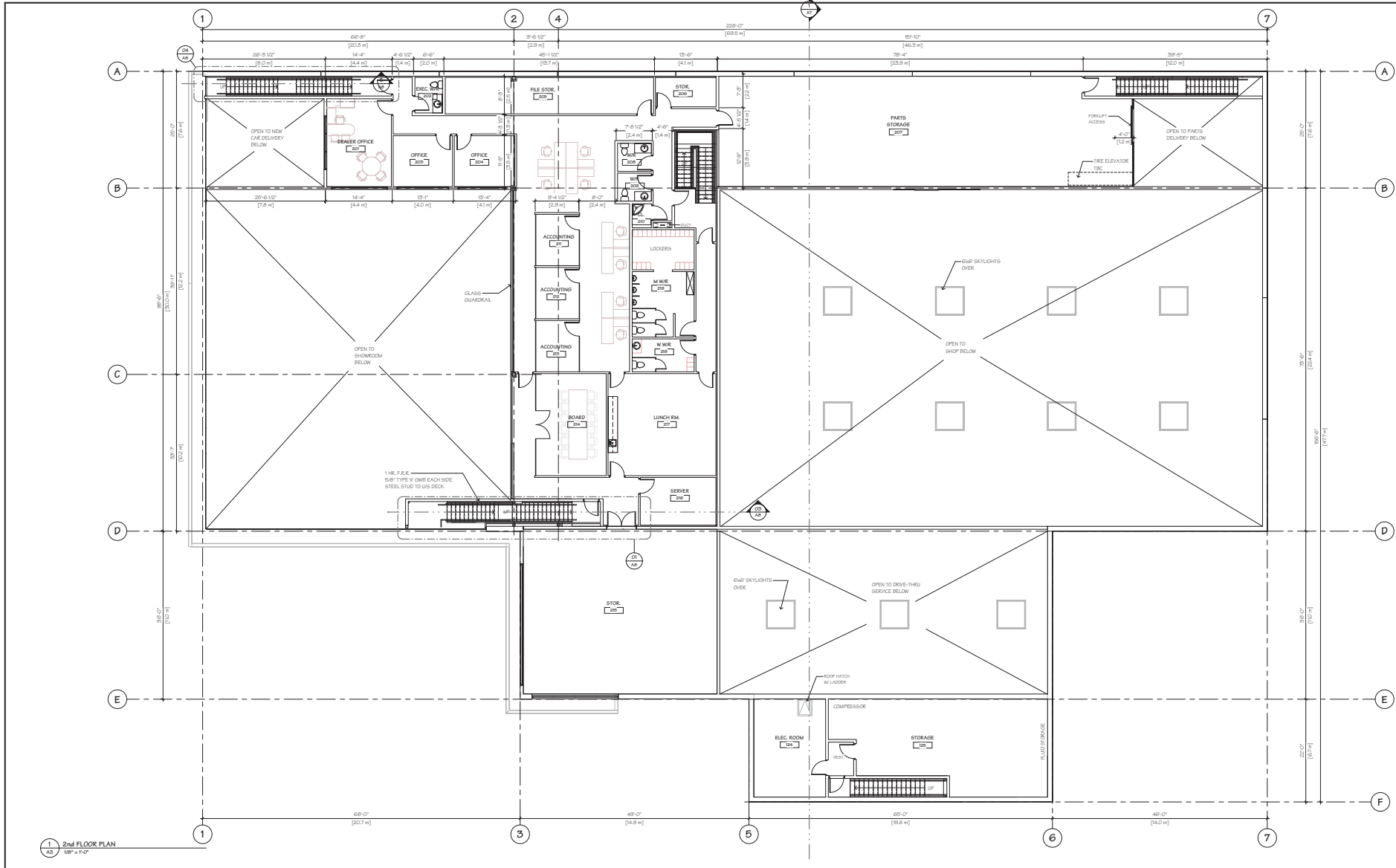
PROJECT NUMBER

SHEET TITLE
SITE PLAN

SCALE As Indicated **SHEET NO.** **A1**

DATE 1 FEB 19 **CHKD BY** **DRN BY** **SJ**

1 SITE PLAN
A1
1" = 30' 0"



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Everything shown herein is for use on
this project only and may not be
reproduced or used for any other purposes
without the written consent of the author.
All dimensions and floor plate procedures
shall be scaled dimensions.

REVISIONS	
REV	DESCRIPTION
1	28 JAN 18

ATA
ATA INDUSTRIAL PARKS LTD
700 - 1201 West Pender St
Vancouver BC, V6E 2V2
Tel: (604) 736-3726
www.atahvac.ca

PROJECT
LANGLEY HYUNDAI

19447 & 19459
LANGLEY BYPASS
SURREY, BC

TECK CONSTRUCTION LLP
5197 - 216th STREET
LANGLEY B.C.
PROJECT NUMBER

SHEET TITLE
2nd FLOOR PLAN

SCALE 1/8" = 1'-0" SHEET NO. **A3**
DATE 28 JAN 18
CHKD BY
DRN BY SJ

OF 9



REVISIONS

REV	DATE	DESCRIPTION
1	02/24/19	ISSUED FOR CF
2	02/27/19	REVISED FOR CF
3	11/05/19	REVISED FOR CF

ATA ARCHITECTURAL SERVICES LTD.
 788 - 1201 West Pender St
 Vancouver BC, V6E 2V2
 Tel: (604) 736-3736
 www.atahse.com

PROJECT
LANGLEY HYUNDAI
 19447 & 19459
 LANGLEY BYPASS
 SURREY, BC

TECK CONSTRUCTION LLP
 5197 - 216th STREET
 LANGLEY B.C.

SHEET TITLE
ELEVATIONS

SCALE: As Indicated SHEET NO: **A6**
 DATE: 1 FEB 19
 CHKD BY: [Signature]
 CRN BY: [Signature]

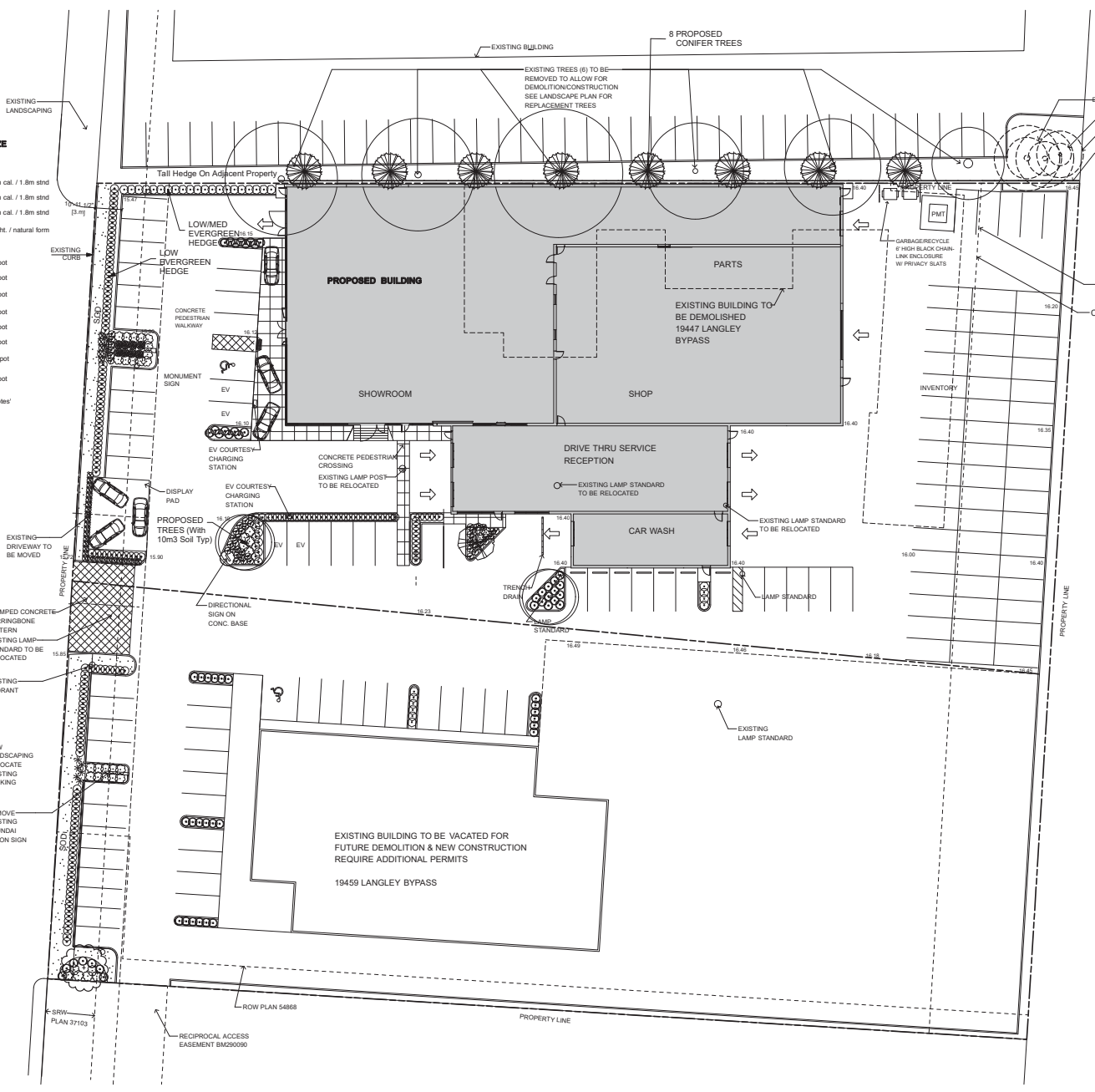
PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
	2	Fraxinus americana 'Autumn Purple'	Ash Var.	6cm cal. / 1.8m std
	1	Prunus yedoensis 'Akebono'	Daybreak Flowering Cherry	6cm cal. / 1.8m std
	1	Styrax japonicum	Japanese Snowbell	6cm cal. / 1.8m std
	8	Picea omorika	Serbian Spruce	3m ht. / natural form
Shrubs / Orn. Grass / Perennials				
	46	Sarcococca humilis	Sweet Box	#3 pot
	175	Buxus micro 'Winter Gem'	Boxwood Var.	#3 pot
	34	Carex morrowii 'Aureo-variegata'	Variiegated Japanese Sedge	#1 pot
	12	Hemerocallis 'Stella d'Or'	Daylily Var.	#1 pot
	61	Lonicera pileata	Evergreen Honeysuckle	#3 pot
	31	Prunus l. 'Otto Luyken'	Laurel var.	#3 pot
	36	Rhododendron 'Unique'	Rhododendron Var.	#3 pot
	8	Rosa 'Mediand' 'Carefree Delight'	Hardy French Rose	#3 pot

Notes:
 1. Specifications per the most recent 'BC Landscape Standards' & LandSpace 'Spec Notes'
 2. Contractor to provide 5cm of Compost Mulch to Planting Beds.



HIGHWAY # 10
(LANGLEY BYPASS)



TREE INFORMATION:
 6 - Total Number of Trees Removed
 12 - Total Number of Trees Required
 12 - Total Number of Trees Provided

ISSUES

NO.	DATE	DESCRIPTION
1	Jan 20 18	Issued for Development Permit
2	Apr 27 18	Revised for Development Permit
3	May 10 18	Revised for Development Permit
4	Mar 11 19	Revised for Development Permit

1.5m SETBACK FROM TPZ
 6" HIGH BLACK POWDER CHAINLINK FENCE
 1'-0" FROM PROPERTY LINE OR ADJACENT PROPERTY TO BE INSTALLED PRIOR TO CONSTRUCTION
OBTAIN WRITTEN CONSENT PRIOR TO ANY ACCESS ONTO ADJACENT LOT
 NOT FOR PRICING
 ARRANGE VIA SITE SUPERINTENDENT

SRW PLAN 38496
 COVENANT PLAN 56798

CITY FILE #7918-0038

LANDSCAPE ARCHITECT

LandSpace Design Inc. 18-0002-008
 1420944 D. VLA RE. VLA, PPL FOR 884252 004

PROJECT
LANGLEY HYUNDAI
19459 LANGLEY BYPASS
Surrey, B.C.

TECK CONSTRUCTION LLP

5197 - 218th STREET
 LANGLEY B.C.

PROJECT NUMBER

SHEET TITLE
LANDSCAPE PLAN

SCALE 1"=40'-0"
 PLOT Jan 20 18
 CHKD BY
 DRN BY ACT

SHEET NO.
L1
 OF 1

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **Jun 04, 2019** PROJECT FILE: **7818-0038-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 19459 No 10 (Langley Bypass) Hwy**

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit.

The following issues are to be addressed as a condition of issuance of the subsequent Building Permit:

- Provide cash-in-lieu for urban features on Hwy 10. The frontage works include concrete barrier curb & gutter, street lighting, 1.8 m wide concrete sidewalk, 50% contribution towards a landscaped median and frontage storm sewer main;
- Construct adequately sized concrete driveway letdown for access from Hwy 10;
- Construct new storm, sanitary and water service connections to service the development. Abandon any existing connections.
- Provide on-site stormwater mitigation features as per the Cloverdale McLellan Integrated Stormwater Management Plan. A restrictive covenant (RC) must be registered on title for the installation and maintenance of these features;
- Construct a water quality/sediment control inlet chamber prior to discharge at the inspection chamber. A RC must be registered on title to require the owner/operator to maintain and keep functional the water quality/sediment control inlet chamber;
- Verify the location/existence of the undocumented 450 mm storm main along the north side of Hwy 10 shown on the preliminary servicing plan by survey and video inspection;
- Verify the condition of the existing storm and sanitary system within the site through video inspection. If connections are proposed to this system the easement/legal documents may need to be amended accordingly;
- Register new statutory right-of-ways for the existing onsite storm and sanitary mains to meet the current design criteria standard;
- Ensure no storm drainage is directed into Ministry of Transportation and Infrastructure (MOTI) system. This includes, but is not limited to, collection/run-off of the internal road systems;
- No outside vehicle washing is permitted. All wash areas must be covered and drain to the sanitary system subject to permit from the GVRD for non-domestic liquid waste; and
- Referral to MOTI District office (604-660-8300) will be required to confirm if the property is subject to any road dedication requirement and/or access restrictions as the property is located within the MOTI's jurisdictional corridor.

A Servicing Agreement for this application is not required; however, a processing fee of \$1,627.550.00 (GST included) is required to administer the legal document requirements.



Tommy Buchmann, P.Eng.
Development Services Manager
R29

Tree Preservation Summary

Surrey Project No:
Address: 19459 Langley Bypass Surrey
Registered Arborist: Glenn Murray

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	0
Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 0 </u> X two (2) = 0	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	6
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 6 </u> X two (2) = 12	12
Replacement Trees Proposed	0
Replacement Trees in Deficit	12

Summary, report and plan prepared and submitted by:

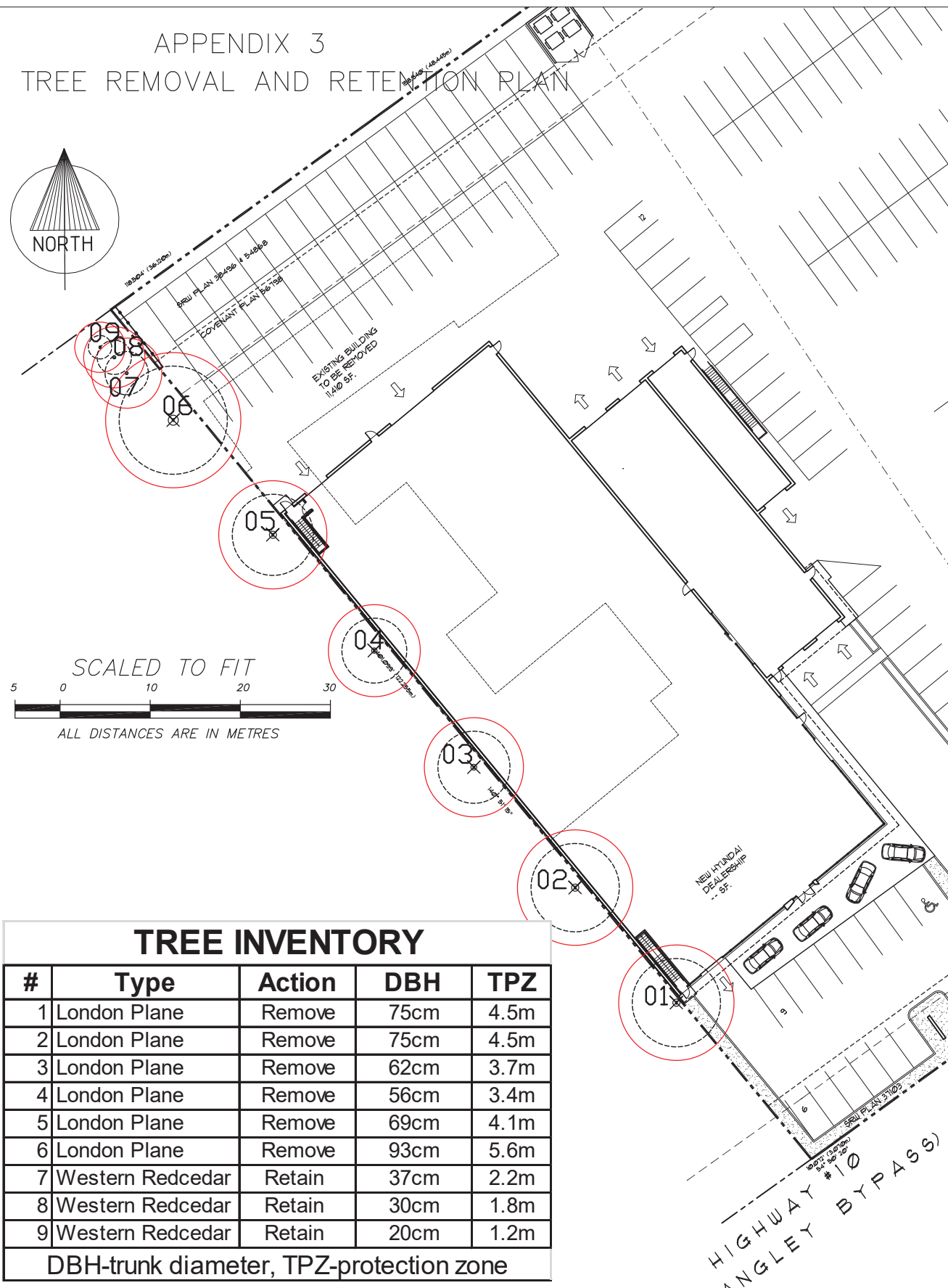
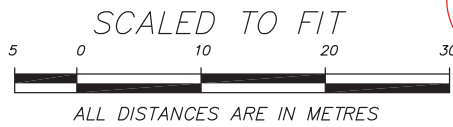
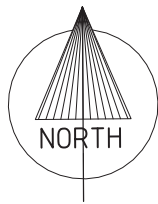


 (Signature of Arborist)

14-Apr-18

 Date

APPENDIX 3 TREE REMOVAL AND RETENTION PLAN



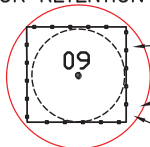
TREE INVENTORY

#	Type	Action	DBH	TPZ
1	London Plane	Remove	75cm	4.5m
2	London Plane	Remove	75cm	4.5m
3	London Plane	Remove	62cm	3.7m
4	London Plane	Remove	56cm	3.4m
5	London Plane	Remove	69cm	4.1m
6	London Plane	Remove	93cm	5.6m
7	Western Redcedar	Retain	37cm	2.2m
8	Western Redcedar	Retain	30cm	1.8m
9	Western Redcedar	Retain	20cm	1.2m

DBH-trunk diameter, TPZ-protection zone

LEGEND

TREE PROPOSED FOR RETENTION



PROTECTION ZONE (TPZ) FROM OUTSIDE OF TRUNK
NO BUILD ZONE (NBZ)
PROTECTION FENCING

TREE PROPOSED FOR REMOVAL



- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

19459 Langley Bypass SURREY, BC

TREE REMOVAL AND RETENTION PLAN
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL AND THEIR PROTECTION ZONES IN RELATION TO PROPOSED LAYOUT