



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application
DP 10-24
(20622 Langley Bypass)**

From: Ji Woo Lee, BSc., MCRP
Planning Assistant

File #: 6630.00

Date: July 11, 2025

Bylaw #:
Doc #:

RECOMMENDATION:

THAT this report be received for information.

PROPOSAL

Development Permit Application for a 1,510.6 m² expansion to an existing automotive dealership.

CITY BYLAWS & POLICIES:

Applying to the subject properties:

- a. **Official Community Plan (OCP):** Service Commercial; and
- b. **Zoning:** C2 Service Commercial

The proposed development:

- a. Is consistent with the OCP (Service Commercial); and
- b. Is consistent with the property's existing C2 zoning; no rezoning required.

COMMENTS/ANALYSIS:

Background Information:

Applicant:
Civic Address:

Christopher Bozyk Architects Ltd.
20622 Langley Bypass

Legal Description:	Lot 6 Except: Firstly: Part On Plan 27727; Secondly: Part On Plan 28361; Thirdly: Parcel "B" (Right Of Way Plan 41136); Fourthly: Part Highway Statutory Right Of Way Plan 29755 Fifthly: Part In Plan BCP6882 District Lot 308 Group 2 New Westminster District Plan 2020
Site Area:	12,708 m ² (136,788 ft ²)
Gross Floor Area:	1,510.6 m ² (16,260 ft ²) proposed addition 4,534.7 m ² (48,811 ft ²) proposed new total
Floor Area Ratio:	0.36
Lot Coverage:	36%
Total Parking Required:	39 spaces (including 2 h/c spaces)
Parking Provided:	159 spaces (including 4 h/c spaces)
OCP Designation:	Service Commercial
Zoning:	C2 Service Commercial
Development Cost Charges:	\$435,929.61 (City - \$235,119.07, GVS&DD - \$87,966.40, GVWD - \$86,177.80, MV Parks – \$3,902.39, TransLink - \$22,763.95)
Community Amenity Contributions (CACs):	N/A

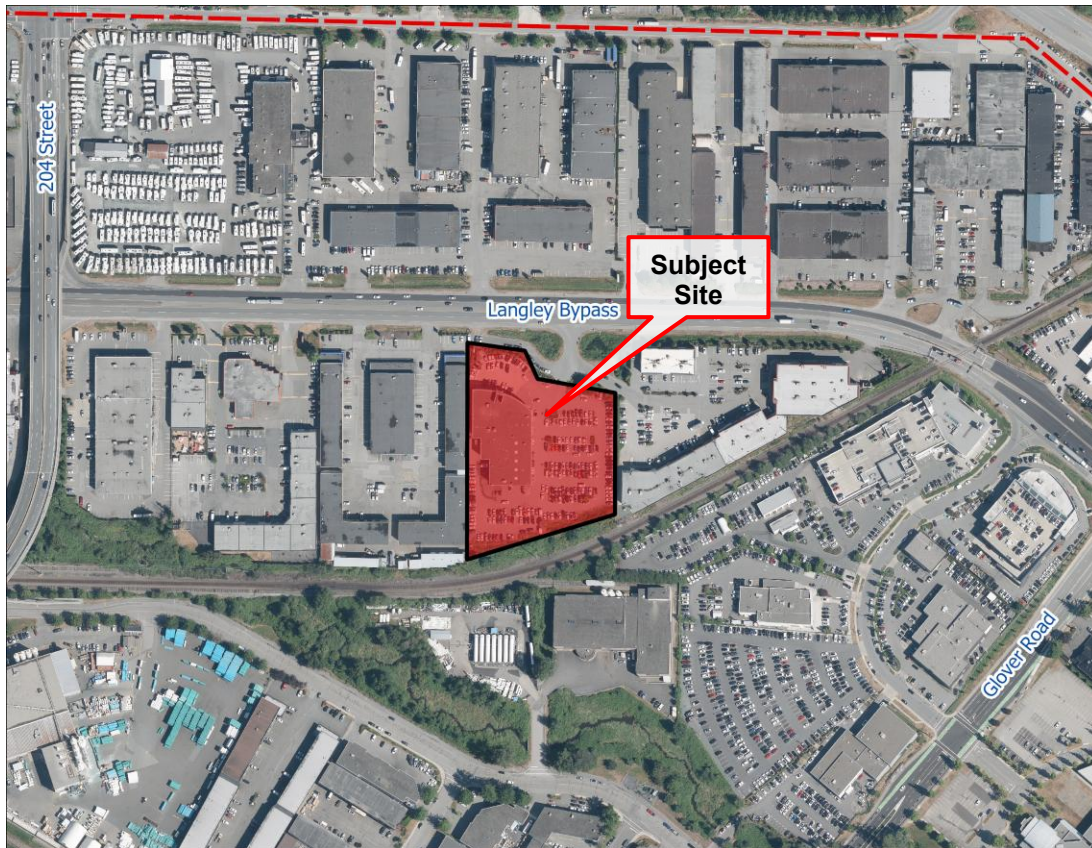
Discussion:

1. Context

The applicant is proposing a 1,510.6 m² addition to the existing automotive dealership. This site is designated as Service Commercial in the City's Official Community Plan, which aligns with the property's existing C2 Service Commercial zoning, which allows for automotive sales and services.

The property is located within an established auto-oriented commercial area, surrounded by large parcels that accommodate various buildings housing service commercial uses and facilities.

The property has a single access along a frontage road to the north, which is connected to the Langley Bypass, a Provincial highway that connects the site to major arterial roads, including Glover Road to the east and 200 Street to the west. To the west and east, the property is bounded by a light industrial complex, a shopping centre and bounded by a railway on the south.



Site context

2. Design

The applicant is proposing a 1,510.6m² addition to the existing building to expand the showroom, detail bays, and shop areas along the west, south, and east sides of the building. A second access from the frontage road is proposed to provide a more direct route to the front entrance and improve access for emergency vehicles. Because the subject site and its access are located off a Provincial highway, the application is being reviewed by the Ministry of Transportation and Transit.

The exterior building envelope is clad in white aluminum composite panels along the north elevation and the part of east elevation wrapping the show room area. The remaining portions of the east, south, and west elevations consist of tilt-up concrete walls and are painted in grey and white to match aluminum panels. The current north elevation which features a curved, two storey glazed lobby is reconfigured into a straight, continuous glazed façade as part of the expansion. The canopies over the main entrance and service reception are finished with red aluminum composite panels. A small entrance and vehicle display plaza is proposed between the new lobby and the proposed second access on the north side, to be paved and integrated into the site design.

Additional improvements include a new recycling waste storage enclosure and bicycle storage spaces along the south property line. As part of this expansion, landscaping beds are expanded and added and incorporated throughout the site. New hedges and trees are added along and within the property's perimeter. Five existing trees are proposed to be retained on site, and seven new trees in a mix of deciduous and coniferous species are proposed.

The concrete slab elevation of the existing structure is lower than the current Flood Construction Level elevation in the Floodplain Elevation Bylaw by approximately 700 mm and the applicant is seeking to construct the floor slab of the new addition at the same elevation as the existing slab.

The City is supportive of an exemption to the Floodplain Elevation Bylaw as we have received and accepted a report from a professional engineer certifying that the land may be safely used for the purpose intended, and that the Owner shall grant to the City a restrictive covenant under Section 219 of the *Land Title Act* with respect to the property.

3. Sustainability

The proposal incorporates several sustainable development features, including:

- Using construction techniques that minimize site disturbance and protect air quality;
- Using exterior lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Providing enhanced recycling facilities to enhance the ability to recycle the full range of recyclable materials;
- Incorporating a construction recycling plan;
- Using drought-tolerant and non-water dependent planting materials;
- Using water-conserving toilets;
- Providing four parking stalls (two Level 2, two Level 3) in the exterior parking area with electric vehicle chargers, with an additional three stalls roughed in for future Level 3 charger installation.

4. CPTED

The applicant's proposal benefited from a comprehensive Crime Prevention Through Environmental Design (CPTED) review by a qualified consultant whose recommendations were incorporated into the plans.

5. Variances

The applicant has requested a variance from the Zoning Bylaw to reduce the required number of loading spaces from 3 to 1. The existing building is served by a single loading zone and the applicant has confirmed it would continue to adequately serve the dealership's operations with the proposed addition completed. Under the draft new Zoning Bylaw, the expanded building would be required to have one loading space.

Staff support this proposed variance based on the provisions in the draft new Zoning Bylaw and discussions with the applicant confirming no significant increase in loading use is expected.

6. Summary

The proposed development is consistent with the property's zoning and OCP designation and would further reinforce the Langley Bypass' role as a prominent regional commercial destination.

ENGINEERING REQUIREMENTS

1. The applicant has submitted a report by a professional engineer certifying that the land may be safely used for the purpose intended and has been accepted by the City.
2. Registration of a restrictive covenant against the title of the property under section 219 of the *Land Title Act*.
3. Updated fire flow and fire hydrant(s) coverage analysis to support the expansion.
4. Updated stormwater management plan as required per City Design Criteria Manual (DCM).
5. Service connection upgrade as required per City bylaws and DCM.

FIRE DEPARTMENT COMMENTS

Fire department access for the whole project was reviewed to ensure adequate access was in place for both apparatus and firefighters. A construction fire safety plan shall be completed. The department is requesting the current FDC be replaced with 4" storz connection to be located on a remote pedestal in front of the building, near the northeast corner, exact location to be determined at a later date.

ADVISORY DESIGN PANEL

In accordance with Development Application Procedures Bylaw No. 3270, the subject Development Permit application will be reviewed by the Advisory Design Panel (ADP) at the July 30, 2025 meeting.

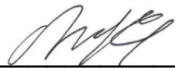
According to the Council-approved ADP Terms of Reference, the ADP is to provide form and character and urban design-related advice and recommendations for Council's consideration. ADP recommendations will be presented to Council through the ADP meeting minutes and, if applicable, through an additional City staff report, prior to Council consideration of the proposed Development Permit Applications.

A copy of the ADP minutes will be presented to Langley City Council at a future Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 3256, the proposed development would contribute \$235,119.07 to City Development Cost Charge accounts.

Prepared by:



Ji Woo Lee, BSc., MCRP
Planning Assistant

Concurrence:



Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



David Pollock, P.Eng.
Director of Engineering, Parks,
& Environment

Concurrence:



Scott Kennedy
Fire Chief

Attachments



DEVELOPMENT PERMIT APPLICATION DP 10-24

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