



# ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application  
DP 04-25  
(5975 Collection Drive)**

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

File #: 6630.00

Date: October 22, 2025

Bylaw #:  
Doc #:

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## RECOMMENDATION:

THAT this report be received for information.

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## PROPOSAL

Development Permit Application for a 4,609.65m<sup>2</sup> automotive dealership development.

## CITY BYLAWS & POLICIES:

Applying to the subject properties:

- a. **Official Community Plan (OCP):** Mixed Employment; and
- b. **Zoning:** CD 23 Comprehensive Development

The proposed development:

- a. Is consistent with the OCP (Mixed Employment); and
- b. Is consistent with the property's existing CD 23 Comprehensive Development zoning; no rezoning required.

## COMMENTS/ANALYSIS:

### Background Information:

**Applicant:**

Christopher Bozyk Architects Ltd.

**Civic Address:**

5975 Collection Drive

<b>Legal Description:</b>	Lot D, District Lot 308, Group 2, New Westminster District, Plan BCP49680 And an Undivided 85/400th Share in Lot 4, District Lot 308, Group 2 New Westminster District, Plan BCP44937 (See Plan as to Limited Access)
<b>Site Area:</b>	12,063m <sup>2</sup> (129,841 ft <sup>2</sup> )
<b>Gross Floor Area:</b>	4,609.65m <sup>2</sup> (49,618 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	0.38
<b>Lot Coverage:</b>	28%
<b>Total Parking Required:</b>	99 spaces (including 5 h/c space)
<b>Parking Provided:</b>	144 spaces (including 5 h/c spaces)
<b>OCP Designation:</b>	Mixed Employment
<b>Zoning:</b>	CD 23
<b>Development Cost Charges:</b>	\$1,330,254.83 (City - \$717,474.26, GVS&DD - \$268,432.62, GVWD - \$262,974.66, MV Parks – \$11,908.29, TransLink - \$69,465.00)
<b>Community Amenity Contributions (CACs):</b>	N/A

### **Discussion:**

#### 1. Context

The applicant is proposing a 4,609.65 m<sup>2</sup> automotive dealership development. The subject site is designated Mixed Employment in the City's Official Community Plan and is zoned CD23 Comprehensive Development, permitting automotive sales and services.

The property is located within the Langley Auto Collection, an established auto mall. Surrounding lands are occupied by automotive dealerships and associated facilities.

The property is currently unimproved and utilized as a parking lot by the owner. The site fronts onto Collection Drive, a privately owned internal road that provides access to Glover Road (arterial road) and Langley Bypass (Provincial road). Car dealerships border the site to the north and south, while Logan Creek and a light industrial building are located to the west, along the rear property line.



Site context

## 2. Design

The applicant is proposing a 4,609.65 m<sup>2</sup> development for an automotive dealership consisting of three buildings: a showroom, a carwash, and service bays. Vehicular and pedestrian access to the site is provided from Collection Drive, the existing internal road.

The showroom is oriented towards Collection Drive and is constructed of concrete tilt-up panels expressed in a rectilinear massing with flat roofs. The front façade features extensive glazing enclosing a two-storey lobby. Primary cladding materials include an insulated metal wall system and aluminium composite panels in silver and grey tones.

The carwash facility is located behind the showroom near the corner of the north and rear property lines. The building has a simple rectangular form with flat concrete tilt-up walls. Exterior finishes consist of aluminium panels in silver and grey, and concrete block cladding painted in similar shades.

The service bay building is located at the rear of the showroom along the rear property line and is constructed of tilt-up construction with a sloped roof. The exterior is clad with an insulated metal wall system and aluminium composite panel in varying shades of grey and silver.

The proposed landscaping plans indicate that existing tree groups at the rear of the site will be retained. Planting of a range of tree and plant species is proposed along the site frontage, west and south boundaries, and within parking islands. A total of 47 new trees are proposed, including Emerald Sentinel Sweetgum and Select Green Austrian Black Pine. Shrub and groundcover species such as Little-Leaf Boxwood, Oregon Grape, and Oceanspray provide additional layering and visual interest throughout the site. Trees and groundcovers are planted along the rear property line for additional buffer between the parking lot and Logan creek.

### 3. Sustainability

The proposal incorporates several sustainable development features, including:

- Removing invasive plant species;
- Using construction techniques that minimize site disturbance;
- Using exterior lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Incorporating a construction recycling plan;
- Incorporating the use of recycled building materials;
- Achieving energy performance of 25% better than the current Model National Energy Code for commercial, industrial, and institutional buildings;
- Using drought-tolerant and non-water dependent planting materials;
- Using an irrigation system with central control and rain sensors;
- Using water-conserving toilets;

### 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. Summary

The proposed development is consistent with the property's zoning and OCP designation and would further reinforce the Auto Mall's function as a key regional destination for automotive sales.

## **BUILDING REQUIREMENTS**

The site is located within the floodplain area and is therefore subject to the provisions of Floodplain Elevation Bylaw No. 2768. All buildings and structures are to be designed to meet the required minimum building elevation (MBE).

## **ENGINEERING REQUIREMENTS**

A new water service connection will be required to support this development. The developer will need to provide sufficient room at the lot property line, on the private side, to accommodate a water meter chamber. Given that Collection Drive is a private road, Engineering will require the water service to be within a statutory right-of-way from the watermain to the property line.

## **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 Fire Department Connection to be a 4" storz connection located on a remote pedestal in front of the building. A lockbox will be required for this building. The location of the new hydrant proposed by the applicant will need to be confirmed 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 November 5, 2025 meeting.

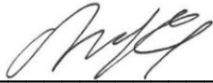
According to the Council-approved ADP Terms of Reference, the ADP is to provide form and character and urban design-related advice and recommendations for Council's consideration. ADP recommendations will be presented to Council through the ADP meeting minutes and, if applicable, through an additional 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 \$717,474.26 to City Development Cost Charge accounts.

Prepared by:



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Ji Woo Lee, BSc., MCRP  
Planning Assistant

Concurrence:



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

Concurrence:



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Carl Johannsen, RPP, MCIP  
Director of Development Services

Concurrence:



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Rachel Ollenberger  
Manager of Engineering Services

Concurrence:



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Scott Kennedy  
Fire Chief

*Attachments*



## DEVELOPMENT PERMIT APPLICATION DP 04-25

**Civic Addresses:** 5975 Collection Drive  
**Legal Description:** Lot D District Lot 308 Group 2 New Westminster District Plan Bcp49680 And An Undivided 85/400th Share In Lot 4 District Lot 308 Group 2 New Westminster District Plan Bcp44937 (See Plan As To Limited Access)  
**Applicant:** Christopher Bozyk Architects Ltd.

