



# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Development Permit Application DP 09-17-  
6025 Collection Drive-Christopher Bozyk  
Architects**

From: Development Services & Economic  
Development Department

File #: 6620.00  
Doc #: 150237

Date: August 14, 2017

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## **COMMITTEE RECOMMENDATION:**

THAT Development Permit Application DP 09-17 to accommodate a 932.23 m<sup>2</sup> (10,034 ft<sup>2</sup>) service and parts department expansion for the BMW Mini Langley dealership be approved.

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## **PURPOSE OF REPORT:**

To consider a Development Permit Application by Christopher Bozyk Architects to accommodate a 932.23 m<sup>2</sup> service and parts department expansion for the BMW Mini Langley dealership located at 6025 Collection Drive.

## **POLICY:**

The subject property is zoned CD 23 Comprehensive Development Zone and designated as Service Commercial in the Official Community Plan. All lands designated as Service Commercial are subject to a Development Permit.

**COMMENTS/ANALYSIS:**

**Background Information:**

<b>Applicant:</b>	Christopher Bozyk Architects Ltd.
<b>Owner:</b>	0820515 B.C. Ltd.
<b>Civic Addresses:</b>	6025 Collection Drive
<b>Legal Description:</b>	Lot A, District Lot 308, Group 2, New Westminster District, Plan BCP47533 and an Undivided 85/400 <sup>th</sup> Share of Lot 4, District Lot 308, Group 2, New Westminster District, Plan BCP44937
<b>Site Area:</b>	16,780 m <sup>2</sup>
<b>Floor Area Ratio:</b>	.37
<b>Total Parking Required:</b>	120 stalls, including 3 h/c stalls
<b>Total Parking Provided:</b>	137 stalls, including 3 h/c stalls
<b>Existing Zoning:</b>	CD 23 Comprehensive Development Zone
<b>OCP Designation:</b>	Service Commercial
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$76,699.89 (\$7.6440/ft <sup>2</sup> )

**Engineering Requirements:**

There are no engineering requirements for the proposed addition.

**Discussion:**

The iconic BWM MINI Langley dealership was the first luxury brand featured at “*The Collection*” luxury auto-mall. This proposed expansion is the first addition to complement their business operation since their opening in 2011.

Currently, there are two existing buildings on the site. The BMW and MINI dealerships, with a modest service department and a separate car wash building. The proposed expansion is to further enhance the service and parts departments of the dealership, and accommodate a new detailing department. The proposed buildings have been designed with under-stated but strong forms, matching existing structures and materials. Such materials include aluco-bond panel cladding systems, architectural concrete block veneer, and structural glazing systems.

Staff commend the applicant's commitment to integrate sustainability features and CPTED measures into the proposed expansion.

**Fire Department Comments:**

Langley City Fire-Rescue Service has reviewed the attached plans and provided preliminary comments to the applicant. The department will review, and make further comment, as the project continues to the building permit design stage.

**Advisory Planning Commission:**

In accordance with Development Application Procedures Bylaw No. 2488, the subject application will be reviewed by the Advisory Planning Commission at the September 13<sup>th</sup> meeting. A copy of the APC minutes will be presented to Langley City Council at the September 18<sup>th</sup> Regular Council meeting.

**BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$76,699.89 to Development Cost Charge accounts.

**ALTERNATIVES:**

1. Require changes to the applicant's proposal.

Prepared by:



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Gerald Minchuk, MCIP  
Director of Development Services & Economic Development

*attachments*