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|-------------------------|--|----------------|--------------------------------------|
| Proposal: | Development Permit to permit the installation of a free standing sign. | | |
| Recommendation: | Approval | | |
| Location: | 12451 - 88 Avenue | Zoning: | CD (By-law No. 15241) |
| OCP Designation: | Commercial | Owner: | Surrey West Shopping Centres Limited |

PROJECT TIMELINE

| | |
|--|--------------------|
| Completed Application Submission Date: | September 15, 2004 |
| Planning Report Date: | September 27, 2004 |

The applicant is proposing:

- a Development Permit

in order to permit the installation of a free-standing sign.

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7904-0348-00 (Appendix III), authorize the Mayor and

Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

REFERRALS

Engineering: The Engineering Department has no objection to the project (Appendix II).

SITE CHARACTERISTICS

- **Existing Land Use** Newly constructed large format retail centre.
- **Significant Site Attributes** Hydro corridor and gas right-of-way run diagonally through the site.
- **East:** Single family homes, zoned RF, designated Urban, in the OCP.
- **South:** B.C. Hydro facilities, zoned IH, designated Industrial, in the OCP.
- **West:** B.C. Hydro facilities, zoned IL, designated Industrial, in the OCP.
- **North:** Single family homes, zoned RF, designated Urban, in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background:

- The subject site was rezoned from Single Family Residential (RF) and Business Park (IB) to Comprehensive Development (CD By-law No. 5241) in March 2004 in order to accommodate the development of a large format commercial retail development.
- Development Permit No. 7903-0153-00, approved by Council in May 2004, regulates the overall form and character of this commercial development. However, the applicant finalized the Development Permit for the subject site without any freestanding sign.

Current Proposal:

- The applicant has applied for a Development Permit to allow for the installation of a free-standing sign.

DESIGN PROPOSAL AND REVIEW

- The sign is proposed to be located 3.8m (12.5 ft.) from the property line, which conforms to the minimum 2m (6.5 ft.) setback requirement of the Sign By-law.
- The proposed sign is 5.6m (18.6 ft.) in height, which is less than the 6m (20 ft.) maximum.

- The sign area is under the maximum 28 sq. m (300 sq. ft.) for double faced signs.
- The copy area is 50% the maximum allowable.
- The applicant has provided a landscaping schematic for the area surrounding the sign, which forms part of this Development Permit.
- The colour scheme and materials of the proposed sign is complementary to the colour scheme and materials approved in the original Development Permit for the development.
- The sign sits on a base of brick veneer with blue aluminum cladding signposts and a top frame brace design. The sign contains seven illuminated sign boxes.
- The City Architect has found both the design of the freestanding sign and the surrounding landscaping acceptable.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Engineering Summary
- Appendix III. Development Permit No. 7904-0348-00

Murray Dinwoodie
 General Manager
 Planning and Development

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APPENDIX I

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Michael Nygren
 Address: #201 - 11120 Horseshoe Way
 Richmond, B.C. V7A 5H7
 Tel: 604-448-9112

2. Properties involved in the Application

- (a) Civic Address: 12451 - 88 Avenue
- (b) Civic Address: 12451 - 88 Avenue

Owner: Surrey West Shopping Centres Limited
 PID: 025-989-367
 Lot A Section 31 Township 2 New Westminster District Plan BCP11404

3.

SUBDIVISION DATA SHEET

Proposed Zoning: CD

| Requires Project Data | Proposed |
|--|-----------------|
| GROSS SITE AREA | |
| Acres | 25.3 ac |
| Hectares | 10.23 |
| | |
| NUMBER OF LOTS | |
| Existing | 16 |
| Proposed | 1 |
| | |
| SIZE OF LOTS | |
| Range of lot widths (metres) | |
| Range of lot areas (square metres) | |
| | |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | |
| Lots/Hectare & Lots/Acre (Net) | |
| | |
| SITE COVERAGE (in % of gross site area) | |
| Maximum Coverage of Principal & Accessory Building | |
| Estimated Road, Lane & Driveway Coverage | |
| Total Site Coverage | |
| | |
| PARKLAND | |
| Area (square metres) | |
| % of Gross Site | |
| | |
| | Required |
| PARKLAND | |
| 5% money in lieu | NO |
| | |
| TREE SURVEY/ASSESSMENT | YES |
| | |
| MODEL BUILDING SCHEME | NO |
| | |
| HERITAGE SITE Retention | NO |
| | |
| BOUNDARY HEALTH Approval | NO |
| | |

| | |
|-------------------------------|----|
| DEV. VARIANCE PERMIT required | |
| Road Length/Standards | NO |
| Works and Services | NO |
| Building Retention | NO |
| Others | NO |

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|--|---------------------------------------|-----------------------------------|
| LOT AREA* (in square metres) | | 102,344 m ² (10.23 ha) |
| Gross Total | | 102,344 m ² (10.23 ha) |
| Road Widening area | | 424 sq.m. (4,565 sq.ft.) |
| Undevelopable area | | 4,770 sq.m. (51,345 sq.ft.) |
| Net Total | | |
| INFORMATION HEREON PERTAINS TO PHASE I ONLY | | |
| LOT COVERAGE (in % of net lot area) | | Building A |
| Buildings & Structures | | 0.134 |
| Paved & Hard Surfaced Areas | | 0.757 |
| Total Site Coverage | | 0.891 |
| SETBACKS (in metres) | | |
| Front | | 100.28 m (329 sq.ft.) |
| Rear | | 16.03 m (53 ft.) |
| Side #1 (N,S,E, or W) | | 9.2 m (30.2 ft.) |
| Side #2 (N,S,E, or W) | | 60.6/30.0 m (198 ft./98 ft.) |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | | 9.35 m (30.7 ft.) |
| Accessory | | |
| NUMBER OF RESIDENTIAL UNITS | | n/a |
| Bachelor | | |
| One Bed | | |
| Two Bedroom | | |
| Three Bedroom + | | |
| Total | | |
| FLOOR AREA: Residential | | - |
| FLOOR AREA: Commercial | | 12,309 m (132,500 sq.ft.) |
| Retail | | 12,309 m (132,500 sq.ft.) |
| Office | | - |
| Total | | 12,309 m (132,500 sq.ft.) |
| FLOOR AREA: Industrial | | - |

| | | |
|---------------------------|--|---------------------------|
| FLOOR AREA: Institutional | | - |
| TOTAL BUILDING FLOOR AREA | | 12,309 m (132,500 sq.ft.) |

* 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 |
| # of units/ha /# units/acre (net) | | n/a |
| FAR (gross) | | 0.13 |
| FAR (net) | | n/a |
| | | |
| AMENITY SPACE (area in square metres) | | |
| Indoor | | |
| Outdoor | | |
| | | |
| PARKING (number of stalls) | 308 | 640 |
| Commercial | | |
| Industrial | | |
| | | |
| Residential Bachelor + 1 Bedroom | | |
| 2-Bed | | |
| 3-Bed | | |
| Residential Visitors | | |
| | | |
| Institutional | | |
| | | |
| Total Number of Parking Spaces | | |
| | | |
| Number of disabled stalls | | |
| Number of small cars | | |
| Tandem Parking Spaces: Number / % of Total Number of Units | | |
| Size of Tandem Parking Spaces width/length | | |

| | | | |
|---------------|-----|---------------------------------|----|
| Heritage Site | /NO | Tree Survey/Assessment Provided | NO |
|---------------|-----|---------------------------------|----|