

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0044-00

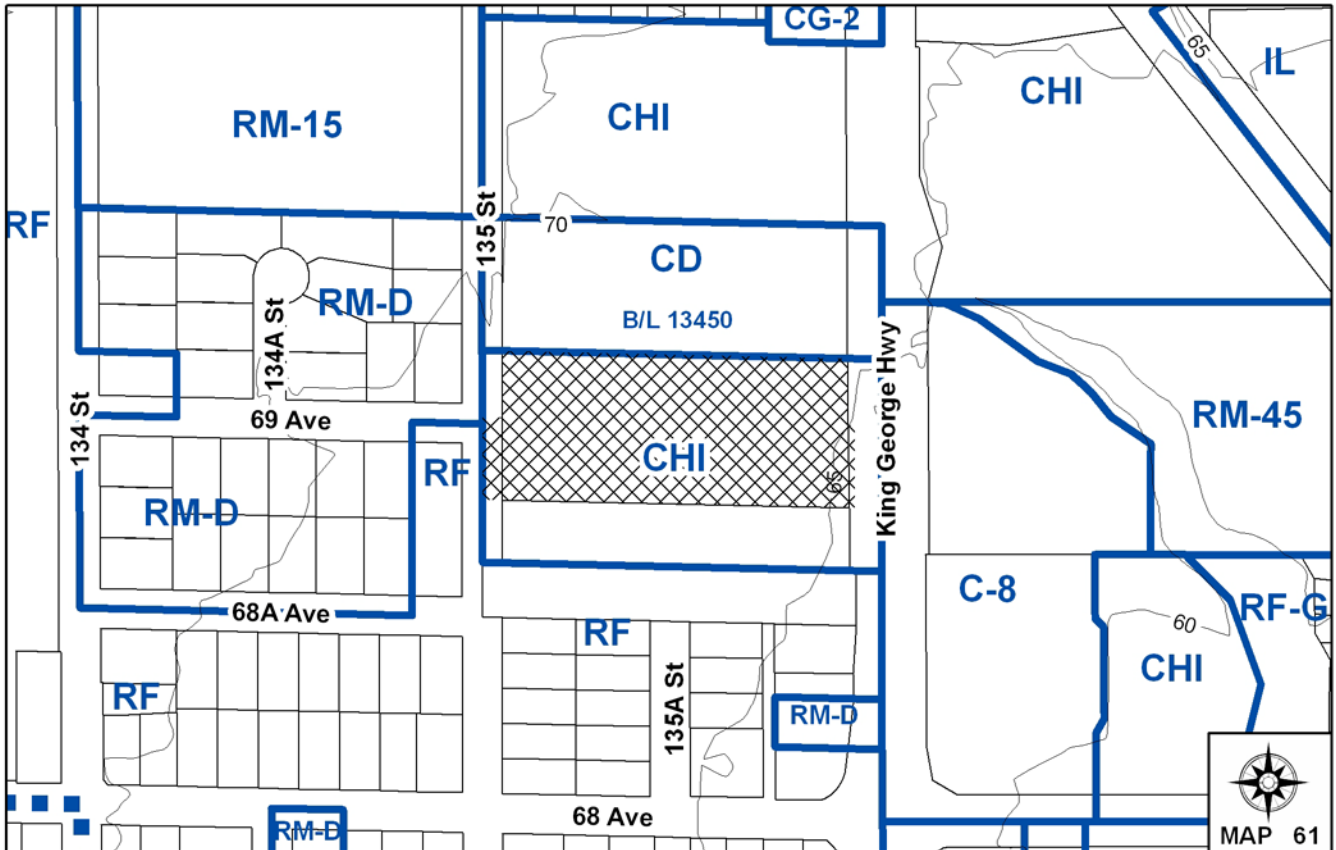
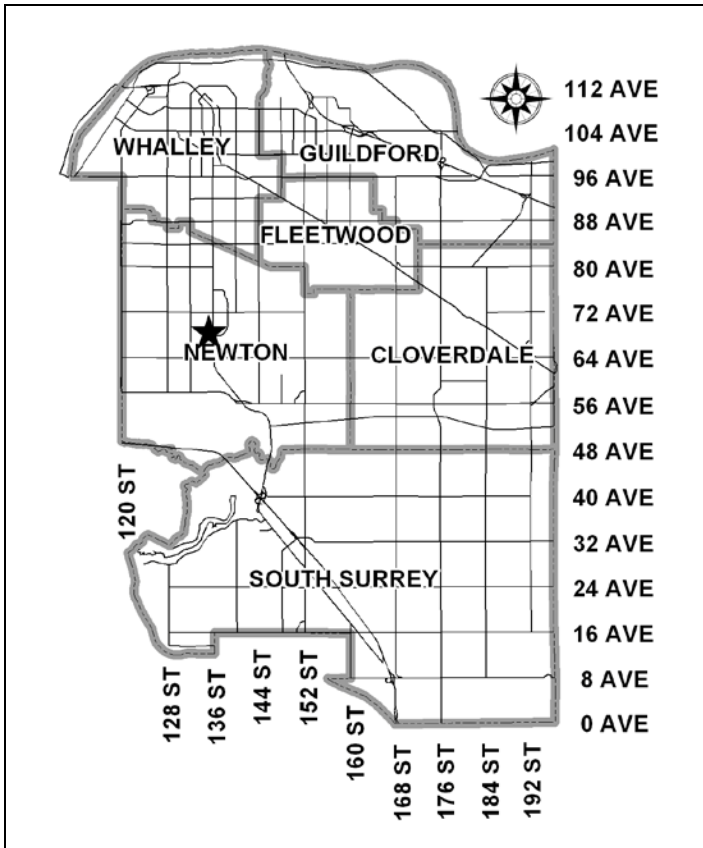
Planning Report Date: May 12, 2008

PROPOSAL:

- **Development Permit**

in order to permit the development of a free-standing sign for a retail warehouse building.

LOCATION: 6899 King George Highway
OWNER: The John Volken Foundation, Inc.
 No. S-37543
ZONING: CHI
OCP DESIGNATION: Commercial
LAP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The proposed free-standing sign meets all provisions of the Sign By-law.
- The proposed free-standing sign is designed to coordinate with the architectural design of the new retail warehouse building being constructed on the site and is consistent in scale with other free-standing signs along King George Highway.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7907-0044-00 (Appendix IV), 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 proposal as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: New retail warehouse building under construction.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Retail warehouse.	Commercial	CD
East (Across King George Highway):	Retail commercial buildings.	Commercial	C-8
South:	Warehouse building.	Commercial	CHI
West (Across 135 Street):	Single family dwellings and duplexes.	Residential	RF and RM-D

DEVELOPMENT CONSIDERATIONS

- The subject site, located at 6299 King George Highway, has frontage on both King George Highway to the east and 135 Street to the west. The site is zoned "Highway Commercial Zone (CHI), and is designated "Commercial" in the Official Community Plan.
- In 2006, Council approved Rezoning and Development Permit Application No. 7905-0041-00, which permitted development of an 8,945 square metre (96,286 sq.ft.) retail warehouse building on the subject site. This retail warehouse building is currently under construction.

PROPOSED FREE-STANDING SIGN

- The applicant now proposes to erect a freestanding sign on the site fronting King George Highway. A freestanding sign is permitted on this site under the Sign By-law but requires a Development Permit. Since a freestanding sign was not contemplated as part of the previous Development Permit for the retail warehouse building on the site, a new Development Permit is proposed.
- The proposed freestanding sign is proposed to be located 2.0 metres (7 ft.) from the eastern property line, which meets the location criteria for a freestanding sign under the Sign By-law. The proposed freestanding sign is 7.0 metres (23 ft.) in total height and 4.3 metres (14 ft.) in total width, which meets the dimensional criteria for freestanding signs along King George Highway. King George Highway is considered a special sign area under the Sign By-law where freestanding signs are permitted to be up to 7.6 metres (25 ft.) in total height.
- The sign has been designed to capture some of the design elements of the new retail warehouse building being constructed on the subject site. The upper portion of the sign is the same shape as the front entry of the retail warehouse building, and the construction materials (i.e. aluminum cladding and steel pipes) and colour palette are consistent between the two structures.
- The proposed sign dimensions and design characteristics are consistent with other signage in this area along King George Highway.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Free-Standing Sign Location Plan and Elevations
Appendix III.	Engineering Summary
Appendix IV.	Development Permit No. 7907-0044-00

Jean Lamontagne
General Manager
Planning and Development

RG/kms

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Information for City Clerk

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

1. (a) Agent: Name: Llewellyn Fonseca, Knight Signs
 Address: 7462 Progress Way
 Delta, BC
 V4G 1E1
 Tel: 604-940-2211

2. Properties involved in the Application
 - (a) Civic Address: 6899 King George Highway

 - (b) Civic Address: 6899 King George Highway
 Owner: The John Volken Foundation, Inc. No. S-37543
 PID: 026-671-611
 Lot 1 Section 17 Township 2 New Westminster District Plan BCP23621

3. Summary of Actions for City Clerk's Office

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		13,030 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	49%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	65.0 m
Rear	7.5 m	7.5 m
Side #1 (North)	7.5 m	7.5 m
Side #2 (South)	0.0 m	0.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 m	9.0 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		186 m ²
FLOOR AREA: Commercial		
Retail		8,189 m ²
Office		570 m ²
Total		8,759 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		8,945 m ²

** 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)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.69
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	219	301
Number of disabled stalls	3	4
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
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