

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0136-00

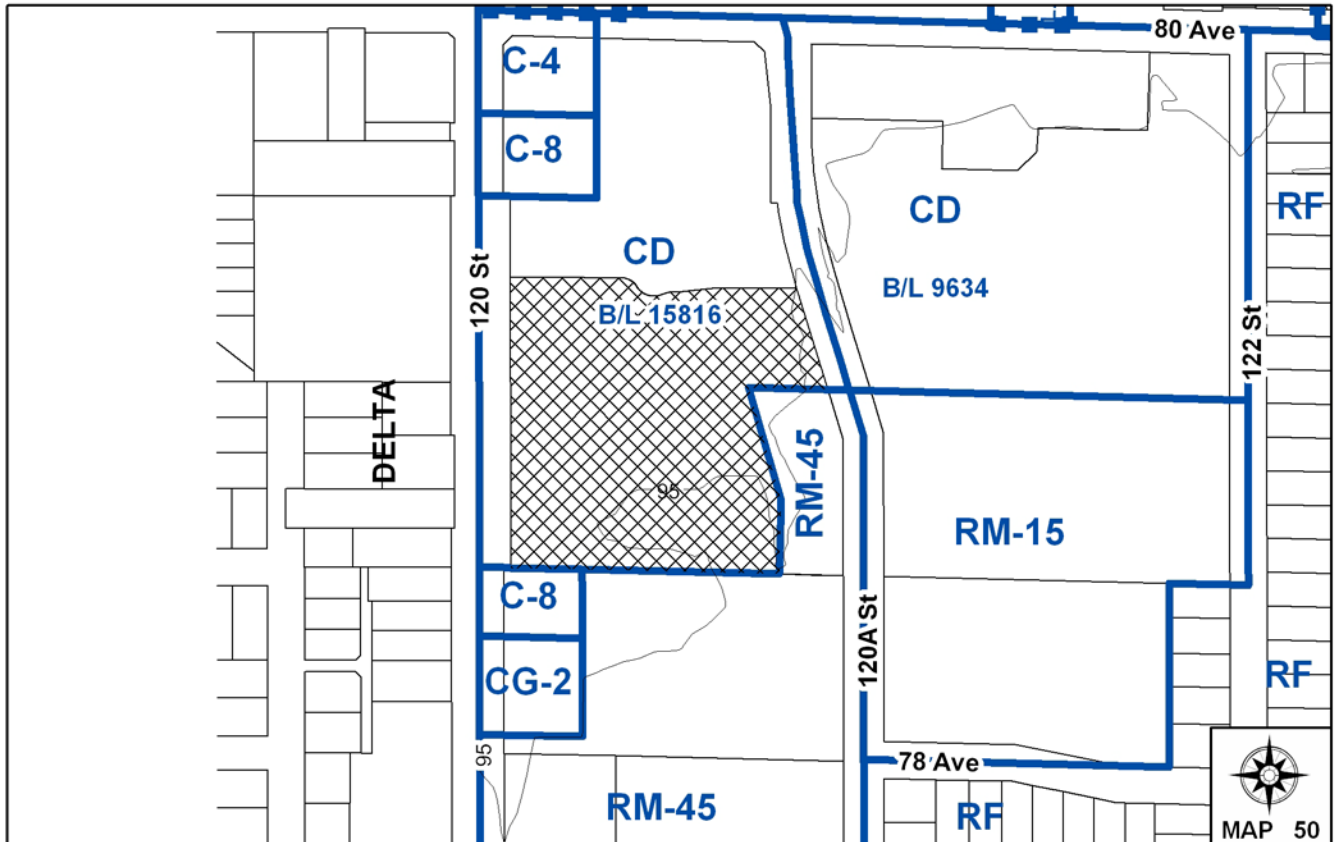
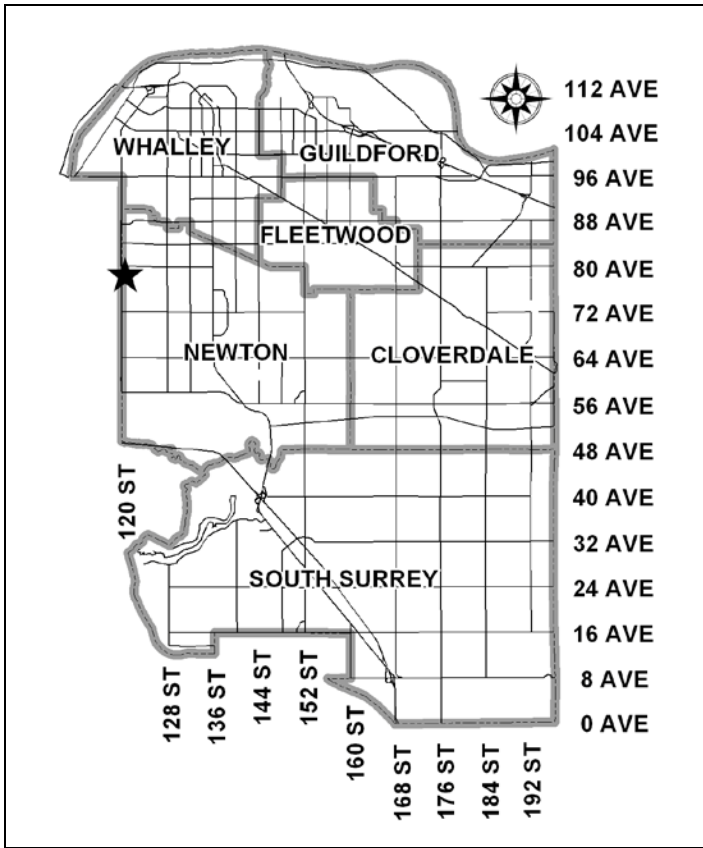
Planning Report Date: October 1, 2007

PROPOSAL:

- **Development Variance Permit**

in order to permit a pylon sign advertising a business on the adjacent lot within the same shopping centre.

LOCATION: 7878/98 - 120 Street
OWNER: Siddoo Kashmir Holdings
ZONING: CD (By-law No. 15816)
OCP DESIGNATION: Commercial
LAP DESIGNATION: Retail Commercial



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires a variance to the Sign By-law to allow a free-standing sign to advertise for a building on the same shopping centre but on a different premise and to allow third party advertising of up to 100% of the copy area for this sign.

RATIONALE OF RECOMMENDATION

- The proposed free-standing sign was approved in the Development Permit issued for the shopping centre.
- The variance is required due to the fact that the shopping centre is made up of two (2) legal properties. However, the two lots function as one shopping centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7907-0136-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary Part 1 Section 6 Sub-section 8 and Part 5 Section 27 Sub-section 1(e) of the Sign By-law (No. 14656) to allow third party advertising for businesses located at 12030/48 - 80 Avenue on a free-standing sign located at 7878/98 - 120 Street and to allow third party advertising for 100% of the free-standing sign copy area.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Shopping centre consisting of a Canadian Tire, Keg and Marks Work Wearhouse. Other buildings are under construction.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North-West of the subject site, at the south-east corner of 80 Avenue and 120 Street:	Vacant property and 7-Eleven convenience store.	Commercial	C-4 and C-8
East (Across 1120A Street:):	Medium to high density residential.	Multiple Residential.	CD
South:	Commercial development and a townhouse development.	Commercial and Multi-family.	C-8 and RM-45
West (Across Street Corporation of Delta):	Commercial and residential.		

DEVELOPMENT CONSIDERATIONS

Background

- The subject site at 7878/98 - 120 Street forms part of a shopping centre is located at the intersection of 120 Street (Scott Road) south of 80 Avenue and has frontage on two roadways: 120 Street, and 120A Street. The subject site is designated Commercial in the Official Community Plan (OCP) and is zoned CD 15816 for a shopping centre, including a Canadian Tire. The property was recently subdivided from the property immediately north, which contains the Keg Restaurant and is planned to be the site of several other Commercial Units. The Development Permit for this site was approved in 2006, prior to the site being subdivided.
- The shopping centre site consists of two legal properties, but was comprehensively designed as a single site with shared access, drive isles and parking. The Development Permit approved for the site (7905-0012-00) approved three (3) free-standing signs for this shopping centre; 2 along Scott Road and 1 along 80 Avenue (Appendix II).
- The subject free-standing sign is located on 7878/98 120 Street, and has been constructed. It is 25 feet in height, and has a sign area of 300 square feet (the maximum permitted under the Sign By-law).
- The subject free-standing sign has been built, but it remains blank. It will advertise businesses in a yet to be constructed commercial building located on the property to the north, at 12030/48 – 80 Avenue, which is part of the same Shopping Centre and covered by the same Development Permit. The larger site was subdivided into two parcels after the layout was approved.
- The Sign By-law requires that a sign advertise only buildings on that legal lot, and prohibits third party advertising in excess of 30% of the copy area of the sign. To enable the subject site to advertise for the businesses on the second lot and to allow the entire sign (100% of the copy area) to advertise for those businesses, variances are required. The variances are described below.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- Part 5, Section 27 Subsection 1 (e) of the Sign By-law (No. 13656) to allow for a free-standing sign to advertise businesses which are not on the same legal property where the sign is located.
- Part 1, Section 6 Subsection 8 of the Sign By-law (No. 13656) to allow for third party advertising of up to 100% of the copy area for the subject sign.

Applicant's Reasons:

- This Shopping Centre has recently been subdivided into two properties, and both pylon signs facing 120 Street are located on the same lot. The Shopping Centre functions as one unit with respect to parking, circulation, and design treatment.
- This is a large site with a substantial frontages (120 Street and 80 Avenue) which requires numerous free-standing signs.

Staff Comments:

- The request is in keeping with the Development Permit for this site, and the subdivision lines do not have any effect on site function. The two sites function as an integral part of a shopping centre.
- The overall shopping centre will be served by 3 free-standing signs, independent on what businesses advertise on each of these signs.
- Signage proposed is in keeping with the design and architectural style of the properties and comply with the Sign By-law in all other respects.

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.	Approved Development Permit Site Plan (No. 7905-0012-00) and Approved Signage
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7907-0136-00

Jean Lamontagne
General Manager, Planning and Development

TB/kms

v:\wp-docs\planning\plncom07\09141532.tb.doc
KMS 9/14/07 3:48 PM

Information for City Clerk

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

1. (a) Agent: Name: Ravi Siddoo
 Address: #105 - 2277 West 2nd Avenue
 Vancouver, B.C. V6K 1H8
 Tel: 604-736-5751

2. Property involved in the Application
 - (a) Civic Address: 7878/98 - 120 Street

 - (b) Civic Address: 7878/79 - 120 Street
 Owner: Siddoo Kashmir Holdings
 PID: 026-633-621
 Lot 1 Section 19 Township 2 New Westminster District Plan BCP 22892

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7907-0136-00.