

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0360-00

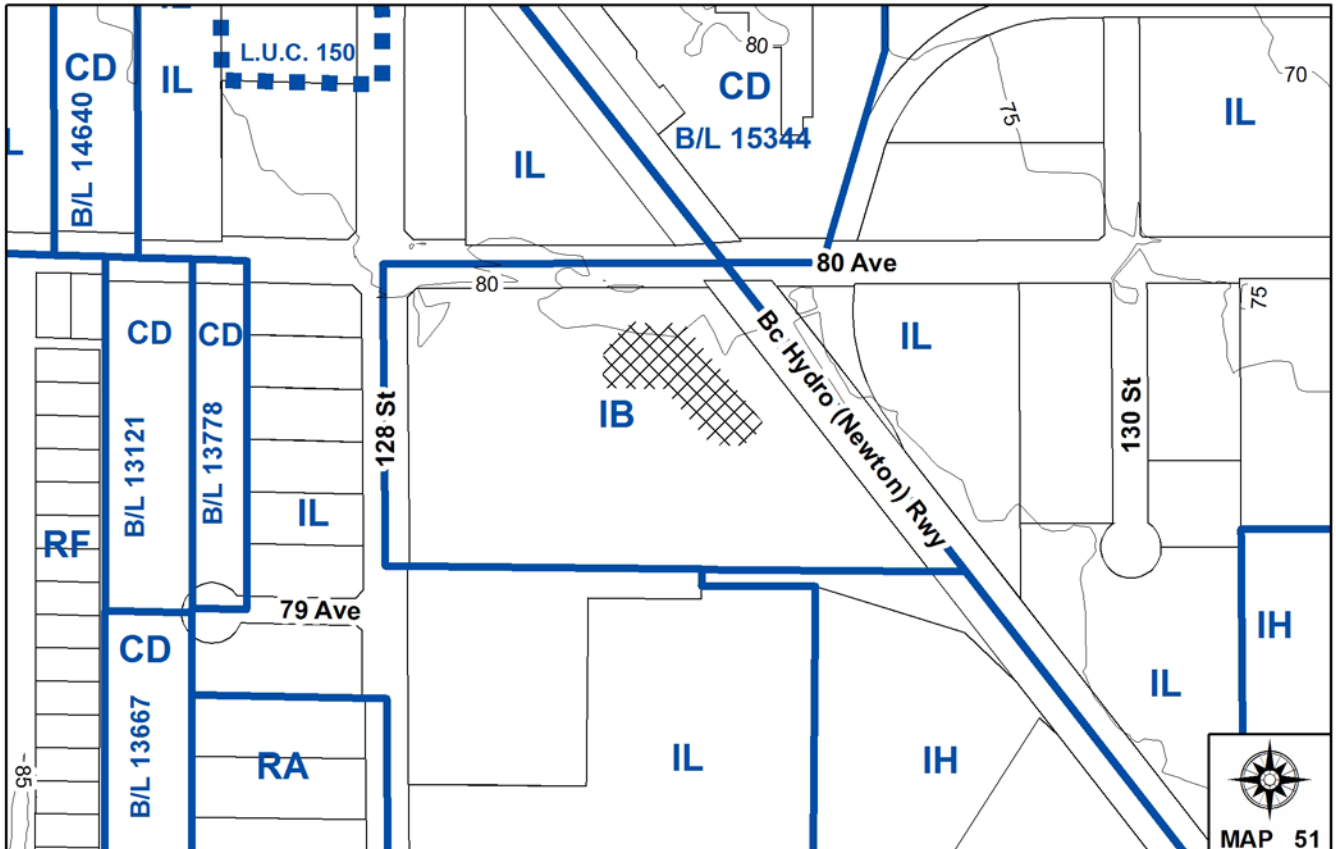
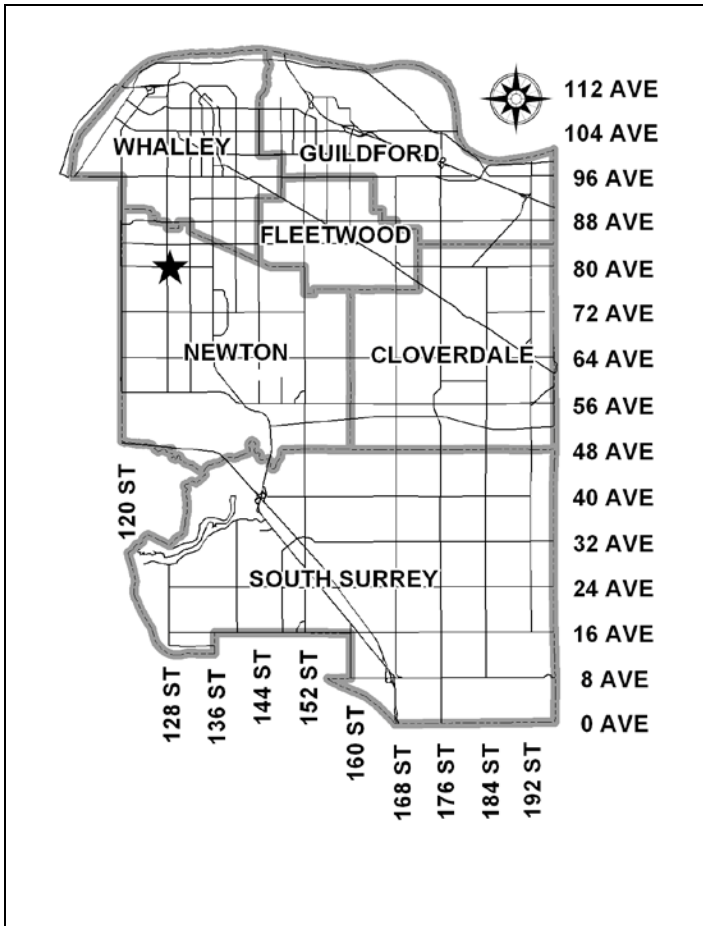
Planning Report Date: March 9, 2009

PROPOSAL:

- Development Permit
- Development Variance Permit

in order to vary the allowable location for fascia signage and to permit 1 additional fascia sign for an existing business in a stratified Business Centre.

LOCATION: Unit 120/121, 12888 - 80 Avenue
OWNER: Jaswinder Singh Parmar
ZONING: IB
OCP DESIGNATION: Industrial
LAP DESIGNATION: Newton Local Area Plan



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a new Development Permit to supplement approved Development Permit (No. 7999-0150-00) to vary the location of fascia signage for the two (2) strata units.
- The applicant requests a DVP to the sign by-law to permit one (1) additional fascia sign for a business.

RATIONALE OF RECOMMENDATION

- The subject business comprises of two (2) strata units and has a unique corner configuration resulting in four (4) building frontages. On this basis a second fascia sign can be supported.
- The proposal to amend the location of fascia signage shown on the approved Development Permit (No. 7999-0150-00) to a higher position above the unit frontage is considered an appropriate response to the existing building design and is consistent with other signage requests presently under review by staff.
- As part of this DP Amendment proposal, staff are seeking Council direction to initiate a review process with the strata for this business centre to ensure consistency in signage and compliance with existing bylaws and regulations.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7907-0360-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0360-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to allow an additional fascia sign on an existing commercial unit.
3. Council instruct staff to resolve the following issue prior to approval:
 - (a) submission of plans for a sign permit that meets the needs and requirements of the City's Sign By-law and the Building Division.
4. Council direct staff to work with the strata for the York Business Centre to bring forward the necessary action to achieve consistency in signage and ensure compliance with existing By-laws and regulations.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

Surrey By-laws & Licensing Services: By-laws & Licensing staff are aware of the signage compliance issues in the York Business Centre, and will be consulted as part of the signage review process proposed to be undertaken by City staff for this site. Enforcement specifically related to AMC Insurance will be held in abeyance.

SITE CHARACTERISTICS

Existing Land Use: Strata business park commercial units.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 80 Avenue), East, South and West:	Warehouse/storage business park.	Industrial/High Impact Industrial	IL

DEVELOPMENT CONSIDERATIONS

Development Site Background

- The subject property, the York Business Centre, located at 12888 - 80 Avenue, is designated as "Industrial" in the Official Community Plan (OCP) and is zoned "Business Park Zone (IB)". Currently a number of commercial and retail uses occupy the site. The units are stratified.
- Council approved the development of the site in November 2000 under Project No. 7999-0150-00. The site has now been fully developed and occupied, and includes various businesses ranging in use from banquet halls, professional and medical offices among other, smaller, commercial uses.
- The approved Development Permit (No. 7999-0150-00) resulted in the development of four buildings on site, and prescribed a strong design standard related to the installation and placement of signs throughout the complex. The buildings contain approximately 117 individual strata units.
- This report specifically deals with AMC Insurance (Units 120 and 121). The applicant proposes a Development Permit and a Development Variance Permit in order to allow two (2) fascia signs for this business and to allow the fascia signs to be installed on a higher position above the unit frontage. The proposed signs have already been installed and the applicant is seeking to legalize these signs formally through a DVP and DP amendment process.

Development Permit Amendment

- The existing Development Permit (No. 7999-0150-00) requires all fascia signs to be located on a consistent location above the existing reveals for each business frontage. The applicant requests that the DP be amended to allow the fascia sign for this business to be located within the building reveals.
- The proposed fascia signage location can be supported as it is consistent within the location of the majority of the other fascia signs currently under review by staff in this complex, and results in better symmetry with the building design. Further amendments to the signage in this complex will take into consideration this issue.
- The applicant will be required to finalize a Building Permit and necessary inspections in order to authorize the signs prior to DP issuance.
- It is noted that a number of issues have arisen in the York Business Centre, including, but not limited to the installation of a number of unauthorized fascia signs that are not consistent with the approved Development Permit, the City's Sign By-law, or they lack the necessary Building approvals. Staff is therefore seeking Council direction to be undertake a review process in order to ensure consistency in signage and by-law compliance for the York Business Centre.

- The applicant currently has a third sign installed on his business frontage, however, no action or enforcement will be taken by the City to remove this sign pending a review of signage in the York Business Complex. The applicant, in discussions with staff, has agreed that if the review determines that the third sign is NOT permitted, that he will remove said sign in accordance with City policy and regulation.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Sign By-law to allow the installation of 1 additional fascia sign to be placed above a commercial retail unit in the York Business Park.

Applicant's Reasons:

- The proposed variance to the Sign By-law will ensure that AMC insurance is visible from the nearby 80 Avenue and provides signage in two separate directions (northwest and northeast) in accordance with the unique building configuration.

Staff Comments:

- The Sign By-law permits only one (1) fascia sign per business license.
- The proposal to install one (1) additional fascia sign can be supported because of the unique characteristics associated with the AMC Insurance office. This business consists of two strata units in a corner configuration which results in four (4) building frontages. Therefore, considering the dual unit and multiple frontages of the business, a second fascia sign can be supported (Appendix IV).

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.	Development Permit No. 7907-0360-00
Appendix III.	Development Variance Permit No. 7907-0360-00
Appendix IV.	Site Photos and Unit Configuration

Jean Lamontagne
General Manager
Planning and Development

GM/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: Jaswinder Parmar
 Address: Unit 120 - 12888 - 80 Avenue
 Surrey, BC
 V3W 3A8
 Tel: 604-507-6666

2. Properties involved in the Application
 - (a) Civic Address: Units 120 and 121, 12888 - 80 Avenue

 - (b) Civic Address: Unit 120, 12880 - 80 Avenue
 Owner: Parmar Insurance Agency Inc., Inc. No. BC0705805
 PID: 025-521-616
 Strata Lot 90 Section 20 Township 2 New Westminster District Strata Plan
 LMS4385 Together with an Interest in the common Property in Proportion to
 the Unit Entitlement of the Strata Lot as Shown on Form V

 - (c) Civic Address: Unit 121, 12888 - 80 Avenue
 Owner: Parmar Insurance Agency Inc., Inc. No. BC0705805
 PID: 025-521-624
 Strata Lot 91 Section 20 Township 2 New Westminster District Strata Plan
 LMS4385 Together with an Interest in the common Property in Proportion to
 the Unit Entitlement of the Strata Lot as Shown on Form V

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7907-0360-00.