

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0013-00

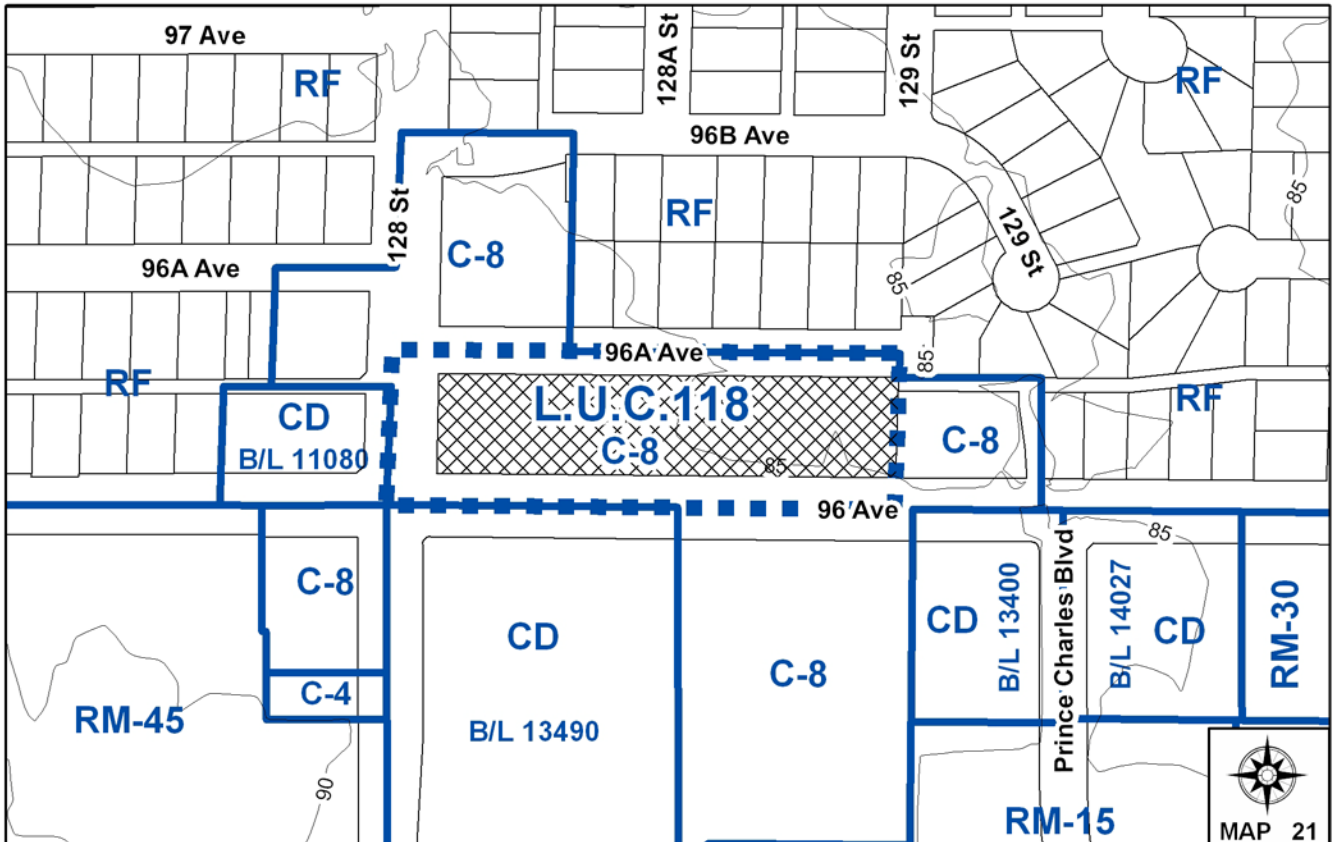
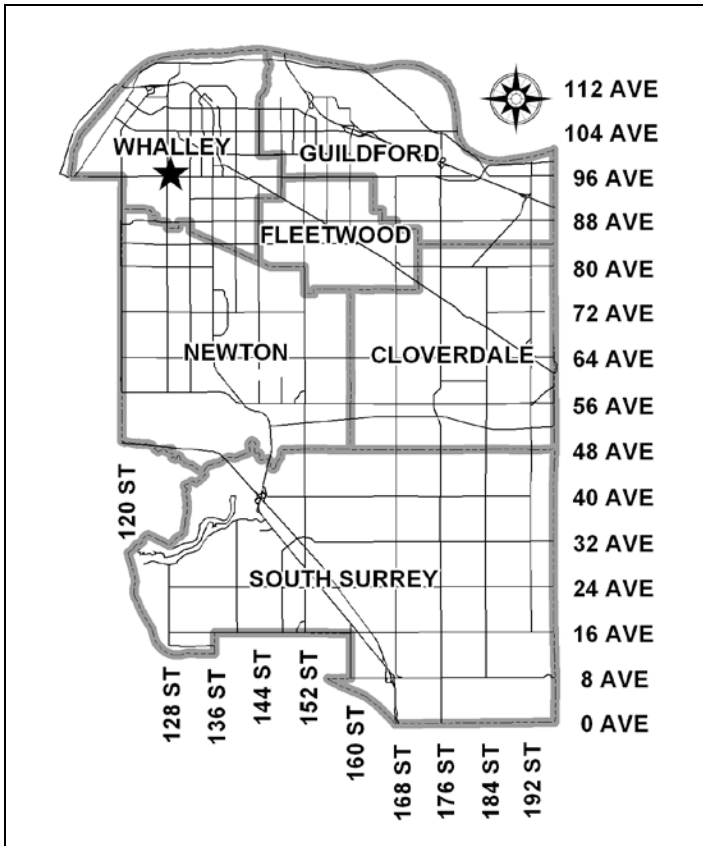
Planning Report Date: February 23, 2009

PROPOSAL:

- **Development Variance Permit**

in order to permit one (1) replacement free-standing sign on a commercial site.

LOCATION: 12811 - 96 Avenue
OWNER: Broadway Properties Ltd.
ZONING: Land Use Contract No. 118
OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Vary Land Use Contract No. 118 to permit the installation of a replacement free-standing sign.

RATIONALE OF RECOMMENDATION

- The proposed free-standing sign is a significant upgrade to the existing free-standing sign.
- The proposed free-standing sign is comparable in size to the existing free-standing signs in the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7908-0013-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary Land Use Contract No. 118 to permit a replacement free-standing sign.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant commercial building and a detached pub and restaurant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96A Avenue):	Multi-tenant professional office building	Commercial	C-8
	Single family dwellings.	Multiple Residential	RF
East:	Licensed private liquor store.	Commercial	C-8
South (Across 96 Avenue):	Commercial uses including a shopping centre.	Commercial	CD (By-law No. 13490) and C-8
West (Across 128 Street):	Gas station and single family dwelling.	Commercial	CD (By-law No. 11080) and C-8

DEVELOPMENT CONSIDERATIONS

- The subject property located at 12811 - 96 Avenue is designated Commercial in the Official Community Plan (OCP), and is regulated by Land Use Contract No. 118 with an underlying C-8 zoning. Two (2) multi-unit, single-storey commercial buildings (Townline Plaza) occupy the site.

- There are currently two (2) free-standing signs located on the subject property. One is situated at the southeast corner (Wheelhouse Pub sign), while the other is located at the southwest corner (Townline Plaza sign) at 96 Avenue and 128 Street.
- The proposed free-standing sign is set back 2.0 metres (6.5 ft.) from the existing property line, which complies with the setback required under the Sign By-law.
- The applicant is proposing to replace only the existing Townline Plaza sign with a new free-standing sign. The proposed free-standing sign does not comply with the Land Use Contract (No. 118), which requires the free-standing sign to be 2.5 metres (8 ft) high and 5.0 metres (16 ft) wide. Therefore, a Development Variance Permit is required (see By-law Variance section).

DESIGN PROPOSAL AND REVIEW

- The subject property is regulated under Land Use Contract (No. 118), which permits a free-standing sign approximately 2.5 metres (8 ft) high and 5.0 metres (16 ft) wide. The Surrey Sign By-law (No. 13656) permits a free-standing sign to a maximum height of 6.0 metres (20 ft) at this location, if the property were not regulated under a Land Use Contract.
- The proposed free-standing sign will be approximately 4.85 metres (16 ft) high and 3.0 metres (9.8 ft) wide. There are existing free-standing signs located on a number of adjacent commercial properties that are between 2.4 metres (8 ft) and 4.5 metres (15 ft) in height. Therefore, the size of the proposed free-standing sign is consistent with the existing free-standing signs in the area.
- The proposed free-standing sign will be double-faced and installed on a concrete foundation. The proposed free-standing sign consists of blue aluminum panels with an illuminated tenant panels with T-bar dividers and vinyl graphics. The proposed free-standing sign will be similar in colour to the existing building. A decorative aluminum feature with blue neon trim complements the top of the proposed free-standing sign.
- Landscaping similar to the existing groundcover and shrubs located on the subject property will be planted around the base of the proposed free-standing sign.
- The proposed free-standing sign is of high-quality and is a considerable upgrade to the existing free-standing sign on the subject property.
- The Engineering Department has requested a 5.0-metre x 5.0-metre (16 ft. x 16 ft.) corner cut at 96 Avenue and 128 Street and a 3.0-metre x 3.0-metre (10 ft. x 10 ft.) corner cut at 96A Avenue and 128 Street. As the application is only a Development Variance Permit, the road allowance dedications are not a requirement. Subsequently, the applicant is unwilling to provide the road dedications, however, the proposed free-standing sign will be sited to avoid any conflicts with the future road widenings.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Schedule F (Drawing #73-RZ-56i) of Land Use Contract No. 118 to permit a replacement free-standing sign that is approximately 4.85 metres (16 ft.) high and 3.0 metres (9.8 ft.) wide.

Applicant's Reason

- The proposed free-standing sign will provide better business identification and replace the dated sign that currently exists on the subject site.

Staff Comments

- The proposed free-standing sign will represent a significant upgrade from the existing sign and provide better signage for the businesses located within the shopping centre.
- The proposed free-standing sign will be surrounded by ground cover and low-level landscaping. This is an upgrade from the existing conditions, as there is currently no landscaping surrounding the existing free-standing sign.
- The Land Use Contract (No. 118) does not require the proposed free-standing sign to be installed at a specific setback from the property line. However, the Sign By-law requires a free-standing sign to be set back at least 2.0 metres (6.5 ft) from any property line. The proposed free-standing sign will comply with this requirement.
- The proposed free-standing sign will be sited to avoid any future road widening affecting this site.

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 Variance Permit No. 7908-0013-00

Jean Lamontagne
General Manager
Planning and Development

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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: Adrian Tuck, Alpha Neon Ltd.
 Address: 2771 Simpson Road
 Richmond, BC
 V6X 3H6
 Tel: 604-248-3600

2. Properties involved in the Application
 - (a) Civic Address: 12811 - 96 Avenue

 - (b) Civic Address: 12811 - 96 Avenue
 Owner: Broadway Properties Ltd. (Incorporation No. 90626)
 PID: 004-208-358
 Lot 274 Section 33 Block 5 North Range 2 West New Westminster District
 Plan 50860

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7908-0013-00.