

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0042-00

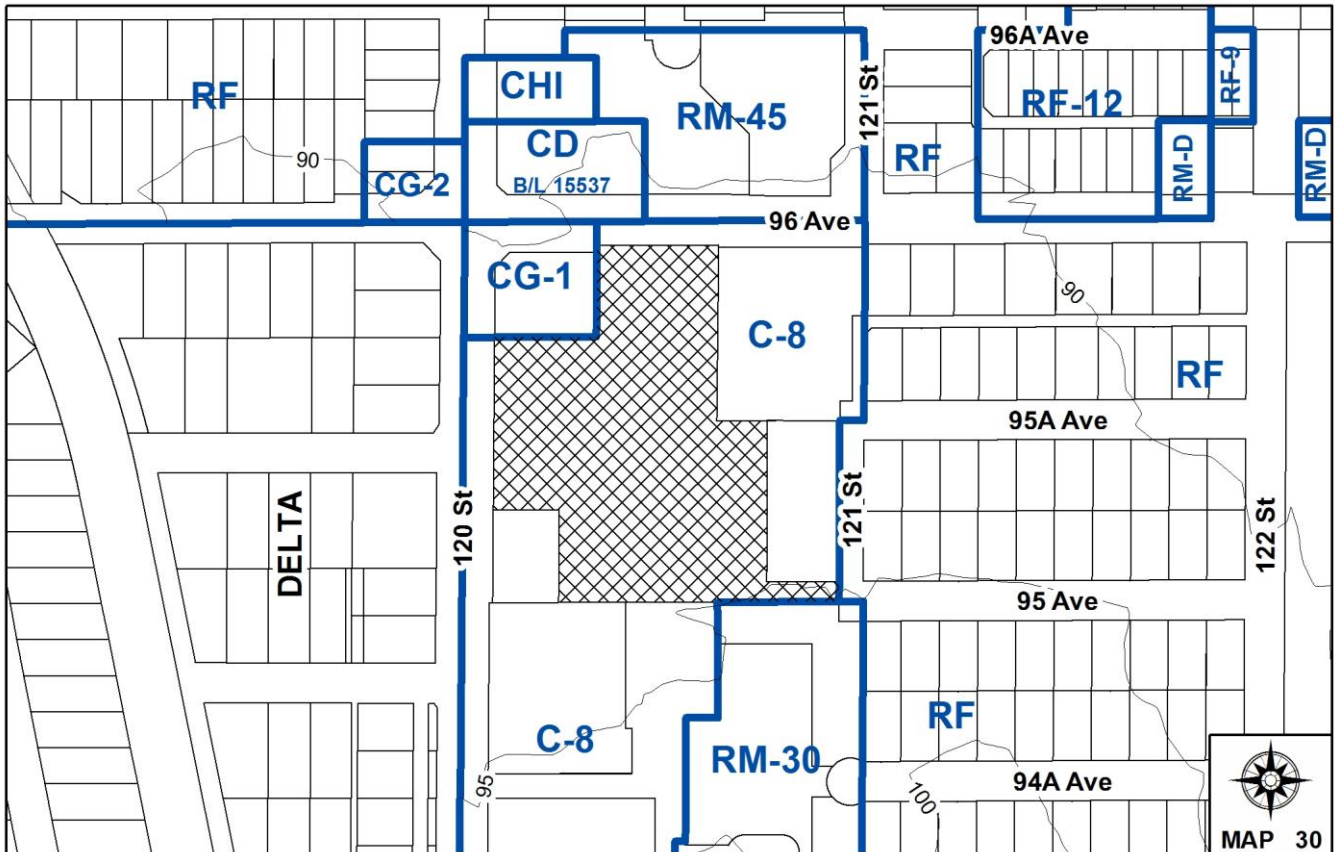
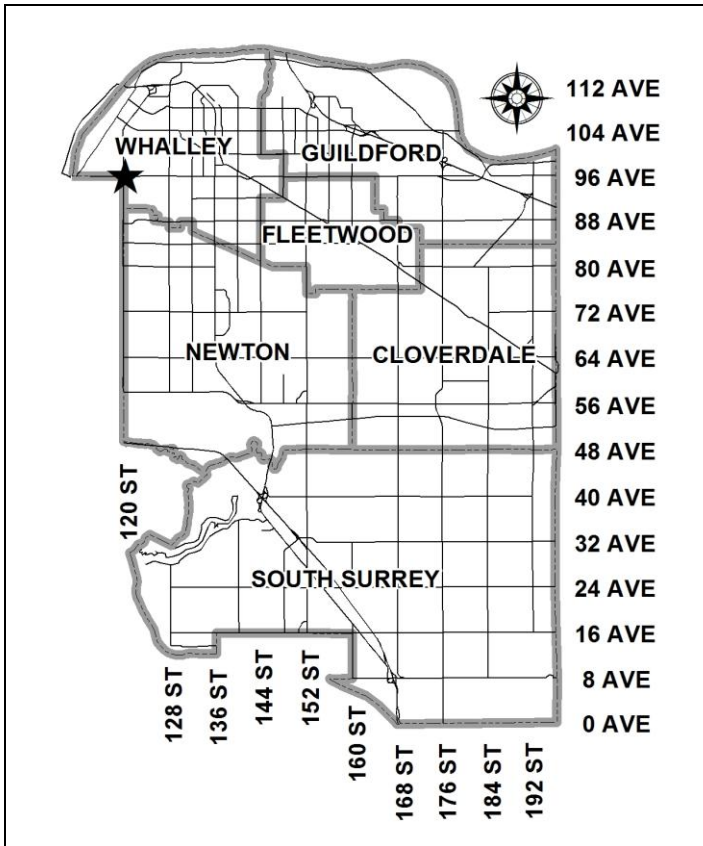
Planning Report Date: April 20, 2009

PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit the replacement of two existing free-standing signs.

LOCATION: 9522 - 120 Street
OWNER: Scott Town Holdings Inc.
ZONING: C-8
OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduced setback for one free-standing sign facing 120 Street.

RATIONALE OF RECOMMENDATION

- The current siting of the free-standing sign facing 120 Street is non-conforming to the Surrey Sign By-law. Replacement signs are intended to use the existing bases.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7909-0042-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7909-0042-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to reduce the minimum setback requirement for a free-standing sign from 2.0 metres (7 ft.) to 1.2 metres (4 ft.) from 120 Street/Scott Road.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Scott Town Plaza.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	Mixed commercial uses and apartments.	Commercial and Multiple Residential	CD and RM-45
Northwest:	Vacant.	Commercial	CG-1
East:	Mixed commercial uses and a vacant lot.	Commercial	C-8
South:	Mix of commercial buildings and multi-family.	Commercial and Multiple Residential	C-8 and RM-30
West (Across 120 Street in Delta):	Mixed commercial.	n/a	n/a

DEVELOPMENT CONSIDERATIONS

- The subject property located on the southeast corner of 120 Street and 96 Avenue is designated Commercial in the Official Community Plan (OCP) and is zoned C-8 (Community Commercial Zone). The Scott Town Plaza is located on the subject site. The major tenants include Buy Rite Foods and Pharmasave.

- The original building permit for the Scott Town Plaza was issued in April 1978.
- The applicant has submitted Development Permit and Development Variance Permit applications to replace two existing free-standing signs. One free-standing sign is located at the driveway/entrance off 120 Street while the other is located at the driveway entrance off 96 Avenue.
- Both of the proposed free-standing signs comply with the Sign By-law in terms of height and sign area.
- The free-standing sign fronting 120 Street is 7.6 metres (25 ft.) in height, which is the maximum height permitted under the Sign By-law for signs located on Scott Road between 64 and 96 Avenues. The sign is 2.7 metres (9.0 ft.) in width. The total signage area of 278 square metres (300 sq.ft.) also meets the Sign By-law.
- The free-standing sign fronting 96 Avenue is 6.0 metres (20 ft.) in height, which is the maximum height permitted under the Sign By-law for signs located on 96 Avenue between Scott Road and 152 Street. The sign is 2.7 metres (9.0 ft.) in width. The total signage area of 19 square metres (205 sq.ft.) also meets the Sign By-law.
- The applicant proposes to site the proposed replacement signs in the exact same location as the existing signs using the existing bases. As the existing free-standing signs were installed prior to the requirement for a minimum 2.0-metre (7 ft.) setback from any lot line and are sited 1.2 metres (4 ft.) and 2.4 metres (8 ft.) from Scott Road and 96 Avenue, respectively, the proposed free-standing sign fronting 120 Street requires Council approval of a Development Variance Permit for siting (see By-law Variance section of this report).

DESIGN PROPOSAL AND REVIEW

- The free-standing signs are attractively designed and pick up on some of the colours of the newly painted retail commercial building on the site. The construction material is primarily steel with fluorescent back lighting being proposed for lettering. The signs are an improvement over the existing 25-year old signs.
- The applicant has proposed additional landscaping around both sign bases to augment existing landscaping on site.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Sign By-law to reduce the minimum setback of one free-standing sign fronting 120 Street/Scott Road from 2 metres (7 ft.) to 1.2 metres (4 ft.).

Applicant's Reason:

- Proposal is using an existing sign base which was sited appropriately at the time but now is non-conforming.
- The proposal will replace an outdated non-functioning pylon sign with a more contemporary sign that will help to tie the Scott Town Plaza together using the same colour, theme, shape, angles and new logo.

Staff Comments:

- With the adoption of the Sign By-law in 1999, the siting of the current free-standing sign facing 120 Street became non-conforming.
- The current location of the existing sign has not created any problems and utilizing the existing base for the proposed replacement sign will not change this situation.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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|---------------|----------------------------------------------------|
| Appendix I. | Lot Owners, Action Summary and Project Data Sheets |
| Appendix II. | Proposed Site Plan and Sign Elevations |
| Appendix III. | Development Variance Permit No. 7909-0042-00 |

Jean Lamontagne
General Manager
Planning and Development

JKS/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: Harvey Hansen
 Address: 10 - 19510 - 55 Avenue
 Surrey, BC
 V3S 8P7
 Tel: 604-574-2490

2. Properties involved in the Application
 - (a) Civic Address: 9522 - 120 Street

 - (b) Civic Address: 9522 - 120 Street
 Owner: Scott Town Holdings Inc. Inc. No. 0362001
 PID: 008-710-031
 Lot "D" Except: Part Subdivided by Plan 22412, Section 31 Township 1 New
 Westminster District Plan 20245

3. Summary of Actions for City Clerk's Office
 - (a) Proceed to Public Notification for Development Variance Permit No. 7909-0042-00.