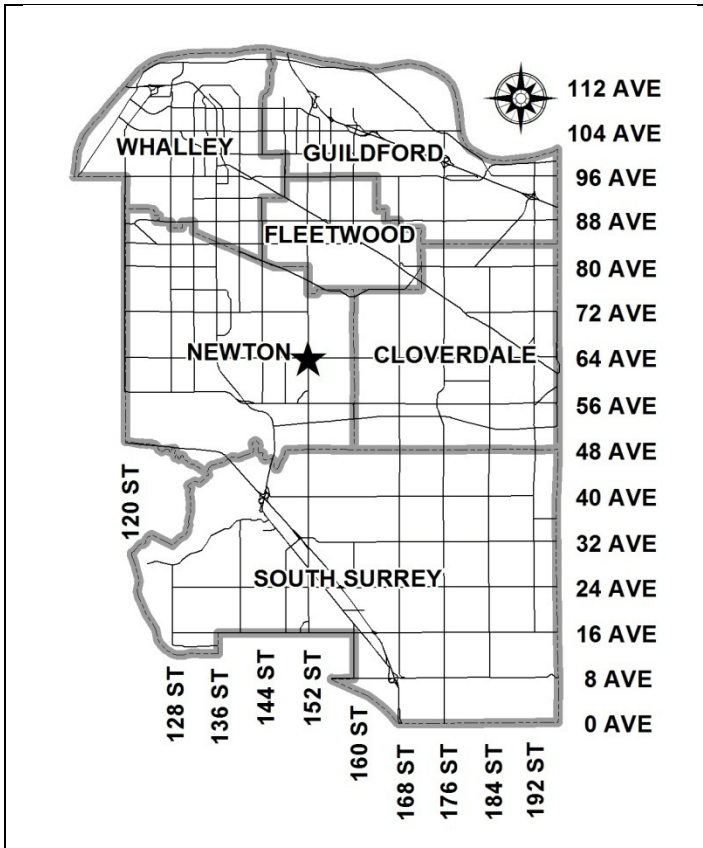


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0146-00

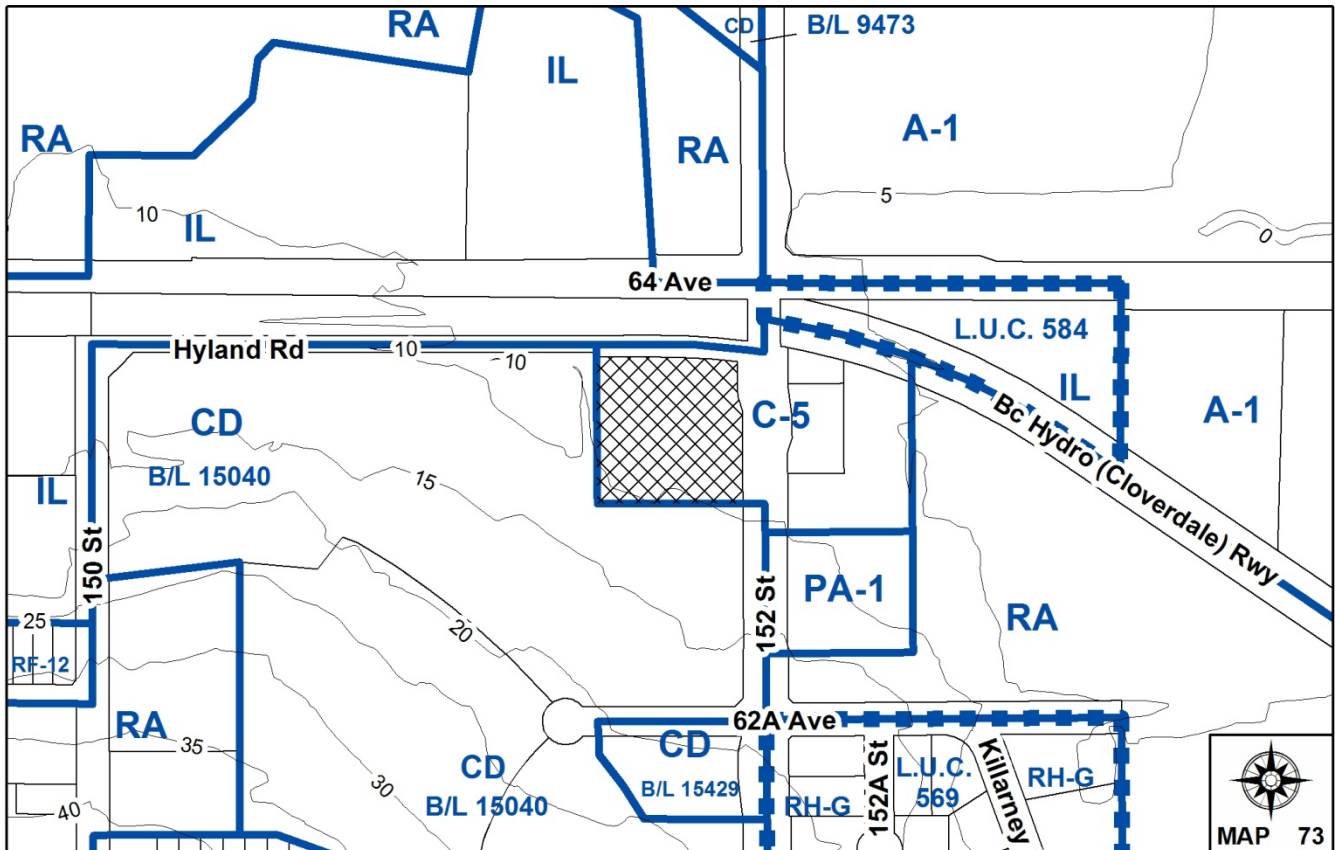
Planning Report Date: November 28, 2011



PROPOSAL:

- **Development Permit**
 in order to install a free-standing sign for a multi-tenant commercial building.

LOCATION: 6351 - 152 Street
OWNER: Denagar Enterprises Ltd., Inc. No. 230371
ZONING: C-5
OCP DESIGNATION: Urban
NCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The free-standing sign conforms to all requirements of the Surrey Sign By-law.
- The proposed free-standing sign is architecturally coordinated with the existing building.
- The free-standing sign will replace an existing free-standing sign located on-site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. The Planning & Development Department recommends that the Mayor and Clerk be authorized to execute Development Permit No. 7911-0146-00

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the sign (design, proposed materials etc.), Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Three multi-tenant commercial buildings.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Hyland Road):	BC Hydro Railway.	Urban	IL
East (Across 152 Street):	Fraser Valley Heritage Railway Museum.	Suburban	C-5
South:	Multi-family residential dwellings.	Urban/Townhouses (15 u.p.a. max)	CD Zone (By-law No. 15040)
West:	Multi-family residential dwellings.	Urban/Townhouses (15 u.p.a. max)	CD Zone (By-law No. 15040)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 6351 – 152 Street and presently zoned "Neighbourhood Commercial (C-5)". The property is designated "Urban" in the Official Community Plan (OCP) and "Commercial" in the South Newton Neighbourhood Concept Plan (NCP).
- The property is currently occupied by three multi-tenant commercial buildings.

Proposed Free-Standing Sign

- The applicant is proposing to replace the existing free-standing sign located on-site in order to provide better advertising exposure to passing motorists travelling along 152 Street.
- The proposed free-standing sign will be 4 metres (13.25 feet) high, which is lower in height than the permitted 6.0 metres (20 feet) height for free-standing signs outlined in the Surrey Sign By-law.
- The sign area is 2.4 metres (8 feet) wide, 2.7 metres (9 feet) and double-sided resulting in a total sign area of approximately 13 square metres (140 square feet). The Sign By-law permits a total sign area of 27.8 square metres (300 square feet).
- The free-standing sign will consist of a silver metal cladding and silver frame which reflects the exterior façade of the existing commercial building. The sign area will have 24 individual sign channels (12 per side) and background illumination for advertisement purposes.
- The sign will be located 2.1 metres (7 feet) from the eastern property line along 152 Street in compliance with required setbacks outlined in the Surrey Sign By-law, 1999.
- City staff have worked closely with the applicant to ensure the free-standing sign reflects the design features of the existing commercial building which fronts 152 Street.
- The applicant is proposing to introduce additional landscaping around the base of the sign in order to improve the overall appearance. The proposed landscaping will consist of small shrubs with additional ground cover around the perimeter of the sign base.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary
Appendix II. Development Permit No. 7911-0146-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/kms

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. 11/24/11 9:13 AM

Information for City Clerk

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

1. (a) Agent: Name: Vanessa Lai, United Awning & Signs Ltd.
 Address: 11751 Bridgeport Road
 Richmond, BC V6X 1T5
 Tel: 604-278-8638

2. Properties involved in the Application
 - (a) Civic Address: 6351 - 152 Street

 - (b) Civic Address: 6351 - 152 Street
 Owner: Denagar Enterprises Ltd., Inc. No. 230371
 PID: 023-654-597
 Lot 1 Section 10 Township 2 New Westminster District Plan LMP31433

3. Summary of Actions for City Clerk's Office

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7911-0146-00

Issued To: DENAGAR ENTERPRISES LTD., INC. NO. 230371
("the Owner")

Address of Owner: 6373 – 152 Street
Surrey, BC
V3S 3K8

1. This development permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development permit.
2. This development permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 023-654-597
Lot 1 Section 10 Township 2 New Westminster District Plan LMP31433

6351 – 152 Street

(the "Land")

3. This development permit applies to only the free-standing sign proposed on the Land shown on Schedule A which is attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
5. The character of the free-standing sign, including landscaping and the siting, form, exterior design and finish shall be in accordance with the drawings numbered 7911-0146-00(A) through to and including 7911-0146-00(C) (the "Drawings") which are attached hereto and form part of this development permit.
6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design and finish of buildings and structures on the Land, may be permitted subject to the approval of the City.
7. This development permit supplements Development Permit No. 6794-0432-00.
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

- 9. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
- 10. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 11. This development permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
 ISSUED THIS DAY OF , 20 .

 Mayor – Dianne L. Watts

 City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

 Authorized Agent: (Signature)

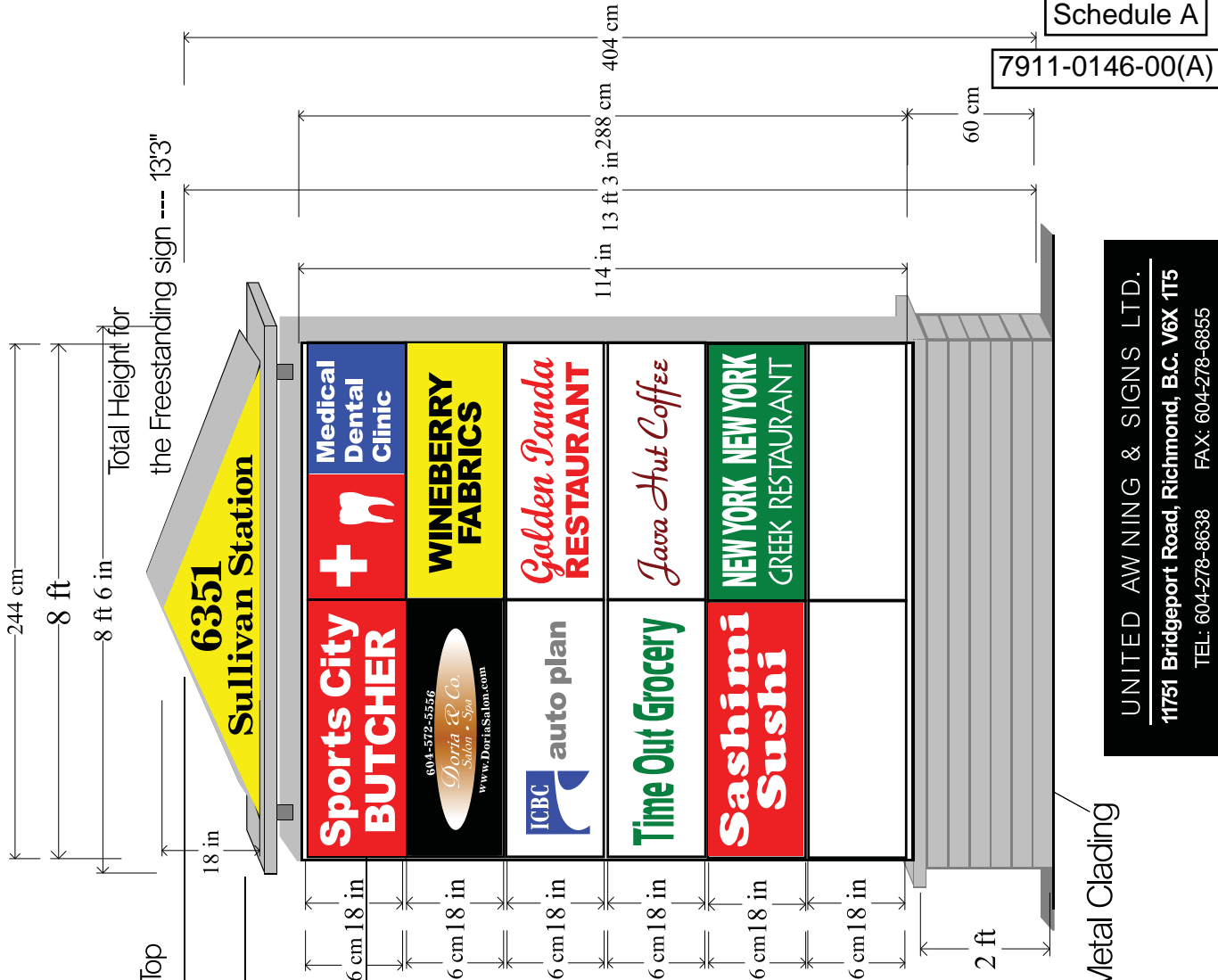
 Name: (Please Print)

OR

 Owner: (Signature)

 Name: (Please Print)

Propose Extended Sign (Scale: 3/8"=1'-0")



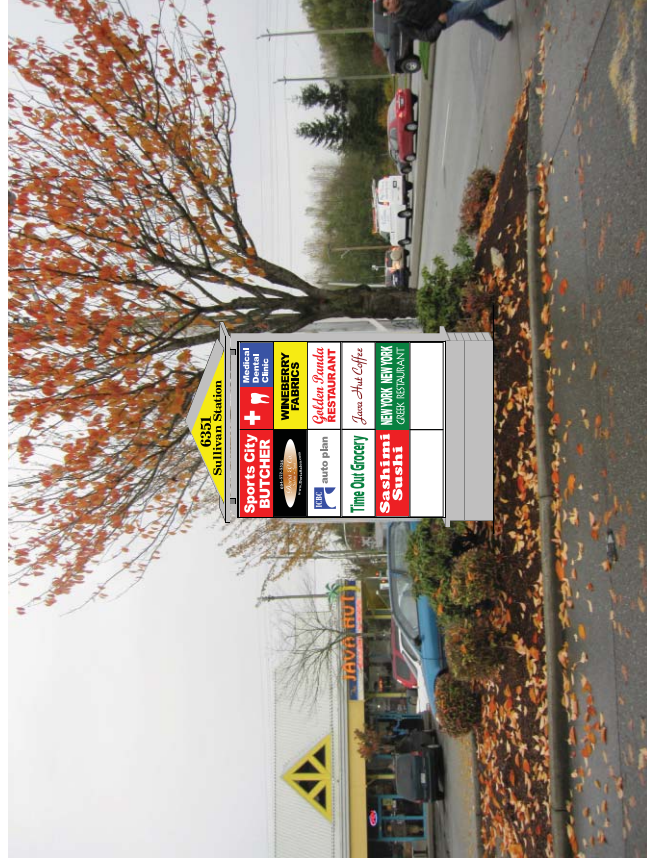
Existing Freestanding Sign ---8' Wide x 8' Total Height



Yellow Background Triangle Shape Top with Mall Name and Address

Nature Silver painted Frame

12 of 4'x18" Sign Area for each Tenant 46 cm 18 in
 Proposed Sign Elevation----- 8'wide x 13'3" Total Height



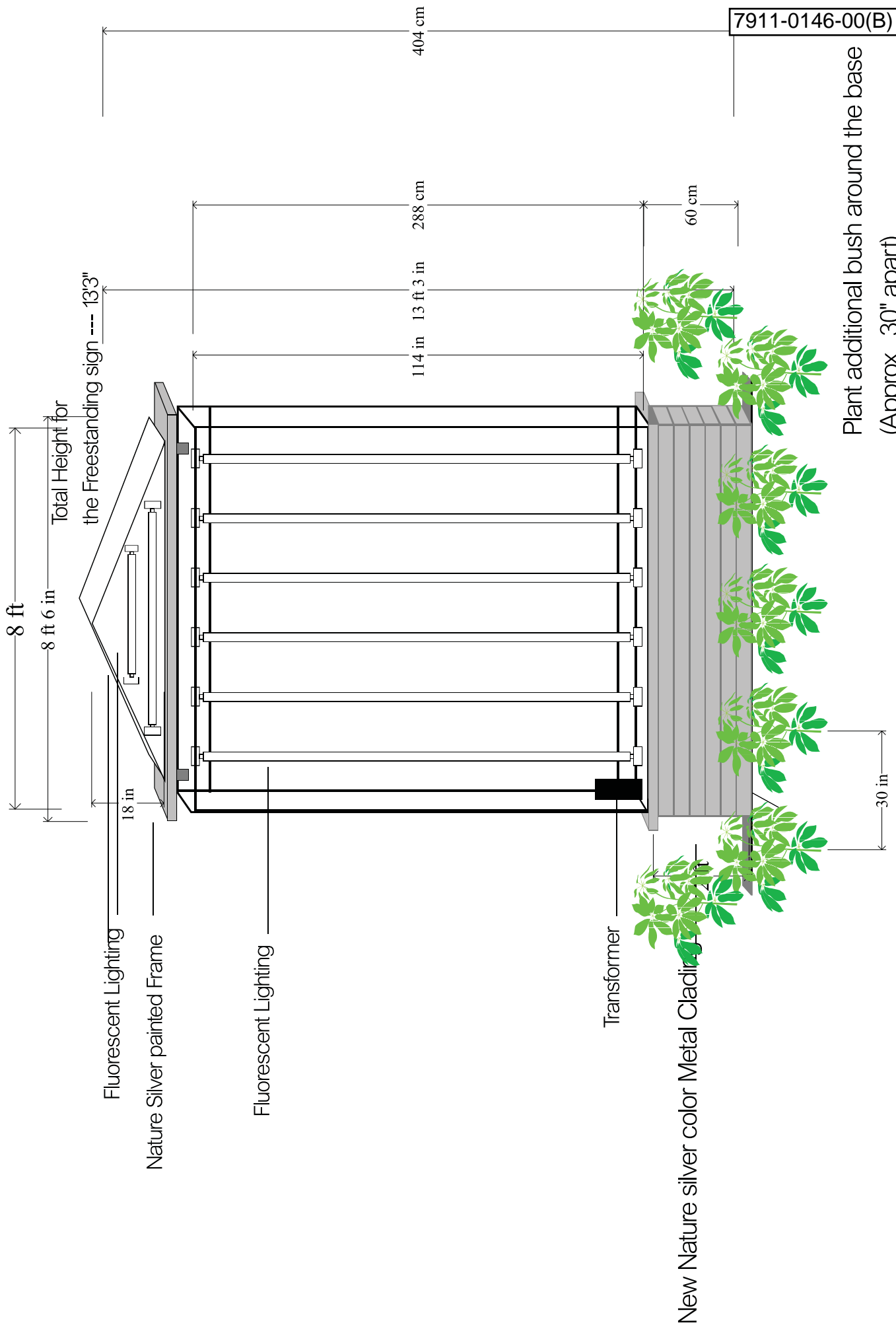
Nature silver color Metal Cladding

UNITED AWNING & SIGNS LTD.
 11751 Bridgeport Road, Richmond, B.C. V6X 1T5
 TEL: 604-278-8638 FAX: 604-278-6855

6351 - 6361 152 St., Surrey, B.C.

Denagar Enterprises Ltd. / Colliers International

Propose Extended Sign (Scale: 3/8"=1'-0")



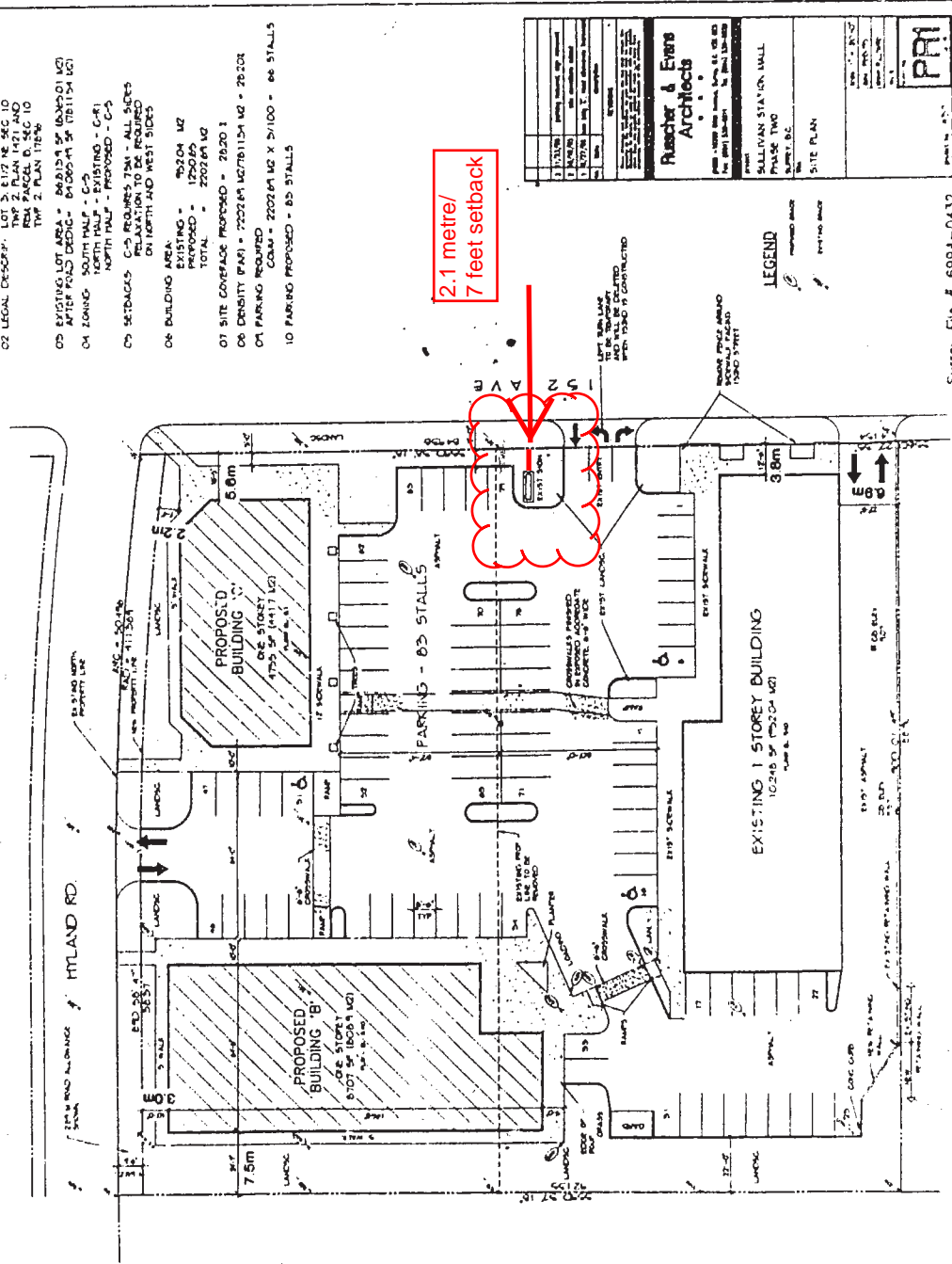
Plant additional bush around the base
(Approx. 30" apart)

SITE DATA:

- 01 CIVIC ADDRESS: 6201 AND 6212 152ND STREET SURREY, BC
- 02 LEGAL DESCRIP: LOT 3, E1/2 NE SEC 10 TRP 2, PLAN 1421 AND TRP 2, PLAN 1422 FROM PARCEL 0, 1 & 2 OF TRP 2, PLAN 1156
- 03 EXISTING LOT AREA = 8493.14 SQ METERS (205101 SQ FT) PERFORMING ZONING = C-28 (COMMERCIAL - TRADING)
- 04 ZONING: NORTH HALF - EXISTING - C-28 NORTH HALF - PROPOSED - C-28
- 05 SETBACKS: C-28 REQUIRES 7.6M - ALL SIDES RELAXATION TO BE REQUIRED ON NORTH AND WEST SIDES
- 06 BUILDING AREA: EXISTING = 792.04 M² PROPOSED = 1250.89 M² TOTAL = 2042.93 M²
- 07 SITE COVERAGE PROPOSED = 29.20 %
- 08 DENSITY (FAR) = 7202.81 M²/7911.54 M² = 28.20%
- 09 PARKING REQUIRED: COLUM = 2202.81 M² X 2/100 = 88 STALLS
- 10 PARKING PROPOSED = 85 STALLS

SOUTHERN B.C. RAILWAY

MTLAND RD.



2.1 metre/
7 feet setback

1	PLAN	PROPOSED BUILDING
2	PLAN	PROPOSED PARKING
3	PLAN	PROPOSED DRIVE
4	PLAN	PROPOSED SETBACK
5	PLAN	PROPOSED LANDSCAPE

Ruescher & Evers Architects

6000-152ND STREET, SUITE 101, SURREY, BC V4N 1V5
 TEL: 604-273-1111
 FAX: 604-273-1112
 WWW: RUESCHER-AND-EVERS.COM

SULLIVAN STATION MALL
 PHASE TWO
 SURREY, BC

SITE PLAN

DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

PRM

Surrey File # 6994-0432