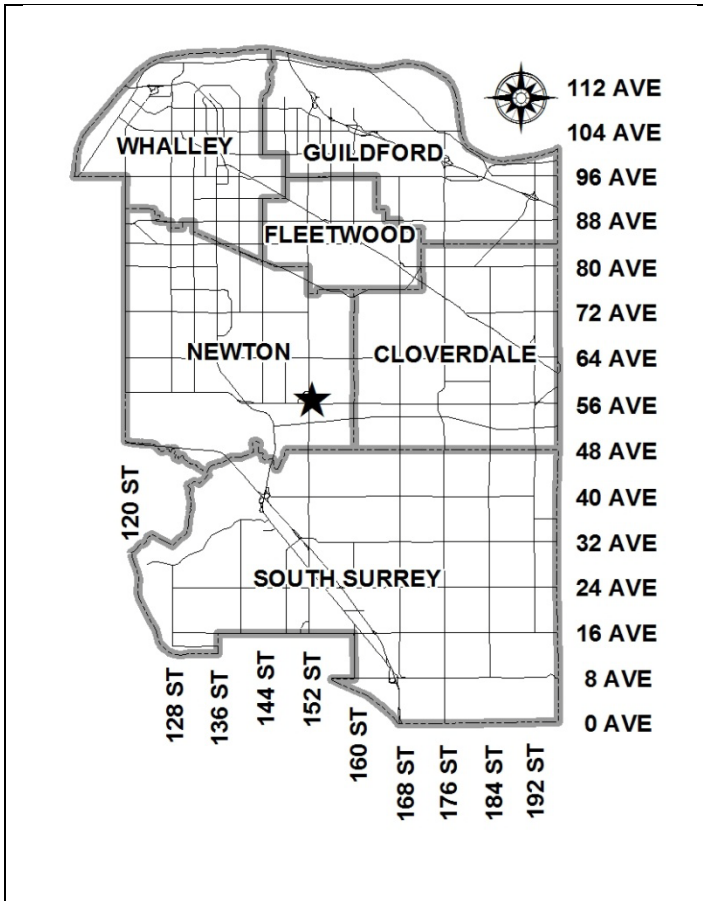


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0164-00

Planning Report Date: November 7, 2011



PROPOSAL:

- **Development Permit**
 in order to install two free-standing signs for a multi-tenant commercial business complex.

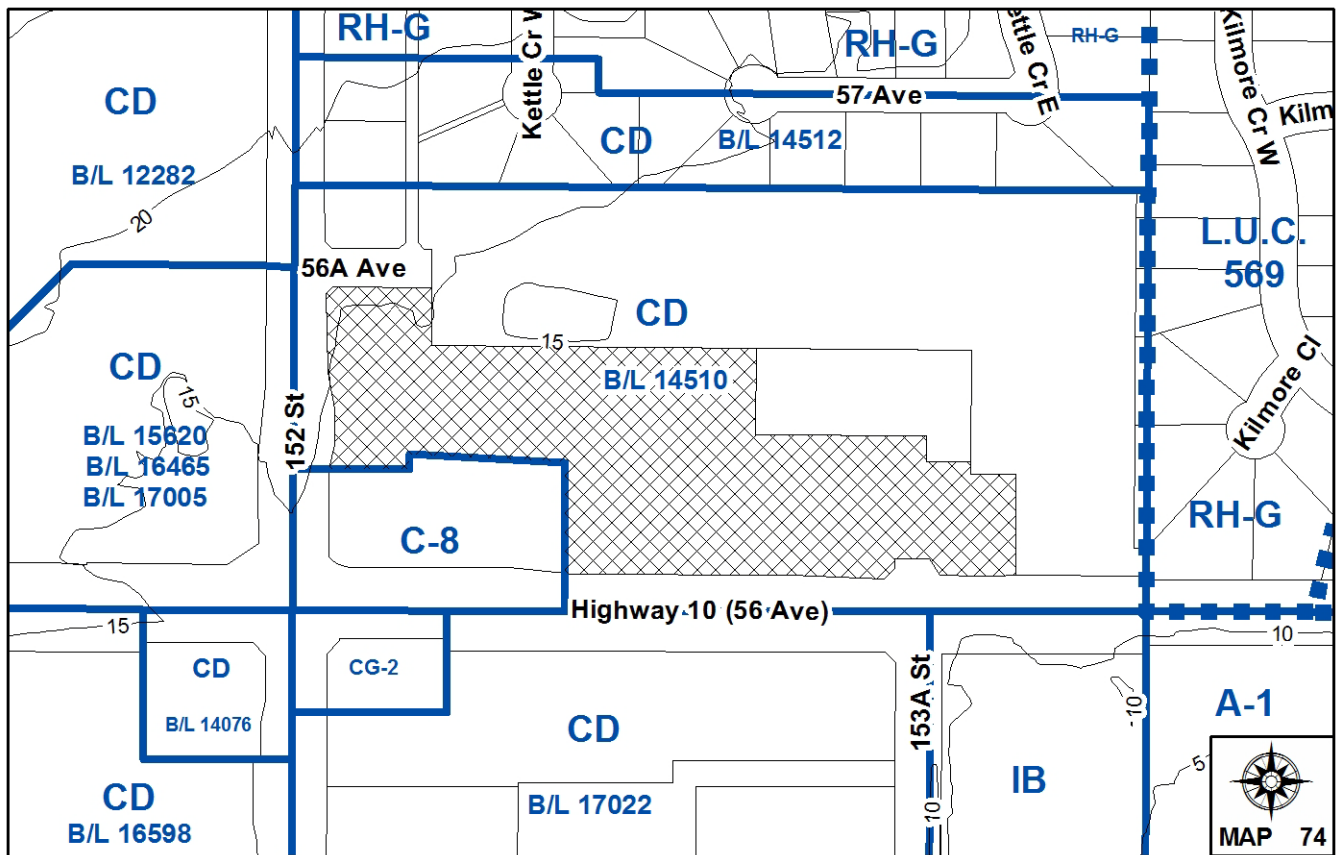
LOCATION: 5630/80 – 152 Street
 15255/15335/15365/15385/15295/15325
 – 56 Avenue (No. 10 Highway)

OWNERS: 606200 B.C. Ltd., 559006 B.C. Ltd.
 and Sullivan Station Annex Ltd.

ZONING: CD (By-law No. 14510)

OCP DESIGNATION: Commercial

LAP DESIGNATION: Retail Commercial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The free-standing signs conform to all requirements of the Surrey Sign By-law.
- The design of the proposed free-standing signs complements the existing commercial buildings as well as free-standing signage already installed on-site.
- The applicant is proposing additional landscaping around the perimeter of the sign bases.

RECOMMENDATION

1. The Planning & Development Department recommends that the Mayor and Clerk be authorized to execute Development Permit No. 7911-0164-00

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, 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 project. The applicant is required to construct an appropriate radius curb at the southwest corner of Building Pad #2 to improve traffic circulation as a condition of issuing the Sign Permit.

SITE CHARACTERISTICS

Existing Land Use: Commercial business complex

Adjacent Area:

| Direction | Existing Use | OCP/LAP Designation | Existing Zone |
|---------------------------|--|--|--|
| North: | Single family dwellings and duplexes. | Urban/Urban Residential | CD (By-law No 14510) |
| East: | Single family dwellings and duplexes. | Urban/Urban Residential | CD (By-law No. 14510) |
| South (Across 56 Avenue): | Multi-tenant Industrial and Business Park. | Industrial/Business Park and Commercial | IB and CD (By-law No. 17022) |
| West (Across 152 Street): | Multi-tenant commercial buildings. | Commercial/Retail Commercial and Shopping Centre | C-8 and CD (By-law No. 15620, 16465 & 17005) |

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is 2.5 hectares (6.1 acres) in area and located on the north side of 56 Avenue (No. 10 Highway), east of 152 Street.
- The property is designated "Commercial" in the Official Community Plan (OCP) and "Retail Commercial" in the Newton Local Area Plan (LAP). The subject property is currently regulated by a "Comprehensive Development (CD)" Zone (By-law No. 14510) which allows a broad range of retail, personal service, general service and office uses.

- A Development Permit (No. 7999-0102-00) was issued by Council on June 9, 2003 for a retail shopping centre with a gross floor area of 7,618 square metres (82,000 sq. ft.). The original DP was subsequently amended to permit a Tim Hortons drive-thru restaurant as well as an additional commercial building on Pad #2 (File No. 7903-0365-00 and 7904-0171-00).
- The Development Permits previously approved by Council (No. 7999-0102-00 and 7904-0171-00) made provisions for one free-standing sign along 152 Street and two free-standing signs along 56 Avenue (No. 10 Highway). However, the applicant failed to install the free-standing sign on 152 Street within two years of Council issuing the DP (No. 7999-0102-00). As a result, the applicant is proposing to install a similar free-standing sign on 152 Street and another free-standing sign on 56 Avenue in order to provide further advertising exposure for on-site tenants.

Proposed Free-Standing Sign

- The Surrey Sign By-law permits a free-standing sign with a maximum height of 6 metres (20 ft.) on 152 Street and 7.6 metres (25 ft.) on 56 Avenue (No. 10 Highway). The applicant is proposing each free-standing sign not exceed a maximum height of 6 metres (20 ft.) which complies with the Sign By-law.
- The free-standing sign area is 3.6 metres (12 ft.) high, 3.1 metres (10 ft.) wide and double-sided resulting in a total sign area of approximately 22.3 square metres (240 sq. ft.). The Sign By-law permits a total sign area of 27.8 square metres (300 sq. ft.), for each free-standing sign.
- The free-standing signs will consist of a wood frame with pre-finished metal cladding and seam metal roof in neutral colours which match the existing building façade. The free-standing signs will be supported by a concrete base with cultured stone cladding. The design of the proposed free-standing signs will complement the existing commercial buildings as well as free-standing signage already installed on-site.
- The sign area will have 12 individual sign channels (6 per side) with background illumination for advertisement purposes.
- The Surrey Sign By-law requires a minimum setback of 2 metres (6 ft.) from the property lines on 152 Street and 56 Avenue (No. 10 Highway). The applicant proposes a 3 metre (10 ft.) setback, in keeping with the minimum setback of adjacent free-standing signs already installed on-site.
- The free-standing signs will respect the minimum 30 metre (98 ft.) separation requirement between free-standing signs, as per the Sign By-law. The proposed free-standing sign on 152 Street is located roughly 80 metres (262 ft.) from the existing free-standing sign at 5680 – 152 Street. In addition, the proposed free-standing sign on 56 Avenue (No. 10 Highway) is located roughly 58.7 metres (192 ft.) from the existing free-standing sign at 15255 – 56 Avenue as well as 89 metres (292 ft.) from the existing free-standing sign at 15365 – 56 Avenue.
- City staff have worked closely with the applicant to ensure the free-standing sign reflects the design features of the existing buildings fronting 152 Street and 56 Avenue (No. 10 Highway).
- The applicant is proposing to introduce additional landscaping around the sign base in order to improve the overall appearance. The proposed landscaping will consist of low-lying shrubs and 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. 7911-0164-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/kms

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(c) Civic Address: 5680 – 152 Street
Owner: 559006 B.C. Ltd., Inc. No. 559006
Director Information:
Sukhwinder Sanghe
Satinder Sanghe

Officer Information as at February 5, 2010
Satinder Sanghe (Secretary)
Sukhwinder Sanghe (President)

606200 B.C. Ltd., Inc. No. 606200
Director Information:
Jarnail Purewall

Officer Information as at May 2, 2011
Jarnail Purewall (President, Secretary)

PID: 028-598-563
Strata Lot 6 Section 11 Township 2 New Westminster District Strata Plan BCS4117
Together with an Interest in the Common Property in Proportion to the Unit Entitlement
of the Strata Lot as shown on Form V

- (d) Civic Address: 15255 – 56 Avenue (No. 10 Highway)
Owner: 559006 B.C. Ltd., Inc. No. 559006
Director Information:
Sukhwinder Sanghe
Satinder Sanghe
- Officer Information as at February 5, 2010
Satinder Sanghe (Secretary)
Sukhwinder Sanghe (President)
- 606200 B.C. Ltd., Inc. No. 606200
Director Information:
Jarnail Purewall
- Officer Information as at May 2, 2011
Jarnail Purewall (President, Secretary)
- PID: 028-598-512
Strata Lot 1 Section 11 Township 2 New Westminster District Strata Plan BCS4117
Together with an Interest in the Common Property in Proportion to the Unit Entitlement
of the Strata Lot as shown on Form V
- (e) Civic Address: 15335 – 56 Avenue (No. 10 Highway)
Owner: 559006 B.C. Ltd., Inc. No. 559006
Director Information:
Sukhwinder Sanghe
Satinder Sanghe
- Officer Information as at February 5, 2010
Satinder Sanghe (Secretary)
Sukhwinder Sanghe (President)
- 606200 B.C. Ltd., Inc. No. 606200
Director Information:
Jarnail Purewall
- Officer Information as at May 2, 2011
Jarnail Purewall (President, Secretary)
- PID: 028-598-521
Strata Lot 2 Section 11 Township 2 New Westminster District Strata Plan BCS4117
Together with an Interest in the Common Property in Proportion to the Unit Entitlement
of the Strata Lot as shown on Form V

- (f) Civic Address: 15365 – 56 Avenue (No. 10 Highway)
Owner: 559006 B.C. Ltd., Inc. No. 559006
Director Information:
Sukhwinder Sanghe
Satinder Sanghe
- Officer Information as at February 5, 2010
Satinder Sanghe (Secretary)
Sukhwinder Sanghe (President)
- 606200 B.C. Ltd., Inc. No. 606200
Director Information:
Jarnail Purewall
- Officer Information as at May 2, 2011
Jarnail Purewall (President, Secretary)
- PID: 028-598-539
Strata Lot 3 Section 11 Township 2 New Westminster District Strata Plan BCS4117
Together with an Interest in the Common Property in Proportion to the Unit Entitlement
of the Strata Lot as shown on Form V
- (g) Civic Address: 15385 – 56 Avenue (No. 10 Highway)
Owner: 559006 B.C. Ltd., Inc. No. 559006
Director Information:
Sukhwinder Sanghe
Satinder Sanghe
- Officer Information as at February 5, 2010
Satinder Sanghe (Secretary)
Sukhwinder Sanghe (President)
- 606200 B.C. Ltd., Inc. No. 606200
Director Information:
Jarnail Purewall
- Officer Information as at May 2, 2011
Jarnail Purewall (President, Secretary)
- PID: 028-598-555
Strata Lot 5 Section 11 Township 2 New Westminster District Strata Plan BCS4117
Together with an Interest in the Common Property in Proportion to the Unit Entitlement
of the Strata Lot as shown on Form V

(h) Civic Address: 15295 – 56 Avenue (No. 10 Highway)
Owner: 559006 B.C. Ltd., Inc. No. 559006
Director Information:
Sukhwinder Sanghe
Satinder Sanghe

Officer Information as at February 5, 2010
Satinder Sanghe (Secretary)
Sukhwinder Sanghe (President)

606200 B.C. Ltd., Inc. No. 606200
Director Information:
Jarnail Purewall

Officer Information as at May 2, 2011
Jarnail Purewall (President, Secretary)

Sullivan Station Annex Ltd., Inc. No. 0815756
PID: 028-598-571

Strata Lot 7 Section 11 Township 2 New Westminster District Strata Plan BCS4117
Together with an Interest in the Common Property in Proportion to the Unit Entitlement
of the Strata Lot as shown on Form V

(i) Civic Address: 15325 – 56 Avenue (No. 10 Highway)
Owner: 559006 B.C. Ltd., Inc. No. 559006
Director Information:
Sukhwinder Sanghe
Satinder Sanghe

Officer Information as at February 5, 2010
Satinder Sanghe (Secretary)
Sukhwinder Sanghe (President)

Officer Information as at May 2, 2011
Jarnail Purewall (President, Secretary)

Sullivan Station Annex Ltd., Inc. No. 0815756
PID: 028-598-580

Strata Lot 8 Section 11 Township 2 New Westminster District Strata Plan BCS4117
Together with an Interest in the Common Property in Proportion to the Unit Entitlement
of the Strata Lot as shown on Form V

(the "City")

DEVELOPMENT PERMIT

NO.: 7911-0164-00

Issued To: 559006 B.C. LTD., INC. NO. 559006
("the Owner")

Address: 15355 - 24 Avenue, Unit 800
Box 228
Surrey, BC
V4A 2H9

Issued To: 606200 B.C. LTD., INC. NO. 606200
("the Owner")

Address: 6832 King George Highway, Unit 320
Surrey, BC
V3W 4Z9

Issued To: SULLIVAN STATION ANNEX LTD., INC. NO. 0815756
("the Owner")

Address of Owner: 13188 - 13 Avenue
Surrey, BC
V4A 1B8

(collectively referred to as the "Owner")

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: 028-598-547
Strata Lot 4 Section 11 Township 2 New Westminster District Strata Plan BCS4117
Together with an Interest in the Common Property in Proportion to the Unit Entitlement of
the Strata Lot as shown on Form V

5630 - 152 Street

Parcel Identifier: 028-598-563

Strata Lot 6 Section 11 Township 2 New Westminster District Strata Plan BCS4117
Together with an Interest in the Common Property in Proportion to the Unit Entitlement of
the Strata Lot as shown on Form V

5680 – 152 Street

Parcel Identifier: 028-598-512

Strata Lot 1 Section 11 Township 2 New Westminster District Strata Plan BCS4117 Together
with an Interest in the Common Property in Proportion to the Unit Entitlement of the
Strata Lot as shown on Form V

15255 – 56 Avenue (Highway No. 10)

Parcel Identifier: 028-598-521

Strata Lot 2 Section 11 Township 2 New Westminster District Strata Plan BCS4117
Together with an Interest in the Common Property in Proportion to the Unit Entitlement of
the Strata Lot as shown on Form V

15335 – 56 Avenue (Highway No. 10)

Parcel Identifier: 028-598-539

Strata Lot 3 Section 11 Township 2 New Westminster District Strata Plan BCS4117 Together
with an Interest in the Common Property in Proportion to the Unit Entitlement of the
Strata Lot as shown on Form V

15365 – 56 Avenue (Highway No. 10)

Parcel Identifier: 028-598-555

Strata Lot 5 Section 11 Township 2 New Westminster District Strata Plan BCS4117
Together with an Interest in the Common Property in Proportion to the Unit Entitlement of
the Strata Lot as shown on Form V

15385 – 56 Avenue (Highway No. 10)

Parcel Identifier: 028-598-571

Strata Lot 7 Section 11 Township 2 New Westminster District Strata Plan BCS4117
Together with an Interest in the Common Property in Proportion to the Unit Entitlement of
the Strata Lot as shown on Form V

15295 – 56 Avenue (Highway No. 10)

Parcel Identifier: 028-598-580

Strata Lot 8 Section 11 Township 2 New Westminster District Strata Plan BCS4117
Together with an Interest in the Common Property in Proportion to the Unit Entitlement of
the Strata Lot as shown on Form V

15325 – 56 Avenue (Highway No. 10)

(the "Land")

3. This development permit applies to only to that portion of the buildings and structures 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 development including landscaping and the siting, form, exterior design and finish of buildings and structures shall be in accordance with the drawings numbered 7911-0164-00(A) through to and including 7911-0164-00(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 Nos. 7999-0102-00, 7903-0365-00 and 7904-0171-00.
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)

