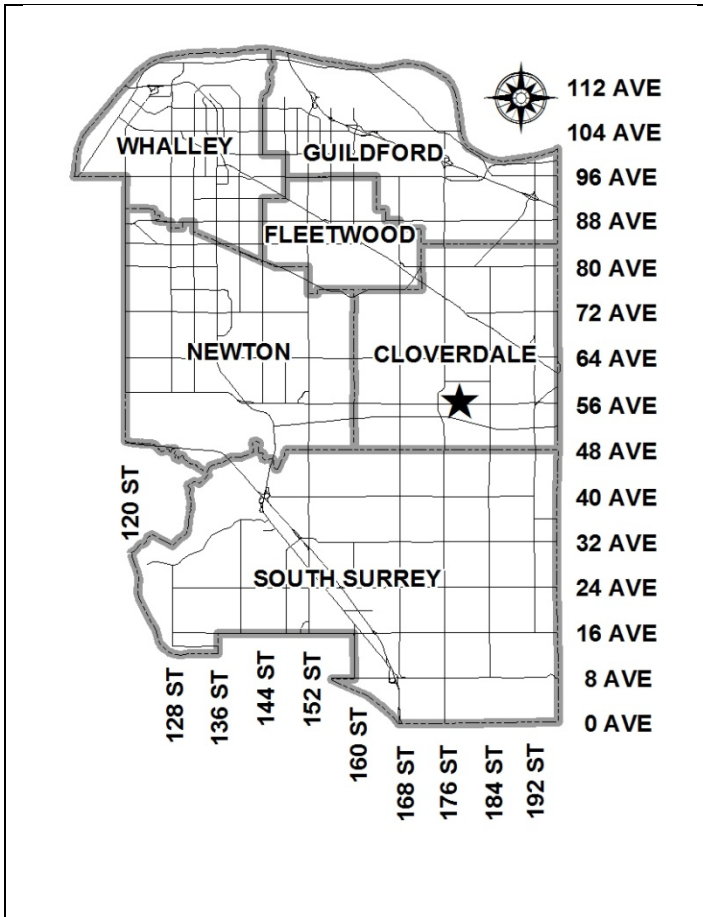


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0206-00

Planning Report Date: January 9, 2012



PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit the expansion of a surface parking lot and the installation of a new free-standing sign on a commercial site.

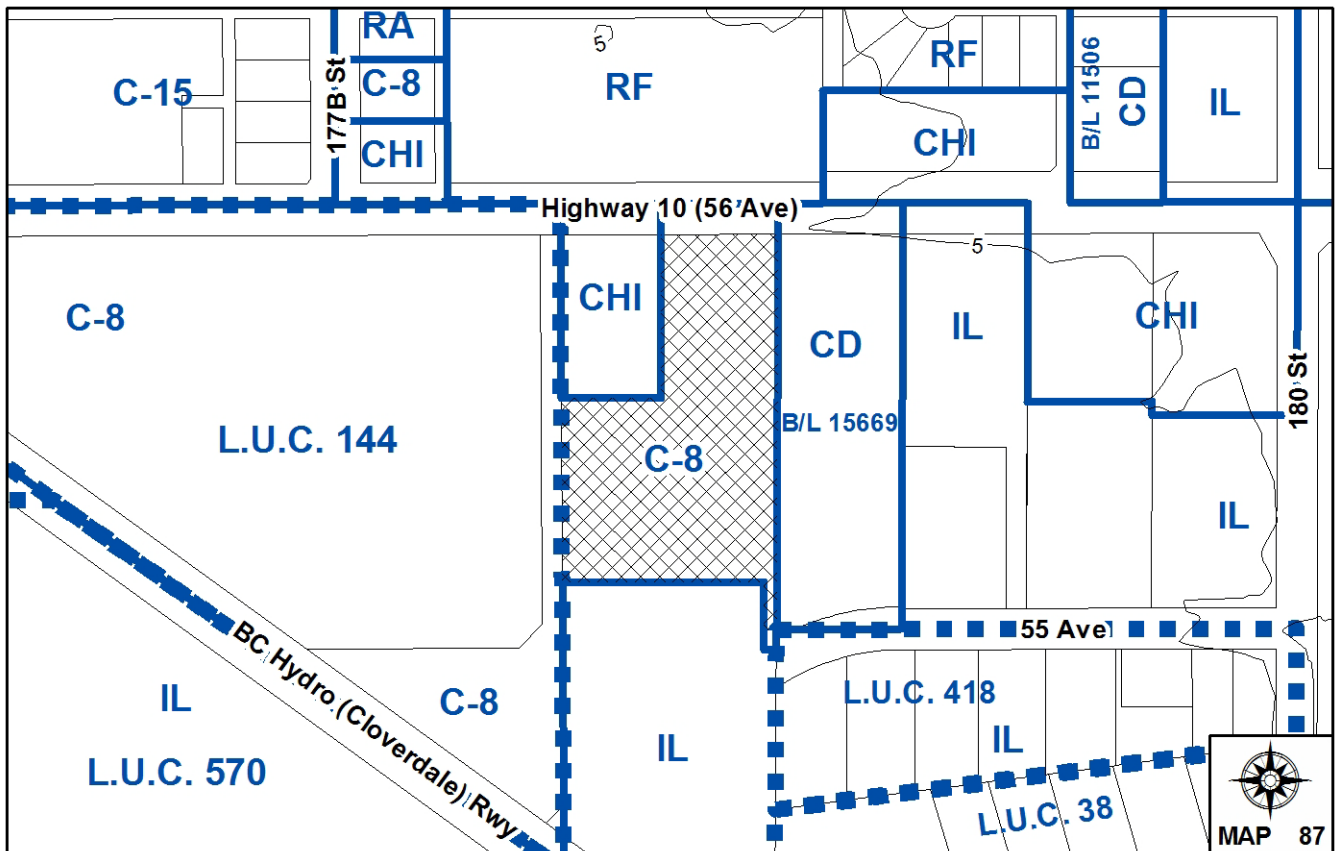
LOCATION: 17850 Highway No. 10 (56 Avenue)

OWNER: Energrated Holdings Ltd., Inc. No. 325809

ZONING: C-8

OCP DESIGNATION: Commercial/Industrial

TCP DESIGNATION: Highway Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed width of the free-standing sign exceeds two-thirds of the sign height.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Cloverdale Town Centre Plan.
- Addresses the need for additional on-site parking.
- The proposed variance is supportable as it is a minor relaxation to the Sign By-law, but represents important exposure for the tenant of the building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7911-0206-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0206-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to increase the width of the free-standing sign to exceed two-thirds of its height.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a sign permit application for the existing fascia sign on the north face of the building; and
 - (e) approval of Development Variance Permit No. 7911-0206-00.

REFERRALS

Engineering:	The Engineering Department has no objection to the project as outlined in Appendix III.
Ministry of Transportation & Infrastructure (MOTI):	The owner applied for an access permit from MOTI which was approved.

SITE CHARACTERISTICS

Existing Land Use: Fronting Highway No. 10 (subject area) is an undeveloped lawn area with a driveway. At the rear of the lot is an office building occupied by Delta Controls, a computer component manufacturer.

Adjacent Area:

Direction	Existing Use	OCP/TCP Designation	Existing Zone
North (Across Highway No. 10 / 56 Ave.):	Cloverdale Traditional School.	Commercial/School	RF
East:	Fronting Highway No. 10 are two highway commercial buildings (restaurant and retail) and at the rear of the lot is an industrial building, occupied by Delta Controls.	Commercial/Highway Commercial	CD (By-law No. 15669)
South:	Material storage and metal fabricating yard.	Industrial	IL
West:	Restaurants and Clover Square Village Shopping Centre.	Commercial/ Highway Commercial and Retail & Service Commercial	CHI and L.U.C. No. 144 (underlying C-8 Zone)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 17850 – Highway No. 10 (56 Ave.) in the Cloverdale Town Centre. It is zoned Community Commercial Zone (C-8), split-designated Commercial on the northern portion and Industrial on the southern portion in the Official Community Plan (OCP), and the northern portion is designated Highway Commercial in the Cloverdale Town Centre Plan.
- Delta Controls, a company that manufactures computer components, occupies the site.
- The building permit for the existing structure was approved in 1988. A provincial courthouse previously occupied the building.

Current Proposal

- The applicant is seeking a Development Permit to add approximately 74 surface parking spaces to the north portion of the property and to erect a new double-faced free-standing sign fronting Highway No. 10. The north portion of the property is currently a lawn area, divided by a driveway to access the existing building and parking area located at the rear of the property from Highway No. 10.
- Approximately 104 surface parking spaces are currently provided on site. Based on an estimated building floor area of 3,388 square metres (36,500 sq. ft.), 102 parking spaces are required (for office use). The total proposed number of parking spaces is approximately 178, which exceeds the minimum requirements.

- A site visit by staff confirmed the need for additional on-site parking. Many vehicles were parked in the drive aisles, along the driveway and other areas that were not intended for parking.
- The applicant provided the following reasons why additional parking is needed:
 1. The existing parking lot is beyond capacity.
 2. The average growth rate for the business, Delta Controls, for the previous five years was 20% and Delta Controls forecasts continued growth.
 3. Delta Controls has investigated numerous solutions to the parking issues, including corporate ride-share and carpooling programs, shift work and public transit. All of these solutions improve the parking situation but do not represent a complete solution.
 4. The addition of approximately 70 new parking stalls will allow Delta Controls to accommodate the current number of cars and provide for growth.
 5. Delta Controls hopes to continue working in the Cloverdale area.
- Delta Controls occupies the neighbouring building to the east at 17899 – 55 Avenue. On December 15, 2011, a building permit was approved for tenant improvements to provide office space on the second floor. Approximately 60 parking spaces are provided at this site and no additional parking is required. However, Delta Controls anticipates that any additional parking needed for this building may be provided from excess parking proposed under the subject application.
- The proposed parking spaces are 5.5 metres (18 ft.) deep by 2.75 metres (9 ft.) wide. The two-way drive aisles are a minimum of 6.7 metres (22 ft.) wide. The small car parking spaces are 2.7 metres (8.9 ft.) wide by 4.9 metres (16 ft.) deep. All dimensions of the proposed parking spaces and drive aisles comply with the Zoning By-law.
- Less than 25% of the proposed parking spaces are designated for small cars.
- A parking space for the disabled is proposed near the northeast corner of the building, near the accessible entrance.
- The applicant obtained a Provincial Public Highway Permit as required by the Ministry of Transportation and Infrastructure (MOTI) to reflect the current land use and zoning.
- The proposed free-standing sign is approximately 1.5 metres (5 ft.) high and 3 metres (10 ft.) wide (see By-law Variance Section). The sign is located within the Cloverdale Special Sign Area which permits a maximum height of 4.6 metres (15.0 ft.).
- The proposed sign area is 9.3 square metres (100 sq. ft.) for the double faced sign. The Sign By-law (No. 13656) permits a maximum total sign area of 27.8 square metres (300 sq. ft.).
- The Engineering Department has no objection to the proposed location of the free-standing sign.

- A sign permit was not issued for the fascia sign on the north face of the building. The applicant is required to submit a sign permit application as a condition of final approval of the Development Permit. No other signs exist on the building.

PRE-NOTIFICATION

- In accordance with Council policy, a Development Proposal sign was erected on the property.
- Staff have not received any telephone calls or correspondence with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

Site Layout

- Primary access to the site will continue to be provided from an existing driveway off Highway No. 10. Secondary access will continue to be provided from the rear panhandle off 55 Avenue.
- Two new pedestrian paths are proposed: one will connect the subject site to the neighbouring site to the east (17899 – 55 Avenue) and another will be provided along the east side of the driveway off of Highway No. 10. The existing sidewalk on the west side of the driveway will remain.

Landscaping

- Rhododendrons, Azaleas, Dwarf Oregon Grape, Red Flowering Currant, and four deciduous trees will be planted along the Highway No. 10 frontage, bordered by a new three foot high split-rail fence.
- Several trees and shrubs will be retained, including an existing Blue Spruce tree along the driveway, hedging along the east and west property lines and several deciduous trees near the north face of the building. No by-law sized trees will be removed as part of this application.
- One tree is provided at the end of every four to six parking spaces. This is generally consistent with the recommendation in the Official Community Plan (OCP) for parking lot landscaping.

Drainage

- A storm water management plan must be completed to the satisfaction of the Engineering Department as a condition of building permit approval.

Lighting

- Four new light poles are proposed for the parking lot. An existing light pole will remain near the driveway entrance.

Signage

- The cabinet of the free-standing sign will be made from aluminum and painted black to match the existing building. The sign will not be illuminated.
- The sign will sit on a 0.6 metre (2 ft.) concrete base which will be surrounded by Azaleas and Ferns.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Sign By-law to increase the width of the free-standing sign, to exceed two-thirds of its height.

Applicant's Reasons:

- There is an existing concrete base for a free-standing sign, but the base does not contain a sign. The proposed free-standing sign sits on a base that is similar in shape and size to the existing concrete base.

Staff Comments:

- The proposed sign will have a low-profile and be surrounded with new landscaping.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Parking Plan, Landscape Plan and Site Plan
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7911-0206-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\32092401088.doc
. 1/4/12 4:11 PM

Information for City Clerk

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

1. (a) Agent: Name: Thomas S. Annandale

 Address: Trb Architecture Inc.
 1444 Alberni Street, Unit 410
 Vancouver BC V6Z 2Z4

 Tel: 604-682-6881

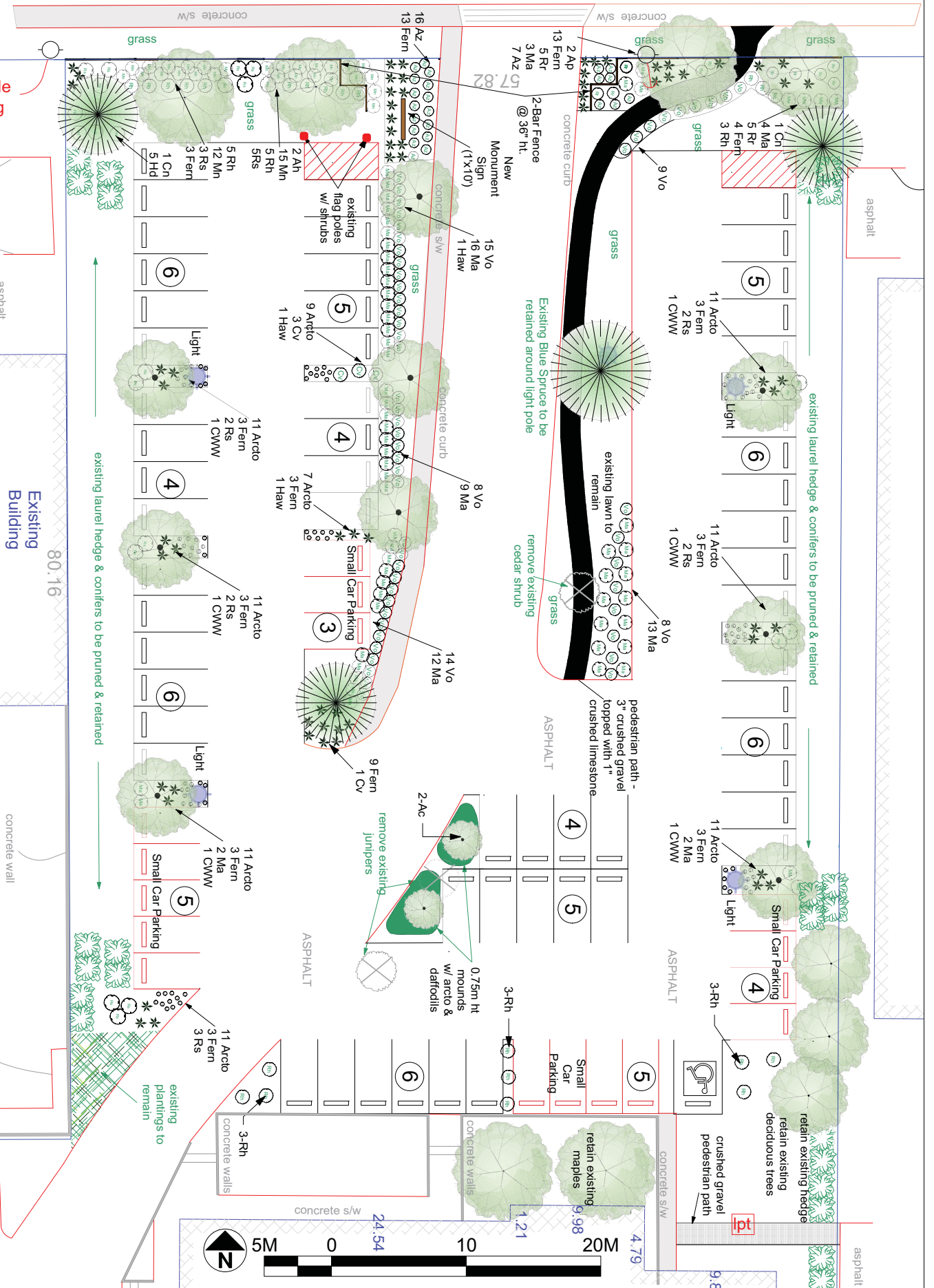
2. Properties involved in the Application

 (a) Civic Address: 17850 Highway No. 10 (56 Avenue)

 (b) Civic Address: 17850 Highway No. 10 (56 Avenue)
 Owner: Energrated Holdings Ltd., Inc. No. 325809
 PID: 000-464-970
 Lot 57 North West Quarter Section 5 Township 8 New Westminster District Plan 59700

3. Summary of Actions for City Clerk's Office

 (a) Proceed with Public Notification for Development Variance Permit No. 7911-0206-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final approval of the associated Development Permit.



Delta Controls
 17850 56th Avenue, Surrey, B.C.

Judith Reeve
 Landscape Architect
 #1 - 1039 Robson Street, Rm. 101
 Vancouver, BC V6E 2V9
 Phone: (604) 455-5000
 Project:

Revisions:
 Development Permit Submission
 Landscape Plan

Date: 9 December 2011
 Scale: 1:250
 Design By: J.R.
 Drawn By: L.C.
 Project No.: 11-13

L-1

NOTES:

Existing Vegetation:

- Existing Blue Spruce and all existing large trees on site to be protected and retained per City of Surrey Tree Protection Guidelines. Exceptions are the large overgrown shrub grouping around the flagpoles which will be selectively pruned and/or removed to make way for the new signage, and the large cedar shrub to the immediate south of the Blue Spruce.
- Heavily spring prune existing laurel hedges at east and west property lines to 1.5 meter width by 2.25 meter height. Where feasible, all reducing width to be removed from the lawn side of the hedges.
- Existing pyramidal conifers shrouded by laurel hedging are to be pruned and fertilized and are to have a minimum distance of four feet clear on three sides so that they are no longer screened by the laurels. As required, replace as appropriate under direction of Landscape Architect.
- Retain existing large deciduous tree grouping to east side of building and integrate with small car spaces as appropriate.
- For continuity of urban design the new street trees at the north edge of the site will be species selected to match the existing tree groupings across the highway.
- Planting beds between parking spaces are to be aligned with existing mature conifers now obscured by the laurel hedges.

Signage and Flagpoles:

- Existing flagpoles will remain beside new signage per layout on plan.
- New low monument sign perpendicular to the highway - to be detailed.

Pedestrian Pathways:

- Existing concrete pedestrian sidewalk to remain.
- New crushed gravel pedestrian pathway connects to sidewalk at highway edge.

New Parking Lot Lighting:

- Four new lights in conformance with the City of Surrey Dark Sky policy (l.b.s.).

All materials and workmanship to conform to the BC Landscape Standard, latest edition.

LEGEND: (n.t.s.)

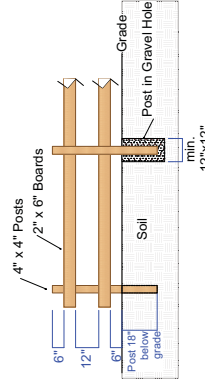
	Wooden Pole - BCH, Tel & UG		Existing Hedges
	Outdoor Light		Fern
	Existing Flag Poles		Shrub (w/ Plant Symbol)
	New Monument Sign		Ground Cover (w/ Plant Symbol)
	Crushed Gravel Path		Deciduous Tree
	0.75m ht. mound		Coniferous Tree
	2-Bar Fence w/ Posts		
	Parking Turn-Around Area		

Proposed Palette of Plant Materials

Qty	Botanical Name	Common Name	Scheduled Size	Symbol
Trees				
2	Acer circinatum	Vine Maple	4m ht. multi-stem	Ac
2	Acer platanoides	Norway Maple	4m ht.	App
2	Aesculus hippocastanum	Horse Chestnut	4m ht.	Ah
3	Chamaecyparis nootkatensis	Yellow Cedar	4m ht.	Cn
6	Cornus "White Wonder"	White Flowering Dogwood	3m ht. 6cm cal. B&B	CWW
3	Crataegus oxy. "Paul's Scarlet"	Scarlet Hawthorn	3m ht. 5cm cal WB	Haw
Shrubs				
23	Azalea j. "Kermesina Rose"	Pink/White Japanese Azalea	#2 pot	Az
3	Ceanothus "Victoria"	California Lilac	#5 pot	Cv
5	Holodiscus discolor	Oceanspray	#2 pot	Hd
61	Mahonia aquifolium	Oregon Grape	#2 pot	Ma
27	Mahonia nervosa	Dwarf Oregon Grape	#1 pot	Mn
66	Polystichum munifolium	Western Sword Fern	#2 pot	Fem
22	Rhododendron Yak.	Rhododendron	#5 pot	Rh
19	Ribes sanguineum	Red Flowering Currant	#2 pot	Rs
12	Rosa rugosa	Hansa Rose	#2 pot	Rr
54	Vaccinium ovatum	Fruiting Huckleberry	#2 pot	Vo

Vines & Ground Cover

93	Arctostaphylos uva-ursi	Kinnickinnick	10 cm pot	Arcto
<u>Additional Vines & Groundcover to be added to totals for 0.75m ht. Mounds</u>				
50	Arctostaphylos uva-ursi	Kinnickinnick	10 cm pot	Arcto
200	Narcissus	Daffodil	Bulb	Daf



1 2-Bar Fence Detail
Scale: 3/16" = 1'



Delta Controls
Landscaping & Horticulture
17850 56th Avenue, Surrey, B.C.
Ph: (604) 885-8503

Project:

Delta Controls
17850 56th Avenue, Surrey, B.C.

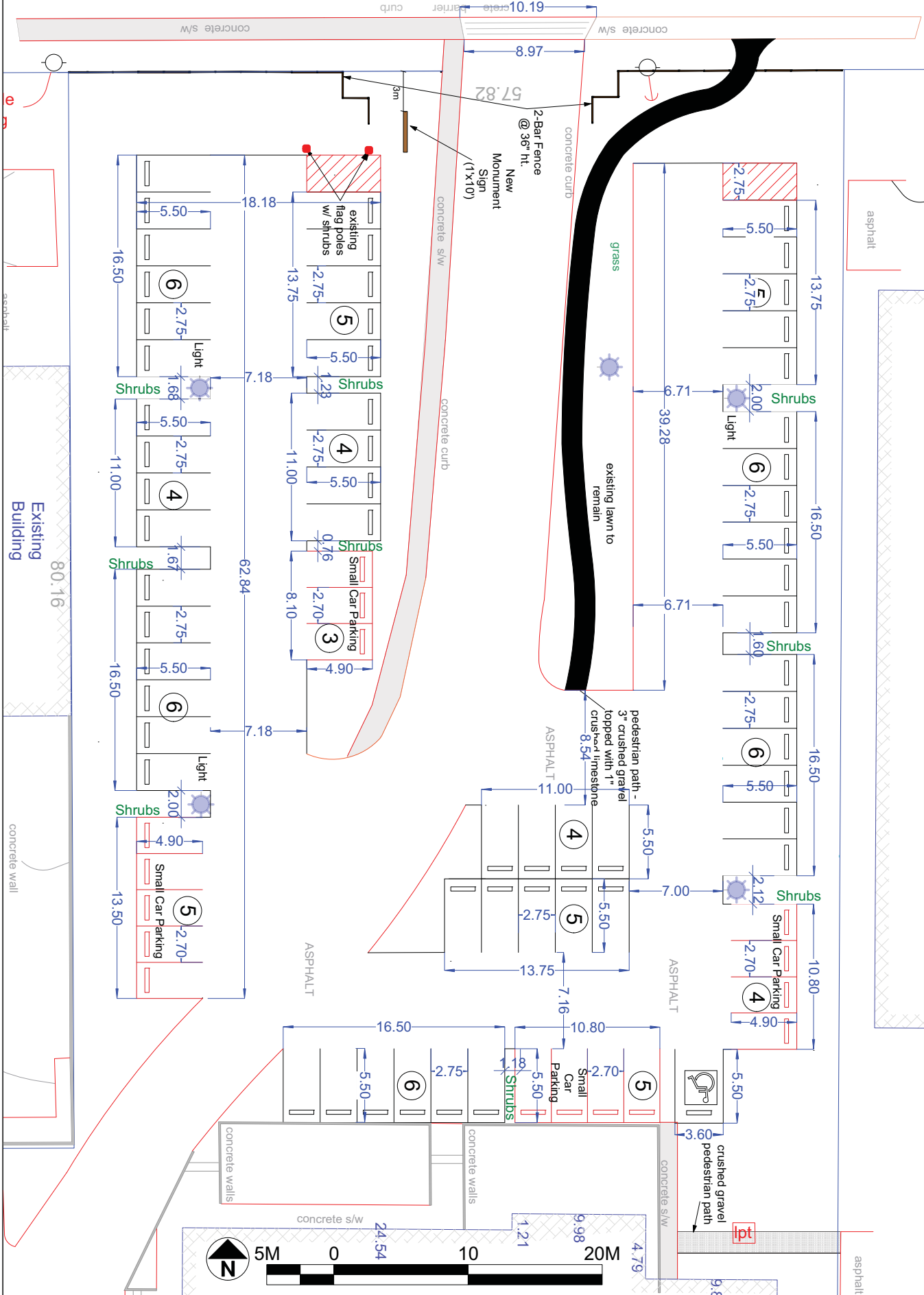
Revisions:

Development
Permit Submission
Plant List
& Notes

Date: 9 December 2011
Scale: As Shown
Design by: JLC
Drawn by: LUC
Project No.: 11 - 13

L-2

Highway No. 10 (56th Avenue)



Delta Controls
 17850 56th Avenue, Surrey, B.C.

Judith Reeve
 Landscape Architect
 #1 - 1039 Robson, Coquitlam, BC
 Phone: (604) 545-5200
 Project:

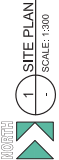
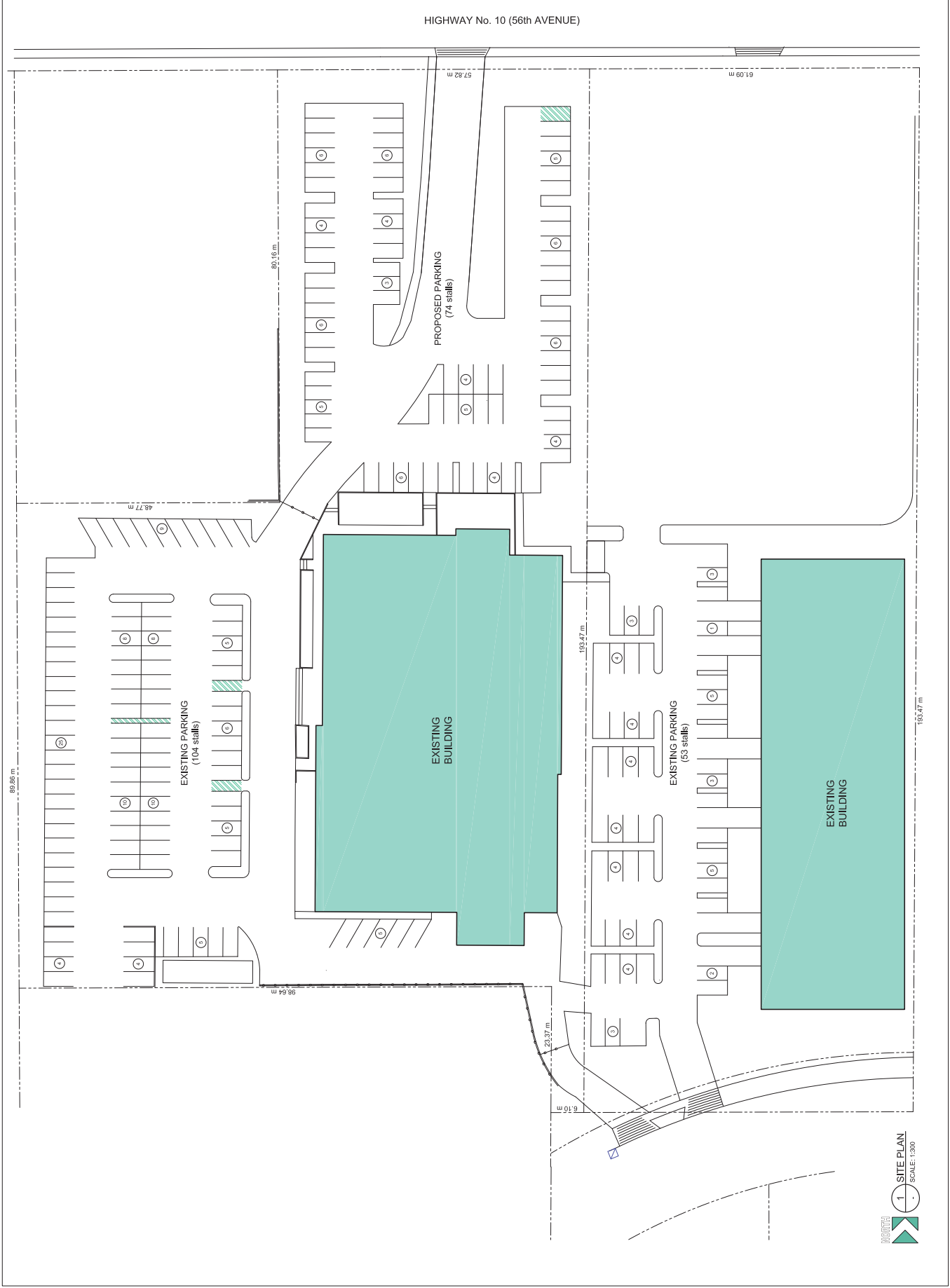
Revisions:
 Development Permit Submission
 Parking Plan
 Date: 9 December 2011
 Scale: 1:250
 Design By: J.R.
 Drawn By: L.C.
 Project No.: 11-13

L-3



OVERALL SITE PLAN

SHEET NO.	008
CAD FILE	008
DRAWN BY	RSJ
CHECKED BY	TSA



NORTH

INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Project Engineer, Engineering Department**

DATE: **December 22, 2011** PROJECT FILE: **7811-0206-00**
Revised January 4, 2011

RE: **Engineering Requirements (Commercial/Industrial)
Location: 17850 No 10 (56 Ave) Hwy**

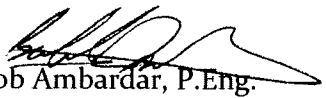
DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT/

There are no engineering requirements relative to issuance of the Development Permit/
Development Variance Permit.

BUILDING PERMIT

The following issues are to be addressed as a condition of issuance of the subsequent Building
Permit:

- Provide water quality/sediment control chamber for the proposed parking lot;
- Provide storm water analysis to confirm capacity of the downstream system.


Bob Ambaradar, P.Eng.
Development Project Engineer

BA

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0206-00

Issued To: ENERGRATED HOLDINGS LTD., INC. NO. 325809
("the Owner")

Address of Owner: Suite 301 - 6935 - 120 Street
Delta, BC
V4E 2A8

1. This development variance 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 variance permit.
2. This development variance 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: 000-464-970
Lot 57 North West Quarter Section 5 Township 8 New Westminster District Plan 59700
17850 No 10 Highway (56 Avenue)

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) Part 5 Section 27(1)(h) is varied to increase the width of the free-standing to sign, to exceed two-thirds of its height.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. This development variance permit shall lapse if the Owner does not substantially start any construction within two (2) years after Development Permit No. 7911-0206-00 is issued.
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. This development variance 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

IF YOU CAN READ THIS YOUR PDF PRINTOUT IS NOT TO SCALE. CHANGE "PAGE SCALING" TO "NONE".

SCHEDULE A

Manufacture and Install....Exterior
**Freestanding D/F
 Non-Illuminated Monument**

Overall Size: 5'-0" X 10'-0"

Construction: D/F Monument

Substrate: Frameless aluminum cabinet: "Delta" & "ESC" routed and push-thru. "CONTROLS" & "AUTOMATION" & address

Cabinet: Painted black

Retainers: n/a - frameless

Illumination: None

Pole: n/a

Decor: n/a

Reveals: Painted anodized aluminum

Bases: Provided by PSG

Anchor Bolts: Provided by PSG

Graphics

All copy: White

Triangles: Red

Background: Black

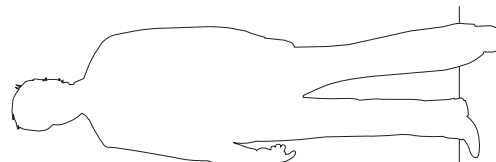
Color Data

White: Translucent white substrate

"Delta" Red: 3M 3630-33 Red Vinyl (closest match to Pantone 186C)

"ESC" Red: 3M 3630-143 Poppy Red Vinyl (closest match to Pantone 185C)

Black: Black semi-gloss paint



Sign width varied to exceed two-thirds the sign's height.

NOTE: SURVEY REQUIRED FOR EXACT MEASUREMENTS AND MOUNTING DETAILS.



120-7885 North Fraser Way
 Burnaby, BC, Canada V5J 5W7
 Tel (604) 215-6536
 Fax (604) 215-6666
 www.pattisonsign.com

DATE: Nov 23, 2011
 SKETCH: V11-437 A R3
 SALES: Bill Grimshaw
 ARTIST: D.F.
 SCALE: 1/2" = 1'-0"
 VOLTAGE: 120 V
 PAGE: 1 of 1

Customer Approval

Landlord Approval

The design depicted herein is the sole property of Pattison Sign Group and may not be reproduced in whole or in part without prior written consent from the company. Actual colours, letter sizes and graphic layout may vary slightly due to the properties of materials.



Fluorescent, Neon and HID lamps contain Mercury. Dispose of these lamps according to local, Provincial, State or Federal Laws.

REVISION HISTORY (PRIOR TO MASTER PRINT)

- 1 R1: added this sketch
- 2 R2: moved address to cabinet (routed and backed).increased cabinet height by 2"
- 3 R3: deleted any reference to illumination.



Delta Controls /
 ESC Automation

17850 - 56 Ave
 Surrey, BC