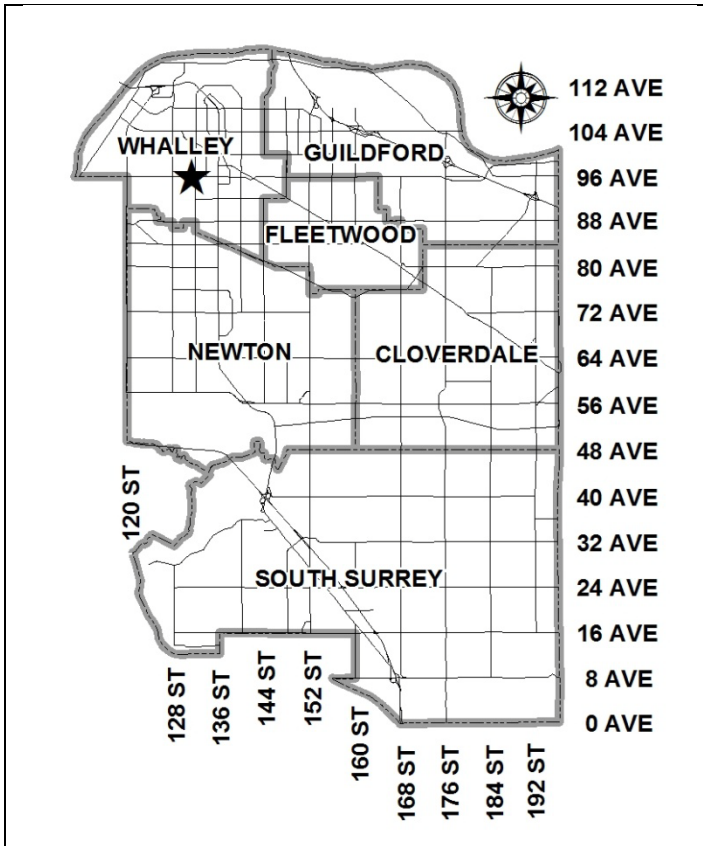


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0121-00

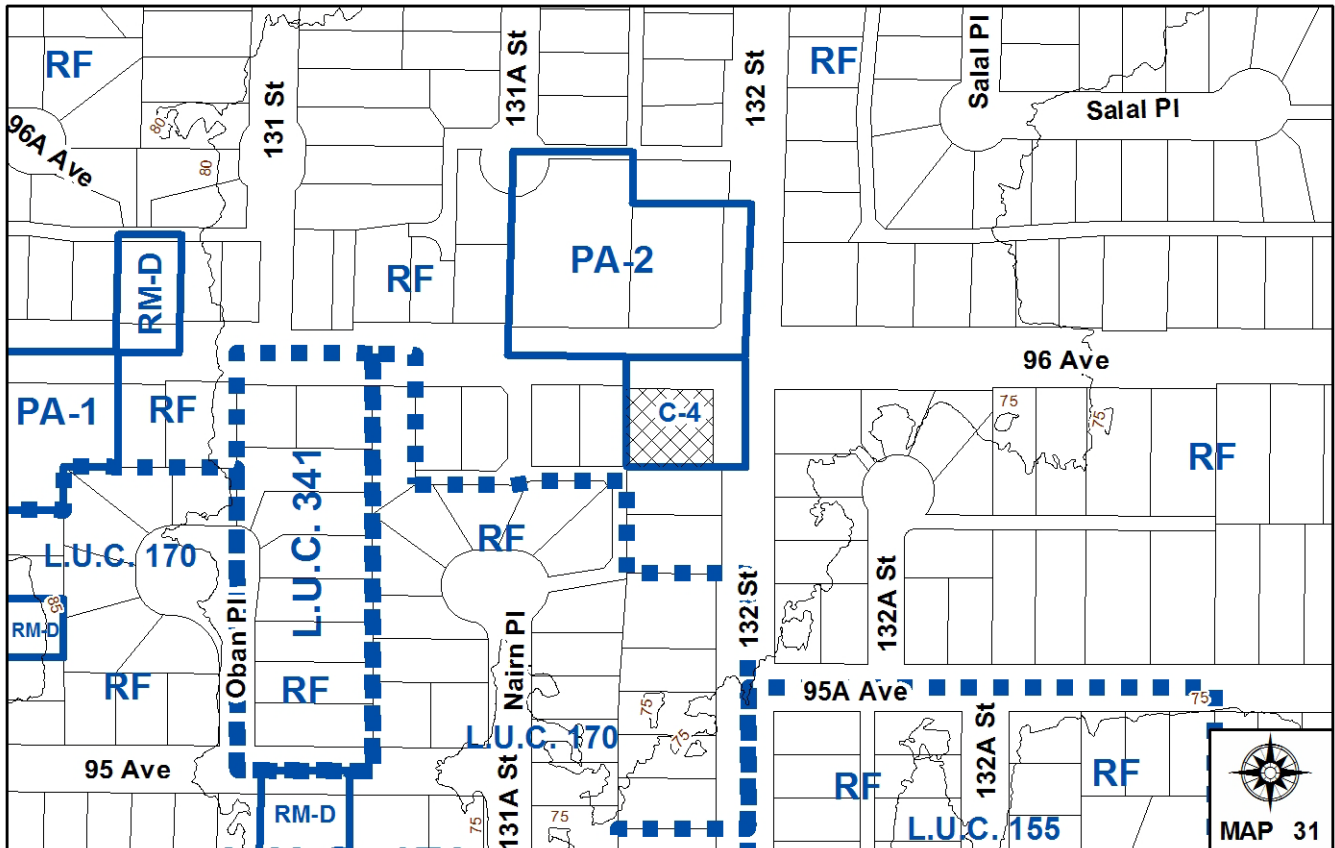
Planning Report Date: October 1, 2012



PROPOSAL:

- **Development Permit**
 in order to allow a replacement free-standing sign on a commercial site.

LOCATION: 9583 - 132 Street
OWNER: 361179 BC Limited, Inc. No. 361179
ZONING: C-4
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed free-standing sign complies with the Sign By-law.
- The proposed free-standing sign is an improvement over the existing double-sided “lollipop style” free-standing sign.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Permit No. 7912-0121-00 and authorize the Mayor and Clerk to execute the Permit.

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.

SITE CHARACTERISTICS

Existing Land Use: Small scale commercial building.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	Church	Urban	PA-2
East (Across 132 Street):	Single family dwellings.	Urban	RF
South:	Single family dwelling.	Urban	RF
West:	Single family dwelling.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located just outside the western boundary of Surrey City Centre.
- A convenience store occupies the lower floor of the existing two-storey building on site. A dwelling unit occupies the second floor.
- A Development Permit (No. 6784-380) was approved in 1985 for the existing building and two fascia signs, but not for a free-standing sign.
- A double-sided, “lollipop” style, free-standing sign is currently located in the northeast corner of the property, at the intersection of 96 Avenue and 132 Street.

- A Sign Permit was not issued for the current free-standing sign and it does not comply with the setback requirements in Surrey Sign By-law, 1999, No. 13656.

Current Proposal

- The applicant is proposing to replace the existing free-standing sign and to relocate it near the existing driveway which is located at the extreme west side of the subject lot along 96 Avenue.
- The proposed location of the sign is 2.1 metres (7 ft.) from the north property line along 96 Avenue, which complies with the minimum 2.0-metre (6.6 ft.) setback requirement in Surrey Sign By-law, 1999, No. 13656.

DESIGN PROPOSAL AND REVIEW

- The proposed sign is 2.5 metres (8 ft.) high, 1.8 metres (6 ft.) wide and will be double-faced, with a total sign area of 6.7 square metres (72 sq. ft.). The Sign By-law permits a maximum height of 4.5 metres (15 ft.) and a sign area of 27.8 square metres (300 sq. ft.).
- The proposed free-standing sign will be constructed on a base that is clad in red brick veneer. The sign area background will be constructed from Lexan, and contain the 7-Eleven logo, consisting of green, orange and red text on a white background with a green border.
- The cabinet of the free-standing sign will not be internally illuminated. Directional, ground-oriented lights, one on each side of the sign, will illuminate the exterior of the sign.
- The sign will be surrounded by existing grass landscaping.
- The proposed free-standing sign is an improvement over the existing sign and has been reviewed by staff and is considered acceptable.

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. 7912-0121-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/kms

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. 9/25/12 1:53 PM

Information for City Clerk

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

1. (a) Agent: Name: Tong Ngo
 Tong NGO Engineering Ltd.
 Address: #11 – 15168- 66A Avenue
 Surrey BC

 Tel: 604-543-2914

2. Properties involved in the Application

- (a) Civic Address: 9583 - 132 Street
- (b) Civic Address: 9583 - 132 Street
 Owner: 361179 BC Limited, Inc. No. 361179
 Director Information:
 Jaswinder Sandhar

Officer Information as at March 7, 2012
Jaswinder Sandhard (President)

PID: 001-290-835
Lot A (Y29252) Section 32 Township 2 New Westminster District Plan 67008

3. Summary of Actions for City Clerk's Office

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7912-0121-00

Issued To: 361179 BC LIMITED, INC. NO. 361179
("the Owner")

Address of Owner: 9583 - 132 Street
SURREY BC
V3V 5R2

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: 001-290-835
Lot A (Y29252) Section 32 Township 2 New Westminster District Plan 67008

9583 - 132 Street

(the "Land")

3. This development permit applies to only the free-standing sign 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 the free-standing sign shall be in accordance with the drawings numbered 7912-0121-00 (A) through to and including 7912-0121-00 (B) (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 the free-standing sign on the Land, may be permitted subject to the approval of the City.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

8. 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.
9. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. This development permit is not a building permit.

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

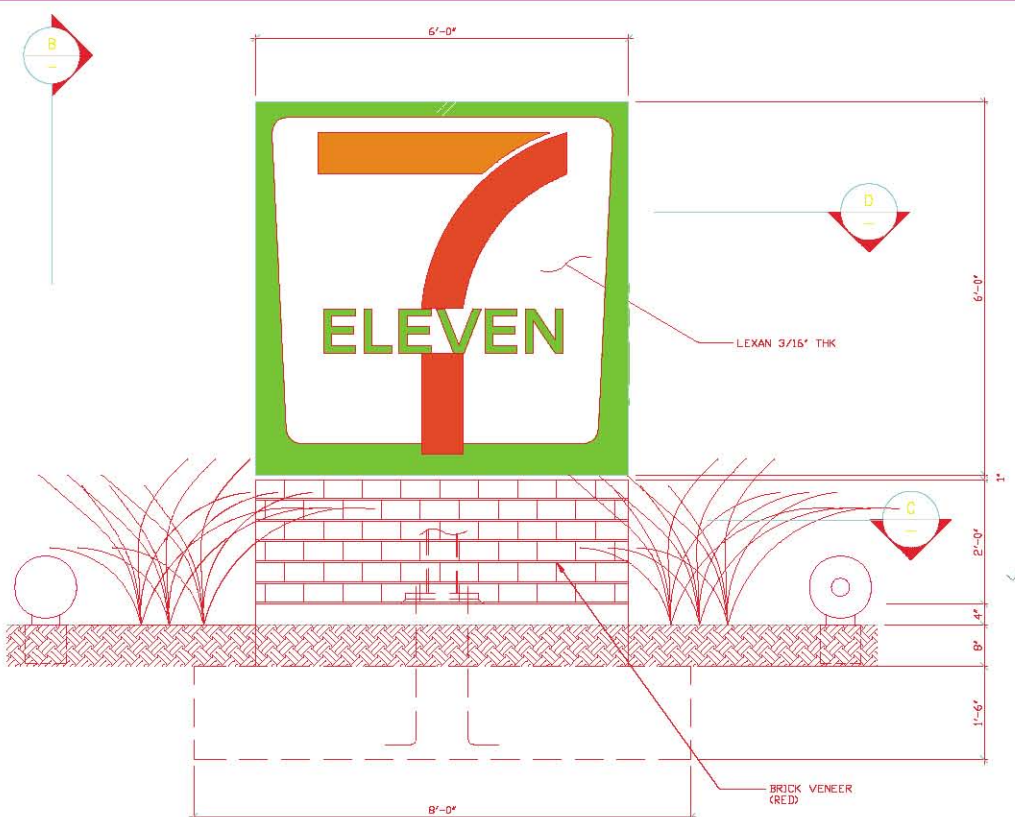
Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

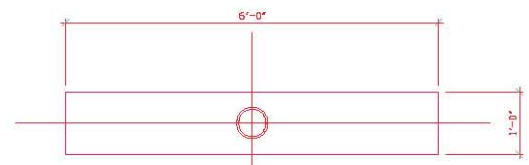
IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.


Owner: (Signature)

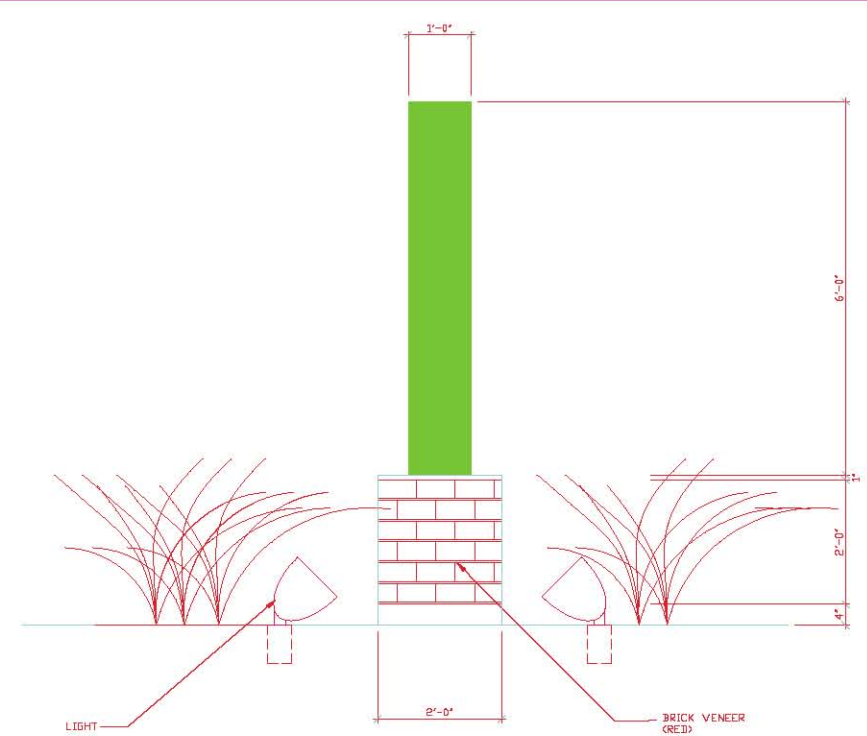
JASWINDER SANDHAR.
Name: (Please Print)



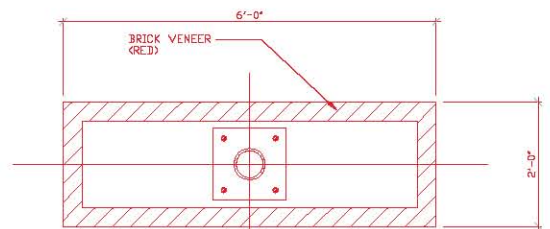
A ELEVATION
DETAIL 1/2"=1'-0"



D SECTION
DETAIL 1/2"=1'-0"



B ELEVATION
DETAIL 1/2"=1'-0"



B SECTION
DETAIL 1/2"=1'-0"

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NO.	REVISIONS	DATE
2	GENERAL REVISION	SEPT./13/12
1	ISSUED FOR COORDINATION	AUG./13/12

SEAL

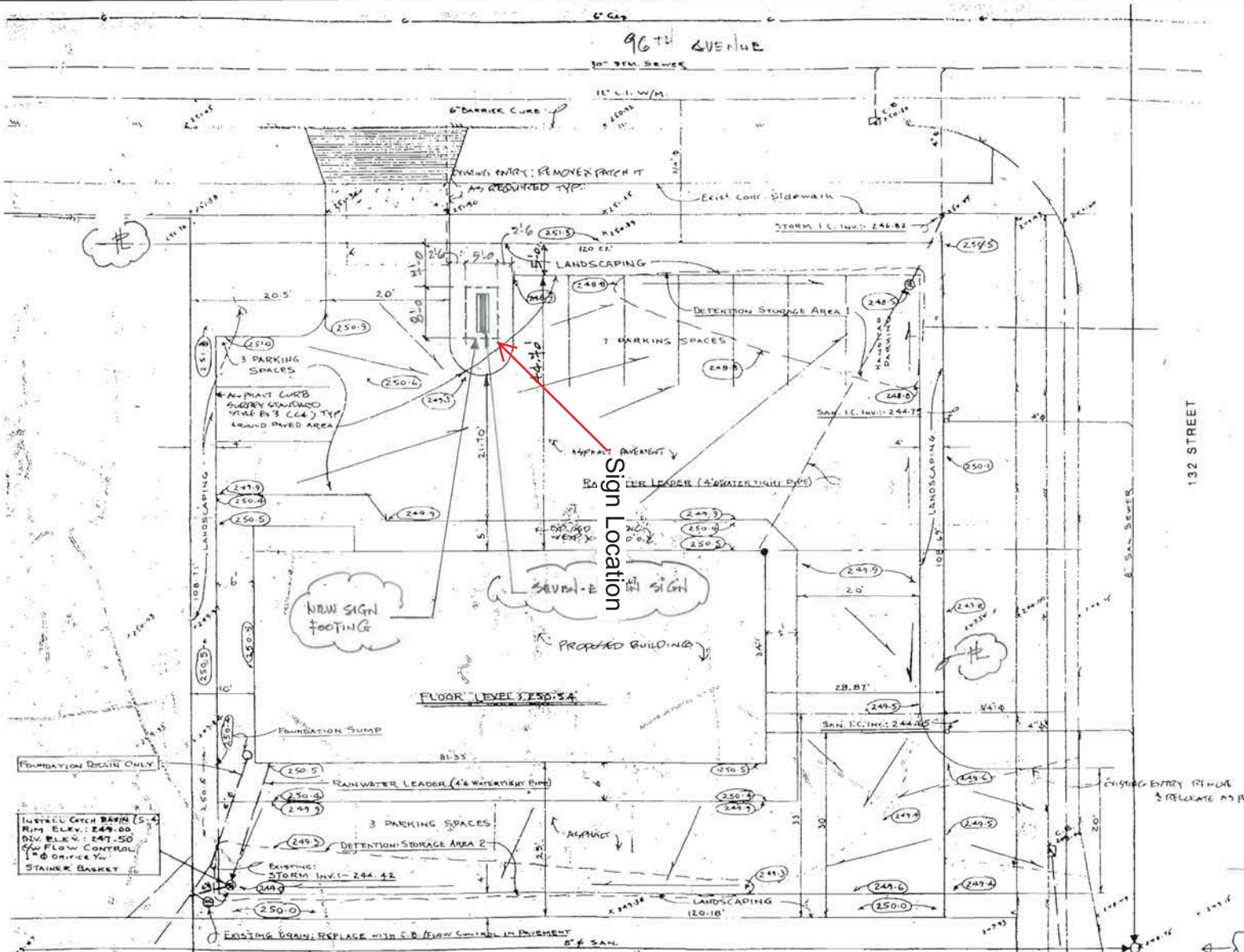
DESIGN: TNT
 DRAWN: JCK
 CHECKED: TONG NGO
 PROJ. NO. 12-FQTY
 SCALE: AS SHOWN
 DATE: AUG. 13, 2012

CLIENT:
 NAV DEVELOPER
 PROJECT:
 TENANT IMPROVEMENT
 12940 80 AVE, SURREY, B.C.

TITLE:
KEY PLAN & SIGN POST DETAIL

TONG NGO
 ENGINEERING LTD.
 11-15168
 88A AVE
 SURREY, B.C
 V3S-1X2
 PH: (604)543-2914/F: (604)502-0936/EMAIL: tnleng@shaw.ca
 LAST MODIFIED: DRAWING: A1

7912-0121-00 (A)



Plan
1/16" = 1'-0"

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NO.	REVISIONS	DATE
1	ISSUED FOR BLDG PERMIT	APR/30/12
2	ISSUED FOR D.P	JUNE/27/12
3	RE-ISSUED FOR D.P	APR/17/12



DESIGN:	JCK
DRAWN:	GZ
CHECKED:	TNT
PROJECT NO.:	12-FOT1
SCALE:	AS SHOWN
DATE:	APR 30, 2012

CLIENT:
 361179 PDC LTD DBA - FOOD TOWN
 9583 - 132 ND ST, SURREY, BC
 PROJECT:
 SEVENELEVEN Pylon Sign
 9583 - 132 ND ST, SURREY, BC

TITLE:
 SITE plan

TONG NGO
 ENGINEERING LTD.
 PH: (604)543-2914/F: (604)502-0936/EMAIL: Inteng@shaw.ca
 LAST MODIFIED:
 NGU/17/12 [Signature]
 DRAWING:
 A1