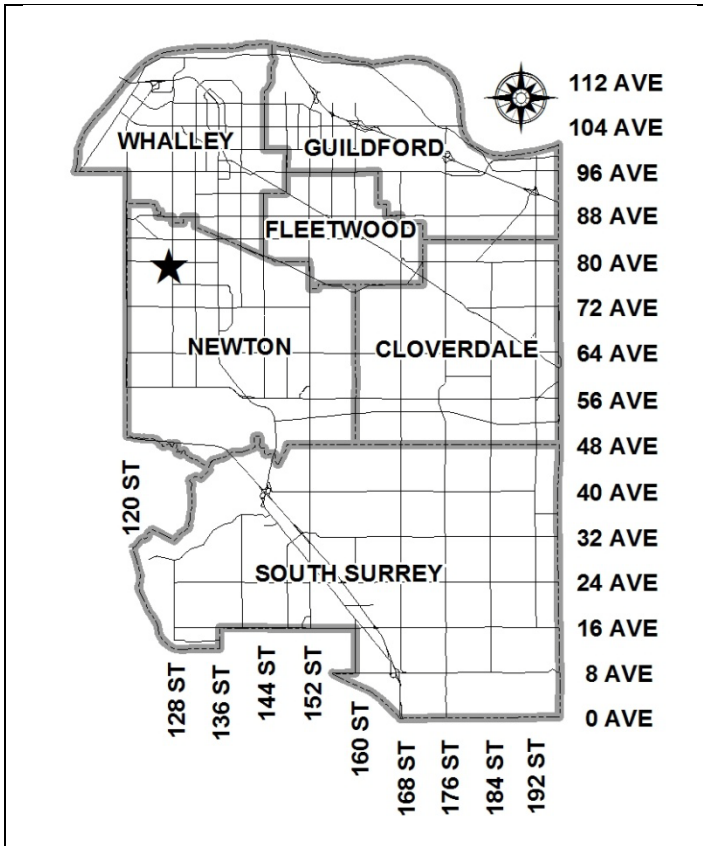


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0198-00

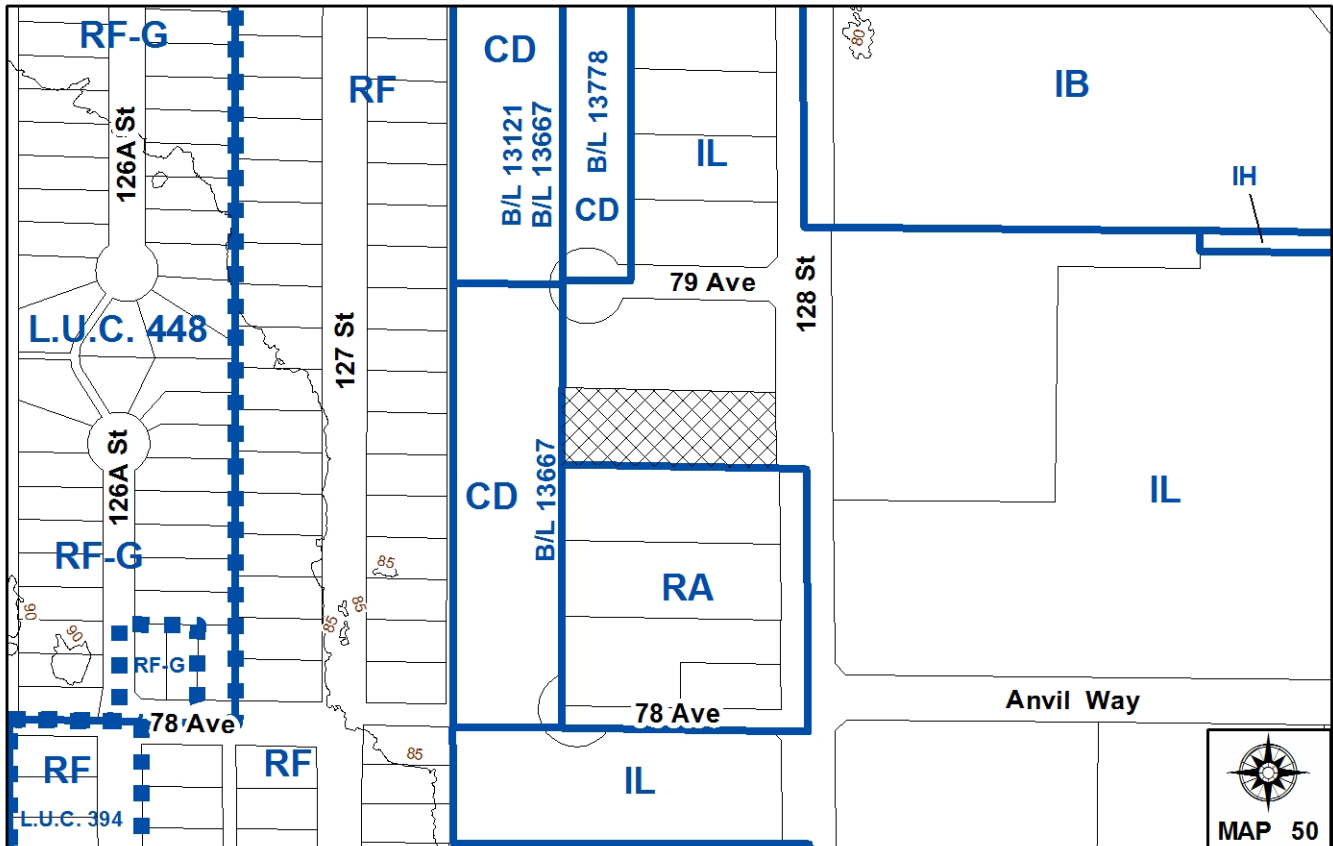
Planning Report Date: September 10, 2012



**PROPOSAL:**

- **Development Variance Permit** in order to allow a free-standing sign

**LOCATION:** 7877 - 128 Street  
**OWNER:** 0785193 B.C. Ltd., Inc. No. BC0785193  
**ZONING:** IL  
**OCP DESIGNATION:** Industrial  
**LAP DESIGNATION:** General Industrial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires a Development Variance Permit in order to reduce the minimum setback from the south lot line from 2.0 metres (6.6 feet) to 1.2 metres (4 feet) for a free-standing sign.

### RATIONALE OF RECOMMENDATION

- The proposed variance is supportable as it is a minor relaxation to the Surrey Sign By-law (No. 13656) and is required to accommodate the constructed underground stormwater detention chambers and water meter chamber.
- The proposed design and size of the free-standing sign was approved under Development Permit No. 7908-0037-00.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0198-00 (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side setback of a free-standing sign from 2.0 metres (6.6 ft.) to 1.2 metres (4 feet).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Recently constructed, non-occupied multi-tenanted industrial building

Adjacent Area:

| Direction                 | Existing Use   | OCP/LAP Designation           | Existing Zone         |
|---------------------------|--|-------------------------------|-----------------------|
| North:                    | Industrial Buildings   | Industrial/General Industrial | IL                    |
| East (Across 128 Street): | Industrial Buildings & Outdoor Storage                                     | Industrial/General Industrial | IL                    |
| South:                    | Vacant Single Family Dwelling (proposed multi-tenant industrial buildings) | Industrial/General Industrial | RA                    |
| West:                     | Multi-Tenant Industrial Building   | Industrial/General Industrial | CD (By-law No. 13667) |

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 7877-128 Street and has a lot area of 3,355 square metres (36,112 sq. ft.). It is designated “Industrial” in the Official Community Plan (OCP) and “General Industrial” in the Central Newton Local Area Plan (LAP), and is currently zoned Light Impact Industrial Zone (IL).
- Development Permit No. 7908-0037-00 was issued on July 29, 2010 to permit the development of a 1,520 square metre (16,250 sq. ft.) multi-tenanted industrial building. The Development Permit included the free-standing sign located 2.0 metres (6.6 ft.) from the east property line and approximately 15.4 metres (50.5 ft.) from the south property line.

- The free-standing sign approved with the Development Permit had a height of 4.5 metres (15 ft.) and width of 3.1 metres (10 ft.). The size and design of the free-standing sign complied with the Surrey Sign By-law (No. 13656).
- The properties immediately to the south (7825 and 7843-128 Street) are subject to a development application for two multi-tenant industrial buildings (7906-0483-00). A Development Variance Permit was issued to permit a front yard setback of 5.0 metres (16.4 ft.) for the north building. A 0.0-metre setback from the north property line is also proposed.

### Current Proposal

- The applicant is seeking a Development Variance Permit in order to relocate the approved double-faced free-standing sign fronting 128 Street to the landscaped area on the south side of the approved and built driveway.
- The proposed new location of the free-standing sign is to be setback 2.0 metres (6.6 ft.) from the east property line (128 Street) and 1.2 metres (4 ft.) from the south property line (see By-law Variance Section). The proposed new sign location is part of the landscaping bed on the south side of the driveway access.

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- To vary the Surrey Sign By-law (No. 13656) to decrease the minimum setback of a free-standing sign along the south lot line from 2.0 metres (6.6 ft.) to 1.2 metres (4 ft.).

#### Applicant's Reasons:

- The limited frontage and location of the underground detention tanks limits the available space to locate the proposed free-standing sign. The underground stormwater detention chambers span across the majority of the site's frontage on the north side of the driveway leaving insufficient space for the sign foundation. The water meter chamber limits the amount of space for the sign foundation on the south side of the driveway resulting in the necessity for a variance.

#### Staff Comments:

- The proposed free-standing sign will have minimal impact on the development of the property to the south.
- Landscaping is minimally impacted by the relocated sign.
- Given the above, and the minor nature of the variance, 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 Site Plan and Sign Detail
- Appendix III. Development Variance Permit No. 7912-0198-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MAJ/kms

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. 9/6/12 9:22 AM

Information for City Clerk

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

1. (a) Agent:      Name:                Ray Mand  
                          Address:            12609 – 55 Avenue  
    Surrey, BC  
    V3X 1W5  
    Tel:                 778-889-6263

2.      Properties involved in the Application

- (a)      Civic Address:            7877 - 128 Street
- (b)      Civic Address:            7877 - 128 Street  
                  Owner:                    785193 B.C. Ltd., Inc. No. BC0785193  
    Director Information:  
    Amritpal Gill  
    Amarjit Samra  
    Raghbir Ray Mand

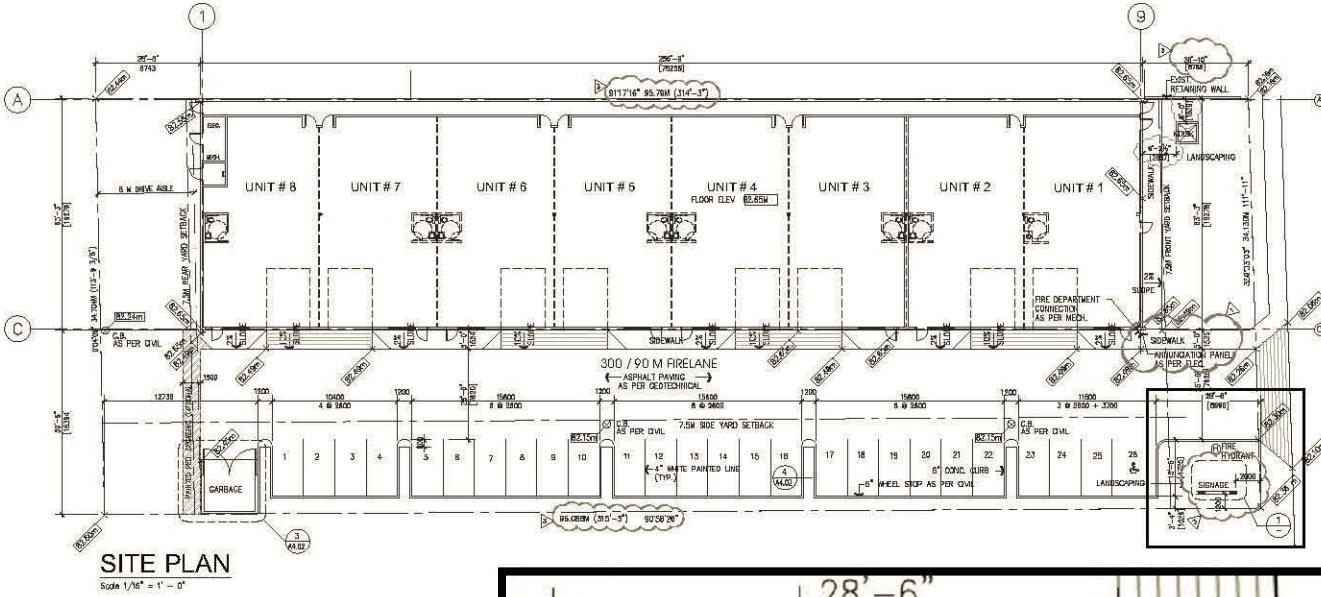
Officer Information as at March 12, 2012

Amritpal Gill (Secretary)  
 Amarjit Samra (President)

PID:                                028-693-353  
 Lot 1 Section 19 Township 2 New Westminster District Plan BCP49351

3.      Summary of Actions for City Clerk's Office

- (a)      Proceed with Public Notification for Development Variance Permit No. 7912-0198-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



**LEGEND:**  
 X 82.36 M EXISTING GRADE  
 X 82.35 M FINISHED GRADE  
 - - - PROPERTY LINE

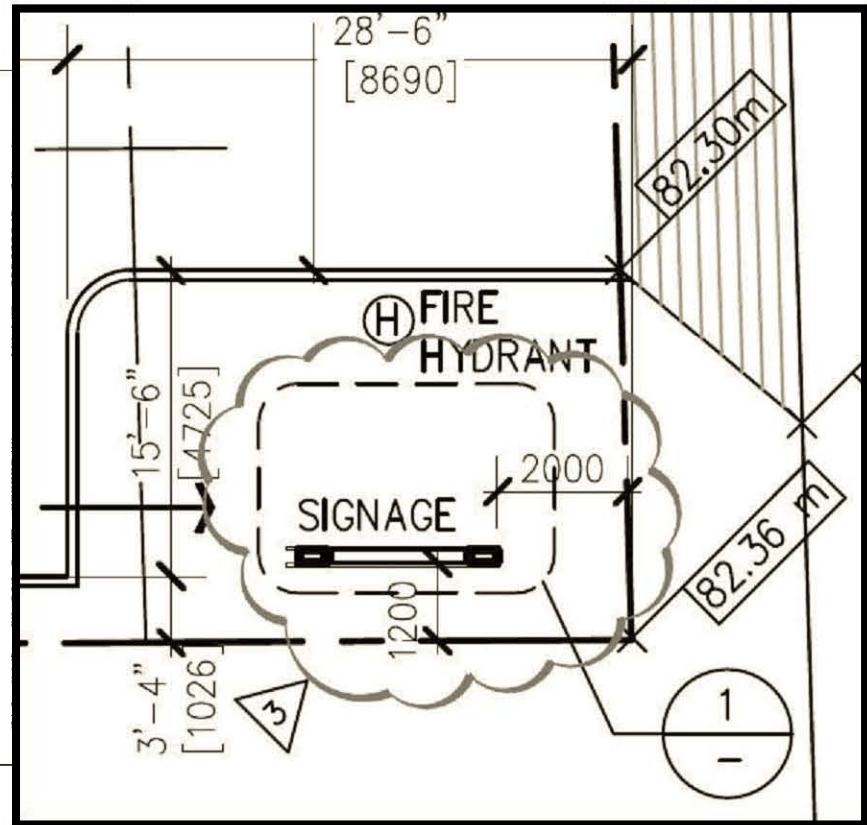
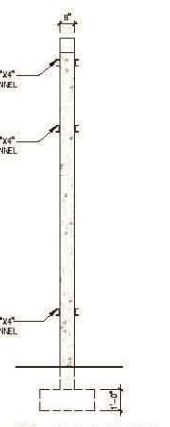
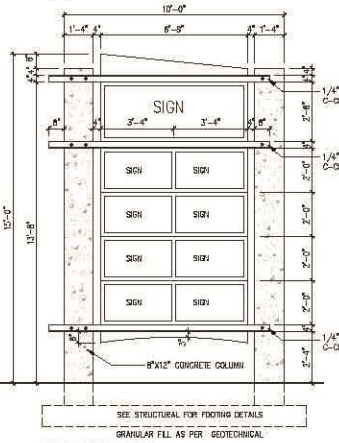
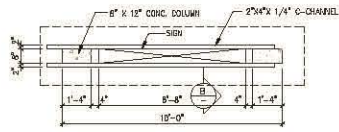


TABLE 3.2.3.1.C. UPD FOR GROUP A, D

| UPO PERMITTED | UPO PROVIDED |
|---------------|--------------|
| H 100%        | 100%         |
| S 100%        | 100%         |
| W 100%        | 100%         |

E 150 SM DISTANCE 6 M UPO ALLOWED: 100%  
 S 644 SM DISTANCE 19M UPO ALLOWED: 100%  
 W 153 SM DISTANCE 3M UPO ALLOWED: 82%

TABLE 3.2.3.1.D. UPD FOR GROUP E, F, Z

| UPO PERMITTED | UPO PROVIDED |
|---------------|--------------|
| H 100%        | 100%         |
| S 100%        | 100%         |
| W 100%        | 100%         |

E 150 SM DISTANCE 14 M UPO ALLOWED: 100%  
 S 644 SM DISTANCE 19M UPO ALLOWED: 100%  
 W 158 SM DISTANCE 3M UPO ALLOWED: 42%

**STATISTICS**

**ZONING: IL**

**SITE COVERAGE CALCULATION**  
 BUILDING AREA = 16,250 SF (1,510 M<sup>2</sup>)  
 LOT AREA = 35,112 SF (3,255 M<sup>2</sup>)  
 SITE COVERAGE PROPOSED = 46%  
 SITE COVERAGE PERMITTED = 80%

**FLOOR AREA CALCULATIONS**  
 MAX ALLOWED DENSITY: 1 X 3356 M<sup>2</sup> = 3356 SM  
 FLOOR AREA PROPOSED: INDUSTRIAL 16,250 SF (1,510 M<sup>2</sup>)  
 TOTAL AREA 16,250 SF (1,510 M<sup>2</sup>)

**SETBACKS**  
 FRONT YARD SETBACK: REQD: 7.5M PROPOSED: 10.0 M  
 SIDE YARD SETBACK: REQD: 7.5M PROPOSED: 14.8M  
 REAR YARD SETBACK: REQD: 0M PROPOSED: 0M  
 (ADJTS REDUCED)  
 REAR YARD SETBACK: REQD: 7.5M PROPOSED: 8.0M

**HEIGHT OF BUILDING**  
 ALLOWED: 15 M  
 PROPOSED: 8.2M

**OFF-STREET PARKING CALCULATIONS**  
 1 PER 100 SF OF GROSS SF = 1612 STALLS  
 TOTAL REQD = 15 STALLS  
 TOTAL PROVIDED = 28 STALLS (INCLUDES 1 H/V)

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 The Harter Architects Inc.  
 Mark Walker Architects Inc.

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 Re-Issued for BP  
 01-28-2011  
 Printed on  
 03-01-2012

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 Fax: (204) 944-1108

Project Number: 07-207  
 128th BUSINESS PARK  
 128th Street, W. 8th Street, W. 10th St.  
 Winnipeg, S.B.C.  
 Date: JUNE 20, 2008  
 Checked: JUNE 20, 2008  
 Drawn: JUNE 20, 2008  
 Prepared: JUNE 20, 2008  
 Project: 07-207

Drawn: DWG/CONSULTANT LIST, STATISTICS, SITE PLAN, & SITE DETAILS  
 Scale: A0.01

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0198-00

Issued To: 785193 B.C. LTD.

("the Owner")

Address of Owner: 12609 - 55 Avenue  
Surrey, BC  
V3X 1W5

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: 028-693-353  
Lot 1 Section 19 Township 2 New Westminster District Plan BCP49351

7877 - 128 Street

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:

(a) Part 5 Section 27(1)(e) is varied to decrease the minimum distance to the south lot line of the Land from 2.0 metres (6.6 feet) to 1.2 metres (4 feet).

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 with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit 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 .

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan

