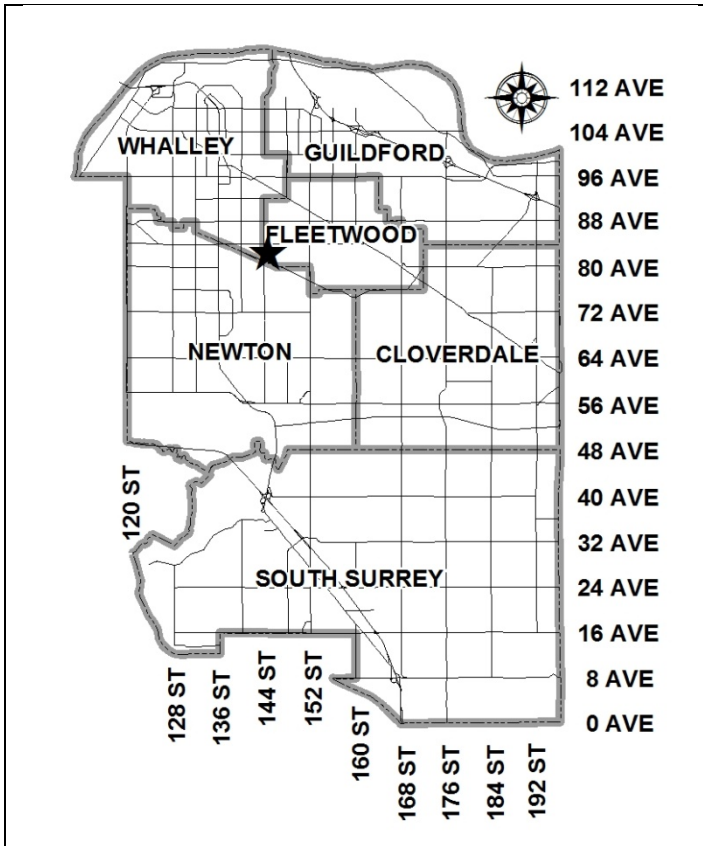


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0243-00

Planning Report Date: November 5, 2012



PROPOSAL:

- **Development Permit**

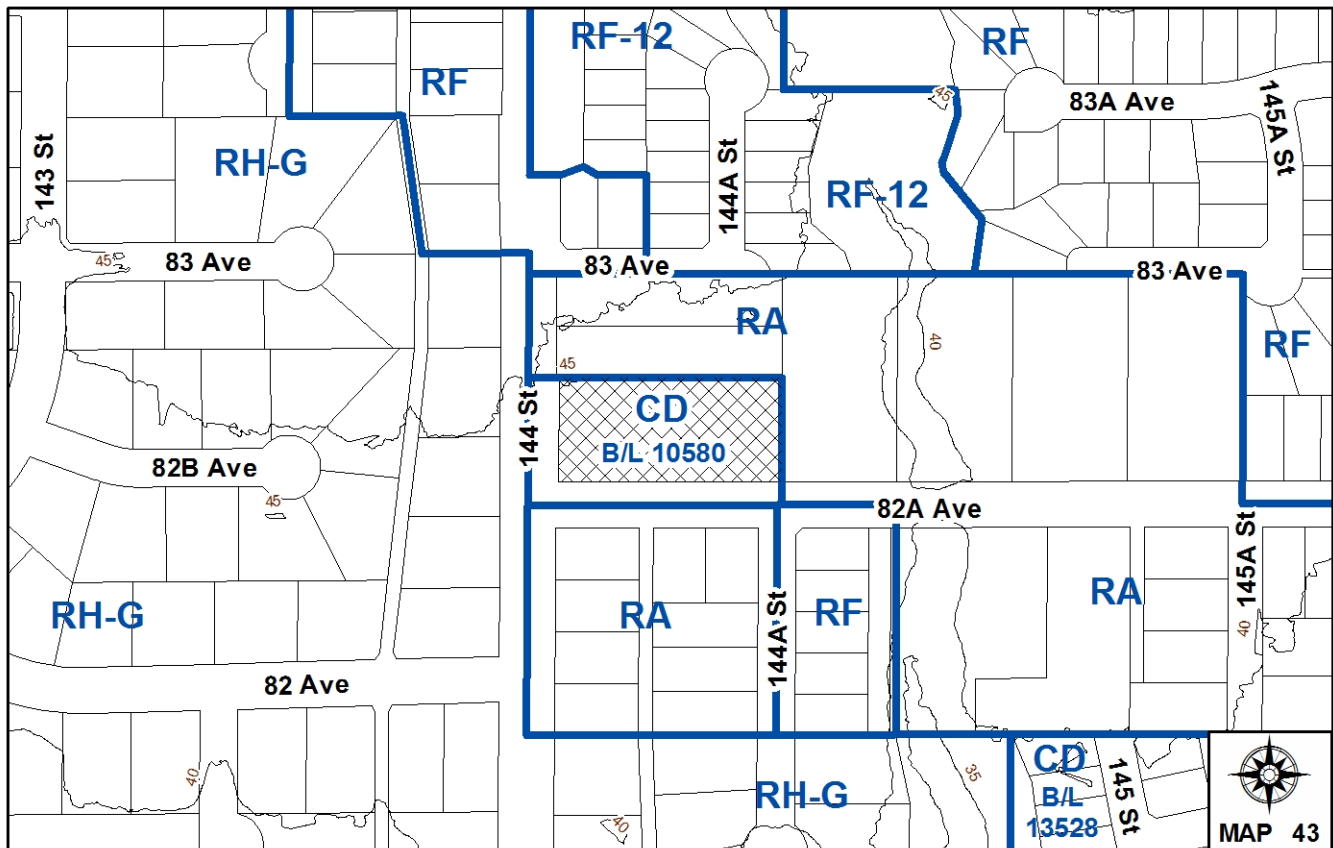
in order to permit a free-standing sign for an existing gas station.

LOCATION: 8270 - 144 Street

OWNER: Narinder K Ghotra

ZONING: CD By-law No. 10580

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed sign is of a high quality design and is consistent with the form and character of the buildings on the subject site.
- The sign conforms to all requirements of the Surrey Sign By-law, 1999, No. 13656, as amended.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Permit No. 7912-0243-00 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 application.

SITE CHARACTERISTICS

Existing Land Use: Gas station and multi-tenant commercial building

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling on half-acre lots.	Suburban	RA
East:	Single family dwellings on acreage lots.	Suburban	RA
South (Across 82A Avenue):	Single family dwellings on under-sized suburban lots.	Suburban	RA
West (Across 144 Street):	Single family dwellings on half-acre gross density lots.	Suburban	RH-G

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 8270 – 144 Street in the Enver Creek area of Fleetwood. The property is zoned Comprehensive Development (CD By-law No. 10580) and designated Suburban in the Official Community Plan (OCP).
- There is a gas station, currently under the Shell Canada brand, and a multi-tenant commercial building occupying the subject site.
- The gas distributor will soon be changing to Petro Canada, and as such, the owner is updating the signage and canopy to prepare for the new distributor.

- The canopy, which currently covers one row of gas pumps, is proposed to be extended to cover the second row of gas pumps. The Shell signage on the canopy face is proposed to be replaced by new Petro Canada signage. As the gas station canopy upgrades were considered minor (as shown in Appendix III), they were approved administratively by staff through the minor Development Permit amendment process.
- There is an existing free-standing sign located near the south west corner of the subject site. This sign does not have the appropriate permits, and as such the owner is applying for a Development Permit in order to have a free-standing sign that complies with City By-laws.
- The existing free-standing sign will be removed, and replaced with a new free-standing sign as described below.

DESIGN PROPOSAL AND REVIEW

- The proposed free-standing sign is to be located 3.5 metres (11.5 ft.) from the west property line along 144 Street, and 2.0 metres (6.5 ft.) from the property line along 82A Avenue.
- The proposed sign is an illuminated double-faced monument sign, 4.0 metres (13 ft.) in height and 3.0 metres (10 ft.) in width. The sign face is 1.7 metres in width and 2.9 metres in height, with a total sign area of 9.8 square metres (106 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 concrete base with two columns on either side of the sign copy, that are clad in a tan colour stone veneer. The sign area background will be made of an acrylic face, and contain the Petro Canada maple-leaf logo, consisting of a white leaf with red background and black "Petro-Canada" text. The lower section of the sign will have a price-changer section painted black with white font. The remotely-operated numbers will be white and located behind clear windows. Below the price-changer section there will be two smaller blocks with a red "ABM" logo and a blue "6-49" logo.
- The sign copy area will be internally illuminated using fluorescent lights.
- The sign will be surrounded by existing landscaping, which comprises a mixture of flowering shrubs and a tree. Any disturbance to existing landscaping through the installation of the new sign will be repaired.
- New landscaping (bigleaf hydrangea) will be planted in the area where the previous sign was located. The owner will also be replacing some dead/dying landscaping along the north property line, by planting David's Viburnum and Privet Honeysuckle.
- 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. 7912-0243-00
- Appendix III. Canopy extension drawings

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/kms

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. 11/1/12 9:10 AM

(the "City")

DEVELOPMENT PERMIT

NO.: 7912-0243-00

Issued To: NARINDER K GHOTRA

("the Owner")

Address of Owner: 8270 - 144 Street
Surrey BC
V3W 5T5

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: 017-464-684
Lot 1 Section 27 Township 2 New Westminster District PlanLMP764

8270 - 144 Street

(the "Land")

3. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. The character of the freestanding sign and associated landscaping shall be in accordance with the drawings numbered 7912-0243-00(A) through to and including 7912-0243-00(B) (the "Drawings") which are attached hereto and form part of this development permit.
5. 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.
6. (a) The landscaping shall conform to drawing numbered 7912-0243-00(B) (the "Landscaping").

- (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
- (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

Cash in the amount of \$2,029.10

(the "Security")

- (e)
 - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
- 7. This development permit supplements Development Permit No. 6789-0466-00.
- 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.

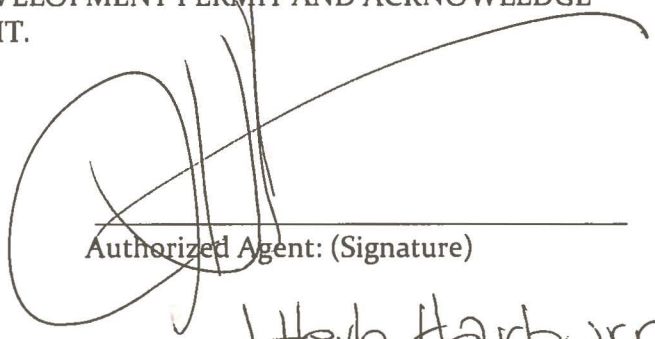
15. This development permit is not a building permit.

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)

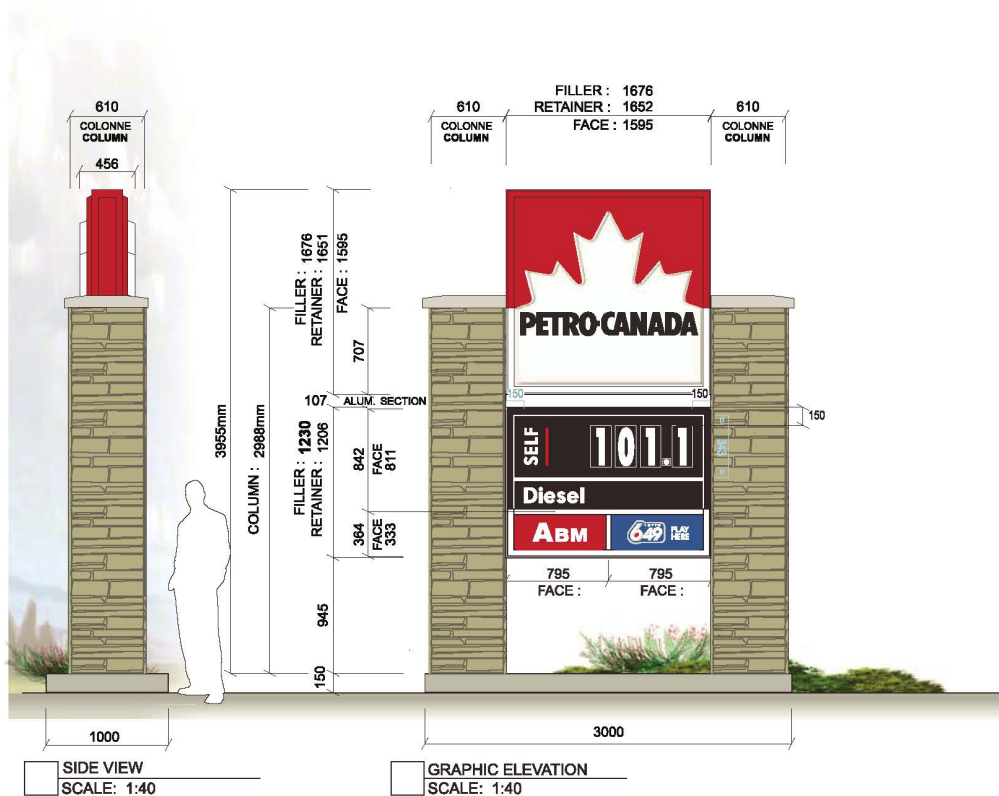
J Herb Harburn

Name: (Please Print)

OR

Owner: (Signature)

Name: (Please Print)



(1) NEW ILLUMINATED DOUBLE FACE MONUMENT SIGN

CUSTOM

Scale : 1:30

Area :
2.81m

PETRO-CANADA SECTION

- (1) D/F FILLER IN ALUM. EXTRUSION #TCX-120W AND RETAINER #TCX-130, #TCX-140, FILLER AND RETAINERS PAINTED WHITE AND RED.
- (2) FACES 3/16" THK ACRYSTEEL. WHITE PIGMENTED #7328.(PANNED 2" AND MOLDED 2", total 4") WITH SUSPENSION BLOCKS. VINYL GRAPHICS APPLIED ON FIRST SURFACE.

- (2) 2mm THK. WHITE ALUM. PANEL.
- (2) STACKED STONES COLUMNS, COLOR TO BE DETERMINED

Area :
2.06m

BOTTOM SECTION

- (1) D/F FILLER IN ALUM. EXTRUSION #TCX-120XW PAINTED WHITE
- (2) RETAINERS #TCX-130 (2" FACE) PAINTED BLACK, AND WHITE.
- (4) PAINTED WHITE DIVIDER (1 5/8" FACE)
- (2) 3/16" THK .CLEAR ACRYLIC FLAT FACES WITH BLOCKS. VINYL GRAPHICS AND CLEAR WINDOWS FOR PRICE CHANGER UNITS.
- (2) PRICE CHANGER UNITS "NOVYC" SERIE ROS (REMOTE OPERATE SCROLL SYSTEM) 4 DIGIT 12" WHITE ON BLACK BACKGROUND (1.5 AMP. ON SEPARATE CIRCUIT).
- (4) 3/16" THK. WHITE ACRYLIC FLAT FACES #7328 WITH BLOCKS. VINYL GRAPHICS ON FIRST SURFACE.

Total Area :
4.87m

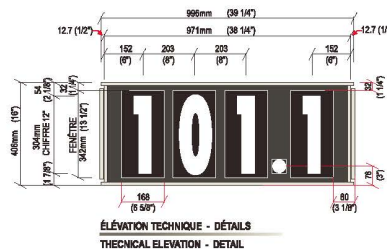
ILLUMINATED BY FLUORESCENT LAMPS.

CONCRETE BASE

PRICE CHANGER / PETRO-CANADA
AFFICHEUR DE PRIX / PETRO-CANADA

ABM / LOTTO
ABM / LOTTO

	RED VINYL VINYLE ROUGE 3M#3630G-2662		VINYL GREY VINYLE GRIS 3M#VT-0980
	BLANC TRANSLUCIDE TRANSLUCENT WHITE 3M #3630-20		RED VINYL VINYLE ROUGE 3M#3630-33
	BLACK VINYL VINYLE NOIR 3M#729-12		VINYL BLUE VINYLE BLEU 3M#3630-157
	BLANC TRANSLUCIDE TRANSLUCENT WHITE FACE		BLANC TRANSLUCIDE TRANSLUCENT WHITE FACE



NOTE: DECORATIVE COLUMN AND CONCRETE BASE, BY OTHERS
NOTE: SAME ELEVATION ON BOTH SIDES

ENSEIGNES TRANSWORLD
TRANSWORLD SIGNS
du groupe Visual Products / A Visual Products Company

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Client



Adr./Add. : 8270 - 144 TH STREET, SURREY, BC

Date : 2012 / 09 / 18 Rep : M. Bergeron Des/Draw : # 001 2495m1

Des. : Nicole Dion Tech. : Ref. # 0012049m1

Révision / Revision

#	Description	Par/By	Date
1	Adjust. as Suncor proposal	ND	2012-09-18
2	Reduce opaque spacer from 324 to 107	ND	2012-09-18
3	Révision hauteur colonne, dim. base, dim plast, panneau alum.	Ger. C.	24-09-2012
4	remove the maple leaf in ABM section	ND	2012-09-24



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pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 59th Creek Drive
Burnaby, British Columbia, V0C 6C9
p. 604.294.0011 | f. 604.294.0022

SCALE

REVISION ADD SIGNATURE DATE
NO. DATE REVISION DESCRIPTION DR

CLIENT

PROJECT

COMMERCIAL DEV.

8270 - 144TH STREET
SURREY, BC

DRAWING TITLE

EXISTING
LANDSCAPE PLAN

DATE 12.SEP.11 DRAWING NUMBER

SCALE 1:125

DRAWN DO

DESIGN

CHKD MCK

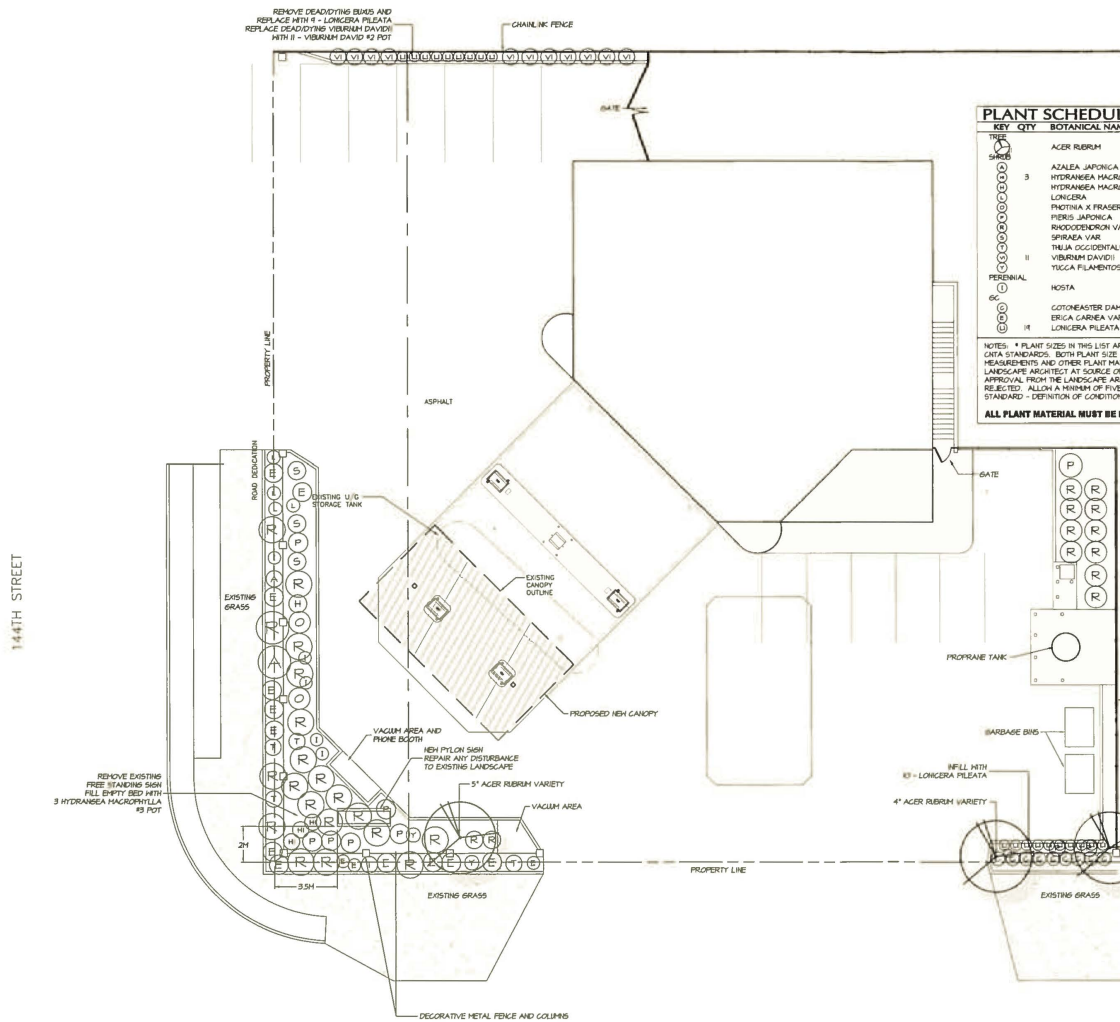
L1

OF 1

12166-2-DP

PMG PROJECT NUMBER

12-166



KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	1	ACER RUBRUM	RED MAPLE	EXISTING
2	3	AZALEA JAPONICA	AZALEA	EXISTING
3	3	HYDRANGEA MACROPHYLLA	BIGLEAF HYDRANGEA	#3 POT, 30CM
4	1	HYDRANGEA MACROPHYLLA VAR	BIGLEAF HYDRANGEA	EXISTING
5	1	LONGICERA	HONEYSAUCLE	EXISTING
6	1	FRAXINUS X FRASERI	FRAXINUS	EXISTING
7	1	PIERIS JAPONICA	LILY-OF-THE-VALLEY SHRUB	EXISTING
8	1	RHOXODODENDRON VAR	RHOXODODENDRON	EXISTING
9	1	SPIRAEA VAR	SPIRAEA	EXISTING
10	1	TRILIA OCCIDENTALIS 'SLOBOSIA'	GLOBE CEDAR	EXISTING
11	1	VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT, 30CM
12	1	YUCCA FILAMENTOSA	ADAMS NEEDLE	EXISTING
PERENNIAL				
13	1	HOSTA	HOSTA VAR	EXISTING
14	1	ERICA CARNEA VAR.	HEATH	EXISTING
15	1	LONGICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT, 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HALLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

Plans checked by Planning & Development, City of Surrey
Date 17 Oct. 2012
 Acceptable Not Acceptable

PROPERTY DESCRIPTION	
CIVIC ADDRESS 8272 - 144TH STREET SURREY, B.C.	PROPERTY I.D. (PID) NUMBER
LEGAL DESCRIPTION CITY OF SURREY LOT 1, SECTION 27 TOWNSHIP 2, NWD PLAN LMD 784	

144TH STREET

82ND AVENUE

Approved canopy extension drawings

