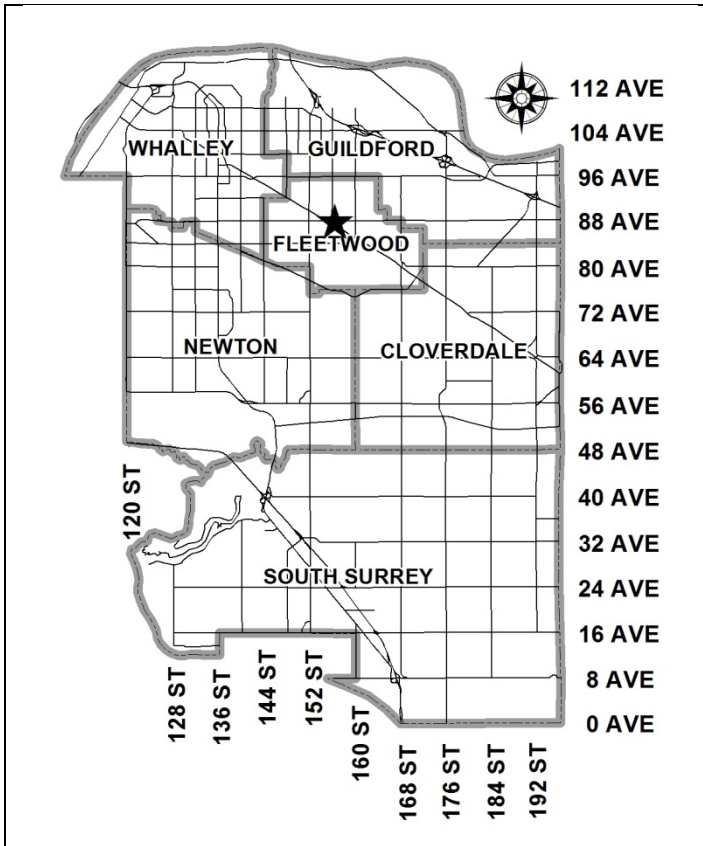


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0275-00

Planning Report Date: October 22, 2012

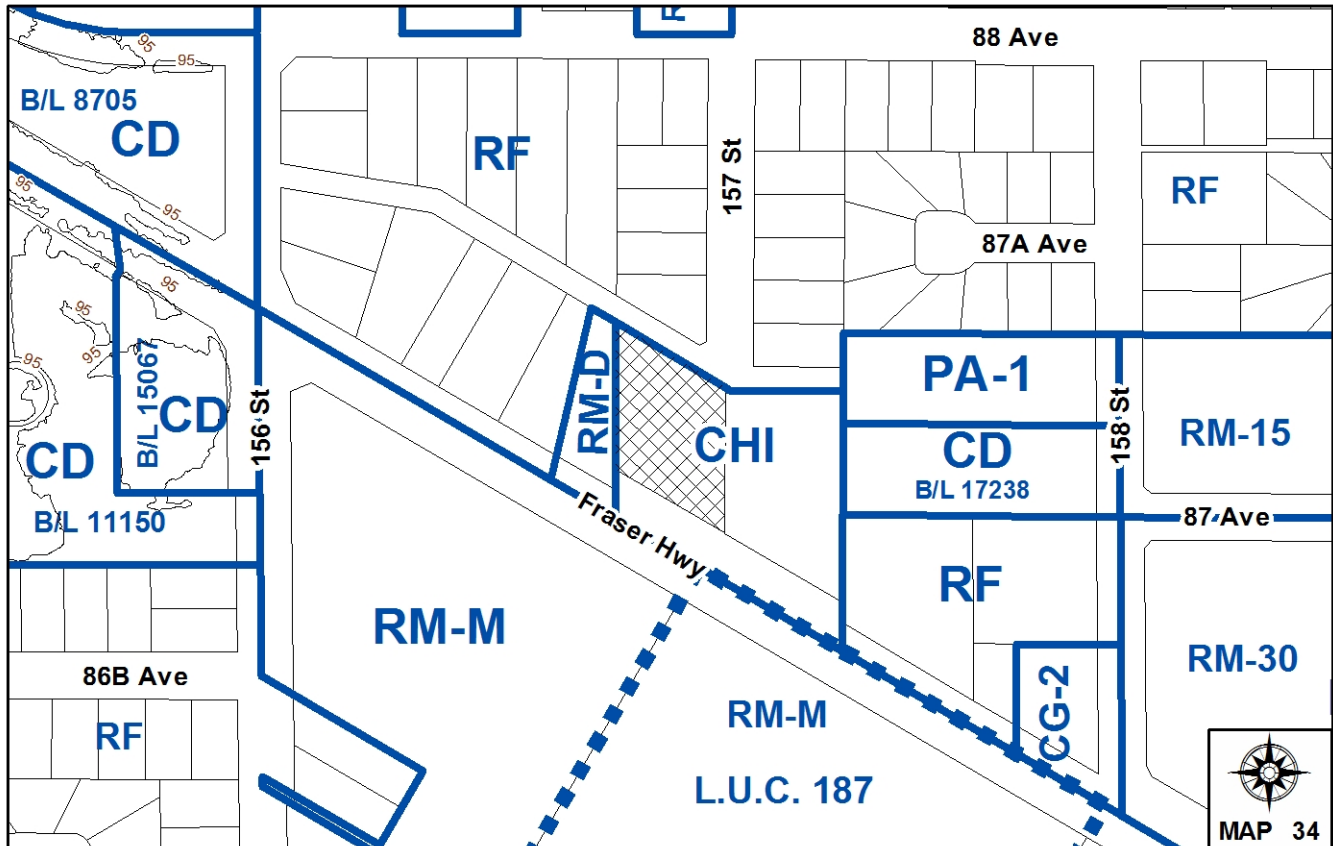


PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

in order to permit a free-standing sign for an existing multi-tenant commercial building.

LOCATION: 15685 Fraser Highway
OWNER: 590728 BC Ltd, Inc. No. 590728
ZONING: CHI
OCP DESIGNATION: Urban
TCP DESIGNATION: Medium Density Townhouses



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a reduced setback for a free-standing sign on a commercial site.

RATIONALE OF RECOMMENDATION

- The proposed sign complements the form and character of the existing building on site.
- The proposed sign location is more visible for drivers along Fraser Highway than the previously approved sign location.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0275-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0275-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to reduce the minimum setback requirement for a free-standing sign from 2.0 metres (7 ft.) to 0.3 metre (1 ft.) from the front lot line along Fraser Highway.
3. Council instruct staff to resolve the following issue prior to approval:
 - (a) submission of a minor amendment of Restrictive Covenant CA2635113 regarding the location of the sign.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: One-storey, multi-unit commercial building.

Adjacent Area:

Direction	Existing Use	Town Centre Plan Designation	Existing Zone
North:	Single family dwelling.	Single Family	RF
East:	Vacant, paved lot.	Medium Density Townhouses	CHI
South (Across Fraser Highway):	Mobile home parks.	Manufactured Homes	RM-M and LUC No. 187 (underlying RM-M)
West:	Duplex.	Medium Density Townhouses	RM-D

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 15685 Fraser Highway in Fleetwood. The property is zoned Highway Commercial Industrial (CHI) and designated Urban in the Official Community Plan. It has a designation of Medium Density Townhouses in the Fleetwood Town Centre Plan.

- There is currently a 4-unit, stratified commercial building occupying the site. Businesses which occupy this building include Abbsry Tires, Leading Edge Skate Shop and Triunity Martial Arts Studios.
- On April 2, 2012, Development Permit No. 7911-0239-00 was issued for a free-standing sign to be located at the southwest corner of the site. Due to various easements that were registered on the site, this location was considered the most feasible without requiring a Development Variance Permit (DVP) to vary setbacks.
- After Development Permit No. 7911-0239-00 was approved, the owner determined that the approved location for the sign was not ideal as it was partially screened by parked vehicles, a neighbouring hedge and was located approximately 45 metres (150 ft.) west of the driveway to the site, which prevented drivers travelling westbound, from turning into the site once they saw the sign.
- The applicant now proposes to locate the sign approximately 0.3 metre (1 ft.) from Fraser Highway immediately west of the existing driveway.
- The Surrey Sign By-law requires that free-standing signs be located a minimum 2.0-metre (7 ft.) setback from any lot line. The proposed sign is sited 0.3 metre (1 ft.) from the front property line along Fraser Highway and as a result the proposed free-standing sign requires Council approval of a DVP for siting (see By-law Variance section of this report).
- Future widening of Fraser Highway will require a 5.78-metre (19 ft.) dedication from the Fraser Highway frontage of the subject lot. As part of the previous application, the applicant registered a Restrictive Covenant on title to ensure removal of the sign, at the landowner's cost, at some future date when required for the widening of Fraser Highway. A condition of approval for the subject application is an amendment to the RC to allow for the proposed new location of the sign.
- The new location for the sign will require the loss of one parking space. The parking space dedicated to the previously approved location will be reinstated so the number of parking spaces remains the same at approximately 32 parking spaces which is above the 30 parking spaces required by the Zoning By-law.

DESIGN PROPOSAL AND REVIEW

- The proposed sign is slightly wider and slightly taller than the free-standing sign previously approved for the site. The proposed sign is a solid, monolithic, two-sided sign, 3.7 metres (12 ft.) in height and 2.1 metres (7 ft.) in width, with a decorative cornice 2.4 metres (7.8 ft.) in width.
- The sign area of the proposed double-sided sign has increased from the previously approved sign of approximately 7.4 square metres (80 sq. ft.) to 10.6 square metres (114 sq. ft.) which is below the 13.9 square metres (150 sq. ft.) allowed under the Sign By-law. Copy area has increased from approximately 3.3 square metres (36 sq. ft.) to 4.5 square metres (46 sq. ft.) which is below the 50 percent maximum (i.e. 5.3 square metres / 57 sq. ft.) of the sign area, permitted in the Sign By-law.

- Colours of the sign remain the same. The sign is primarily light brown in colour with a black sheet metal decorative cornice that reflects the design of the cornice parapet of the building.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Sign By-law to reduce the minimum setback of one free-standing sign fronting Fraser Highway from 2 metres (7 ft.) to 0.3 metre (1 ft.).

Applicant's Reason:

- Alternate locations were explored and were not practical due to the distance from driveway and screening of the sign by parked vehicles.

Staff Comments:

- The applicant has explored several alternate locations for the proposed free-standing sign.
- The proposed sign location results in a sign that is easily visible by the public along Fraser Highway, and does not impact traffic sight lines.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary
Appendix II. Development Variance Permit No. 7912-0275-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\27259599021.doc
.10/18/12 9:16 AM

(d) Civic Address: 15685 Fraser Highway
Owner: 590728 BC Ltd., Inc. No. 590728
Director Information:
Daljeet Samra

Officer Information as at August 16, 2010
Daljeet Samra (President)
Amarjit Samra (Secretary)

PID: 025-743-210
Strata Lot 3 Section 26 Township 2 New Westminster District Strata Plan BCS466
Together with in Interest in the Common Property in Proportion to the Unit Entitlement
of the Strata Lot as Shown on Form V

(e) Civic Address: 15685 Fraser Highway
Owner: 590728 BC Ltd., Inc. No. 590728
Director Information:
Daljeet Samra

Officer Information as at August 16, 2010
Daljeet Samra (President)
Amarjit Samra (Secretary)

PID: 025-743-228
Strata Lot 4 Section 26 Township 2 New Westminster District Strata Plan BCS466
Together with in Interest in the Common Property in Proportion to the Unit Entitlement
of the Strata Lot as Shown on Form V

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7912-0275-00 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 approval of the associated Development Permit.
- (b) Remove Notice of Development Permit No. 7911-0239-00 from title.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0275-00

Issued To: 590728 BC LTD, INC. NO. 590728

("the Owner")

Address of Owner: 12508 52A Avenue
Surrey, BC
V3X 3K3

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: 025-743-198

Strata Lot 1 Section 26 Township 2 New Westminster District Strata Plan BCS466
Together with in Interest in the Common Property in Proportion to the Unit
Entitlement of the Strata Lot as Shown on Form V

15685 Fraser Highway

Parcel Identifier: 025-743-201

Strata Lot 2 Section 26 Township 2 New Westminster District Strata Plan BCS466
Together with in Interest in the Common Property in Proportion to the Unit
Entitlement of the Strata Lot as Shown on Form V

15685 Fraser Highway

Parcel Identifier: 025-743-210

Strata Lot 3 Section 26 Township 2 New Westminster District Strata Plan BCS466
Together with in Interest in the Common Property in Proportion to the Unit
Entitlement of the Strata Lot as Shown on Form V

15685 Fraser Highway

Parcel Identifier: 025-743-228
Strata Lot 4 Section 26 Township 2 New Westminster District Strata Plan BCS466
Together with in Interest in the Common Property in Proportion to the Unit
Entitlement of the Strata Lot as Shown on Form V

15685 Fraser Highway

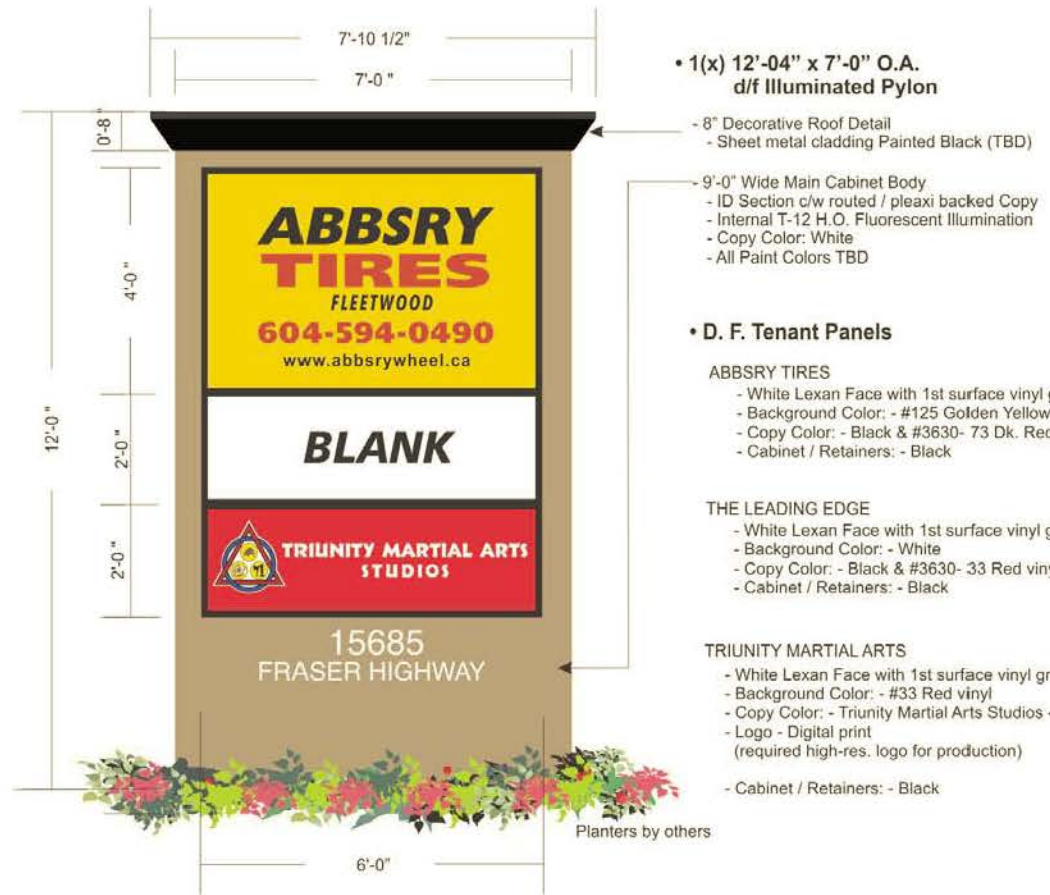
(the "Land")

3. Part 5 Section 27(1)(e) of Surrey Sign By-law, 1993, No. 13656 is varied to decrease the minimum setback of a free-standing sign from the south lot line of the Land from 2.0 metres (6.6 ft.) to 0.3 metre (1 ft.).
4. The siting of the free-standing sign shall be in accordance with the drawings numbered 7912-0275-00 (A) through to and including 7912-0275-00 (B) (the "Drawings") which are attached hereto and form part of this development variance permit.
5. Despite Section 3 above, if and when required by the City, the Sign shall be removed within 30 days of written notification from the City at the Covenantor's cost, to allow for the widening of Fraser Highway with no claim for compensation from the Covenantor to the City for removal of the sign including without limitation lost advertising and/or revenue.
6. This development variance permit applies to only the free-standing sign shown on Schedule A which is attached hereto and forms part of this development variance permit.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. 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.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. 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



Galaxie Signs

Visual solutions since 1963

galaxiesigns.com

5085 Regent Street
Burnaby, British Columbia
V5C 4H4

Ph 604 291 6011
Fax 604 291 7138

Client **Abbsry Tires**

Address **15685 Fraser Hwy., Surrey**

Sales **Somy Basakah** Date **August 7, 2012**

Scale **3/8" = 1'**

File Name **AbbsryTires-10403-R1**

APPROVED _____

DATE _____

NOTE:

- The colours used in this presentation may vary slightly from those of the actual finished product.
- Depiction of display on artwork is conceptual and may not necessarily be to scale.
- It is the responsibility of the customer to provide GALAXIE SIGNS Ltd. with production ready artwork files prior to production.



C US

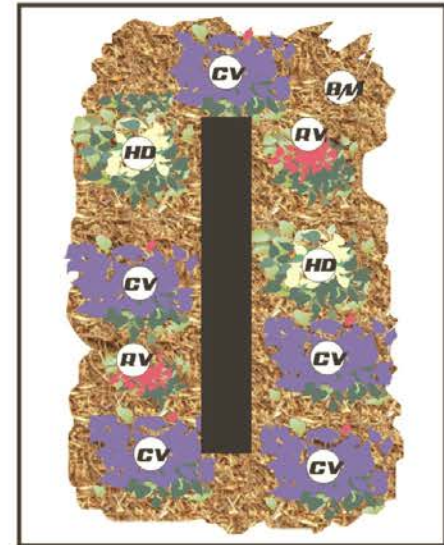
Drawn By **RM**

PAGE **1** of

1 of



ALL PLANTS AND WORKS ACCORDING TO THE BCSCA/SCLNA LANDSCAPING STANDARD



5 POTS
CEANOTHUS
VICTORIA (CV)



2 POTS
HOLODISCUS
DISCLOUR (HD)



2 POTS
ROSA VUGOSA (RV)



BARK MULCH

