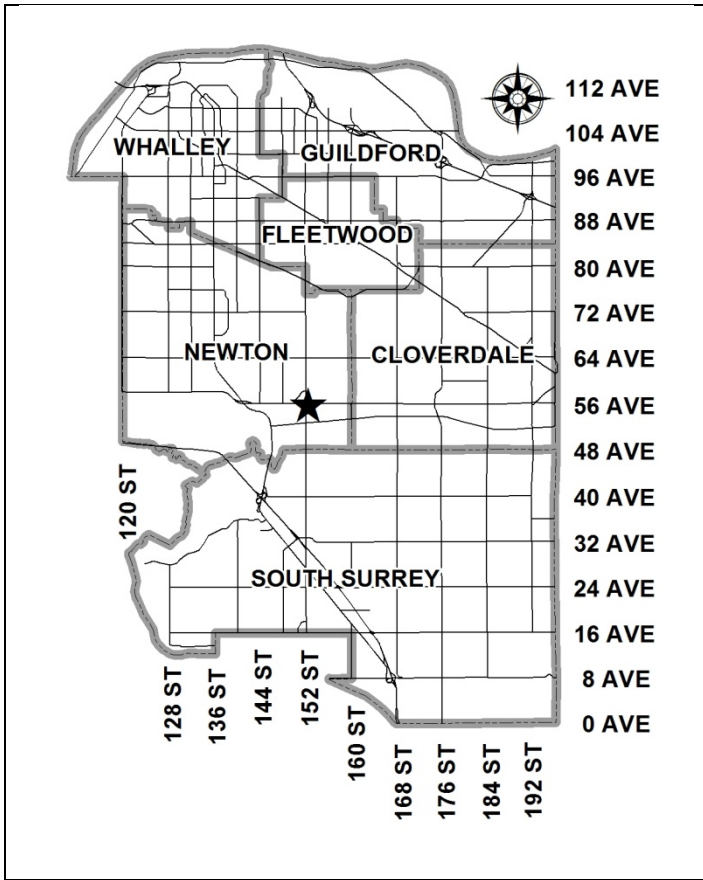


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0032-00

Planning Report Date: March 11, 2013



PROPOSAL:

- **Development Variance Permit**
 in order to vary the maximum permitted third-party advertising for six existing free-standing signs.

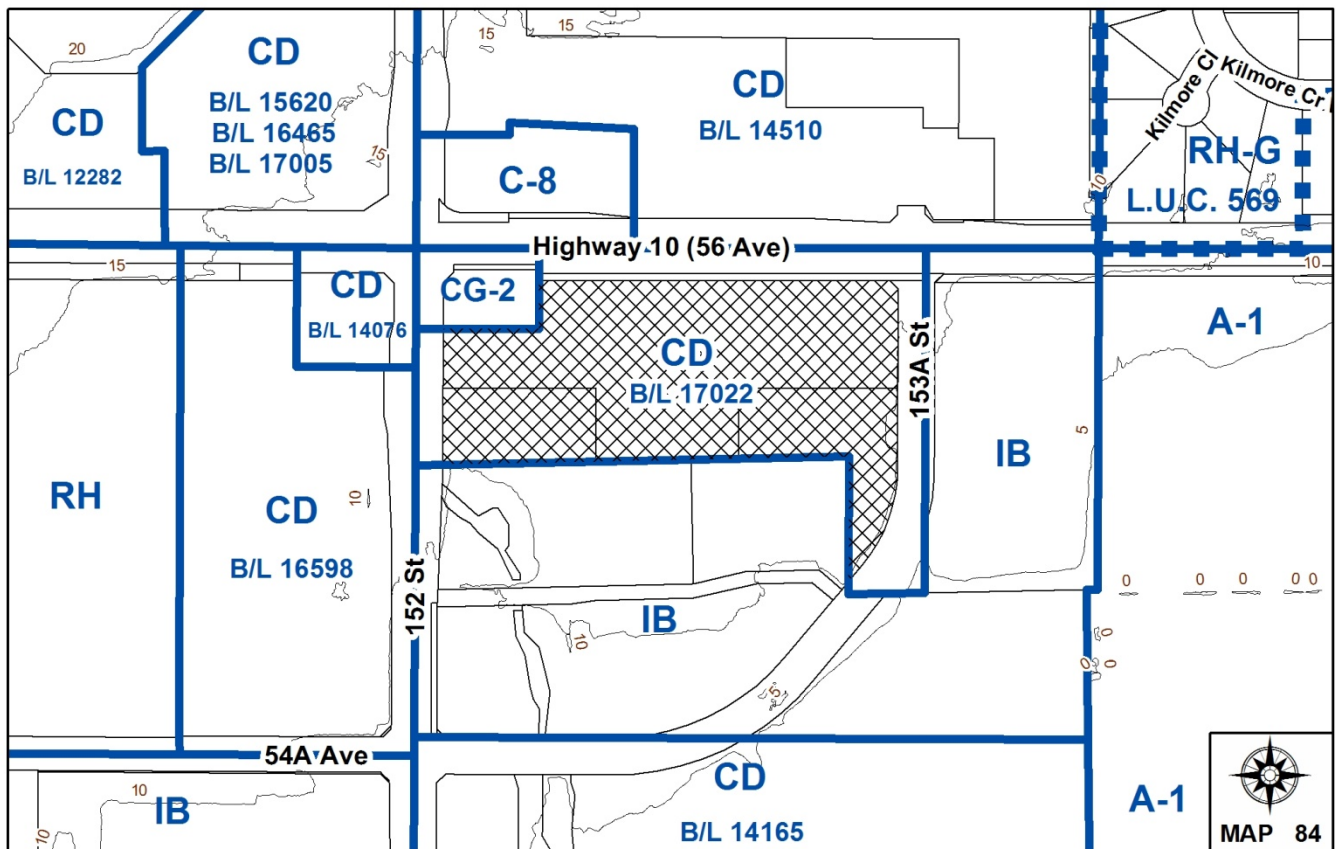
LOCATION: 5570 – 152 Street
 5577 – 153A Street
 15230 – 56 Avenue (No. 10 Highway)

OWNER: Panorama Park Investments Ltd.
 The Owners of Strata Plan BCS3598

ZONING: CD (By-law No. 17022)

OCP DESIGNATION: Industrial

LAP DESIGNATION: Business Park/Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit (DVP) to increase the maximum permitted third-party advertising on six free-standing signs located at 5570 – 152 Street, 5577 - 153A Street and 15230 – 56 Avenue.

RATIONALE OF RECOMMENDATION

- The subject site is composed of three properties having frontages on 152 Street, No. 10 Highway (56 Avenue) and 153A Street. However, the three properties function as part of a single large commercial/office complex (i.e. Panorama Place) with reciprocal access easements for shared driveways and on-site parking.
- The proposed increase in third-party advertising at 5570 – 152 Street, 5577 – 153A Street and 15230 – 56 Avenue is limited to business premises from the three properties.
- The proposed variance will not result in greater total sign area or added free-standing signs on 152 Street, 56 Avenue or 153A Street. The variance is acceptable and considered appropriate to ensure the existing buildings on-site continue to operate as a single retail complex with multiple tenants.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0032-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to vary the maximum permitted third-party advertising restriction under Surrey Sign By-law from thirty percent (30%) to one-hundred percent (100%) for the free-standing signs at 5570 – 152 Street, 5577 – 153A Street and 15230 – 56 Avenue, provided that the third-party advertising is restricted to the tenants of premises located within the three properties.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant industrial buildings

Adjacent Area:

Direction	Existing Use	OCP/NCP or LAP Designation	Existing Zone
North (Across 56 Avenue):	Multi-tenant commercial buildings	Commercial/Urban Residential	C-8 & CD (B/L 14510)
East and South:	Industrial business park and greenbelt	Industrial	IB
West:	Industrial business park and gas station	Industrial/Business Park	CG-2 & CD (B/L 16598)

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is 2.87 hectares (7.1 acres) in area and located on the south side of 56 Avenue (No. 10 Highway) between 152 Street and 153A Street.
- The site is designated "Industrial" in the Official Community Plan (OCP) and "Business Park" in the East Panorama Ridge Local Area Plan (LAP). The subject site is currently regulated by a "Comprehensive Development Zone (CD)" (By-law No. 17022) which permits a broad range of light impact industrial uses, general service uses and limited commercial uses.
- The current businesses on-site include an A&W Restaurant, Canadian Western Bank, Scotia Bank, Browns Social House, Big Ridge Brewing Company as well as several smaller retailers.

- The subject site is composed of three properties having frontages on 152 Street, No. 10 Highway (56 Avenue) and 153A Street. However, the three properties function as part of a single large commercial office complex (i.e. Panorama Place) with reciprocal access easements for shared driveways and on-site parking.

Current Proposal

- Under the Surrey Sign By-law, General Provisions, the maximum permitted third-party advertising on non-temporary signs is limited to 30% of the copy area for commercial designated properties.
- The applicant requests a Development Variance Permit (DVP) to remove the limits imposed on third-party advertising on the site provided that the third-party advertising at 5570 – 152 Street, 5577 – 153A Street and 15230 – 56 Avenue are limited to business premises located within the three Panorama Place properties.
- The proposed variance will not result in greater total sign area or added free-standing signs on 152 Street, 56 Avenue or 153A Street. The variance is acceptable and considered appropriate to ensure the existing buildings on-site continue to operate as a single retail complex with multiple tenants.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- The applicant requests a Development Variance Permit (DVP) to increase the maximum permitted third-party advertising restriction on the three properties located at 5570 - 152 Street, 5577 – 153A Street and 15230 – 56 Avenue from 30% to 100% provided that the third-party advertising are for the premises within the three properties.

Applicant's Reasons:

- The subject properties function as part of a larger retail complex (i.e. Panorama Place).
- The applicant has entered into long-term contractual agreements with several tenants to provide advertising exposure on the existing free-standing signs located along 56 Avenue.

Staff Comments:

- The subject site is composed of three properties having frontages on 152 Street, No. 10 Highway (56 Avenue) and 153A Street. However, the three properties function as part of a single large commercial/office complex (i.e. Panorama Place) with reciprocal access easements for shared driveways and on-site parking.
- The proposed increase in third-party advertising at 5570 – 152 Street, 5577 – 153A Street and 15230 – 56 Avenue is limited to business premises from the three properties.

- The proposed variance will not result in greater total sign area or added free-standing signs on 152 Street, 56 Avenue or 153A Street. The variance is acceptable and considered appropriate to ensure the existing buildings on-site continue to operate as a single retail complex with multiple tenants.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

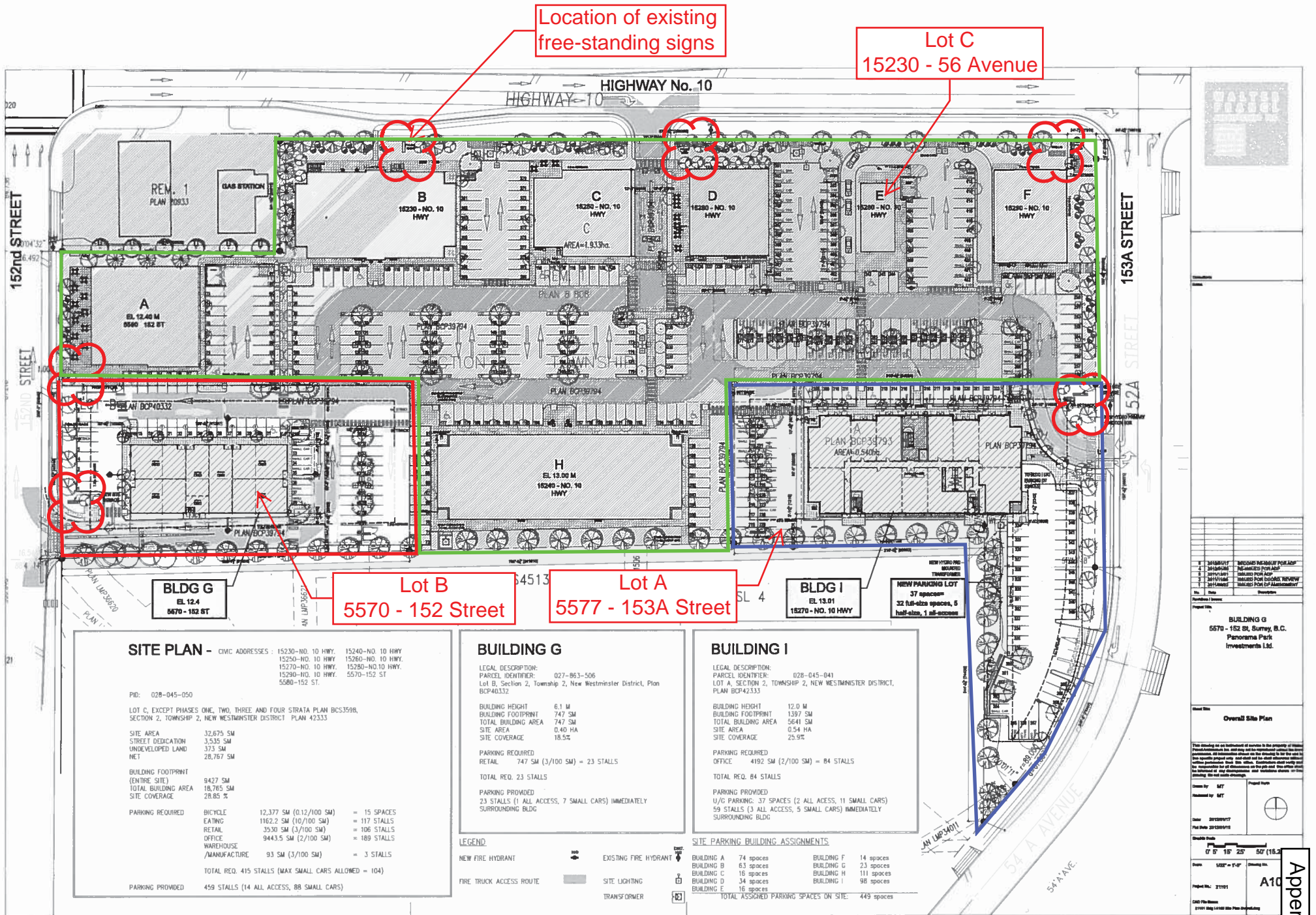
Appendix I. Lot Owners and Action Summary
Appendix II. Site Plan
Appendix III. Development Variance Permit No. 7913-0032-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/da

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1	3/18/2017	MECHANICAL PERMITS
2	3/18/2017	MECHANICAL PERMITS
3	3/18/2017	MECHANICAL PERMITS
4	3/18/2017	MECHANICAL PERMITS

BUILDING G
5570 - 152 ST, Burnaby, B.C.
Panorama Park
Investments Ltd.

Overall Site Plan

Not to scale. This plan is for informational purposes only and should not be used for construction or other purposes without the approval of the City of Burnaby. The City of Burnaby is not responsible for any errors or omissions on this plan and the user assumes all liability for any such errors or omissions.

Scale: 1/2" = 1'-0"
Drawing No: 2101
A10

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0032-00

Issued To: PANORAMA PARK INVESTMENTS LTD.
("the Owner")

Address of Owner: 1959 – 152 Street, Unit #300
Surrey, BC V4A 9E3

Issued To: THE OWNERS OF STRATA PLAN BCS3598
("the Owner")

Address of Owner: 351 - Bewicke Avenue
North Vancouver, BC V7M 3E9

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: 027-863-506
Lot B Section 2 Township 2 New Westminster District Plan BCP40332

5570 – 152 Street

Parcel Identifier: 028-045-041
Lot A Section 2 Township 2 New Westminster District Plan BCP42333

5577 - 153A Street

Owners of Strata Plan BCS3598
Strata Lots 1 to 50 Section 2 Township 2 New Westminster District Plan BCS3598 Together With
an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as
Shown on Form V

15230 – 56 Avenue (No. 10 Highway)

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Part 1 "Introductory Provisions", Section 6, Sub-section 11 to increase the maximum permitted third-party advertisement from thirty percent (30%) to one-hundred percent (100%) of the allowable copy area for the free-standing signs at 5570 – 152 Street, 5577 - 153A Street and 15230 – 56 Avenue.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the following terms and conditions of this development variance permit provided that third-party advertising is limited to premises within the subject properties on Lot A, Lot B and Lot C, as shown on the attached Schedule A.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. 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

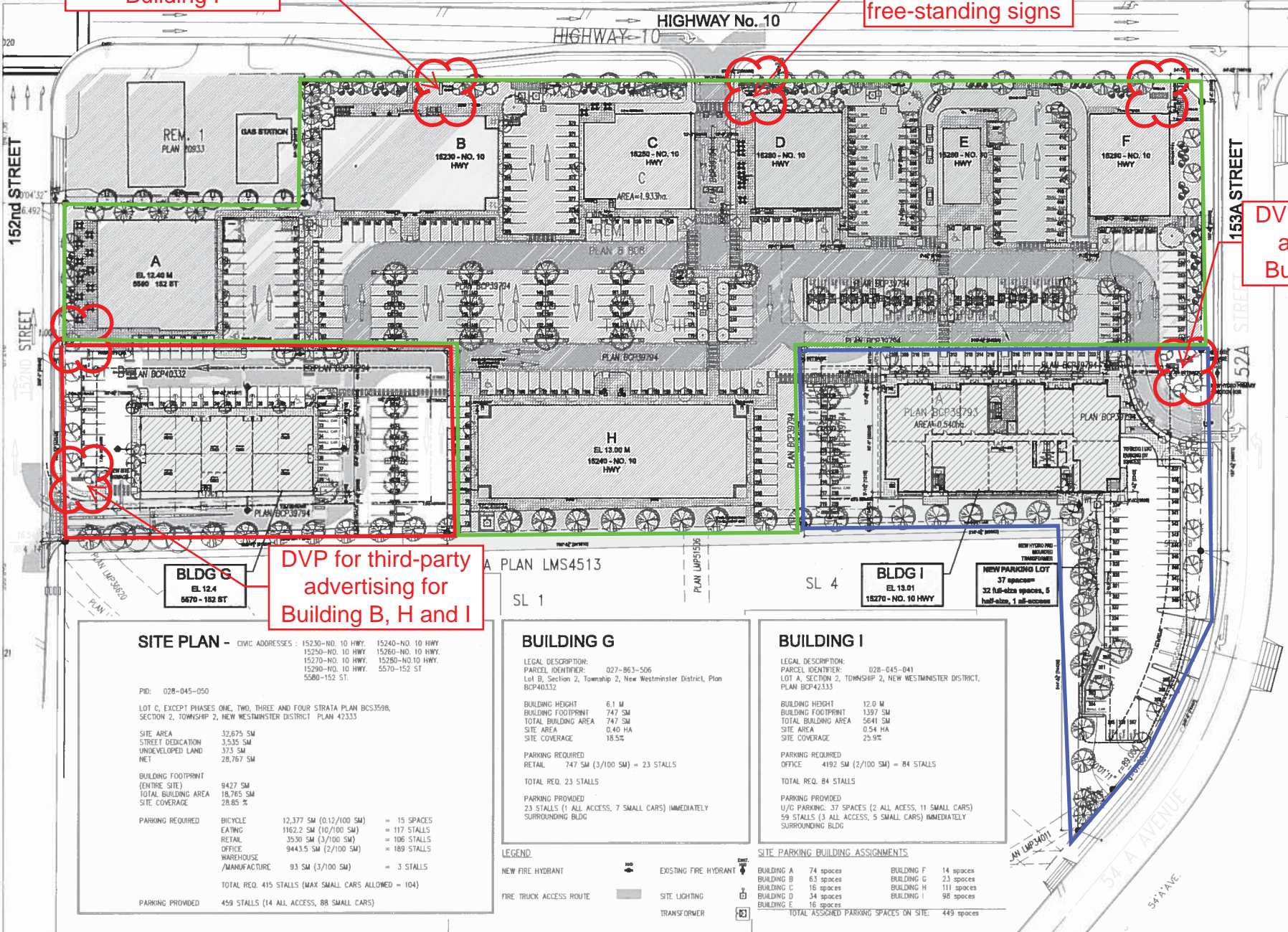
City Clerk – Jane Sullivan

DVP for third-party advertising for Building I

Location of existing free-standing signs

DVP for third-party advertising for Building B and H

DVP for third-party advertising for Building B, H and I



SITE PLAN - CIVIC ADDRESSES: 15230-NO. 10 HWY, 15240-NO. 10 HWY, 15250-NO. 10 HWY, 15260-NO. 10 HWY, 15270-NO. 10 HWY, 15280-NO. 10 HWY, 15290-NO. 10 HWY, 5570-152 ST, 5580-152 ST.

PID: 028-045-050

LOT C, EXCEPT PHASES ONE, TWO, THREE AND FOUR STRATA PLAN BCS3598, SECTION 2, TOWNSHIP 2, NEW WESTMINSTER DISTRICT PLAN 42333

SITE AREA	32,675 SM
STREET DEDICATION	3,535 SM
UNDEVELOPED LAND	373 SM
NET	28,767 SM
BUILDING FOOTPRINT (ENTIRE SITE)	9427 SM
TOTAL BUILDING AREA	18,765 SM
SITE COVERAGE	28.85 %
PARKING REQUIRED	BICYCLE 12,377 SM (0.12/100 SM) = 15 SPACES
EATING	1162.2 SM (10/100 SM) = 117 STALLS
RETAIL	3530 SM (3/100 SM) = 106 STALLS
OFFICE	9443.5 SM (2/100 SM) = 189 STALLS
WAREHOUSE /MANUFACTURE	93 SM (3/100 SM) = 3 STALLS
TOTAL REQ.	415 STALLS (MAX SMALL CARS ALLOWED = 104)
PARKING PROVIDED	459 STALLS (14 ALL ACCESS, 88 SMALL CARS)

BUILDING G

LEGAL DESCRIPTION: PARCEL IDENTIFIER: 027-863-506
Lot B, Section 2, Township 2, New Westminster District, Plan BCP40332

BUILDING HEIGHT	6.1 M
BUILDING FOOTPRINT	747 SM
TOTAL BUILDING AREA	747 SM
SITE AREA	0.40 HA
SITE COVERAGE	18.5%
PARKING REQUIRED	RETAIL 747 SM (3/100 SM) = 23 STALLS
TOTAL REQ.	23 STALLS
PARKING PROVIDED	23 STALLS (1 ALL ACCESS, 7 SMALL CARS) IMMEDIATELY SURROUNDING BLDG

BUILDING I

LEGAL DESCRIPTION: PARCEL IDENTIFIER: 028-045-041
LOT A, SECTION 2, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN BCP42333

BUILDING HEIGHT	12.0 M
BUILDING FOOTPRINT	1397 SM
TOTAL BUILDING AREA	5641 SM
SITE AREA	0.54 HA
SITE COVERAGE	25.9%
PARKING REQUIRED	OFFICE 4192 SM (2/100 SM) = 84 STALLS
TOTAL REQ.	84 STALLS
PARKING PROVIDED	U/G PARKING: 37 SPACES (2 ALL ACCESS, 11 SMALL CARS) 59 STALLS (3 ALL ACCESS, 5 SMALL CARS) IMMEDIATELY SURROUNDING BLDG

LEGEND

NEW FIRE HYDRANT	EXISTING FIRE HYDRANT
FIRE TRUCK ACCESS ROUTE	SITE LIGHTING
	TRANSFORMER

SITE PARKING BUILDING ASSIGNMENTS

BUILDING A	74 spaces	BUILDING F	14 spaces
BUILDING B	63 spaces	BUILDING G	23 spaces
BUILDING C	16 spaces	BUILDING H	111 spaces
BUILDING D	34 spaces	BUILDING I	98 spaces
BUILDING E	16 spaces		
TOTAL ASSIGNED PARKING SPACES ON SITE:	449 spaces		

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