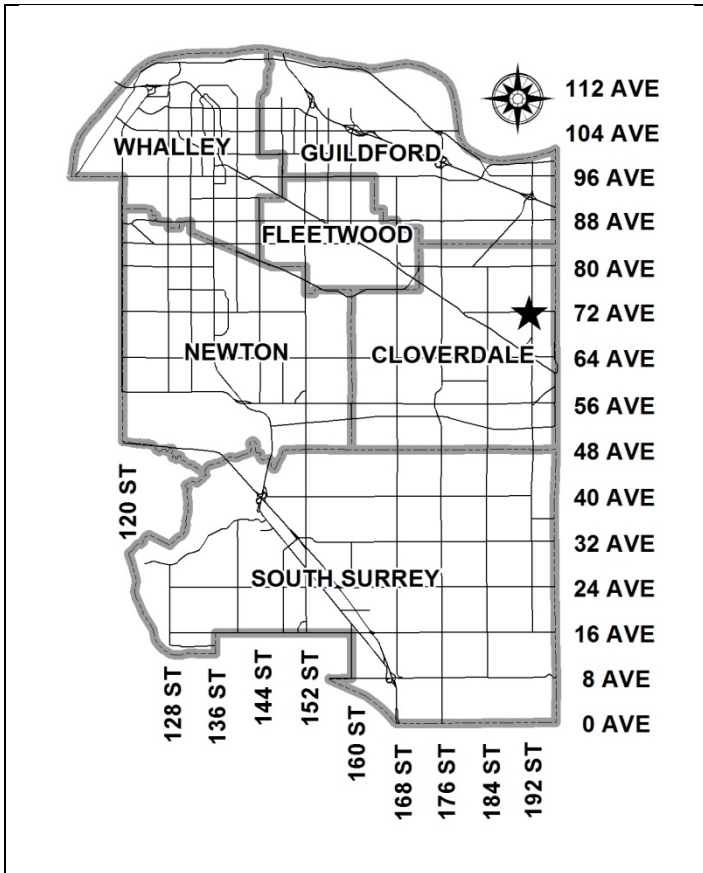


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0100-00

Planning Report Date: July 8, 2013



PROPOSAL:

- Development Permit
- Development Variance Permit

in order to allow two (2) additional fascia signs for a two-storey, multi-tenant commercial building in East Clayton.

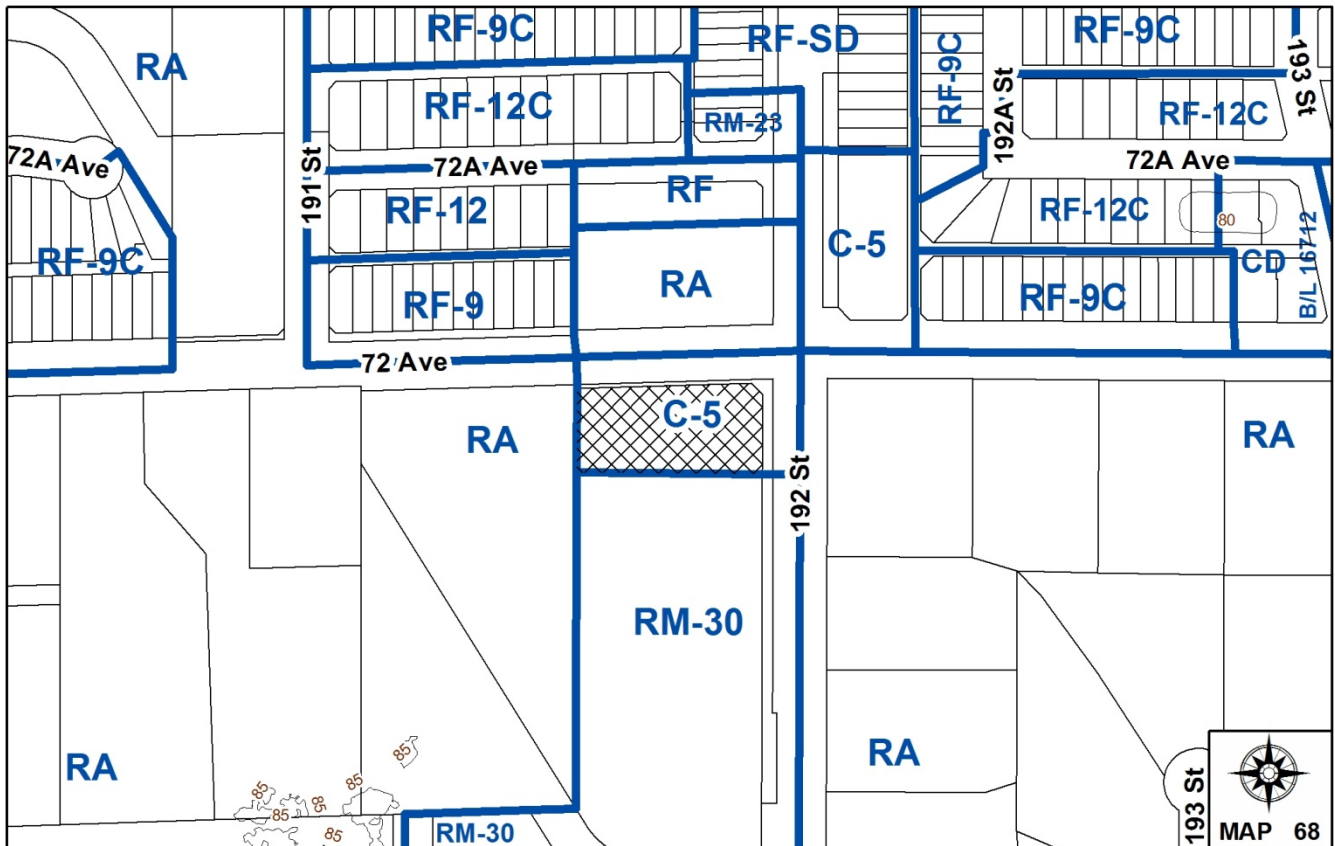
LOCATION: 19188 - 72 Avenue

OWNER: Ambros Developments II Ltd

ZONING: C-5

OCP DESIGNATION: Urban

NCP DESIGNATION: Commercial



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 variance to the Sign By-law to permit two (2) additional fascia signs for a two-storey, multi-tenant commercial building.

RATIONALE OF RECOMMENDATION

- The two (2) proposed fascia signs are of high quality and will complement the fascia signage previously approved under Development Permit No. 7906-0463-00 for the two-storey, multi-tenant commercial building currently under construction on the subject site.
- The applicant is anxious to obtain their sign permits and have elected to proceed with the proposed DVP, rather than await the amendments to the Sign By-law, which are expected to be finalized by the end of July.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7913-0100-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0100-00 (Appendix II) varying the following Sign By-law regulation, to proceed to Public Notification:
 - (a) to allow two (2) additional fascia signs on the two-storey, multi-tenant commercial building.

REFERRALS

Engineering: The Engineering Department has no objection to the proposed fascia signs.

SITE CHARACTERISTICS

Existing Land Use: Two-storey, multi-tenant commercial building approved under Development Application No. 7906-0463-00, and currently under construction.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 72 Avenue):	Acreage property (under Development Application No. 7912-0235-00, to permit a child care centre, currently at Third Reading).	Medium (10-15 upa) and Medium-High Density (15-25 upa)	RA
East (Across 192 Street):	Acreage properties in Aloha Estates.	Half Acre Residential	RA
South:	Townhouse development.	Medium-High Density (15-25 upa)	RM-30
West:	Undeveloped acreage property and gas right-of-way.	Medium (10-15 upa) and Low Density (6-10 upa)	RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at the south-west corner of 72 Avenue and 192 Street in East Clayton. The site is zoned "Neighbourhood Commercial Zone (C-5)", and designated Urban in the Official Community Plan (OCP) and Commercial in the East Clayton Neighbourhood Concept Plan (NCP).
- Council approved Development Application No. 7906-0463-00 on November 30, 2009 to allow a two-storey, multi-tenant commercial building on the subject property. Tenant fascia signage for the commercial building, which is currently under construction, was approved as part of Development Permit No. 7906-0463-00.
- The commercial building is located along the north edge of the subject site facing 72 Avenue and 192 Street. Although the building is one storey in height, the eastern end of the building, adjoining the intersection of 72 Avenue and 192 Street, is two storeys in height.
- The building will accommodate up to twelve (12) ground floor retail units, with office units on the second floor.
- The ground floor retail units each have two (2) storefront entrances – one facing the internal parking lot and one facing the street (72 Avenue or 192 Street).
- The approved drawings for Development Permit No. 7906-0463-00 allow for each ground floor retail unit to have up to two (2) fascia signs, corresponding to each of the two (2) entrances. The Development Permit also allows for four (4) fascia signs to be located on the second floor.

Current Proposal

- The ground floor unit at the east end of the building will be occupied by a large single tenant. This tenant has now requested two (2) additional fascia signs.
- The proposal requires supplementing the approved Development Permit No. 7906-0463-00 and requires a Development Variance Permit (DVP) to allow the two (2) additional fascia signs (see By-law Variance Section) on the subject building.
- Corporate Report No. R117 was forwarded to Council on June 17, 2013 proposing amendments to the current Sign By-law No. 13656. The associated amendment by-law is scheduled to be considered for introduction on July 8, 2013.
- In order to expedite the current proposal, at the request of the applicant the subject development application is being forwarded for Council's consideration, prior to the approval of the latest proposed amendments to the Sign By-law.

DESIGN PROPOSAL AND REVIEW

- The two (2) proposed fascia signs will be installed on the ground floor along the west building elevation, facing the internal parking lot.
- The two (2) proposed fascia signs are individually illuminated channel letter signs that are identical in type and design as the fascia signage previously approved under Development Permit No. 7906-0463-00.
- The fascia signs approved under Development Permit No. 7906-0463-00 and the two (2) additional fascia signs proposed under the current development application are each to be 0.6 metre (2 ft.) high. There are however, slight variations in the length of each of the approved and proposed fascia signs due to the width of the individual units in the subject building.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Sign By-law to allow two (2) additional fascia signs on the subject commercial building.

Applicant's Reason:

- The proposed fascia signs will provide exposure and adequate business identification for tenants in the building.

Staff Comments:

- The two (2) proposed fascia signs are of high quality and maintain a form and design that is consistent throughout the development.
- The two (2) proposed fascia signs are to be installed on the west building elevation, facing the internal parking lot.
- 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. Development Variance Permit No. 7913-0100-00

Original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/da

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DRV 7/4/13 9:41 AM

Information for City Clerk

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

1. (a) Agent: Name: Mr. Avtar Mann
 Ambros Developments II Ltd.
 Address: P.O. Box 914
 15910 - Fraser Highway, Unit 102
 Surrey, BC V4N 0X9
 Tel: (604) 644-5641 - Cellular

2. Properties involved in the Application
 - (a) Civic Address: 19188 - 72 Avenue

 - (b) Civic Address: 19188 - 72 Avenue
 Owner: Ambros Developments II Ltd.
 PID: 028-119-053
 Lot 1 Section 16 Township 8 New Westminster District Plan BCP43112

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7913-0100-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk in conjunction with the final approval of the associated Development Permit.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0100-00

Issued To: Ambros Developments II Ltd.

("the Owner")

Address of Owner: 16226 - 94 Avenue
Surrey, BC V4N 3A2

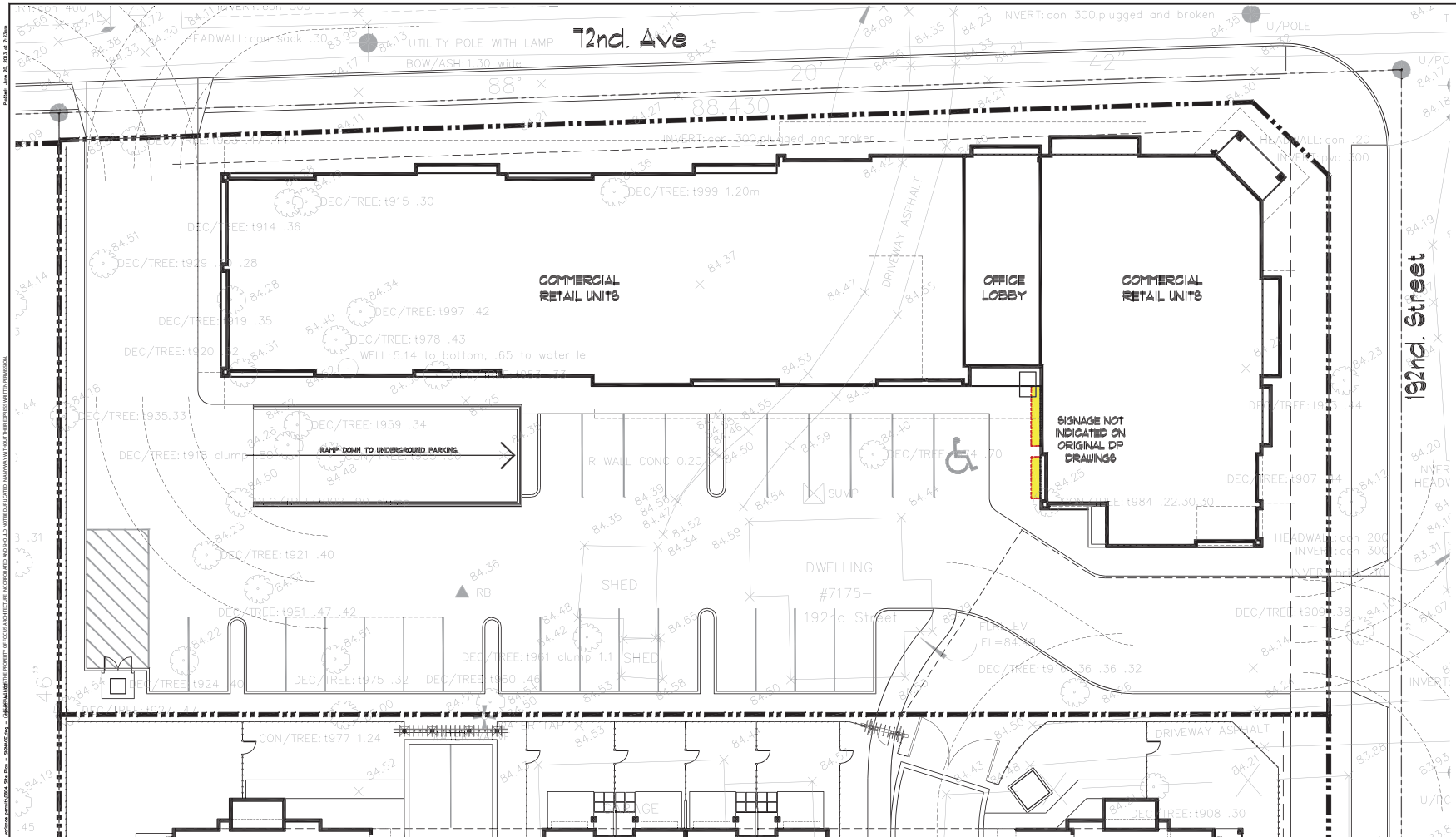
1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:
Parcel Identifier: 028-119-053
Lot 1 Section 16 Township 8 New Westminster District Plan BCP43112
19188 - 72 Avenue
(the "Land")
3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) Sub-section 27(2)(a) of Part 5 Signs in Commercial / Industrial Zones is varied to allow two (2) additional fascia signs on the two-storey, multi-tenant commercial building on the subject property.
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 terms and conditions and provisions of this development variance permit.
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 , 2013.
ISSUED THIS DAY OF , 2013.

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



SITE PLAN
SCALE: 1" = 10'-0"

SITE RECONCILIATION

LEGAL DESCRIPTION:
LOT 1, SECTION 16, TOWNSHIP 18, NWD PLAN BCP 43112

CIVIC ADDRESS:
19188 - 72nd AVENUE
SURREY, BC

ZONING INFORMATION:
ZONE: EXISTING = BA
 PROPOSED = CS

OVERALL SITE AREA = 143,114.5 sq.ft. (13,295.8 m²) = 3.285 AC. (1.33 Ha.)

CS SITE (NORTH PROPERTY) INFORMATION:

LOT AREA: GROSS SITE AREA = 143,114.5 sq.ft. (13,295.8 m²) = 3.285 AC. (1.33 Ha.)
NET SITE AREA = 34,628.11 sq.ft. (3,214.93 m²) = 0.792 AC. (0.324 Ha.)

SETBACKS: REQUIRED: 7.50 m FROM ALL LOT LINES
PROPOSED: 1.83 m FROM NORTH LOT LINE / 3.14 m FROM EAST LOT LINE

LOT DENSITY: FLOOR AREA RATIO: ALLOWABLE: 0.50 OF NET LOT AREA
17,464 sq.ft. (1,622.46 m²)
PROPOSED: 6,497 OF NET LOT AREA
17,369 sq.ft. (1,613.98 m²)

LOT COVERAGE: ALLOWABLE: 50.00% = 17,464 sq.ft. (1,622.46 m²)
PROPOSED: 34.88% = 12,185 sq.ft. (1,132.02 m²)

BUILDING HEIGHT: ALLOWABLE: 9.00m (30.00 ft.)
PROPOSED: 9.00m (30.00 ft.)

PARKING: REQUIRED: 3 STALLS PER 100m² = 48 STALLS
PROVIDED: 3.84 STALLS PER 100m² = 62 STALLS (24 UIG PARKING STALLS)
(INCLUDING 1 ON-SITE FOR DISABLED PERSONS)

- ▲ June 20, 2013
Signage Variance Application
- ▲ May 13, 2013
Signage Variance Application
- ▲ March 08, 2013
Review upper floor storefront
- ▲ February 21, 2013
Review signage - remove lower support struts
- ▲ January 07, 2013
Review upper roof eave/stone
- ▲ December 28, 2012
Envelope Revisions
- September 24, 2012
Issued for Construction
- March 22, 2012
Issued for Building Permit
- March 6, 2009
Issued for C/P Review
- October 10, 2008
Issued for Advisory Design Panel
- August 22, 2008
Re-issued for Development Permit
- April 15, 2008
Issued for Development Permit

DESIGNERS:

CONSULTANTS:

PROJECT:

PROPOSED MIXED USE DEVELOPMENT
- AMBROS Constructors -

LOCATION:
19188 - 72nd Avenue
Surrey, BC

DRAWING TITLE:

SITE PLAN

DRAWN: HK	CHECKED:
SCALE: AS NOTED	DATE: Jan. 16, 2009
SHEET NO.: A-1.02	FILE NO.: 0804



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Abbotsford, BC V2S 5G9
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