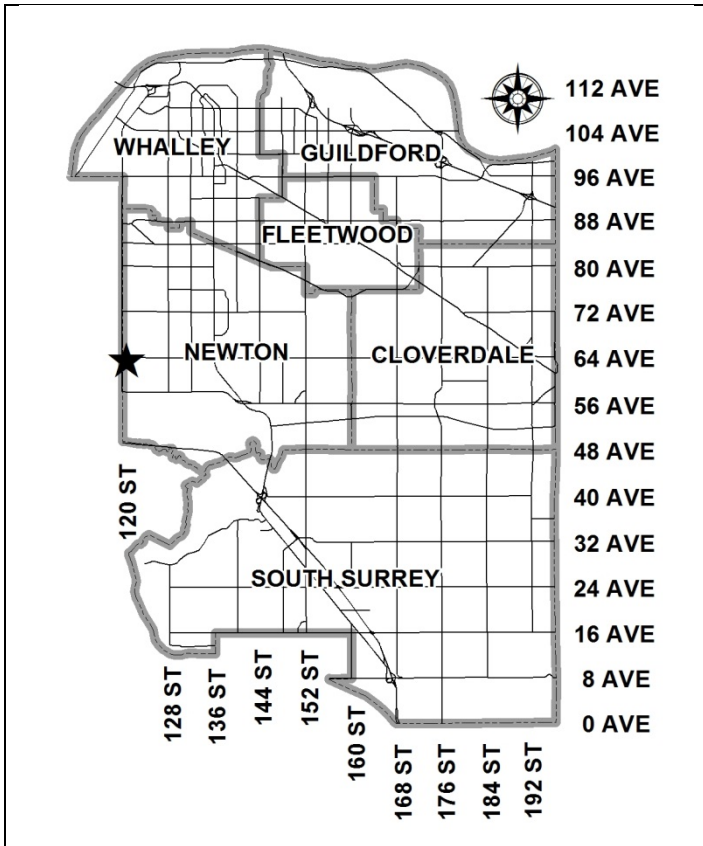


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0102-00

Planning Report Date: February 3, 2014



PROPOSAL:

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

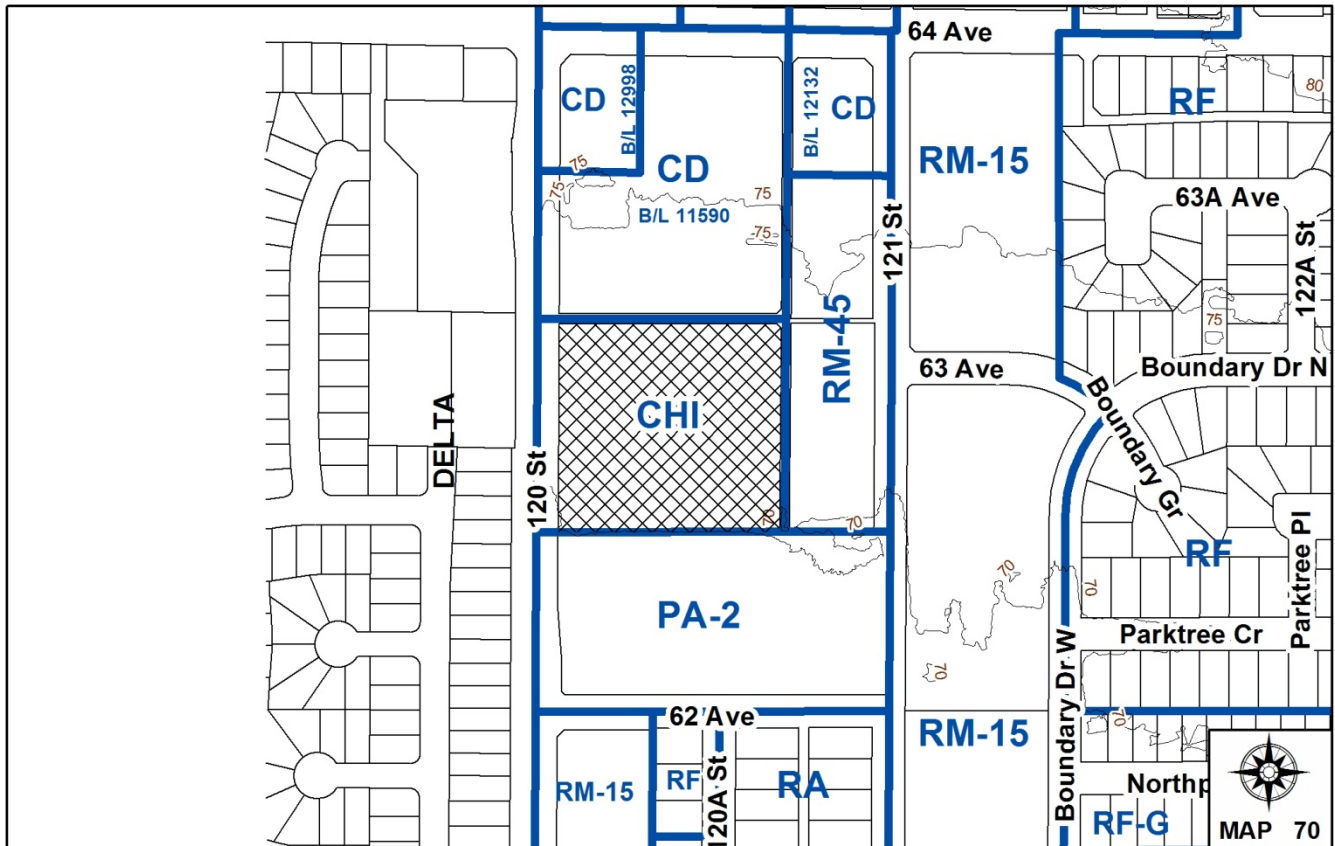
in order to allow a replacement free-standing sign on the subject site.

LOCATION: 6280 - 120 Street

OWNER: Barnes Wheaton (Surrey) Ltd

ZONING: CHI

OCP 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 a replacement free-standing sign located along the western property line of the subject site.

RATIONALE OF RECOMMENDATION

- The proposed free-standing sign is well-designed and will replace a larger, older free-standing sign at the same location on the subject site.
- Four (4) of the five (5) existing free-standing signs, all located along the western property line and facing 120 Street, have now been removed from the subject site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7913-0102-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0102-00 (Appendix IV) varying the following Sign By-law regulation, to proceed to Public Notification:
 - (a) to vary the minimum distance required between free-standing signs from 50 metres (150 ft.) to 31 metres (102 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Automobile dealership

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across lane):	Multi-tenant commercial development.	Commercial	CD (By-law No. 11590)
East:	Townhouse development.	Multiple Residential	RM-45
South:	Sunshine Ridge Baptist Church.	Urban	PA-2
West (Across 120 Street and in the Corporation of Delta):	Single family residential and commercial land uses.	Single Family Residential and Mixed-Use (North Delta) 3	CD109 and CD130

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located along 120 Street, south of 64 Avenue in West Newton. The property is zoned "Highway Commercial Industrial Zone (CHI)", and designated Commercial in the Official Community Plan (OCP).
- A Barnes Wheaton automobile dealership (Chevrolet, Buick, GMC) currently occupies the subject property. An Enterprise Rent-A-Car business and an Air Care repair centre also operate on site.
- Development Permit No. 7904-0287-00 was issued on November 1, 2004 in order to allow major exterior renovations, including a small addition to the existing automobile dealership.
- Development Variance Permit No. 7904-0404-00 was also approved on May 30, 2005 in order to allow a 3.8-metre (12.5 ft.) high free-standing sign (existing Enterprise Rent-A-Car / Air Care repair centre free-standing sign) at the southwest corner of the subject property. The two (2) approved variances allowed the following:
 - To reduce the minimum required setback for a free-standing sign on a property from 2.0 metres (6.6 ft.) to 1.5 metres (5 ft.); and
 - To reduce the minimum required distance between free-standing signs on a property from 30 metres (100 ft.) to 10 metres (33 ft.).
- Until recently, a total of five (5) free-standing signs were installed on the subject site – all located along the western property line facing 120 Street.

Current Proposal

- The existing Chevrolet, Buick, GMC automobile dealership will be closed and replaced by a Chrysler, Dodge, Jeep automobile dealership. As a result, the applicant proposes to install a new replacement free-standing sign.
- The applicant has confirmed that four (4) of the five (5) existing free-standing signs on the property have been removed. The existing Enterprise Rent-A-Car / Air Care repair centre free-standing sign (southwest corner of the site) will remain.
- The replacement free-standing sign will be installed in the same location as the recently-removed 'Barnes Wheaton' free-standing sign, which was approximately 6.0 metres (20 ft.) high (see Appendix II).
- Part 5 "Signs In Commercial / Industrial Zones" of the amended Sign By-law No. 13656 states that the minimum distance between free-standing signs on the same property shall not be less than 50 metres (150 ft.).
- The proposed replacement free-standing sign will be installed approximately 31 metres (101 ft.) from the existing Enterprise Rent-A-Car / Air Care repair centre free-standing sign. As a

result, a Development Variance Permit is required to reduce the minimum required distance between free-standing signs on a property from 50 metres (150 ft.) to 31 metres (101 ft.).

DESIGN PROPOSAL AND REVIEW

- The proposed replacement free-standing sign is double-sided, illuminated and consists of an aluminum structure painted silver with panels for a multi-tenant display.
- The proposed free-standing sign is 4.5 metres (15 ft.) high and 3.0 metres (10 ft.) wide, with a total sign area of 20 square metres (215 sq.ft.). The Sign By-law permits a maximum height of 6.0 metres (20 ft.) at this location, and a sign area of 27.8 square metres (300 sq.ft.) for double-sided free-standing signs.
- No landscaping will be affected. The four (4) free-standing signs that have been removed were installed within the asphalt parking lot or within a grassed island. The grass islands have been re-sod.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Part 5 Section 27(1)(c) of the Sign By-law, 1999, No. 13656 to reduce the minimum required distance between two (2) free-standing signs on a property from 50 metres (150 ft.) to 31 metres (101 ft.).

Applicant's Reason:

- The proposed free-standing sign is required in order to reflect a change in the automobile dealership, and will replace the existing primary free-standing sign located along the western property line of the subject site.

Staff Comments:

- The proposed free-standing sign is high-quality and well-designed, and will replace a larger 'lollipop-style' free-standing sign that was installed over 10 years ago on the subject site.
- Four (4) of the five (5) existing free-standing signs, all located along the western property line and facing 120 Street, have been removed from the subject site.
- The proposed replacement free-standing sign will not block vehicle sightlines.
- 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. Sign Drawings
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7913-0102-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DN/da

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DRV 1/30/14 10:19 AM

Information for City Clerk

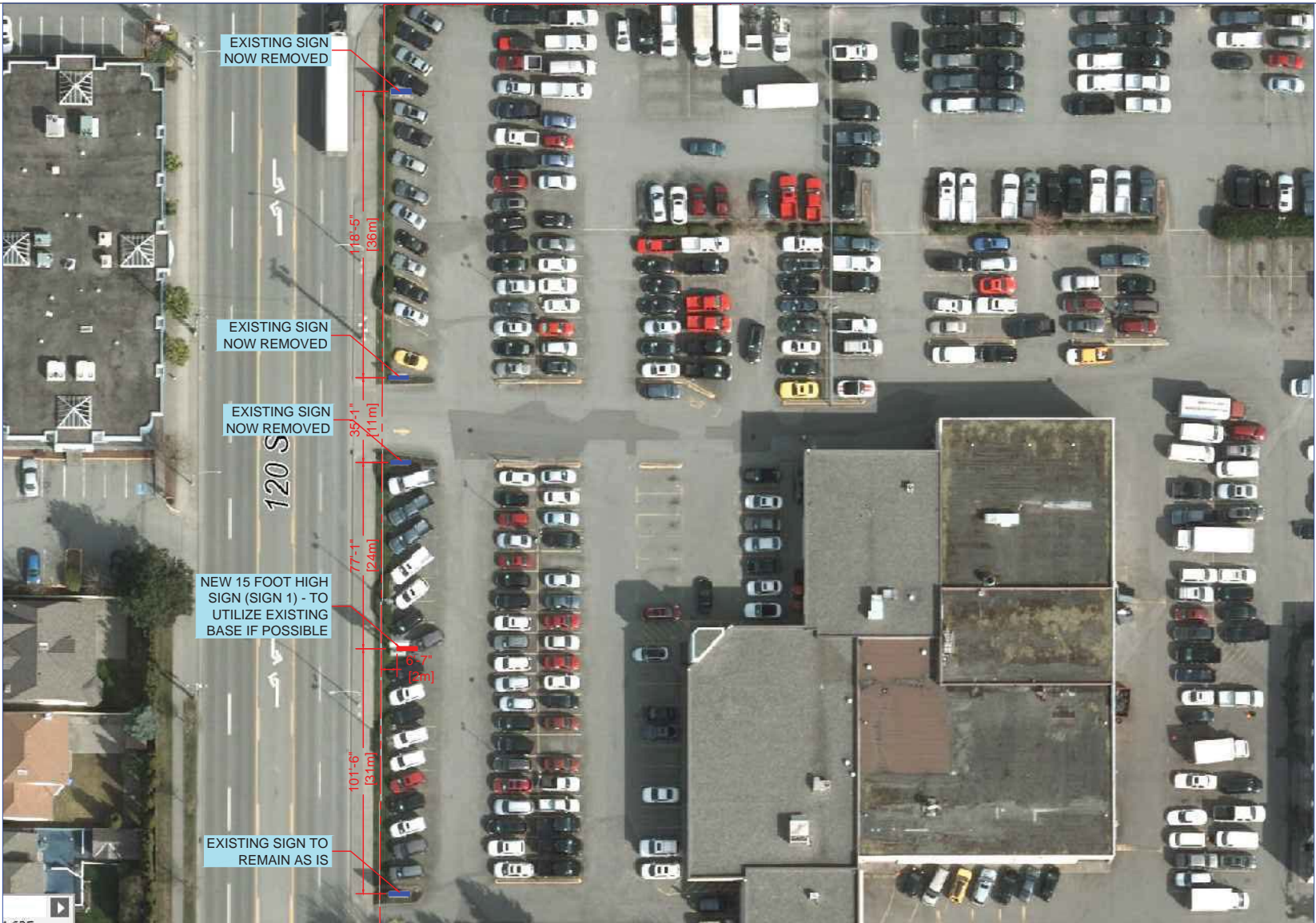
Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Jordan Desrochers
Priority Permits Ltd.
Address: 713 - Columbia Street, Unit 104
New Westminister, BC V3M 1A5
Surrey, BC V3T 5T8
Tel: (778) 397-1394

2. Properties involved in the Application
 - (a) Civic Address: 6280 - 120 Street

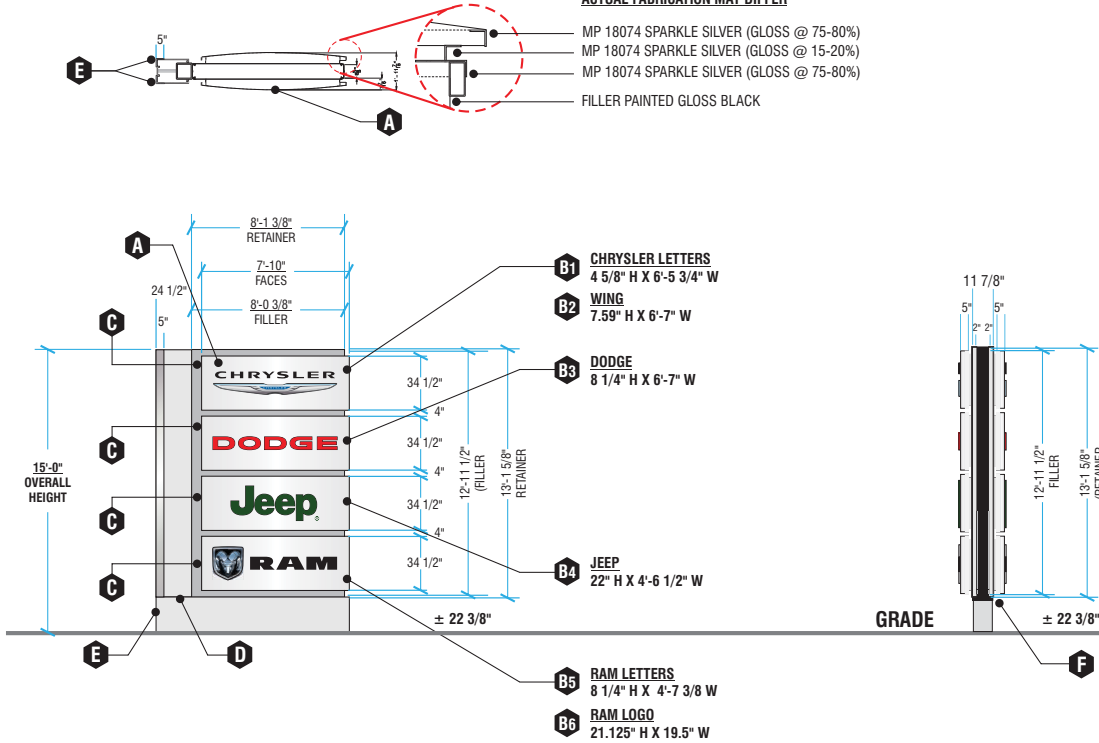
 - (b) Civic Address: 6280 - 120 Street
Owner: Barnes Wheaton (Surrey) Ltd
PID: 017-517-532
Lot B Section 7 Township 2 New Westminister District Plan LMP2013

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7913-0102-00 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.



(NEW) LOW LEVEL 8 Ft. PYLON
CH2-SPF110021-024028-022

FOR PAINT SCHEDULE ONLY
 ACTUAL FABRICATION MAY DIFFER



SURVEY REQUIRED TO CONFIRM (ALL) DIMENSIONS

CONCEPTUAL ARTWORK ONLY - NOT TO BE USED FOR PRODUCTION UNTIL APPROVED BY ENGINEERING

NOTE: EXISTING INTERNAL (FLUORESCENT) ILLUMINATION TO REMAIN

- A** CURVED ALUMINUM FACES PAINTED MATTHEWS MP 18074 SPARKLE SILVER (GLOSS @ 75-80%)
- B** **LOGOS:**
ROUTED OUT WITH 3/4" PUSH THRU CLEAR ACRYLIC TO PROVIDE 7/16" PROJECTION THRU FACE c/w 3M SCOTCHCAL VINYL APPLIED TO THE FIRST SURFACE
- B1** **CHRYSLER LETTERS:**
3M SCOTCHCAL 3635-222 DUAL COLOUR BLACK VINYL (**BLACK DAY TIME / WHITE NIGHT TIME**) APPLIED TO THE FIRST SURFACE WITH 3630-20 WHITE DIFFUSER APPLIED TO THE SECOND SURFACE
- B2** **WING:**
DIGITALLY PRINTED LOGO APPLIED TO THE FIRST SURFACE WITH 3630-20 WHITE DIFFUSER APPLIED TO THE SECOND SURFACE 3M SCOTCHCAL **3642GPS MATTE CLEAR PROTECTIVE VINYL** APPLIED TO FIRST SURFACE OF DIGITAL PRINT
- B3** **DODGE:**
3630-33 RED VINYL APPLIED TO THE FIRST SURFACE WITH 3630-20 WHITE DIFFUSER APPLIED TO THE SECOND SURFACE
- B4** **JEEP:**
3630-5415 GREEN APPLIED TO THE FIRST SURFACE WITH 3630-20 WHITE DIFFUSER APPLIED TO THE SECOND SURFACE / REGISTERED TRADE MARK SYMBOL 3630-5415 GREEN VINYL APPLIED TO THE FIRST SURFACE OF ALUMINUM FACE
- B5** **RAM LETTERS:**
3M SCOTCHCAL 3635-222 DUAL COLOUR BLACK VINYL (**BLACK DAY TIME / WHITE NIGHT TIME**) (**BLACK DAY TIME / WHITE NIGHT TIME**) APPLIED TO THE FIRST SURFACE WITH 3630-20 WHITE DIFFUSER APPLIED TO THE SECOND SURFACE
- B6** **RAM LOGO:**
DIGITALLY PRINTED LOGO WITH 3630-22 BLACK BKGD. AREA APPLIED TO THE FIRST SURFACE WITH 3630-20 WHITE DIFFUSER APPLIED TO THE SECOND SURFACE 3M SCOTCHCAL **3642GPS MATTE CLEAR PROTECTIVE VINYL** APPLIED TO FIRST SURFACE OF DIGITAL PRINT
- C** HALO ILLUMINATED WITH (EXISTING) FLOURESCENT LAMPS AROUND LEFT SIDE AND BOTTOM PERIMETERS (TOP OF CHRYSLER AND BOTTOM OF RAM PANELS) c/w WHITE ACRYLIC DIFFUSER
- D** NEW BREAK FORMED 0.90 ALUMINUM CLADDING c/w 3" X 3/4" REVEAL ON THE (INSIDE) SURFACE PAINTED MATTHEWS MP 18074 SPARKLE SILVER (GLOSS @ 15-20%)
- E** 5" X 5" X 4mm (MIRROR FINISH) ACM BREAK FORMED @ 90° MOUNTED TO (OUTSIDE) CORNERS OF CLADDING WITH VHB DOUBLE SIDED TAPE
- F** FILLER GLOSS BLACK

~ INSTALLATION NOTE ~

ALL ELECTRICAL CONNECTIONS, PERMITS, AND PROVISION OF ADEQUATE POWER TO SIGN LOCATIONS ARE THE DEALER'S RESPONSIBILITY OR EXTRA



Customer:	CHRYSLER CANADA - BARNES WHEATON CHRYSLER	Drawing. No:	44110
Address:	6280 - 120 ST., SURREY BC	Sheet:	8
Designer:	SDH	Scale:	1/8" = 1'-0"
Accnt. Rep:	KRISTA LEFEBVRE	Date:	AUG. 28/13

This drawing is the property of TEKSIGN, INC. and contains proprietary and confidential information which must not be duplicated, used or disclosed other than as expressly authorized by TEKSIGN, INC.

REVISION / ECH:
R1-AUG. 29/13-INCREASE HEIGHT TO 15 FT.

Approval:	
Date:	

INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development**
 - South Surrey Division
 Planning and Development Department

FROM: **Development Services Manager, Engineering Department**

DATE: **January 27, 2014** **PROJECT FILE:** **7813-0102-00**

RE: **Engineering Requirements (Commercial/Industrial)**
 Location: 6280 120 Street

DEVELOPMENT PERMIT

The following issues are to be addressed as a condition of issuance of a Development Permit for a 15-foot high replacement free-standing Sign facing 120 Street at 2.00 metres from the west property line:

- A restrictive covenant is required to be registered on the title of the land stipulating that the Owner hereby covenants and agrees that, should 120 Street be widened to the ultimate Arterial Road standard (currently 34 m for this section of 120 Street), the said Sign shall be relocated at full cost to the Owner, within 90 days of receiving written notice from the City of Surrey.



Rémi Dubé, P.Eng.
 Development Services Manager

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0102-00

Issued To: Barnes Wheaton (Surrey) Ltd.
("the Owner")

Address of Owner: 6280 - 120 Street
Surrey, BC V3X 1Y7

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: 017-517-532
Lot B Section 7 Township 2 New Westminster District Plan LMP2013
6280 - 120 Street

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) Section 27(1)(c) of Part 5 in Commercial / Industrial Zones is varied to reduce the minimum required distance between two (2) free-standing signs on a property from 50 metres (150 ft.) to 31 metres (101 ft.).
4. The siting of the free-standing signs shall be in accordance with the drawing numbered 7913-0102-00 (A) (the "Drawing"), which is attached hereto and form part of this development variance permit.
5. This development variance permit applies to only the portion of 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 2014.
ISSUED THIS DAY OF , 2014.

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

