

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0151-00

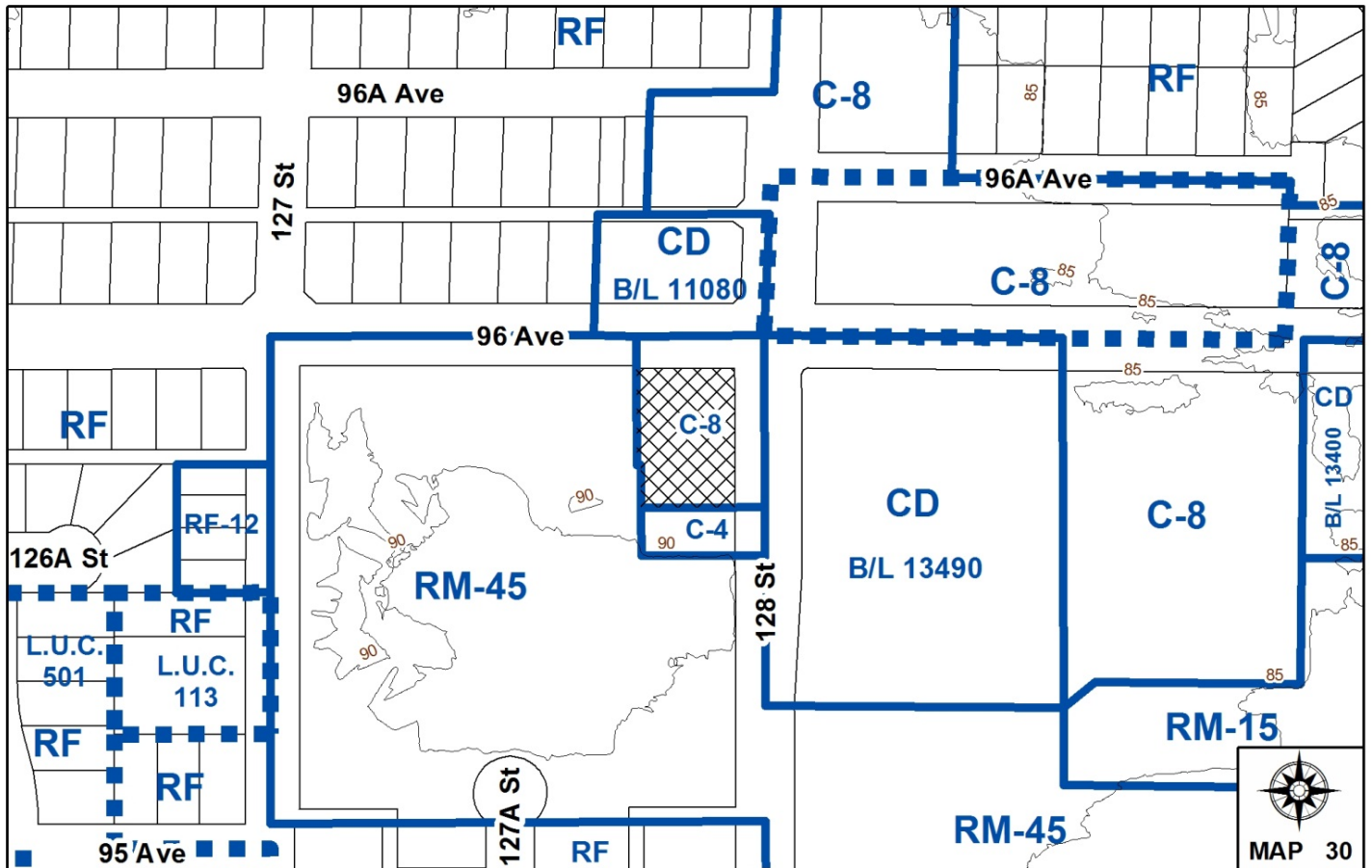
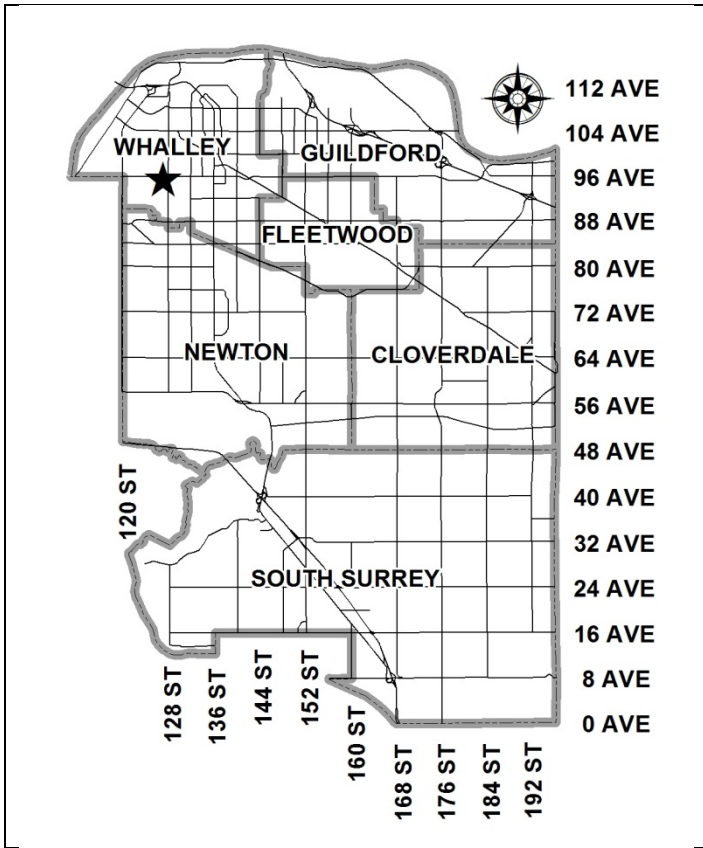
Planning Report Date: March 10, 2014

PROPOSAL:

- Development Permit
- Development Variance Permit

in order to allow replacement of a free-standing sign on a commercial site.

LOCATION: 12794 - 96 Avenue
OWNER: Nam Sang Enterprise Ltd.
ZONING: C-8
OCP DESIGNATION: Commercial



MAP 30

RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The siting of the proposed free-standing sign requires variances to the Sign By-law.

RATIONALE OF RECOMMENDATION

- The proposed free-standing sign complements the form and character of the existing building.
- The proposed sign is an improvement over the existing free-standing sign.
- The proposed location utilizes the existing base of the sign being replaced.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7913-0151-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0151-00 (Appendix III) varying the following sections of the Surrey Sign By-law, to proceed to Public Notification:
 - (a) to vary the siting to allow a free-standing sign within a yard that abuts a highway; and
 - (b) to reduce the flanking side yard setback of a free-standing sign from 2 metres (6.5 ft.) to 1 metre (3 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: One-storey building with a mix of commercial units.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	Chevron gas station and convenience store.	Commercial	CD (By-law No. 11080)
East (Across 128 Street):	Mix of commercial units within the Cedar Hills Shopping Centre.	Commercial	CD (By-law No. 13490)
South:	Single commercial building with residential unit above.	Commercial	C-4
West:	Apartment complex consisting of multiple three storey buildings.	Multiple Residential	RM-45

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is designated Commercial in the Official Community Plan, and zoned "Neighbourhood Commercial Zone (C-8)". The site is located at the southwest corner of 96 Avenue and 128 Street and is currently occupied by a one-storey multi-tenant commercial building.

Current Proposal

- The applicant proposes to erect a new free-standing sign to replace an existing free-standing sign which was constructed in approximately 1980. The original sign was constructed for a 7-Eleven convenience store and, over time, was converted into the existing sign that advertises the businesses that are located on the site.
- The applicant is replacing the existing sign as a way to upgrade the site.
- The applicant proposes to locate the new sign in the same location as the existing sign, which is along 128 Street at the south side of the site. The applicant proposes to utilize the base of the existing sign.
- The proposed sign is to be located 1 metre (3 ft.) from the east property line along 128 Street. The Surrey Sign By-law requires that free-standing signs not be located within any yard that abuts a road or a minimum 5-metre (16 ft.) setback.
- As the existing building is set back approximately 2.5 metres (8 ft.) from 128 Street, the proposed sign requires a Development Variance Permit (DVP) to allow the free-standing sign to be located within the yard that abuts a road (see By-law Variance section).
- The Sign By-law also requires that free-standing signs have a 2-metre (6.5 ft.) setback from all lot lines. As the applicant is proposing a 1.1-metre (3 ft.) setback from the east property line, a DVP is also required to reduce the flanking side yard setback (see By-law Variance section).

DESIGN PROPOSAL AND REVIEW

- The proposed free-standing sign is well designed and complements the brown brick of the existing commercial building.
- The proposed double-sided sign is 4.1 metres (13.5 ft.) tall and 1.8 metres (6 ft.) wide. The total sign area on each side is 7.8 square metres (84 sq. ft.), with a copy area of approximately 3.5 square metres (38 sq. ft.) which complies with the Sign By-law.
- The proposed sign is constructed of metal, painted brown, and consists of three sections: the sign base; the panel section displaying the commercial building's tenants; and a cornice on the top.
- The proposed base is 1.2 metres (4 ft.) tall and 1.8 metres (6 ft.) wide.
- The proposed panel section of the sign comprises eight, acrylic back-lit panels, stacked one over the other. Panel background colours will not be white. Each panel will be surrounded by a 2.5 centimetre (1 inch) trim. Each panel is 1.8 metres (6 ft.) wide and 0.3 metres (1.1 ft.) tall for a total height of 2.7 metres (9 ft.).
- The proposed sign will be capped by 0.15 metre (6 inch) tall cornice that is wider than the rest of the sign by 0.15 metre (6 inches).

- As the base of the existing sign will be used to support the new sign, the existing landscaping around the base, which is well maintained, will not be disturbed during installation.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To vary the Sign By-law as follows:
 - To allow a free-standing sign within a yard that abuts a highway; and
 - To reduce the flanking side yard setback of a free-standing sign from 2 metres (6.5 ft.) to 1 metre (3 ft.).

Applicant's Reasons:

- The proposed location is a replacement of an existing sign and the applicant proposes to use the same base while retaining the existing landscaping.

Staff Comments:

- Although there is room for the sign to be set further back and comply with the siting requirements in the Sign By-law this would result in the loss of parking spaces.
- The proposed location will utilize the existing base from the sign being replaced without impacting the existing landscaping.
- Staff support the proposed variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary
Appendix II.	Site Plan and Sign Elevations
Appendix III.	Development Variance Permit No. 7913-0151-00

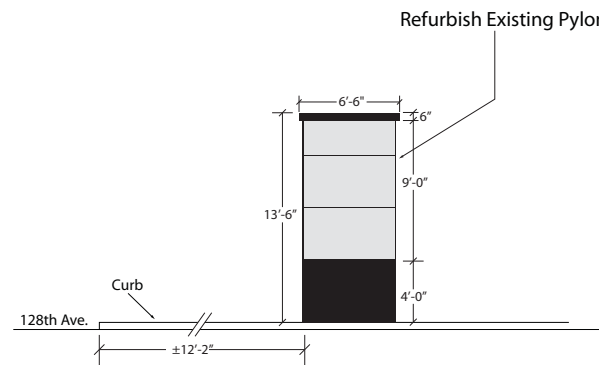
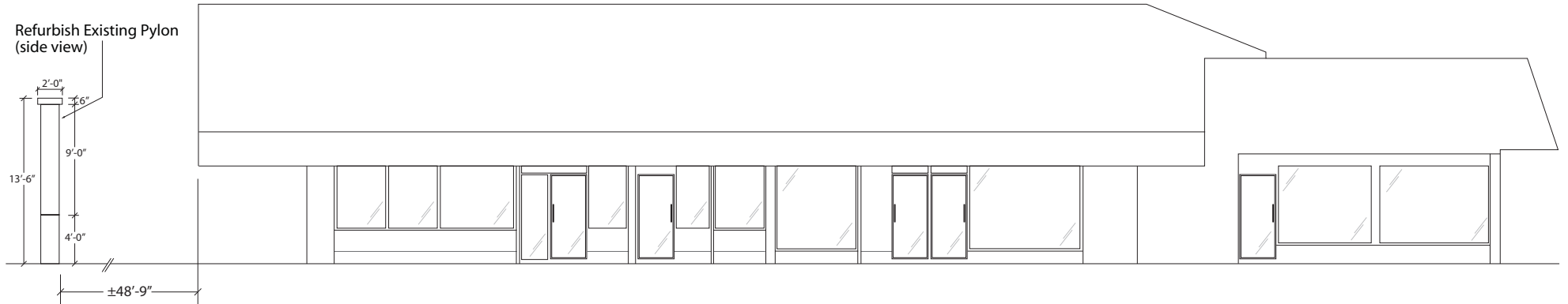
original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development



JKS/da

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STORE FRONT VIEW
Scale: 1/8"=1'-0"

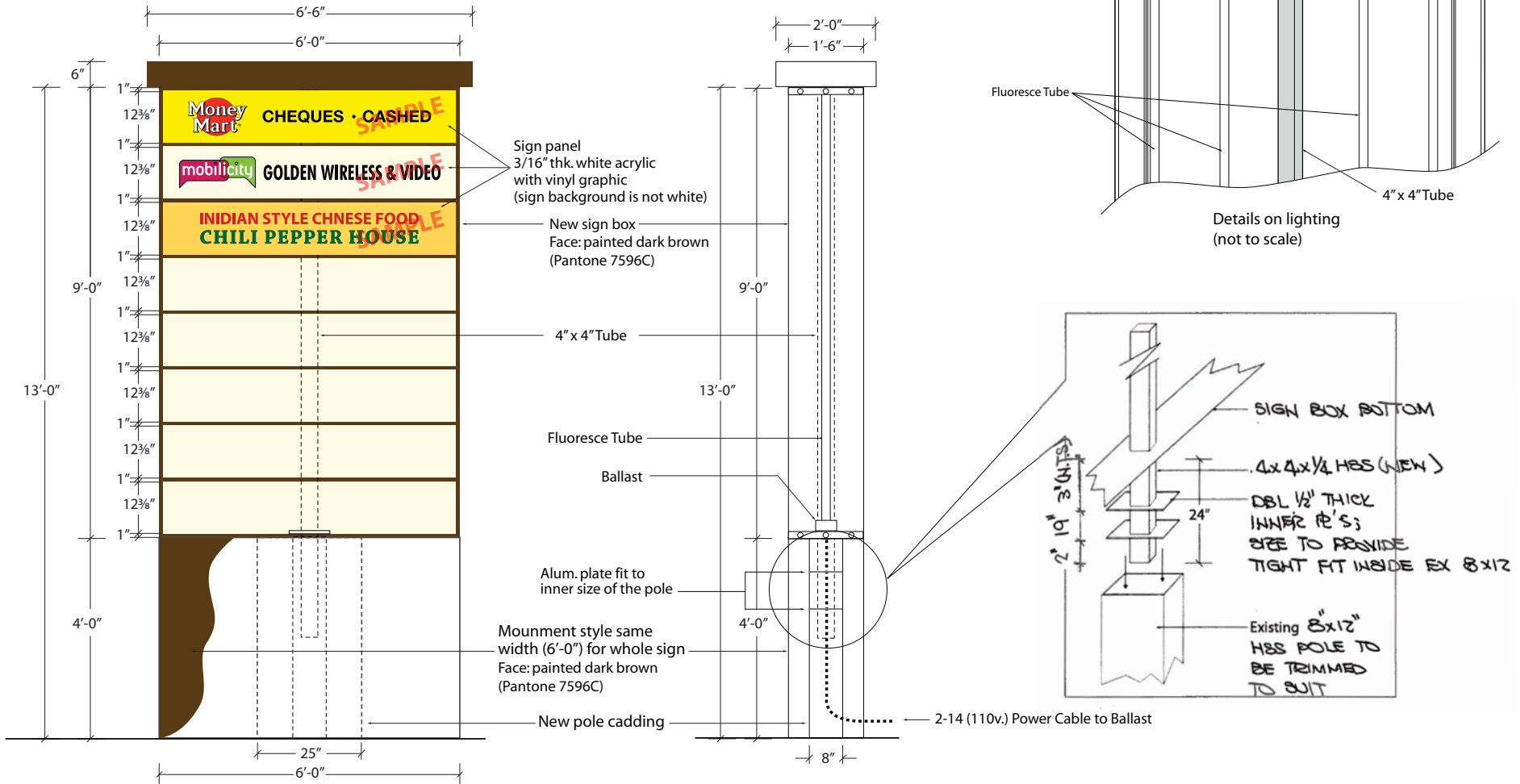




PYLON FRONT VIEW
Scale: 1/8"=1'-0"

PROJECT: 9587-128th Stree, Surrey	DATE: February 21, 2014	SCALE: As Shown	Products Certified by 	 QUALITY AWNING & SIGNS LTD.	250-2288 No. 5 ROAD RICHMOND, B.C. V6X 2T1 TEL: 604-278-0392 FAX: 604-278-0397 info@qualityawning.ca
	SALES: Tony (604.779.1303)	DRAWN BY: A1			
	NOTES:	FILE: 9587_Drawing (140109-5)			

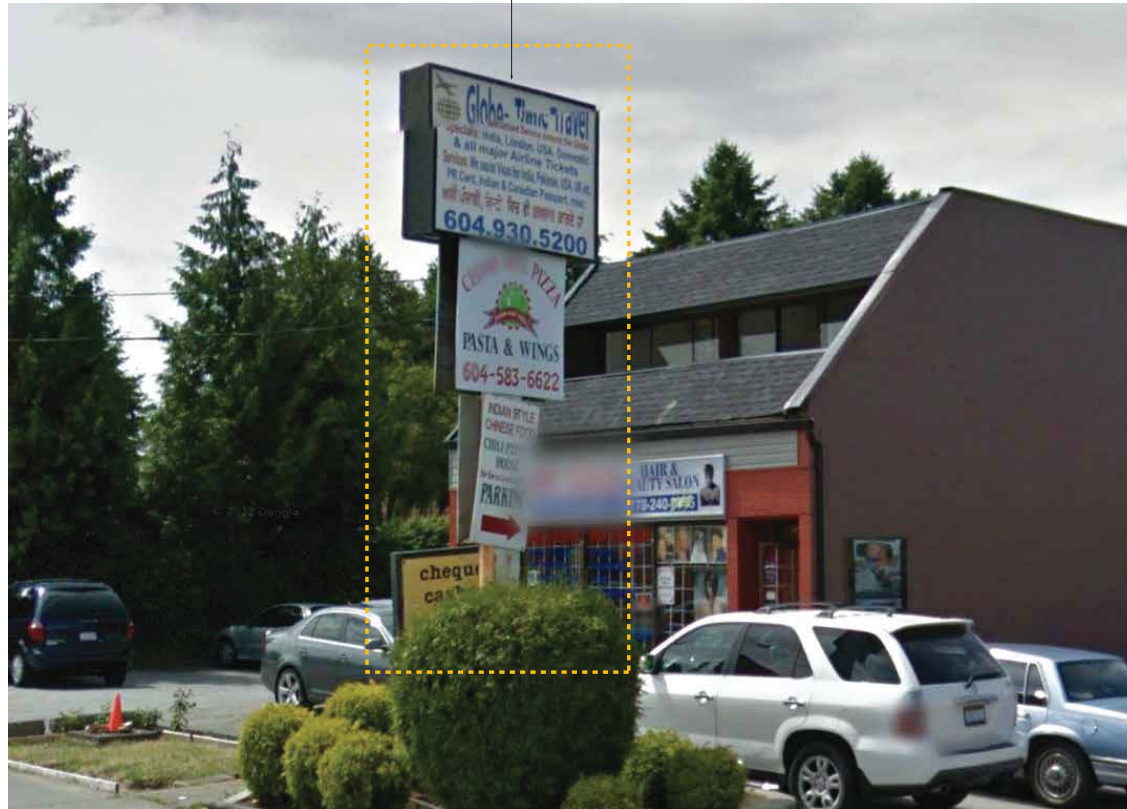
REFURBISH EXISTING DOUBLE SIDED ILLUMINATED PYLON
 Scale: 1/2"=1'-0"



SIDE SECTION & INSTALLATION DETAILS
 Scale: 1/2"=1'-0"

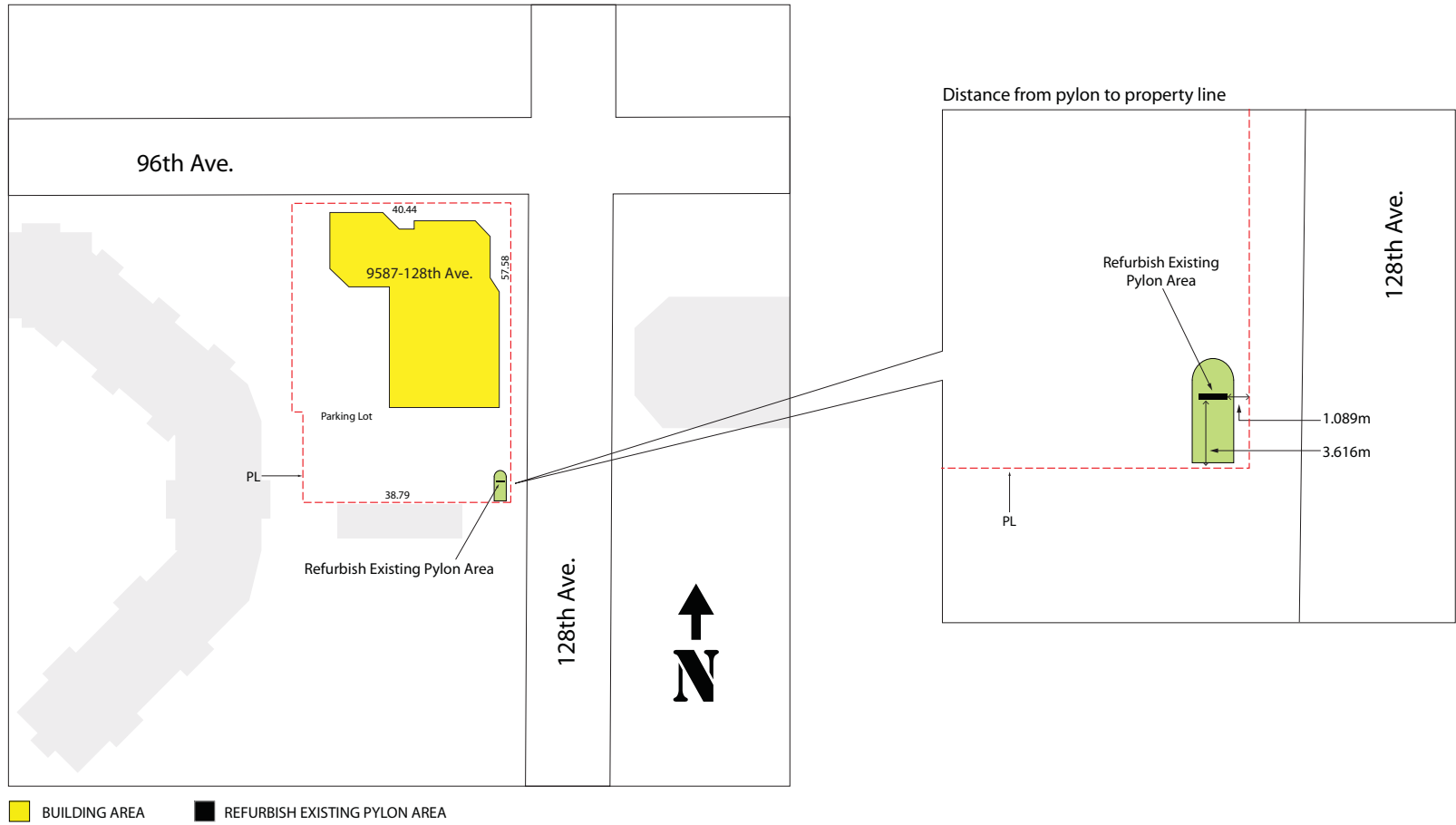




PROJECT: 9587-128th Stree, Surrey	DATE: March 05, 2014	SCALE: As Shown	Products Certified by 	 250-2288 No. 5 ROAD RICHMOND, B.C. V6X 2T1 TEL: 604-278-0392 FAX: 604-278-0397 info@qualityawning.ca
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	NOTES:	FILE: 9587_Drawing (140109-5)		

Refurbish Existing Pylon Position



PROJECT: 9587-128th Stree, Surrey	DATE: February 21, 2014	SCALE: As Shown	Products Certified by  C US	 QUALITY AWNING & SIGNS LTD.	250-2288 No. 5 ROAD RICHMOND, B.C. V6X 2T1 TEL: 604-278-0392 FAX: 604-278-0397 info@qualityawning.ca
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	SALES: Tony (604.779.1303)	DRAWN BY: A1			
	NOTES:	FILE: 9587_Drawing (140109-5)			

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0151-00

Issued To: Nam Sang Enterprise Ltd

("the Owner")

Address of Owner: C/O CAMY PROPERTIES LTD
203-8168 GRANVILLE STREET
VANCOUVER BC V6P 4Z4

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: 008-323-950

Lot "A" Except: Firstly: Part Subdivided By Plan 46675. Secondly: Parcel "One" (Bylaw Plan 43046); Section 31 Township 2 New Westminster District Plan 21420.
12794 - 96 Avenue

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) In Part 5, Signs in Commercial Industrial Zones Section 27(1)b is varied to allow a free-standing sign within the east sideyard abutting 128 Street; and
 - (b) In Part 5, Signs in Commercial Industrial Zones Section 27(1)e is varied to reduce the eastern flanking side yard sideyard setback for a free-standing sign from 2 metres (6.5 ft.) to 1 metre (3 ft.).
4. The siting of signage and structures shall be in accordance with the drawings numbered 7913-0151-00(A) (the "Drawing") which are attached hereto and form part of this development variance permit.
5. This development variance permit applies to only the that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of

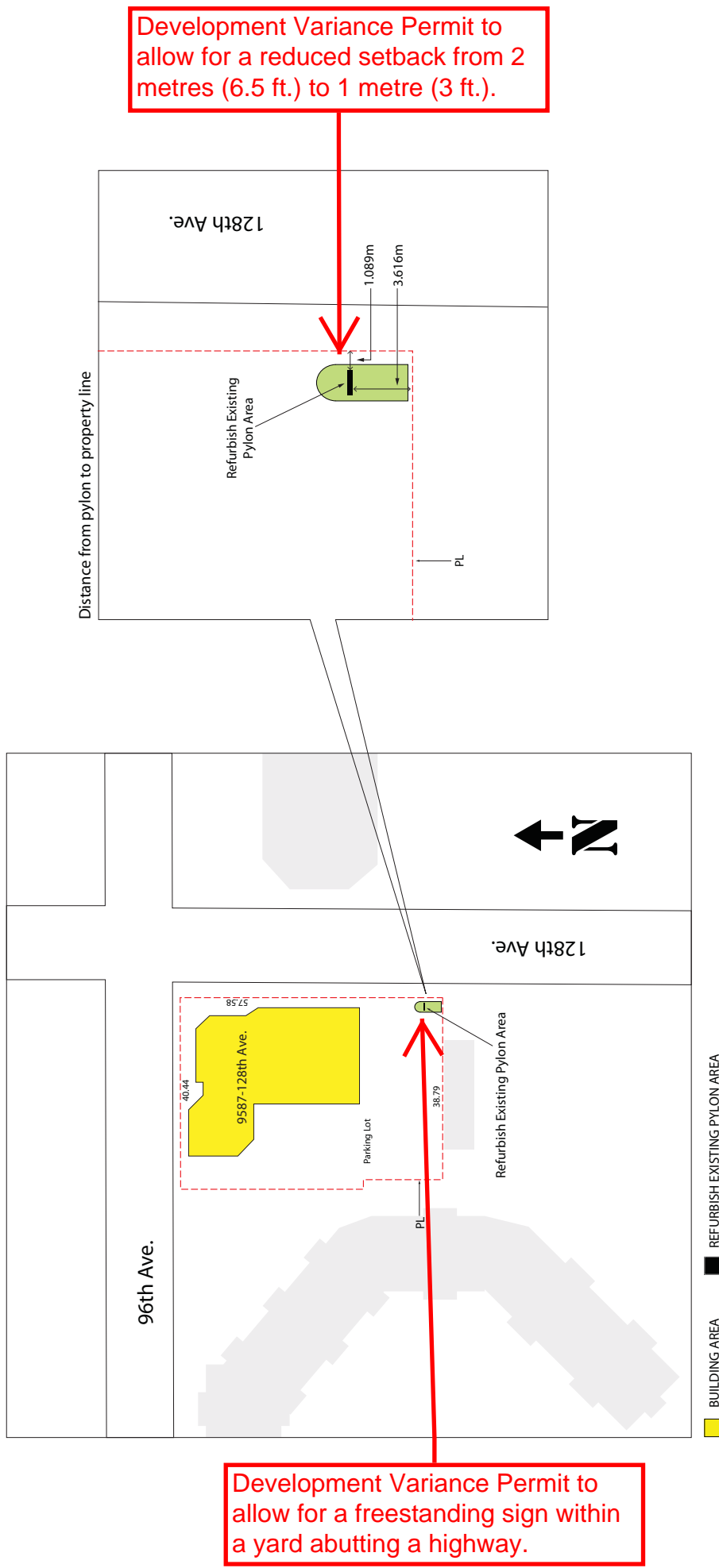
this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

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.
- ii. 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



Development Variance Permit to allow for a reduced setback from 2 metres (6.5 ft.) to 1 metre (3 ft.).

Development Variance Permit to allow for a freestanding sign within a yard abutting a highway.

<p>PROJECT: 9587-128th Street, Surrey</p>	<p>DATE: February 21, 2014</p>	<p>SCALE: As Shown</p>	<p>Products Certified by </p>	<p>250-2288 No. 5 ROAD RICHMOND, B.C. V6X 2T1 TEL: 604-278-0392 FAX: 604-278-0397 info@qualityawning.ca</p>
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