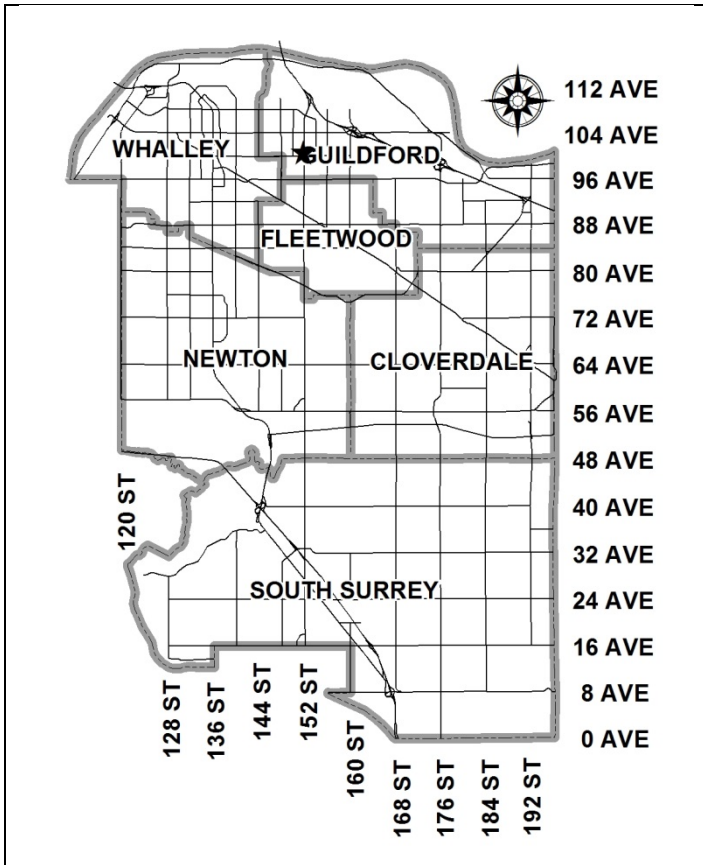


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0376-00

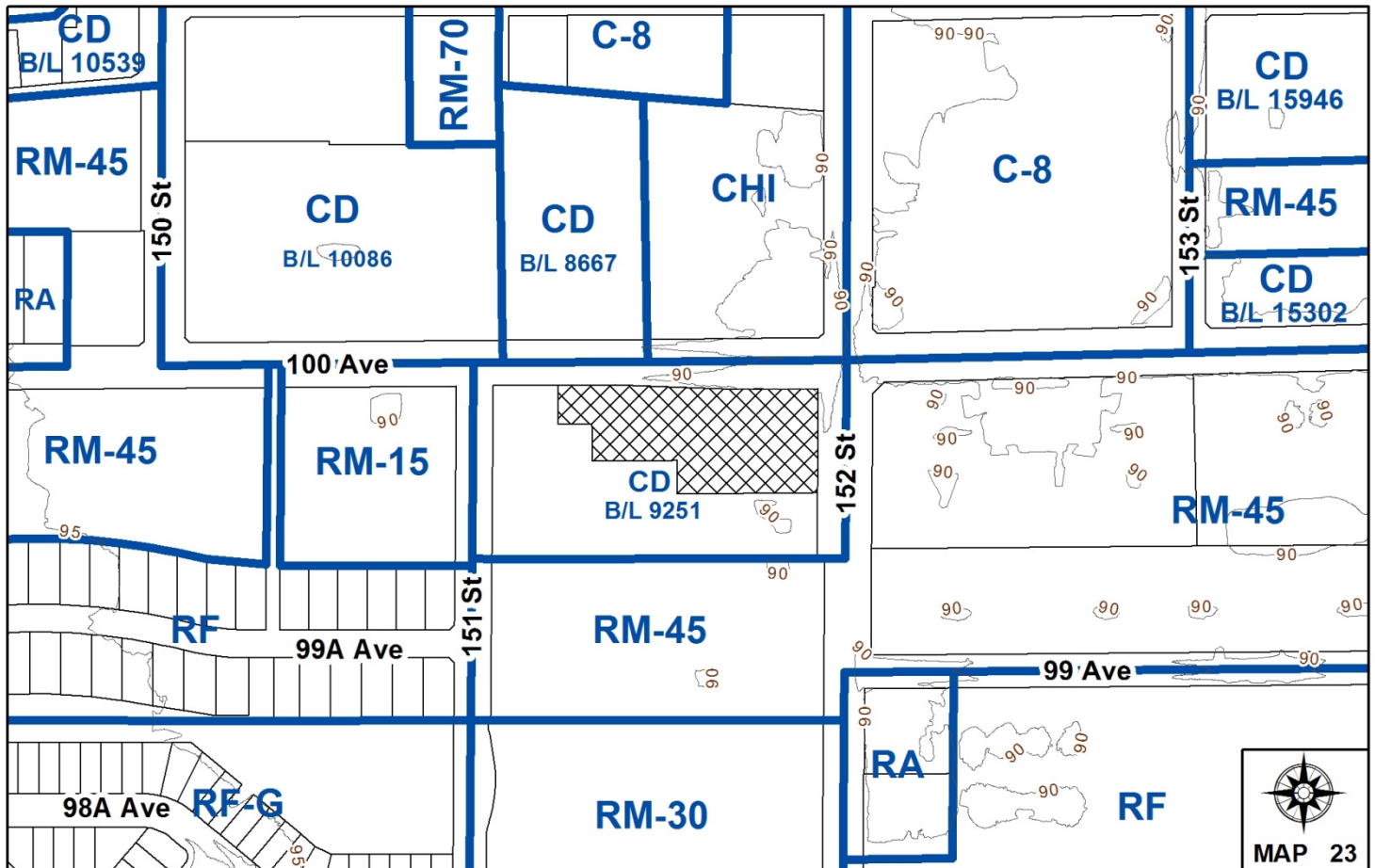
Planning Report Date: February 1, 2016



PROPOSAL:

- **Development Permit**
 to permit a replacement free-standing sign for a commercial shopping centre in Guildford.

LOCATION: 15146 - 100 Avenue
OWNER: Guildford Towngate Investment Ltd.
ZONING: CD By-law No. 9251
OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed free-standing sign is to replace an existing free-standing sign and is more contemporary in character, consists of high quality materials and is appropriate in scale.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Permit No. 7915-0376-00 and authorize the Mayor and Clerk to execute the Permit.

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and signage, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Guildford Towngate shopping centre with 4 multi-tenant commercial buildings.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 100 Avenue):	Commercial buildings and automobile dealership (Hallmark Ford).	Town Centre	CD (By-law No. 8667) and CHI
East (Across 152 Street):	3-storey apartment buildings.	Multiple Residential	RM-45
South:	3-storey apartment building and townhouse development.	Multiple Residential	CD (By-law No. 9251)
West:	Townhouse development.	Multiple Residential	CD (By-law No. 9251)

DEVELOPMENT CONSIDERATIONS

- The subject site is located at the south-west corner of 100 Avenue and 152 Street in Guildford. The site is designated "Commercial" in the Official Community Plan (OCP), is zoned "Comprehensive Development Zone (CD)" (By-law No. 9251). The site was rezoned to CD By-law No. 9251 in 1989, to permit commercial uses on the subject lot and multiple residential uses (3-storey apartment and 2-storey townhouses) on the adjoining lot to the south and west.

- The subject site is currently occupied by a commercial shopping centre (Guildford Towngate) which encompasses a total of four (4) multi-tenant commercial buildings. All of the existing buildings are single-storey, except for the building located at the south-east corner of the subject site, which has a two-storey portion.
- The building, located in the middle of the site was previously occupied by The Keg restaurant and was recently renovated and reopened as Browns Socialhouse.
- The applicant is requesting a Development Permit to replace an existing free-standing sign (formerly The Keg) with a more modern, multi-tenant sign.

DESIGN PROPOSAL AND REVIEW

- The proposed replacement free-standing sign will be installed on the west side of the eastern-most driveway along 100 Avenue in approximately the same location as the previous “Keg” free-standing sign. The previous free-standing sign for The Keg restaurant will be removed.
- The proposed replacement free-standing sign is double-sided, with illuminated sign panels and consists of metal cladding painted in a satin aluminum finish. The style, logo and sign copy colours of the tenant panels will be determined once tenants are confirmed.
- The proposed free-standing sign consists of high quality materials and is appropriately scaled.
- The proposed double-sided, replacement free-standing sign is 4.6 metres (15 ft.) high and 2.1 metres (7 ft.) wide, with a total sign area of 11 square metres (120 sq.ft.). The Sign By-law permits a maximum height of 6.0 metres (20 ft.) at this location, and a sign area of 28 square metres (300 sq.ft.) for double-sided, free-standing signs.
- The applicant proposes to install the double-sided, replacement free-standing sign approximately 2.0 metres (6 ft.) from the property line (north), which complies with the minimum 2.0-metre (6.5-ft.) setback in the Sign By-law. The sign location also meets the minimum separation requirement from other freestanding signs on the site, (50 metres/164 ft.).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Development Permit No. 7915-0376-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JLM/dk

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KD 1/27/16 2:08 PM

Information for City Clerk

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

1. (a) Agent: Name: Ryan Matthews

Address: 25 Begbie Street
New Westminster, BC V3M 1B2

Tel: 778-397-1394

2. Properties involved in the Application

(a) Civic Address: 15146 - 100 Avenue

(b) Civic Address: 15146 - 100 Avenue
Owner: Guildford Towngate Investment Ltd
PID: 013-047-957
Lot B Section 32 Block 5 North Range 1 West New Westminster District Plan 80467

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7915-0376-00

Issued To: GUILDFORD TOWNGATE INVESTMENT LTD
("the Owner")

Address of Owner: 3751 Shell Road, Unit 118
Richmond, BC V6X 2W2

1. This development 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 permit.
2. This development 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: 013-047-957
Lot B Section 32 Block 1 North Range 1 West New Westminster District Plan 80467
15146 - 100 Avenue

(the "Land")

3. This development permit applies to only to that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan By-law, 2013, No. 18020, as amended.
5. The character of the development including landscaping and the siting, form, exterior design, finish of buildings, structures and signage shall be in accordance with the drawings numbered 7915-0376-00 (A) through to and including 7915-0376-00 (C) (the "Drawings") which are attached hereto and form part of this development permit.

6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design, finish of buildings, structures and signage on the Land, may be permitted subject to the approval of the City.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
8. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
9. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.


10. This development permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor - Linda Hepner

City Clerk - Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.



Authorized Agent: (Signature)



Name: (Please Print)

OR

Owner: (Signature)

Name: (Please Print)



25 Begbie St.
New Westminster, BC.

T: 778-397-1394
F: 1-888-738-3846
E: jordan@prioritypermits.com

Project: Guildford Towngate

Address: 15146 100 Ave.
Surrey, BC

Date: 07/29/2015

NOTE:
THESE DRAWINGS ARE INTENDED FOR PERMIT PROCESSING ONLY.
ALL DIMENSIONS, SIGNAGE PLACEMENT AND DESIGN TO BE VERIFIED
BY SIGNAGE CLIENT AND/OR FABRICATOR PRIOR TO CONSTRUCTION
OR INSTALLATION.



1471 Derwent Way, Delta, B.C., V3M 6N2
 Ph: 604-525-4300 Fax: 604-525-2060
 E-mail: signcorp@direct.ca
 Artdepartment@signcorp.com
 Website: www.signcorp.com

Job Number
 GLDT533ADE15 DEC03/15
Scale
 N.T.S.
Sales
 SCOTT ARMITAGE

Customer Approval:

Date: _____

*Without YOUR APPROVAL
 we cannot proceed with
 manufacturing your display.*

Landlord Approval:

Date: _____

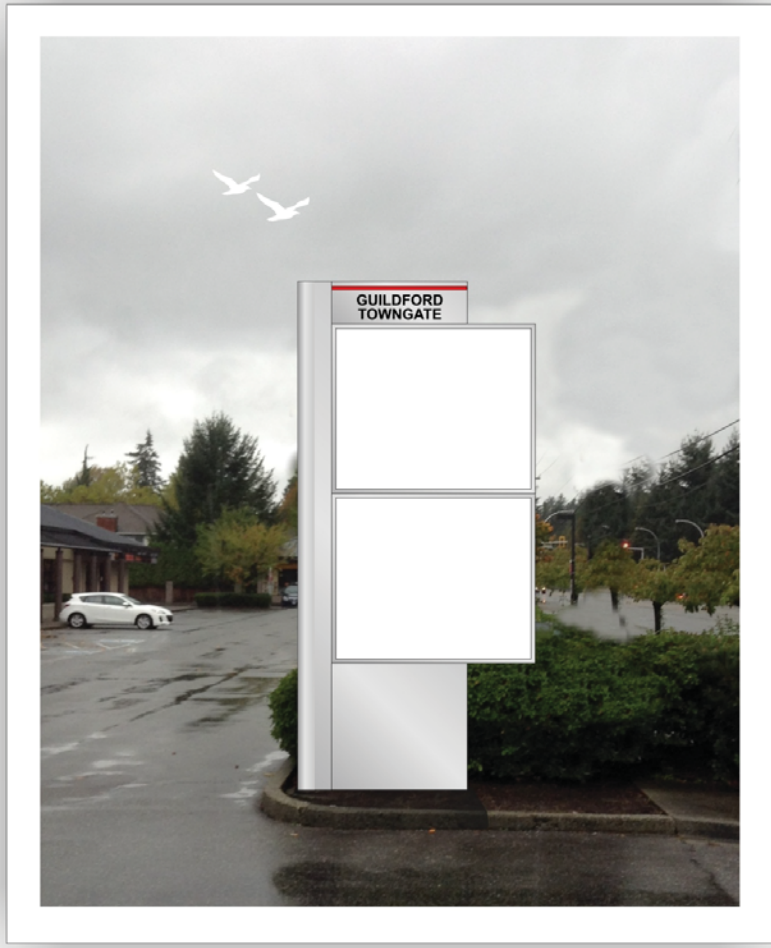
*All power is 110 v. unless otherwise specified.
 Customer acknowledges that the brightness or consistent illumination of tubing, other than conventional red neon, cannot in anyway be guaranteed due to the affects of cold weather & the aging of non-neon pumped glass.

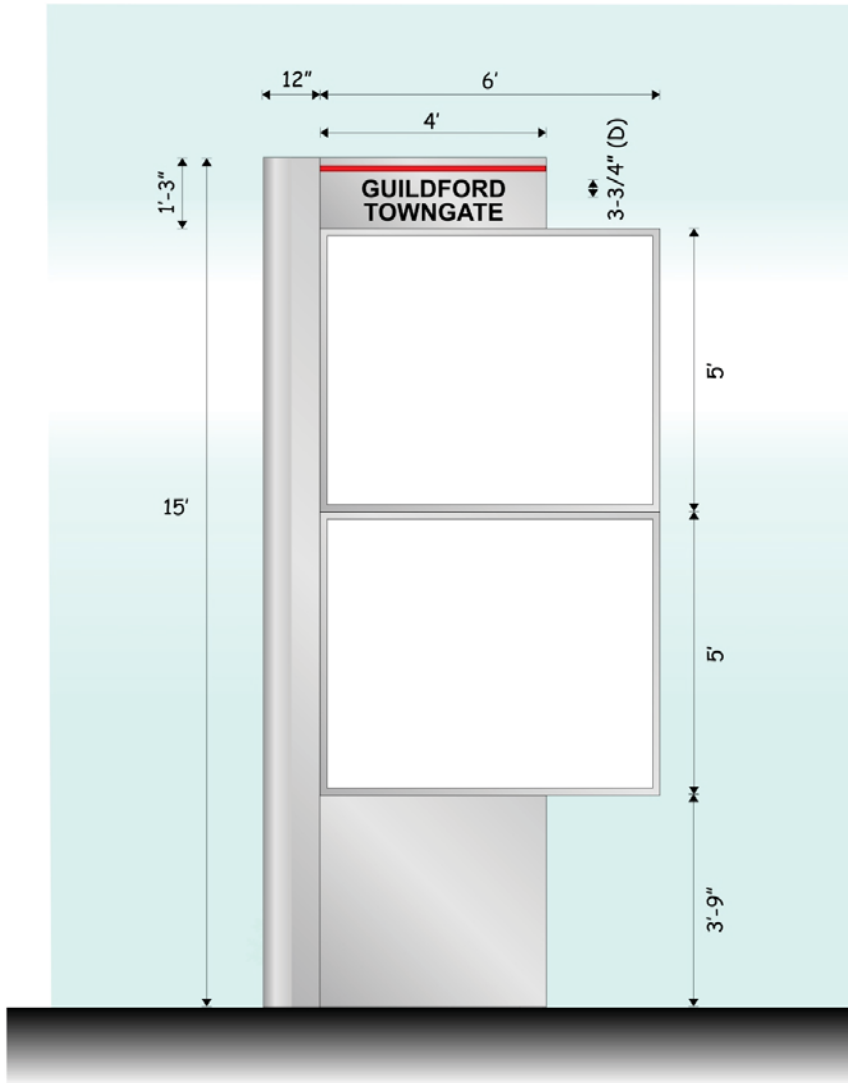
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Colours shown are for art representation & may not be exact.

**15146-100TH AVE.
 SRREY, B.C.**

BEFORE:





NEW PYLON O.A.H.: 15'
 1'-3" X 4' D/F METAL SECTION WITH NON-ILLUM. VINYL
 "GUILDFORD TOWNGATE" & 4' LONG LED STRIPE.
 TWO) 5' X 6' D/F ILLUM. PL. TENANT PANELS.
 BULL NOSE CLADDED SIDE POLE & METAL CLADDING AT
 BOTTOM.
 COLOURS:
 ID PANEL: BLACK VINYL ON SATIN ALUMINUM FINISH.
 LED STRIPE: RED
 CABINET/RETAINERS/ CLADDING: PAINTED SATIN
 ALUMINUM FINISH.
 ***SITE CHECK REQUIRED.

SIGN CONCEPT



1471 Derwent Way, Delta, B.C., V3M 6N2
 Ph: 604-525-4300 Fax: 604-525-2060
 E-mail: signcorp@direct.ca
 Artdepartment@signcorp.com
 Website: www.signcorp.com

Job Number
 GLDT533DE15 DEC03/15

Scale
 3/8"=1'-0"

Sales
 SCOTT ARMITAGE

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