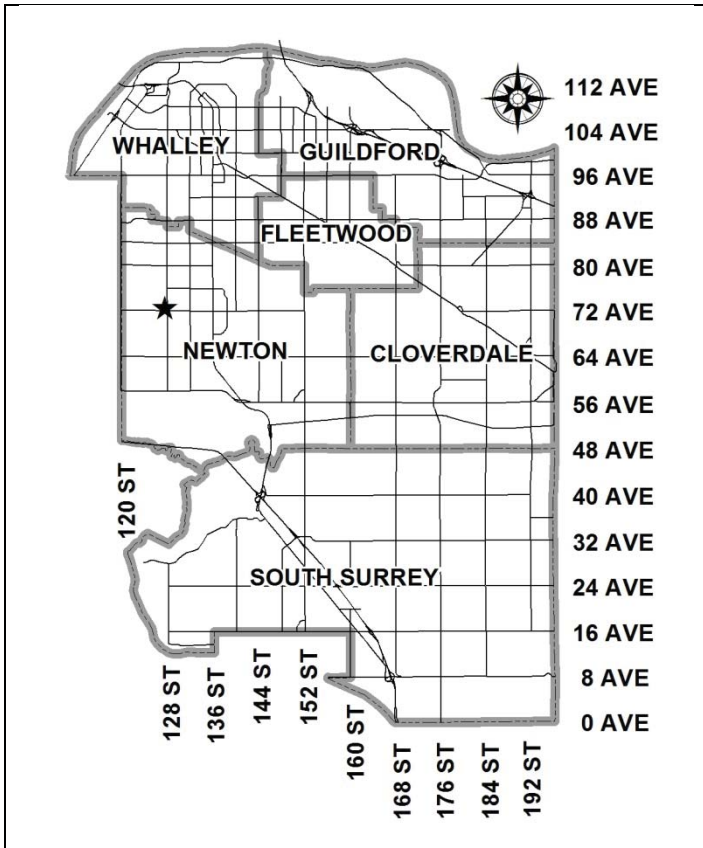


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0630-00

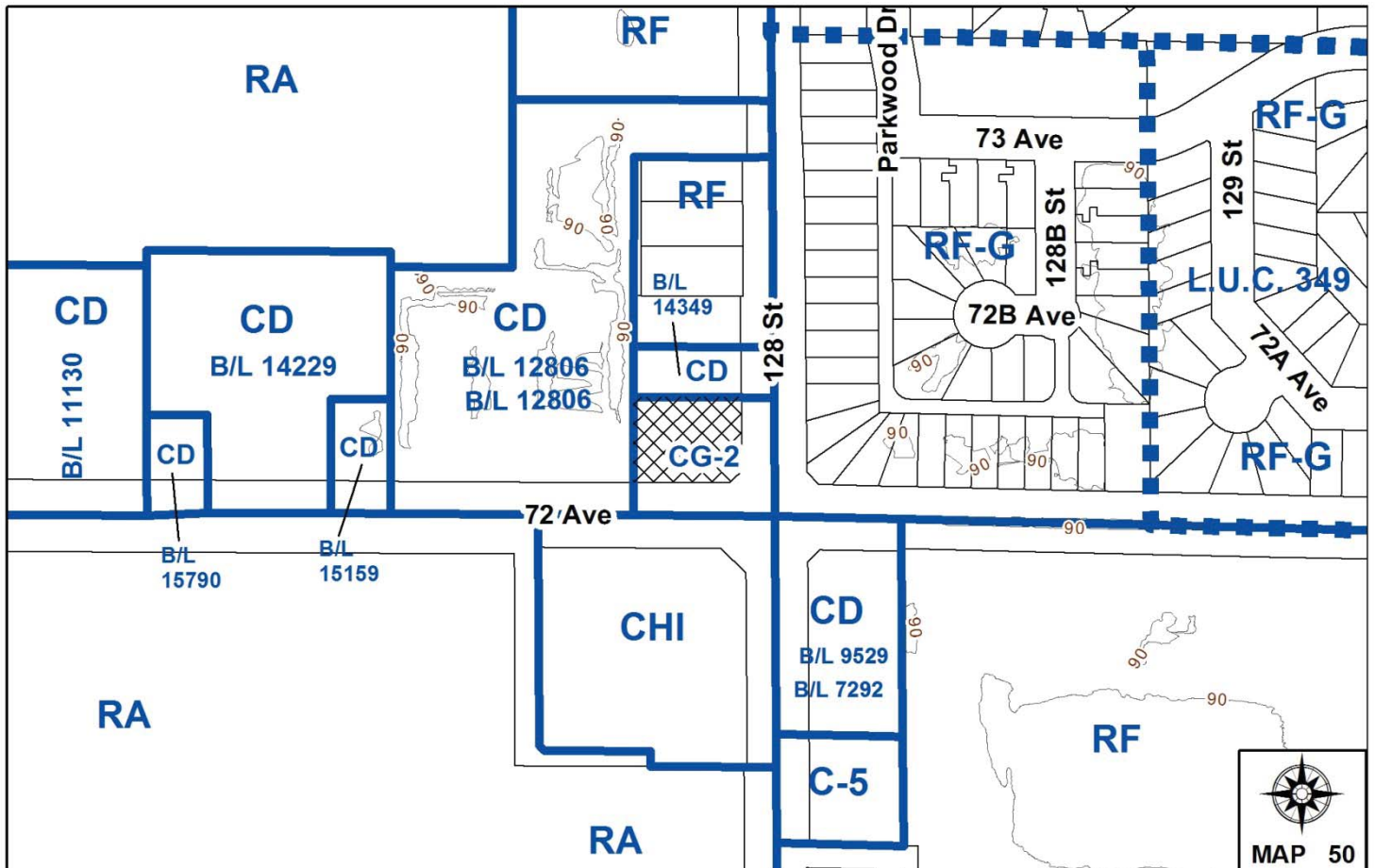
Planning Report Date: November 21, 2016



**PROPOSAL:**

- **Development Variance Permit**  
 to permit the replacement of an existing free-standing sign.

**LOCATION:** 12791 - 72 Avenue  
**OWNER:** 72 Car Wash & Gas Ltd.  
**ZONING:** CG-2  
**OCP DESIGNATION:** Multiple Residential



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the required setback of a free-standing sign from 2.0 metres (6.5 ft.) to 0.7 metres (2 ft.).

### RATIONALE OF RECOMMENDATION

- The proposed free-standing sign is a replacement of an existing sign and will utilize the existing sign foundation on the subject site.
- The Sign By-law requires that free-standing signs be setback a minimum 2.0 metres (6.5 ft.) from the lot line. A variance to the Sign By-law is required to allow the proposed replacement sign, which is slightly larger than the existing sign, to use the same foundation as the existing sign as it is currently located within 2 metres (6.5 ft.) of the property line.
- The applicant advises that construction of a new sign foundation in a location that complies with the Sign By-law would be prohibitively expensive and complex due to underground gas and propane lines that exist on the site.
- While the sign would be located within the ultimate highway right-of-way, road widening at this location is not expected in the near future and thus the proposal does not impede the function of cross streets.
- The proposed sign is slightly larger than the existing sign, however, it is under the maximum allowable height and area for a free-standing sign that is permitted under the Sign By-law.

RECOMMENDATION

The Planning & Development Department recommends that Council support Development Variance Permit No. 7916-0630-00 (Appendix III), to reduce the required setback of a free-standing sign as required under Part 6 Signs in Gasoline Station Zones of the Sign By-law, 1999, from 2.0 metres (6.5 ft.) to 0.7 metres (2 ft.), to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Shell gas station and self-service touchless car wash.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Automotive service.	Multiple Residential	CD (By-law No. 14349)
East (Across 128 Street):	Single family dwellings and City parkland.	Urban	RF-G
South (Across 72 Avenue):	Telus offices.	Urban	CHI
West:	Apartments.	Multiple Residential	CD (By-law No. 12806)

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located at 12791 72 Avenue, on the north-west corner of the intersection of 72 Avenue and 128 Street, and contains a gas station and automatic car wash.
- The subject site is designated "Multiple Residential" in the Official Community Plan (OCP), and is zoned "Self-Service Gasoline Station Zone (CG-2)".
- There is an existing legal, non-conforming free-standing sign at the south-east corner of the property within the ultimate road allowances for both 128 Street and 72 Avenue. The existing sign is 2.1 metres (7 ft.) high and 2.9 metres (10 ft.) wide, and has five (5) window panels of varying size.

### Current Proposal

- The applicant is proposing a Development Variance Permit to facilitate replacing the existing double facing free-standing sign at the south-east corner of the subject site with a similarly designed, and slightly larger, sign on the existing foundation.
- The Sign By-law requires that free-standing signs be setback a minimum 2.0 metres (6.5 ft.) from roadways. The sign is proposed to be located 0.7 metres (2 ft.) from the existing property line.

### Free-Standing Sign Design

- The applicant is proposing to replace the existing double sided free-standing sign with a new free-standing sign that is higher but slightly narrower in width. The sign will be installed on the existing concrete foundation.
- The overall size of the new sign is proposed to be 3.0 metres (10 ft.) high and 2.5 metres (8 ft.) wide. The sign is 1.5 metres (5 ft.) lower than the maximum height of 4.5 metres (15 ft.) allowed under the Sign By-law for free-standing signs at gas station locations. The sign cabinet includes seven (7) window panels and an aluminum frame. One (1) large square panel is for Shell's logo, four (4) smaller rectangular panels for gas station related advertisement, and two (2) rectangular digital price changers. The window panels are white flat acrylic faces with translucent vinyl graphics and lettering, which will be backlit by LED.
- All aluminum surfaces are to be painted "Shell White".

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- Reduce the required setback for a free-standing sign under Part 6 Signs in Gasoline Station Zones of the Sign By-law, 1999, from 2.0 metres (6.5 ft.) to 0.7 metres (2 ft.)

#### Applicant's Reasons:

- The proposed sign will be sited in the same location as the existing sign. If the sign were to be setback from the property line as required by the Sign By-law, two onsite parking stalls would need to be removed and excavation for the new sign base would be required in an area that has underground gas and propane lines. This would be prohibitively expensive and complex for a proposed sign replacement.

#### Staff Comments:

- 72 Avenue and 128 Street are considered arterial roads under the Surrey Road Classification Map (R.91) and requires a 30 metre (98 ft.) wide road right-of-way to achieve the ultimate road allowances. The current south and east property lines of the subject site are 13.5 metres (44 ft.) from the road centrelines of 72 Avenue and 128 Street. The ultimate property lines are to be 15 metres (50 ft.) from the road centreline.

- While the proposed sign will be located within the ultimate 30.0 metre (98 ft.) highway right-of-way, the City's Transportation Division anticipates road widening at the subject site to occur within a longer timeframe, and thus, the replacement of the sign in its current location will not result in a conflict in the near-term.
- At 3.0 metres (10 ft.) high, the proposed sign is 0.9 metres (3 ft.) higher than the existing 2.1 metre (7 ft.) high sign. However, the applicant has responded to the City's request to limit the height of the sign to 3.0 metres (10 ft.), which is 1.5 metres (5 ft.) lower than the maximum allowable height of 4.5 metres (15 ft.) for a gas station free-standing sign under the Sign By-law.
- The sign is double-facing, and each side has an area of 7.5 square metres (80 sq. ft.) for a total area of 15 square metres (161 sq. ft.), which is 3.6 square metres (39 sq. ft.) less than the maximum allowable area of 18.6 metres (200 sq. ft.) for a double sided free-standing sign at a gas station.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Sign Design
Appendix III.	Development Variance Permit No. 7916-0630-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

ARR/da

Information for City Clerk

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

1. (a) Agent:      Name:                      Modhan Dhese  
  
   Address:                      12791 - 72 Avenue  
   Surrey, BC V3W 3E9
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      12791 - 72 Avenue
  
  - (b)      Civic Address:                      12791 - 72 Avenue  
   Owner:                                      72 Car Wash & Gas Ltd  
   PID:    025-971-298  
   Lot A Section 19 Township 2 New Westminster District Plan BCP9805
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7916-0630-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

**A Rvie • D/f Illuminated Monument Sign**

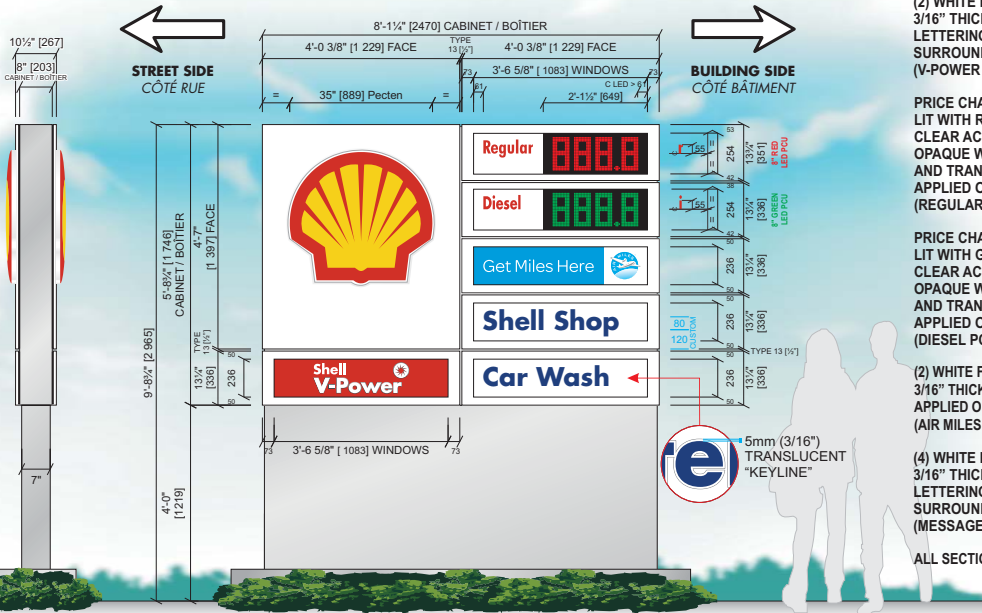
Rvie • Enseigne monument D/F lumineux

TOP VIEW  
VUE EN PLAN



STREET SIDE  
CÔTÉ RUE

BUILDING SIDE  
CÔTÉ BÂTIMENT



SIDE VIEW  
VUE DE PROFIL

ELEVATION  
ÉLEVATION

ALL ALUMINIUM FACES TO BE PAINTED "SHELL WHITE" 60% GLOSS

(2) PECTEN MODEL 889 (35") MOLDED ACRYSTEEL WITH TRANS. VINYL GRAPHICS APPLIED ON 1ST SURFACE. (SEE PECTEN STD TWS DOC.)

(2) WHITE FLAT ACRYSTEEL FACES 3/16" THICK, TRANSLUCENT BLUE VINYL LETTERING WITH WHITE OPAQUE SURROUNDING APPLIED ON 1st SURFACE. (V-POWER PANEL)

PRICE CHANGERS ABLE LIT WITH RED LEDS, 8" NUMBERS, CLEAR ACRYSTEEL FACE WITH OPAQUE WHITE VINYL BACKGROUND AND TRANS. RED VINYL "Regular" APPLIED ON 2ND SURFACE. (REGULAR PCU PANEL)

PRICE CHANGERS ABLE LIT WITH GREEN LEDS, 8" NUMBERS, CLEAR ACRYSTEEL FACE WITH OPAQUE WHITE VINYL BACKGROUND AND TRANS. RED VINYL "Diesel" APPLIED ON 2ND SURFACE. (DIESEL PCU PANEL)

(2) WHITE FLAT ACRYSTEEL FACE 3/16" THICK, TRANS. VINYL GRAPHICS APPLIED ON 1ST SURFACE. (AIR MILES PANEL)

(4) WHITE FLAT ACRYSTEEL FACES 3/16" THICK, TRANSLUCENT BLUE VINYL LETTERING WITH WHITE OPAQUE SURROUNDING APPLIED ON 1st SURFACE. (MESSAGES PANEL)

ALL SECTIONS ILLUMINATED BY LED.

TOUTES LES FACES D'ALUMINIUM PEINTES "SHELL WHITE" 60% GLOSS

(2) PECTEN MODÈLE 889 (35") ACRYSTEEL MOULÉ AVEC GRAPHIQUES DE VINYLE TRANS. APPLIQUÉ EN 1E SURFACE. (VOIR DOC. PECTEN STD TWS)

(2) FACES D'ACRYSTEEL BLANC UNIT (PLAT) 3/16" D'ÉPAIS, LETTRAGE DE VINYLE BLEU TRANS. AVEC POURTOUR BLANC OPAQUE APPLIQUÉ EN 1E SURFACE. (Panneau V-POWER)

AFFICHEURS DE PRIX «ABLE» ILLUMINÉS PAR DES LEDS ROUGES, CHIFFRES DE 8", FACE EN «ACRYSTEEL» CLAIR AVEC FOND DE VINYLE BLANC OPAQUE ET «Regular» DE VINYLE TRANS. ROUGE APPLIQUÉ EN 2E SURFACE. (Panneau PCU «REGULAR»)

AFFICHEURS DE PRIX «ABLE» ILLUMINÉS PAR DES LEDS VERTS, CHIFFRES DE 8", FACE EN «ACRYSTEEL» CLAIR AVEC FOND DE VINYLE BLANC OPAQUE ET «Diesel» DE VINYLE TRANS. ROUGE APPLIQUÉ EN 2E SURFACE. (Panneau PCU DIESEL)

(2) FACE D'ACRYSTEEL BLANC UNIT (PLAT) 3/16" D'ÉPAIS AVEC GRAPHIQUES DE VINYLES TRANS. APPLIQUÉS EN 1E SURFACE. (Panneaux AIR MILES)

(4) FACES D'ACRYSTEEL BLANC UNIT (PLAT) 3/16" D'ÉPAIS, LETTRAGE DE VINYLE BLEU TRANS. AVEC POURTOUR BLANC OPAQUE APPLIQUÉ EN 1E SURFACE. (Panneau MESSAGES)

TOUTES LES SECTIONS ILLUMINÉES PAR LED.

COULEURS / COLOURS



- WHITE (FACE) / BLANC (FACE)
- BLACK / NOIR 3M#9630-22
- RED BACKGROUND / FOND ROUGE 3M#9630-33
- DARK GREY / GRIS FONCÉ 3M#9630-121



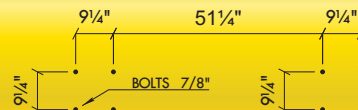
- BLANC (FACE) / WHITE (FACE)
- BLUE / BLEU PMS #2192
- PRINTED VINYL



EXISTING / EXISTANT

TO BE INSTALLED ON AN EXISTING CONCRETE BASE. USING "DUCK FEET".

À ÊTRE INSTALLÉ SUR UNE BASE DE BÉTON EXISTANTE. UTILISER "DUCK FEET"



Avis / Notice

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Client



Adr./Add. : ( C - 11990 ) 12791 72nd Ave., Surrey, BC

Date : 2016/09/12 Rep : CAMPBELL R. #Des/Draw# : 0252083m5

Des. : Darisse P. Ref. #Des/Draw# : Tech. :

Révision / Revision

#	Description	Par/By	Date
01	Adjust pecten	DP	2016/09/14



ENSEIGNES TRANSWORLD CIE  
TRANSWORLD SIGNS CO.

9310 Parkway, Montréal (Québec) H1J 1N7  
Tel./Tel. : 514 352-8030 / 1 888 808-8030  
Fax : 514 352-0386

info@transworldsigns.com  
www.transworldsigns.com

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0630-00

Issued To: 72 CAR WASH & GAS LTD  
(the Owner)

Address of Owner: 12791 - 72 Avenue  
Surrey, BC V3W 2M7

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: 025-971-298  
Lot A Section 19 Township 2 New Westminster District Plan BCP9805  
12791 - 72 Avenue

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
  - (a) In Sub-Section 31.(1)(c) of Part 6 "Signs in Gasoline Station Zones" the minimum setback for free-standing sign is reduced from 2.0 metres (6.5 ft.) to 0.7 metres (2 ft.).
4. This development variance permit applies to only the portion of the sign structure on the Land shown on 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      , 20 .  
ISSUED THIS      DAY OF      , 20 .

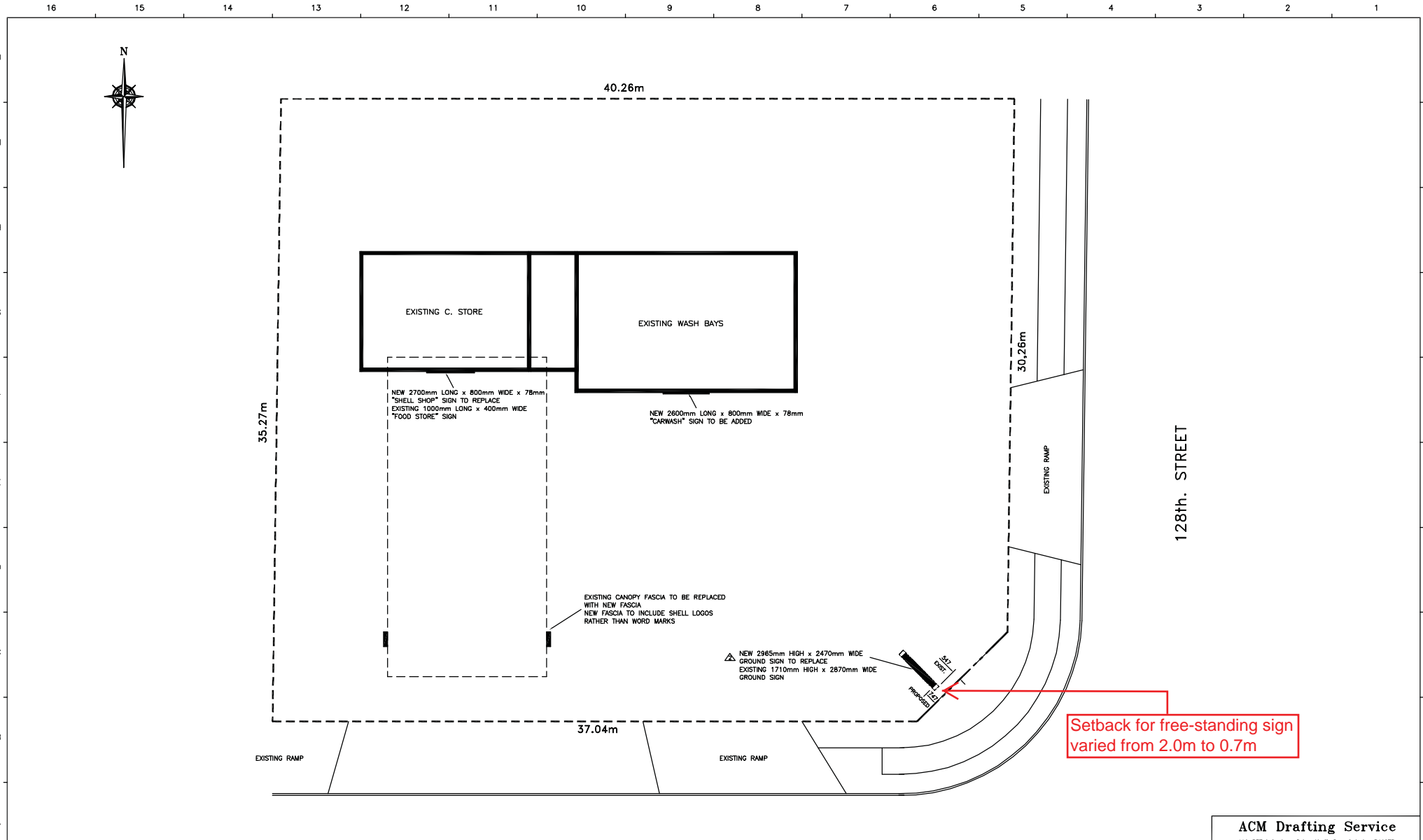
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Mayor – Linda Hepner

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City Clerk – Jane Sullivan

# Schedule A



**ACM Drafting Service**  
 102-533 Lakeshore Drive, North Bay, Ontario P1A2E5  
 Tel: (705) 478-8993 e-mail: acmdrafting@coogee.ca

**WOODS CONSULTING** 484 GUELPH LINE, UNIT 200  
 BURLINGTON, ONTARIO L7S 3L9  
 TEL: (905) 407-3555

**SITE SIGNAGE PLAN**  
 SHELL RETAIL GAS BAR

NO	DATE	REVISION	BY	CHK'D	M
20/09/16		CHANGED DIMENSIONS OF PROPOSED SIGN	BS		
28/06/16		EXISTING GROUND SIGN TO BE REMOVED LOCATED AS BUILT & NEW SIGN LOCATED ACCORDINGLY	BS		

SCALE	1 : 100
DATE	JUNE 19, 2016
DRAWN BY	BYB. SUMMERBY
CHECKED	AUTODRAFT
APPROVED	
FILE NO.	W-16375
DWG. NO.	SP

72nd. AVENUE

128th. STREET

Setback for free-standing sign varied from 2.0m to 0.7m