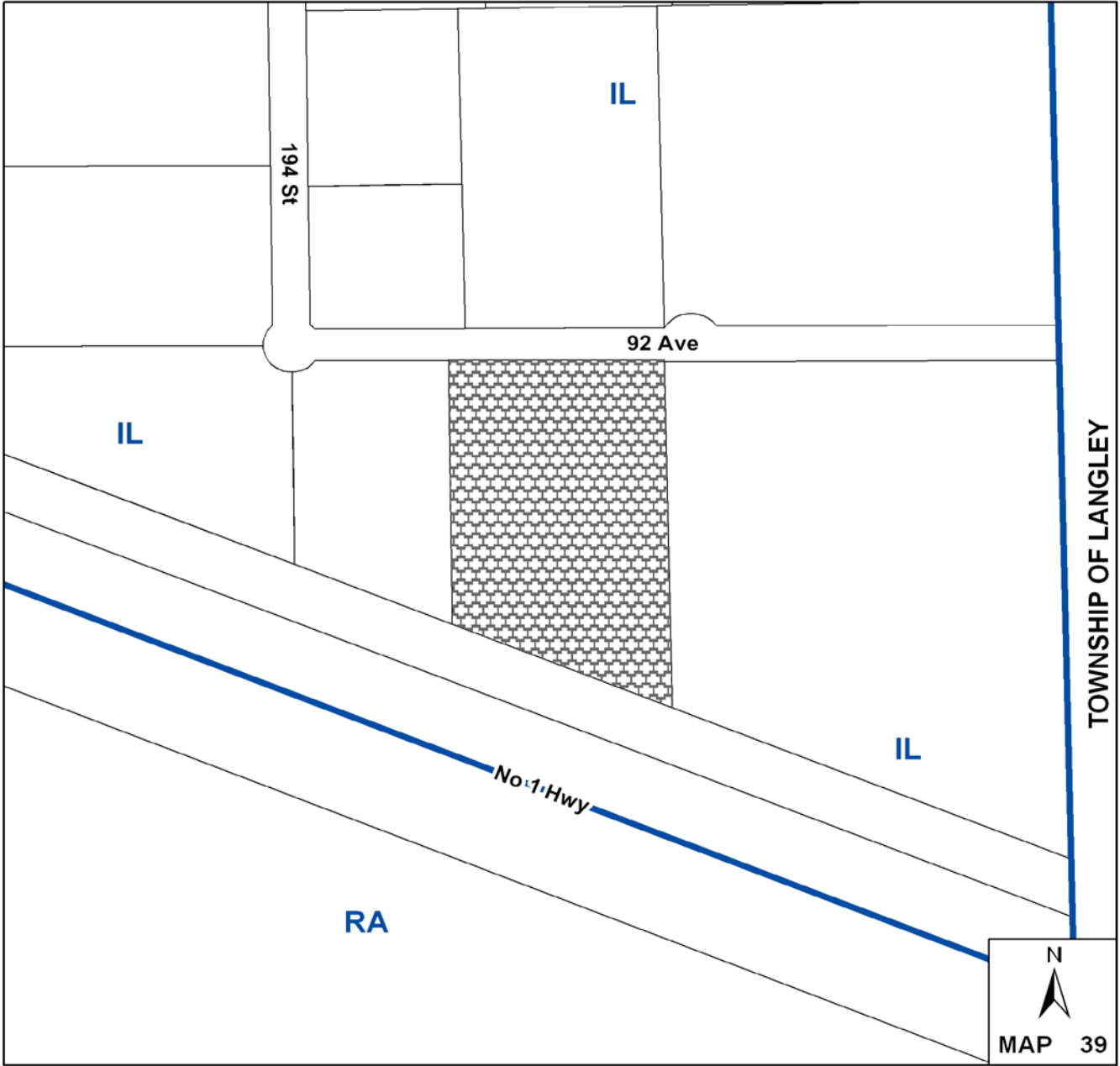


Proposal: Development Permit to replace an existing free-standing sign and to install new fascia signage.

Recommendation: Approval

Location: 19498 - 92 Avenue **Zoning:** IL

OCP Designation: Industrial **Owner:** F.I. Portfolio Inc.



PROJECT TIMELINE

Completed Application Submission Date: September 19, 2005
Application Revision & Re-submission Date: December 13, 2005
Planning Report Date: January 30, 2006

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the installation of new fascia signage and to replace an existing free-standing sign.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7905-0296-00 (Appendix IV), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix III).

SITE CHARACTERISTICS

- **Existing Land Use** Finning Canada Office/Shop.
- **Significant Site Attributes** The site is adjacent to Highway No. 1. The front of the property is well landscaped.
- **East:** Industrial building (Rona Support Centre), zoned IL, designated Industrial.
- **South:** Across Highway No. 1, land zoned RA, designated Agricultural.
- **West:** Industrial building (CWS Industries), zoned IL, designated Industrial.
- **North:** Across 92 Avenue, industrial property (steel/metal fabrication shops), zoned IL, designated Industrial.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background:

- The subject property is located at 19498 – 92 Avenue and has a site area of 2.0 hectares (4.95 acres). It is designated Industrial in the Official Community Plan (OCP) and is currently zoned "Light Impact Industrial Zone (IL)".
- Finning Canada Office currently occupies the property.

Design Proposal and Review:

- The applicant has submitted a Development Permit application, which proposes the replacement of the existing freestanding sign along 92 Avenue, the addition of two new fascia signs and one directional sign (Appendix III).
- All but one of the signs proposes to incorporate Finning International's corporate yellow and black colour scheme.
- A new illuminated free-standing sign 1.83 metres (6.0 ft.) high is proposed to replace the existing freestanding sign along the 92 Avenue frontage of the site. The existing free-standing sign is 1.83 metres (6.0 ft.) in height.
- One new 12' by 3' illuminated fascia sign is proposed along the eastern building elevation above the main entrance.
- One new fascia sign is proposed along the north elevation, facing 92 Avenue. The sign will include eleven (11) aluminum cut out letters (each two (2) feet in height).
- A 2' by 2' directional sign is proposed near the main entrance.
- The site has frontage on both Highway No. 1 and 92 Avenue and is permitted two fascia signs as per Sign By-law No. 13656.
- Staff are satisfied with the design of the proposed signage and all signage conforms to Surrey Sign By-law No. 13656.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Contour Map
- Appendix III. Engineering Summary
- Appendix IV. Development Permit No. 7905-0296-00

Murray Dinwoodie
General Manager
Planning and Development

CM/kms

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Information for City Clerk

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

1. (a) Agent: Name: Mike Keefe, Pattison Sign Group
 Address: 2710 Kaslo Street
 Vancouver, B.C. V5M 4S1
 Tel: 604-215-5526

2. Properties involved in the Application

- (a) Civic Address: 19498 - 92 Avenue
- (b) Civic Address: 19498 - 92 Avenue
 Owner: F.I. Portfolio
 PID: 007-800-771
 Lot B SW ¼ Section 34 Township 8 Plan 74865

3. Summary of Actions for City Clerk's Office

CONTOUR MAP FOR SUBJECT SITE

