

Proposal: Development Permit to replace existing fascia and free-standing signage and to add new fascia and free-standing signage.

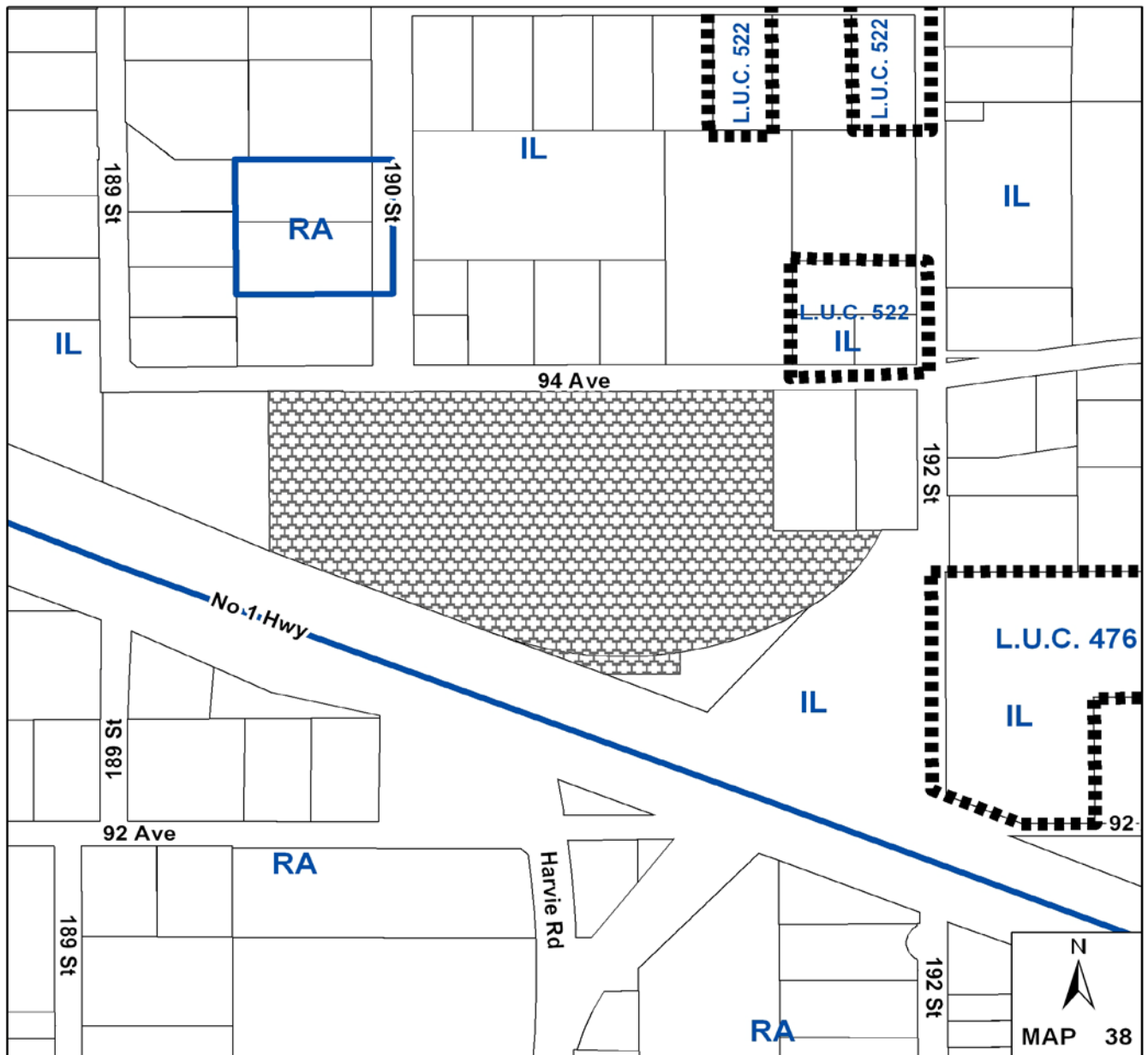
Recommendation: Approval

Location: 19100/19050 - 94 Ave

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 replacement of existing fascia signage and free-standing signage and to add new fascia and free-standing signage on an industrial building in Port Kells.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7905-0306-00 (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 International Inc., sales, rental, parts warehousing and equipment servicing.
- **Significant Site Attributes** The site is located adjacent to Highway No. 1.
- **East:** Multi-tenant industrial property, zoned IL, designated Industrial.
- **South:** Across Highway No. 1, single family homes, zoned RA, designated Suburban.
- **West:** Industrial lands, zoned IL, designated Industrial.
- **North:** Across 94 Avenue, various industrial uses (Paint and Body, Crocker Equipment), zoned IL, designated Industrial.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located at 19100 and 19050 – 94 Avenue in the Port Kells Industrial Area. The site area is approximately 7.35 hectares (18.17 acres). It is designated Industrial in the Official Community Plan (OCP) and is currently zoned "Light Impact Industrial Zone (IL)".
- The site was rezoned in 1996 from "One Acre Residential (RA) Zone" to "Light Impact Industrial Zone" to permit Finning International Inc. to operate its sales, rental, parts warehousing and servicing of equipment business.
- A Development Permit (Development Permit No. 7997-0117-00) was issued in 1997 to permit the development of two industrial buildings, a small equipment building and an outdoor storage area. This Development Permit approved two fascia signs (one on each industrial building) and two free-standing signs fronting 94 Avenue.
- A Development Variance Permit (Development Variance Permit No. 7998-0019-00) was approved in 1998 to vary the maximum number of permitted free-standing signs from two to three; to vary the height of the signs along Highway No. 1 from 2.5 metres (8 ft.) to 9.8 (32 ft.) metres; and to permit two free-standing signs along Highway No. 1. Since that time the most easterly of the free-standing signs facing Highway No. 1 has been removed.
- One free-standing sign is located along 94 Avenue.

DESIGN PROPOSAL and REVIEW:

- The applicant has submitted a Development Permit application with a new comprehensive signage program.
- All signage proposes to incorporate Finning International's corporate yellow and black colour scheme and highlights the name of the business, i.e. Finning Cat.

Free-standing Signs

- A total of five free-standing signs are proposed to be revised or installed.
- The Sign By-law permits one free-standing sign per road frontage and one additional sign per 30 metres (100 ft.) of frontage for sites with frontage in excess of 100 metres. The subject site has approximately 375 metres (1,230 ft.) of frontage along 94 Avenue with additional frontage along Highway No. 1.
- A new 1.52-metres (5.0 feet) high, illuminated free-standing sign is proposed next to the main entrance of the most easterly industrial building.
- The applicant proposes to replace two (2) existing free-standing signs along 94 Avenue with two illuminated free-standing signs measuring 1.83 metres (6.0 feet) in height.
- The pylon face of the remaining 9.75-metre (32 feet) high free-standing sign along Highway No. 1 will be replaced.
- The applicant proposes to replace an existing free-standing sign along 94 Avenue with a new free-standing sign 3.05 metres (10 feet) in height.

Fascia Signage

- A total of four fascia signs are proposed (2 per building), which is permitted under the Sign By-law.
- The applicant proposes to replace an existing fascia signage on the eastern elevation of the most eastern building with a 20' by 5' illuminated fascia sign.
- Two 2' by 2' directional signs are proposed next to the entrance of each industrial building.
- One of two fascia signs approved through Development Permit No. 7997-0117-00 will remain on the northern elevation of the eastern most industrial building.

Review

- Staff are satisfied with the design of the proposed signage and all signage conforms to Surrey Sign By-law No. 13656.

ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by staff and found satisfactory.

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. 7905-0306-00

Murray Dinwoodie
General Manager
Planning and Development

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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 4J1
 Tel: 604-215-5526

2. Properties involved in the Application

(a) Civic Address: 19100/19050 - 94 Avenue

(b) Civic Address: 19100/19050 - 94 Avenue
 Owner: F.I. Portfolio Inc.
 PID: 023-873-370
 Lot 1 Section 33 Township 8 Plan 34714

3. Summary of Actions for City Clerk's Office

CONTOUR MAP FOR SUBJECT SITE

