

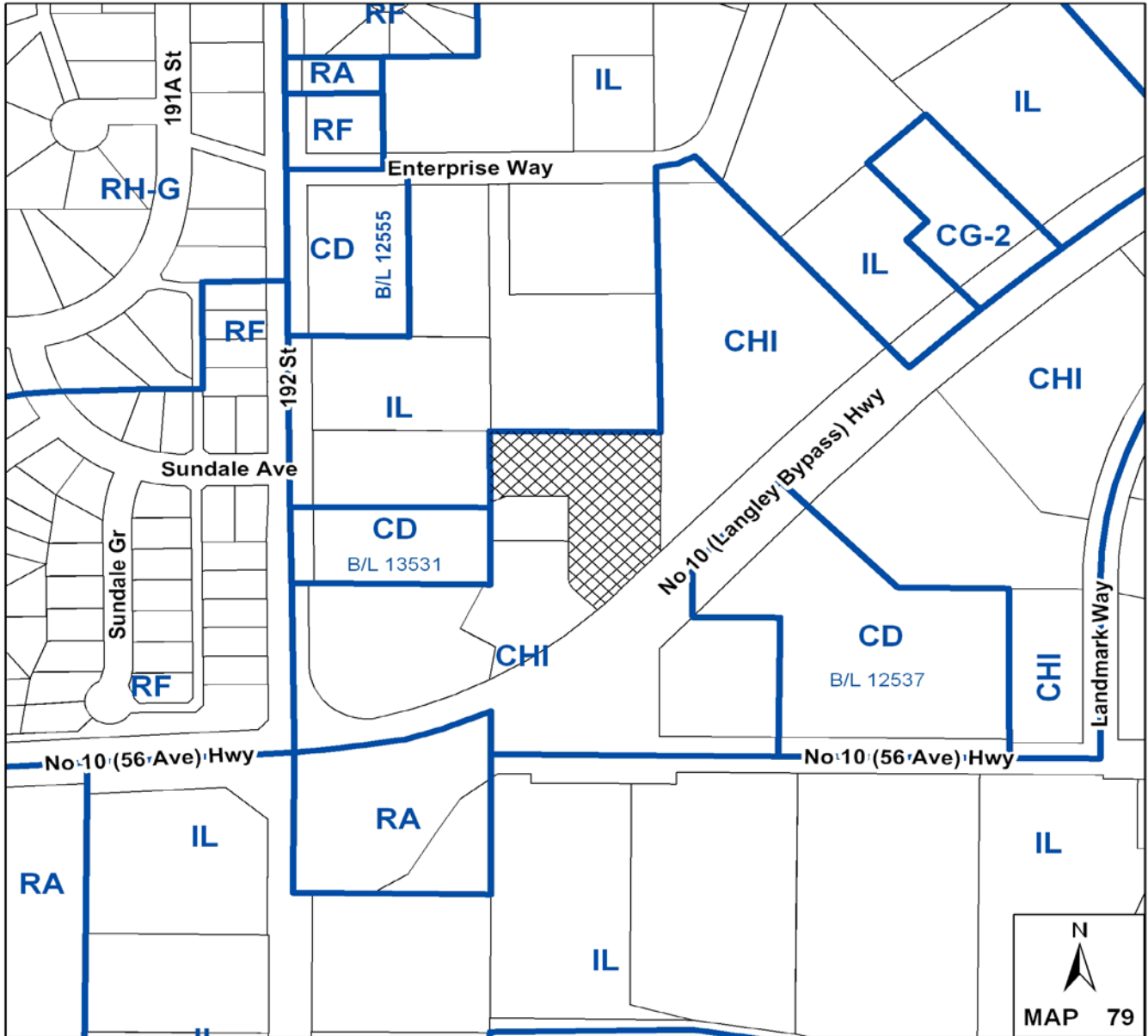
Proposal: Development Permit to allow a new free-standing sign.

Recommendation: Approval

Location: 19289 (Langley By-pass) Highway No. 10 **Zoning:** CHI

OCP Designation: Industrial

LAP Designation: Industrial **Owner:** Owners of Strata Plan LMS4706



PROJECT TIMELINE

Completed Application Submission Date: October 20, 2005
Planning Report Date: April 24, 2006

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit a new free-standing sign on a commercial site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7905-0341-00 (Appendix V), 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: No concerns (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Multi-tenant highway commercial retail centre.
- **East:** Mixed-use, multi-tenant highway commercial building, zoned CHI, designated Industrial.
- **South:** Property used for parking under development application for an auto dealership [File No. 7906-0161 (pre-Council)] and across the Langley By-pass (Highway No. 10) a mixed-use, multi-tenant highway commercial building, both zoned CHI and designated Industrial.
- **West:** Smith Plywoods, zoned IL, designated Industrial.
- **North:** Transportation industry use, zoned IL, designated Industrial.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject property and the adjoining site to the south-west located at 19265 Highway No. 10 (Langley By-pass) are regulated under Development Permit No. 7901-0116-00, issued by Council on July 30, 2001. The building on the subject property has been constructed in accordance with the Development Permit.
- The adjoining lot was also originally intended to be a multi-tenant highway commercial building. However, a new application (7905-0161-00) has been submitted to redesign the building to allow for a Mitsubishi auto dealership. This application is pre-Council and the applicant is working with City staff on the design of the building.
- Development Permit No. 7901-0116-00 regulated the form and character of the buildings, as well as the design of a proposed a free-standing sign to be located on 19265 Highway No. 10 (Langley By-pass) (Appendix III). With the sale of the adjoining property, the owners of 19289 Highway No. 10 have requested a Development Permit to allow for a free-standing sign on their property.
- Some of the existing tenants on the subject site include a Mitsubishi auto dealership, What a Great Notion sewing store and a coffee shop/delicatessen.

Current Proposal

- The subject property is currently zoned Highway Commercial Industrial Zone (CHI). The applicant is requesting a Development Permit to allow for a new free-standing sign.
- The proposed sign is approximately 7.4 metres (24.3 ft.) in height with a proposed total sign area of 22.3 square metres (240 sq. ft). Surrey Sign By-law, 1999, No. 13656 permits a maximum height of 7.6 metres (25 ft.) and a total sign area of 32.5 square metres (350 ft.).
- The proposed sign will be located within a landscaped island. Surrey Sign By-law requires a minimum 2.0-metre (6.6 ft) setback from the property line. There is a 5.0-metre (16.4 ft.) wide water main right-of-way registered along the Highway No. 10 road frontage. The proposed sign will be located outside of this right-of-way.

PRE-NOTIFICATION

In accordance with Council policy, a Development Proposal Sign was erected on the subject property. To date, staff have not received any comments or concerns with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- The proposed sign is similar in design to the previously approved free-standing sign in Development Permit No. 7901-0116-00. The sign incorporates a cross bracing which is similar to the wood architectural elements on the existing building. The top portion of the sign identifies the complex and address. Below, tenant signage is provided on a dark background with light letters.
- The frame will be anchored to two round pillars rather than the traditional brick base. The proposed blue colour is the same as the accent colour used on the building.
- City staff have reviewed the proposed sign design and find it 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.	Previously Approved Sign Details
Appendix IV.	Proposed Sign
Appendix V.	Engineering Summary
Appendix VI.	Development Permit No. 7905-0341-00

How Yin Leung
Acting General Manager
Planning and Development

LAP/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: Keith Atkinson, Strata Council President
 Address: #108 - 19289 Langley By-Pass
 Surrey, B.C. V3S 6K1
 Tel: 604-671-1785

2. Properties involved in the Application

(a) Civic Address: Units 100 to 115 - 19289 (Langley By-pass) Highway
 No. 10

(b) Civic Address: #100 - 19289 Highway No. 10 (Langley By-pass)
 Owner: Friends in the West Inc.
 PID: 025-427-181
 Strata Lot 1 Section 10 Township 2 LMS4706

(c) Civic Address: #101 - 19289 Highway No. 10 (Langley By-pass)
 Owner: Friends in the West Inc.
 PID: 025-427-202
 Strata Lot 2 Section 10 Township 2 LMS4706

(d) Civic Address: #102 - 19289 Highway No. 10 (Langley By-pass)
 Owner: 465786 B.C. Ltd.
 PID: 025-427-211
 Strata Lot 3 Section 10 Township 2 LMS4706

(e) Civic Address: #103 - 19289 Highway No. 10 (Langley By-pass)
 Owner: Butterworth's Investors Ltd.
 PID: 025-427-229
 Strata Lot 4 Section 10 Township 2 LMS4706

(f) Civic Address: #104 - 19289 Highway No. 10 (Langley By-pass)
 Owner: Arthur and Joan Kennedy
 PID: 025-427-237
 Strata Lot 5 Section 10 Township 2 LMS4706

(g) Civic Address: #105 - 19289 Highway No. 10 (Langley By-pass)
 Owner: Tony and Elizabeth Connolly
 PID: 025-427-245
 Strata Lot 6 Section 10 Township 2 LMS4706

(h) Civic Address: #106 - 19289 Highway No. 10 (Langley By-pass)
 Owner: Mirko Erakovic
 PID: 025-427-253
 Strata Lot 7 Section 10 Township 2 LMS4706

- (i) Civic Address: #107 - 19289 Highway No. 10 (Langley By-pass)
Owner: Mirko Erakovic
PID: 025-427-261
Strata Lot 8 Section 10 Township 2 LMS4706
- (j) Civic Address: #108 - 19289 Highway No. 10 (Langley By-pass)
Owner: 647695 B.C. Ltd.
PID: 025-427-270
Strata Lot 9 Section 10 Township 2 LMS4706
- (k) Civic Address: #109 - 19289 Highway No. 10 (Langley By-pass)
Owner: 647695 B.C. Ltd.
PID: 025-427-288
Strata Lot 10 Section 10 Township 2 LMS4706
- (l) Civic Address: #110 - 19289 Highway No. 10 (Langley By-pass)
Owner: 0730147 B.C. Ltd.
PID: 025-427-296
Strata Lot 11 Section 10 Township 2 LMS4706
- (m) Civic Address: #111 - 19289 Highway No. 10 (Langley By-pass)
Owner: Elaine Busch Holdings Ltd.
PID: 025-427-300
Strata Lot 12 Section 10 Township 2 LMS4706
- (n) Civic Address: #112 - 19289 Highway No. 10 (Langley By-pass)
Owner: Elaine Busch Holdings Ltd.
PID: 025-427-318
Strata Lot 13 Section 10 Township 2 LMS4706
- (o) Civic Address: #113 - 19289 Highway No. 10 (Langley By-pass)
Owner: Wheelsport Canada Investments Ltd.
PID: 025-427-326
Strata Lot 14 Section 10 Township 2 LMS4706
- (p) Civic Address: #114 - 19289 Highway No. 10 (Langley By-pass)
Owner: 649907 B.C. Ltd.
PID: 025-427-334
Strata Lot 15 Section 10 Township 2 LMS4706
- (q) Civic Address: #115 - 19289 Highway No. 10 (Langley By-pass)
Owner: 649907 B.C. Ltd.
PID: 025-427-342
Strata Lot 16 Section 10 Township 2 LMS4706

3. Summary

CONTOUR MAP FOR SUBJECT SITE

