

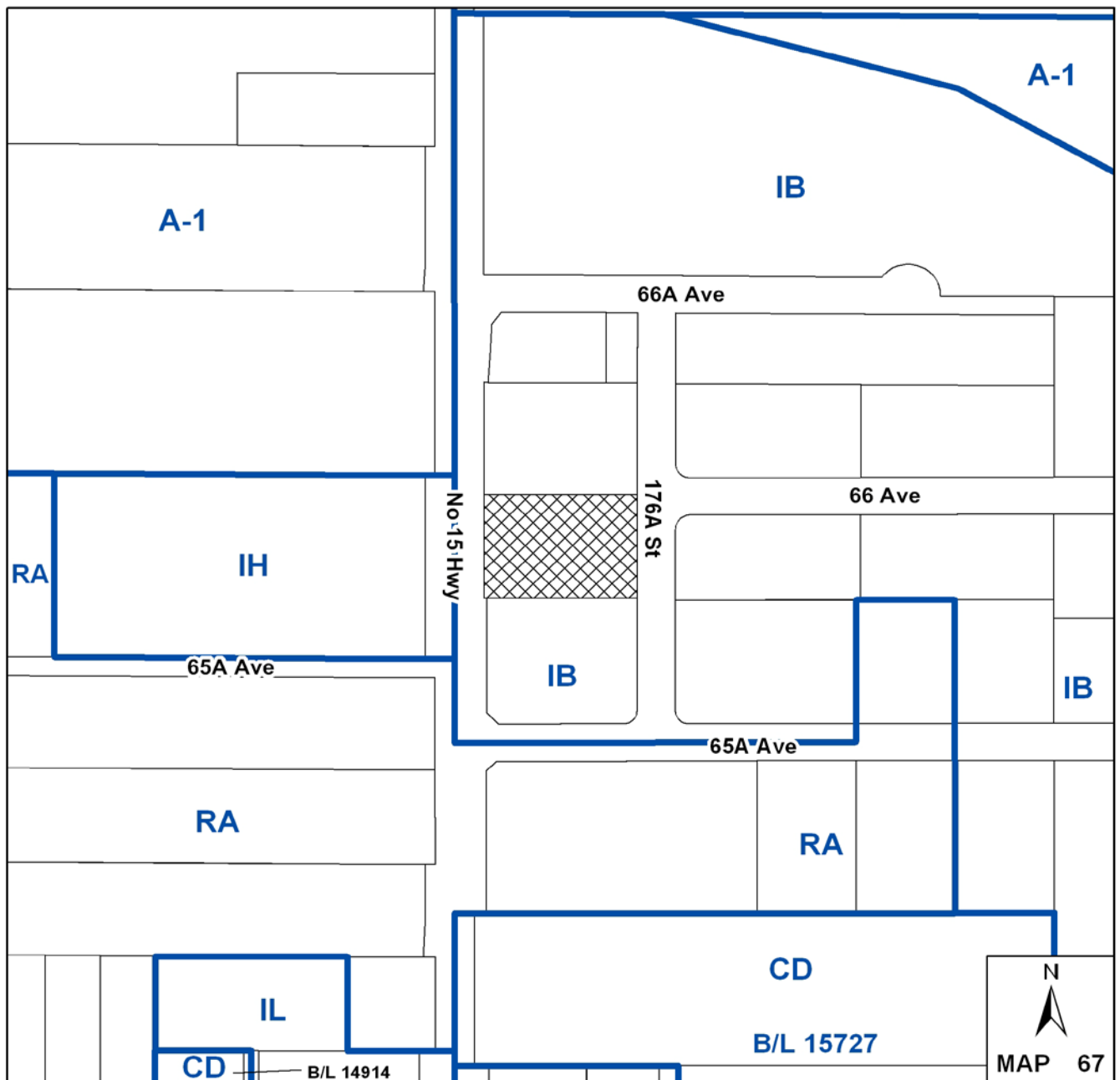
**Proposal:** Development Permit to permit two new fascia signs on an industrial building.

**Recommendation:** Approval

**Location:** 6592 - 176 Street      **Zoning:** IB

**OCP Designation:** Industrial

**LAP Designation:** Industrial Park      **Owner:** 462871 B.C. Ltd.



## PROJECT TIMELINE

Completed Application Submission Date: February 10, 2006  
Application Revision & Re-submission Date: February 28, 2006  
Planning Report Date: March 27, 2006

## PROPOSAL

The applicant is proposing:

- a Development Permit

in order to allow the installation of two new fascia signs on the west and south elevations of an existing industrial building.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7906-0056-00 (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.

## SITE CHARACTERISTICS

- **Existing Land Use** Multi-tenant industrial building.
- **East:** Across 176A Street, multi-tenant industrial buildings, zoned IB, designated Industrial.
- **South:** Mixed-use, multi-tenant industrial building, zoned IB, designated Industrial.
- **West:** Across Highway No. 15 (176 Street), J & L Beef industrial building, zoned IH, designated Industrial.
- **North:** Multi-tenant industrial building, zoned IB, designated Industrial.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

- The subject site is located on the east side of Highway No. 15 (176 Street), north of 65A Avenue. The site is designated Industrial in the Official Community Plan (OCP) and is zoned Business Park (IB).
- Development Permit No. 6789-0671-00 was issued in August 20, 1990 to permit the development of buildings and structures on the three lots fronting Highway No. 15, north of 65A Avenue, including the subject site. Signage was not part of the Development Permit.
- The building is part of a larger business park located on 6592 – 176 Street. The building has two frontages one facing west on Highway No. 15 (176 Street) and one facing east on 176A Street. The building is a multi-tenant building in an industrial zoned area.

### DESIGN PROPOSAL AND REVIEW

- The applicant is requesting a Development Permit to allow two new fascia signs on the south and west façades of the existing building.
- The Sign By-law allows one fascia sign per road frontage per business, therefore two fascia signs are permitted.
- The proposed signs are non-illuminated individual foam lettering in black colour. The sign proposed on the west façade reading "Urban Links Golf" is approximately 0.63 metre (2.07 ft.) in height and has a sign area of 3.4 square metres (36.7 sq. ft.).
- The sign proposed on the south façade reading "INDOOR GOLF TRAINING" with a golf ball on a tee below is also a non-illuminated fascia sign. The proposed sign area is approximately 10.1 square metres (108.45 sq. ft.).
- The combined sign area of the two proposed fascia signs is 13.37 square metres (144 sq.ft.) which is less than the maximum 13.94 square metres (150 sq.ft.) permitted in the Surrey Sign By-law.
- The proposed signs will be installed on the west and south façades approximately 0.3 metre (1 ft.) below the roof.
- Both the proposed number and sign areas comply with the Sign By-law.
- City staff have reviewed and support the design and location of the proposed fascia signs.

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. Existing Site Plan and Elevations from Development Permit No. 6789-0671-00
- Appendix IV. Development Permit No. 7906-0056-00

Murray Dinwoodie  
General Manager  
Planning and Development

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### CONTOUR MAP FOR SUBJECT SITE

