

Proposal: Development Permit to permit a free-standing sign.

Recommendation: Approval

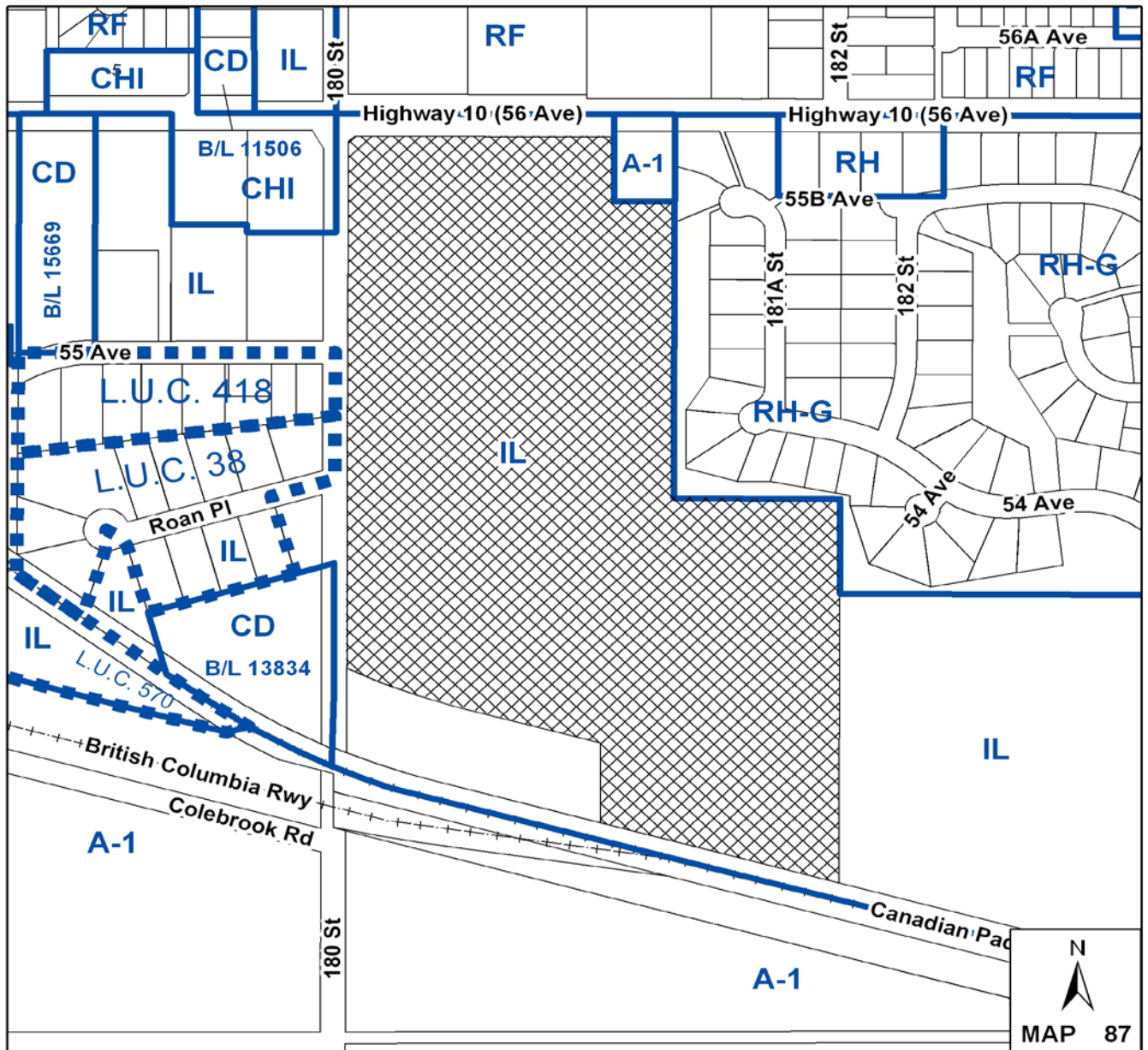
Location: 5510 - 180 Street

Zoning: IL

OCP Designation: Industrial

LAP Designation: Industrial

Owner: Kwantlen University College



PROJECT TIMELINE

Completed Application Submission Date: February 6, 2007
Planning Report Date: April 2, 2007

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit a free-standing sign.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7907-0029-00 (Appendix VI), 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 concerns (Appendix V).

SITE CHARACTERISTICS

- **Existing Land Use** Phase I of Kwantlen University College.
- **East:** A one-acre parcel fronting Highway No. 10, zoned A-1, designated Industrial. Adjacent to the one-acre parcel is an existing residential subdivision zoned RH-G, designated Suburban, with a dedicated park area buffering the residential subdivision from the subject site.
- **South:** Acreage parcel with an existing industrial operation, zoned IL, designated Industrial. Across the railway tracks is a 14-acre parcel within the Agricultural Land Reserve, zoned A-1 and designated Agricultural.
- **West:** Across 180 Street are occupied industrial parcels, zoned IL, CD (By-law No. 13834) and regulated by LUC No. 418 and LUC No. 38, designated Industrial.
- **North:** Across Highway No. 10 are large acreage parcels zoned RF, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The 17.7-hectare (44 acre) subject property is the site of the Kwantlen University College Cloverdale Trades & Technology Centre.
- On February 21, 2005, Council approved Development Permit No. 7904-0297-00 which secured an overall development scheme for the approximately 29-hectare (71.5-acre) site. On the same date, Council also approved Development Permit No. 7904-0297-01 for Phase 1 which involved construction of one building with a floor area of approximately 17,5000 square metres (188,375 sq.ft.) that will accommodate, among other things, workshops and laboratories for courses such as automotive repair, carpentry and furniture upholstery.
- Development Permit No. 7904-0297-01 regulated the form and character of the buildings for the first phase of the development, however, the form and character of a free-standing sign was not addressed.
- The Phase 1 construction is nearing completion and the applicant has submitted a new Development Permit application for a free-standing sign.

Current Proposal

- The applicant is requesting a Development Permit to allow for a new free-standing sign.
- The proposed sign is approximately 4.9 metres (16 ft.) in height with a proposed total sign area of 32.5 square metres (300 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.) for two sided signs.
- The proposed sign will be located within a landscaped area, which requires a minor modification to the approved Development Permit No. 7904-0297-01. Surrey Sign By-law requires a minimum 2.0-metre (6.6 ft) setback from the property line.
- The GVRD has an 8-metre (26 ft.) wide right-of-way for a sanitary sewer trunk line along the west property line, parallel to 180 Street. The proposed sign is located within this right-of-way area. Prior to the issuance of the Sign Permit to allow the installation of the sign, written confirmation from the GVRD approving the placement of the sign in their right-of-way is required.

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 sign will be mounted on a concrete base which extends 0.6 metre (1' 9") above grade. A bronze brushed aluminum sign case painted grey will be installed on the concrete base. Over this case is mounted a stylized aluminum cabinet painted red with white acrylic identifying the institution and routed aluminum painted black identifying the address.
- Below "Cloverdale Trades and Technology Centre" consists of a routed aluminum face painted grey with clear acrylic copy with black vinyl faces.
- As a result of the proposed sign, the approved landscaping plan has been modified to accommodate the concrete base. The attached development permit includes a shrub planting plan which incorporates the proposed landscape base.

ADVISORY DESIGN PANEL

This proposed sign was not referred to the ADP but City staff have reviewed the proposed sign design and landscaping plan 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.	Kwantlen Master Plan, Portion of Approved Landscaping Plan
Appendix IV.	Proposed Sign and Landscape Modification Plans
Appendix V.	Engineering Summary
Appendix VI.	Development Permit No. 7907-0029-00

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CONTOUR MAP FOR SUBJECT SITE

