

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0229-00

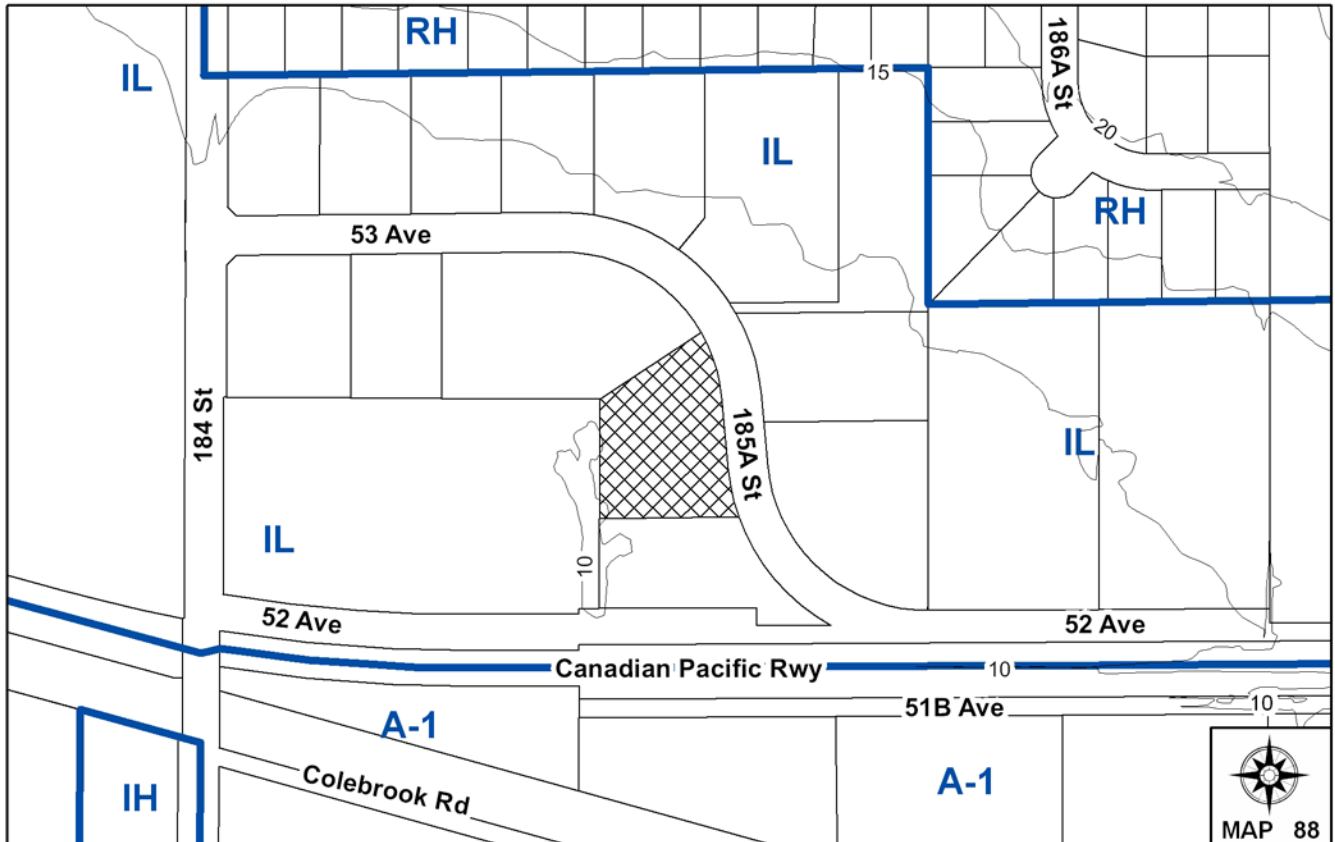
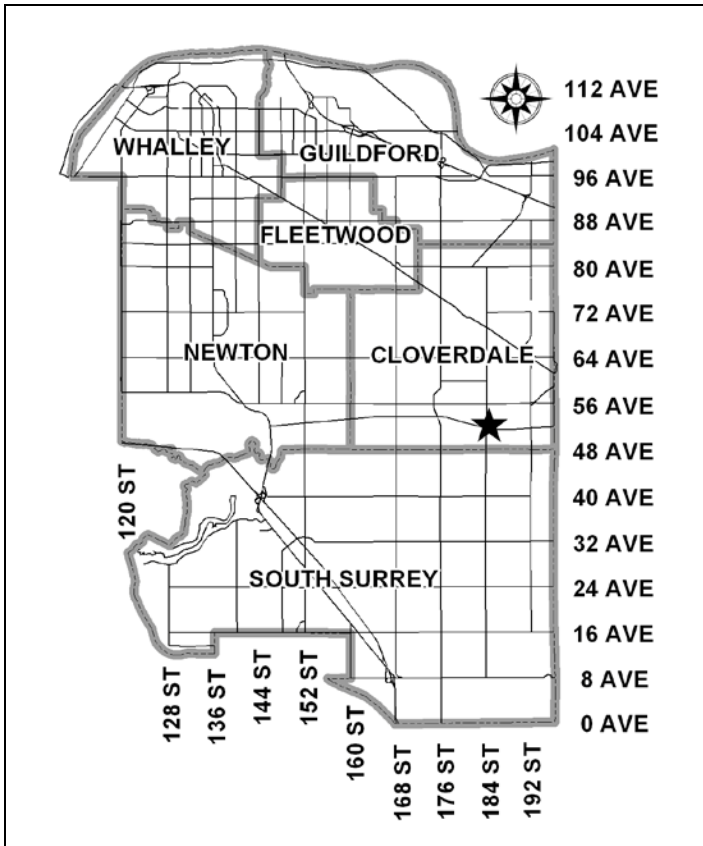
Planning Report Date: October 1, 2007

PROPOSAL:

- **Development Permit**

in order to allow changes to the free-standing sign of a multi-tenant industrial building.

LOCATION: 5265 - 185A Street
OWNER: Six Pointe Properties Ltd.
ZONING: IL
OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval of Development Permit No. 7907-0229-00.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with Sign By-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7907-0229-00 (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 as outlined in Appendix III.

BC Hydro: BC Hydro states the sign must be located at least 1-metre (3 ft.) from the side of the transformer box or leave at least 3 metres (10 ft.) of unobstructed space in front of the transformer.

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant industrial building.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant industrial lot.	Industrial	IL
East (Across 185A Street):	Multi-tenant industrial building under construction (No. 7906-0172-00) and an in-process development application (No. 7907-0030-00) for an industrial office and warehouse building.	Industrial	IL
South:	Approved Development Permit (No. 7906-0293-00) for an industrial warehouse.	Industrial	IL
West:	Industrial lot with sheds used for the storage of wrecked vehicles.	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 5265 – 185A Street, and is zoned IL and designated Industrial in the Official Community Plan (OCP). A newly constructed multi-tenant industrial building exists on the property.
- The permitted signage for the building, approved under Development Permit No. 7905-0379-00, authorizes one (1) free-standing sign to be located on the east portion of the property adjacent to 185A Street.
- The applicant has requested a new development permit to amend the original Development Permit (No. 7905-0379-00) to change the design and location of the free-standing sign (Appendix II).
- The proposed free-standing sign will allow for the display of one (1) additional tenant.

DESIGN PROPOSAL AND REVIEW

- The proposed sign is approximately 1.7 metres (5.6 ft) in height and 2.0 metres (6.5 ft) wide. The Surrey Sign By-law, 1999 (No. 13656) permits a maximum height of 4.5 metres (15 ft) and a total sign area of 13.9 m² (150 ft²) at this location. The proposed sign will comply with the by-law, as it is significantly below the requirement.
- The previously approved sign, under Development Permit (No. 7905-0379-00), was to be located in front of an electrical transformer box. However, BC Hydro requires a minimum of 3.0 metres (10 ft) of unobstructed space in front of the transformer. The Surrey Sign By-law also requires the sign to be set back at least 2.0 metres (6.5 ft) from the lot line. Given these restrictions, the applicant has proposed a new location for the sign. The proposed free-standing sign is to be moved approximately 15 metres (50 ft) north. The proposed sign will remain along 185A Street and within the same landscaping berm.
- The proposed free-standing sign is to be installed on a permanent concrete base. The sign will be made of steel and painted to a gloss black finish. The colour will match the accentuated sections of the building, which are grey or black.
- The free-standing sign will be lit by two (2) landscape up-lights. Two (2) steel plates are to be installed displaying the names of the tenants in grey lettering.
- The proposed free-standing sign is of high-quality and will form an integral part of the architectural design of the building. City staff have reviewed the proposed design and have no objections to the free-standing sign.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Previously Approved Free-standing Sign
- Appendix III. Engineering Summary
- Appendix IV. Development Permit No. 7907-0229-00

Jean Lamontagne
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: Cole Zukiwsky, Liberty Contract Management Ltd.
 Address: 19292 - 60 Avenue
 Surrey, BC
 V3S 3M2
 Tel: 604-534-3412

2. Property involved in the Application

(a) Civic Address: 5285 - 185A Street

(b) Civic Address: 5285 - 185A Street
 Owner: Six Pointe Properties Ltd., Inc. No. A66188
 PID: 026-283-476
 Lot 10 Section 10 Township 8 New Westminster District Plan BCP17574

3. Summary of Actions for City Clerk's Office