

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0208-00

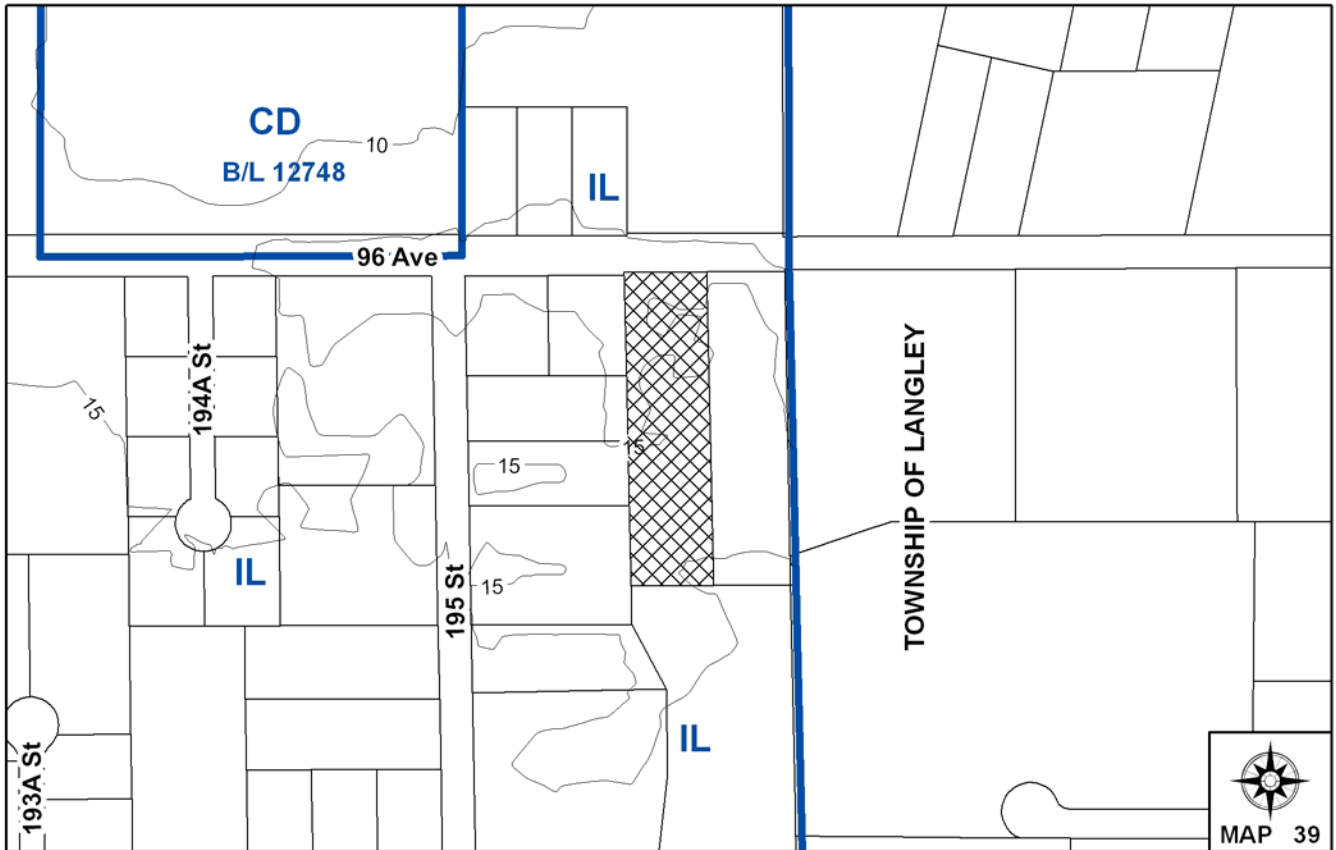
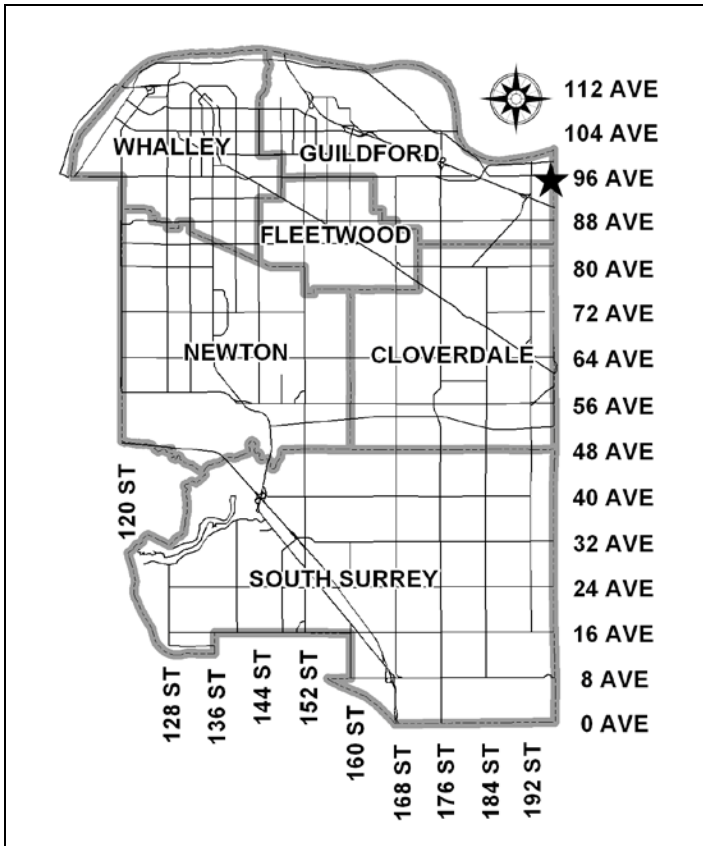
Planning Report Date: February 9, 2009

PROPOSAL:

- **Development Permit**

in order to permit a free-standing sign in Port Kells.

LOCATION: 19560 - 96 Avenue
OWNER: 571280 B.C. Ltd., Inc. 571280
ZONING: IL
OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed sign complements the form and character of the existing building on site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7908-0208-00 (Appendix III), 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.

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant industrial building.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	Multi-tenant industrial buildings (auto repair and wholesale warehouse).	Industrial	IL
East:	Industrial building (Pac Brake).	Industrial	IL
South:	Multi-tenant industrial building (wholesale/rental; Canadian Dewatering).	Industrial	IL
West:	Automotive repair (Vancouver Axle and Frame Ltd).	Industrial	IL

DEVELOPMENT CONSIDERATIONSCurrent Application

- The subject property is located at 19560-96 Avenue in the Port Kells industrial area. The site is designated Industrial in the Official Community Plan (OCP), and is zoned IL (Light Impact Industrial Zone). The site contains a multi-tenant industrial building. Current tenants include a refrigeration training school, a union local, and a kitchen equipment manufacturer.
- The applicant is proposing to install one free-standing sign on the site, facing 96 Avenue. There is one free-standing sign currently on site, which will be removed as part of this application. The current sign is located within a municipal right-of-way, and, as such, the new sign will be located outside of the right-of-way, approximately 8 metres (26 ft.) from the north property line.

- The proposed free-standing sign is 6 metres (20 ft.) high, which meets the maximum permitted height for free-standing signs at this location.

PRE-NOTIFICATION

- In accordance with Council policy, a development proposal sign was erected on the property. To date, staff have not received any comments with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- The proposed free-standing sign is 6 metres (20 ft.) high, 2.5 metres (8'4") on a 2.7 metre (9 ft.) wide base and will be double-faced, with a total sign area of approximately 11.9 square metres (128 sq.ft.). The proposed sign complies with the Sign By-law, which permits a maximum height of 6.0 metres (20 ft.) and total sign area of 27.8 square metres (300 sq.ft.) at this location.
- The proposed free-standing sign will be made of a solid aluminum base painted dark grey to match the glazing of the building, with lighter grey trim to match the concrete elements of the building. The sign area background will be made of aluminum painted dark grey to match the base, with cut-out letters for the sign copy. The sign copy will be lit using interior illumination.
- The proposed free-standing sign is of a quality that will reflect the design and scale of the existing building, and will tie in well with building colours.
- The proposed location of the sign is currently landscaped with sod. The applicant is proposing to install more landscaping around the base of the sign with native species.
- Due to the right-of-way located along the front of the site, the free-standing sign will be located approximately 8.0 metres (26 ft.) from the front property line abutting 96 Avenue, which complies with the Sign By-law.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
Appendix II. Development Permit No. 7908-0208-00

Jean Lamontagne
General Manager
Planning and Development

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