

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0261-00

Planning Report Date: June 15, 2009

**PROPOSAL:**

- **Development Permit**

in order to install a free-standing sign for an industrial complex.

**LOCATION:**

12940/50 - 80 Avenue

**OWNER:**

Nav Developments Ltd., Inc. No. 0718206

**ZONING:**

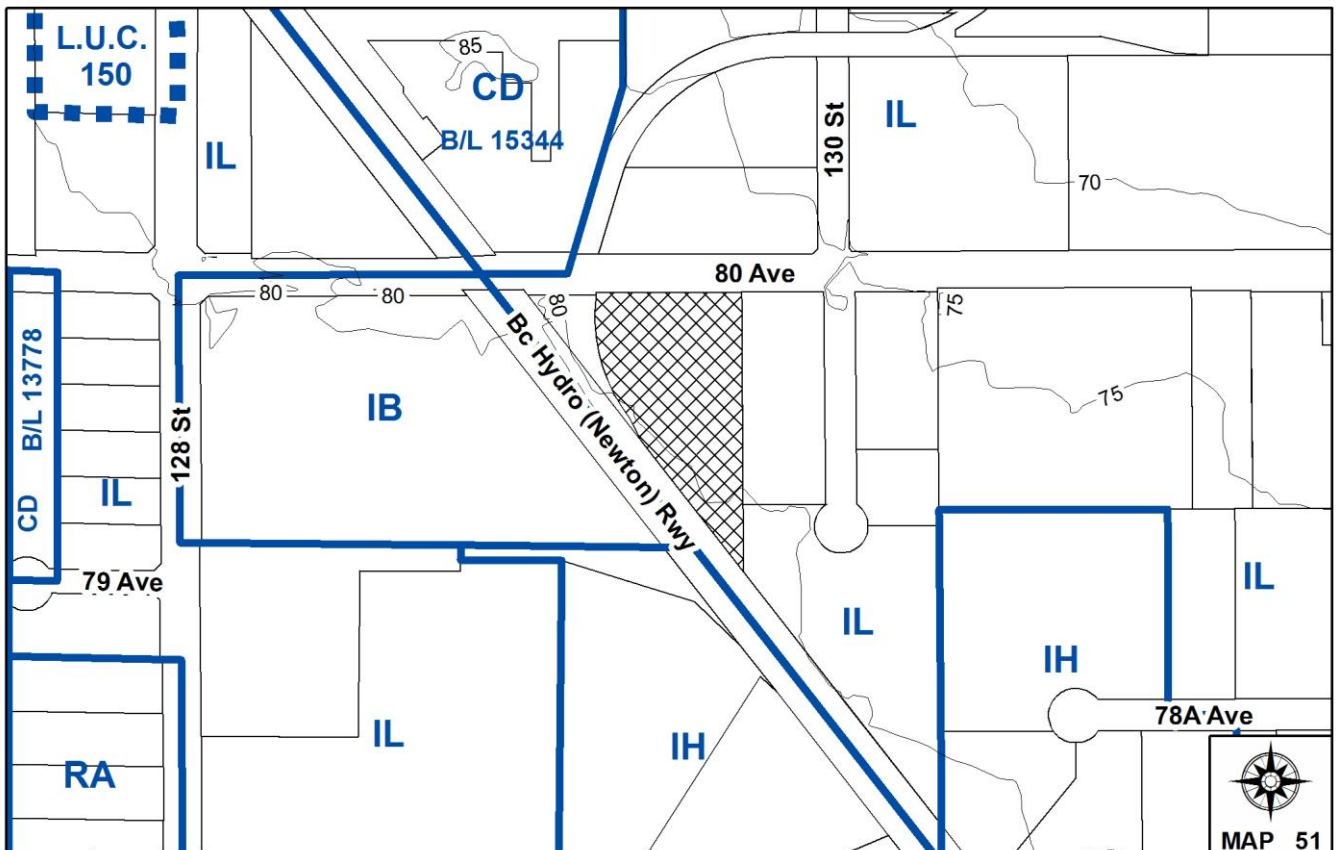
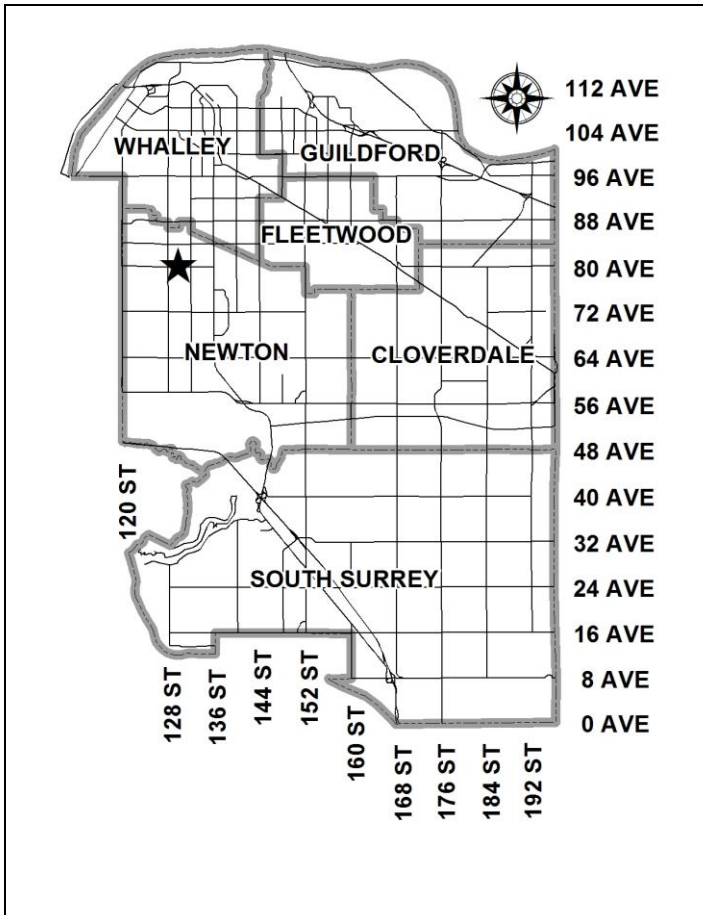
IL

**OCP DESIGNATION:**

Industrial

**LAP DESIGNATION:**

High Impact Industrial



### RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- There is no free-standing sign on the property.
- The free-standing sign conforms to all requirements of the Surrey Sign By-law.
- The design of the proposed free-standing sign compliments the design of the existing building. Additional landscaping is also proposed to be installed along with the sign.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7908-0261-00 (Appendix II), 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: Industrial.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North (Across 80 Avenue) and East:	Industrial	Industrial	IL
South:	BC Hydro Rail Corridor, and future south high impact industrial.	Industrial	IB and IH
West:	BC Hydro Corridor industrial business park.	Industrial	IB

DEVELOPMENT CONSIDERATIONSBackground Information

- The subject property is located at 12940 – 80 Avenue and 12950 – 80 Avenue. The site is zoned "Light Impact Industrial (IL)" and designated "Industrial" in the Official Community Plan (OCP).
- The property is presently occupied by industrial businesses. An additional building was recently constructed south of the existing structure fronting 80 Avenue in order to provide a further 2,836 square metres (30,536 square feet) of warehouse space. The units in this building presently do not have any exposure to 80 Avenue. Therefore, the applicant proposes to install a free-standing sign along 80 Avenue to advertise these new industrial businesses.

### Proposed Free-Standing Sign

- The proposed free-standing sign will be 4.9 metres (16.0 feet) high, which is lower in height than the permitted 6.0 metre (20.0 feet) height for free-standing signs outlined in the Surrey Sign By-law.
- The free-standing sign is also 1.83 metres (6.0 feet) wide and is double-sided resulting in a total sign area of approximately 14.5 square metres (156.0 square feet). The Sign By-law permits a total sign area of 27.8 square metres (300.0 square feet).
- The free-standing sign will consist of a tubular steel frame with aluminum cladding in natural colours. The sign will be supported by one pole on a red brick foundation. The sign area will have 40 individual sign channels (20 per side) and background illumination for advertisement purposes.
- The sign will be located 2.00 metres (6.56 feet) from the northern property line on 80 Avenue in compliance with required setbacks outlined in the Surrey Sign By-law, 1999.
- City staff have worked closely with the applicant to ensure the free-standing sign reflects the design features of the existing building fronting 80 Avenue.
- The applicant is proposing to introduce additional landscaping around the base of the sign in order to improve the overall appearance. The proposed landscaping will consist of twelve azaleas with additional ground cover around the perimeter of the sign base.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan  
Appendix II. Development Permit No. 7908-0261-00

Jean Lamontagne  
General Manager  
Planning and Development

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