

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7909-0014-00

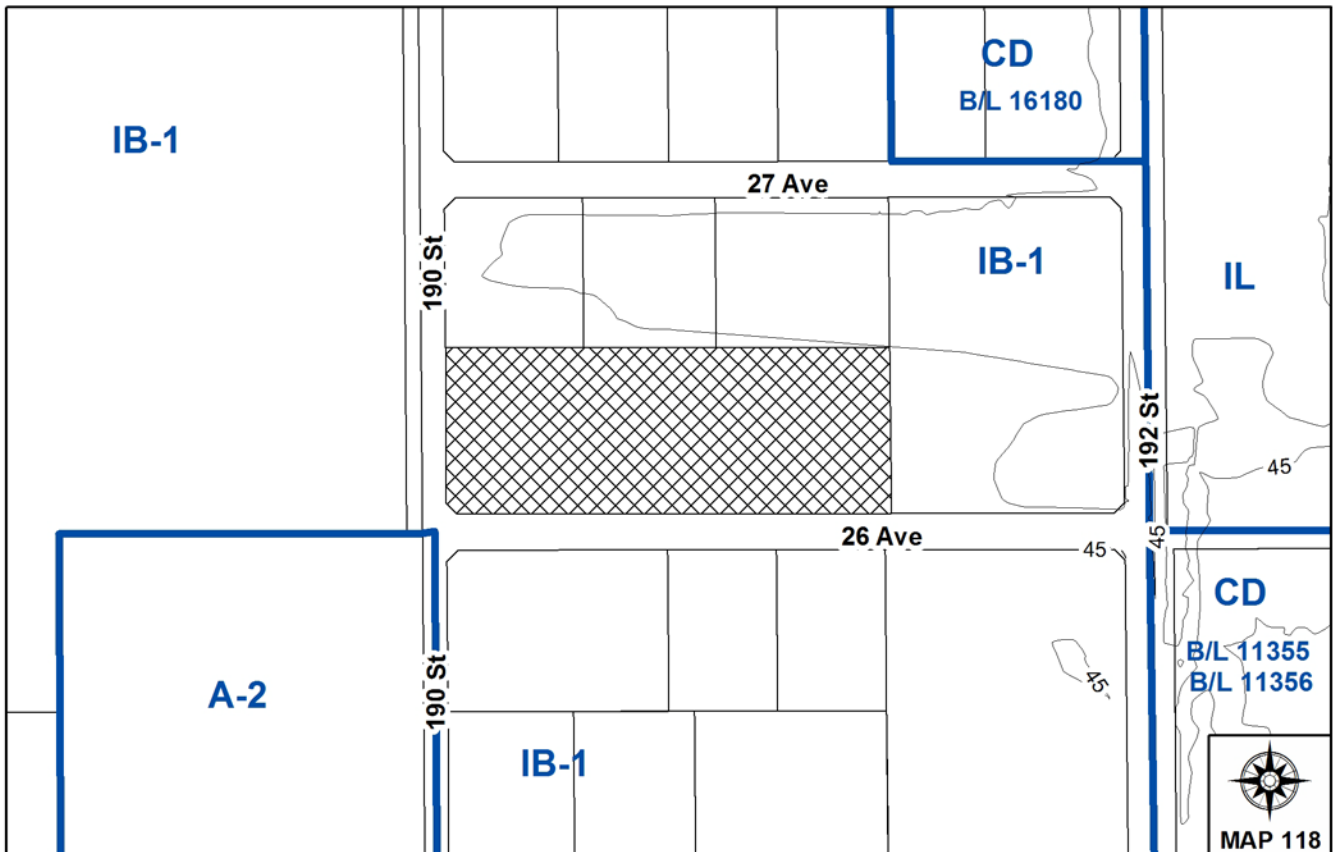
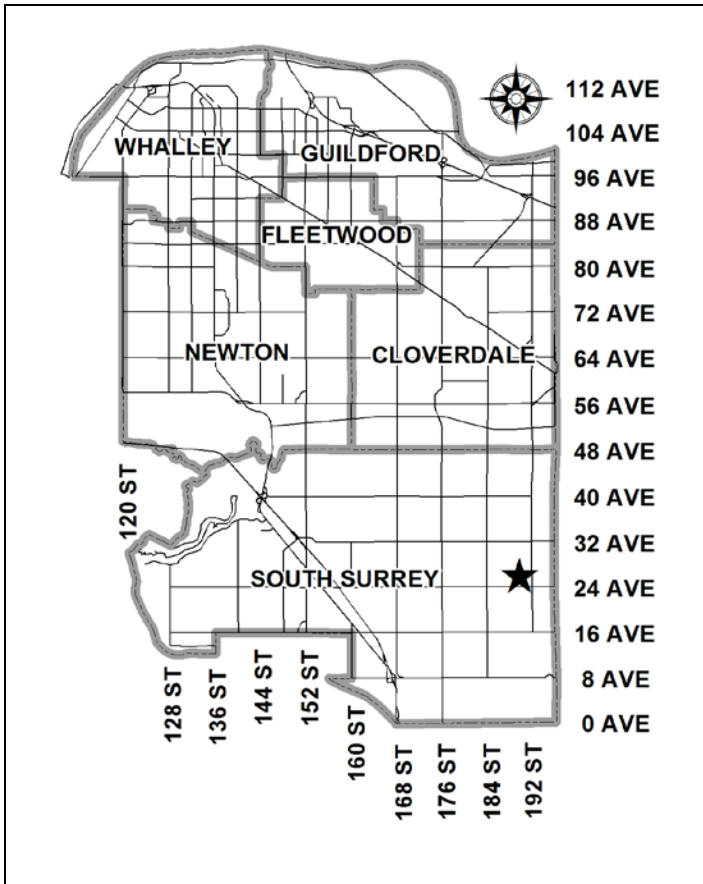
Planning Report Date: February 23, 2009

**PROPOSAL:**

- **Development Variance Permit**

in order to vary the maximum sign area, vertical dimension and the under canopy clearance for all under canopy signage.

**LOCATION:** 19097 - 26 Avenue  
**OWNER:** Bomar Investment Corp.  
**ZONING:** IB-1  
**OCP DESIGNATION:** Industrial  
**LAP DESIGNATION:** Campbell Heights



### RECOMMENDATION SUMMARY

- Approval for Development Variance Permit (No. 7909-0014-00) to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a variance to the Surrey Sign By-law (No. 13565) in order to:
  1. increase the maximum area size of under canopy signage from 0.6 square metre (6 sq.ft.) to 1.4 square metres (15 sq.ft.).
  2. increase the vertical dimension of the signs from 0.3 metre (1 ft.) to 0.5 metre (1.6 ft.).
  3. increase the under canopy clearance between the top of the signs and the underside of the canopies from 5 cm (2 inches) to 23 cm (9 inches).

### RATIONALE OF RECOMMENDATION

- The applicant will replace the fascia signs approved in a previous Development Permit (No. 7906-0071-00) with the proposed under canopy signage in this application. A Restrictive Covenant will be registered on title to ensure that no fascia signs will be installed on premise in the future.
- The proposed under canopy signs will be smaller in size and dimension than the previously approved fascia signs.
- The proposed under canopy signs are high quality and compliment the design of the building.



## DEVELOPMENT CONSIDERATIONS

### Background and Proposal

- The subject property is located at the corner of 26 Avenue and 190 Street, and is zoned Business "Business Park 1 Zone (IB-1)". The site is within the Campbell Heights Local Area Plan (LAP).
- The Campbell Heights Business Park has been pre-zoned and pre-serviced in order to accelerate the approval process for projects in the area. Projects must comply with the zoning regulations and must also be evaluated against the Campbell Heights Design Review process. The Review process is a facilitated review process held by designated City Staff, the Developer and the Design Consultant. The majority of projects in the Campbell Heights neighbourhood have been approved through this process.
- The applicant is proposing to modify the location of the signage, approved in a previous Development Permit (No. 7906-0071-00) from a location immediately above the steel and glass canopies to a location immediately beneath them for each unit in the multi-tenant building. The proposed signage will require a Development Variance Permit to relax maximum sign area, vertical dimension and under canopy clearance for it will deviate from the Surrey Sign By-law (No. 13656).

## BY-LAW VARIANCE AND JUSTIFICATION

### (a) Requested Variance:

- The applicant is proposing to modify the location of the signage approved in a previously issued Development Permit (No. 7906-0071-00) from a location immediately above the canopies to immediately beneath them. The adjustment to under canopy signage requires alterations to the initial design of the sign, making it inconsistent with the requirements for under canopy signs in the Surrey Sign By-law (No. 13656).
- A Development Variance Permit will be required to:
  1. Increase the sign area from 0.6 sq.m (6 sq.ft) to 1.4 sq.m (15 sq.ft);
  2. Increase the vertical dimension from 0.3 m (1 ft) to 0.5 m (1.6 ft); and
  3. Increase the clearance between the top of the sign and the underside of the canopy to which it is affixed too from 5 cm (2 in) to 23 cm (9 in) for all under canopy signage.

### Applicant's Reasons:

- The positioning of the sign was over looked during the initial Development Permit application phase. The reasons for the new sign position and size are as follows:
  1. There is only glass over the portions of the canopy above the entry to each unit. Therefore this will provide the best shelter for the signage while keeping it clearly visible even on cloudy days.

2. Positioning the signage over the unit will be the most logical way to clearly delineate which unit is owned by whom and is preferred by the tenants in terms of visibility for their business locations.
3. The size of the signage meets the medium between cost, quality and size which suits the average budget of the various types of tenants in the building.

Staff Comments:

- The proposed signage is of high quality and works well with the interface of the building.
- The proposed under canopy sign area is less than the previously approved fascia sign.
- Staffs agree that the positioning of the proposed signage beneath the canopy is less intrusive but more visible than the previously approved fascia signs.
- Since the under canopy signs will be replacing the previously approved fascia signs, a Restrictive Covenant will be required to be registered on title to prevent fascia signs from being installed on premise in the future.

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 Variance Permit No. 7909-0014-00

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:              Cal Jeske  
                         Address:            #250, 1311 Kootenay Street  
   Vancouver, BC  
   V5K 4Y3  
                         Tel:                 604-293-2464
  
2.      Properties involved in the Application
  - (a)      Civic Address:            19097 - 26 Avenue
  
  - (b)      Civic Address:            19092 - 26 Avenue  
            Owner:                    Bomar Investment Corp., Inc. No. 596802  
            PID:                        026-669-196  
            Lot B (see BA503403) Section 21 Township 7 New Westminster District Plan  
            BCP12721
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7909-0014-00.