

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0063-00

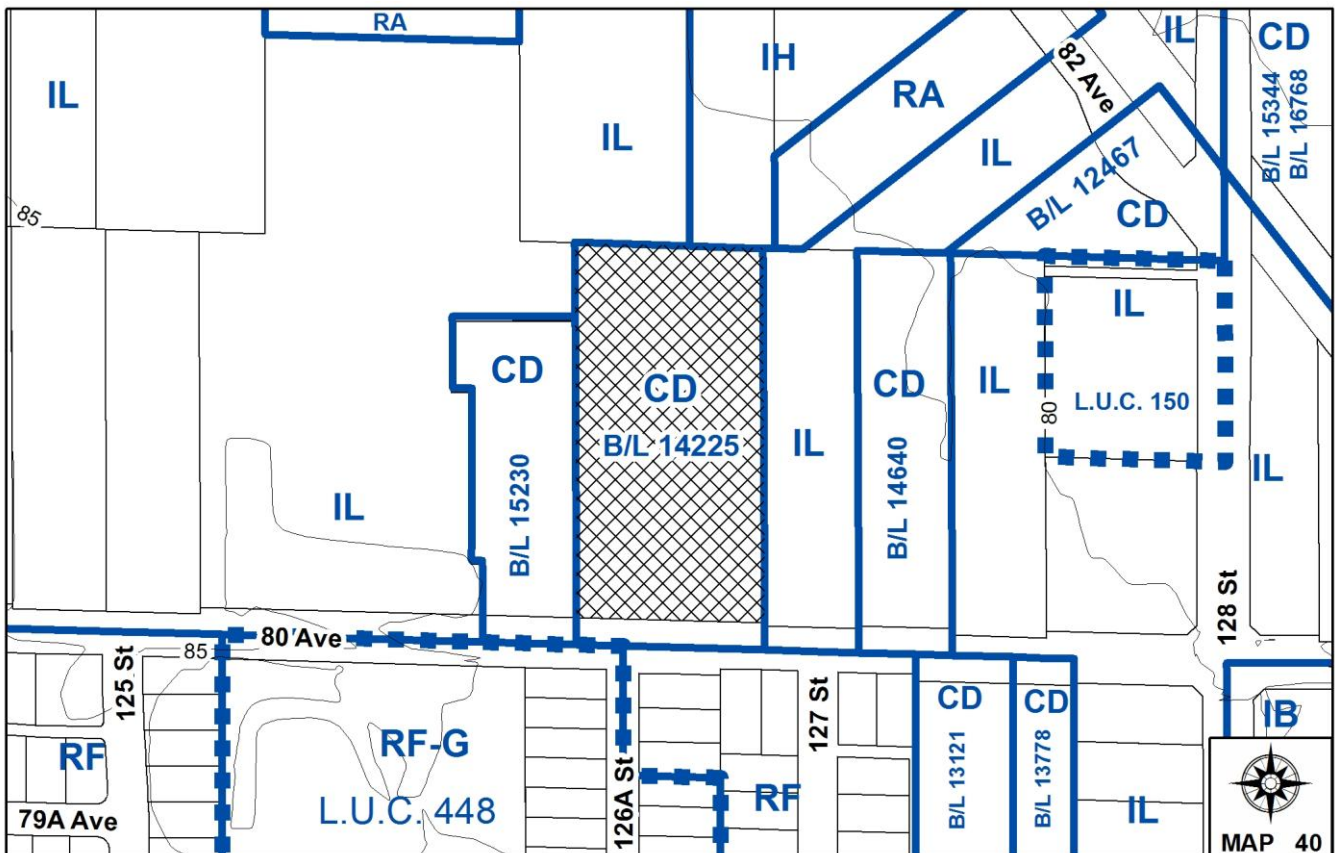
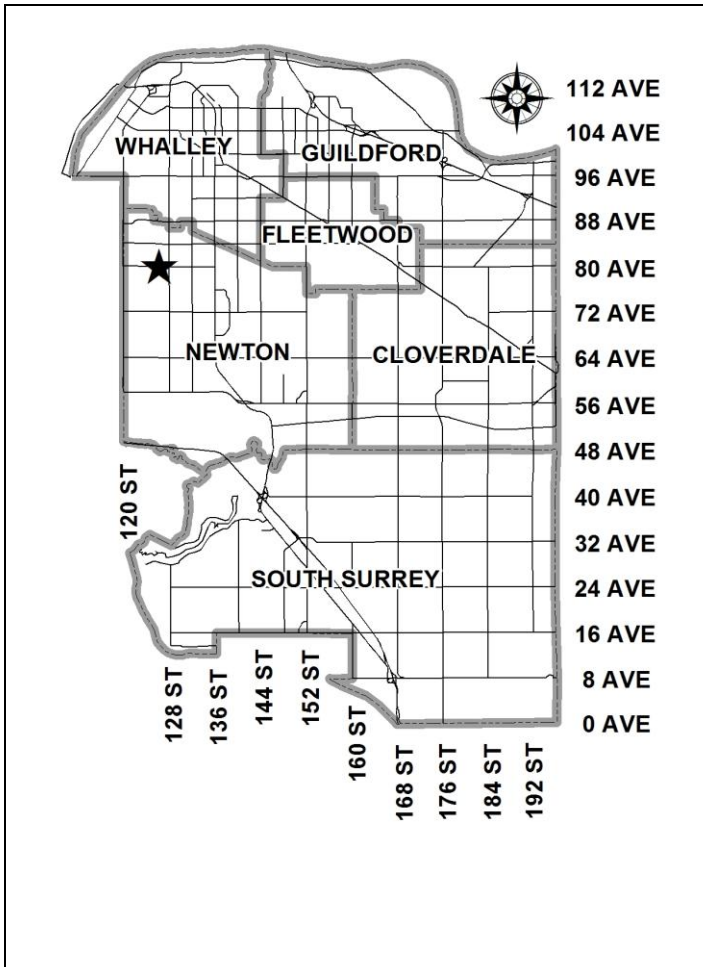
Planning Report Date: December 14, 2009

PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

in order to install a free-standing sign and vary the minimum front yard setback requirement for a free-standing sign.

LOCATION: 12639, 12651 and 12677 - 80 Avenue
OWNER: Owners of Common Property of Strata Plan BCS0015
ZONING: CD (By-law No. 14225)
OCP DESIGNATION: Industrial
LAP DESIGNATION: General Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed free-standing sign requires a variance to reduce the minimum front yard setback along 80 Avenue from 2.0 metres (6.6 ft.) to 1.0 metre (3.3 ft.).

RATIONALE OF RECOMMENDATION

- There is no free-standing sign on the subject property.
- The proposed free-standing sign will better identify tenants operating businesses on the subject property which are not easily visible from 80 Avenue.
- The proposed free-standing sign is well-situated and architecturally coordinated with the design of the existing building. It is lower than the maximum allowed height.
- As part of the Development Permit Amendment, the Strata Council has voluntarily removed all unauthorized on-site signage prior to the Planning Report proceeding to Council.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7909-0063-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7909-0063-00, (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to reduce the minimum setback requirement for a free-standing sign from 2 metres (6.6 ft.) to 1.0 metre (3.3 ft.).

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Industrial complex.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Industrial	Industrial/ General Industrial and High Impact Industrial	IL and IH
East and West:	Industrial	Industrial/ General Industrial and Open Space	IL
South (Across 80 Avenue):	Single family residential	Urban/ Urban Residential	RF and LUC No. 448

DEVELOPMENT CONSIDERATIONSBackground Information

- The subject property is located at 12639 – 80 Avenue, 12651 – 80 Avenue and 12677 – 80 Avenue. The site is zoned "Comprehensive Development" (CD By-law No. 14225) and designated "Industrial" in the Official Community Plan (OCP) as well as "General Industrial" in the Central Newton Local Area Plan (LAP).
- Three multi-tenant industrial buildings presently occupy the subject property. Council issued the Development Permit (No. 7900-0237-00) on July 23, 2001. The three industrial buildings comprise a total floor area of 9,423 square metres (101,428 square feet) reserved exclusively for light impact industrial, accessory retail, office and general service uses with a total of fifty-two (52) strata units.

- The applicant previously installed a free-standing sign on 80 Avenue. However, the applicant subsequently removed the unauthorized free-standing sign after failing to obtain a sign permit. As a result, the applicant is requesting a variance to reduce the minimum setback requirement and legally re-install the free-standing sign utilizing the existing concrete foundation.

Development Permit Amendment

- The previously approved Development Permit (No. 7900-0237-00) did not include provisions for a free-standing sign along 80 Avenue. As a result, the applicant is proposing to amend the Development Permit in order to re-install a free-standing sign for advertising purposes.
- The subject property contains a number of unauthorized fascia signs, canopy signs and free-standing signs which are not consistent with the approved Development Permit, the Surrey Sign By-law or failed to obtain the necessary approvals from Building Division. However, the Strata Council has voluntarily removed all unauthorized on-site signage. In future, City staff will work closely with the Strata Council in order to ensure greater consistency in tenant signage as well as compliance with municipal regulations and the Surrey Sign By-law.

DESIGN PROPOSAL AND REVIEW

Proposed Free-Standing Sign

- The proposed free-standing sign will be 5.14 metres (16.86 feet) high, which is lower in height than the permitted 6 metre (20 feet) height for free-standing signs in the Surrey Sign By-law.
- The free-standing sign is double-sided resulting in a total sign area of 16.52 square metres (177.8 square feet). The Surrey Sign By-law permits a maximum sign area of 27.8 square metres (300 square feet).
- The proposed free-standing sign will be painted neutral colours in order to match the present building exterior. An aluminum frame supported on both sides by two metal poles will surround the proposed copy area which consists of twelve individual channels (6 per side) with background illumination for advertising purposes.
- 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 small shrubs with additional ground cover around the sign base.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum setback requirement in the Surrey Sign By-law, 1999 for a free-standing sign from 2.0 metres (6.6 feet) to 1.0 metre (3.3 feet).

Applicant's Reasons:

- The applicant is proposing to formally re-install a free-standing sign which utilizes the existing concrete platform thereby avoiding the expense of relocating the foundation. The concrete platform is situated adjacent to the driveway entrance and located entirely within a landscaped projection which prevents conflicts with on-site parking requirements.

Staff Comments:

- The proposed free-standing sign is architecturally coordinated with the existing building and is lower than the maximum height allowed in the Surrey Sign By-law.
- The existing concrete pad is situated adjacent to the driveway entrance and is entirely within a projecting landscaped area about 1 metre (3.3 feet) from the property line. The pad location will not impede on-site traffic or create sightline problems along 80 Avenue.
- The applicant has voluntarily removed all unauthorized on-site signage prior to the Planning Report proceeding to Council.
- 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 small shrubs with additional groundcover around the perimeter of the sign base.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Development Variance Permit No. 7909-0063-00
Appendix III.	Development Permit No. 7909-0063-00

Jean Lamontagne
General Manager
Planning and Development

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