

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0093-00

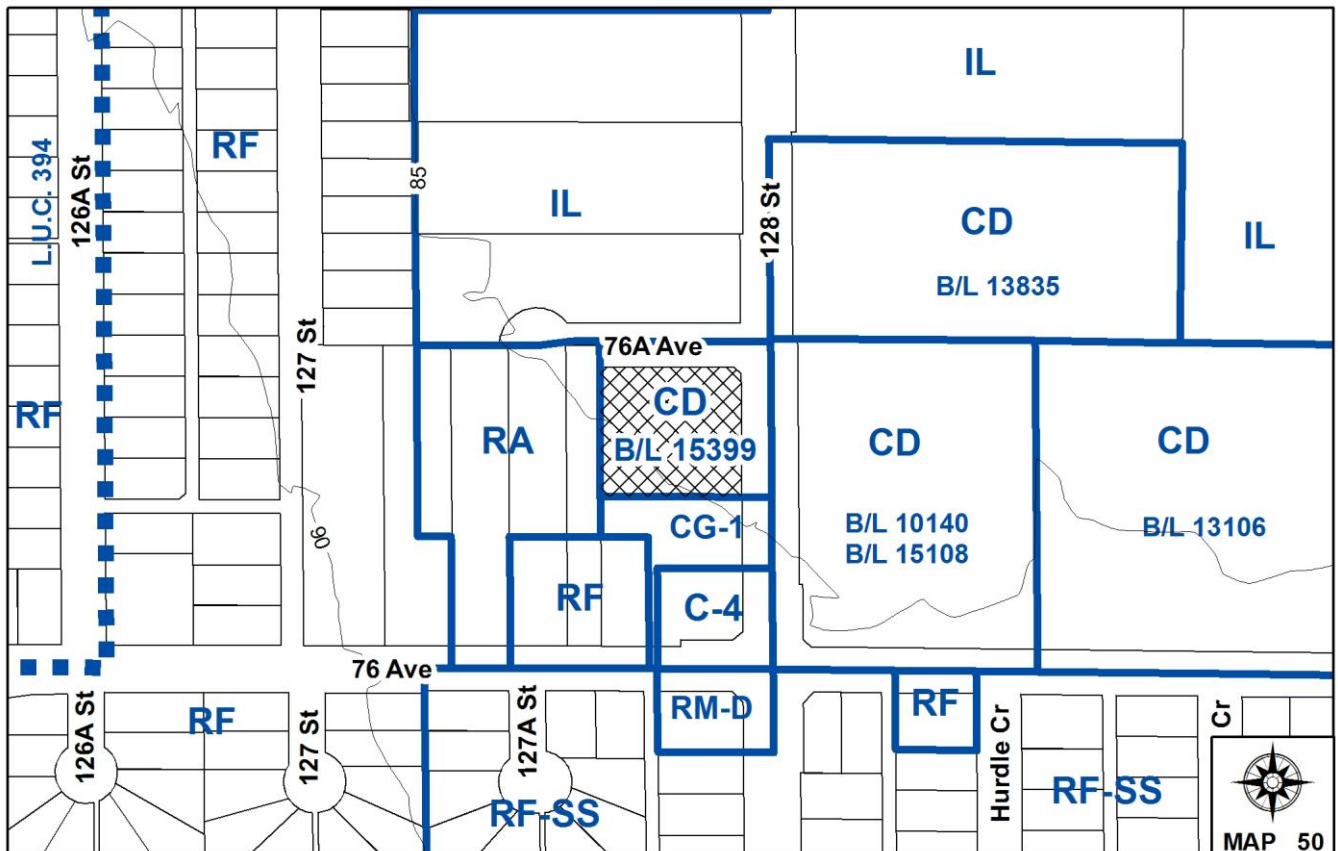
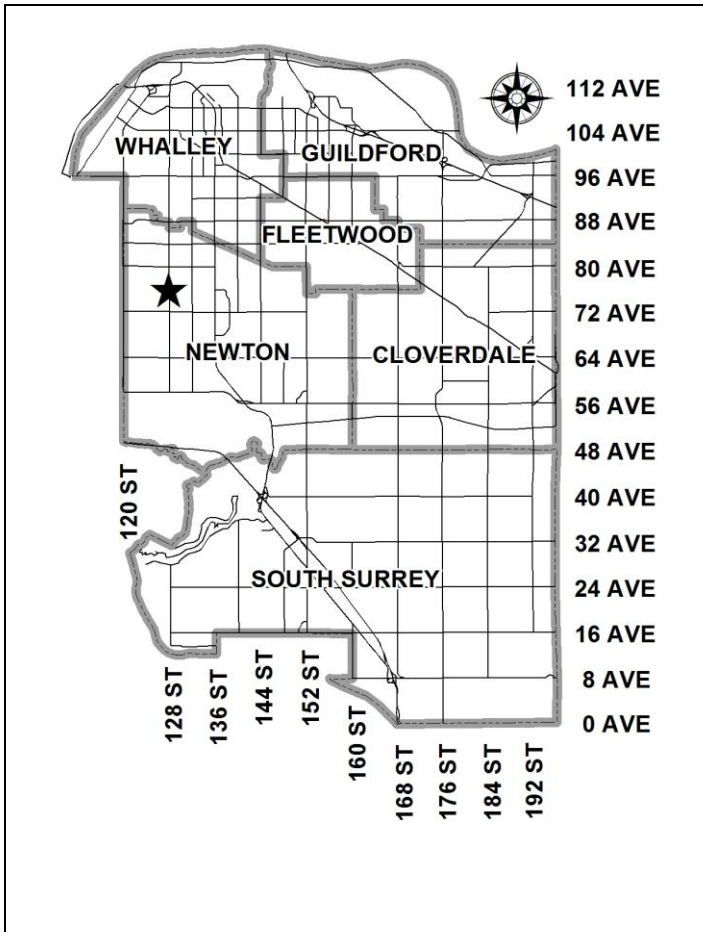
Planning Report Date: March 22, 2010

PROPOSAL:

- **Development Permit**

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

LOCATION: 12788 - 76A Avenue
OWNER: 678859 B.C. Ltd., Inc. No. 678859
ZONING: CD (By-law No. 15399)
OCP DESIGNATION: Industrial
LAP DESIGNATION: General Industrial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit Amendment.

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, 1999.
- The design of the proposed free-standing sign compliments the design of the existing building.
- Additional landscaping is also proposed to be installed around the base of the sign.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7909-0093-00 (Appendix II), which amends Development Permit No. 7904-0032-00, 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.

Surrey By-laws & Licensing Services: By-laws & Licensing staff are pursuing tenant signage compliance and will be consulted as part of the signage review process to be undertaken by City staff.

SITE CHARACTERISTICS

Existing Land Use: Industrial

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 76A Avenue):	Industrial	Industrial/General Industrial	IL
East (Across 128 Street):	Industrial	Industrial/General Industrial	CD (By-law Nos. 10140 and 15108)
South:	Gasoline station	Industrial/General Industrial	CG-1
West:	Single family residential	Industrial/General Industrial	RA

DEVELOPMENT CONSIDERATIONSBackground Information

- The subject property is located at 12788 – 76A Avenue. The site is zoned "Comprehensive Development (CD)" (CD By-law No. 15399 and 16068) and designated "Industrial" in the Official Community Plan (OCP) as well as "General Industrial" in the Central Newton Local Area Plan (LAP).
- A multi-tenant industrial building presently occupies the subject property. Council issued the Development Permit (No. 7904-0032-00) on May 30, 2005. The industrial building comprises a total

floor area of 2,394 square metres (25,769 square feet) reserved primarily for service industrial and office businesses. The building is not stratified.

Proposed Development Permit Amendment

- The previously approved Development Permit (No. 7904-0032-00) included provisions for fascia signage for individual businesses but did not include provisions for a free-standing sign along 128 Street. As a result, the applicant is proposing to amend the Development Permit in order to allow installation of a free-standing sign.
- In addition, in the course of reviewing the subject proposal for a free-standing sign, City staff have identified a number of unauthorized fascia signs which were installed without a Sign Permit and are not consistent with the previously approved Development Permit or the Surrey Sign By-law. The installation of a free-standing sign will address the need for tenant advertising and thus assist in the process of bringing the on-site signage fully into compliance with the Development Permit and Surrey Sign By-law. The applicant has submitted a letter to City staff (Appendix III) which confirms his intent to reconcile all unresolved sign permit issues and ensure the subject property conforms to municipal regulations within thirty (30) days of Council issuing the Development Permit. In future, City staff will continue to work closely with the owner in order to promote greater consistency in tenant signage and ensure tenants comply with the Surrey Sign By-law.

DESIGN PROPOSAL AND REVIEW

Proposed Free-Standing Sign

- The proposed free-standing sign will be 4.5 metres (15.0 feet) high, which complies with the permitted height for free-standing signs in the industrial area along 128 Street. The sign complies fully with the Surrey Sign By-law, 1999.
- The free-standing sign is 2.1 metres (7.0 feet) wide and double-sided resulting in a total sign area of approximately 15.4 square metres (165.8 square feet). The Sign By-law permits a total sign area of 27.8 square metres (300 square feet).
- The free-standing sign will consist of a steel frame with aluminum cladding in a dark blue colour which matches the present building exterior. The frame will be supported on both sides by two metal poles and concrete footings located primarily below ground.
- The sign area will consist of a white acrylic surface with red, yellow or blue text permitted within the copy area. In addition, the sign will have twelve (12) individual sign channels (6 per side) and background illumination for advertisement purposes.
- The sign will be located 2.0 metres (6.6 feet) from the northern and eastern property lines which complies with the required setbacks outlined in the Surrey Sign By-law, 1999. In addition, the free-standing sign will be located 1.0 metre (3.3 feet) from the on-site drainage main.
- City staff have worked closely with the applicant to ensure the free-standing sign reflects the design features of the existing building fronting 128 Street.

- 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 ten (10) small shrubs with additional groundcover around the perimeter of the sign base.

Tenant Fascia Signage

- The on-site fascia signage must conform to existing design standards, municipal regulations and provisions outlined within the Surrey Sign By-law, 1999. City staff will provide a coordinated review between Planning & Development, Building Division as well as By-law & Licensing staff in order to ensure fascia signage complies with all municipal regulations and City By-laws.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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| Appendix I. | Lot Owners and Action Summary |
| Appendix II. | Development Permit No. 7909-0093-00 |
| Appendix III. | Letter from Owner Regarding Tenant Signage Compliance with Surrey Sign By-law |

Jean Lamontagne
General Manager
Planning and Development

MRJ/kms

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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: Amy Ho, APS Awnings & Signs
 Address: 3838 Keith Street
 Burnaby, BC
 V5J 3E2
 Tel: 604-613-2403

2. Properties involved in the Application

(a) Civic Address: 12788 - 76A Avenue

(b) Civic Address: 12788 - 76A Avenue
 Owner: 678859 B.C. Ltd., Inc. No. 678859
 Director Information:
 Amritpal Gill
 Amarjit Samra

Officer Information: (as at October 7, 2009)
Amritpal Gill (President)
Amarjit Samra (Secretary)

PID: 026-302-331
Lot 1 Section 19 Township 2 New Westminster District Plan BCP17889

3. Summary of Actions for City Clerk's Office