

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0108-00

Planning Report Date: July 13, 2009

PROPOSAL:

- **Development Permit**

in order to permit a free-standing sign for a multi-tenant industrial building.

LOCATION:

19292 - 60 Avenue

OWNERS:

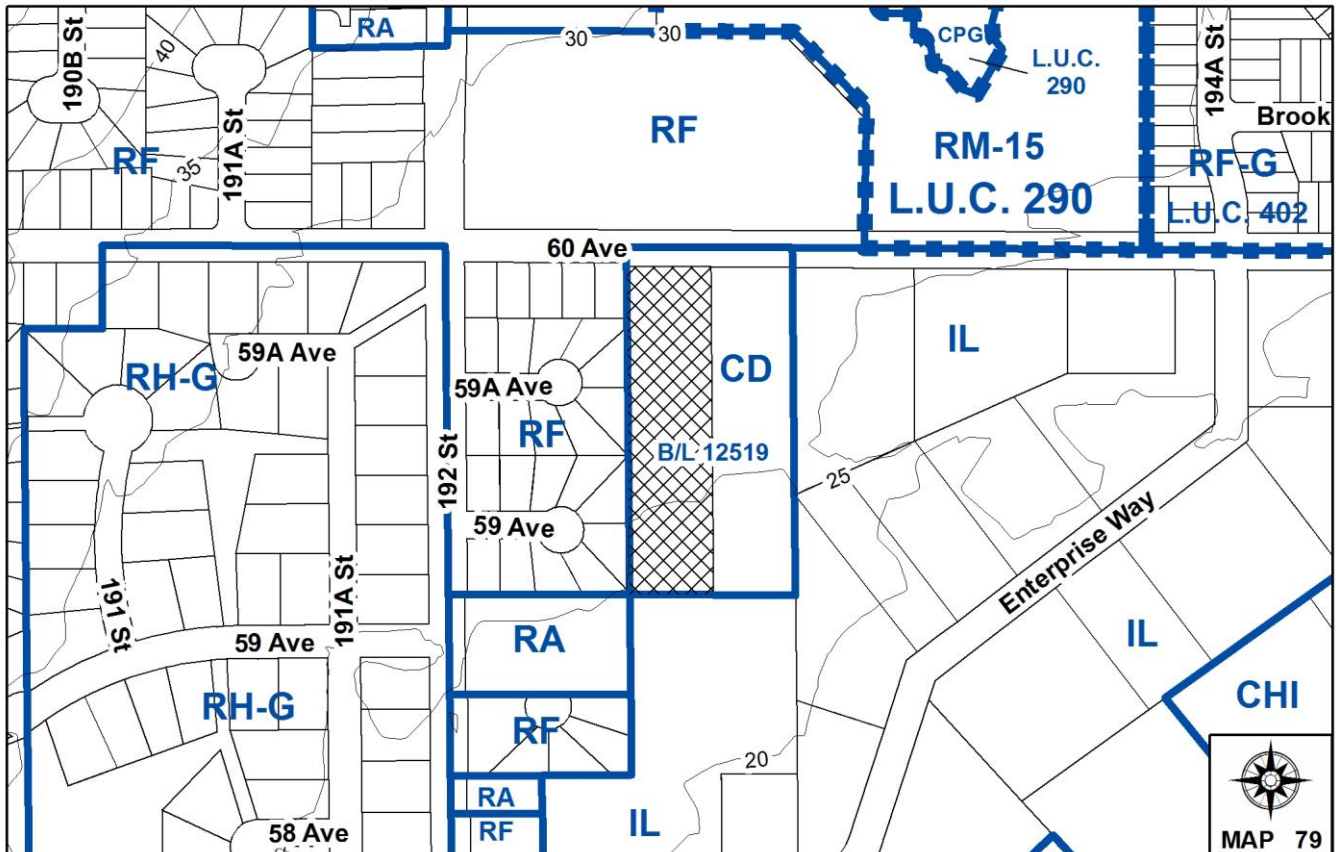
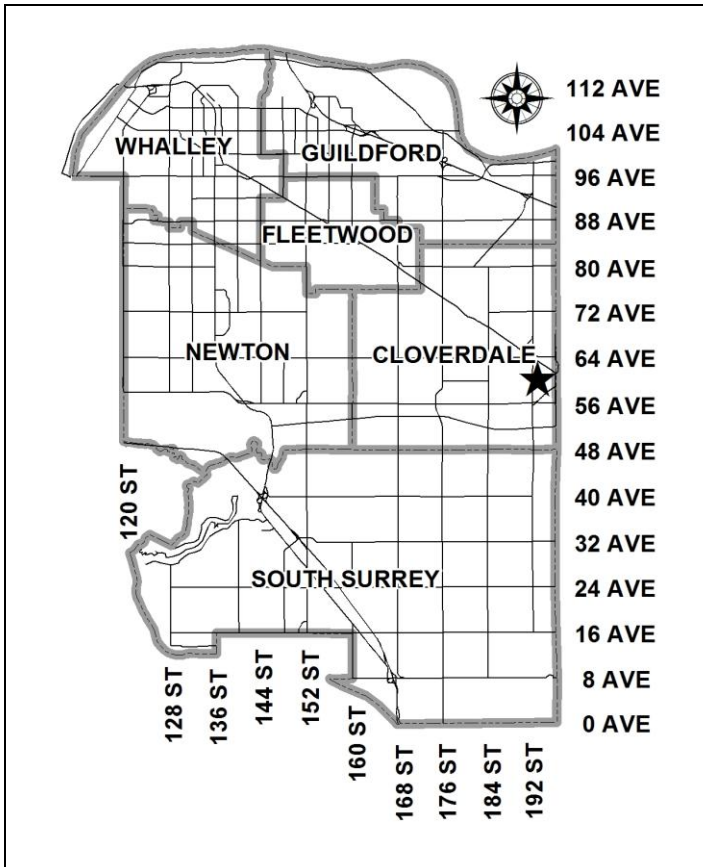
Cambridge Business Centres Inc.
 et al

ZONING:

CD (By-law No. 12519)

OCP DESIGNATION:

Industrial



RECOMMENDATION SUMMARY

- Approve Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed free-standing sign is attractively designed and complements the colours of the existing building on the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7909-0108-00 (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: Multi-tenant industrial building.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 60 Avenue):	Latimer Road Elementary School.	Urban	RF
East:	Multi-tenant industrial building and Columbia Plastics Ltd.	Industrial	CD (By-law No. 12519) and IL
South:	Multi-tenant industrial building.	Industrial	IL
West:	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject property located on the south side of 60 Avenue is designated Industrial in the Official Community Plan (OCP) and is zoned CD (Comprehensive Development By-law No. 12519). The CD Zone permits IL (Light Industrial) Zone uses and office uses excluding medical and dental offices.
- The original building permit for the buildings on the subject lot and the lot to the east were issued in 1991. The site was rezoned from IL (Light Industrial) to CD (By-law No. 12519) on March 13, 1995.
- There is currently no free-standing signage along this portion of 60 Avenue.

- The proposed double-sided sign complies with the Sign By-law in terms of height and sign area.
- The height of the proposed sign is 4.6 metres (15 ft.) which is the maximum height allowed under the Sign By-law. The sign area is 8.8 m² (95 sq. ft.) which is below the allowed sign area of 13.9 m² (150 sq. ft.). Copy area is approximately 30% which is below the 50% allowed sign area.

DESIGN PROPOSAL AND REVIEW

- The free-standing sign is attractively designed and picks up on the brown and yellow colours of the building on the site. The construction material is primarily steel with fluorescent back lighting being proposed for lettering.
- Backlighting is low-light emission specifically designed for residential areas.
- Siting of the proposed sign will disturb some shrubs. The applicant proposes to replace affected shrubs around the base of the sign. The applicant will not disturb or remove any of the existing Rhododendron trees.

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. 7909-0108-00

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: Doug Gulevich
 Address: A1 - 4242 Phillips Avenue
 Burnaby, BC
 V5A 2X2
 Tel: 604-603-4169

2. Properties involved in the Application

(a) Civic Address: 19292 - 60 Avenue

(b) Civic Address: 19292 - 60 Avenue
 Owners: Cambridge Business Centres Inc., Inc. No. 115798
 282783 B.C. Ltd. (Incorporation #282783)

Director Information:

Robert Bontkes
Peter A. Riezebos

Officer Information: (as at September 19, 2008)

Robert Bontkes (President)
Christina Bontkes (Secretary)

PID: 018-890-041

Parcel One Section 10 Township 8 New Westminster District Reference Plan
LMP18068

3. Summary of Actions for City Clerk's Office