

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0148-00

Planning Report Date: May 3, 2010

PROPOSAL:

- **Development Permit**

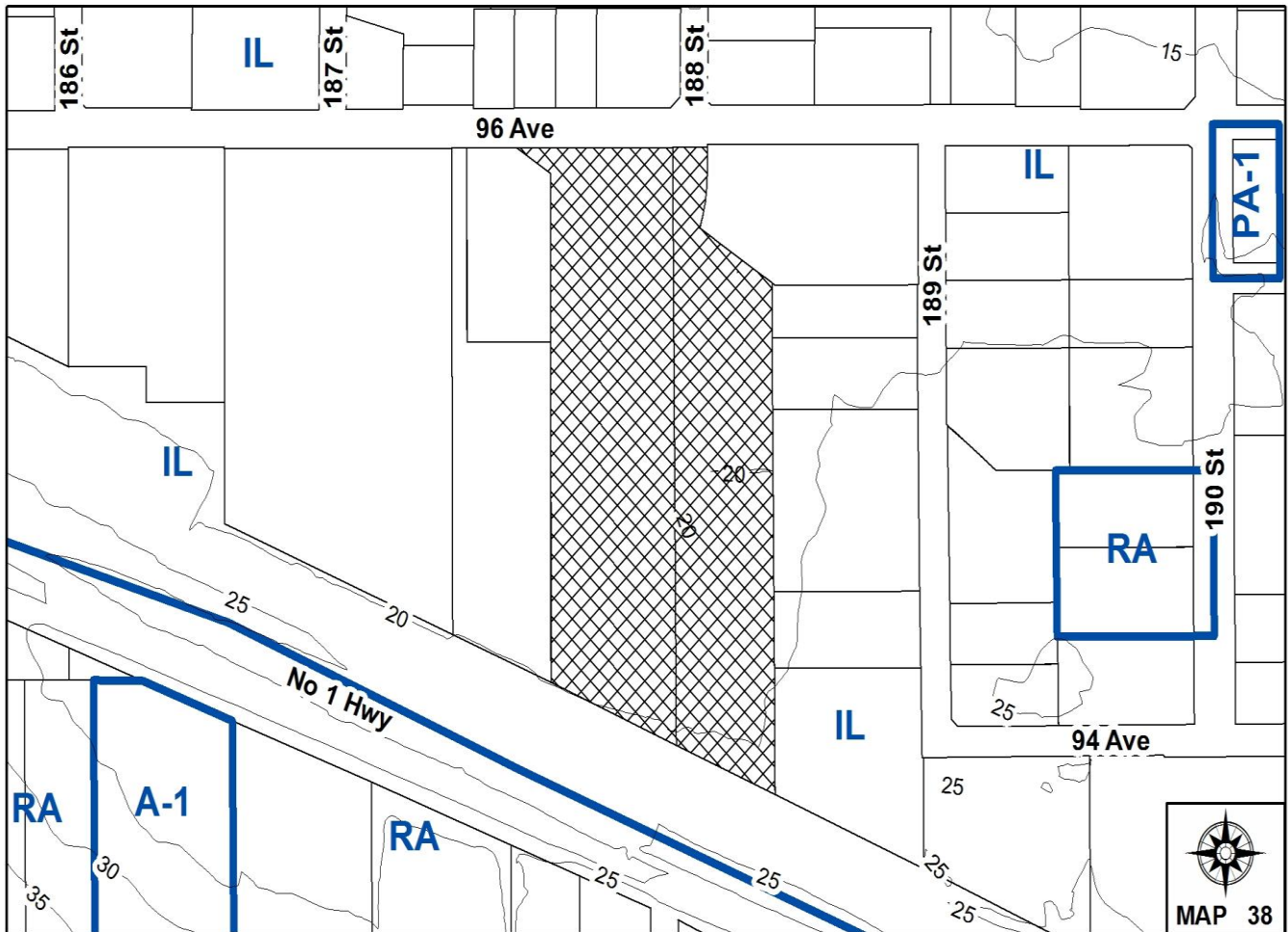
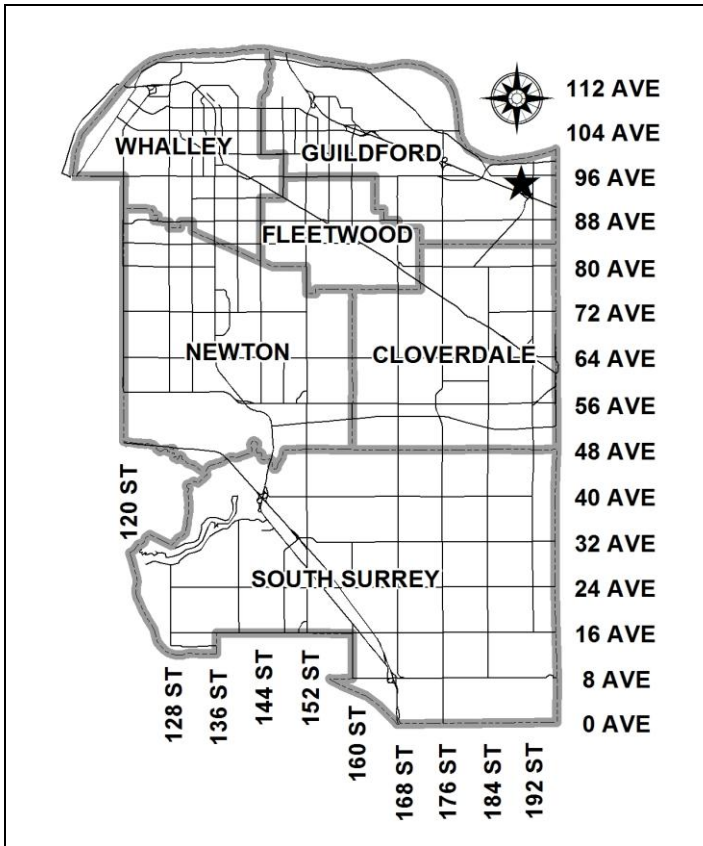
in order to permit the installation of a free-standing sign.

LOCATION: 18770/18810 – 96 Avenue

OWNER: Wilhelm Kreykenbohm

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval of 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 buildings on the site.

RECOMMENDATION

The Planning & Development Department recommends that:

Council approve the attached Development Permit No. 7909-0148-00 (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 application.

SITE CHARACTERISTICS

Existing Land Use: Industrial park with a variety of businesses.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	Industrial park.	Industrial	IL
East:	Business park.	Industrial	IL
South (Across No. 1 Highway):	Single family dwellings and acreage lots.	Suburban	RA
West:	Industrial park.	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The subject site is designated Industrial in the Official Community Plan (OCP) and zoned Light Impact Industrial (IL). It abuts 96 Avenue to the north and Highway No. 1 to the south.
- Four industrial buildings approved under Development Permits No. 7903-0452-00, 7902-0244-00 and No. 7901-0124-00 are located on the subject site. The existing development is known as the Kreykenboym Industrial Park.
- The applicant has submitted a Development Permit Application to replace the existing free-standing sign fronting 96 Avenue, which was approved under Development Permit No. 7901-0124-00.

- The existing free-standing sign only identifies the name of the industrial park. The proposed free-standing sign will identify both the name of the industrial park as well as the various tenants within the park.
- 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 3.76 metres (12 ft.) which is below the maximum 6.0 metres (20 ft.) sign permitted under the Sign By-law. The sign area is 5.6 square metres (60 sq. ft.) which is below the allowed maximum sign area of 13.9 square metres (150 sq.ft.). Copy area is approximately 50% of the sign area which is the maximum allowed.
- The existing free-standing sign was constructed within a statutory right-of-way for a water main. The proposed free-standing sign will be located slightly to the east to avoid the right-of-way, on the west side of the shared driveway.

DESIGN PROPOSAL AND REVIEW

- The free-standing sign is attractively designed and picks up on the green with white trim of the building on the site. The construction material is primarily steel with fluorescent back lighting being proposed for lettering. The sign will utilize a dark background for each tenant sign.
- The sign is similar height and size to other signs along 96 Avenue.
- The applicant proposes to provide additional landscaping around the base of the sign to match existing landscaping on site.

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. 7909-0148-00

Jean Lamontagne
General Manager
Planning and Development

JKS/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: Susan Gregerson, Shakespeare Signs Ltd.
 Address: 11819 Tannery Road
 Surrey, BC
 V3V 3W8
 Tel: 604-580-4400

2. Properties involved in the Application

- (a) Civic Address: 18770/18810 – 96 Avenue
- (b) Civic Address: 18770/18810 – 96 Avenue
 Owner: Wilhelm Kreykenbohm
 PID: 024-836-745
 Lot A Section 33 Township 8 New Westminster District Plan LMP46915

3. Summary of Actions for City Clerk's Office