

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0010-00

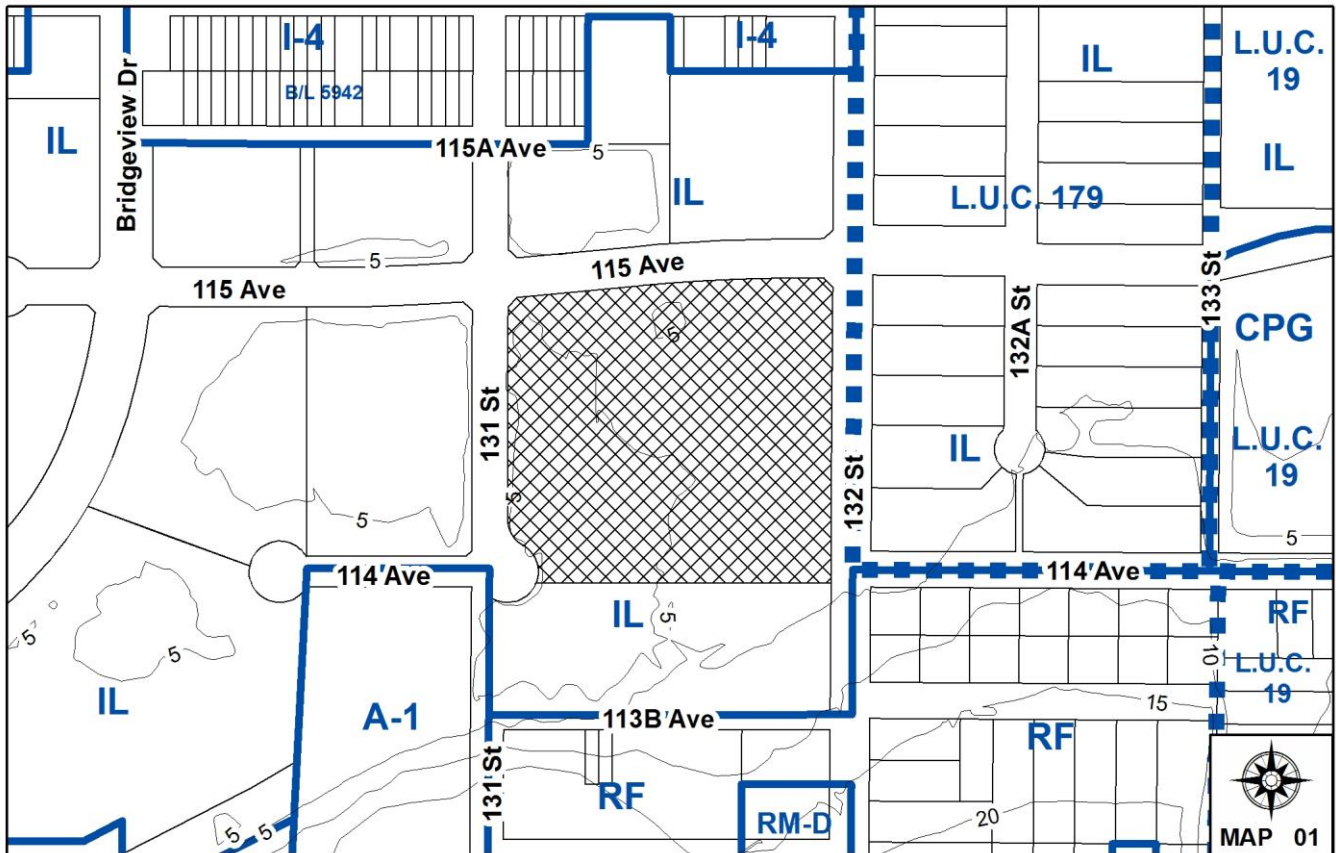
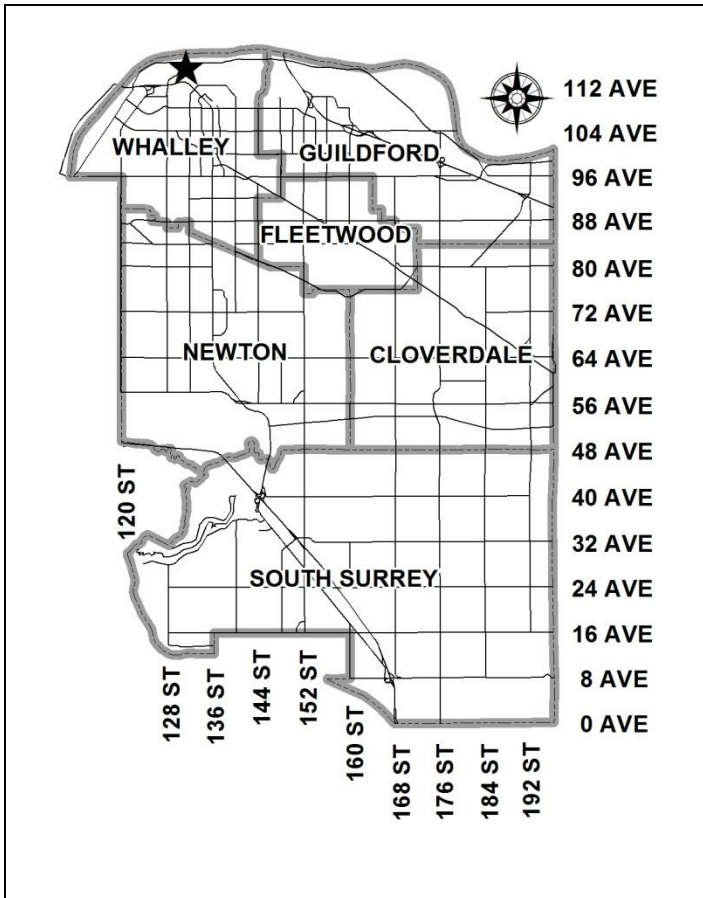
Planning Report Date: March 1, 2010

PROPOSAL:

- **Development Permit**

in order to permit a free-standing sign for an industrial business in Bridgeview.

LOCATION: 11470 - 131 Street
OWNER: Day and Ross Inc.
ZONING: IL
OCP DESIGNATION: Industrial
LAP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed sign complements the site and scale of the existing building on the subject site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7910-0010-00 (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: Distribution warehouse (Day and Ross Inc.).

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 115 Avenue):	Industrial buildings.	Industrial	IL
East (Across 132 Street):	Mixed industrial uses.	Industrial	IL (LUC No. 179)
South:	Vacant land.	Industrial	IL
West (Across 131 Street):	Industrial building and vacant land.	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The site is designated Industrial in the Official Community Plan (OCP) and zoned Light Impact Industrial (IL).
- An industrial building for Day and Ross Ltd., a shipping and transportation company, is located on the subject site. The existing building was approved in April 2007 under Development Permit No. 7906-0469-00.
- A 2.4-metre (8 ft.) high free-standing sign along the 115 Avenue frontage was approved under the previous application. However, the sign was never erected.
- The current proposal is to permit a 4.5-metre (15 ft.) high sign along the 115 Avenue road frontage which is sited to run perpendicular to 115 Avenue to make it more visible to traffic.

- The proposed double-sided sign complies with the maximum 4.5-metre (15 ft.) height and 27.8-square metre (300 sq. ft.) sign area regulations of the Sign By-law.

DESIGN PROPOSAL AND REVIEW

- The free-standing sign is attractively designed and picks up on the green, orange and white of the corporate colours while having a black trim to provide some definition. The construction material is primarily steel with fluorescent back lighting.
- The proposed larger free-standing sign complements the size and scale of the building.
- 115 Avenue is a developing industrial area and at this time there is no other free-standing signage within this block. It is expected that new signs in the area will be similar in size and height.
- The applicant proposes to provide landscaping around the base of the sign.

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. 7910-0010-00

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: Bill Nickel, Foremost Lighting and Services Ltd.
 Address: 12373 Industrial Road
 Surrey, BC
 V3V 3S4
 Tel: 604-580-4644

2. Properties involved in the Application
 - (a) Civic Address: 11470 – 131 Street

 - (b) Civic Address: 11470 – 131 Street
 Owner: Day & Ross Inc., Inc. No. A31037
 PID: 027-035-905
 Lot A Section 9 Block 5 North Range 2 West New Westminster District Plan
 BCP29585

3. Summary of Actions for City Clerk's Office