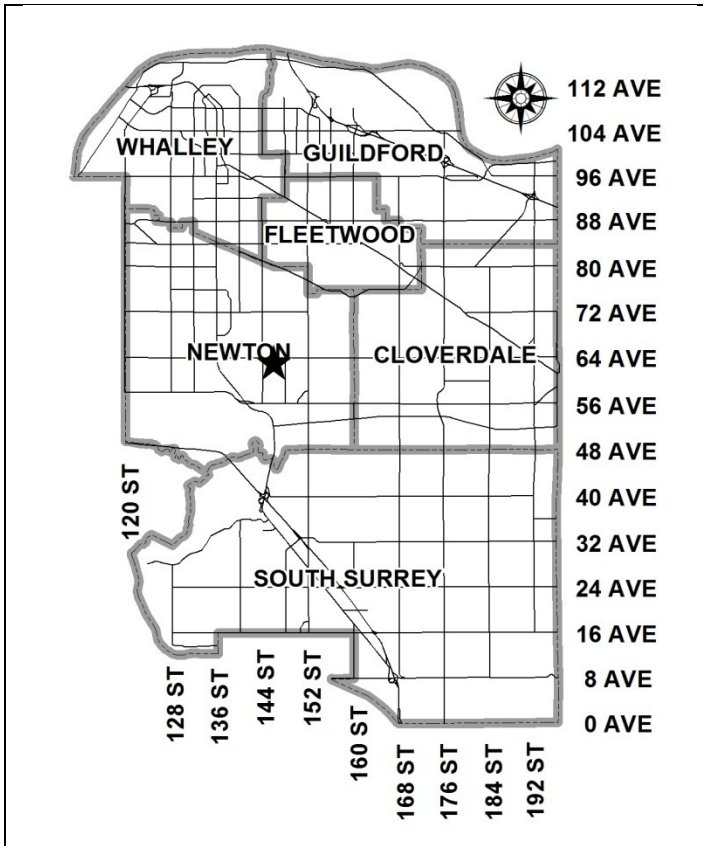


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0012-00

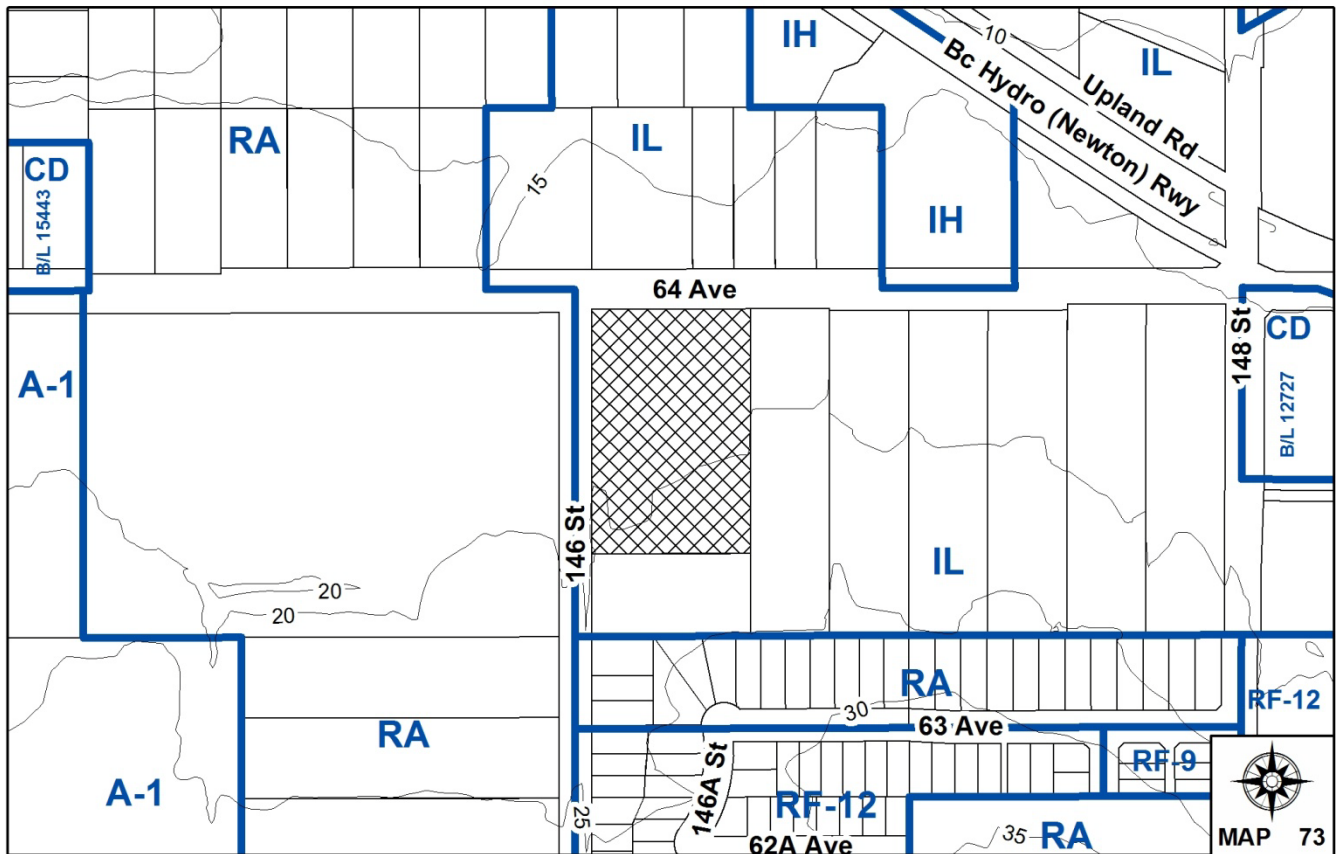
Planning Report Date: July 11, 2011



PROPOSAL:

- **Development Permit**
 in order to permit a free standing sign.

LOCATION: 14620 - 64 Avenue
OWNER: Crichton Holdings Ltd.
ZONING: Light Impact Industrial
OCP DESIGNATION: Industrial
NCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The signage conforms to the Surrey Sign By-law (By-law No. 13656).
- The sign height and width are appropriate for an industrial area on an arterial road.
- The sign is proposed to replace an older rotating box sign (Appendix II) which is in need of refurbishment or replacement.
- The signage is of high quality and the design and colours fits well with the existing buildings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. the Mayor and Clerk be authorized to execute Development Permit No. 7911-0012-00 (Appendix IV).

Note: If the Development Permit as presented is not acceptable to Council in relation to the character of the proposed free standing sign (height, proposed materials etc.), Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

Engineering: The Engineering Department has no objection to the proposal. The Engineering Department is requiring that the sign be set back at least 2.81 metres from the property line to accommodate a future arterial road widening.

SITE CHARACTERISTICS

Existing Land Use: Two light industrial multi-tenant buildings.

Adjacent Area:

| Direction | Existing Use | OCP/NCP Designation (South Newton) | Existing Zone |
|---------------------------|----------------------------------------|-------------------------------------------|----------------------|
| North (Across 64 Avenue): | Mineral Exploration Company Works Yard | Industrial | IL |
| East: | Multi-tenant industrial building | Industrial/Industrial | IL |
| South: | Single tenant industrial building | Industrial/Industrial | IL |
| West (Across 146 Street): | Sullivan Heights Park | Urban / Open Space/Park | RA |

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 14620 - 64 Avenue, is designated Industrial in the Official Community Plan, and zoned IL, Light Impact Industrial in Surrey Zoning By-law, By-law 12000, as amended. Light Impact Industrial provides for light impact industry, recycling depots, the transportation industry, automotive service uses, warehouse uses, distribution centres etc.

- There are two multi-tenant buildings on site with 32 units in total. The uses on site are mostly light impact industry (e.g., cabinet shop, woodworking shop), automotive service uses (e.g., autobody and detailing, window tinting), and storage uses.

Proposal

- The proposed sign at the northwest corner of the site is a two-sided sign with a sign area of 10.02 square metres (108 square feet) per side and total sign area of 20.04 square metres (216 square feet). It is 14.6 metres (15 feet) high and 2.84 metres (9.33 feet) wide. The sign cabinet, poles and cladding are to be painted shades of grey and silver to match the buildings. The street address at the top of the sign is white vinyl with blue neon halo. The sign area copy is vinyl. The setback from the north property line along 64th Avenue is 2.81 metres.

DESIGN REVIEW

- The signage conforms to the Surrey Sign By-law, By-law no. 13656, including maximum 6 metre height, and maximum 27.8 square metres sign area.
- The height and width is appropriate for an industrial area on an arterial road (see sign of similar dimensions at 14722 64th Avenue, Appendix III).
- The sign replaces an older rotating box sign which is in need of refurbishment or replacement (Appendix II).
- The signage is of high quality and the design and colours fits well with the existing buildings.

- The Arborist has reviewed the application and has provided the following comments:

There is a 37 cm (15 inch) diameter oak tree 5 metres to the southeast of the proposed sign location. A 2.3 metre tree protection fence is required to protect the tree from impact during construction. The installation of the tree protection fence and \$3000 bonding must be completed by the applicant to the satisfaction of the Planning and Development Department prior to the issuance of a Sign Permit.

- Staff supports the proposed sign.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|--------------|-----------------------------------------------------------------------|
| Appendix I | Lot Owners, Action Summary and Project Data Sheets and Survey Plan |
| Appendix II | Existing Rotating Box Sign |
| Appendix III | Sign Located at 14722 64 th Avenue with Similar Dimensions |
| Appendix IV | Development Permit No. 7911-0012-00 |

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

SG/kms

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. 7/7/11 9:08 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Wayne Ellis, Atlas Sign & Awning Company
 Address: 26697 Gloucester Way
 Langley BC V4W 3S8

 Tel: 604-856-7983 - Work
 604-856-7983 - Fax

2. Properties involved in the Application

- (a) Civic Address: 14620 - 64 Avenue

- (b) Civic Address: 14620 - 64 Avenue
 Owner: Crichton Holdings Ltd., Inc. No. 0842731
 PID: 008-897-816
 Lot 34 Except: Part Dedicated Road on Plan LMP38453 Section 10 Township 2 New
 Westminster District Plan 26238

3. Summary of Actions for City Clerk's Office

EXISTING SIGN AT 14620 64TH AVENUE



APPENDIX III

EXISTING SIGN AT 14722 64TH AVENUE



(the "City")

DEVELOPMENT PERMIT

NO.: 7911-0012-00

Issued To: CRICHTON HOLDINGS LTD., INC. NO. 0842731
("the Owner")

Address of Owner: 102 - 14620 - 64 Avenue
Surrey, BC
V3S 1X7

1. This development permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development permit.
2. This development permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 008-897-816
Lot 34 Except: Part Dedicated Road on Plan LMP38453 Section 10 Township 2 New
Westminster District Plan 26238

14620 - 64 Avenue

(the "Land")

3. This development permit applies to only the portion of land shown on Schedule A which is attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as Amended.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
6. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.

7. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: (Signature)

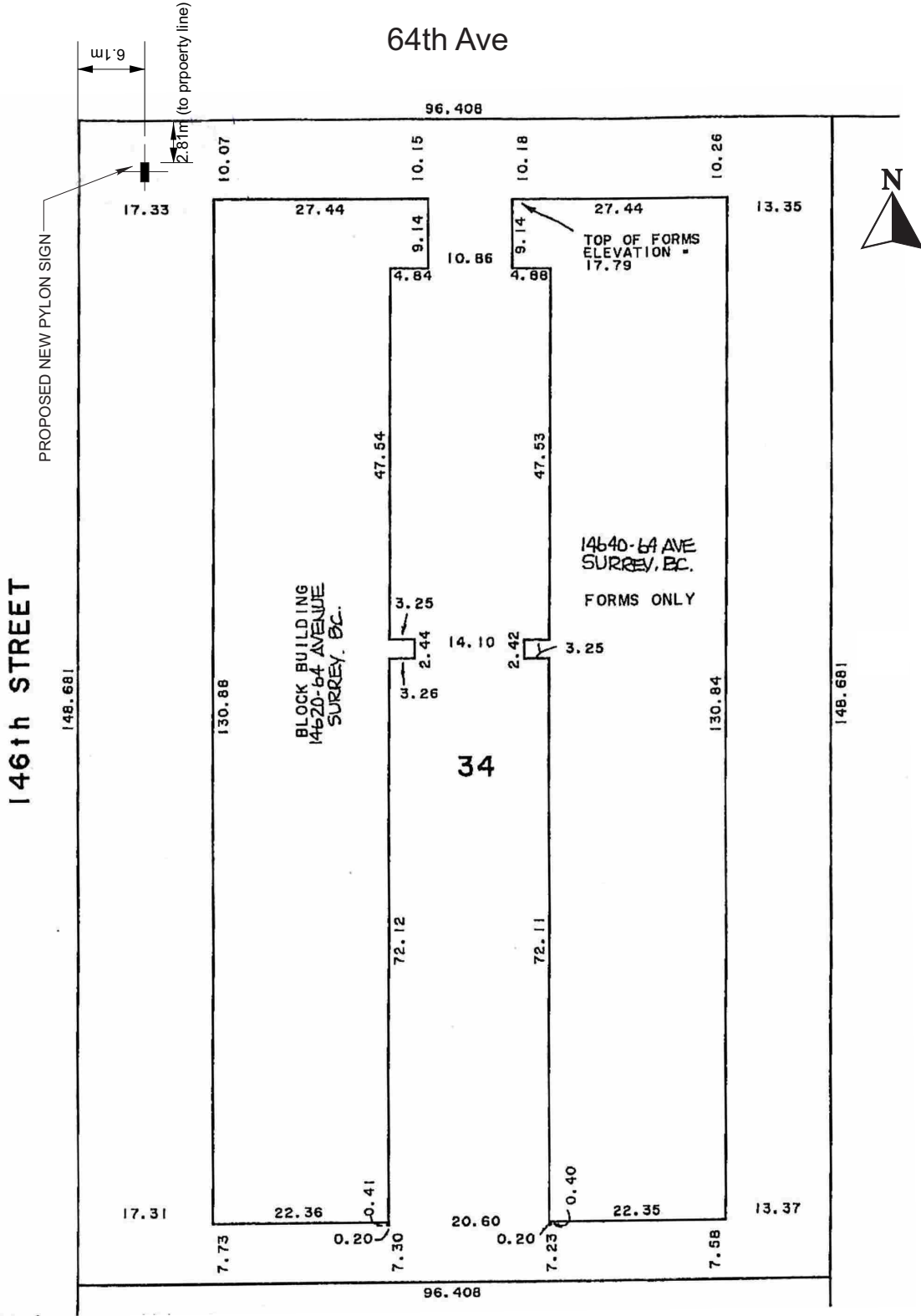
Name: (Please Print)

OR

Owner: (Signature)

Name: (Please Print)

SCHEDULE A



SITE PLAN
99173 - CRICHTON HOLDINGS - SURREY, BC\DESIGN\proposed pylon 110613.cdr

146th STREET

64th Ave

BLOCK BUILDING
14620-64 AVENUE
SURREY, BC.

14640-64 AVE
SURREY, BC.
FORMS ONLY

34



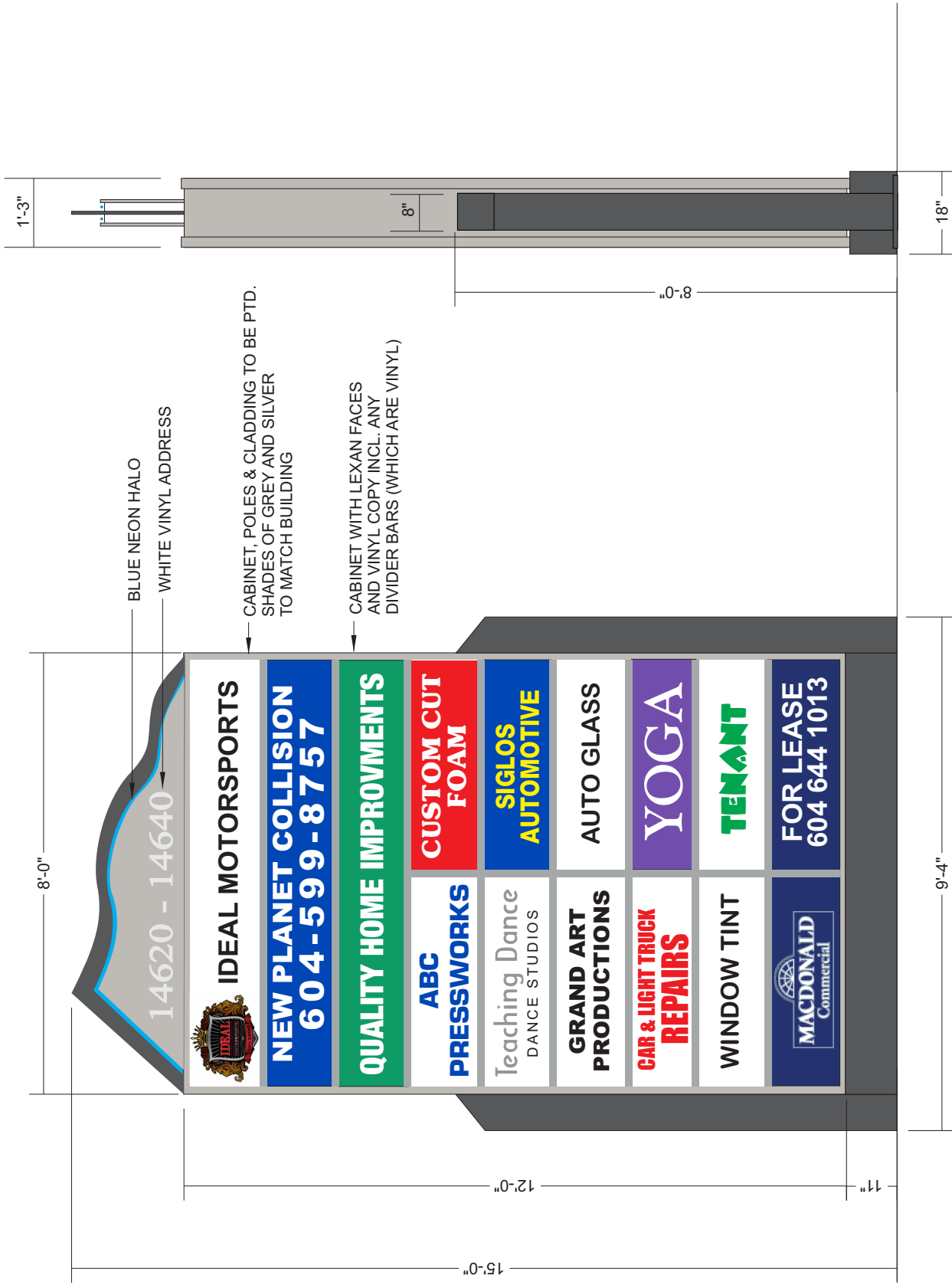
Customer Approval: _____ Date _____

To Production _____ Date _____

***SITE CHECK REQUIRED FOR SIZING & METHOD OF INSTALL**

| | |
|----------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <p>24697 Gloucester Way, Langley, BC V4W 3S4 Ph: (604) 866-7983 Fax: (604) 866-7625 or call toll free (800) 882-1018</p> | |
| JOB | CRICHTON HOLDINGS |
| #99173 | |
| LOCATION | 14620 64th St Surrey |
| SALES | Wayne Ellis |
| DESIGNER | Jennifer Crouch |
| SCALE | nts |
| DATE | June 14, 2011 |
| PAGE | 3 OF 3 |
| CRICHTON HOLDINGS | |
| <small>THIS DESIGN IS THE PROPERTY OF ATLAS SIGN & AWNING. ALL RIGHTS TO ITS USE OR REPRODUCTION ARE RESERVED.</small> | |

SAMPLE SIGN PANELS



| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| ATLAS SIGN & AWNING 24697 Gloucestergate Way, Langley, BC V4W 3S4 Ph: (604) 856-7983 Fax: (604) 856-7625 or call toll free (800) 882-1018 | |
| JOB | CRICHTON HOLDINGS |
| #99173 | |
| LOCATION | 14620 64th St Surrey |
| SALES | Wayne Ellis |
| DESIGNER | Jennifer Crouch |
| SCALE | 3/8" |
| DATE | June 14, 2011 |
| PAGE | 2 OF 3 |
| CRICHTON HOLDINGS | |

Customer Approval: _____ Date _____

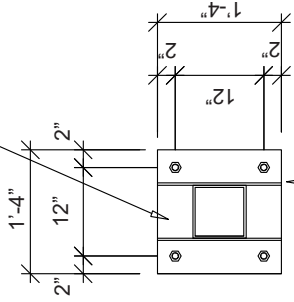
To Production _____ Date _____

*SITE CHECK REQUIRED FOR SIZING & METHOD OF INSTALL

BASE PLATE DETAILS

(NTS)

1" X 16" X 16" X 300W PLATE



3/8" X 1/4" (W) X 10" (H)
GUSSET PLATE

ROUTED ALUMINUM PANELS
EX7 EXTRUSION

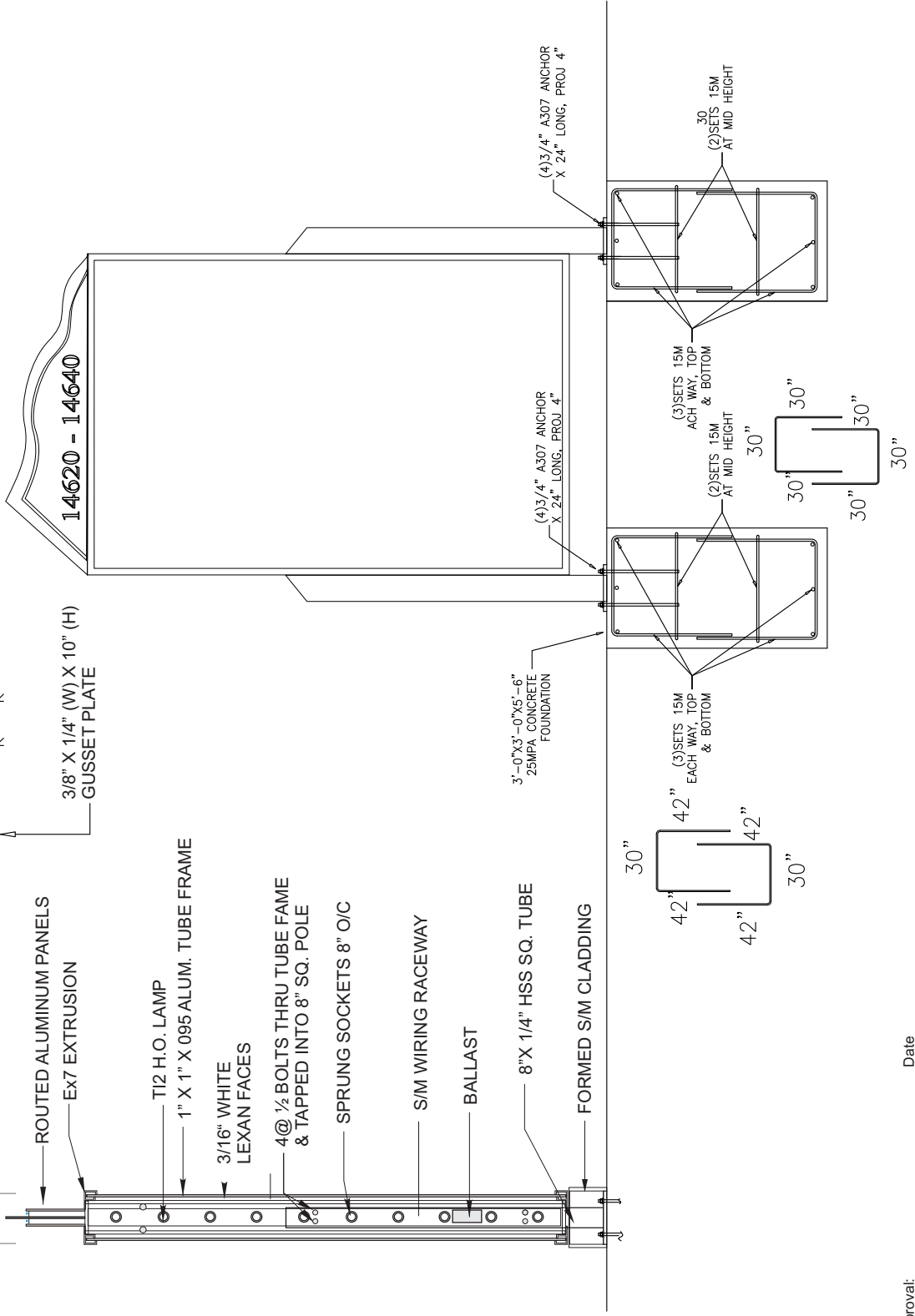
T12 H.O. LAMP
1" X 1" X 095 ALUM. TUBE FRAME
3/16" WHITE
LEXAN FACES

4 @ 1/2 BOLTS THRU TUBE FRAME
& TAPPED INTO 8" SQ. POLE
SPRUNG SOCKETS 8" O/C

SIM WIRING RACEWAY
BALLAST

8" X 1/4" HSS SQ. TUBE
FORMED SIM CLADDING

3'-0" X 3'-0" X 5'-6"
25MPA CONCRETE
FOUNDATION



Customer Approval: _____ Date _____
To Production _____ Date _____

*SITE CHECK REQUIRED FOR
SIZING & METHOD OF INSTALL

| | |
|----------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <p>26697 Gloucester Way, Langley, BC V4W 3S4 Ph: (604) 856-7983 Fax: (604) 856-7625 or call toll free (800) 882-1018</p> | |
| JOB # | CRICHTON HOLDINGS #99173 |
| LOCATION | 14620 64th St Surrey |
| SALES | Wayne Ellis |
| DESIGNER | Jennifer Crouch |
| SCALE | 1/4" |
| DATE | June 14, 2011 |
| PAGE | 3 OF 3 |
| CRICHTON HOLDINGS | |
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