

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0031-00

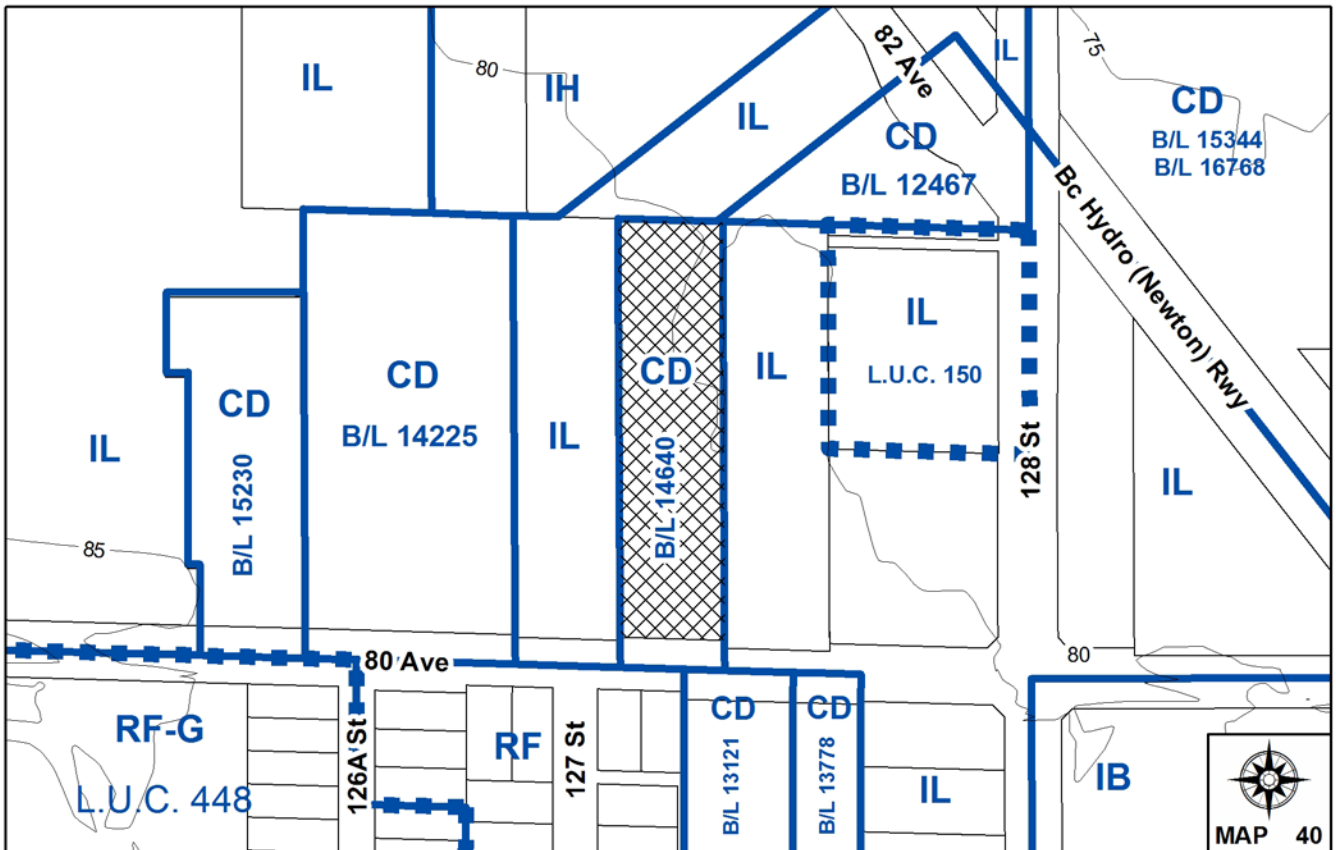
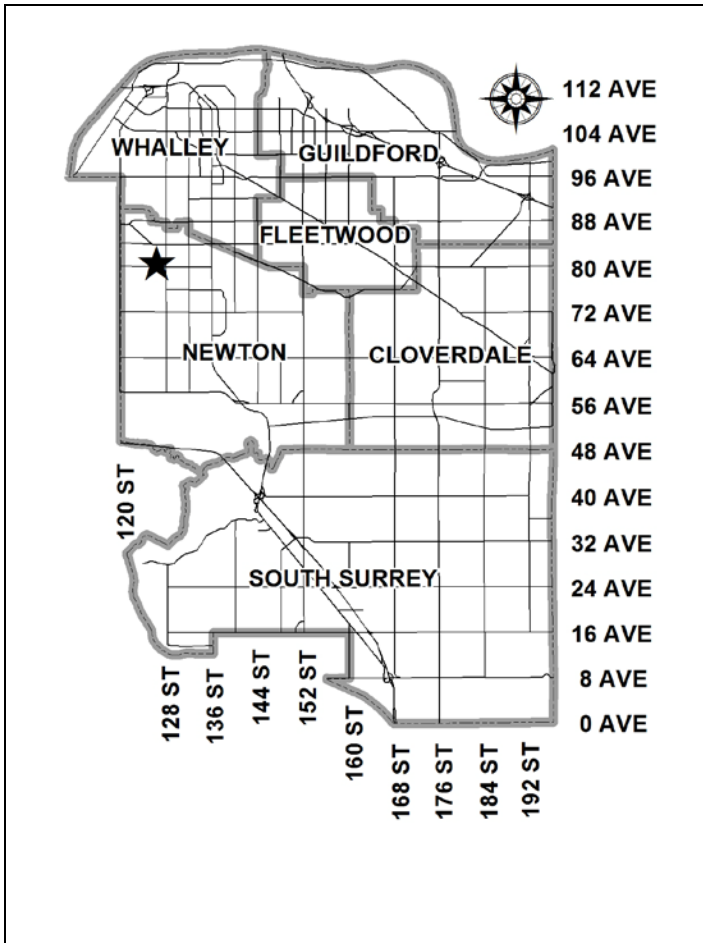
Planning Report Date: February 28, 2011

**PROPOSAL:**

- **Development Variance Permit**

in order to permit a non-premise frontage fascia sign on an existing industrial building.

**LOCATION:** 12725 - 80 Avenue  
**OWNER:** Owners of Common Property of Strata Plan BCS2004  
**ZONING:** CD (By-law No. 14640)  
**OCP DESIGNATION:** Industrial  
**LAP DESIGNATION:** General Industrial



### RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit (DVP) is proposed in order to allow a non-premise frontage fascia sign on the eastern elevation of an existing industrial building.

### RATIONALE OF RECOMMENDATION

- The proposed non-premise frontage fascia sign will assist patrons in finding the offices located on the second floor of the existing building.
- The proposed non-premise frontage fascia sign is suitably located and architecturally coordinated with the existing industrial building.
- In future, the Strata Council intends to proceed with a Development Permit Amendment (File No. 7909-0026-00) to allow a free-standing sign on 80 Avenue which will provide advertising exposure for first floor and second floor tenants. Once the Strata Council has obtained a Sign Permit for the proposed free-standing sign, the Strata Council is required to replace the proposed non-premise frontage fascia sign on the eastern elevation of the existing building with a suitably located and architecturally coordinated fascia sign which displays "Entrance".

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7911-0031-00, (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to vary the Sign By-law to permit one non-premise frontage fascia sign to a maximum total sign area of 3.3 square metres (35.5 sq.ft.) on the eastern elevation of an existing building, as per the attached drawings in Schedule A.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Industrial complex.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Industrial	Industrial/Core Commercial	IL
East and West:	Industrial	Industrial/General Industrial	IL
South:	Industrial and single family residential.	Industrial/General Industrial and Urban Residential	RF and CD (By-law Nos. 13121 and 13667)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 12725 – 80 Avenue. The site is zoned “Comprehensive Development (CD)” (CD By-law No. 14640) and designated “Industrial” in the Official Community Plan (OCP).
- A multi-tenant industrial complex (Punjab Plaza) presently occupies the subject property. Council issued the Development Permit (No. 7901-0285-00) on November 22, 2004. The 4,340 square metre (46,715 square feet) light impact industrial building is designed primarily for warehouse and office uses with a total of thirteen (13) strata units.
- The applicant previously submitted a Development Permit (DP) application in order to install a free-standing sign along 80 Avenue which provides advertising exposure for first and second floor tenants (File No. 7909-0026-00). The applicant is currently working with City staff on the design details of the proposed free-standing sign, before proceeding to Council.

### Proposed Non-Premise Frontage Fascia Sign

- The premise frontage entrance is located along the southern elevation of the existing industrial building which fronts 80 Avenue. The applicant is requesting a non-premise frontage fascia sign along the eastern elevation above the lobby entry which provides access to second-floor offices.
- The applicant is proposing to install a non-premise frontage fascia sign on the eastern elevation of the existing industrial building above the entry doors to the lobby which provides access to the second-floor offices. The applicant is requesting a Development Variance Permit (DVP) in order to vary the Sign By-law to permit a non-premise frontage fascia sign not to exceed a maximum total sign area of 3.3 square metres (35.5 sq. ft.), as per the attached drawings on Schedule A.

### DESIGN PROPOSAL

- The proposed non-premise frontage fascia sign is 0.6 metres (2 ft.) in height, 5.5 metres (18 ft.) in length and 0.2 metres (0.67 ft) in depth. The total sign area is 3.3 square metres (35.5 sq. ft.).
- The proposed non-premise frontage fascia sign consists of a black metal sign box with green and orange translucent vinyl letters on a white plexiglass surface. The sign box will be attached to the existing building façade with concrete anchors and includes background fluorescent illumination.

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- To permit one non-premise frontage fascia sign to a maximum total sign area of 3.3 square metres (35.5 sq. ft.) on the eastern elevation of an existing building.

#### Applicant's Reasons:

- The proposed non-premise frontage fascia sign will assist patrons in finding the entry doors to the lobby and elevator which serve the second-storey offices.

#### Staff Comments:

- Without appropriate signage, the entry doors to the lobby and elevator serving the second-floor tenants is difficult to identify along the eastern elevation of the existing building. The proposed non-premise frontage fascia sign should assist patrons in locating the second-floor entrance.
- The proposed non-premise frontage fascia sign is in keeping with the scale of the existing building and suitably located on the eastern elevation directly above the lobby entry which provides access to second-floor offices.
- The applicant has agreed to replace the proposed non-premise frontage fascia sign with a new fascia sign above the lobby doors which identifies the "Entrance" once City staff issue a Sign Permit for the proposed free-standing sign (File No. 7909-0026-00). The free-standing

sign will provide suitable advertising exposure for first- and second-floor tenants to passing motorists travelling along 80 Avenue.

- Therefore, City staff supports the requested variance.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary  
Appendix II. Development Variance Permit No. 7910-0031-00

*Original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/kms/dlg

v:\wp-docs\planning\plncom1\02081122jlm.doc  
. 2/8/11 11:46 AM

Information for City Clerk

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

1. (a) Agent:      Name:                    Jas Bola, RDK Graphics & Printing Inc.  
                         Address:                #105, 12677 – 80 Avenue, Surrey, BC V3W 3A6  
                         Tel:                      604-592-3040
  
2.            Properties involved in the Application
  - (a)      Civic Address:            12725 – 80 Avenue
  
  - (b)      Civic Address:            12725 – 80 Avenue  
            Owner:                    Owners of Common Property of Strata Plan BCS2004  
            PID:                      026-816-610  
            Strata Lots 1 to 13 Section 30 Township 2 New Westminster District Strata Plan  
            BCS2004 Together with an Interest in the Common Property in Proportion to  
            the Unit Entitlement of the Strata Lot as Shown on Form V
  
3.            Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7911-0031-00.

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7911-0031-00

Issued To: OWNERS OF COMMON PROPERTY OF STRATA PLAN BCS2004  
(the "Owner")

Address of Owner: 12725 - 80 Avenue, Unit #205  
Surrey, BC  
V3W 3A6

1. This development variance 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 variance permit.
2. This development variance 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: 026-816-610  
Strata Lots 1 to 13 Section 30 Township 2 New Westminster District Strata Plan BCS2004  
Together with an Interest in the Common Property in Proportion to the Unit Entitlement  
of the Strata Lot as Shown on Form V

12725 - 80 Avenue

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
  - (a) Part 5 "Signs in Commercial/Industrial Zones" Section 27 Sub-section 2(a) to permit one non-premise frontage fascia sign to a maximum total sign area of 3.3 square metres (35.5 sq.ft.) on the eastern elevation of an existing building, as per the attached drawings in Schedule A.
4. This development variance permit applies to only the non-premise frontage fascia sign shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan





2'  
(0.61 METER)

18' (5.53 METER)

TOTAL BUILDING FRONTAGE 27'



**"PICS" LIGHT BOX**

**SIZE:** 2' H X 18' W X 8" D

**FACE:** White Plexi

**SIDES:** Black Painted

**GRAPHICS:** Olive green & Orange

Translucent vinyl

**ILLUMINATION:** Fluorescent day light bulbs

revision	description	date (mm/dd/yyyy)
1	PERMIT	02/23/11

RDK GRAPHICS & PRINTING LTD.

Ph: 604-592-3040

Fax: 604-592-3050

Email: rdk@telus.net

105-12677-80th Avenue

Surrey, BC

project

PICS

12725 80 Avenue,

Surrey, BC V3W 3A6

title

PROPOSED

PICS

ILLUMINATED LIGHT BOX

date

02/23/11

scale

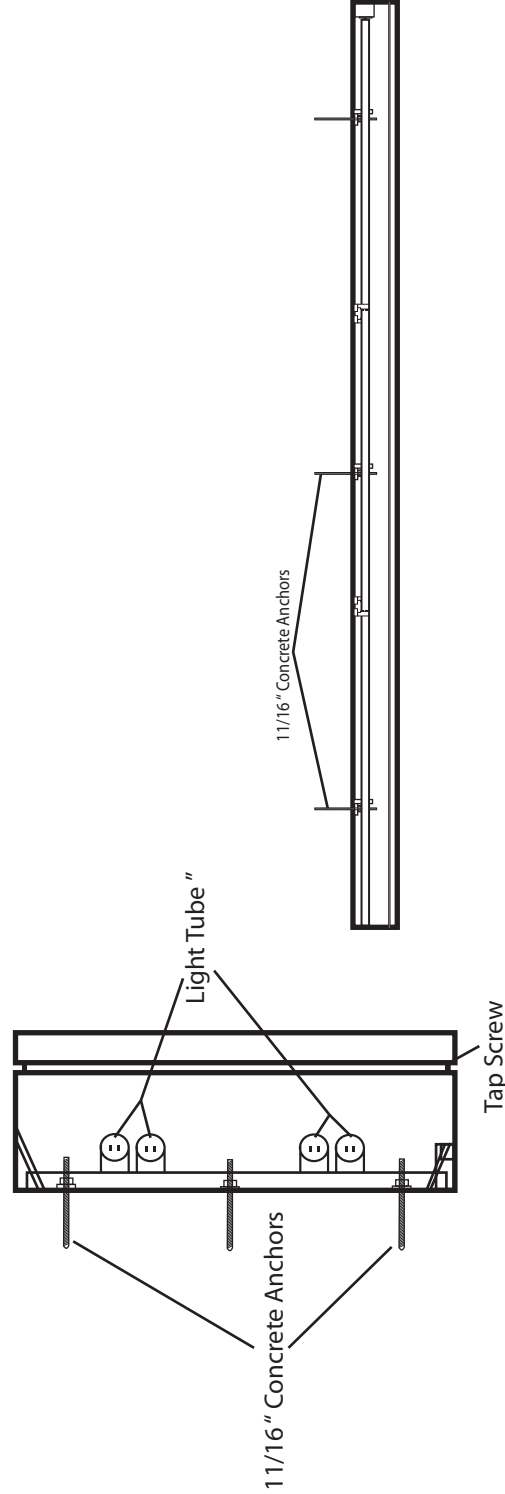
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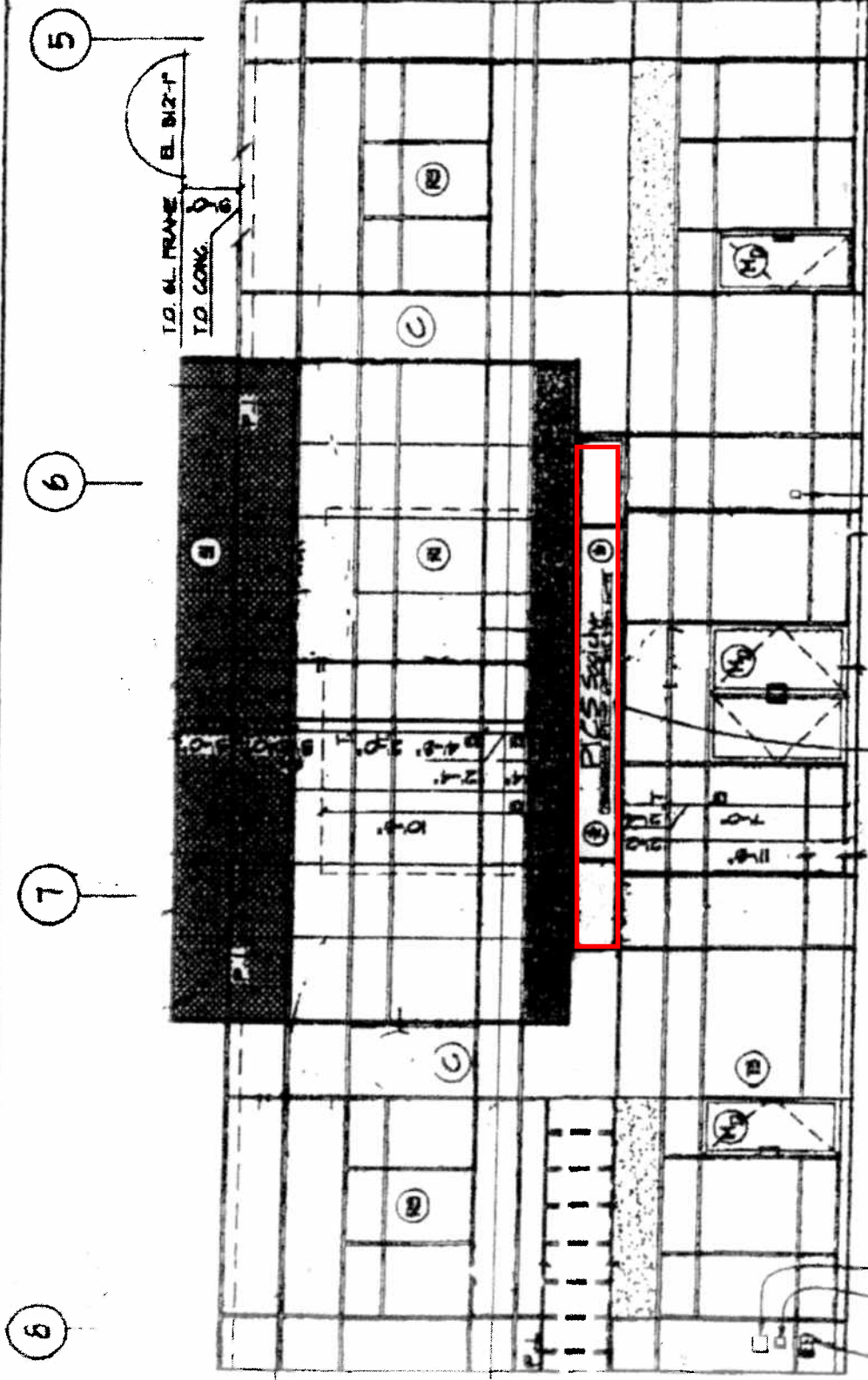
design

checked

Schedule A



**CROSS SECTION**




ANNUNCIATOR PANEL  
 RECESSED I.D. ACCESS  
 LOCKBOX  
 P.D. SIGNAGE CONNECTION

18'-0" WID x 2'-0" HIGH ± SIGNS ILLU. BOX SIGN ON PHOTO CELL.

PUSH PLATE FOR  
 AUTO-OPER

EAST ELEVATION. 1/8"=1'-0"

 <b>Nirbhai Viradi Architect</b>	TITLE SIGNAGE.		PROJECT NO. 07-218-P
	0		DRAWN /
EXTERIOR ILLU. BOX SIGNAGE ENTRY DOOR		DATE 26 AUG 07	SHEET SECTION D-26 10400
REVISION		DATE	SCALE 1/8"=1'-0"