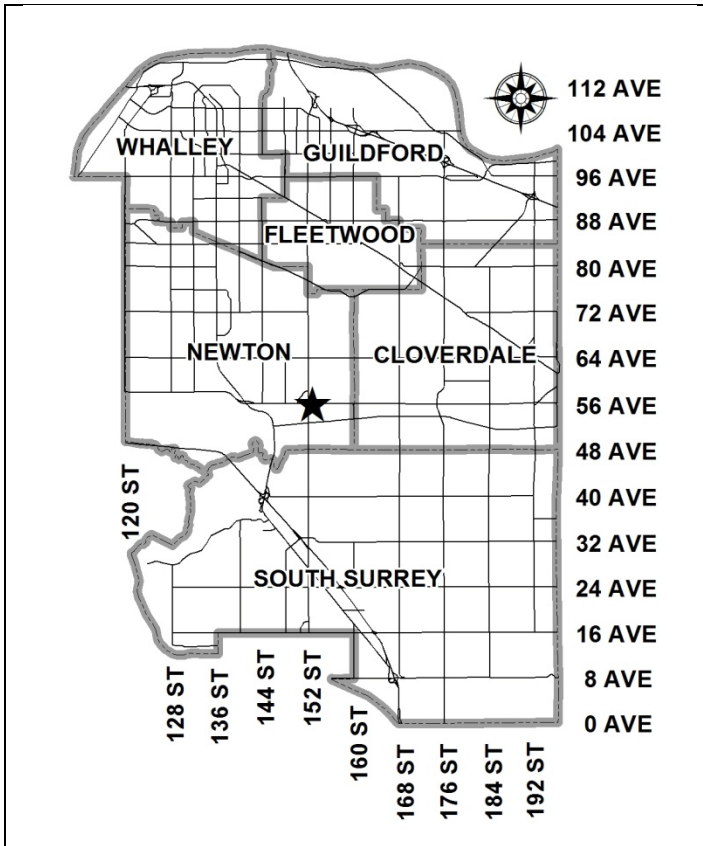


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0142-00

Planning Report Date: September 12, 2011



**PROPOSAL:**

- **Development Permit**

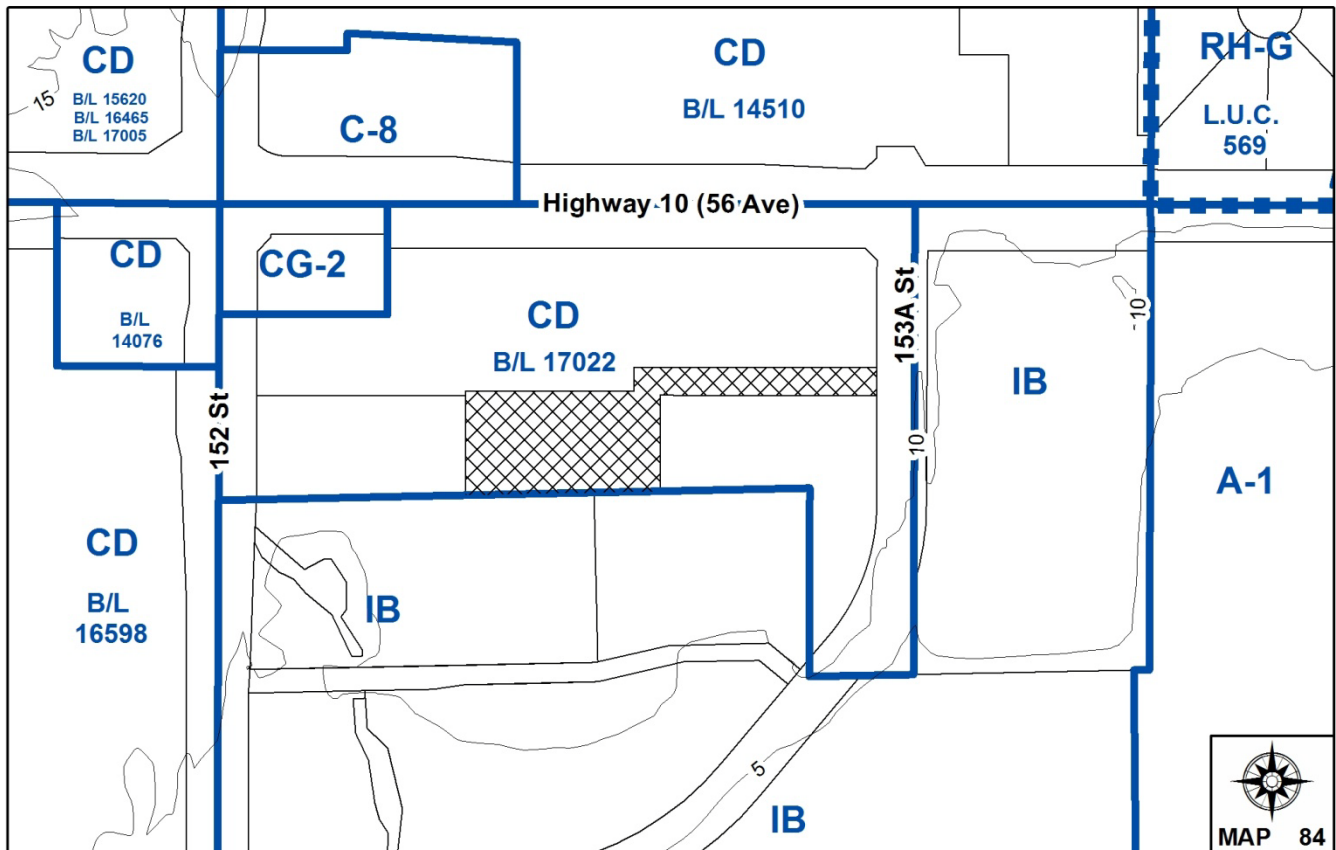
in order to permit two upper-storey fascia signs for a major third-floor tenant.

**LOCATION:** 15240 - 56 Avenue (No. 10 Highway)

**OWNER:** Panorama Park Investments Ltd.

**ZONING:** CD (B/L 17022)

**OCP DESIGNATION:** Industrial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed fascia signage complies with the Surrey Sign By-law, 1999.
- The proposed upper-storey fascia signs are of high quality design, suitably located and architecturally coordinated with the proposed industrial building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. The Planning & Development Department recommends that the Mayor and Clerk be authorized to execute Development Permit No. 7911-0142-00

**NOTE:** If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, 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 project.

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant industrial building

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 56 Avenue):	Commercial buildings and single family dwellings	Commercial/Urban Residential	C-8 & CD (B/L 14510)
East and South:	Industrial business park and greenbelt	Industrial	IB
West (Across 152 Street):	Industrial business park and gas station	Industrial/Business Park and Gas Station	CD (B/L 16598 & 14076) and CG-2

DEVELOPMENT CONSIDERATIONSBackground

- The subject property at 15240 – 56 Avenue (No. 10 Highway) is designated "Industrial" in the Official Community Plan (OCP) and currently regulated by a "Comprehensive Development (CD)" Zone (By-law No. 17022) which allows a broad range of light impact industrial uses, general service uses and limited commercial uses. The subject property is presently occupied by a multi-tenant industrial building currently under construction.
- A Development Permit (No. 7908-0181-00) was issued by Council on November 3, 2008 for a two-phase industrial project which included nine buildings with a gross floor area of 12,355.5 square metres (132,994 sq. ft.). Several buildings on the subject property originally constructed during Phase I are presently occupied by commercial, industrial or retail uses including A&W Restaurant, Scotia Bank and Big Ridge Brewing Company.

- The proposed upper-storey signage will provide advertising exposure for the major third-floor tenant occupying Building H (15240 – 56 Avenue), a three-storey mixed retail/office building with a total floor area of 4,335 square metres (46,700 sq. ft.) located in Phase II.
- A Development Variance Permit (DVP) was issued by Council on July 7, 2011 in order to allow a pharmacy, as part of a larger medical complex, within 400 metres of an existing drug store at 15157 – 56 Avenue. The proposed pharmacy will occupy the ground-floor of the three-storey mixed retail/office building currently under construction.

### PRE-NOTIFICATION

- The applicant installed a development proposal sign on the subject property on August 2, 2011. City staff have received no responses from adjacent property owners concerning the proposed Development Permit for upper-storey signage at 15240 – 56 Avenue (No. 10 Highway).

### DESIGN PROPOSAL AND REVIEW

- The subject property is located behind several existing multi-tenant industrial buildings, and therefore have minimal advertising exposure to passing motorists along 56 Avenue (No. 10 Highway) or 152 Street. The applicant is proposing two upper-storey fascia signs on the northern and western elevations of the mixed office/retail building presently under construction in order to improve advertising exposure for the major third-floor tenant (BC Cataract & Laser Institute).
- The previous DP application (7908-0181-00) did not include upper-storey fascia signage.
- The proposed upper-storey signage will consist of custom fabricated individual channel letters with grey acrylic faces and LED background illumination. The fascia signage located along the northern elevation is roughly 1 metre (3.5 ft.) high and 5.6 metres (18.5 ft.) wide. In contrast, the fascia signage along the western elevation is roughly 1 metre (3.5 ft.) high and 8.5 metres (28 ft.) wide.
- The applicant is proposing a combined total sign area of roughly 56.5 square metres (608 sq. ft.) which is less than the permitted combined total sign area of 63 square metres (678 sq. ft.). Therefore, the proposed fascia signage complies with the Surrey Sign By-law, 1999, including taking into account the ground-floor fascia signage.
- The proposed fascia signage is architecturally coordinated and properly scaled to complement the multi-tenant industrial building presently under construction. In addition, the fascia signs are suitably located along the northern and western elevations to provide advertising exposure and should assist patrons to locate the major third-floor tenant (BC Cataract & Laser Institute).

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. 7911-0142-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/kms

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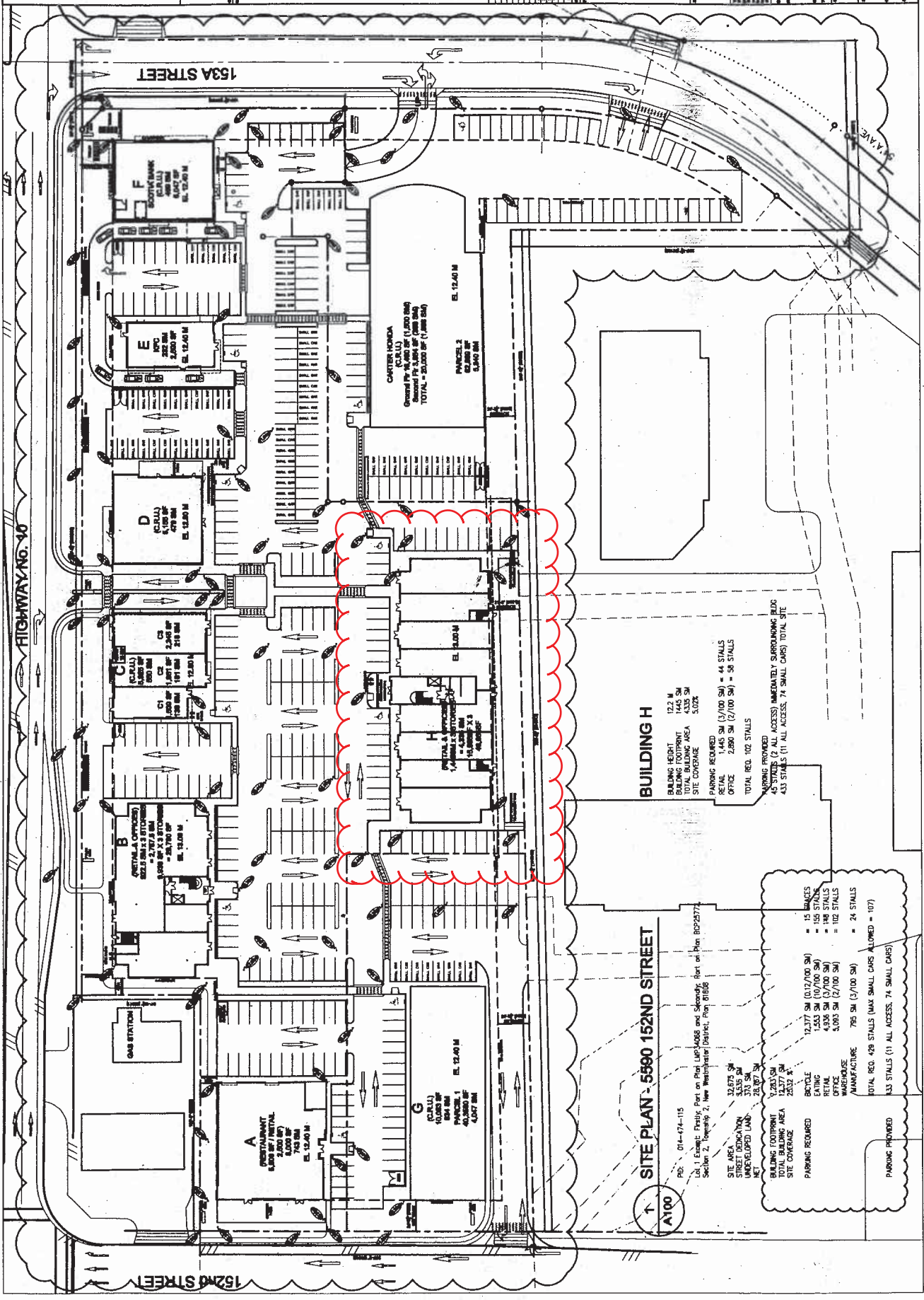
Information for City Clerk

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

1. (a) Agent:       Name:               Richard Coulter from Panorama Park Investments Ltd.  
                      Address:            1959 – 152 Street, Unit #300  
  Surrey, BC V4A 9E3  
  
                      Tel:                    604-317-3333
  
2.       Properties involved in the Application
  - (a)       Civic Address:        15240 – 56 Avenue (No. 10 Highway)
  
  - (b)       Civic Address:        15240 – 56 Avenue (No. 10 Highway)  
            Owner:                Panorama Park Investments Ltd., Inc. No. 0806551  
            PID:                  028-045-050  
            Lot C Section 2 Township 2 New Westminster District Plan BCP42333 Except Phases One,  
            Two, Three, Four and Five Strata Plan BCS3598
  
3.       Summary of Actions for City Clerk's Office

WALTER FRANCHI ARCHITECTURE, INC.

1530 15th Street, Suite 100  
Pittsburgh, PA 15202  
Tel: 412-681-1115  
Fax: 412-681-1116



**BUILDING H**

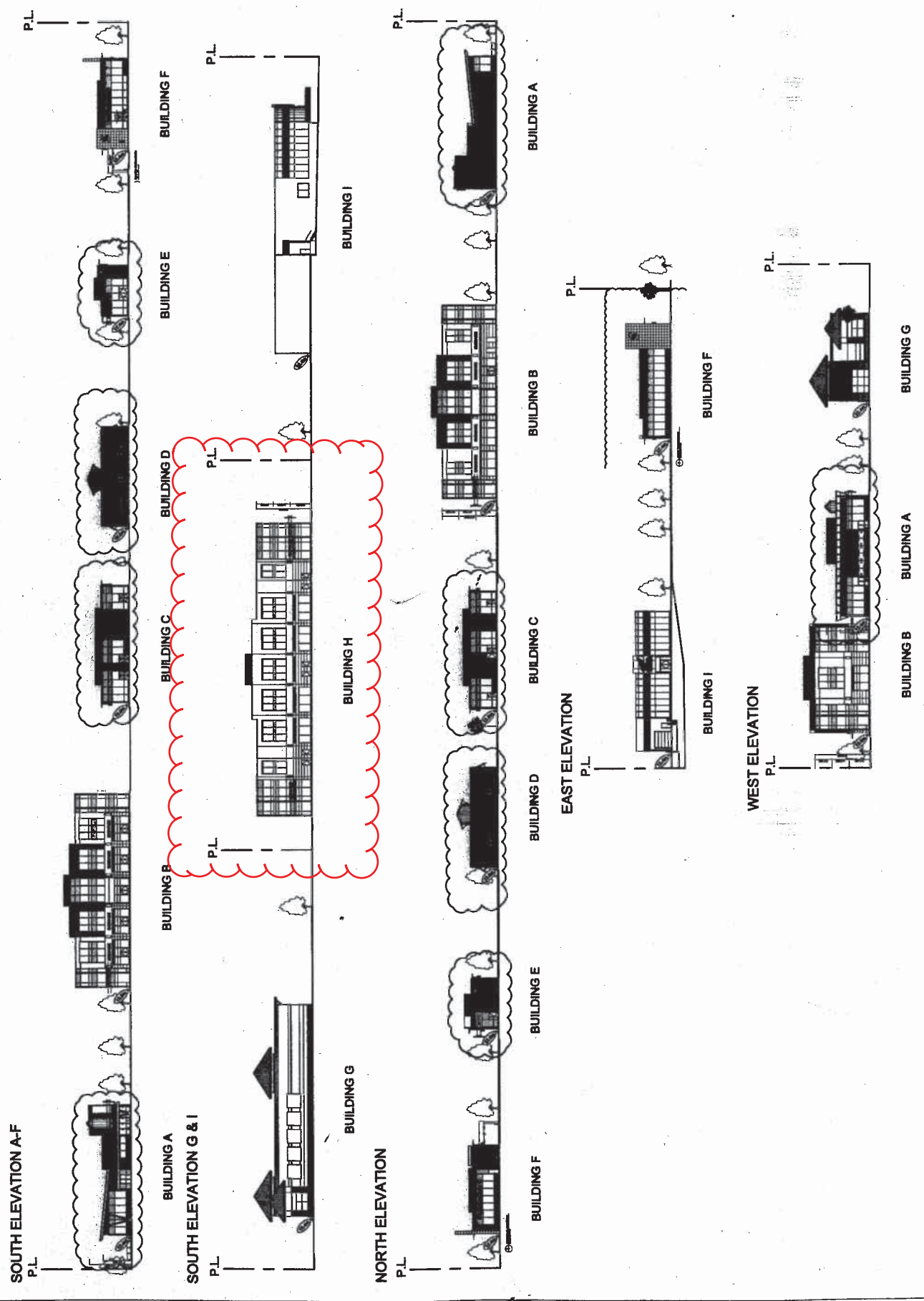
BUILDING HEIGHT 12.2 M  
TOTAL BUILDING AREA 4,525 SM  
SITE COVERAGE 5.02%  
PARKING REQUIRED 44 STALLS  
OFFICE 2,890 SM (2/100 SM) = 58 STALLS  
TOTAL REQ. 102 STALLS  
WORKING PROVIDED 45 STALLS (2 ALL ACCESS) IMMEDIATELY SURROUNDING BLDG  
433 STALLS (11 ALL ACCESS, 74 SMALL CARS) TOTAL SITE

**SITE PLAN - 5590 152ND STREET**

PROJ: 014-474-115  
L.S. 1. Excise, Franchise Plan on Plot LUP14068 and Secondary Plan on Plot RP22772, Section 2, Township 2, New Westminster District, Plan B1608  
SITE AREA 32,675 SM  
UNDEVELOPED LAND 3,536 SM  
TOTAL BUILDING AREA 12,233 SM  
TOTAL BUILDING FOOTPRINT 12,237 SM  
SITE COVERAGE 37.5%  
PARKING REQUIRED 433 STALLS (11 ALL ACCESS, 74 SMALL CARS) IMMEDIATELY SURROUNDING BLDG  
433 STALLS (11 ALL ACCESS, 74 SMALL CARS) TOTAL SITE

- 15 RANGES
  - 155 STALLS
  - 188 STALLS
  - 102 STALLS
  - 24 STALLS
- TOTAL REQ. 498 STALLS (11 ALL ACCESS, 74 SMALL CARS) IMMEDIATELY SURROUNDING BLDG  
433 STALLS (11 ALL ACCESS, 74 SMALL CARS) TOTAL SITE

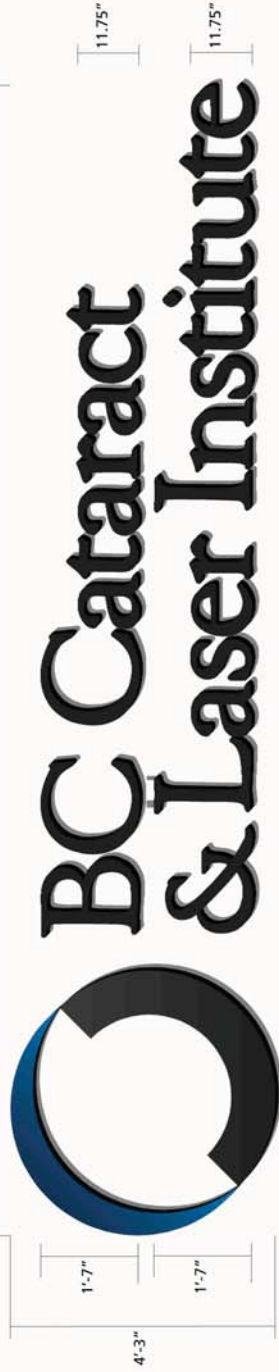




<p>© 2000 Walter Prince, Architects, P.C.          15000 Park Road, Suite 100          Potomac, MD 20854</p>	
<p>Project Name: _____          Project No.: _____          Drawing No.: _____          Date: _____</p>	
<p>Scale: _____</p>	<p>Sheet No.: _____</p>



18'-6"



**Channel Shape**

**Quantity:** One (1)  
**Size:** 4'-3" high  
**Type:** Face lit  
**Lighting:** LED illumination  
**Return:** Painted grey to match channel letters  
**Face:** Acrylic with applied Digital print vinyl

**Channel Letters**

**Quantity:** One (1) set  
**Size:** 11.75" to 1'-7" high  
**Type:** Halo lit  
**Lighting:** LED illumination  
**Face:** Custom fabricated channel letters painted grey (colour value tbd)

**Colour Specifications**

- Grey - colour vallue tbd
- ☒ Digital print

All measurements are approximate and to be confirmed with survey prior to production.

Basic Night view



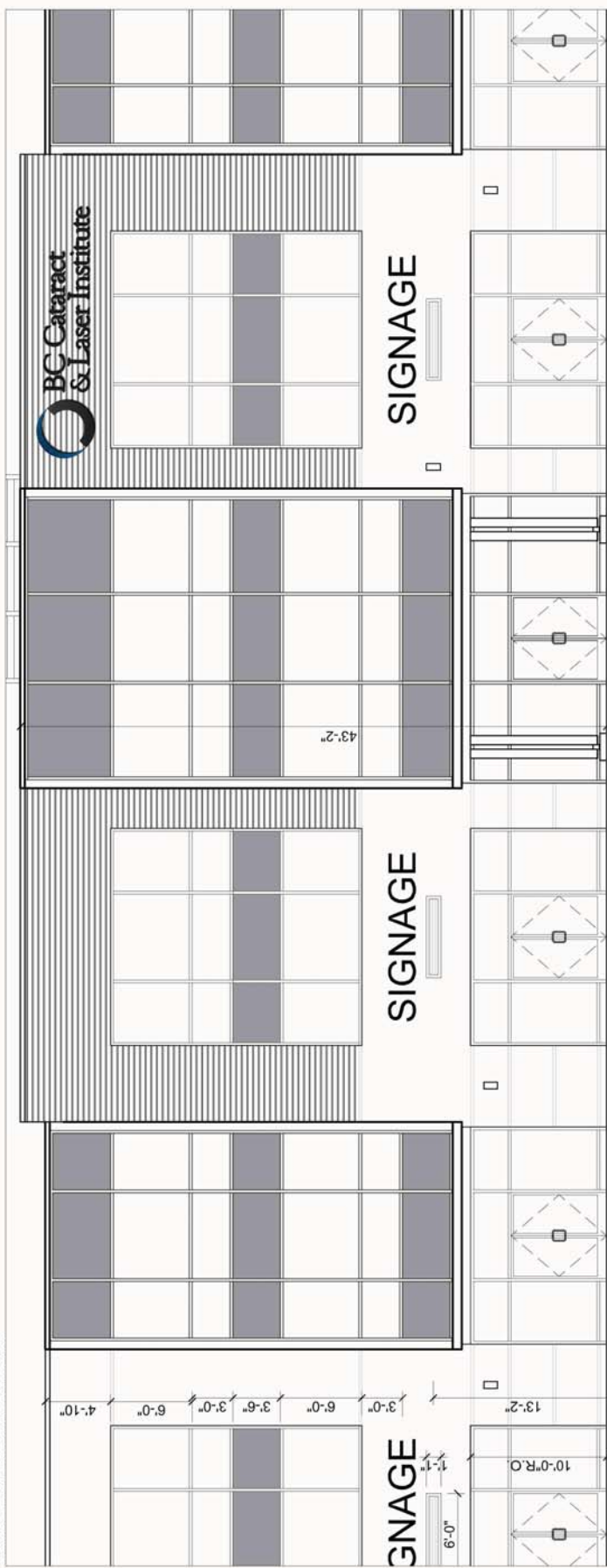
Sign 1

Scale: 1/2" = 1'-0"

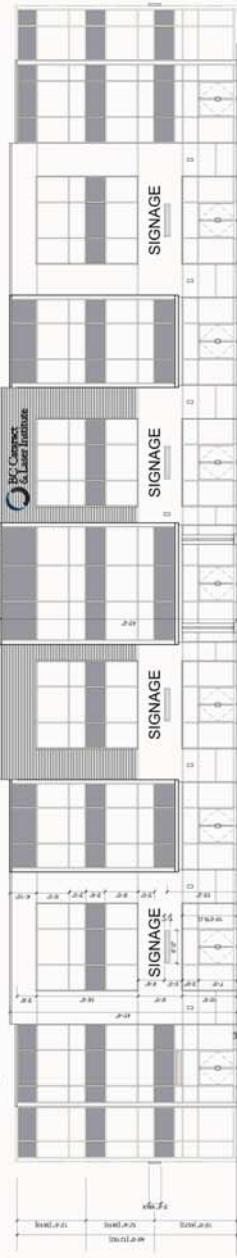
Drawing

1.1

Section View of North Elevation



Full length view of North Elevation



Sign 1 - North Elevation  
Scale: 1/8" = 1'-0"



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The colours used in this presentation may vary slightly from those of the actual finished product.

Project Name: Clearly Surgical  
Account Manager: Chris Jordon  
Client Approval (signature): \_\_\_\_\_  
Approval Date: \_\_\_\_\_  
Project Address: 15240 Hwy 10, Surrey, BC  
File Name: 160511-BCCLI-R3  
Revision Date: Aug 12, 2011  
Landlord Approval (signature): \_\_\_\_\_

27'-11"



**Channel Shape**

**Quantity:** One (1)  
**Size:** 3'-0" high  
**Type:** Face lit  
**Lighting:** LED illumination  
**Return:** Painted grey to match channel letters  
**Face:** Acrylic with applied Digital print vinyl

**Channel Letters**

**Quantity:** One (1) set  
**Size:** 11.75" to 1'-7" high  
**Type:** Halo lit  
**Lighting:** LED illumination  
**Face:** Custom fabricated channel letters painted grey (colour value tbd)

**Colour Specifications**

Grey - colour value tbd  
 Digital print



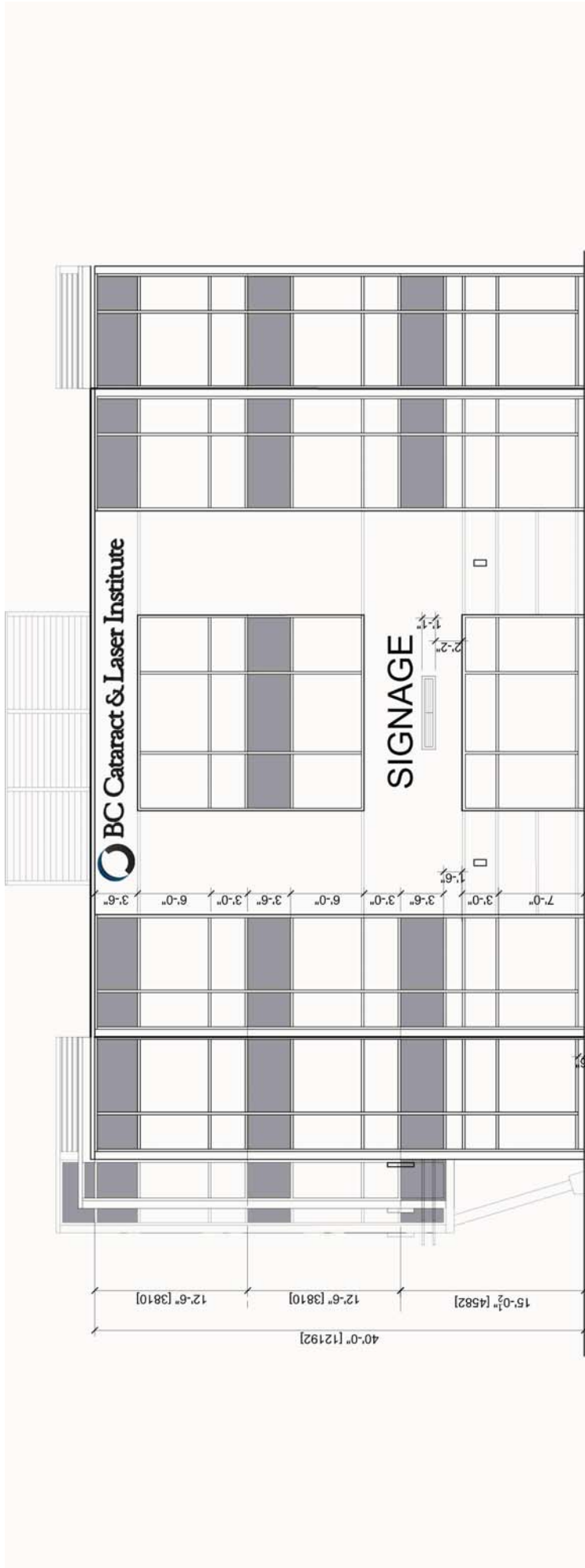
All measurements are approximate and to be confirmed with survey prior to production.

Basic Night view



Sign 2

Scale: 1/2" = 1'-0"



Sign 2 - West Elevation  
Scale: 1/8" = 1'-0"

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Project Name: Clearly Surgical  
 Account Manager: Chris Jordan  
 Client Approval (signature): \_\_\_\_\_

Date: May 16, 2011  
 Approval Date: \_\_\_\_\_

Project Address: 15240 Hwy 10, Surrey, BC  
 File Name: 160511-BCCLI-R3  
 Landlord Approval (signature): \_\_\_\_\_

Revision Date: Aug 12, 2011

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## SIGN CRITERIA - PANORAMA PLACE

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All sign layouts to be approved by the Landlord prior to commencement. Approval will be based on the following criteria:

- Signs may consist of illuminated or non-illuminated components as individual letters or channel shapes or combinations thereof.
- All signage will be raceway mounted on the building or in front of glazing.
- The face of raceways can be full height or partial height. The length is to be determined by the copy.  
All raceways are to be painted out the same colour and finish as the building or colour to compliment the sign.
- Maximum height of copy is to be 40". Maximum depth of copy is to be 5 ¼".
- Sign area not to exceed 3' square/lineal foot of elevation frontage.
- Copy area is not to exceed 50% of the sign area.
- Sign area will be determined by the width of the storefront from each end / demising wall. A minimum 12" space required at each end of the sign between the end of the sign and the demising wall.
  
- All wiring is to be to the most current electrical code.  
All wiring and connections are to be contained within the raceway – *absolutely no visible wires or connections allowed.*
- No visible fasteners or manufacturers labels are allowed, with the exception of CSA as required
- All materials and workmanship are to be of the highest level to ensure that quality is maintained.
- No contractor should commence manufacture before receiving written approval of their shop drawings from the Landlord.
- No contractor will be allowed to install any signage until they have secured any and all necessary municipal permits.