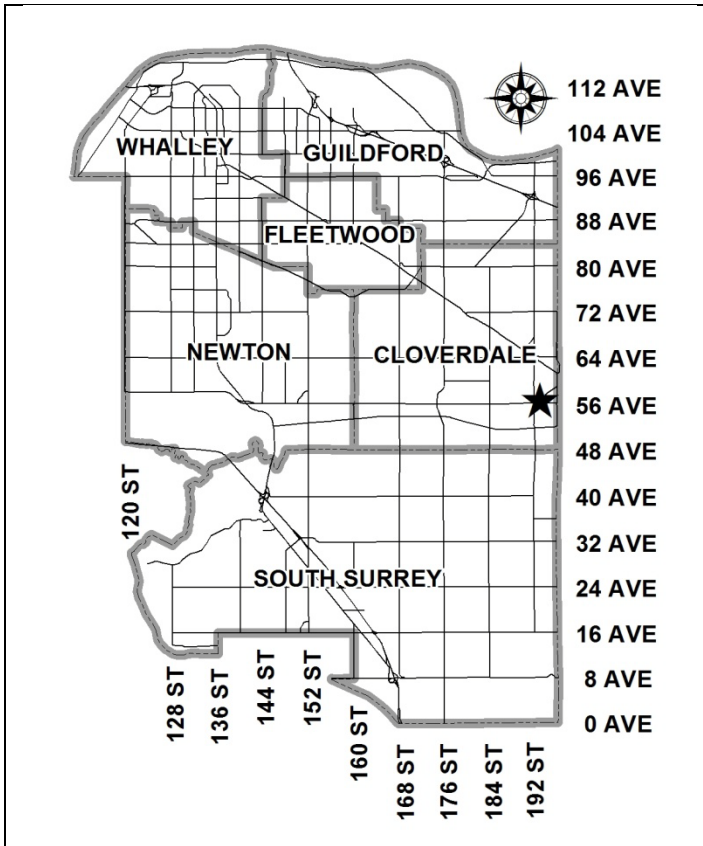


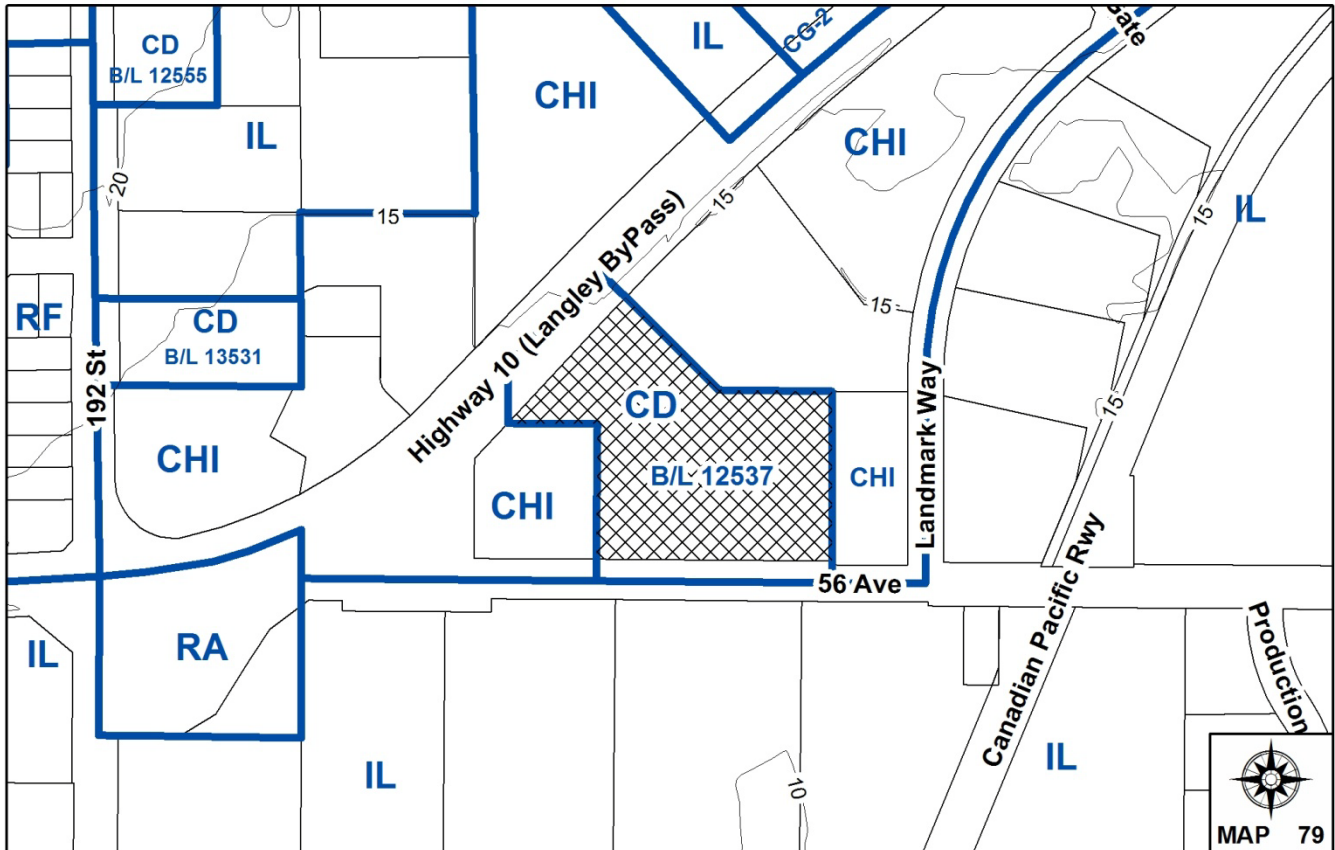
Planning Report Date: September 12, 2011



PROPOSAL:

- **Development Variance Permit**
 in order to allow an additional fascia sign for an automobile and truck dealership.

LOCATION: 19383 - 56 Avenue
OWNER: Gordon Wilson Dams
ZONING: CD (By-law No. 12537)
OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an additional fascia sign on the north side of the existing building.

RATIONALE OF RECOMMENDATION

- Similar variances for additional signage at automobile dealerships in the area have been previously approved by Council.
- The fascia signs comply with all other aspects of the Sign By-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7911-0148-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to vary the Surrey Sign By-law to increase the maximum number of fascia signs on the north side of the building from three (3) to four (4).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Dams Ford automobile and truck dealership

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across No. 10 Highway/ Langley By-pass):	Mixed-use highway commercial building and auto dealerships	Industrial	CHI
East:	Mixed-use industrial building	Industrial	CHI
South (Across 56 Avenue):	Lumber yard	Industrial	IL
West:	Mixed-use highway commercial building	Industrial	CHI

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 19383 – 56 Avenue between the intersection of Langley By-pass with 56 Avenue and Landmark Way and is zoned Comprehensive Development (CD) Bylaw No. 12537. The property is designated Industrial in the Official Community Plan (OCP).
- A Ford dealership currently operates on the subject site. The applicant intends to incorporate a Lincoln dealership.
- Under the Sign By-law, one fascia sign is permitted per each premise or lot frontage.
- On September 30, 2002, Development Variance Permit No. 7902-0238-00 was issued to increase the number of fascia signs allowed on the north side of the building (which fronts No. 10 Highway) from one (1) to three (3). There is also an existing fascia sign on the south side of the building which fronts 56 Avenue.

- The existing Ford dealership is being renovated to include an area for Lincoln automobiles. As a result the applicant is now asking for a new Development Variance Permit to increase the total number of fascia signs on the north side of the building to four (4) to install a Lincoln sign on the north side of the building.
- At the July 25, 2011 Regular Council – Land Use meeting, when considering Application No. 7911-0122-00 for free-standing signage at a nearby automobile dealership at 19360 Langley Bypass, Council directed staff to review the signage regulations for automalls or their equivalents. This review is underway, however, in the meantime, the applicant is seeking new fascia signage for the dealership on the subject site.

DESIGN PROPOSAL AND REVIEW

- The proposed monument on which the fascia signage will be located is approximately 7 metres (22.9 ft.) tall and approximately 5 metres (16.7 ft.) wide and is to be located at the east side of the port cochère. The illuminated Lincoln logo and lettering are located on the top half of the monument.
- The proposed monument includes a high-quality black marble centre with a cream marble lining (Appendix III). In an effort to streamline, an associated Development Permit application was not required.
- The size of the lettering is approximately 0.40 metre (1.3 ft.) by 2.3 metres (7.8 ft.) with a logo that is 1.2 metres (4 ft.) by 0.3 metre (1 ft.) for a total proposed fascia sign area of 1.3 square metres (14 sq. ft.). Both lettering and logo will be white in colour and illuminated.
- The total existing and proposed fascia sign area is approximately 49 square metres (527 sq. ft.) and is well below the amount allowed under the Sign By-law (94 square metres/1,012 sq. ft.).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Sign By-law to increase the maximum number of fascia signs on the north side of the building from 3 to 4.

Applicant's Reasons:

- The site has two large frontages and the building currently only has 4 fascia signs.

Staff Comments:

- The premise frontage of the Gordon Dam's Ford building is No. 10 Highway and is approximately 95 metres (312 ft.) in length. The Sign By-law permits a maximum fascia sign area of 0.3 square metre (3 sq. ft.) per linear foot of premise frontage and a maximum copy area of 50% of the allowable fascia sign area. The total sign area for the 4 existing and the 1 proposed fascia signs is approximately 49 square metres (527 sq. ft.) which is below the maximum 94 square metres (1,012 sq. ft.) of sign area permitted under the Sign By-law.

- Given the long façade of the building fronting the Langley By-pass, the proposal for four (4) fascia signs is reasonable. The proposed signage is tasteful and suitable for an auto dealership.
- Although the Sign By-law only allows 1 fascia sign on the north elevation of the building, Development Variance Permit No. 7902-0238-00 was approved by Council on September 30, 2002 to increase the maximum to 3 fascia signs. One additional fascia sign is now being requested from what was previously approved.
- Staff support 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. 7911-0148-00
Appendix III.	Depiction of Proposed Fascia Signage

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/kms

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. 9/8/11 9:21 AM

Information for City Clerk

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

- 1. (a) Agent: Name: Teri Hudson
 Address: Teck Construction LLP
 5197 - 216 Street
 Langley BC V3A 2N4

 Tel: 604-534-7917 – Work
 604-830-0878 – Cellular

- 2. Properties involved in the Application
 - (a) Civic Address: 19383 - 56 Avenue

 - (b) Civic Address: 19383 - 56 Avenue
 Owner: Gordon Wilson Dams
 PID: 017-000-319
 Lot 2 Section 10 Township 8 New Westminster District Plan NWP87805

- 3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7911-0148-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0148-00

Issued To: Gordon Wilson Dams

("the Owner")

Address of Owner: 14530-104 Avenue
Surrey BC
V3R 1L9

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: 017-000-319
Lot 2 Section 10 Township 8 New Westminster District Plan NWP87805
19383 56 Ave
(the "Land")
3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
(a) To vary Sub-section 27. (2)(a) to increase the maximum number of fascia signs on the north side of the building from 3 (approved by Development Variance Permit No. 7902-0238-0) to 4.
4. The siting of buildings and structures shall be in accordance with the drawings numbered 7911-0148-00 (A) through to and including 7911-0148-00(C) (the "Drawings") which are attached hereto and form part of this development variance permit.
5. This development variance permit applies to only the portion of the buildings and structures on the Land 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

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

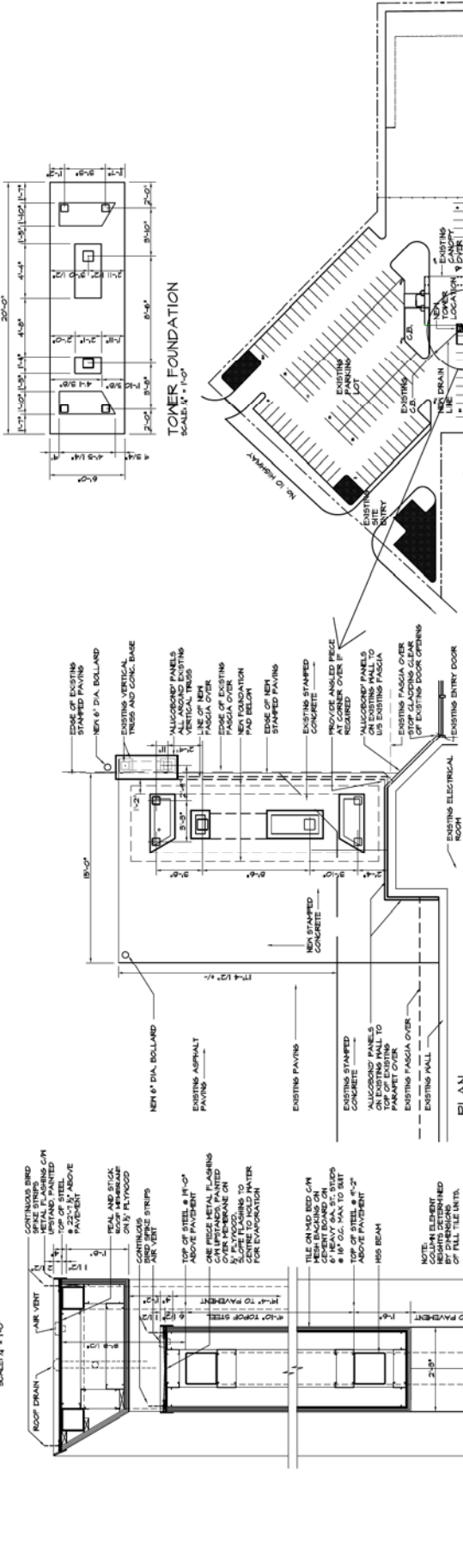
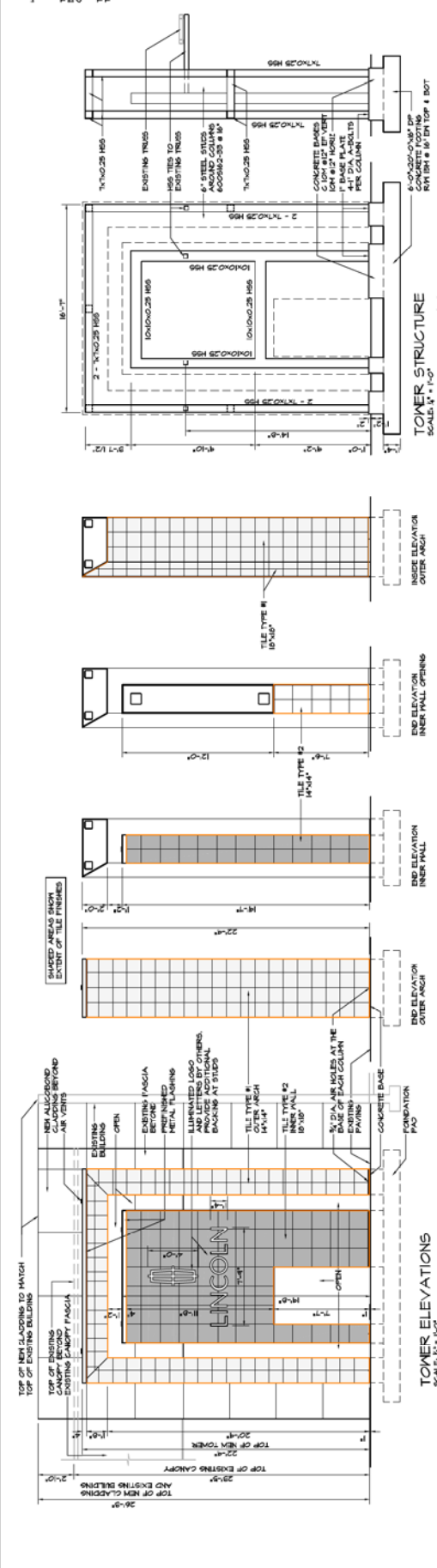
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

REVISIONS	NO.	DATE	DESCRIPTION
1.	1	12/01/11	ISSUE FOR PERMIT
2.	2	01/11/12	ISSUE FOR CONSTRUCTION



PROJECT
 NEW LINCOLN TOWER AT DAMS LINCOLN FORD
 19395 - 56th Ave
 Surrey, BC
CONSULTANTS

TECK CONSTRUCTION
5197-21st Street Langley
PROJECT NUMBER
SHEET TITLE AND TOPER DETAILS
SHEET NUMBER
SCALE AS SHOWN SHEET NO. 1 OF 1 CHECKED BY: JCH DRAWN BY: JCH



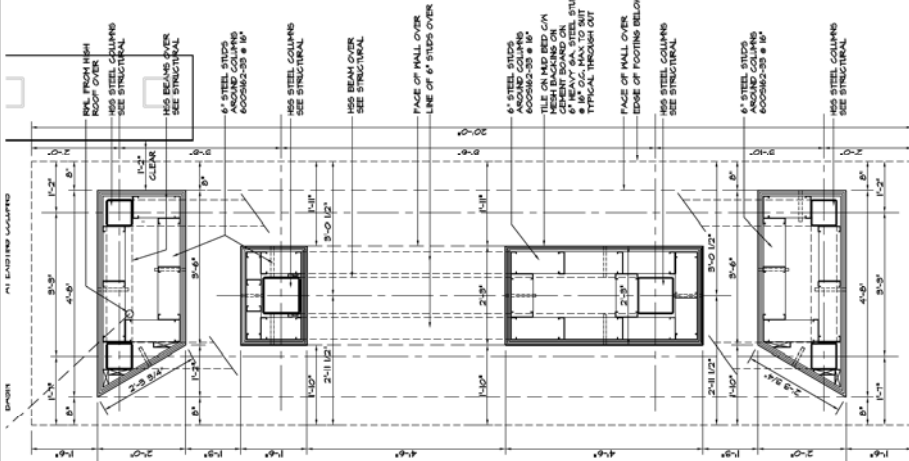
REVISIONS	NO.	DATE	DESCRIPTION
1.	1	12/01/11	ISSUE FOR PERMIT
2.	2	01/11/12	ISSUE FOR CONSTRUCTION



COMMITMENT STATEMENT: THESE PLANS ARE FOR THE USE OF THE PROJECT ONLY AND ARE NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF WEISS SHAW WOODS.

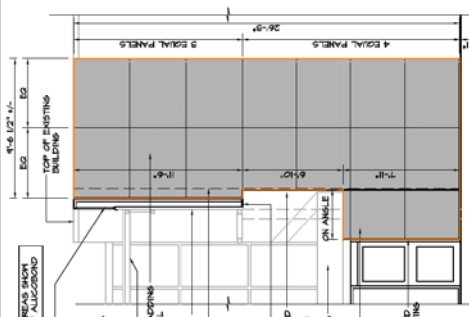
REVISIONS:

RE/DATE	DESCRIPTION
1. 12/01/11	REVISED BUILDING FOOTPRINT
2. 01/04/12	REVISED BUILDING FOOTPRINT

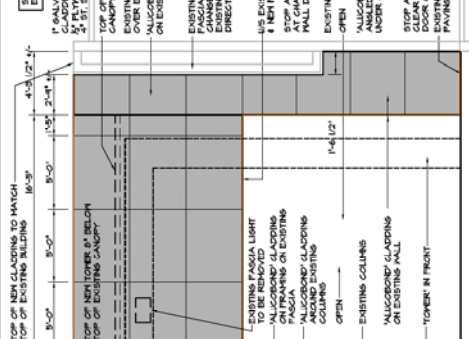


NOTE: DIMENSIONS REFERENCED FROM FACE OF FULL TILE INT'L.

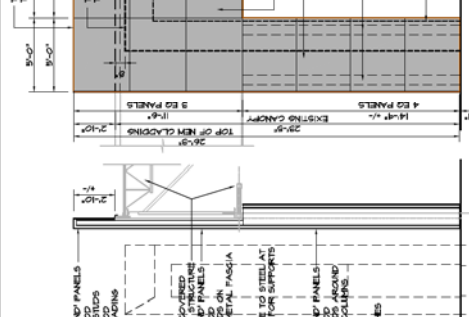
TOWER PLAN DETAILS
SCALE: 3/8" = 1'-0"



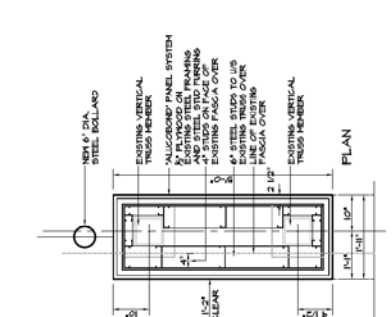
ELEVATION NEW CLADDING @ EXISTING WALL
SCALE: 3/8" = 1'-0"



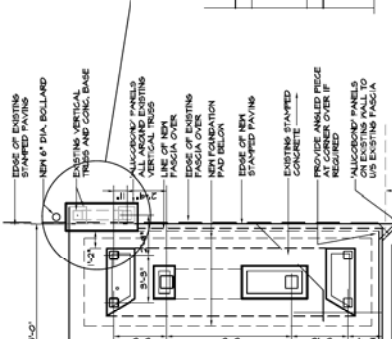
ELEVATION NEW CLADDING @ EXISTING CANOPY
SCALE: 3/8" = 1'-0"



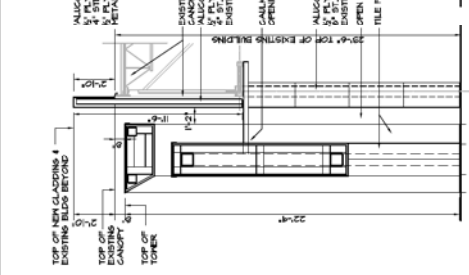
ELEVATION NEW CLADDING @ EXISTING FASCIA
SCALE: 3/8" = 1'-0"



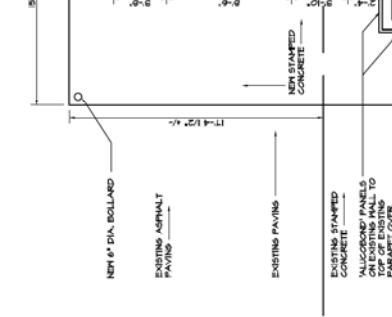
CLADDING @ EXISTING COLUMNS
SCALE: 3/8" = 1'-0"



CLADDING @ EXISTING FASCIA
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CLADDING SECTIONS
SCALE: 3/8" = 1'-0"



PLAN
SCALE: 3/8" = 1'-0"

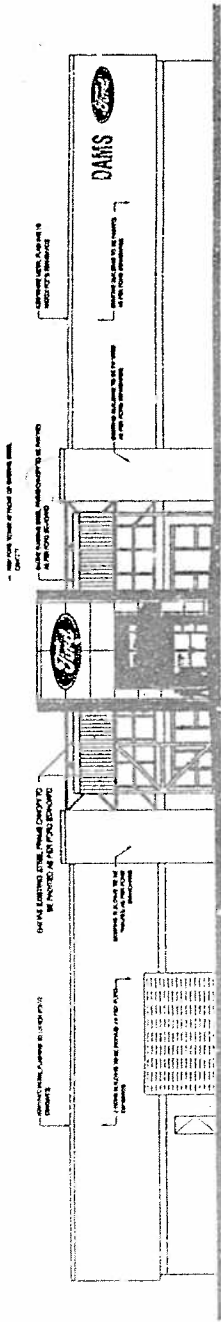
CLADDING DETAILS

CLADDING @ EXISTING WALL
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CLADDING @ EXISTING FASCIA
SCALE: 3/8" = 1'-0"

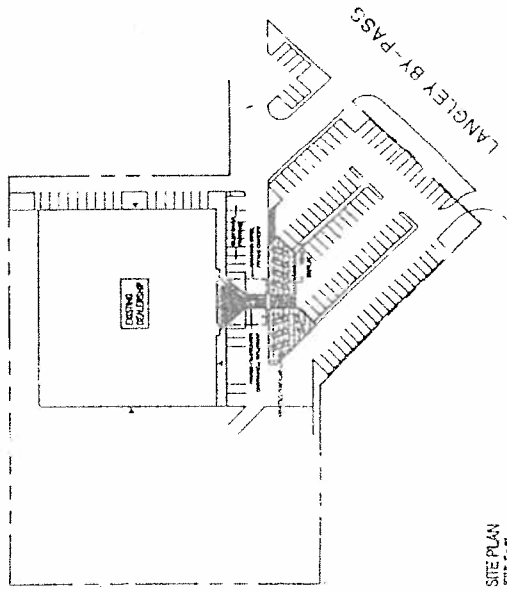
SECTION
CLADDING @ EXISTING WALL
SCALE: 3/8" = 1'-0"

TOWER DETAILS



FRONT ELEVATION
SCALE 1/8" = 1'-0"

56 AVENUE



SITE PLAN
SCALE 1/8" = 1'-0"

DAMS FORD LINCOLN
SURREY, BC

SCALE AS NOTED





DAMS

LINCOLN