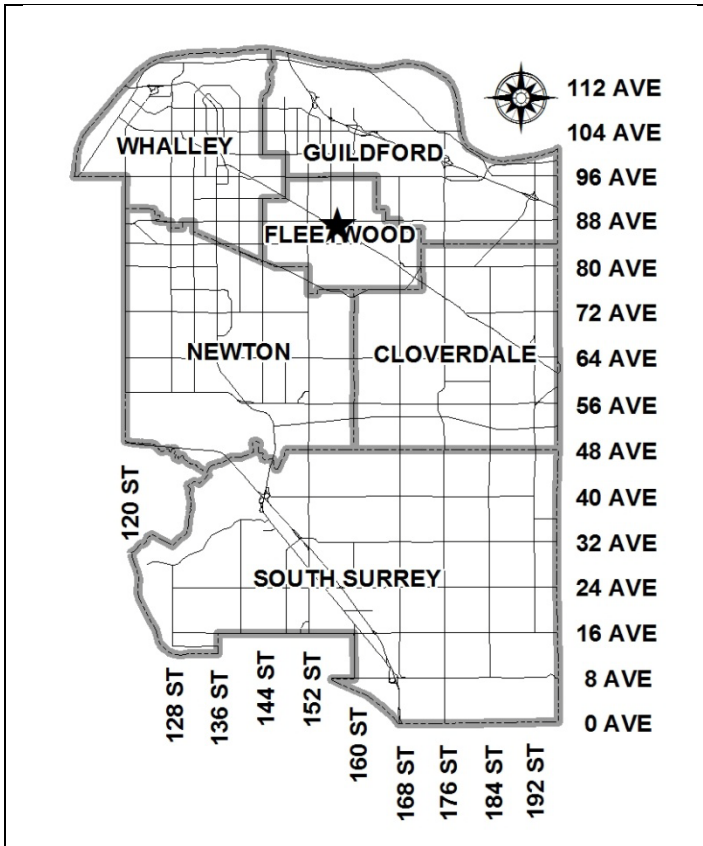


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0239-00

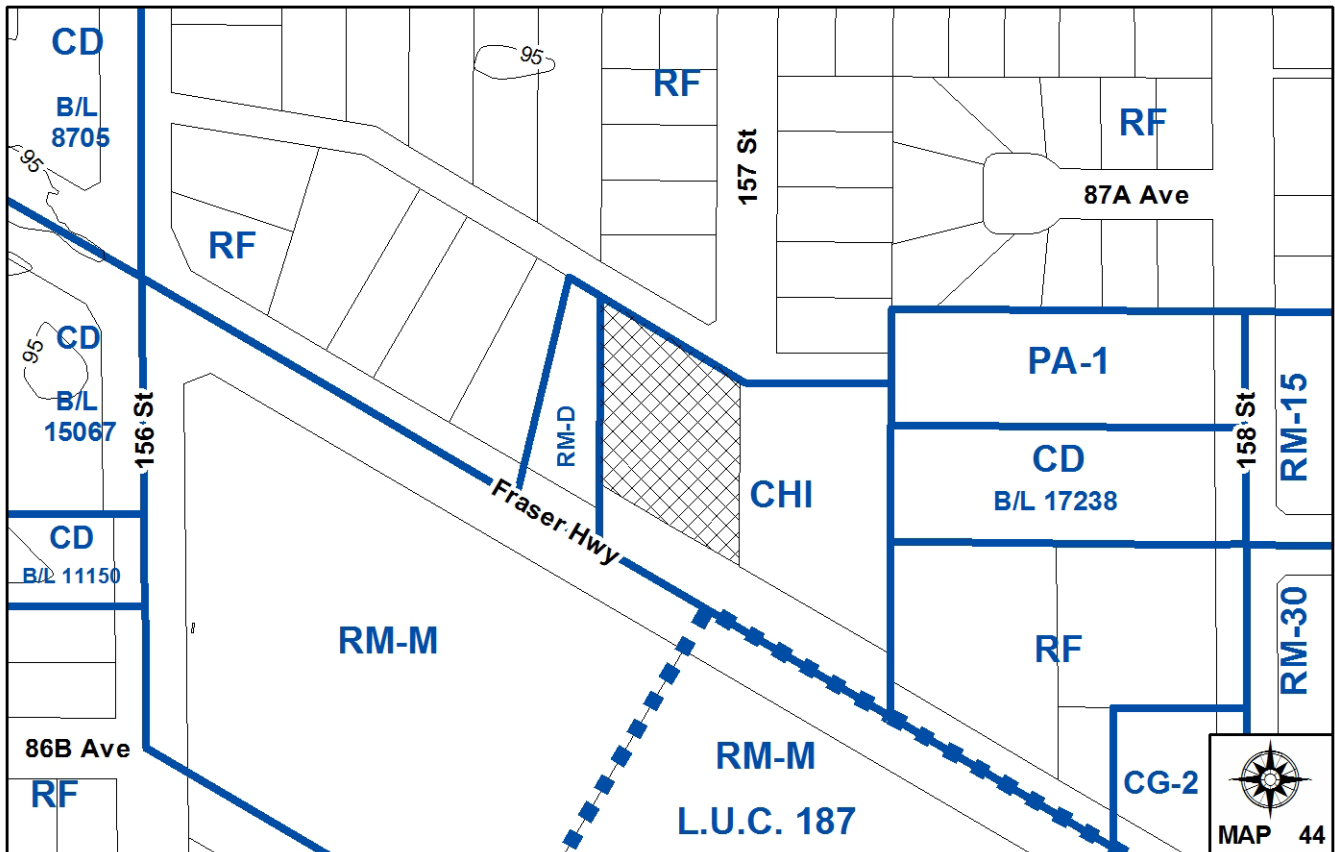
Planning Report Date: April 2, 2012



PROPOSAL:

- **Development Permit**
 in order to permit a free-standing sign for an existing multi-tenant commercial building.

LOCATION: 15685 Fraser Highway
OWNER: 590728 BC Ltd, Inc. No. 590728
ZONING: CHI
OCP DESIGNATION: Urban
TCP DESIGNATION: Medium Density Townhouses



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed sign complements the form and character of the existing building on site.
- The sign conforms to all requirements of the Surrey Sign By-Law, 1999, No. 13656, as amended.
- The applicant will register a Restrictive Covenant to require the owner to remove the sign when necessary for the widening of Fraser Highway.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7911-0239-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) registration of a Section 219 Restrictive Covenant to require removal of the sign, at the owner's cost, when warranted for the widening of Fraser Highway.

REFERRALS

Engineering: The Engineering Department has no objection to the project

SITE CHARACTERISTICS

Existing Land Use: Commercial building with multiple tenants.

Adjacent Area:

Direction	Existing Use	Town Centre Plan Designation	Existing Zone
North:	Single family dwelling.	Single Family	RF
East:	Vacant, paved lot.	Medium Density Townhouses	CHI
South (Across Fraser Highway):	Mobile home park.	Manufactured Homes	RM-M
West:	Duplex.	Medium Density Townhouses	RM-D

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 15685 Fraser Highway in Fleetwood. The property is zoned Highway Commercial Industrial (CHI) and designated Urban in the Official Community Plan. It has a designation of Medium Density Townhouses in the Fleetwood Town Centre Plan.
- There is currently one multi-tenant commercial building occupying the site. Businesses which currently occupy this building include Abbsry Tires, Leading Edge Skate Shop and Triunity Martial Arts Studios.
- Currently, no free-standing sign exists on the site.

- A Development Permit application has been submitted for a free-standing identification sign that will allow the businesses on site to display their names and logos.
- The proposed free-standing sign is to be located at the southwest corner of the site, adjacent to Fraser Highway. The proposed sign will have a setback of approximately 2.4 metres (8 ft) from Fraser Highway and 2.1 metres (7 ft.) from the west property line. Due to various easements registered on the site this location is the only feasible location for the sign.
- Future widening of Fraser Highway will require a 5.78-metre(19 ft.) dedication from the Fraser Highway frontage of the subject lot. As the sign is proposed to be located within the future road dedication area, the applicant will register a Restrictive Covenant on title to ensure removal of the sign, at the landowner's cost, at some future date when required for the widening of Fraser Highway.
- The proposed location of the sign is in the southwest corner of the subject lot and will require removal of one parking space. The subject site contains approximately 32 parking spaces which is above the 30 parking spaces required by the three tenants.

DESIGN PROPOSAL AND REVIEW

- The proposed sign is a solid, monolithic, two-sided sign, 3.2 metres (10.5 ft.) in height and 1.8 metres (6 ft.) in width.
- The sign also contains a decorative cornice that widens to 2.1 metres (6.8 ft.). The sign area of the double-sided sign is approximately 7.4 square metres (80 sq. ft.) which is below the 13.9 square metres (150 sq. ft.) allowed under the Sign By-law. Copy area is approximately 3.3 square metres (36 sq. ft.) which is below the 50 percent maximum of the sign area, permitted in the Sign By-law.
- The sign is primarily light brown in colour with a black sheet metal decorative cornice that reflects the design of the cornice parapet of the building.
- The light brown colour of the sign complements the colour of the building.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|--------------|-------------------------------|
| Appendix I. | Lot Owners and Action Summary |
| Appendix II. | Proposed Free-Standing Sign |

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/kms

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. 3/29/12 8:57 AM

(d) Civic Address: 15685 Fraser Highway
Owner: 590728 BC Ltd., Inc. No. 590728
Director Information:
Daljeet Samra

Officer Information as at August 16, 2010
Daljeet Samra (President)
Amarjit Samra (Secretary)

PID: 025-743-210
Strata Lot 3 Section 26 Township 2 New Westminster District Strata Plan BCS466
Together with in Interest in the Common Property in Proportion to the Unit Entitlement
of the Strata Lot as Shown on Form V

(e) Civic Address: 15685 Fraser Highway
Owner: 590728 BC Ltd., Inc. No. 590728
Director Information:
Daljeet Samra

Officer Information as at August 16, 2010
Daljeet Samra (President)
Amarjit Samra (Secretary)

PID: 025-743-228
Strata Lot 1 Section 26 Township 2 New Westminster District Strata Plan BCS466 Together
with in 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



• 1(x) 10'-4" x 6'-0" O.A.
d/f Illuminated Pylon

- 12" Decorative Roof Detail
- Sheet metal cladding Painted Black (TBD)
- 9'-0" Wide Main Cabinet Body
- ID Section c/w routed / pleaxi backed Copy
- Internal T-12 H.O. Fluorescent Illumination
- Copy Color: White
- All Paint Colors TBD

• D. F. Tenant Panels

ABBSRY TIRES

- White Lexan Face with 1st surface vinyl graphics
- Background Color: - #125 Golden Yellow
- Copy Color: - Black & #3630- 73 Dk. Red vinyl
- Cabinet / Retainers: - Black

THE LEADING EDGE

- White Lexan Face with 1st surface vinyl graphics
- Background Color: - White
- Copy Color: - Black & #3630- 33 Red vinyl
- Cabinet / Retainers: - Black

TRIUNITY MARTIAL ARTS

- White Lexan Face with 1st surface vinyl graphics
- Background Color: - #33 Red vinyl
- Copy Color: - Trinity Martial Arts Studios - White
- Logo - Digital print (required high-res. logo for production)

- Cabinet / Retainers: - Black

Planters by others



galaxiesigns.com

5085 Regent Street
Burnaby, British Columbia
V5C 4H4

Ph 604 291 6011
Fax 604 291 7138

Client **Abbsry Tires**

Address **15685 Fraser Hwy., Surrey**

Sales **Somy B** Date **FEB 23, 12**

Scale **3/8" = 1'**

File Name **AbbsryTires-10403**

APPROVED _____

DATE _____

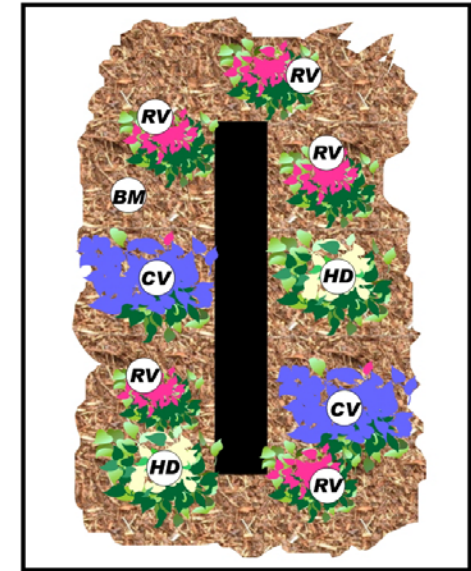
NOTE:
• The colours used in this presentation may vary slightly from those of the actual finished product.
• Depiction of display on artwork is conceptual and may not necessarily be to scale.
• It is the responsibility of the customer to provide GALAXIE SIGNS Ltd. with production ready artwork files prior to production.



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ALL PLANTS AND WORKS ACCORDING TO THE BCSCA/SCLNA LANDSCAPING STANDARD



5 POTS
CEANOTHUS
VICTORIA (CV)



2 POTS
HOLODISCUS
DISCOLOUR (HD)



2 POTS
ROSA VUGOSA (RV)



BARK MULCH

