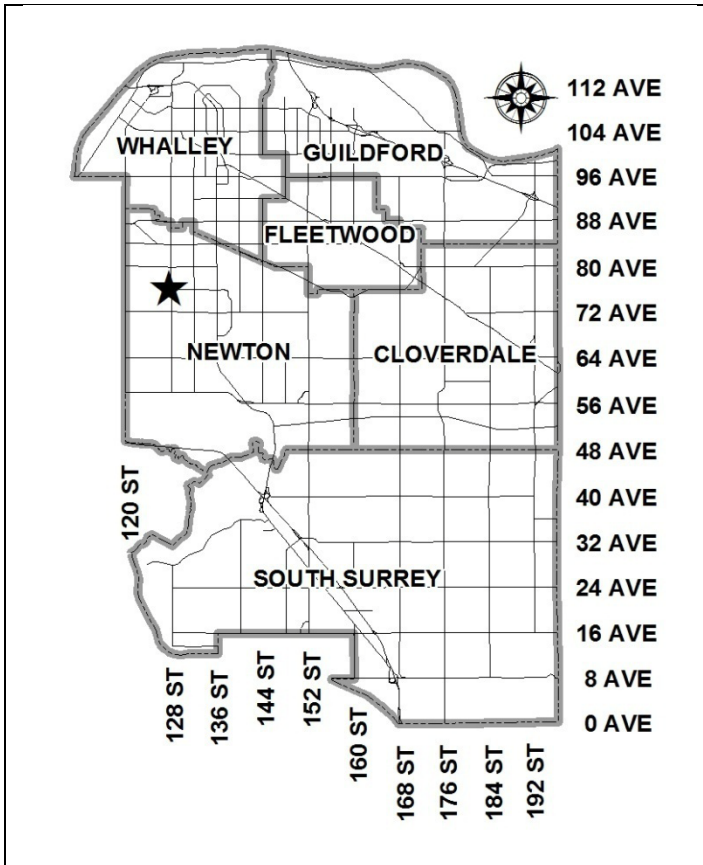


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0252-00

Planning Report Date: April 2, 2012

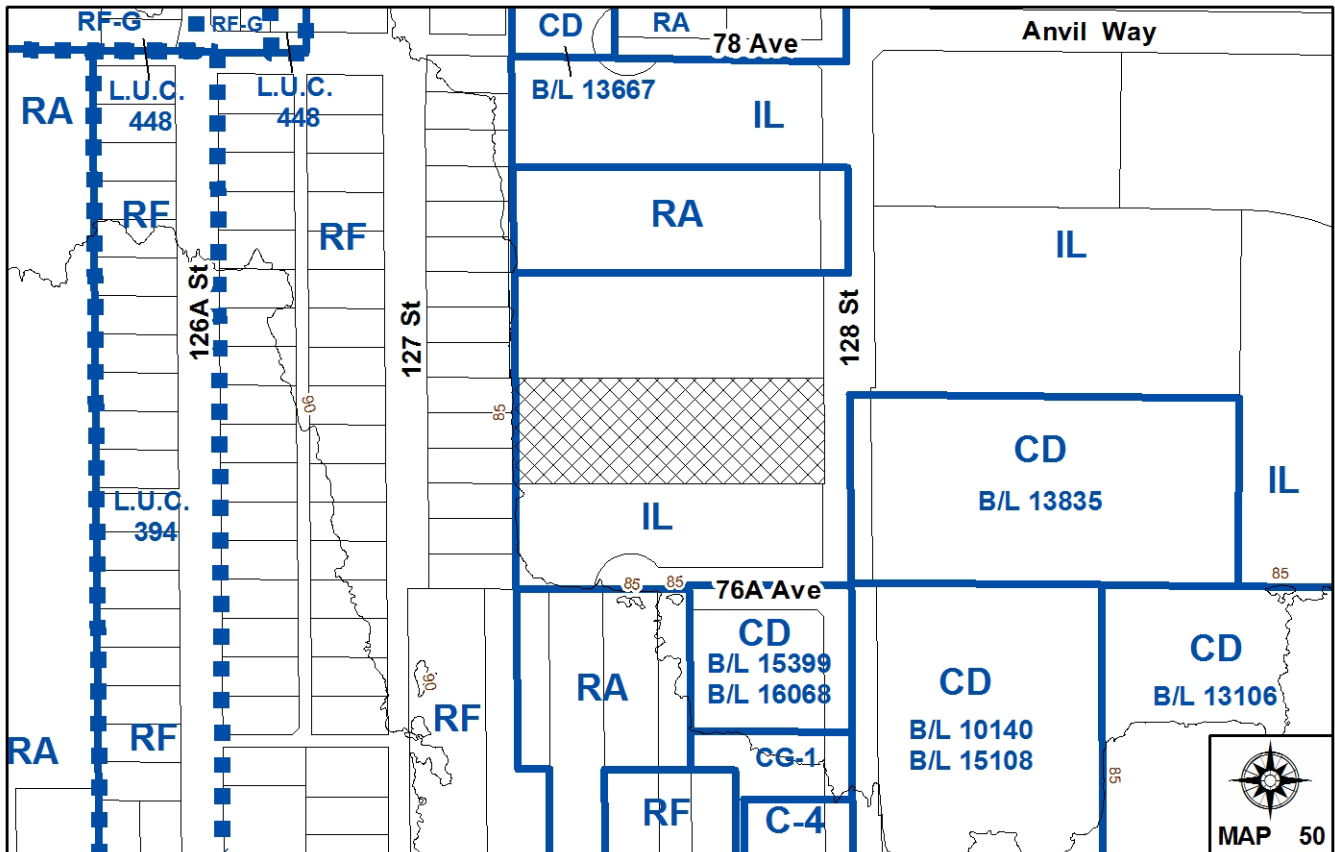


**PROPOSAL:**

- **Development Permit**

in order to install a free-standing sign for an existing industrial complex.

**LOCATION:** 7711 - 128 Street  
**OWNER:** Owners of Strata Plan NW 3169  
**ZONING:** IL  
**OCF DESIGNATION:** Industrial  
**LAP DESIGNATION:** General Industrial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed free-standing sign conforms to all requirements of the Surrey Sign By-law, 1999.
- The design of the proposed free-standing sign complements the design of the existing building.
- Additional landscaping is proposed to be installed around the base of the sign.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Permit No. 7911-0252-00 and authorize the Mayor and Clerk to execute the Permit.

**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: Industrial building

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Industrial building.	Industrial/General Industrial	IL
East (Across 128 Street):	Industrial building.	Industrial/General Industrial	CD (By-law No. 17348)
South:	Industrial building.	Industrial/General Industrial	IL
West:	Single family residential dwellings.	Urban/Urban Residential	RF

DEVELOPMENT CONSIDERATIONS

- The subject property is located on 128 Street, north of 76A Avenue. The property is zoned "Light Industrial (IL)" and is designated "Industrial" in the Official Community Plan (OCP) and "General Industrial" in the Central Newton Local Area Plan (LAP).
- The property is occupied by a stratified industrial building, which was built in 1989.
- The applicant has made a Development Permit application to allow a new free-standing sign on the property, which will replace the existing free-standing sign.

DESIGN PROPOSAL AND REVIEW

- The proposed free-standing sign will be 4.5 metres (15 ft.) high, which complies with the permitted height for free-standing signs in industrial areas along 128 Street. The sign complies fully with the Surrey Sign By-law, 1999.
- The free-standing sign is 2.4 metres (8 ft.) wide and double-sided resulting in a total sign area of approximately 17.8 square metres (192 sq. ft.). The Sign By-law permits a total sign area of 27.8 square metres (300 sq. ft.) for double-sided freestanding signs in industrial areas.
- The free-standing sign will have a white lexan face with vinyl graphics. The frame of the sign is grey to match the existing building.
- The sign area will consist of a white lexan surface with black text permitted within the copy area. In addition, the sign will have 24 individual sign channels (12 per side).
- The sign will be located 2 metres (6.6 ft.) from the front (east) property line which complies with the required setbacks outlined in Surrey Sign By-law, 1999.
- The applicant is proposing to introduce additional landscaping around the base of the sign in order to improve the overall appearance. The proposed landscaping will consist of heather and lecothea flowers at the base of the sign. There are also existing hedges planted in the front yard of the property.

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. 7911-0251-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HK/kms



CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7911-0252-00

Issued To: OWNERS OF STRATA PLAN NW 3169  
("the Owner")

Address of Owner: Unit 264 – 12899 -76 Avenue  
Surrey, BC  
V3W 1E6

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 Identifiers: 015-656-861, 015-656-870, 015-656-888, 015-656-896, 015-656-900, 015-656-918, 015-656-926, 015-656-934, 015-656-942, 015-656-951, 015-656-969, 015-656-985, 015-656-993, 015-657-001, 015-657-019, 015-657-027, 015-657-035, 015-657-043, 015-657-051, 015-657-060, 015-657-078, 015-657-086, 015-657-094, 015-657-108  
Strata Lots 1 – 24 Section 19 Township 2 New Westminster District Strata Plan NW3169  
Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

7711 - 128 Street

(the "Land")

3. This development permit applies to only to that portion of the buildings and structures on the 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 character of the development including landscaping and the siting, form, exterior design and finish of buildings and structures shall be in accordance with the drawings numbered 7911-0252-00(A) and 7911-0251-00(B) (the "Drawing") which is attached hereto and form part of this development permit.

6. Minor changes to the Drawing that do not affect the general form and character of the landscaping and the siting, form, exterior design and finish of buildings and structures on the Land, may be permitted subject to the approval of the City.
7.
  - (a) The landscaping shall conform to drawing numbered 7911-0252-00(C) (the "Landscaping").
  - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawing.
  - (c) Prior to the issuance of the sign permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

Cash or an Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$616.00

(the "Security")
  - (d)
    - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
    - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
    - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
9. 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.
10. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

ii. 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)

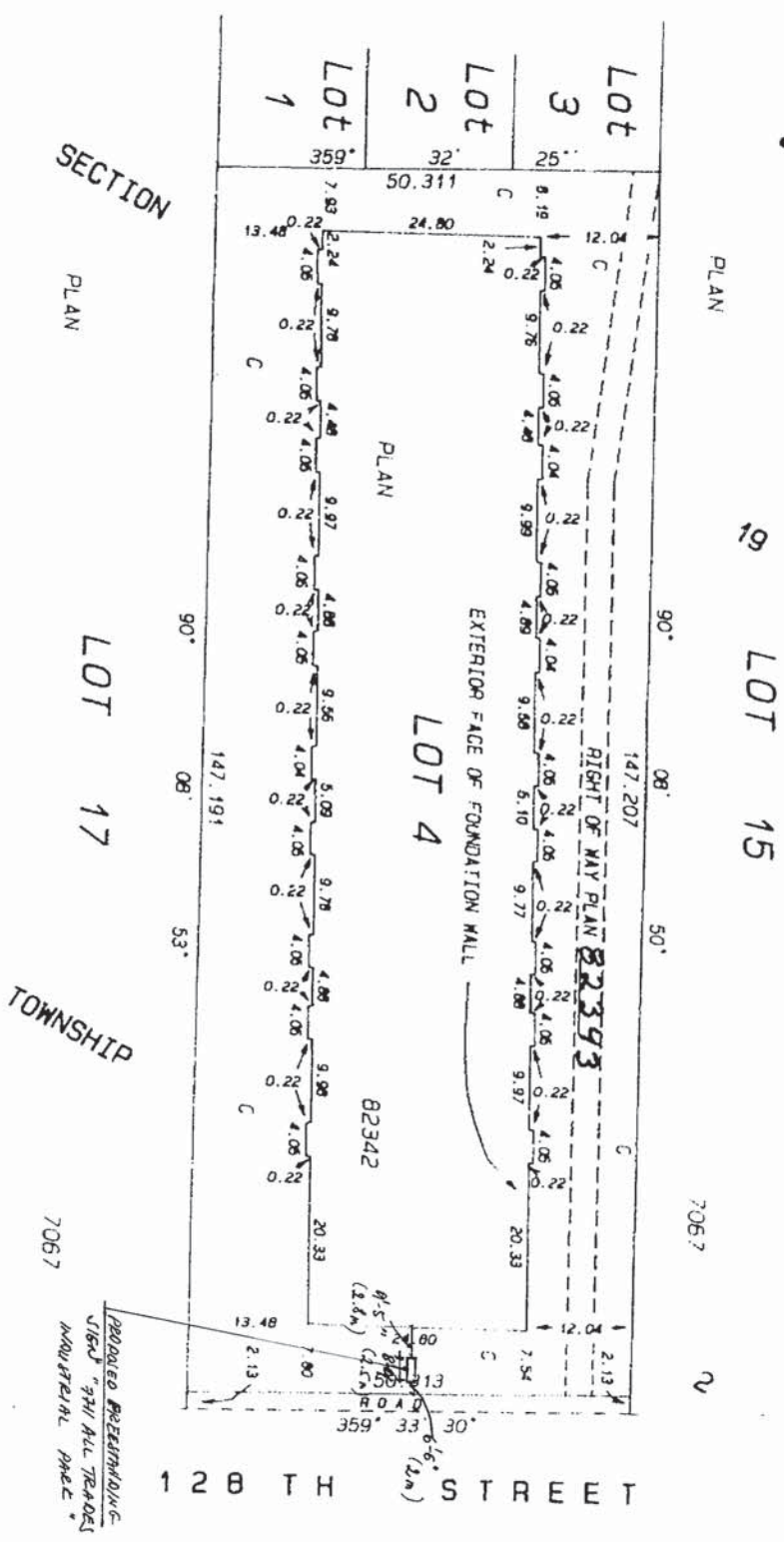
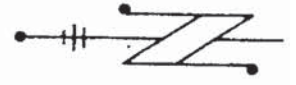
OR

\_\_\_\_\_  
Owner: (Signature)

\_\_\_\_\_  
Name: (Please Print)



# Schedule A



THE ADDRESS FOR SERVICE OF DOCUMENTS  
ON THE STRATA CORPORATION IS:

The Owners of Strata Plan No. Mud 3169  
c/o Aljstair L. McAndrew  
240-12714 7500

I, RANDY ARNOLD of Aldergrove, British Columbia  
a British Columbia Land Surveyor, hereby certifi-  
that the building erected on the parcel  
described above is wholly within the external  
boundaries of that parcel.

**7711**  
**ALL TRADES**  
INDUSTRIAL PARK

<b>A1 WIRELESS BELL</b>	<b>604-597-3115</b>
	UNIT 24
<b>ACURA EMBEDDED SYSTEMS INC.</b>	<b>604-502-9666</b>
	UNIT 1
<b>ALLIED AUTO REPAIRS</b>	<b>604-599-6656</b>
	UNIT 5
<b>ARCO AUTO ELECTRIC LTD.</b>	<b>604-599-4441</b>
	UNIT 21
<b>BEST AUTO BODY &amp; PAINT LTD.</b>	<b>604-599-8818</b>
	UNIT 4
<b>BEST TRANSMISSION &amp; AUTOREPAIRS</b>	<b>604-597-3700</b>
	UNIT 19
<b>EAST WEST AUTO REPAIRS</b>	<b>604-599-4494</b>
	UNIT 13
<b>RELIANCE KITCHEN CABINETS</b>	<b>604-787-9398</b>
	UNIT 6
<b>TAJ COUNTEROPS LTD.</b>	<b>604-590-8812</b>
	UNIT 12
<b>VARIO'S COLLISION REPAIRS</b>	<b>604-599-9331</b>
	UNIT 14
	UNIT 0
	UNIT 0

SOUTH



BM 2133-40 G REY

**7711**  
**ALL TRADES**  
INDUSTRIAL PARK

<b>777 PIZZA &amp; DONAIR</b>	<b>604-502-7773</b>
	UNIT 22
<b>ALLIED AUTO REPAIRS</b>	<b>604-599-6656</b>
	UNIT 5
<b>ARCO AUTO ELECTRIC LTD.</b>	<b>604-599-4441</b>
	UNIT 21
<b>BEST TRANSMISSION &amp; AUTO REPAIRS</b>	<b>604-597-3700</b>
	UNIT 19
<b>EAST WEST AUTO REPAIRS</b>	<b>604-599-4494</b>
	UNIT 13
<b>EURO STAR AUTO REPAIRS LTD.</b>	<b>604-595-5353</b>
	UNIT 17
<b>NORTH AMERICAN COLLEGE</b>	UNIT 23
<b>ARCO AUTO ELECTRIC LTD.</b>	<b>604-599-4441</b>
	UNIT 21
<b>S&amp;S TOUCH UP SERVICES LTD.</b>	<b>604-512-5553</b>
	UNIT 15
<b>TAJ COUNTERTOPS LTD.</b>	<b>604-590-8812</b>
	UNIT 12
<b>VARIO'S COLLISION REPAIRS</b>	<b>604-599-9331</b>
	UNIT 14

NORTH



• New D.F. illum. Pylon sign

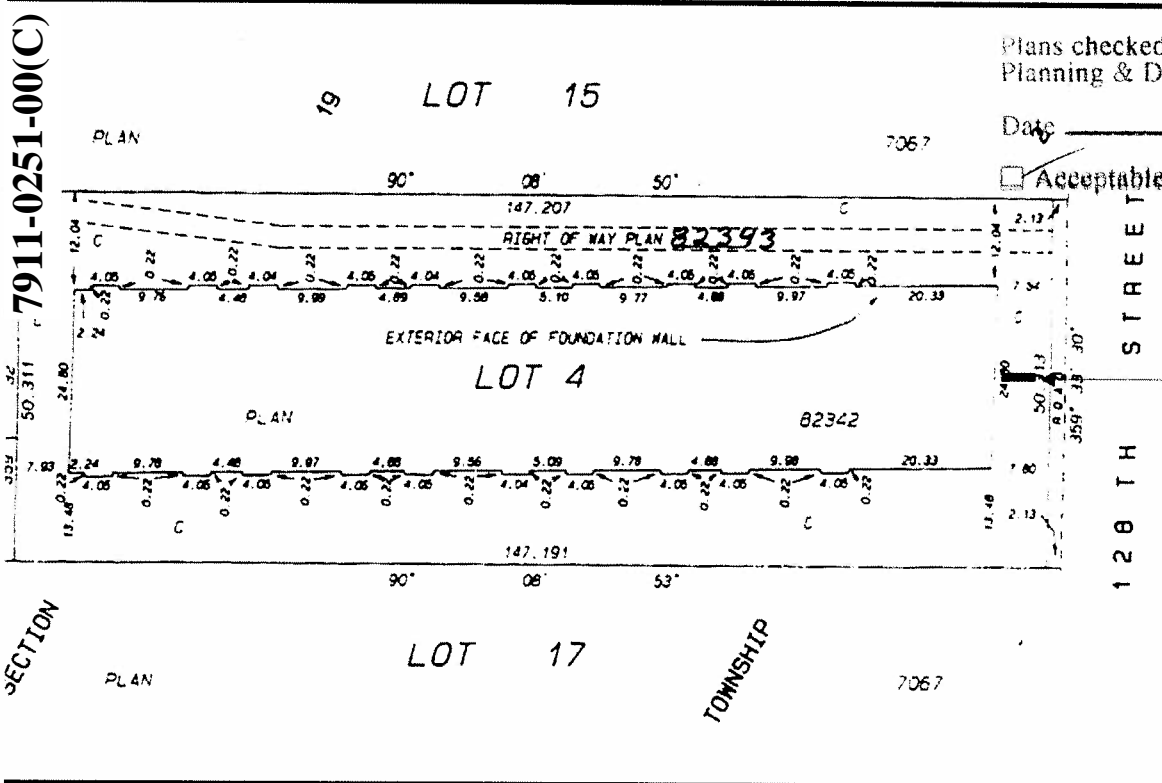
- White Lexan Face with 1st surface vinyl graphics
- Background Color: - Grey to match BM 2133-40 Grey
- Copy Color: - 7711 All trades Industrail Park - White
- Cabinet / Retainers / Cladding : - ptd. to BM 2133-40 Grey

Tenant panels - Black copy  
White bkgd.



NORTH

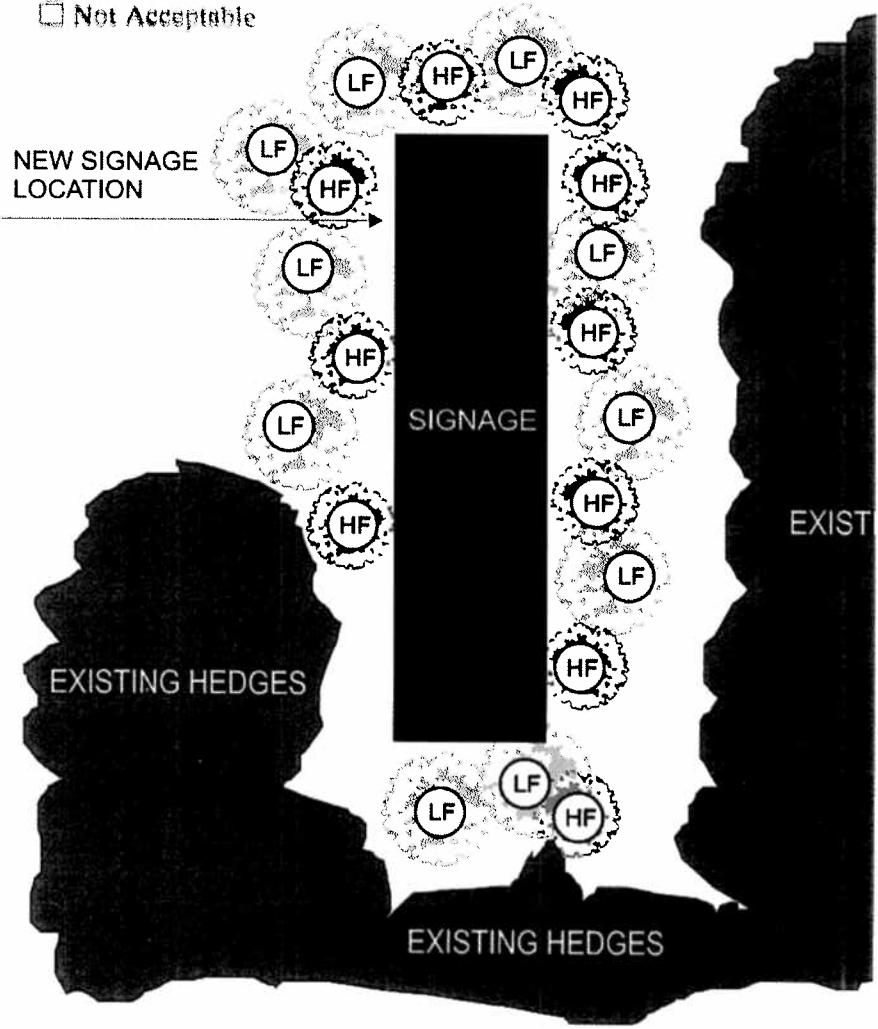
7911-0251-00(C)




Plans checked by RE  
 Planning & Development, City of Surrey  
 Date 2012/03/20


Acceptable  Not Acceptable

**All plants and work according to the BC Landscaping standard.**







#1 pot  
 Size - 6" to 8" each  
 SALVIA OR ERICA




10 Heather Flowers (HF)




#1 pot  
 Size - 6" to 8" each  
 Leucothoe axillaris



10 Leucothoe Flowers (LF)



Existing Plants



**ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE BC SLA "LANDSCAPE STANDARDS"**

ins.

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IT IS THE RESPONSIBILITY OF THE CUSTOMER TO PROVIDE SUFFICIENT INFO WITH PRODUCTION READY ARTWORK 1 WEEK PRIOR TO PRODUCTION.

Client ALL TRADES INDUSTRIAL PARK

Address 7711 128TH ST. SRY.

Sales DP

Date FEB 1, 12

Design # 3016

Art. Dept. # 9550

Scale NTS

File Name ALL TRADES INDUSTRIAL PARK 3016-9550-R3

APPROVED \_\_\_\_\_

DATE \_\_\_\_\_