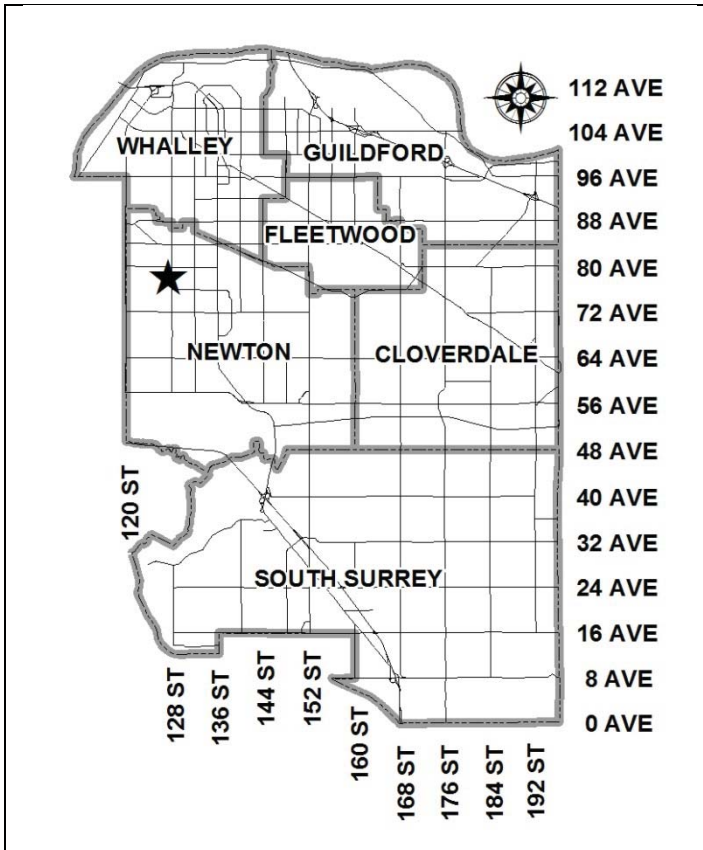


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0087-00

Planning Report Date: June 11, 2012

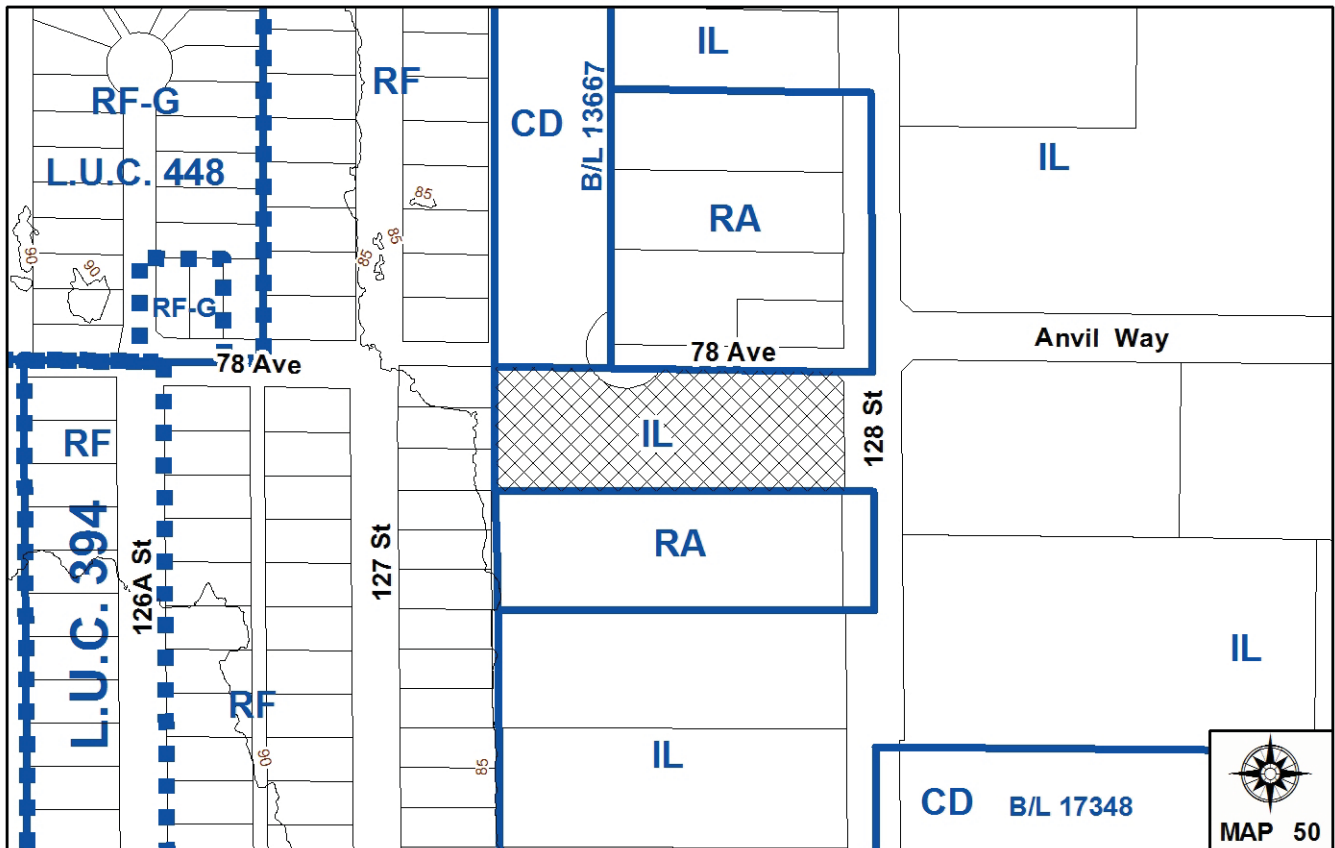


PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

in order to vary the minimum setback requirement for a free-standing sign for an existing industrial building.

LOCATION: 7795 - 128 Street
OWNER: Tri-L Developments Ltd.
ZONING: IL
OCP DESIGNATION: Industrial
LAP DESIGNATION: General Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed free-standing sign requires a variance to reduce the minimum setback along 128 Street from 2 metres (6.6 ft.) to 0 metre (0 ft.) in order to permit a free-standing sign to utilize the existing sign base.

RATIONALE OF RECOMMENDATION

- The existing free-standing sign was legally established prior to the adoption of the Surrey Sign By-law, 1999.
- The current location of the free-standing sign does not comply with the Sign By-law. A Development Variance Permit (DVP) is required to reduce the minimum setback requirement and allow a new free-standing sign to utilize the existing sign base.
- The proposed replacement free-standing sign is constructed of high-quality materials and architecturally coordinated with the existing multi-tenant industrial building.
- The free-standing sign complies with all other aspects of the Sign By-law, including maximum height and total sign area.
- The applicant is proposing additional landscaping around the perimeter of the sign base.
- The applicant will provide a Section 219 Restrictive Covenant for future removal and relocation of the proposed free-standing sign, at the cost of the applicant, outside the future road right-of-way on 128 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0087-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0087-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to vary the Surrey Sign By-law, 1999 to reduce the minimum setback requirement for a free-standing sign along the eastern boundary of the subject property from 2 metres (6.6 ft.) to 0 metre (0 ft.).
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) registration of a Section 219 Restrictive Covenant for future removal and relocation of the proposed free-standing sign outside the future road right-of-way on 128 Street.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to registration of a S. 219 Restrictive Covenant for future removal and relocation of the proposed free-standing sign, at the cost of the applicant, outside the future road right-of-way on 128 Street.

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant industrial building.

Adjacent Area:

| Direction | Existing Use | OCP/LAP Designation | Existing Zone |
|---------------------------|---|---------------------------------------|------------------------|
| North (Across 78 Avenue): | Vacant land & multi-tenant industrial building. | Industrial/ General Industrial | RA & CD (B/L 13667) |
| East (Across 128 Street): | Multi-tenant industrial building. | Industrial/ High Impact Industrial | IL |
| South: | Truck park facility. | Industrial/ General Industrial | RA |
| West: | Single family residential. | Urban/ General Industrial | RF |

DEVELOPMENT CONSIDERATIONS

Background

- The subject property located at 7795 – 128 Street is designated "Industrial" in the Official Community Plan (OCP) and "General Industrial" in the Central Newton Local Area Plan (LAP). The property is currently zoned "Light Impact Industrial (IL)".
- A multi-tenant industrial building presently occupies the subject property. The property was rezoned in July, 1990 to permit an industrial warehouse building which comprises a total floor area of 3,060 square metres (32,938 sq. ft.) (File No. 5688-0396-00). The multi-tenant building is currently non-stratified with three major tenants: [1] Patton & Cooke; [2] Lakewood; and [3] Gramercy. The existing free-standing sign provides advertising exposure for present tenants.
- A Development Permit was never issued by Council for the subject property. The property is, however, located within an industrial Development Permit area. Therefore, the applicant is required to obtain a Development Permit in order to regulate the form and/or character of the free-standing sign.
- The applicant previously received a Sign Permit in May, 1993 (No. 74618) for a free-standing sign on 128 Street, prior to the adoption of Surrey Sign By-law, 1999. However, the existing free-standing sign is currently located 0 metre (0 ft.) from the eastern property line contrary to the minimum 2 metre setback required under the Sign By-law. As a result, the applicant is requesting a Development Variance Permit (DVP) in order to reduce the minimum setback requirement under the Sign By-law and thereby install a new free-standing sign utilizing the existing sign base.

DESIGN PROPOSAL AND REVIEW

- The proposed free-standing sign is 2.97 metres (9.75 ft.) in height which is below the 4.5 metre (15 ft.) maximum permitted height in this industrial area along 128 Street.
- The free-standing sign is 1.2 metres (4 ft.) wide and double sided resulting in a total sign area of approximately 3.8 square metres (41 sq. ft.). The Sign By-law permits a total sign area of 27.8 square metres (300 sq. ft.).
- The free-standing sign will include a concrete base and black granite frame that complements the existing industrial building. The address panel consists of horizontal aluminum mounted on square tubing with LED backlit acrylic numbers. In contrast, the tenant signage consists of three fabricated aluminum cabinets with curved surfaces and routed lettering with LED backlit white lexan faces that allow light to filter down onto the granite surface below. The free-standing sign will consist of three fabricated aluminum cabinets that encircle the granite frame which provide 6 individual tenant panels (3 per side) with background illumination for advertisement purposes.
- The sign base is currently located 0 metre (0 ft.) from the eastern property line. The Surrey Sign By-law requires a minimum setback of 2 metres (6.6 ft.) from 128 Street. In addition, the Engineering Department has confirmed that approximately 2.8 metres of road dedication will

be required in the future from the subject property for widening of 128 Street in order to achieve the ultimate 30 metre road right-of-way. As a result, the applicant is required to relocate the free-standing sign outside the future road allowance, at no cost to the City, as well as comply with the setback requirements identified in the Sign By-law when 128 Street is widened in future.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Surrey Sign By-law, 1999 to reduce the minimum setback requirement for a free-standing sign on the eastern boundary of the subject property from 2 metres (6.6 ft.) to 0 metre (0 ft.).

Applicant's Reasons:

- The applicant is proposing to install a modern free-standing sign utilizing the existing sign base on 128 Street. The applicant previously obtained a Sign Permit in May, 1993. However, the free-standing sign is currently located 0 metre (0 ft.) from the eastern property line. In an effort to limit costs, the applicant is requesting a variance thereby enabling the owner to utilize the existing sign base which requires few modifications.

Staff Comments:

- The proposed free-standing sign was legally established but became non-conforming when Surrey Sign By-law, 1999 came into effect.
- The proposed free-standing sign is constructed of high-quality materials and architecturally coordinated with the existing multi-tenant building located on-site.
- The applicant is proposing to introduce additional landscaping around the perimeter of the sign base in order to improve the overall appearance. The proposed landscaping will consist of low-level shrubs as well as additional groundcover located around the existing concrete sign base.
- The Engineering Department has confirmed that approximately 2.8 metres (9.2 ft) of additional road dedication is required in the future for widening of 128 Street. In order to satisfy the minimum 2 metre setback requirement, the free-standing sign would need to be located roughly 4.8 metres from the current eastern boundary of the subject property. However, a setback of 4.8 metres would place the free-standing sign within the existing on-site parking stalls. Alternatively, the owner would be required to relocate the free-standing sign to the southern driveway entrance which provides limited advertising exposure to passing motorists traveling on 128 Street. The applicant is required to provide a Section 219 Restrictive Covenant for future removal and relocation of the proposed free-standing sign, at no cost to the City, to accommodate the widening of 128 Street.
- Therefore, City 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. 7912-0087-00
- Appendix III. Engineering Summary

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/kms

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. 6/6/12 10:56 AM

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0087-00

Issued To: TRI-L DEVELOPMENTS LTD. (INCORPORATION #378843)
("the Owner")

Address of Owner: 7720 Westminster Highway
Richmond, B.C.
V6X 1A1

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: 016-426-991
Lot 4 Section 19 Township 2 New Westminster District Plan 86555

7795 – 128 Street

(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 (1)(e) to vary the minimum setback requirement for a free-standing sign from 2 metres (6.6 ft.) to 0 metre (0 ft.).
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7912-0087-00(A) through to and including 7912-0087-00(C) (the "Drawings") which are attached hereto and form part of this development variance permit.
5. This development variance permit applies to only the free-standing sign, as 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



www.prioritypermits.com
PRIORITY PERMITS
 Your Sign Permit Solution



#104 - 713 Columbia St.
 New Westminster BC
 T: 778-397-1394
 F: 1-888-738-3846
 E: prioritypermits2@shaw.ca

Client: Knight Signs

Address: 7795 - 128th St.
 Surrey, BC

Project: PAC

Date: 2012/03/07

Drawing By: SC

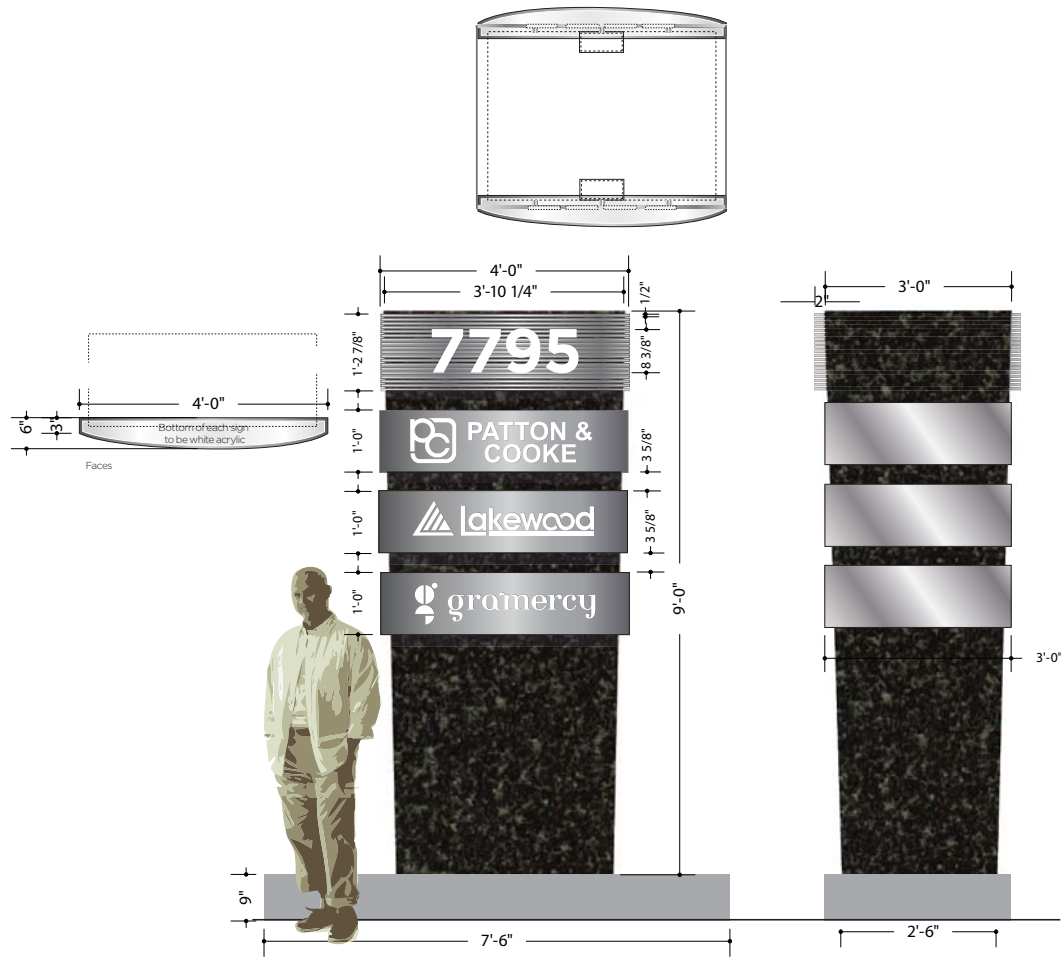
Scale: 1/32" = 1'

Note: location to be confirmed by signage contractor



7912-0087-00(A)

Schedule A

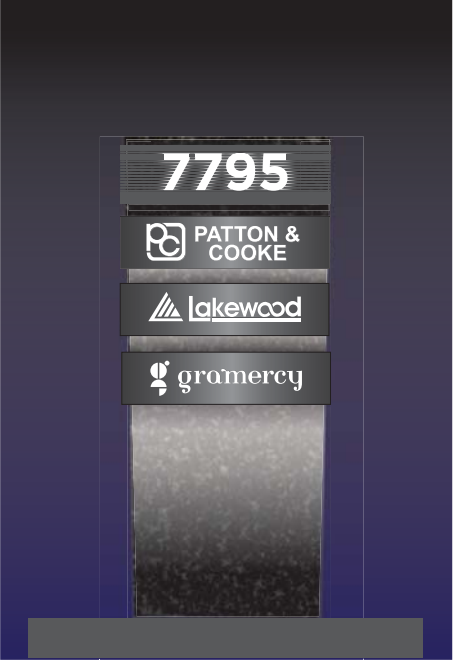


SIGN 1. ITEM 1. 4 SIDED PYLON STRUCTURE

MODEL:
Double sided pylon structure
to be concrete face and black granite by others

ITEM 2. ADDRESS
MODEL:
LP flex numeral 1-3/8" deep
TYPE:
Facelit/ halo lit
Face white
Return 100%white
LIGHTING:
LED
FACE:
LP Flex acrylic
MOUNTING:
2" x 1/2" thick flat aluminum
mounted on 1" x 1" square tubing. Letters to be
counter sunk into aluminum bars. Numerals flush w/
flat bar.
A cavity placed in concrete to suit power supply

ITEM 3. TENANTS
MODEL:
3-Fabricated cabinets with curved face
Bottom of signs to have white lexan to allow light to
filter down onto GRANITE face.
TYPE:
Aluminum
LIGHTING:
LED
FACE:
Routed out faces back with lexan
Entire face to hinge open for interior access
MOUNTING:
Each tenant to be secured into a reveal made into the
concrete.
Six aluminum panels for either side of tenants



Basic Night View

| Vinyl Colours: | Paint Colours: |
|-------------------|--------------------------------|
| White: Lexan | Cabinets: MP23626 |
| Black: 3M 3630-22 | Bessemer grey |
| Red: 3M 3630-33 | Aluminum slats Mp Satin Silver |

1st Surface 2nd Surface

Colours shown are strictly representational

KNIGHT SIGNS.
A Division of Pacific Sign Group Inc.
7462 Progress Way,
Delta, BC, V4G 1E1
Local 604-940-2211 Toll free 888-283-0875

This original drawing is the property of Knight Signs Inc. (A Division of Pacific Sign Group) and is not to be reproduced or manufactured in whole or in part without written permission of Knight Signs Inc. Copyright © 2010

Project Name:
BURST GROUP
7795 Tenant Pylon, Surrey, BC

Account Manager: Dale Wlasichuk

Date: Nov. 8, 2011 **Scale:** 1/2"=1'-0"

Art Department Revisions
Jan 25/12 change out logos and place on photos
Jan 30/12 increase p&c logo

CONCEPTUAL ONLY
not finalized until confirmed
by survey, permits
and shop drawings

Quote Number: 3568-11-11-BURDrev3

Job Number: *

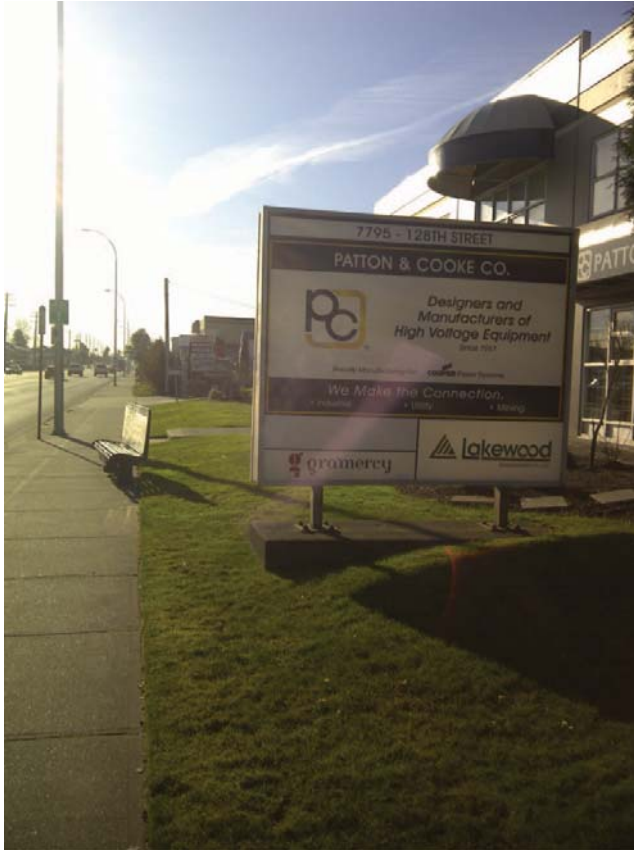
Drawing Number: DWG - 1

Sign Number: * **Quantity 1**


Client's Approval _____ Date _____ Account Manager Approval _____ Date _____

S.1

7912-0087-00(B)



SIGN CENTRED ON CONCRETE

| | | | | | | |
|--|--|--------------------------|-------------------------------|---|---|--------------------------|
|  <p>KNIGHT SIGNS. A Division of Pacific Sign Group Inc. 7462 Progress Way, Delta, BC, V4G 1E1 Local 604-940-2211 Toll free 888-283-0875</p> <p><small>This original drawing is the property of Knight Signs Inc. (A Division of Pacific Sign Group) and is not to be reproduced or manufactured in whole or in part without written permission of Knight Signs Inc. Copyright © 2010</small></p> | Project Name: BURST GROUP 7795 Tenant Pylon, Surrey, BC | | Art Department Revisions * | <div style="border: 2px solid red; padding: 5px; color: white; font-weight: bold;">CONCEPTUAL ONLY</div> <div style="font-size: 0.8em; color: red; font-weight: bold;">not finalized until confirmed by survey, permits and shop drawings</div> | Quote Number: 3568-11-11-BURDGrev3 | Sign Number: * |
| | Account Manager: Dale Wlasichuk | | | | Job Number: * | |
| | Date: Nov. 8, 2011 | Scale: 1/2"=1'-0" | | | Drawing Number: DWG - 2 | |
| | Client's Approval _____ Date _____ | | | | Account Manager Approval _____ Date _____ | |

7912-0087-00(C)



INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development project Engineer, Engineering Department**

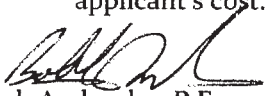
DATE: **April 30, 2012** PROJECT FILE: **7812-0087-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 7795 128 St.**

DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Variance Permit:

- Provide restrictive covenant for future removal and relocation of the proposed sign at the applicant's cost.



Bob Ambardar, P.Eng.
Development Project Engineer

BA