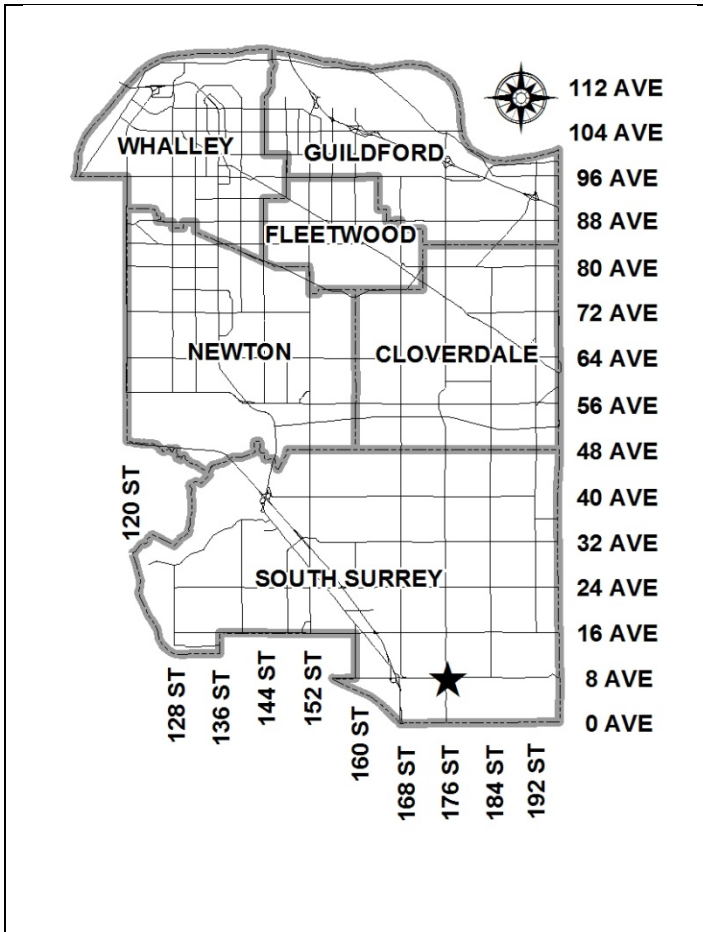


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0142-00

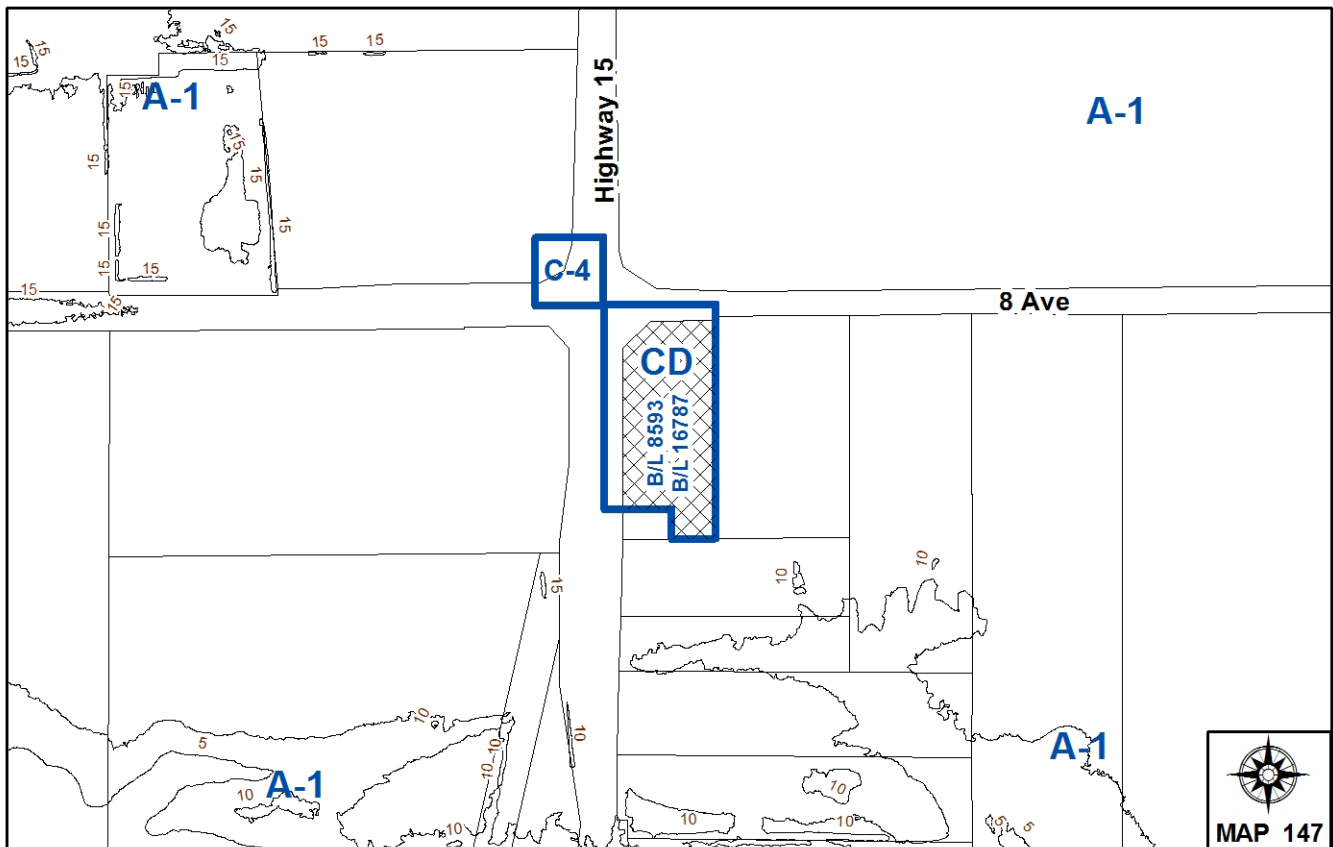
Planning Report Date: June 25, 2012



**PROPOSAL:**

- **Development Permit**  
 in order to permit a free-standing, a fascia, and a projecting sign for an existing Tourist/Visitor Information Centre.

**LOCATION:** 790 - 176 Street  
**OWNERS:** Gale Heisler  
 Karen Atkinson  
 Executrices of the Will of Lorraine Schrauwen, Deceased  
**ZONING:** CD-27 (By-law Nos. 8593 and 16787)  
**OCP DESIGNATION:** Agricultural  
**NCP/LAP DESIGNATION:** Agricultural



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed signs conform to all requirements of the Surrey Sign By-law, 1999.
- The proposed free-standing and projecting signs will provide exposure for the Tourist/Visitor Information Centre (Tourism Surrey) for passing motorists travelling along 176 Street (Highway 15).
- The design of the proposed free-standing sign base complements the design of the existing landscaping.

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. 7912-0142-00

**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 objections to the proposed signage.

SITE CHARACTERISTICS

Existing Land Use: Tourist/Visitor Information Centre; Local Commercial/Gasoline Service Station

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 8 Avenue):	Agricultural.	Agricultural, ALR	A-1
East:	Agricultural.	Agricultural, ALR	A-1
South:	Single family residential.	Agricultural, ALR	A-1
West (Across 176 Street/Highway 15):	Agricultural.	Agricultural, ALR	A-1

DEVELOPMENT CONSIDERATIONSBackground Information

- The subject property is zoned Comprehensive Development Zone (By-law No. 8593 and 16787) (CD-27), is designated "Agricultural" in the Official Community Plan (OCP) and the South-East Surrey Local Area Plan (LAP), and is within the Agricultural Land Reserve (ALR).

- The property is located at the southeast corner of 176 Street (Highway 15) and 8 Avenue, and is in a prominent location entering Canada and the City of Surrey from the United States. The northerly portion of the property is presently occupied by the Campbell River Store and gas station, and the southerly portion of the property is presently occupied by the Tourism Surrey Tourist/Visitor Information Centre and associated parking area.
- The proposal requires a Development Permit to supplement Development Permit No. 7905-0220-00, issued February 9, 2009, which was granted as part of the Rezoning/Development/Development Variance Permit application for the Tourist/Visitor Information Centre. Two signs are shown on Drawing DP 7905 0220 00 (G), attached to the development permit: a fascia sign above the main entrance on the east building wall and a window sign in the circular window on the west building wall.

## DESIGN PROPOSAL AND REVIEW

### Free-Standing Sign

- The proposed free-standing sign will be 4.0 metres (13 ft. 3 in.) high, which is lower than the permitted 6 metres (20 ft.) height for free-standing signs along 176 Street at this location. The sign will be 2.7 metres (8 ft. 10 in.) wide, which complies with the maximum two-thirds, width to height requirement in the Surrey Sign By-law, 1999 in *Special Sign Areas*. The proposed free-standing sign is double-sided and has a sign area of 8.5 square metres (91 square ft.).
- The proposed free-standing sign is set back 4.6 metres (15 ft.) from the 176 Street (Highway 15) property line and complies with the minimum setback of 4.5 metres from a Provincial Highway as required by the Ministry of Transportation.
- The proposed free-standing sign will be supported by two black, metal poles with a decorative stone base to blend in with the existing landscaping around the existing building. No additional landscaping is being proposed because the existing landscaping is adequate. A red neon "open" sign mounted to a black aluminum background is located beneath the sign area.

### Fascia and Projecting Signs

- The proposed fascia sign will be 1.4 metres (4 ft.-5 3/8 in.) high by 2.4 metres (8 ft.) wide and has a total sign area of 3.3 square metres (36 square ft.).
- The proposed fascia sign is located on the east wall of the existing Tourist/Visitor Information Centre. The proposed location is approximately 20 feet north of the sign location shown on Drawing DP 7905 0220 00 (G).
- The proposed projecting sign will be 1.3 metres (4 ft.-8 in.) high by 1.0 metre (3 ft.-4 3/4 in.) wide and is double sided with a total sign area of 2.7 square metres (29.4 square ft.).
- The proposed projecting sign is located on the west wall of the existing Tourist/Visitor Information Centre. The proposed location is located above the existing circular portal window and proposed signage shown on Drawing DP 7905 0220 00 (G).

- The combined sign area of the proposed fascia and projecting signs is 6.6 square metres (72 square ft.), which complies with the Surrey Sign By-law, 1999.
- The framing and design of the sign area for the proposed signs complies with the standards developed by Tourism BC for visitor centres located through the Province.

#### 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. 7912-0142-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MAJ/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\16801540013.doc  
. 6/21/12 8:03 AM

Information for City Clerk

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

1. (a) Agent:     Name:             Kirby Burnett  
  Galaxie Signs  
  Address:         5085 Regent Street  
  Burnaby BC V5C 4H4  
  
  Tel:             604-291-6011

2.     Properties involved in the Application

(a)     Civic Address:         790 - 176 Street

(b)     Civic Address:         790 - 176 Street  
          Owners:             Karen Atkinson  
  Gale Heisler  
  Executrices of the Will of Lorraine Schrauwen, Deceased  
          PID:                 005-716-900  
          Lot 1 Section 5 Township 7 New Westminster District Plan 73162 Except Plan BCP40501

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7912-0142-00

Issued To: GALE HEISLER

Address: 14431 Saturna Drive  
White Rock BC V4B 3B6

Issued To: KAREN ATKINSON

Address: 16303 - 28 Avenue  
Surrey, BC V3S 0E4

(collectively referred to as the "Owner")

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 Identifier: 005-716-900

Lot 1 Section 5 Township 7 New Westminster District Plan 73162 Except Plan BCP40501

790 - 176 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 7912-0142-00(A) through to and including 7912-0142-00(D) (the "Drawings") which are attached hereto and form part of this development permit.
6. Minor changes to the Drawings 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. This development permit supplements Development Permit No. 7905-0220-00.

- 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.
- 11. 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)





**Sign 1**



**• Typical Specifications**

**• 1(x) 13'-3" x 8'-10" OAD d/f Illuminated Pylon**

**A** 4'-5 3/8" x 8'-0" Cabinet  
 - 3/16" White Lexan face with digitally printed vinyl graphics applied to 1st surface  
 - Digitally printed graphics to match customer specifications (See color schedule)  
 - T-12 H.O. Fluorescent Illumination  
 - Cabinet / Retainers: Painted Black

**B** 2(x) 5" x 13'-3" Square Poles  
 - Painted Black  
 - Decorative Cultured Stone Base by others

**C** 15" x 8'-0" OPEN Sign  
 - Exposed 12" s/t Conventional Red Neon  
 - Mounted to Black Aluminum Background

**D** Stone Work: By others

**• Color Schedule**

	pms 285		Black
	pms 130		White
	pms 347		pms 1665
	pms 349		60% Black

**Galaxie Signs**  
 Visual solutions since 1963

5085 Regent Street,  
 Burnaby, BC  
 V5C 4H4

Ph: 604 291 6011  
 Fax: 604 291 7138

Client  
**Tourism British Columbia**

Address  
**Surrey**

Date  
**June 11, 2012**

Design #  
**2937**

Art. Desc. #  
**9406**

Sales  
**Kirby Burnett**

Scale  
 1/2" = 1' | 1' = 1'

Title Name  
**VisitorCentre(Surrey)-2937-9406-R5**

NOTE:  
 - DEPICTION OF DISPLAY ON ARTWORK MAY NOT NECESSARILY BE TO SCALE.  
 - IT IS THE RESPONSIBILITY OF THE CUSTOMER TO PROVIDE GALAXIE SIGNS WITH PRODUCTION READY ARTWORK FILES PRIOR TO PRODUCTION

This design is property of GALAXIE SIGNS LTD. and may not be copied in whole or in part without the written permission of GALAXIE SIGNS LTD.

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

APPROVED \_\_\_\_\_

DATE \_\_\_\_\_

Drawn By  
**sms**

PAGE  
 1 of 4

7912-0142-00 (B)

**Sign 1**



• Sizing of sign on photo is approximate



• Sizing of sign on photo is approximate

5085 Regent Street,  
Burnaby, BC  
V5C 4H4  
Ph: 604 291 6011  
Fax: 604 291 7138

Client  
**Tourism British Columbia**

Address  
**Surrey**

Date  
**June 11, 2012**

Design.#  
**2937**

Art. Desig.#  
**9406**

Sales  
**Kirby Burnett**

Scale  
1/2" = 1'    1' ———>

File Name  
**VisitorCentre(Surrey)-2937-9406-R5**

**NOTE :**  
- DEPICTION OF DISPLAY ON ARTWORK MAY NOT NECESSARILY BE TO SCALE.  
- IT IS THE RESPONSIBILITY OF THE CUSTOMER TO PROVIDE GALAXIE SIGNS WITH PRODUCTION READY ARTWORK. FILES PRIOR TO PRODUCTION

This design is property of GALAXIE SIGNS LTD. and may not be copied whole or in part without the written permission of GALAXIE SIGNS LTD.

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

APPROVED \_\_\_\_\_

DATE \_\_\_\_\_



Drawn By  
**sms**  
PAGE 2 of 4

7912-0142-00 (C)

**Sign 2**



**• Typical Specifications**

**• 1(x) 4'-5 3/8" x 8'-0" OAD s/f Non-Illuminated Sign**

- A** 4'-5 3/8" x 8'-0" Cabinet
  - 3mm Alupanel face with digitally printed vinyl graphics applied to 1st surface
  - Digitally printed graphics to match customer specifications (See color schedule)
  - c/w 1 1/2" Returns

**• Color Schedule**

	pms 285		Black
	pms 130		White
	pms 347		pms 1665
	pms 349		60% Black

5085 Regent Street,  
Burnaby, BC  
V5C 4H4

Ph: 604 291 6011  
Fax: 604 291 7138

Client  
**Tourism British Columbia**


Address  
**Surrey**

Date  
**June 11, 2012**

Design\_#  
**2937**

Art\_Dept\_#  
**9406**

Sales  
**Kirby Burnett**

Scale  
1/2" = 1' 

File Name  
**VisitorCentre(Surrey)-2937-9406-R5**

**NOTE:**  
• DEPICTION OF DISPLAY ON ARTWORK MAY NOT NECESSARILY BE TO SCALE.  
• IT IS THE RESPONSIBILITY OF THE CUSTOMER TO PROVIDE GALAXIE SIGNS WITH PRODUCTION READY ARTWORK FILES PRIOR TO PRODUCTION

This design is property of GALAXIE SIGNS LTD. and may not be copied whole or in part without the written permission of GALAXIE SIGNS LTD.

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

APPROVED \_\_\_\_\_

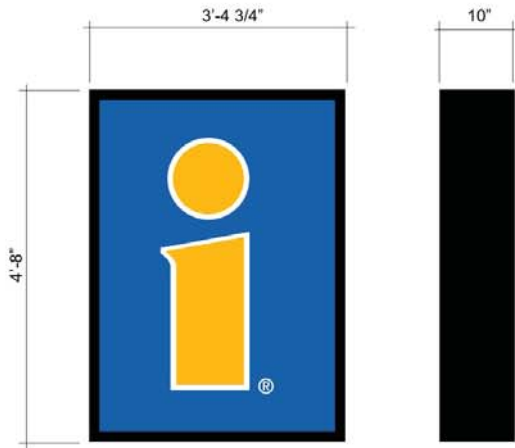
DATE \_\_\_\_\_



Drawn By  
**sms**  
PAGE 3 of 4

7912-0142-00 (D)

**Sign 3**







**• Typical Specifications**

**• 1(x) 4'-8" x 3'-4 3/4" OAD d/f Illuminated Projecting Sign**

- A** 4'-8" x 3'-4 3/4" Cabinet
  - 3/16" White Lexan face with digitally printed vinyl graphics applied to 1st surface
  - Digitally printed graphics to match customer specifications (See color schedule)
  - T-12 H.O. Fluorescent Illumination
  - Cabinet / Retainers: Painted Black

**• Color Schedule**

-  pms 285
-  pms 130
-  Black
-  White



5085 Regent Street,  
Burnaby, BC  
V5C 4H4  
Ph: 604 291 6011  
Fax: 604 291 7138

Client  
**Tourism British Columbia**

Address  
**Surrey**

Date  
**June 11, 2012**

Design\_#  
**2937**

Art\_Dept\_#  
**9406**

Sales  
**Kirby Burnett**

Scale  
1/2" = 1' | 1' | 1'

File Name  
**VisitorCentre(Surrey)-2937-9406-R5**

**NOTE :**  
• DEPICTION OF DISPLAY ON ARTWORK MAY NOT NECESSARILY BE TO SCALE.  
• IT IS THE RESPONSIBILITY OF THE CUSTOMER TO PROVIDE GALAXIE SIGNS WITH PRODUCTION READY ARTWORK FILES PRIOR TO PRODUCTION

This design is property of GALAXIE SIGNS LTD. and may not be copied whole or in part without the written permission of GALAXIE SIGNS LTD.

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

APPROVED \_\_\_\_\_

DATE \_\_\_\_\_



Drawn By  
**sms**  
PAGE 4 of 4

7912-0142-00 (E)