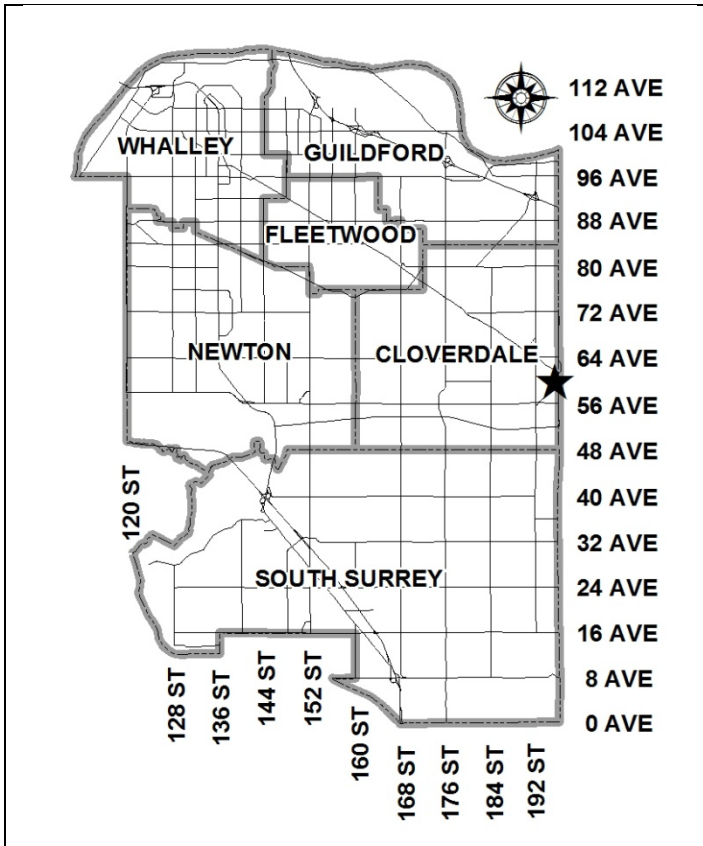


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0220-00

Planning Report Date: September 10, 2012



PROPOSAL:

- **Development Permit**

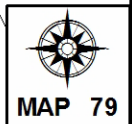
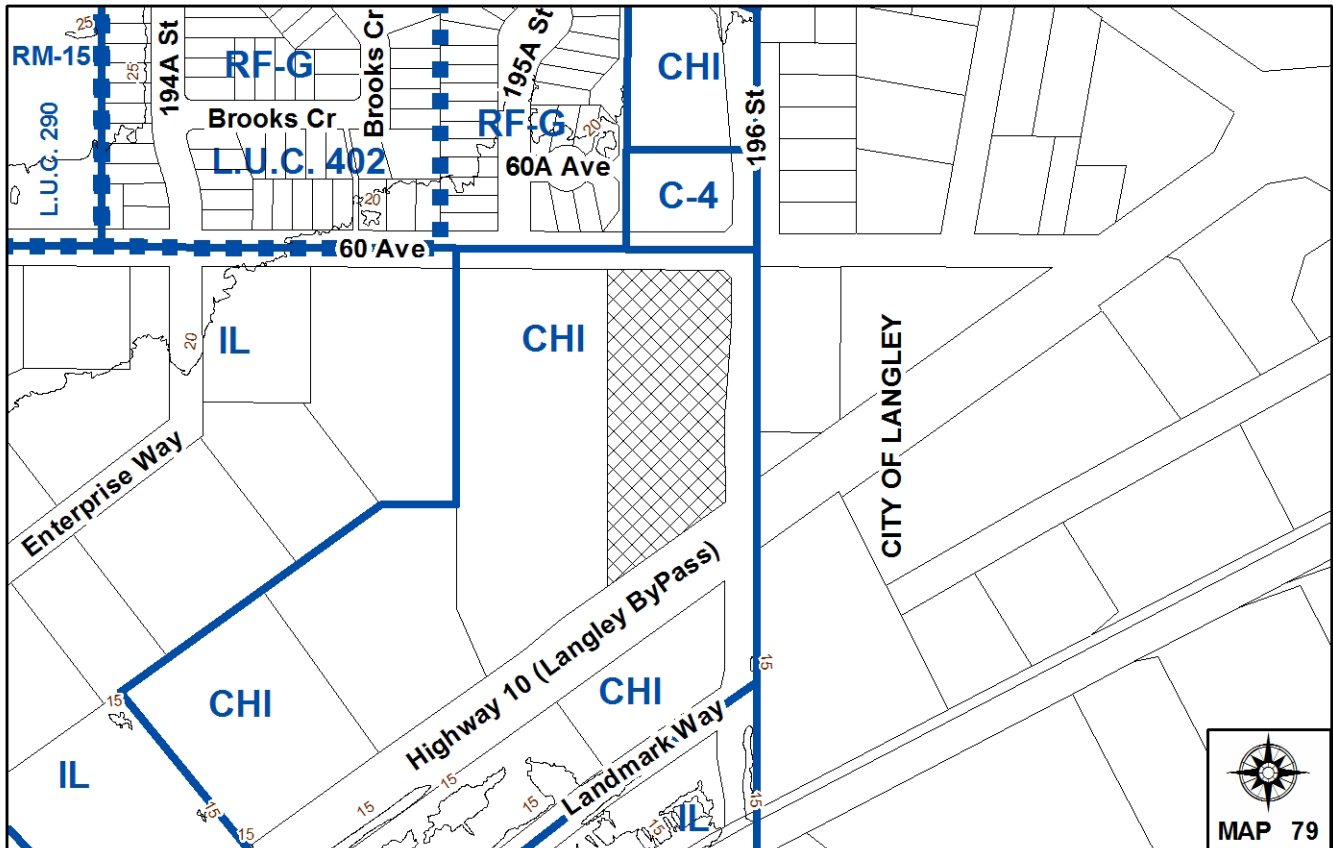
in order to permit a free-standing sign for an existing multi-tenant commercial building.

LOCATION: 19575 No 10 (Langley ByPass) Highway

OWNER: Dert Holdings Ltd

ZONING: CHI

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed sign is of a high quality design and is consistent with the form and character of development along this portion of Highway No. 10.
- The sign conforms to all requirements of the Surrey Sign By-Law, 1999, No. 13656, as amended.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7912-0220-00 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 subject to the completion of Engineering servicing requirements as outlined in Appendix II.

SITE CHARACTERISTICS

Existing Land Use: Three commercial buildings, one of which is multi-tenant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 60 Avenue):	Single family dwellings and multi-tenant commercial building	Urban / Commercial	RF-G and C-4
East (Across 196 Street):	Willowbrook Chrysler car dealership	Langley City	Unknown
South (Across Highway No. 10):	Saturn of Langley car dealership	Industrial	CHI
West:	Gold Key Langley Volkswagen car dealership	Industrial	CHI

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 19575 Highway No. 10 (Langley ByPass) in Cloverdale, on the Surrey/Langley border. The property is zoned Highway Commercial Industrial (CHI) and designated Industrial in the Official Community Plan.
- There are currently three commercial buildings occupying the subject site, one of which is a multi-tenant building. Businesses which currently occupy the site include Coast Spas and Billiards, Stoney Cedar Ltd, All Star Collision Services and Auto Sales, and Gold Key Isuzu Trucks.
- The subject site is located at the corner of Highway No. 10 (Langley ByPass) and the unopened 196 Street road right-of-way. This section of 196 Street alignment will form part of the Roberts Bank overpass project, which incorporates a long overpass from south of the Canadian Pacific Railway to north of Highway No. 10 (Appendix III).

- A portion of the subject site was acquired by the City as part of the Roberts Bank overpass project. As a result, the exiting access to the site will have to be relocated and the parking layout within the site will have to be reconfigured.
- There is a free-standing sign along the Highway No. 10 frontage of the site providing identification for Coast Spas and Billiards. However, both the Coast Spas and Billiards business and the associated free-standing sign will be relocated to a new site in Langley.
- With the removal of the Coast Spas sign, there will be no free-standing on the site and, as a result, a new free-standing sign is being proposed that will provide identification for future tenants of the former Coast Spas building and for the other commercial businesses on the site.

DESIGN PROPOSAL AND REVIEW

- The proposed free-standing sign is to be located 2.0 metres from the front (south) property line, along the Highway No. 10 frontage of the subject site.
- The proposed sign is a solid, monolithic, two-sided multi-tenant sign, 7.5 metres (25 ft.) in height and 3.0 metres (10 ft.) in width.
- The sign also contains a decorative cornice that widens to 3.7 metres (12 ft.). The sign area of the double-sided sign is approximately 22.3 square metres (240 sq. ft.) which is below the 27.8 square metres (300 sq. ft.) allowed under the Sign By-law.
- The sign is primarily dark blue in colour with grey cladding and a grey decorative cornice.
- The proposed sign is consistent with the form and character of development along this portion of Highway No. 10 and conforms to all the requirements of the Surrey Sign By-law.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Engineering Summary
Appendix III.	Development Permit No. 7912-0220-00
Appendix IV.	Roberts Bank project, 196 Street overpass

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/kms

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. 9/6/12 1:28 PM

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

FROM: Development Project Engineer, Engineering Department

DATE: September 4, 2012 **PROJECT FILE: 7812-0220-00**

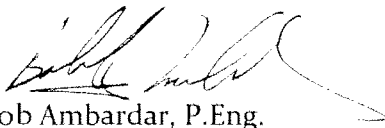
**RE: Engineering Requirements (Commercial/Industrial)
Location: 19575 No 10 (Langley Bypass) Hwy.**

DEVELOPMENT PERMIT

There are no additional engineering requirements relative to the issuance of a Development Permit to locate a freestanding sign within an existing statutory right-of-way for water main.

The statutory right-of-way document allows construction of the proposed free standing sign provided it does not interfere with the security or efficient functioning of or unobstructed access to the water main.

Any changes or deviations from the submitted design shown on drawings 1&2, project no.11-225, dated August 30, 2012 provided by Aplin & Martin Consultants Ltd., which include, but are not limited to, the precise location of the sign must be reviewed and approved by the City.


Bob Ambardar, P.Eng.
Development Project Engineer

BA

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7912-0220-00

Issued To: DERT HOLDINGS LTD., INC. NO. 602359
("the Owner")

Address of Owner: Suite 1330 – 1075 West Georgia Street
Vancouver, BC
V6E 3C9

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: 003-958-906
Lot 12 Section 10 Township 8 New Westminster District Plan 33007 Except Plan BCP49063
19575 Highway No 10 (Langley Bypass)

(the "Land")

4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
5. The proposed free-standing sign shall be in accordance with the drawings numbered 7912-0220-00 (A) through to and including 7912-0220-00 (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 freestanding sign may be permitted subject to the approval of the City.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
8. 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.

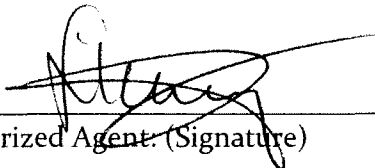
- 9. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 10. This development permit is not a building permit.

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)

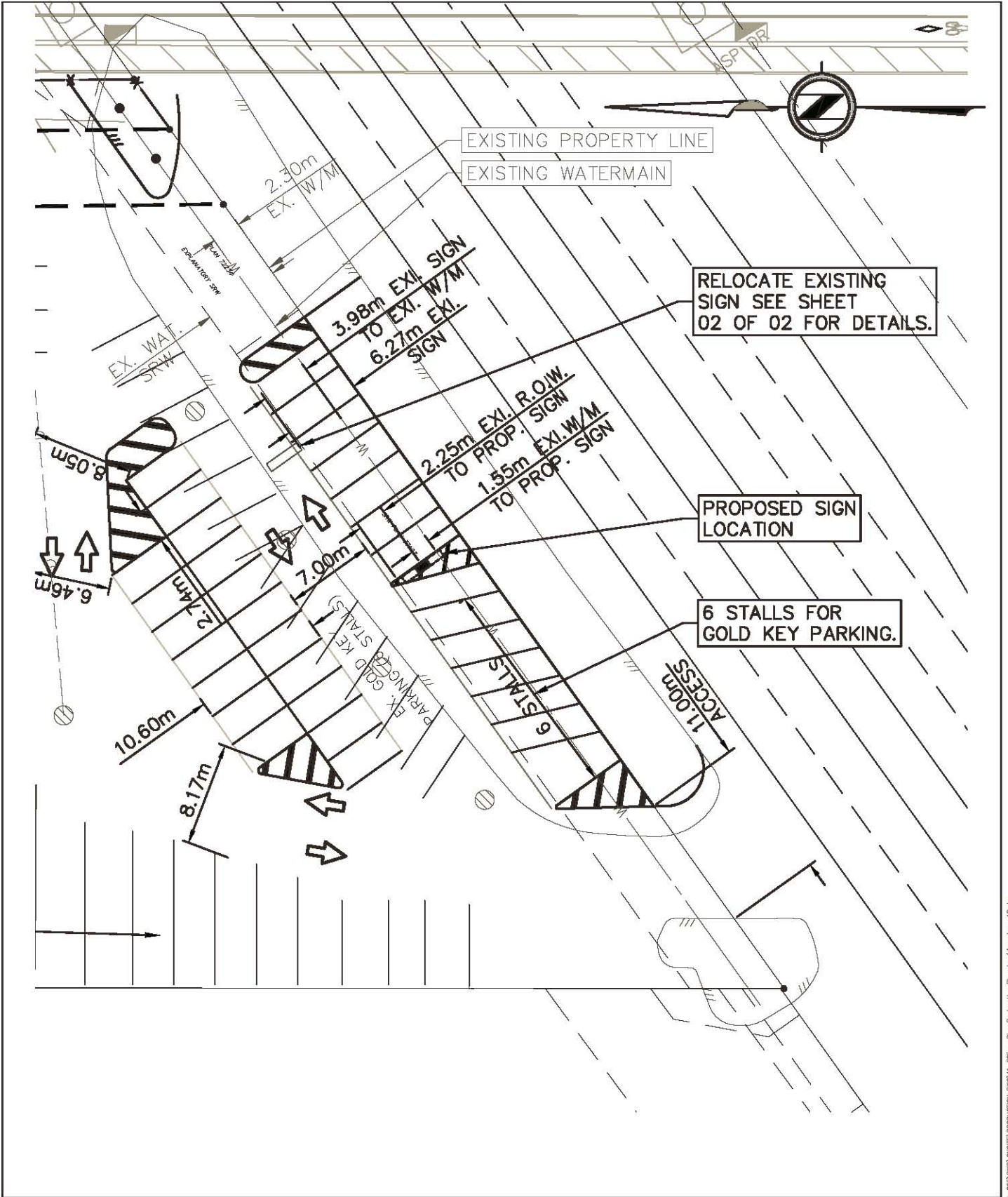
PAUL LEE GALAXIE SIGNS
 Name: (Please Print)

OR

 Owner: (Signature)

 Name: (Please Print)





LEGAL DESCRIPTION:

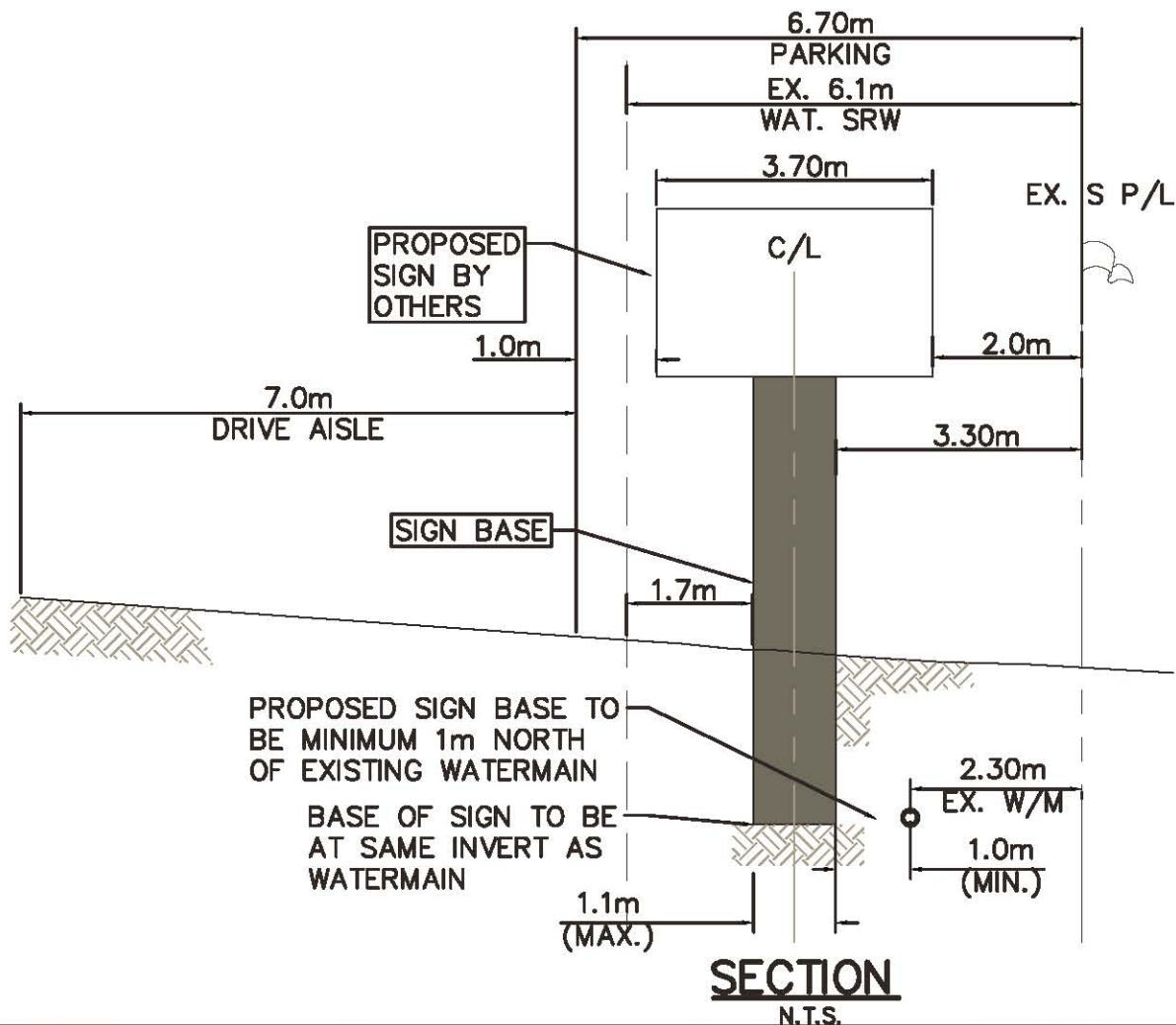
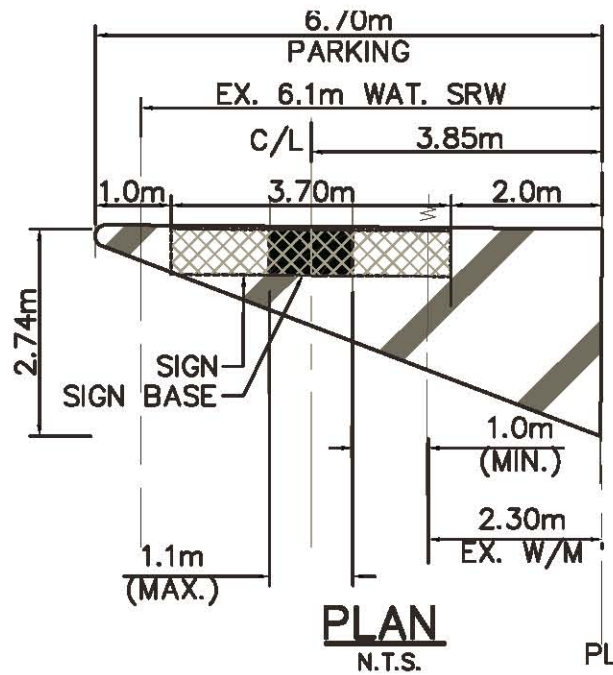
B.M.	MONUMENT NO.	ELEVATION:
LOCATED AT	STREET &	AVENUE
REV. NO.	DESCRIPTION	DR CH DATE

**APLIN
MARTIN**
CONSULTANTS LTD

101-58890 642 Yale Road, Langley, B.C. Canada V8B 6J6
Tel: 778-860-8877, Fax: 778-860-0576, E-mail: general@aplinmartin.com

DEVELOPER:				CITY OF SURREY			
PROJECT:				ROBERT'S BANK RAIL CROSSING			
				LOCATED AT LANGLEY BYPASS & 196TH STREET, LANGLEY, B.C.			
TITLE:				SIGN RESTORATION PLAN			
DESIGN: JJB	CHECK: JJB	DATE:	AUGUST 30 2012	A & M PROJ. NO.	DWG. NO.		
DRAWN: AB	APPR: JJB	SCALE:	H=1:125, V=N/A	11-225	1 OF 2		

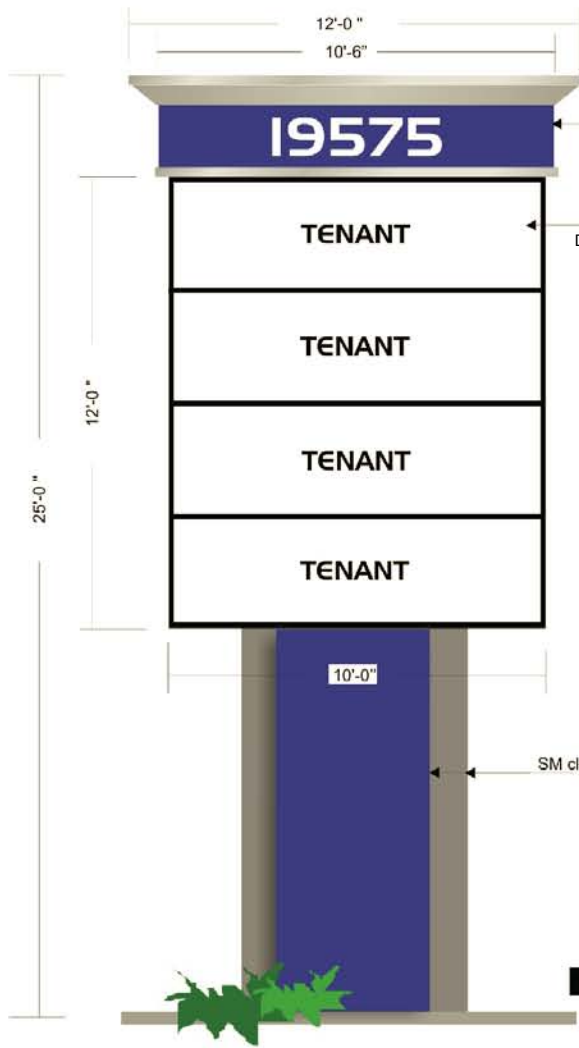
Aug 30, 2012 - 8:21am M:\11-225\DWG\ASMTA\PRODUCTION DWG\11-225 - Sign Restoration Plan.dwg/Aspr plan - Albuca



LEGAL DESCRIPTION:				
B.M. LOCATED AT	MONUMENT NO. STREET &	ELEVATION: AVENUE		
REV. NO.	DESCRIPTION	DR	CH	DATE

APLIN MARTIN
CONSULTANTS LTD
101-83230 Old Yale Road, Langley, B.C. Canada V2S 2J5
Tel: 778-850-0877, Fax: 778-850-0878, E-mail: general@aplincanada.com

DEVELOPER:		CITY OF SURREY		
PROJECT:		ROBERT'S BANK RAIL CROSSING LOCATED AT LANGLEY BYPASS & 196TH STREET, LANGLEY, B.C.		
TITLE:		SIGN RESTORATION DETAILS		
DESIGN: JJB	CHECK: JJB	DATE: AUGUST 30 2012	A & M PROJ. NO.	DWG. NO.
DRAWN: AB	APPR: JJB	SCALE: H=1:125, V=N/A	11-225	2 OF 2



illum. address - Alum. bkgrd ptd to match PMS 661c
with routed out address no. backed up
with white plexi.

- 4 Tenants
Dark colour Lexan Face with 1st surface vinyl graphics, light colour font
- Cabinet / H-bars - ptd. Black

SM cladding - ptd. Grey
& Blue PMS 661c

Option 1



• New DF LED illum pylon with 4 tenant panesl

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galaxiesigns.com

5085 Regent Street
Burnaby, British Columbia
V5C 4H4

Ph 604 291 6011
Fax 604 291 7138

Client: COAST SPAS & BILLIARD
Address: 19575 HWY 10 SRY
Sales: PL Date: JUNE 6, 12

Scale: 1/4" = 1' | 1'
File Name: COAST SPAS & BILLIARD 10785

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.



Client: RM
PAGE 1 of 1

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7912-0220-00 (D)

Roberts Bank Rail Corridor Program, 196 Street overpass

