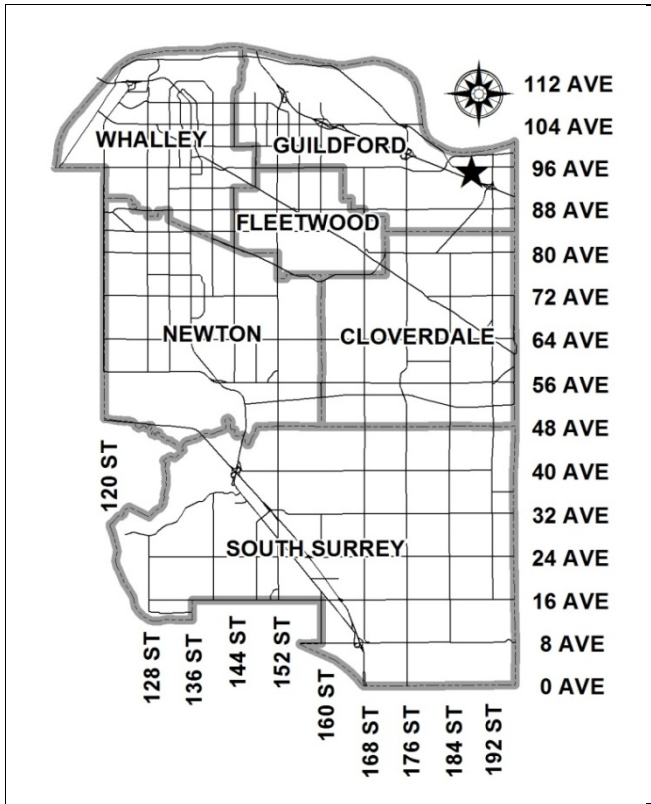


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0008-00

Planning Report Date: April 8, 2013



**PROPOSAL:**

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

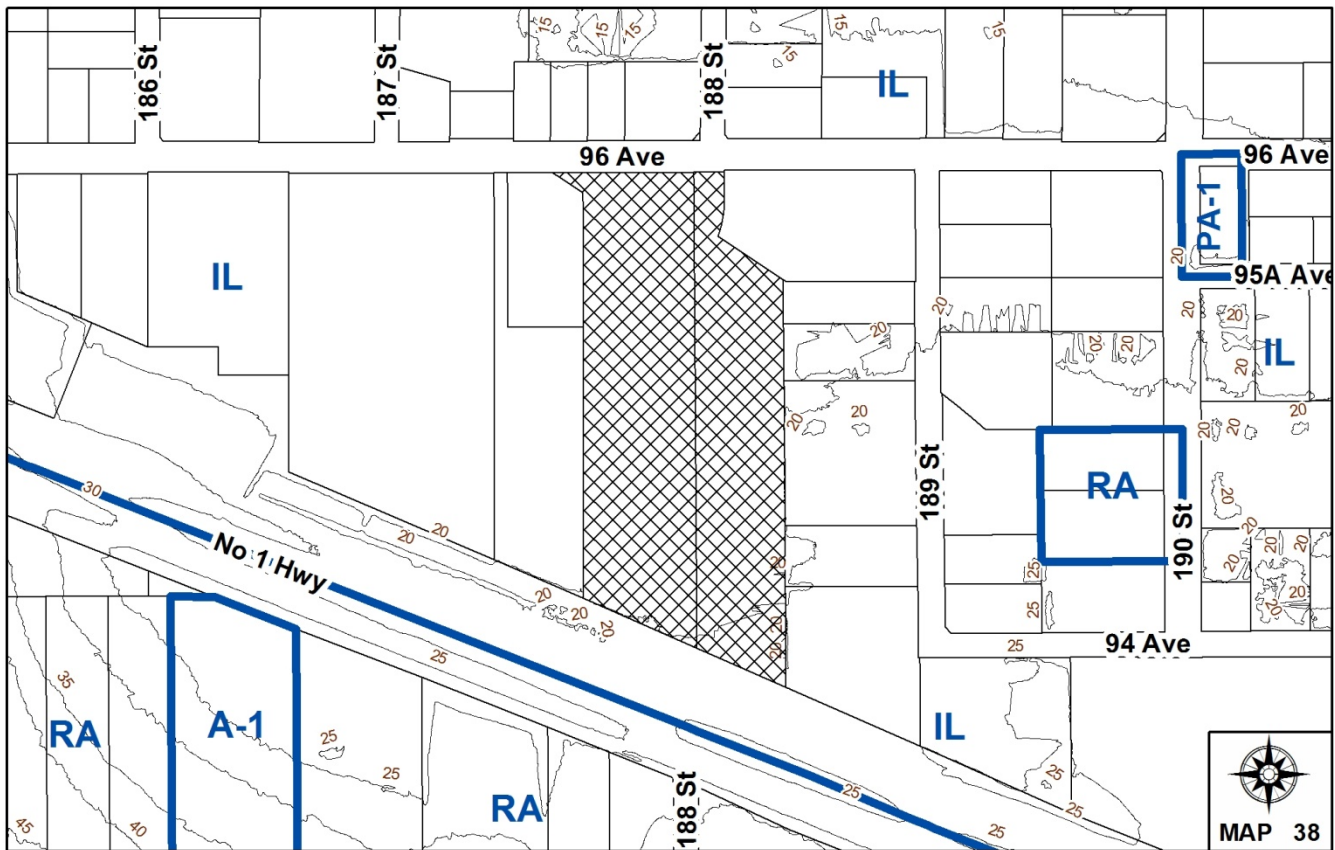
in order to permit a free-standing sign for the existing industrial park.

**LOCATION:** 18788 and 18800 - 96 Avenue

**OWNER:** Jordan Enterprises Ltd.

**ZONING:** IL

**OCP DESIGNATION:** 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 size requires variances to the Sign By-law.

RATIONALE OF RECOMMENDATION

- The proposed free-standing sign will provide signage for approximately 12 businesses within an industrial park which covers two properties.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7913-0008-00 generally in accordance with the attached drawings (Appendix IV).
2. Council approve Development Variance Permit No. 7913-0008-00 (Appendix V) varying the following sections of the Surrey Sign By-law, to proceed to Public Notification:
  - (a) to increase the permitted sign area from 27.8 square metres (300 sq. ft.) to 37.2 square metres (400 sq. ft.) for a double faced sign;
  - (b) to increase the allowable copy area from 50 percent to 65 percent of sign area; and
  - (c) to increase the amount of third party advertising from 30 percent to 40 percent of the allowable copy area.
3. Council instruct staff to resolve the following issues prior to 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;
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (c) registration of a Section 219 Restrictive Covenant to prohibit any free-standing sign on the western subject lot at 18788 – 96 Avenue; and
  - (d) submission of a road dedication plan to the satisfaction of the Approving Officer.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering road dedication requirements as outlined in Appendix II.

SITE CHARACTERISTICS

Existing Land Use: Industrial park with a mix of businesses.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	Industrial park.	Industrial	IL
East:	Business park.	Industrial	IL
South (Across Highway No. 1):	Single family dwelling and acreage lots.	Suburban	RA
West:	Industrial park.	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The subject site is designated Industrial in the Official Community Plan (OCP) and zoned Light Impact Industrial Zone (IL). The site abuts 96 Avenue to the north and Highway No. 1 to the south.
- The subject site consists of two properties (18788 and 18800 - 96 Avenue), served by a single driveway access along 96 Avenue, and is comprised of four industrial buildings (see Appendix II) approved under Development Permits Nos. 7903-0452-00, 7902-0244-00 and No. 7901-0124-00 on the subject site. As part of Development Permit 7901-0124-00, a sign was permitted for Kreykenboym Industrial Park which will be removed as part of this application. The existing development was recently purchased and the new owner is renaming it Golden Ears Industrial Centre.
- A few units within the complex are currently vacant. When fully leased Golden Ears Industrial Centre will comprise 12 businesses. Current tenants include Cloverdale Paint, Polar Industries Ltd., Westcoast Moulding & Millwork, EMCO, Nordstar, Kumho Tyres and Pacific Coast Distribution Ltd.
- In 2010, Development Permit No. 7909-0148-00 was issued for a double-sided 11.2-square metres (120 sq. ft.) free-standing sign which was never installed. The new owner is proposing to install a new larger free-standing sign to rename the industrial park.
- The applicant proposes a free-standing sign that is 6.1 metres (20 ft.) tall and approximately 3 metres (10 ft.) wide, which is in accordance with the height and width requirements of the Sign By-law.
- However, the proposed double-faced free-standing sign will have a sign area of 37.2 square metres (400 sq. ft.), which is 9.4 square metres (100 sq. ft.) more than the maximum 27.9 square metres (300 sq. ft.) permitted under the Sign By-law.

- The copy area of the proposed double-faced free-standing sign is approximately 22.7 square metres (244 sq. ft.) which is approximately 61 percent of the sign area and above the maximum 50 percent allowed under the Sign By-law.
- Further, the proposed free-standing sign will advertise tenants of the entire industrial park. However, the industrial park is located on two, separate legal lots. As the proposed free-standing sign will be located on only one of these lots, advertising the tenants located on the other lot is considered third party advertising under the regulations of the Sign By-law.
- Under the regulations of the Sign By-law, third party advertising is limited to 30% of the sign copy area. The applicant is requesting that the amount of third party advertising be increased from 30% to 40%.
- As a result, the applicant has submitted a Development Variance Permit (DVP) application to vary the Sign By-law to increase sign area, increase the percentage of copy area and to increase the amount of third party advertising.

#### DESIGN PROPOSAL AND REVIEW

- The free-standing sign is attractively designed and picks up on the green with cream colours of the buildings on the site. The construction material is primarily green steel with a cream coloured concrete base. The address and name of the industrial park are in white lettering.
- The sign will have twelve sign panels with one panel for each tenant. Each panel will be approximately 0.55 metre (1.8 ft.) tall and 1.16 metres (3.8 ft.) wide. The background on the panels will be cream to match the base of the sign.
- The existing free-standing sign was constructed within a statutory right-of-way for a water main and will be removed as part of the application. The proposed free-standing sign will be located slightly to the east of the existing free-standing sign to avoid the right-of-way, and on the west side of the shared driveway.
- The applicant proposes to provide additional landscaping around the base of the sign to match existing landscaping on site.

#### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To vary the Sign By-law as follows:
  - To increase the permitted sign area from 27.8 square metres (300 sq. ft.) to 37.2 square metres (400 sq. ft.) for double-faced signs;
  - To increase the copy area from 50% to 65% for a free-standing sign; and
  - To increase the amount of third party advertising from 30% to 40% of the allowable copy area.

**Applicant's Reasons:**

- The existing industrial park is 6 hectares (14.8 acres) in size and will comprise approximately 12 tenants when completely leased.
- The proposed increase in signage area is needed to advertise businesses to motorists on 96 Avenue.
- As the sign advertises businesses located on two lots, an increase in the amount of third party advertising is required.

**Staff Comments:**

- The existing industrial park has numerous tenants which requires a larger sign and additional copy area than existing single tenant lots.
- An increase to third party signage is supportable as the industrial park encompasses two legal lots.
- The industrial park is comprised of two properties each of which would be permitted their own free-standing sign. To prevent a second free-standing sign, the applicant will register a section 219 Restrictive Covenant to prohibit a free-standing sign on the western lot at 18788 – 96 Avenue.
- Staff support the proposed variances.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan, Sign Drawings, Sign Elevations and Landscape Plan
Appendix III.	Engineering Summary
Appendix IV.	Aerial Photo of Site
Appendix V.	Development Variance Permit No. 7913-0008-00

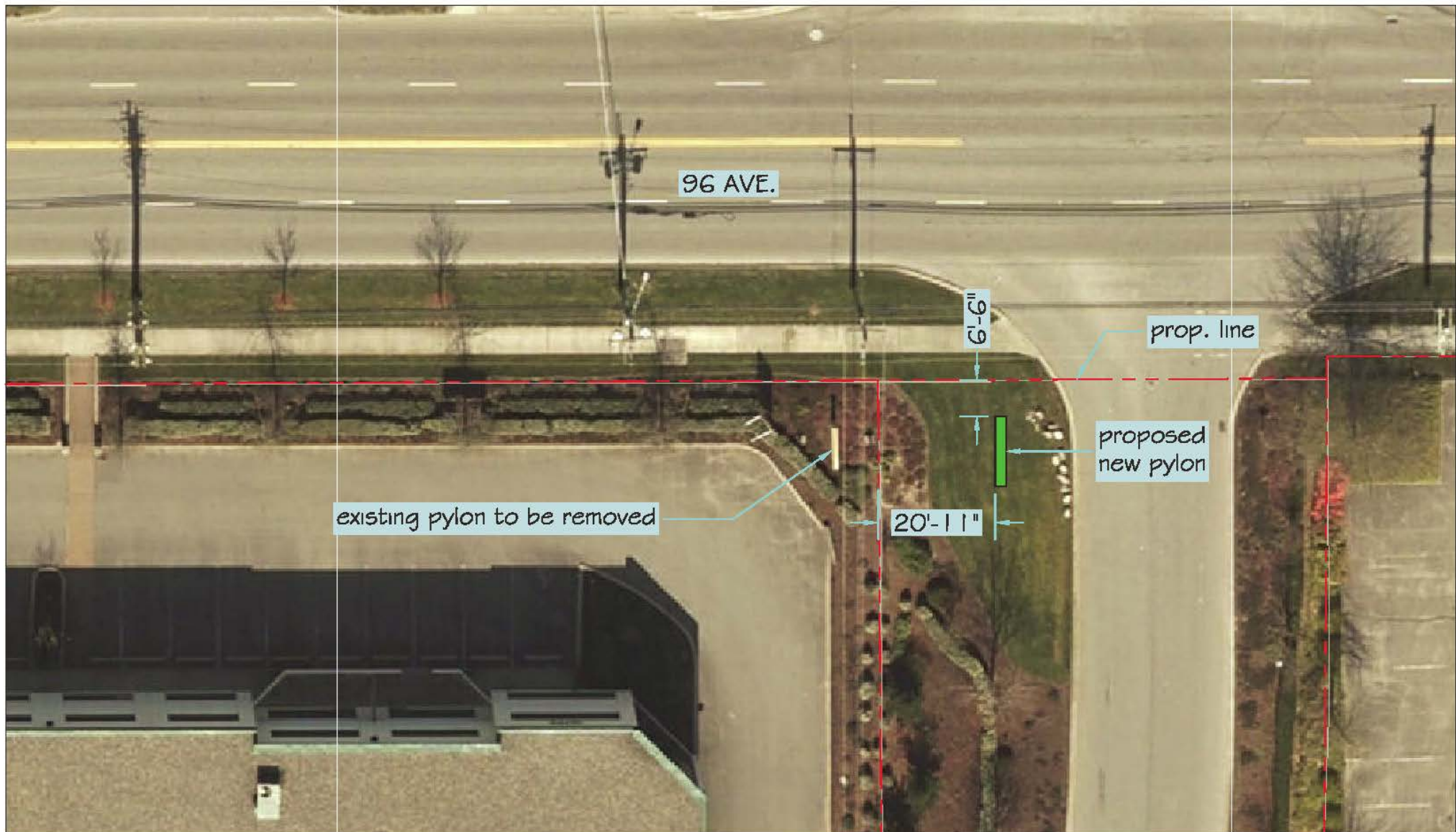
*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/da

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 New Westminster BC  
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 E: prioritypermits@shaw.ca

**Client:** PATTISON SIGN GROUP

**Address:** 156 10-96TH AVE.  
 SURREY, BC

**Project:** GOLDEN EARS

**Date:** 2012/12/19

**Drawing By:** KF

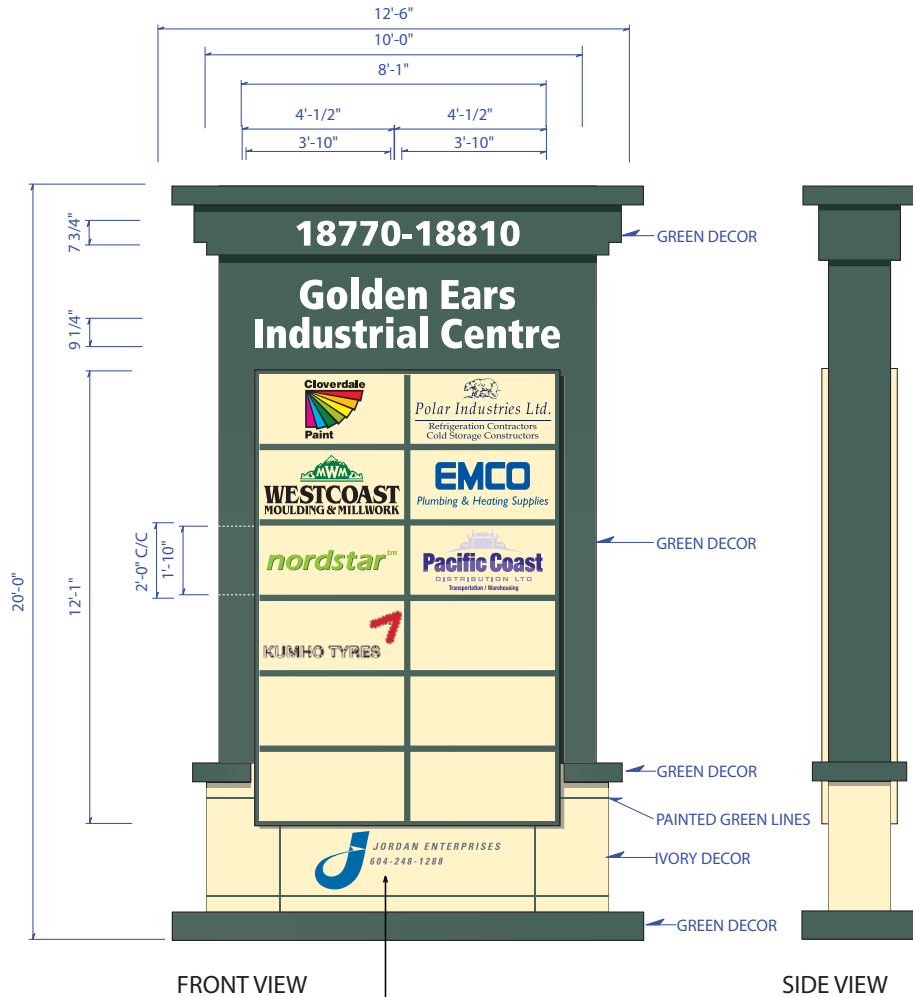
**Scale:** 1/16" = 1'

Note: location to be confirmed by signage contractor





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MANUFACTURE AND INSTALL... EXTERIOR

**FREESTANDING DF ILLUMINATED PYLON**

- ⊕ **CONSTRUCTION: D/F PYLON**
- ⊕ **SUBSTRATE:** LEXAN FACE C/W VINYL COPY TO BE DETERMINED
- ⊕ **CABINET:** PAINTED IVORY
- ⊕ **RETAINERS:** PAINTED IVORY
- ⊕ **H-BAR DIVIDERS FOR ALL TENANT PANELS:** PAINTED GREEN
- ⊕ **ILLUMINATION:** T-12 HO/CW FLUORESCENT
- ⊕ **POLE:** AS REQUIRED FOR STRUCTURE
- ⊕ **DECOR:** PAINTED GREEN & IVORY

**ADDRESS:** ROUTED & BACKED WITH WHITE ACRYLIC  
**ILLUMINATION:** T-12 HO/CW FLUORESCENT

**GOLDEN EAR INDUSTRIAL CENTRE:** ROUTED & BACKED WITH WHITE ACRYLIC  
**ILLUMINATION:** T-12 HO/CW FLUORESCENT

- ★ **GRAPHICS**
- ★ SEE PAGE 3 FOR DETAILS

- ▶ **COLOUR DATA**
- ▶ **GREEN:** TO MATCH BUILDING (COLOUR SPECIFICATION REQUIRED)
- ▶ **IVORY:** PAINT TO MATCH IVORY 3630-005

- ⊕ **CONSTRUCTION: JORDAN ENTERPRISES LETTERS & LOGO (BOTTOM PYLON DECOR)**

**SUBSTRATE:** NONILLUMINATED CUT OUT OPAQUE VINYL APPLIED TO LOWER PYLON DECOR

- ★ **GRAPHICS**
- ★ **LOGO:** "J" BLUE WITH REVERSE CUT ARROW
- ★ **ARROW:** WOULD BE SAME COLOUR AS BACKGROUND
- ★ **PHONE NUMBER:** GRAY

- ▶ **COLOUR DATA**
- ▶ **BLUE:** INTENSE BLUE 3M 7725-17 OPAQUE VINYL
- ▶ **GRAY:** DARK GRAY 3M 7725-41 OPAQUE VINYL
- ▶ **BEST COLOUR MATCH TO PANTONE COOL GRAY 8C (CLIENT TO APPROVE)**



#120 - 7885 North Fraser Way  
 Burnaby, BC  
 Canada, V5J 5M7  
 Tel: (604) 215-5526  
 Fax: (604) 215-0696  
 www.pattisonsign.com

DATE: MARCH 15, 2013  
 SKETCH: V12- 590-A-R6  
 SALES: DAVID FLADGATE  
 ARTIST: K. BRANDT  
 SCALE: 1/2"=1'-0"  
 VOLTAGE: TO BE DETERMINED  
 PAGE: 1 OF 3

Customer Approval

Landlord Approval

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REVISION HISTORY (PRIOR TO MASTER ART):  
 R1: CHANGED "PARK" TO "CENTRE"  
 R:3 CABINET HEIGHT ADJUSTED TO 12'-1"  
 R:4 ADDED TENANT COPY & LOGOS

Fluorescent, Neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws.

**GOLDEN EARS INDUSTRIAL CENTRE**

18770-18810  
 PORT KELLS, SURREY BC

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DATE: MARCH 15, 2012  
SKETCH: V12- 590-B-R6  
SALES: DAVID FLADGATE  
ARTIST: K. BRANDT  
SCALE: NTS  
VOLTAGE: **TO BE DETERMINED**  
PAGE: 2 OF 3

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R:3 ADDED TENNANT COPY & LOGOS

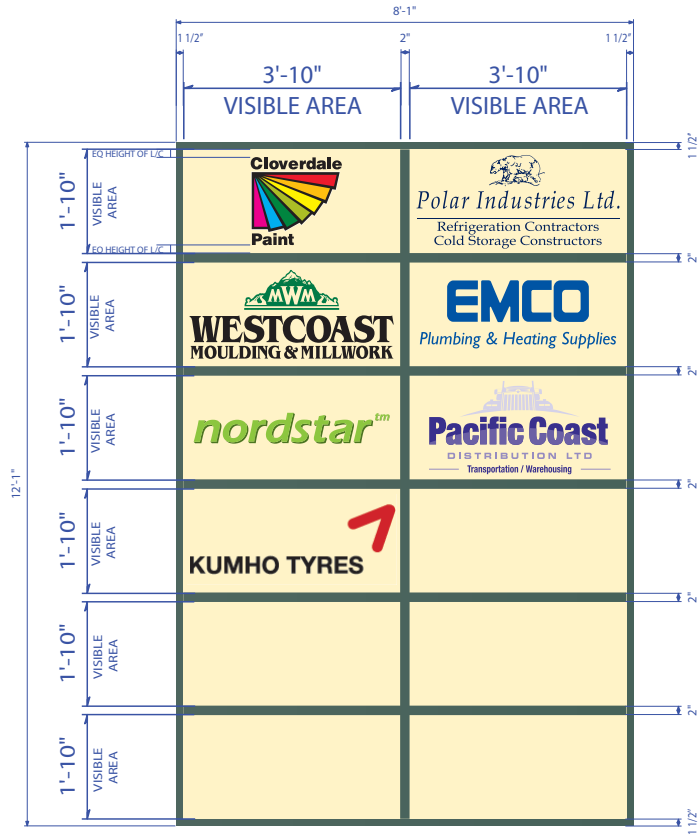


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INDUSTRIAL CENTRE**

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**CONSTRUCTION: LEXAN FACES  
ALL BACKGROUNDS ARE 3M 3630-005 IVORY**

**GRAPHICS (CLOVERDALE PAINTS)**  
LOGO: MULTI COLOUR LOGO (SEE LOGO DETAIL)  
CLOVERDALE PAINTS: BLACK  
BACKGROUND: IVORY 3630-005

**COLOUR DATA (CLOVERDALE PAINTS)**  
VINYL: COLOUR SPECIFICATIONS TO FOLLOW

**GRAPHICS (POLAR INDUSTRIES)**  
LOGO: BLUE  
ALL COPY: BLUE  
BACKGROUND: IVORY 3630-005

**COLOUR DATA (POLAR INDUSTRIES)**  
BLUE: 3M 3630-137 EUROPEAN BLUE  
BEST VISUAL MATCH TO PMS 2767C (CLIENT TO APPROVE COLOUR MATCH)

**GRAPHICS (WESTCOAST MOULDING & MILLWORK)**  
LOGO: GREEN WITH REVERSED OUT IVORY DETAILS & LETTERING  
WESTCOAST MOULDING & MILLWORK: BLACK  
BACKGROUND: IVORY 3630-005

**COLOUR DATA (WESTCOAST MOULDING & MILLWORK)**  
GREEN: 3M 3630-26 GREEN (CLIENT TO APPROVE COLOUR MATCH)  
BLACK: 3M 3630-22 BLACK

**GRAPHICS (EMCO PLUMBING & HEATING SUPPLIES)**  
ALL COPY: BLUE  
BACKGROUND: IVORY 3630-005

**COLOUR DATA (EMCO PLUMBING & HEATING SUPPLIES)**  
BLUE: 3M 3630-87 ROYAL BLUE BEST COLOUR MATCH TO PMS REFLEX BLUE (CLIENT TO APPROVE COLOUR MATCH)  
BEST COLOUR MATCH TO ON SCREEN COLOUR IS BRISTOL BLUE 3630-97  
CLIENT TO APPROVE ONE OF THE ABOVE COLOURS

**GRAPHICS (nordstar)**  
nordstar: BRIGHT GREEN WITH A DARK GREEN DROP SHADOW (DIGITAL PRINT)  
BACKGROUND: IVORY 3630-005

**COLOUR DATA (nordstar)**  
BRIGHT GREEN: PANTONE 376C (DIGITAL PRINT)  
DARK GREEN: CMYK MIX (50:0:100:50) (DIGITAL PRINT)  
BACKGROUND: 3M VINYL, IVORY 3630-005

**GRAPHICS (PACIFIC COAST DISTRIBUTION)**  
ALL GRAPHICS: DIGITALLY PRINTED AS SET UP IN SUPPLIED FILE  
BACKGROUND: IVORY 3630-005

**COLOUR DATA (PACIFIC COAST DISTRIBUTION)**  
BLUE: PRINTED TO MATCH PMS 072 & TINTS OF PMS 072C

**GRAPHICS (KUMHO TYRES)**  
KUMHO TYRES: BLACK  
LOGO: RED  
BACKGROUND: IVORY 3630-005

**COLOUR DATA (KUMHO TYRES)**  
BLACK: 3M 3630-22 BLACK  
RED: EXACT COLOUR SPEC TO FOLLOW



- 1. 3630-78
- 2. 3630-337
- 3. 3630-156, 3632-156
- 4. 3630-136
- 5. 3630-015, 3632-015
- 6. 3630-84
- 7. 3630-143
- 8. IVORY (AS PER SIGN PERMITTING REQUIREMENTS)



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DATE: MARCH 15, 2013  
SKETCH: V12- 590-C-R6  
SALES: DAVID FLADGATE  
ARTIST: K. BRANDT  
SCALE: 1/2"=1'-0"  
VOLTAGE: TO BE DETERMINED  
PAGE: 3 OF 3

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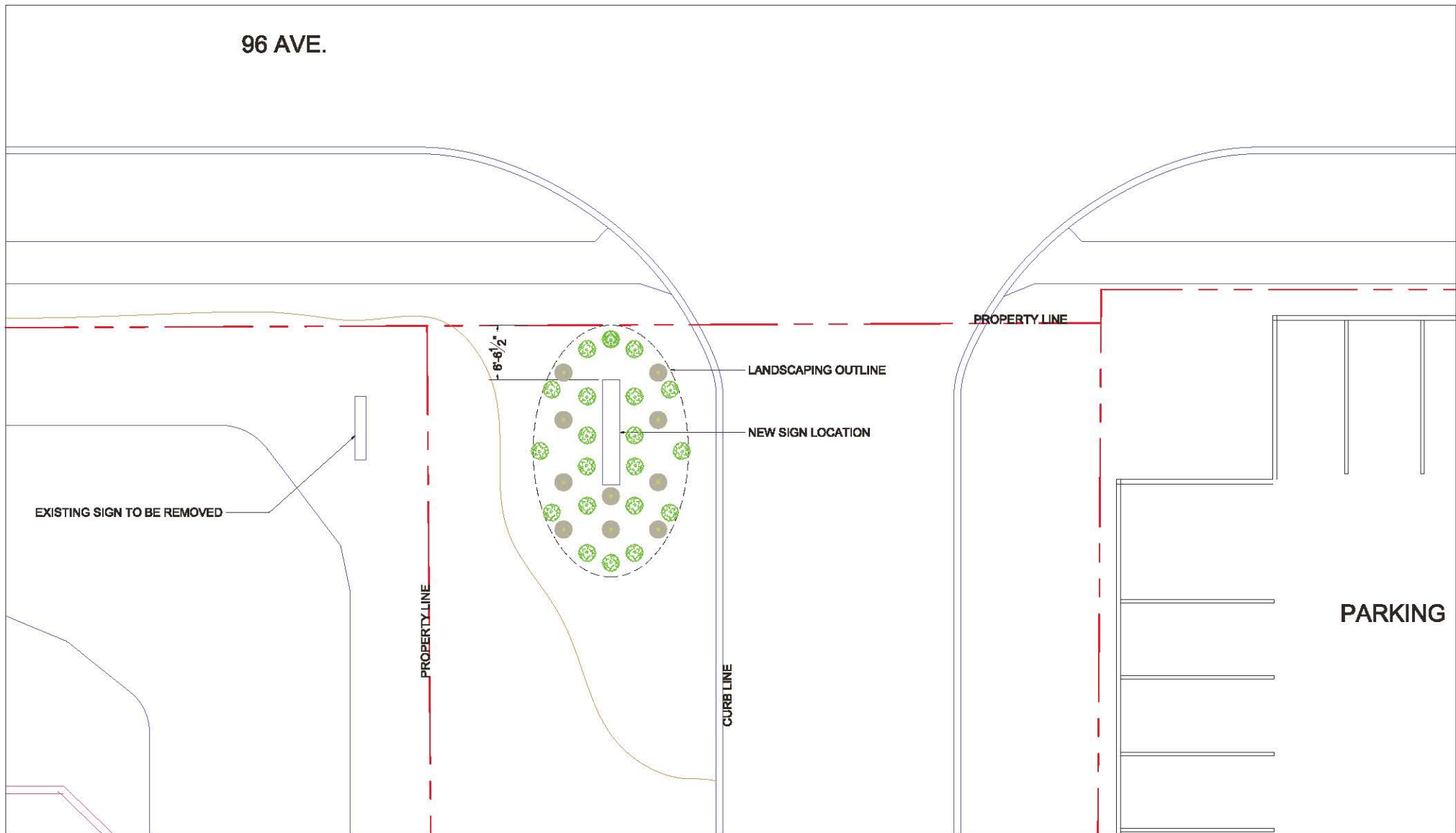
- R1: CHANGED "PARK" TO "CENTRE"
- R:2 ADDED TENNANT COPY & LOGOS

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GOLDEN EARS  
INDUSTRIAL CENTRE

18770-18810  
PORT KELLS, SURREY BC

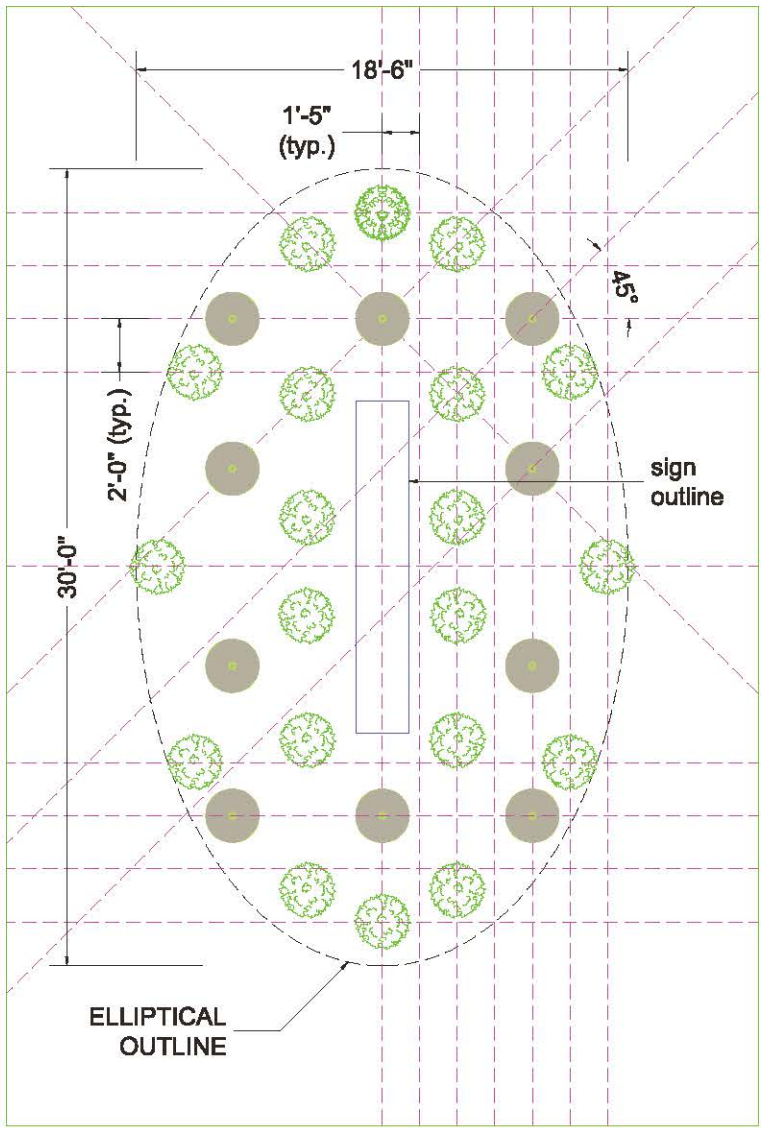
96 AVE.





**Project:** GOLDEN EARS    **Title:** LANDSCAPE PLAN    **Drawing By:** SC

**Address:** 18510-96TH AVE.    **Date:** 2012/12/19    **Scale:** 3/32"=1'





-  Rhododendron sp. - While medium Rhododendron var. - #3 Cont. QTY: X 20
-  Prunus L. 'Otto Luyken' - Otto Luyken Laurel - #2 Cont. QTY: X 10

**Project:** GOLDEN EARS      **Title:** LANDSCAPE PLAN      **Drawing By:** SC

**Address:** 15510-86TH AVE.      **Date:** 2012/12/18      **Scale:** 1/1" = 1'

---

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

**FROM:       Development Services Manager, Engineering Department**

**DATE:       March 17, 2013**

**PROJECT FILE:   7813-0008-00**

---

**RE:         Engineering Requirements (Industrial)  
              Location: 18788 96 Ave**

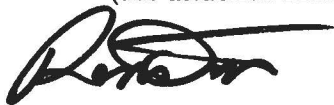
**DEVELOPMENT PERMIT**

There are no engineering requirements relative to issuance of the Development Permit

**DEVELOPMENT VARIANCE PERMIT**

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

- the applicant is to dedicate as road (without compensation), on a road dedication or subdivision plan, a gazetted road which provides a 10.058 meter portion of 96<sup>th</sup> Avenue (see attached road requirement sketch).



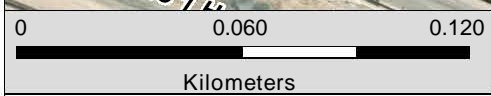
Rémi Dubé, P.Eng.  
Development Services Manager

RWB

### Aerial Photo of the Subject Site



Proposed Location of Free-Standing Sign



The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at [cosmos.surrey.ca](http://cosmos.surrey.ca).

Enter Map Description

 Scale: 1:2,000  
Map created on: March-18-13

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0008-00

Issued To: JORDAN ENTERPRISES LTD

("the Owner")

Address of Owner: 210, 10720 – Cambie Street  
Richmond, BC V6X 1K8

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: 024-836-745

Lot A Section 33 Township 8 New Westminster District Plan LMP46915

18788 - 96 Avenue

Parcel Identifier: 024-836-753

Lot B Section 33 Township 8 New Westminster District Plan LMP46915

18800 - 96 Avenue

(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(1)(g), the sign area of double faced free-standing signs is increased from 27.8 square metres (300 sq. ft.) to 37.2 square metres (400 sq. ft.);
  - (b) Part 5 "Signs in Commercial/Industrial Zones", Section 27(1)(i), the copy area of a free-standing signs is increased from 50 percent to 65 percent; and
  - (c) Part 1 "Introductory Provisions" Subsection 6(11), the amount of third party advertising be increased from 30 percent to 40 percent of the allowable copy area.



4. This development variance permit applies to only the free-standing sign on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

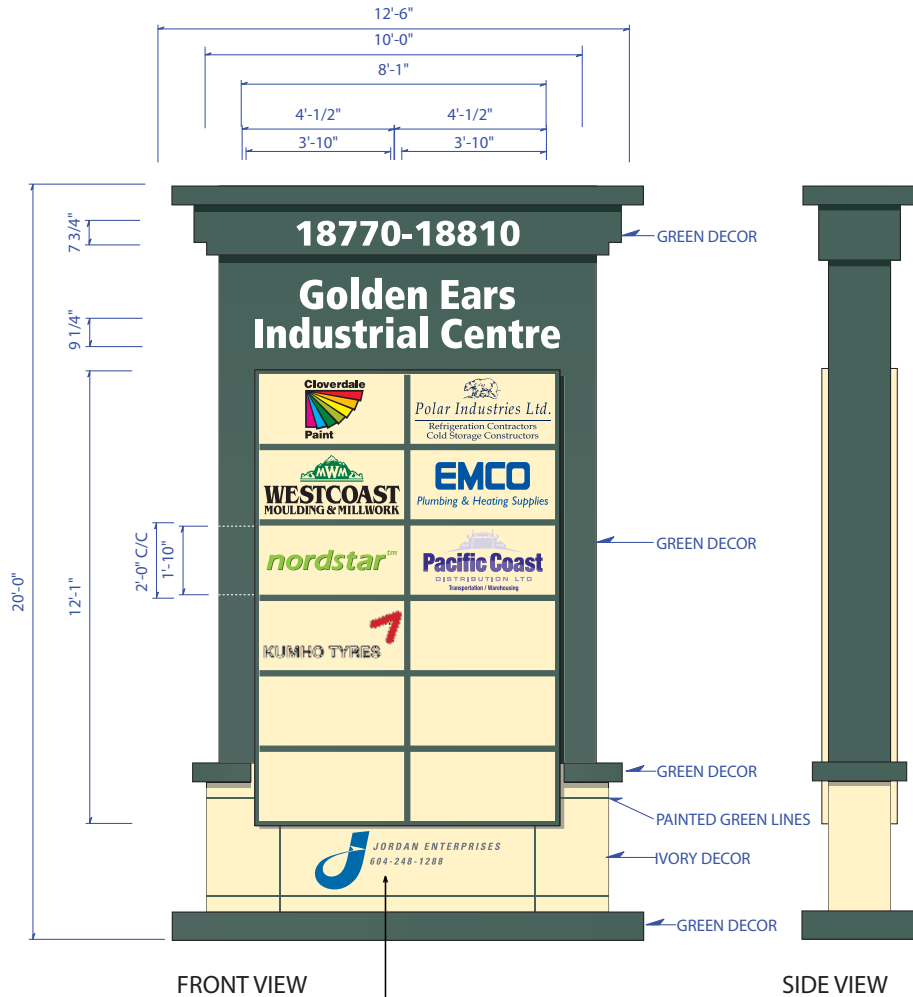
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Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan

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FRONT VIEW

SIDE VIEW

MANUFACTURE AND INSTALL... EXTERIOR

**FREESTANDING DF ILLUMINATED PYLON**

- ⊕ **CONSTRUCTION: D/F PYLON**
- ⊕ **SUBSTRATE:** LEXAN FACE C/W VINYL COPY TO BE DETERMINED
- ⊕ **CABINET:** PAINTED IVORY
- ⊕ **RETAINERS:** PAINTED IVORY
- ⊕ **H-BAR DIVIDERS FOR ALL TENANT PANELS:** PAINTED GREEN
- ⊕ **ILLUMINATION:** T-12 HO/CW FLUORESCENT
- ⊕ **POLE:** AS REQUIRED FOR STRUCTURE
- ⊕ **DECOR:** PAINTED GREEN & IVORY

**ADDRESS:** ROUTED & BACKED WITH WHITE ACRYLIC  
**ILLUMINATION:** T-12 HO/CW FLUORESCENT

**GOLDEN EAR INDUSTRIAL CENTRE:** ROUTED & BACKED WITH WHITE ACRYLIC  
**ILLUMINATION:** T-12 HO/CW FLUORESCENT

- ★ **GRAPHICS**
- ★ SEE PAGE 3 FOR DETAILS

- ▶ **COLOUR DATA**
- ▶ **GREEN:** TO MATCH BUILDING (COLOUR SPECIFICATION REQUIRED)
- ▶ **IVORY:** PAINT TO MATCH IVORY 3630-005

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**SUBSTRATE:** NONILLUMINATED CUT OUT OPAQUE VINYL APPLIED TO LOWER PYLON DECOR

- ★ **GRAPHICS**
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- ★ **ARROW:** WOULD BE SAME COLOUR AS BACKGROUND
- ★ **PHONE NUMBER:** GRAY

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- ▶ **BLUE:** INTENSE BLUE 3M 7725-17 OPAQUE VINYL
- ▶ **GRAY:** DARK GRAY 3M 7725-41 OPAQUE VINYL
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GOLDEN EARS INDUSTRIAL CENTRE

18770-18810  
 PORT KELLS, SURREY

7913-0008-00(A)