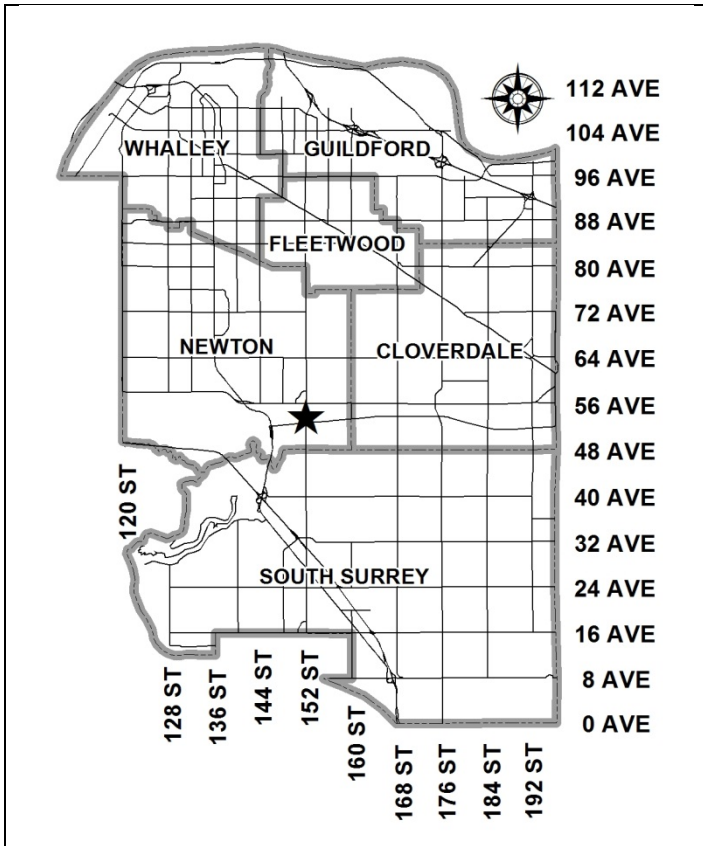


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0199-00

Planning Report Date: October 07, 2013

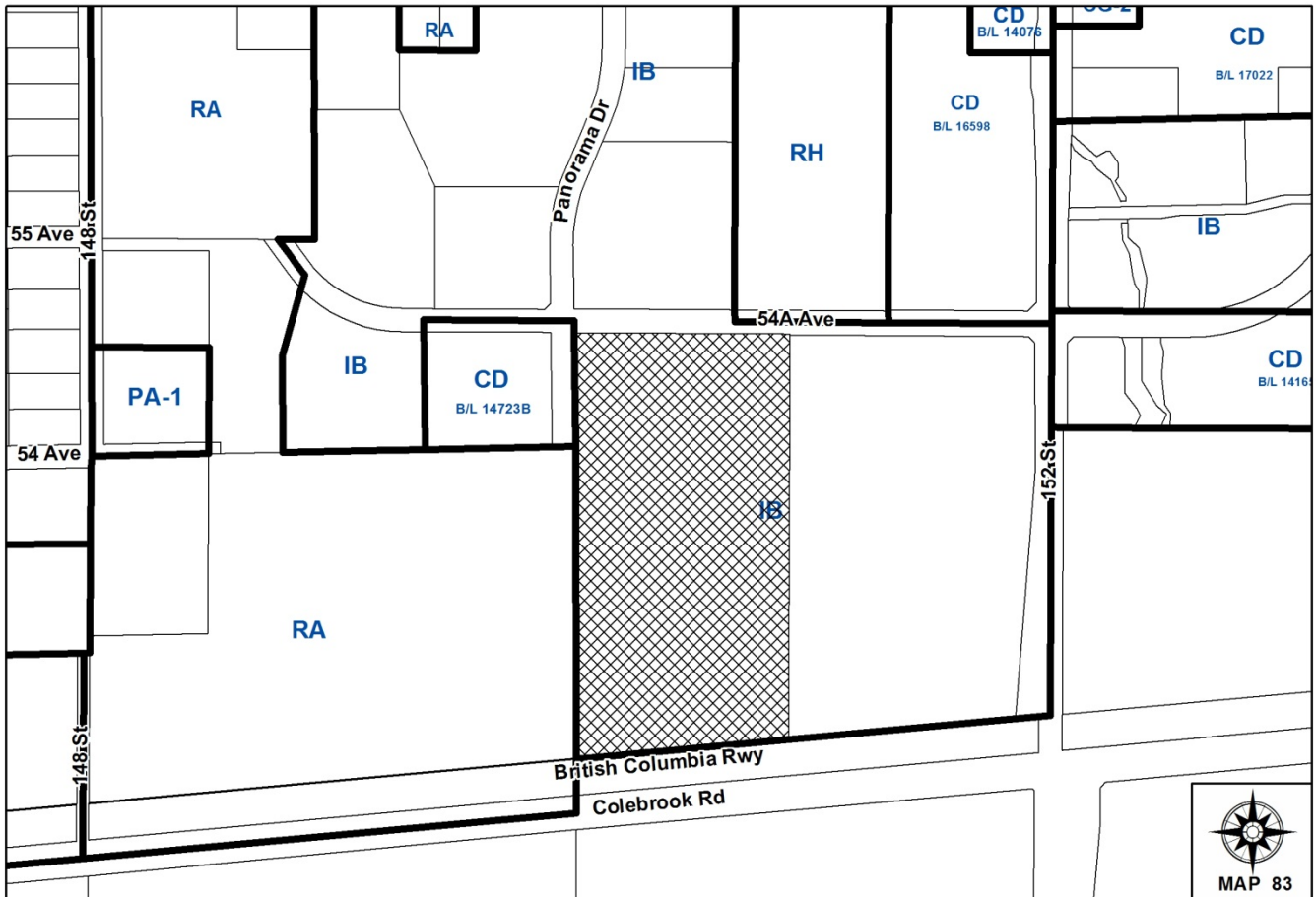


**PROPOSAL:**

- **Development Permit**

in order to permit the installation of two free-standing signs on an existing business park.

**LOCATION:** 15050 - 54A Avenue  
**OWNER:** 3509893 Canada Inc.  
**ZONING:** IB  
**OCP DESIGNATION:** Industrial  
**NCP DESIGNATION:** Existing Business Park



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed free-standing signs will provide signage and wayfinding for eight buildings within the property.
- The signs are of high quality and appropriate for this area of East Panorama Ridge Business Park.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7913-0199-00 (Appendix III) 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, including signage, 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 application.

SITE CHARACTERISTICS

Existing Land Use: existing business park with several buildings

Adjacent Area:

Direction	Existing Use	OCP / NCP Designation	Existing Zone
North (Across 54A Avenue):	Industrial buildings	Industrial / Existing Business Park	IB
East:	Industrial buildings	Industrial / Existing Business Park	IB
South (Across Colebrook Road and British Columbia Rwy):	Agricultural land and British Columbia railway	Agricultural / -	A-1
West:	Indoor Ice Rink (excellent Ice) and vacant land	Industrial / Proposed Business Park and Ice Rink	RA and CD 14723B

DEVELOPMENT CONSIDERATIONS

- The subject site is designated Industrial in the Official Community Plan, and zoned "Business Park Zone (IB)". The site abuts 54A Avenue to the north and British Columbia Railway to the south.
- The site was rezoned to "Business Park Zone (IB)" with the discharge of Land Use Contract 251 in 1993. Existing buildings were developed into an Industrial Business Park, and other building were added later on. There are currently 8 buildings on site, with different businesses operating.
- This proposal is for two free-standing signs, one functioning as a directory, and the other for truck directional purposes.

- Both proposed free-standing signs will face 54A Avenue.
- One free-standing sign (Sign 1) is close to the western entrance, and it is proposed to advertise businesses within the complex. This sign will function as a directory. It is proposed to be 1.52 metres in height (5 ft), and 2.34 metres (7.7 ft.) in width. The total sign area is 3 m<sup>2</sup> (32.3 sq. ft.), with a copy area of 1.14 m<sup>2</sup> (12.3 sq. ft.). The sign will include the name of the business park (Fama Business Park), a map, the directory, and the management company.
- Sign 1 is proposed to be an aluminum face, with white acrylic for the map and tenant list. The sign will be supported by two 20 centimetres (8 in.) round posts in anodized silver.
- Sign 2 is proposed towards the east property line (truck exit), and it will show the business name, and direct trucks towards the truck entrance to the west. This sign is proposed to be 3.05 metres wide (10 ft.) and 1.32 metres (4.3 ft.) in height. The total sign area is 4.03 m<sup>2</sup> (43.3 sq. ft.), with a copy area of 0.93 m<sup>2</sup> (10 sq. ft.). The sign will include the name of the business park, “truck entrance”, and an arrow directing to the western access.
- Sign 2 is proposed in 3 mm (1/8 in.) perforated aluminum anodized silver, with 6 mm (1/4 in.) milled aluminum letters anodized matte black. The sign will be supported by three hollow square posts.
- Both proposed signs comply with maximum sign area (13.9 m<sup>2</sup> [150 sq. ft.]) and maximum copy area (50% of sign area). Minimum distance between signs is 30 metres (98 ft.), and the proposed distance between signs is 120 metres (394 ft.). The proposed setback from property line also complies with the Sign By-Law at 2 metres (6 ft. 6 in.).
- The signs are well designed and complement the existing industrial buildings.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, and Action Summary
Appendix II.	Proposed Signage Plans
Appendix III.	Development Permit No. 7913-0199-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

LFM/da

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DRV 10/3/13 12:53 PM

Information for City Clerk

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

1. (a) Agent:     Name:           Kim Essler  
  Scott Paragon Signs & Screen Printing Ltd.  
  Address:        #407, 5940 - No 6 Road  
  Richmond, BC V6V 1Z1  
  
  Tel:             604-273-4155 - Work  
  604-273-4155 - Fax

2.     Properties involved in the Application

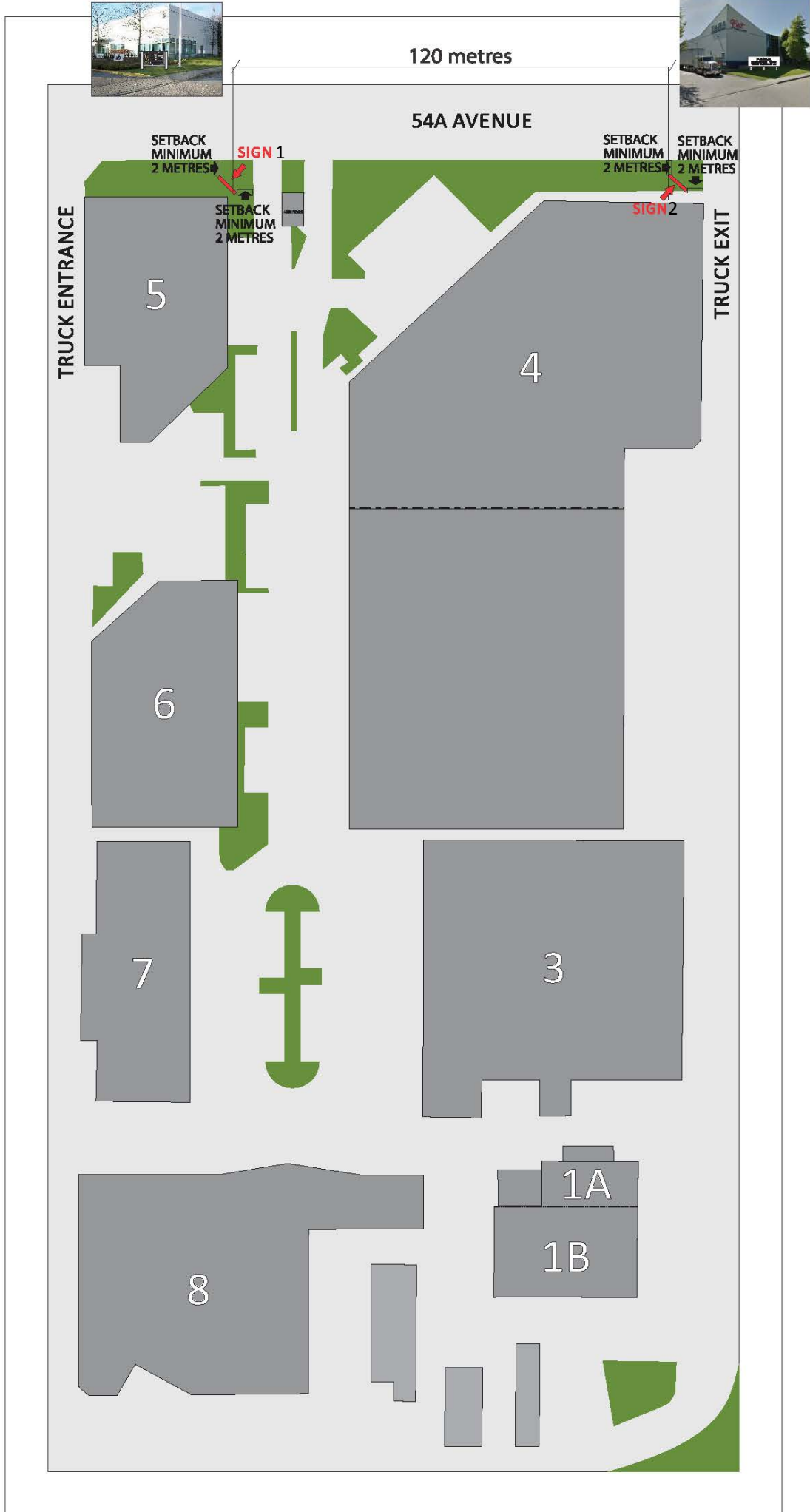
(a)     Civic Address:         15050 - 54A Avenue

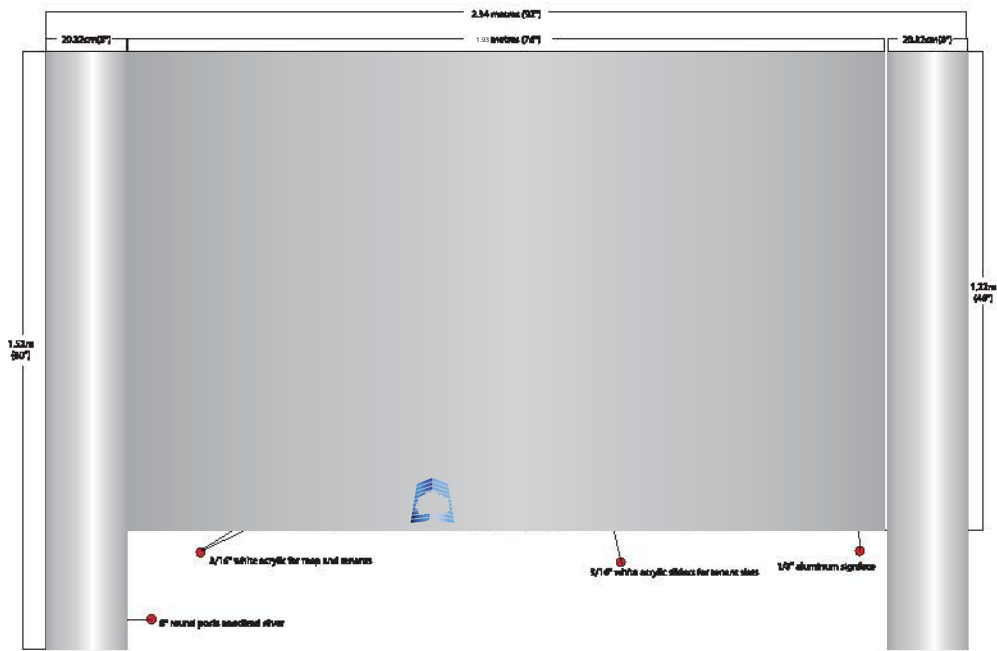
(b)     Civic Address:         15050 - 54A Avenue  
          Owner:                3509893 Canada Inc., Inc. No. A48201  
  Attorney Information:  
  Stephen McCullough

PID:                               004-460-871  
Lot 2 District Lot 167 Group 2 New Westminster District Plan 51249

3.     Summary of Actions for City Clerk's Office

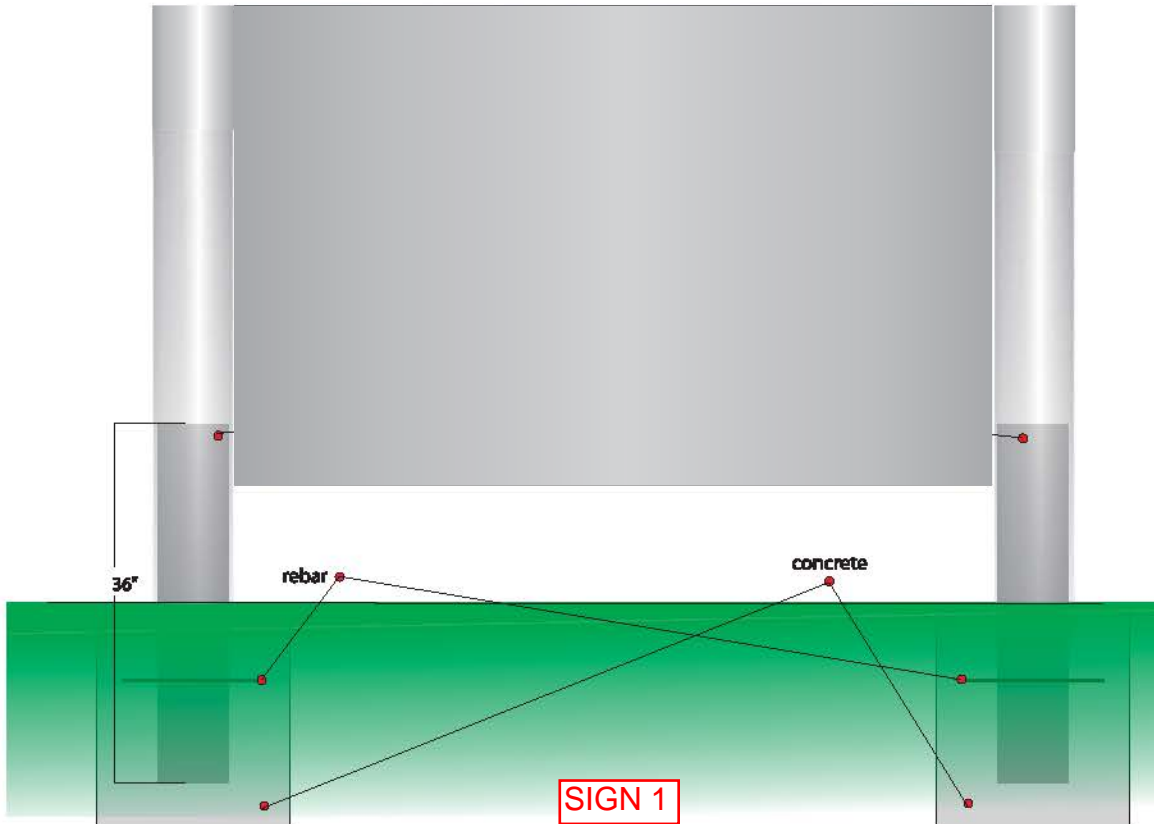
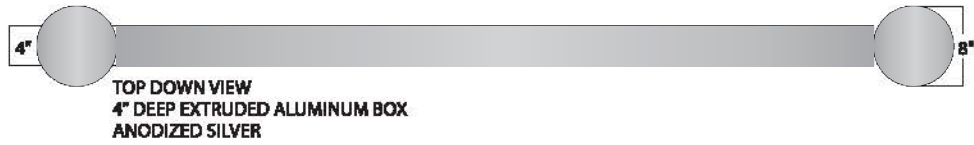
(a)     Approval and issuance of Development Permit No. 7913-0199-00.

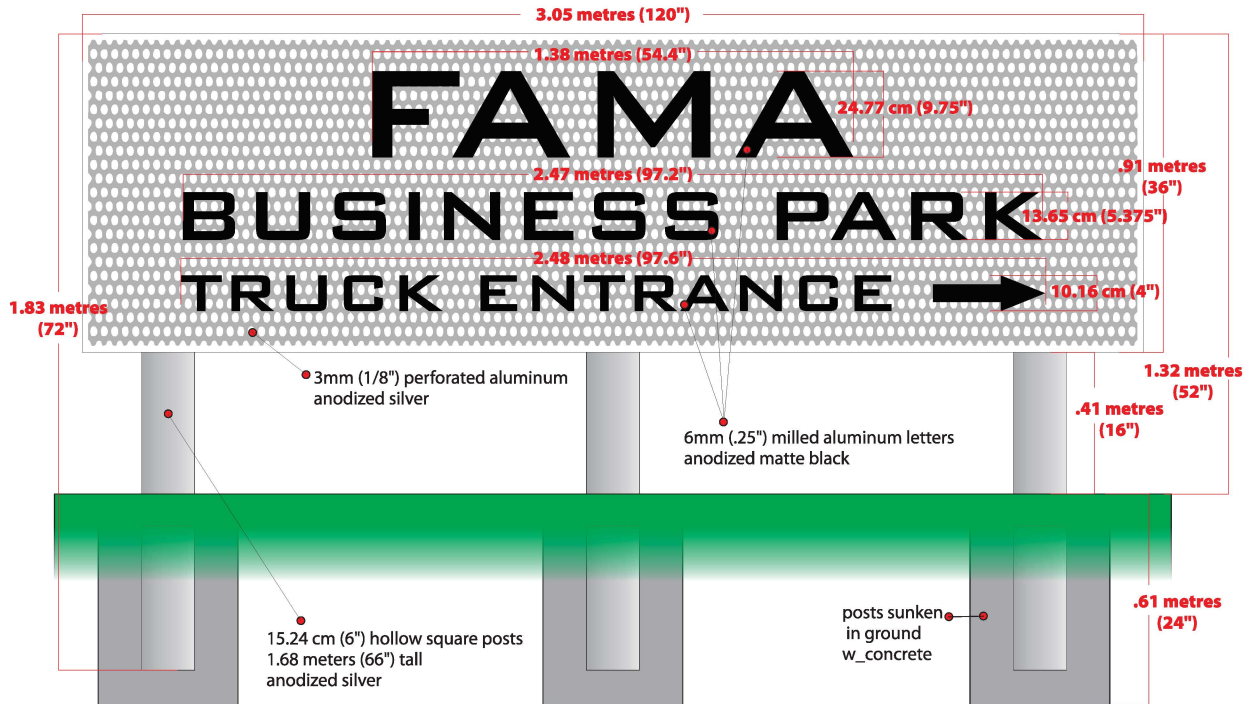
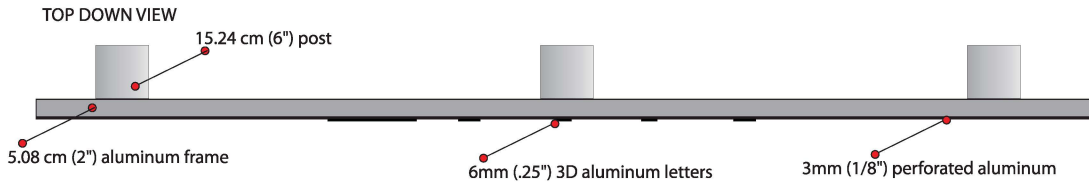




**TOTAL SIGN AREA**  
 $2.34\text{m} \times 1.52\text{m} = 3.556\text{ s.m.}$   
 $92" \times 60" = 38.333\text{ s.f.}$

**COPY AREA**  
 Map .46m x .88m = .4 s.m.  
 Logo at bottom .91m x 11.43cm = .1 s.m.  
 "No Truck" text .98m x 11.43cm = .11 s.m.  
 "FAMA" header text 1.71m x 7cm = .12 s.m.  
 Tenant slat text .41m x 10.16cm = .041 s.m.  
 x quantity 10 = .41 s.m.  
 Sign Copy Total = 1.14 s.m.





**TOTAL SIGN AREA**  
**3.05m x 1.32m=4.025 square metres**

**TOTAL COPY AREA**  
**FAMA 1.38m x 24.77cm=.342 square metres**  
**BUSINESS PARK 2.47m x 13.65cm=.337 square metres**  
**TRUCK ENTRANCE W/ARROW 2.48m x 10.16cm=.252 square metres**  
**.931 square metres**

**SIGN 2**



CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7913-0199-00

Issued To: 3509893 CANADA INC

("the Owner")

Address of Owner: C/O Bentall LP  
260, 2985 - Virtual Way  
PO Box 18

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: 004-460-871  
Lot 2 District Lot 167 Group 2 New Westminster District Plan 51249

15050 - 54A Avenue

(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 free-standing signage location and dimensions, including materials and finish, shall be in accordance with drawings numbered Schedule A through to and including Schedule C (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. 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.

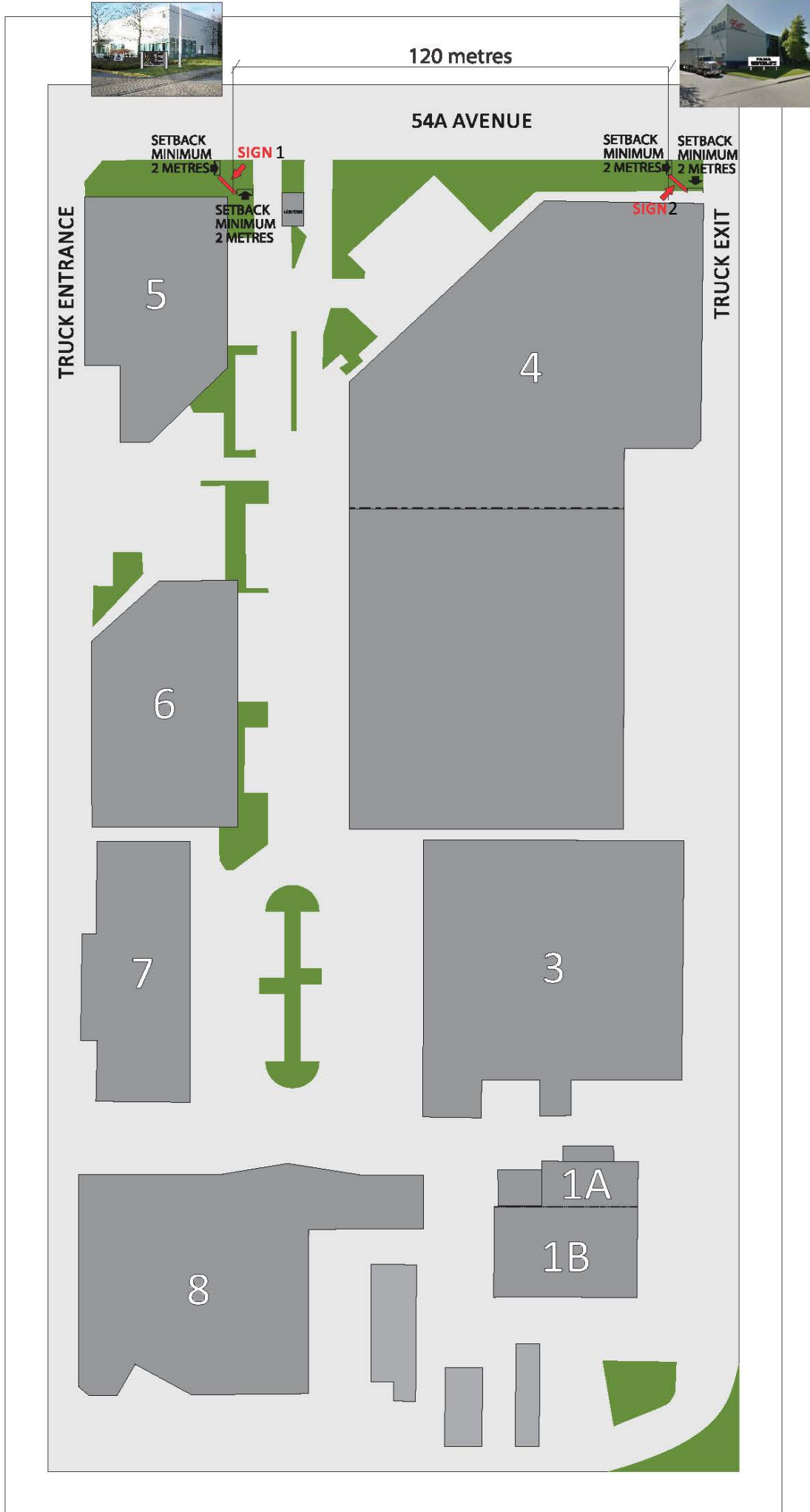
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 Authorized Agent: (Signature)

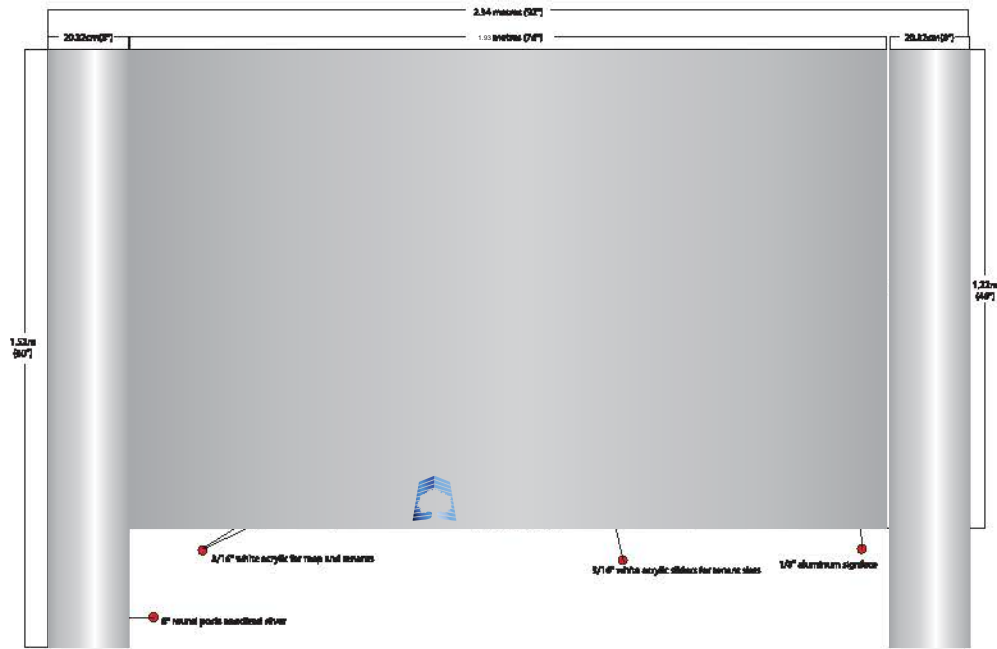
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 Name: (Please Print)

OR

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

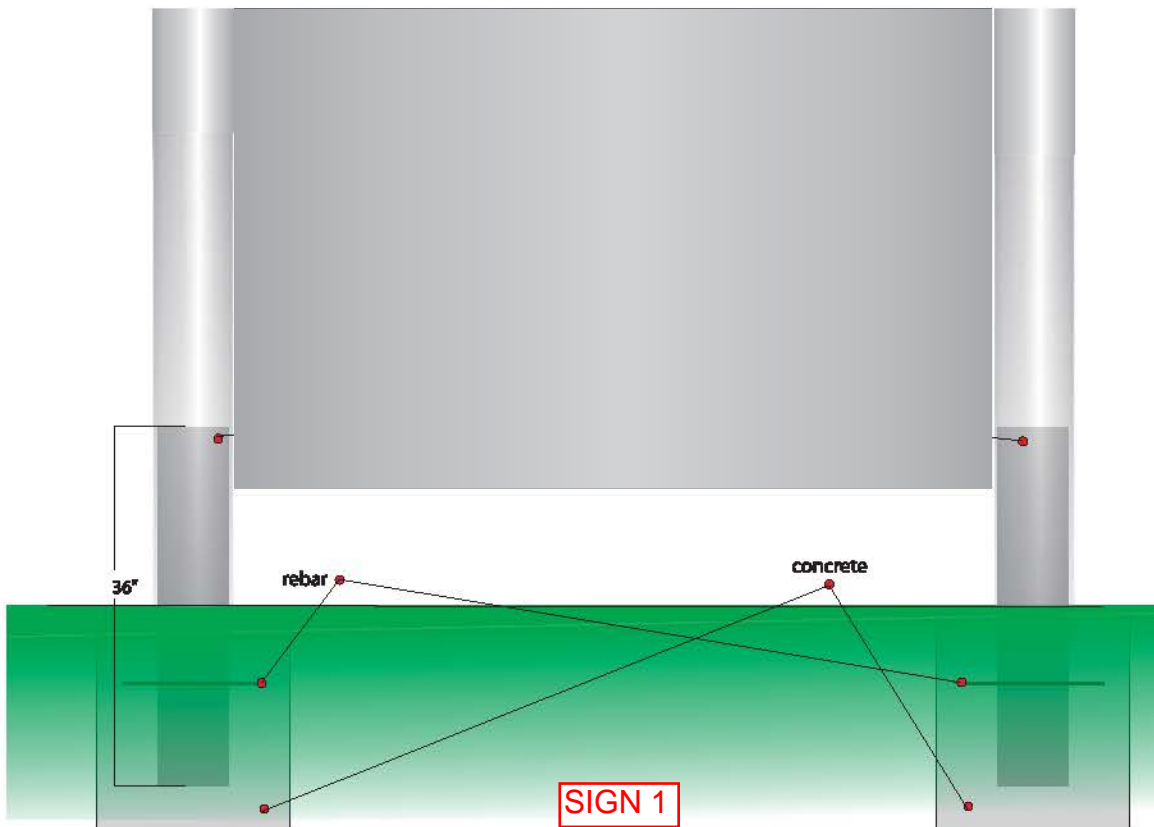
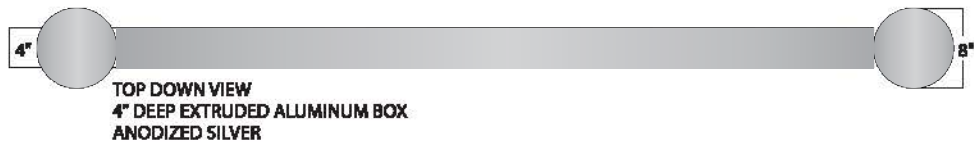
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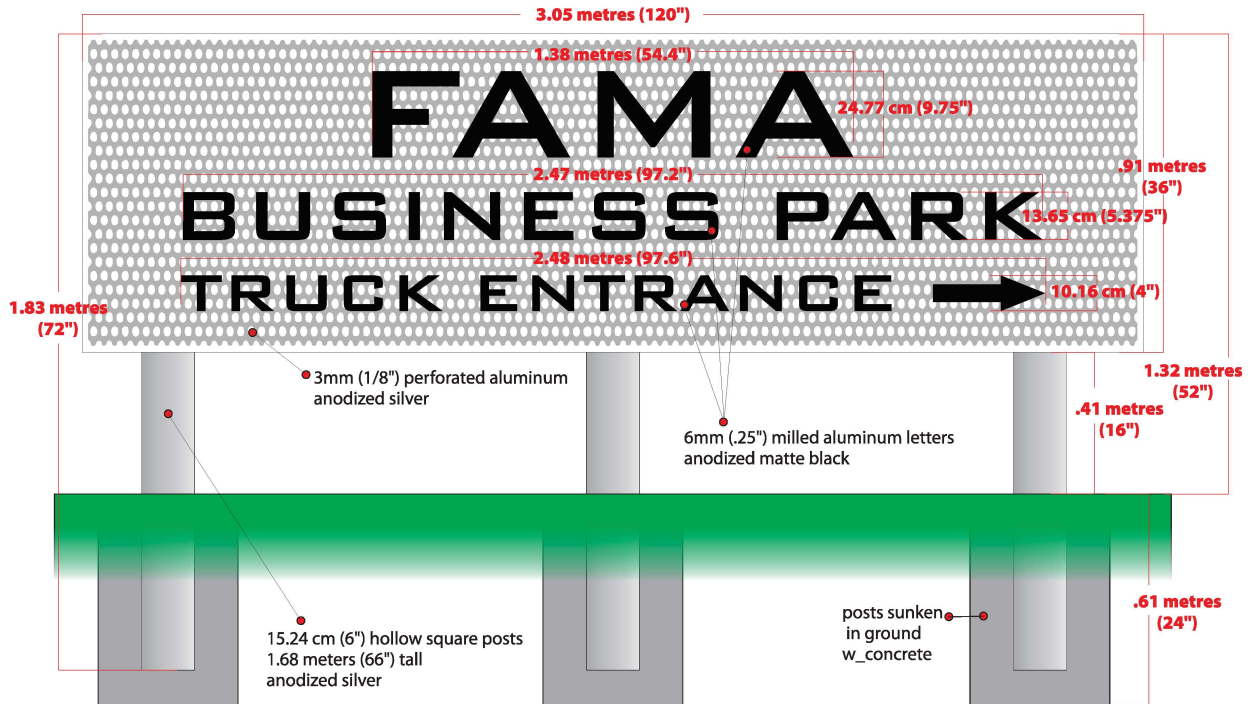
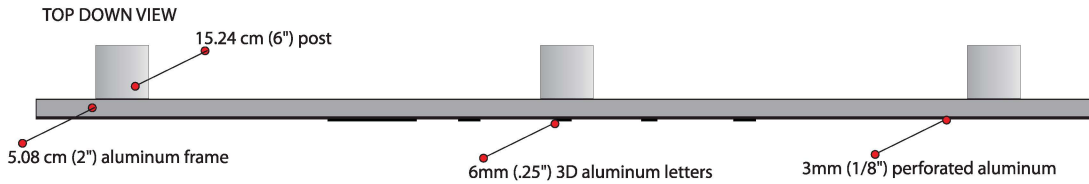




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