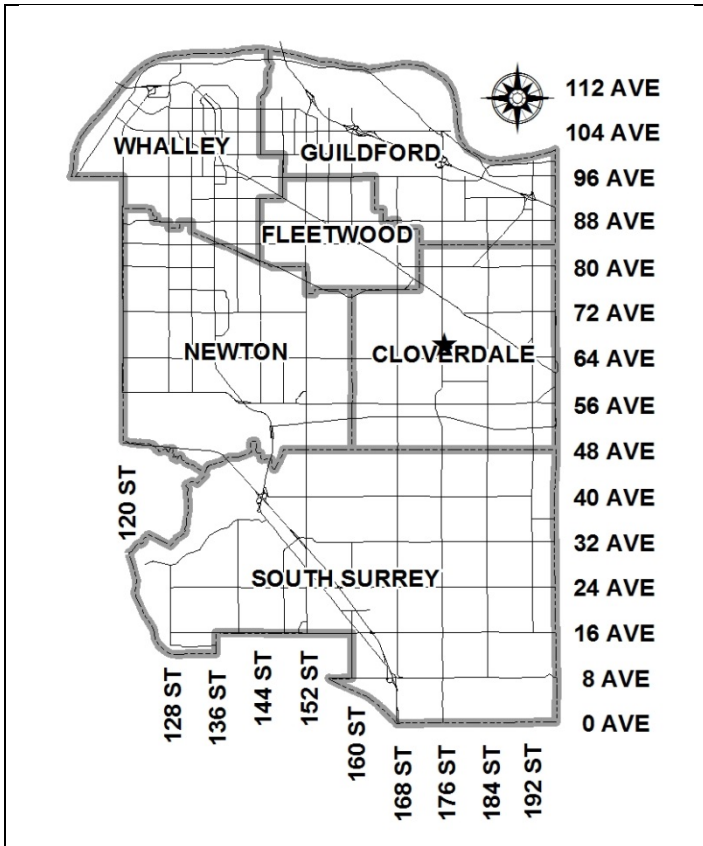


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0123-00

Planning Report Date: June 23, 2014

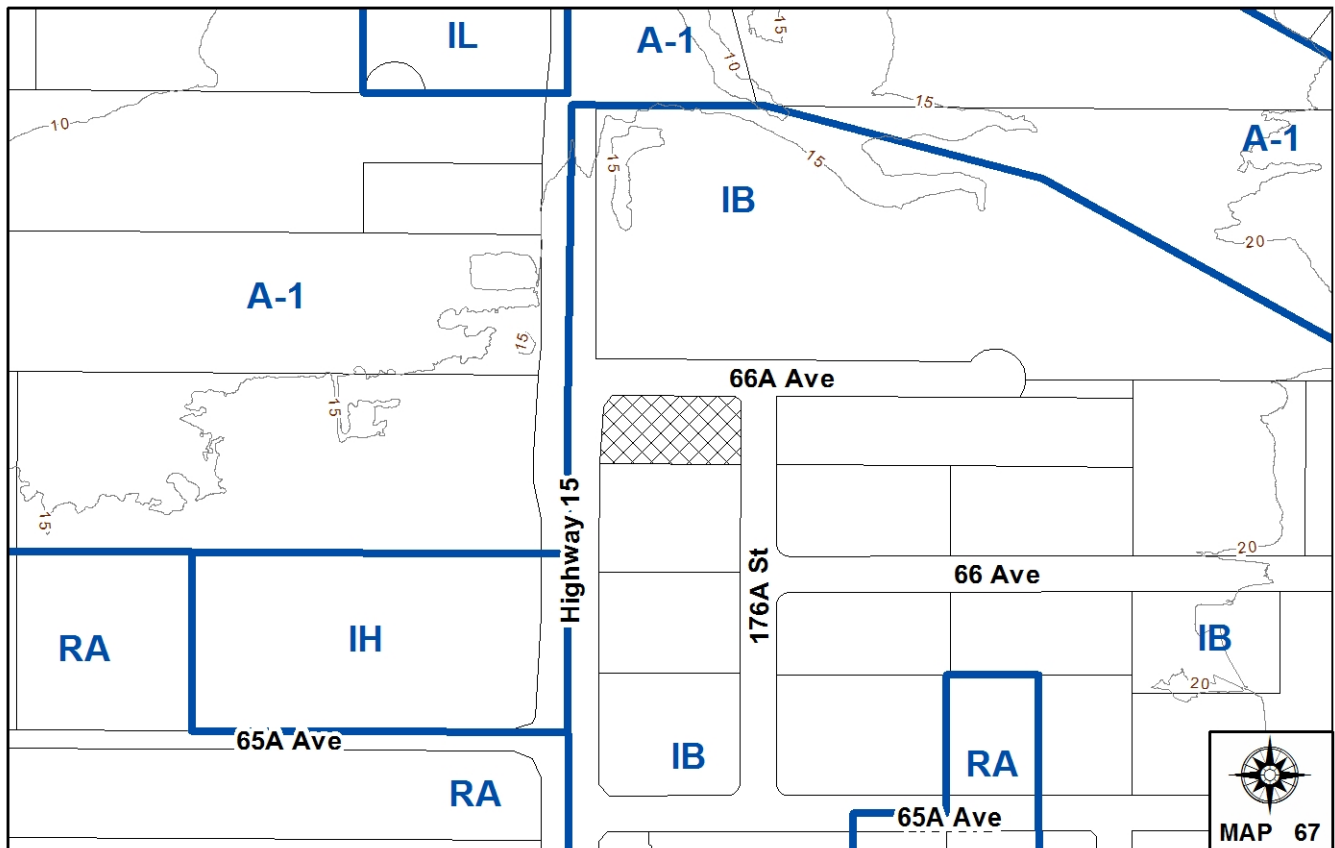


PROPOSAL:

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

in order to permit two fascia signs located above the first storey on the north façade of the existing industrial office building.

LOCATION: 17650 - 66A Avenue
OWNER: KDM Holdings Inc.
ZONING: IB
OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to vary signage regulations.
- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed signage will be consistent throughout the subject site, and is appropriate for the size of the existing industrial office building.
- The signs are constructed of high quality, durable materials, with channel lettering and halo illumination.
- The total combined sign area of all proposed fascia signage of the building complies with the Sign By-law.

RECOMMENDATION

1. Council approve the applicant's request to vary Sign By-law No. 13656, as described in Appendix II.
2. Council approve Development Permit No. 7914-0123-00 for a comprehensive sign design package 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 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 project.

SITE CHARACTERISTICS

Existing Land Use: 3-storey, multi-tenant, industrial office building

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 66A Avenue):	Chana Place Industrial Park	Industrial	IB
East (Across 176A Street):	Single family dwelling and accessory buildings on 1.9-acre lot, under Development Application No. 7912-0326-00 for two industrial buildings (Approval to Proceed)	Industrial	IB
South:	2-storey industrial building	Industrial	IB
West (Across Highway No. 15 / 176 Street):	Single family dwelling and accessory buildings on 7-acre lot, under Development Application No. 7914-0078-00 to rezone and subdivide into one industrial lot and one agricultural lot along the ALR boundary (Pre-Council)	Industrial	A-1

DEVELOPMENT CONSIDERATIONS

- The subject site is located at the south-east corner of Highway No. 15 / 176 Street and 66A Avenue in Cloverdale. The site is zoned "Business Park Zone (IB)", and is designated Industrial in the Official Community Plan (OCP).
- The site is currently occupied by a three-storey, multi-tenant office building with surface parking, which was developed under approved Development Application No. 7905-0257-00.
- Development Permit No. 7905-0257-00 permits only one fascia sign located on the first storey above the north entry doors to the building. This fascia sign was never installed.
- The applicant is proposing two fascia signs located on the north façade of the building on the top (third) storey. A third fascia sign is also proposed on the west building façade on the first storey level.
- There is an existing free-standing sign located at the northwest corner of the site, which already has a sign permit. The free-standing sign is not part of the subject development application.
- Under Part 1 Introductory Provisions, Section 9 Variance of Sign By-law No. 13656, Council may grant variances to the Sign By-law through the approval of a Development Permit. This is considered when a Development Permit application has been submitted to Council that includes a comprehensive sign design package containing signs that require variances of the applicable provisions of the Sign By-law.

DESIGN PROPOSAL AND REVIEW

- The applicant proposes to install three fascia signs on the subject building, two of which are located above the first storey of the building.
- The proposed signs are intended to advertise the following tenants: Mitchell Group, CME / Dominion Lending Centres, and Miracon.
- The signs will consist of channel lettering made of aluminum and painted the corporate colours of each tenant. The signs will be halo illuminated with blue and white LED modules.
- The Mitchell Group sign is proposed for the third (top) floor of the building, on the east side of the north building face. The proposed sign will be 0.76 metre (2.5 ft) high, 4.4 metres (14.5 ft.) wide, and 3.4 square metres (36 sq.ft.) in area, and the lettering will be in their blue corporate colour.
- The CME / Dominion Lending Centre sign is also proposed for the third (top) floor of the building, on the west side of the north building face. The proposed sign will be 1.1 metres (3.6 ft.) high, 2.8 metres (9.3 ft.) wide, and 3 square metres (33 sq.ft.) in area. The corporate colours of blue and black will be used.

- The Miracon sign is proposed on the first floor of the building on the west elevation. The proposed fascia sign will be 0.54 metre (1.8 ft.) high, 3.9 metres (13 ft.) wide, and 2.2 square metres (23 sq.ft.) in area. The sign will be in the blue corporate colour.
- The total sign area of all three fascia signs, is 8.5 square metres (92 sq.ft.), which complies with the maximum permitted fascia sign area of 1 square metre (10.76 sq.ft.) per linear metre (3 ft.) of premise frontage, or 14 square metres (151 sq.ft.) for the subject building.
- According to the Sign By-law, a maximum of one fascia sign may be located above the first storey for the tenant that occupies the largest percentage of floor area above the first storey.
- The applicant advises that the Mitchell Group and CME each occupy the same amount of floor area above the first storey.
- The proposed signs are of modest size and comprise only a very small percentage of the overall façade. The style and colours of the sign are consistent with the architecture of the building. Erecting signs on both sides of the building creates a symmetry that is more visually appealing. The signs are compatible with the architectural character of the building.
- The proposed fascia signs are appropriate in scale for this size of building and will provide adequate business identification. The signs will be constructed of high quality materials with channel lettering and halo illumination.
- The total area of the proposed fascia sign complies with the total area permitted by the 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.	Proposed Sign By-law Variance
Appendix III.	Development Permit No. 7914-0123-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/da

PROPOSED SIGN BY-LAW VARIANCE

#	Proposed Variance	Sign By-law Requirement	Rationale
1	To allow two (2) fascia signs above the first storey of the building.	A maximum of one (1) fascia sign is permitted above the first storey (Part 5, Section 27(2)(a.1)).	The two (2) proposed fascia signs are of an appropriate size and scale in relation to the existing building.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7914-0123-00

Issued To: KDM Holdings Inc.

("the Owner")

Address of Owner: 17650 66A Avenue
Surrey BC
V3S 4S4

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: 026-683-270
Lot A Section 17 Township 8 New Westminster District Plan BCP23954
17650 66A Avenue

(the "Land")

3. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. The character of the signage shall be in accordance with the drawings numbered 7914-0123-00(A) through to and including 7914-0123-00(D) (the "Drawings") which are attached hereto and form part of this development permit.
5. Minor changes to the Drawings that do not affect the general form and character of the fascia signage on the Land, may be permitted subject to the approval of the City.
6. The comprehensive signage design package shall conform to drawings numbered 7914-0123-00(A) through to and including 7914-0123-00(D) (the "Signage").

7. Surrey Sign By-law, 1999, No. 13656, as amended, is varied as outlined on Schedule A which is attached hereto and forms part of this development permit, and as shown on the comprehensive sign design package Drawings numbered 7914-0123-00(A) through to an including 7914-0123-00(D).
8. This development permit supplements Development Permit No. 7905-0257-00.
9. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
10. 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.
11. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
12. 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 By-law Variances

#	Variance	Sign By-law Requirement
1	To allow two (2) fascia signs above the first storey of the building.	A maximum of one (1) fascia sign is permitted above the first storey (Part 5, Section 27(2)(a.1))



Priority Permits
Signage Division

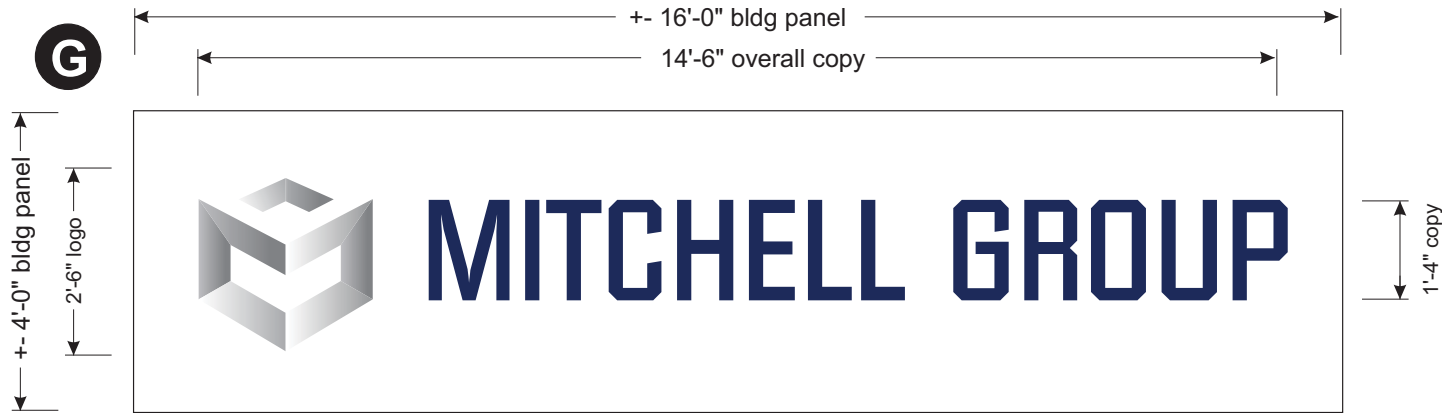
104-713 Columbia St.
New Westminster, BC
V3M 1B2
778-397-1394

Mitchell Group
17650 66A Ave
Surrey, BC V3S 4S4



7914-0123-00(A)

Sign 1



Fabricate & install one new set of 3" deep non-illuminated logo & letters as shown
 Logo & letters consist of 3" deep hand formed aluminum painted as per corporate colours
 stooped off wall 1/2"

** Option to halo illuminate with white & blue LED modules*



Proposed signage

CUSTOMER	
Mitchell Group	
ADDRESS 117650 66a avenue, Surrey BC V3S 4S4	
CONTACT	PHONE
Ken Mitchell / Marg Mithrush	604 575 1720
REPRESENTATIVE	DATE
Bill Goodwin Jr.	April 14-04
DESIGNER	SCALE
Bill Goodwin Jr.	not to scale
FILE NAME	
Mitchell Group artwork	

TOPS LIGHTING 2003 LTD.
 SIGN INSTALLATION & MAINTENANCE

8750 Heather St. Vancouver BC V6P 3S9 T: 604-327-4040 F: 604-324-5613 W: www.topslighting.ca

concept NEON
 LED

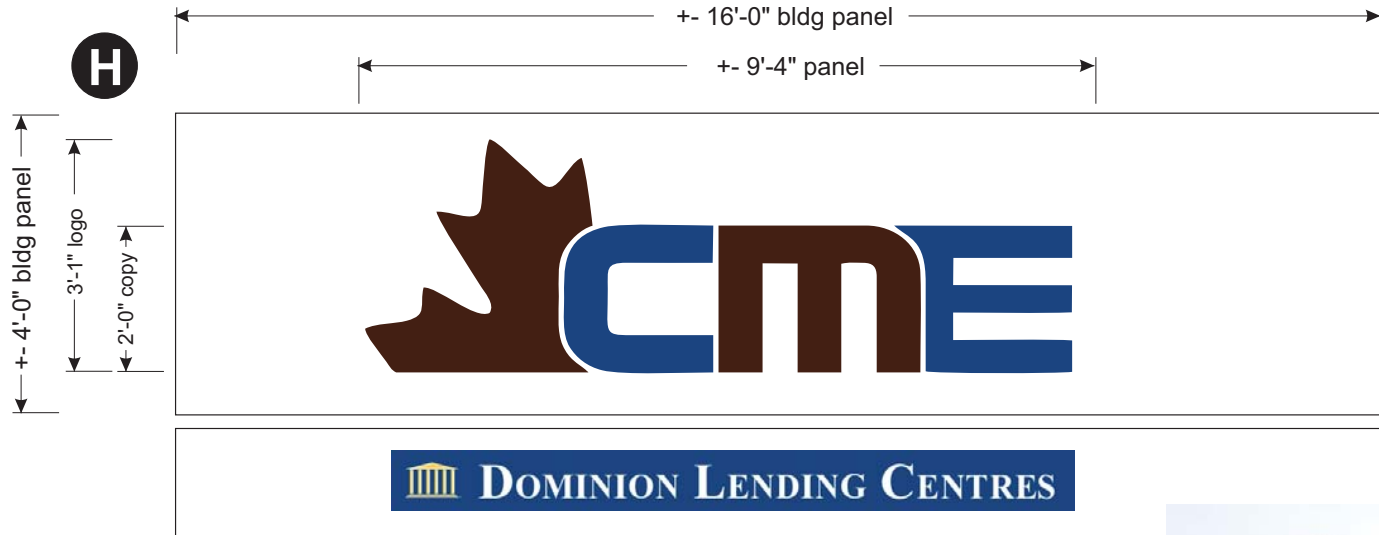
A Division of **TOPS** Lighting Ltd.

SIGNS • NEON • LED • AWNINGS • SALES • SERVICE • RENTALS

8750 Heather St. Vancouver BC V6P 3S9 C: 604-996-2132 F: 604-534-4104 E: bcgoodwin@shaw.ca W: www.conceptneon.ca

THE DESIGN DEPICTED HEREIN IS THE SOLE PROPERTY OF **TOPS LIGHTING LTD. / CONCEPT NEON LTD.** AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF THAT COMPANY **OVER 40 YEARS OF SERVICE**

Sign 2



Fabricate & install one new set of 3" deep non-illuminated logo & letters as shown
 Logo & letters consist of 3" deep hand formed aluminum painted as per corporate colours
 stooped off wall 1/2"

* Option to halo illuminate with white & blue LED modules



Proposed signage

CUSTOMER	
Mitchell Group	
ADDRESS 117650 66a avenue, Surrey BC V3S 4S4	
CONTACT	PHONE
Ken Mitchell / Marg Mithrush	604 575 1720
SALESPERSON	DATE
Bill Goodwin Jr.	April 14-04
DESIGNER	SCALE
Bill Goodwin Jr.	not to scale
FILE NAME	
Mitchell Group artwork	



LIGHTING 2003 LTD.
 SIGN INSTALLATION & MAINTENANCE

8750 Heather St. Vancouver BC V6P 3S9 T: 604-327-4040 F: 604-324-5613 W: www.topslighting.ca



A Division of TOPS Lighting Ltd.

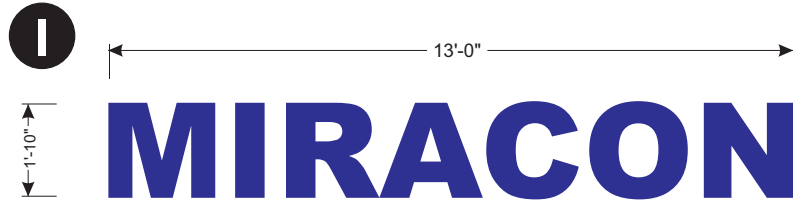
SIGNS • NEON • LED • AWNINGS • SALES • SERVICE • RENTALS
 C: 604-996-2132 F: 604-534-4104 E: bcgoodwin@shaw.ca W: www.conceptneon.ca

8750 Heather St. Vancouver BC V6P 3S9

THE DESIGN DEPICTED HEREIN IS THE SOLE PROPERTY OF TOPS LIGHTING LTD. / CONCEPT NEON LTD. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF THAT COMPANY

OVER 40 YEARS OF SERVICE

Sign 3, NOT INCLUDED IN DVP REQUEST



Fabricate & install one new set of 3" deep non-illuminated logo & letters as shown
 Logo & letters consist of 3" deep hand formed aluminum painted as per corporate colours
 stooped off wall 1/2"

** Option to halo illuminate with white & blue LED modules*

** Final logo style to be provided, attached is sample only*



Proposed signage

CUSTOMER Mitchell Group	
ADDRESS 117650 66a avenue, Surrey BC V3S 4S4	
CONTACT Ken Mitchell / Marg Mithrush	NUMBER 604 575 1720
PREPARED BY Bill Goodwin Jr.	DATE April 14-04
DESIGNED BY Bill Goodwin Jr.	SCALE not to scale
FILE NAME Mitchell Group artwork	


TOPS LIGHTING 2003 LTD.
 SIGN INSTALLATION & MAINTENANCE
 8750 Heather St. Vancouver BC V6P 3S9 T: 604-327-4040 F: 604-324-5613 W: www.topslighting.ca


concept NEON
 LED
 A Division of **TOPS** Lighting Ltd.
SIGNS • NEON • LED • AWNINGS • SALES • SERVICE • RENTALS
 8750 Heather St. Vancouver BC V6P 3S9 C: 604-996-2132 F: 604-534-4104 E: bcgoodwin@shaw.ca W: www.conceptneon.ca

OVER 40 YEARS OF SERVICE

THE DESIGN DEPICTED HEREIN IS THE SOLE PROPERTY OF **TOPS LIGHTING LTD. / CONCEPT NEON LTD.** AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF THAT COMPANY