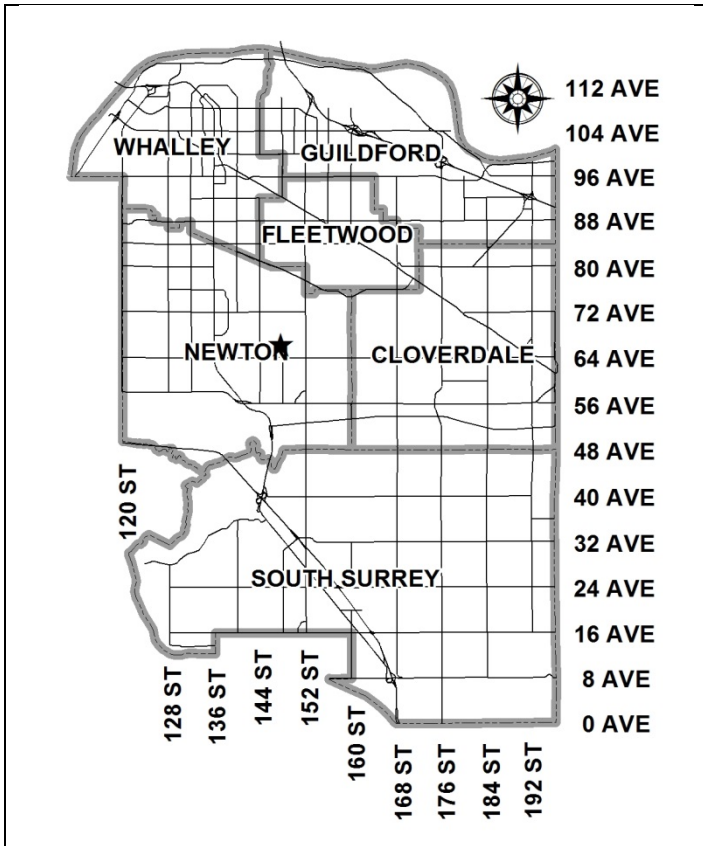


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0064-00

Planning Report Date: March 23 2015



**PROPOSAL:**

- **Development Permit**

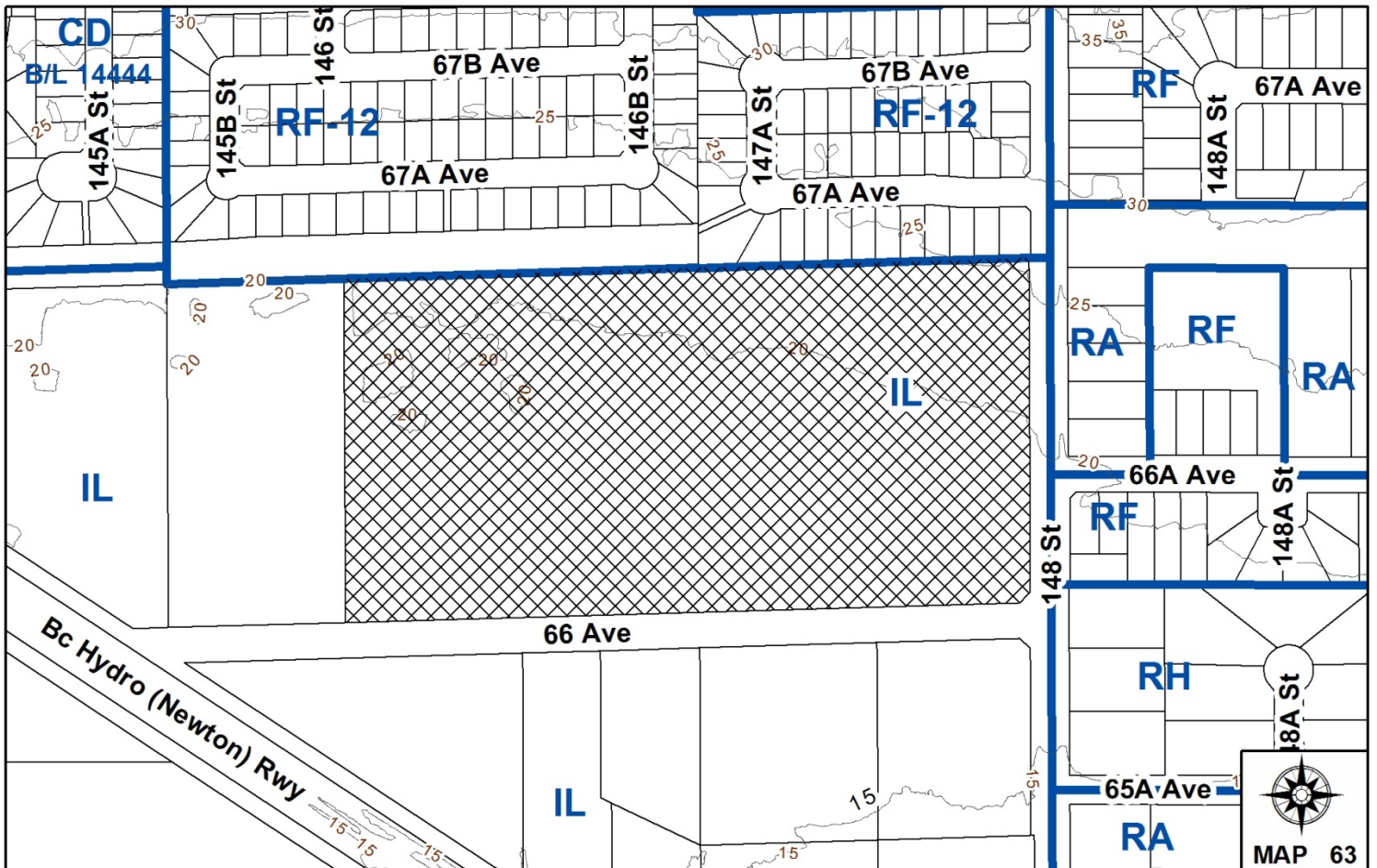
in order to permit construction of three freestanding signs.

**LOCATION:** 6645 - 148 Street

**OWNER:** City of Surrey

**ZONING:** IL

**OCP DESIGNATION:** Industrial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Appropriate signage, including addressing, is required for the City of Surrey's Public Works Yard to receive a final occupancy building permit.
- The proposed signage coordinates with the design of the new Public Works Yard, as approved by Council under Development Permit Nos. 7912-0317-00 and 7913-0066-00.
- The proposed signage complies with all aspects of the Sign By-law.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7915-0064-00 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, Council may refer the Development Permit back to staff with direction regarding any of these matters.

SITE CHARACTERISTICS

Existing Land Use: Site of the City of Surrey Public Works Yard.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family homes	Urban/ Suburban Residential	RF-12
East (Across 148 Street):	Single family homes	Urban/ Suburban Residential	RA, RF and RH
South and West:	Industrial development	Industrial/ General Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The development site, located at the north-west corner of 148 Street and 66 Avenue, is the location of the City's Public Works Yard. The new Fleet Maintenance Centre, Administration Operations Centre and associated warehouse structures are currently under construction and are well past the substantial completion phase of the project.
- The property is zoned "Industrial" (IL) and is designated as "Industrial" in the Official Community Plan.
- On May 27, 2013, Council approved Development Permit 7912-0317-00, detailing Phase 1 of construction of the new Works Yard, including the Operations Centre and associated warehouses.
- On July 22, 2013, Council approved Development Permit 7913-0066-00, detailing Phase 2 construction of the new Works Yard, including the Fleet Maintenance Centre and associated warehouses.
- The aforementioned Development Permits regulate form and character, including landscaping, of the new City Works Yard buildings however signage was not detailed nor included in these drawings.

- All freestanding sign applications are required to have a Development Permit. This application proposes three freestanding signs for the subject site. A site plan showing the location of the signs is contained in Appendix II:
  - Proposed sign #1, located at the north-east corner of the site, will address the North Storage and Warehouse (6677 148 Street);
  - Proposed Sign #2, located in the south-east corner of the site, is the largest of the 3 signs and will address the Main Operations Centre (6651 148 Street); and
  - Proposed Sign #3, located on 66 Avenue midpoint on the property, will address the Fleet Operations Centre (14687 66 Avenue).

	<b>Sign</b>	<b>Length</b>	<b>Height*</b>	<b>Depth</b>	<b>Sign Area</b>
<b>1</b>	<b>6677 148 Street</b>	3.0 metres (9.8 ft.)	1.0 metre (3.25 ft.)	30 cm (1 ft.)	3.0 m <sup>2</sup> (32 sq.ft.)
<b>2</b>	<b>6651 148 Street</b>	12.2 metres (40 ft.)	1.0 metre (3.25 ft.)	61 cm (2 ft.)	12.1 m <sup>2</sup> (131 sq.ft.)
<b>3</b>	<b>14687 66 Avenue</b>	3.0 metres (9.8 ft.)	1.0 metre (3.25 ft.)	30 cm (1 ft.)	3.0 m <sup>2</sup> (32 sq.ft.)

\* signs are mounted on a concrete pedestal of varying height at a maximum of 15 cm (0.5 ft).

- The proposed signage is architecturally consistent with the Works Yard Construction. Each sign is constructed of a steel frame, clad with charcoal coloured anodized aluminum and mounted on a raised concrete pedestal. Extruded clear anodized lettering, displaying address information and the City's corporate logo, is mounted to the face of the sign.
- All three signs meet the minimum 2.0 metre setback and 50 metre spacing (between signs) requirements of the Sign By-Law.
- Elevations of the three proposed signs are contained in Appendix III.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan
Appendix III.	Development Permit 7915-0064-00 (Including Signage Elevations)

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

DS/da

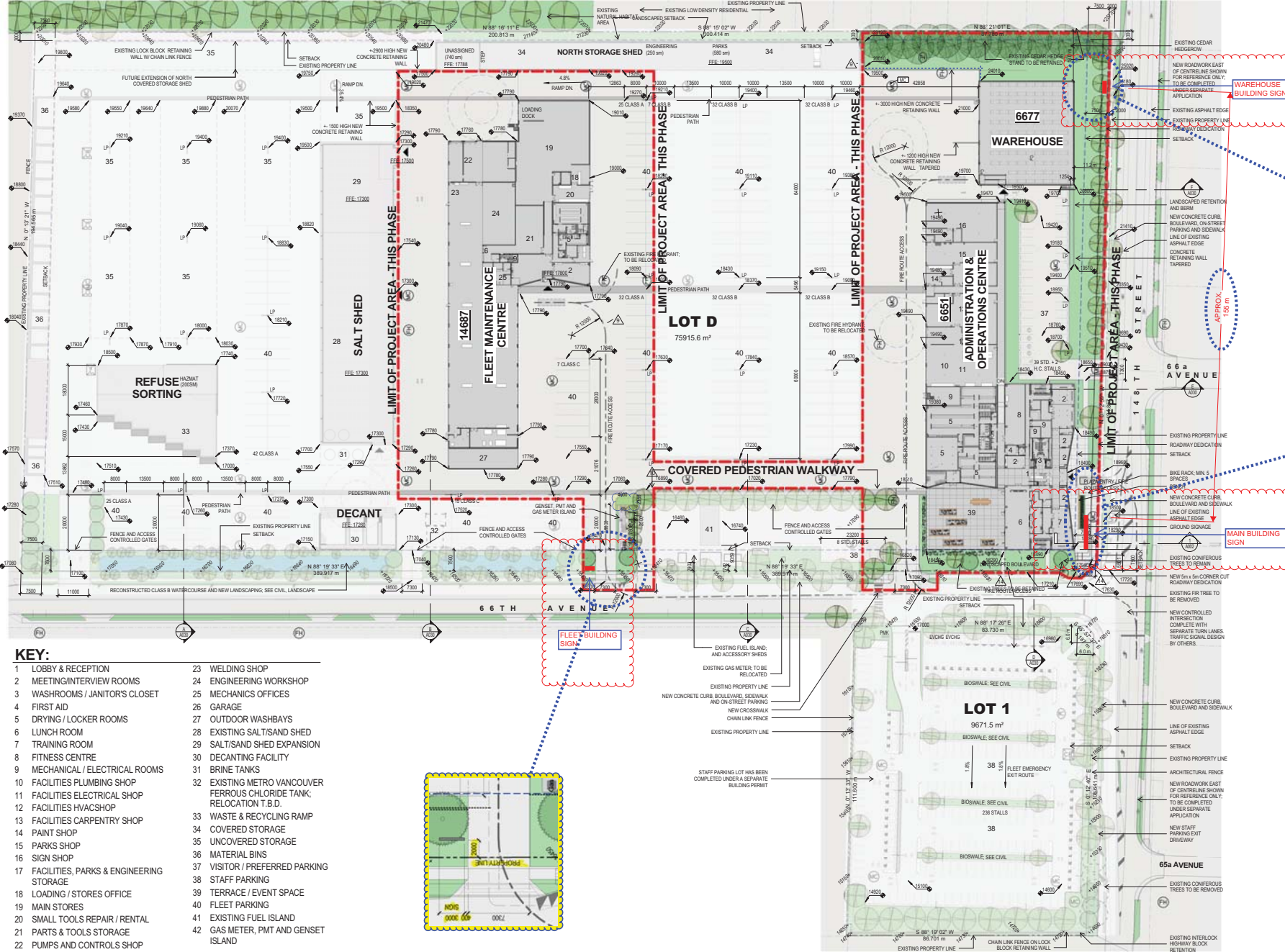
\\file-server1\net-data\csdc\generate\areaproduct\save\9043657044.doc  
DRV 3/19/15 10:13 AM

Information for City Clerk

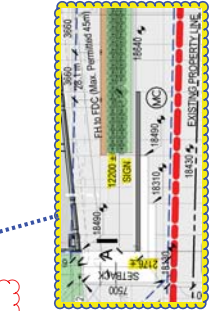
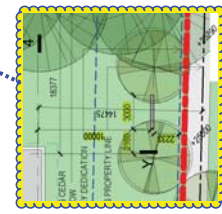
Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                      Craig Taylor  
   Taylor Kurtz Architecture & Design Inc.  
   Address:                      1183 - Odium Drive  
   Vancouver, BC V5L 2P6  
  
   Tel:                                      604-569-3499 - Work
  
2.                  Properties involved in the Application
  - (a)                  Civic Address:                      6645 - 148 Street
  
  - (b)                  Civic Address:                      6645 - 148 Street  
   Owner:                                      City of Surrey  
   PID:    029-198-496  
   Parcel 1 Section 15 Township 2 New Westminster District Plan EPP31958
  
3.                  Summary of Actions for City Clerk's Office





TAG	DESCRIPTION
1	PROPOSED CROSSINGS
2	PROPOSED SIGNAGE
3	PROPOSED SIGNAGE UNDER SEPARATE APPLICATION
4	PROPOSED SIGNAGE
5	PROPOSED SIGNAGE



- KEY:**
- |  |  |
|--|--|
| 1 LOBBY & RECEPTION                        | 23 WELDING SHOP  |
| 2 MEETING/INTERVIEW ROOMS                  | 24 ENGINEERING WORKSHOP  |
| 3 WASHROOMS / JANITOR'S CLOSET             | 25 MECHANICS OFFICES   |
| 4 FIRST AID                                | 26 GARAGE  |
| 5 DRYING / LOCKER ROOMS                    | 27 OUTDOOR WASHBAYS  |
| 6 LUNCH ROOM                               | 28 EXISTING SALT/SAND SHED   |
| 7 TRAINING ROOM                            | 29 SALT/SAND SHED EXPANSION  |
| 8 FITNESS CENTRE                           | 30 DECANTING FACILITY  |
| 9 MECHANICAL / ELECTRICAL ROOMS            | 31 BRINE TANKS   |
| 10 FACILITIES PLUMBING SHOP                | 32 EXISTING METRO VANCOUVER FERROUS CHLORIDE TANK; RELOCATION T.B.D. |
| 11 FACILITIES ELECTRICAL SHOP              | 33 WASTE & RECYCLING RAMP  |
| 12 FACILITIES HVACSHOP                     | 34 COVERED STORAGE   |
| 13 FACILITIES CARPENTRY SHOP               | 35 UNCOVERED STORAGE   |
| 14 PAINT SHOP                              | 36 MATERIAL BINS   |
| 15 PARKS SHOP                              | 37 VISITOR / PREFERRED PARKING                                       |
| 16 SIGN SHOP                               | 38 STAFF PARKING   |
| 17 FACILITIES, PARKS & ENGINEERING STORAGE | 39 TERRACE / EVENT SPACE   |
| 18 LOADING / STORES OFFICE                 | 40 FLEET PARKING   |
| 19 MAIN STORES                             | 41 EXISTING FUEL ISLAND  |
| 20 SMALL TOOLS REPAIR / RENTAL             | 42 GAS METER, PMT AND GENSET ISLAND                                  |
| 21 PARTS & TOOLS STORAGE                   |  |
| 22 PUMPS AND CONTROLS SHOP                 |  |



REV	DATE	DESCRIPTION
10	14.02.17	TPD - Issued for Construction
9	13.12.16	TPD - Addendum #3
8	13.11.13	TPD - Issued for Tender (Building Completion)
7	13.10.11	TPD - 90% FT Review
6	13.10.10	Issued for Building Permit
5	13.09.19	TPD - Addendum #3
4	13.09.17	TPD - Addendum #2
3	13.09.15	TPD - Issued for Tender (UG Services, Excavation, Foundations, Concrete & Steel Structure & Elevators etc)
2	13.08.01	TPD - 90% FT Coordination Review
1	13.07.05	Issued for Development Permit - Phase 2
	13.06.28	Issued for Design Development
	13.05.07	Re-issued for Phase 1 Development Permit
	13.02.28	Development Permit Application - Phase 2
	13.01.18	Issued for Phase 1 Development Permit & ADP
	13.01.04	Development Permit Application - Phase 1

REV	DATE	DESCRIPTION
1	1.6.03	DATE
1	1.6.03	DATE

**CITY OF SURREY**  
the future lives here

**rdh** routhwell dick & hadley architects inc  
182 - 1182 Odium Drive, Vancouver BC, V5L 2P1

**Main Warehouse Yard Operations Centre and Site Redevelopment**  
**General Arrangement and Siteworks**  
6651 & 6677 148 Street, & 14687 66th Avenue, Surrey BC

**General Arrangement Site Plan**



CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7915-0064-00

Issued To: CITY OF SURREY

("the Owner")

Address of Owner: 13450 - 104 Avenue  
Surrey, BC V3T 1V8

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: 029-198-496  
Parcel 1 Section 15 Township 2 New Westminster District Plan EPP31958  
6645 - 148 Street

(the "Land")
3. This development permit applies 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 By-law, 2013, No. 18020, as amended.
5. The character of the development including signage shall be in accordance with the drawings numbered 7915-0064-00 (A) through to and including 7915-0064-00 (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, finish of buildings, structures and signage on the Land, may be permitted subject to the approval of the City.
7. This development permit supplements/amends Development Permit No(s). 7912-0317-00, 7913-0066-00.

- 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    , 2015.  
 ISSUED THIS    DAY OF    , 2015.

\_\_\_\_\_  
 Mayor – Linda Hepner

\_\_\_\_\_  
 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

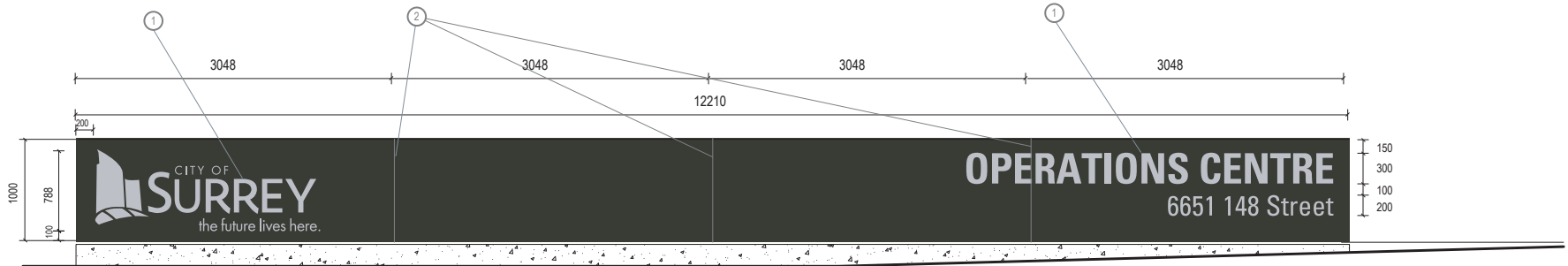
\_\_\_\_\_  
 Owner: (Signature)

\_\_\_\_\_  
 Name: (Please Print)



### Front Elevation

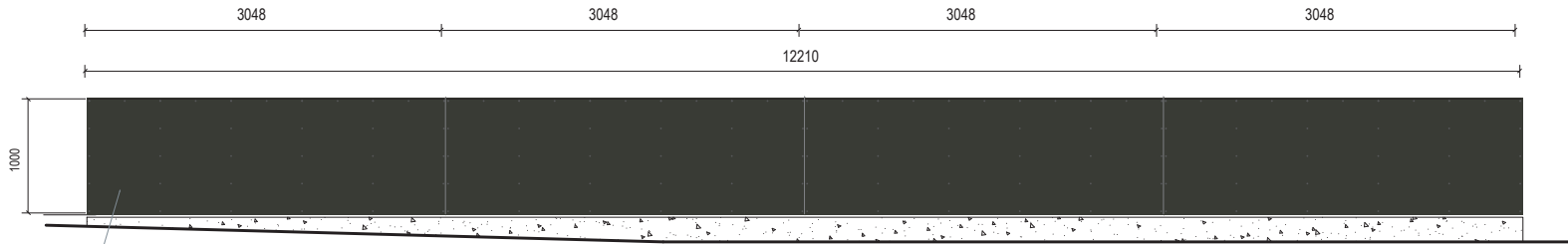
Scale: 3/16"=1'



- 6MM CLEAR ANODIZED ALUMINUM LETTERS AND LOGO ON 1/2" STAND OFF PINS WELDED PANEL
- 6MM JOINT

### Rear Elevation

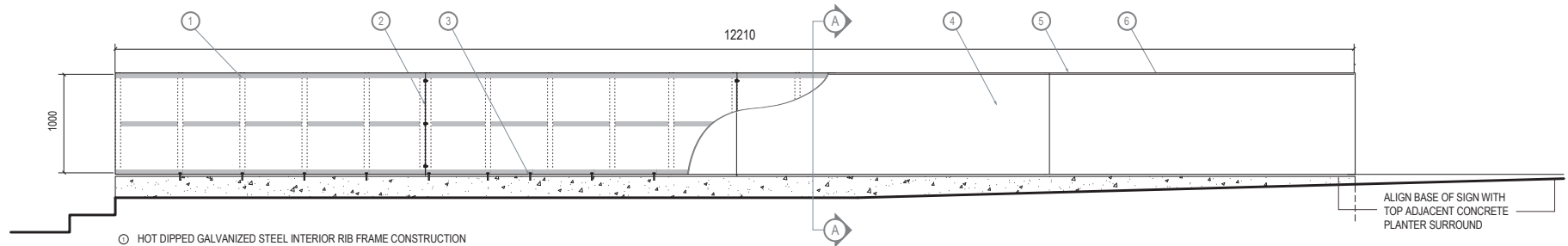
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- BACK PANEL: 4MM CLEAR ANODIZED ALUMINUM REMOVABLE PLATE WITH COUNTERSUNK TAMPER-PROOF SCREWS.

**Front Elevation**

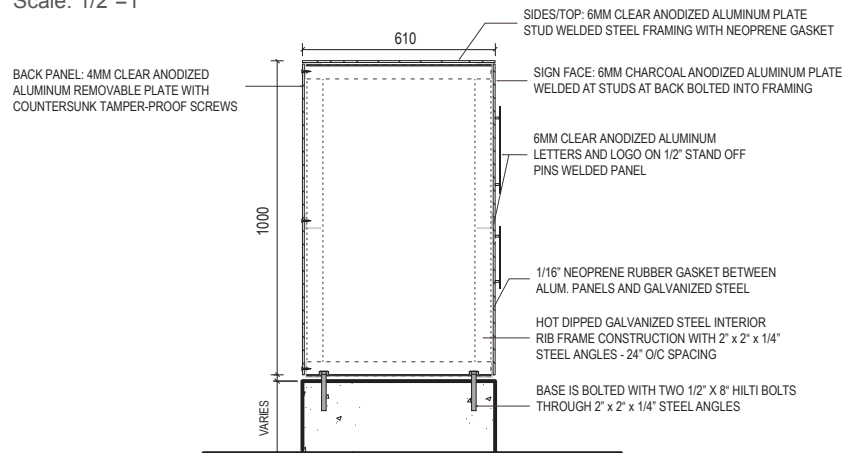
Scale: 3/16"=1'



- ① HOT DIPPED GALVANIZED STEEL INTERIOR RIB FRAME CONSTRUCTION WITH 2" x 2" x 1/4" STEEL ANGLES - 24" O/C SPACING
- ② SECTIONS CONNECT WITH 2" x 2" x 1/4" STEEL ANGLES BOLTED TOGETHER
- ③ BASE IS BOLTED WITH TWO 1/2" X 8" HILTI BOLTS THROUGH 2" x 2" x 1/4" STEEL ANGLES
- ④ SIGN FACE: 6MM CHARCOAL ANODIZED ALUMINUM PLATE WELDED AT STUDS AT BACK BOLTED INTO FRAMING
- ⑤ SIDES/TOP: 6MM CLEAR ANODIZED ALUMINUM PLATE STUD WELDED STEEL FRAMING WITH NEOPRENE GASKET
- ⑥ BACK PANEL: 4MM CLEAR ANODIZED ALUMINUM REMOVABLE PLATE WITH COUNTERSUNK TAMPER-PROOF SCREWS

**Section A-A Elevation**

Scale: 1/2"=1'



BACK PANEL: 4MM CLEAR ANODIZED ALUMINUM REMOVABLE PLATE WITH COUNTERSUNK TAMPER-PROOF SCREWS

SIDES/TOP: 6MM CLEAR ANODIZED ALUMINUM PLATE STUD WELDED STEEL FRAMING WITH NEOPRENE GASKET

SIGN FACE: 6MM CHARCOAL ANODIZED ALUMINUM PLATE WELDED AT STUDS AT BACK BOLTED INTO FRAMING

6MM CLEAR ANODIZED ALUMINUM LETTERS AND LOGO ON 1/2" STAND OFF PINS WELDED PANEL

1/16" NEOPRENE RUBBER GASKET BETWEEN ALUM. PANELS AND GALVANIZED STEEL

HOT DIPPED GALVANIZED STEEL INTERIOR RIB FRAME CONSTRUCTION WITH 2" x 2" x 1/4" STEEL ANGLES - 24" O/C SPACING

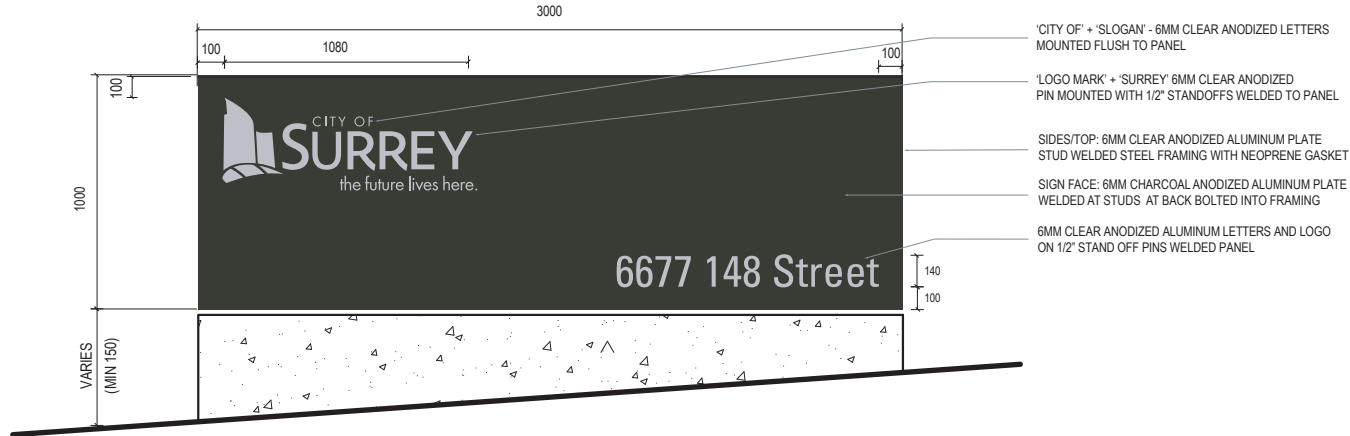
BASE IS BOLTED WITH TWO 1/2" X 8" HILTI BOLTS THROUGH 2" x 2" x 1/4" STEEL ANGLES

VARIES

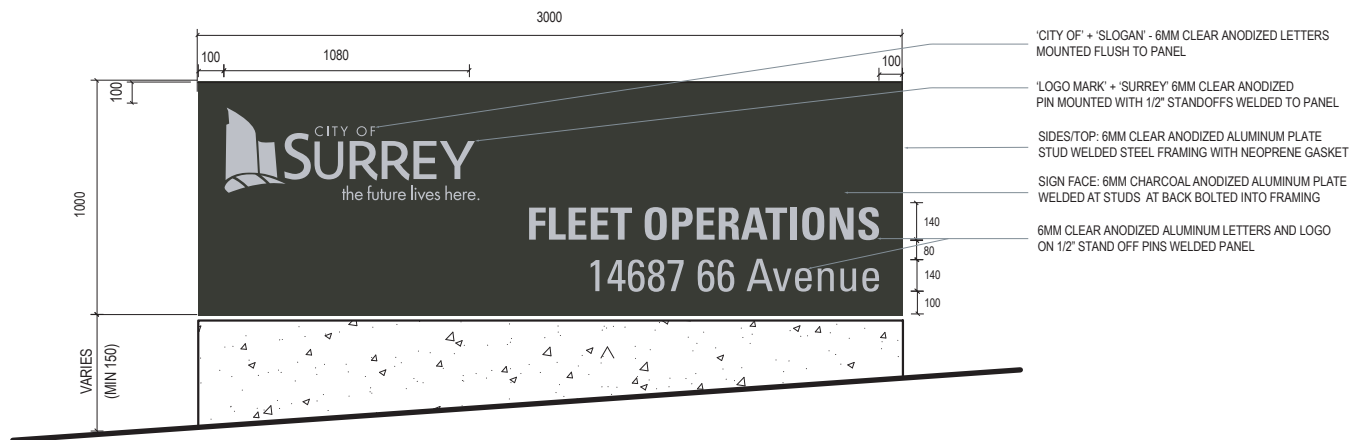
### Front Elevation

Scale: 3/8"=1'

### Warehouse

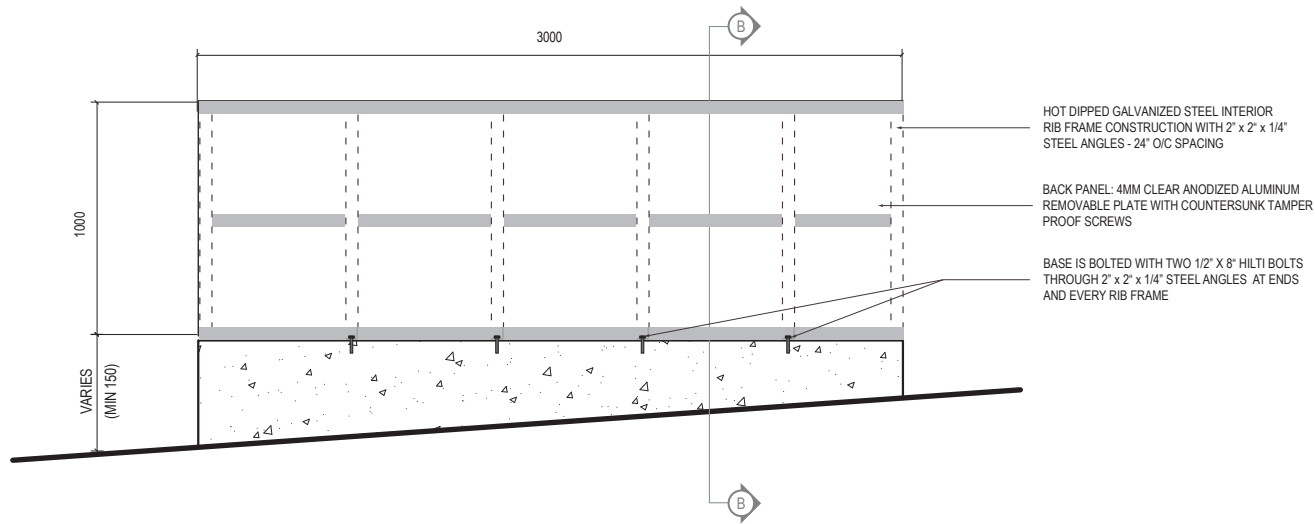


### Fleet Building



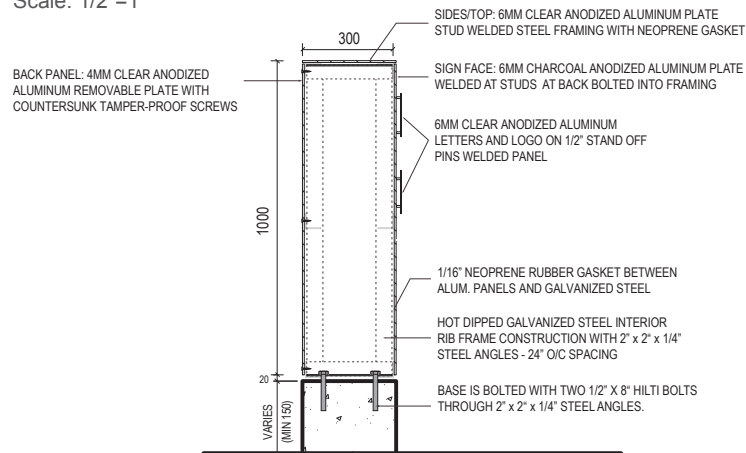
**Front Elevation**

Scale: 3/8"=1'



**Section B-B Elevation**

Scale: 1/2"=1'



**Rear Elevation**

Scale: 3/8"=1'

