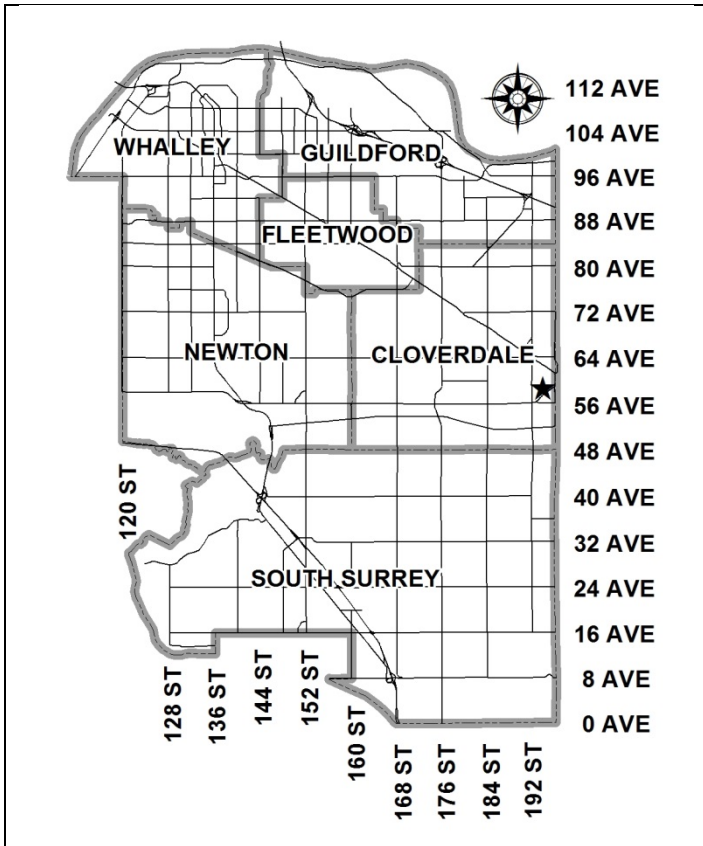


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0186-00

Planning Report Date: July 27, 2015



**PROPOSAL:**

- **Development Permit**

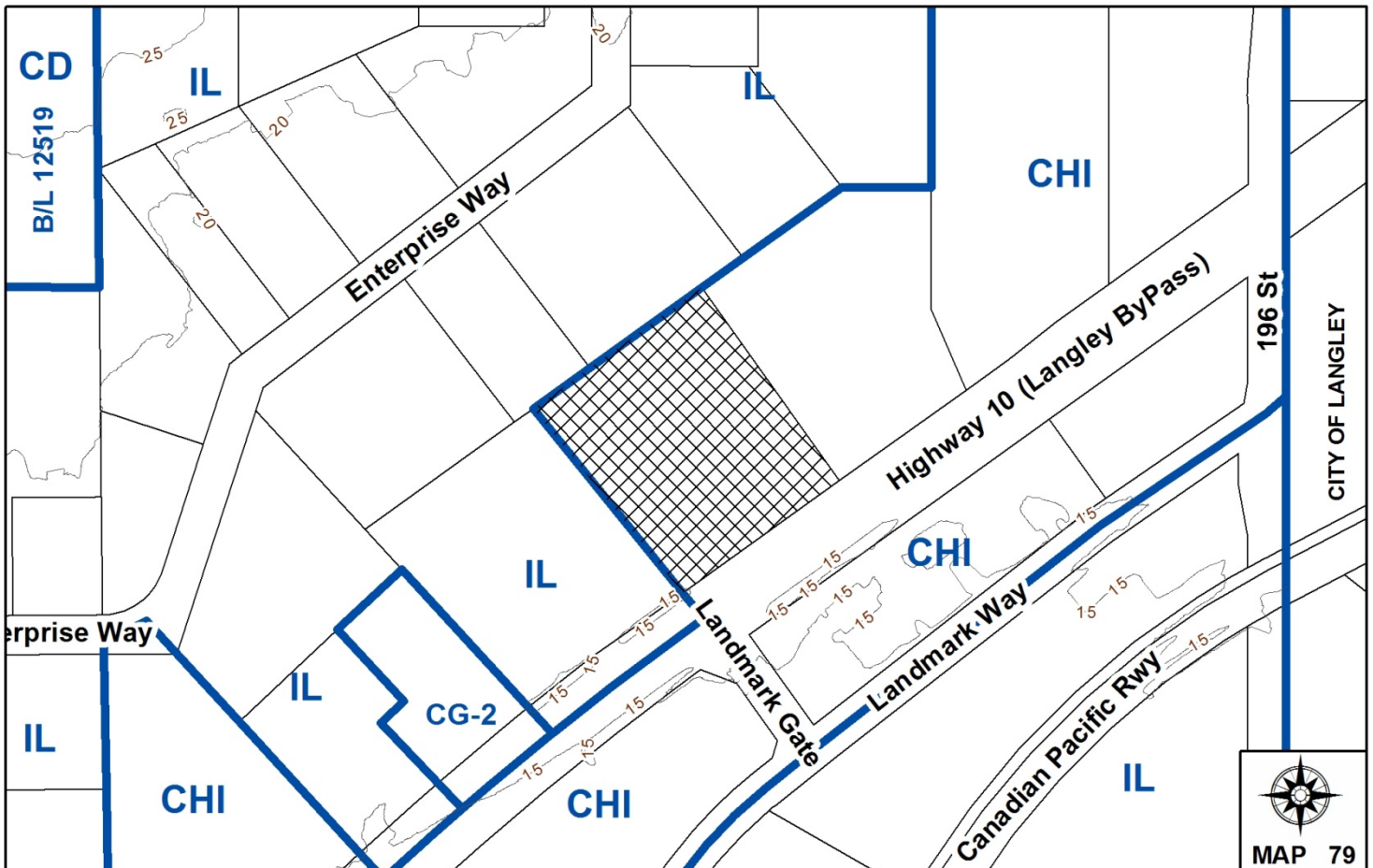
to permit a replacement free-standing sign and an on-site directional sign for an automobile dealership (Galaxy Motors).

**LOCATION:** 19447 Highway No. 10 (Langley Bypass)

**OWNER:** Richmond Holdings Ltd.

**ZONING:** CHI

**OCP DESIGNATION:** Mixed Employment



### RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval to vary the Sign By-law through a comprehensive sign design package.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to the Sign By-law to increase the maximum permitted sign area and height of a single-sided, on-site directional sign through a comprehensive sign design package.

### RATIONALE OF RECOMMENDATION

- All of the proposed signage consists of high-quality, durable materials, and is appropriate in design and scale for this area along Highway No. 10 (Langley By-pass).
- The on-site directional sign is single-sided and non-illuminated, and is part of a comprehensive sign design package for Galaxy Motors automobile dealership. The on-site directional sign is consistent with the form and character of the proposed replacement free-standing sign and the approved building fascia signage for the Galaxy Motors dealership on the subject property.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. Council approve the applicant’s request to vary the Sign By-law as described in Appendix II.
2. Council authorize staff to draft Development Permit No. 7915-0186-00 generally in accordance with the attached drawings (Appendix V).
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues, including the modification of the existing statutory right-of-way (SROW) document to state that if the City needs to access the water main for maintenance, repair, or replacement purposes that the owner would be responsible for the full costs of removing and reinstating the sign and all trees and landscaping within the SROW area, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

**REFERRALS**

Engineering: The Engineering Department has no objection to the proposal, provided the existing statutory right-of-way (SROW) document is modified as outlined in Appendix III.

Ministry of Transportation & Infrastructure (MOTI): MOTI has no concerns with the 3.0-metre (10-ft.) setback for the proposed double-sided, replacement free-standing sign, provided the owner applies for a permit with the Ministry.

**SITE CHARACTERISTICS**

Existing Land Use: Automobile dealership (Galaxy Motors)

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Industrial warehouse buildings.	Industrial	IL

Direction	Existing Use	OCP Designation	Existing Zone
East:	Automobile dealerships (Nissan and Honda).	Mixed Employment	CHI
South (Across Highway No. 10 (Langley By-pass):	Four-storey hotel (Hampton Inn & Suites).	Mixed Employment	CHI
West:	Multi-tenant industrial buildings.	Mixed Employment	IL

### DEVELOPMENT CONSIDERATIONS

- The subject site is located at 19447 Highway No. 10 (Langley Bypass). The property is designated Mixed Employment in the Official Community Plan (OCP) and is zoned "Highway Commercial Industrial Zone (CHI)".
- An automobile dealership (Acura of Langley) was located on the western half of the subject property for many years. Acura of Langley has since moved, and Galaxy Motors (which sells used vehicles) has occupied the western half of the property since the Spring (2015). Langley Hyundai, which is not part of the subject development application, currently occupies the eastern half of the subject property.
- A Sign Permit was issued to Galaxy Motors for the installation of two (2) fascia signs on the existing building on the western half of the subject property. The Galaxy Motors fascia signs replaced three (3) fascia signs previously installed by the Acura automobile dealership.
- The main Galaxy Motors fascia sign, identified as Signs 1 and 2 on the attached plan (see Appendix IV), consists of two lines of text (Galaxy Motors and Sales & Service), but is considered one (1) sign. It is located above the entry to the showroom area.
- A second, smaller fascia sign (Sales & Service) is located above the secondary entry doors to the northern portion of the building. The Sign By-law permits two (2) fascia signs and as such, these signs are permitted.
- The applicant is proposing a comprehensive sign design package for one (1) replacement free-standing sign and one (1) on-site directional sign in addition to the two (2) already approved building fascia signs on the subject site. A variance to the Sign By-law is required to increase the maximum permitted sign area and height of the on-site directional sign. Staff are supportive of the variances as part of a comprehensive sign design package for Galaxy Motors.
- 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, as in the current proposal, has been submitted to Council that includes a comprehensive sign design package containing a sign or signs that require a variance of Sign By-law provisions.

## DESIGN PROPOSAL AND REVIEW

### Proposed Replacement Free-standing Sign

- The proposed replacement free-standing sign will be installed near the south-west corner of the subject property along Highway No. 10. (Langley By-pass) in approximately the same location as the previous Acura free-standing sign. The previous free-standing sign for the Acura automobile dealership has since been removed.
- The proposed replacement free-standing sign is double-sided, illuminated and consists of aluminum cladding painted light grey. The style, logo and sign copy colours (black, blue and red) of the proposed replacement free-standing sign will match the proposed on-site directional sign and the approved fascia signage on the existing Galaxy Motors building.
- A changeable readograph, which includes four (4) lines of copy made of light grey acrylic and black text, is proposed on both sides of the double-sided replacement free-standing sign.
- The proposed double-sided, replacement free-standing sign is 6.0 metres (20 ft.) high and 3.0 metres (10 ft.) wide, with a total sign area of 26 square metres (280 sq.ft.). The Sign By-law permits a maximum height of 6.0 metres (20 ft.) at this location, and a sign area of 28 square metres (300 sq.ft.) for double-sided free-standing signs.
- The applicant proposes to install the double-sided, replacement free-standing sign approximately 3.0 metres (10 ft.) from the front (south) lot line, which complies with the minimum 2.0-metre (6.5-ft.) setback in the Sign By-law.
- In accordance with the *Transportation Act*, all buildings and structures, including free-standing signs, must be set back a minimum of 4.5 metres (15 ft.) from Highway No. 10. The Ministry of Transportation and Infrastructure (MOTI) has no concerns with the 3.0-metre (10-ft.) setback for the proposed double-sided, replacement free-standing sign, provided the owner applies for a permit with the Ministry.
- The City's Engineering Department expressed some concerns regarding the location of the proposed free-standing sign, as it is proposed to be installed within an existing utility statutory right-of-way (SROW). The owner will need to agree to sign a modified SROW document that states that if the City needs to access the water main (situated in the SROW) for maintenance, repair, or replacement purposes that the owner would be responsible for the full costs of removing and reinstating the sign. The costs associated with the removal and replacement of any trees and landscaping within the SROW, should the City need to access the SROW area, is the responsibility of the subject property owner as well.
- The previous Acura free-standing sign, installed in 2000, was also located within the SROW area and was closer to the property line. The top portion of the sign overhung the property line into the road allowance. The applicant proposes to use the same foundation and electrical connection, as it would be costly to replace. They have shifted the replacement free-standing sign as much as possible, and designed it such that the outside edge of the sign will be 3.0 metres (10 ft.) from the property line, but it is still within the SROW area. The Engineering Department is supportive of the proposed replacement free-standing sign remaining in the SROW area on the basis that it is an improvement over the previous sign location and provided the owner agrees to modify the SROW document.

- The applicant has stated that the owner is currently out of town, but expects the owner to agree to sign a modified SROW document, prior to Council considering final approval of the Development Permit.

#### Proposed On-Site Directional Sign

- The applicant proposes to re-face an existing single-sided, on-site directional sign located near the entrance to the site along Highway No. 10 (Langley By-pass) that was previously installed by the Acura automobile dealership. The previous single-sided, on-site directional sign was installed without a permit.
- As a result, in order to retain and re-face the existing single-sided, on-site directional sign, a variance is required as part of the proposed comprehensive sign design package to increase the maximum permitted sign area of the on-site directional sign from 0.4 square metre (4 sq.ft.) to 2.3 square metres (25 sq.ft.) and the maximum permitted height of the on-site directional sign from 1.2 metres (4 ft.) to 3.0 metres (10 ft.).
- The single-sided, on-site directional sign is painted light grey and is non-illuminated. The style, logo and sign copy colours (black, blue and red) of the directional sign will match the proposed replacement free-standing sign and the approved fascia signage on the existing Galaxy Motors building on the western half of the property.
- The existing single-sided, on-site directional sign is installed approximately 18 metres (60 ft.) from the front (south) property line, which complies with the minimum 2.0-metre (6.5-ft.) setback in the Sign By-law and MOTI's minimum setback of 4.5 metres (15 ft.) from Highway No. 10.
- The on-site directional sign is intended to help customers around the site. The site is large and contains two (2) automobile dealerships. The sign will help with way-finding and is not intended for drive-by advertising.

#### 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 Table
Appendix III.	Engineering Summary
Appendix IV.	Approved Building Fascia Signage
Appendix V.	Proposed Free-standing and Directional Signs

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

\\file-server1\net-data\csdc\generate\areaproduct\save\19493420050.doc  
KD 7/23/15 9:30 AM

Information for City Clerk

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

1. (a) Agent:       Name:                Jordan Desrochers  
   Priority Permits  
   Address:                25 - Begbie Street  
   New Westminster, BC V3M 1B2  
  
   Tel:                      (778) 397-1394
  
2.        Properties involved in the Application
  - (a)        Civic Address:                19447 Highway No. 10 (Langley Bypass)
  
  - (b)        Civic Address:                19447 Highway No. 10 (Langley Bypass)  
   Owner:                    Richmond Holdings Ltd.  
   PID:                      000-483-303  
   Lot 38 Section 10 Township 8 New Westminster District Plan 56082



## PROPOSED SIGN BY-LAW VARIANCE

#	Proposed Variance	Sign By-law Requirement	Rationale
1	To increase the maximum permitted sign area of a single-sided, on-site directional sign from 0.4 square metre (4 sq.ft.) to 2.3 square metres (25 sq.ft.) and the maximum permitted height of an on-site directional sign from 1.2 metres (4 ft.) to 3.0 metres (10 ft.).	Part 1 Section 7(16) allows a single-sided, on-site directional sign to have maximum sign area of 0.4 square metre (4 sq.ft.) and a maximum height of 1.2 metres (4 ft.).	The proposed single-sided, on-site directional sign is a re-face of an existing, unauthorized directional sign installed on the subject lot by the previous Acura dealership. The on-site directional sign is single-sided and non-illuminated, and matches the proposed replacement free-standing sign and the approved fascia signage for Galaxy Motors. The on-site directional sign will help direct visitors to the Galaxy Motors dealership since the subject property is occupied by two (2) automobile dealerships.

# INTER-OFFICE MEMO

---

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

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

**DATE:** July 20, 2015                      **PROJECT FILE:** 7815-0186-00

---

**RE:** Engineering Requirements (Commercial/Industrial)  
Location: 19459 No 10 (Langley Bypass) Hwy

## DEVELOPMENT PERMIT

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

- The Engineering Department can support installation of the proposed sign on the existing sign base provided the applicant amends the existing Statutory Right-of-Way (SRW) document for water infrastructure currently on title. The Amendment will clarify that the sign must be relocated at the owner's expense should access to the SRW area by City forces be required. The Amendment will also note that any future sign or structure proposed by the owner must be located outside the SRW area.
- Removal and replacement of any planting/landscaping within the SRW area is the responsibility of the owner should access to the SRW area by City forces be required. For this reason, the applicant is advised that it may be preferable to provide landscaping features outside the SRW area.

## DEVELOPMENT VARIANCE PERMIT

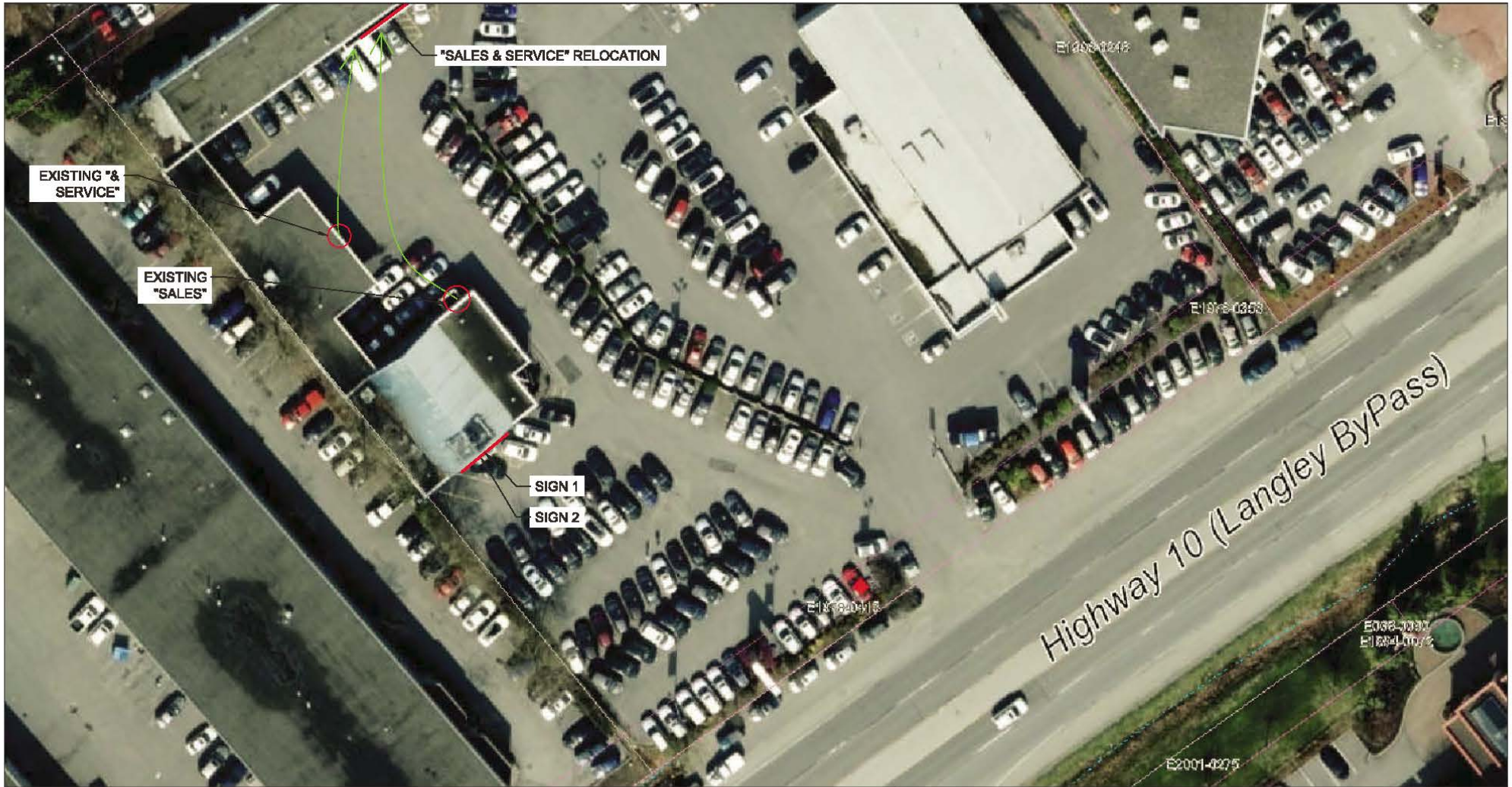
There are no engineering requirements relative to issuance of the Development Variance Permit.

A Servicing Agreement for this application is not required; however, a processing fee of \$1,296.75 (GST included) is required to administer the legal document requirements.



Rémi Dubé, P.Eng.  
Development Services Manager

CE



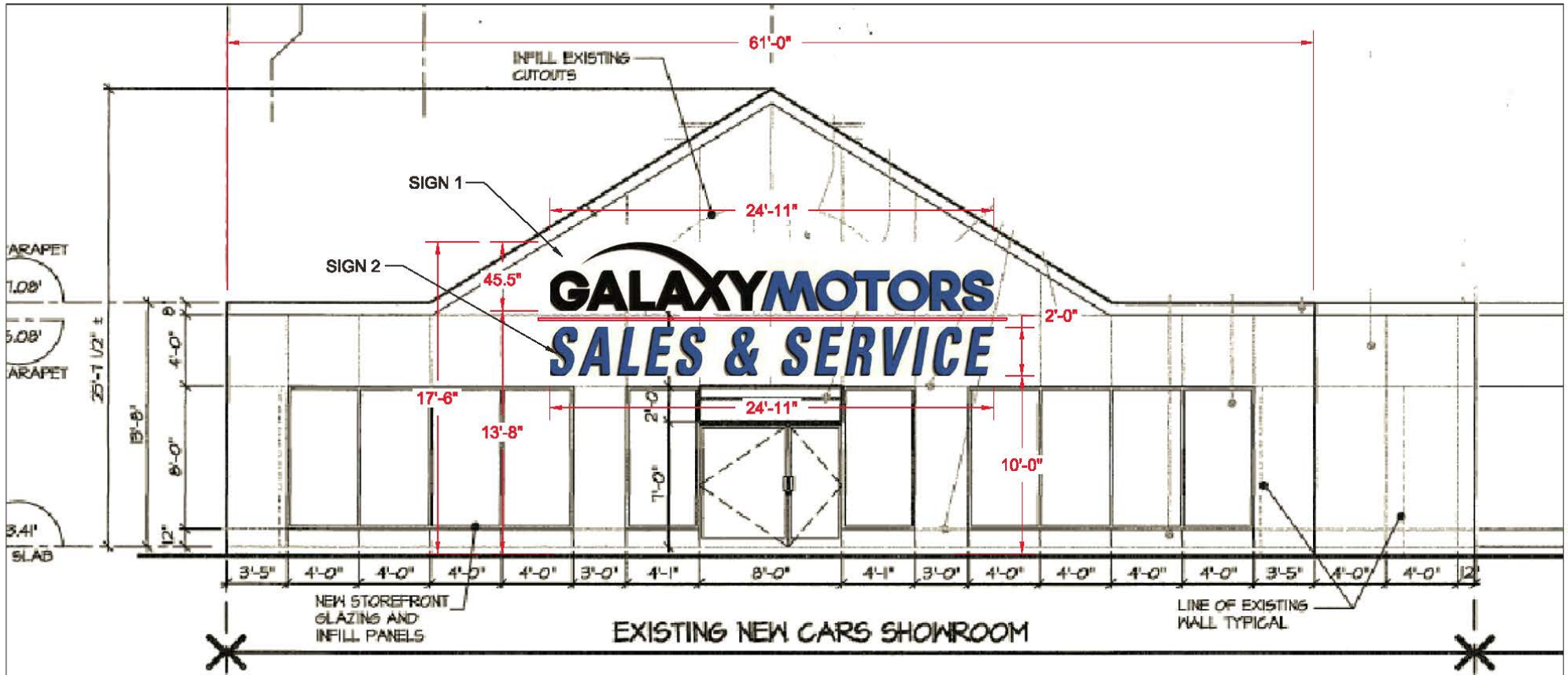
25 Begbie St.  
 New Westminster, BC.  
 T: 778-397-1394  
 F: 1-888-738-3846  
 E: Jordan@prioritypermits.com

**Project:** GALAXY MOTORS      **Drawing By:** SC  
**Address:** 19447 LANGLEY BYPASS SURREY, BC      **Date:** 2015 / 04 / 08      **Scale:** NTS

**NOTE:**  
 THESE DRAWINGS ARE INTENDED FOR PERMIT PROCESSING ONLY. ALL DIMENSIONS, SIGNAGE PLACEMENT AND DESIGN TO BE VERIFIED BY SIGNAGE CLIENT AND/OR FABRICATOR PRIOR TO CONSTRUCTION OR INSTALLATION.



Approved Galaxy Motors  
 Fascia Signage



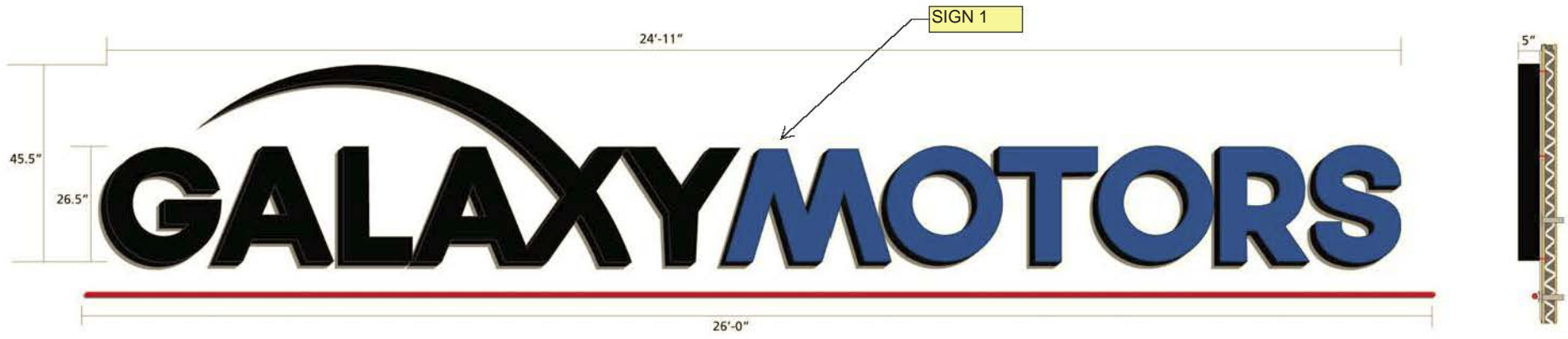
2 SOUTH ELEVATION  
A4.1



25 Begbie St.  
New Westminster, BC.  
T: 778-397-1394  
F: 1-888-738-3846  
E: jordan@prioritypermits.com

Project: GALAXY MOTORS Drawing By: SC  
Address: 18447 LANGLEY BYPASS SURREY, BC Date: 2015 / 04 / 08 Scale: 1:80

NOTE:  
THESE DRAWINGS ARE INTENDED FOR PERMIT PROCESSING ONLY.  
ALL DIMENSIONS, SIGNAGE PLACEMENT AND DESIGN TO BE VERIFIED  
BY SIGNAGE CLIENT AND/OR FABRICATOR PRIOR TO CONSTRUCTION  
OR INSTALLATION.



**Channel letters (Galaxy)**

**Quantity:** One (1) set  
**Size:** 26.5" to 45.5" high  
**Type:** Face lit channel letters  
**Lighting:** LED illumination  
**Return:** Returns painted black  
**Face:** White acrylic with applied  
 Black perforated vinyl

**Channel letters (Motors)**

**Quantity:** One (1) set  
**Size:** 26 1/8" to 26.5" high  
**Type:** Face lit channel letters  
**Lighting:** LED illumination  
**Return:** Returns painted black  
**Face:** White acrylic with applied  
 Blue UC 900-681-T vinyl

**Illuminated Tubing**

**Quantity:** Single tube  
**Size:** Approx 26'-0"  
**Type:** LED Tubing  
**Lighting:** Red LED tubing  
**Mounting:** Mounted below channel letters

**Colour Specifications**

- White acrylic
- Black returns
- Blue UC 900-681-T (Pantone 3005 C)
- Red LED tubing
- Perforated Black vinyl

All measurements are approximate and to be confirmed with survey prior to production

Basic Night View



Sign 1

Scale: 1/2" = 1'-0"



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The colours used in this presentation may vary slightly from those of the actual finished product.

Project Name: Galaxy Motors

Project Address: 19447 LANGLEY BYPASS SURREY, BC

Account Manager: Peter Standley

Date: Mar 9, 2015

File Name: 090315-GalaxyMotors-R4

Revision Date: Mar 20, 2015

Client Approval (signature):

Approval Date:

Landlord Approval (signature):

Drawing

1.1



**Channel letters (Sales & Service)**

**Quantity:** One (1) set  
**Size:** 24" high  
**Type:** Face lit channel letters  
**Lighting:** LED illumination  
**Return:** Returns painted black  
**Face:** White acrylic with applied Blue UC 900-681-T vinyl

**Colour Specifications**

- White acrylic
- Black returns
- Blue UC 900-681-T (Pantone 3005 C)

All measurements are approximate and to be confirmed with survey prior to production

Basic Night View



Sign 1  
 Scale: 1/2" = 1'-0"



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**Project Name:** Galaxy Motors **Project Address:** 19447 LANGLEY BYPASS SURREY, BC  
**Account Manager:** Peter Standley **Date:** Mar 9, 2015 **File Name:** 090315-GalaxyMotors-R4 **Revision Date:** Mar 20, 2015  
**Client Approval (signature):** \_\_\_\_\_ **Approval Date:** \_\_\_\_\_ **Landlord Approval (signature):** \_\_\_\_\_

Drawing  
 1.1

Proposed



Existing



Sign 1  
Rendering



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Project Name: Galaxy Motors

Project Address: 19447 LANGLEY BYPASS  
SURREY, BC

Account Manager: Peter Standley

Date: Mar 9, 2015

File Name: 090315-GalaxyMotors-R4

Revision Date: Mar 20, 2015

Client Approval (signature):

Approval Date:

Landlord Approval (signature):

Drawing

1.2

Proposed



Sign moved to new location

**Channel letters Reface**

- Quantity:** One (1) set
- Size:** 20"
- Type:** Face lit channel letters
- Lighting:** Existing
- Face:** Remove existing perforated vinyl & replace with Blue UC 900-681-T vinyl

**Colour Specifications**

- Blue UC 900-681-T (Pantone 3005 C)

**All measurements are approximate and to be confirmed with survey prior to production**

Existing



Sign 2  
Scale: NTS



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Project Name: Galaxy Motors

Project Address: 19447 LANGLEY BYPASS SURREY, BC

Account Manager: Peter Standley

Date: Mar 9, 2015

File Name: 090315-GalaxyMotors-R4

Revision Date: Mar 20, 2015

Client Approval (signature):

Approval Date:

Landlord Approval (signature):

Drawing

2.1



Proposed



"& SERVICE" section of sign moved to new location - "PARTS" section of signage removed

**Channel letters Reface**

**Quantity:** One (1) set  
**Size:** 20"  
**Type:** Face lit channel letters  
**Lighting:** Existing  
**Face:** Remove existing perforated vinyl & replace with Blue UC 900-681-T vinyl

**Colour Specifications**

Blue UC 900-681-T (Pantone 3005 C)

**All measurements are approximate and to be confirmed with survey prior to production**

Existing



Sign 3  
 Scale: NTS



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Project Name: Galaxy Motors

Project Address: 19447 LANGLEY BYPASS  
 SURREY, BC

Account Manager: Peter Standley

Date: Mar 9, 2015

File Name: 090315-GalaxyMotors-R4

Revision Date: Mar 20, 2015

Client Approval (signature):

Approval Date:

Landlord Approval (signature):

Drawing

3.1



Sign 5  
Site Plan



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Project Name: Galaxy Motors

Project Address: 19447 Langley Bypass, Langley, BC

Account Manager: Peter Standley

Date: Mar 9, 2015

File Name: 080415-GalaxyMotors-R5

Revision Date: May 13, 2015

Client Approval (signature):

Approval Date:

Landlord Approval (signature):

Drawing

5.3

Proposed free-standing sign

Proposed



Existing



Sign 5  
Rendering



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Project Name: Galaxy Motors

Project Address: 19447 Langley Bypass, Langley, BC

Account Manager: Peter Standley

Date: Mar 9, 2015

File Name: 080415-GalaxyMotors-R5

Revision Date: May 13, 2015

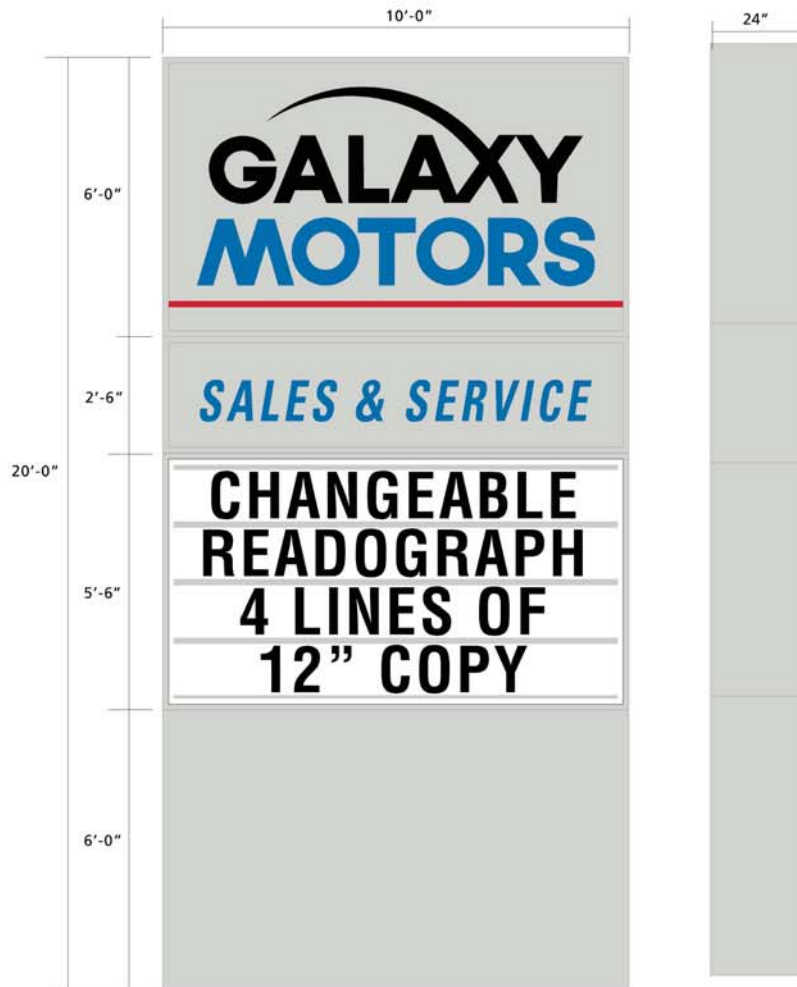
Client Approval (signature):

Approval Date:

Landlord Approval (signature):

Drawing

5.2



**Top cabinet (Galaxy Motors)**

**Quantity:** One (1)  
**Size:** 6'-0" x 10'-0"  
**Type:** Double face cabinet  
**Lighting:** Fluorescent illumination  
**Cabinet:** 24" deep cabinet painted black to sleeve over existing 12" pole  
**Face:** White acrylic face with applied Blue, Red & Black Perforated vinyl with grey blackout background

**Top cabinet (Sales & Service)**

**Quantity:** One (1)  
**Size:** 2'-6" x 10'-0"  
**Type:** Double face cabinet  
**Lighting:** Fluorescent illumination  
**Cabinet:** 24" deep cabinet painted black to sleeve over existing 12" pole  
**Face:** White acrylic face with applied Blue vinyl with grey blackout background

**Top cabinet (Readograph)**

**Quantity:** One (1)  
**Size:** 5'-6" x 10'-0"  
**Type:** Double face cabinet  
**Lighting:** Fluorescent illumination  
**Cabinet:** 24" deep cabinet painted black to sleeve over existing 12" pole  
**Face:** Light Grey acrylic face 4 lines - 12" high copy Readograph

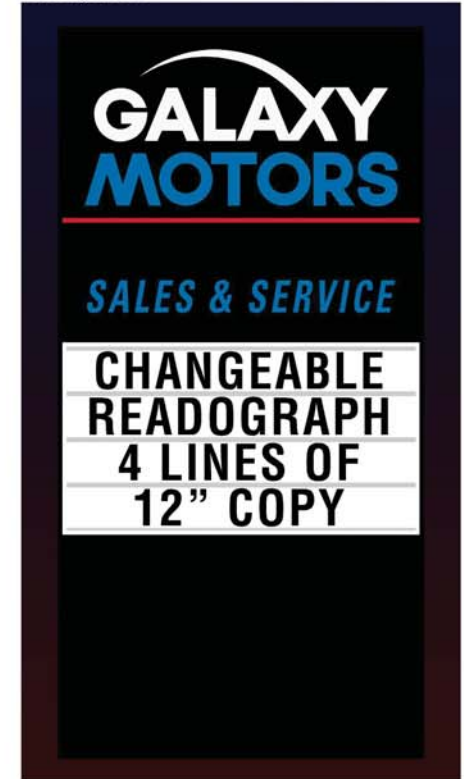
**Colour Specifications**

-  Light Grey acrylic
-  Light Grey UC 900-811-T (Pantone 427 C)
-  Blue UC 900-681-T (Pantone 3005 C)
-  Red UC 900-440-T
-  Perforated Black vinyl

**Pole Cladding**

**Quantity:** One (1) section  
**Size:** 6'-0" x 10'-0"  
**Type:** Pole Cladding  
**Face:** Aluminum cladding painted light grey 24" deep cabinet painted black to sleeve over existing 12" pole

Basic Night View



Sign 5

Scale: 3/8" = 1'-0"



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The colours used in this presentation may vary slightly from those of the actual finished product.

Project Name: Galaxy Motors

Project Address: 19447 Langley Bypass, Langley, BC

Account Manager: Peter Standley

Date: Mar 9, 2015

File Name: 080415-GalaxyMotors-R5

Revision Date: May 13, 2015

Client Approval (signature):

Approval Date:

Landlord Approval (signature):

Drawing

5.1

DP Drawings #7915-0186-00(C)  
 (the "Drawings")



**Replacement vinyl**

**Quantity:** One (1) set  
**Size:** 15.5" x 30" OAD  
**Type:** Vinyl decal  
**Lighting:** Non-illuminated  
**Face:** Black SC 900-180-O, Blue UC 900-681-T & Red UC 900-440-T vinyl decal applied to first surface on directional pylon

**Colour Specifications**

- Matte Black SC 900-180-O
- Blue UC 900-681-T (Pantone 3005 C)
- Red HP 700-400-O

Existing



Proposed



Sign 4

Scale: 1.5" = 1'-0"



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The colours used in this presentation may vary slightly from those of the actual finished product.

**Project Name:** Galaxy Motors

**Project Address:** 20257 Langley Bypass, Langley, BC

**Account Manager:** Peter Standley

**Date:** Mar 9, 2015

**File Name:** 090315-GalaxyMotors-R4

**Revision Date:** Mar 20, 2015

**Client Approval (signature):**

**Approval Date:**

**Landlord Approval (signature):**

Drawing

4.1

Proposed directional sign

