

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0356-00

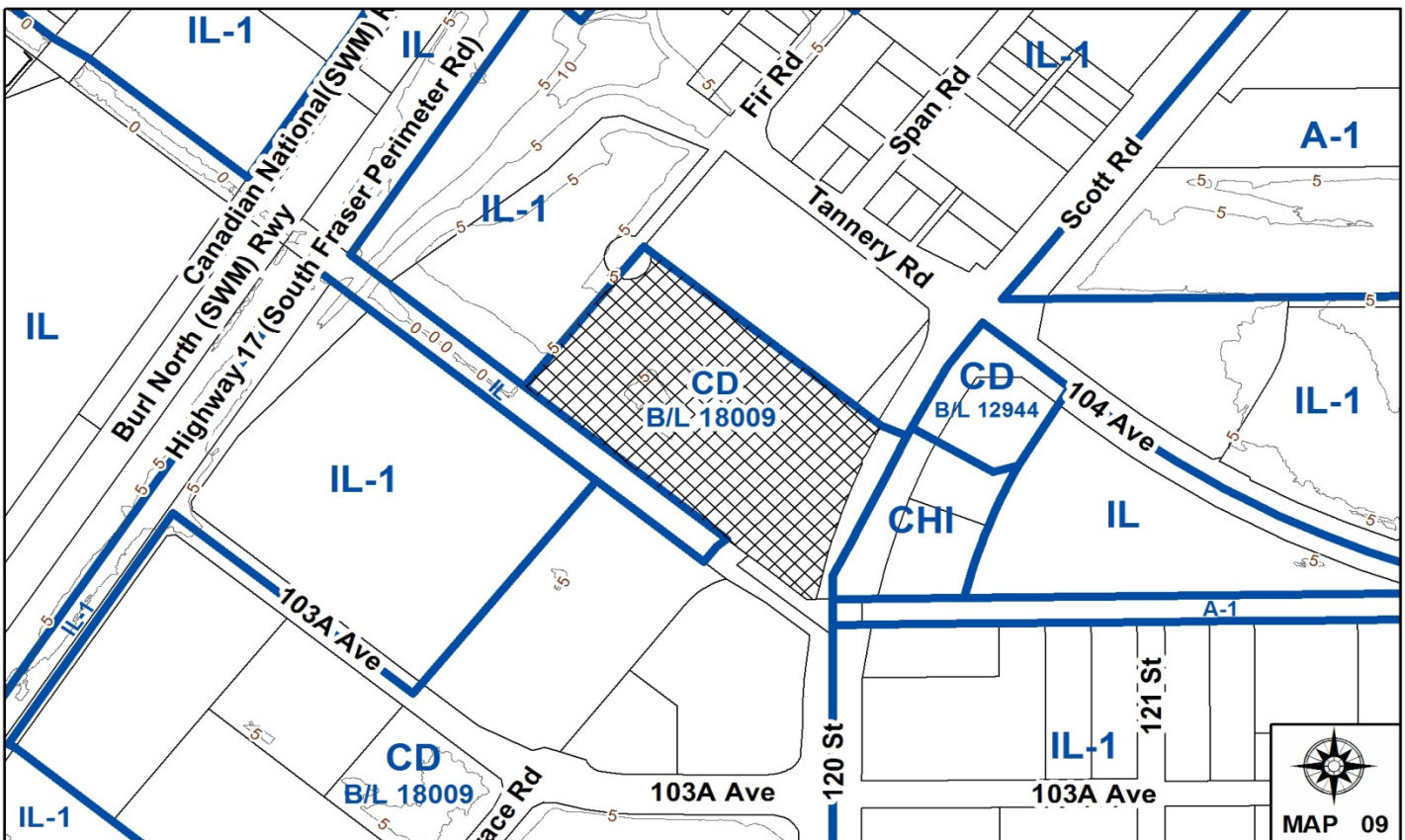
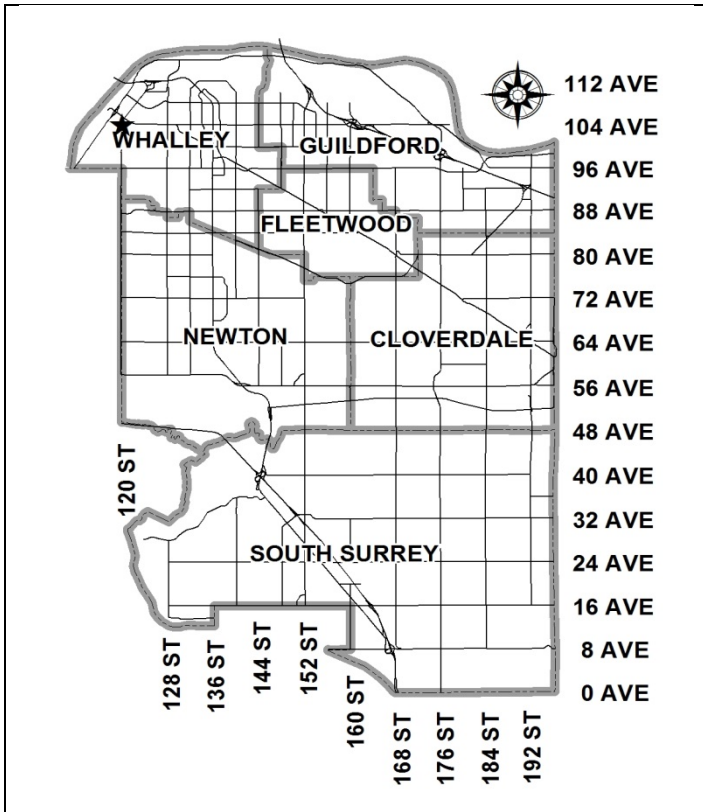
Planning Report Date: November 30, 2015

**PROPOSAL:**

- **Development Permit**

to permit additional fascia and directional signs on an industrial warehouse building in South Westminster.

**LOCATION:** 10449 - Scott Road  
**OWNER:** Pacific Link Industrial Park Ltd.  
**ZONING:** CD By-law No. 18009  
**OCP DESIGNATION:** Mixed Employment  
**NCP DESIGNATION:** Light Impact/Business Park



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to the Sign By-law to increase the maximum number of permitted fascia signs from two (2) to four (4) and to allow an increase in the maximum permitted sign area of eleven (11) directional signs to be installed on the existing warehouse industrial building.

### RATIONALE OF RECOMMENDATION

- All of the proposed signage consists of high-quality, durable materials, and is appropriate in size and scale for the industrial warehouse building recently constructed on the subject site.
- The proposed on-site directional signs are all non-illuminated and are comprehensively designed. The directional signs are to be installed along the east building elevation, facing the truck circulation area, which is internal to the site.

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 approve Development Permit No. 7915-0356-00 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 proposal.

SITE CHARACTERISTICS

Existing Land Use: Industrial warehouse building, nearing completion, and approved by Council on July 7, 2014 under Development Application No. 7914-0099-00.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Former auto salvage.	Light Impact Industry/Business Park	IL-1
East (Across Scott Road):	Tim Hortons drive-through restaurant.	Highway Commercial Industrial	CHI
South-West (Across Manson Canal):	Industrial building, Lordco, Burger King drive-through restaurant.	Light Impact Industry and Highway Commercial	CD By-law No. 18009
West (Across Manson Canal):	Distribution warehouse (Frito Lay).	Light Impact Industry	IL-1
North-West:	Vacant 2-hectare (5-acre) lot owned by the Province.	Light Impact Industry/Business Park	IL-1

## DEVELOPMENT CONSIDERATIONS

- The subject site is located along the west side of Scott Road, just south of Tannery Road in South Westminster. The subject property is designated “Mixed Employment” in the Official Community Plan (OCP), “Light Impact Industry/Business Park” in the South Westminster Neighbourhood Concept Plan (NCP), and is zoned “Comprehensive Development Zone (CD)” (By-law No. 18009), which is based on the IB-2, IL-1, CHI and C-5 Zones.
- A two-storey, 9,771-square metre (105,175 sq.ft.) industrial warehouse building, which was approved by Council on July 7, 2014 under Development Permit No. 7914-0099-00, is nearing completion on the subject property. Texcan, a large wire and cable distributor, will occupy the building and site.
- Development Permit No. 7914-0099-00 included two (2) fascia signs on the warehouse building – one (1) on the second storey of the building along the east building elevation and one (1) above the ground floor entrance on the west building elevation.
- The applicant is proposing a comprehensive sign design package for two (2) additional fascia signs, including a second-storey fascia sign, as well as eleven (11) on-site directional signs to be installed on the subject building. Variances to the Sign By-law are required to increase the maximum permitted number of fascia signs and to increase the maximum permitted sign area of the proposed on-site directional signs. Staff are supportive of the variances as part of a comprehensive sign design package for Texcan.
- 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, such as the current proposal, has been submitted to Council that includes a comprehensive sign design package containing a sign or signs that require variances of Sign By-law provisions.

## DESIGN PROPOSAL AND REVIEW

### Proposed Fascia Signs

- The applicant is proposing two (2) fascia signs on the industrial warehouse building, in addition to the two (2) fascia signs that were previously approved under Development Permit No. 7914-0099-00.
- An illuminated, channel letter ‘Texcan’ fascia sign, identical to the one approved under Development Permit No. 7914-0099-00 on the east building elevation, is proposed along the south building elevation facing Scott Road. The ‘Texcan’ sign is approximately 1.4 metres (4.5 ft.) high and 5.2 metres (17.1 ft.) in length, with a total sign area of 7.2 square metres (77 sq.ft.). The proposed sign is to be installed on the second storey of the building, which is consistent with the approved fascia sign on the east building elevation.
- A non-illuminated, channel letter ‘Tex Express’ fascia sign is proposed along the west building elevation above a secondary entrance, which provides a special service counter for Texcan’s contractor base. The ‘Tex Express’ sign is approximately 1.2 metres (4 ft.) high and 1.5 metres (5 ft.) in length, with a total sign area of 1.8 square metres (19 sq.ft.).

Proposed On-site Directional Signs

- The applicant proposes to install eleven (11) on-site directional signs along the east building elevation, facing the internal truck circulation area. The east portion of the building encompasses the shipping and receiving area of the building and includes ten (10) roll-up door loading bays for large freight trucks.
- Ten (10) of the proposed on-site directional signs will be installed above each of the roll-up doors to identify the loading bay type and number – five (5) on-site directional signs for shipping and five (5) on-site directional signs for receiving. Each of these on-site directional signs are 0.3 metre (1 ft.) high and 2.4 metres (8 ft.) in length, in order to span the width of each garage, for a total sign area of 0.75 square metre (8 sq.ft.) each.
- The remaining on-site directional sign is proposed above the entrance to the shipping and receiving office on the east building elevation. The proposed on-site directional sign is 0.9 metre (3 ft.) high and 0.9 metre (3 ft.) in length, for a total sign area of 1.8 square metres (9 sq.ft.).
- The proposed on-site directional signs are intended to assist truck drivers and customers with wayfinding on the site.
- All of the proposed on-site directional signs consist of high quality, non-illuminated vinyl graphics, and are comprehensively designed.

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 Variances Table
Appendix III.	Development Permit No. 7915-0356-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

DN/dk

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## PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow two (2) additional fascia signs, including a second-storey sign, for a total of four (4) fascia signs for an industrial warehouse building (Texcan).	A maximum of two (2) fascia signs are permitted for each premises (Part 5, Section 27(2)(a)), including a maximum of one (1) second storey fascia sign per lot frontage (Part 5, Section 27(2)(a.1)).	The proposed fascia signs are of an appropriate size and scale in relation to the building, and are consistent with the fascia signs approved under Development Permit No. 7914-0099-00. The proposed fascia signs are high quality and will provide improved building identification.
2	To increase the maximum permitted sign area of a single-sided, on-site directional sign from 0.4 square metre (4 sq.ft.) to 0.75 square metre (8 sq.ft.) for the 'Shipping' and 'Receiving' signs and to 1.8 square metres (9 sq.ft.) for the 'Shipping and Receiving Office' sign.	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.).	The proposed on-site directional signs are non-illuminated, high quality vinyl graphics of an appropriate size and scale. The proposed signs are internal to the site and are intended to assist inbound and outbound freight carriers with wayfinding.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7915-0356-00

Issued To: Pacific Link Industrial Park Ltd.

("the Owner")

Address of Owner: C/O Wesgroup Income Properties  
PO Box 49287 Station Bentall Centre  
Vancouver, BC V7X 1L3

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: 027-169-936

Lot 8 District Lot 8 Group 2 And Section 19 Block 5 North Range 2  
West New Westminster District Plan BCP3164

10449 Scott Road

(the "Land")

3. This development permit applies to only 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 7915-0356-00(A) through to and including 7915-0356-00(F) (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. The comprehensive signage design package shall conform to drawings numbered 7915-0356-00(A) through to and including 7915-0356-00(F).
8. 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 7915-0356-00(A) through to and including 7915-0356-00(F).

- 9. This development permit supplements Development Permit No. 7914-0099-00.
- 10. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
- 11. 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.
- 12. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 13. 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)

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

OR

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

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

## Sign By-law Variances

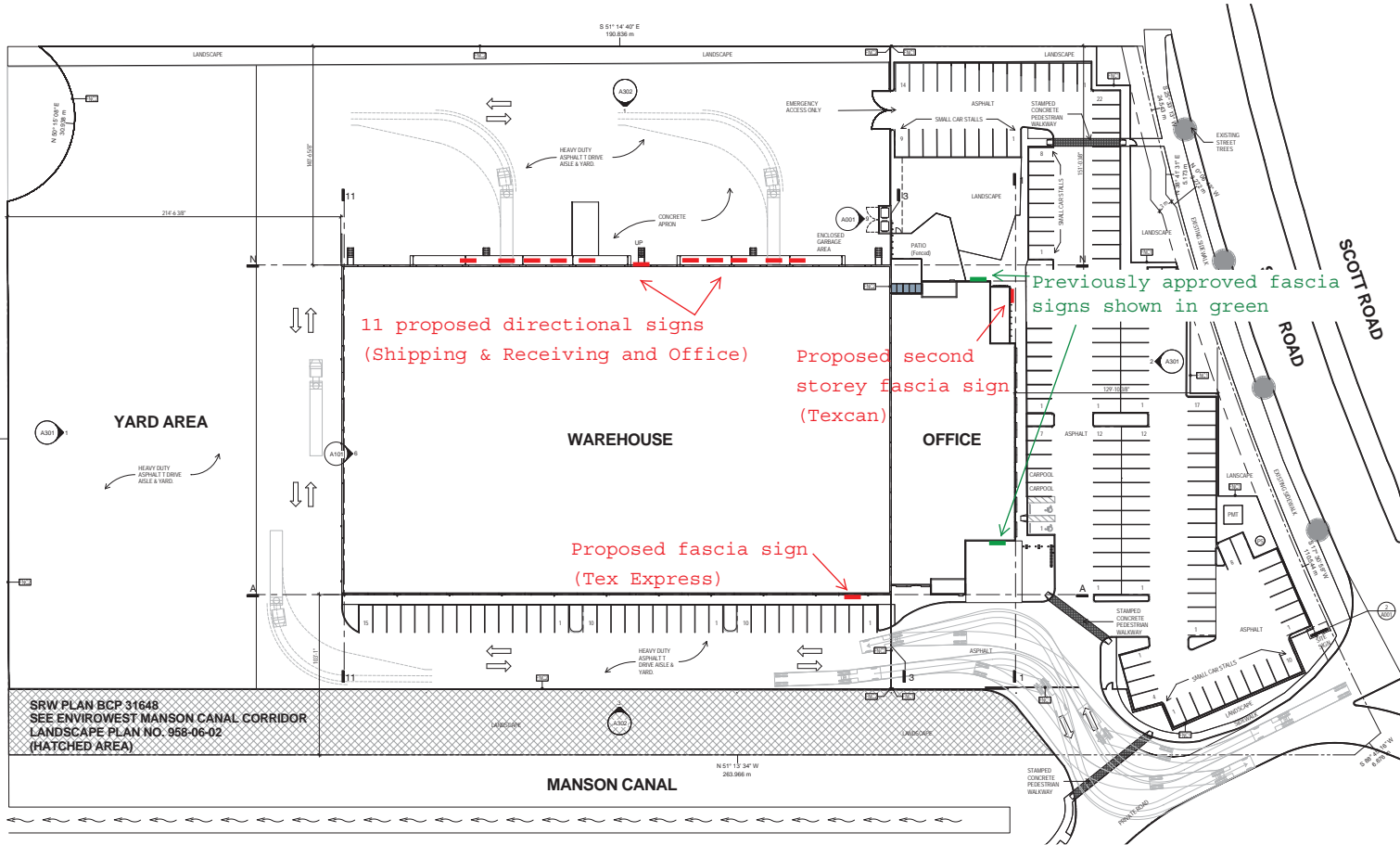
#	Variances	Sign By-law Requirement
1	To allow two (2) additional fascia signs, including a second-storey sign, for a total of four (4) fascia signs for an industrial warehouse building (Texcan).	A maximum of two (2) fascia signs are permitted for each premises (Part 5, Section 27(2)(a)), including a maximum of one (1) second storey fascia sign per lot frontage (Part 5, Section 27(2)(a.1)).
2	To increase the maximum permitted sign area of a single-sided, on-site directional sign from 0.4 square metre (4 sq.ft.) to 0.75 square metre (8 sq.ft.) for the 'Shipping' and 'Receiving' signs and to 1.8 square metres (9 sq.ft.) for the 'Shipping and Receiving Office' sign.	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.).

KEYPLAN



NO.	DESCRIPTION
1	Warehouse
2	Office

Area Summary (Draw Building)			
Level	Description	Area (SF)	Area (SM)
Level 1	Warehouse	7500 SF	6500 SM
Level 1	Office	1500 SF	1300 SM
Level 2		3000 SF	2600 SM
Level 2	Level 2 Office	1800 SF	1600 SM
		1500 SF	1300 SM
		10510 SF	9170 SM



1 Site  
1" = 30'-0"

REV	DATE	DESCRIPTION
1	2014.04.08	Issued to DP Review
2	2014.04.11	Issued to DP Application
3	2014.04.11	Issued to DP Application

**TEXCAN**  
Division of Sonepar Canada Inc.

TAYLOR KURTZ  
ARCHITECTURE + DESIGN INC  
**wesgroup**

LOT 8 BUILDING  
PacificLink Business Park  
Surrey, BC

Site Plan & Details

A001

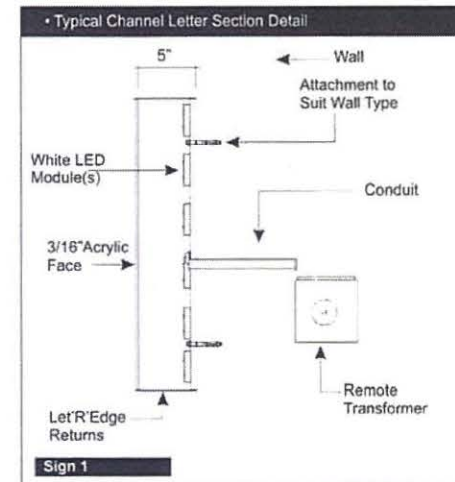
DP No. 7915-0356-00(A)  
The "Drawings"



**Sign 1**

• **1(x) Set of Face Lit Channel Letters**

- 3/16" White Acrylic Faces with Vinyl Applied to 1st Surface
- White LED Illumination / Mounted Thruwall
- Face Colors: European Blue 3630-137 / White Keyline
- Returns Painted to Match: European Blue 3630-137 (PMS 280)



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Burnaby, BC  
V5C 4H4

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Fax 604 291 7138

galaxiesigns.com

Client: **TEXCAN Sonepar**

Address: **10449 Scott Road, Surrey**

Signs: **Kerrie Stafford** Date: **September 9, 2015**

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

File Name: **TEXCAN-15472-R1**

**For PRODUCTION**

LANDLORD APPROVAL - DATE

**NOTE:**

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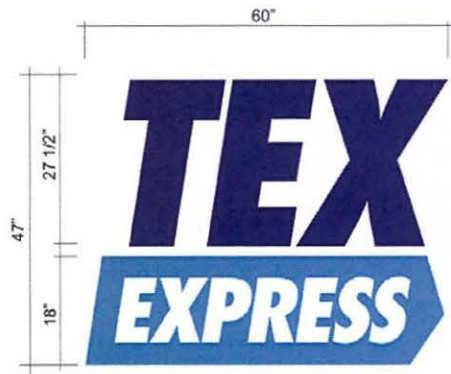
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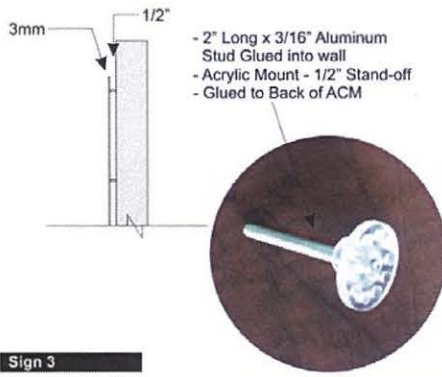
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• 1(x) Set Non-Illuminated Letters / Logo

- 3mm Painted Alupanel
- Pin Mounted 1/2" from wall
- Face Colors: Painted Blue pms 280 / pms Cyan / White Vinyl "Express"

• Typical Non-Illuminated Letter Section Detail



• Sizing of Sign on Photo is Approximate

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Client  
**TEXCAN Sonepar**

Address  
**10449 Scott Road, Surrey**

Sales Date  
**Kerrie Stafford September 15, 2015**

Scale  
**3/8" = 1' 1"**

File Name  
**TEX Express - 15550**

CUSTOMER APPROVAL / DATE

LANDLORD APPROVAL / DATE

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**sms**

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**Sign 1 - 10**

- 10(x) s/f Non-Illuminated Signs
- 3mm Alupanel With Vinyl Graphics
- Copy: White
- Blue 3630-36 (Blue pms 280)

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	<p>Ph 604 291 6011 Fax 604 291 7138</p>	<p>Address <b>10449 Scott Rd. Surrey</b></p>	<p>File Name <b>TEXCAN-15472a</b></p>	<p>LANDLORD APPROVAL / DATE</p>		

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**Sign 11**

- 1(x) s/f Non-Illuminated Sign
- 3mm Alupanel With Vinyl Graphics
- Copy: White
- Blue 3630-36 (Blue pms 280)




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Client <b>TEXCAN Sonepar</b>	Scale 3/4" = 1' ——— 1'
Address <b>10449 Scott Rd. Surrey</b>	File Name <b>TEXCAN-15472a</b>
Sales Date <b>Kerrie Stafford August 25, 2015</b>	

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