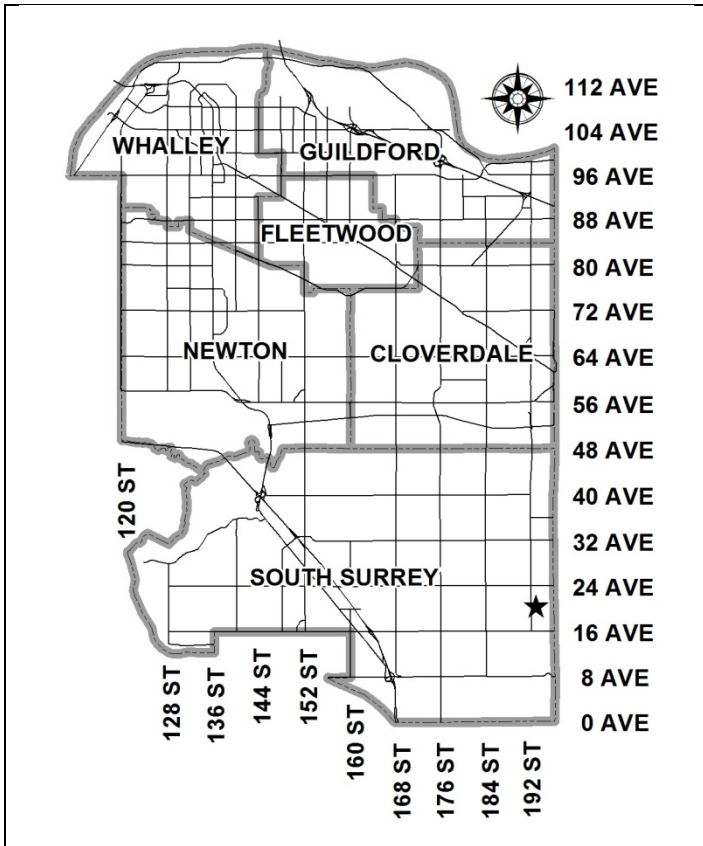


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0372-00

Planning Report Date: February 22, 2016



PROPOSAL:

- **Development Variance Permit**

to allow one additional free-standing sign with a reduced distance between signs along 192 Street, and to reduce the setback for a free-standing sign along 21 Avenue

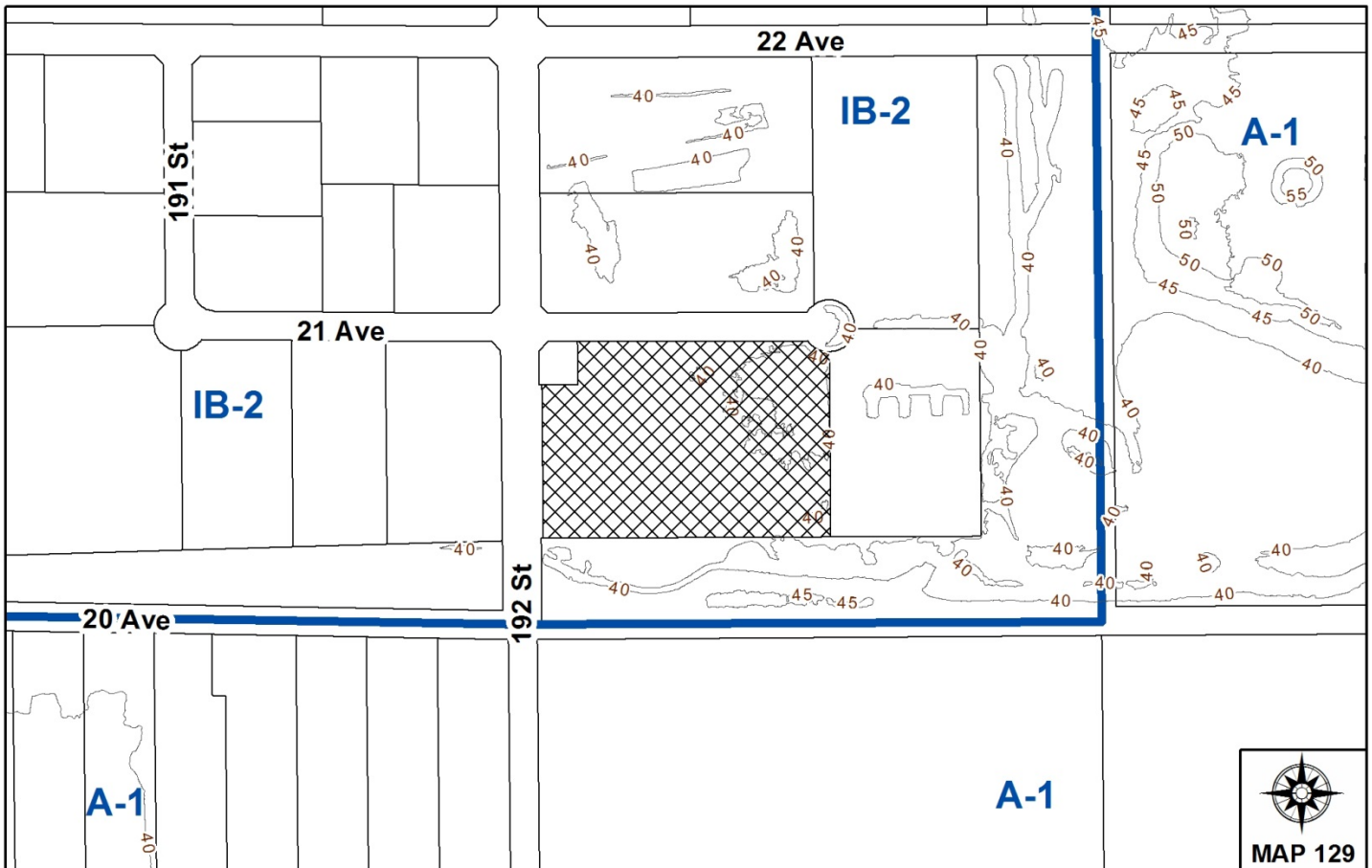
LOCATION: 2052 - 192 Street

OWNER: Bridon Developments Ltd.

ZONING: IB-2

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park and Landscape Strip



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires a variance to allow:
 - one additional free-standing sign along 192 Street;
 - a reduced distance between signs from 50 metres (164 ft.) to 18 m (59 ft.);
 - a reduced setback for a free-standing sign on 21 Avenue from 2 metres (6.5 ft.) to 1.15 metres (3.7 ft.); and
 - free-standing signs that are wider than two-thirds (2/3) of the height of the signs.

RATIONALE OF RECOMMENDATION

- One free-standing sign is proposed at the south entrance on 192 Street, and two are proposed at the northern entrance. The additional free-standing sign proposed on 192 Street assists in marking the entrance for the two buildings. All three signs along 192 Street comply with the minimum 2 metre (6.5 ft.) setback.
- The free-standing sign on 21 Avenue is proposed at 1.15 metres from property line. This is due to a bioswale that is built along the landscape buffer. The sign is over 3 metres (10 ft.) from the driveway and does not constitute a sightline concern. The reduced setback will help maintain a consistent landscape buffer along 21 Avenue.
- The proposed signs are defined as “identification” signs in the Sign By-law, and only advertise the name of the project (Bridon Heights). No individual businesses will be advertised on the signs.
- The proposed signs are high quality, architecturally coordinated with the existing buildings, and appropriate design for Campbell Heights.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7915-0372-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to allow three (3) free-standing signs along a frontage (192 Street) of less than 150 metres (450 ft.);
 - (b) to reduce the minimum distance between free-standing signs from 50 metres (164 ft.) to 18 metres (59 ft) for the free-standing signs along 192 Street;
 - (c) to reduce the minimum setback for the free-standing sign along 21 Avenue from 2 metres (6.5 ft.) to 1.15 metres (3.7 ft.); and
 - (d) to increase the width of the free-standing signs from two-thirds (2/3) of the height of the signs, to two times wider than the height of the signs.

REFERRALS

Engineering: The Engineering Department has no objection to the proposal.

SITE CHARACTERISTICS

Existing Land Use: two multi-tenant industrial buildings

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 21 Avenue):	Vacant (under current Development Application No. 7915-0387-00)	Mixed Employment / Business Park	IB-2
East:	Industrial building (Wiseworth Canada)	Mixed Employment / Business Park	IB-2
South:	City Park (riparian area)	Mixed Employment / Open Space Corridor/Buffer	IB-2
West (Across 192 Street):	Industrial building (Fasteel)	Mixed Employment / Business Park	IB-2

DEVELOPMENT CONSIDERATIONSBackground

- The Development Permit for this site was issued in 2014 as part of Development Application No. 7913-0270-00.

- The development was built in two phases, with two multi-tenant buildings having a total building area of 9,231 m² (99,365 sq. ft.). Construction is now complete for both buildings.

Proposal

- The applicant is proposing a Development Variance Permit to allow for:
 - One additional free-standing sign along 192 Street, to a total of 3 signs;
 - Reduction in the minimum distance between free-standing signs from 50 metres (164 ft.) to 18 metres (59 ft) along 192 Street;
 - Reduction in the minimum setback for a free-standing sign along 21 Avenue from 2 metres (6.5 ft.) to 1.15 metres (3.7 ft.); and
 - Free-standing signs that are two times wider than the height of the signs.

DESIGN PROPOSAL AND REVIEW

- The free-standing signs proposed are 2.9 metres wide (9 ft. 6 in.) and 1.2 metres (4 ft.) in height, with an embossed area for the text of 2.4 metres (8 ft.) and 0.9 metres (3 ft.). All signs have the text “Bridon Heights” proposed. Total sign area proposed for each sign is 3.48 m² (37.5 sq. ft.), which is below the maximum 14 m² (150 sq. ft.) permitted in the Sign By-law.
- The signs are proposed in concrete, with a metal backer panel, and individual aluminum letters in black. The signs are not proposed to be lit, but two lights are proposing in the landscaping in front of each sign, illuminating the signs.
- The signs also have a detail proposed in behind, forming an “L” shape. The back leg of the “L” does not have any text proposed, and it is 2.1 metres (7 ft.) in height.

TREES

No trees are being affected by this proposal.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the number of allowable free-standing signs along 192 Street from 2 to 3 signs, and reduce the minimum distance between free-standing signs from 50 metres (164 ft.) to 18 metres (59 ft) for the free-standing signs along 192 Street

Applicant's Reasons:

- The additional sign enhances the formality and organization of the “butterfly” site plan, by having one sign at each side of the driveway.

Staff Comments:

- The additional sign along 192 Street will help drivers entering the site understand that the main entrance serves both the north building and the south building.
- The minimum distance between signs would prevent the signs from framing the driveway, as they would need to be too far apart. This reduction assists in bringing the signs closer to the driveway, and directing visitors.
- Both the proposed height and sign area are in compliance with the Sign By-law.
- Staff support this variance to proceed to Public Notification.

(b) Requested Variance:

- To reduce the minimum setback for the free-standing sign along 21 Avenue from 2 metres (6.5 ft.) to 1.15 metres (3.7 ft.)

Applicant's Reasons:

- There is a bioswale in front of the parking stalls, and to comply with the setback, a section of the bioswale would need to be removed.

Staff Comments:

- The reduction in setback allows the bioswale to be retained, and does not pose any safety or sightline concerns from a traffic perspective, being sufficiently setback from the driveway.
- Staff support this variance to proceed to Public Notification.

(c) Requested Variance:

- To increase the width of the free-standing signs from two-thirds (2/3) of the height of the signs, to two times wider than the height of the signs.

Applicant's Reasons:

- The proposed signs complement the design of the buildings.

Staff Comments:

- Signs are architecturally coordinated with buildings, and comply with the maximum height and sign area in the Sign By-law.
- Staff support this variance to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

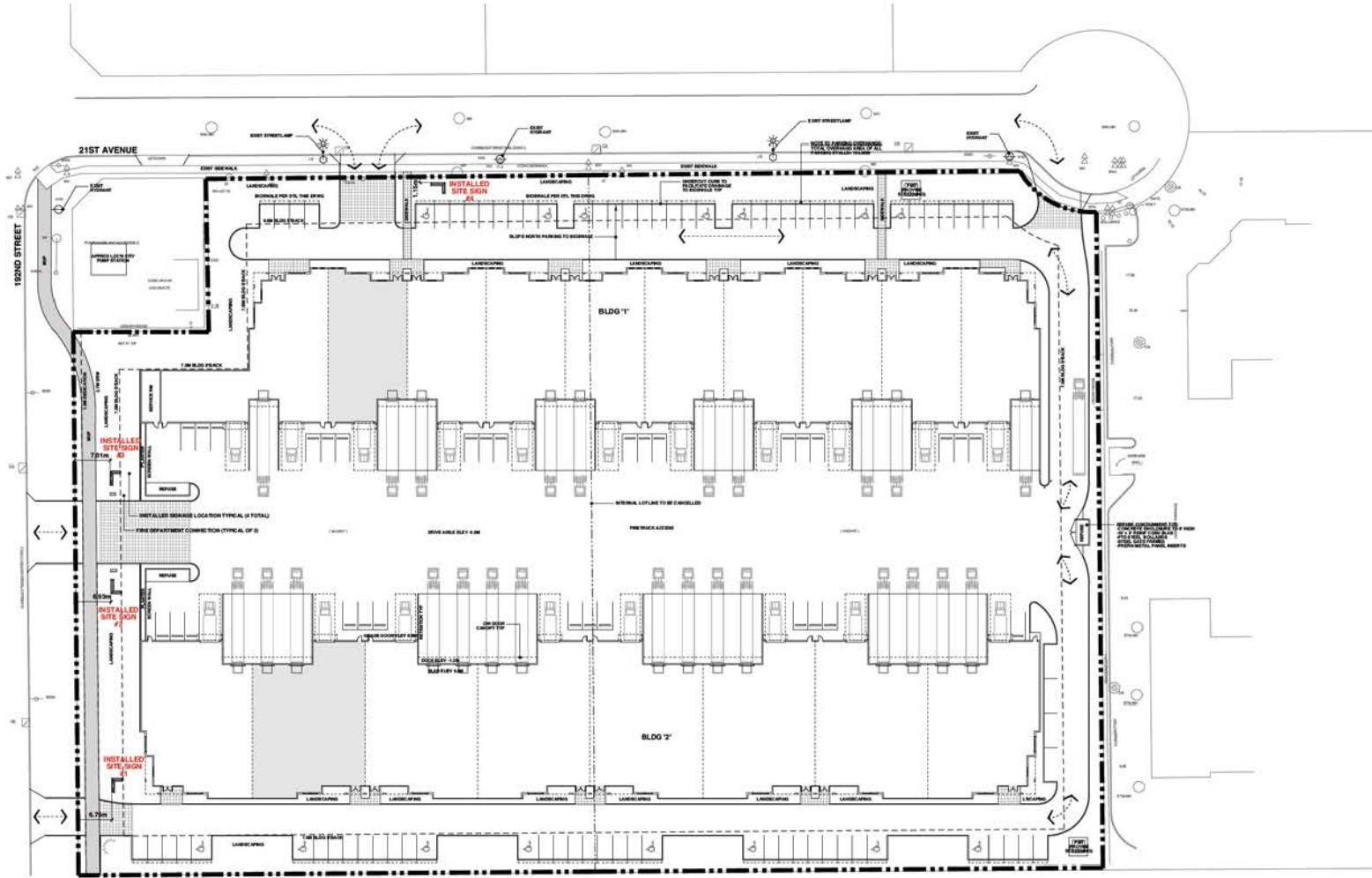
The following information is attached to this Report:

Appendix I. Lot Owners, Action Summary and Project Data Sheets
Appendix II. Survey Plan, Site Plan and Sign location
Appendix III. Development Variance Permit No. 7915-0372-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

LFM/dk



REV	DATE	REMARKS
A	SEP 30, 15	SUBMISSION FOR SITE SIGNAGE VARIANCE
B	JAN 29, 16	SITE SIGNAGE SETBACK DIMENSIONS

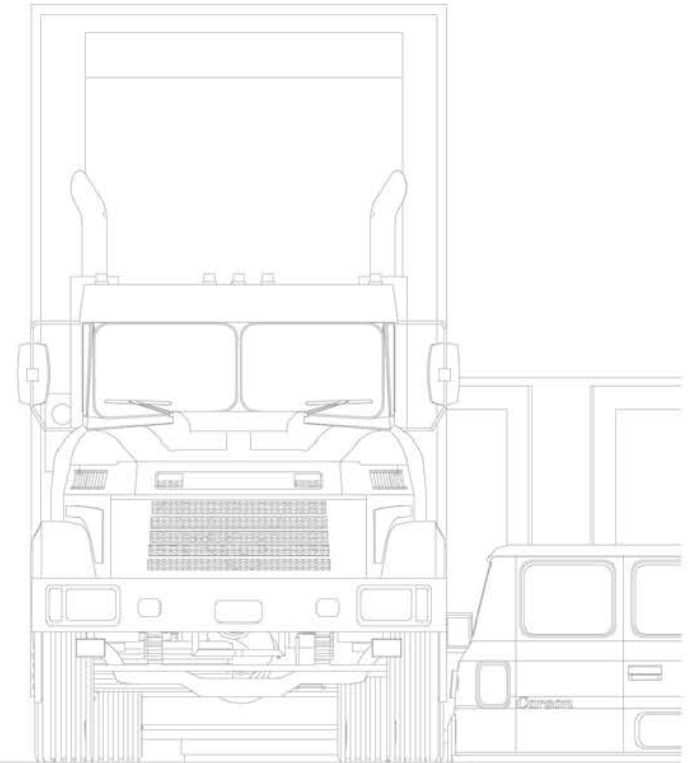
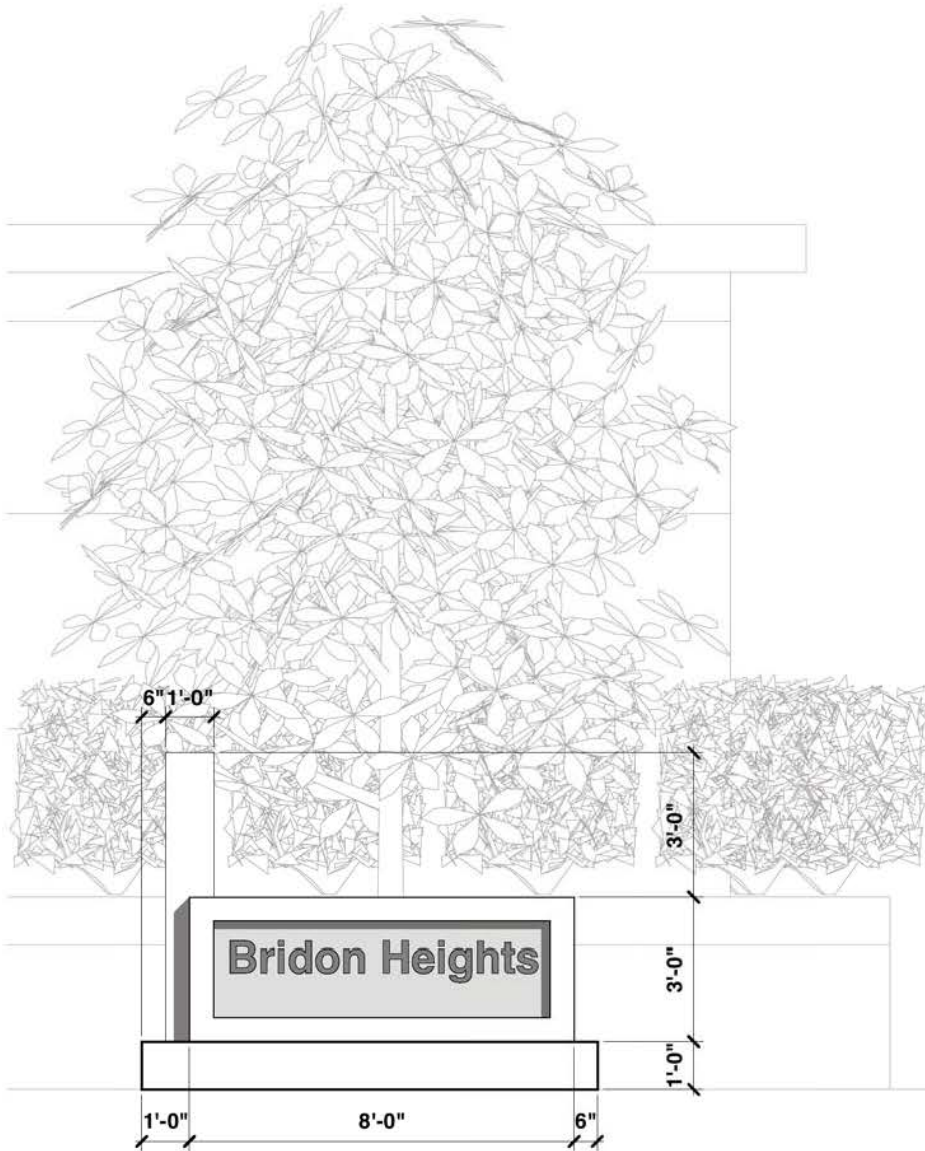


400 WESTERN AVENUE
 VANCOUVER BC V6V 1C4
 TEL: 604 752 0222
cta
 COMMERCIAL TRADING ASSOCIATION
 A PROFESSIONAL CORPORATION

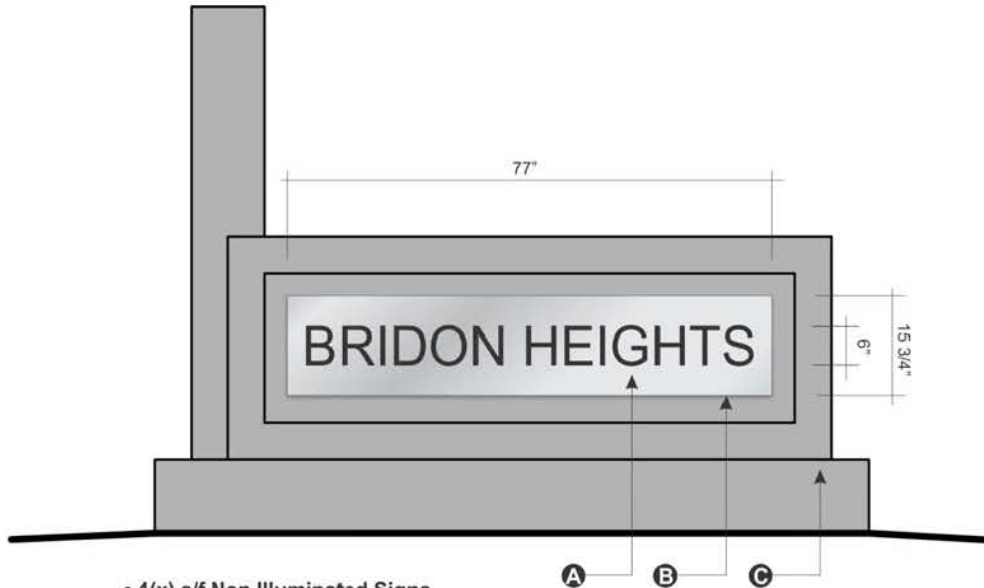
Humphrey
 CONSTRUCTION LTD
 2000 BURNHAMTHORPE COURT WEST SUITE 100
 RICHMOND BC V6V 2Y9
 TEL: 604 273 1111

NEW MULTI-TENANT INDUSTRIAL BUILDING
 FOR
 BRIDON DEVELOPMENTS LTD
 2052 192ND STREET
 CAMPBELL HEIGHTS
 SURREY BC

TITLE		-SITE SIGNAGE LOCATION PLAN	
DRAWN	JK	CHECKED	JK
SCALE	1:400	FILE	
DRAWING NUMBER		VERSION	B

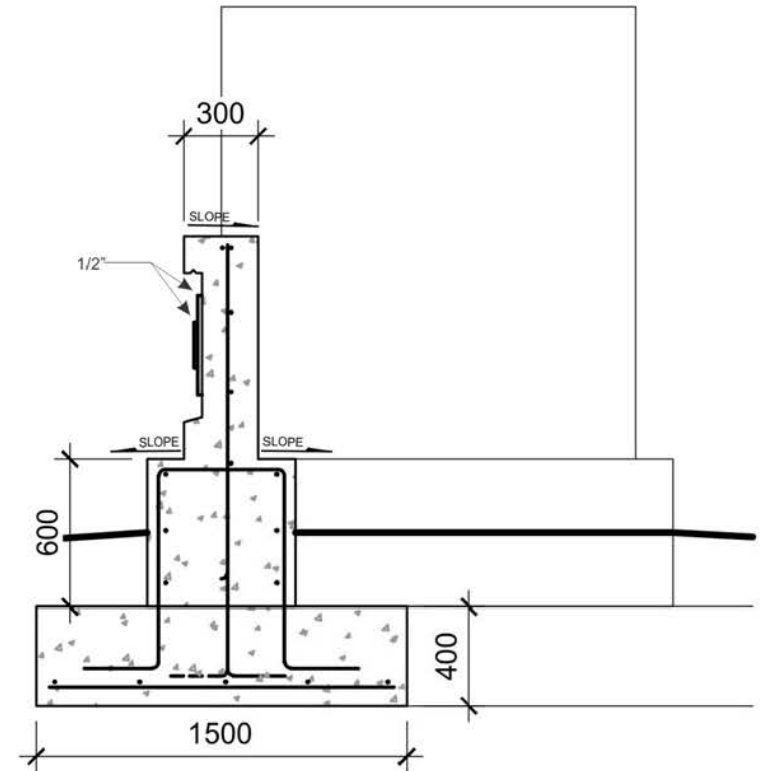


PROPOSED 'TOMBSTONE SIGN'
 FOR
BRIDON HEIGHTS
 1/4"=1'-0"
 CTA DESIGN GROUP
 MAR04/2015



• 4(x) s/f Non Illuminated Signs

- A** - 1/2" Thick Water Jet Cut Aluminum Letters
 - Flush Mounted to Backer Panel
 - Painted Black
 - Font: Arial
- B** - 1/2" Thick Backer Panel
 - Flush Mounted to Concrete Plinth with Lord Adhesive
 - Painted Satin Silver
- C** - Concrete Plinth
 - By Others



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galaxiesigns.com

5085 Regent St.
Burnaby, BC
V5C 4H4

Ph 604 291 6011
Fax 604 291 7138

Client
Humphrey Construction
Address
2052 - 2076 192nd St Surrey
Sales
Kirby Burnett Date
July 30, 2015

Scale
1/2" = 1' 1" = 1'
File Name
HumphreysConst-15372-R1

CUSTOMER APPROVAL / DATE

LANDLORD APPROVAL / DATE

NOTE:

- The colours used in this presentation may vary slightly from those of the actual finished product.
- Depiction of display on artwork is conceptual and may not necessarily be to scale.
- It is the responsibility of the customer to provide GALAXIE SIGNS Ltd. with production ready artwork files prior to production.



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Drawn By

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PAGE 1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0372-00

Issued To: BRIDON DEVELOPMENTS LTD

("the Owner")

Address of Owner: Unit 409, 808 - Nelson Street
Vancouver, BC V6Z 2H2

1. This development variance 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 variance permit.
2. This development variance 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: 029-301-637
Lot 1 Section 15 Township 7 New Westminster District Plan Epp38952

2052 - 192 Street

(the "Land")

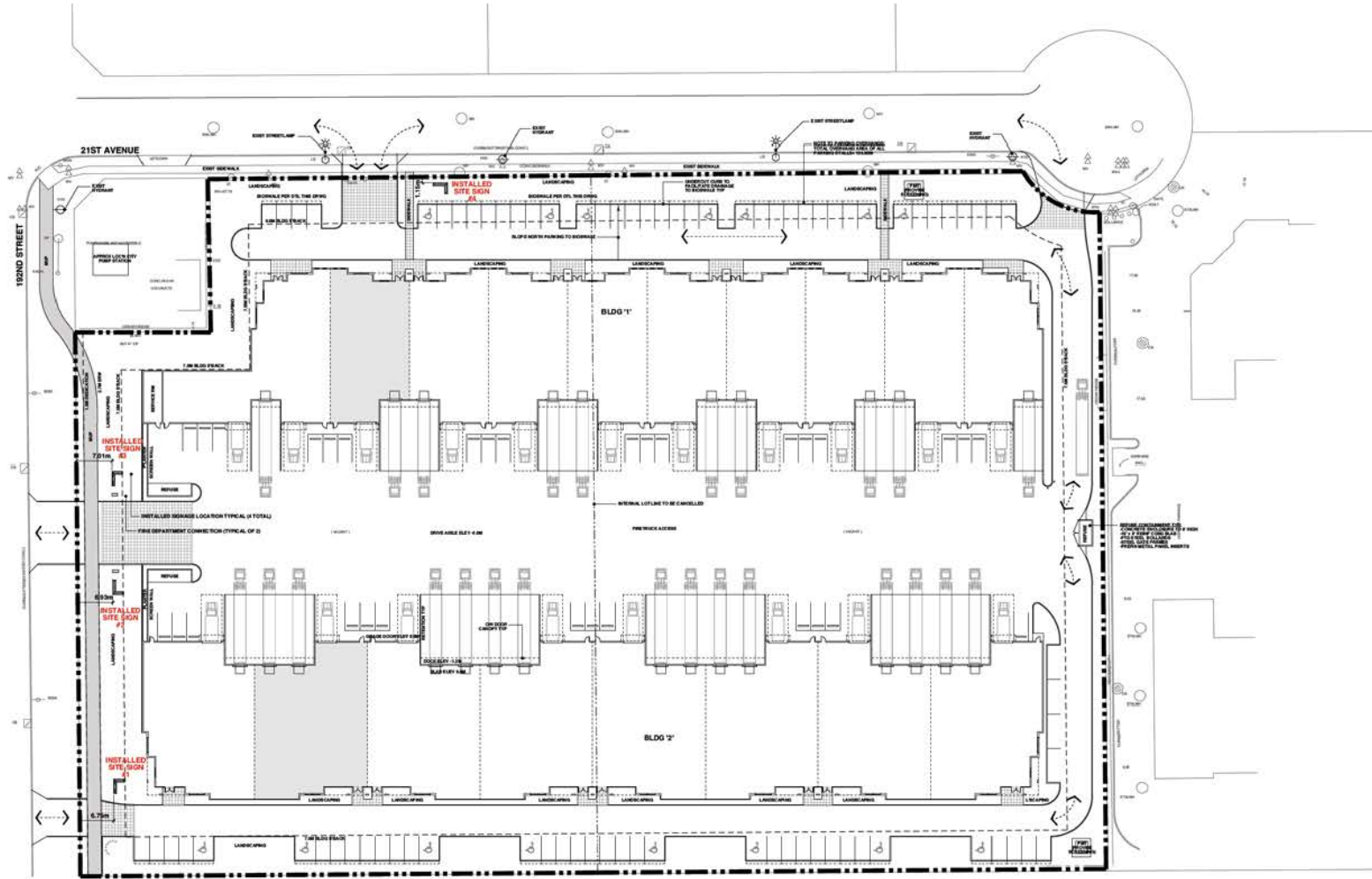
3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) Part 5 Section 27 (1) (c) be varied to allow three (3) free-standing signs along a frontage (192 Street) of less than 150 metres (450 ft.), as shown on Schedule A attached;
 - (b) Part 5 Section 27 (1) (c) be varied to reduce the minimum distance between free-standing signs from 50 metres (150 ft.) to 18 metres (59 ft.), as shown on Schedule A attached;
 - (c) Part 5 Section 27 (1) (e) be varied to reduce the minimum setback of a free-standing sign proposed along the northern property line of the Land from 2 metres (6.5 ft.) to 1.15 metres (3.7 ft.), as shown on Schedule A attached; and

- (d) Part 8 Section 38 (2) be varied to increase the width of free-standing signs from two-thirds (2/3) of the height of the signs, to two times wider than the height of the signs.
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
 5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
 7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan



REV	DATE	REMARKS
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DRAWING NUMBER:	VERSION:
SK1	B