

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0036-00

Planning Report Date: October 3, 2016

PROPOSAL:

- Development Permit
- Development Variance Permit

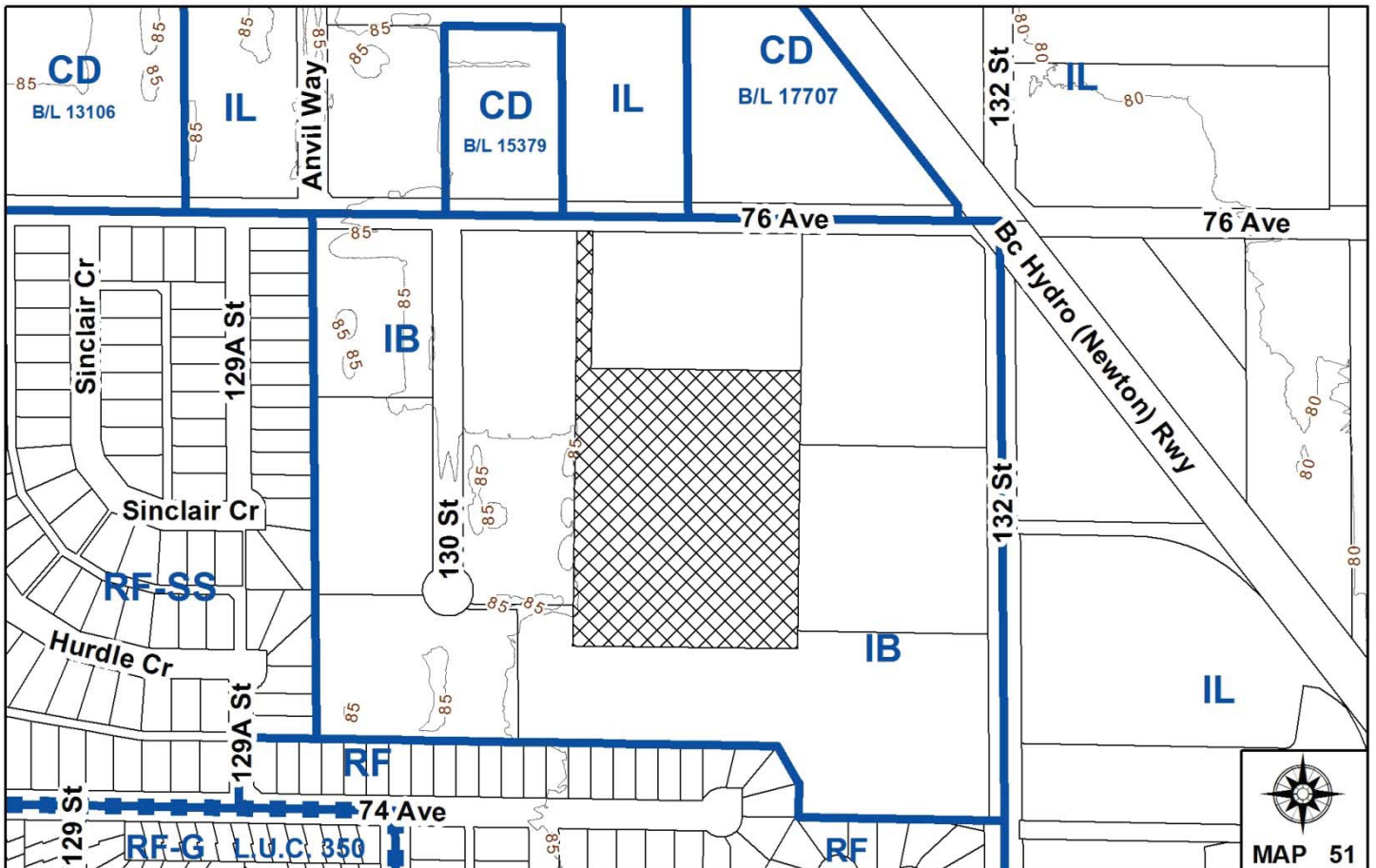
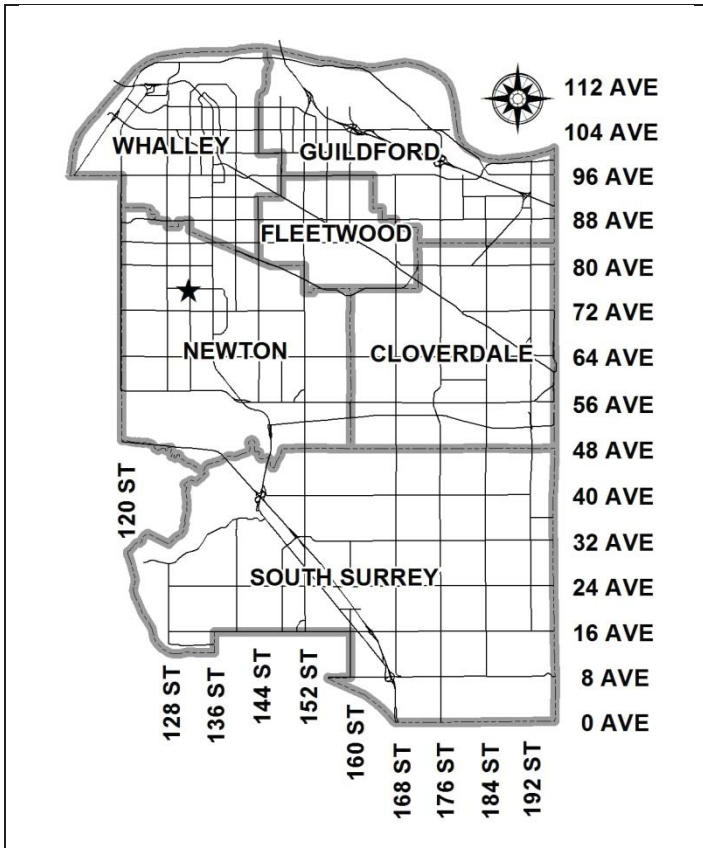
to permit a new free- standing sign for an industrial building.

LOCATION: 13120 - 76 Avenue

OWNER: Redstone Enterprises Ltd.

ZONING: IB

OCP DESIGNATION: Mixed Employment



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.
- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant seeks to vary the Sign By-law to reduce the minimum setbacks for a proposed free-standing sign.

RATIONALE OF RECOMMENDATION

- The Sign By-law requires free-standing signs to be located a minimum of 2.0 metres (6.5 ft.) set back from any lot line. The sign is proposed to be located 1.0 metres (3.3 ft.) from the front lot line and 0.5 metres (1.6 ft.) from the side lot line, and therefore requires a variance.
- The existing industrial building is located on a panhandle lot not visible from 76 Avenue and currently has no permanent building or directory signage at its entrance. The location of the proposed free-standing sign will improve visibility and assist in identifying the address of the property and its building tenants.
- The proposed free-standing sign is of an appropriate size and scale consistent with other signs in the area and consists of high quality materials.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7916-0036-00 (Appendix III), to reduce the minimum setback required under the Surrey Sign By-law from 2.0 metres (6.5 ft.) to 1.0 metre (3.3 ft.) from the front lot line, and to 0.5 metres (1.6 ft.) from the west side lot line, to proceed to Public Notification.
2. Council authorize staff to draft Development Permit No. 7916-0036-00 generally in accordance with the attached drawings.

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 provided the proposed sign is not located on the right-of-way on the property along 76 Avenue.

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant industrial building

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Industrial and tow yard (Across 76 Ave)	Mixed Employment/ Industrial (Across 76 Ave)	IB & IL
East:	Industrial	Mixed Employment	IB
South:	Industrial	Mixed Employment	IB
West:	Industrial	Mixed Employment	IB

DEVELOPMENT CONSIDERATIONS

- The 2.9 hectare (7.1 acre) subject site is a panhandle lot located on the south side of 76 Avenue, west of 132 Street. The site is designated “Mixed Employment” under the Official Community Plan (OCP) and zoned “Business Park Zone (IB)”. The site is currently occupied by a multi-tenant industrial building that was originally constructed prior to the establishment of the Surrey Central Business Park (largely occupied of offices and general service uses) that surrounds the site.

- The site is accessed from 76 Avenue via a 10.4 metre (34 ft.) wide panhandle driveway. Due to the panhandle configuration of the site, the building is not visible from the street. Currently the site has no permanent building or directory signage at its entrance. A number of temporary signs have been installed on wooden posts at the driveway and along the chainlink fencing at the entrance of the site.
- The applicant is proposing a double sided, free-standing sign on the west side of the driveway entrance along 76 Avenue that would assist in identifying the address of the property and its building tenants. All existing temporary signs will be required to be removed prior to sign permit issuance.

DESIGN PROPOSAL AND REVIEW

- The proposed free-standing sign is double-sided, with non-illuminated sign panels, and consists of metal cladding on a concrete base plate. The sign's tenant panels accommodate the site's four tenants and allows for the potential of an additional tenant. The scale and style of the sign is consistent with other free-standing signs for multi-tenant buildings in the surrounding area.
- The proposed free-standing sign is 2.95 metres (10 ft.) high and 1.5 metres (5 ft.) wide, with a total sign area of 6.7 square metres (72.5 sq.ft.). The proposal complies with the provisions of the Sign By-law for sign height and area. The Sign By-law allows a maximum height of 4.5 metres (15 ft.) and a sign area of 28 square metres (300 sq.ft.) for double-sided, free-standing signs.
- The applicant is requesting a variance to install the free-standing sign approximately 1.0 metre (3.3 ft.) from the property line of the panhandle. The Sign By-law requires that free-standing signs be located at a minimum of 2.0 metres (6.5 ft.) from any lot line.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum setback of a free-standing sign from any lot line required under the Sign By-law from 2.0 metres (6.5 ft.) to 1.0 metre (3.3 ft.) from the front lot line and to 0.5 metres (1.6 ft.) from the west side lot line.

Applicant's Reasons:

- The reduced setback of the free-standing sign will increase the visibility of the sign since the site's panhandle configuration does not provide any view of the industrial building from the street.

Staff Comments:

- Locating the proposed free-standing sign closer to the street will improve visibility and assist in identifying the address of the property and its building tenants.

- The proposed free-standing sign is of an appropriate size and scale consistent with other signs in the area and consist of high quality materials.
- Staff supports the variance proceeding to public notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

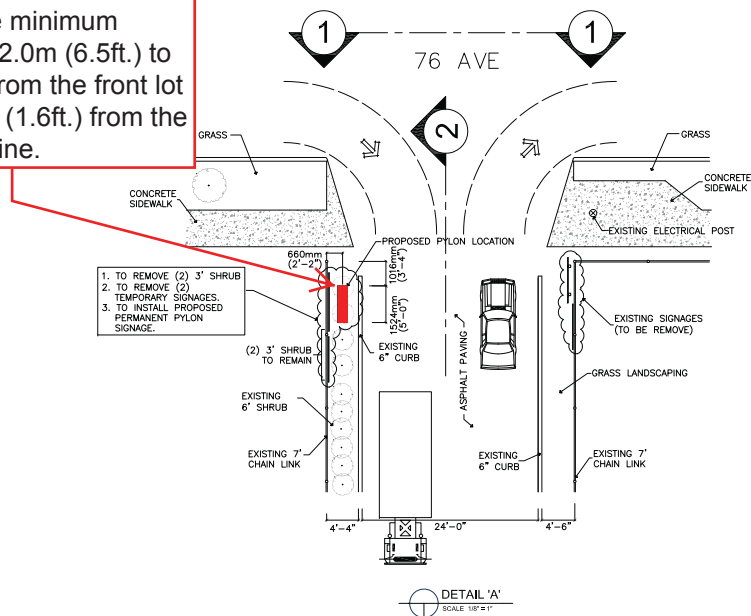
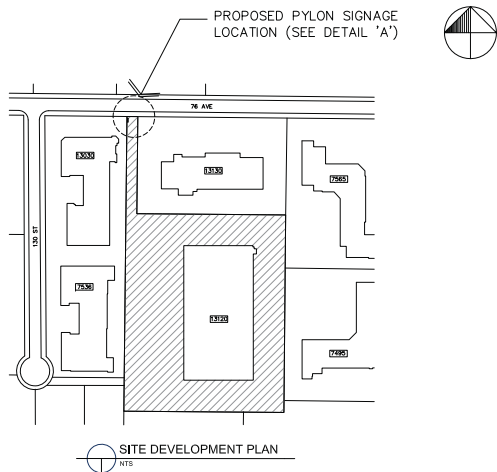
Appendix I. Lot Owners and Action Summary
Appendix II. Site Plan and Sign Design
Appendix III. Development Variance Permit No. 7916-0036-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DH/dk

DVP 7916-0036-00:
 To reduce the minimum setback from 2.0m (6.5ft.) to 1.0m (3.3ft.) from the front lot line and 0.5m (1.6ft.) from the west side lot line.



OWNER:

CONSULTANT:

-	DEVELOPMENT PERMIT	2016-09-09
-	ISSUED FOR CLIENT REVIEW	2016-08-19

PROPOSED PYLON SIGNAGE

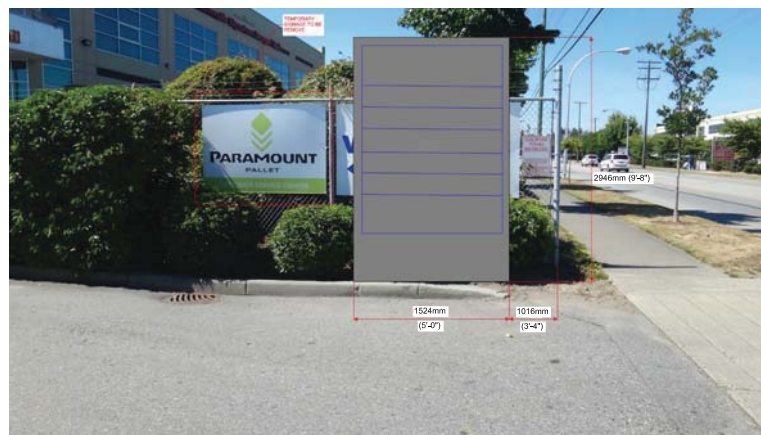
LOCATION: 13120 76 AVE, SURREY, BC

SITE DEV PLAN

PROJECT NUMBER		2016-08-18
DATE		2016-08-18
DRAWN BY		
CHECKED BY		
DRAWING NO.	A-01	REV.
SCALE		AS INDICATED



ELEVATION 1-1
 NTS



ELEVATION 2-2
 NTS

Pylon Sign Refurbish



(1.524m)
60"

- 4"x36"
- 3.5"x52"
- 5"x30"
- 3"x36"
- 3"x42"
- 3"x40"



2.21m
(87")

2.95m
(9'-8")

Sign weight: 350 lbs.

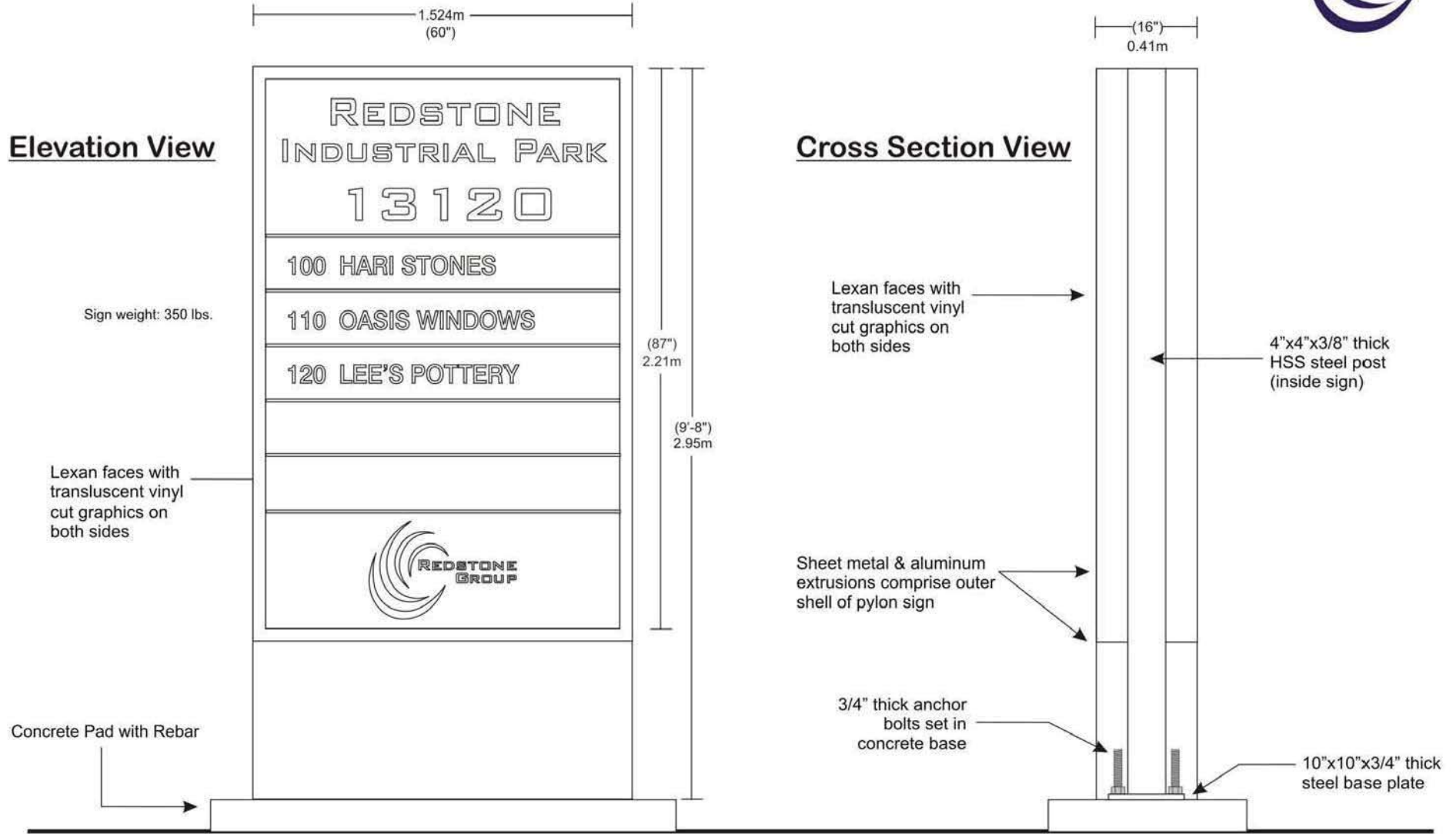
Pylon sign cabinet
painted Dulux
Obsidian Glass



SHOP:
#6 - 8125 130th Street, Surrey, BC V3W 7X4
Phone: 604-572-1259 Fax: 604-572-1258
email: don@centurysigns.com

Customer Approval _____			Date _____		
CLIENT	REDSTONE	SALES	Don Zaretzky	DESIGN #	JOB# # _____
LOCATION	13120 76th Avenue Surrey	DESIGNER	Don Zaretzky	REV. DATE	SCALE 1:16
PROJECT	Refurbish Pylon Sign	SHEET #	1 OF 1	DATE	April 15/14

Pylon Sign Refurbish



SHOP:
 #6 - 8125 130th Street, Surrey, BC V3W 7X4
 Phone: 604-572-1259 Fax: 604-572-1258
 email: don@centurysigns.com

Customer Approval			Date		
CLIENT	REDSTONE	SALES	Don Zaretsky	DESIGN #	JOB# #
LOCATION	13120 76th Avenue Surrey	DESIGNER	Don Zaretsky	REV. DATE	SCALE 1/2" = 1'-0"
PROJECT	Refurbish Pylon Sign	SHEET #	1 OF 1	DATE	May 5/14

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0036-00

Issued To: REDSTONE ENTERPRISES LTD.

("the Owner")

Address of Owner: 7495 - 132 Street, Unit 2011
Surrey, BC V3W 1J8

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: 024-906-051
Lot 2 Section 20 Township 2 New Westminster District Plan LMP48071

13120 - 76 Avenue

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) To vary Sub-section 27. (1)(e) to reduce the minimum setback of a free-standing sign from any lot line from 2.0 metres (6.5 ft.) to 1.0 metres (3.3 ft.) from the front lot line, and to 0.5 metres (1.6 ft.) from the west side lot line.
4. The siting of buildings and structures shall be in accordance with the drawings labelled Schedule (A) (the "Drawings") which are attached hereto and form part of this development variance permit.

5. This development variance permit applies to only that portion of the buildings and structures on 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. 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

