

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0054-00

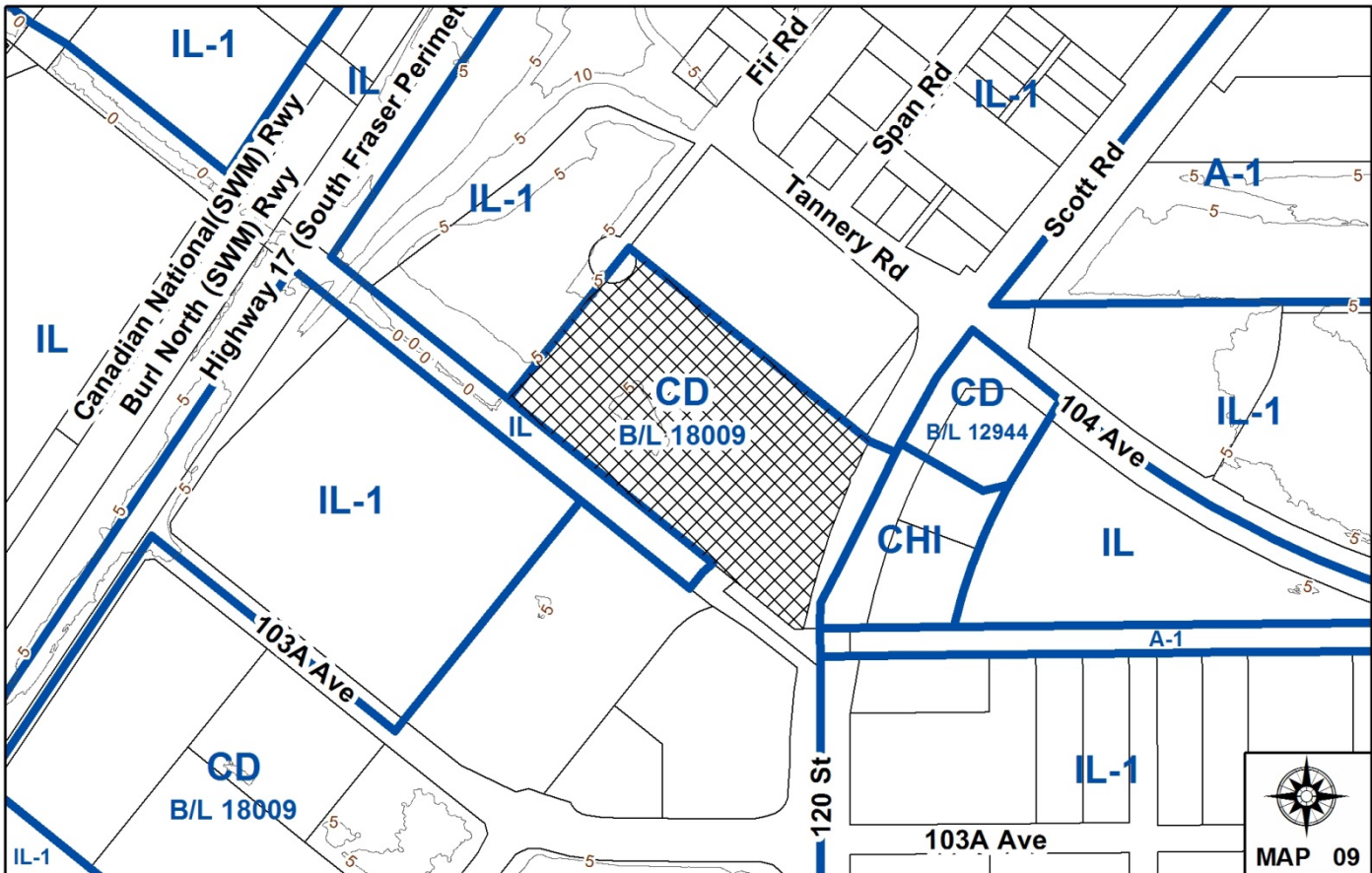
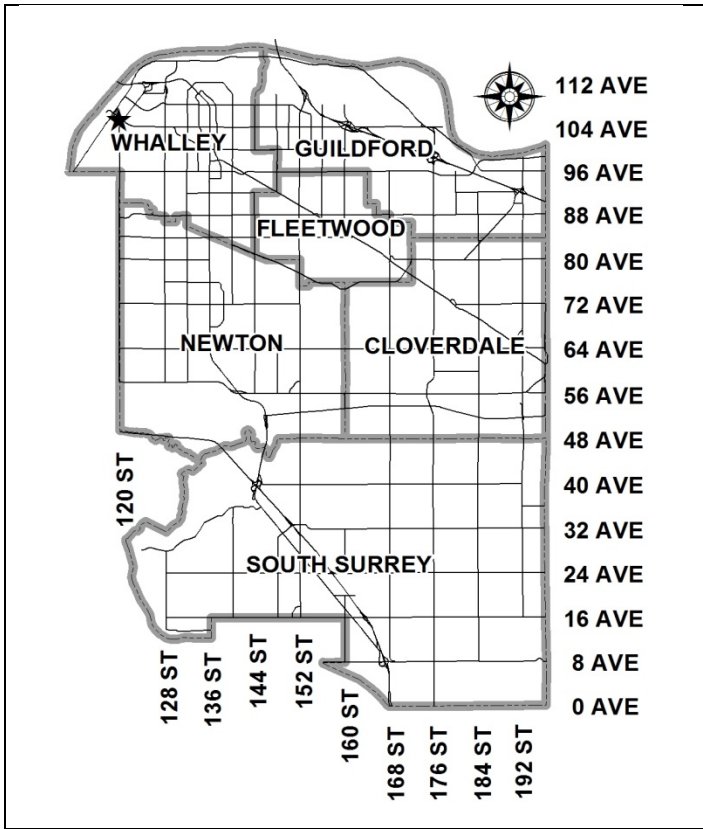
Planning Report Date: April 11, 2016

PROPOSAL:

- **Development Permit**

to permit two (2) additional second-storey fascia 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 a variance to the Sign By-law to allow two (2) additional second-storey fascia signs on the existing industrial warehouse building.

RATIONALE OF RECOMMENDATION

- The two (2) proposed second-storey fascia signs consist of high-quality, durable materials and are comprehensively designed to match the previously-approved signage for the industrial warehouse building recently constructed on the subject site.
- The proposed second-storey fascia signs are of an appropriate size and scale in relation to the size of the subject industrial warehouse building (approximately 9,800 square metres / 105,000 sq.ft.) located in South Westminster.

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. 7916-0054-00 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 and vacant lot.	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, zoned IL):	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, was recently constructed on the subject property. Texcan, a large wire and cable distributor owned by Sonepar Canada, will occupy the building and site.
- On November 30, 2015, Council approved Development Permit No. 7915-0356-00 for a comprehensive sign design package to permit additional fascia signs and directional signs for the subject industrial warehouse building, in addition to the two (2) fascia signs that were previously approved under initial Development Permit No. 7914-0099-00.
- Under the current development, the applicant is proposing two (2) additional second-storey fascia signs on the subject industrial warehouse building, also part of a comprehensive sign design package. Variances to the Sign By-law are required to allow an increase to the maximum permitted number of second-storey fascia signs. Staff are supportive of the variance 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 a variance of Sign By-law provisions.

DESIGN PROPOSAL AND REVIEW

Proposed Fascia Signs

- The applicant is proposing two (2) additional second-storey fascia signs on the subject industrial warehouse building.
- An illuminated, channel letter ‘Texcan’ fascia sign is proposed along the west building elevation. 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 fascia sign is to be installed on the second storey of the building, which is consistent with the other approved ‘Texcan’ fascia signs on the subject building.
- The applicant proposes to move a previously-approved ‘Texcan’ fascia sign slightly west on the south building elevation, in order to accommodate a ‘Sonepar Canada’ and logo fascia sign. The ‘Texcan’ fascia sign was previously approved on November 30, 2015 under Development Permit No. 7915-0356-00.

- The “Sonepar Canada” and logo fascia sign are proposed along the south building elevation, facing Scott Road. The “Sonepar” and logo are face-lit channel letters signs, while the “Canada” is pin-mounted and is not illuminated. As a single sign, the logo, “Sonepar” and “Canada” fascia sign is approximately 1.5 metres (5 ft.) high and 2.6 metres (8.5 ft.) in length, with a total sign area of 3.9 square metres (42 sq.ft.).
- The previously approved signage and current proposed signage on the subject industrial warehouse building is outlined in the table, below:

APPROVED AND PROPOSED SIGNS	# OF SIGNS, TYPE AND LOCATION	SIGN AREA
Signage approved under DP No. 7914-0099-00	<ul style="list-style-type: none"> • 2 fascia signs (Texcan) – one on the second storey of the east building elevation and one above the ground floor entrance on the west elevation; and • A 3-metre (10 ft.) high free-standing sign was also approved. 	9.2 square metres (99 sq.ft.)
Signage approved under DP No. 7915-0356-00	<ul style="list-style-type: none"> • 2 fascia signs (Texcan and Texcan Express) – one the second storey of the east elevation one on the first-storey of the west elevation; and • 11 directional signs on the east building elevation 	11.9 square metres (128 sq.ft.)
Signage proposed under DP No. 7916-0054-00 (subject proposal)	<ul style="list-style-type: none"> • 2 second-storey fascia signs (Texcan and Sonepar Canada / logo) on the west and south building elevations. 	11.1 square metres (119 sq.ft.)

- The overall sign area of the previously-approved and current proposed building signage is 32.2 square metres (347 sq.ft.), which complies with the maximum permitted sign area of 65 square metres (700 sq.ft.) under the Sign By-law.
- The proposed fascia signs are high-quality and comprehensively designed to match the previously-approved building signage.

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. Development Permit No. 7916-0054-00

original signed by Ron Hintsche

Jean Lamontagne
 General Manager
 Planning and Development

Information for City Clerk

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

1. (a) Agent: Name: Crissy Ram
 Address: 10499 Scott Road
 Surrey, BC

 Tel: 604-528-3659

2. Properties involved in the Application
 - (a) Civic Address: 10449 Scott Road

 - (b) Civic Address: 10449 - Scott Road
 Owner: Pacific Link Industrial Park Ltd.
 PID: 027-169-936
 Lot 8 District Lot 8 Group 2 And Section 19 Block 5 North Range 2 West New Westminster
 District Plan BCP31641

3. Summary of Actions for City Clerk's Office
 - (a) Approval and issuance of Development Permit No. 7916-0054-00.

PROPOSED SIGN BY-LAW VARIANCE

#	Proposed Variance	Sign By-law Requirement	Rationale
1	To allow two (2) additional second-storey fascia signs, for an industrial warehouse building (Texcan), for a total of four second-storey signs.	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 second-storey 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 Nos. 7914-0099-00 and 7915-0356-00. The proposed fascia signs are high quality and will provide improved identification for the subject industrial warehouse building (approximately 9,800 square metres / 105,000 sq.ft. in size) located in South Westminster.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7916-0054-00

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 BCP31641

10449 Scott Road

(the "Land")

3. This development permit applies to only the building 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 DP 7916-0054-00(A) through to and including DP 7916-0054-00(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. The comprehensive signage design package shall conform to drawings numbered DP 7916-0054-00(A) through to and including DP 7916-0054-00(D).
8. This development permit supplements Development Permit Nos. 7914-0099-00 and 7915-0356-00.
9. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
10. 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.
11. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

12. This development permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE _____ DAY OF _____, 2016.
ISSUED THIS _____ DAY OF _____, 2016.

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)

Sign By-law Variance

#	Proposed Variance	Sign By-law Requirement
1	To allow two (2) additional second-storey fascia signs, for an industrial warehouse building (Texcan), for a total of four second-storey signs.	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)).

Previously approved directional signs
(DP No. 7915-0356-00)

Previously approved fascia sign
(DP No. 7914-0099-00)

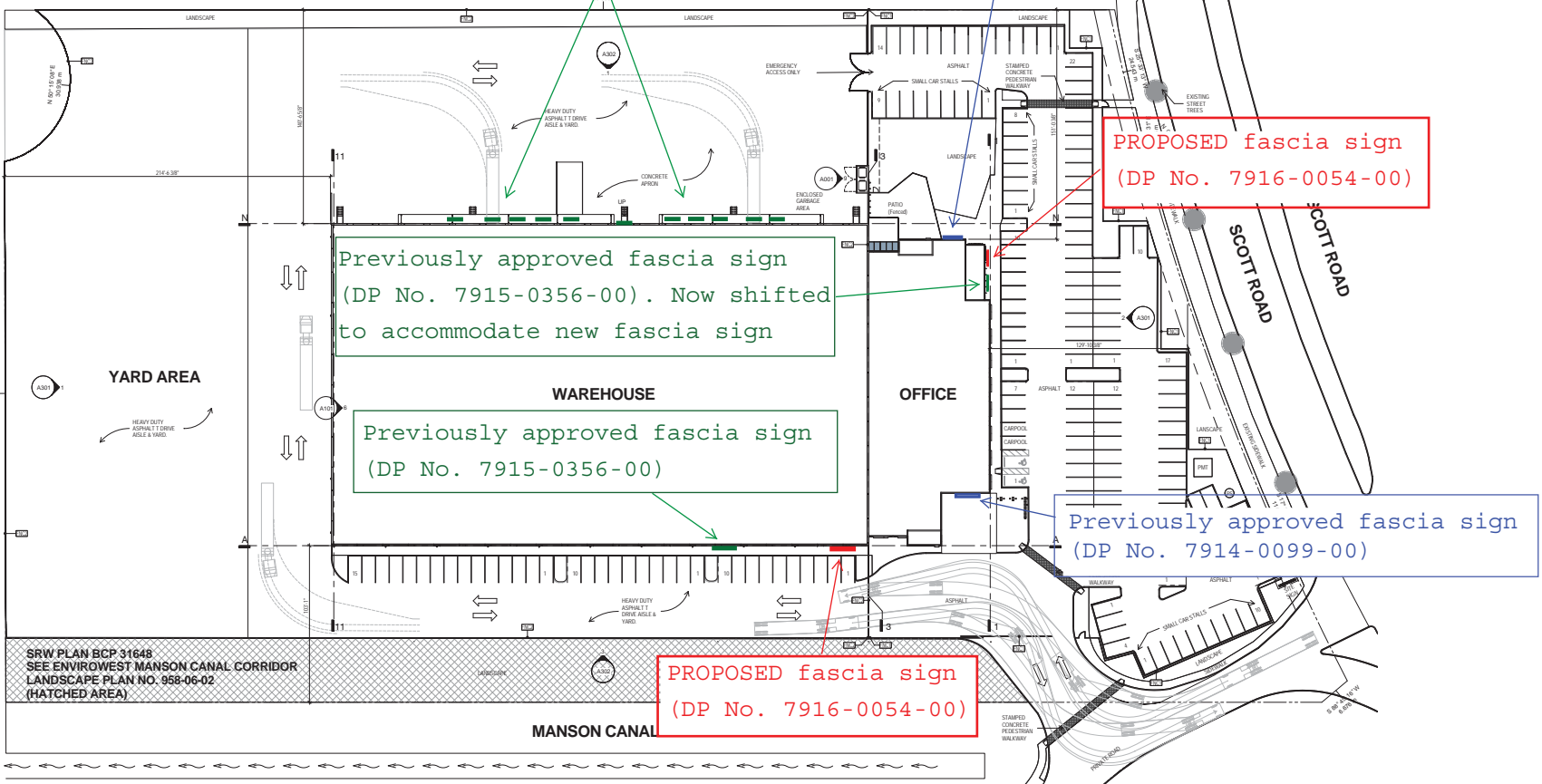
PROPOSED fascia sign
(DP No. 7916-0054-00)

Previously approved fascia sign
(DP No. 7915-0356-00). Now shifted
to accommodate new fascia sign

Previously approved fascia sign
(DP No. 7915-0356-00)

Previously approved fascia sign
(DP No. 7914-0099-00)

PROPOSED fascia sign
(DP No. 7916-0054-00)



1 Site
1" = 30'-0"



KEYPLAN



NO.	REVISION
1	Initial Approval
2	Final Approval
3	Final Approval
4	Final Approval
5	Final Approval
6	Final Approval
7	Final Approval
8	Final Approval
9	Final Approval
10	Final Approval

Area Summary (Driveway Building)			
Level	Description	Area (SF)	Area (SM)
Level 1	Warehouse	7920 SF	10000 SF
Level 1	Level 1 Office	1500 SF	1300 SF
Level 2		3000 SF	2800 SF
Level 2	Level 2 Office	1510 SF	1400 SF
		10510 SF	9770 SF

REV	DATE	DESCRIPTION
1	2014.04.11	Issued for DP Application
2	2014.04.11	Issued for DP Application
3	2014.04.11	Issued for DP Application
4	2014.04.11	Issued for DP Application
5	2014.04.11	Issued for DP Application
6	2014.04.11	Issued for DP Application
7	2014.04.11	Issued for DP Application
8	2014.04.11	Issued for DP Application
9	2014.04.11	Issued for DP Application
10	2014.04.11	Issued for DP Application

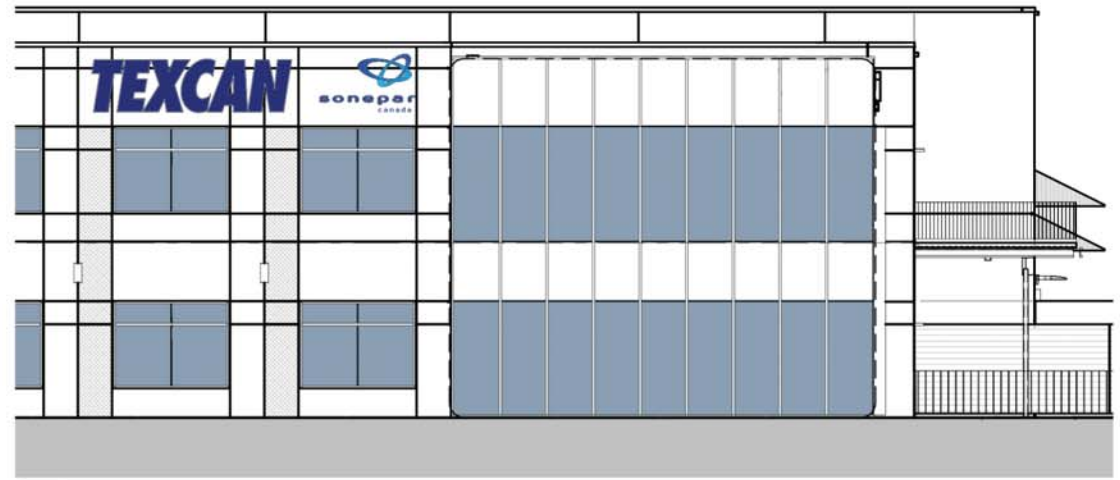


LOT 8 BUILDING
PacificLink Business Park
Surrey, BC

Site Plan & Details
A001

DP 7916-0054-00(A)
(the "Drawings")

Previously-approved 'Texcan' sign shifted slightly to the southwest (to the left) to accommodate the proposed Sonepar Canada logo sign.



Sign 1

• 1(x) Set of Face Lit Channel Letters

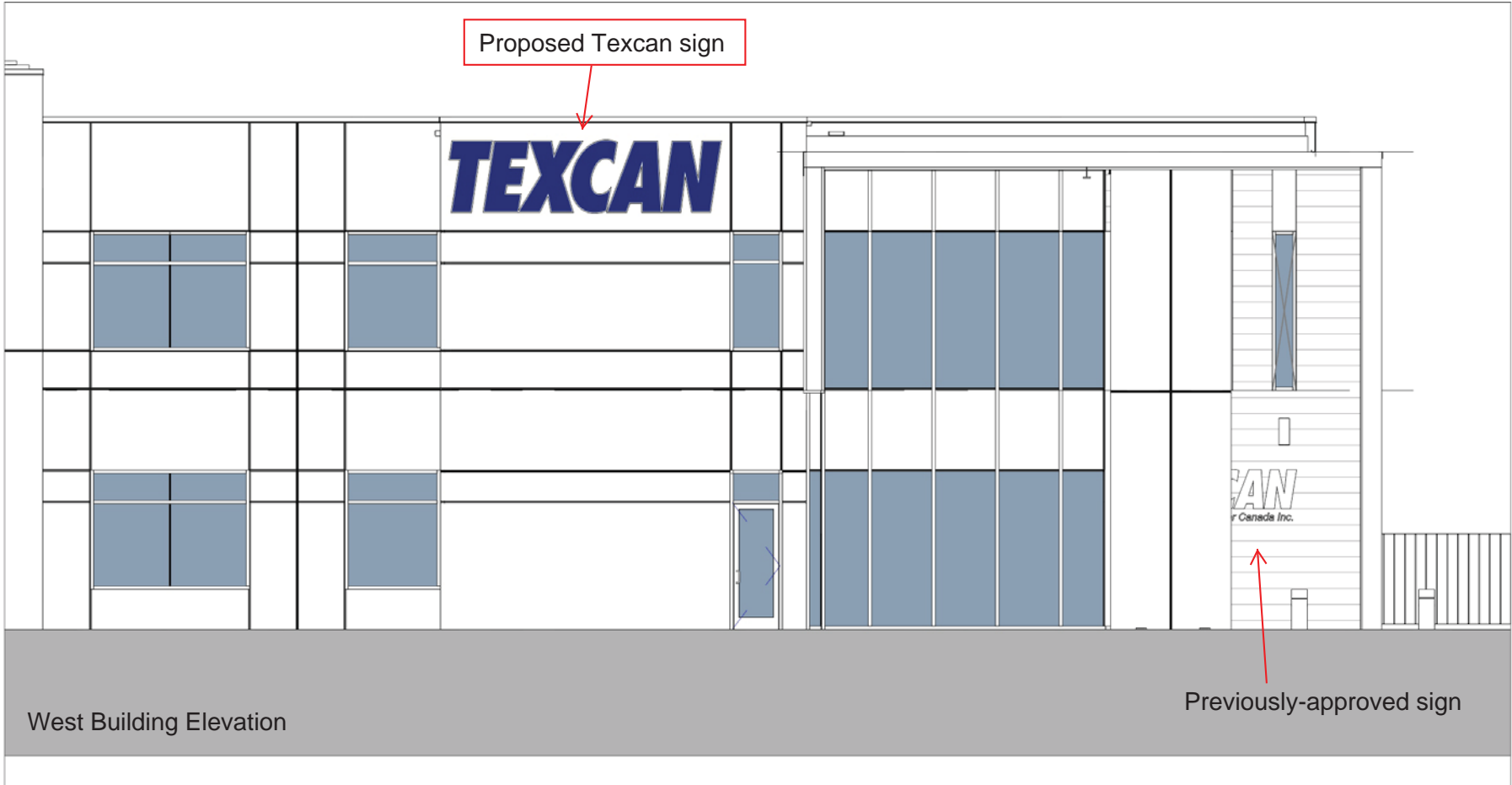
- A** - 3/16" White Acrylic Faces with Vinyl Applied to 1st Surface
 - White LED Illumination / Mounted Thruwall
 - Face Colors: European Blue 3630-137 / Digitally Printed Logo / 3/8" White Keyline
 - Returns Painted to Match: European Blue 3630-137 (PMS 280)
- B** - Non-Illuminated 1" Thick Sintra Copy Pin-Mounted Flush to Wall
 - Painted Blue PMS 280

South Building Elevation

DP 7916-0054-00(B)

 <p>Visual solutions since 1983</p> <p>galaxiesigns.com</p>	<p>5085 Regent St Burnaby, BC V5C 4H4</p> <p>Ph: 604 291 6011 Fax: 604 291 7138</p>	<p>Client TEXCAN Sonepar</p> <p>Address 10449 Scott Road, Surrey</p> <p>Date Feb 5, 2016</p> <p>kerrie@stafford.com</p>	<p>Scale 1/2" = 1'</p> <p>File Name TEXCAN-15472-R5</p>	<p>CUSTOMER APPROVAL / DATE</p> <p>LANDLORD APPROVAL / DATE</p>	<p>NOTE:</p> <ul style="list-style-type: none"> • 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. 	 <p>C US</p> <p>Drawn By kd</p> <p>PAGE 1</p>
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West Building Elevation

Previously-approved sign

Sizing of Sign on Drawing is Only Approximate

Galaxie Signs
 Visual solutions since 1963
 galaxiesigns.com

5085 Regent St
 Burnaby, BC
 V5C 4H4

Ph 604 291 6011
 Fax 604 291 7138

Client
Texcan

Address
10440 Scott Rd., Surrey

Sales Date
Kerrie Stafford December 21, 2015

Scale
 1/8" = 1' ↑↑↑

File Name
Texcan-15827-R1

CUSTOMER APPROVAL / DATE

LANDLORD APPROVAL / DATE

NOTE:

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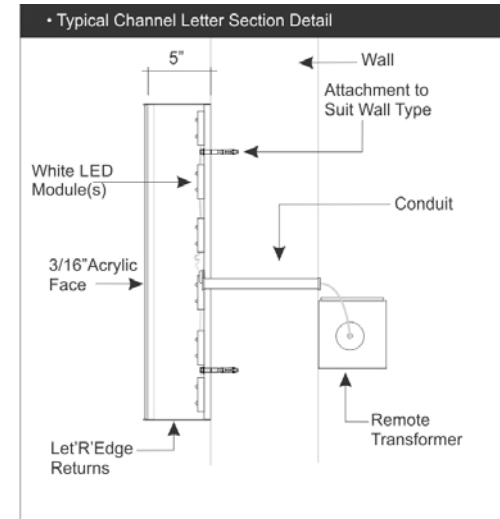
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• **1(x) Set of Face Lit Channel Letters**

- 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)



Sign details for the Texcan signs on the west and south building elevations

Galaxie Signs
 Visual solutions since 1963
 galaxiesigns.com

5085 Regent St
 Burnaby, BC
 V5C 4H4

Ph 604 291 6011
 Fax 604 291 7138

Client: **Texcan**

Address: **10440 Scott Rd., Surrey**

Sales: **Kerrie Stafford** Date: **December 21, 2015**

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

File Name: **Texcan-15827-R1**

CUSTOMER APPROVAL / DATE

LANDLORD APPROVAL / DATE

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Drawn By: **kd**

PAGE: **1**

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DP 7916-0054-00(D)