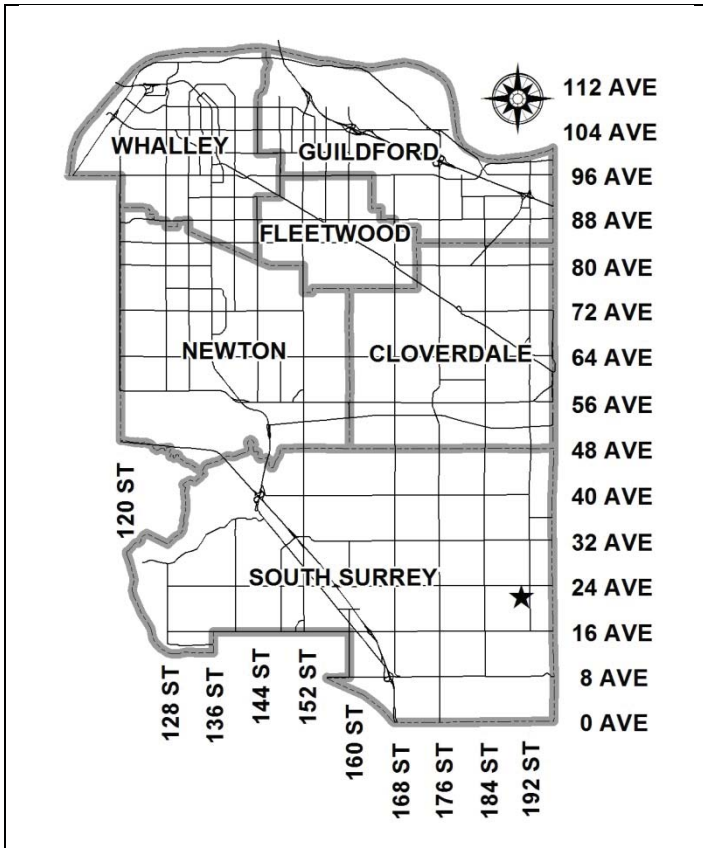


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0130-00

Planning Report Date: June 26, 2017

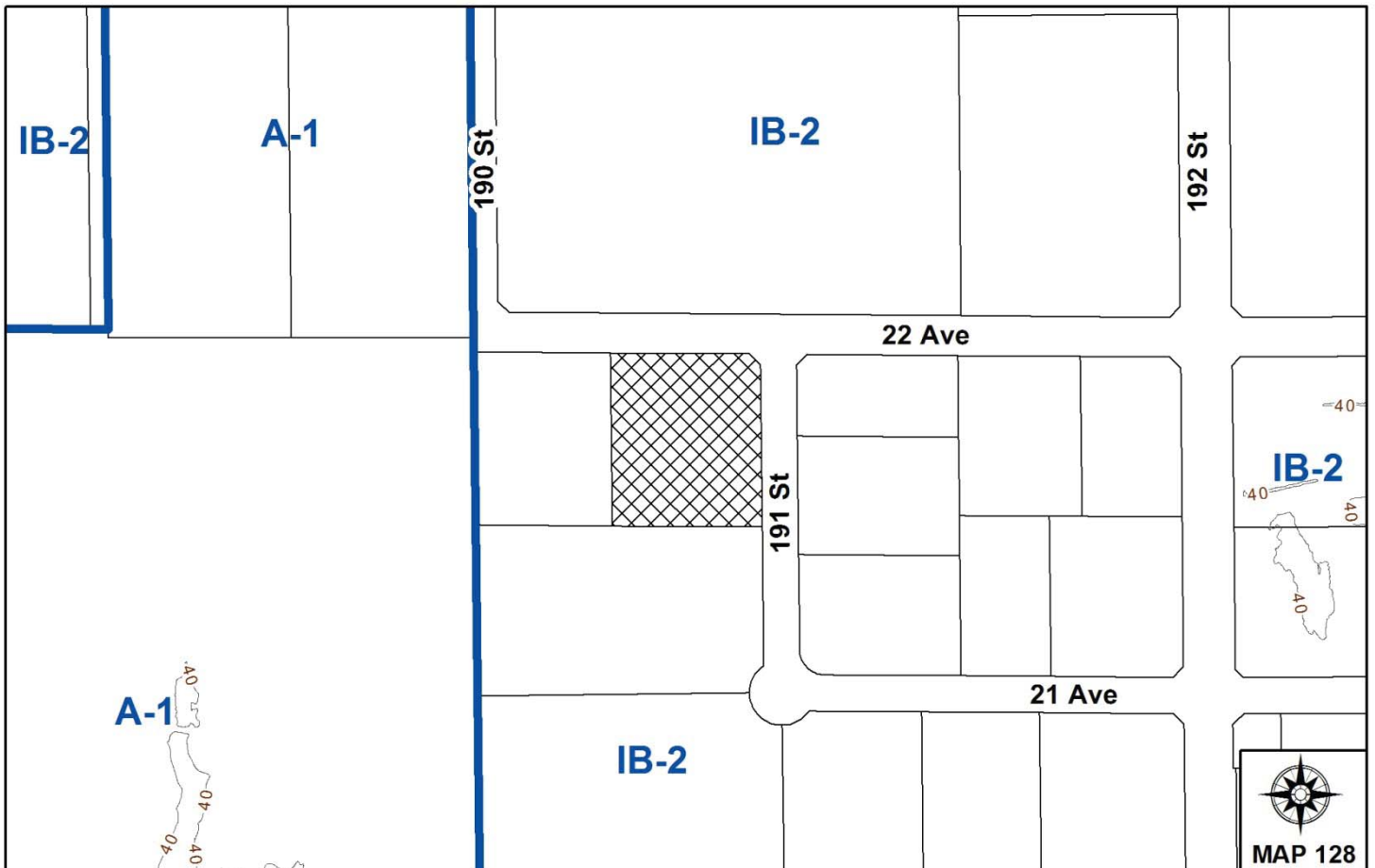


**PROPOSAL:**

- **Development Variance Permit**

to allow two canopy signs on the premise frontage for an industrial building.

**LOCATION:** 19074 - 22 Avenue  
**OWNER:** 19074 Ventures Ltd.  
**ZONING:** IB-2  
**OCP DESIGNATION:** Mixed Employment  
**LAP DESIGNATION:** Business Park



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the Surrey Sign By-law (No. 13656) to:
  - permit the projection from the face of the exterior wall of an existing canopy to be reduced from a minimum of 1.2 metres (4 ft.) to 1.1 metres (3.6 ft.); and
  - permit the clearance of an existing canopy to be increased from a maximum of 3.0 metres (10 ft.) to 3.4 metres (11 ft.).

### RATIONALE OF RECOMMENDATION

- Relocating the signage to the existing canopies above the entrances to the premises will improve visibility and wayfinding for prospective customers.
- The proposed signage will be constructed with high-quality, durable materials and are considered to be appropriate in size and scale in relation to the existing industrial building.
- The sign area of the proposed canopy signage complies with the Surrey Sign By-law.

RECOMMENDATION

The Planning & Development Department recommends that Council approve the Development Variance Permit No. 7917-0130-00 (Appendix III), varying the following, to proceed to Public Notification:

- (a) to vary the Sign By-law to reduce the minimum projection of a canopy sign from the face of the exterior wall from 1.2 metres (4 ft.) to 1.1 metres (3.6 ft.); and
- (b) to increase the maximum clearance of a canopy sign from 3.0 metres (10 ft.) to 3.4 metres (11 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant industrial building.

Adjacent Area:

| <b>Direction</b>             | <b>Existing Use</b>  | <b>OCP/NCP Designation</b>         | <b>Existing Zone</b> |
|------------------------------|--|------------------------------------|----------------------|
| North<br>(Across 22 Avenue): | Industrial building  | Mixed Employment/<br>Business Park | IB-2                 |
| East<br>(Across 191 Street): | Vacant lot with approved industrial development (Application No. 7916-317-00) and industrial building. | Mixed Employment/<br>Business Park | IB-2                 |
| South:                       | Industrial building  | Mixed Employment/<br>Business Park | IB-2                 |
| West:                        | Industrial building  | Mixed Employment/<br>Business Park | IB-2                 |

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located in Campbell Heights Business Park in South Surrey. The site is designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park" in the Campbell Heights Local Area Plan (LAP). The site is zoned "Business Park 2 Zone (IB-2)".

- The 0.8 hectare (1.9 acre) site is currently occupied by a multi-tenant industrial building approved on July 26, 2005 (Development Application No. 7905-0053-00). A staff-delegated Design Review Approval was issued as the site is located within the Campbell Heights Local Area Plan Exemption Area (Figure 64 in the OCP) and does not require a Development Permit for form and character.

### Current Proposal

- The applicant is proposing to amend the approved design of the building to permit canopy signage in place of fascia signage along the frontage of the premises. The Planning and Development Department supports the proposed canopy signage, and as the site is exempt from a Development Permit, the change will be processed as a staff-delegated Design Review Approval pending the approval and issuance of Development Variance Permit No. 7917-0130-00 to the Surrey Sign By-law.
- The applicant is requesting a Development Variance Permit (DVP) to vary the Surrey Sign By-law in order to permit signage to be installed on two existing canopies (silver metallic siding) on the building's front façade (Appendix II).

### DESIGN PROPOSAL AND REVIEW

- Under the Surrey Sign By-law (No. 13656), the applicant is permitted two canopy signs for the two separate premise entrances on the site. The applicant is requesting a DVP to vary the Sign By-law to permit the existing canopies to allow signage to be installed with respect to the canopies' projection from the face of the exterior wall and vertical clearance from finished grade.
- The proposed canopy signage will consist of individual non-illuminated lettering (0.9 metres [3 ft.] in height) mounted directly onto the existing canopies located above two separate entrances on the building's northern façade. Both canopy signs will consist of the "AWC" name and logo and differentiated by "Process Solutions Ltd." and "Water Solutions Ltd." The combined sign area of both signs is 5.8 square metres (62 sq. ft.) which is well below the maximum allowed under the Sign By-law.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- The applicant proposes to vary the following under the Surrey Sign By-law (No. 13656):
  - to reduce the minimum projection of the canopy signs from the face of the exterior wall from 1.2 metres (4 ft.) to 1.1 metres (3.6 ft.); and
  - to increase the maximum clearance of the canopy signs from 3.0 metres (10 ft.) to 3.4 metres (11 ft.).

Applicant's Reasons:

- The two existing canopies above two separate entrances on the building's northern façade were installed as part of the building's original design with the intention of fascia signage below the canopy. By relocating the signage to the canopy, visibility of the signage will be improved and reduce clutter on the existing building. In order to permit the proposed canopy signage, the variance is required to make the existing canopies comply with the requirements of the Sign By-law.

Staff Comments:

- The proposed signs will be constructed with high-quality, durable materials and are considered to be appropriate in size and scale in relation to the existing industrial building.
- The canopy is an existing feature of the building and by relocating signage to the canopy will improve visibility for wayfinding purposes.
- Staff supports the proposal for canopy signage and the requested variance.

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 Details                   |
| Appendix III. | Development Variance Permit No. 7917-0130-00 |

*original signed by Ron Hintsche*

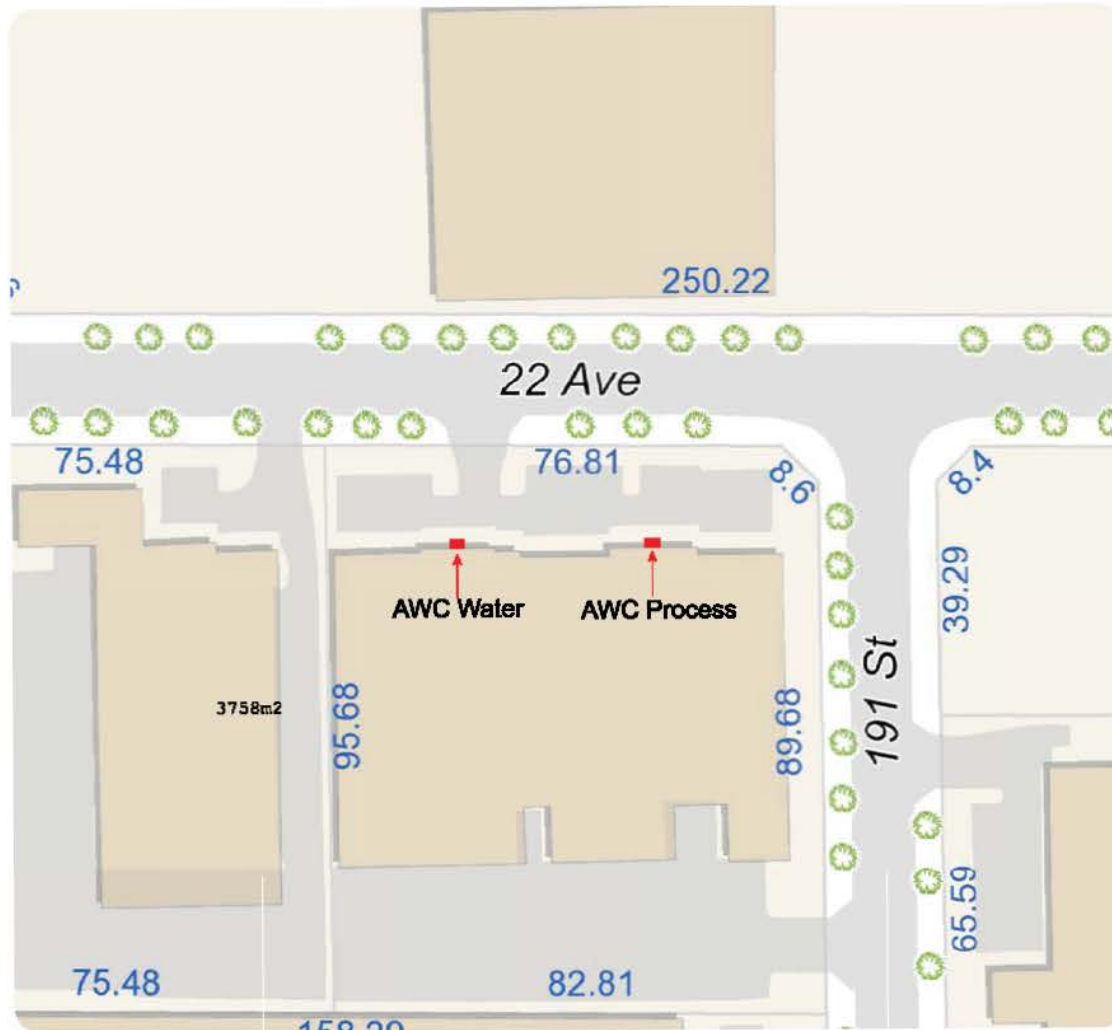
Jean Lamontagne  
General Manager  
Planning and Development

DH/da

Information for City Clerk

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

1. (a) Agent:      Name:                    David Atkinson  
    Five Star Permits  
    Address:                     7858 - Hoskins Street, Unit 130  
    Delta, BC V5G 1M4
  
2.      Properties involved in the Application
  - (a)      Civic Address:                     19074 - 22 Avenue
  
  - (b)      Civic Address:                     19074 - 22 Avenue  
    Owner:                         19074 Ventures Ltd.  
    PID:                                026-015-820  
    Lot 2 Section 16 Township 7 New Westminster District Plan BCP12720
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7917-0130-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



**FIVE STAR**

www.fivestarpermits.com  
240 Parsons Road  
Okanagan Falls BC V0H 1R3  
250.487.1210

*Date*  
**Scale 1cm=10m** *Scale*

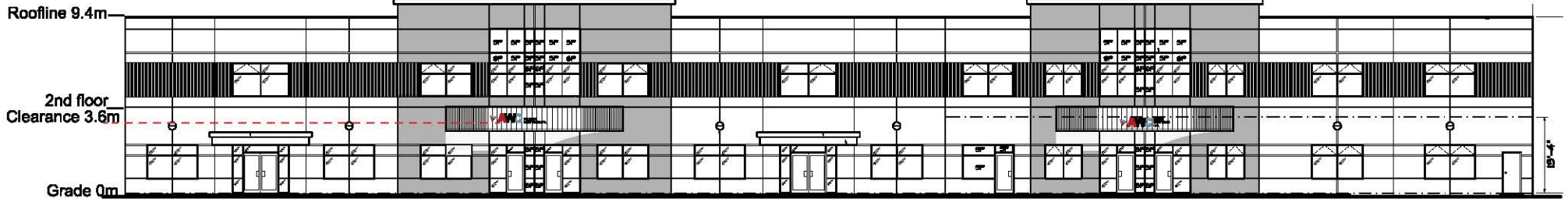
**AWC** WATER SOLUTIONS LTD.

103/104-19074 22nd Ave Surrey BC

104

# AWC Building

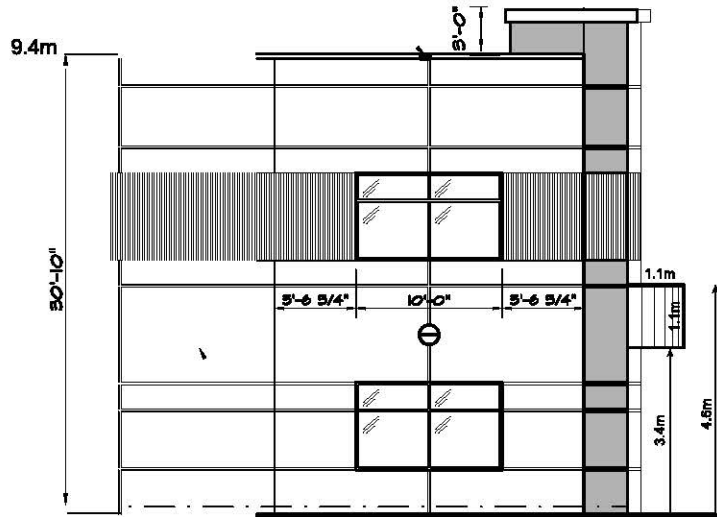
101



NORTH ELEVATION

Scale 1cm=2m

The existing canopy signs do not comply with sign bylaw on page 30 of Surrey Sign-Bylaw.  
 27. (3) (a.1)  
 (3) Awning/Canopy signs subject to the following conditions:  
 (a.1) The awning/canopy is projected from the face of the exterior wall by a minimum of 1.2 m [4 ft.] and maximum of 1.8 m [6 ft.], and has a clearance of a minimum of 2.4 m [8 ft.] and maximum of 3 m [10 ft.];



EAST ELEVATION

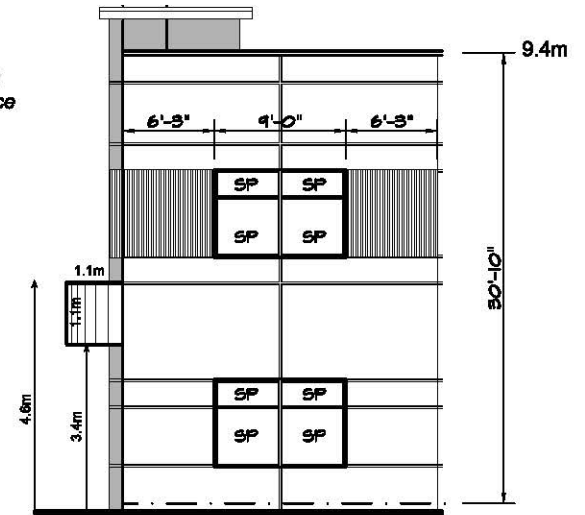
*Variance-Canopy:*

*Variance-Clearance:*

*Purpose:*

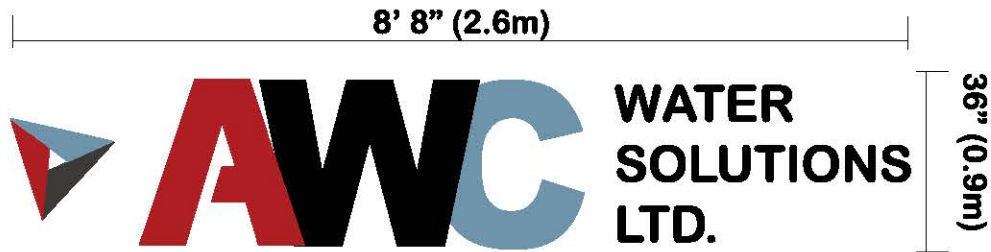
*Vary the sign bylaw to allow the projection of the existing Canopy at 1.1m from the 1.2m minimum*  
*Vary the sign bylaw to allow the existing clearance of 3.4m over the minum 3m allowed*  
*To install non-illuminated letters on the front of the canopy*

Scale 1cm=1m



WEST ELEVATION





**Installation of Non -Illuminated  
3mm Alupanel Letters**

**Attachment -Silicone**



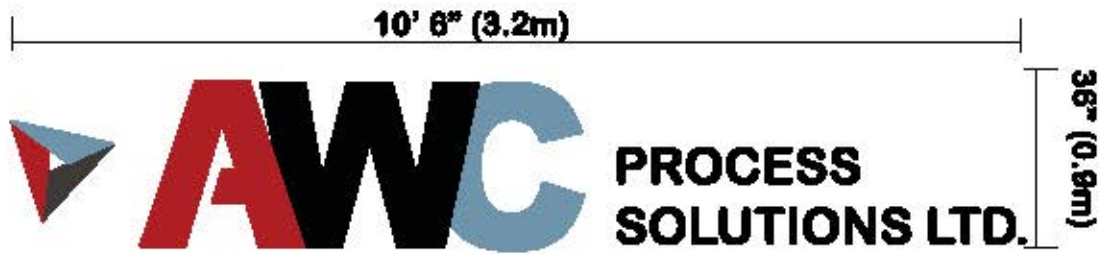
www.fivestarpermits.com  
240 Parsons Road  
Okanagan Falls BC V0H 1R3  
250.487.1210

November 8, 2016 *Date*

Scale 1"=2' *Scale*



**Water Solutions Ltd.**  
**103/104-19074 22nd Ave Surrey BC**



**Installation of Non-Illuminated  
3mm Alupanel Letters**

**Attachment -Silicone**



**FIVE STAR**

www.fivestarpermits.com  
240 Parsons Road  
Okanagan Falls BC V0H 1R3  
250.487.1210

**November 8, 2016** *Date*

**Scale 1"=2'** *Scale*

**AWC**

**Process Solutions Ltd.  
100/101-19074 22nd Ave Surrey BC**

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0130-00

Issued To: 19074 VENTURES LTD.  
(the "Owner")

Address of Owner: 1463 - Johnston Road  
P.O. Box 71547  
White Rock, BC V4B 5J5

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: 026-015-820  
Lot 2 Section 16 Township 7 New Westminster District Plan BCP12720

19074 - 22 Avenue

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
  - To vary Part 5, Sub-section 27(3)(a.1) to reduce the minimum projection of a canopy sign from the face of the exterior wall from 1.2 metres (4 ft.) to 1.1 metres (3.6 ft.); and
  - To vary Part 5, Sub-section 27(3)(a.1) to increase the minimum clearance of a canopy sign from 3.0 metres (10 ft.) to 3.4 metres (11 ft.).
4. 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.

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.

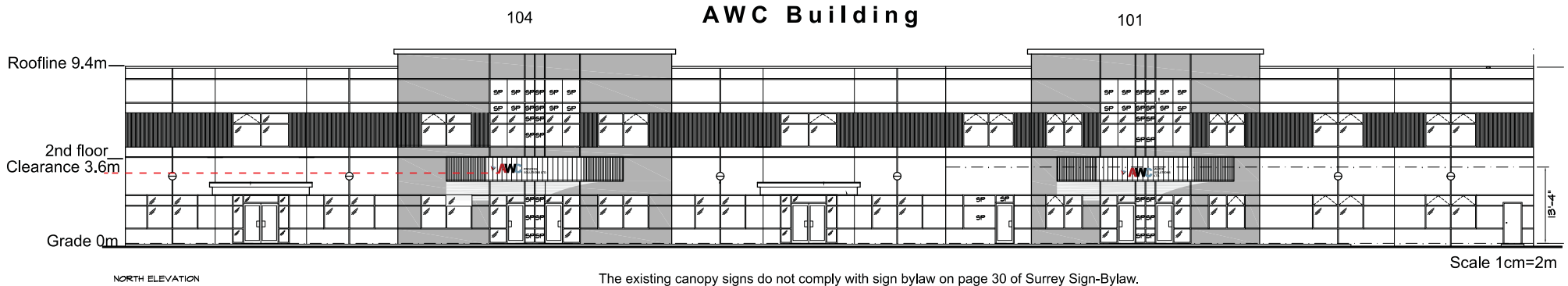
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Linda Hepner

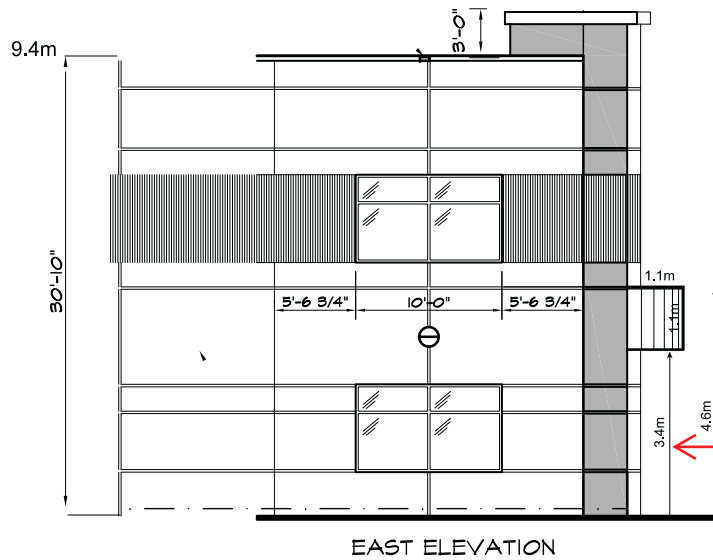
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City Clerk – Jane Sullivan



NORTH ELEVATION

The existing canopy signs do not comply with sign bylaw on page 30 of Surrey Sign-Bylaw.  
27. (3) (a.1)  
(3) Awning/Canopy signs subject to the following conditions:  
(a.1) The awning/canopy is projected from the face of the exterior wall by a minimum of 1.2 m [4 ft.] and maximum of 1.8 m [6 ft.], and has a clearance of a minimum of 2.4 m [8 ft.] and maximum of 3 m [10 ft.];



*Variance-Canopy:*

*Vary the sign bylaw to allow the projection of the existing Canopy at 1.1m from the 1.2m minimum*

*Variance-Clearance:*

*Vary the sign bylaw to allow the existing clearance of 3.4m over the min 3m allowed  
To install non-illuminated letters on the front of the canopy*

*Purpose:*

**DVP 7917-0130-00:**  
Reduce canopy projection from face of wall from 1.2m (4ft.) to 1.1m (3.6 ft.).

**DVP 7917-0130-00:**  
Increase the canopy clearance from 3.0m (10 ft.) to 3.4m (11 ft.).

Scale 1cm=1m

