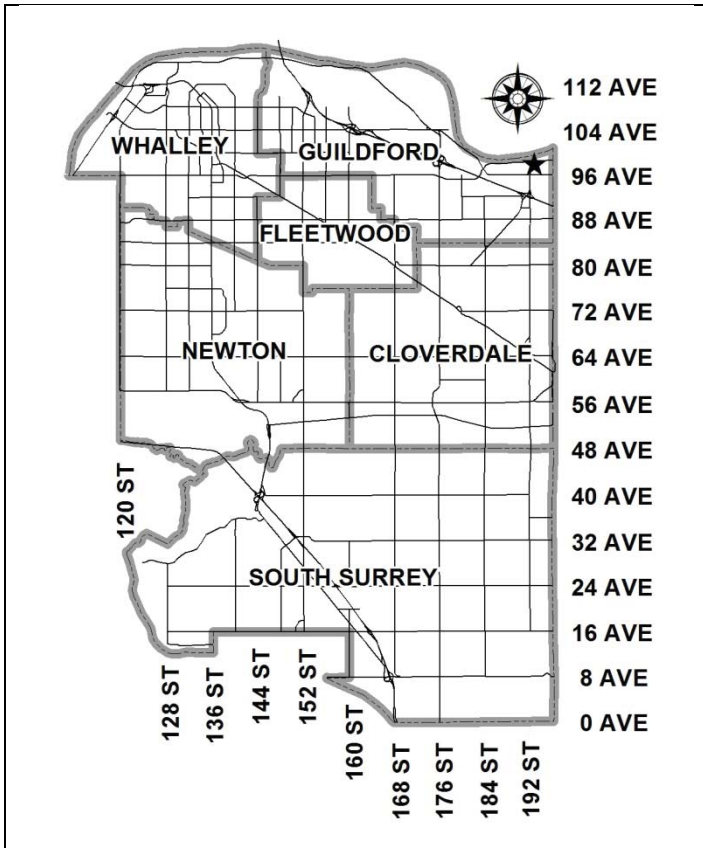


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0193-00

Planning Report Date: May 8, 2017

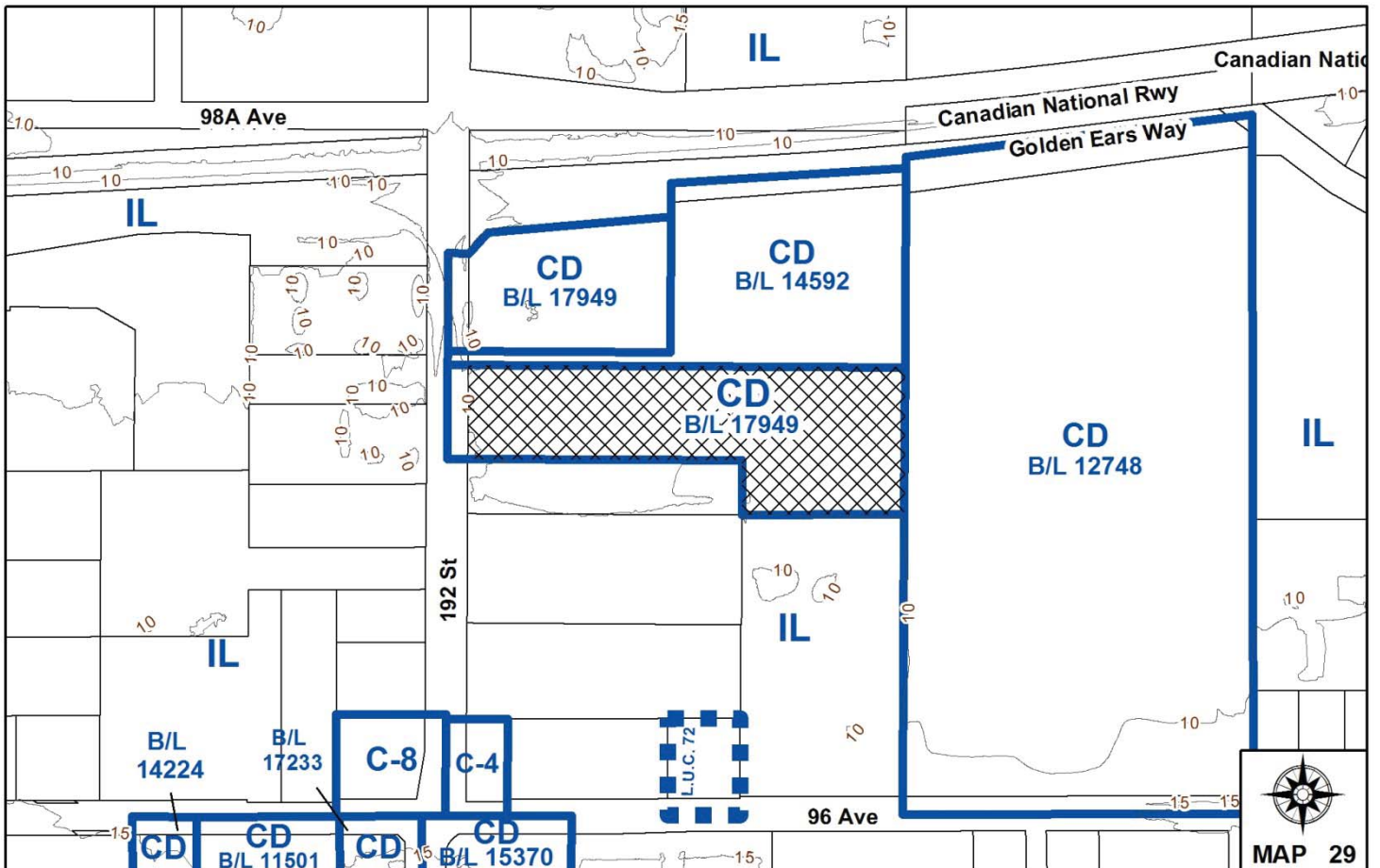


**PROPOSAL:**

- **Development Permit**

to permit two (2) additional mural signs on the west (front) elevation of an organic waste biofuel processing facility currently under construction in Port Kells.

**LOCATION:** 9752 - 192 Street  
**OWNER:** City Of Surrey  
**ZONING:** CD By-law No. 17949  
**OCP DESIGNATION:** Industrial



### 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 in order to allow for two (2) additional mural signs to be located on the first storey of the building on the west elevation. The Sign By-law prohibits a mural as a sign.

### RATIONALE OF RECOMMENDATION

- The proposed mural signage has been comprehensively designed to be integrated with the design of the biofuel processing facility building that is currently under construction.
- The proposed mural signage is high quality and is of appropriate scale for the development.
- The requested murals are educational in nature and help to inform the public about the processes that are occurring within the building.
- Two murals were approved for the north façade of the building, with issuance of Development Variance Permit No. 7915-0004-00 on April 13, 2015.
- Two additional murals are proposed for the west (front) façade of the building.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7917-0193-00 for a comprehensive sign design package (Appendix IV).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Organic waste biofuel processing facility, currently under construction.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Metro Vancouver waste transfer station and vacant City-owned lot	Industrial	CD By-law No. 14592 and CD By-law No. 17949
East:	Mixed industrial uses.	Industrial	CD By-law No. 12748
South:	Mixed industrial uses.	Industrial	IL
West (Across 192 Street):	Mixed industrial uses.	Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject lot is located in the Port Kells industrial area on the east side of 192 Street, and south of the controlled intersection with Golden Ears Way, adjacent to the existing Metro Vancouver waste transfer station.
- The subject lot is designated Industrial under the Official Community Plan (OCP) and is zoned "Comprehensive Development Zone (CD)" (By-law No. 17949). The lot has an area of 2.68 hectares (6.6 acres).
- Council granted Final Adoption to the rezoning of two City-owned sites to CD Zone (By-law No. 17949) on June 17, 2013 (Application No. 7910-0241-00); the subject site and the 1.36-hectare (3.36-ac) lot to the north at 9810 – 192 Street.

- On April 13, 2015 Council approved Development Permit and Development Variance Permit (DVP) No. 7915-0004-00 for the construction of a biofuel processing facility on the subject site. The DVP included the relaxation of the Sign By-law to permit two murals on the north façade of the building.
- The two approved murals are a picture representation of the recycling of green waste into biofuel and an image of green tote used for the curbside collection. The images are educational in nature and capture the process that will be occurring in the building.
- Subsequently, on February 22, 2016, Council approved Development Variance Permit (DVP) No. 7915-0397-00 which permitted exterior stairs within the rear (east) setback of the building in order to address BC Building Code requirements.
- The organic waste biofuel processing facility is intended to handle primarily residential organic waste collected in the City of Surrey. However, in order to accommodate growing regional demand for organic waste processing, this facility may also accept organic material from the Industrial/ Commercial/ Institutional sectors and/or from neighbouring municipal curbside organic waste collection programs.
- The building includes a 13,021-square metre (140,161 sq. ft.) biofuel processing plant with a 1,302-square metre (14,015 sq.ft.) three-storey office component.
- The organic waste biofuel processing facility is currently under construction, and service commencement is anticipated later this year.

#### Current Proposal

- The applicant proposes to install two (2) additional mural signs on the west elevation of the new organic waste biofuel processing facility.
- The requested murals are a picture representation of the recycling of green waste into biofuel.
- Part 1 Section 10(8) of the Sign By-law prohibits a mural as a sign. Similarly, Part 1 Section 5(5) prohibits the erection of a mural unless such mural has received approval from Council or from any Committee appointed by Council to approve such mural.
- In order to accommodate the two (2) additional murals, the applicant has requested a variance to the Sign By-law (see By-law Variance section).

#### BY-LAW VARIANCE AND JUSTIFICATION

##### (a) Requested Variance:

- To vary Part 1 Section 10(8) of the Sign By-law, 1999, No. 13656 to allow two (2) additional mural signs on the west front elevation of the building.

Applicant's Reasons:

- The murals are based on the City of Surrey Sustainability Charter 2.0 which was released in May 2016. The additional murals are needed to reflect the graphic changes in the latest sustainability vision.

Staff Comments:

- Similar murals were approved for the north elevation of the building under the previous DVP Application No. 7915-0004-00.
- The proposed murals, like the approved murals, are intended to be educational in nature and capture the process that is occurring within the building.
- The murals are compatible with the size and scale of the biofuel processing facility.
- Staff support the proposed variance.

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.	Site Plan
Appendix IV.	Development Permit No. 7917-0193-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

RT/da



**PROPOSED SIGN BY-LAW VARIANCE**

#	Proposed Variance	Sign By-law Requirement	Rationale
1	To allow two (2) additional mural signs on the west front elevation of the building.	Part 1 Section 10(8) of the Sign By-law prohibits mural signs.	The requested murals are a picture representation of the recycling of green waste into biofuel. These images are educational in nature and capture the process that is occurring within the building.



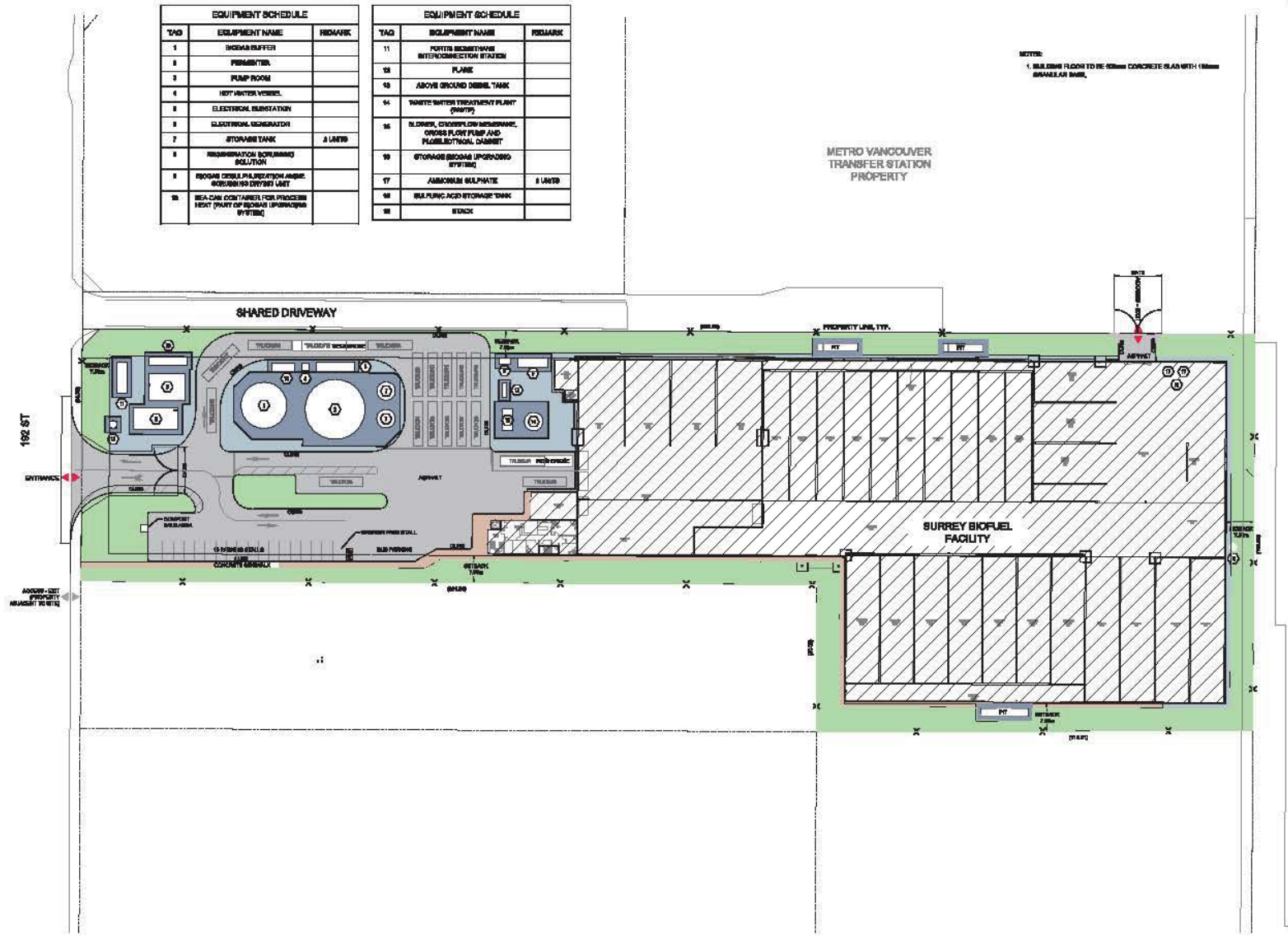


TAG	EQUIPMENT NAME	REMARK
1	IDEAS BUFFER	
2	PERMITS	
3	PUMP ROOM	
4	HEAT EXCHANGER VESSEL	
5	ELECTRICAL SUBSTATION	
6	ELECTRICAL GENERATOR	
7	STORAGE TANK	A LATER
8	REGENERATION (SULPHATE) SOLUTION	
9	ROOMS DRIBBLE COLLECTION AND/OR RECYCLING ENTRY UNIT	
10	SEA CAN CONTAINER FOR PROCESS HEAT (PART OF SEWAGE UPGRADING SYSTEM)	

TAG	EQUIPMENT NAME	REMARK
11	FORTH BERTHIERVILLE INTERCONNECTION STATION	
12	PLUMB	
13	ABOVE GROUND DRIBBLE TANK	
14	TRINITY WATER TREATMENT PLANT (WWTP)	
15	BLOWER, CHOPPER, SW MESHWORK, CROSS FLOW PUMP AND FLOATED TROOP, DAMSET	
16	STORAGE BROOMS (SPORONDO SYSTEM)	
17	AMMONIUM SULPHATE	A LATER
18	SULPHURIC ACID STORAGE TANK	
19	SEWER	

NOTES:  
 1. BUILDING FLOOR TO BE 60mm CONCRETE SLAB WITH 18mm BRANDED BAR.

METRO VANCOUVER TRANSFER STATION PROPERTY



Revision	By	Appr	Notes

**SUBMISSION TO ADP**  
 SENT TO ALL GROUP FOR REVIEW AND APPROVAL  
 CITY OF SURREY FILE # 2004-0004-00

Client/Project:  
 ORGAWORLD CANADA  
 SURREY BIOFUEL PROCESSING FACILITY

Site:  
**SITE LAYOUT**  
 Project No. 11488888 Scale 1:1000  
 Drawing No. Sheet 1 of 1  
 Date 2014



CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7917-0193-00

Issued To: CITY OF SURREY

("the Owner")

Address of Owner: 13450 - 104 Avenue  
Surrey, BC V3T 1V8

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: 025-560-140  
Lot 3 District Lot 387A Group 2 New Westminster District Plan BCP3186

9752 - 192 Street

(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 Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
6. The comprehensive signage design package shall conform to the drawings numbered DP 7917-0193-00(A) through to and including DP 7917-0193-00(B) (the "Drawings"), which are attached hereto and form part of this development permit.
7. This development permit supplements Development Permit Nos. 7915-0004-00 and 7915-0397-00.

- 8. The land shall be developed strictly in accordance with the terms and conditions and provision of this development permit.
- 9. 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.
- 10. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interested in the Land.
- 11. This development permit is NOT A BUILDING PERMIT.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

  
\_\_\_\_\_  
Authorized Agent: (Signature)

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

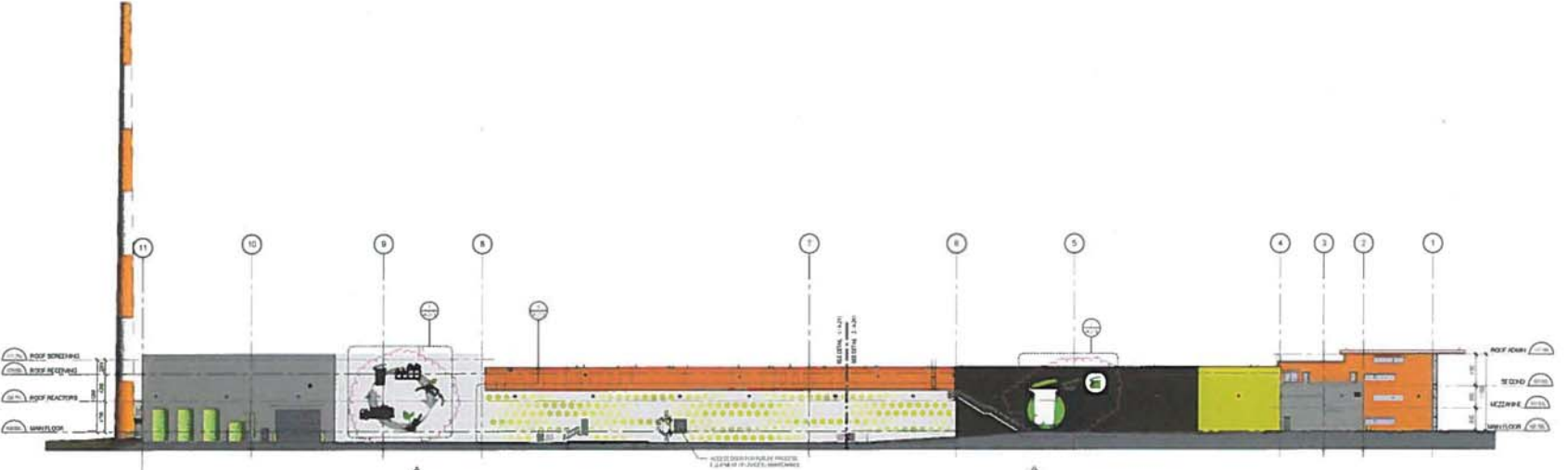
OR

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

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

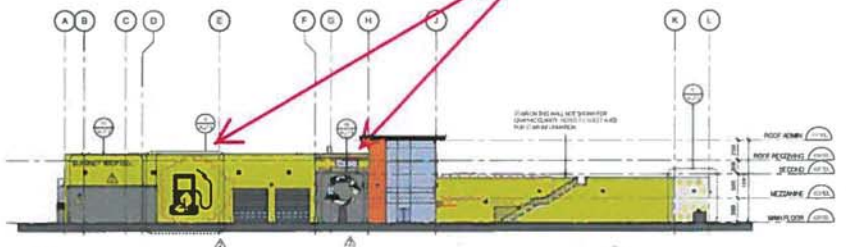
**Sign By-law Variance**

#	Variance	Sign By-law Requirement
1	To allow for two (2) additional mural signs on the first storey of the west elevation of the building.	Mural signs are prohibited (Part 1 Section 10(8)).

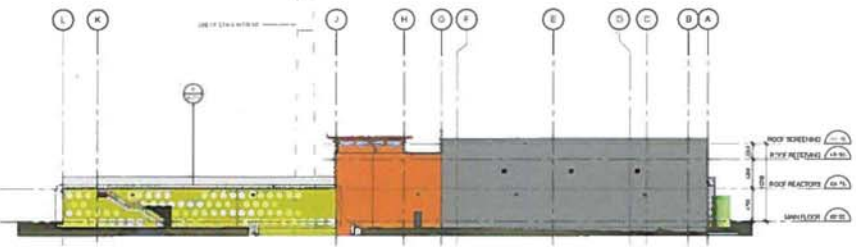


1 OVERALL NORTH ELEVATION  
 1/20

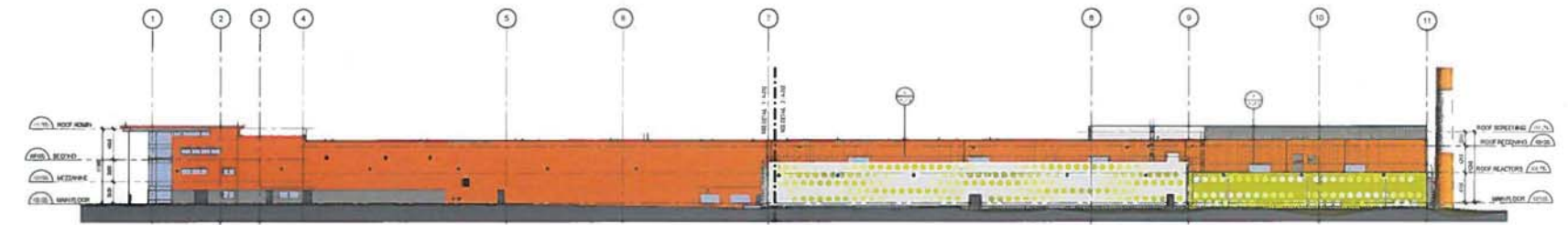
Two (2) new mural signs proposed on the west elevation.



2 OVERALL WEST ELEVATION  
 1/20



3 OVERALL EAST ELEVATION  
 1/20



4 OVERALL SOUTH ELEVATION  
 1/20

**NOTE:**  
 THESE ELEVATIONS SHOW ONLY A PARTIAL ELEVATION OF THE STACK. DO NOT LINK THE INFORMATION ON THESE DRAWINGS FOR STACK DESIGN.  
 STACK IS PART OF PROCESS EQUIPMENT AND NOT PART OF BUILDING PERMIT SCOPE.  
 FOR MORE INFORMATION OF THE EXTERIOR COLUMN REFER TO SHEET A-201.  
 FOR INFORMATION ON CAST IN PLACE & TILT UP CONCRETE WALLS REFER TO STRUCTURAL DRAWING.

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	2014-08-15	...	...
2	FOR CONSTRUCTION	2014-08-15	...	...
3	FOR CONSTRUCTION	2014-08-15	...	...
4	FOR CONSTRUCTION	2014-08-15	...	...
5	FOR CONSTRUCTION	2014-08-15	...	...
6	FOR CONSTRUCTION	2014-08-15	...	...
7	FOR CONSTRUCTION	2014-08-15	...	...
8	FOR CONSTRUCTION	2014-08-15	...	...
9	FOR CONSTRUCTION	2014-08-15	...	...
10	FOR CONSTRUCTION	2014-08-15	...	...
11	FOR CONSTRUCTION	2014-08-15	...	...
12	FOR CONSTRUCTION	2014-08-15	...	...
13	FOR CONSTRUCTION	2014-08-15	...	...
14	FOR CONSTRUCTION	2014-08-15	...	...
15	FOR CONSTRUCTION	2014-08-15	...	...
16	FOR CONSTRUCTION	2014-08-15	...	...
17	FOR CONSTRUCTION	2014-08-15	...	...
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20	FOR CONSTRUCTION	2014-08-15	...	...

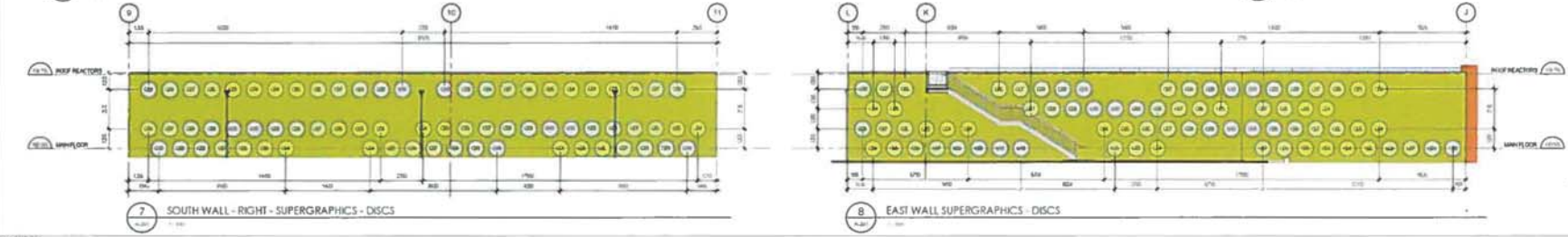
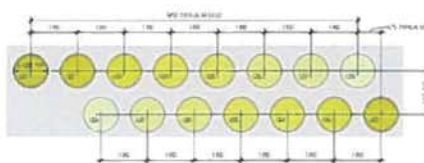
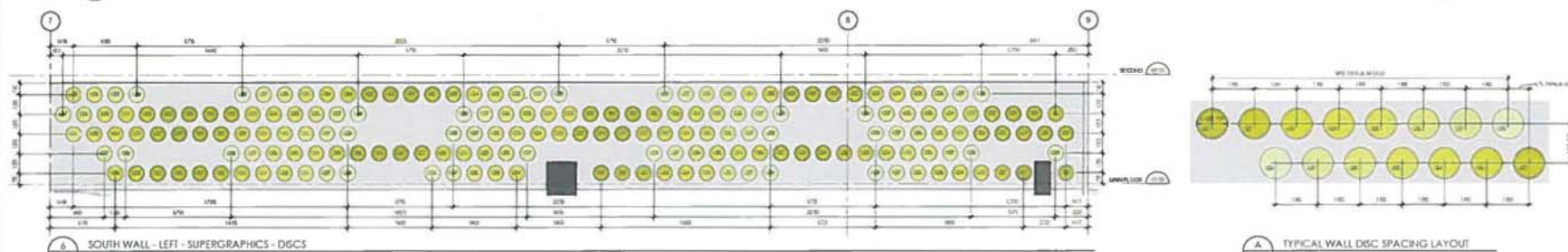
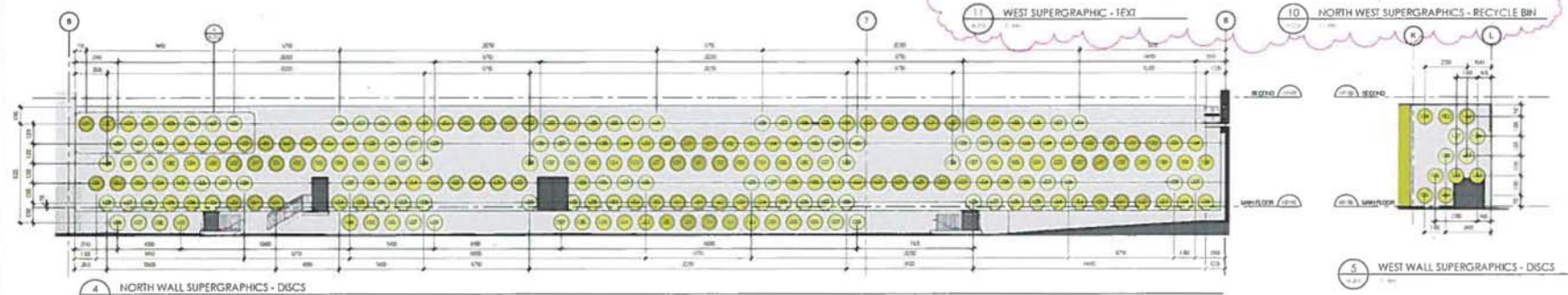
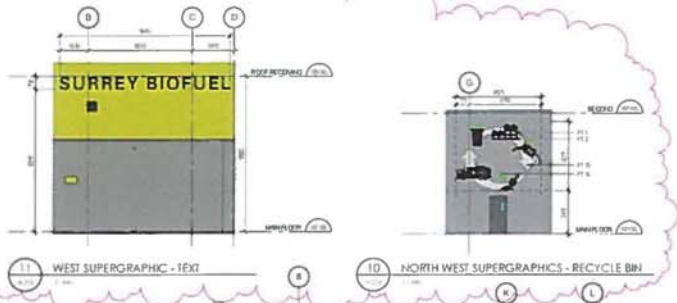
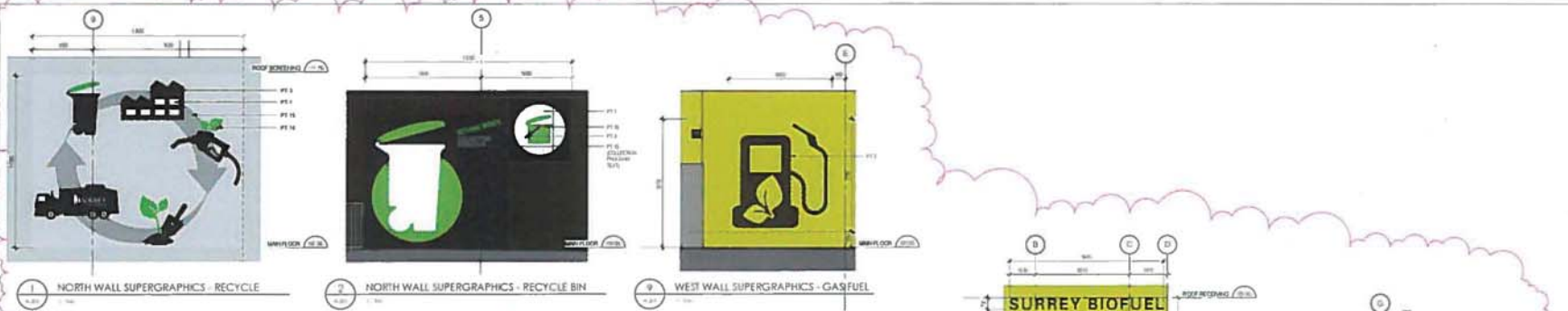
ORGAWORLD CAIHADA  
 SURREY BIOFUEL PROCESSING FACILITY  
 1120 YONGE STREET SURREY, BC  
 OVERALL BUILDING ELEVATION

PROJECT NO.	DATE	SCALE
100-10000-0001	2014-08-15	1/20
100-10000-0001	2014-08-15	1/20
100-10000-0001	2014-08-15	1/20
100-10000-0001	2014-08-15	1/20
100-10000-0001	2014-08-15	1/20
100-10000-0001	2014-08-15	1/20
100-10000-0001	2014-08-15	1/20
100-10000-0001	2014-08-15	1/20
100-10000-0001	2014-08-15	1/20
100-10000-0001	2014-08-15	1/20



**WALL DSC COLOR LEGEND**

DSC COLOR NUMBER	DSC COLOR NAME
001	100% WHITE
002	100% BLACK
003	100% RED
004	100% GREEN
005	100% BLUE
006	100% YELLOW
007	100% PURPLE
008	100% PINK
009	100% BROWN
010	100% GREY



NO.	DESCRIPTION	DATE	BY	CHKD

ORGAWORLD CANADA  
 SURREY BIOFUEL PROCESS  
 FACILITY  
 1515 HOLLAND BLVD, SURREY, BC  
 EXTERIOR GRAPHICS DETAILS

Project No.	30304
Client No.	1000000000
Project Name	ORGAWORLD CANADA
Sheet No.	001
Drawn by	DP 7917-0193-00(B)