

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0424-00

Planning Report Date: April 15, 2019

PROPOSAL:

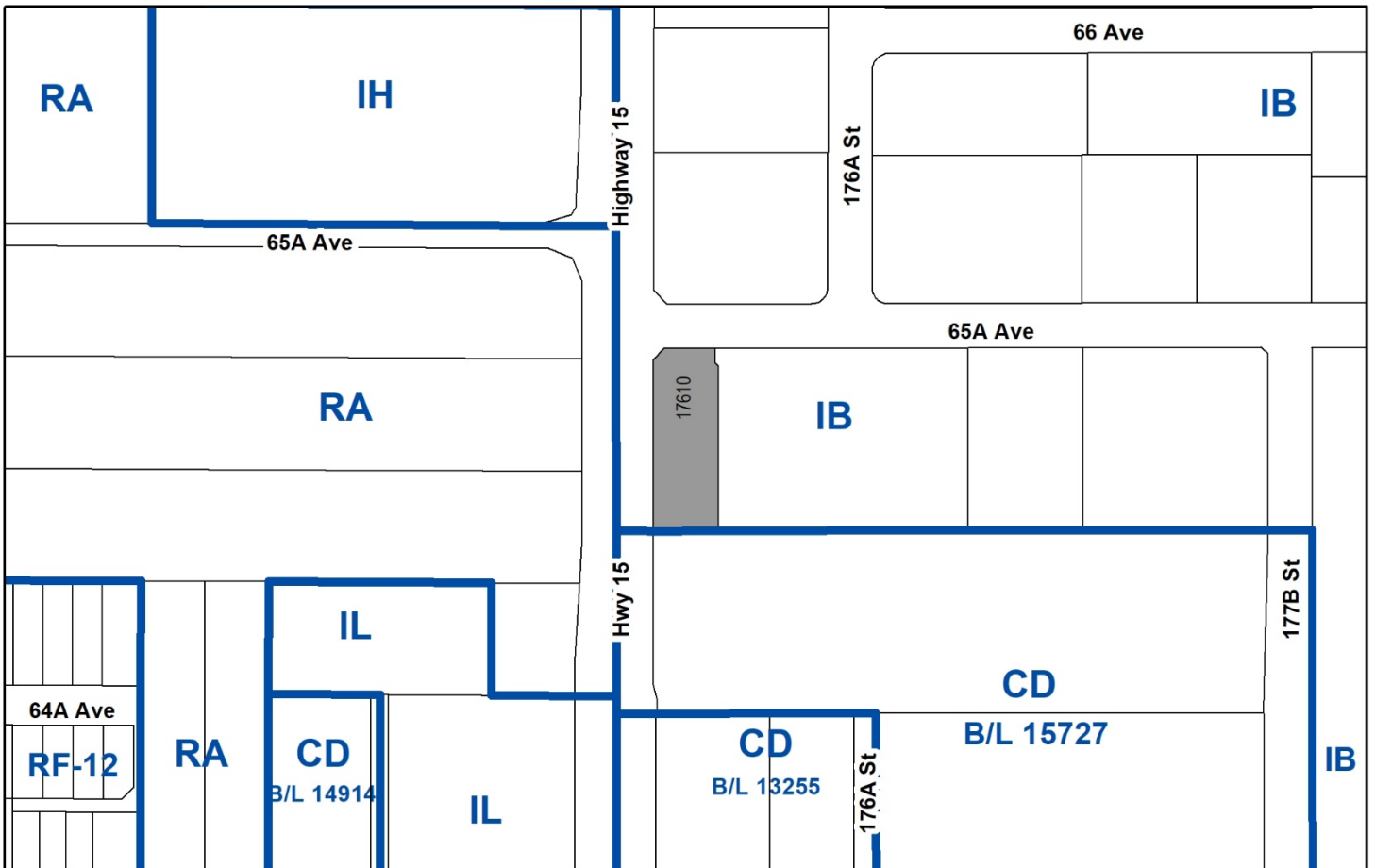
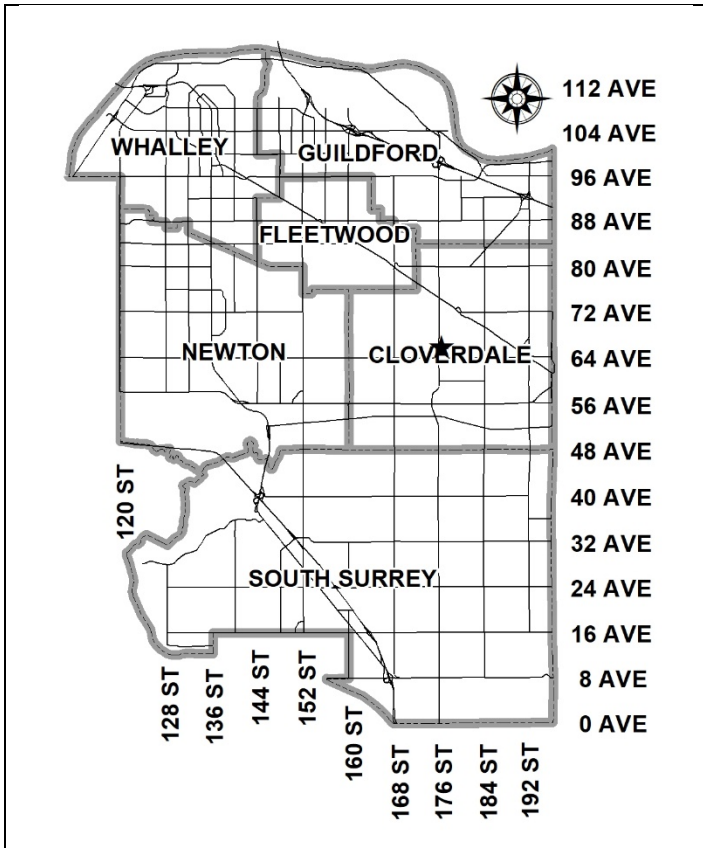
- **Development Permit**

to allow fascia signs and a free-standing sign for an existing two-storey, multi-tenant business park building.

LOCATION: 17610 - 65A Avenue

ZONING: IB

OCP DESIGNATION: Mixed Employment



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 increase the total number of fascia signs permitted above the first storey from two to four as part of a comprehensive sign design package.

RATIONALE OF RECOMMENDATION

- The subject business park building contains 7 commercial units with visible facades along Highway 15 (west). Fascia signage is proposed on the west and east building façades.
- The proposed free standing sign is 4.5 metres (15 ft.) tall and is important for wayfinding purposes from Highway 15.
- The proposed free standing sign is similar in height and width to other freestanding signs in the Cloverdale Business Park Area.
- The proposed free standing sign and fascia signage has a modern design that is consistent with the character of the building and consists of high quality, durable materials, and is appropriate in scale for the building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicants request to vary the Sign By-law as described in Appendix II.
2. Council approve Development Permit Application No.7918-0424-00 (Appendix III) for a comprehensive sign 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 project.

Ministry of Transportation & Infrastructure (MOTI): MOTI has requested a 3 metre setback for the free-standing sign. The proposed free standing sign meets this requirement.

SITE CHARACTERISTICS

Existing Land Use: Two-storey Business Park.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 65A Avenue):	Two-storey industrial building	Mixed Employment	IB
East:	Two-storey office building	Mixed Employment	IB
South:	Mixed use commercial shopping centre	Commercial	CD By-law 15727
West (Across Hwy. No. 15 / 176 Street):	Single family dwellings. One lot with unauthorized truck parking and outdoor storage of shipping containers.	Agricultural, Mixed Employment	RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at the southeast corner of 65A Avenue and Highway No. 15 (176 Street) in the Cloverdale Business Park Area. The property is designated Mixed Employment in the Official Community Plan, zoned "Business Park Zone (IB)" and is 0.24 hectares (0.6 acres) in size.
- The subject 2-storey business park building was approved by Council under Development Permit Application No. 7915-0099-00 in 2015, but did not include a comprehensive sign design package.
- The applicant is proposing a Development Permit for a comprehensive sign design package comprised of a 4.5 metre (15 ft.) tall free standing sign with seven (7) tenant panels and a maximum of sixteen (16) fascia signs on the existing building. A variance to the Sign By-law is needed to accommodate one additional fascia sign on the second floor of the building facing Highway 15 (176 Street) and internally to the site.
- Under Part 1 Introductory Provisions, Section 9(2) 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 variances of the Sign By-law provisions.
- The total fascia sign area allowed for each tenant ranges from 5.6 square metres (61 sq.ft.) to 11.3 square metres (122 ft.) based on the unit frontage. The total area for all proposed signs is 111.6 square metres (1201 sq. ft.), which is below the maximum total of 128.7 square metres (1,385 sq. ft.) that is allowed under the Sign By-law.

DESIGN PROPOSAL AND REVIEW

Free-standing Sign

- The proposed free-standing sign is double-sided with a non-illuminated address cabinet on the top and illuminated tenant cabinets below, and is approximately 4.5 metres (15 ft.) high and 3.2 metres (10.6 ft.) wide.
- The proposed free-standing sign will feature black panels with white LED illuminated copy. The proposed sign also incorporates the same silver, white and black colours proposed throughout the site.
- The proposed free-standing sign will be setback 3.5 metres (11 ft.) from Highway 15 (176 Street) which meets the minimum 3 metre (10 ft.) requirement as per MOTI.

Fascia Signage

- The sixteen (16) fascia signs are proposed on both the west and east elevations. Of that, four (4) are on the second floor of the building. The Sign By-law permits a maximum of one fascia sign above the first storey of the building per lot frontage and requires the sign to be comprised of individual channel letters. As such, variances to the Sign By-law are required to accommodate four (4) upper floor signs.

- The proposed fascia signs vary in size from 5.5 square metres (59 sq.ft.) to 8.9 square metres (95 sq.ft.).
- All of the proposed fascia signs are channel letters (either push-thru, mounted, or individual) centered above each commercial unit.
- Each fascia sign will feature lettering/logos centered vertically within the building façade and centered within the tenant frontage.

Sign By-law Variance

- Although the proposed signage package requires variances to the Sign By-law for the number of upper floor signs allowed, this variance has merit as it provides consistency with signage placement among upper floor units.
- All of the proposed signage has been designed with a consistent form, size, design character and durable materials, to give the building an improved consistent signage aesthetic.
- Should Council support the proposal, all future sign permit applications for the subject site must comply with the Comprehensive Sign Design Package Development Permit.
- Staff support the requested variances for the proposed fascia signage.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Proposed Sign By-law Variances Tables
Appendix III.	Development Permit No. 7918-0343-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

ELM/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To increase the maximum number of fascia signs above the first storey of a building from two (2) to four (4).	A maximum of one fascia sign per lot frontage may be located above a first storey, provided no more than one such sign shall be permitted on any one façade of the building above the first storey Part 25 Section 27 (2) (a.1) (ii.).	Concise and organized upper floor channel letter fascia signage provides a consistent aesthetic and clear wayfinding from Highway 15.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7918-0424-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "Owner")

A. General Provisions

1. The land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

B. Form and Character

1. Signage shall be installed in conformance with the drawings numbered 7918-0424-00(A) through to and including 7918-0424-00(E).
2. Minor changes to the Drawings that do not affect the general form and character of the comprehensive sign details on the Land, may be permitted subject to the approval of the City.

C. Variances

The issuance of a development permit limits activity on the Land to that of strict compliance with all City bylaws, unless specific variances have been authorized by the development permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations or within reports which are inconsistent with City bylaw provisions and which have not been identified as variances below:

1. Surrey Sign By-law, 1999, No. 13656, as amended, is varied as outlined in Schedule A and as shown on the comprehensive sign design package Drawing labelled 7918-0424-00(A) through to and including 7918-0424-00(I).

D. Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
2. 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. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.
3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.
4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.
5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.

6. 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 – Doug McCallum

City Clerk – Jennifer Ficocelli

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)

Name: (Please Print)

Owner: (Signature)

Name: (Please Print)

Sign By-law Variances

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To increase the maximum number of fascia signs above the first storey of a building from two (2) to four (4).	A maximum of one fascia sign per lot frontage may be located above a first storey, provided no more than one such sign shall be permitted on any one façade of the building above the first storey Part 25 Section 27 (2) (a.1) (ii).	Concise and organized upper floor channel letter fascia signage provides a consistent aesthetic and clear wayfinding from Highway 15.

Client	I Man Const
Address	176 St. Cloverdale
Sales	Thomas Willman
Date	Jan 31, 2019
Scale	1/4" = 1' 1" 1"
File Name	I Man Const - 17018 -R7

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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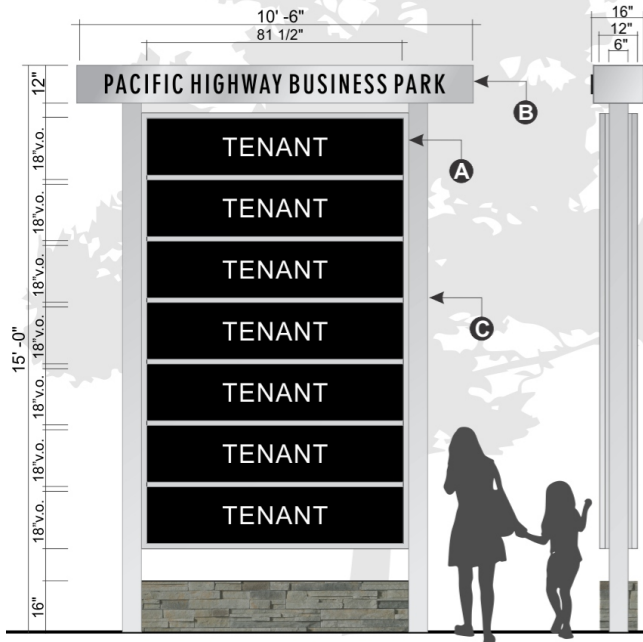


Drawn By

KD

PAGE

1

**1(x) d/f Illuminated Pylon Sign**

- A. Illuminated Tenant Cabinet**
- 7 tenant Panels with H-Bar Dividers
 - 1/8" Black Routed Alupanel Faces with 1/2 Acylic Push Thru Copy
 - Face Colors: White Copy/ Black Background
 - Cabinet/Retainers: Painted Satin Silver
- B. Non-Illuminated ID Cabinet**
- Alupanel Cabinet with 1/2" Sintra Copy
 - Copy: Black
 - Cabinet: Satin Silver
- C. 2(x) 6" x 6" Steel Poles**
- Painted to Match Satin Silver





Galaxie Signs
Visual solutions since 1963

5085 Regent Street,
Burnaby, BC
V5C 4H4

Ph: 604 291 6011
Fax: 604 291 7138

Client I Man Const
Address 176 St. Cloverdale
Sales Thomas Willman
Date Jan 31, 2019
Scale _____
File Name I Man Const - 17018 -R7

CUSTOMER APPROVAL / DATE _____

LANDLORD APPROVAL / DATE _____

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Drawn By KD
PAGE 2

• Sizing of Sign on Image is Only Approximate



Galaxie Signs
Visual solutions since 1963

5085 Regent Street,
Burnaby, BC
V5C 4H4

Ph: 604 291 6011
Fax: 604 291 7138

Client **I Man Const**

Address **176 St. Cloverdale**

Sales **Thomas Willman**

Date **Jan 31, 2019**

Scale

File Name
I Man Const - 17018 -R7

CUSTOMER APPROVAL / DATE

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Drawn By
KD
PAGE **3**

• Sizing of Sign on Image is Only Approximate

Peter K. Chu Architecture Inc.

Suite 710
1155 West Pender Street,
Vancouver, B.C. V6E 2P4
Telephone: (604) 298-7063
E-Mail: pkchu@pkchu.net

CONSULTANT:

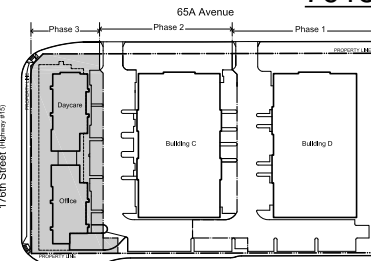
PROJECT:
PACIFIC HIGHWAY BUSINESS PARK
Proposed Daycare & Office Building
(Phase 3)
17610 - 65A Avenue
Surrey, B.C.

DRAWING TITLE:
Site Plan

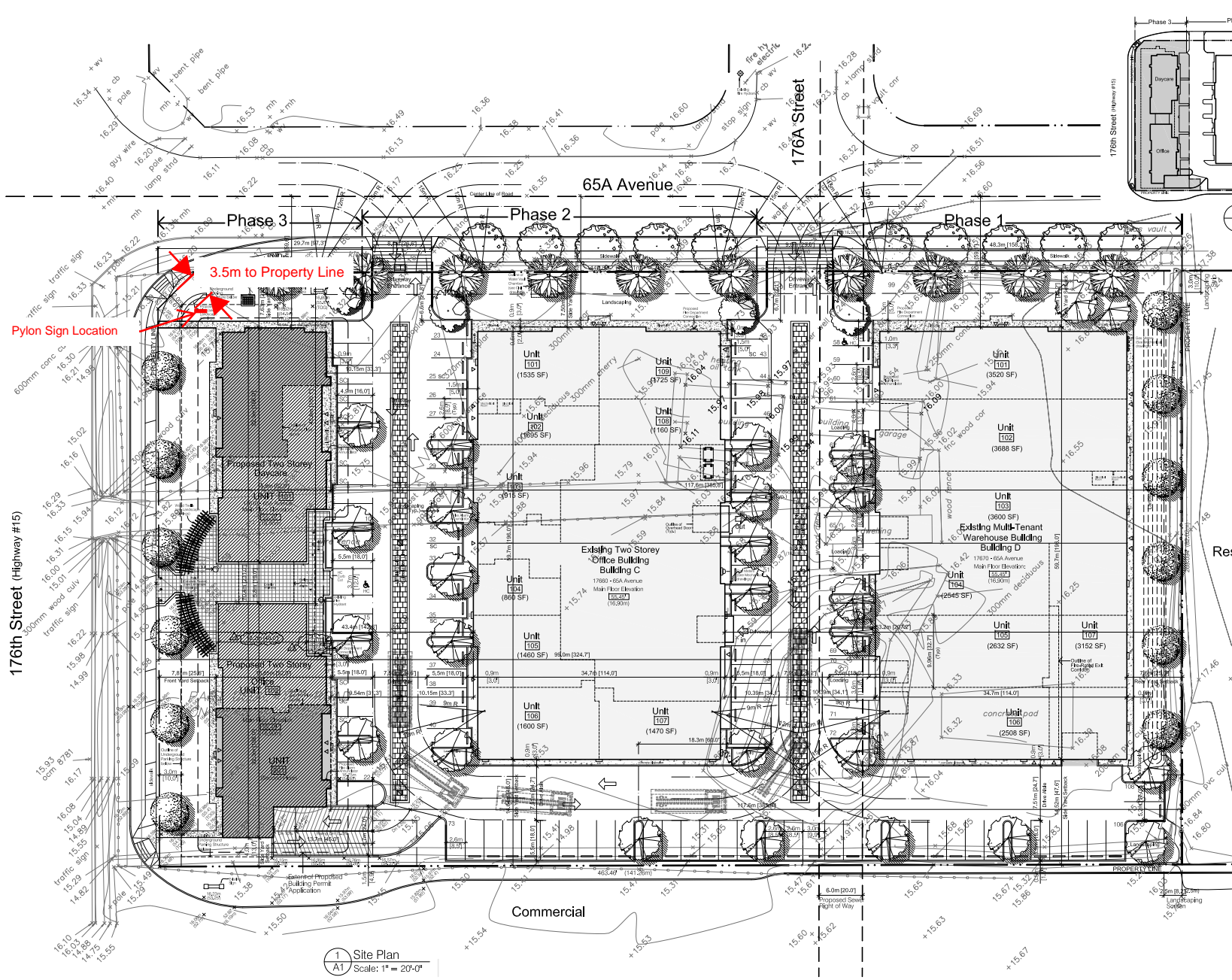
DATE: Mar. 2 2015
JOB NO: 05-3420
DRAWN: V.G.
CHECKED: P.C.
SCALE: AS NOTED

NO	DATE	REVISIONS:
9	Nov. 20, 2014	Re-submitted for Foundation Permit
8	Nov. 20, 2014	Re-submitted for Building Permit
7	Jan. 6, 2015	Revised for Construction
6	Jan. 11, 2015	Revised for Construction
5	Apr. 12, 2014	Revised for Construction
4	May 12, 2014	Revised for Building Permit
3	May 12, 2014	Revised for Construction
2	Apr. 31, 2014	Re-submitted for Construction

NO	DATE	REVISIONS:
17	Mar. 2, 2015	Re-submitted for Construction



2 Key Plan
A1 Scale: N.T.S.



1 Site Plan
A1 Scale: 1" = 20'-0"

LEGEND

- 400 Wall Return
- Outline of High Clear Fence
- Catch Basin
- Fire Hydrant

Survey information by:

MURRAY & ASSOCIATES
201-544-0300
SURREY, B.C.
V3R 5E6
Phone: (604) 897-8188
Garry
Ray Jones
Email: garr@murray.ca

Note:
All dimensions shown are in metres.
Elevations are referred from CGVD88 and located
at 176 Street elevation 15.93 metres, Geoidal Datum.

3.5m to Property Line
Pylon Sign Location



Sign Types



Sign type 1-Push-thru Channel letters mounted thru backer panel
LED illumination throughout



Sign type 2-Channel letters mounted to backer panel
LED illumination throughout



Sign type 3-Individual Channel letters
LED illumination throughout

SIGNAGE GUIDELINES

Tenant Fascia Signs

Each tenant is allowed (2) illuminated signs as per the signage types listed.

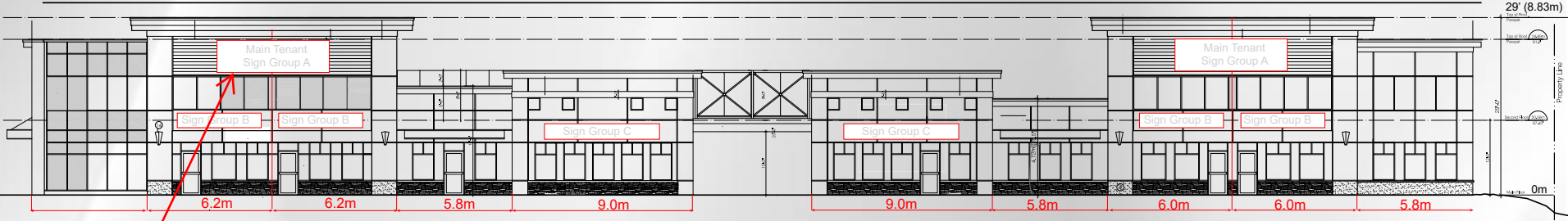
Signage can be located on the front (East) elevation or the roadside (West) elevation.

All fascia signs above the first storey shall be located on the top floor of the building;

All fascia signs above the first storey must be comprised of individual channel letters. Sign types 2 or 3

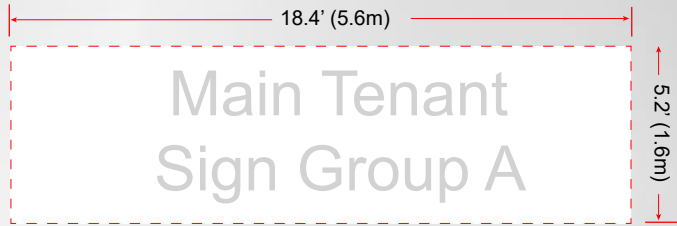
Window Vinyl will be allowed and is limited to 3 Windows per tenant and a maximum of 25% of the window area

70.4m Frontage



6 West Elevation @ 176th Street (Highway #15)
 A7 Scale 1cm=2m

Variance to increase the total number of fascia signs permitted above the first storey from two to four as part of a comprehensive sign design package.



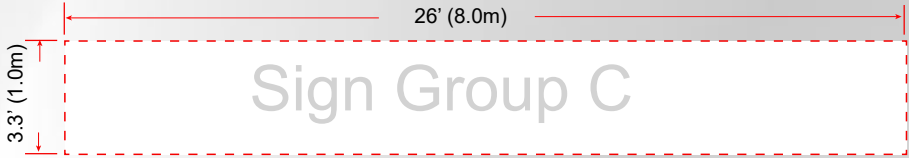
Main Tenant Fascia Sign
 Sign area 95.68 ft2 (8.9m2)



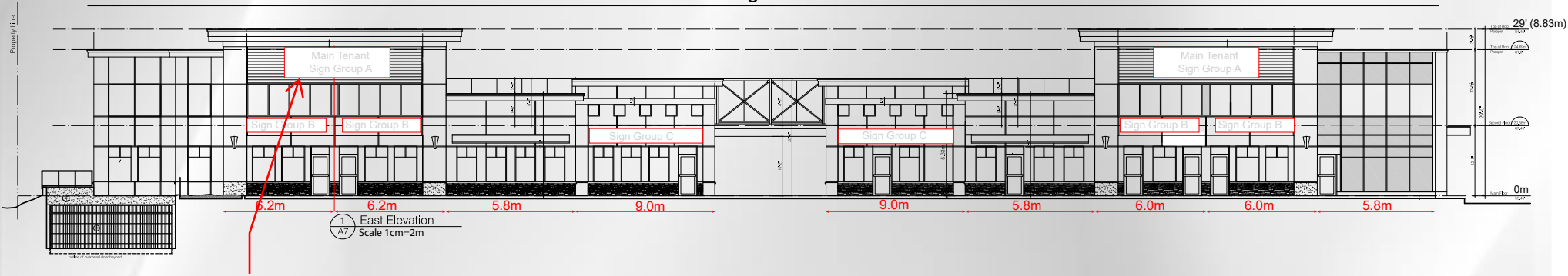
Main Tenant Fascia Sign
 Sign area 59.4 ft2 (5.5m2)



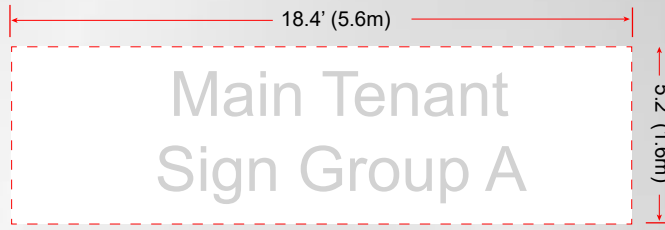
Main Tenant Fascia Sign
 Sign area 59.4 ft2 (5.5m2)



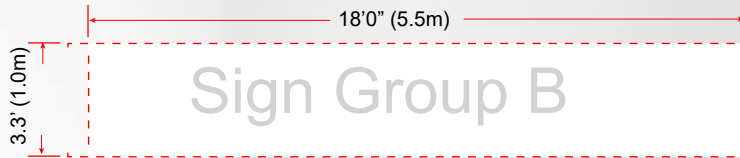
Main Tenant Fascia Sign
 Sign area 85.8 ft2 (8.0m2)



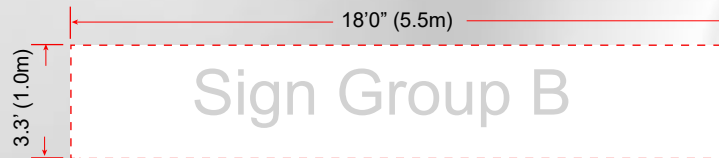
Variance to increase the total number of fascia signs permitted above the first storey from two to four as part of a comprehensive sign design package.



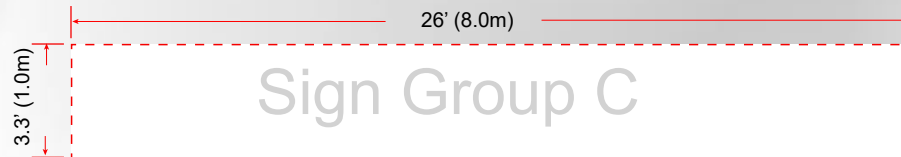
Main Tenant Fascia Sign
Sign area 95.68 ft² (8.9m²)



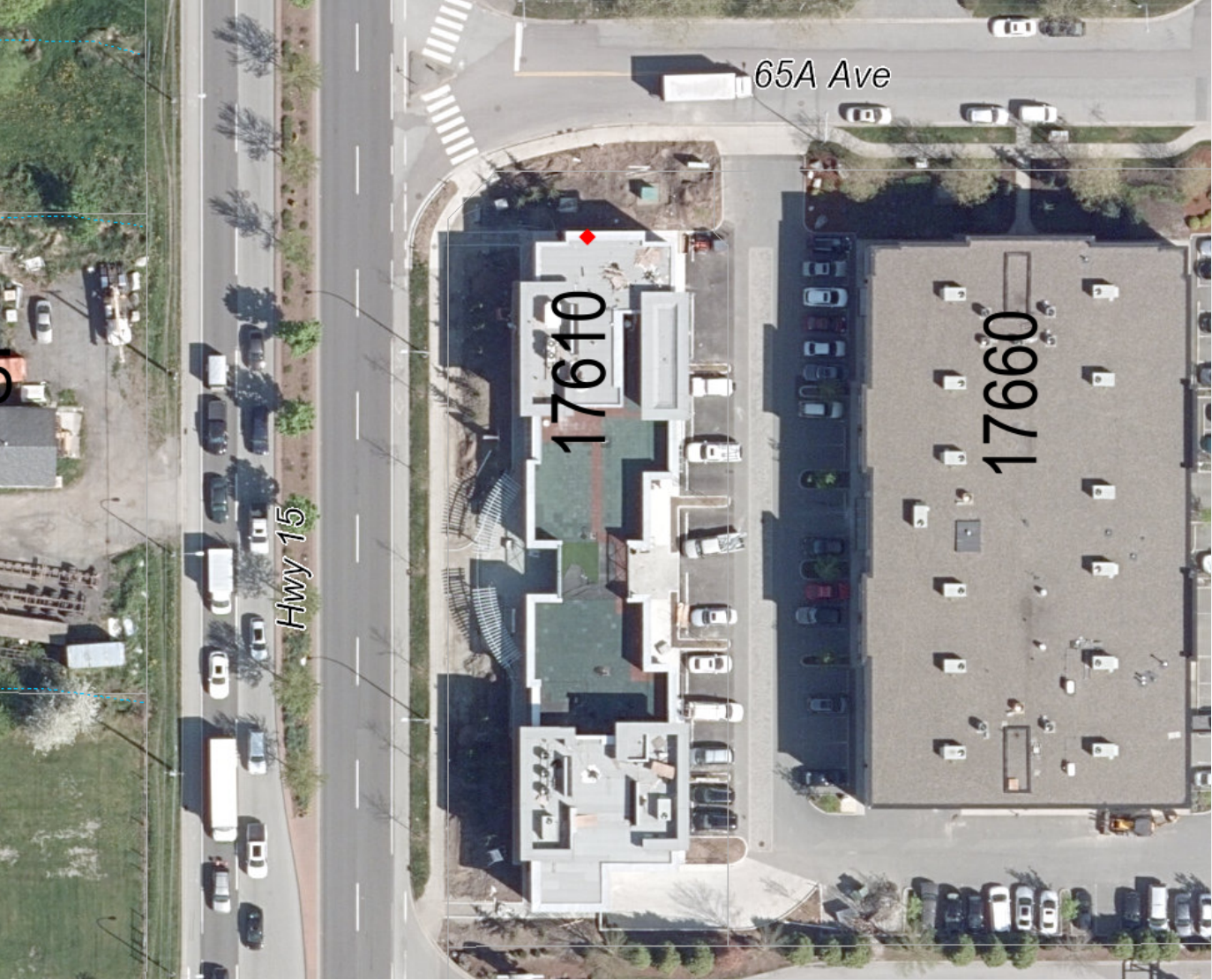
Main Tenant Fascia Sign
Sign area 59.4 ft² (5.5m²)



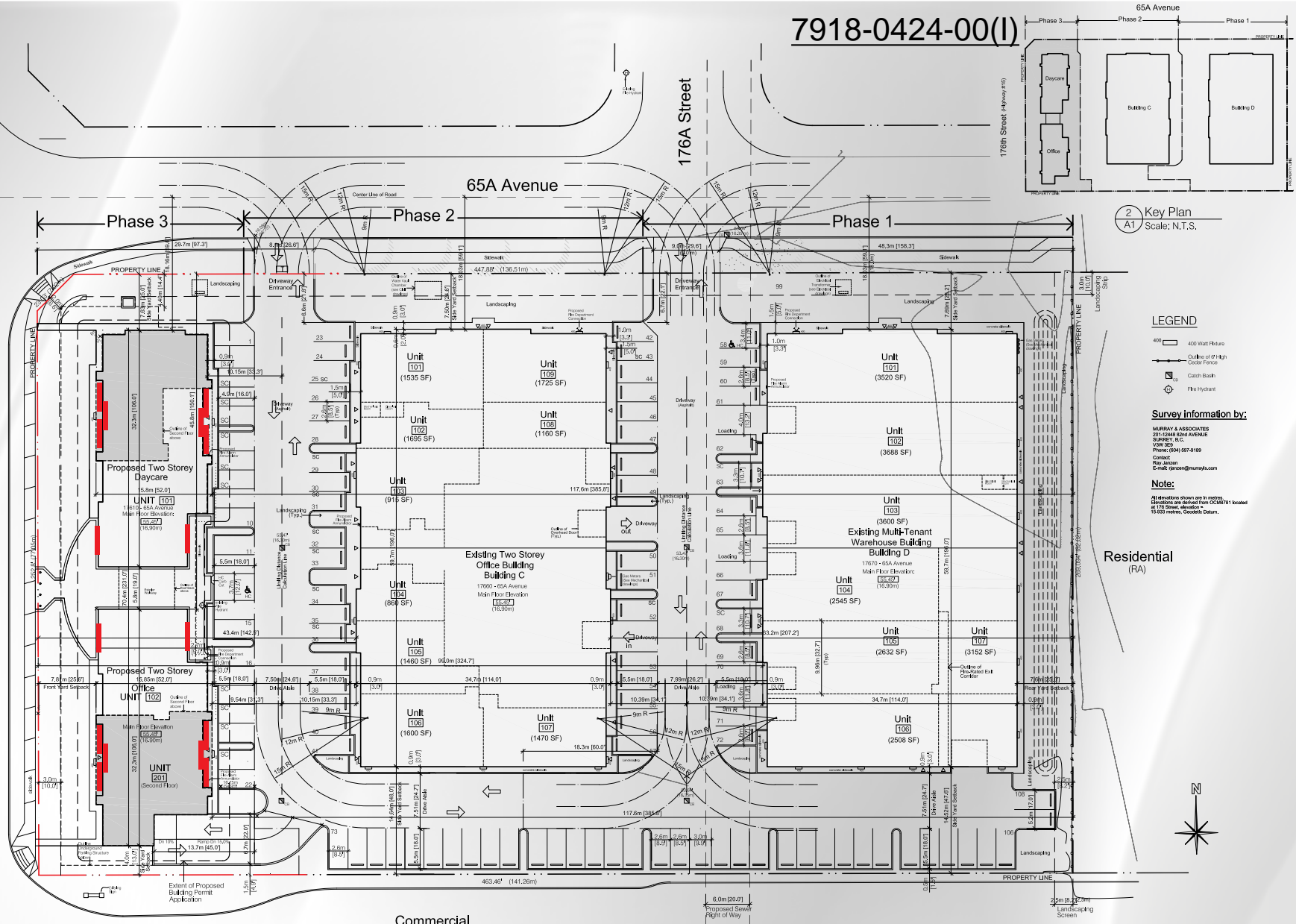
Main Tenant Fascia Sign
Sign area 59.4 ft² (5.5m²)



Main Tenant Fascia Sign
Sign area 85.8 ft² (8.0m²)



176th Street (Highway #15)



2 Key Plan
A1 Scale: N.T.S.

LEGEND

- 400 400 Wall Fixture
- Outline of 4' High Color Fence
- Catch Basin
- Fire Hydrant

Survey information by:

MURRAY & ASSOCIATES
20-12448 65th Avenue
SURREY, B.C.
V3W 3E9
Phone: (604) 597-8189
Contact: Piyush Arora
E-mail: garoon@murraypl.com

Note:

All elevations shown are in metres. Elevation is shown for the OCCM#1 located at 176 Street, elevation of OCCM#1 is 15.533 metres. Geoid= Datum.

1 Site Plan
A1 Scale 1cm=5m

Peter K. Chu Architecture Inc.

Suite 710
1155 West Pender Street,
Vancouver, B.C. V6E 2P4
Telephone: (604) 298-7063
E-Mail: pkchu@yx.net

CONSULTANT:

PROJECT:
PACIFIC HIGHWAY BUSINESS PARK
Proposed Daycare & Office Building
(Phase 3)
17610 - 65A AVENUE
SURREY, B.C.

DRAWING TITLE: Site Plan

DATE:	JOB NO:	DRAWN:
Mar. 2 2015	05-34ab	V.G.
CHECKED:	SCALE:	AS NOTED
P.C.		

REVISONS:	NO	DATE	DESCRIPTION
	9	Nov. 30, 2015	Re-issued for Foundation Permit
	10	Nov. 30, 2015	Re-issued for Building Permit
	11	Jan. 6, 2016	Re-issued for Coordination
	12	Feb. 11, 2016	Re-issued for Construction
	13	Apr. 12, 2016	Re-issued for Construction
	14	May 12, 2016	Re-issued for Building Permit
	15	May 12, 2016	Re-issued for Construction
	16	Aug. 31, 2016	Re-issued for Construction

REVISONS:	NO	DATE	DESCRIPTION
	17	Nov. 7, 2016	Re-issued for Construction