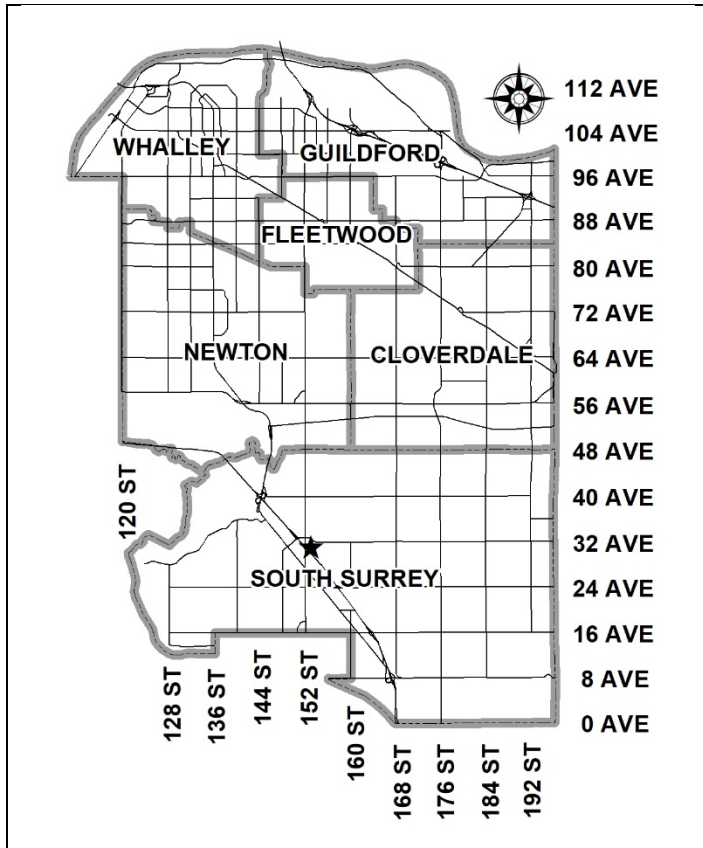


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0002-00

Planning Report Date: June 10, 2019



PROPOSAL:

- **Development Variance Permit**

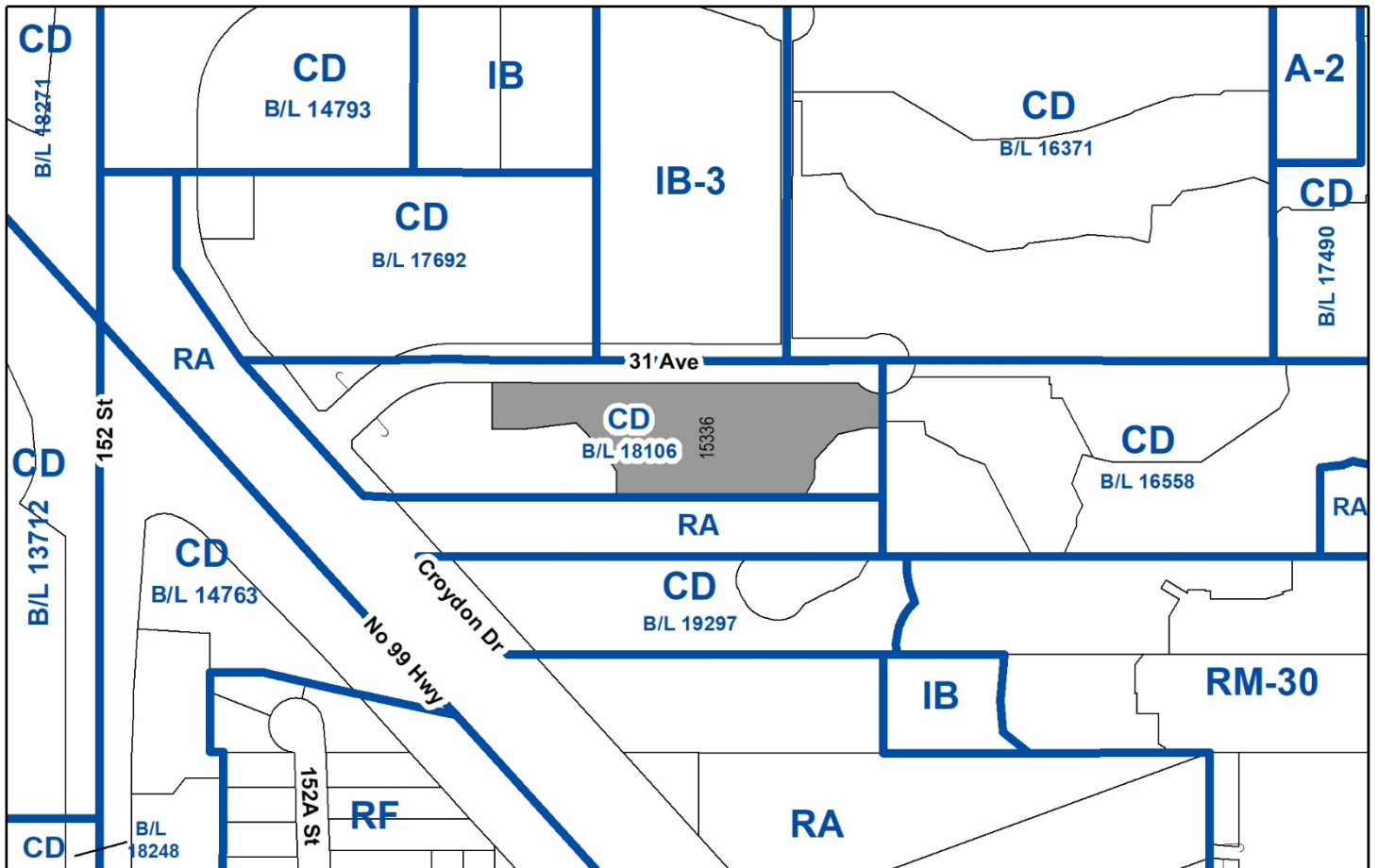
to allow for the installation of an upper storey fascia sign

LOCATION: 15336 – 31 Avenue

ZONING: CD (By-law No. 18106)

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The Sign By-law only permits one fascia sign per lot frontage located on the top floor of the building.
- Signs located on the top floor of the building must be associated with the tenant that occupies the largest percentage of the total floor area above the first storey.
- Only one such sign shall be permitted on any one façade of the building.
- There are currently two upper storey fascia signs for Foxbox Self Storage, which are located on the north and west façade of the building.

RATIONALE OF RECOMMENDATION

- The north façade of the building is quite long at approximately 111 metres (365 ft.) at the ground floor and approximately 93 metres (304 ft.) at the fourth (top) floor.
- The sign will be adequately spaced from the existing upper storey sign for Foxbox Self Storage, at approximately 30 metres (100 ft.).
- The size and location of the sign is appropriate given the scale of the building and location of the existing sign.
- The sign is for the Isle of Mann Property Group, who own the majority of the floor area in the strata commercial building, including their subsidiary company Foxbox Self Storage.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7919-0002-00 (Appendix II), varying Surrey Sign By-law, 1999, No. 13656, to allow a second top floor fascia sign on the north façade of an existing self-storage/office building to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Self-storage and office building

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 31 Avenue):	Office Building (under construction; approved through DP No. 7912-0217-00 and currently being amended through Application No. 7919-0029-00)	Business Park	IB-3
East:	City Park and Live-work apartments (7906-0517-00)	Live-Work or Business Park Areas	CD (By-law No. 16558)
South:	Vacant lot currently under application (7917-0228-00), BC Hydro Corridor, and City Park.	Business Park	RA
West:	Office Building (approved through Application No. 7911-0187-00) and BC Hydro Corridor.	Business Park	CD (By-law No. 18106)

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located at 15336 – 31 Avenue and is approximately 8,540 square metres (2.1 acres) in size. The property is designated Mixed Employment in the Official Community Plan (OCP) and Business Park in the Rosemary Heights Business Park Neighbourhood Concept Plan (NCP).
- The principal building on the site is a four-storey strata building that was approved under Development Application No. 7911-0187-00. The first two storeys of the building are occupied by Foxbox Self Storage and the top two storeys are occupied by multi-tenant office space.
- There are currently two upper-storey signs on the building, located on the north and west elevation, for Foxbox Self Storage. These signs comply with the Sign By-law and have an approved Sign Permit.
- Through different subsidiary companies (Foxbox Self Storage, Morgan Crossing Corporate Centre Ltd., and Satori (15336) Holdings Ltd.), Isle of Mann owns the largest amount of floor area within the strata building.
- Isle of Mann Property Group will be occupying half of the top floor of the building (units 401 - 406).
- As the primary owner of the strata units on the site, Isle of Mann Property Group is proposing to install a business identification sign on the top floor of the building.

Current Proposal

- The applicant is proposing to install one fascia sign on the north elevation of the building. The sign will be located on the top floor, in the centre of the building.
- The sign is comprised of channel letters, will contain the words "IOM" and "Isle of Mann Property Group". The sign will feature white LED illumination and will be coated with a dual colour film so that it appears black during the day and white at night.
- The proposed sign is 4.1 square metres (44 square feet) in area, 0.86 metres (3 ft.) tall, and 4.78 metres (16 ft.) wide. The sign will protrude 0.22 metres (8.5 in.) from the wall.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Part 5 Section 27(2)(a.1)(ii) of Sign By-law, 1999, No. 13656 to allow two fascia signs to be located on the same façade (north elevation), on the top floor of a building, one of which does not pertain to the tenant that occupies the largest percentage of the total floor area above the first storey.

Applicant's Reasons:

- The proposed sign is intended to advertise the business that owns the largest amount of floor area in the building.

Staff Comments:

- The sign is for the Isle of Mann Property Group, who own the majority of the floor area in the strata commercial building, including their subsidiary company Foxbox Self Storage, who currently has two approved upper storey signs on the north and west elevations.
- Isle of Mann Property Group will be occupying strata units 401 – 406, approximately half of the total floor area of the top floor of the building.
- As Isle of Mann Property Group owns a substantial amount of the strata building, it is appropriate to allow the company to advertise through fascia signage.
- The north façade of the building is quite long at approximately 111 metres (365 ft.) at the ground floor and approximately 93 metres (304 ft.) at the fourth (top) floor.
- The sign will be approximately 30 metres (100 ft.) from the existing Foxbox Self Storage Sign on the north elevation. The sign is adequately spaced from the existing sign and will not result in significant visual clutter.
- The size and location of the sign is appropriate given the scale of the building and location of the existing sign.
- The applicant and Strata Council is of the understanding that any additional variances for fascia signs on the building will not be supported by planning staff.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Sign By-law Variances Tables
Appendix II. Development Variance Permit No. 7919-0002-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

BD/cm

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	to allow two fascia signs to be located on the same façade (north elevation), on the top floor of a building, one of which does not pertain to the tenant that occupies the largest percentage of the total floor area above the first storey.	a maximum of one <i>fascia sign</i> per <i>lot frontage</i> may be located above a first storey pertaining to the tenant that occupies the largest percentage of the total floor area above the first storey, provided no more than one such <i>sign</i> shall be permitted on any one façade of the building above the first storey;	<p>The applicant owns the largest amount of floor area within the strata building including Foxbox Self Storage, which currently has two top floor fascia signs on the north and west elevations.</p> <p>The size and location of the sign is appropriate given the scale of the building and location of the existing sign.</p>

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0002-00

Issued To:

(the "Owner")

Address of Owner:

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: 030-545-331

Strata Lot 1 Section 23 Township 1 New Westminster District Strata Plan EPS5196 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V

15336 - 31 Avenue

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - To vary Part 5 Section 27(2)(a.1)(ii) of Sign By-law, 1999, No. 13656 to allow two fascia signs to be located on the same façade (north elevation), on the top floor of a building, one of which does not pertain to the tenant that occupies the largest percentage of the total floor area above the first storey.
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.

8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

5. 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.

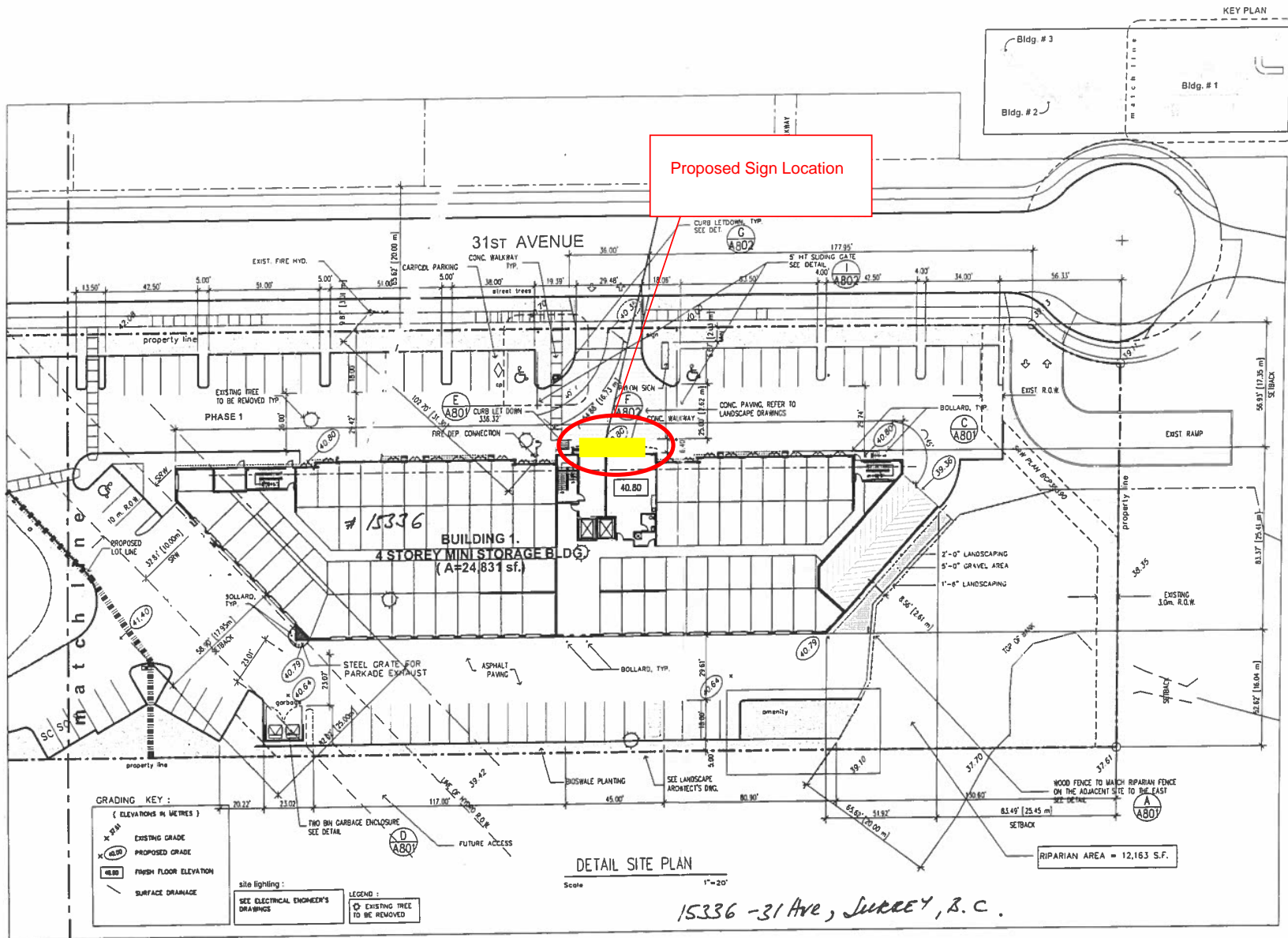
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. This development variance permit is not a building permit.

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

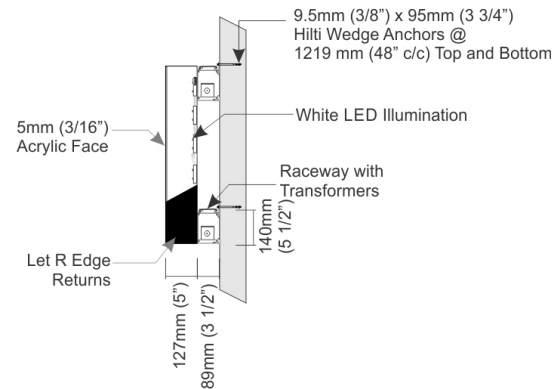
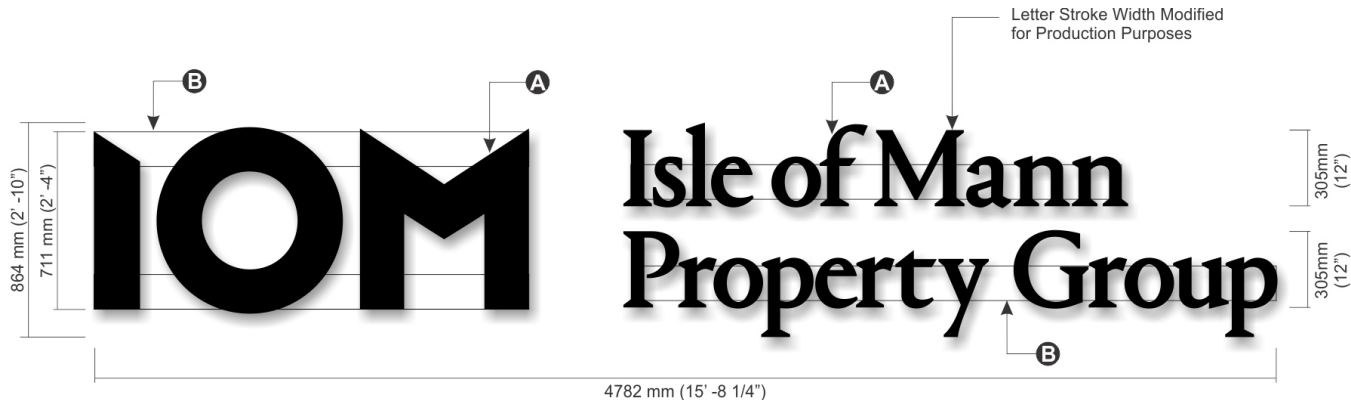
Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli




15336 -31 Ave, Surrey, B.C.


Sheet	As Noted	01	15-1515
Date	JAN 2015		
Revision	Project No.	A102	
Drawing Title DETAIL SITE PLAN - Bldg. 1 PROPOSED COMMERCIAL BUILDINGS Bldg. 1, 15336 31st Avenue Surrey, B.C.			
Ionic Architecture Inc. Architect - member C.I.B.C. 221-8000 15th Street Surrey B.C. V4A 1W4 Tel: (778) 331-0011 Fax: (778) 331-0011 www.ionicarch.com			
ISSUED FOR CONSTRUCTION ISSUED FOR BUILDING PERMIT FOR RECONSTRUCTION Date:			



1(x) s/f Illuminated Sign

- A** - Face Lit Channel Letters
 - 3/16" White Acrylic Faces with Vinyl Graphics Applied to 1st Surface
 - Face Colours: 3M 3635-222 Black Dual Colour Film (Black/Day and White/Night)
 - White LED Illumination
 - Returns: Black
- B** -Raceways: Painted to Match Wall

 3M 3635-222 Black Dual Colour Film (Black/ Day and White/Night)

 Painted to Match Wall Colour

colour to be supplied by customer



• Typical Night View

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5085 Regent St
Burnaby, BC
V5C 4H4

Ph 604 291 6011
Fax 604 291 7138

Client
Isle of Mann

Address
15336 31Ave Surrey

Sales Date
Thomas Willman Mar 19, 2018

Scale

1/2" = 1' 1' - 1'

File Name

Isle of Mann - 18528-R5- PERMIT

CUSTOMER APPROVAL / DATE

LANDLORD APPROVAL / DATE

NOTE:

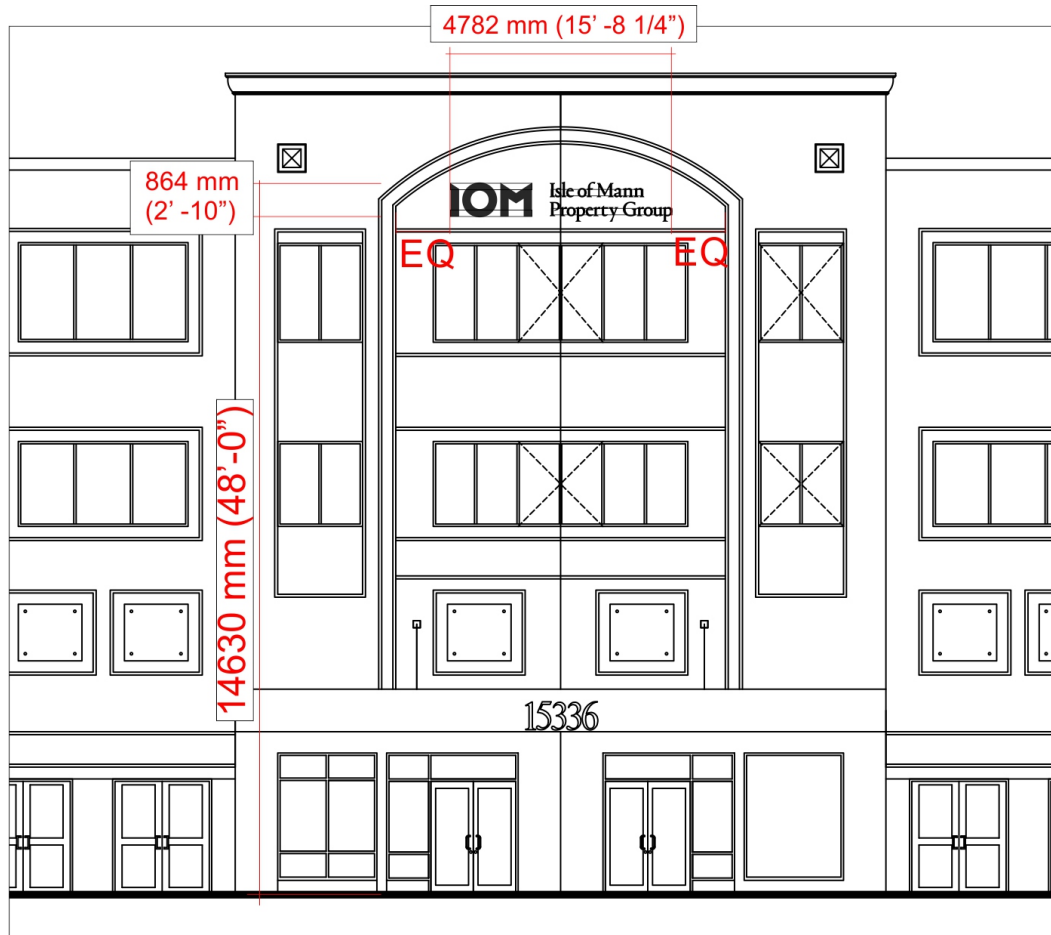
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• Depiction of display on artwork is conceptual and may not necessarily be to scale.

• It is the responsibility of the customer to provide GALAXIE SIGNS Ltd. with production ready artwork files prior to production.



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5085 Regent St
Burnaby, BC
V5C 4H4

Ph 604 291 6011
Fax 604 291 7138

Client
Isle of Mann

Address
15336 31Ave Surrey

Sales Date
Thomas Willman Mar 19, 2018

Scale
1/32" = 1'

File Name
Isle of Mann - 18528-R5- PERMIT

CUSTOMER APPROVAL / DATE

LANDLORD APPROVAL / DATE

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