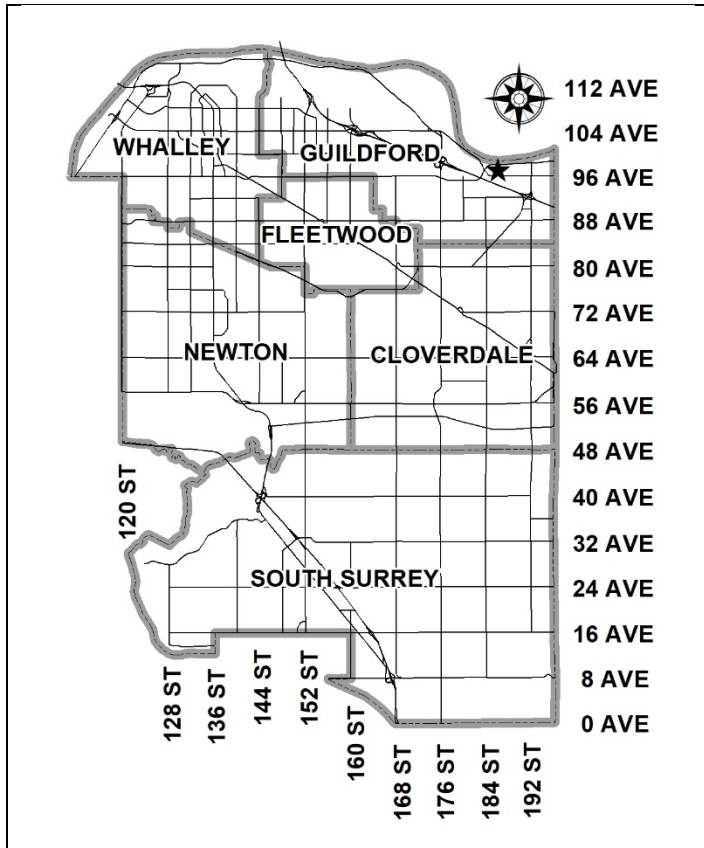


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0138-00

Planning Report Date: July 22, 2019



PROPOSAL:

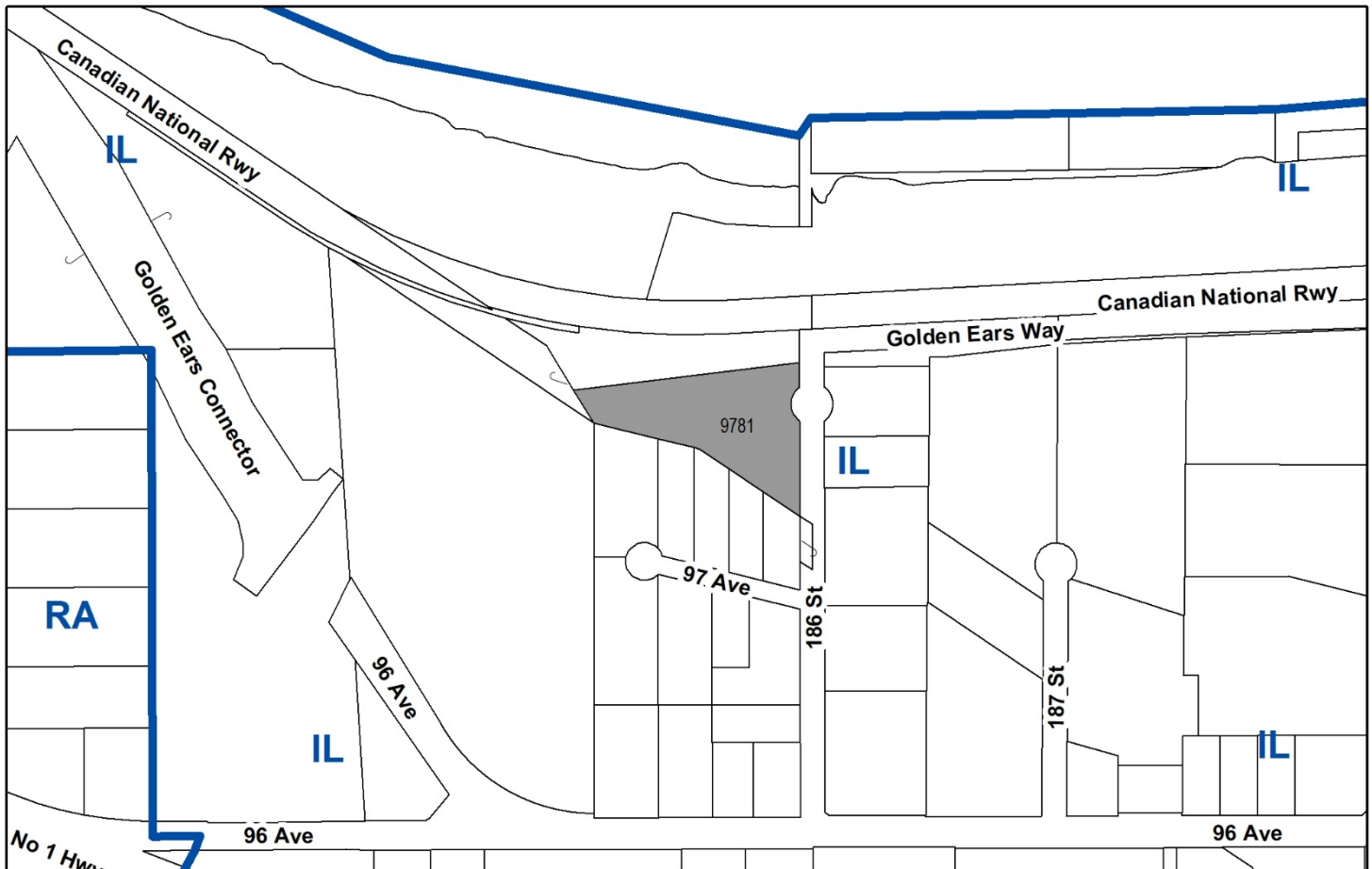
• **Development Variance Permit**

to permit three (3) fascia signs for an existing single-storey industrial building.

LOCATION: 9781 - 186 Street

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to increase the total number of allowable fascia signs from two (2) to three (3), and to allow two (2) of these fascia signs to be located on the south building elevation of an existing single-storey industrial building.

RATIONALE OF RECOMMENDATION

- The proposed fascia signage is below the maximum sign area permitted under the Sign By-law and is considered reasonable in relation to the size and scale of the existing building.
- The proposed signage is consistent with the character of the building and consists of high quality, durable materials, which is appropriate as Golden Ears Way is considered a gateway into the City.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7919-0138-00 (Appendix I), to vary the Sign By-law to increase the total number of allowable fascia signs from two (2) to three (3), and to allow two (2) of these fascia signs to be located on the south building elevation of an existing single-storey industrial building, to proceed to Public Notification:

REFERRALS

- Engineering:** The Engineering Department has no objection.
- Trans Mountain:** Trans Mountain pipelines and rights-of-way are subject to the provisions of the National Energy Board Act. No ground disturbance is permitted within 30 metres of any pipeline without placing a BC One Call at 1-800-474-6886 and obtaining prior written consent from Trans Mountain. Separate permission is required to install any permanent facility such as a fence, driveway, road, utility or even landscaping within the right-of-way. No permanent structures will be permitted within Trans Mountain's 60 foot wide right-of-way (It appears that the right-of-way area is outlined in light orange coloured lines, which are difficult to see in the blue footprint. The signage appears to be proposed outside the right-of-way area).
- BC Hydro:** BC Hydro has no objection in principle to the proposed development application, as the Right of Way does not appear to be affected.

SITE CHARACTERISTICS

- Existing Land Use:** Single-storey industrial building on a site that is encumbered by a Trans Mountain right-of-way bisecting the southern portion of the property.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Golden Ears Way):	Sawmill and treed lot with watercourse	Industrial	IL

Direction	Existing Use	OCP Designation	Existing Zone
East (Across 186 Street):	Industrial office building and onsite storage	Industrial	IL
South:	Mix of industrial buildings	Industrial	IL
West:	Treed ravine with watercourses	Industrial	IL

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at 9781 - 186 Street in Port Kells. It is 1.14 hectares (2.83 acres) in area, is zoned "Light Impact Industrial Zone (IL)" and is designated Industrial in the OCP.
- As part of previous Development Application No. 7916-0320-00 an industrial building for Hiway Refrigeration was constructed and includes a warehouse, service shop, and office on the site. Signage was incorporated to include two large fascia signs, one each on the north and south elevations of the building in addition to three small free-standing signs.
- The subject site is located to the west of the 186 Street cul-de-sac which serves as the site's access. The subject site is located immediately south of both Golden Ears Way and Golden Ears Greenway and is considered a gateway location into Surrey.
- The subject site is a triangular shaped property and is encumbered by an 18.3-metre (60 ft.) wide Trans Mountain right-of-way along the southern portion of the property

Current Proposal

- The applicant proposes to install one (1) additional fascia sign, on the south building elevation of the industrial building.
- According to the Sign By-law, a maximum of two (2) fascia sign are permitted for each premise provided that both of the fascia signs shall not be located on the same façade of the building, except where a building has a floor area of 3,000 square metres (32,290 sq. ft.) or greater. The existing building is less than 3,000 square metres (32, 290 sq. ft.) in size and therefore, the applicant has requested a variance to the Sign By-law to allow a total of three (3) fascia signs, two (2) on the same south building elevation (see By-law Variances section).

DESIGN PROPOSAL AND REVIEW

Proposed Additional Sign

- The proposed additional sign is white non-illuminated copy depicting the coldfront company logo. This sign located adjacent the entry door on the south elevation is 0.5 metres (2 ft.) high and 1.5 metres (5 ft.) in length.

Total Sign Area

- The total proposed sign area is 17.5 square metres (188 sq.ft.) for all three (3) proposed fascia signs, which complies with the maximum permitted sign area in the Sign By-law. The blue and white colour of the signage matches the building colours.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary Part 5 Section 27(2)(a) of the Sign By-law, 1999, No. 13656 to allow three (3) fascia signs, two (2) on the same south building elevation, of a single-storey industrial building on the subject site.

Applicant's Reasons:

- The three (3) proposed fascia signs will maintain the Coldfront corporate standard for signage.

Staff Comments:

- The industrial building on the subject site is well-designed with glazing and structural elements to enhance the building articulation. The three (3) proposed fascia signs are installed in appropriate locations without detracting from the form and character of the building.
- The proposed fascia signs match the blue and white colours that are used on the building.
- The proposed fascia signs are of an appropriate size and scale in relation to the building and comply with the maximum allowable sign area in the Sign By-law.
- Staff supports the requested variance for the proposed fascia signage.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7919-0138-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

ELM/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0138-00

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: 028-124-626
Lot 2 District Lot 99 Group 2 New Westminster District Plan BCP43456
9781 - 186 Street

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) to vary Part 5 Section 27(2)(a) to increase the total number of allowable fascia signs from two (2) to three (3), and to allow two (2) of these fascia signs to be located on the south building elevation of an existing single-storey industrial building.
4. This development variance 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 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 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

Sign 1



1(x) s/f Non-Illuminated Sign

- 1/2" Routed Sintra Copy & Shapes
- Colour: White
- Pin Mounted and Stooled of Wall 1/2"

**** External Illumination by Others**



Sign #1:
Sign Area = 8.85 sq. ft.



1/4" = 1'

South Elevation



Visual solutions since 1963

galaxiesigns.com

5085 Regent St
Burnaby, BC
V5C 4H4

Ph 604 291 6011
Fax 604 291 7138

Client
Hiway Refrigeration

Address
9781 186th St, Surrey

Sales **Date**
Thomas Willman July 11, 2019

Scale
3/4" = 1' 1" = 1'

File Name
Hiway Refrigeration-19183-R3(Permit)-R1

CUSTOMER APPROVAL / DATE

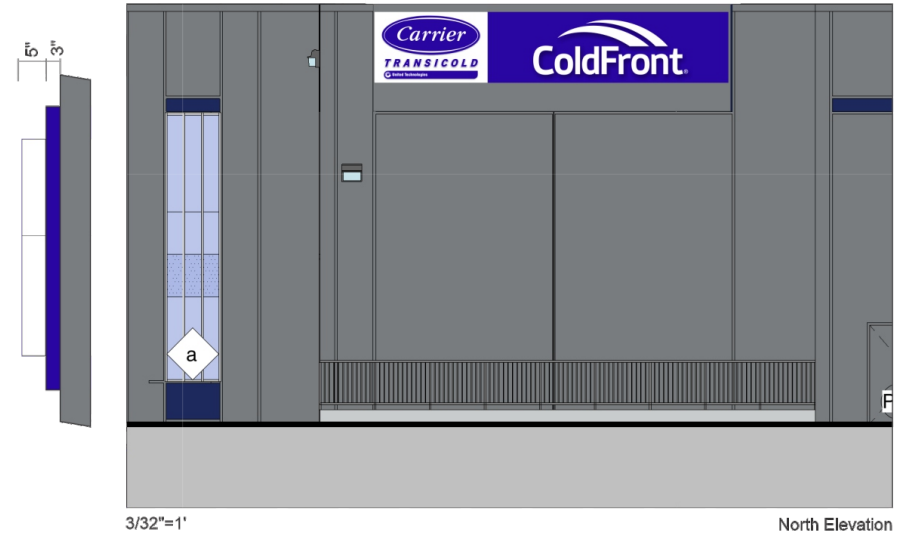
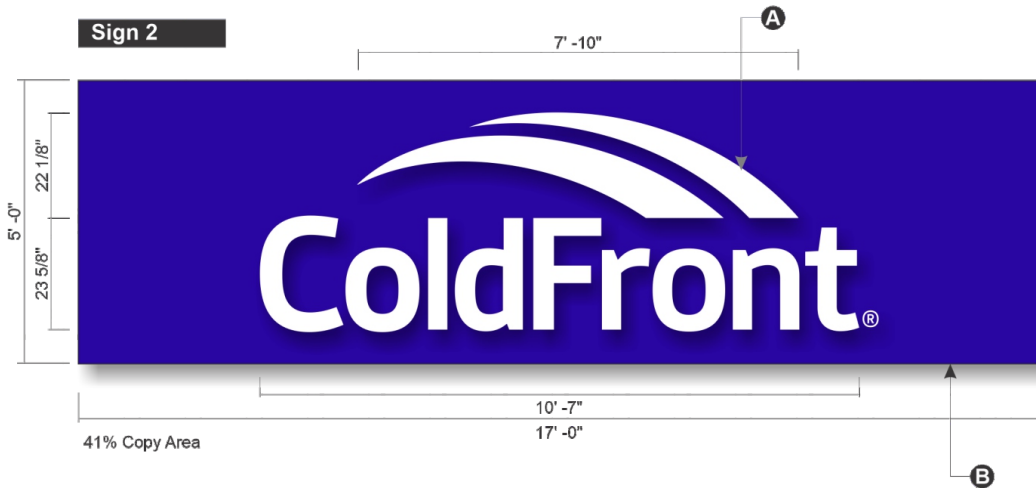
LANDLORD APPROVAL / DATE

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C US
Drawn By
KD
PAGE
1



1(x) s/f Illuminated Sign

- A** - Face Lit Channel Letters / Shapes
 - 3/16" White Acrylic Faces
 - White LED Illumination
 - Returns: White
- B** - Backer Panel: Painted to Match PMS Blue 72C
 - Trade Mark Symbol - Non-Illuminated White Vinyl



Sign #2:
 Sign Area = 85 sq. ft.
 Copy Area = 35.25 sq ft.
 % Copy Area = 41%

Galaxie Signs
 Visual solutions since 1963
 galaxiesigns.com

5085 Regent St
 Burnaby, BC
 V5C 4H4

Ph 604 291 6011
 Fax 604 291 7138

Client
Hiway Refrigeration

Address
9781 186th St, Surrey

Sales Date
Thomas Willman July 11, 2019

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

File Name
Hiway Refrigeration-19183-R3(Permit)-R1

CUSTOMER APPROVAL / DATE

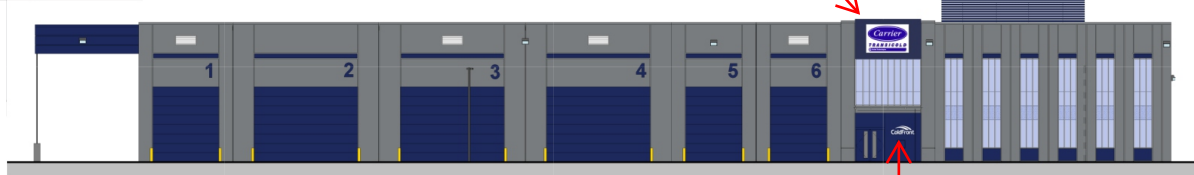
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 PAGE: **2**

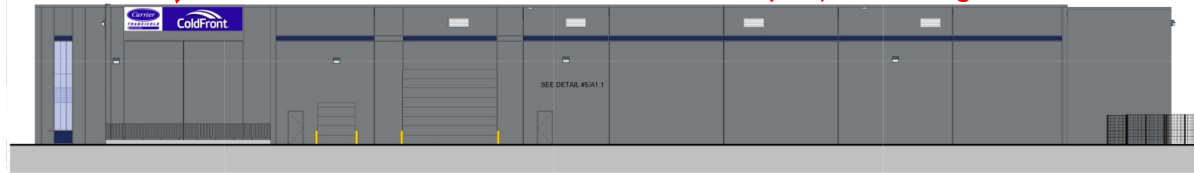
Sign 1



Approved 5 square metre (54 sq. ft.) fascia sign.

SOUTH ELEVATION

Sign 2



Approved 11.5 square metre (125 sq. ft.) fascia sign.

New proposed 0.8 square metre (8.85 sq. ft.) fascia sign.

NORTH ELEVATION



Visual solutions since 1963

galaxiesigns.com

5085 Regent St
Burnaby, BC
V5C 4H4

Ph 604 291 6011
Fax 604 291 7138

Client
Hiway Refrigeration

Address
9781 186th St, Surrey

Sales Date
Thomas Willman July 11, 2019

Scale

1/32" = 1'

File Name

Hiway Refrigeration-19183-R3(Permit)-R1

CUSTOMER APPROVAL / DATE

LANDLORD APPROVAL / DATE

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