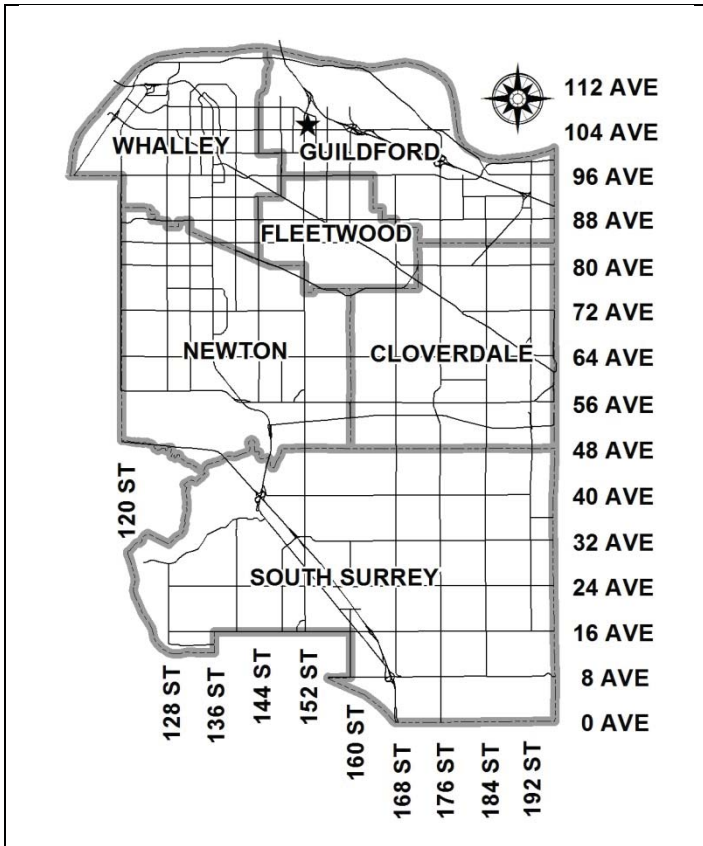


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0394-00

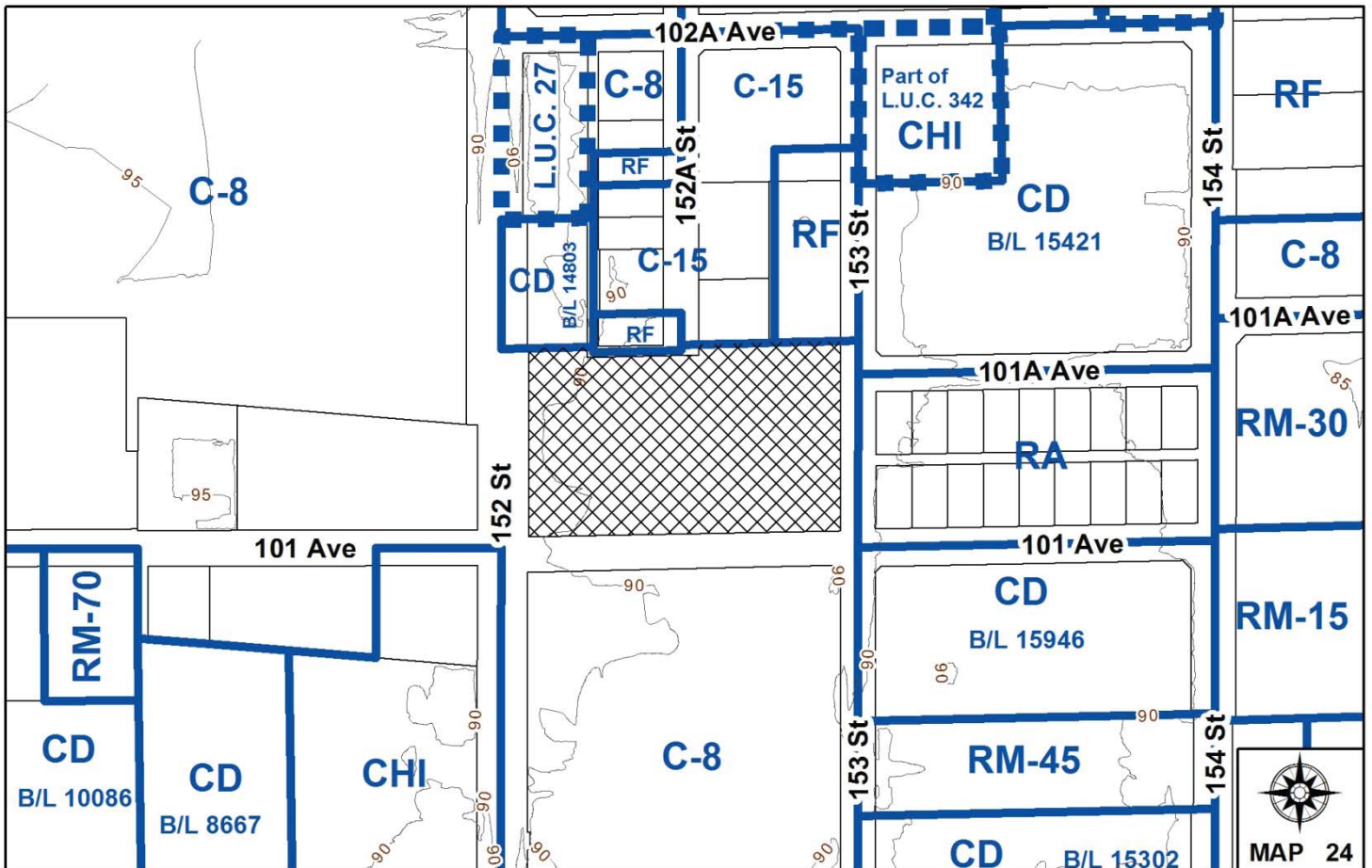
Planning Report Date: June 12, 2017



PROPOSAL:

- **Development Variance Permit**
 to permit one (1) additional fascia sign for an existing commercial retail unit in the Boardwalk Plaza in Guildford.

LOCATION: 15251 - 101 Avenue
OWNER: Vandy Developments Ltd.
ZONING: C-8
OCP DESIGNATION: Town Centre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to the Sign By-law to increase the number of allowable fascia signs per premises from two (2) to three (3) for an existing commercial retail unit (BCAA).

RATIONALE OF RECOMMENDATION

- The proposed combined fascia signage area is less than 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 additional fascia sign is consistent with the form and design of the other signs that occupy the same multi-tenant shopping centre.
- The proposed fascia sign is to be installed on the east building façade, facing the internal parking lot, and visible from 101 Avenue.
- The sign will help identify the building to customers entering off of 101 Avenue.
- Two (2) of the three (3) proposed fascia signs are for this existing commercial retail unit (CRU) are re-faces of existing approved signs.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0394-00 (Appendix II), to vary Part 5 Section 27(2)(a) of the Sign By-law to increase the number of allowable fascia signs per premises from two (2) to three (3) for an existing commercial retail unit, to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the proposed fascia sign.

SITE CHARACTERISTICS

Existing Land Use: Multi-building shopping centre (The Boardwalk Plaza)

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single-storey retail building. Parking lot. Three-storey commercial building with retail at grade. Vacant lot (under Development Application No. 7908-0275-00, to permit a five-storey retail/office building, currently at Third Reading).	Commercial Commercial Commercial Commercial	CD (By-law No. 14803) RF C-15 RF (CD By-law, based on C-15, at Third Reading)
East (Across 153 Street):	Vacant single family lot and single family dwelling.	Multiple Residential	RA
South (Across 101 Avenue):	Impact Plaza with three-storey and single-storey commercial buildings.	Commercial	C-8
West (Across 152 Street):	Single-storey commercial buildings with drive through restaurant (Wendy's).	Commercial	C-8

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at the northeast corner of 152 Street and 101 Avenue in Guildford Town Centre and is approximately 1.9 hectares (4.5 acres) in size. The site is designated "Town Centre" in the Official Community Plan (OCP), is zoned "Community Commercial Zone (C-8)", and is currently occupied by a shopping centre (The Boardwalk Plaza) consisting of five (5) single-storey commercial buildings.
- A newly-constructed single-storey Coast Capital Savings building (approved by Council on December 16, 2013 under Development Permit No. 7913-0053-00) is located at the south-west corner of the site, adjacent the subject building.

Current Proposal

- The subject commercial retail unit (CRU) is addressed as 15251 – 101 Avenue, and is in a single storey multi-tenant building located along 101 Avenue, mid-block between 152 Street and 153 Street.
- The applicant (BCAA) moved to the subject CRU in February of 2014. Upon moving, the applicant proceeded to re-face two (2) existing fascia signs located on the north and west elevations of the CRU, and one (1) free-standing sign located along 152 Street. In addition, the applicant proceeded to install one (1) new fascia sign on the east elevation of the CRU, and two (2) new fascia signs on the gazebo structure at the entrance from 152 Street. All of the signs were installed without the necessary Sign Permit or Development Variance Permit (DVP) for additional signage.
- In November of 2015 the applicant applied for a Development Variance Permit (DVP) in order to permit the one (1) additional sign on the existing CRU, and to permit the two (2) newly installed signs on the gazebo structure.
- The gazebo structure was never intended to include signage and as such City staff recommended that the applicant remove the signage from the gazebo structure.
- The applicant has since removed all of the fascia signage from the gazebo structure, while proceeding with their Development Variance Permit (DVP) application for the one (1) additional sign on the east elevation of the existing CRU. A DVP is required as the Sign By-law permits a maximum of two (2) fascia signs per premises (see By-law Variance Section).
- The premises frontage of the BCAA CRU (north elevation entrance facing the parking lot) is approximately 24.3 metres (79.8 ft.), which would allow for a maximum sign area of 24.3 square metres (262 sq. ft.). The total area for the three proposed fascia signs on the BCAA CRU is approximately 18 square metres (195 sq. ft.), which is within the allowable sign area.

Proposed Fascia Signage

- The one (1) newly installed fascia sign on the east elevation of the existing commercial retail unit, requiring a variance to the Sign Bylaw consists of clear acrylic push thru copy sign approximately 0.61 metres (1.2 ft.) high by 6.4 metres (21 ft.) wide, resulting in a sign area of approximately 3.9 square metres (42 sq. ft.), with white LED illumination.
- The two (2) re-faced fascia signs on the north and south elevation of the existing commercial retail unit are described as follows (also see Appendix II):
 - North building elevation: aluminum white LED illumination clear acrylic push through copy sign approximately 1.22 metres (4 ft.) high by 4.75 metres (15.7 ft.) wide, resulting in a sign area of approximately 5.79 square metres (62 sq. ft.), with white LED illumination; and
 - West building elevation: re-face of existing cabinet using existing white illumination and new white lexan with vinyl graphics sign approximately 0.74 metres (2.5 ft.) high by 11.5 metres (37.7 ft.) wide, resulting in a sign area of approximately 8.44 square metres (91 sq. ft.).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Sign By-law to allow a maximum of three (3) fascia signs per premises.

Applicant's Reasons:

- The additional sign is needed to direct customers coming in off 101 Avenue.

Staff Comments:

- The proposed combined fascia signage area is less than the maximum sign area permitted under the Sign By-law and the signs are of an appropriate size and scale in relation to the building.
- The signage is well designed with high quality materials.
- The owner of the shopping centre has removed all of the fascia signage from the gazebo structure fronting 152 Street.
- Staff support 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. Development Variance Permit 7915-0394-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

RT/da

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0394-00

Issued To: VANDY DEVELOPMENTS LTD.

(the "Owner")

Address of Owner: C/O Warrington PCI Management
Attn: Claire Woodward
1700, 1030 - West Georgia Street
Vancouver, BC V6E 2Y3

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: 008-147-167
Lot 1 Section 28 Block 5 North Range 1 West New Westminster District Plan 75332

15251 - 101 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) to increase the maximum number of fascia signs per premises from two (2) to three (3) for an existing commercial retail unit.
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 – Linda Hepner

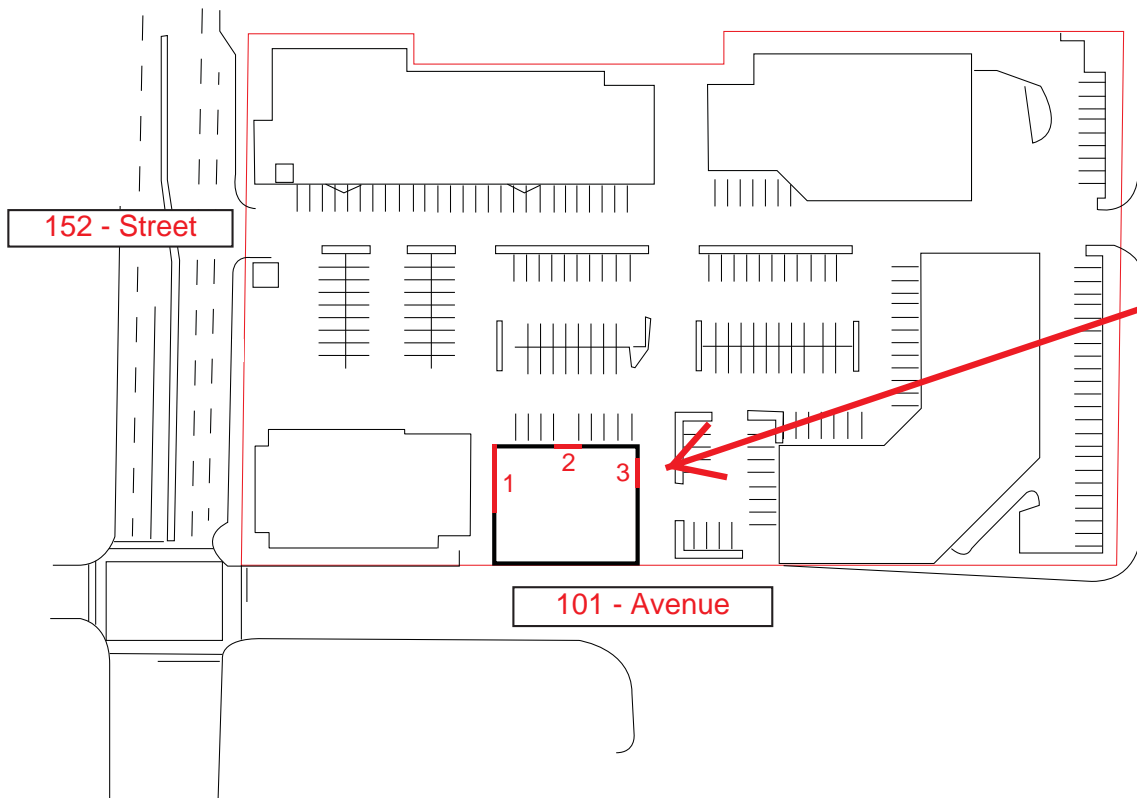
City Clerk – Jane Sullivan



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

July 14, 2015 *Date*

Scale 1cm=10m *Scale*



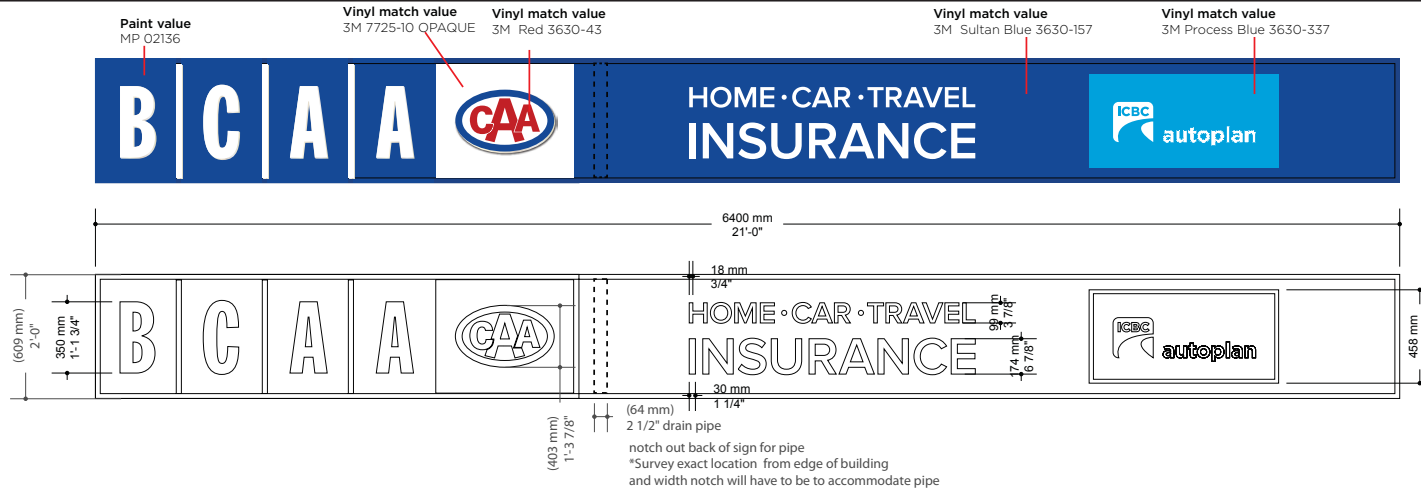
Additional Fascia Sign - East Elevation - Requiring Variance to the Sign By-law



15251 101 Ave

Schedule A

Fascia Sign Type 2 - East Elevation - Requiring Variance to the Sign By-Law



Project
Surrey

Address
15251 101 Ave.,
Surrey BC

Project Manager
-

Account Manager
Dale Wlasichuk

Job Number
-

Quote Number
7373-12-14-BCADG-REV18

Date
Dec 8, 2014

Scale
1/2"

Revision

April 8/15 no change
May 5/15 no change
June 8/15 change layout for autoplan and insurance
July 8/15 size change
July 21/15 add sign
Aug. 21/15 revise sign and remove signs Increase size of sign
Aug 31/15 No change
Sept. 15/15 no change

Client's Approval

Notes:
Power to sign responsibility of customer

Sign Description

Sign 2- Single face sign w/ push thru copy and lexan face
BCAA / CAA HCT INSURANCE/ AUTOPLAN
Single face EX14 cabinet 5.5" deep
(notched at the back of cabinet for pipe)
EX7 frame
LED white illumination
1/8" thick aluminum face routed w/ 3/4"
clear acrylic push thru copy & logo
One Lexan face w/ vinyl graphics



Drawing Name Specifications			
Sign Description Sign 2- Single face sign w/ push thru copy and lexan face			
Font: -	Sq.Ft.	Weight	Power
Kerning:	-	-	1-120V
Spacing:			15 amp

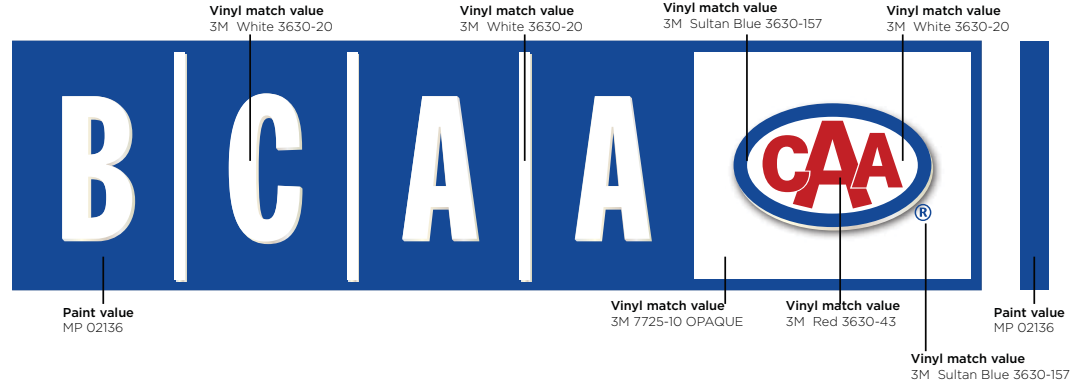
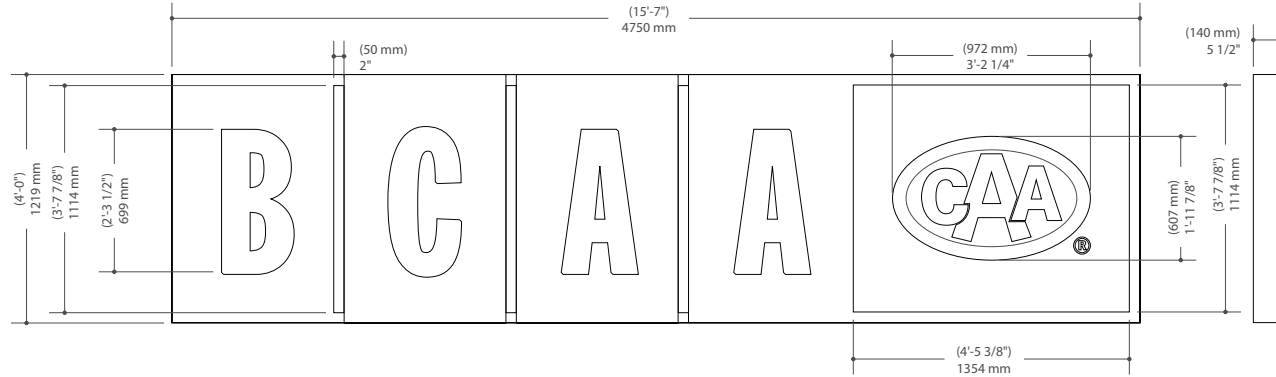
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Paint value MP 02030	Paint value MP 02136	Paint value MP 02136	Paint value MP N2025P
Vinyl match value 3M Red 3630-43	Vinyl match value 3M Process 3630-337	Vinyl match value 3M Sultan Blue 3630-157	Vinyl match value 3M White 3630-20 3M 7725-10 OPAQUE

Sign Type 2	CONCEPT ONLY Not finalized until confirmed by survey, permits and shop drawings Colours shown are for presentation purposes only
Qty. 1	

BCAA

Surrey

Sign 1. Single face w/ push thru
 BCAA / CAA
 Single face fabricated cabinet 5.5" deep
 EX7 frame
 LED white illumination
 1/8" thick aluminum face routed w/ 1"
 clear acrylic push thru copy, lines & logo
 Vinyl applied to faces
 Mounted flush to building fascade



Client
BCAA

Project
Surrey

Address
15251 101 Ave.,
Surrey BC

Project Manager
-

Account Manager
Dale Wasichuk

Job Number
-

Quote Number
7373-12-14-BCADG-REV18






Date
Dec 8, 2014

Scale
1/2"

Revision
 April 8/15 no change
 May 5/15 no change
 June 8/15 change layout
 and insurance
 July 8/15 size change
 July 21/15 add sign
 Aug. 21/15 revise sign
 and remove signs
 REV17 Aug31/15
 revise sign
 and remove signs
 Sept. 15/ 15 revert back to
 rev 14 design

Client's Approval

Power to sign
responsibility of customer

 KNIGHT SIGNS. 7462 Progress Way, Delta, B.C. V4G 1E1 Local 604-940-2211 Toll free 888-283-0875 <small>This original drawing is the property of Knight Signs Inc. (A Division of Pacific Sign Group) and is not to be reproduced or manufactured in whole or in part without written permission of Knight Signs Inc.</small> Copyright © 2013	Drawing Name Specifications			 Print value Pantone 485 C Paint value MP 02030 Vinyl match value 3M Red 3630-43	 Print value Pantone 299 Paint value MP 02136 Vinyl match value 3M Process 3630-337	 Print value Pantone 288 Paint value MP 02136 Vinyl match value 3M Sultan Blue 3630-157	 Print value White Paint value MP N2025P Vinyl match value 3M White 3630-20 3M 7725-10 OPAQUE	Sign Type 1	<div style="border: 1px solid red; padding: 2px; color: red; font-weight: bold;">CONCEPT ONLY</div> Not finalized until confirmed by survey, permits and shop drawings. <div style="border: 1px solid red; padding: 2px; color: red; font-weight: bold;">Colours shown are for presentation purposes only</div>
	Sign Description Sign 1- Single face aluminum face w/ push thru copy and lexan faces			Font: - Kerning: Spacing:	Sq.Ft. -	Weight -	Power 1-120V 15 amp	Qty. 1	

BCAA
Surrey



Client
BCAA

Project
Surrey

Address
15251 101 Ave.,
Surrey BC

Project Manager
-

Account Manager
Dale Wlasichuk

Job Number

Quote Number
7373-12-14-BCADG-REV18

Date
Dec 8, 2014

Scale
3/8"





Revision
April 8/15 no change
May 5/15 no change
June 8/15 change layout
for autoplan
and insurance
July 8/15 size change
July 21/15 add sign
Aug. 21/15 revise sign
and remove signs
REV17 Aug31/15
revise sign
and remove signs
Sept. 15/ 15 revert back to
rev 14 design

Client's Approval

Power to sign
responsibility of customer



Drawing Name Day and night view			
Sign Description Sign 1- Single face aluminum face w/ push thru copy and lexan faces			
Font: -	Sq.Ft.	Weight	Power
Kerning:	-	-	1-120V
Spacing:			15 amp

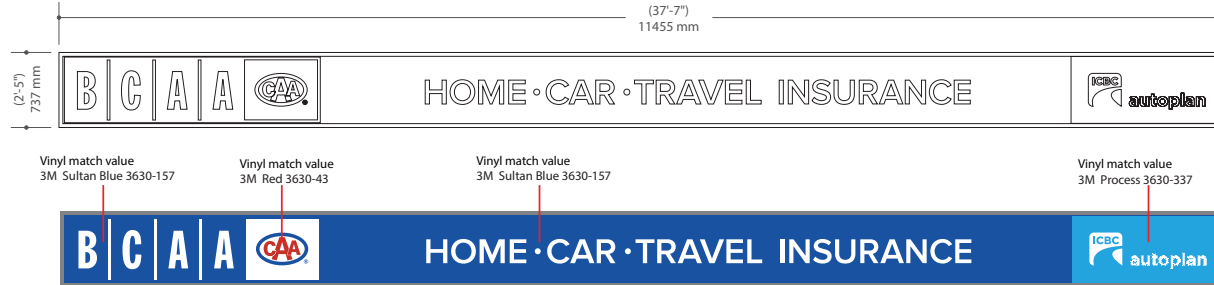
 Print value Pantone 485 C Paint value MP 02030 Vinyl match value 3M Red 3630-43	 Print value Pantone 299 Paint value MP 02136 Vinyl match value 3M Process 3630-337	 Print value Pantone 288 Paint value MP 02136 Vinyl match value 3M Sultan Blue 3630-157	 Print value White Paint value MP N202SP Vinyl match value 3M White 3630-20 3M 7725-10 OPAQUE
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Sign Type 1	CONCEPT ONLY Not finalized until confirmed by survey, permits and shop drawings Colours shown are for presentation purposes only
Qty. 1	

- April 8/15 no change
- May 5/15 no change
- June 8/15 change layout for autoplan and insurance
- July 8/15 size change
- July 21/15 add sign
- Aug. 21/15 revise sign and remove signs
- Aug 31/15 No change
- Sept. 15/15 no change
- Client's Approval

Notes:

Power to sign
responsibility of customer




Sign Description

- Sign 5- Single face replacement
- Single face re-face of existing cabinet
- Frame existing
- Illumination existing
- New 3/16" white lexan w/ vinyl graphics

Survey -

- check lamping -all to be in working order
- Measure frame size/ visual opening
- measure cabinet size



 KNIGHT SIGNS. <small>7462 Progress Way, Delta, BC, V4G 1E1 Local 604-940-2211 Toll Free 888-283-0875 This original drawing is the property of Knight Signs Inc. (A Division of Pacific Sign Group) and is not to be reproduced or manufactured in whole or in part without written permission of Knight Signs Inc. Copyright © 2013</small>	Drawing Name Specifications				■ Print value Pantone 485 C Paint value MP 02030 Vinyl match value 3M Red 3630-43	■ Print value Pantone 299 Paint value MP 02136 Vinyl match value 3M Process 3630-337	■ Print value Pantone 288 Paint value MP 02136 Vinyl match value 3M Sultan Blue 3630-157	 Print value White Paint value MP N2025P Vinyl match value 3M White 3630-20 3M 7725-10 OPAQUE	Sign Type 5	CONCEPT ONLY <small>Not finalized until confirmed by survey, permits and shop drawings Colours shown are for presentation purposes only</small>
	Sign Description Sign 5- Single face replacement								Qty. 1	
	Font: -	Sq.Ft. -	Weight -	Power 1-120V 15 amp						