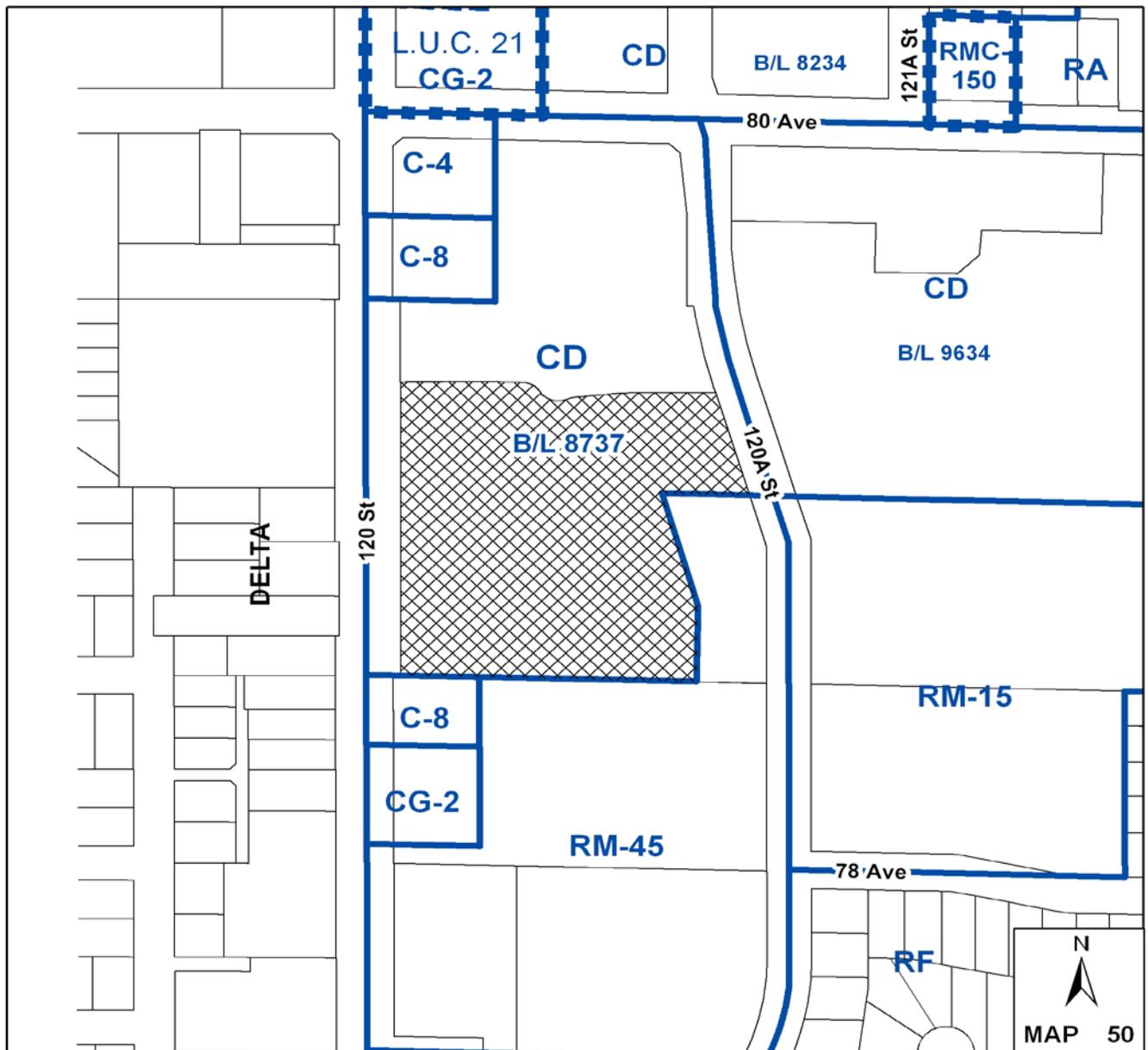


**Proposal:** Development Variance Permit and Development Permit amendment to allow additional fascia signage and an exterior stairway encroachment into the south side yard.

**Recommendation:** Approval to Proceed

<b>Location:</b> 7878 - 120 Street	<b>Zoning:</b> CD
<b>OCP Designation:</b> Commercial	
<b>LAP Designation:</b> Retail Commercial	<b>Owner:</b> Siddoo Kashmir Holdings Ltd.



## PROJECT TIMELINE

Completed Application Submission Date: November 30, 2006  
Planning Report Date: December 18, 2006

## PROPOSAL

The applicant is proposing:

- a Development Permit amendment; and
- a Development Variance Permit to vary the following by-law regulations:
  - allow eight (8) additional fascia signs on the north elevation of the building; and
  - an encroachment of 0.38 metres (1.2 ft.) into the required 7.5 metre (25 ft.) southerly setback to allow an exterior exit stairway encroachment

in order to permit changes to the Canadian Tire building within the shopping centre (Appendix III).

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0409-00 which amends Development Permit No. 7905-0012-00, generally in accordance with the attached drawings (Appendix VI).
2. Council approve Development Variance Permit No. 7906-0409-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) Part 5 Section 2 9a) of the Sign By-law (No. 13656) to allow the number of permitted fascia signs on the north elevation of the Canadian Tire Building to be increased from 1 to 9; and
  - (b) Part 2 Section F of the CD By-law (No. 15816) to allow an exterior exit stairway to encroach 0.38 metres (1.2 ft.) into the 7.5 metre (25 ft.) building setback on the south elevation of the Canadian Tire building.

## REFERRALS

Engineering: The Engineering Department has no objection to the project (Appendix IV).

## SITE CHARACTERISTICS

- **Existing Land Use** The site was rezoned on February 13, 2006 under Development Application No. 7905-0012-00 and a DP issued for a new shopping centre.
- **East:** On the south portion of the site and directly adjacent to the property is an existing townhouse complex, zoned RM-45. Across 120A Street there is medium to high density residential, zoned RM-45 and CD, designated Multiple Residential in the OCP.
- **South:** South of the subject site is a commercial development fronting Scott Road, zoned C-8, and a townhouse development, zoned RM-45, designated Multiple Residential and Urban in the OCP.
- **West:** Across 120 Street, there are both commercial and residential developments located within the Corporation of Delta, zoned Commercial, designated Commercial.
- **North:** Northwest of the subject site, at the southeast corner of the intersection at 80 Avenue and 120 Street, is a 7-11 convenience store, zoned C-4 and designated Commercial in the OCP. Across 80 Avenue to the north is a gas station under Land Use Contract No. 21, zoned CG-2, and a commercial building zoned CD (No. 8234).

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

### Background and Review

- In February 2006, Council approved a Rezoning and Development Permit (No. 7905-0012-00) to allow development of a commercial shopping centre consisting of five buildings for commercial retail units including a Canadian Tire store, an eating establishment, and a drive-through restaurant. The site is zoned CD By-law No. 15816.
- The applicant has requested amendments to the approved Development Permit to allow an exterior exit stairway on the south face of the Canadian Tire building to encroach into the building setback. The stairway is indicated in the original Development Permit (7905-0012-00), but it was not initially expected to encroach into the 7.5 metre (25 ft) building setback. The encroachment is 0.38 metres (1.2 ft).
- Additionally, the applicant has also requested additional fascia signage on the north elevation of the Canadian Tire building.

- Both the proposed stairway encroachment and additional fascia signage will require a Development Variance Permit, as relaxations to the Sign By-law and Zoning By-law are required to accommodate these proposals (See Appendix III). In addition, the additional signage will necessitate an amendment to the existing Development Permit (No. 7905-0012-00). These issues are discussed below.

#### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To allow an exterior exit stairway on the south elevation of the Canadian Tire building to encroach 0.38 metres (1.2 ft) into the 7.5 metre (25 ft) building setback.

Applicant's Reason:

- The proposed stairway is to be located at the rear of the Canadian Tire store (Appendix III). The stairway was shown in the approved Development Permit (No. 7905-0012-00) drawings and is intended as an exit for staff during the event of an emergency. The stairway is required under the BC Building Code.

Staff Comments:

- The stairway was always shown, but had been identified in the original plans to be within the 7.5 metre (25 ft) setback.
- The encroachment of the exit stairway into the 7.5 metre (25 ft) building setback is expected to be only 0.38 metres (1.2 ft). This infringement is very minimal especially since the stairway will only be used as an emergency exit route.
- The stairway will not be used regularly; therefore disturbance to the residents in the area will be minimal.
- The proposed exit stairway is situated at the rear (south elevation) of the Canadian Tire building and is not expected to be a visual or intrusive concern.
- The stairway, located on a gravel path, will only encroach 0.38 metres (1.2 ft) into the 7.5 metre (25 ft) building setback. An existing high, wooden fence and landscaped area will provide a substantial buffer between the Canadian Tire building and the adjacent properties to the south (Appendix III). Given the site layout and landscape buffer, the proposed location of the stairway is appropriate.

(b) Requested Variance:

- To vary Part 5, Section 27, Subsection 2(a) of the Sign By-law (No. 13656) to increase the number of fascia signs on the north elevation from one (1) to nine (9).

**Applicant's Reason:**

- The additional signage on the Canadian Tire building is a key component of the company's new Concept 20/20, a cross-Canada initiative to broaden Canadian Tire's image and market appeal. The additional eight (8) new fascia signs include; "Living", "Fixing", "Playing", "Driving", "Auto", "Service", "Parts", and "Tires". These signs reflect the wider range of goods and services now offered at Canadian Tire.

**Staff Comments:**

- The premise frontage of the Canadian Tire building is 113 metres (370.7 ft) in length. Under Surrey's Sign By-law No. 13656, this building is permitted to have one (1) fascia sign with a maximum allowable sign area of 111.1 m<sup>2</sup> (1,196.5 ft<sup>2</sup>).
- The proposed "Living", "Fixing", "Playing" and "Driving" fascia signs are approximately 0.94 metres (3.0 ft.) in height and range from 3.70 to 4.50 metres (12.1 to 14.7 ft.) in length. The "Service", "Parts", and "Tires" fascia signs are approximately 0.65 metres (2.1 ft.) in height and range from 1.70 to 2.90 metres (5.5 to 9.5 ft.) in length. The dimensions for the smaller "Auto" fascia sign are 0.75 metres by 1.84 metres (2.4 x 6.0 ft.).
- The eight (8) proposed signs represent a total sign area of 17.45 m<sup>2</sup> (187.8 ft<sup>2</sup>). This number, added to the existing sign area of 39.49 m<sup>2</sup> (425 ft<sup>2</sup>), amounts to 56.94 m<sup>2</sup> (612.8 ft<sup>2</sup>). This 56.94 m<sup>2</sup> area is still substantially below the allowable sign area of 111.1 m<sup>2</sup>. All other aspects of the signs comply with the Sign By-law.
- The Development Variance Permit will limit the total sign area to 60.0 m<sup>2</sup> (645 ft<sup>2</sup>) as a condition of this permit.
- The proposed fascia signs are high quality, illuminated signs utilizing Canadian Tire's traditional red colour (Appendix III). The proposed signs consist of individual raised channel letters. The letters project outward between 0.02 to 0.30 metres (0.06 to 0.98 ft.) from the face of the building. This projection complies with the Sign By-law.
- The proposed variance is appropriate due to the size and length of the Canadian Tire building. The signs offer a significant architectural benefit to the large uninterrupted façade. In this regard, the proposed signage is an opportunity to offer increased visual interest and create a less-imposing storefront.
- The new signage is in keeping with the scale of the building, and is an integral part of the architecture, expressed by the three dimensional forms of the signs. For these reasons of articulation and high quality, the proposed variance can be supported.
- A similar Development Variance Permit 7906-0136-00 was granted in June 2006 for similar signage at the Canadian Tire store at South Point Shopping Centre in South Surrey.
- The new signs do not result in excess signage along any city streets, as the proposed signs are oriented internally within the retail complex.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Contour Map
- Appendix III. Site Plan and Drawings
- Appendix IV. Engineering Summary
- Appendix V. Development Variance Permit No. 7906-0409-00
- Appendix VI. Development Permit No. 7906-0409-00 Drawings

How Yin Leung  
Acting General Manager  
Planning and Development

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                      Cameron Evans, Gustavson Wylie Architects Inc.  
                         Address:                      576 Seymour Street, Floor 4  
                                                              Vancouver, B.C.  
                                                              V6B 3K1  
                         Tel:                                      604-687-2511
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      7878 - 120 Street
  
  - (b)      Civic Address:                      7878 - 120 Street  
                         Owner:                                      Siddoo Kashmir Holdings Ltd., Inc. No. 107524  
                         PID:    026-633-621  
                         Lot 1 Section 19 Township 2 New Westminster District Plan BCP22892
  
3.      Summary of Actions for City Clerks Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7906-0409-00.

### CONTOUR MAP FOR SUBJECT SITE

