

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0224-00

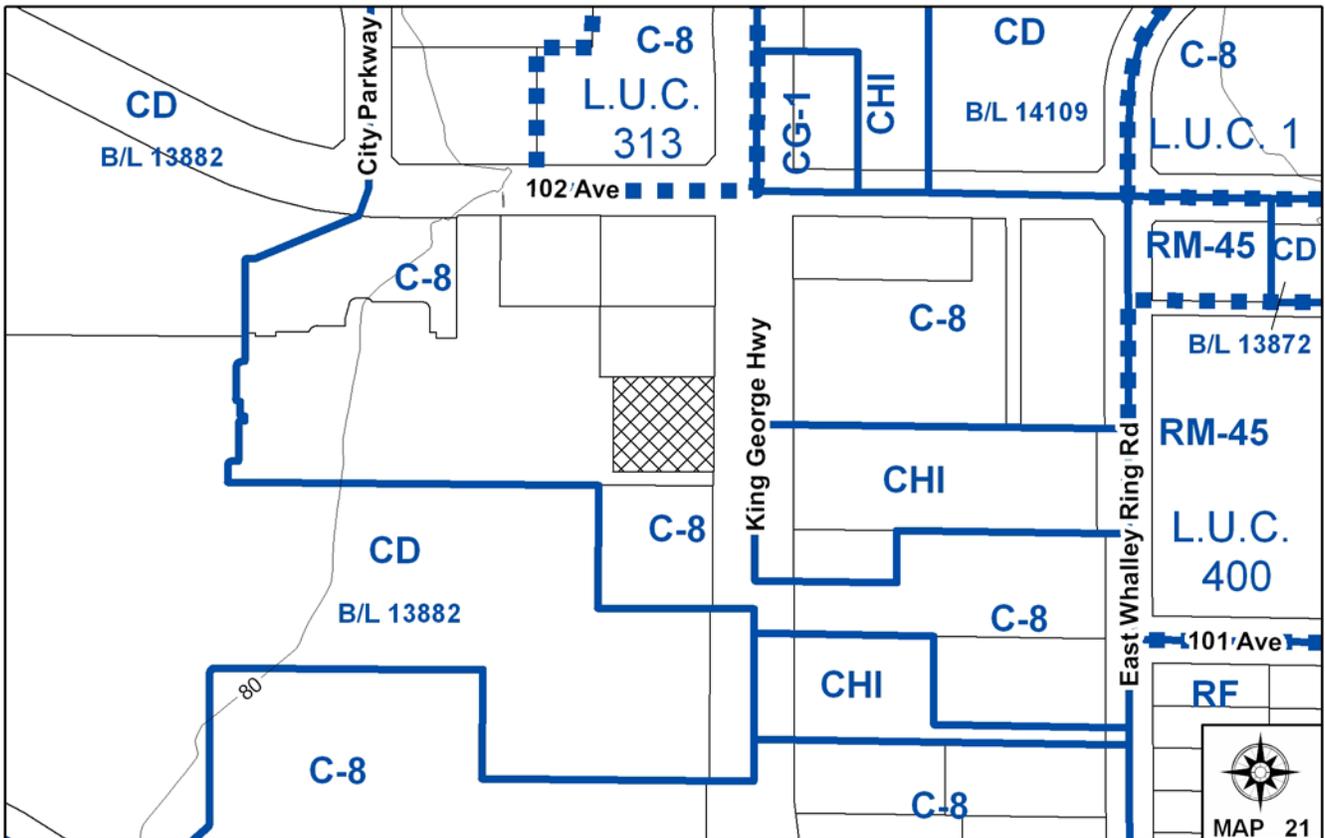
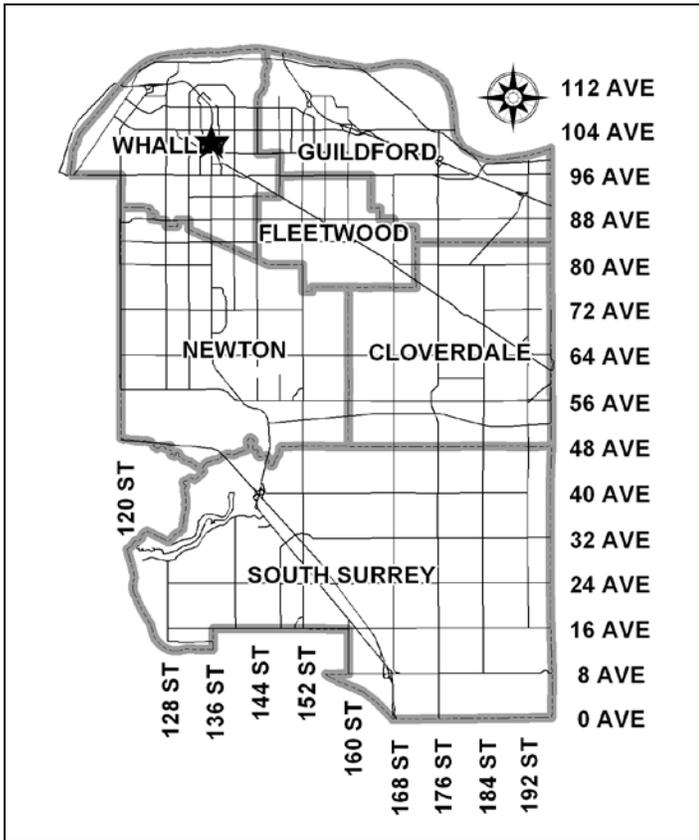
Planning Report Date: December 3, 2007

**PROPOSAL:**

- Development Permit
- Development Variance Permit

in order to permit the expansion of an existing bank and to permit **three additional fascia signs**.

**LOCATION:** 10155 King George Highway  
**OWNER:** Glen Developments Ltd.  
**ZONING:** C-8  
**OCP DESIGNATION:** City Centre



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Fascia signage in excess of that permitted under the Sign By-law (from one to four fascia signs).

### RATIONALE OF RECOMMENDATION

- The proposed building and landscaping modifications will greatly enhance the appearance of the site.
- The proposed fascia sign variance is acceptable because the signs are relatively small and integrate well with the design of the building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Development Permit No. 7905-0248-00 (Appendix V).
2. Council authorize staff to draft Development Permit No. 7907-0224-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7907-0224-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to vary the Sign By-law to increase the number of fascia signs from one to four.
4. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Existing bank and vacant commercial (formerly Boston Pizza building).

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/City Centre Designation</b>	<b>Existing Zone</b>
North:	Existing restaurant (White Spot).	City Centre/High-Rise Commercial	C-8
East (Across King George Highway):	Existing one-storey commercial.	Commercial/Mid-Rise Commercial	C-8/CHI

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/City Centre Designation</b>	<b>Existing Zone</b>
South:	Parking for Central City Mall.	City Centre/High-Rise Commercial	C-8
West:	Central City Mall; parking for Central City Mall.	City Centre/High-Rise Commercial	C-8

### DEVELOPMENT CONSIDERATIONS

- The subject site is located on the west side of King George Highway in Surrey City Centre, and is adjacent to Central City Mall. The site is designated City Centre in the Official Community Plan (OCP), and is zoned "Community Commercial Zone" (C-8).
- The Bank of Montreal is currently operating a financial institution on a portion of the subject site. Financial institutions are a permitted use in the C-8 Zone.
- The existing building has a floor area of 642 square metres (6,911 sq.ft.) in size, and has a floor area ratio of 0.37. A portion of the existing building was previously occupied by a restaurant use (Boston Pizza), which has since vacated the premises.
- Development Permit No. 7905-0248-00, approved by Council on May 29, 2006 (Council Resolution R06-1184), permitted an outdoor patio for the Boston Pizza restaurant. This Development Permit will need to be filed as part of the current application.

### Current Proposal

- The applicant is proposing to expand into the vacant space formerly occupied by Boston Pizza. This expansion will result in modifications to the building façade, as well as improvements to the landscaping.
- In addition, the applicant is proposing to vary the Sign By-law to increase the number of fascia signs from one to four.
- The development proposes a total of 24 parking stalls, a reduction from the existing 27 parking stalls. The Surrey Zoning By-law requires 16 parking stalls.

### PRE-NOTIFICATION

According to Council policy, the mail-out of pre-notification letters is not required for Development Permit Applications. However, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposal, and staff did not receive any comments on this proposal as a result of the Development Proposal Sign.

## DESIGN PROPOSAL AND REVIEW

- The proposed exterior renovation reflects the updated corporate image for the Bank of Montreal.
- The proposed new material for the exterior includes, primarily, a brick veneer painter "Chateau Grey" as well as clear glazing in an aluminium finish ("Champagne").
- The roofline will be comprised of a new alucobond panel with a painted aluminium finish ("Champagne") as architectural detailing, and a continuation of the existing illuminated fascia signage.
- Signage will consist of a new, proposed free-standing monument sign which will replace two signs currently located on the site: one 7.8-metre (25.5 ft) free-standing sign, and one 5.5-metre (18 ft.) free-standing sign. The proposed free-standing sign will be a 3.65-metre (12 ft) high, 1.6-metre (5. ft) wide, double-sided illuminated monument-tower, and will be clad with aluminium panels painted "Montreal Blue". In addition, the proposed sign will setback 2 metres (6.5 ft.) from the property line, in compliance with the Surrey Sign By-law.
- In addition, the applicant is proposing four illuminated fascia signs, three of which exist under a previous sign permit. As the Surrey Sign By-law permits only one fascia sign per premise frontage, a variance will be required (see By-law Variance section). The existing and proposed fascia signs are 1.2-metre (4 ft.) high illuminated fascia signs, "Montreal Blue" in colour, and are of various lengths. The fascia signs will consist of .50-metre (1.6 ft) high lettering, and a 1.0-metre (3.3 ft.) high "roundel" (Bank of Montreal corporate logo).
- The main entrance to the financial institution will be visually enhanced with alucobond columns with a painted aluminium finish ("Champagne").
- To enhance the pedestrian experience of the site, a crosswalk at the vehicular entrance of the subject site, as well as a path connecting the front entrance of the building to the sidewalk on King George Highway will be provided. The crosswalk path will be constructed of stamped concrete, while the crosswalk will incorporate painted asphalt.
- An additional pedestrian path, located at southwest corner of the subject site, will provide wheelchair- and pedestrian-access from the site to the parking lot of Central City mall to the west. This path will be constructed of Roman pavers (concrete, "Charcoal").
- Landscaping will be improved along the property line facing King George Highway. The landscaping strip will vary in width from approximately 1.5 metres (5 ft.) to 6 metres (20 ft.) and will consist of Birch, Laurel and various low evergreen shrubs.
- Additional planting will be located adjacent to the building, along a portion of the north property line, and as a screen around an existing BC Hydro kiosk. This landscaping will consist of Birch, Yew and assorted grasses.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To vary the Sign By-law to increase the number of fascia signs from one to four.

## Applicant's Reasons:

- Three of the fascia signs are existing, under an approved sign permit.
- The applicant wishes to improve the visibility of their business for traffic on the west side of the building (facing City Centre Mall).

## Staff Comments:

- Due to the configuration of the building, there will be one east-facing fascia sign (existing), one south-facing fascia sign (proposed), one west-facing fascia sign (existing), and one north-facing fascia sign (existing).
- The existing fascia signs will be well integrated in to the proposed modifications.
- The additional fascia signs are well-designed and unobtrusive.
- The total sign area is less than the maximum permitted in the Surrey Sign By-law.
- Staff support the applicant's request for a variance to permit two additional fascia signs.

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.	Proposed Site Plan and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7907-0224-00
Appendix V.	Development Permit No. 7905-0248-00

Jean Lamontagne  
General Manager  
Planning and Development

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## DEVELOPMENT DATA SHEET

**Existing Zoning: C-8**

Required Development Data	Minimum Required / Maximum Allowed	Proposed/Existing*
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	2,000 m <sup>2</sup> (min)	1,717 m <sup>2</sup> *
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	50%	30.7%*
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	22 m*
Rear	7.5 m	0.2 m*
Side #1 (North)	7.5 m	1.6 m*
Side #2 (South)	7.5 m	4.0 m*
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12 m	12 m*
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		642.4 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		642.4 m <sup>2</sup>

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed/Existing *
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.80	0.37*
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	16	24
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	16	24
Number of disabled stalls	1	1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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