

City of Surrey
PLANNING & DEVELOPMENT REPORT
 Application No.: 7921-0117-00

Planning Report Date: July 12, 2021

PROPOSAL:

• **Development Variance Permit**

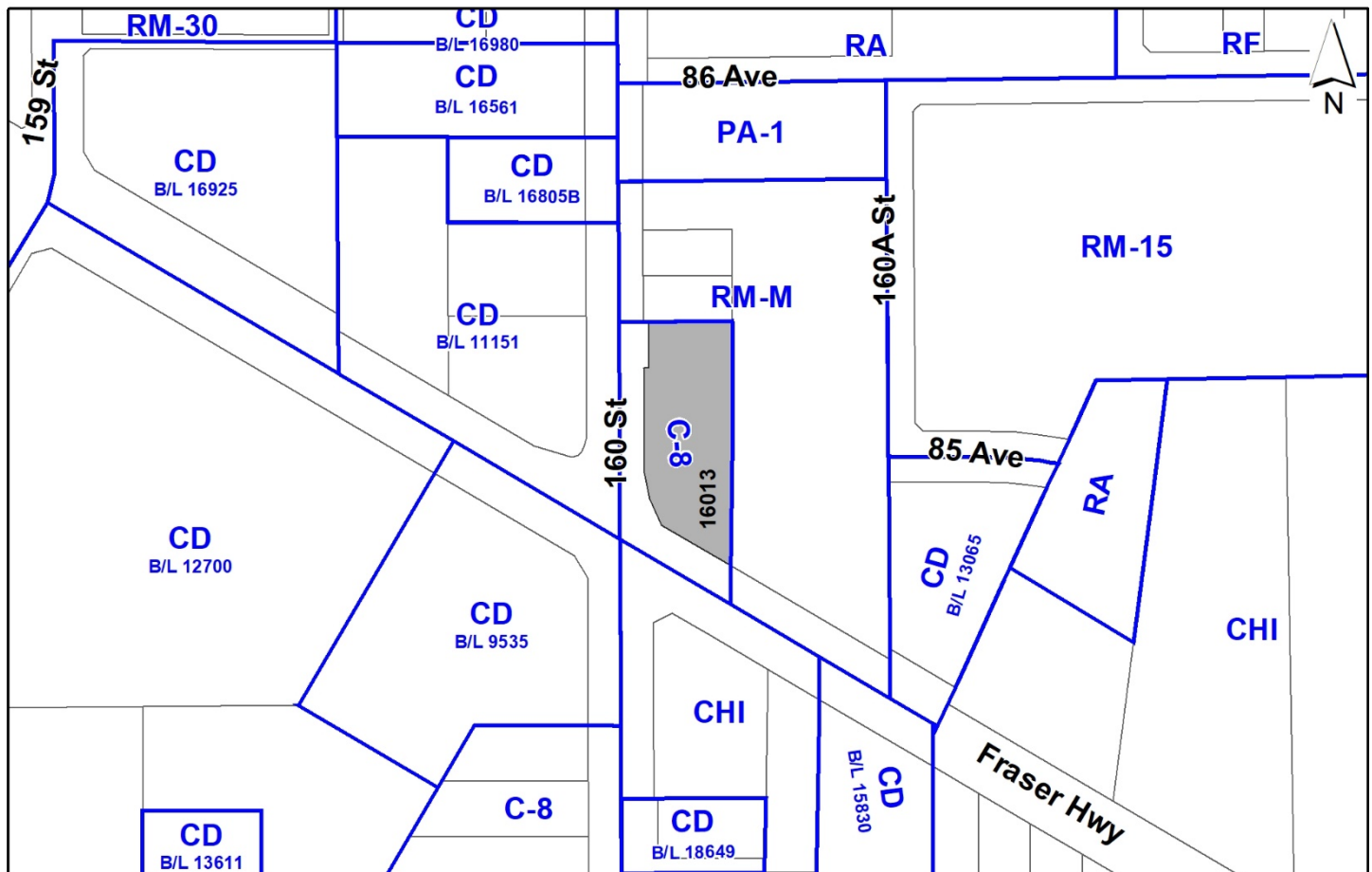
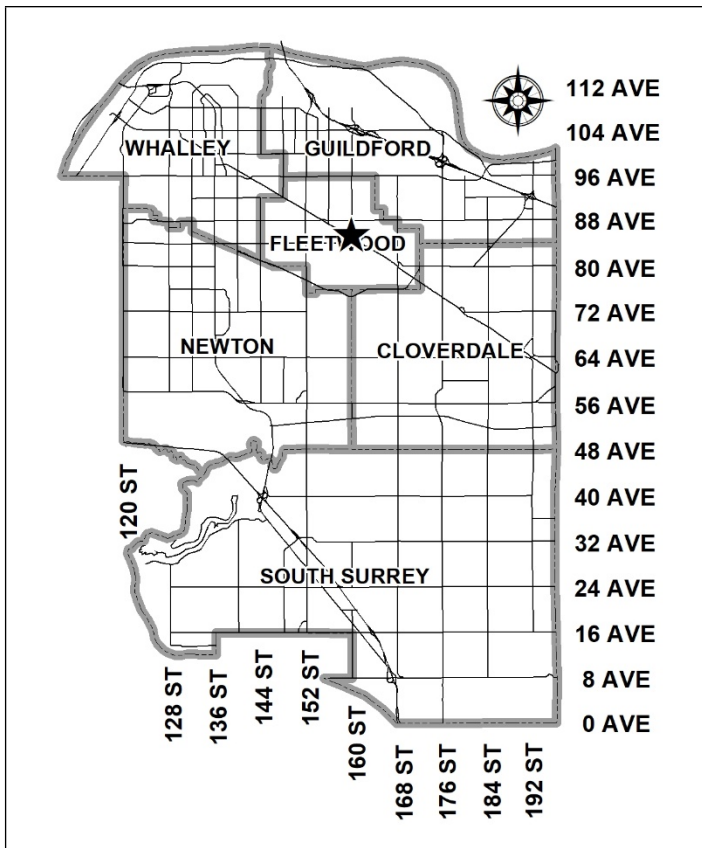
to permit installation of one (1) fascia sign box above the roofline of an existing multi-tenant commercial building in Fleetwood for a convenience store.

LOCATION: 16013 - Fraser Highway

ZONING: C-8

OCP DESIGNATION: Town Centre

TCP DESIGNATION: Mixed Use 2.5 FAR 6 Storey Maximum



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 allow for one (1) sign box above the roofline of the building.

RATIONALE OF RECOMMENDATION

- The proposed fascia signage is below the maximum sign area permitted under the Sign Bylaw and is considered reasonable in relation to the size and scale of the existing building.
- The signs are important for wayfinding purposes and will help direct customers both onsite and from Fraser Highway.
- The proposal makes use of an existing sign box and awning that have not generated any complaints from the surrounding neighborhood.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7921-0117-00 (Appendix I), to vary the Sign Bylaw as follows, to proceed to Public Notification:

- (a) to allow for one (1) fascia sign to be installed above the roofline along the south elevation of the existing commercial building for a convenience store.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Circle K convenience store, within multi-tenant commercial building	Mixed Use 2.5 FAR 6 Storey Maximum	C-8
North:	Manufactured homes	Mixed Use 2.5 FAR 6 Storey Maximum	RM-M
East:	Manufactured homes	Mixed Use 2.5 FAR 6 Storey Maximum	RM-M
South (Across Fraser Highway):	Commercial shopping centre	Mixed Use 2.5 FAR 6 Storey Maximum	CHI
West (Across 160 Street):	Gas Station	Mixed Use 2.5 FAR 6 Storey Maximum	CD (Bylaw No. 11151)

Context & Background

- The subject convenience store (Circle K) is located at 16013 - Fraser Highway within an existing multi-tenant commercial building.
- The subject site is designated Town Centre in the Official Community Plan (OCP) and Mixed Use 2.5 FAR 6 Storey Maximum in the Stage 1 Fleetwood Town Centre Plan (currently being updated) and is zoned "Community Commercial Zone (C-8)".
- Under Application No. 7990-0340-00, the owner of the site proposed to expand and renovate the existing multi-tenant commercial building. However, once site ownership changed in 1992, the file was closed at their request.
- An existing sign box located above the roofline was installed by a previous tenant and used without permits. Along with the existing awning, this sign box has not generated any complaints from the surrounding neighborhood.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to reface one (1) existing illuminated sign box and free-standing tenant panel, and to change the colour of the existing awning from white to red on the south elevation of the building.
- According to the Sign By-law, a fascia sign shall not extend beyond the end of the building face nor above the roofline of the building face to which it is attached. Because of the building design, the existing fascia sign box extends beyond the roofline and therefore requires a variance to the Sign By-law to allow for the sign to be retained and refaced.
- The applicant is not proposing any improvements to any of the other tenant's fascia signage or free-standing signage for this shopping centre, and therefore, the applicant is not proposing a comprehensive sign design package.

Fascia Sign 1 (1st Sign)

- Proposed Sign 1 consists of an internally illuminated sign box with red, white, and orange accents and reads "Circle K". It is 0.9 metres high and 5.4 metres in length.

Awning

- The proposed awning will be red in colour with no text or additional signage proposed.

Total Sign Area

- The total proposed fascia signage area is 4.9 square metres which complies with the maximum permitted sign area in the Sign By-law.

Referrals

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

Fascia Sign Variance

- The applicant is requesting the following variance:
 - to allow for one (1) fascia sign to be installed above the roofline along the south elevation of the existing commercial building for a convenience store.
- The proposed Sign By-law variance has merit as it provides a clear signage aesthetic for marketing and identification purposes and consists of high-quality design and materials.
- The signs are important for wayfinding purposes and will help direct customers both onsite and from Fraser Highway.

- The proposal makes use of an existing sign box and awning that have not generated any complaints from the surrounding neighborhood.
- Due to the building design, which features a raised parapet, the signage location does not look out of place on the building face.
- Staff supports the requested variance for the proposed fascia sign.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7921-0117-00

approved by Ron Gill

Rémi Dubé
Acting General Manager
Planning and Development

ELM/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0117-00

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: 008-888-175

Lot 24 Except: Part on Highway Statutory Right of Way Plan 59645; Section 25 Township 2
New Westminster District Plan 26463

16013 - Fraser Highway

(the "Land")

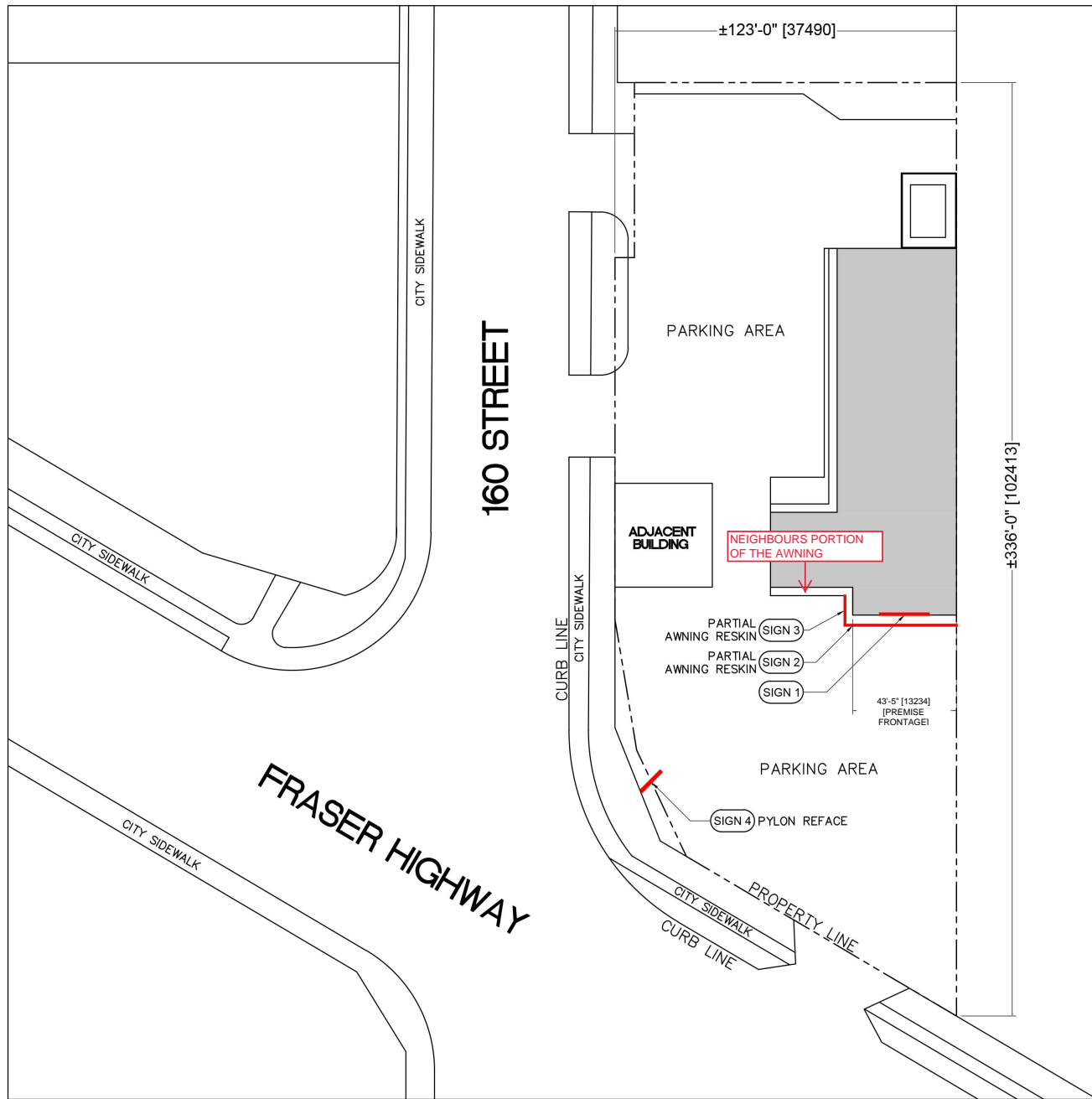
3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) to vary Part 1, Section 6(1.3) to allow for one (1) fascia sign to be installed above the roofline along the south elevation of the building for a convenience store.
4. This development variance permit applies to that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
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



Schedule A

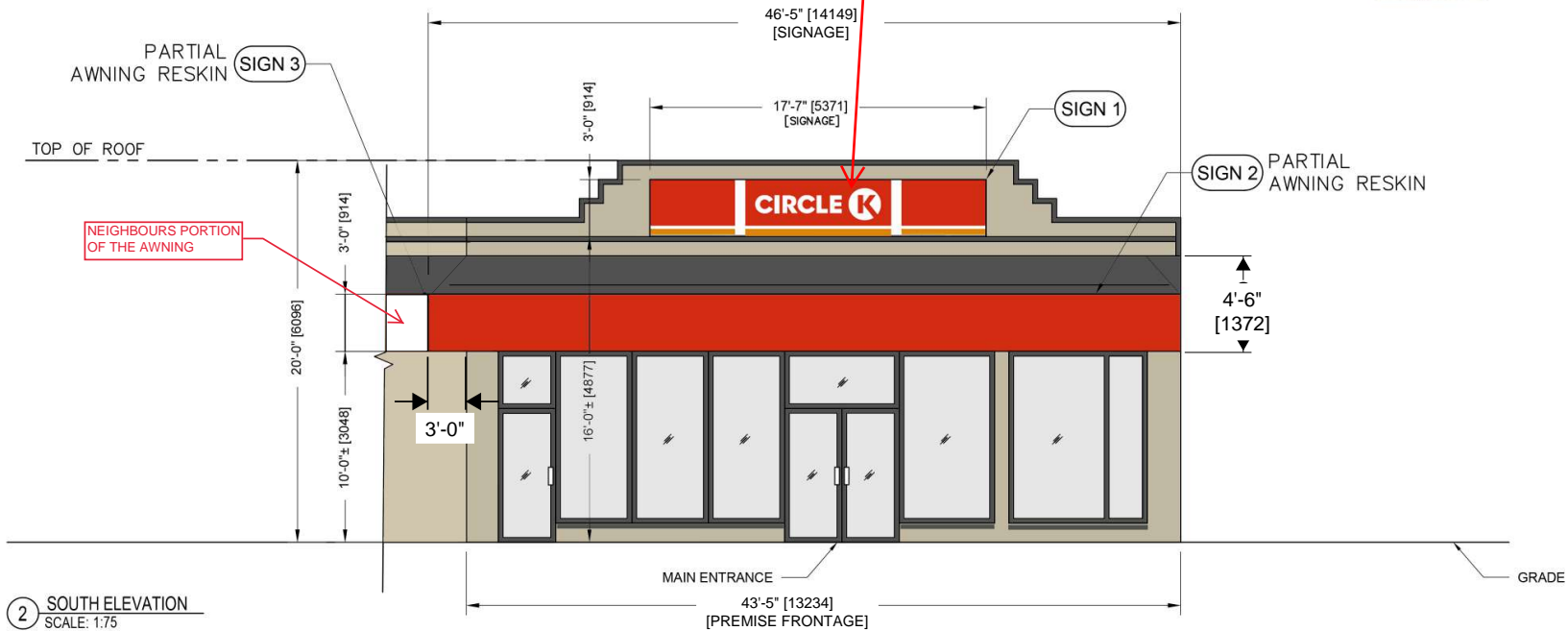


331 Parkdale Ave. N.
Hamilton, ON L8H 5Y1
Tel: (289)389-8951
info@prioritypermits.com
www.prioritypermits.com

A	-
REV	DESCRIPTION
CIRCLE K	
16013 FRASER HIGHWAY SURREY, BC	
SITE PLAN	
-	
DATE:	DEC. 11, 2020
SCALE:	1:450
JOB No.:	-
DRAWN BY:	AT
CHECKED BY:	AT
L1	REV A
NOTE: THESE DRAWINGS ARE INTENDED FOR PERMIT PROCESSING ONLY. ALL DIMENSIONS, SIGNAGE PLACEMENT AND DESIGN TO BE VERIFIED BY SIGNAGE CLIENT AND/OR FABRICATOR PRIOR TO CONSTRUCTION OR INSTALLATION.	

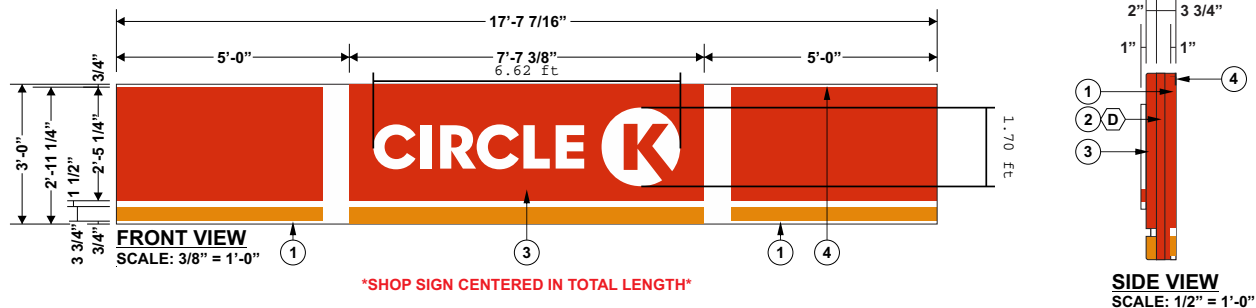


To allow for one (1) fascia sign to be installed above the roofline along the south elevation of the existing commercial building for a convenience store.



A	-
REV	DESCRIPTION
	CIRCLE K
	16013 FRASER HIGHWAY SURREY, BC
	ELEVATION
	-
DATE:	DEC. 11, 2020
SCALE:	1:75
JOB No.:	-
DRAWN BY:	AT
CHECKED BY:	AT
L1	REV A

NOTE: THESE DRAWINGS ARE INTENDED FOR PERMIT PROCESSING ONLY. ALL DIMENSIONS, SIGNAGE PLACEMENT AND DESIGN TO BE VERIFIED BY SIGNAGE CLIENT AND/OR FABRICATOR PRIOR TO CONSTRUCTION OR INSTALLATION.



SIGN AREA = 3.00 x 17.62 = 52.86 SQ.FT.
COPY AREA = 1.70 x 6.62 = 11.25 SQ.FT.
% COPY = 11.25 / 52.86 x 100 = 21.28%

MC5-18581A

SITE #11187

LEVEL: C BU: WCA

PROJECT TYPE: SKYFALL

S/F ILLUMINATED SHOP SIGN & NON-ILLUMINATED FASCIA BAND

Installation: ☐ Interior: ☒ Exterior:

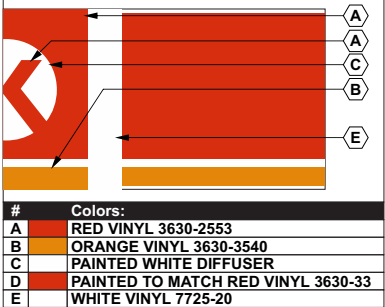
Descriptions:

- 1 PRE-PAINTED TRI-COLOR ACM PANEL BENT ON ALL SIDES WITH VINYL APPLIED TO FIRST SURFACE. MOUNTED WITH ALUMINUM ANGLES
- 2 ALUMINUM FABRICATED CABINET AND RETAINER
- 3 CLEAR POLYCARBONATE MOLDED FACE WITH EMBOSSED LOGO AND LETTERS AND VINYL APPLIED TO SECOND SURFACE
- 4 PRE-PAINTED WHITE ALUMINUM FLASHING
- 5 GARBAGE CAN QTY 1 - LX #73296399 42 GALLON WASTE CONTAINER WITH DOME LID

* NEW SIGN ILLUMINATED BY LEDS

* BUILDING PAINT: N/A

Notes:
- AS PER NEW GUIDELINES RECEIVED 11.09.2018



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	CIRCLE K
Site:	16013 FRASER HWY, SURREY, BC
Consultant:	G. FRENETTE
Draftsman:	TINA BOLDUC
Date:	08.08.2019
Page:	2/4
Scale:	3/8" = 1'-0"



EXISTING SIGNAGE



PROPOSED SIGNAGE

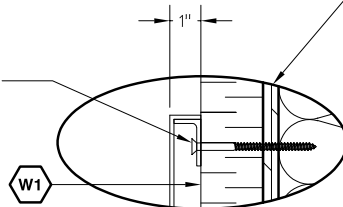
Date: _____

Customer Approval: _____

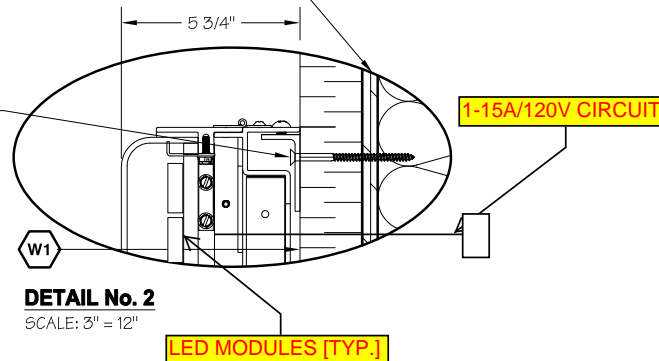
This sign is intended to be installed in accordance with the requirements of the National Electrical Code (NEC) and the Canadian Electrical Code (CEC). The sign is designed to be installed in accordance with the requirements of the National Electrical Code (NEC) and the Canadian Electrical Code (CEC).

Pattison Sign Group Illuminated signs contain Fluorescent, Neon and/or LED Lamps. These signs contain Mercury (Hg). Disposal of these signs according to Local, Provincial, State, or Federal Laws.

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DETAIL No. 1
SCALE: 3" = 12"



DETAIL No. 2
SCALE: 3" = 12"



CIRCLE K CABINET WEIGHT: 89 lbs ±
60" PANEL (TYP) WEIGHT: 23 lbs ±

EXISTING WALL
BY BASE BUILDING ENGINEER

- STUCCO/EIFS
- 1/2" PLYWOOD

MC5-18581-1

ATTACHMENT DETAILS

INSTALLATION:	-	INTERIOR	X	EXTERIOR
ELECTRICAL SPECIFICATIONS:			WEIGHT:	---
VOLTS:	---	AMP:	---	CIRC:
DESIGN LOADS				
BUILDING CODE: BRITISH COLUMBIA BCBC 2018				
REFERENCE LOCATION: SURREY				
q 1/50 = 0.44 kPa		S ₅₀ = 2.40 kPa		S _r = 0.30 kPa
ITEMS TO BE SHIPPED				
DESCRIPTION				TOTAL QTY
#14 x 4" Lg. WOOD SCREWS				22
---				---

WALL CONSTRUCTION DEPICTED IS AS REPORTED
BY CLIENT. SHOULD FIELD CONDITIONS VARY
FROM WHAT IS SHOWN, INSTALLER SHALL
CONTACT PATTISON SIGN GROUP FOR DIRECTION.

Wall Sign Attachments

Sign attachment design is normally calculated based on detailed wall section drawings. Failure to provide accurate wall section and other building design details may cause additional installation cost. Pattison Sign Group will not take any responsibility for inaccurate information provided.

NOTE:

- INSTALLER MUST ASSURE THREADS OF SCREWS ARE FULLY ENGAGED THROUGH EXTERIOR GRADE PLYWOOD



www.pattisonsign.com / toll free (866) 218-1976

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
CUSTOMER:	CIRCLE K #11187	CASE:	18581
LOCATION:	16013 FRASER HWY., SURREY, BC		
DRAWN BY:	L. PELLETIER	DATE:	12/15/20
CHECKED BY:	C. L.	SCALE:	3/8" = 1"
REFERENCE:	MCS-18581A	PAGE:	1 of 1

WATER INFILTRATION:

- SEAL TOP OF SIGN (S/F, LETTERS, ETC.) TO PREVENT WATER INFILTRATION. ALL TOP HORIZONTAL AND FIRST FEW INCH OF VERTICAL SECTION.
- SEALED EXPOSED HARDWARE & HOLES FROM PIPE SPACERS ETC.

5			
4			
3			
2			
1			
#	Revision(s)	By:	Date:



 This sign is intended to be installed in accordance with the requirements of National Electrical Code (NEC) or NFPA 70 and of the Canadian Electrical Code (CEC) or CSA C22.1 and/or other applicable local codes. The



 Patison Signs Group illuminated signs product may contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Disposal of these lamps will be the responsibility of the recipient, according to local regulations.

IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASE(S) BY PATTISON SIGN GROUP FOR THE SIGN ORDERED HEREIN, SUCH BASE(S) SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF BASE(S) IS TO BE BUILT OR PROVIDED BY THE CUSTOMER (OR AGENT), AND NOT BY PATTISON SIGN GROUP, THE CUSTOMER SHALL ENSURE THAT THE BASE(S) ARE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP AND ITS EMPLOYEES, REPRESENTATIVES, AGENTS AND OFFICERS, HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FINES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (AND/OR ITS AGENT) OBLIGATIONS.

T.B.D. IF LED RETROFIT SHOULD BE DONE FOR THIS MULTI-TENANT PYLON

8'-1 1/4" (RETAINER)

8'-0 7/8" (PLASTIC)

1/2" WHITE KEYLINE

5'-0 3/8" (RETAINER)

5'-0" (PLASTIC)

3'-11 3/8"

2 3/8"

7 1/8"

2.97 ft

FRONT VIEW

1

2

MC5-18581A	
CTMA0RFXUX0474	
SITE #11187	
LEVEL: C	BU: WCA
PROJECT TYPE: SKYFALL	
REPLACEMENT FACES FOR EXISTING D/F PYLON	
Installation: <input type="checkbox"/> Interior: <input checked="" type="checkbox"/> Exterior:	
# Descriptions:	
1	3/16" CLEAR POLYCARBONATE PANNED AND DEBOSSED FACE WITH VINYL APPLIED TO SECOND SURFACE
2	EXISTING 1 1/4" 'F' SHAPE RETAINER
*	COLOR OF PYLON TO REMAIN AS IS TO MATCH OTHER PYLON ON SITE

#	Colors:
A	RED VINYL 3630-2553
B	PAINTED TO MATCH ORANGE VINYL 3630-3540
C	PAINTED WHITE DIFFUSER

[illegible]

