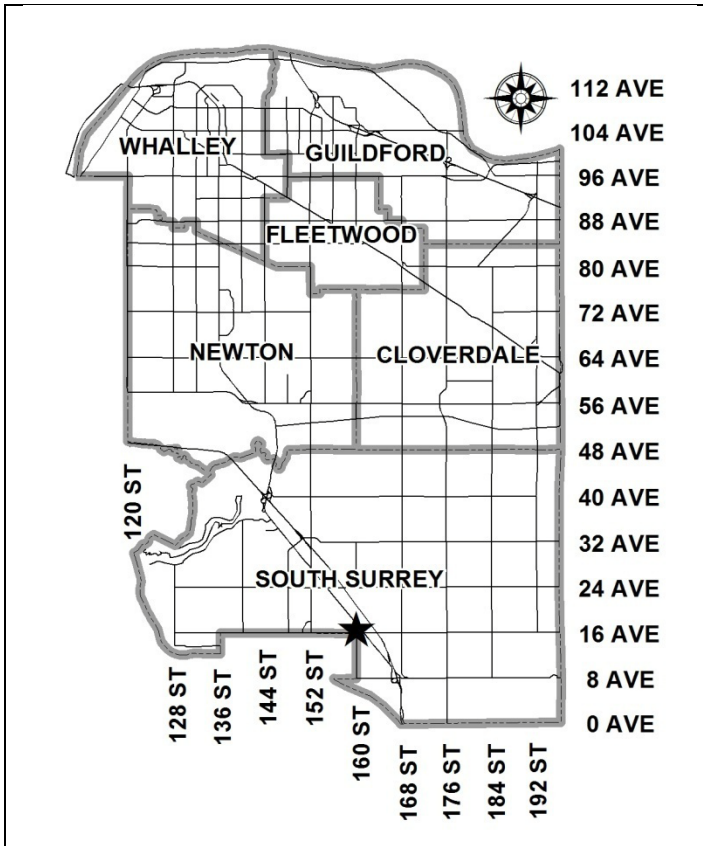


Planning Report Date: September 12, 2011



PROPOSAL:

- Development Permit
- Development Variance Permit

in order to allow for 2 fascia signs located within the roof gable to project 2.5 metres (8.2 ft.) from the building face.

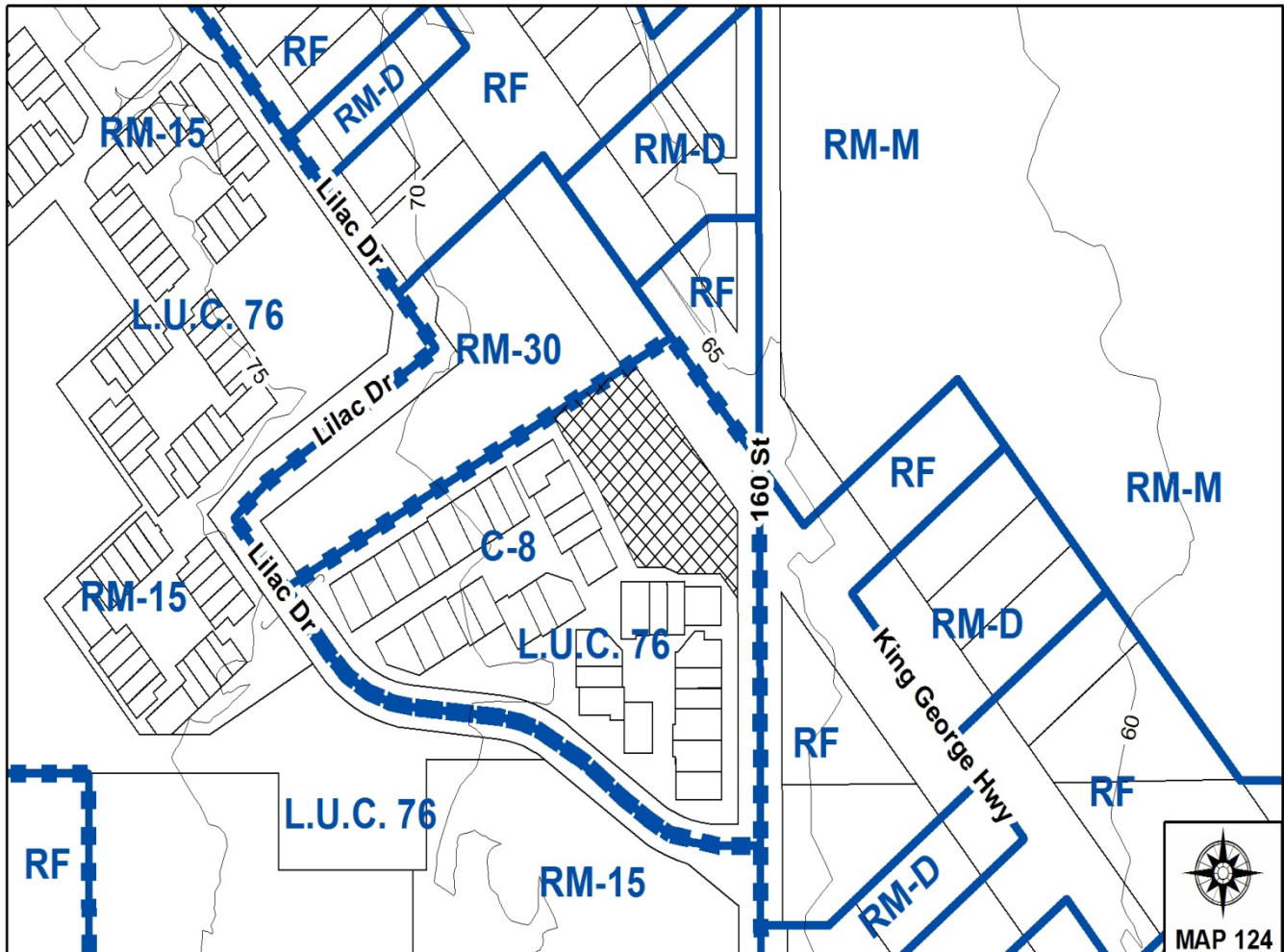
LOCATION: 1751 King George Boulevard

OWNER: L. C. Holdings Ltd

ZONING: Land Use Contract No. 76

OCP DESIGNATION: Urban

LAP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit is required to allow two (2) fascia signs to project more than 0.5 m. (1.6 ft.) from the building face.

RATIONALE OF RECOMMENDATION

- The proposed fascia signs are of high quality and appropriate design.
- The proposed fascia sign locations are complementary to the building's design as they are proposed to be located within the building's gables.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit no. 7909-0085-00 in accordance with the attached drawings (Appendix II and III).
2. Council approve the Development Variance Permit no. 7909-0085-00 (Appendix V) varying the Surrey Sign By-law 16656, 1999, to allow:
 - (a) two (2) fascia signs to project 2.5 metres (8.2 feet) from the building face.
3. The applicant be required to obtain a Sign Permit from the Building Division for the existing free standing sign at the northeast corner of the site and to amend Statutory Right-of-Way (BX 392395) to allow for the sign prior to the execution of the Development Permit.

REFERRALS

Engineering: The Engineering Department has no objections to the proposal.

SITE CHARACTERISTICS

Existing Land Use: Multi-unit commercial building.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Multi-family residential.	Multiple Residential/Townhouse (15 upa)	RM-30
East (Across King George Boulevard):	Residential – Single family residential and manufactured homes	Urban/Single Family Residential & Mobile Home Park	RF and RM-M
South:	Multi-family residential.	Urban/Townhouse (15 upa)	LUC no. 76
West:	Multi-family residential.	Urban/Townhouse (15 upa)	LUC no. 76

DEVELOPMENT CONSIDERATIONSBackground

- The subject property located at 1751 King George Boulevard is designated "Urban" in the Official Community Plan (OCP) and "Commercial" in the King George Highway Corridor Local Area Plan (LAP) and is under Land Use Contract (LUC) No. 76. The property is developed with two commercial buildings which contain a number of commercial businesses including a hair stylist and spa, a property management office, a convenience store, a restaurant and a bakery.

- In 2005 the applicant applied for a Development Permit to expand the parking area for the commercial buildings. Development Permit No. 7905-0121-00 was issued in November 2005 to allow increased landscaping and a parking lot redesign.
- In 2006 the applicant applied for a new Development Permit (No. 7906-0427-00) to permit a building addition of 191 square metres (2060 sq. ft.) and to update the look of the existing buildings. At that time, no variances were identified with respect to proposed fascia signage, as all signage complied with the Sign By-law. Development Permit no. 7906-0427-00 was issued in July 2007.
- Development Permit no. 7906-0427-00 included a provision for a free standing sign at the northeast corner of the site which was subsequently erected without the necessary Sign Permit. The applicant has recently submitted the Sign Permit application which is now in the process of being reviewed by the Building Division. Also the free standing sign was erected over a Statutory Right-of-Way in favour of the City of Surrey for future King George Boulevard improvements. City staff has worked with the applicant's legal representative to draft an amendment to the Right-of-Way to allow for the existing sign. The amendment will be executed concurrently with the issuance of the Sign Permit.

Current Signage Proposal

- The applicant is applying for a Development Permit and Development Variance Permit to allow fascia signs for two existing tenants, (Roadhouse Bake Shoppe and MenZone Hair and Spa), to project 2.5 metres (8.2 feet) from the building face.
- The proposed fascia signs are plexi-faced illuminated signs with vinyl copy area. Each sign is 2.34 sq. m. (25.2 sq. ft.) in area for a total combined new sign area of 4.68 sq. m. (50.4 sq. ft).
- The Sign By-law permits up to 23.2 square metres (249.7 sq. ft.) of sign area on the lot excluding free standing signs. With the additional signage proposed the total sign area excluding free standing signs is 10.48 sq. m. (113 sq. ft.) which is well under the maximum allowed.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Part 5 Sections 27.2 (f) of the Sign By-law 13656) to allow the signs to project 2.5 metres (8.2 feet) from the building face.

Applicant's Reasons:

- The building has a pitched roof with 4 gables on the front elevation. The applicant is proposing to locate 2 fascia signs within 2 gables, no additional signs are proposed.
- The gables provide an attractive location for the 2 proposed signs.

Staff Comments:

- The variance for the projecting distances is needed because the roof gables are large and extend out from the building face. The signs are proposed to be attached directly under the front of the gables to provide the necessary visibility and demarcate the entrances for the businesses they serve.
- The proposed signs are attractively incorporated into the architecture of the building under the gables.
- The proposed signs are of high quality in terms of materials and design.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II	Proposed Fascia Signage – MenZone Sign
Appendix III	Proposed Fascia Signage – Roadhouse Bake Shoppe
Appendix IV	Existing Free Standing Sign
Appendix V	Development Variance Permit No. 7909-0085-00

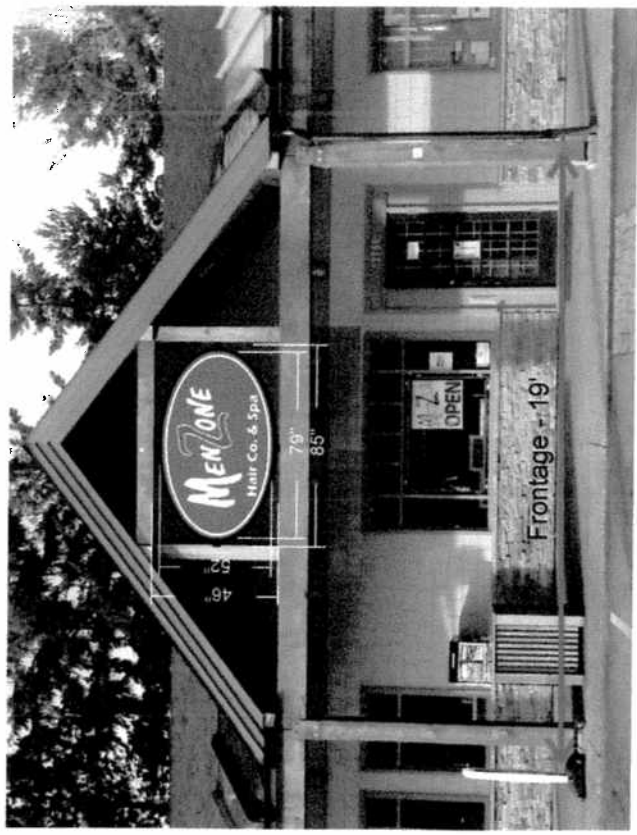
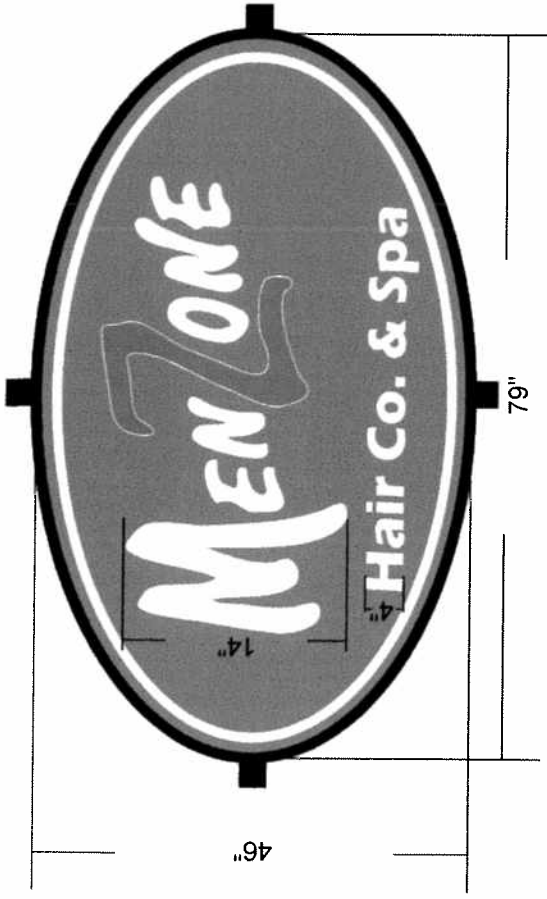
original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

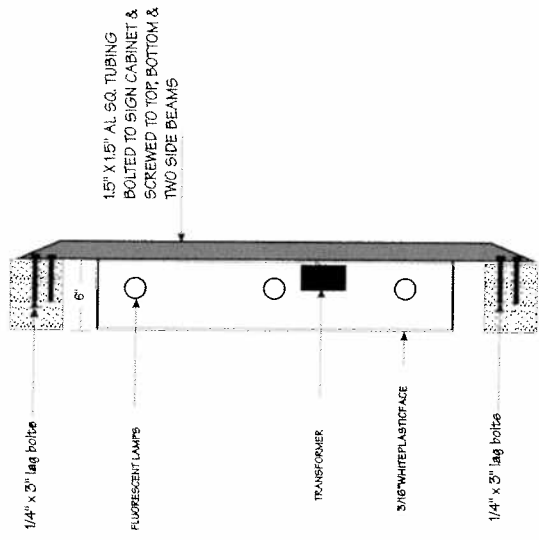
SG/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\23623353056.doc
. 9/8/11 10:10 AM

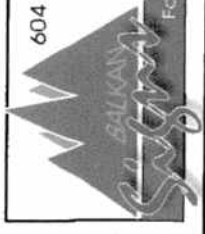
One new 79" x 46" x 6" deep illuminated
 Al (063) sign cabinet, plexi face, vinyl copy &
 1.5" x 1.5" square tubing brackets



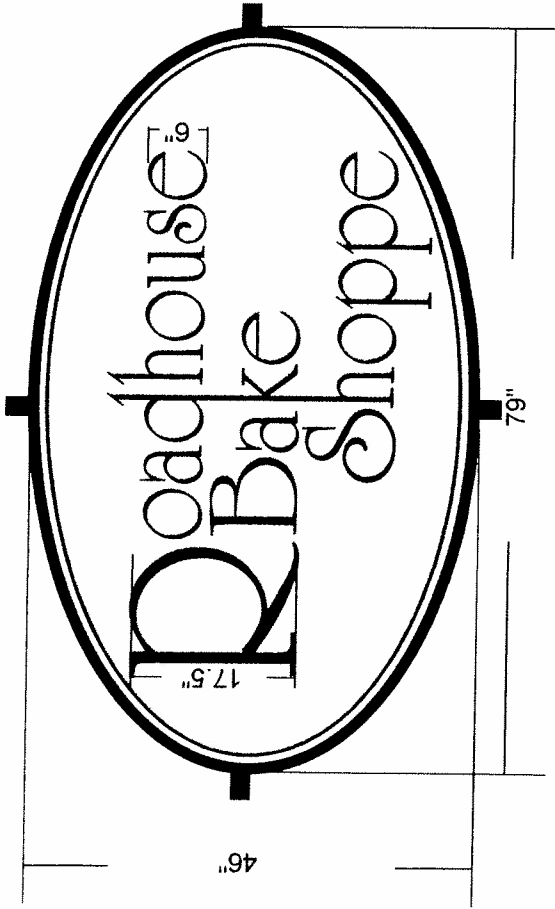
EAST ELEVATION



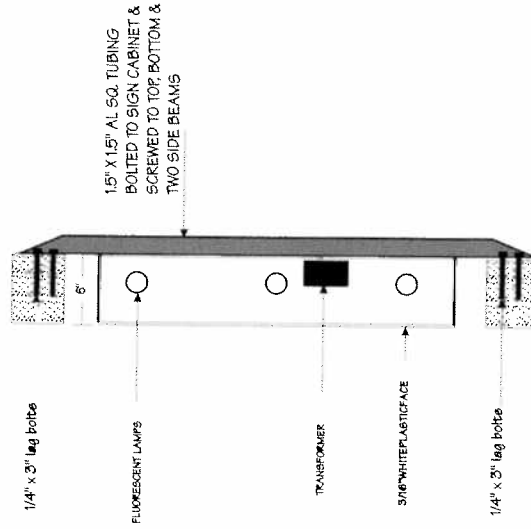
Side elevation

 <p>604 533-2886</p>	<p>MEN Hair Co. & Spa</p> <p>1755 King George Blvd. Surrey, BC</p>	<p>SALES REP: <u>Balkan Signs</u></p> <p>DESIGNER: <u>Violet</u></p> <p>DATE: <u>July 26/2011</u></p> <p>SCALE: _____</p> <p>SF/DF: _____</p> <p>BKGRD. MAT. _____</p>	<p>DATE APPROVED BY ADVERTISER _____</p> <p>DATE APPROVED BY ADVERTISER _____</p>
-----------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------

The information contained in this drawing is the sole property of Balkan Signs Ltd. Any reproduction in part or as a whole without the written permission of Balkan Signs Ltd. is prohibited.




One new 79" x 46" x 6" deep illuminated
 Al (063) sign cabinet, plexi face, vinyl copy &
 1.5" x 1.5" square tubing brackets



Side elevation

EAST ELEVATION

 <p>604 533-2886</p>	<p>Roadhouse Bake Shoppe 1763 King George Blvd. Surrey, BC</p>	<p>SALES REP: <u>Balkan Signs</u> DESIGNER: <u>Violet</u> DATE: <u>July 26/2011</u> SCALE: _____ SF/DF: _____ BKGRD.: <u>MAT.</u></p>	<p>DATE APPROVED BY ADVERTISER: _____ DATE APPROVED BY ADVERTISER: _____</p>
-----------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------

The information contained in this drawing is the sole property of Balkan Signs Ltd. Any reproduction in part or as a whole without the written permission of Balkan Signs Ltd. is prohibited.



Roadhouse
GRILLE & BAKERY

Mac's

MENZONE
Hair Co. & Spa

HAVEN
PROPERTIES
REAL ESTATE INVESTMENT
MANAGEMENT DEVELOPMENT

BREAKFAST
LUNCH • DINNER

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7909-0085-00

Issued To: L. C. HOLDINGS LTD.

("the Owner")

Address of Owner: 1759 King George Boulevard
Surrey, BC
V4A 4Z9

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: 026-497-425
Lt 1 Sec 14 Tp 1 BCP20951

1751 King George Boulevard

(the "Land")

3. Surrey Sign By-law, 1993, No. 13656, as amended is varied as follows:

(a) Part 5 Section 27.2 (f) be varied to allow two (2) fascia signs to project 2.5 metres (8.2 feet) from the building face, as shown of Schedule A attached.

4. This development variance permit applies to only 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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached 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.

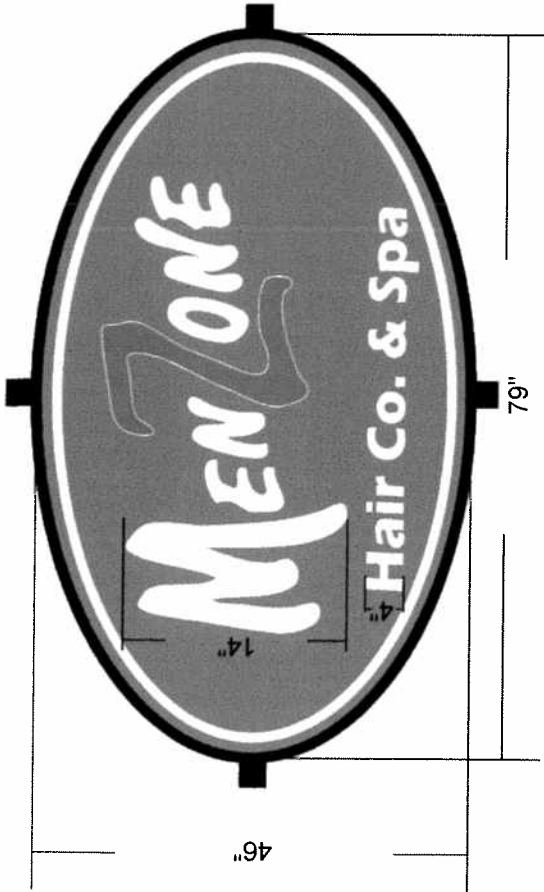
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

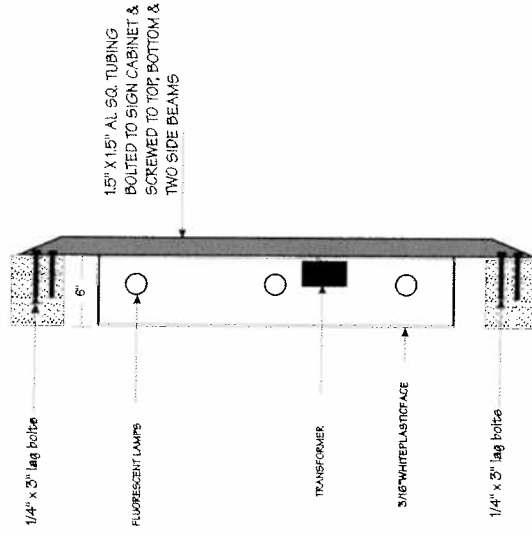
SCHEDULE A



One new 79" x 46" x 6" deep illuminated
 Al (063) sign cabinet, plexi face, vinyl copy &
 1.5" x 1.5" square tubing brackets



EAST ELEVATION



Side elevation

604 533-2886

BALKAN
Signs
 Factory Direct

MEN
Zone

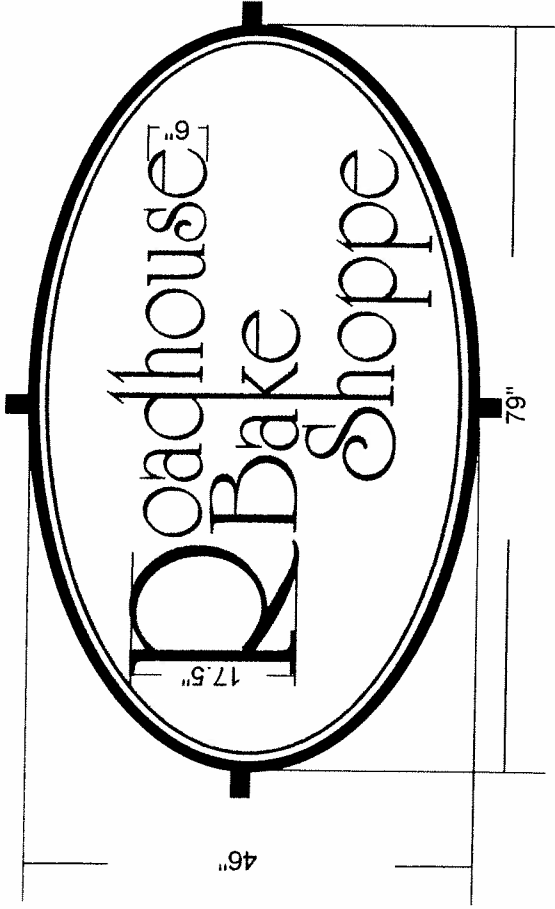
1755 King George Blvd. Surrey, BC

SALES REP: Balkan Signs
 DESIGNER: Violet
 DATE: July 26/2011
 SCALE: _____
 SF/DF: _____
 BKGRD. MAT. _____

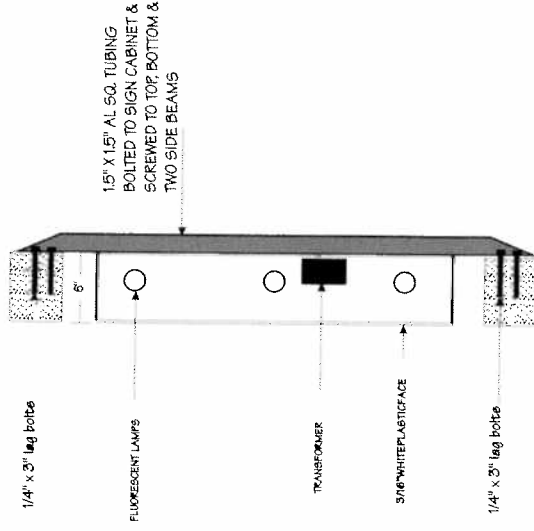
DATE APPROVED BY
 ADVERTISER _____

DATE APPROVED BY
 ADVERTISER _____

The information contained in this drawing is the sole property of Balkan Signs Ltd.
 Any reproduction in part or as a whole without the written permission of Balkan Signs Ltd. is prohibited.



One new 79" x 46" x 6" deep illuminated
 Al (063) sign cabinet, plexi face, vinyl copy &
 1.5" x 1.5" square tubing brackets



Side elevation

EAST ELEVATION

604 533-2886

Factory Direct

Roadhouse Bake Shoppe
 1763 King George Blvd. Surrey, BC

SALES REP: Balkan Signs
 DESIGNER: Violet
 DATE: July 26/2011
 SCALE: _____
 SF/DF: _____
 BKGRD. MAT. _____

DATE APPROVED BY ADVERTISER _____
 DATE APPROVED BY ADVERTISER _____

The information contained in this drawing is the sole property of Balkan Signs Ltd. Any reproduction in part or as a whole without the written permission of Balkan Signs Ltd. is prohibited.