

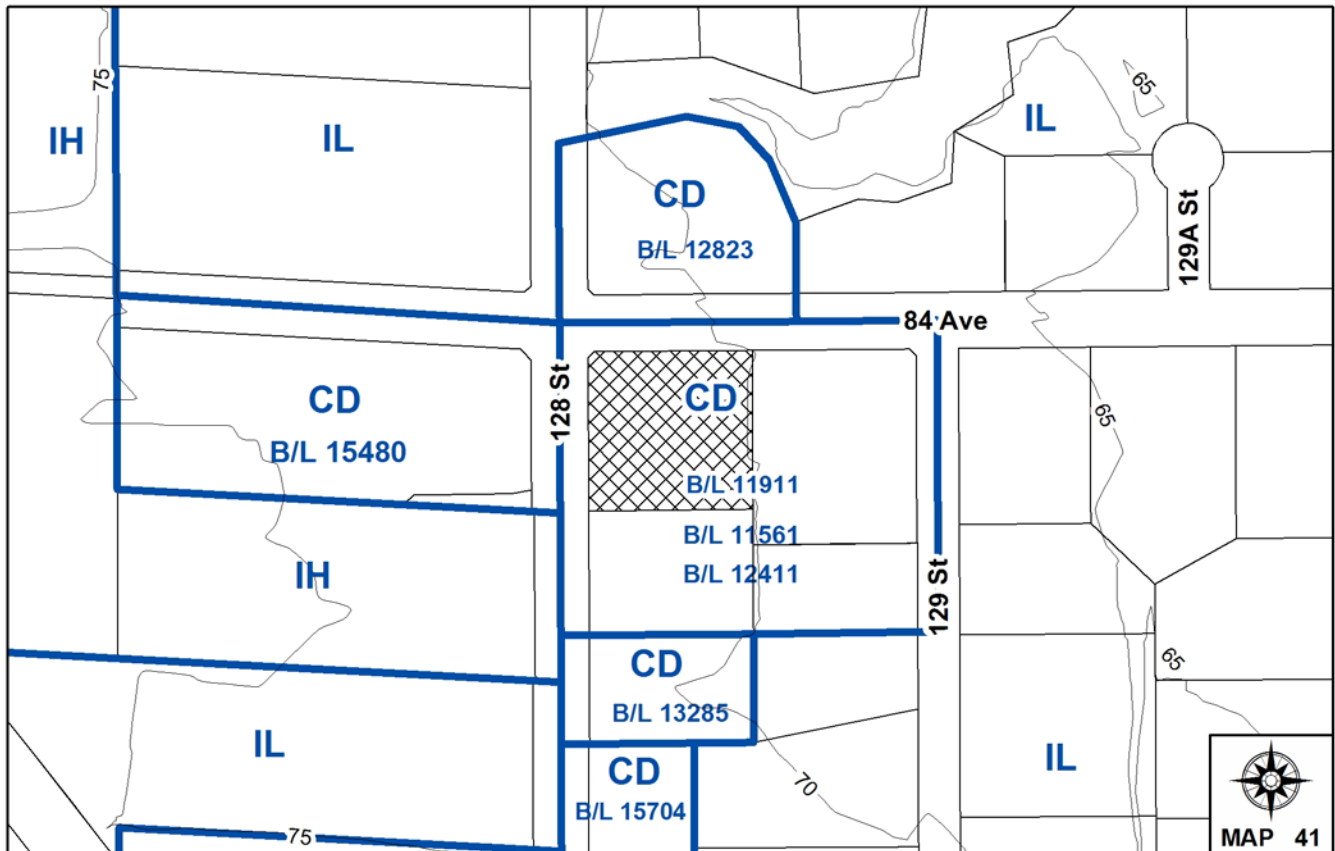
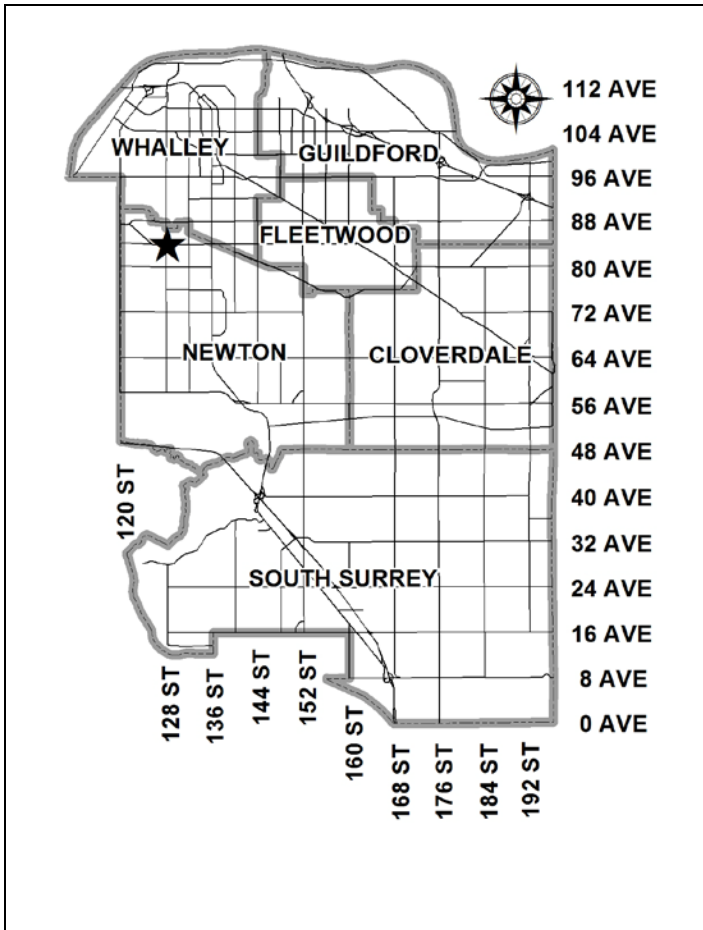
Planning Report Date: November 15, 2010

**PROPOSAL:**

- **Development Variance Permit**

in order to permit two existing non-complying awning signs on a multi-tenant building.

**LOCATION:** 8388 - 128 Street, Strata Lot 1  
**OWNER:** Jarnail Singh Sahota  
**ZONING:** CD (By-law Nos. 11561, 11911 and 12411)  
**OCP DESIGNATION:** Industrial  
**LAP DESIGNATION:** High Impact Industrial



### RECOMMENDATION SUMMARY

- Denial.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit in order to legalize two existing non-complying awning signs on a multi-tenant building.

### RATIONALE OF RECOMMENDATION

- No sign permits were previously issued for the awning signs located in front of Strata Lot 1. In addition, no other tenants on-site have received sign permits for currently installed awning signs. If the proposed awning signs are allowed, they will generate applications to allow similar signage that will ruin the architectural integrity of the existing building.
- The subject property is located within an industrial Development Permit area. Although no Development Permit was previously issued to regulate the design, character or form of development on-site, the proposed awning signage would not be considered acceptable for industrial designated properties as the overall design and prominent location detracts from the architecturally coordinated appearance of the existing building.
- There is an existing free-standing sign, prominently located at the corner of 84 Avenue and 128 Street, which provides additional advertising exposure directed toward passing motorists.
- Allowing the existing awning signs on architectural features would establish an undesirable precedent and encourage the proliferation of more awning signs on the subject property and beyond.
- The current awning signs do not comply with the approved building permit drawings which clearly showed a sign band directly above the premise windows and entry doors. Furthermore, the building permit drawings indicate the projected columns in front of the strata unit constitute an architectural feature which forms part of the overall building design and were not originally intended to accommodate on-site tenant signage.
- The existing building features a metal-frame glass awning which is architecturally coordinated and appropriately integrated into the overall building design. As a result, the proposed awning signage provides no additional weather protection or functional purpose aside from offering advertising exposure to passing motorists.

RECOMMENDATION

The Planning & Development Department recommends that this application be denied.

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant building.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 84 Avenue):	Multi-tenant building.	Industrial/General Industrial	CD (By-law No. 12823)
East, South & West (Across 128 Street):	Multi-tenant building.	Industrial/High Impact Industrial	CD (By-law No. 11561, 11911, 12411 and 15480)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property located at 8388 – 128 Street is designated "Industrial" in the Official Community Plan (OCP). The property is currently zoned "Comprehensive Development (CD)" (By-law No. 11561) and presently occupied by a multi-tenant building.
- The subject property contains a two-storey multi-tenant building with 3,976 square metres (42,797 square feet) of total floor space and twenty-four individual stratified units. The existing multi-tenant building was previously constructed without the benefit of a Development Permit. Therefore, on-site tenant signage is regulated by the approved Building Permit drawings.
- The subject property was previously rezoned from "General Industrial (I-G) Zone" (By-law No. 5942) to "Comprehensive Development (CD) Zone" (By-law No. 11561, 11911 and 12411) in order to add warehouse and open storage uses (File No. 5692-0135-00) as well as dental office, medical office, lawyer's office, convenience store and audio/visual production uses (File No. 5694-0227-00).
- A free-standing sign is presently located on-site at the intersection of 84 Avenue and 128 Street which further advertises the businesses to passing motorists.

Current Proposal

- The applicant is proposing to refurbish two existing non-complying awning signs previously installed on several projecting columns located in front of Strata Lot 1. As a result, the applicant has requested a Development Variance Permit (DVP) in order to permit the existing awning signage thereby allowing the current tenant to "re-skin" the signs.

- The proposed awnings are intended to provide additional exposure for advertising purposes. The tenant is proposing to re-install the signs on several projecting columns, in front of the "Fido" retail businesses on Strata Lot 1, originally intended to serve as architectural features that form part of the overall building design.
- The proposed awning signage would consist of white flexible awning covers with white, yellow and black vinyl letters and a small "Fido" logo. Each awning sign would be attached to the non-permanent metal frame which is currently mounted above the business on the exterior surface of several projecting columns, which form part of the architectural feature near the intersection of 84 Avenue and 128 Street.
- The proposed refurbished awnings would have a total sign area of 18.2 square metres (196 square feet) and total copy area of 2.5 square metres (26.6 square feet). Each awning sign is 10 metres (33 feet) long, 0.9 metre (3 feet) high and extends roughly 0.5 metre (1.5 feet) from the projecting columns located in front of Strata Lot 1.

#### BY-LAW VARIANCE AND JUSTIFICATION

##### (a) Requested Variances:

- To vary the Surrey Sign By-law, 1999 in order to permit a second awning sign for Strata lot 1.
- To vary the Surrey Sign By-law, 1999 in order to permit an awning sign which projects less than 1.2 metres (4 feet) from the building for eighty percent of the length of the awning.

##### Applicant's Reasons:

- Several tenants on-site have installed non-complying fascia and/or awning signs without first obtaining a sign permit.
- The proposed re-skinning will improve the appearance of on-site tenant signage and reduce the overall copy area required for advertising purposes. Therefore, the proposed awning signage is considered an aesthetic upgrade to the current tenant signage.
- The projecting columns in front of Strata Lot 1 serve as an architectural feature which further reduces the exposure and general visibility of fascia signage to passing motorists. As a result, the applicant requires additional signage in order to properly advertise the current business.

##### Staff Comments:

- Prior to submitting the development application, City staff informed the applicant that the existing awning signs do not conform to the approved building permit drawings which clearly showed a sign band located directly above the premise windows and entry doors (Appendix III). Furthermore, the building permit drawings illustrate the projected columns in front of the strata unit as an architectural feature which forms part of the overall building design. As a result, City staff suggested the applicant remove the existing non-complying awning signs and install signs within the approved sign band as the projected columns were not intended to accommodate on-site tenant signage.

- The subject property is located within an industrial Development Permit area. However, City staff have noted that no Development Permit was previously issued to regulate the design, character or form of development on-site. Under current design standards applied to industrial designated properties, the proposed awning signage would not be considered acceptable as the overall design and prominent location detracts from the architecturally coordinated appearance of the existing multi-tenant building.
- The existing multi-tenant building features a metal-framed glass awning which is architecturally coordinated and appropriately integrated into the overall building design. The glass awning extends from the northern and western building faces toward several projecting columns in front of Strata Lot 1. As a result, the proposed awning signage provides no additional weather protection or functional purpose aside from offering advertising exposure to passing motorists. The proposed awning signs further detract from the overall design, character and attractiveness of the existing multi-tenant building (Appendix IV).
- No sign permits were previously issued for the awning signs located in front of Strata Lot 1. In addition, no other tenants on-site received sign permits for currently installed awning signs.
- An existing free-standing sign, prominently located at the corner of 84 Avenue and 128 Street, provides current tenants with further advertising exposure by targeting passing motorists.
- Staff have expressed concerns that allowing tenants to install awning signs on architectural features which form part of the overall building design will establish an undesirable precedent and encourage the proliferation of similar awning signs on the subject property and beyond.
- Staff recommend the proposed Development Variance Permit be denied.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Drawings of Proposed Awning Sign
Appendix III.	Approved Building Permit Drawings with Sign Band
Appendix IV.	Photos of Current Awning Signage in Front of Strata Lot 1
Appendix V.	Development Variance Permit No. 7910-0187-00

*original signed by Jean Lamontagne*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/kms

v:\wp-docs\planning\plncom10\11031418mrj.doc  
. 11/3/10 2:44 PM

Information for City Clerk

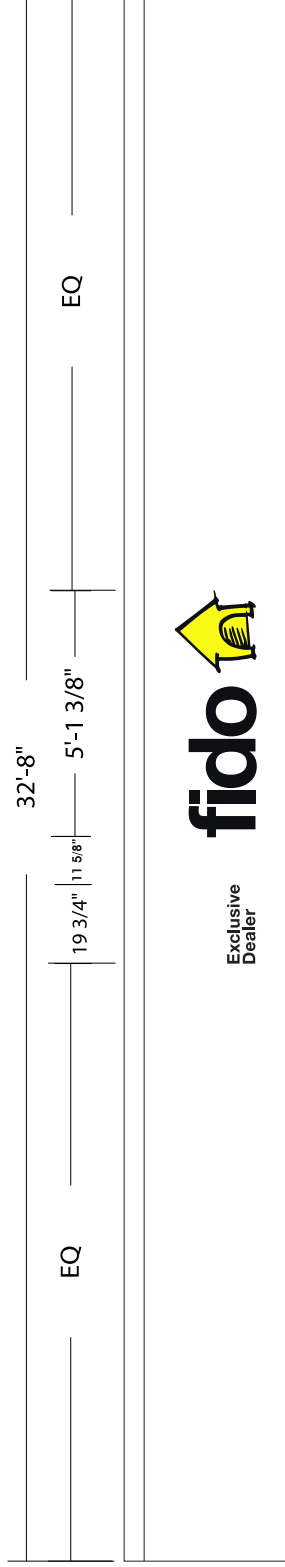
Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                Shaun Creany, Priority Permits Ltd.  
                         Address:            407 – 604 Columbia Street  
   New Westminister, BC  
   V3M 1A5  
                         Tel:                 604-587-5869

2.      Properties involved in the Application

- (a)      Civic Address:            8388 – 128 Street (Strata Lot 1)
- (b)      Civic Address:            8388 – 128 Street (Strata Lot 1)  
                 Owner:                        Jarnail Singh Sahota  
                 PID:                                019-163-606  
                 Strata Lot 1 Section 29 Township 2 New Westminister District Strata Plan  
                 LMS1840 Together with an Interest in the Common Property In Proportion to  
                 the Unit Entitlement of the Strata Lot as Shown on Form 1

3.      Summary of Actions for City Clerk's Office



1/8" = 1"

MANUFACTURE AND INSTALL... EXTERIOR

**RE-SKIN AWNING (NORTH)**



**CONSTRUCTION**  
 SUBSTRATE: WHITE FLEX  
 RE-SKIN AWNING COVER @ 32'-8" X 3'-4 1/2" X 18" PRO



**GRAPHICS**  
 COPY: EXCLUSIVE DEALER/ FIDO/DOG HOUSE  
 FONT: SWISS 721 HV BT

AWNING: 97.98 SQ. FT.  
 COPY: 13.32 SQ. FT.  
 13.6% OF COPY

- White flex
- 3M 3630-015 yellow vinyl
- 3M 3630-22 black vinyl

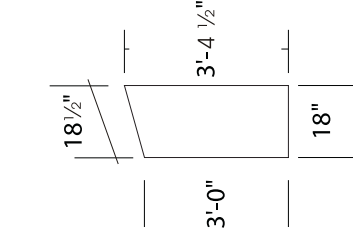


COPY DRAWING

Before



After



Corporate Image is our Specialty

<b>PROJECT:</b>	FIDO
<b>LOCATION:</b>	8388 128 ST. UNIT 11 SURREY, BC
<b>TITLE:</b>	RE-SKIN
<b>CONTACT:</b>	
<b>SALES:</b>	R. MacKenzie
<b>PGS:</b>	1 OF 4
<b>DATE:</b>	07/13/09
<b>DATED:</b>	07/13/09
<b>NUMBER:</b>	0000
<b>SCALE:</b>	1/4" = 1'
<b>REVISIONS:</b>	1
<b>ARTIST:</b>	MARIA
WE CANNOT PROCEED WITHOUT YOUR SIGNED APPROVAL	

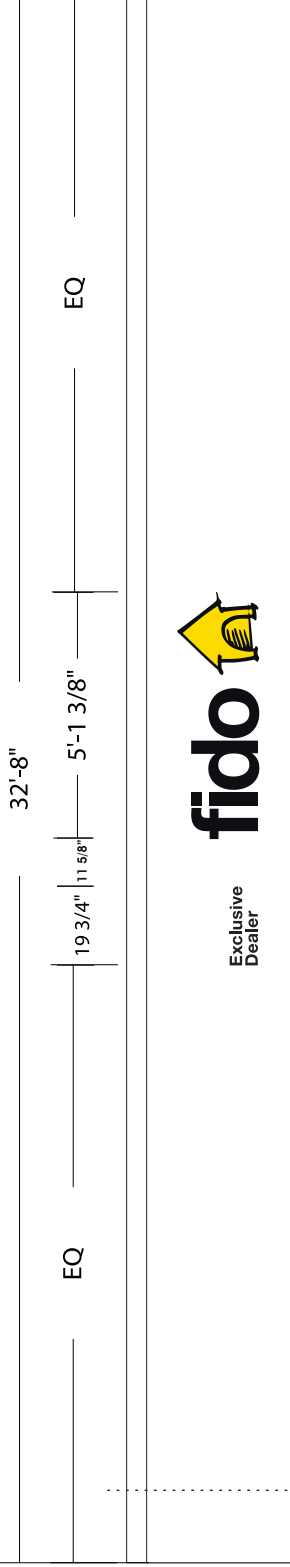
**CLIENT APPROVAL:** \_\_\_\_\_ **DATED:** \_\_\_\_\_

Authorized signing officer

306C 1546 Derwent Way,  
Delta, BC Canada V3M 6M4

Tel 604)523-0027  
 Fax (604) 523-0043  
 Web: www.awningswest.com  
 Email: awningswest@telus.net



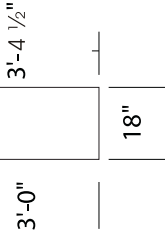


Corporate Image is our Specialty



Exclusive Dealer

7'-9 3/8"



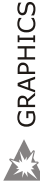
MANUFACTURE AND INSTALL... EXTERIOR

**RE-SKIN AWNING (WEST)**



**CONSTRUCTION**

SUBSTRATE: WHITE FLEX  
RE-SKIN AWNING COVER @ 32'-8" X 3'-4 1/2" X 18" PRO



**GRAPHICS**

COPY: EXCLUSIVE DEALER/ FIDO/DOG HOUSE

FONT: SWISS 721 HV BT

AWNING: 97.98 SQ. FT.  
COPY: 13.32 SQ. FT.  
13.6% OF COPY

- White flex
- 3M 3630-015 yellow vinyl
- 3M 3630-22 black vinyl



Before



After

**PROJECT:** FIDO

**LOCATION:** 8388 128 ST. UNIT1  
SURREY, BC

**TITLE:** RE-SKIN

**CONTACT:**

**SALES:** R. Mackenzie

**PGS:** 2 OF 4

**DATE:** 07/13/09

**DATED:** 07/13/09

**NUMBER:** 0000

**SCALE:** 1/4"=1'

**REVISIONS:** 1

**ARTIST:** MARIA

WE CANNOT PROCEED WITHOUT  
YOUR SIGNED APPROVAL

**CLIENT APPROVAL:**

**DATED:**

Authorized signing officer

306C 1546 Derwent Way,  
Delta, BC Canada V3M 6M4

Tel 604)523-0027  
Fax (604) 523-0043

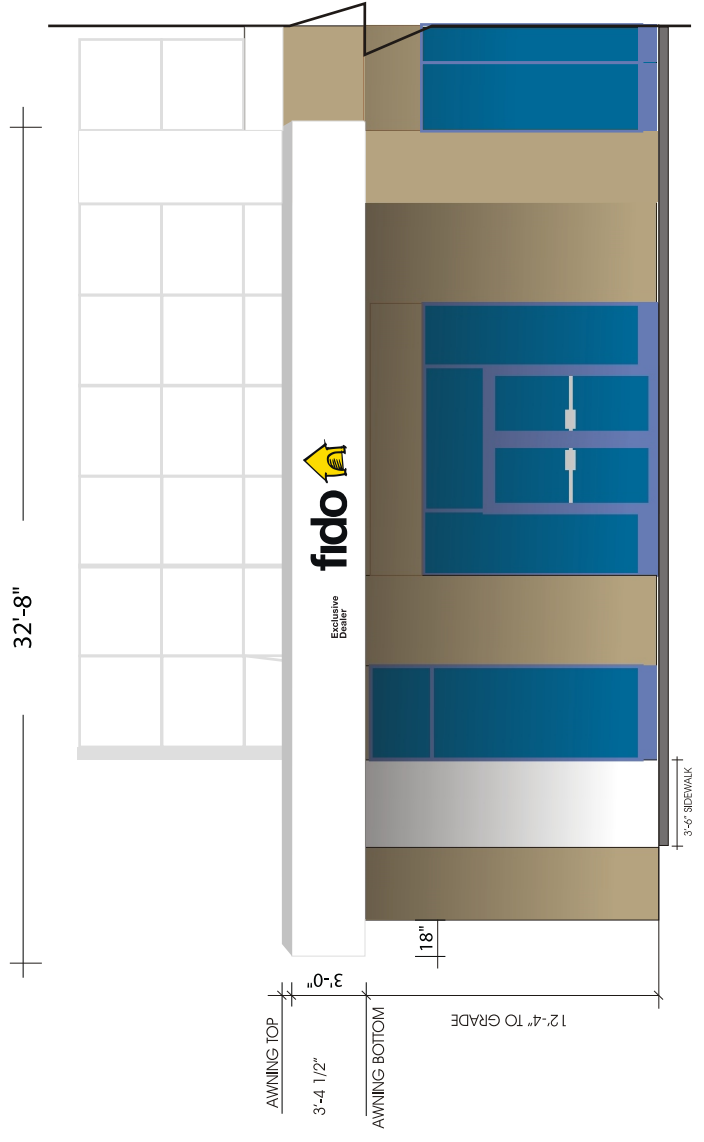
Web: [www.awningswest.com](http://www.awningswest.com)  
Email: [awningswest@telus.net](mailto:awningswest@telus.net)





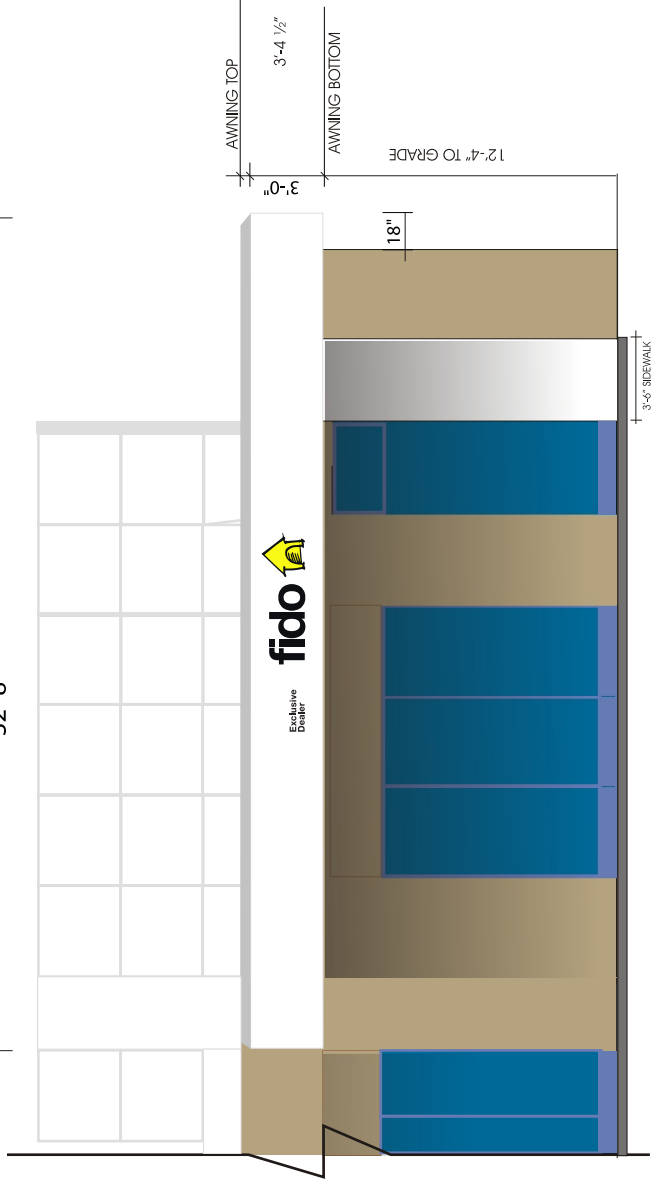
Corporate Image is our Specialty

WEST ELEVATION



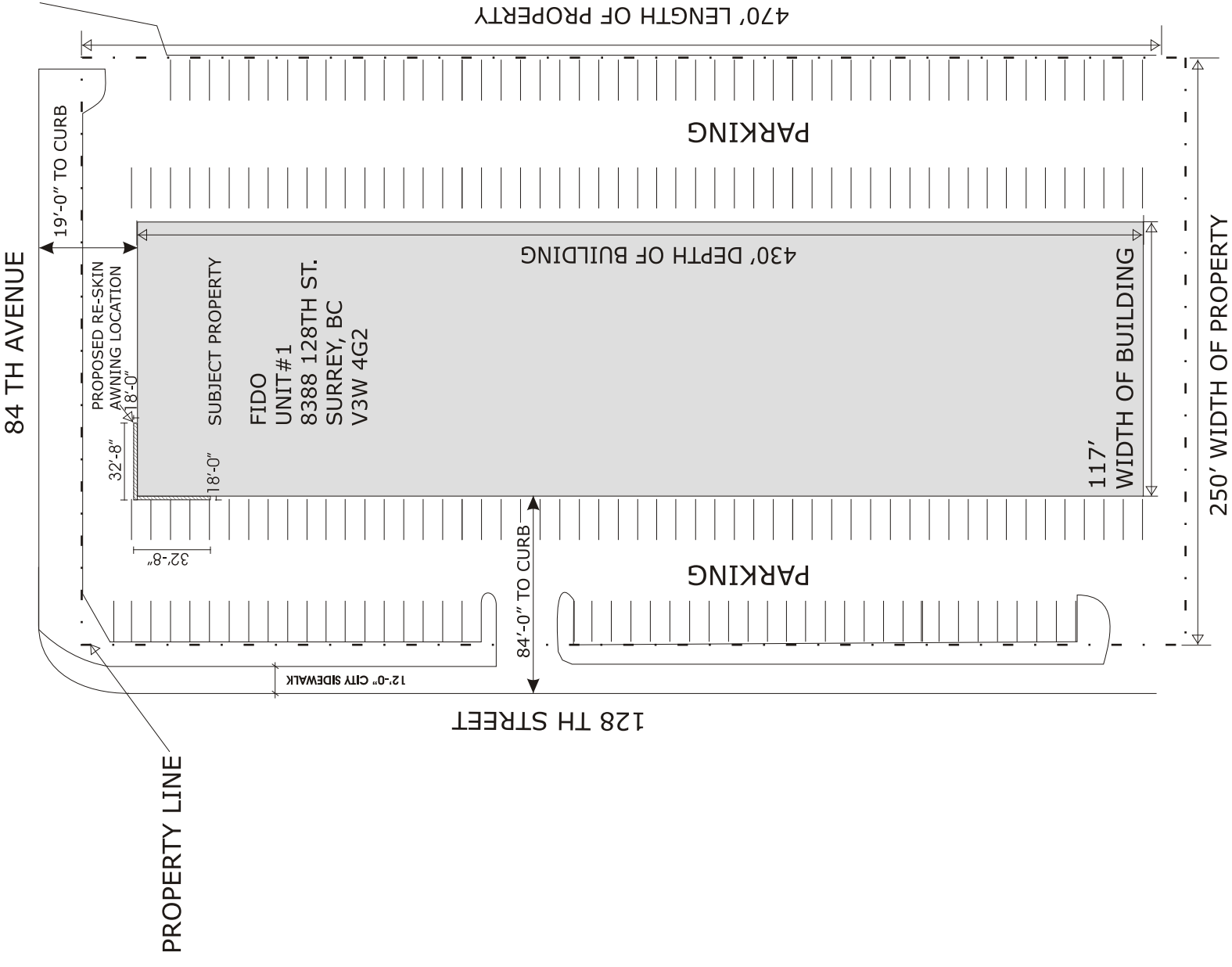
32'-8"

NORTH ELEVATION



<b>PROJECT:</b>	FIDO
<b>LOCATION:</b>	8388 128 ST. UNIT 1 SURREY, BC
<b>TITLE:</b>	RE-SKIN
<b>CONTACT:</b>	
<b>SALES:</b>	R. MacKenzie
<b>PGS:</b>	3 OF 4
<b>DATE:</b>	07/13/09
<b>DATED:</b>	07/13/09
<b>NUMBER:</b>	0000
<b>SCALE:</b>	1/8"=1'
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<b>ARTIST:</b>	MARIA
WE CANNOT PROCEED WITHOUT YOUR SIGNED APPROVAL	
<b>CLIENT APPROVAL:</b>	<b>DATED:</b>
Authorized signing officer	
306C 1546 Derwent Way, Delta, BC Canada V3M 6M4	
Tel 604)523-0027	
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<b>PROJECT:</b>	FIDO
<b>LOCATION:</b>	8388 128 ST. UNIT 1 SURREY, BC
<b>TITLE:</b>	RE-SKIN
<b>CONTACT:</b>	
<b>SALES:</b>	R. MacKenzie
<b>PGS:</b>	4 OF 4
<b>DATE:</b>	07/13/09
<b>DATED:</b>	07/13/09
<b>NUMBER:</b>	0000
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<b>ARTIST:</b>	MARIA
WE CANNOT PROCEED WITHOUT YOUR SIGNED APPROVAL	
<b>CLIENT APPROVAL:</b>	<b>DATED:</b>
Authorized signing officer	
306C 1546 Derwent Way, Delta, BC Canada V3M 6M4 Tel (604) 523-0027 Fax (604) 523-0043 Web: www.awningswest.com Email: awningswest@telus.net	



# ATTACHMENT DETAIL

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1" X 1" X .095

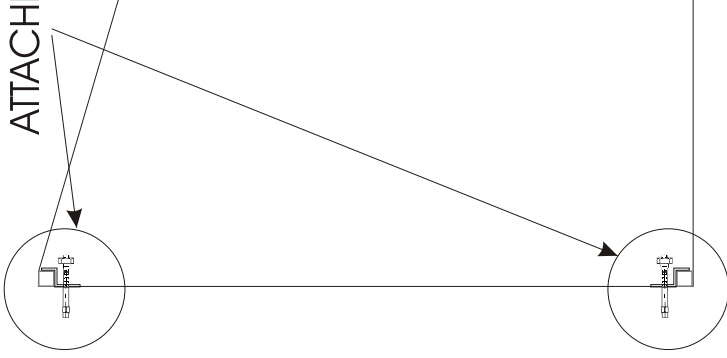
GLAVANIZED STEEL  
"Z" BRACKET

3/8" RATED EXPANSION BOLT  
WITH WASHER

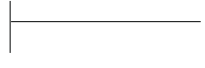
MOUNTED AT EVERY SECTION



# ATTACHMENT DETAIL



3'-5"



3'-0"

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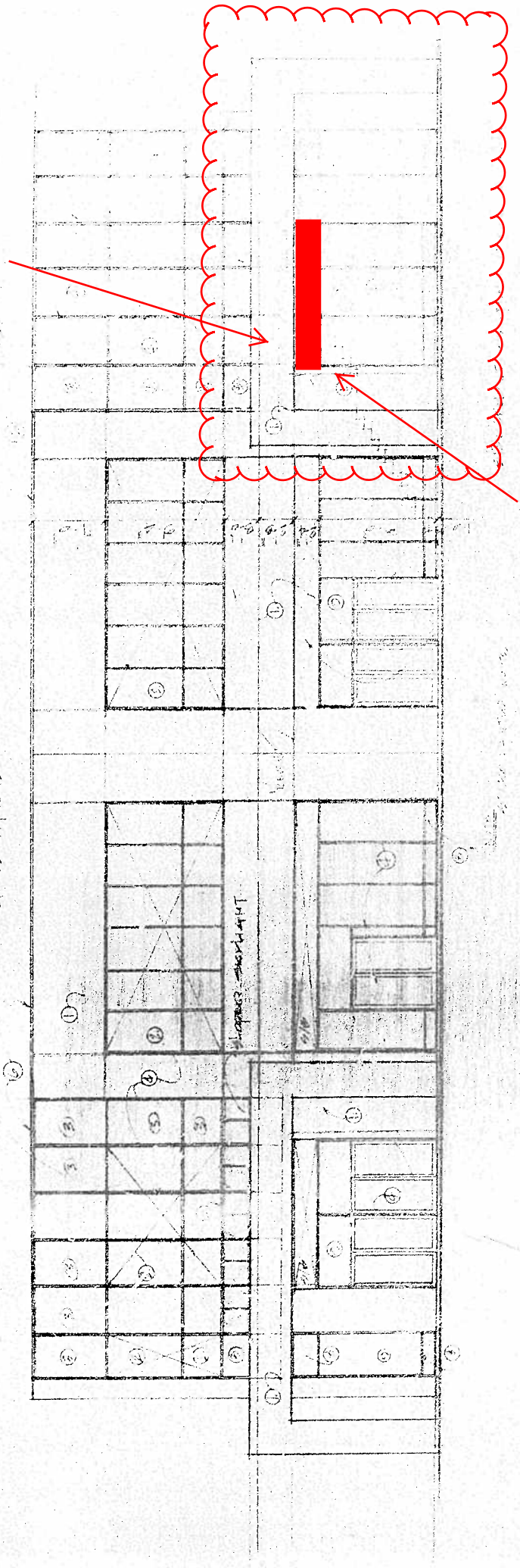


Corporate Image is our Specialty

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<b>CONTACT:</b>	
<b>SALES:</b>	R. MacKenzie
<b>PGS:</b>	1 OF 1
<b>DATE:</b>	11/04/10
<b>DATED:</b>	11/04/10
<b>NUMBER:</b>	0000
<b>SCALE:</b>	1/4" = 1'
<b>REVISIONS:</b>	0
<b>ARTIST:</b>	MARIA
WE CANNOT PROCEED WITHOUT YOUR SIGNED APPROVAL	
<b>CLIENT APPROVAL:</b>	<b>DATED:</b>
Authorized signing officer	
306C 1546 Derwent Way, Delta, BC Canada V3M 6M4 Tel (604) 523-0027 Fax (604) 523-0043 Web: www.awningswest.com Email: awningswest@telus.net	

Northern Elevation

Architectural Feature



Location of sign band above premise windows and entry door to Strata Lot 1

Strata Lot 1



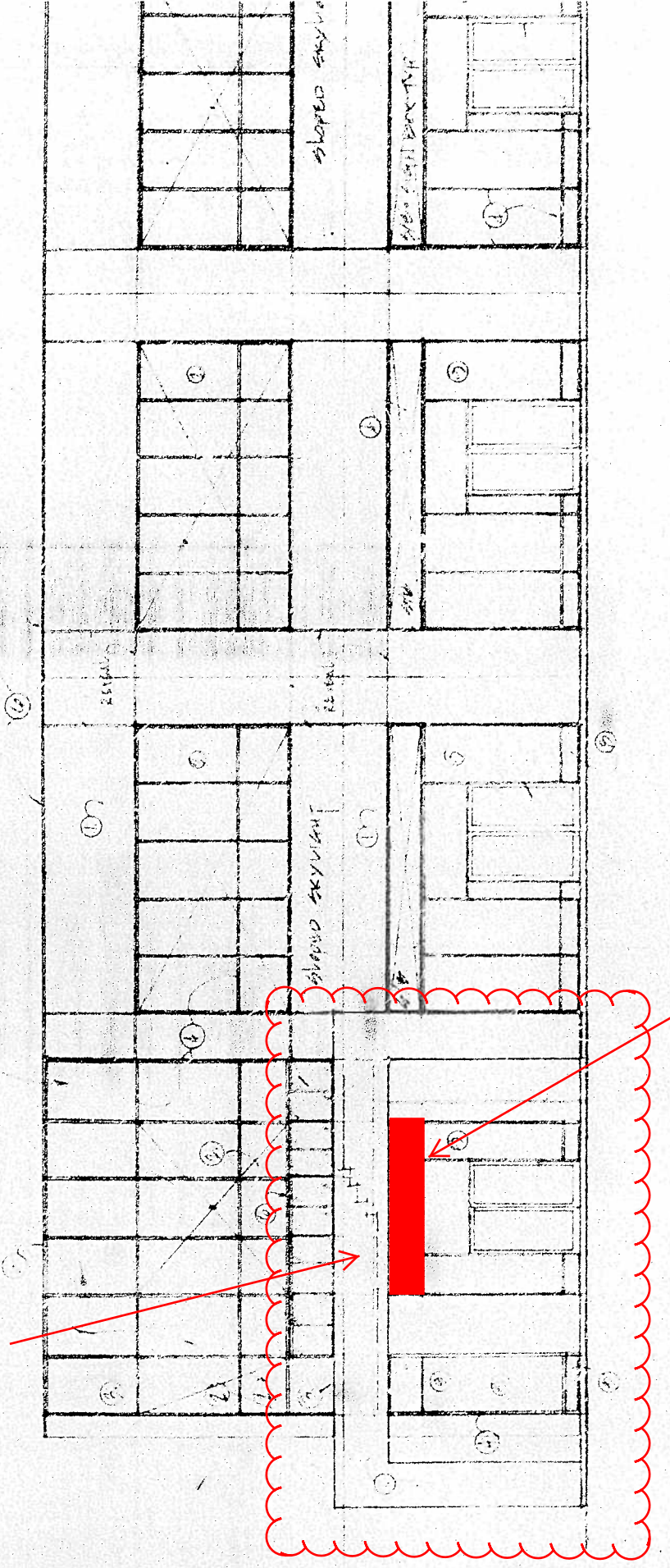
# Western Elevation

— OPACQUE COLOURED GLASS TYP.  
— REFLECTIVE GLASS TYP.

REFLECTIVE GLASS TYP.

Architectural Feature

CURTAINVAL SYSTEM



## Strata Lot 1

Location of sign band above premise windows and entry door to Strata Lot 1



Western Elevation



Western Elevation



Western Elevation



Northern Elevation





CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7910-0187-00

Issued To: JARNAIL SINGH SAHOTA

(the "Owner")

Address of Owner: 32356 Adair Avenue  
Abbotsford, BC  
V2T 4L5

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: 019-163-606

Strata Lot 1 Section 29 Township 2 New Westminster District Strata Plan LMS1840  
Together with an Interest in the Common Property In Proportion to the Unit Entitlement  
of the Strata Lot as Shown on Form 1

8388 – 128 Street

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
  - (a) Part 5 "Signs in Commercial/Industrial Zones" Section 27 Sub-section 3(a) to allow a second awning sign for Strata Lot 1.
  - (b) Part 5 "Signs in Commercial/Industrial Zones" Section 27 Sub-section 3(g) to permit an awning sign which projects less than 1.2 metres (4 ft.) from the building for 80% of the length of the awning.
4. This development variance permit applies to only the awning signs on Strata Lot 1 as 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.

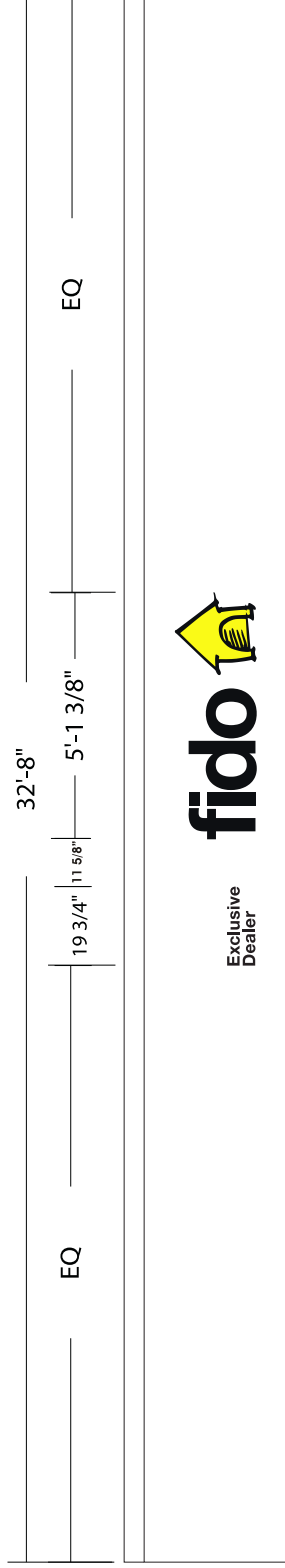
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan



1/8" = 1'



7'-9 3/8"

MANUFACTURE AND INSTALL... EXTERIOR

**RE-SKIN AWNING (NORTH)**



**CONSTRUCTION**  
SUBSTRATE: WHITE FLEX  
RE-SKIN AWNING COVER @ 32'-8" X 3'-4 1/2" X 18" PRO



**GRAPHICS**  
COPY: EXCLUSIVE DEALER/ FIDO/DOG HOUSE  
FONT: SWISS 721 HV BT

AWNING: 97.98 SQ. FT.  
COPY: 13.32 SQ. FT.  
13.6% OF COPY

- White flex
- 3M 3630-015 yellow vinyl
- 3M 3630-22 black vinyl

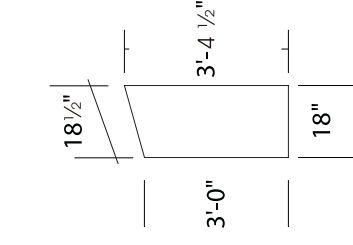


COPY DRAWING

Before



After



Corporate Image is our Specialty

<b>PROJECT:</b>	FIDO
<b>LOCATION:</b>	8388 128 ST. UNIT 11 SURREY, BC
<b>TITLE:</b>	RE-SKIN
<b>CONTACT:</b>	
<b>SALES:</b>	R. MacKenzie
<b>PGS:</b>	1 OF 4
<b>DATE:</b>	07/13/09
<b>DATED:</b>	07/13/09
<b>NUMBER:</b>	0000
<b>SCALE:</b>	1/4" = 1'
<b>REVISIONS:</b>	1
<b>ARTIST:</b>	MARIA
WE CANNOT PROCEED WITHOUT YOUR SIGNED APPROVAL	

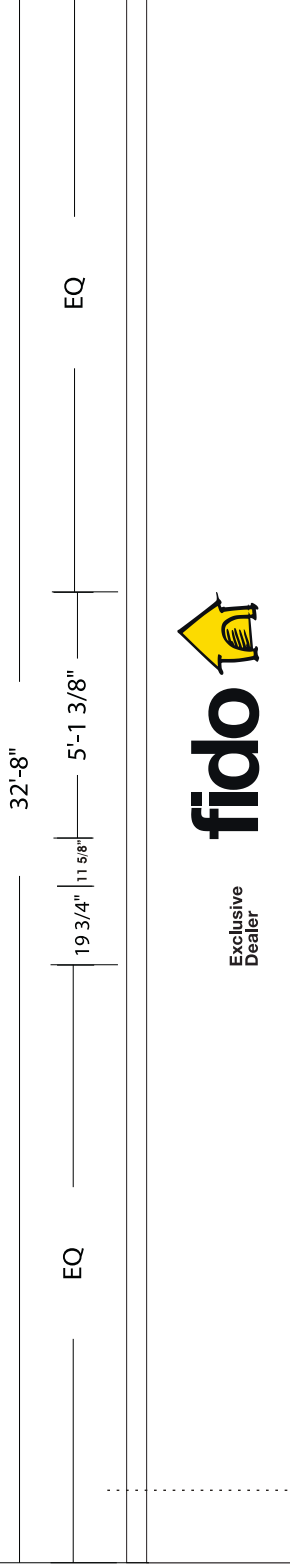
**CLIENT APPROVAL:** \_\_\_\_\_ **DATED:** \_\_\_\_\_

Authorized signing officer

306C 1546 Derwent Way,  
Delta, BC Canada V3M 6M4

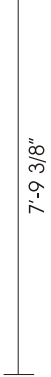
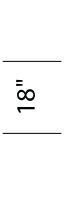
Tel 604)523-0027  
Fax (604) 523-0043  
Web: www.awningswest.com  
Email: awningswest@telus.net

Schedule A



Corporate Image is our Specialty

<b>PROJECT:</b>	FIDO
<b>LOCATION:</b>	8388 128 ST. UNIT1 SURREY, BC
<b>TITLE:</b>	RE-SKIN
<b>CONTACT:</b>	
<b>SALES:</b>	R. Mackenzie
<b>PGS:</b>	2 OF 4
<b>DATE:</b>	07/13/09
<b>DATED:</b>	07/13/09
<b>NUMBER:</b>	0000
<b>SCALE:</b>	1/4"=1'
<b>REVISIONS:</b>	1
<b>ARTIST:</b>	MARIA
WE CANNOT PROCEED WITHOUT YOUR SIGNED APPROVAL	
<b>CLIENT APPROVAL:</b>	<b>DATED:</b>
Authorized signing officer	
306C 1546 Derwent Way, Delta, BC Canada V3M 6M4 Tel 604)523-0027 Fax (604) 523-0043 Web: www.awningswest.com Email: awningswest@telus.net	



MANUFACTURE AND INSTALL... EXTERIOR

**RE-SKIN AWNING (WEST)**



**CONSTRUCTION**  
SUBSTRATE: WHITE FLEX  
RE-SKIN AWNING COVER @ 32'-8" X 3'-4 1/2" X 18" PRO



**GRAPHICS**  
COPY: EXCLUSIVE DEALER/ FIDO/DOG HOUSE  
FONT: SWISS 721 HV BT

AWNING: 97.98 SQ. FT.  
COPY: 13.32 SQ. FT.  
13.6% OF COPY

- White flex
- 3M 3630-015 yellow vinyl
- 3M 3630-22 black vinyl



Before

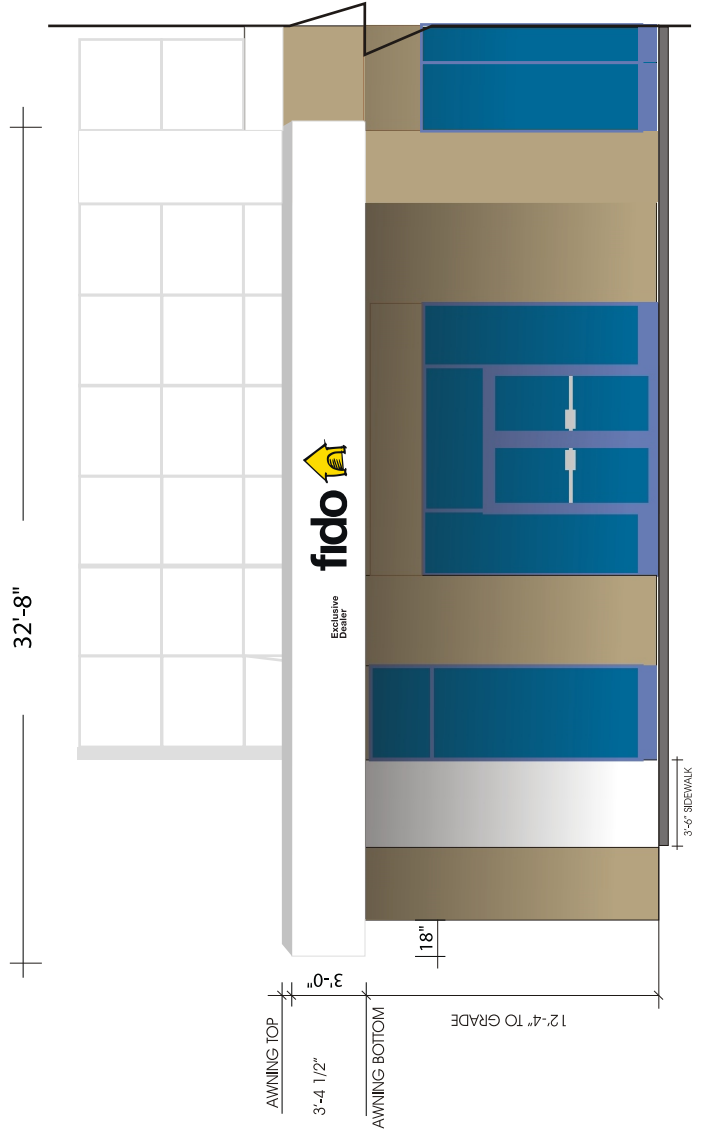


After



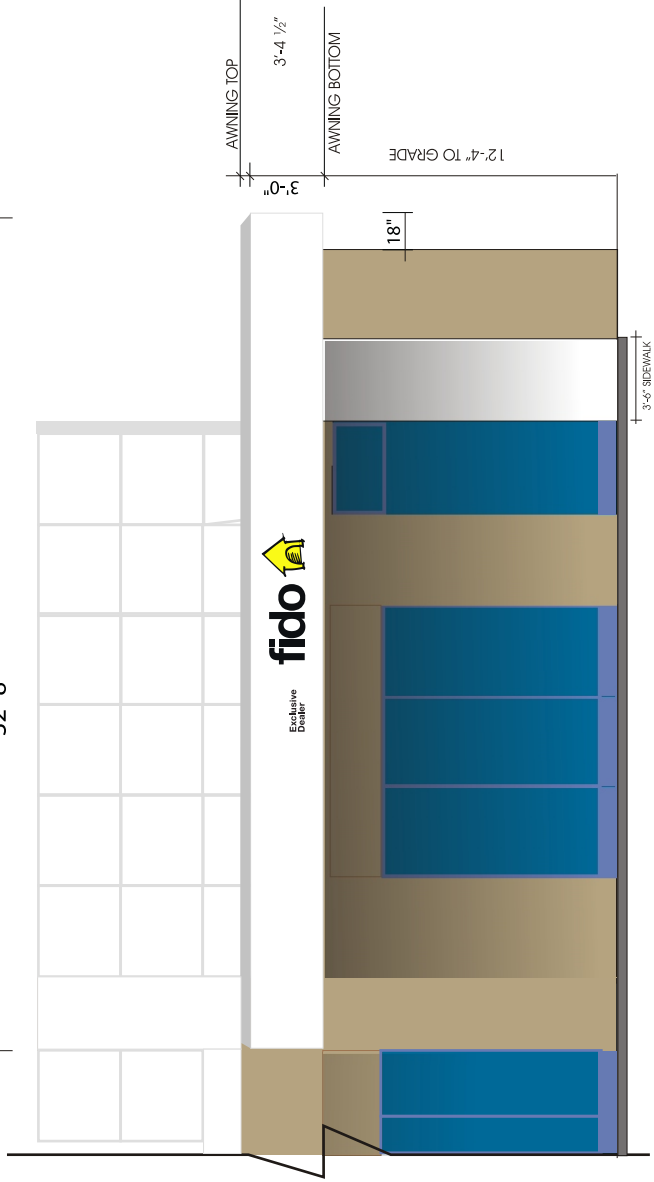
Corporate Image is our Specialty

WEST ELEVATION



32'-8"

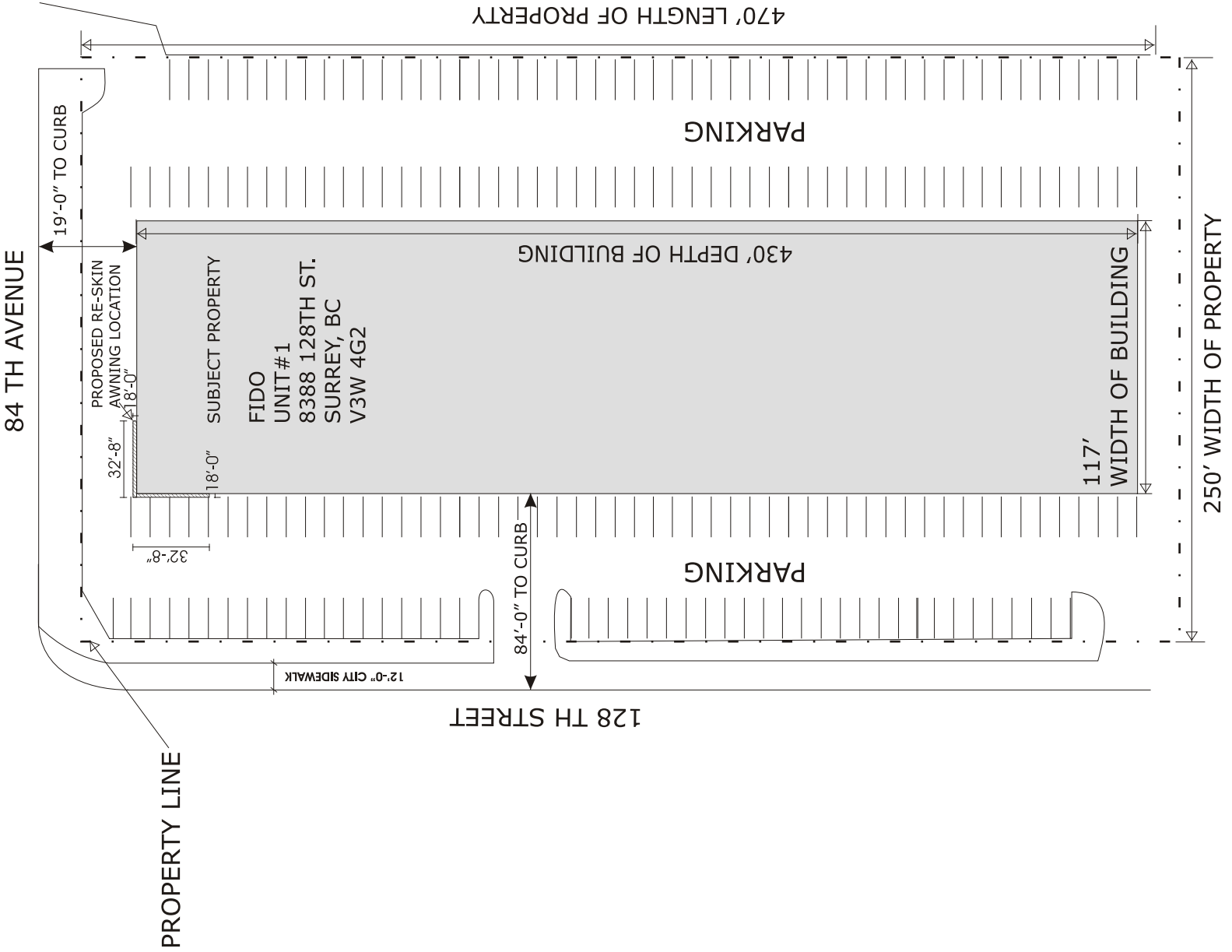
NORTH ELEVATION



<b>PROJECT:</b>	FIDO
<b>LOCATION:</b>	8388 128 ST. UNIT 1 SURREY, BC
<b>TITLE:</b>	RE-SKIN
<b>CONTACT:</b>	
<b>SALES:</b>	R. MacKenzie
<b>PGS:</b>	3 OF 4
<b>DATE:</b>	07/13/09
<b>DATED:</b>	07/13/09
<b>NUMBER:</b>	0000
<b>SCALE:</b>	1/8"=1'
<b>REVISIONS:</b>	1
<b>ARTIST:</b>	MARIA
WE CANNOT PROCEED WITHOUT YOUR SIGNED APPROVAL	
<b>CLIENT APPROVAL:</b>	<b>DATED:</b>
Authorized signing officer	
306C 1546 Derwent Way, Delta, BC Canada V3M 6M4	
Tel 604)523-0027 Fax (604) 523-0043	
Web: www.awningswest.com Email: awningswest@telus.net	

**PROJECT:** FIDO  
**LOCATION:** 8388 128 ST. UNIT 1  
 SURREY, BC  
**TITLE:** RE-SKIN  
**CONTACT:**  
**SALES:** R. MacKenzie  
**PGS:** 4 OF 4  
**DATE:** 07/13/09  
**DATED:** 07/13/09  
**NUMBER:** 0000  
**SCALE:** 1/64" = 1'  
**REVISIONS:** 1  
**ARTIST:** MARIA  
 WE CANNOT PROCEED WITHOUT  
 YOUR SIGNED APPROVAL

**CLIENT APPROVAL:** \_\_\_\_\_ **DATED:** \_\_\_\_\_  
 Authorized signing officer  
 306C 1546 Derwent Way,  
 Delta, BC Canada V3M 6M4  
 Tel (604) 523-0027  
 Fax (604) 523-0043  
 Web: www.awningswest.com  
 Email: awningswest@telus.net



# ATTACHMENT DETAIL

ALUMINUM  
1" X 1" X .095

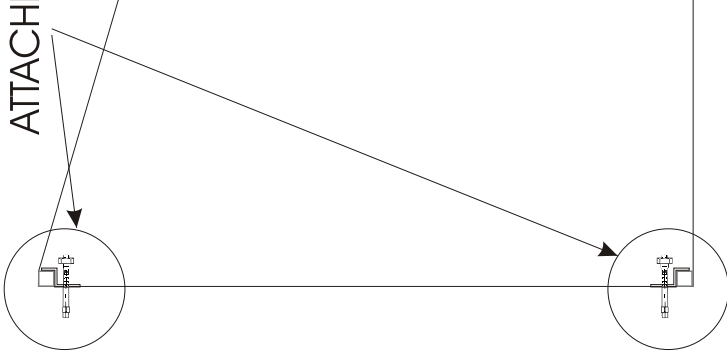
GLAVANIZED STEEL  
"Z" BRACKET

3/8" RATED EXPANSION BOLT  
WITH WASHER

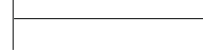
MOUNTED AT EVERY SECTION



# ATTACHMENT DETAIL



3'-5"



3'-0"

# PROFILE



Corporate Image is our Specialty

**PROJECT:** FIDO DLR 009

**LOCATION:** 8388 128 ST. UNIT 1  
SURREY, BC

**TITLE:** ATTACHMENT DETAIL

**CONTACT:**

**SALES:** R. MacKenzie

**PGS:** 1 OF 1

**DATE:** 11/04/10

**DATED:** 11/04/10

**NUMBER:** 0000

**SCALE:** 1/4" = 1'

**REVISIONS:** 0

**ARTIST:** MARIA

WE CANNOT PROCEED WITHOUT  
YOUR SIGNED APPROVAL

**CLIENT APPROVAL:**

**DATED:**

Authorized signing officer

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Delta, BC Canada V3M 6M4

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