

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0295-00

Planning Report Date: January 24, 2011

PROPOSAL:

- **Development Variance Permit**

in order to permit two fascia signs for the north elevation and two fascia signs for the east elevation of the existing Tim Horton's restaurant.

LOCATION:

12020 Nordel Way

OWNER:

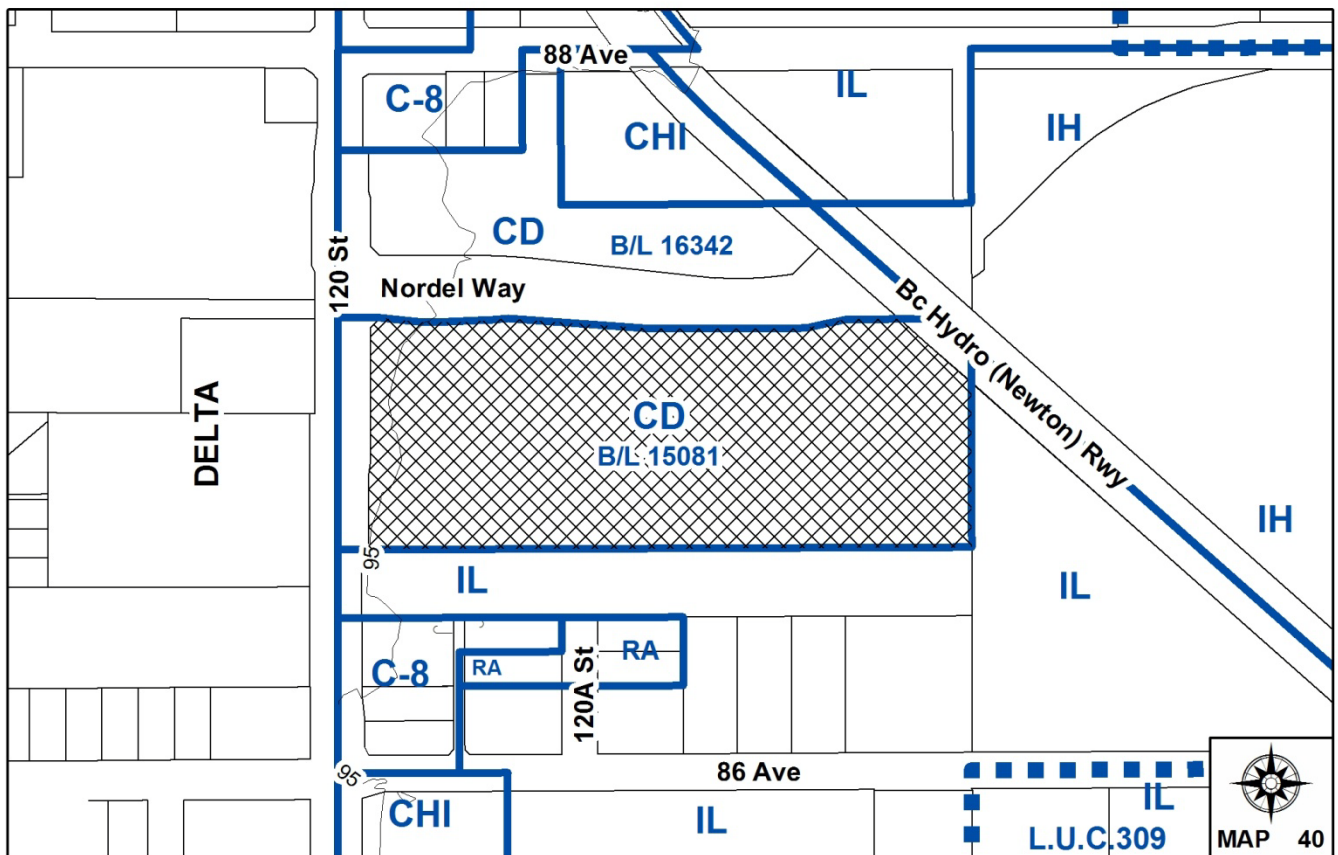
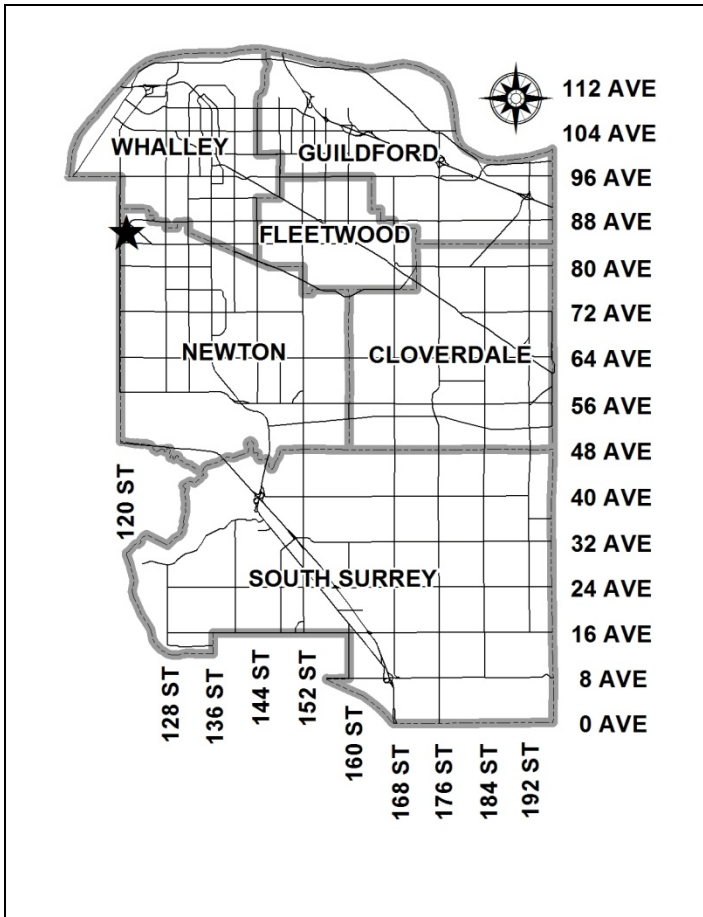
Nordel Crossing Shopping Centre Ltd., Inc. No. 659315

ZONING:

CD By-law No. 15081

OCP DESIGNATION:

Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Vary the Sign By-law to increase the number of permitted fascia signs from one (1) to two (2) for both the north elevation and the east elevation, of the existing Tim Horton's restaurant.

RATIONALE OF RECOMMENDATION

- The proposed signage is modest and fits well with each other and the design of the building.
- The proposed fascia sign designs for combined signage for Tim Horton's and Cold Stone Creamery for the north elevation and the east elevation are consistent with the Development Permit No. 7903-0180-00 which provides for a sign area of 4.57 metres (15 ft.) by 1.52 metres (5 ft.) on both elevations and also the sign area requirements of the Sign By-law, Section 27.2(b) are satisfied.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7910-0295-00 (Appendix II) varying the following provisions of the Sign By-law, to proceed to Public Notification:
 - (a) Section 27.2(a) to allow two fascia signs on the north elevation and two fascia signs on the east elevation.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Commercial, free-standing restaurant (Tim Horton's).

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Nordel Way):	Flooring sales outlet (B & B Flooring).	Commercial	CD By-law No. 16342.
East (Across):	Grocery store (Save-on-Foods).	Commercial	CD (By-law No. 15081)
South:	Nordel Crossing Shopping Centre, multi-tenant commercial retail units.	Commercial	CD (By-law No. 15081)
West:	Restaurant (Boston Pizza).	Commercial	CD (By-law No. 15081)

DEVELOPMENT CONSIDERATIONSBackground

- The subject lands located at 12020 Nordel Way are designated Commercial in the Official Community Plan and are zoned Comprehensive Development Zone (CD By-law 15081). Several other businesses including a full-sized grocery store, financial services, and restaurants operate on the same property.
- The Tim Horton's Restaurant has been operating for a number of years in a free standing building adjacent to Nordel Way on the north portion of the subject lands. Recently, Tim Horton's began a joint venture with Cold Stream Creamery retailing ice cream. Both businesses are now operating within the same premise.

- The Tim Horton's Restaurant was developed under Development Permit 7903-0180-00 and Development Variance Permit 7903-0180-00. These provide for fascia sign areas of 6.97 square metres (75 square feet) on both the north elevation and the east elevation of the building.

Proposal

- The application is proposing to replace the existing Tim Horton's signage, a single sign, on both the north elevation (Nordel Way) and on the east elevation (building entrance facing the parking lot) with two signs on each of these two elevations. As such, the number of signs per side will increase from one to two.
- The two signs advertise the two businesses on the premises, Tim Horton's and Cold Stone Creamery. The font size for both new signs will be reduced from the current Tim Horton's signage.
- The signage consists of red and cream coloured channel lettering and will be illuminated.
- The sign area will be less than the maximum 6.97 square metres (75 square feet) permitted under Development Permit 7903-0180-00. Further the sign area conforms to the Sign By-law requirements which allows for 0.3 square metres (3 square feet) per linear foot of premise frontage. Under the Sign By-law a sign area of 16.9 square metres is permitted for the north elevation and 20.6 square metres for the east elevation.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Sign By-law to increase the maximum number of signs on the north side (Nordel Way) from one to two, and maximum number of signs on the east side (main building entrance) from one to two.

Applicants Reasons:

- The proposed fascia signage will advertise the new business partnership between Tim Horton's and Cold Stream Creamery.
- The fascia signs are needed to identify the location of the building from Nordel Way and to identify the main building entrance.

Staff Comments:

- The Sign By-law allows one fascia sign per lot frontage or premise frontage. An additional sign for the north elevation was permitted under Development Variance Permit No. 7903-0180-00. Development Permit No. 7903-0180-00 allows the maximum sign area to be 6.97 square metres (75 sq.ft.).

- The proposed signage conforms to the Development Permit 7903-0180-00 with respect to sign area for both the north elevation and the east elevation and it conforms to the sign area requirements of the Sign By-law.
- The proposed signage remains modest and fits well with each other and with the design of the building.
- Staff supports the variance.

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 Development Variance Permit No. 7910-0295-00

Original Signed By Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

SG/kms

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. 1/13/11 1:29 PM

Information for City Clerk

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

1. (a) Agent: Name: Ryan Gaal, Steel Arts Sign Corp.
 Address: 37 Esha Park Drive
 Markham, Ontario
 L3R 1C9
 Tel: 905-474-1678 (ext. 230)

2. Properties involved in the Application
 - (a) Civic Address: 12020 Nordel Way

 - (b) Civic Address: 12020 Nordel Way
 Owner: Nordel Crossing Shopping Centre Ltd., Inc. No. 659315
 PID: 025-786-351
 Lot 1 Section 30 Township 2 New Westminster District Plan BCP8123

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7910-0295-00.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7910-0295-00

Issued To: NORDEL CROSSING SHOPPING CENTRE LTD., INC. NO. 659315

(the "Owner")

Address of Owner: 668 - 1199 West Pender Street
Vancouver, BC
V6E 2R1

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: 025-786-351
Lot 1 Section 30 Township 2 New Westminster District Plan BCP8123

12020 Nordel Way

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:

(a) In Section 27(2), Sub-section (a) is amended to permit two (2) fascia signs on the north building elevation and two (2) fascia signs on the east building elevation as shown on Schedule A which is attached hereto and forming part of this permit.

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



9'-8 3/4" [2966] (O/A Span of Letters)

Tim Hortons[®]

7'-9 5/8" [2377] (Span of Letters and Logo)

COLD STONE
C R E A M E R Y



4'-6 3/4"

SUPPLY & INSTALL:

ILLUMINATED 'TIM HORTONS' LETTERS (EXTERIOR)

- 3/16" RED #2793 PIGMENTED PLEX FACES
- 1" NORTHERN GOLD TRIM CAP
- 5" DEEP NORTHERN GOLD ALUMINUM FILLER
- LED ILLUMINATION

'COLD STONE' ILLUMINATED CHANNEL LETTERS

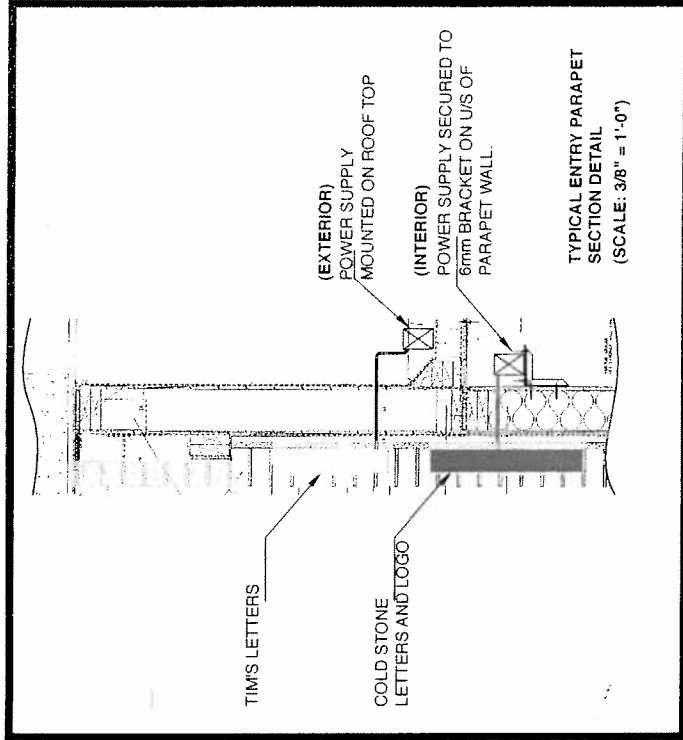
- 3/16" #2780 RED ACRYLITE SG FACE
- 1" TRUE RED JEWELITE FACE RETAINER
- 5" DEEP .063" ALUMINUM RETURNS: HUNTER RED
- .090" ALUMINUM SIGN BACK
- RED LED ILLUMINATION

S/F ILLUMINATED ROUND 'LOGO & 'CREAMERY' SIGN

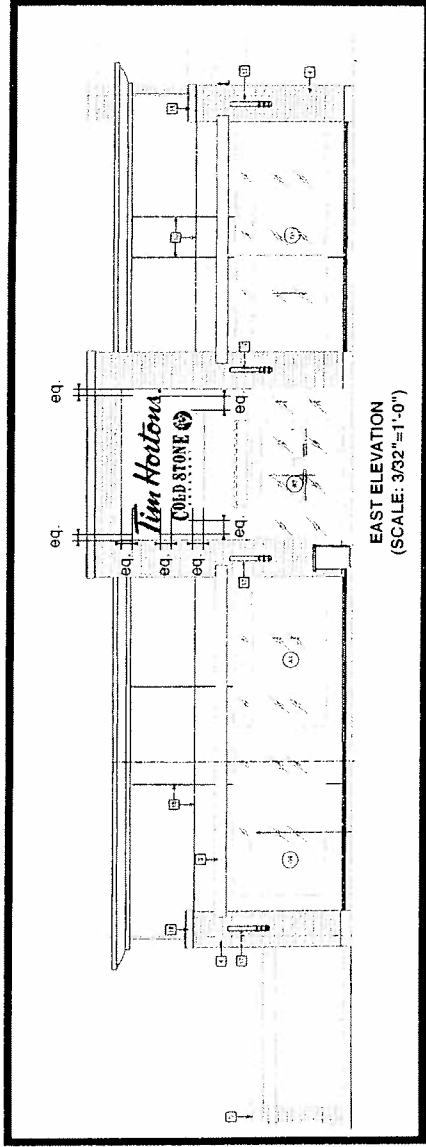
- 3/16" CLEAR ACRYLIC SG FACE WITH DIGITALLY PRINTED SCOTCHPRINT VINYL GRAPHICS APPLIED TO 2ND SURFACE
- 'CREAMERY' TO BE RED TO MATCH PMS #187
- OUTLINE & LOGO BORDER TO BE GOLD TO MATCH PMS #1245
- 1" TRUE RED JEWELITE FACE RETAINER
- 5" DEEP .063" ALUMINUM RETURNS: HUNTER RED
- .090" ALUMINUM SIGN BACK
- WHITE LED ILLUMINATION
- REGISTRATION MARK TO BE PAINTED TO MATCH PANTONE # 1245 GOLD
- INSTALL IN POSITION AS SHOWN (TBC)

EXISTING 36" LETTERS ARE TO BE REMOVED BY OTHERS

***SITE CHECK REQUIRED



RATIO BETWEEN COLD STONE LOGO & 'H' IN 'TIM HORTONS' IS 1:1.33
(THE COLD STONE LOGO IS 75% OF THE 'H' IN 'TIM HORTONS')



steelart signs
37 Epsa
Park Drive
Markham
Ontario
L3R 1C9
905.474.1678
/ 905.474.0515
www.steelart.com

The TDL Group
Client
Store # 2656
Location
12110 Nordel Hwy
Surrey, B.C.
Project Title

SF Illuminated Channel Letters and Logo
SignType(s)
Scale
3/8" = 1'-0"
Date
06.21.2010
Drawn
K.B.
Approved
Drawing No.
PD 10268-A
Revision
0

Revision/Notes
No. 0
Description
Date
06.06.2010

Approvals:
X Approved By
X Date

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9' - 8 3/4" [2966] (O/A Span of Letters)

Tim Hortons®

7' - 9 5/8" [2377]
(Span of Letters and Logo)

COLD STONE
CREAMERY

[457] logo
1' - 0 1/2"

4' - 6 3/4"

SUPPLY & INSTALL:

ILLUMINATED 'TIM HORTONS' LETTERS (EXTERIOR)

- 3/16" RED #2793 PIGMENTED PLEX FACES
- 1" NORTHERN GOLD TRIM CAP
- 5" DEEP NORTHERN GOLD ALUMINUM FILLER
- LED ILLUMINATION

RATIO BETWEEN COLD STONE LOGO & 'H' IN 'TIM HORTONS' IS 1:1.33

(THE COLD STONE LOGO IS 75% (OF THE 'H' IN 'TIM HORTONS'))

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- INSTALL IN POSITION AS SHOWN (TBC)

EXISTING 36" LETTERS ARE TO BE REMOVED BY OTHERS

*****SITE CHECK REQUIRED**

steelart
signs

37 Esra
Park
Marathon
Ontario
L3R 1C9
905.474.1878
905.474.0515
www.steelart.com

The TDL Group Client

Store # 2658 Location
12110 Nordel Hwy
Surrey, B.C.

Project Title

Sign Type(s)
S/F Illuminated Channel Letters and Logo

Scale
3/8" = 1'-0"

Date
106.21.2010

Drawn
K.B.

Approved

Drawing No.
PD 102668-B

Revision
0

Revisions/Notes

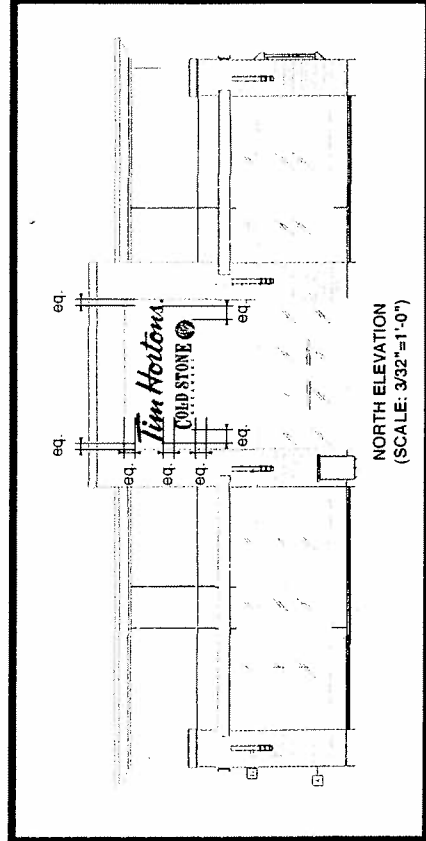
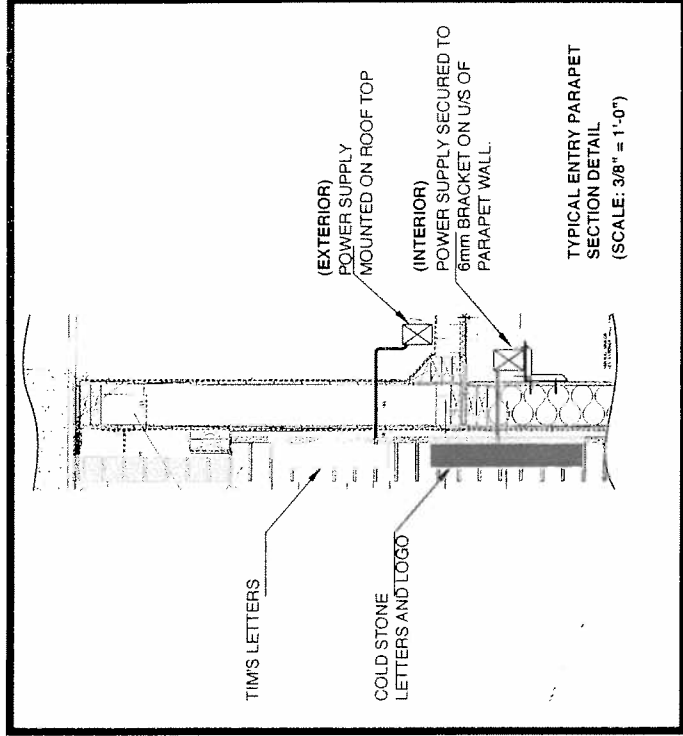
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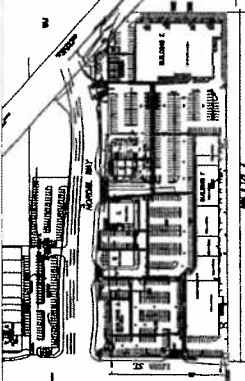
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SITE INFORMATION

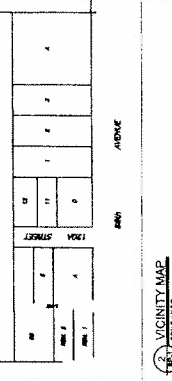
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 4. PROJECT OWNER: HOVEN WAY
 5. PROJECT ARCHITECT: [Faded]
 6. PROJECT ENGINEER: [Faded]
 7. PROJECT DATE: [Faded]



1. VICINITY MAP

GENERAL NOTES

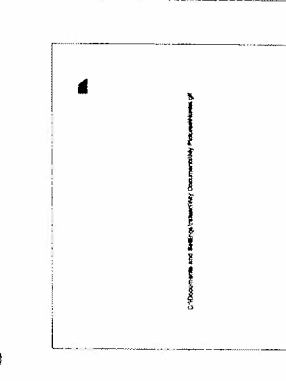
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2. ALL CONCRETE SHALL BE CAST IN PLACE.
3. ALL CONCRETE SHALL BE CURVED TO MATCH ADJACENT CONCRETE.
4. ALL CONCRETE SHALL BE FINISHED WITH A BROOM FINISH.
5. ALL CONCRETE SHALL BE CURVED TO MATCH ADJACENT CONCRETE.
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10. ALL CONCRETE SHALL BE CURVED TO MATCH ADJACENT CONCRETE.



2. SITE PLAN

SITE PLAN NOTES

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3. CONTEXT MAP

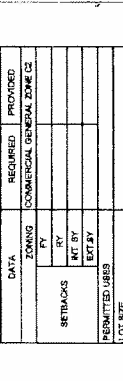
DETAILS OF DEVELOPMENT

DATA	REQUIRED	PROVIDED
ZONING	COMMERCIAL GENERAL ZONE C3	
SETBACKS	BY	
PERMITTED USES		
FRONTAGE		
BUILDING COVERAGE		
BUILDING HEIGHT		
PRINCIPAL		
GROSS FLOOR AREA	285,000 sq. ft.	
NO. OF UNITS	12	
NO. OF STAGING	1	
NO. OF LOADING SPACES	1	
PARKING		20



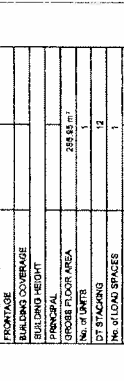
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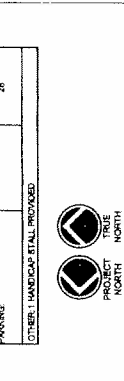
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