

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

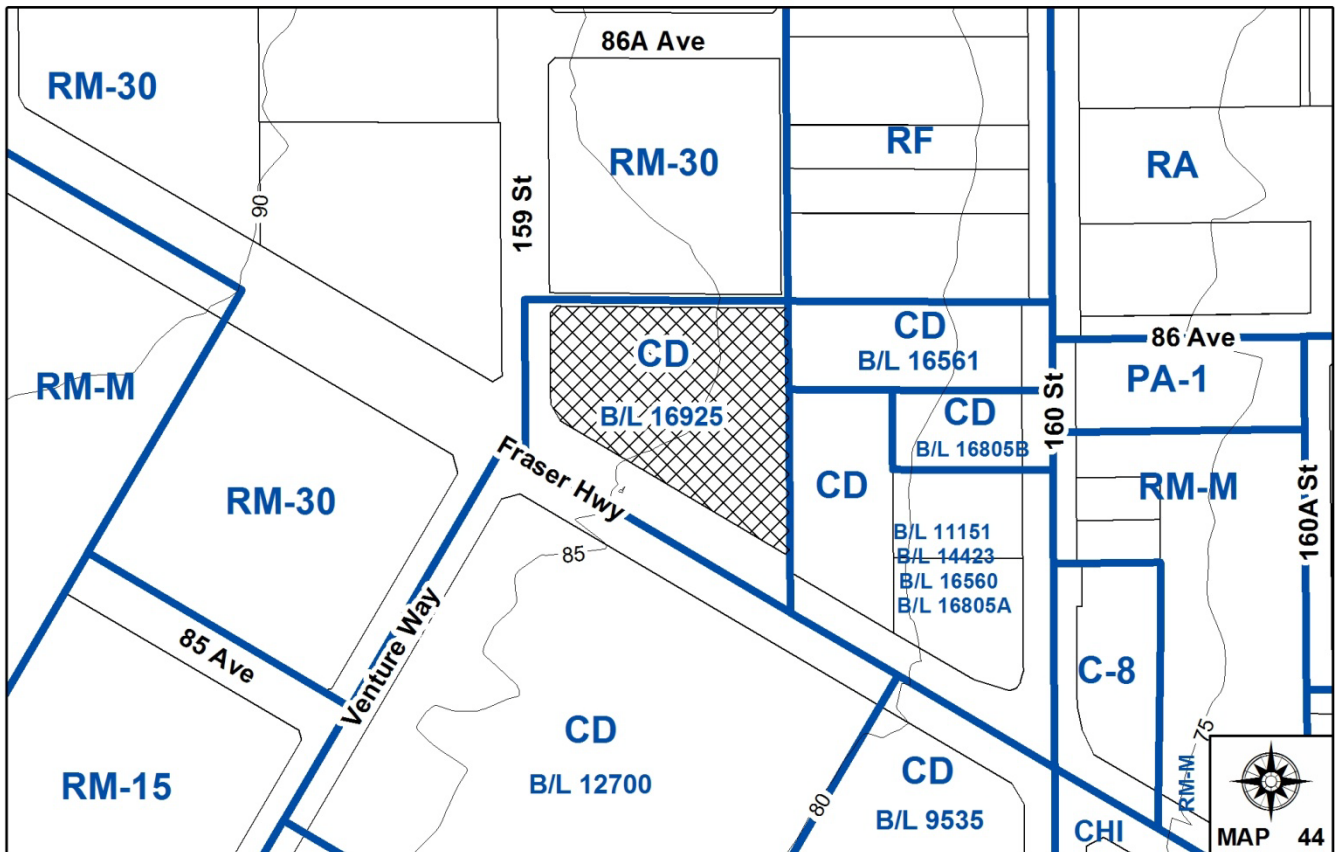
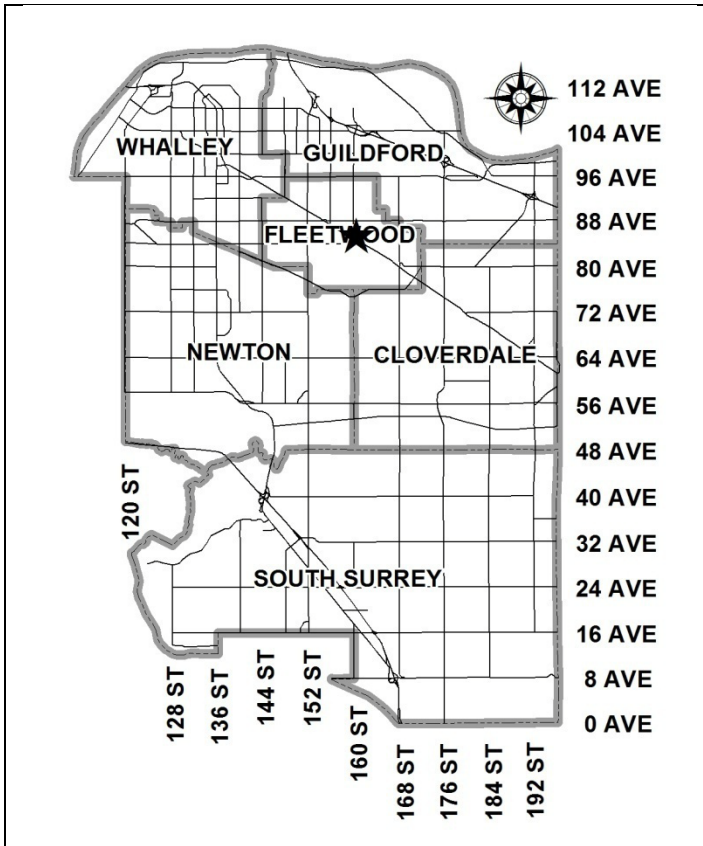
File: 7911-0020-00

Planning Report Date: June 13, 2011

**PROPOSAL:**

- **Development Variance Permit**  
 in order to permit an additional fascia sign with additional sign area

**LOCATION:** 15905 Fraser Highway  
**OWNER:** 581947 BC Ltd., Inc. No. 581947  
**ZONING:** CD (By-law No. 16925)  
**OCP DESIGNATION:** Commercial  
**TCP DESIGNATION:** Highway Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires variances to the Sign By-law.

RATIONALE OF RECOMMENDATION

- The proposed fascia signage will complete the original signage concept for the development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7911-0020-00 (Appendix II) varying the following provisions of Surrey Sign By-law, 1999, No. 13656, to proceed to Public Notification:
  - (a) to increase the number of fascia signs from 2 to 3 on one building; and
  - (b) to increase the allowable sign area from 15.10 square metres (162.5 sq. ft.) to 18.60 square metres (200 sq. ft.) for one building.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Retail shopping centre (Plaza Fruiticana)

Adjacent Area:

Direction	Existing Use	Fleetwood Town Centre Plan	Existing Zone
North (Across Lane):	Townhouses.	Apartments and/or High Density Townhouses	RM-30
East:	Retail shopping centre.	Community Commercial	CD (By-law No. 16561), CD (By-law No. 16805A) CD (By-law No., 11151 as amended by 14423 and 16560)
South (Across Fraser Highway):	Retail shopping centre.	Highway Commercial	CD (By-law No. 12700)
West (Across 159 Street):	Townhouses	Apartments and/or High Density Townhouses	RM-30

DEVELOPMENT CONSIDERATIONS

- The subject site, located at 15905 Fraser Highway, is zoned Comprehensive Development (CD) (By-law No. 16925) and is designated Highway Commercial in the Fleetwood Town Centre Plan and Commercial in the Official Community Plan (OCP).

- The existing signage and building were approved under Development Permit No. 7905-0123-00, for the development of a retail shopping centre, anchored by Bank of Montreal, Starbucks and Fruiticana. The current application proposes additional fascia signage for the Bank of Montreal.
- The applicant proposes to install one (1) fascia sign, in addition to the two (2) fascia signs that were approved under Development Permit No. 7905-0123-00. The additional fascia sign will be located on the north elevation (oriented internally within the retail shopping centre).
- A Development Variance Permit (DVP) is required for an additional fascia sign on the north building elevation as it exceeds the maximum number of fascia signs (2) that are permitted under Surrey Sign By-law. A variance for additional sign area is also proposed.
- The additional sign was originally contemplated as part of the previous application; however, it was excluded due to the timing of the project.

#### DESIGN PROPOSAL AND REVIEW

- The proposed fascia sign is 3.05 metres (10.0 ft.) in length and 1.43 metres (4.7 ft.) in height and will be constructed of painted aluminum (blue colour). The lettering and BMO corporate logo will be backlit and raised slightly (1 cm (.5 in.)) from the building. Individual letters will be approximately 0.36 metre (1 ft. 2 in) high.
- The new signage is coordinated with the existing signage and design of the building.

#### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To vary the Surrey Sign By-law to increase the number of fascia signs from 2 to 3 on one building (Building D).
- To vary the Surrey Sign By-law to increase the allowable sign area on one building (Building D) from 15.10 square metres (162.5 sq. ft.) to 18.60 square metres (200 sq. ft.).

Applicant's Reasons:

- The additional fascia sign is proposed on the north elevation of Building D, which presently has no signage. This elevation orients internally into the shopping centre and the applicant feels it is important that they have an identity on this façade.
- The proposed signage is similar to the existing signage on the west and south elevations, with only the lettering and bank logo being illuminated.

Staff Comments:

- The Sign By-law allows one fascia sign for each premise or lot frontage per business, limiting the subject building/business to 2 fascia signs.

- Staff support the additional fascia sign as it will be coordinated with the existing bank signage on Building D and integrated with the architecture of the building.
- The sign will make the bank more visually identifiable from within the shopping centre as there presently is no signage along this façade.
- The Sign By-law determines the allowable sign area for fascia signs based on the size of the premise frontage. The premise frontage for Building D is the smallest façade on the building and thus limits the allowable sign area. Should the premise frontage for Building D have been either the south or north elevations it would be allowed significantly more sign area.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary  
Appendix II Development Variance Permit No. 7911-0020-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

SML/kms

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. 6/9/11 8:44 AM

Information for City Clerk

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

1. (a) Agent:      Name:                 David Gilbert, Triad Signs Ltd.  
                         Address:                 560 Alpha Street  
   Victoria BC V8Z 1B2  
                         Tel:                         (250) 388-3993

2.      Properties involved in the Application

- (a)      Civic Address:                 15905 Fraser Highway
- (b)      Civic Address:                 15905 Fraser Highway  
                 Owner:                         581947 B.C. Ltd., Inc. No. 581947  
   Director Information:  
   Sukhwinder Singh  
   Amrik Singh

Officer Information as at March 19, 2010  
Sukhwinder Singh (Secretary)  
Amrik Singh (President)

PID:                                         028-057-210  
Lot 1 Section 26 Township 2 New Westminster District Plan BCP42619

3.      Summary of Actions for City Clerk's Office

- (a)      Proceed with Public Notification for Development Variance Permit No. 7911-0020-00

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0020-00

Issued To: 581947 B.C. LTD., INC. NO. 581947  
("the Owner")

Address of Owner: 101 - 12758 80 Avenue  
Surrey, B.C.  
V3W 3A7

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: 028-057-210  
Lot 1 Section 26 Township 2 New Westminster District Plan BCP42619  
15905 Fraser Highway

(the "Land")

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

(a) The number of fascia signs is increased from 2 to 3 on one building (Building D);  
and

(b) The allowable sign area on one building (Building D) is increased from 15.10 square metres (162.5 sq. ft.) to 18.60 square metres (200 sq. ft.)

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 .

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan





**TRIAD SIGN**

560 Alta St. Victoria, B.C. V8Z 1B2  
 Ph: 250-386-3980 Fax: 250-386-3983  
 E-mail: [info@triadsign.com](mailto:info@triadsign.com)  
[www.triadsign.com](http://www.triadsign.com)

This artwork is protected by copyright.

Signature

CUSTOMER APPROVAL

David Gilbert  
 Cell: 604-561-6056

SALES REP

Alf Swan  
 877-386-3993

Draftsman/Trade Contact

Location

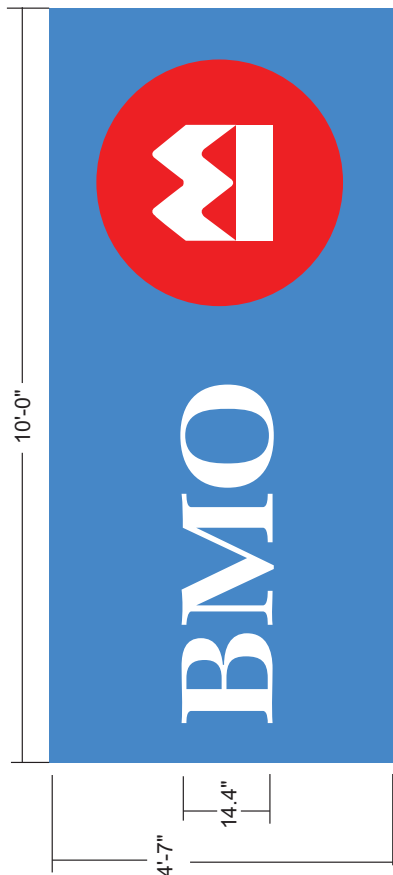
BMO Fleetwood

Engineer/Notes

Sketch # BMO Fleetwood projection  
 Date: 1/12/12  
 Scale: 1/4" = 1'  
 Page 1 of 3

Details

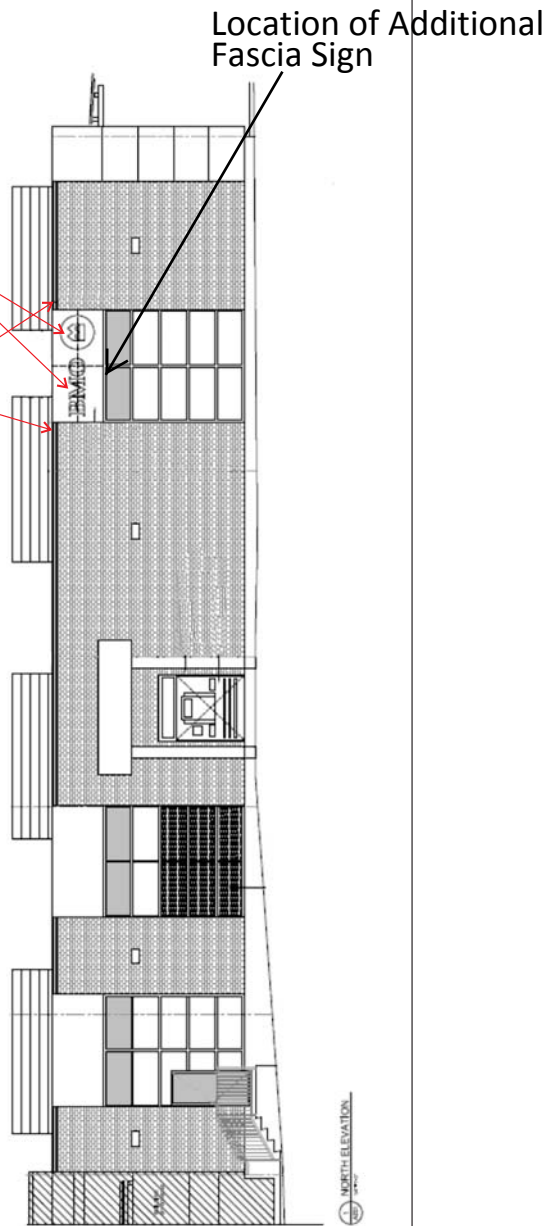
Development Variance Permit to increase the number of fascia signs from 2 to 3 and to increase the allowable sign area from 15.10 square metres (162.5 sq. ft.) to 18.60 square metres (200 sq. ft.) on one building (Building D)



- 4'-7" x 10' aluminum cabinet painted BMO Blue ( survey to confirm)
- Aluminum faces routed to expose backlit graphics. ( one piece)
- 1/2" clear plexi push-thru copy, vinyl/ applied to letter face, diffuser panel at back
- X= 17"
- Cabinet depth to match brick wall ( 3" required for even lighting)
- US LED tandem lighting behind graphics ( 5 - units) Total 110V load 1 amps
- Sign attachment as per engineer

Blue aluminum sign surface is flush with brick walls

copy projects from sign 1/2"



**IREDALE GROUP ARCHITECTURE**  
 SELWYN DODD, MBBC FRASC  
 315 ANNE AVENUE #315  
 VANCOUVER BC V6A 1A1  
 1-604-736-5951 F 604-736-5956  
 www.iredale.ca

13 Sept 2010	Issued For Construction
09 Aug 2010	Issued For Review
27 July 2010	Issued For RFP
29 Apr 2010	Issued For Coordination Only
20 Apr 2010	Issued For Coordination Only
31 Mar 2010	Issued For Coordination Only
<b>Notes:</b>	
1. All parties and specifications are the property of Iredale Group Architecture and shall remain confidential. All work shall be done in accordance with the City of Vancouver's sign codes, regulations and bylaws. All work shall be done in accordance with the BC Building Code and all applicable codes. All work shall be done in accordance with the BC Building Code and all applicable codes. All work shall be done in accordance with the BC Building Code and all applicable codes.	
DO NOT SCALE THIS DRAWING.	

**BMO Financial Group**  
 CORPORATE REAL ESTATE BC  
 2204 - 595 BARRARD STREET  
 VANCOUVER BC

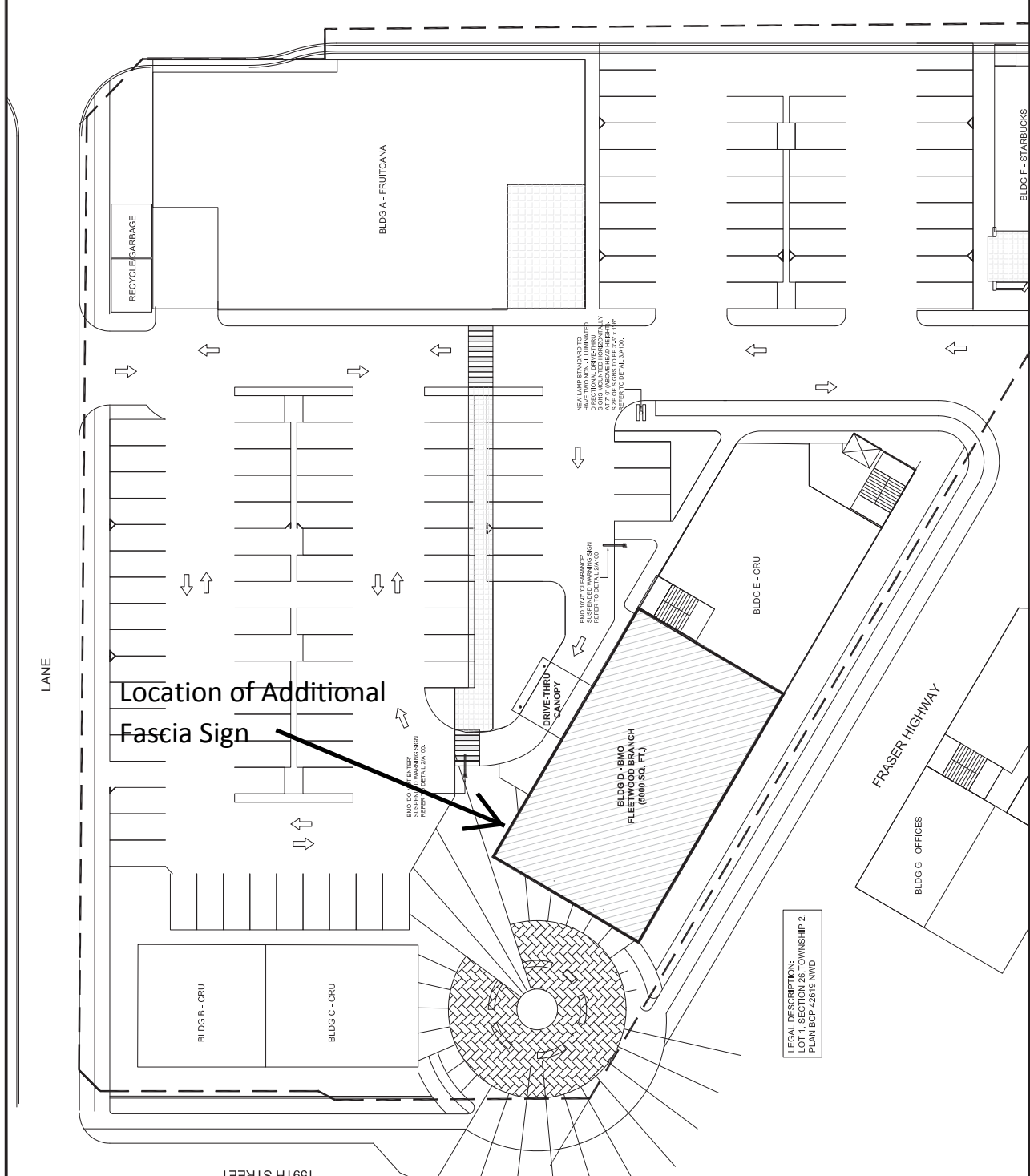
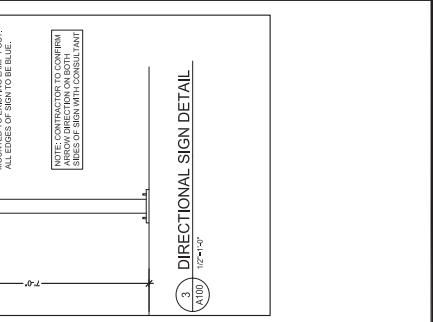
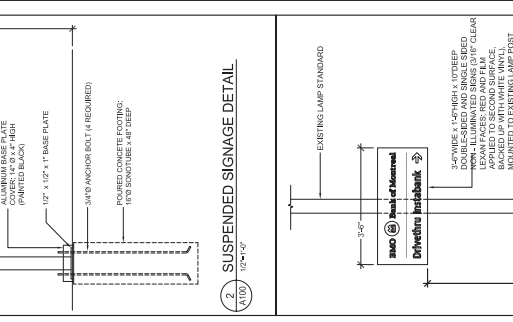
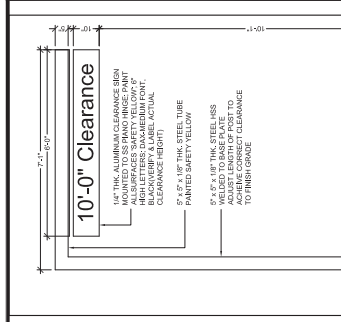
**FLEETWOOD BRANCH**

**SURREY BC**

**SITE PLAN**

Scale: 1/16" = 1'-0"

Project No: 06014  
 Sheet No: 7 of 7  
 Date: A100



Location of Additional Fascia Sign

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