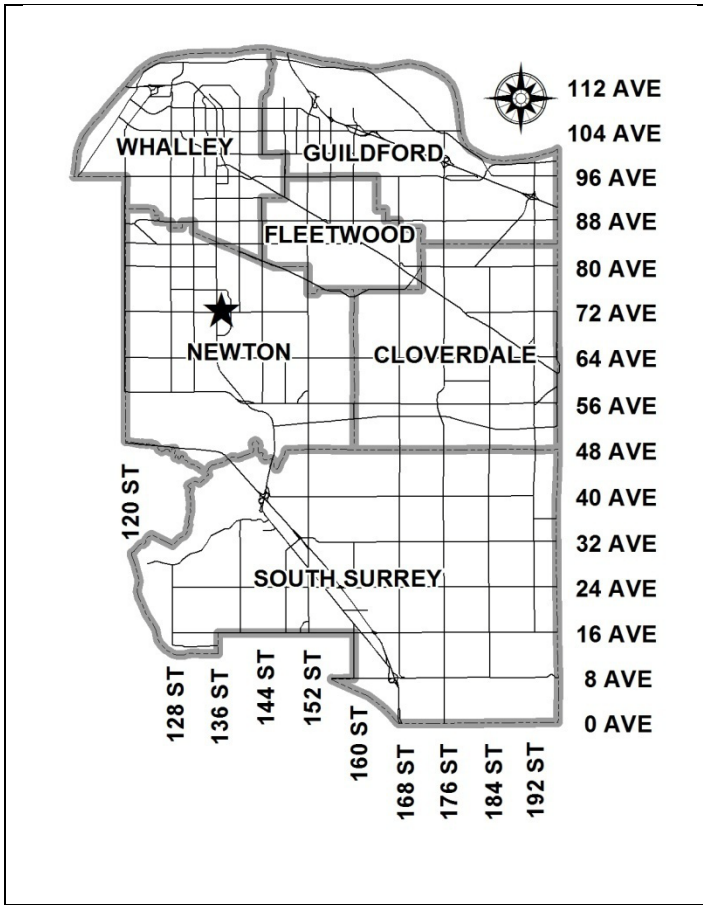


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0052-00

Planning Report Date: July 25, 2011

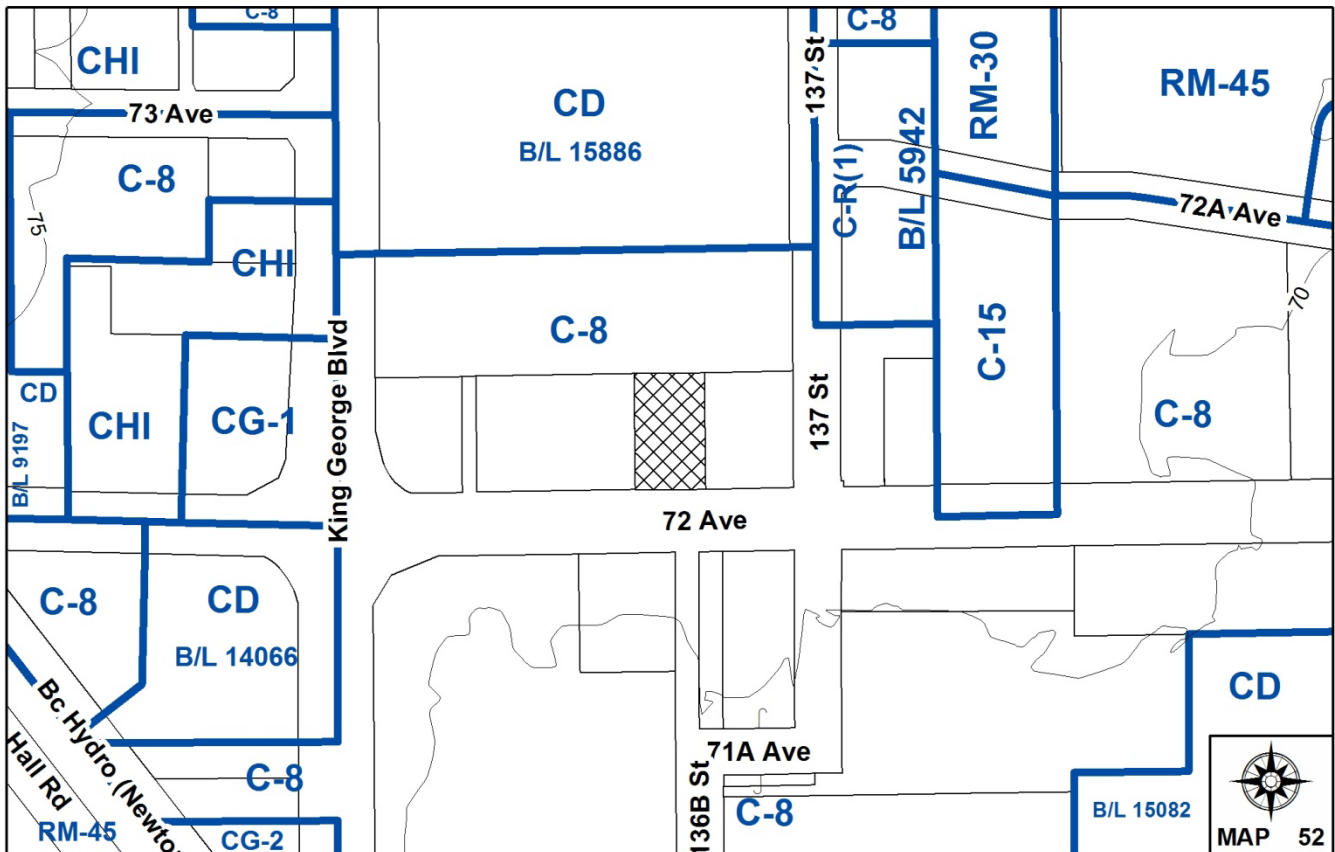


PROPOSAL:

- **Development Variance Permit**

to allow the clearance requirement for a canopy sign to be reduced from 2.75 metres (9 feet) to 2.29 metres (7.5 feet).

LOCATION: 13671 - 72 Avenue
OWNER: 525596 British Columbia Ltd., Inc.
 No. 525596
ZONING: C-8
OCP DESIGNATION: Town Centre
NCP/LAP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to vary the Surrey Sign By-law, 1999, By-law No. 13656, to allow the clearance requirement for a canopy sign to be reduced from 2.75 metres (9 feet) to 2.29 metres (7.5 feet).

RATIONALE OF RECOMMENDATION

- The building is an older existing building which is being renovated (Appendix II). The canopy height for the building is 2.29 metres (7.5 feet). The proposed signage will have the same clearance as the existing canopy.
- The sign area for the proposed canopy sign is 2.38 square metres (26 square feet). This along with the approved sign for the south elevation which has a sign area of 3.25 square metres (35 square feet) means the total combined sign area for all signs is 5.63 square metres (61 square feet) well under the maximum permitted. The Sign By-law Section 27.10. Sub-section (f) allows for a total sign area of 23.4 square metres (252 square feet) for all signage other than free standing signs.
- The canopy signage identifies the location of the building entrance.
- The proposed signage is of high quality and fits with the design of the building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7911-0052-00 (Appendix IV) varying the following to proceed to Public Notification:
 - (a) In order to amend Surrey Sign By-law, 1999, No. 13656 to permit the clearance of a canopy sign to be 2.29 metres (7.5 feet) for the building entrance.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant building.

Adjacent Area:

Direction	Existing Use	OCP/ Newton Town Centre Plan Designation	Existing Zone
North:	Single tenant building - RCMP Newton detachment	Commercial/Commercial	C-8
East:	Single tenant commercial building (bank – RBC Royal Bank)	Town Centre/Commercial	C-8
South (Across 72 Avenue):	Single tenant commercial building (bank)	Town Centre/Proposed Mixed Use in Newton Town Centre Stage I Plan	C-8
West:	Multiple-tenant commercial building	Town Centre/Commercial	C-8

DEVELOPMENT CONSIDERATIONSBackground

- The subject property located at 13671 72 Avenue is designated Town Centre in the Official Community Plan and Commercial in the Newton Town Centre Plan. The property is zoned C-8 Community Commercial in the Zoning By-law, By-law No. 12000, as amended.
- The bank (RBC Royal Bank), is currently operating in the building on the property to the east, 13681 72 Avenue (see Appendix III). The building on the subject property is currently undergoing a major renovation and is not currently occupied (Appendix II). RBC Royal

Bank will operate in both buildings on the two properties when the renovations have been completed.

Proposal

- The applicant is proposing to install an illuminated canopy sign.
- The sign will completely cover the existing canopy face 0.56 metres (22 inches) by 4.3 metres (14 feet) and it will not extend above or below the existing face.
- The sign material is translucent vinyl with a "push-thru style". The logo has acrylic graphics pushed through an aluminum face.

BY-LAW VARIANCE AND JUSTIFICATION

- To vary the Sign By-law requirement that the canopy sign be at least 2.75 metres (9 feet) above ground level at the entrance to allow canopy sign with 2.29 metres (7.5 feet) clearance.

Applicants Reasons:

- The signage is proposed for the canopy face for the building entrance. The building is an older existing building under renovation which has a canopy face which has 2.29 metres (7.5 feet) of clearance. The signage will not project below the canopy face, its clearance is the same as the existing canopy.

Staff Comments:

- The building is an older existing building which is being renovated (Appendix II). The canopy height for the building is 2.29 metres (7.5 feet). The proposed signage will have the same clearance as the existing canopy.
- The sign area for the proposed canopy sign is 2.38 square metres (26 square feet). This along with the approved sign for the south elevation which has a sign area of 3.25 square metres (35 square feet) means the total combined sign area for all signs is 5.63 square metres (61 square feet) well under the maximum permitted. The Sign By-law Section 27.10 subsection (f) allows for a total sign area of 23.4 square metres (252 square feet) for all signage other than free standing signs.
- The canopy signage identifies the location of the building entrance.
- The proposed signage is of high quality and fits with the design of the building.

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 | Photo of East Elevation of the Building – Building Currently Being Refurbished |
| Appendix III | Site Plan - Subject Property and Property to the East (13671 & 13681 72 Ave) |
| Appendix IV | Development Variance Permit No. 7911-0052-00 |

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

SG/kms

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. 7/21/11 11:39 AM

CANOPY SIGNAGE PROPOSED FOR
BUILDING ENTRANCE - EAST ELEVATION



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0052-00

Issued To: 525596 BRITISH COLUMBIA LTD., INC., NO. 525596
("the Owner")

Address of Owner: 3388 Osler Street
Vancouver, BC
V6H 2W3

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: 006-643-698

Lot 25 Except: Parcel A Bylaw Plan 69598; Section 21 Township 2 New Westminster
District Plan 32102

13671 - 72 Avenue

(the "Land")

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

(a) In Section 27.10 Sub-section (h) is amended to permit a canopy sign with clearance of 2.29 metres (7.5 feet).

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.

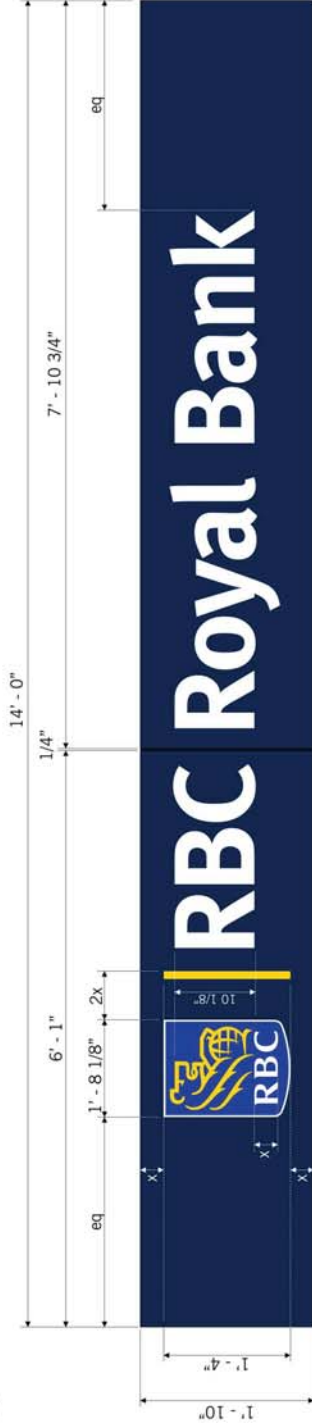
8. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

Illuminated Fascia Sign (Push-Thru Style)
Scale: N.T.S.



Material Specifications

- Pride aluminum filler, retainer and .125 aluminum face prime and painted Dark Blue pms #289c
- 18mm Clear acrylic graphics pushed through routed aluminum face.
- Translucent vinyl applied to 1st and 2nd surfaces of routed acrylic graphics
- T12 Extra Long Life Fluorescent Illumination

Note:

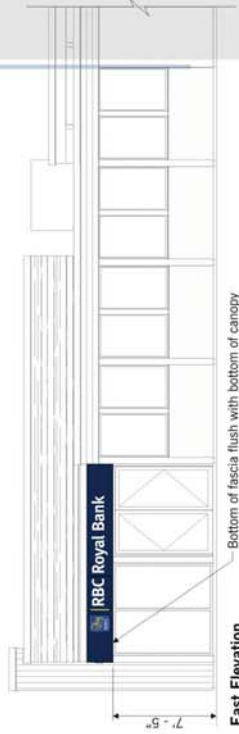
- White Avery #A9001-T translucent vinyl diffuser applied to 2nd surface of all acrylic graphics

RBC Logo

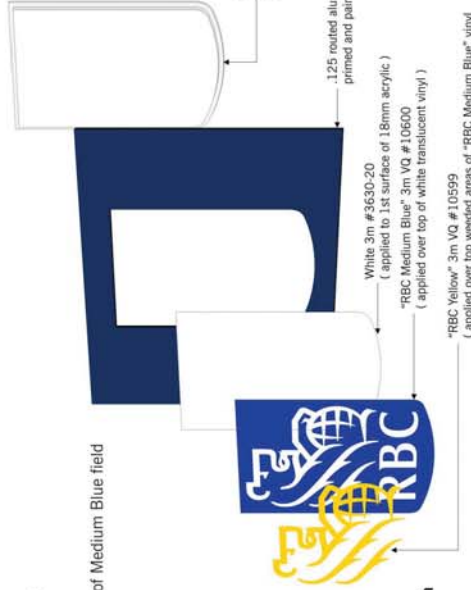
- Lion graphic to be "RBC Yellow" 3m VQ #10599
- "RBC" to be White
- Field to be "RBC Medium Blue" 3m VQ #10600
- White Avery #A9001-T keyline around perimeter of Medium Blue field

Vertical Line Rule

- "RBC Yellow" 3m VQ #10599
- "RBC Royal Bank"
- White Avery #A9001-T



East Elevation



Face Detail / Push Through

Electrical Requirements

120V

Graphic rendition is representative of specific signage. Colour / dimensional / material details should be verified against the manufacturer's literature. Manufacturer is not responsible for internet, webstore, brochure display and/or print variations.

- Site check required.
- Preliminary artwork
- Approved for Production

CLIENT APPROVAL

REVISION DATES:
T. Dodge July 17, 2009
T. Dodge November 25, 2010
T. Dodge January 3, 2011
T. Dodge May 20, 2011

DRAWN BY: T. Dodge
DATE: July 6, 2009



13671 72nd Avenue
Surrey, British Columbia

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INTERNATIONAL SIGN ASSOCIATION
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255 PINEBUCH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDESIGNS.COM

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SCHEDULE A