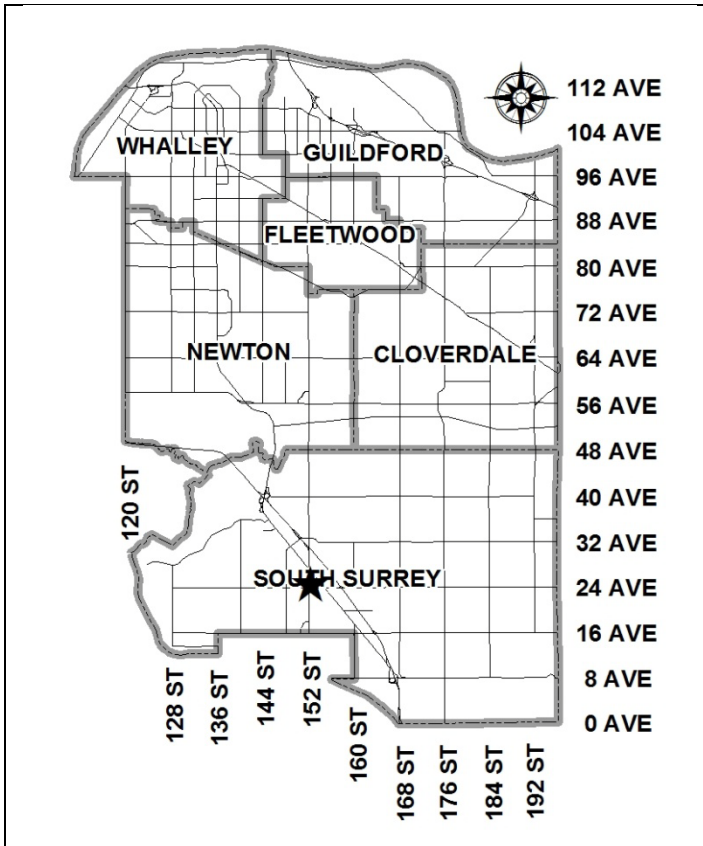


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0275-00

Planning Report Date: April 2, 2012

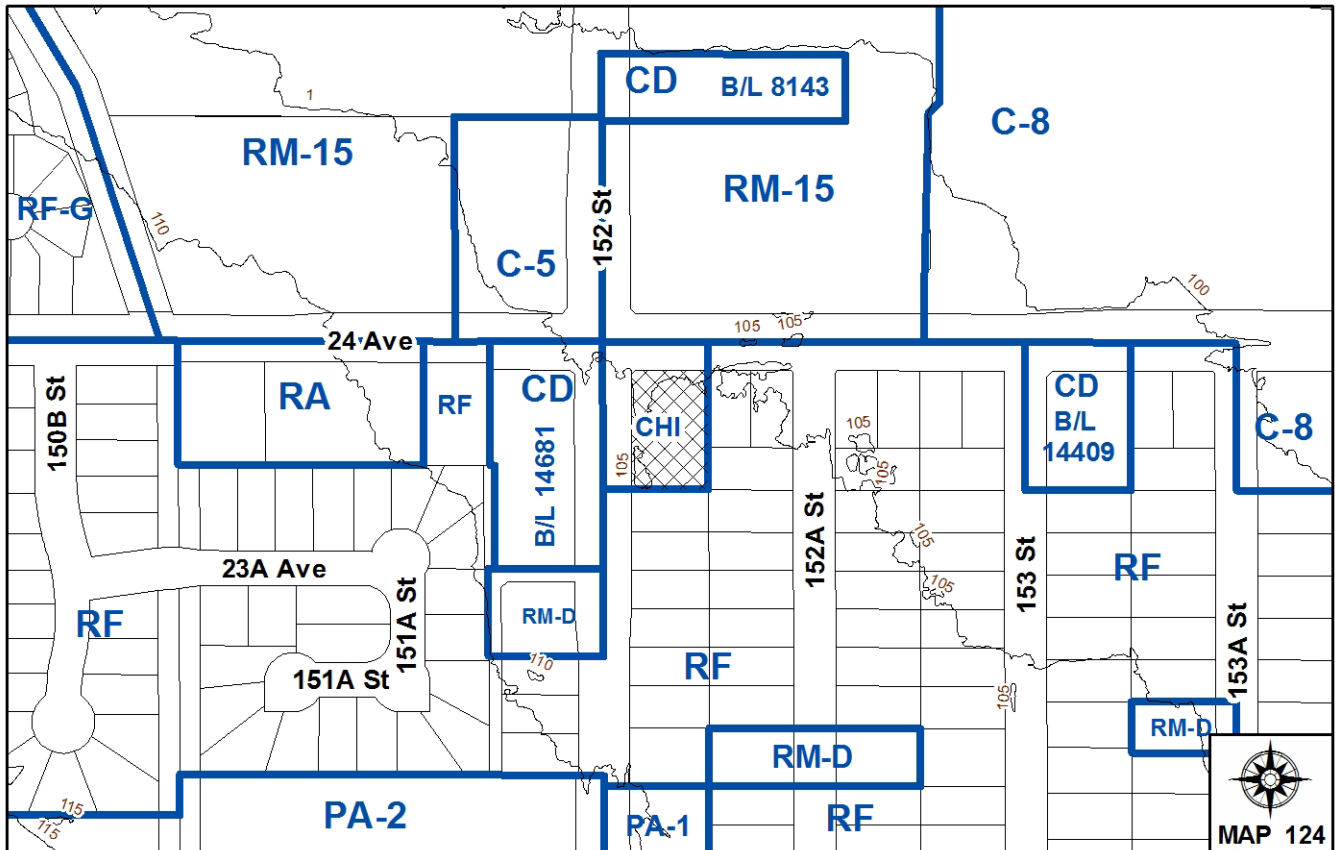


PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit a canopy sign to extend 0.30 metres (1 ft.) above the roofline of a commercial building.

LOCATION: 2370 - 152 Street
OWNER: Royal Surrey Properties Ltd., Inc.
 No. 458280
ZONING: CHI
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

- The applicant is seeking a variance to the City of Surrey Sign By-law; under the By-law, a canopy sign is not to extend above the roofline of the building canopy upon which it is placed. The applicant proposes raising the sign 0.3 metres (1 ft.) higher than the roofline, to avoid collision damage to the bottom of the sign from delivery trucks.

RATIONALE OF RECOMMENDATION

- The proposed sign adds architectural interest to the building, creating a wave effect, and identifies the site as "Peninsula Crossing" with logos and text. It is not used for advertising the businesses of tenants on the subject site.
- The proposed signage is attractively designed and of appropriate size and scale in relation to the building.
- The proposed variance will prevent future collision damage to the sign caused by delivery trucks.
- The sign was previously approved under Building Permit No. 60847.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7911-0275-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0275-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to allow the height of a canopy sign to exceed the height of the building by 0.3 metres (1 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Small scale retail commercial plaza.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 24 Avenue):	Multi-family dwellings	Urban/ Townhouse (15 u.p.a)	RM-15
East and South:	Single family dwellings.	Urban/ Urban Residential (1986 LAP)	RF
West (Across 152 Street):	Gas station.	Urban/Commercial	CD 14681

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located on the southeast corner of 152 Street and 24 Avenue, designated "Commercial" in the Official Community Plan (OCP), "Commercial" in the King George Highway Corridor Local Area Plan (LAP), and zoned CHI (Highway Commercial).
- A canopy sign identifying the site as "Peninsula Crossing" is attached to the western facing canopy of the building. The site plan, which includes the canopy sign, fascia signs, and free-standing signs, was approved June 30, 1989, under Building Permit No. 60847.
- The building is approximately 35 metres by 12 metres (115 ft. x 40 ft.), and consists of a small commercial retail plaza with 4 tenants: 7-11 convenience store, Peninsula Crossing Animal Hospital, Save On Cleaners, and The Cash Store.

- The "Peninsula Crossing" sign is attached to the canopy of the building and consists of a curved steel frame, which projects out 0.9 metres (3 ft.) from the canopy in two places (Appendix II). The sign is 2 metres (6 ft. 8 in.) high and 22.8 metres (75 ft.) wide.
- Delivery trucks have repeatedly backed into and collided with the bottom of the sign frame, causing damage to the sign and costly repairs. To avoid further collision damage from delivery trucks, the sign has been raised 0.3 metres (1 ft.).

DESIGN PROPOSAL AND REVIEW

- The applicant recently re-skinned the existing canopy sign and relocated it 0.3 metres (1 ft.) higher than its previously approved location. The sign now extends 0.3 metre (1 ft.) above the roof line.
- No changes to the existing colour or design are proposed. The sign frame, which was approved under Building Permit No. 60847, will also remain unchanged. The proposed canopy sign is burgundy coloured "Awnmax" vinyl with black and white vinyl lettering.
- The text and logos consist of a white calligraphic "P" logo toward the left side of the sign, imposed on a black square. "Peninsula Crossing" is centred in white calligraphic style text, and a small calligraphic "P" logo and text "Peninsula Crossing" is repeated on each side of the sign vertically (Appendix II).
- The canopy sign is attached to the building canopy on a construction steel frame, attached to the canopy face with steel tab plates. Vinyl awning fabric is stretched over the frame to create a wave effect. The sign acts as an architectural feature with dimension and colour to provide visual interest to an otherwise nondescript structure, and identifies the name of the development. It does not contain the business names of the tenants on site. Tenant signage is located on the fascia under the building canopy (Appendix II).
- The existing canopy sign was erected on the canopy face under Building Permit No. 60847 and remains unchanged with the exception of the location of the sign, which has been shifted upward 0.3 metres (1 ft.). As a result, the sign now extends 0.3 metres (1 ft.) above the roofline, which contravenes the Sign By-law: under the By-law, canopy signs are not permitted to extend above the roofline.
- The top of the sign was originally aligned with the roof line of the building. The applicant raised the sign because the sign and frame have sustained repeated damage from delivery trucks hitting it. Since the sign has been moved, it has not sustained further collision damage.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To allow a canopy sign to extend 0.3 metres (1 ft.) above the roofline of the building.

Applicant's Reasons:

- The sign and frame have been damaged numerous times when delivery trucks have backed into it. The sign has been raised a foot to clear the height of the trucks and there has been no damage since.

Staff Comments:

- The sign enhances the appearance of the building by adding architectural interest and colour, and resonates with the curved shape on the corners of the building.
- Given the applicant is not proposing to significantly increase the height of the building face and the design will remain consistent with the design approved in 1989, the variance can be supported.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Building Elevations, Sign Drawings, and Photos
Appendix III.	Development Variance Permit No. 7911-0275-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

NA/kms

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. 3/29/12 9:36 AM

Information for City Clerk

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

1. (a) Agent: Name: Adam Gerard
 Address: Franiek Group of Companies
 5970 East Boulevard Unit 300
 Vancouver BC V6M 3V4

 Tel: 604-263-7443

2. Properties involved in the Application

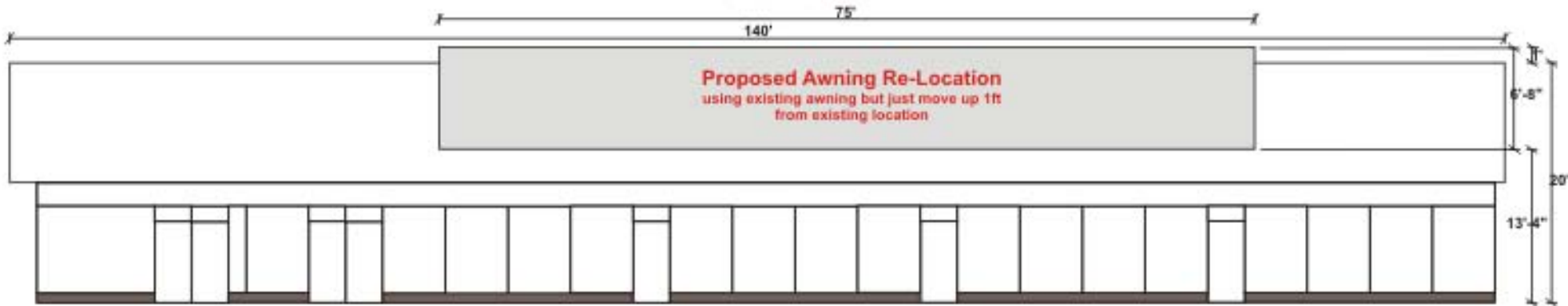
(a) Civic Address: 2370 - 152 Street

(b) Civic Address: 2370 - 152 Street
 Owner: Royal Surrey Properties Ltd., Inc. No. 458280
 PID: 010-282-050
 Lot A Section 14 Township 1 New Westminster District Plan 76959

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7911-0275-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

Front Elevation



APPENDIX II

PROJECT:
The Franiek Group of Companies
SITE: 2370 152 Street
Surrey, B.C. (Peninsula Crossing)
604-263-7443 Adam Gerald

CONTRACTOR:
GRAFICO SIGNS LTD.
4218 Rupert Street
Vancouver, B.C. V5R 2H7
Cel: 604-781-5106 Off: 604-438-9003

DATE: April 01st, 2010
SCALE: Yes
DRAWN BY: Ashira
SALES:
NOTES: **REV:**

DUE TO THE TRANSLUCENCY OF ACRYLIC PAINTS & VINYLs THE COLOURS SHOWN ON THIS PRESENTATION MAY VARY FROM THOSE ACTUALLY USED IN THE PRODUCTION OF YOUR SIGN.

* This design is the property of Grafico signs & is not to be copied in whole or in part without permission by the owners.

New Cover & Graphics

- Fabric: Burgundy Awnmax
- Black & white premium 3M vinyl graphics



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DATE: April 01st, 2010

SCALE: Yes

DRAWN BY: Ashira

SALES:

NOTES:

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PENINSULA CROSSING

PENINSULA CROSSING

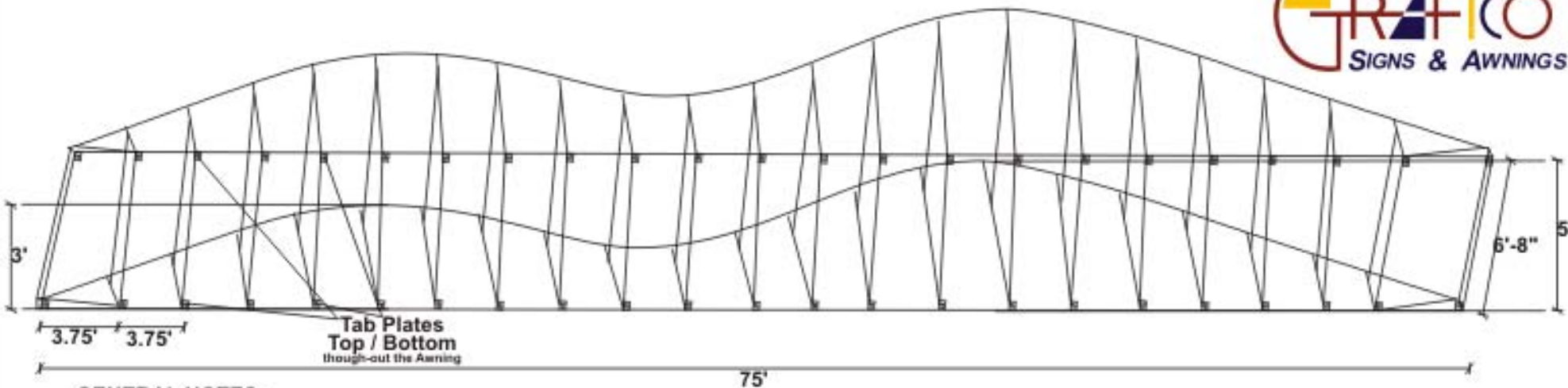
PENINSULA CROSSING

ANIMAL HOSPITAL SAVE ON CLEANERS
604-541-7374

Cash Store

Payday Loans Cheque CASHING 30-49%





GENERAL NOTES:

- All awning installed shall conform to BC BC 2006
 Ground Load (Sg): 2.40 kPa.;
 Rain Load (Sr): 0.30 kPa.;
 Wind: (1/10) = 0.36 kPa.; (1/50) = 0.47 kPa.;
 Seismic Data Sa(0.2) = 1.00; Sa(0.5) = 0.69;
 Sa(1.0) = 0.33; Sa(2.0) = 0.17; PGA = 0.51
- Structural members shall be construction steel minimum square tube size of 1.00" X 1.00" X 0.120"; and shall be designed and constructed to confirm to CSA / CAN3-S157-M83;
- All welding shall comply with W47.1; steel filler alloy shall be 4043; All welding connection shall be full strength weld and welded all around with a minimum throat of 1/8";
- All tab plates connected to building face shall be bent from 2" X 4" X 1/8" plates, unless noted otherwise on drawings;
- Mechanical fasteners used for connection to building face shall be selected based on building face construction materials as follows:
 Concrete: minimum one 3/8" Hilti Kwik Bolts (Kb10 X 90) top and bottom of each frame;
 Masonry: minimum one 3/8" Hilti SVA Sleeve Anchor top and bottom of each frame;
 HCB Blocks: minimum one 3/8" Hilti SVA Sleeve Anchor top and bottom of each frame;
 Bricks: minimum one 3/8" Hilti SVA Sleeve Anchor top and bottom of each frame;
 Wood: minimum one 3/8" X 4" to 5" long lag screw top and bottom of each frame. Lag screws must be tightly secured to solid wood backing behind. In case where tab plates do not match stud locations behind, replace tab plates with 1.00" X 1.00" X 0.120" steel tube continuous cross bars, top and bottom, at same vertical locations as top plate;

- The Contractor shall be responsible to ensure all connections are properly attached to the structural components of the building face;
- All textiles shall be flame proofed to conform to the appropriate requirements for resistance to fire as set out in ULC-S109-M1980. All fabric material shall be BURGUNDY AWNMAX by John Boyle or CANOPY FS with Fluoro Shield by Meridian Manufacturing Corp. with the specifications: "flame retardant meets Standards of California State Fire Marshall 121.4; NFPA-701; CPAI-84; MVSS-302; ULC-214 Classified; UL-48; ASTM-E-84 Class A.;
 - The Contractor shall verify existing site conditions prior to commencement of work to ascertain the design is adaptable to the existing site conditions;
 - All waterproofing is not included in the design and shall be designed and performed by qualified personnel.
 - The undersigned hereby confirms that all structural loads imparted by anchoring the proposed sign, canopy or awning to the base building can be transferred without reducing the existing structural capacity of the building and without overstressing any building and attached elements.

AWNING TYPE	LENGTH	SPACING A	QUANTITY
I	75ft	44 inch	1



PROJECT:
 The Franiek Group of Companies
 SITE: 2370 152 Street
 Surrey, B.C. (Peninsula Crossing)
 604-263-7443 Adam Gerald

CONTRACTOR:
 GRAFICO SIGNS LTD.
 4218 Rupert Street
 Vancouver, B.C. V5R 2H7
 Cell: 604-781-5106 Off: 604-438-9003

DATE: March 24th, 2010
SCALE: Yes
DRAWN BY: Emmy
SALES:
NOTES: **REV:**

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PENINSULA CROSSING



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4218 Rupert Street
Vancouver, B.C. V5R 2H7
Cell: 604-781-5106 Off: 604-438-9003

DATE: April 01st, 2010
SCALE: Yes
DRAWN BY: Ashira
SALES:
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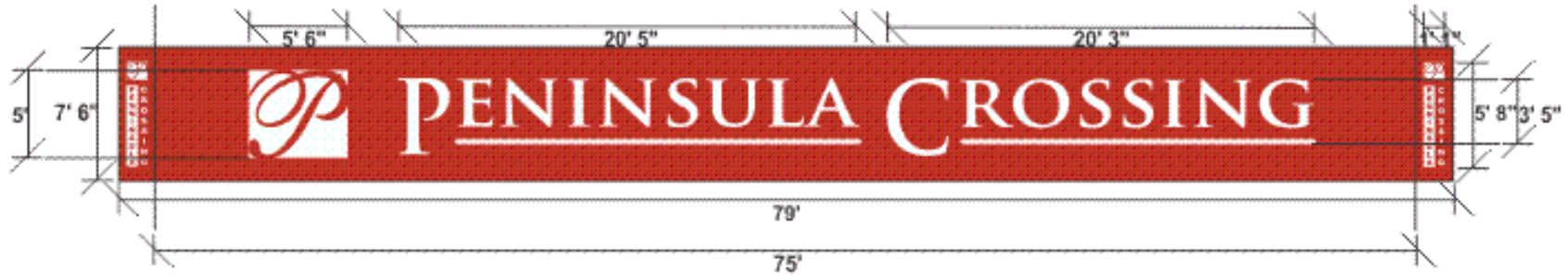
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Cel: 604-781-5106 Off: 604-438-9003

DATE: April 01st, 2010
SCALE: Yes
DRAWN BY: Ashira
SALES:
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Awning Measurements:

7' 6" by 79' = 592' 6"

Graphics Measurements:

Side Logo: 1' 1" by 5' 8" @ 2pcs = 12' 2"
 "P" Logo: 5' by 5' 6" = 27' 6"
 Peninsula: 3' 5" by 20' 5" = 69' 1"
 Crossing: 3' 5" by 20' 3" = 69'
 total = 177' 9"

Graphics in Total Sq. Ft. of the Awning: 29.89%

PROJECT:
 The Franek Group of Companies
 SITE: 2370 152 Street
 Surrey, B.C. (Peninsula Crossing)
 604-263-7443 Adam Gerald

CONTRACTOR:
 GRAFICO SIGNS LTD.
 4218 Rupert Street
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 Cel: 604-781-5106 Off: 604-438-9003

DATE: April 01st, 2010

SCALE: Yes

DRAWN BY: Ashira

SALES:

NOTES:

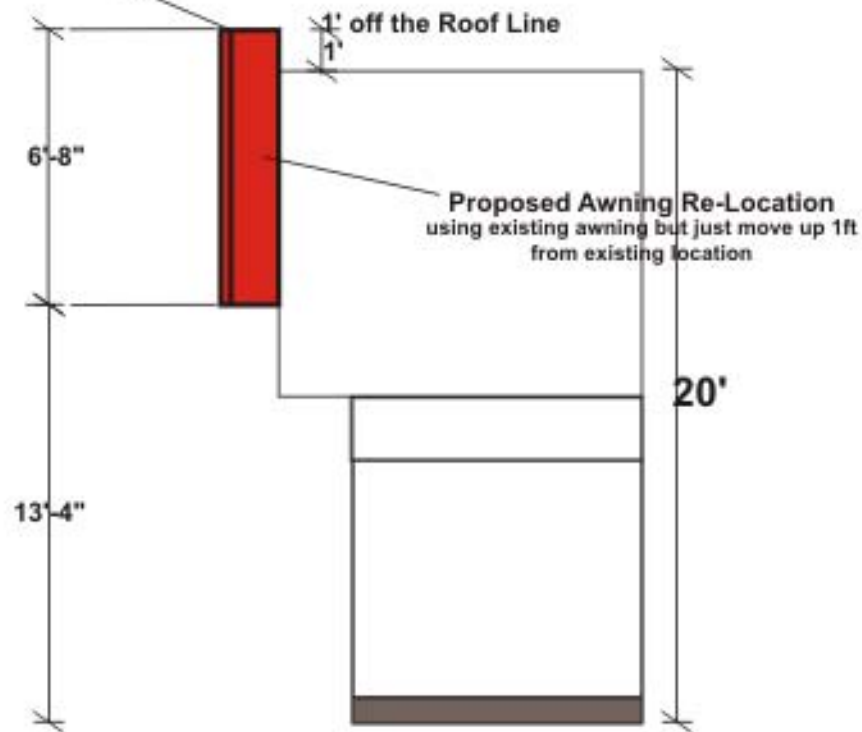
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Side Elevation

1" by 1" by 0.12" steel square tubings
as structural members



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DATE: April 01st, 2010

SCALE: Yes

DRAWN BY: Ashira

SALES:

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Site Plan (Map)



Proposed Awning Location

N

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(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0275-00

Issued To: Royal Surrey Properties Ltd
("the Owner")

Address of Owner: 300 5970 EAST BLVD
VANCOUVER BC V6M 3V4

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: 010-282-050

Lot A Section 14 Township 1 New Westminster District Plan 76959

2370 152 St

(the "Land")
3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:

In Part 5 Signs in Commercial/Industrial Zones Section 27 (10)(d) is varied to allow a canopy sign to extend 0.3 metres (1 ft.) above the roofline of the building.
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 1 through to and including 4 (the "Drawings") which are attached hereto and form part of this development variance permit.
5. 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.

8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

9. 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.

10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

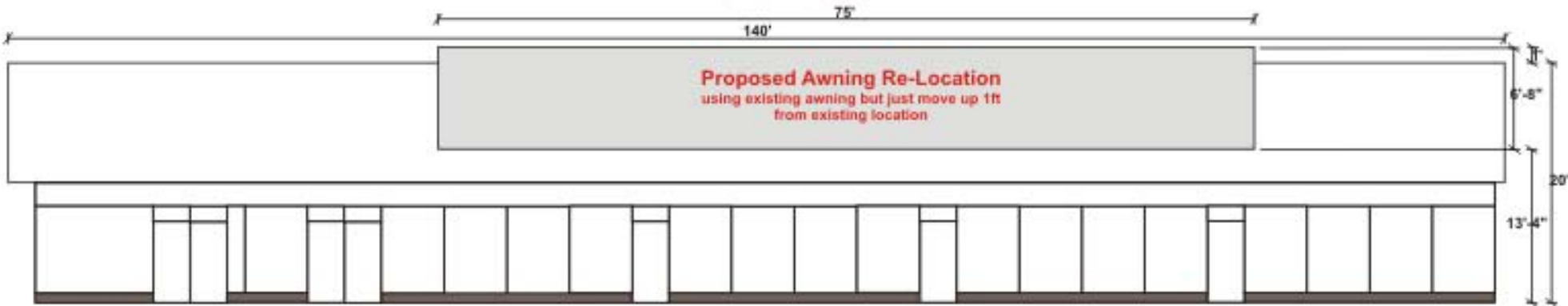
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



Front Elevation



SCHEDULE "A" OF
DEVELOPMENT
VARIANCE PERMIT
NO. 7911-0275-00

PAGE 1

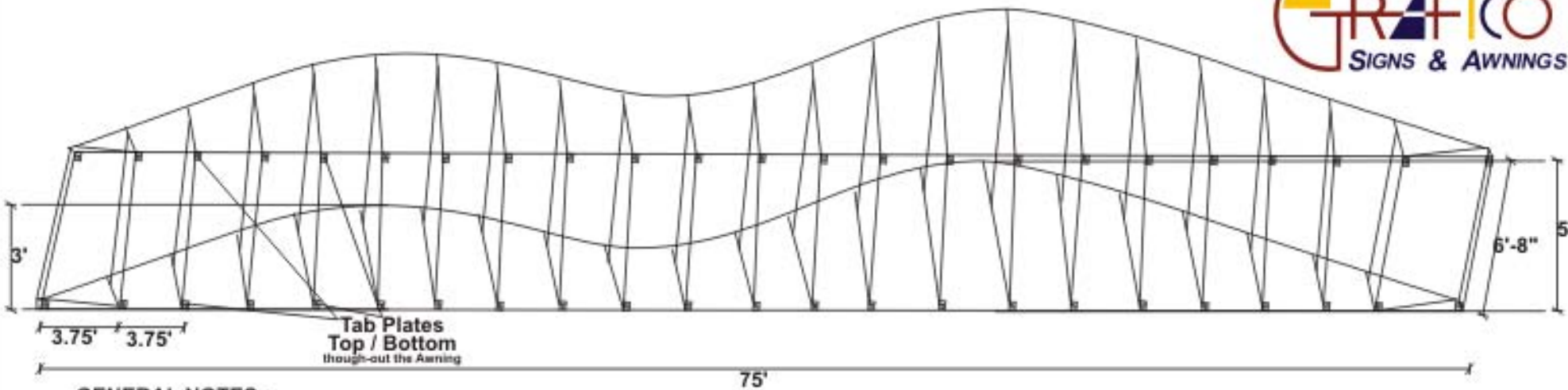
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SITE: 2370 152 Street
Surrey, B.C. (Peninsula Crossing)
604-263-7443 Adam Gerald

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4218 Rupert Street
Vancouver, B.C. V5R 2H7
Cel: 604-781-5106 Off: 604-438-9003

DATE: April 01st, 2010
SCALE: Yes
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SALES:
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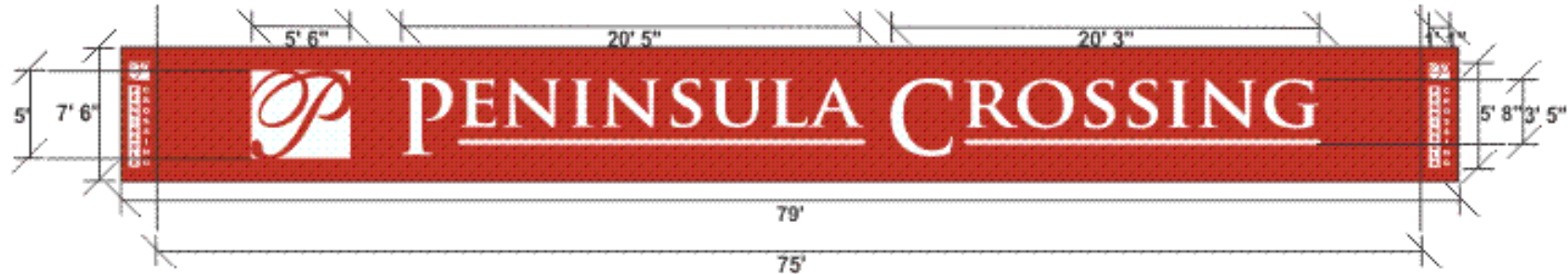
1. All awning installed shall conform to BC BC 2006
 Ground Load (Sg): 2.40 kPa.;
 Rain Load (Sr): 0.30 kPa.;
 Wind: (1/10) = 0.36 kPa.; (1/50) = 0.47 kPa.;
 Seismic Data Sa(0.2) = 1.00; Sa(0.5) = 0.69;
 Sa(1.0) = 0.33; Sa(2.0) = 0.17; PGA = 0.51
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3. All welding shall comply with W47.1; steel filler alloy shall be 4043; All welding connection shall be full strength weld and welded all around with a minimum throat of 1/8";
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 9. The undersigned hereby confirms that all structural loads imparted by anchoring the proposed sign, canopy or awning to the base building can be transferred without reducing the existing structural capacity of the building and without overstressing any building and attached elements.

AWNING TYPE	LENGTH	SPACING A	QUANTITY
I	75ft	44 inch	1



PROJECT: The Franiek Group of Companies SITE: 2370 152 Street Surrey, B.C. (Peninsula Crossing) 604-263-7443 Adam Gerald	CONTRACTOR: GRAFICO SIGNS LTD. 4218 Rupert Street Vancouver, B.C. V5R 2H7 Cell: 604-781-5106 Off: 604-438-9003	DATE: March 24th, 2010	DUE TO THE TRANSLUCENCY OF ACRYLIC PAINTS & VINYLs THE COLOURS SHOWN ON THIS PRESENTATION MAY VARY FROM THOSE ACTUALLY USED IN THE PRODUCTION OF YOUR SIGN. * This design is the property of Grafico signs & is not to be copied in whole or in part without permission by the owners.
		SCALE: Yes	
		DRAWN BY: Emmy	
		SALES:	
		NOTES:	REV:



Awning Measurements:

7' 6" by 79' = 592' 6"

Graphics Measurements:

Side Logo: 1' 1" by 5' 8" @ 2pcs = 12' 2"
 "P" Logo: 5' by 5' 6" = 27' 6"
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Graphics in Total Sq. Ft. of the Awning: 29.89%

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 4218 Rupert Street
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 Cel: 604-781-5106 Off: 604-438-9003

DATE: April 01st, 2010

SCALE: Yes

DRAWN BY: Ashira

SALES:

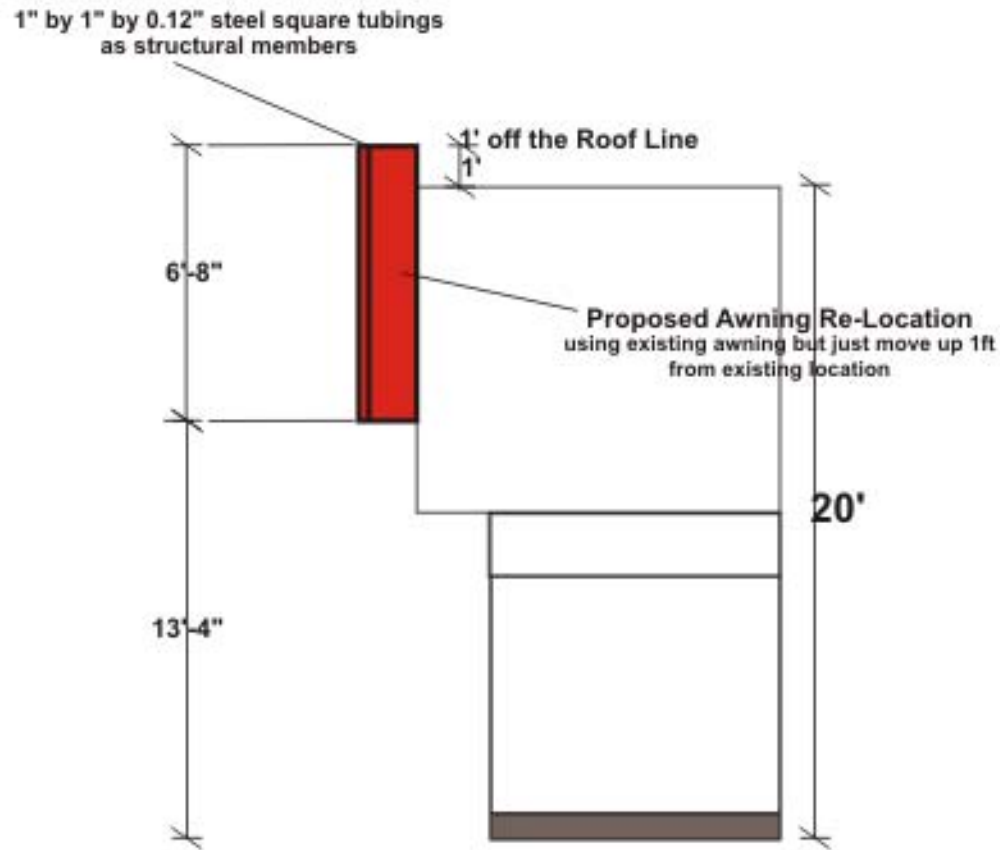
NOTES:

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Side Elevation



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 The Franiek Group of Companies
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DATE: April 01st, 2010
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SALES:
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