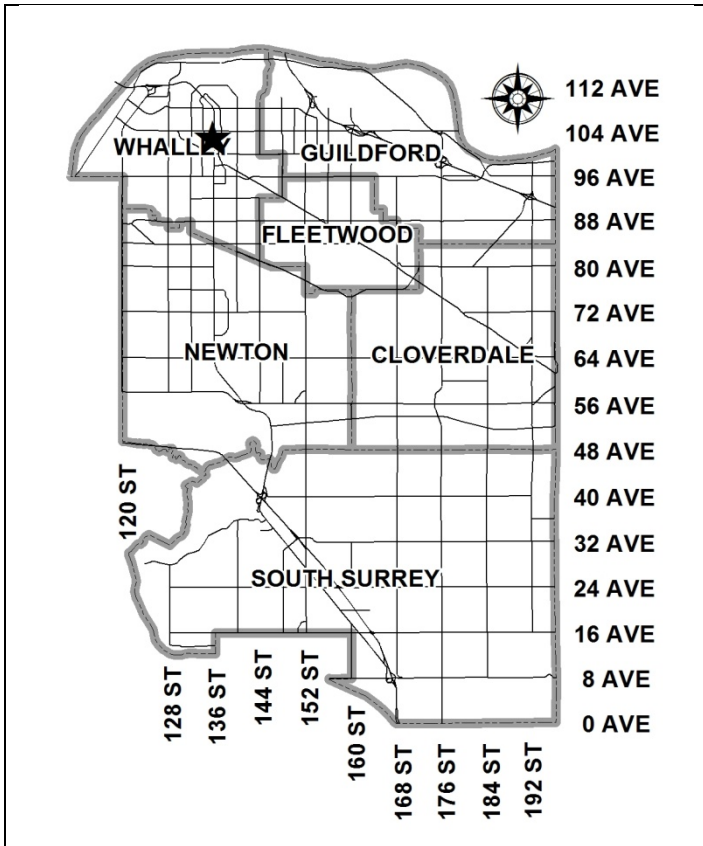


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0322-00

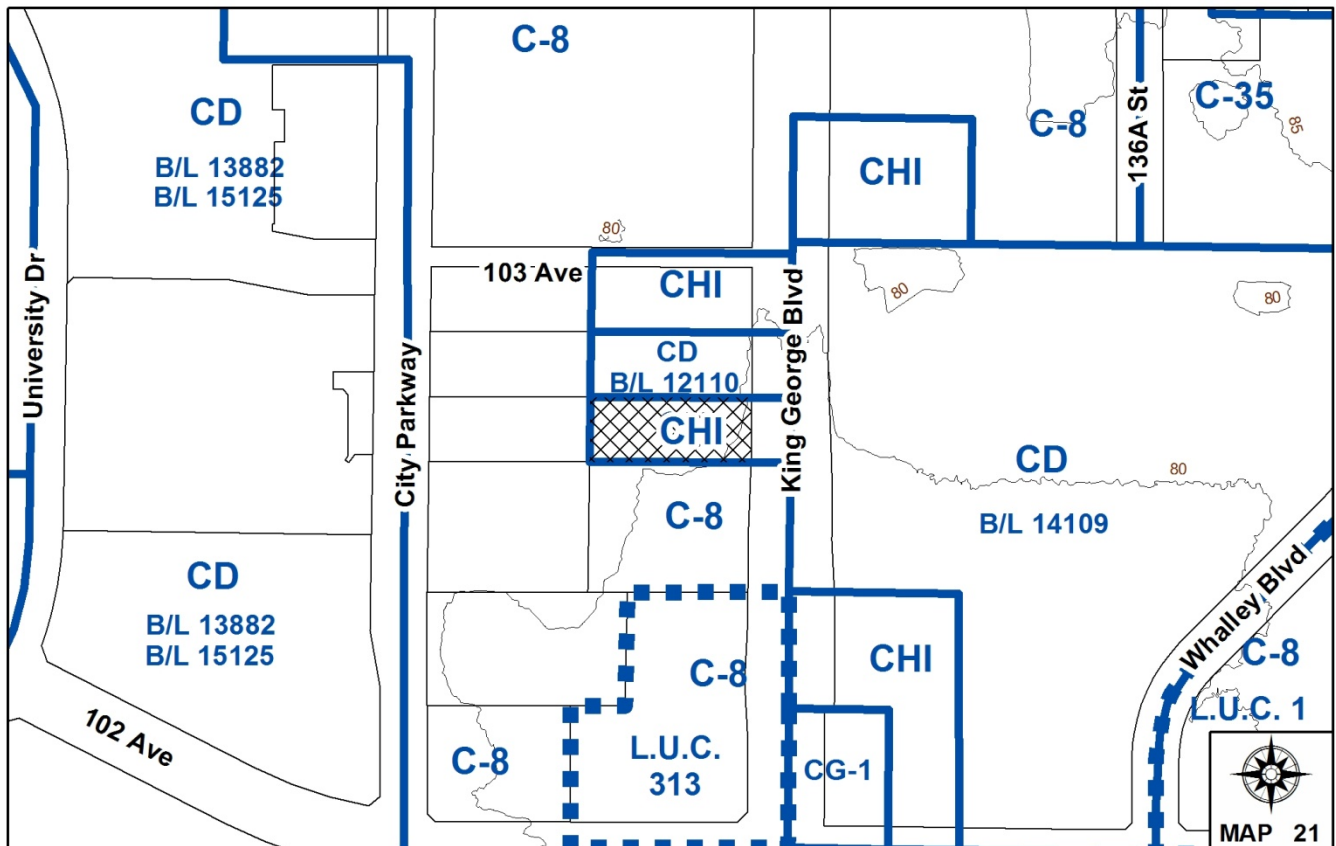
Planning Report Date: December 10, 2012



**PROPOSAL:**

- **Development Variance Permit**  
 to permit temporary off-site real estate development/construction fascia signage for a temporary real estate sales centre.

**LOCATION:** 10277 King George Boulevard  
**OWNER:** Salgo Holdings Ltd  
**ZONING:** CHI  
**OCP DESIGNATION:** City Centre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant requests temporary off-site real estate development fascia signage for a temporary real estate sales centre.

RATIONALE OF RECOMMENDATION

- The proposed signs are of a high quality design.
- The proposed signage is temporary. The applicant indicates they would require the temporary signage for 1 year, although they may apply for 6-month extensions, as permitted in the Sign By-law.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7912-0322-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to vary the Sign By-law to permit fascia signage as temporary off-site real estate development/construction signs on a temporary real estate sales centre site; and
- (b) to vary the Sign By-law to increase the refundable bond amount from \$3,000 to \$5,000.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant commercial building.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Commercial building (VanCity Credit Union).	City Centre	CD (By-law No. 12110)
East (Across King George Boulevard):	Large format retail (PriceSmart Foods and Canadian Tire).	Commercial	CD (By-law No. 14109)
South:	Multi-tenant commercial buildings.	City Centre	C-8
West:	Commercial building (The Hockey Shop).	City Centre	C-8

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 10277 King George Boulevard in Surrey City Centre. The property is zoned Highway Commercial Industrial (CHI) and designated City Centre in the Official Community Plan (OCP).
- There is currently one vacant commercial building occupying the subject site. The applicant has applied for a tenant improvement Building Permit for the interior of this building in order permit the development of a real estate sales centre for the 3 Civic Plaza development – a high rise mixed-use building intended for hotel, apartments, retail space and office space – proposed for the site at 13450 - 104 Avenue (Development Application No. 7911-0334-00 at Third Reading).

- The applicant proposes temporary fascia signage on the east (front), south (side), and west (rear) sides of the existing building, in order to advertise both the 3 Civic Plaza development and associated sales centre. Fascia signage is not proposed for the north side of the building.
- Although the Sign By-law permits temporary off-site real estate development free-standing signs on corner lots, the Sign By-law currently does not have provisions for temporary off-site real estate development/construction fascia signs that are located on a temporary sales centre site.
- The applicant is, therefore, requesting a Development Variance Permit to permit temporary off-site real estate development/construction fascia signage located on a temporary sales centre site.
- A total of 6 fascia signs are proposed.
- The applicant proposes one fascia sign at the front (east) building elevation, facing King George Boulevard. The sign copy will read "3 Civic Plaza Surrey's Tallest Landmark Presentation Centre" and is supplemented by a graphic of the proposed 3 Civic Plaza building design.
- A portion of the sign is proposed to extend above the roofline of the existing building in order to reflect the nature of the 3 Civic Plaza development being Surrey's tallest landmark.
- Four fascia signs are proposed for the south building elevation, facing the neighbouring site to the south, and are partially visible from King George Boulevard. The four proposed signs have the following copy:
  - "3 Civic Plaza Hotel + Residences" with logo and graphic of the proposed 3 Civic Plaza building design
  - "3CivicPlaza.ca"
  - "Presentation Centre"
  - "Hotel / Residences / Social Hub" and logo.
- One fascia sign is proposed for the west building elevation, facing the neighbouring site to the west, and is partially visible from City Parkway and the Surrey Central SkyTrain Station. This sign copy will read "3CivicPlaza.ca" with a 3 Civic Plaza logo.
- The portions of the building not covered by fascia signage will be painted a blue-grey "Aegean Teal".
- The proposed sign areas for all six signs range from 1.3 square metres (14.5 sq.ft.) to 56.6 square metres (610 sq.ft.), with proposed copy areas ranging from 1.3 square metres (14.5 sq.ft.) to 4.8 square metres (51.4 sq.ft.).
- The proposed signage is of a high quality design.

- As part of the application, the applicant proposes to remove the existing free-standing sign, adjacent to the driveway on the subject site that advertised the previous tenant.

#### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To vary Part 5, Section 27(9) of the Sign By-law in order to permit temporary off-site real estate development/construction fascia signage.
- To vary Part 5, Section 27(9)(f) of the Sign By-law to increase the refundable bond amount from \$3,000 (\$500 for each sign), to a total of \$5,000 for the subject site.

Applicant's Reasons:

- The applicant proposes fascia signage on the east and south building faces in order to maximize visibility to King George Boulevard, and on the west building face to maximize visibility to passengers on the Expo SkyTrain line, and at the Surrey Central SkyTrain Station.
- The proposed signs do not compete with, or compromise the commercial uses and signage of any adjacent properties or businesses, and the temporary nature of the installation does not set a precedent for other permanent commercial uses and permanent commercial signage.
- The portion of the sign that extends above the 4.6-metre (15 ft.) building height is a small portion of the sign. Rather than utilizing the existing non-conforming free-standing sign for signage, the applicant proposes to remove the free-standing and illustrate and emphasize the height of the mixed-use high-rise tower the sales centre is advertising by placing extra sign height on the front façade.

Staff Comments:

- The proposed signs are of a high quality design.
- Temporary off-site real estate development sign permits are valid for 1 year, with the possibility of 6-month extensions. The applicant estimates that they will require the signage for a 1 year period.
- The applicant agrees to post a \$5,000 bond to ensure that the temporary signage is removed once the sales centre is no longer required.
- Removal of the existing free-standing sign, currently adjacent King George Boulevard, will be an improvement to the site.

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. 7912-0322-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

SAL/kms

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. 12/6/12 10:08 AM



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0322-00

Issued To: SALGO HOLDINGS LTD

("the Owner")

Address of Owner: 8553 Main Street  
Vancouver, B.C.  
V5X 3M3

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: 007-450-761

Lot 3 Except: Part Subdivided by Plan 44302; Section 27 Block 5 North Range 2 West New Westminster District Plan 2666

10277 King George Boulevard

(the "Land")

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

(a) In Part 5 Signs in Commercial/Industrial Zones, Section 27(9), is varied to permit temporary off-site real estate development/construction fascia signage on a temporary real estate sales centre site; and

(b) In Part 5 Signs in Commercial/Industrial Zones, Section 27(9)(f), the refundable bond amount is increased from \$3,000 (based on \$500 for each sign location), to \$5,000 for the subject site.

4. The fascia signage shall be in accordance with Schedule A drawings numbered 7912-0322-00 (A) through to and including 7912-0322-00 (B) (the "Drawings") which are attached hereto and form part of this development variance permit.



5. This development variance permit applies to only that fascia signage 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 fascia signage shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

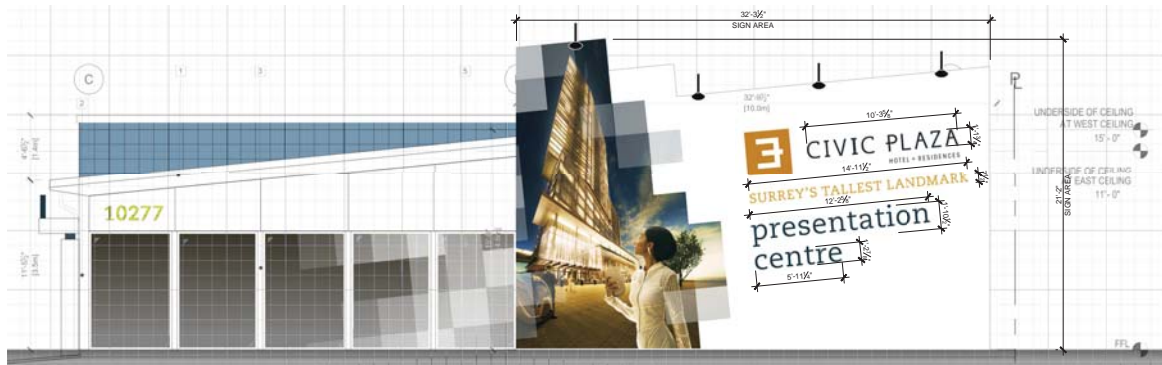
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

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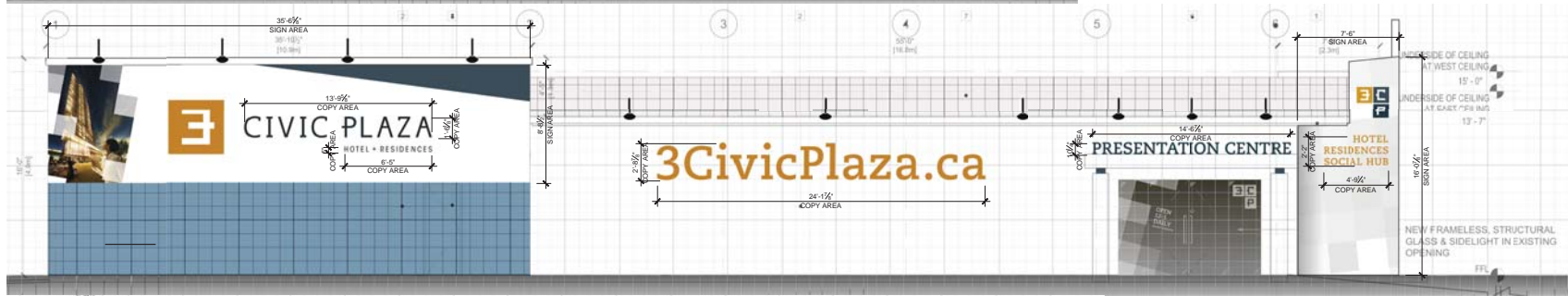
Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan



1 EAST ELEVATION  
 SCALE: 1/4"=1'-0"



TREES				
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
	Acer platanoides 'Columnare'	Columnar Maple	11	6cm Cal. 1.2m Std.
	Carpinus betulus	Hornbeam	4	6cm Cal. 1.2m Std.

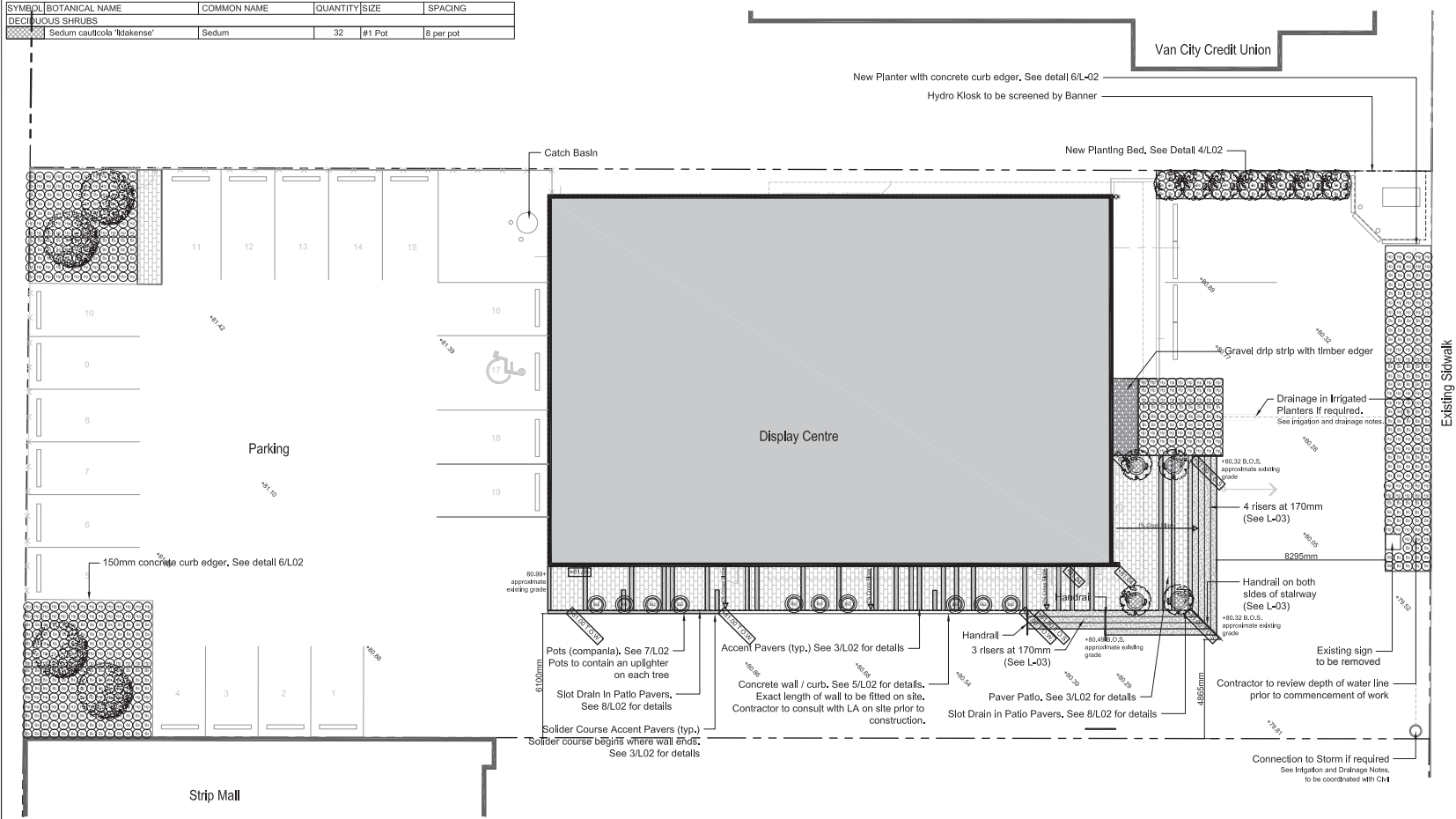
**Legend**

PROPOSED UNIT PAVING  
 UniBlock Umbilico Paver, Rectangle - 400 x 200 x 70. Main colour to be Midnight Sky, accent colour to be Summer Wheat.

- Irrigation and Drainage Notes:**
- Irrigation to be provided in all planting areas
  - Irrigation design, materials, and installation to be provided by Irrigation Industry Association of B.C. certified professional
  - Landscape Architect to approve selected Irrigation professional.
  - Drainage of irrigated planters required subject to recommendations from geotechnical engineer.
    - Option 'A' natural drainage and infiltration into existing sub-soil
    - Option 'B' French drains provided in planters with connection to storm as per Detail 7/L-02. To be coordinated with CIVL

PLANTING SCHEDULE							
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	HEIGHT/WIDTH	SPACING	NOTES
<b>SHRUBS</b>							
Bs		Buxus sempervirens	English Boxwood	391	# 2 Pot	450/450mm	450mm O.C
Bs2		Buxus sempervirens	English Boxwood	10	# 3 Pot, full	750/500mm	As shown
Hp		Hebe pinguifolia 'Sutherlandii'	Hebe	279	# 2 Pot	450/450mm	450mm O.C

GROUNDCOVERS					
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
<b>DECIDUOUS SHRUBS</b>					
	Sedum cauticola 'lakense'	Sedum	32	#1 Pot	8 per pot



**van der Zaai + associates Inc.**  
 Urban Design + Landscape Architecture  
 Suite 1, 2017 876 Avenue  
 Kelowna, BC V1Y 8S8  
 P 604.822.2224  
 F 604.822.2942  
 M 604.822.2224

No.	By	Description	Date
4	MS	Development variance app.	Nov. 20, 2012
3	MS	Tender Revision	Nov. 15, 2012
2	MS	Issue for Tender	Oct. 23, 2012
1	MS	Issue for Tender	Oct. 22, 2012

**REVISIONS TABLE FOR DRAWINGS**  
 \* Copyright reserved. This drawing was made in the property of van der Zaai + associates Inc. and may not be reproduced or used for other projects without permission.

**DEVELOPMENT VARIANCE PERMIT APPLICATION**  
 Project:  
 SCUMUD DISPLAY CENTRE

Location:  
 10277 King George Blvd  
 Surrey, BC

Drawn: JT MS	Stamp:
Checked: MS	
Approved: MVDZ	Original Start Date: Sept. 2012
Scale: 1:100	

Site Plan - 1:100m

Drawing Title: **LANDSCAPE PLAN**



Project #: **DP2012-22**

Drawing #: **7911-0322-00 (B)**