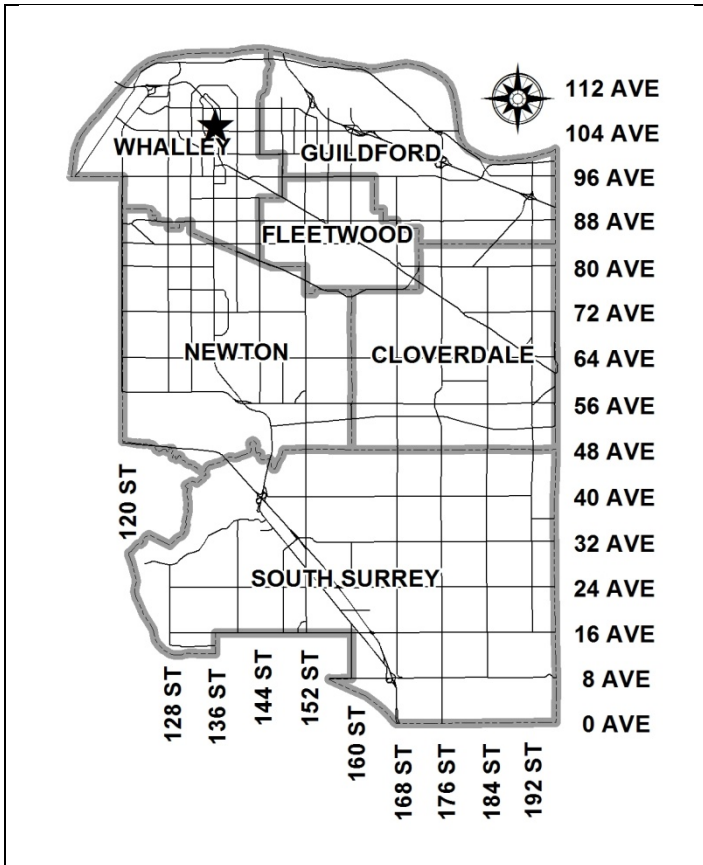


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0112-00

Planning Report Date: July 8, 2013



PROPOSAL:

- Development Permit
- Development Variance Permit

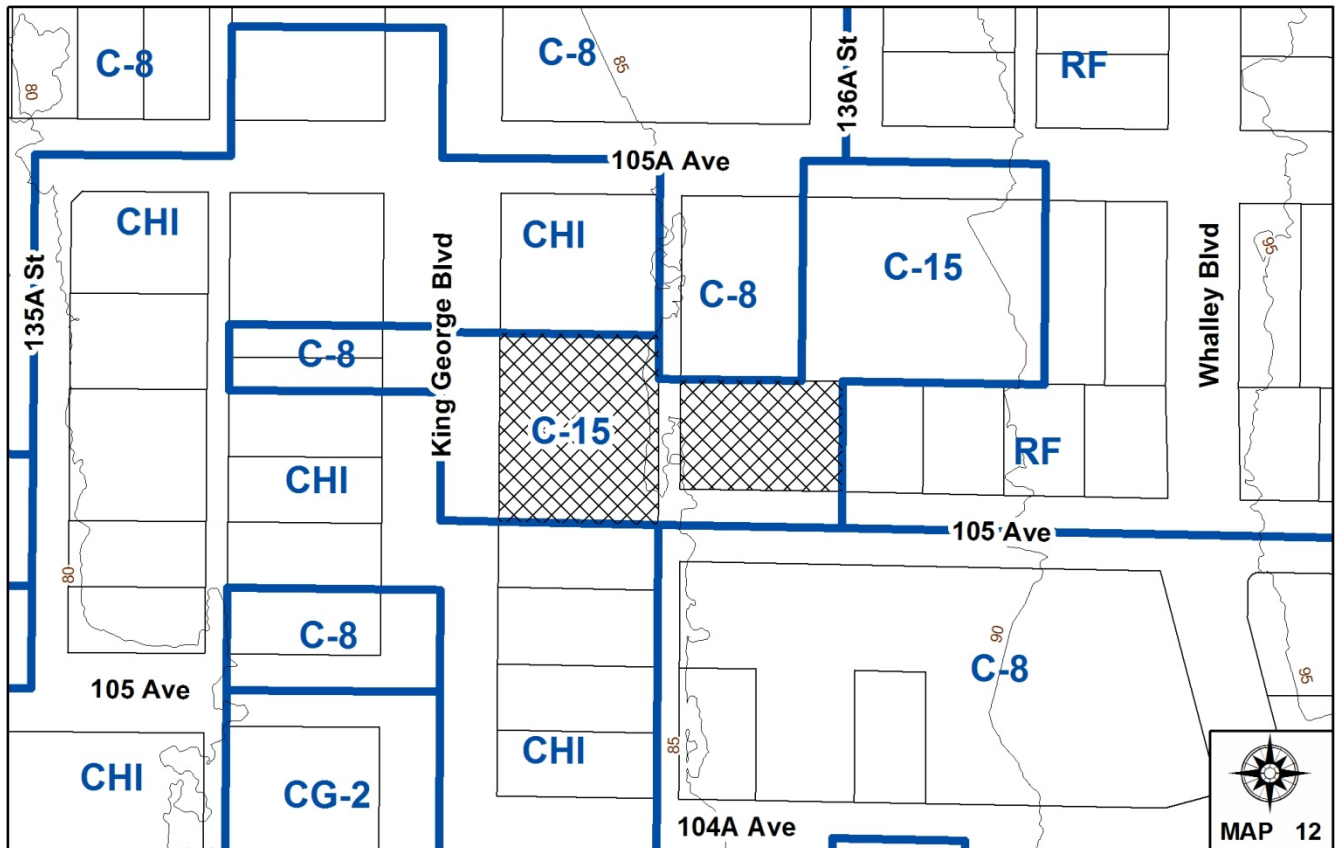
in order to allow new fascia signs, a directional sign and a free-standing sign for an existing three-storey, multi-tenant commercial office building in City Centre.

LOCATION: 10522 - King George Boulevard

OWNERS: Thomas Y. Jung
 Carol S. Jung

ZONING: C-15

OCP 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

- Seeking variances to the Sign By-law to replace the existing fascia signs, a directional sign and a free-standing sign on the subject site.

RATIONALE OF RECOMMENDATION

- The proposed signage will replace existing signs, with one exception, and will provide a form and design that will be consistent throughout the subject site, and be appropriate for the size of the building.
- The existing "Rickshaw" neon free-standing sign is proposed to remain, and is not part of the subject development application.
- The applicant is anxious to obtain their sign permits and have elected to proceed with the proposed DVP, rather than await the latest proposed amendments to the Sign By-law, which are expected to be finalized by the end of July.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7913-0112-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0112-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to allow seven (7) additional fascia signs on an existing three-storey, multi-tenant commercial office building;
 - (b) to vary the Sign By-law to increase the allowable fascia sign area from 29.5 square metres (316 sq.ft.) to 50 square metres (537 sq.ft.);
 - (c) to vary the Sign By-law to increase the size of a directional sign from 0.4 square metres (4 sq.ft.) to 2.2 square metres (24 sq.ft.); and
 - (d) to vary the Sign By-law to reduce the minimum setback of one (1) replacement free-standing sign fronting the south lot line from 2.0 metres (7 ft.) to 1.7 metres (5.5 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Three-storey, multi-tenant, "Rickshaw" commercial office building and surface parking.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single-storey and two-storey commercial buildings.	Commercial	CHI, C-8 and C-15
East:	Single family dwellings.	Commercial	RF
South:	Single-storey commercial building.	Commercial	CHI and C-8
South (Across 105 Ave):	Surface parking (Telus).		
West (Across King George Boulevard):	Single-storey commercial buildings.	City Centre	CHI and C-8

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located near the south-east corner of 105A Avenue and King George Boulevard in City Centre. The site is zoned Town Centre Commercial (C-15), designated Commercial in the Official Community Plan (OCP) and designated Mixed-Use (3.5 FAR) in the Surrey City Centre Land Use and Density Concept.
- The subject site is a hooked lot separated by an existing north / south lane. The western portion of the site is currently occupied by a three-storey, multi-tenant commercial office building with surface parking, while the eastern portion of the site is a surface parking lot.
- The building is commonly called the “Rickshaw” building due to the Chinese restaurant that occupied a portion of the main floor.
- As a result of some changes in the building tenancy, including the Rickshaw restaurant relocating to 10505 King George Boulevard, the property owners have submitted a comprehensive sign package for the site to address their signage needs.
- Corporate Report No. R117 was forwarded to Council on June 17, 2013 proposing amendments to the current Sign By-law No. 13656. The proposed amendments to the Sign By-law include a provision for Council to grant sign variances through a Development Permit, where the applicant has submitted a Development Permit that includes a comprehensive sign package for the site. The associated amendment by-law is scheduled to be considered for introduction on July 8, 2013.
- Should Council approve the amendments to the Sign By-law, the variances proposed in the current development application could be approved through a Development Permit. However, in order to expedite the current proposal at the request of the applicant, the subject development application is being forwarded for Council’s consideration.

Current Proposal

- The applicant has submitted a comprehensive sign package, which proposes a replacement directional sign, a replacement free-standing sign, and seven (7) additional fascia signs for the subject site.
- The proposal requires a Development Permit (DP) and a Development Variance Permit (DVP) to allow:
 - seven (7) additional fascia signs on the west, south and east building elevations;
 - an increase in the total allowable fascia sign area;
 - an increase in the size of a replacement directional sign; and
 - the replacement free-standing sign to encroach within the minimum 2.0-metre (6.6 ft.) setback requirement from the south lot line.

- The existing Rickshaw neon, free-standing sign is located at the south-west corner of the site along King George Boulevard. The Rickshaw free-standing sign was identified as a potential heritage resource through the Surrey City Centre Heritage Review, and as a result, is listed on the City of Surrey's Heritage Inventory.
- The existing Rickshaw free-standing sign will remain in place and is not part of the current proposal. The owners however, have indicated their intent to restore the free-standing sign and will submit a Development Permit application for Council consideration at a later date.

DESIGN PROPOSAL AND REVIEW

Fascia Signage

- The applicant proposes to remove all but two (2) of the existing fascia signs from the subject building and replace them with new fascia signage. The existing ground floor "Rickshaw" and second floor "KGIC" fascia signs, which face King George Boulevard, are to remain on the building.
- The seven (7) additional signs will result in a total of fourteen (14) fascia signs on the three-storey, multi-tenant commercial office building.
- The applicant proposes to install illuminated fascia sign bands on the first and second floors of the subject building. No fascia signage is proposed on the third floor. The proposed fascia signage will create a consistent form and design throughout the building.
- The proposed fascia sign bands consist of back-lit sign boxes covered with acrylic panels with a black vinyl background.
- The proposed fascia sign bands are approximately 0.6 metre (2 ft.) high and will be installed along the west building elevation facing King George Boulevard, along the south building elevation facing the existing parking lot, and along the east building elevation facing the lane.
- The owners have indicated that the subject site has been rebranded as "Rickshaw Plaza", and as a result, two (2) of the proposed fascia signs on the subject building are designed to advertise this new name.
- The two (2) proposed "Rickshaw Plaza" fascia signs are to be installed above the main building entrance along the west building elevation facing King George Boulevard, and above the entry on the east side of the building, facing the lane.
- The two (2) "Rickshaw Plaza" fascia signs are illuminated and incorporate oversized routed aluminum panels painted red with a black vinyl inset border, which will distinguish them from the individual tenant signs.

Directional Sign

- The applicant proposes a directional sign within the west parking lot, south of the existing building. The proposed directional sign is approximately 7.3 square metres (24 sq.ft.) in size, which requires a variance for the proposed sign area (see By-law Variance section).

- The proposed directional sign is non-illuminated and incorporates the same black and red colours proposed for the fascia sign bands.
- The proposed directional sign replaces an existing directional sign at the same location.

Free-standing Sign

- A replacement free-standing sign is proposed within the parking lot on the eastern 'hooked' portion of the subject site. The proposed sign replaces an existing free-standing sign at the same location.
- The proposed replacement free-standing sign is double-sided, non-illuminated, and is approximately 2.7 metres (9 ft.) high and 1.8 metres (6 ft.) wide.
- The proposed replacement free-standing sign will feature black panels with applied vinyl graphics. The proposed sign also incorporates the same black and red colours proposed throughout the site.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To vary Part 5 Section 27(2)(a) of the Sign By-law, 1999, No. 13656 to allow seven (7) additional fascia signs, and to increase the maximum signage area of all fascia signs on the subject building from 29.5 square metres (316 sq. ft.) to 50 square metres (537 sq. ft.).

Applicant's Reason:

- The proposed fascia signs will provide adequate signage for existing and future tenants and incorporate consistency in the form and design of the fascia signs on the subject building.

Staff Comments:

- The proposed fascia signs are compatible with the size of the subject building and will provide adequate business identification.
- No fascia signs are proposed on the third floor.
- Currently, there are existing fascia signs on the subject building of varying forms and sizes. The proposed fascia signage will provide a comprehensive and more consistent appearance.
- Staff support the proposed variance.

(b) Requested Variance:

- To vary Part 1 Section 7(16) of the Sign By-law, 1999, No. 13656 to allow an increase in the permitted size of an on-site directional sign from 0.4 square metres (4 sq.ft.) to 2.2 square metres (24 sq.ft.).

Applicant's Reason:

- The proposed directional sign will replace an existing sign at the same location, and will provide important customer information.

Staff Comments:

- The proposed directional sign will replace an existing identification sign, of a similar size, within the west parking lot.
- The proposed directional sign will inform patrons of additional parking available on the eastern 'hooked' portion of the lot across the lane.
- Staff support the proposed variance.

(c) Requested Variance:

- To vary Part 5 Section 27(1)(e) of the Sign By-law, 1999, No. 13656 to decrease the minimum setback of a replacement free-standing sign from the south lot line from 2.0 metres (6.6 ft.) to 1.7 metres (5.5 ft.).

Applicant's Reasons:

- The proposed free-standing sign replaces an existing free-standing sign at the same location.
- Patrons from other local businesses have been parking on the subject site. The proposed sign will identify the parking restrictions.

Staff Comments:

- The proposed replacement free-standing sign will be installed on the existing pylon structure within the landscape island, and is the same size as the existing free-standing sign at this location.
- The proposed sign will not block vehicle sightlines and none of the existing landscaping will be removed.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Proposed Signage
- Appendix III. Development Variance Permit No. 7913-0112-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

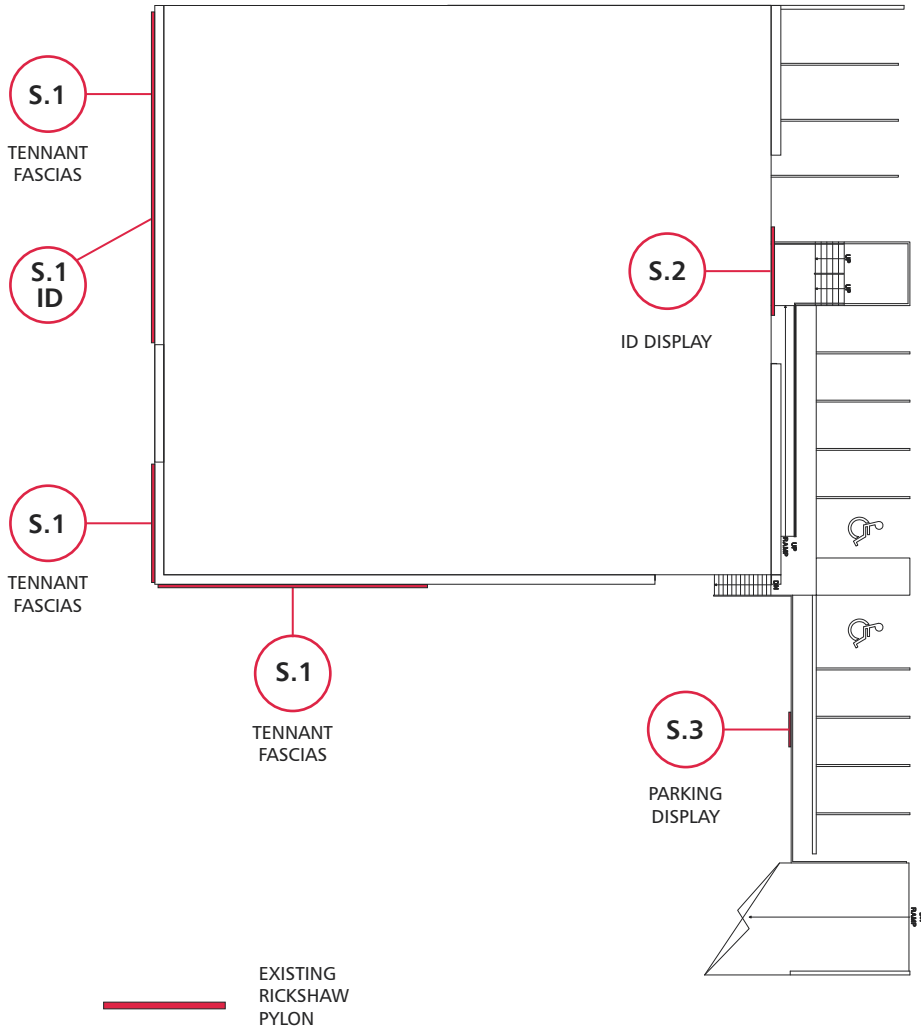
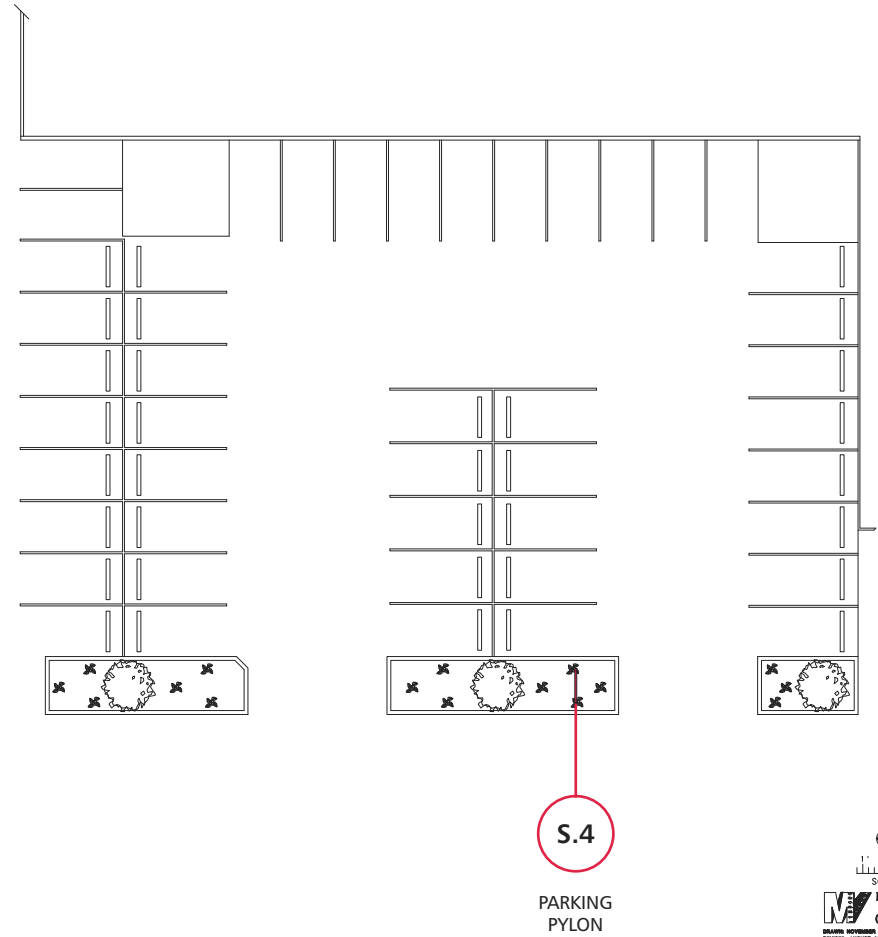
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RICKSHAW PLAZA



SITE PLAN



IMPERIAL SIGN

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SCALE	DESIGN#	SALES	CLIENT	PROJECT
NTS	12-12362	MILES	JEFFREY JUNG	RICKSHAW PLAZA, 10522 KING GEORGE BLVD., SURREY
PRINT DATE	DWG. DATE	DESIGNER	FILE NAME	CLIENT APPROVAL / DATE
JUN/17/2013	MAY/27/2013 (APR/16/2012)	SCHNEIDER	A1/MILES/2013/COMMERCIAL/ RICKSHAWPLAZA-R.3	

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0112-00

Issued To: Thomas Y. Jung
Carol S. Jung

("the Owner")

Address of Owner: 875 49th Avenue West
Vancouver, BC V5Z 2S6

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: 023-201-312

Parcel A Section 23 Block 5 North Range 2 West New Westminster District Plan LMP24909

10522 King George Boulevard

(the "Land")

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

- (a) Part 5 "Signs in Commercial/Industrial Zones", Section 27 Sub-section (2)(a) to allow seven (7) additional fascia signs on the three-storey commercial office building on the subject property;
- (b) Part 5 "Signs in Commercial/Industrial Zones", Section 27 Sub-section (2)(b), the maximum signage area of all fascia signs on the subject building is increased from 29.5 square metres (316 sq. ft.) to 50 square metres (537 sq. ft.);
- (c) Part 1 "General Provisions", Section 7 Sub-section 16, the permitted size of an on-site directional sign is increased from 0.4 square metres (4 sq.ft.) to 2.2 square metres (24 sq.ft.); and
- (d) Part 5 "Signs in Commercial/Industrial Zones", Section 27 Sub-section (1)(e), the minimum setback of a replacement free-standing sign from the south lot line of the Land is decreased from 2.0 metres (6.6 ft.) to 1.7 metres (5.5 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 , 2013.
ISSUED THIS DAY OF , 2013.

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

DESIGN#	SALES
12-12362	MILES
SCALE	DESIGNER
1/16" = 1'-0"	SCHNEIDER
PRINT DATE	DWG DATE
JUN/17/2013	MAY/27/2013 (APR/16/2012)

FILE NAME
A1/MILES/2013/COMMERCIAL/RICKSHAW PLAZA-R.3

FONTS
GEOMETRIC 415

CLIENT
JEFFREY JUNG

CLIENT APPROVAL

DATE

PROJECT
RICKSHAW PLAZA
10522 KING GEORGE BLVD.
SURREY

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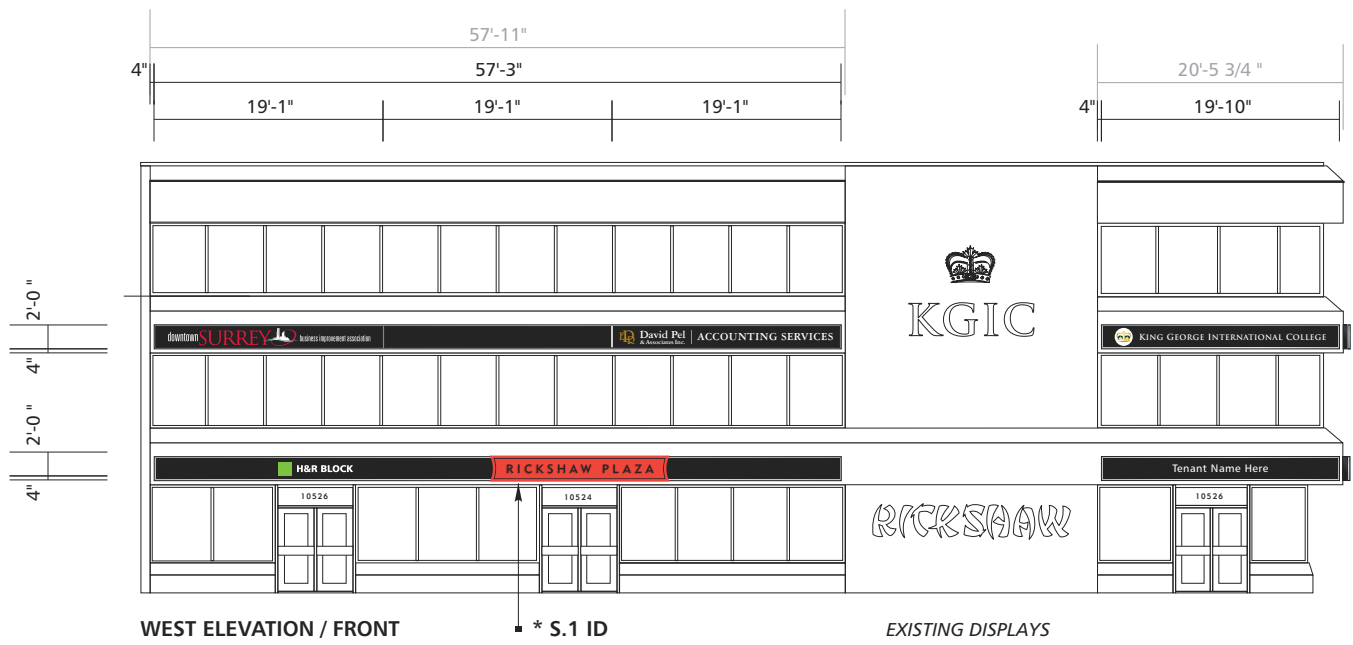
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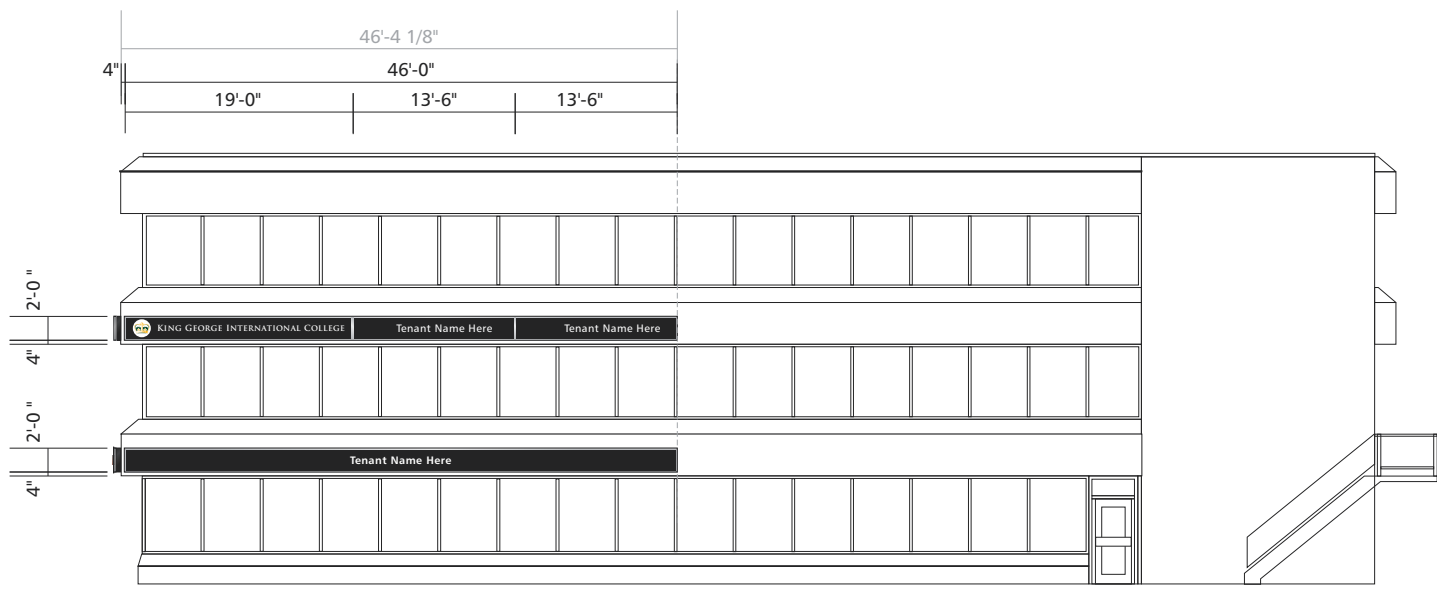
Schedule A



WEST ELEVATION / FRONT

* S.1 ID

EXISTING DISPLAYS



SOUTH ELEVATION

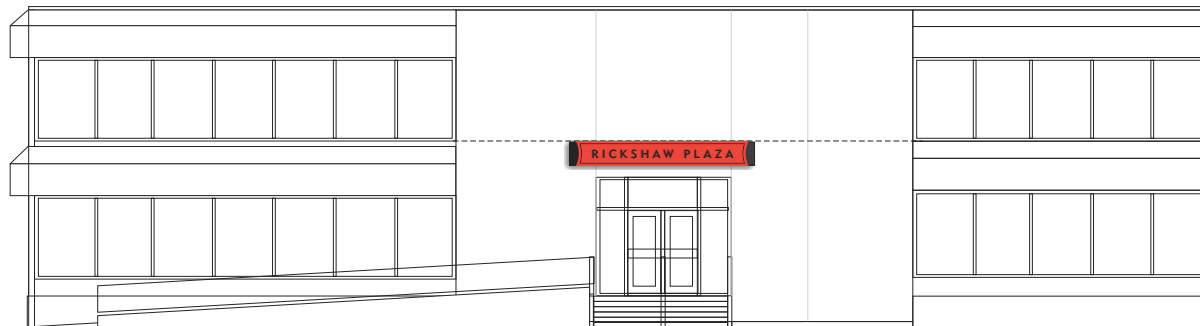
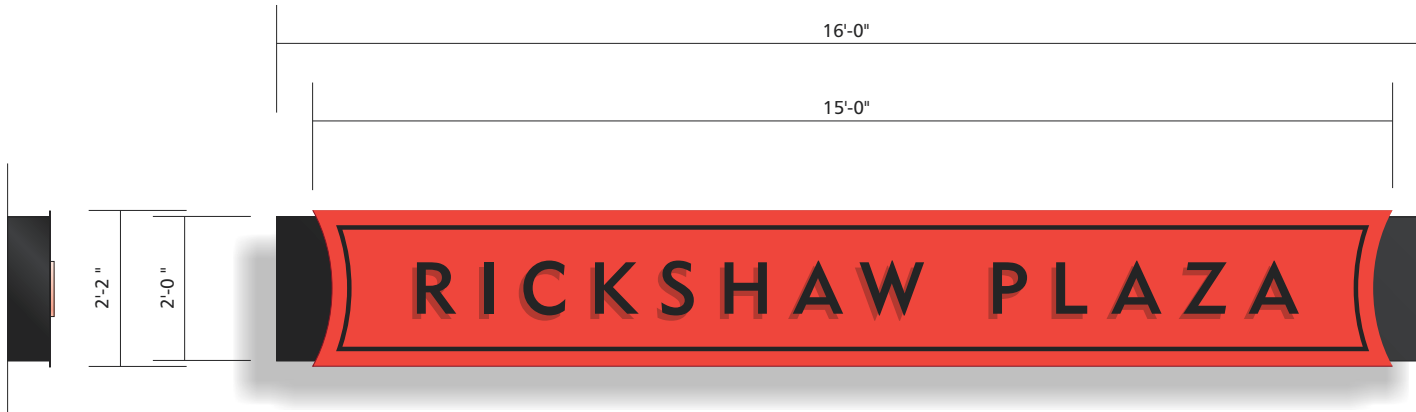
S.1 S/F ILLUMINATED ACRYLIC TENANT FASCIA BAND

- CABINETS PAINTED ISC BLACK / RETAINERS PAINTED ISC CLEAR ANODIZED
- WHITE ACRYLIC PANELS W/ BLACK VINYL CONTROLLED BACKGROUND COLOR

- * ID PANEL: OVERSIZED ROUTED ALUMINUM FACE PAINTED RED SR035.50 W/ 3/4" PUSHED THRU CLEAR ACRYLIC COPY W/ BLACK VINYL FACES



TYPICAL ILLUMINATED NIGHT VIEW



EAST ELEVATION / REAR

S.2 1X S/F ILLUMINATED ID DISPLAY

- ALUMINUM CABINET PAINTED ISC BLACK
- OVERSIZED ROUTED ALUMINUM FACE PAINTED RED SR035.50 W/ BLACK VINYL INSET BORDER
- 3/4" PUSHED THRU CLEAR ACRYLIC COPY W/ BLACK VINYL FACES, BACKED W/ POPPY RED 143 VINYL

DESIGN#	SALES
12-12362	MILES
SCALE	DESIGNER
3/8" = 1'-0"	SCHNEIDER
PRINT DATE	DWG DATE
JUN/17/2013	APR/16/2012

FILE NAME
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PLAZA-R.3

FONTS
GEOMETRIC 415

CLIENT
JEFFREY JUNG

CLIENT APPROVAL

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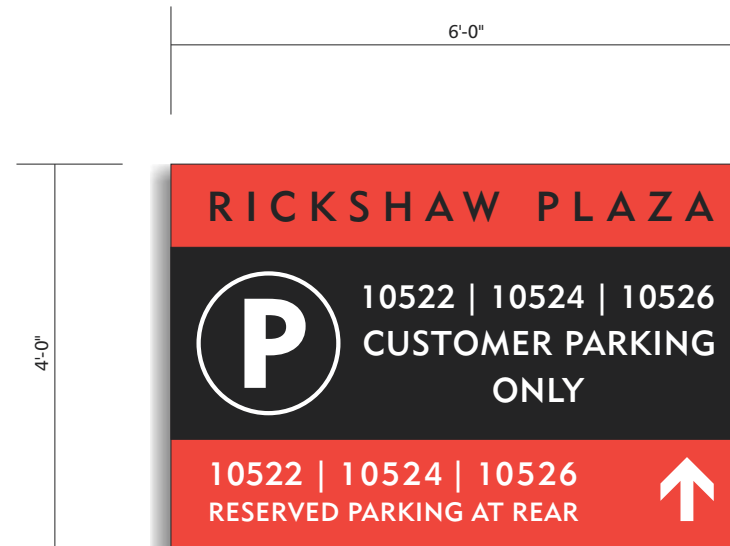
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EXISTING DISPLAY- TYPICAL



S.3

1X S/F NON-ILLUMINATED PARKING DISPLAY

MOUNTED TO EXISTING FENCING STRUCTURE

- BLACK SINTRA PANELS W/ APPLIED VINYL GRAPHICS:
OPAQUE POPPY RED 143 & OPAQUE WHITE



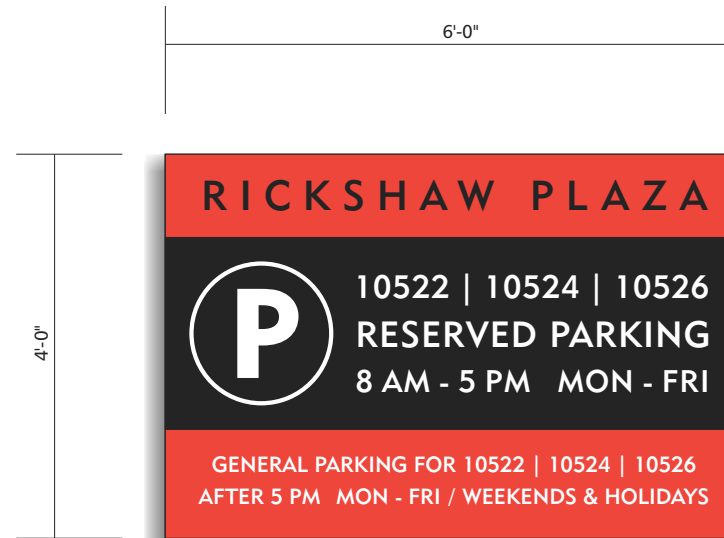
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S.4

1X D/F NON-ILLUMINATED PARKING DISPLAY

MOUNTED TO EXISTING PYLON STRUCTURE

- BLACK SINTRA PANELS W/ APPLIED VINYL GRAPHICS:
- OPAQUE POPPY RED 143 & OPAQUE WHITE



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