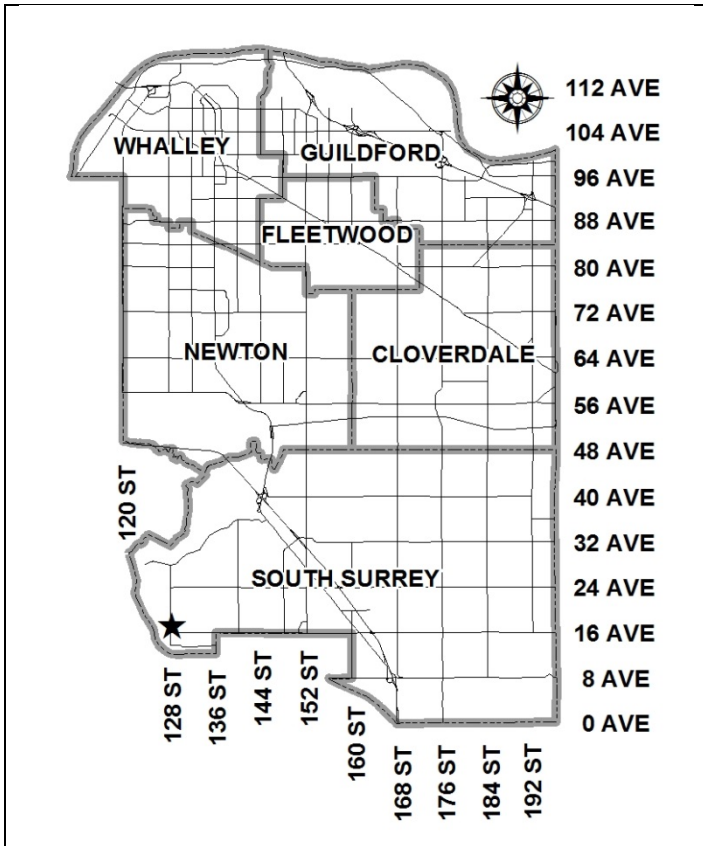


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0231-00

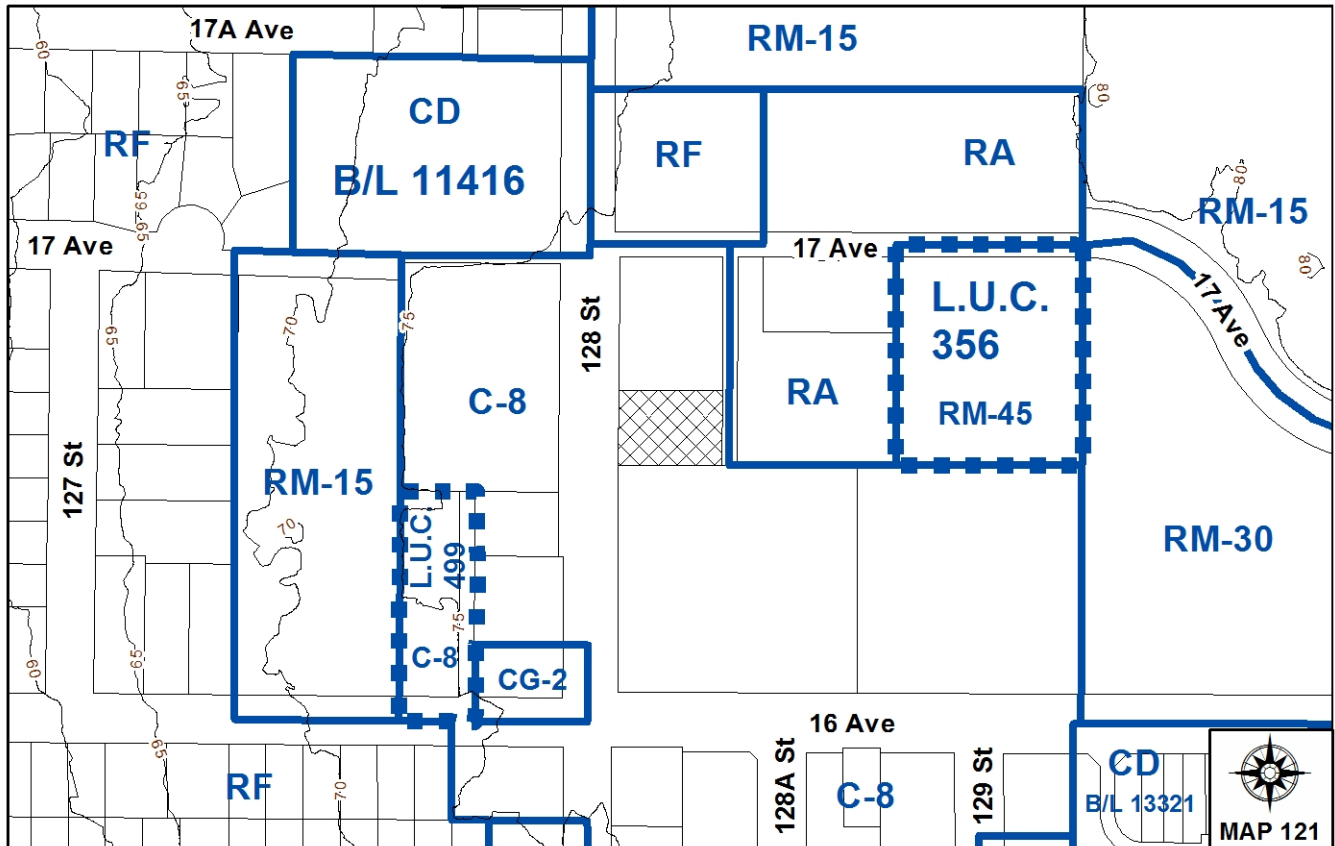
Planning Report Date: April 14, 2014



**PROPOSAL:**

- **Development Variance Permit** in order to permit an additional fascia sign for the Royal Bank.

**LOCATION:** 1658 - 128 Street  
**OWNER:** Dan H Gin  
 King L Gin  
**ZONING:** C-8  
**OCP DESIGNATION:** Commercial  
**LAP DESIGNATION:** Retail Commercial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an increase in the number of permitted fascia signs for one tenant, from two (2) to three (3), with two (2) signs located on the same façade.

### RATIONALE OF RECOMMENDATION

- The proposed sign is of a high quality design.
- The proposed fascia signage is appropriately scaled to the size of the building.
- The proposed sign area falls well below the maximum allowable under the Sign By-law.

RECOMMENDATION

The Planning & Development Department recommends that

1. Council approve Development Variance Permit No. 7913-0231-00 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to vary Surrey Sign By-law, 1999, No. 13656, as amended, to permit:
    - i. an increase in the maximum number of fascia signs for a premises from two (2) to three (3); and
    - ii. two (2) fascia signs for a single premises to be located on the same façade of the premises.
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) removal of the existing free-standing pylon sign.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Royal Bank financial institution.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Coast Capital Credit Union.	Commercial	C-8
East:	Ocean Park Library.	Multiple Residential	RA
South:	Safeway grocery store.	Commercial	C-8
West (across 128 Street):	Multi-tenant commercial building.	Commercial	C-8

DEVELOPMENT CONSIDERATIONSBackground

- The subject site at 1658 - 128 Street is designated Commercial in the Official Community Plan (OCP) and is zoned "Community Commercial (8) Zone (C-8)".

- The building on the subject site contains two tenants: the Royal Bank of Canada and the Starbucks Coffee Company.
- There are a total of four (4) existing fascia signs on the building: two (2) for the Royal Bank; and two (2) for the Starbucks coffee shop.

### Proposal

- The applicant has submitted an application to permit a total of three (3) fascia signs for the Royal Bank premises, with two (2) signs located on the same building elevation.
- The fascia signs are comprised of the Royal Bank company logo.
- The proposed sign is an illuminated channel logo.
- The Sign By-law permits a maximum of two fascia signs for each premises provided that both of the fascia signs shall not be located on the same façade of the premises. The subject site contains two (2) premises, each of which has two (2) existing fascia signs. The applicant is proposing three (3) fascia signs, two (2) of which are located on the same façade, and therefore a Development Variance Permit is required.
- The applicant has agreed to remove the existing free-standing pylon sign and will erect a new monument sign, as shown in Appendix II.

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- To vary the Sign By-law to increase the number of permitted fascia signs for one tenant, from two (2) to three (3).

#### Applicant's Reasons:

- The tree at the front of the building limits visibility of the existing sign on the 128 Street frontage. The additional logo sign will increase visibility on 128 Street.

#### Staff Comments:

- The Sign By-law restricts the combined sign area of all signs on the lot, excluding free standing signs, to a maximum of 1 square metres (3 sq.ft.) per linear metre of premise frontage. The premise frontage is 18.6 metres (61 ft.), which allows for 18 square metres (193 sq. ft.) of sign area. The proposed total sign area is 11.3 square metres (122 sq.ft.), which falls well below the maximum allowable under the By-law.
- The proposed fascia signage is appropriately scaled to the size of the proposed building.
- Staff support the proposed variance.

## (b) Requested Variance:

- To permit two (2) fascia signs for a single premises to be located on the same (west) façade of the premises.

## Applicant's Reasons:

- The tree at the front of the building limits visibility of the existing sign on the 128 Street frontage. The additional logo sign will increase visibility on 128 Street.

## Staff Comments:

- The proposed new logo sign is relatively small with dimensions of 0.8 m (2'7") high by 0.6 m (2') wide, and a total area of 0.47 m<sup>2</sup> (5 sq.ft.).
- The proposed sign area falls well below the maximum allowable under the Sign By-law.
- The additional sign on the west façade is reasonable given the business function, the building size, and the design of the proposed signage.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Sign By-law Variances Tables
Appendix III.	Site Plan and Building Elevations
Appendix IV.	Development Variance Permit No. 7913-0231-00

*Original signed by Nicholas Lai for*  
Jean Lamontagne  
General Manager  
Planning and Development

TH/da

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. 4/10/14 10:56 AM

Information for City Clerk

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

1. (a) Agent:      Name:                      Dan Hoy Gin  
  
   Address:                      6033 - Alberta Street  
   Vancouver, BC V5Y 3X5  
  
   Tel:                              604-327-6963 - Work  
   604-327-6963 - Cellular
  
2.            Properties involved in the Application
  - (a)      Civic Address:                      1658 - 128 Street
  
  - (b)      Civic Address:                      1658 - 128 Street  
   Owner:                              King L Gin  
   Dan H Gin  
   PID:                                      008-827-788  
   Lot 2 Section 17 Township 1 New Westminster District Plan 20471
  
3.            Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7913-0231-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk once all conditions have been met.

## PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow one (1) additional fascia sign for a total of three (3) for the Royal Bank	A maximum of two (2) fascia signs are permitted for each premises (Part 5, Section 27(2)(a))	The proposed fascia signs are of an appropriate size and scale in relation to the proposed building
2	To allow two fascia signs to be installed on the same (west) building façade for the Royal Bank	A maximum of two (2) fascia signs are permitted provided that both of the fascia signs are not located on the same façade of the premises (Part 5, Section 27(2)(a))	The second fascia sign proposed along the west façade consists of the Royal Bank logo and complements the existing sign.

# AM-020648C

## SITE PLAN

Installation:  Interior:  Exterior:

# Descriptions:

1	ILLUMINATED CHANNEL LOGO
2	EXISTING SIGN
3	D/F ILLUMINATED MONUMENT SEE OPTIONS ON PAGE 3 & 4



128TH ST

**RBC Royal Bank**  
BUILDING

ENTRANCE →

**SITE PLAN**

Date: / /  
Customer Approval:



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Disposal of these lamps according to Local, Provincial, State, or Federal Laws.

This agreement includes the MANUFACTURING AND INSTALLATION of a sign by PATTISON SIGN GROUP FOR THE SIGN DESCRIBED HEREIN. SIGN BUILDS SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IT IS AGREED TO BE BUILT OR PROVIDED BY THE CUSTOMER FOR THE AGENT, AND NOT BY PATTISON SIGN GROUP. THE CUSTOMER SHALL ENSURE THAT THE DESIGN AND BUILD IS IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTY FEES, FINES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (OR AGENT) TO COMPLY.

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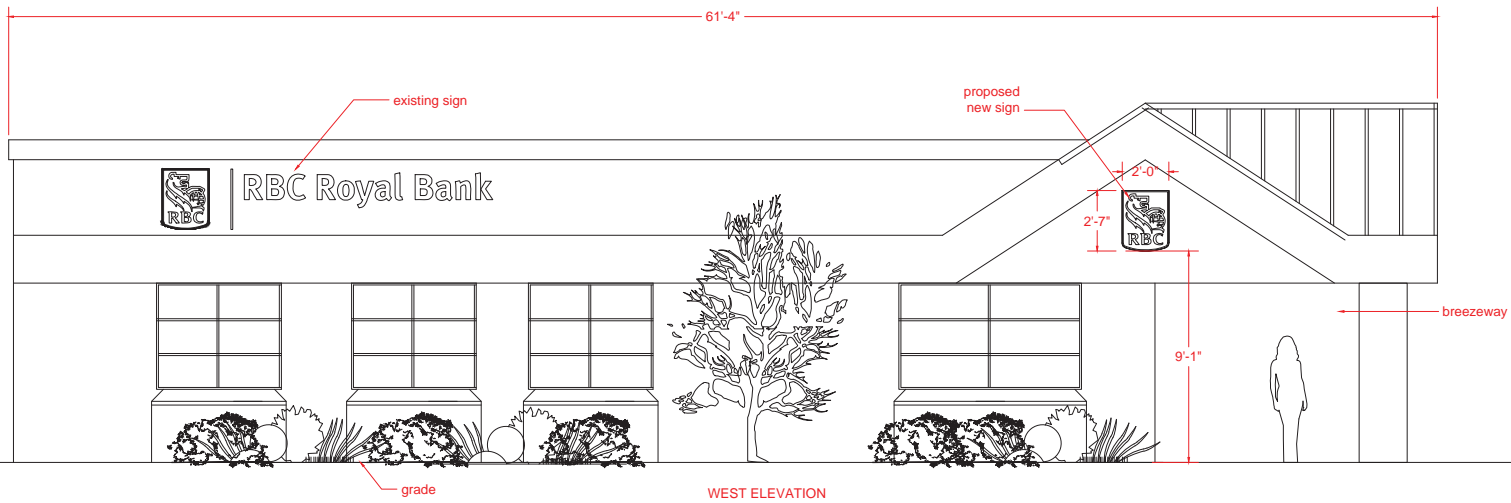
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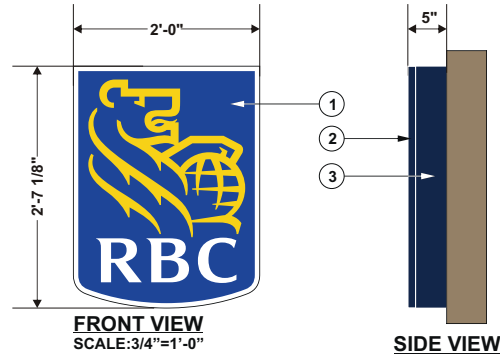
Tel (506) 735-5506 Fax (877) 737-1734 Toll Free 1-800-561-9798

Client:	RBC #08610		
Site:	1658 128TH STREET, UNIT 60, SURREY, BRITISH COLU		
Consultant:	A. MICHAUD		
Draftsman:	AMY THERIAULT	Date:	07.29.
Page:	1/3	Scale:	N.T.S.





WEST ELEVATION



# AM-020648C

ILLUMINATED CHANNEL LOGO

Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:
#	Descriptions:	
1	3/16" WHITE ACRYLIC FACE #2447 WITH VINYL APPLIED ON FIRST SURFACE	
2	1" TRIM	
3	ALUMINUM SIDE AND BACK	
*	ILLUMINATED WITH LED'S	

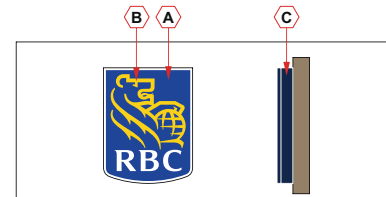


**BEFORE - WEST ELEVATION**



**AFTER - WEST ELEVATION**

**Notes:**  
- SURVEY WILL BE REQUIRED BEFORE ESTIMATE AND PRODUCTION  
- BUILDING MEASUREMENTS T.B.D.



#	Colors:
A	BRIGHT BLUE VINYL #VQ10600
B	YELLOW VINYL #VQ10599
C	PAINTED TO MATCH VINYL #VQL10598

Date: \_\_\_\_\_  
Customer Approval: \_\_\_\_\_



This sign is intended to be installed in accordance with the requirements of Article 602 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or LED Lamps. These lamps contain Mercury (Hg). Disposal of these lamps according to Local, Provincial, State, or Federal Laws.

This agreement includes the manufacture and installation of a sign(s) by Pattison Sign Group for the stated purposes herein. Sign(s) shall be built and installed in accordance with applicable laws and regulations. It is agreed to be built or provided by the customer for the agent, and not by Pattison Sign Group. The customer shall ensure that the sign(s) are built and installed in accordance with applicable laws and regulations and shall be responsible for any and all claims, liabilities, actions, fines, fees, and any legal fees incurred by Pattison Sign Group arising from the failure of the customer to meet its obligations.

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**ENSEIGNES PATTISON SIGN GROUP**

Tel: (506) 735-5506 Fax: (877) 737-1734 Toll Free 1-800-561-9798

Client:	RBC #08610		
Site:	1658 128TH STREET, UNIT 60, SURREY, BRITISH COLUMBIA		
Consultant:	A. MICHAUD		
Draftsman:	AMY THERIAULT	Date:	07.29.2013
Page:	2/3	Scale:	N.T.S.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0231-00

Issued To: DAN H GIN  
KING L GIN  
  
("the Owner")

Address of Owner: 6033 - Alberta Street  
Vancouver, BC V5Y 3X5

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: 008-827-788  
Lot 2 Section 17 Township 1 New Westminster District Plan 20471

1658 - 128 Street

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
  - (a) the maximum number of fascia signs for a premises is increased from two (2) to three (3); and
  - (b) two (2) fascia signs for a single premises are permitted to be located on the same façade of the premises.
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7913-0231-00 (A) through to and including 7913-0231-00 (C) (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.
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.

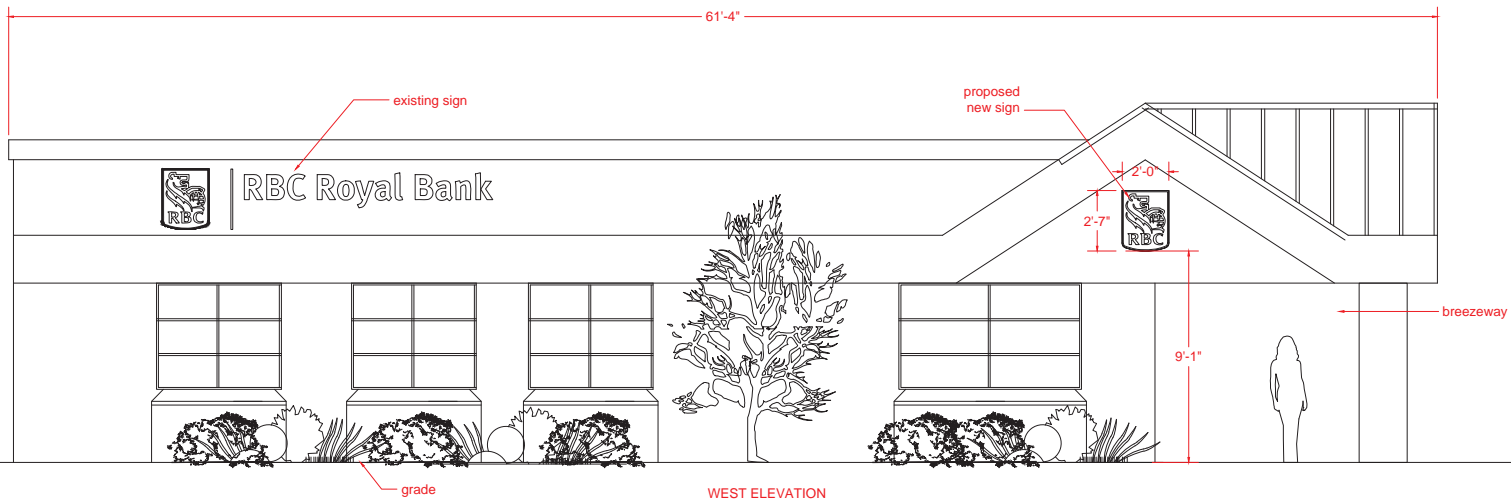
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ISSUED THIS      DAY OF      , 20   .

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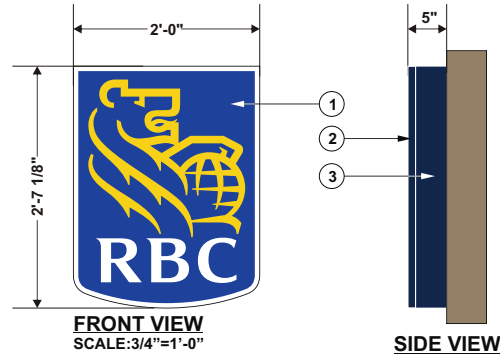
Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan



WEST ELEVATION



# AM-020648C

## ILLUMINATED CHANNEL LOGO

Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:
#	Descriptions:	
1	3/16" WHITE ACRYLIC FACE #2447 WITH VINYL APPLIED ON FIRST SURFACE	
2	1" TRIM	
3	ALUMINUM SIDE AND BACK	
*	ILLUMINATED WITH LED'S	

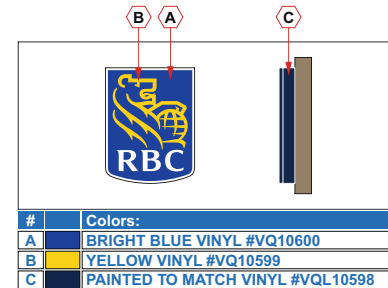


**BEFORE - WEST ELEVATION**



**AFTER - WEST ELEVATION**

**Notes:**  
 - SURVEY WILL BE REQUIRED BEFORE ESTIMATE AND PRODUCTION  
 - BUILDING MEASUREMENTS T.B.D.



Date: / /  
 Customer Approval:

This sign is intended to be installed in accordance with the requirements of Article 802 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

This sign is intended to be installed in accordance with applicable laws and regulations. It is advised to the buyer or provider by the customer for the agency and not by PATTISON SIGN GROUP. THE CUSTOMER SHALL INSURE THAT THE SIGNAGE AND DISPLAY IS ADEQUATE TO ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, DAMAGES, ACTIONS, PENALTIES, FEES, FINES AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER TO COMPLY WITH APPLICABLE LAWS AND REGULATIONS.

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Client:	RBC #08610
Site:	1658 128TH STREET, UNIT 60, SURRE
Consultant:	A. MICHAUD
Draftsman:	AMY THERIAULT
Page:	2/3 Scale: N

7913-0231-00 (B)

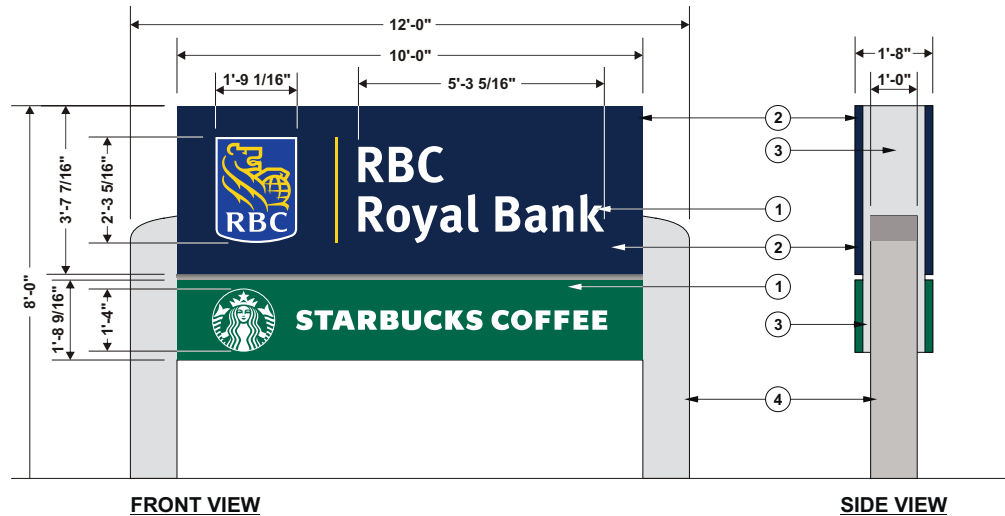


# AM-020648C

## D/F ILLUMINATED MONUMENT

Installation:  Interior:  Exterior:

#	Descriptions:
1	3/16" WHITE BACKED ACRYLIC FACE #2447 WITH VINYL APPLIED ON FIRST SURFACE
2	1/8" ROUTED ALUMINUM FACE WITH BACKED ACRYLIC WELDED TO RETAINER
3	ALUMINUM CABINET
4	ALUMINUM DECOR
*	ILLUMINATED WITH LED'S



#	Revision(s)	By:	Date:
1	ADDED PAGE	ST	12.20.2013
2	ADDED OPTION #3	ST	01.09.2014
3	ADDED OPTION #4	ST	01.09.2014
4	KEPT OPTION #4 AS PER CLIENT	ST	02.07.2014

Date:             
Customer Approval:           



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A SIGN BY PATTISON SIGN GROUP FOR THE SIGN DESCRIBED HEREIN. SIGN BIDDING SHOULD BE SENT TO THE INSTALLER IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A BIDDER IS TO BE AWARDED BY THE CUSTOMER FOR THE SIGN, AND NOT BY PATTISON SIGN GROUP, THE CUSTOMER SHALL ENSURE THAT THE BIDDER AND BIDDING IS IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, DAMAGES, ACTIONS, PENALTIES, FEES, FINES AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (WHETHER A SIGNIFYING COMPANY).

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Client:	RBC #08610
Site:	1658 128TH STREET, UNIT 60, SURREY,
Consultant:	A. MICHAUD
Draftsman:	AMY THERIAULT
Page:	3/3
Scale:	N.

Z913-0231-00 (C)