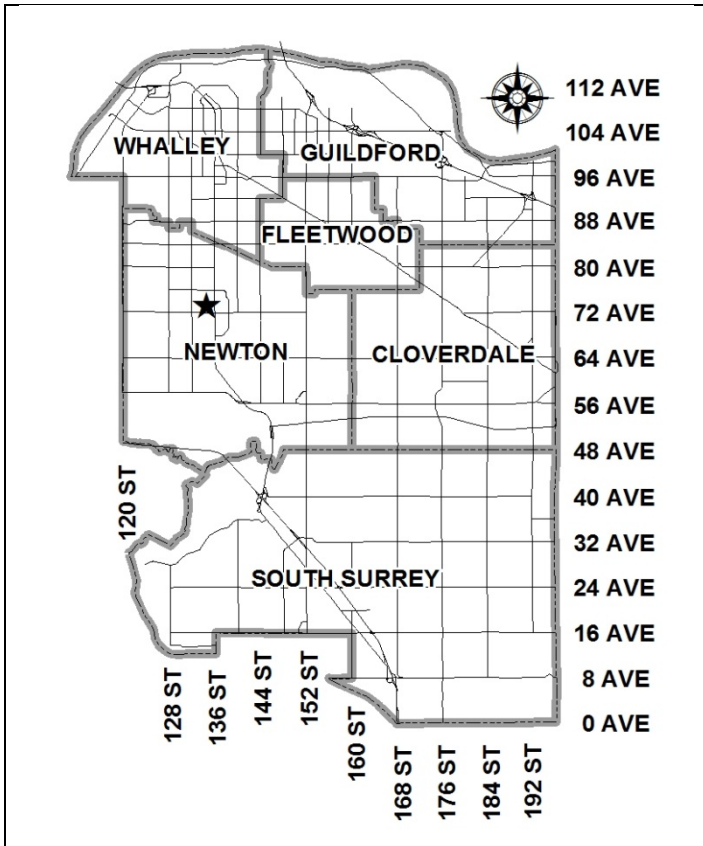


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0262-00

Planning Report Date: January 13, 2014



**PROPOSAL:**

- **Development Permit**

in order to permit five (5) awning signs on an existing commercial building.

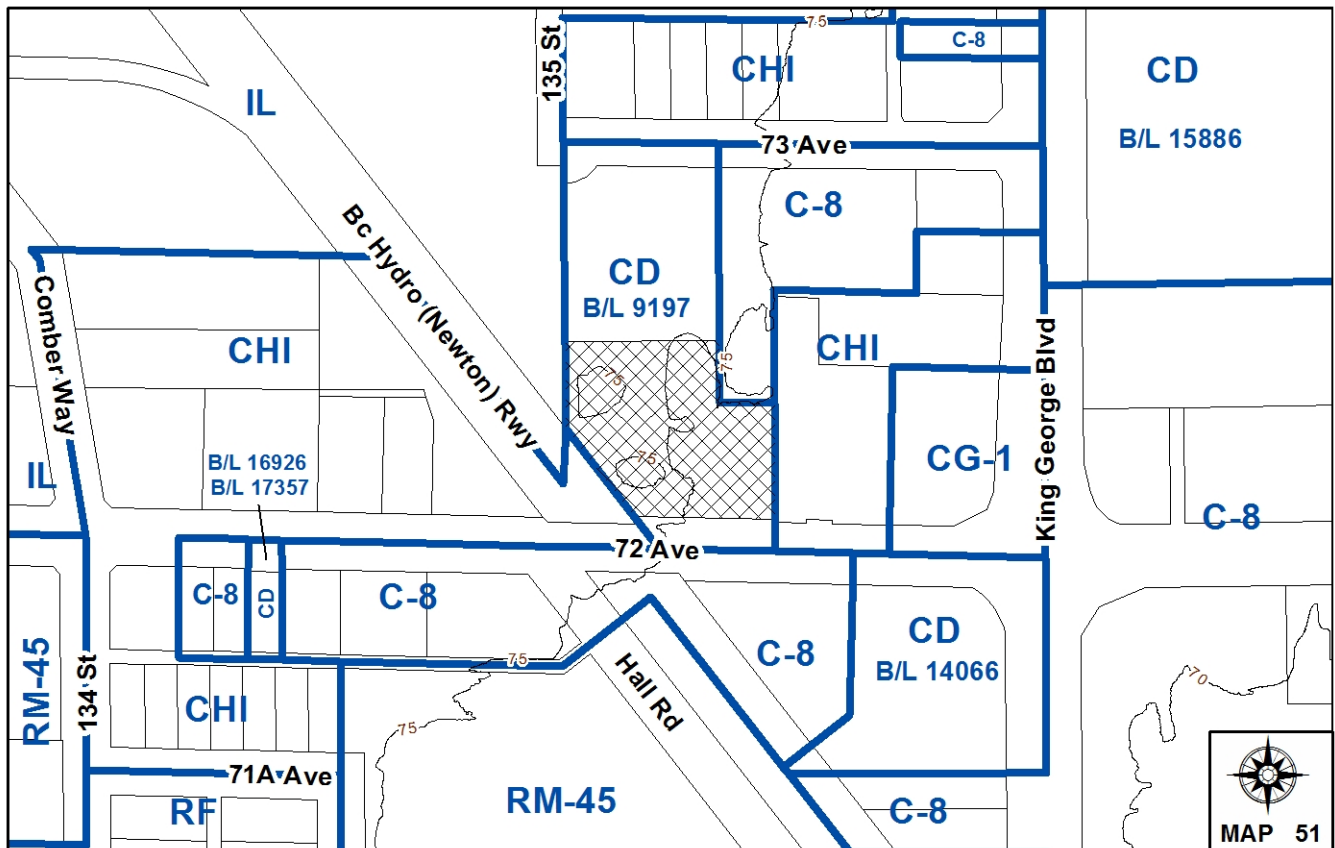
**LOCATION:** 13535 - 72 Avenue

**OWNER:** Newton Automotive Plaza Holdings Ltd. (Peter Shoore)

**ZONING:** CD By-Law No. 9197

**OCP DESIGNATION:** Commercial

**TCP DESIGNATION:** Auto-Oriented Commercial



### RECOMMENDATION SUMMARY

- Approval to vary the Sign By-law through a comprehensive sign design package.
- Approval and issuance of Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- The five (5) awning signs are part of a comprehensive sign design package for Kirmac – Collision & Autoglass, which operates one of the buildings in the complex.
- The five (5) proposed awning signs are of high quality material, and are a marked improvement over current canopy signage, will be done in conjunction with other renovations to improve the image of the building, including painting of the building doors and window frames.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
2. Council authorize staff to draft Development Permit No. 7913-0262-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix IV).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Automotive services

Adjacent Area:

Direction	Existing Use	OCP / TCP Designation	Existing Zone
North:	Automotive services	Commercial / Auto-Oriented Commercial	CD By-Law No. 9197
East:	Automotive services and McDonald's restaurant	Commercial / Auto-Oriented Commercial	CD By-Law No. 9197 and CHI
South (Across 72 Avenue):	Newton Cultural Centre	Commercial / Auto-Oriented Commercial	C-8
West (Across railway):	Restaurant and car rental (Enterprise)	Commercial and Industrial/ Auto-Oriented Commercial	CHI

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located on 72 Avenue between a railway line (BC Hydro) and other commercial properties, and it is zoned "Comprehensive Development Zone (CD)" (By-Law No. 9197). The parcel is designated "Commercial" in the Official Community Plan (OCP), and "Auto-Oriented Commercial" in the Newton Town Centre Plan (TCP).
- The complex has 3 addresses and 2 separate buildings. The subject building is occupied by Kirmac Collision & Autoglass, and the other building is occupied by Budget Brake & Muffler and Speedy Glass. The subject building is at 13535 - 72 Avenue.

- The property to the north is also zoned "Comprehensive Development Zone (CD)" (By-Law No. 9197), and has shared access with the subject property. The properties were rezoned to "Comprehensive Development Zone (CD)" (By-Law No. 9197) in 1988. The building to the north is occupied by Lordco Autoparts.
- There are two free-standing signs close to the 72 Avenue property line. One is shared between Budget Brake & Muffler and Speedy Glass, and the other is shared by Kirmac and Lordco. These free-standing signs are proposed to remain unchanged as part of this application.

### Proposal

- There are existing signs on the building, and this application is for a Comprehensive Design Package to upgrade and make changes to all existing signage.
- The applicant is proposing a new aluminum awning with 5 signs. Two of the signs are proposed to face 72 Avenue, and three of the signs will be facing east (driving aisle).
- As part of the building upgrades, the building will be painted, and the awning will be changed. The new awning is proposed to be aluminum, providing 1.2 metres (4 ft.) of protected area for pedestrians, with a clearance of 4.88 metres (16 ft.).
- Variances to the Sign By-Law No. 13656, 1999 can be approved as part of the Comprehensive Design Package, and are listed as Appendix II for reference.

### Signage Design

- Three (3) of the proposed signs are LED illuminated channel letters (152 mm [6 in.]) , and the other two (2) signs are box signs with 12.7 mm (0.5 in.) thick raised plexi letters.
- All five (5) proposed signs will be mounted on the grey aluminum awning.
- The proposed signage conforms with the maximum sign area in the Sign By-Law No. 13656, 1999, Part 5, Section 27(3)(b). The premise frontage is approximately 36.8 metres (121 ft.), and the maximum sign area allowed is 1 m<sup>2</sup> per linear metre of frontage, resulting in a maximum sign area of 36.8 m<sup>2</sup> (396 sq. ft.). The proposed sign areas are 5.34 m<sup>2</sup> (57.7 sq. ft.) for Sign A, 9.41 m<sup>2</sup> (101.3 sq. ft.) for Sign B, 1.86 m<sup>2</sup> (20 sq. ft.) for signs C and E, and 6.93 m<sup>2</sup> (74.6 sq. ft.) for sign D, with a total of 25.4 m<sup>2</sup> (273.4 sq. ft.), as per table below:

<b>Sign</b>	<b>Proposed Elevation</b>	<b>Sign Type</b>	<b>Size</b>	<b>Illumination</b>
A	East	Channel letter	5.34 m <sup>2</sup> (57.7 sq. ft.)	LED
B	East	Channel letter	9.41 m <sup>2</sup> (101.3 sq. ft.)	LED
C	East	Box sign	1.86 m <sup>2</sup> (20 sq. ft.)	No
D	South	Channel letter	6.93 m <sup>2</sup> (74.6 sq. ft.)	LED
E	South	Box sign	1.86 m <sup>2</sup> (20 sq. ft.)	No
	<b>Total 5 signs</b>		<b>25.4 m<sup>2</sup> (273.4 sq. ft.)</b>	

- Proposed signs B and D have the same information on different sizes, and contain the main logo for the company. Sign D will be facing 72 Avenue, and sign B will be facing the driving aisle (east).

- Proposed signs C and E are ICBC Shop Valet signs, same size, and are proposed one facing 72 Avenue, and one facing the driving aisle (east).
- Proposed sign A includes the "Cares for Kids" tagline with the logo, and will be close to the southeast corner of the building, facing the driving aisle (east).
- There is a net increase in the sign area, which is still within the allowable sign area for the building. The building setback from 72 Avenue is approximately 30 metres (98 ft.) and only two signs (D and E) are proposed in the elevation visible from the street (south elevation).
- The proposed signs are well designed and coordinated, and have good quality materials. Staff have reviewed the proposed awning signs and consider them acceptable.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Sign By-law Variances Tables
Appendix III.	Signage Plans
Appendix IV.	Development Permit No. 7913-0262-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

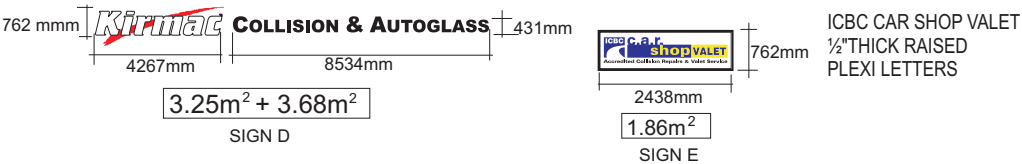
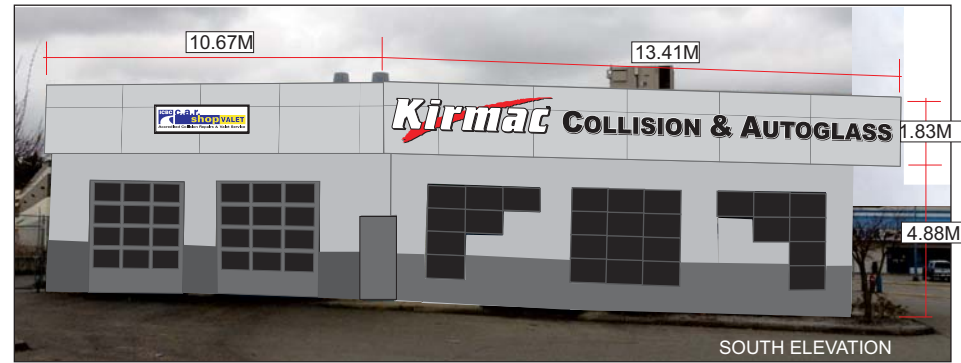
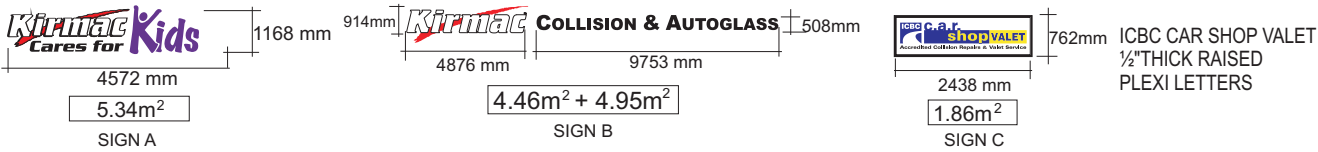
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**PROPOSED SIGN BY-LAW VARIANCES**

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow four (4) additional awning signs for a total of five (5) for Kirmac Collision & Autoglass	A maximum of one (1) Awning/Canopy sign is permitted for each premise (Part 5, Section 27(3)(a))	The proposed awning signs are of an appropriate size and scale in relation to the existing building and premise frontage
2	To allow the channel letters to project 15.2 cm [6 in] from the awning.	Sign should not project more than 8 cm [3 in] from the awning (Part 5, Section 27 (3)(h))	The proposed channel letters provide a high quality signage, and the building is over 30 m [98 ft.] from the property line



**OBJECTIVE:**  
 REMOVE EXISTING BLUE CANOPY AND SIGNBAND.  
 RAISE THE NEW AWNING AND LED ILLUMINATED CHANNEL LETTER DISPLAY HIGHER IN ORDER TO UPDATE THE STOREFRONT IMAGE AND ELIMINATE THE CONSTANT DAMAGE FROM OVER HEIGHT VEHICLES HITTING THE AWNING. ALSO THE BUILDING, DOORS AND WINDOW FRAMES TO BE FRESHLY PAINTED WITH THE NEW CORPORATE KIRMAC COLOURS.



EXISTING SIGNS AND CANOPY



ILLUMINATED SIGNS AWNINGS NEON

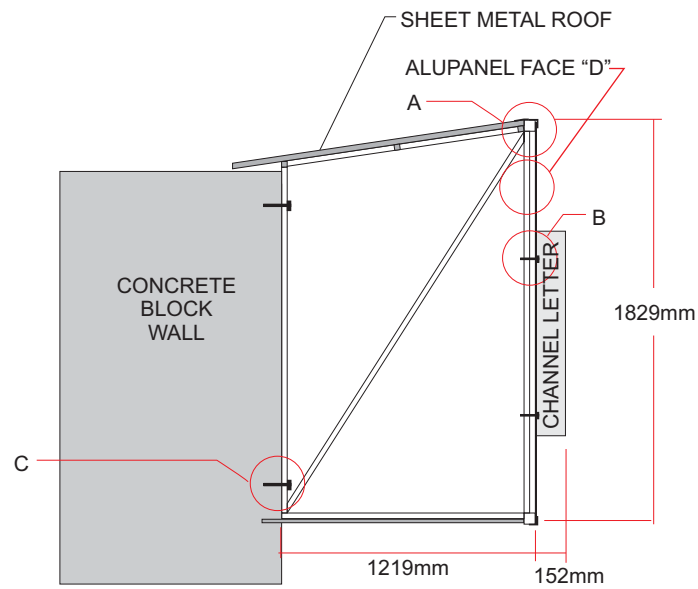
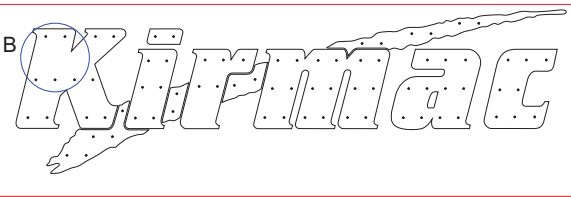
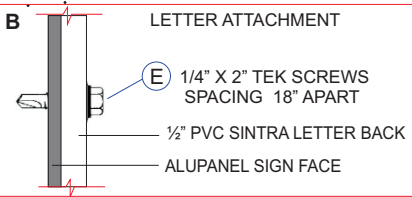
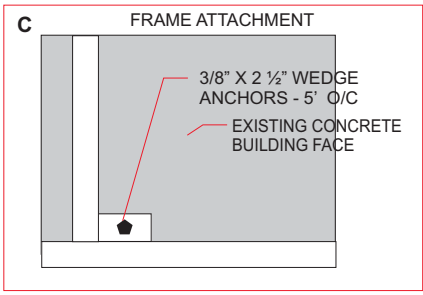
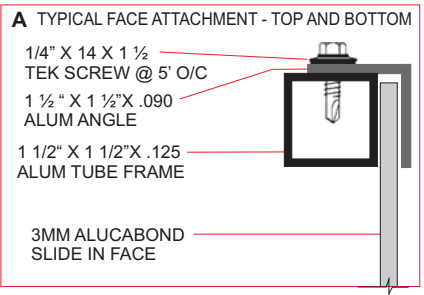
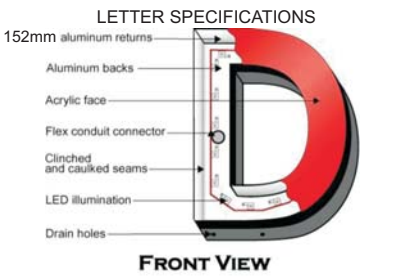
SHOP #10 19510 - 55TH AVE SURREY BC V3S 8P7  
 PH 604.574.2490 FAX 604.574.0148  
 EMAIL: signway@shaw.ca www.A1Signway.com

JOB NAME: KIRMAC NEWTON  
 PROJECT #: \_\_\_\_\_  
 LOCATION: 13535 72ND AVENUE, SURREY  
 CONTACT: KEN McINTOSH

SIGNWAY REP: HARVEY HANSEN  
 DATE: 11/1/12  
 FILE NAME: \_\_\_\_\_  
 DESIGNER: \_\_\_\_\_

CUSTOMER APPROVAL: \_\_\_\_\_  
 LANDLORD APPROVAL: \_\_\_\_\_  
 CITY CONTACT: \_\_\_\_\_  
 PAGE NUMBER: 1





SIDE VIEW - AWNING CONSTRUCTION

**ALUPANELXT** Alupanel XT Series Overview

**OVERVIEW**  
 TECHNICAL  
 RAL COLOURS  
 CATALOGUES  
 GALLERY

"We love Alupanel"  
 Robert, Classic Signs Inc.

The Alupanel XT Series is the modern option for creating beautiful, cost effective exterior cladding solutions from aluminum composite panels, for curtain walling and facades.

The immense range of fixing options, combined with the processing and folding possibilities provide the architect, contractor and end client with a long lasting durable finish.

Also available is Alupanel XTFR2, our Fire Retardant product. The aluminum is supplied with Kynar 500 PVDF coating especially good for curtain walling. XTFR2 holds saught after A2 fire certification and has a specialist Fire Resistant mineral core.

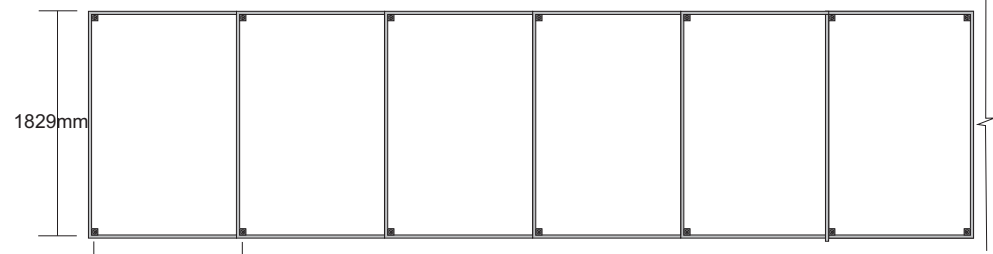
The AlupanelXTSeries is available in a large range of colours and finishes, from standard solid colours to metallics, granite, marble and stone effects.

\*Alupanel XT is a directional product - please install panels in the same direction (directional arrows are shown on the protective film)

**Applications**

- External facades
- Curtain Walling
- Wall Cladding
- Tunnel Linings
- Edging
- Transport
- Interior Cladding

**D**



FRONT VIEW FRAME AND ATTACHMENT SPACING  
 FRAME - 1" X 1" X .090 WALL ALUM  
 SECTION O/C @ 5'-0"



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CUSTOMER APPROVAL: \_\_\_\_\_  
 LANDLORD APPROVAL: \_\_\_\_\_  
 CITY CONTACT: \_\_\_\_\_  
 PAGE NUMBER: 2

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7913-0262-00

Issued To: PETER SHOORE, NEWTON AUTOMOTIVE PLAZA HOLDINGS LTD.  
("the Owner")

Address of Owner: C/O 13538 - 73 Avenue  
Surrey, BC V3W 2R6

1. This development 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 permit.
2. This development 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: 024-368-075  
Lot B Section 20 Township 2 New Westminster District Plan LMP40368

13535 - 72 Avenue

(the "Land")

3. This development permit applies to only to that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development permit.
4. The comprehensive signage design package shall conform to drawings numbered 7913-0262-00 (A) and including 7913-0262-00 (B) (the "Signage").
5. Surrey Sign By-law, 1999, No. 13656, as amended, is varied as outlined on Schedule A which is attached hereto and forms part of this development permit, and as shown on the comprehensive sign design package Drawings numbered 7913-0262-00 (A) and including 7913-0262-00 (B).
6. This development permit supplements/amends Development Permit Nos. BL 18257 and DF AD 46209.

- 7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
- 8. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
- 9. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 10. This development 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

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

\_\_\_\_\_  
 Authorized Agent: (Signature)

\_\_\_\_\_  
 Name: (Please Print)

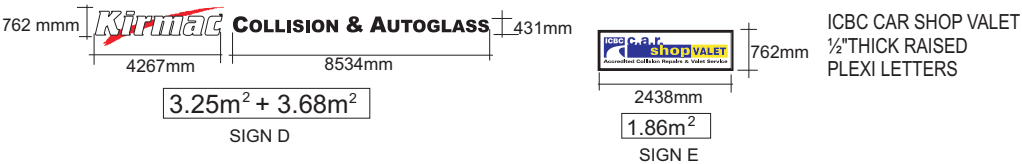
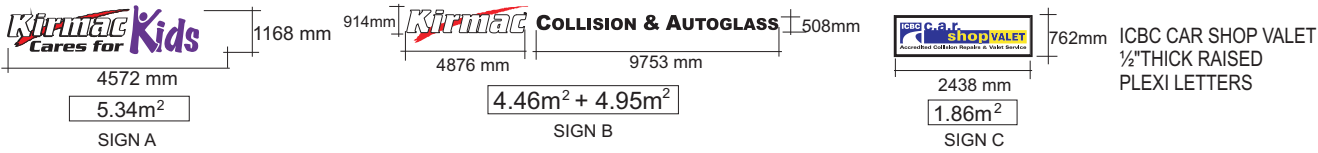
OR

\_\_\_\_\_  
 Owner: (Signature)

\_\_\_\_\_  
 Name: (Please Print)

## Sign By-law Variances

#	Variance	Sign By-law Requirement
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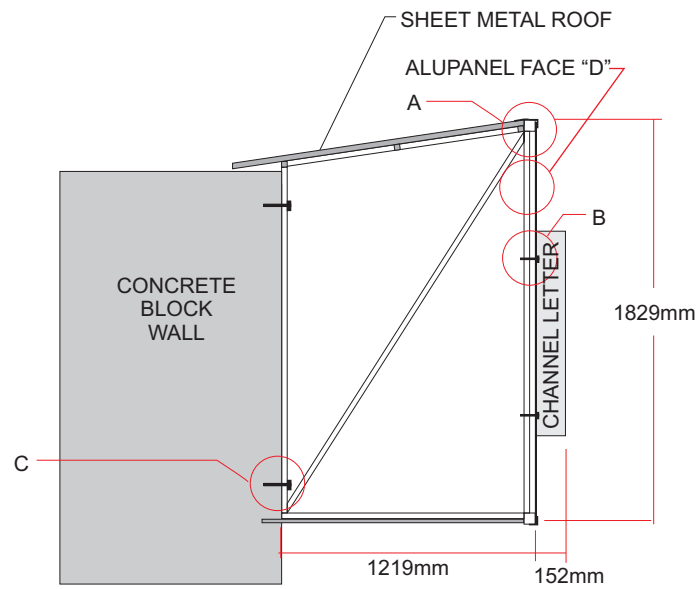
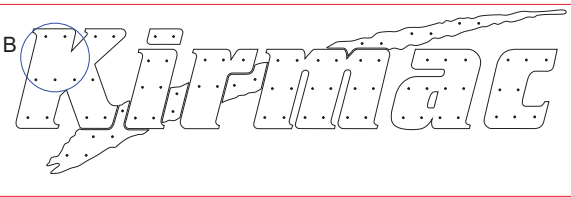
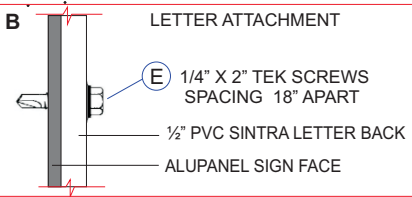
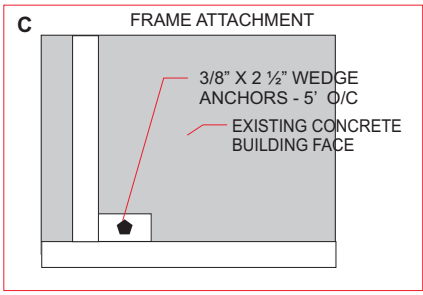
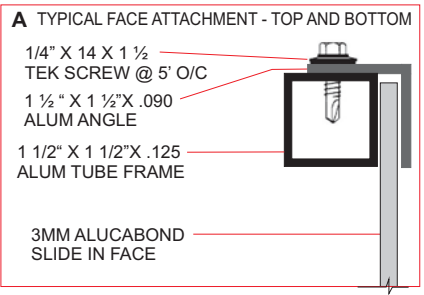
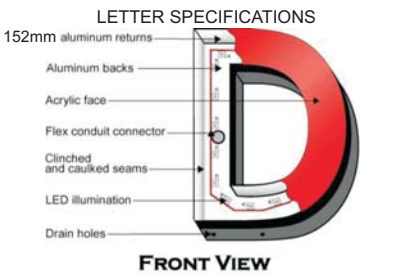
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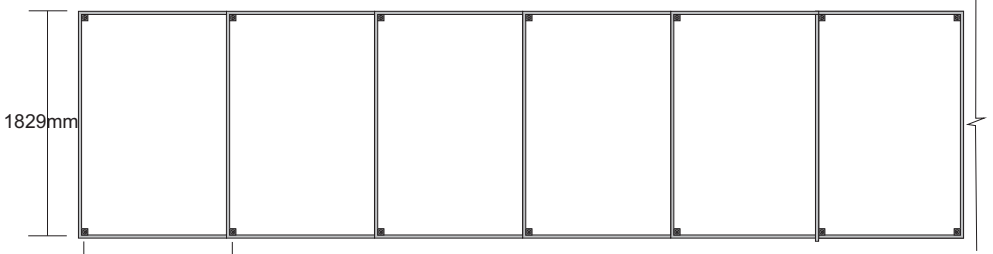
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SIDE VIEW - AWNING CONSTRUCTION



FRONT VIEW FRAME AND ATTACHMENT SPACING  
FRAME - 1" X 1" X .090 WALL ALUM  
SECTION O/C @ 5'-0"



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