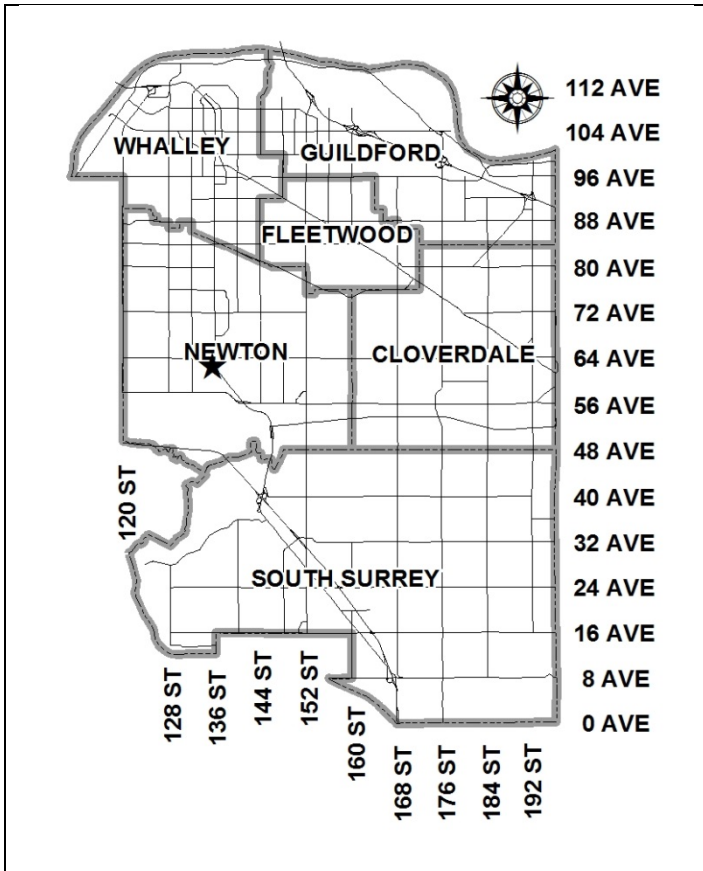


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0062-00

Planning Report Date: May 12, 2014



PROPOSAL:

- **Development Variance Permit** in order to allow two signs on the same facade on the premise.

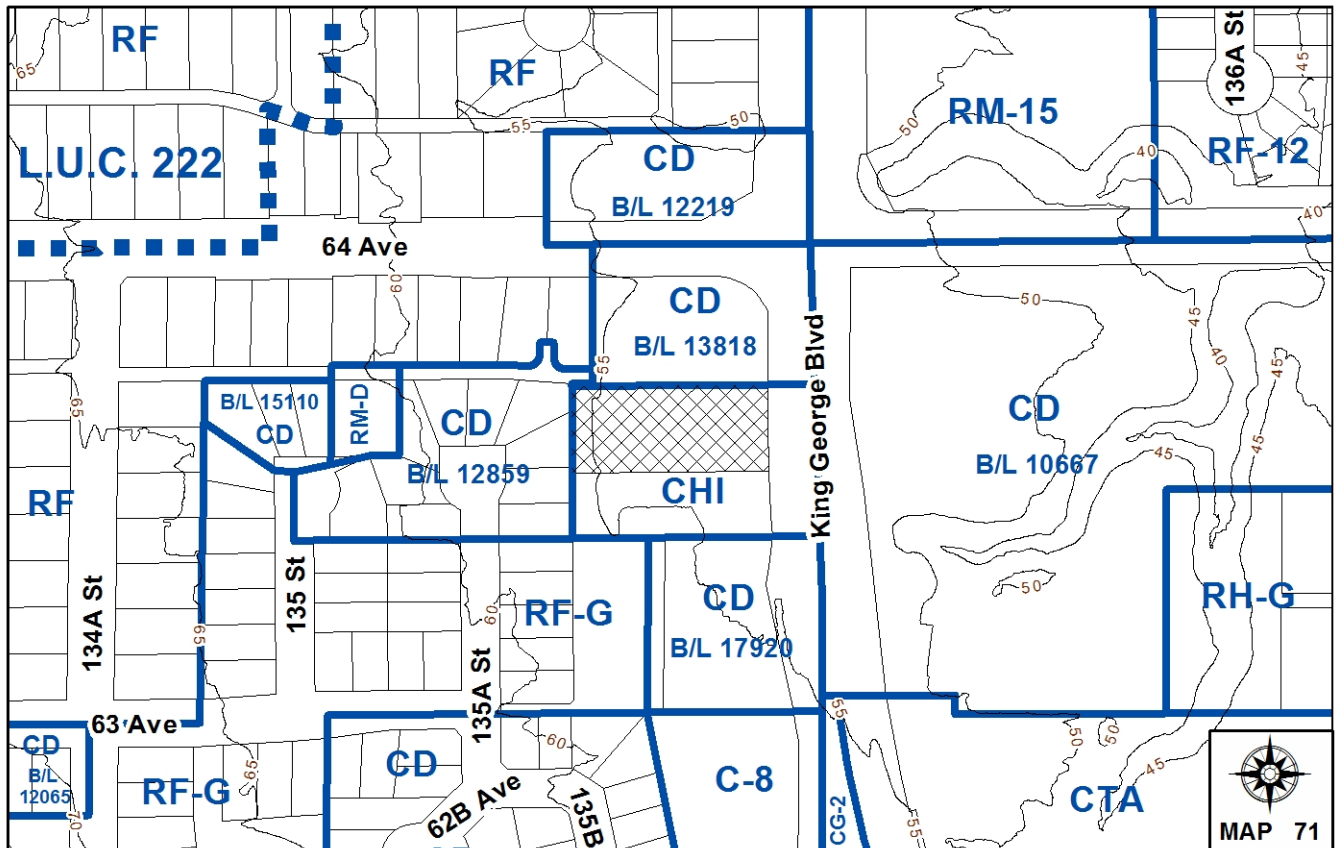
LOCATION: 6333 - King George Boulevard

OWNER: McDonald's Restaurants of Canada Ltd.

ZONING: CHI

OCP DESIGNATION: Urban

LAP DESIGNATION: Retail Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to the Sign By-Law to allow two fascia signs on the same façade on the premises.

RATIONALE OF RECOMMENDATION

- The proposed fascia sign is modest and appropriately designed to be consistent with other signage on the premises.
- The proposed fascia sign is complementary to the building's design and existing signage on the same facade.
- The total proposed sign area is below the maximum allowed in the Sign By-law.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0062-00 (Appendix II) varying the following provisions of the Sign By-Law, 1999, to proceed to Public Notification:

- (a) to allow two fascia signs on the same façade on the premises [Section 27 (2)(a) of Part 5 Signs in Commercial/Industrial Zones].

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: McDonald's restaurant with drive-through

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Chevron Gas Station	Urban/ Urban Residential	CD (By-Law 13818)
East (Across King George Blvd):	Old Surrey Public Market, currently under application to develop (No. 7911-0301-00)	Commercial/ Highway Commercial	CD (By-Law 10667)
South:	Unoccupied multi-tenant commercial building, currently under application to rezone (No. 7913-0173-00)	Urban/ Retail Commercial	CHI
West:	Single family residential	Urban/ Urban Residential	CD (By-Law 12859)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located on the west side of King George Boulevard, south of 64th Avenue. The property is designated "Urban" in the Official Community Plan (OCP) and "Retail Commercial" in the Newton Local Area Plan (LAP).
- The subject property is currently zoned "Highway Commercial Industrial Zone (CHI)". The property is developed with a McDonald's restaurant with one existing fascia sign fronting King George Boulevard.

- There are two existing fascia signs on the north façade and one fascia sign on the south façade. There are also two existing illuminated free-standing signs including a road sign on a ledger stone base located at the entrance to the site on King George Boulevard, and a menu board at the drive-through. The signs were approved under application no. 7997-0053-00.

Current Proposal

- The applicant is applying for a Development Variance Permit to allow a second fascia sign on the same façade as the existing sign, fronting King George Boulevard.
- The sign is proposed to have a brown background, and contain the raised text "McCafe" in white. The sign is proposed to be 0.73 metres (2.3 feet) in height and 1.52 metres (5 feet) in width and backlit with LED lighting. The total sign area is 0.71 square metres (7.6 square feet).
- The sign will be installed on the east façade on the covered entryway, and will project 0.7 metres (2¾ inches) from the building face.
- The combined sign area of all fascia signs on the premises, including the proposed sign, is below the maximum permitted in the Sign By-law.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to allow two fascia signs to be located on the same façade of the premises [Section 2 (a) of Part 5 Signs in Commercial/Industrial Zones].

Applicant's Reasons:

- The proposed sign fits well with the building's design and is consistent in style and colour with existing signage on the premises. The proposed sign is also consistent with McDonald's brand nation-wide.
- The backlighting of the sign with LED lighting is low impact and will not be a visible distraction.

Staff Comments:

- The proposed additional signage on the east façade is modest and complementary to the existing signage on the same façade.
- The proposed sign is appropriately located over the covered entryway of the restaurant for increased visibility and will not overwhelm the elevation.
- The total proposed sign area is below the maximum allowed in the Sign By-law.
- Staff supports the requested variance.

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. 7914-0062-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DH/da

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DRV 5/7/14 9:38 AM

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0062-00

Issued To: MCDONALD'S RESTAURANTS OF CANADA LTD.
("the Owner")

Address of Owner: Attn: Real Estate
100, 2 - McDonald's Place
North York, ON M3C 3L4

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: 024-056-090
Lot 2 Section 8 Township 2 New Westminster District Plan LMP36834
6333 - 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 (2)(a) to allow a two fascia signs on the same façade on the premises.
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 , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

GS-020674A

SITE PLAN

Installation: Interior: Exterior:

#	Descriptions:
1	72" ILLUMINATED MCCAFFEE SIGNATURE SIGN SEE MCD1S9C7011 SQUARE FOOTAGE: 17.32 FT ²
2	SUSPENDED MCCAFFEE ILLUMINATED D/F WINDOW SIGN SQUARE FOOTAGE: 6.42 FT ²



SITE PLAN

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.

This statement includes the manufacturing and installation of a sign by PATTISON SIGN GROUP FOR THE SIGN MANUFACTURER. SIGN MANUFACTURER SHALL BE RESPONSIBLE FOR INSTALLATION IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IT IS ADVISED TO THE BUYER OR PROVIDED BY THE CUSTOMER FOR THE AGENT, AND NOT BY PATTISON SIGN GROUP THE CUSTOMER SHALL ENSURE THAT THE SIGNAGE AND SIGN IS INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, DAMAGES, ACTIONS, FINES, FEES, PENALTIES AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER MANUFACTURER'S SIGNAGE COMPANY.

ISO 9001:2008 Certified Enterprise

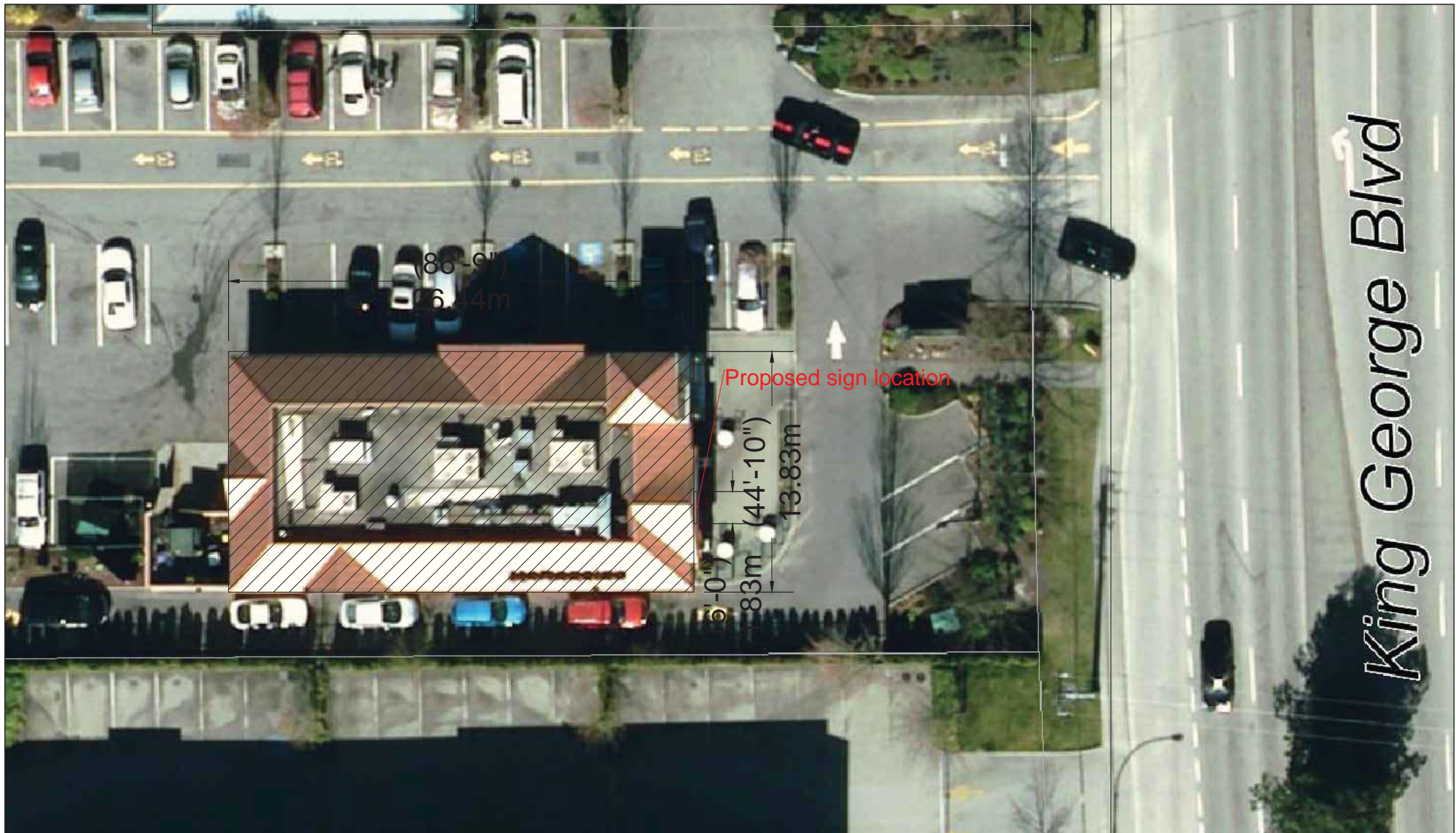
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Tel (506) 735-5506 Fax (877) 737-1734 Toll Free 1-800-561-9798

Client:	MCDONALD'S #23627		
Site:	6333 KING GEORGE HWY., SURREY, BRITISH COLUMBIA		
Consultant:	GARRY SIGUOIN		
Draftsman:	AMY THERIAULT	Date:	08.12.2011
Page:	5/5	Scale:	N.T.S.

www.pattisonsign.com



PRIORITY PERMITS
Your Sign Permit Solution

#104 - 713 Columbia St.
New Westminster BC
T: 778-397-1394
F: 1-888-738-3846
E: prioritypermits@shaw.ca

Client: PATTISON ENSEIGNES

Project: MCDONALDS REST.

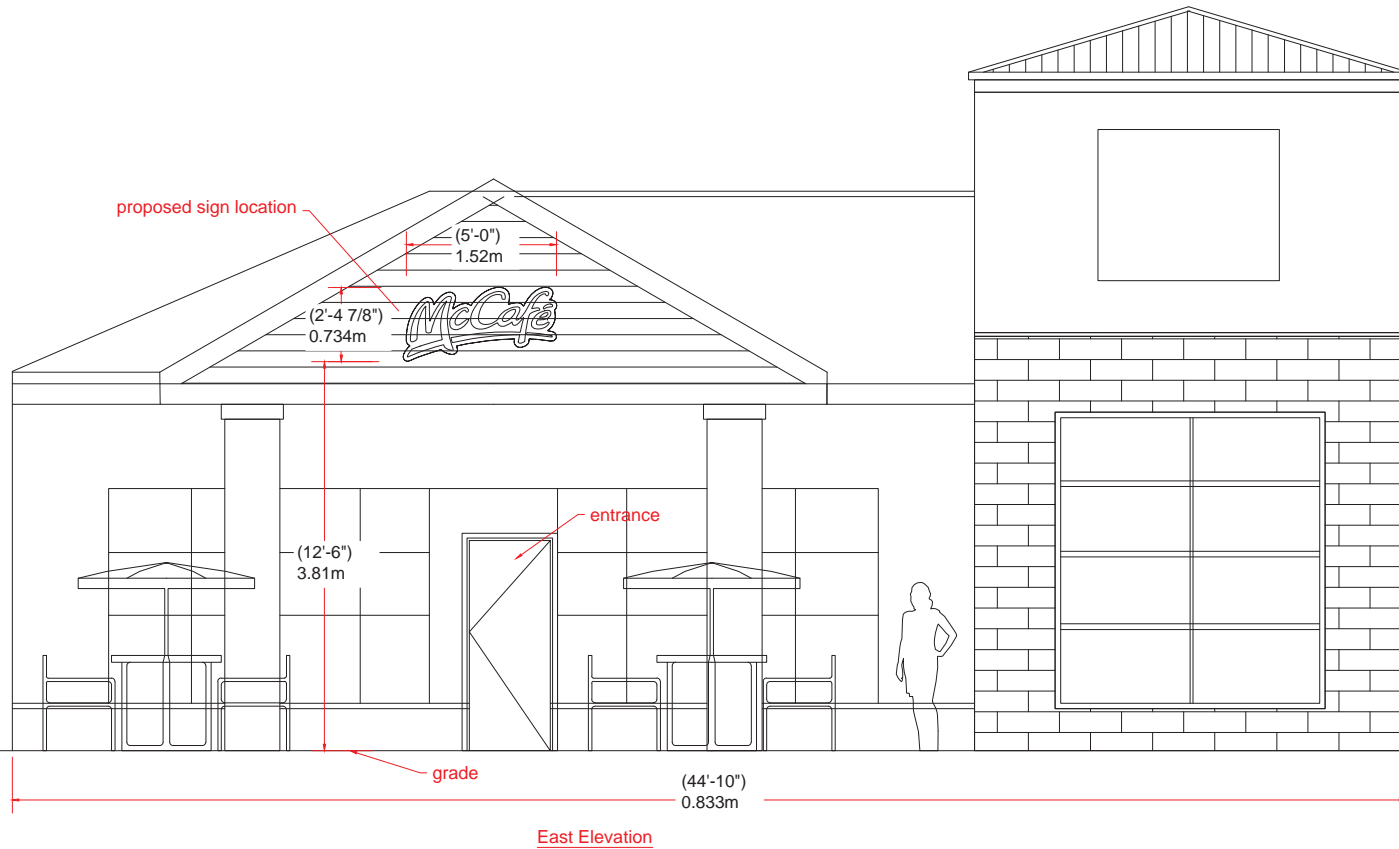
Drawing By: SC

Address: 6333 KING GEORGE HWY.
SURREY, BC

Date: 2013/07/31

Scale: 1:200

Note: location to be confirmed by signage contractor



East Elevation

MCD1S9C7012

S/F ILLUM. SIGN

Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:		
Electrical specifications:				
Volts:	120	Amp.: 0.85	Circ.:	1
# Descriptions:				
1	1/8"TK. ALUM. FACE			
2	1"TK. ACRYLIC CO-EXTRUDED PUSH-THRU LETTERS			
* CABINET FABRICATED WITH 0.090"TK. ALUM. BACKING AND 0.063"TK. ALUM. SIDE				
* ILLUM. WITH WHITE LED				



Notes:
- SEE TECHNICAL DRAWING FOR MORE DETAIL;

#	Colors:
A	MCCAFE BROWN PAINTED TO MATCH PMS #4695 (METAL)
B	WHITE VINYL 3635-70 DIFFUSER APPLIED TO 2nd SURFACE

#	Revision(s)	By:	Date:
1	ADD DIFFUSER	LRI	03.12.2013

Customer Approval: _____ Date: / /

PRODUCTION INFORMATION : XX	
Descriptions:	Plate #:
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX

ISO 9001:2008 Certified Enterprise



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

Client:	MCDONALD'S		
Site:	VARIOUS		
Draftsman:	LUC RICHARDSON	Date:	02.06.2013
Checked By:	JJ		
Page:	1/2	Scale:	1 1/2" = 1'-0"

GS-020674D

PRESENTATION DRAWING

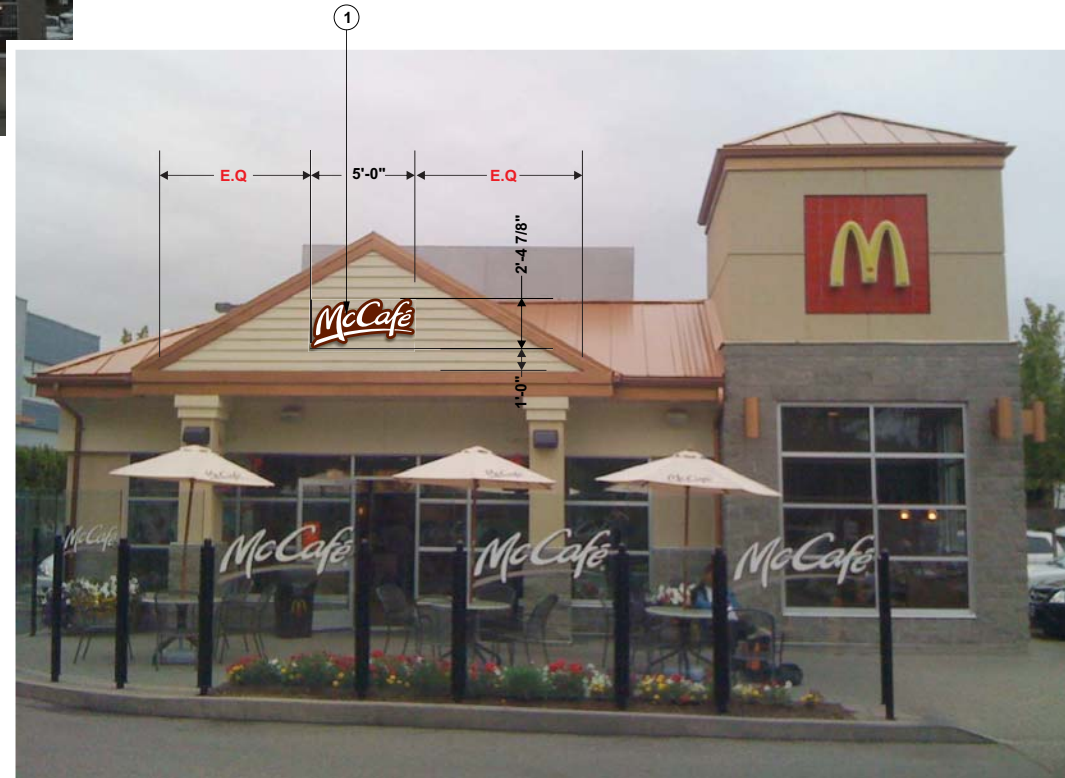
Installation: Interior: Exterior:

#	Descriptions:
1	60" ILLUMINATED MCCAFE SIGNATURE SIGN SEE MCD1S9C7012 SQUARE FOOTAGE: 12.03 FT ²

Notes:
- ALL OTHER SIGNS ARE EXISTING TO REMAIN



BEFORE - EAST ELEVATION



AFTER - EAST ELEVATION

#	Revision(s)	By:	Date:
▲	UPDATED PROJECT # AND MCCAFE SIGN	CV	07.26.2013
▲	CHANGED FROM WINDOW TO WALL MOUNTED SIGN	CV	12.20.2013

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 SPECIFIED HEREIN. SIGN BIDDING SHALL BE SEALT. THIS INSTALLATION IS IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IT IS AGREED TO THE BEST OF PROVIDED BY THE CUSTOMER FOR THE AGENT, AND NOT BY PATTISON SIGN GROUP. THE CUSTOMER SHALL INSURE THAT THE SIGNAGE 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 TO COMPLY WITH APPLICABLE LAWS AND REGULATIONS.

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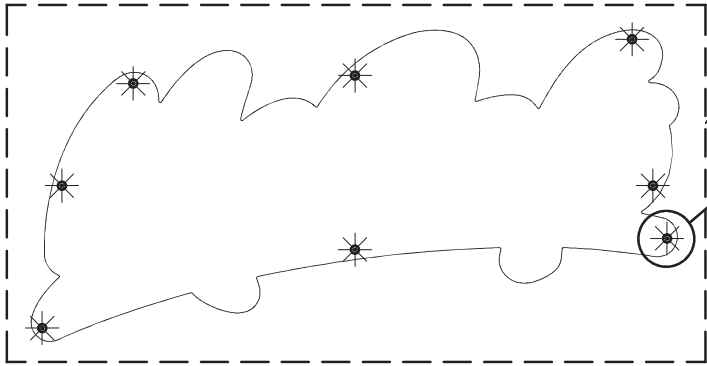
Client:	MCDONALD'S #23627
Site:	6333 KING GEORGE HWY., SURREY, BRITISH COLUMBIA
Consultant:	GARRY SIGUOIN
Draftsman:	AMY THERIAULT
Page:	1/4
Date:	08.12.2011
Scale:	N.T.S.

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MCD1S9C7012

ATTACHMENT DETAIL
HARDIE PANELS SIDING

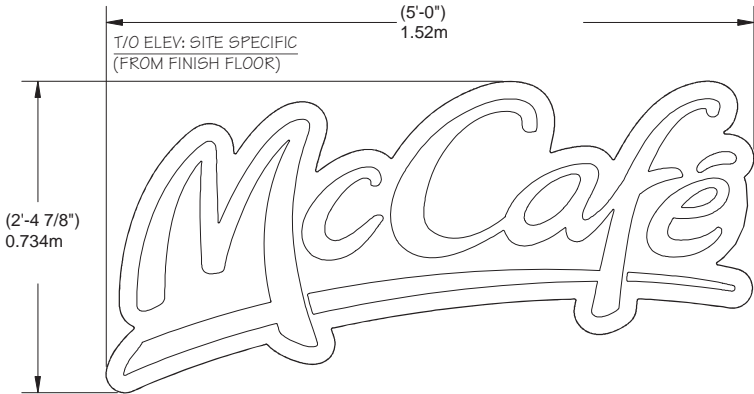
VOLTS	--	AMPS	--	CIRC.:	--
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ATTACHMENT METHOD

3/8" EXTERIOR PLYWOOD FOR SIGNAGE SUPPORTS WITH WOOD BLOCKING AS REQUIRED

SEE DETAIL 1



FRONT VIEW

HARDIE PLANK WALL BY BASE BUILDING ENGINEER

W1

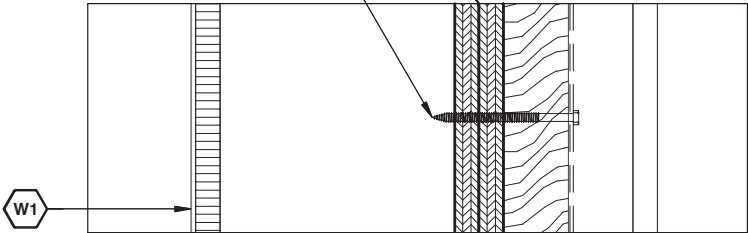
- PREFINISHED STAINED WOOD SLATS
- 20 GAUGE METAL PAN
- AIR AND VAPOR BARRIER
- 3/4" EXTERIOR GRADE PLYWOOD
- 3/4" EXTERIOR GRADE PLYWOOD
- 2XB 9TUD FRAMING @ 16" O/C
- C/W R20 BATT INSULATION
- 3/4" EXTERIOR GRADE PLYWOOD
- BLUESKIN ICE AND WATER SHIELD
- TYPICAL ROOF STRUCTURE AND MEMBRANE TO OVERLAP

WEIGHT: 40 lbs ±

3/8" EXTERIOR PLYWOOD FOR SIGNAGE SUPPORTS WITH WOOD BLOCKING AS REQUIRED

14 x 4 1/2" lg. WOOD SCREWS (QTY: 8)

2 3/4"
(2")
0.05m



DETAIL 1
SCALE: 3" = 1' - 0"

PAR/BY: _____
DATE: _____
CONTRAT/CONTRACT: _____

WALL CONSTRUCTION DEPICTED IS AS REPORTED BY CLIENT. SHOULD FIELD CONDITIONS VARY FROM WHAT IS SHOWN, INSTALLER SHALL CONTACT PATTISON SIGN GROUP FOR DIRECTION.



• Tel (506) 735-5506 • Fax (506) 737-1740 • Toll Free 1-800-561-9798

CLIENT:	MCDONALD'S	
SITE:	VARIOUS	
DRAFTMAN:	M. CARON	DATE:
CHECK BY:	S. LULL	08/06/13
PAGE:	1/1	SCALE/ECH: 1" = 1'-0"
PROJECT:	GS-020187-1	

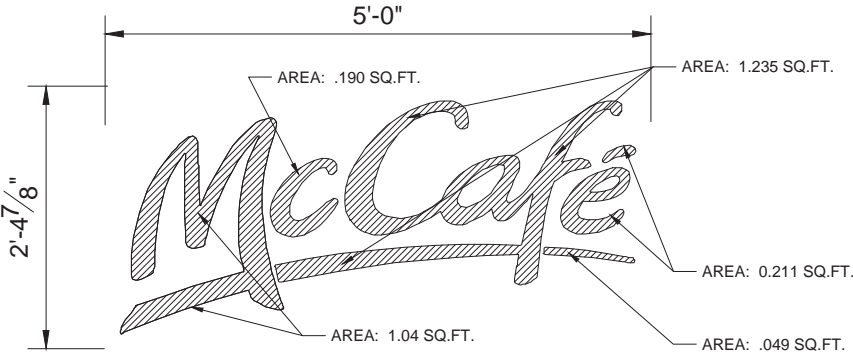
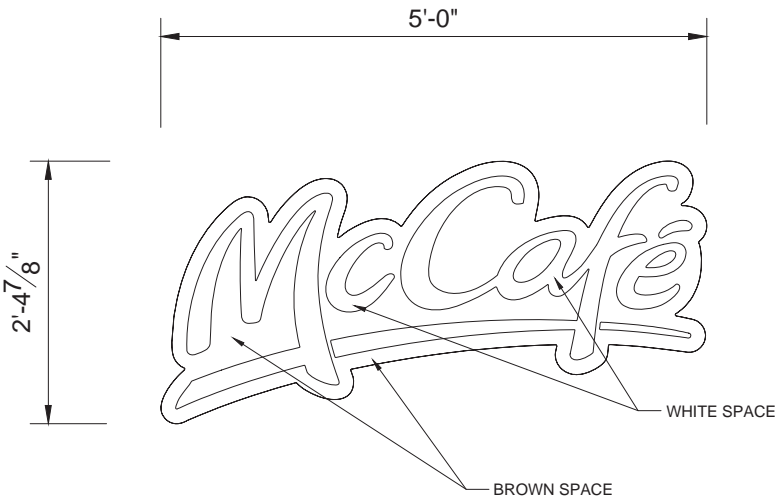
This Sign intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of sign.

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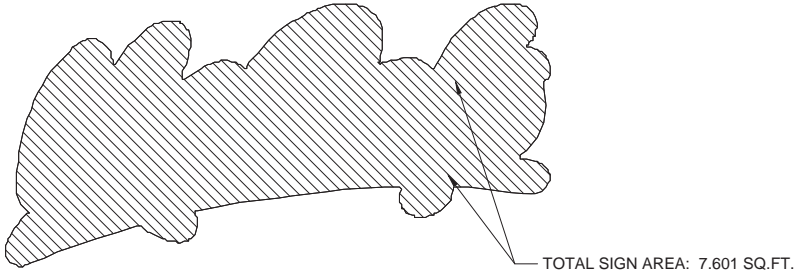
If this agreement includes the manufacturing and installation of a sign(s) by Pattison Sign Group for the signs ordered herein, such sign(s) shall be built and installed in accordance with applicable laws and regulations. If it is deemed to be built or provided by the Customer for the agent, and not 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 hold Pattison Sign Group harmless and indemnify it against any and all claims, liabilities, actions, penalties, fines, and any legal fees incurred by Pattison Sign Group arising from the failure of the Customer (and/or its agent) in doing so.

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TOTAL WHITE SPACE: 2.725 SQ.FT.



TOTAL BROWN SPACE: TOTAL SIGN AREA - TOTAL WHITE SPACE = 7.601 - 2.725 = 4.876 SQ.FT.