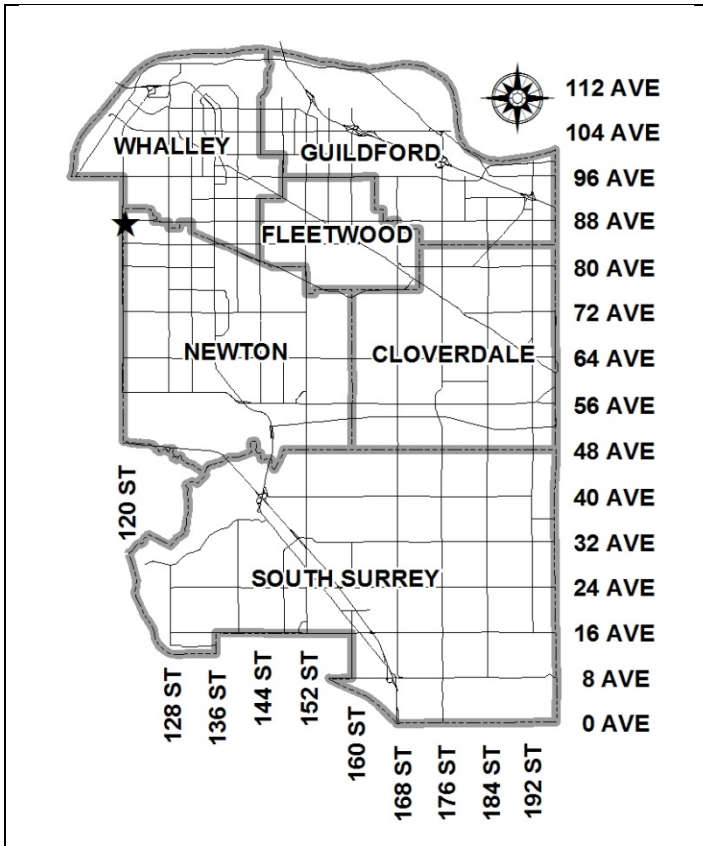


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0066-00

Planning Report Date: April 28, 2014



**PROPOSAL:**

- **Development Variance Permit**  
 in order to allow one additional sign on the premise.

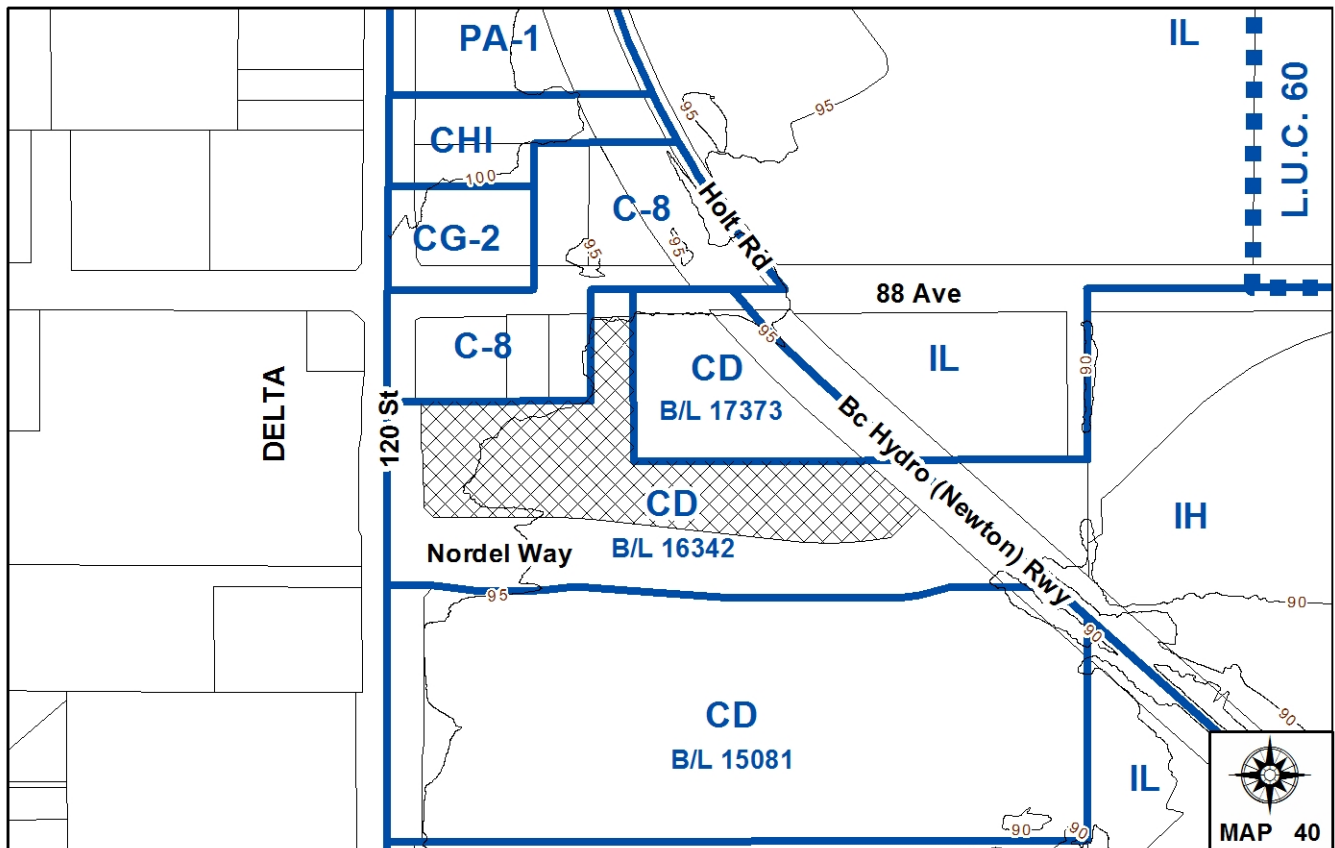
**LOCATION:** 12025 - Nordel Way

**OWNER:** 070115 BC Ltd

**ZONING:** CD (By-law No. 16342, as amended by By-law No. 17184)

**OCP DESIGNATION:** Commercial

**LAP DESIGNATION:** 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 permit one additional fascia sign for the premise.

RATIONALE OF RECOMMENDATION

- The proposed fascia signs are of high quality and appropriate design, consistent with other signage on the same lot.
- The three signs are proposed on different façades, and will not overwhelm any of the façades individually.
- 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. 7914-0066-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to increase the maximum number of fascia signs per premise allowed in Part 5 (Signs in Commercial/Industrial Zones) from two (2) to three (3).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: commercial building with several businesses

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Commercial building	Commercial	C-8 and CD (By-law No. 17373)
East:	Commercial building	Commercial	IH, IL and CD (By-law No. 17373)
South:	Commercial building	Commercial	CD (By-law No. 15081)
West (Across 120 Street):	Commercial building	Town Centre (Delta)	Delta (C-1 and CD)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 12025 - Nordel Way. The site is bounded by Nordel Way to the south, 120 Street to the west (Corporation of Delta), BC Hydro railway to the east and some commercial properties and 88 Avenue to the north.
- The site was rezoned from CHI to CD (By-law No. 16342), and redesignated from Industrial to Commercial as part of Development Application No. 7906-0072-00. Development Permit No. 7906-0072-00 included fascia signage and free-standing signage.
- Development Application No. 7910-0078-00 amended permitted uses and floor area in CD By-law No. 16342 (amendment By-law No. 17184).

### Proposal

- The applicant is applying for a Development Variance Permit to allow one additional fascia sign for CIBC Banking Centre. There are two existing fascia signs on the premise, and the application is for a third sign.
- One existing sign is facing west (Scott Road), and one sign is facing south (Nordel Way). The proposed new sign would face south (Nordel Way), on the west edge of the building.
- The total proposed sign area is 9.47 m<sup>2</sup> [142.3 sq. ft.], which is well below the maximum 57 m<sup>2</sup> [613.6 sq. ft.] for this premise.

### Design

- Sign 1 is proposed to be 2.03 m [6 ft. 8 in.] wide and 1.85 m [6 ft. 1 in.] tall, with a total area of 3.75 m<sup>2</sup> [40.4 sq. ft.]. Copy area proposed is less than 50% of the sign area. The sign is proposed on an existing precast concrete wall. The sign is proposed to be illuminated, in the corporate colours of CIBC (red, yellow and white), consistent with other signage for the business on the site.
- Sign 2 is existing, and proposed to move from the recess wall to the outside wall, consistent with other signage on the complex.
- Sign 3 is existing and not proposed to be changed.

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- to increase the maximum number of fascia signs per premise allowed in Part 5 (Signs in Commercial/Industrial Zones) from two (2) to three (3), and to allow two (2) fascia signs to be located on the same façade of the premise.

#### Applicant's Reasons:

- The proposed additional signage on the south façade will increase the visibility of the business.

#### Staff Comments:

- The CIBC occupies a unit at the southwest corner of a large multi-tenant commercial building. The proposed additional fascia sign will be facing a different street from one of the signs, and will be far from the other existing sign on the same façade.
- The proposed additional signage will not overwhelm the elevation, as it is proposed over 20 metres [65.5 ft.] away from the existing sign on the south façade. Two signs are proposed on the south elevation, and one sign on the west elevation.

- The total proposed sign area for the CIBC premises is below the maximum allowed in the Sign By-law.
- Staff support this variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary  
Appendix II. Site Layout and Sign Details  
Appendix III. Development Variance Permit No. 7914-0066-00

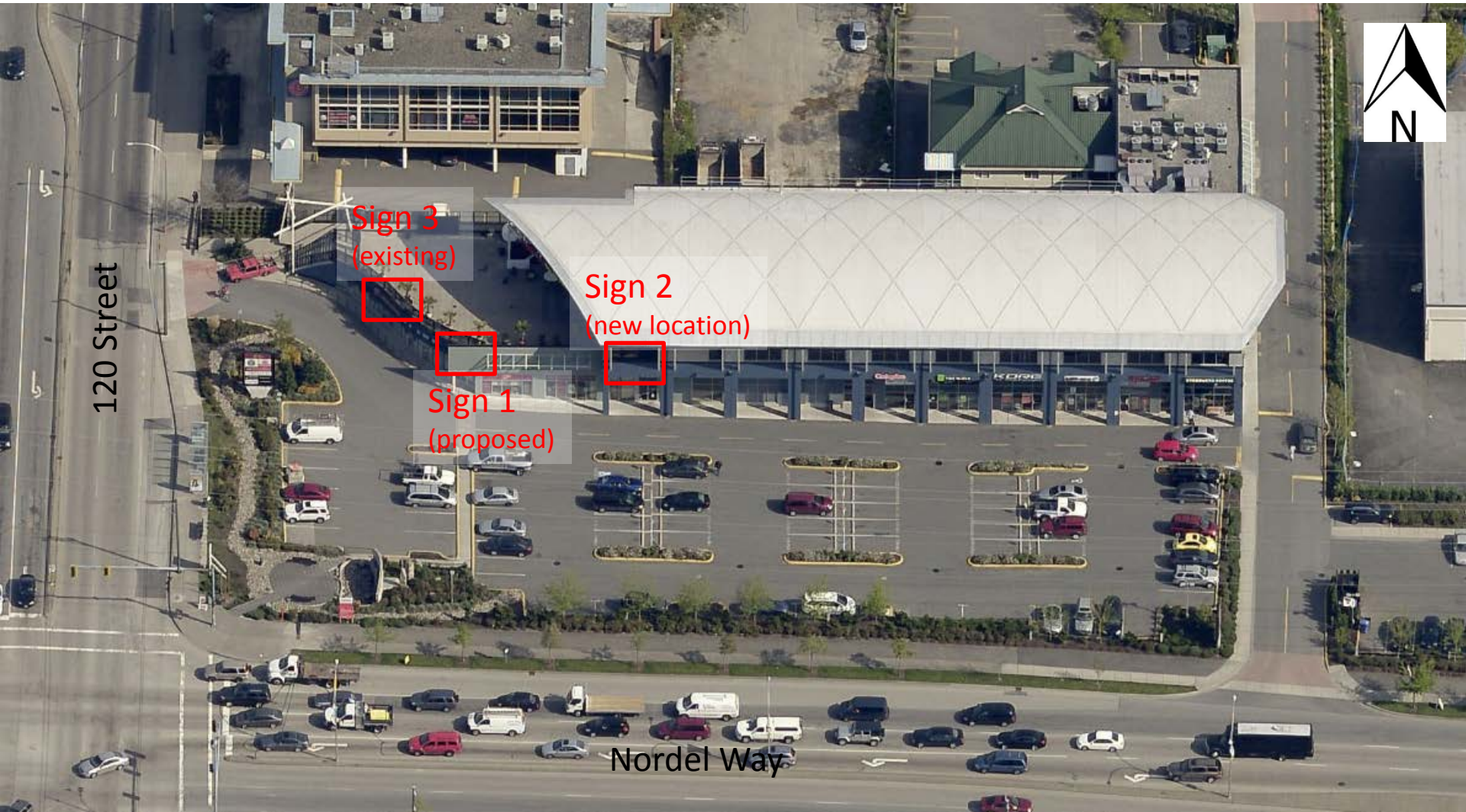
*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

LFM/da

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DRV 4/24/14 8:51 AM





Sign 3  
(existing)

Sign 2  
(new location)

Sign 1  
(proposed)

120 Street

Nordel Way



**1 Existing**



Partial South Elevation

**1 Proposed**



Partial South Elevation

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**www.zipsigns.com**  
**5040 North Service Rd. Burlington, ON**  
**Ph. 905-332-8332 Fax 905-332-9994**

**Client** CIBC #01020  
**Address** 100-12025 Nordel Way  
 Surrey, BC

**Dwg No.** S0016580  
**Designer** MT  
**Sales** Morgan Callaway

**Date** February 7, 2014  
**Rev.** March 5, 2014  
**SALES REP SIGN OFF**

CONCEPTUAL  
 NOT FOR CONSTRUCTION  
 SHOP READY  
 CONSTRUCTION CHECKABLE  
 Scale: 1/16" = 1'-0" Page: 1 of 6







6'8" x 6'1" = 40.55 Square Feet  
 2.03 x 1.85 = 3.75 Square Metres

**Sign 1**  
 Supply & install one (1) new illum. s/s flex face display

- Graphics / Substrate**  
 Claret 3632-2336  
 Yellow 3632-4104  
 3M Paragraphics 3 flex vinyl  
**Construction**  
 SignPro SR1019 flex retainer  
 SignPro SR 1010 frameless cover  
 SignPro 350 aluminum filler  
 24ga metal back  
 Aluminum spreader bracket  
 1"sq. aluminum spreader bar  
**Illumination**  
 AVL 6500 LEDs  
 Power supply in cabinet



- Claret 3632-2336 Vinyl over Yellow 3632-4104 Vinyl
- Yellow 3632-4104 Vinyl
- 3M Paragraphics 3 Flex Face

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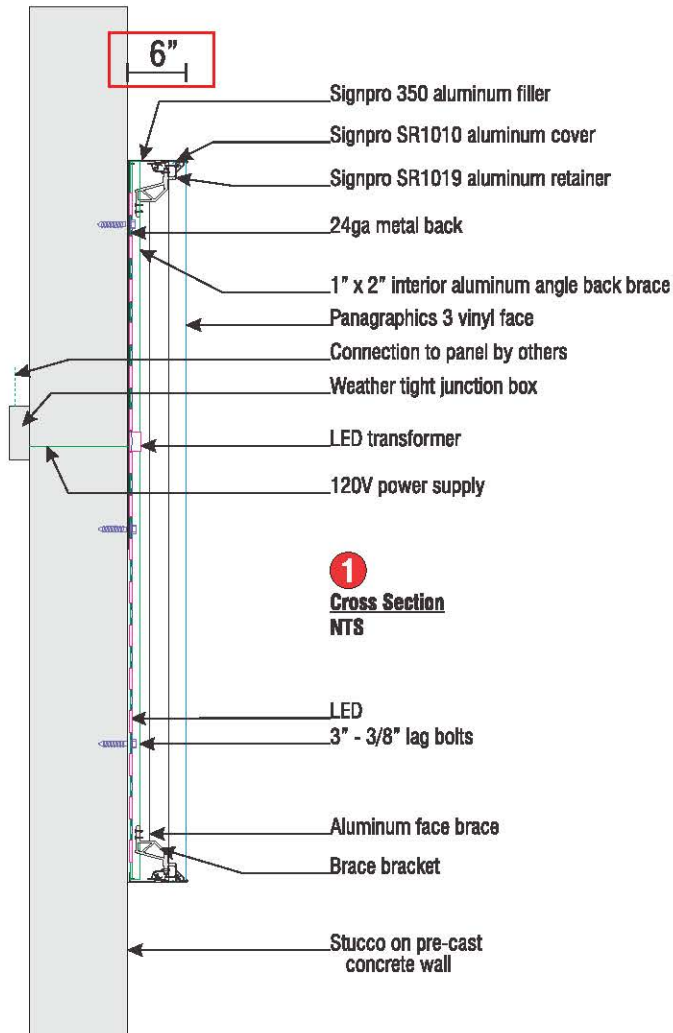
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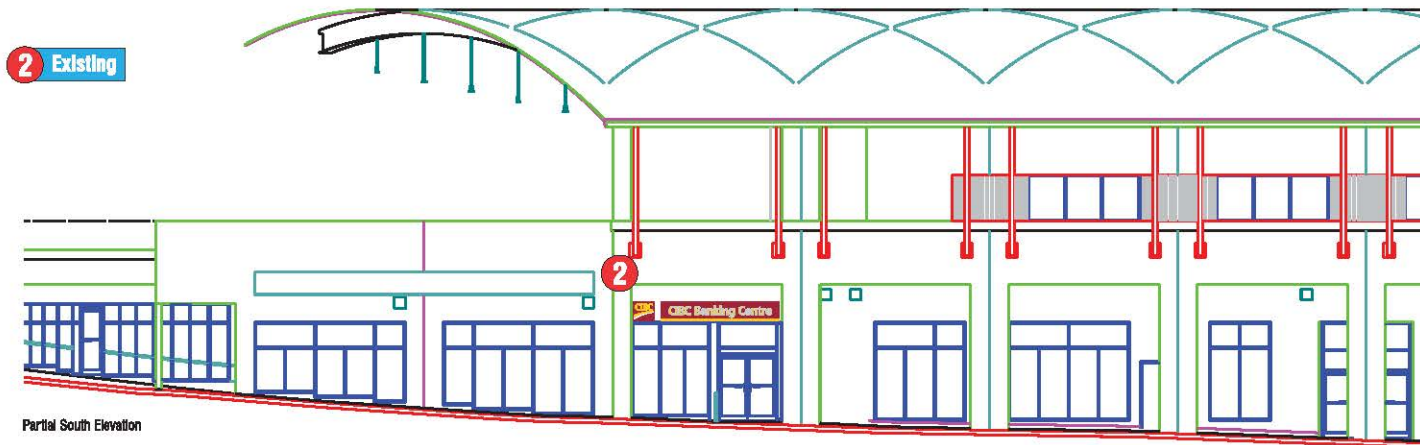
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Partial South Elevation



Partial South Elevation

Change of position only  
using existing signs  
(moved up)

S:\C\CIBC\BC\01020\_Kennedy Height\SO016580\Design

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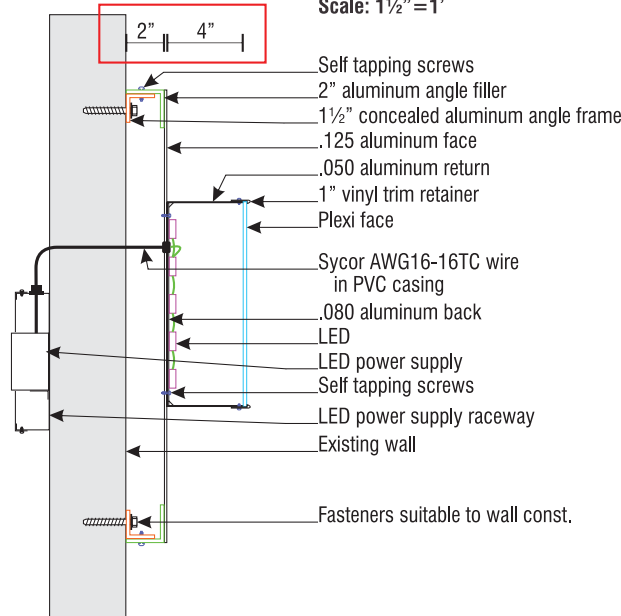
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For both signs 2 and 3  
 15' 4 1/2" x 2' = 30.76 Square Feet  
 4.69 x 0.61 = 2.86 Square Metres

**2 3**  
**Cross Section and Fastening Detail**  
 Scale: 1 1/2" = 1'



**Sign 2**

Remove existing signage and reinstall above existing location. (See page 4)

NO FABRICATION IS NEEDED. INFORMATION BELOW IS FOR REFERENCE ONLY

Letters

**Graphics / Substrate**

Yellow 3632-4104 vinyl on 1st surface of White 2447 plexi faces

**Illumination**

White LED's

Power supplies placed behind wall  
**Note:** Electrical power to be run to back/centre of each sign behind wall

**Construction**

1" Anodized Aluminum vinyl trim retainers  
 4" - .050 aluminum returns painted Silver Grip-Gard Sign0203 NP7678  
 .080 aluminum backs

Carrier Boxes

**Construction**

.125 aluminum faces  
 2" aluminum angle filler  
 Secure to wall with concealed 1 1/2" aluminum angle frames  
 Carrier boxes painted Claret Grip Gard Sign2654 NP767 with painted Yellow PMS 123 decor lines

- White 2447 Plexi
- Yellow 3632-4104 Vinyl / PMS 123
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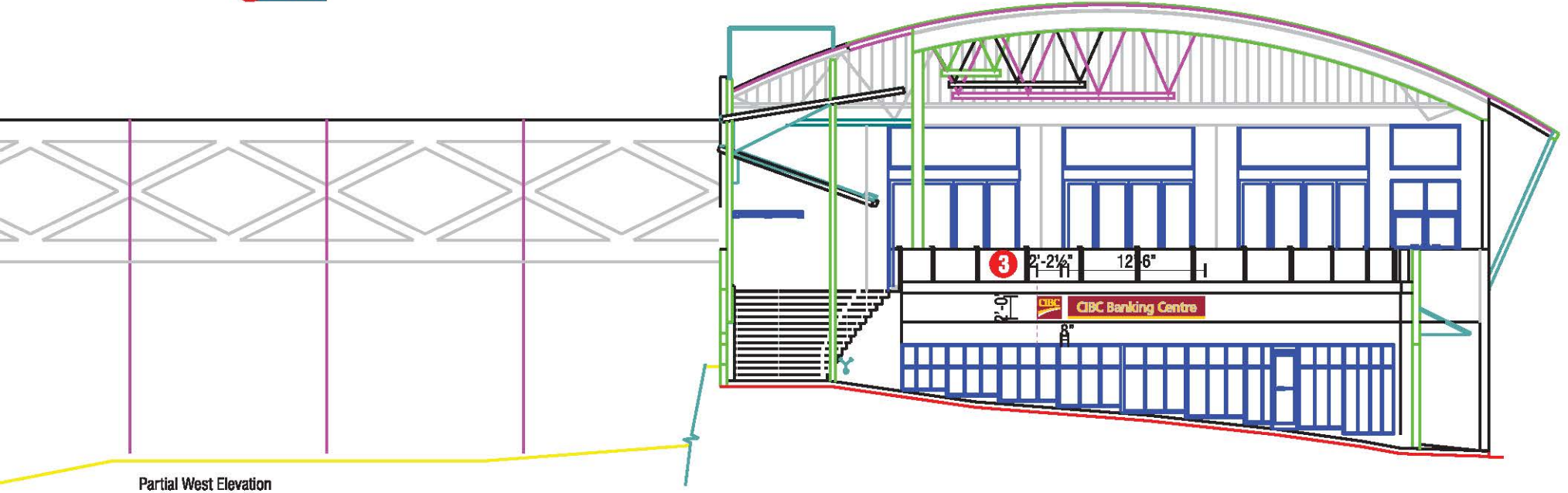
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This drawing is the property of Zip Signs Ltd.

**3 Existing**



Partial West Elevation

**NO CHANGES TO THIS ELEVATION. EXISTING SIGNS ARE TO REMAIN WHERE THEY ARE.**

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0066-00

Issued To: 0701115 BC LTD

("the Owner")

Address of Owner: 13507 - 55A Avenue  
Surrey, BC V3X 3B5

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: 027-327-311

Lot 1 Section 30 Township 2 New Westminster District Plan BCP33811

12025 - Nordel Way

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
  - (a) Part 5 Section 2 (a) be varied to allow three (3) fascia signs for one premise, two of which are on the same façade, as shown on Schedule A attached.
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





120 Street

Sign 3  
(existing)



Sign 2  
(new location)



Sign 1  
(proposed)



Nordel Way

**1 Existing**



Partial South Elevation

**1 Proposed**



Partial South Elevation

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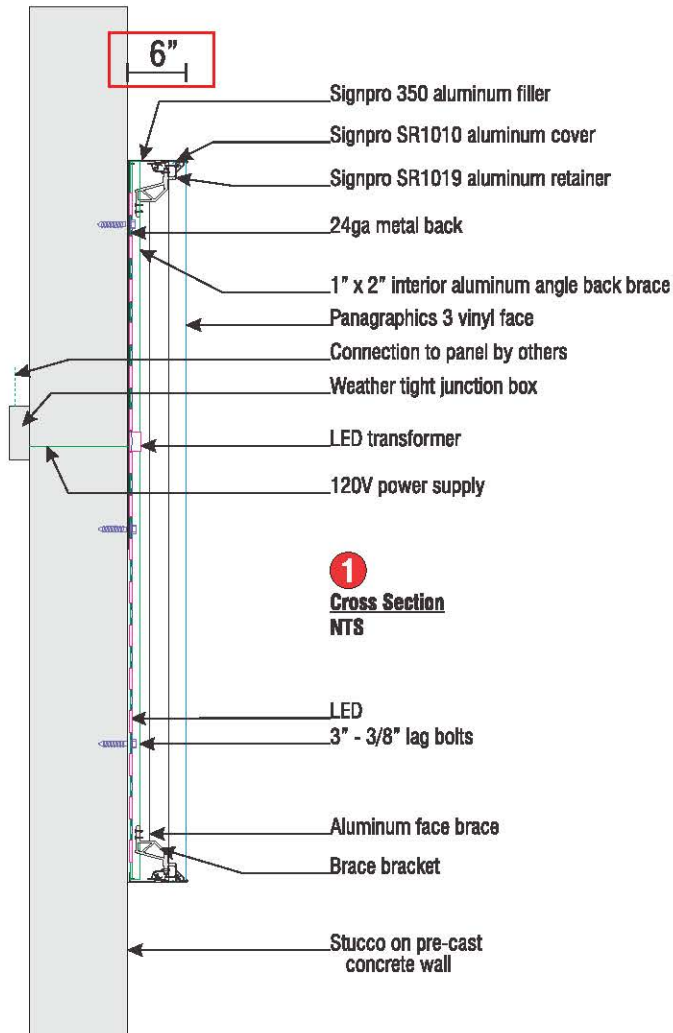
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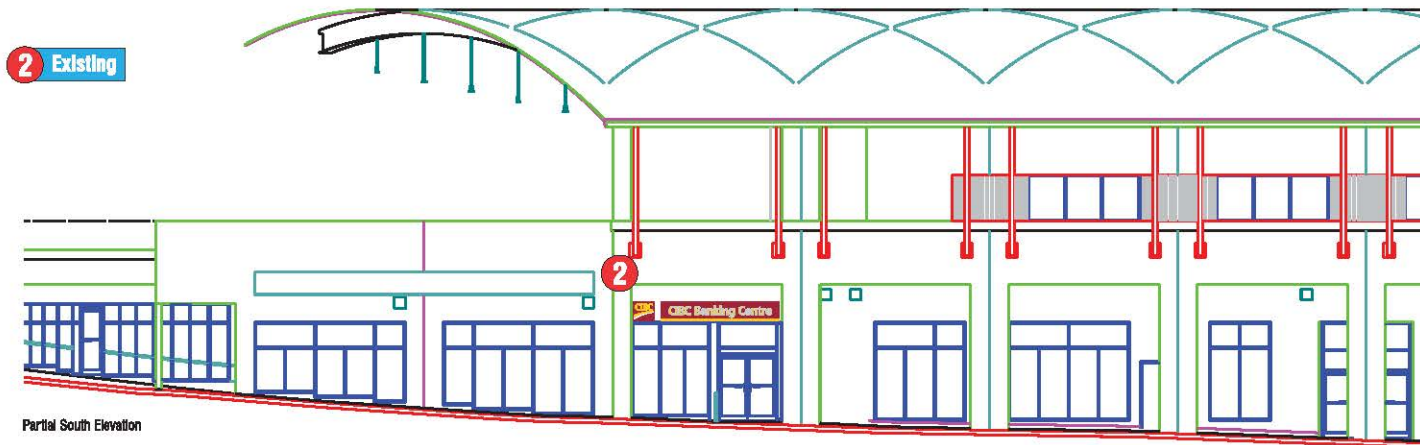
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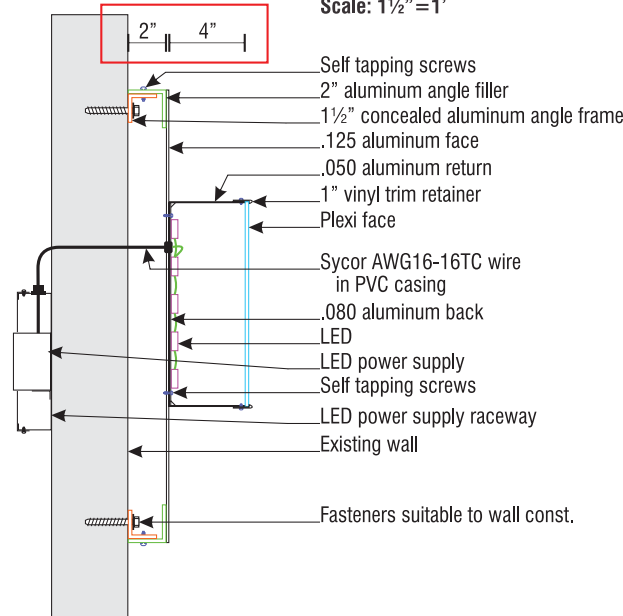
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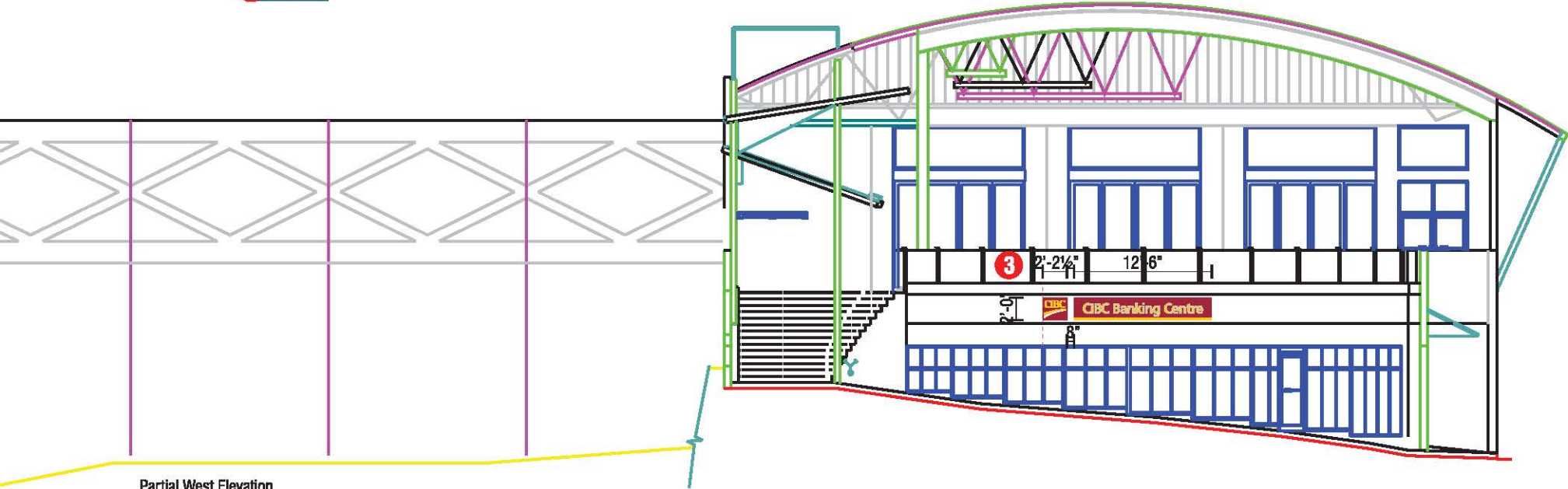
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