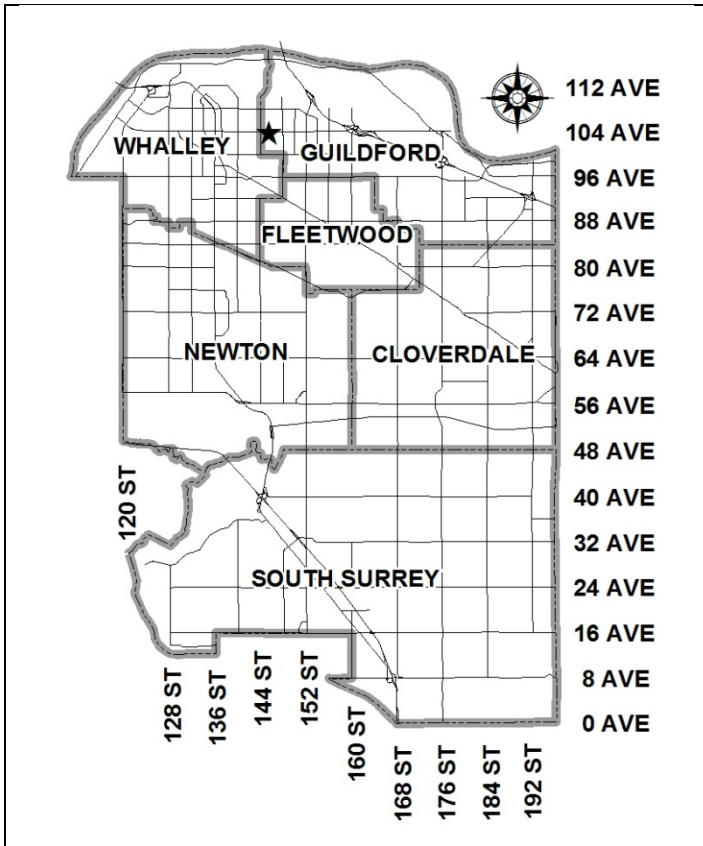


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0131-00

Planning Report Date: June 23, 2014

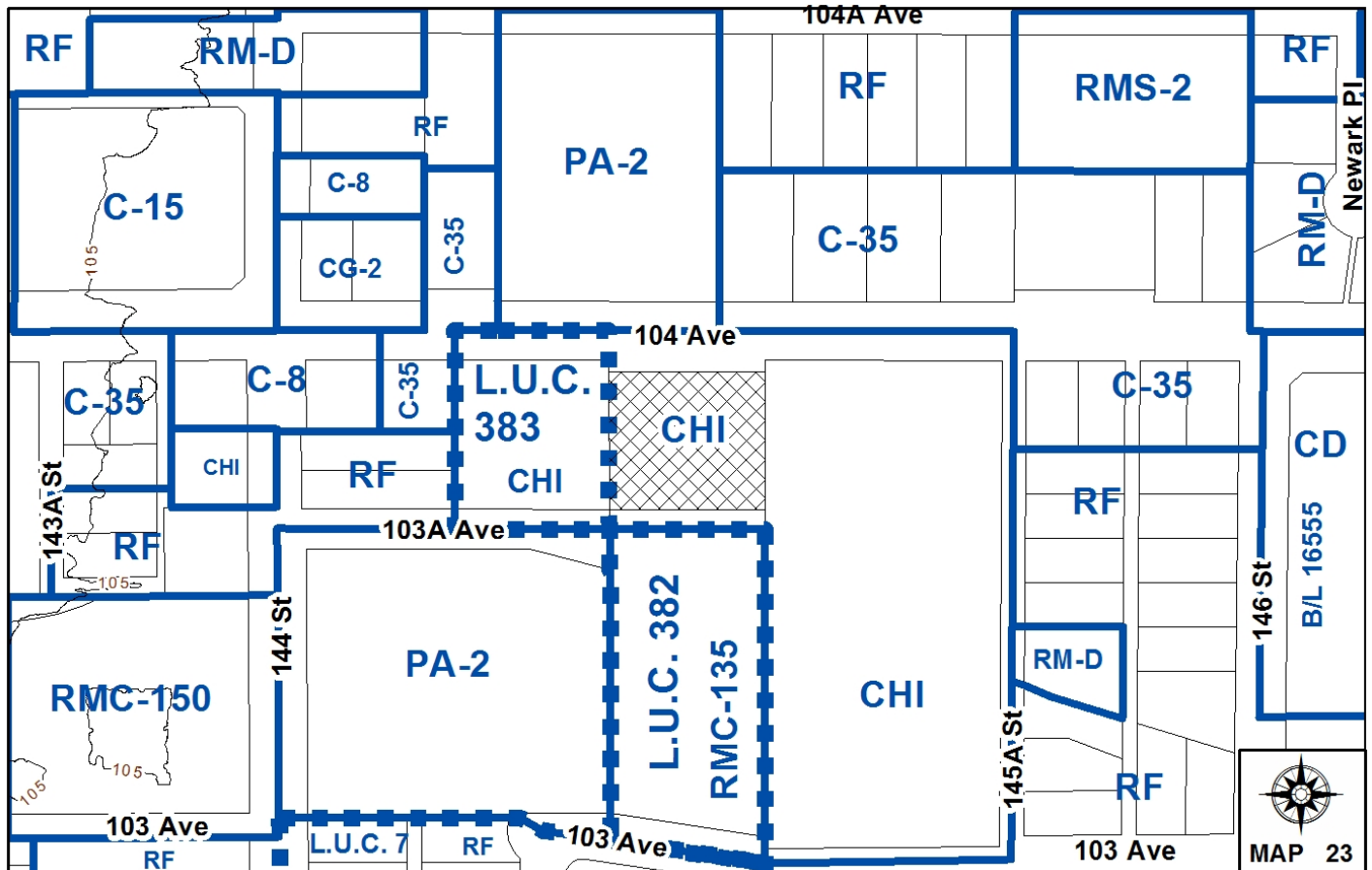


PROPOSAL:

- Development Variance Permit
- Development Permit

to permit one (1) additional fascia sign for an existing drive-through restaurant.

LOCATION: 14476 - 104 Avenue
OWNER: McDonald's Restaurants Of Canada Ltd.
ZONING: CHI
OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval to vary a Sign By-law regulation.
- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed fascia sign reflects a corporate design change in order to include a McCafé within the restaurant.
- Similar fascia signs have been previously approved by Council for other McDonald's restaurants in the City.
- The proposed fascia sign is of an appropriate size and scale for the building. The total sign area of the existing and proposed fascia signs on the building meets the total allowable fascia sign area permitted under the Sign By-law.
- The proposed fascia sign is constructed of high quality, durable materials.

RECOMMENDATION

1. Council approve the applicant's request to vary the Sign By-law, as described in Appendix II.
2. Council approve Development Permit No. 7914-0131-00 for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

NOTE: If the Development Permit as presented is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures and signage, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

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

SITE CHARACTERISTICS

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

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 104 Avenue):	Church and vacant lot.	Multiple Residential	PA-2 and C-35
East:	Automobile dealership.	Multiple Residential	CHI
South (Across 103A Avenue ROW):	Parking lot for automobile dealership.	Multiple Residential	LUC No. 382 (underlying RMC-135 Zone)
West:	Automobile dealership.	Commercial	LUC No. 383 (underlying CHI Zone)

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located on the south side 104 Avenue between 144 Street and 145A Street. The site is zoned "Highway Commercial Industrial Zone (CHI)", and designated Commercial in the Official Community Plan (OCP).
- The site is currently occupied by a McDonald's restaurant with a drive-through.

- Council approved Rezoning and Development Permit Application No. 7996-0034-00 on January 27, 1997 to allow the existing McDonald's drive-through restaurant on the northern portion of the subject property. Two (2) fascia signs were approved as part of the Development Permit No. 7906-0463-00; one (1) on the north building elevation and one on the east building elevation.
- The applicant is currently proposing one (1) additional fascia sign on the north elevation of the existing McDonald's drive-through restaurant, fronting 104 Avenue.
- Under Part 1 Introductory Provisions, Section 9 Variance of Sign By-law No. 13656, Council may grant variances to the Sign By-law through the approval of a Development Permit. This is considered when a Development Permit application has been submitted to Council that includes a comprehensive sign design package containing a sign or signs that require variances of the applicable provisions of the Sign By-law.

DESIGN PROPOSAL AND REVIEW

- The applicant proposes one (1) additional fascia sign on the north elevation of the existing McDonald's drive-through restaurant.
- The proposed fascia sign is comprised of a brown aluminum backing with push-through raised text "McCafé" in white, which will be illuminated. The proposed fascia sign will be constructed of high-quality, durable materials.
- The proposed fascia sign is approximately 0.75 metre (2.5 ft.) in height and 1.5 metres (5 ft.) in width, with a total sign area of 1.1 square metres (12.5 sq.ft.).
- The proposed fascia sign is of an appropriate size and scale in relation to the existing McDonald's building. The combined sign area of all fascia signs on the building (2 existing, 1 proposed) is less than the maximum fascia sign area permitted under the Sign By-law.

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 Variance
- Appendix III. Development Permit No. 7914-0131-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/da

\\file-server1\net-data\csdc\generate\areaproduct\save\16533805062.doc
DRV 6/19/14 11:26 AM

Information for City Clerk

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

- 1. (a) Agent: Name: Jordan Desrochers
 Priority Permits Ltd.
 Address: 713 - Columbia Street, Unit 104
 New Westminster, BC V3M 1A5
 Surrey, BC V3T 5T8
 Tel: (778) 397-1394

2. Properties involved in the Application

- (a) Civic Address: 14476 - 104 Avenue

- (b) Civic Address: 14476 - 104 Avenue
 Owner: McDonald's Restaurants Of Canada Ltd.
 PID: 023-684-968
 Lot 1 Section 30 Block 5 North Range 1 West new Westminster District Plan LMP31864

PROPOSED SIGN BY-LAW VARIANCE

#	Proposed Variance	Sign By-law Requirement	Rationale
1	To allow one (1) additional fascia sign on the north building elevation of the existing McDonald's drive-through restaurant.	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))	<p>The proposed fascia sign is of an appropriate size and scale in relation to the existing building.</p> <p>The proposed fascia sign will be constructed of high-quality, durable materials.</p>

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7914-0131-00

Issued To: McDonald's Restaurants Of Canada Ltd.
("the Owner")

Address of Owner: ATTN: REAL ESTATE
100-2 McDonald's Place
North York, Ontario M3C 3L4

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: 023-684-968
Lot 1 Section 30 Range 1 Plan LMP31864 New Westminster District

14476 - 104 Avenue

(the "Land")

3. This development permit applies to only the buildings and structures on the Land shown on Schedule B, which is attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
5. The character of the development, specifically signage, shall be in accordance with the drawings numbered DP #7914-0131-00(A) through to and including DP #7914-0131-00(E) (the "Drawings") which are attached hereto and form part of this development permit.
6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design, finish of buildings, structures and signage on the Land, may be permitted subject to the approval of the City.
7. The comprehensive signage design package shall conform to drawings numbered DP #7914-0131-00(A) through to and including DP #7914-0131-00(E).
8. 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 DP #7914-0131-00(A) through to and including DP #7914-0131-00(E).

Sign By-law Variance

#	Variance	Sign By-law Requirement
1	To allow one (1) additional fascia sign on the north building elevation of the existing McDonald's drive-through restaurant.	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))

GS-021885A

AERIAL/SITE PLAN

Installation: Interior: Exterior:
Descriptions:



Schedule B

DP #7914-0131-00 (A)

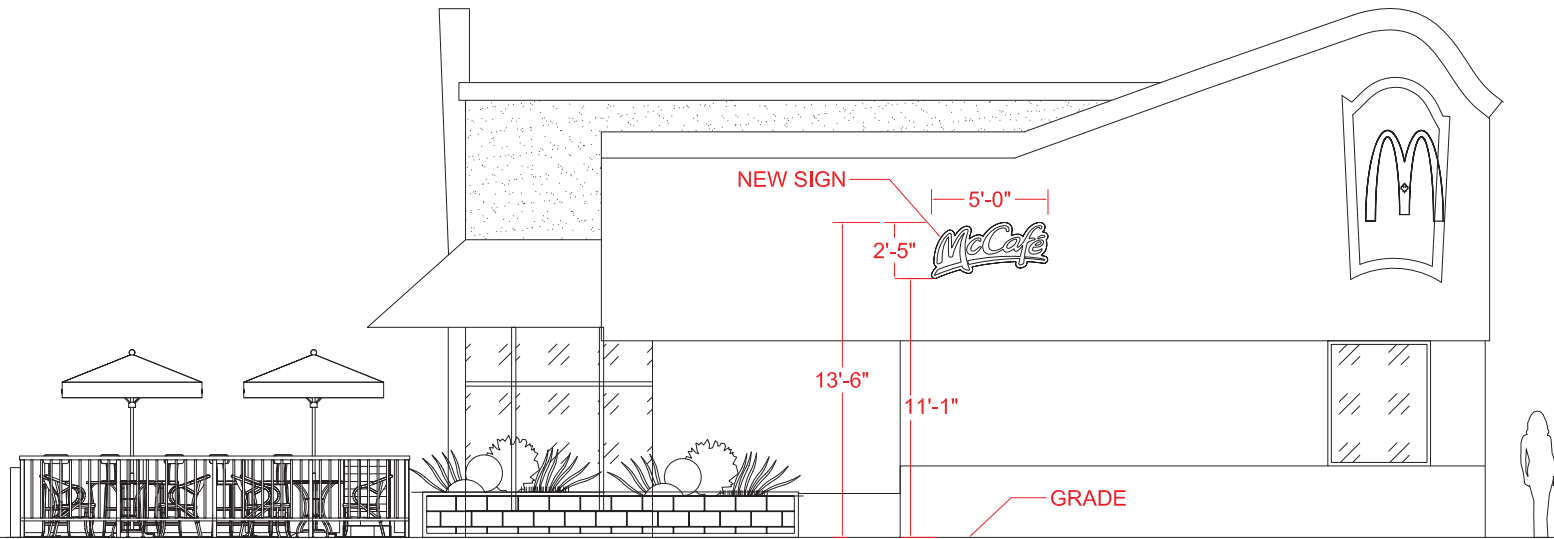
Date: / /
Customer Approval:

GARRY SIGOIN	CLAUDIA VOGT
DATE: 03.23.2014	DATE: 03.23.2014



14476 - 104TH STREET, SURREY, BC V4N 1V6
Tel: 604-591-7300 Fax: 604-591-1700 Toll Free: 1-800-891-8278

Client:	MCDONALD'S S/S 22357		
Site:	14476 - 104TH STREET, SURREY, BC		
Consultant:	GARRY SIGOIN		
Draftsman:	CLAUDIA VOGT	Date:	03.23.2014
Page:	2/2	Scale:	N.T.S.



SOUTH ELEVATION

DP #7914-0131-00(B)



EXISTING



PROPOSED

GS-021885A	
PRESENTATION/VISUALIZATION	
Installation:	<input type="checkbox"/> Interior: <input checked="" type="checkbox"/> Exterior:
#	Descriptions:
1	60" ILLUMINATED MCCAFE SIGNATURE SIGN SEE MCD1S9C7012 SQUARE FOOTAGE: 12.03 FT ²

Notes:
- ALL OTHER SIGNS ARE EXISTING - ADDITIONAL WALL SUPPORT/BACKING BEHIND SIGN AREA SUPPLIED BY OTHERS

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 BRAND IDENTIFIED HEREIN. SUCH BRAND SHOULD 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 INSURE THAT THE SIGNAGE AND BUILT ARE 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, 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.

ISO 9001:2008 Certified Enterprise
© 2014 ENSEIGNES PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM ENSEIGNES PATTISON SIGN GROUP.

DP #7914-0131-00 (C)

www.pattisonsign.com



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

Client:	MC DONALD'S S/S 22357
Site:	14476 - 104TH STREET, SURREY, BC
Consultant:	GARRY SIGUOIN
Draftsman:	CLAUDIA VOGT
Date:	03.23.2014
Page:	1/2
Scale:	N.T.S.

MCD1S9C7012

S/F ILLUM. SIGN

Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:	
Electrical specifications:			
Volts:	120	Amp.: 0.65	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
2	CHANGED GEPS12-60 TO GEPS12-60U-NA	JB	01.17.2014

Customer Approval: _____ Date: ____/____/____

PRODUCTION INFORMATION : LL 01.10.2014													
FSIMCD1 (Mc Donald)\A3-New IMAGE 2013\Push-thru\MCD1S9C7012 McCafé 5' Cloudsign new artwork	Descriptions: Plate #: FAIT EN SOUS-TRAITANCE												
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.												
UL LISTED APPROVAL INCLUDES THE MANUFACTURING AND INSTALLATION OF A SIGN BY PATTISON SIGN GROUP FOR THE SIGN DESCRIBED HEREIN. SIGN BUILDS SHOULD BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE CODES 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 BUILDS ARE 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, PENALTIES, FEES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (OR ITS AGENT) TO COMPLY.	<table border="1"> <tr><td>XX</td><td>XX</td></tr> <tr><td>XX</td><td>XX</td></tr> <tr><td>XX</td><td>XX</td></tr> <tr><td>XX</td><td>XX</td></tr> <tr><td>XX</td><td>XX</td></tr> <tr><td>XX</td><td>XX</td></tr> </table>	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX
XX	XX												
XX	XX												
XX	XX												
XX	XX												
XX	XX												
XX	XX												

DP #7914-0131-00 (D)



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"

ISO 9001:2008 Certified Enterprise

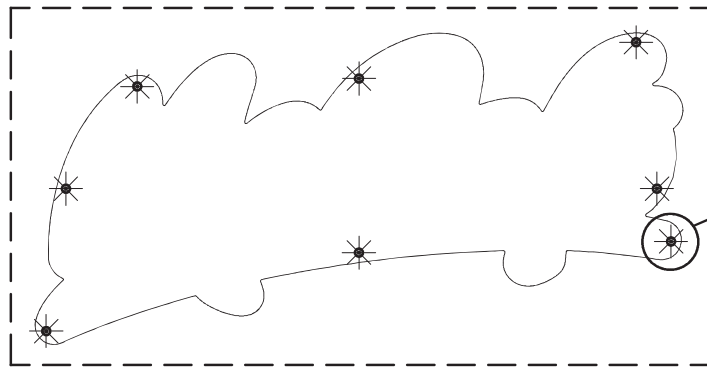
www.pattisonsign.com

© 2014 ENSEIGNES PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM ENSEIGNES PATTISON SIGN GROUP.

MCD1S9C7012

ATTACHMENT DETAIL
METAL SIDING

VOLTS	--	AMPS	--	CIRC.:	--
-------	----	------	----	--------	----



ATTACHMENT METHOD

$\frac{3}{4}$ " EXTERIOR PLYWOOD
FOR SIGNAGE SUPPORTS
WITH WOOD BLOCKING AS
REQUIRED

SEE DETAIL 1

$\frac{3}{4}$ " EXTERIOR PLYWOOD
FOR SIGNAGE SUPPORTS
WITH WOOD BLOCKING AS
REQUIRED

1" O.D. ALUM. PIPE SPACER
LENGTH TO BE DETERMINED
ON-SITE (TYP.)

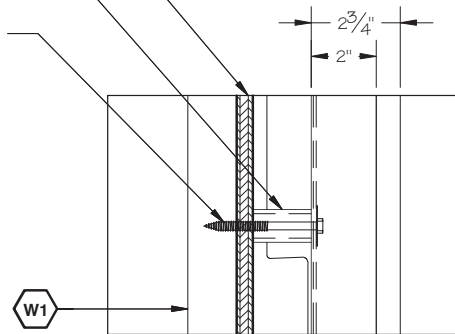
14 x 3 1/2" lg. WOOD SCREWS
(QTY: 8x)

**METAL SIDING WALL
BY BASE BUILDING ENGINEER**

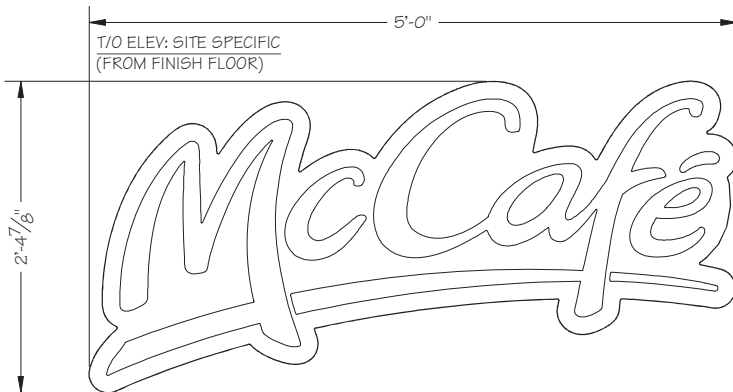


- AD150 PROFILE METAL SIDING
- BLUESKIN ICE AND WATER SHIELD
- 3/4" EXTERIOR GRADE PLYWOOD
- 3/4" HORIZONTAL STRAPPING @ 24" O/C
- 2X8" STUD FRAMING @ 16" O/C
- 3/4" EXTERIOR GRADE PLYWOOD
- BLUESKIN ICE AND WATER SHIELD
- TYPICAL ROOF STRUCTURE AND MEMBRANE TO OVERLAP
- METAL FLASHING TO MATCH <PT-2>

WEIGHT: 40 lbs ±



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



FRONT VIEW

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

DP #7914-0131-00(E)

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.

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

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 necessary to the order or provided by the Customer for the sign, 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, and costs, 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.

ISO 9001:2008 Certified Enterprise

www.pattisonsign.com

ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM ENSEIGNES PATTISON SIGN GROUP.