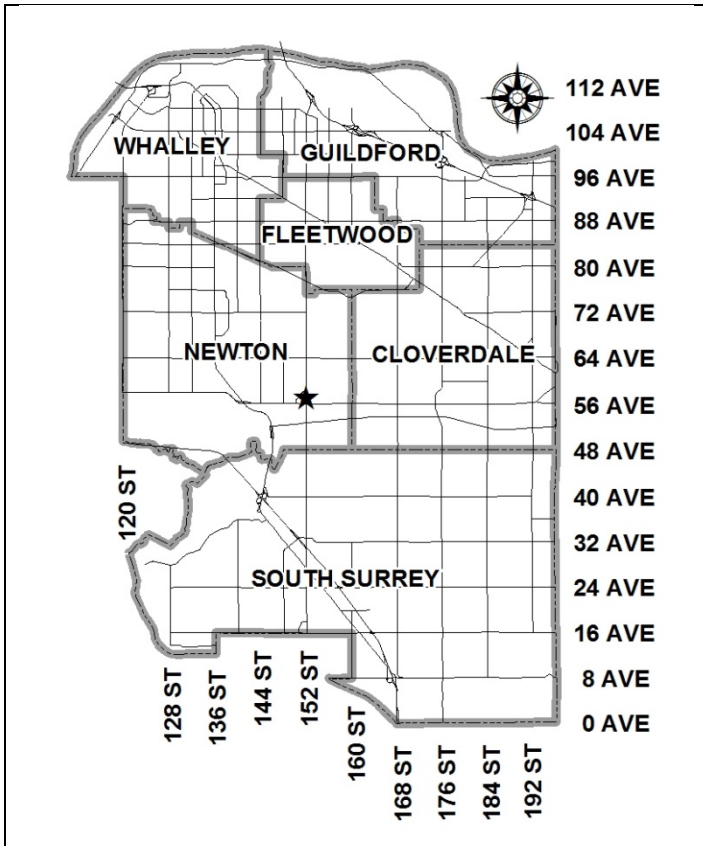


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0156-00

Planning Report Date: October 20, 2014



**PROPOSAL:**

- **Development Variance Permit**  
 in order to allow one additional sign on the premise,  
 and two signs on the same façade.

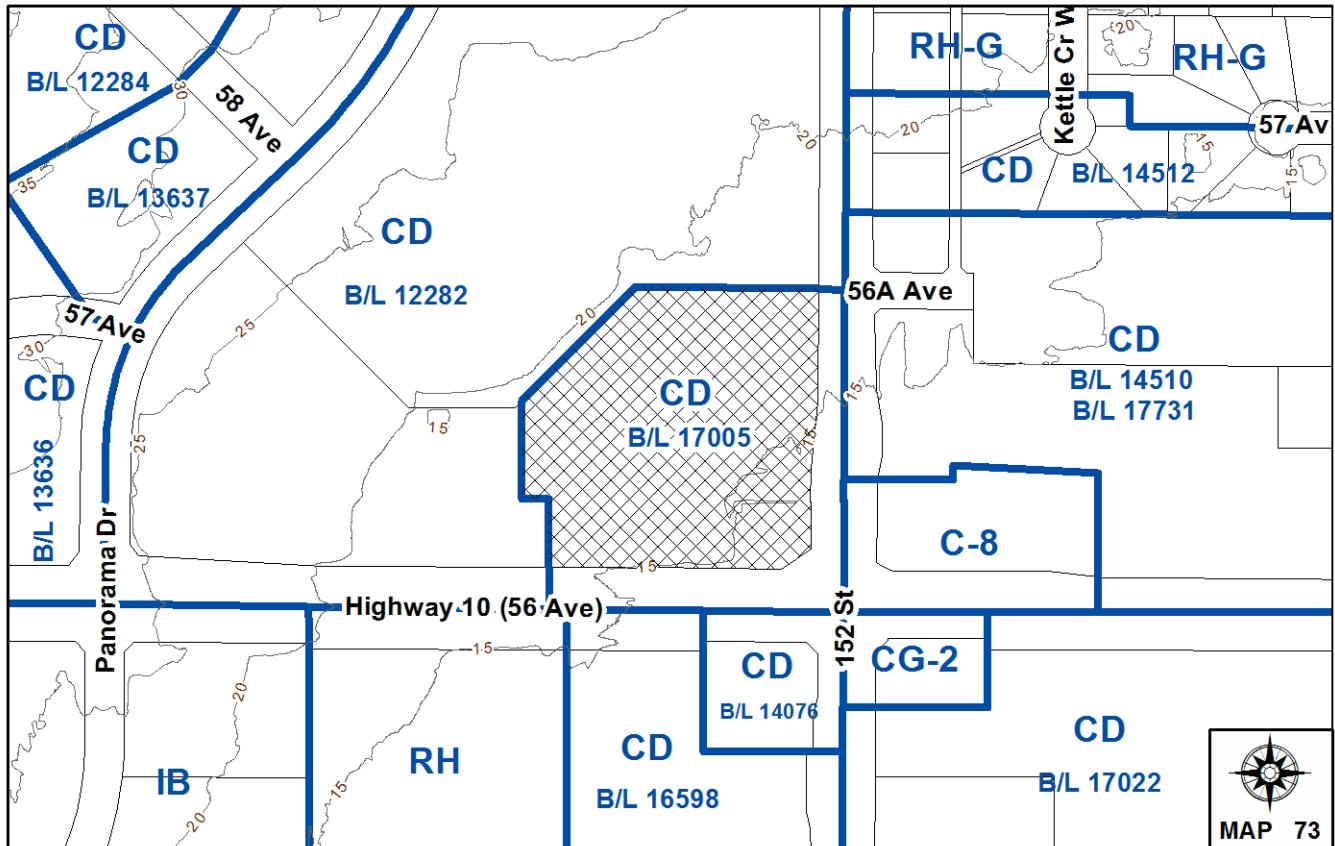
**LOCATION:** 15173 - No. 10 (56 Ave) Hwy

**OWNER:** Investors Group Trust Co. Ltd

**ZONING:** CD (By-Law No. 17005)

**OCP DESIGNATION:** Commercial

**NCP 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, and two signs on the same façade.

### RATIONALE OF RECOMMENDATION

- The proposed fascia signs are of high quality and appropriate design, consistent with other signage on the same building.
- Development permit No. 7909-0066-00 was previously approved with a total of five fascia signs on the building.
- The additional sign is non-illuminated and proposed on a façade that currently has no signage.
- 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. 7914-0156-00 (Appendix IV) 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 six (6), and to allow two (2) signs on the same façade for two façades (east and south).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: shopping centre (retail and professional uses)

Adjacent Area:

Direction	Existing Use	OCP / NCP Designation	Existing Zone
North:	Vacant property	Commercial / Institutional	CD (By-Law No. 12282)
East (Across 152 Street):	TD Canada Trust, Dairy Queen and other businesses	Commercial / n/a	C-8 / CD (By-Law Nos. 14510, 17731 & 18264)
South (Across Hwy No. 10):	Shell gas station and business park	Industrial / Gas Station and Business Park	CD (By-Law Nos. 14076 and 16598)
West:	Shoppers Drug Mart and other businesses	Commercial / Commercial	CD (By-Law No. 17005)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 15173 – Highway 10 (56 Avenue). The site is bounded by 152 Street to the east, parking lot and Highway 10 (56 Avenue) to the south, a vacant lot to the north, and a multi-tenant commercial building to the west, with Shoppers Drug Mart as the main tenant. This application is for the CIBC building on the northeast corner of the site.
- The site was rezoned from C-4 and CD By-Law No. 12282 to CD (based on C-8, CD By-Law Nos. 15620 and 16456) as part of Development Application No. 7904-0393-00. The site is designated Commercial in the OCP. Development Permit No. 7904-0393-00 was issued for Phase 1 of the development, which includes the building to the west (Shoppers Drug Mart), CIBC and a different layout for the remainder of the site.

- Development Application No. 7907-0107-00 amended the permitted uses and the Development Permit, which included a corner feature at the southeast corner of the site and modified the building to the west and the parking lot. All the buildings on the site were built in 2008 and 2009.
- Development Application No. 7909-0066-00 rezoned the site to CD By-Law No. 17005 to amend permitted uses, and amended the Development Permit for signage.
- The site has two accesses on 152 Street (one north of the CIBC building and one just south of the building), one right-in access on Highway 10 (56 Avenue) and one on Panorama Drive. The two properties are connected internally and share access and parking. The CIBC on the site has a drive-through.
- The CIBC building has all four façades visible to the public:
  - North: from drive aisle and drive-through;
  - East: from 152 St and drive-through;
  - West: from parking lot and drive-through entrance; and
  - South: from parking lot, drive-through and drive aisle.

### Proposal

- The CIBC building currently has two signs on the east elevation, two signs on the south elevation, one sign on the west elevation, and no signs on the north elevation.
- The current proposal is for a Development Variance Permit to allow for one additional sign on the north elevation, and to increase the size of two of the existing signs, one on the east elevation, and one on the south elevation.
- All signs on the building are illuminated, but the proposed sign on the north elevation is not proposed to be illuminated, as there is uncertainty regarding the future use of the vacant property to the north.
- The total proposed sign area is 24.7 m<sup>2</sup> [266 sq. ft.], which is well below the maximum 30 m<sup>2</sup> [323 sq. ft.] for this premise.

### Design

- All existing signs are illuminated, in the corporate colours of CIBC (red, yellow and white), consistent with other signage for the business on the site. Proposed signs 1 and 4 are proposed to be illuminated (substituting existing signs), and proposed sign 6 is not proposed to be illuminated. Signs 2, 3, and 5 are not proposed to be changed.
- Signs 1 and 4 are existing signs, proposed to be substitute with larger signs. The existing signs are disproportional to the façade, and not very legible. The proposed new signs are more visible and also result in a more visually balanced and proportional façade. The proposed new signs have an area 3 times larger than the existing signage.
- Sign 6 is a proposed new sign, on the north façade. The proposed sign has the same height as the horizontal signs on the other façades, and is not proposed to be illuminated.

- Below is a summary of the existing and proposed sign areas:

	Elevation	Existing size	Proposed size
<b>Sign 1</b>	East	0.76 m [2'6"] x 0.76 m [2'6"] = 0.58 m <sup>2</sup> [6.2 sq. ft.]	1.32 m [4'4"] x 1.32 m [4'4"] = 1.74 m <sup>2</sup> [18.7 sq. ft.]
<b>Sign 2</b>	East	7.47 m [24'6"] x 0.76 m [2'6"] = 5.68 m <sup>2</sup> [61.1 sq. ft.]	<u>No change</u> (5.68 m <sup>2</sup> [61.1 sq. ft.])
<b>Sign 3</b>	South	7.47 m [24'6"] x 0.76 m [2'6"] = 5.68 m <sup>2</sup> [61.1 sq. ft.]	<u>No change</u> (5.68 m <sup>2</sup> [61.1 sq. ft.])
<b>Sign 4</b>	South	0.76 m [2'6"] x 0.76 m [2'6"] = 0.58 m <sup>2</sup> [6.2 sq. ft.]	1.32 m [4'4"] x 1.32 m [4'4"] = 1.74 m <sup>2</sup> [18.7 sq. ft.]
<b>Sign 5</b>	West	7.47 m [24'6"] x 0.76 m [2'6"] = 5.68 m <sup>2</sup> [61.1 sq. ft.]	<u>No change</u> (5.68 m <sup>2</sup> [61.1 sq. ft.])
<b>Sign 6</b>	North	n/a	5.49 m [18'] x 0.76 m [2'6"] = 4.17 m <sup>2</sup> [44.9 sq. ft.]
<b>TOTAL</b>	-	<b>18.2 m<sup>2</sup> [196 sq. ft.]</b>	<b>24.7 m<sup>2</sup> [266 sq. ft.]</b>

#### 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 six (6), and to allow two (2) fascia signs to be located on the same façade of the premise for two (2) façades (east and south).

Applicant's Reasons:

- The proposed additional signage will increase the visibility of the business from the north entrance/exit at 152 Street.

Staff Comments:

- The CIBC occupies a building on the northeast of the site. The proposed signage will be facing a different entrance from the other existing signs.
- The proposed additional signage will not overwhelm the façade, as there is currently no signage on the north façade. The sign is not proposed to be illuminated, respecting future uses of the vacant property to the north.
- The total proposed sign area for the CIBC premises is below the maximum allowed in the Sign By-law.
- Façades south and east already have two signs each, approved as part of a previous Development Permit No. 7909-0066-00. One sign on each of these façades is proposed to be resized to be more proportional with the façade.
- Staff have no objections to this 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 Layout and Sign Details
- Appendix IV. Development Variance Permit No. 7914-0156-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

LFM/da

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## PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow four (4) additional fascia signs for a total of six (6) for the CIBC building	A maximum of two (2) fascia signs are permitted for each premises (Part 5, Section 27(2)(a))	Development Permit No. 7909-0066-00 was previously approved with a total of five fascia signs on the building. 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 of the CIBC building for two façades (east and south)	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))	Development Permit No. 7909-0066-00 was previously approved with two fascia signs on the east and south elevations. The second fascia sign proposed along these elevations includes only the CIBC logo.

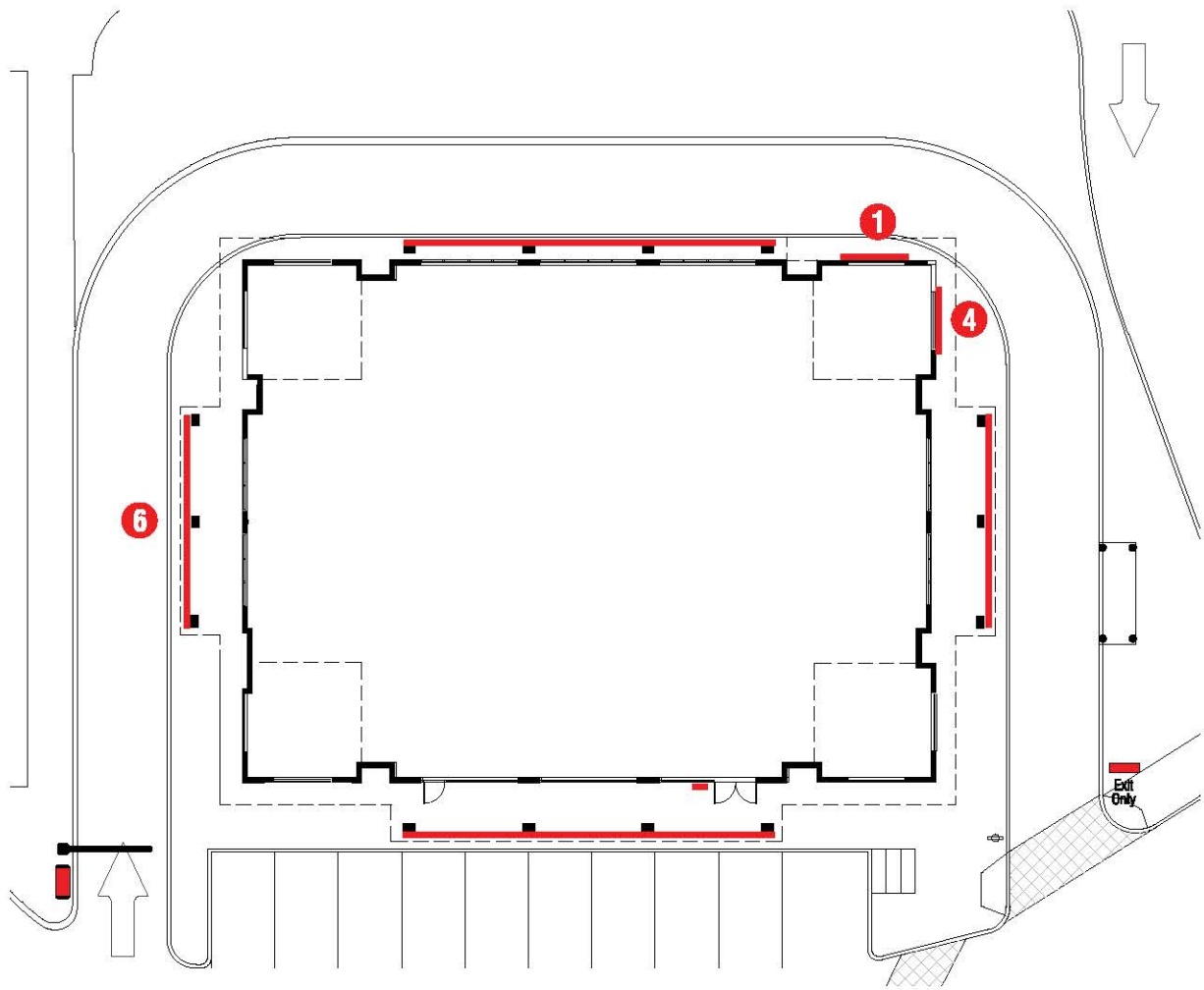




The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

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Map created on: October-15-14



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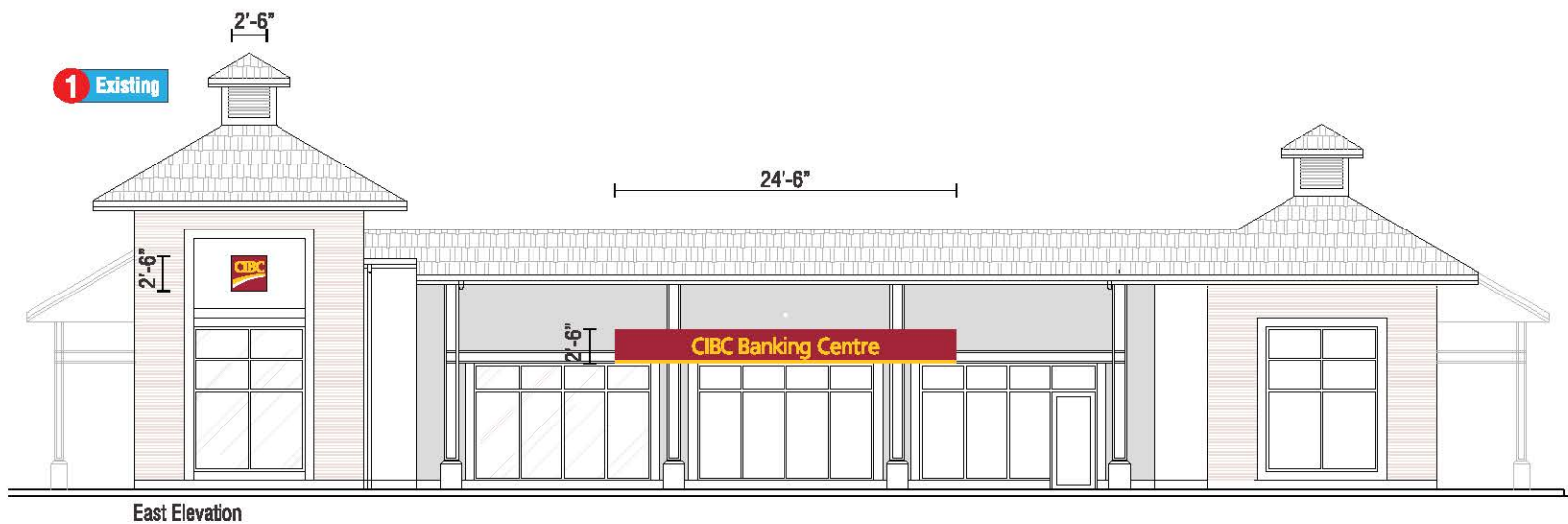
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Address	15173 Highway 10 Surrey, BC

Dwg No.	S0016518
Designer	MT
Sales	Morgan Callaway

Date	November 12, 2013
Rev.	April 30, 2014
Rev.	

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East Elevation



East Elevation

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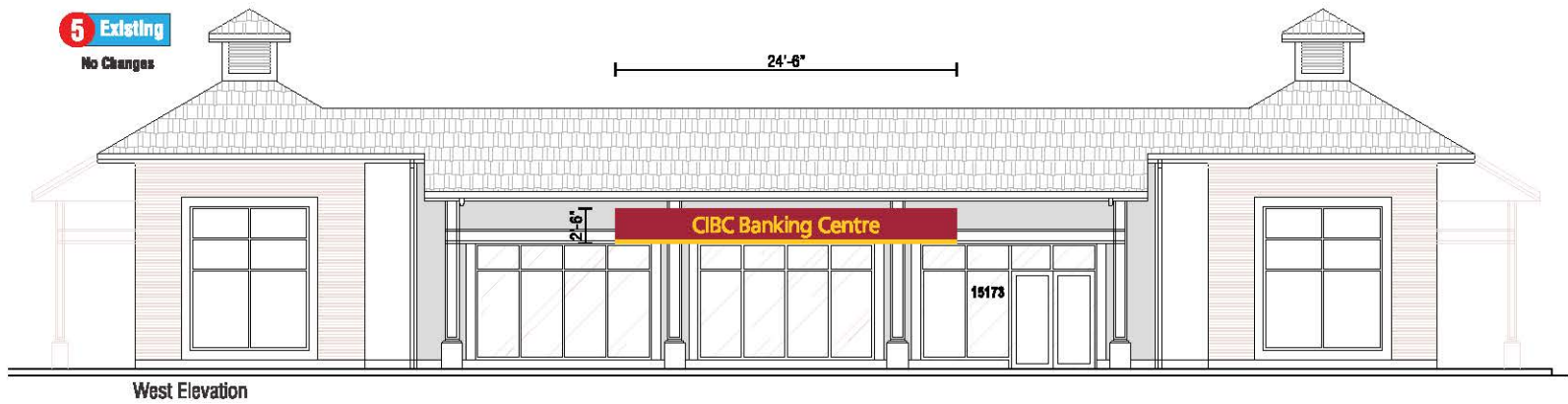
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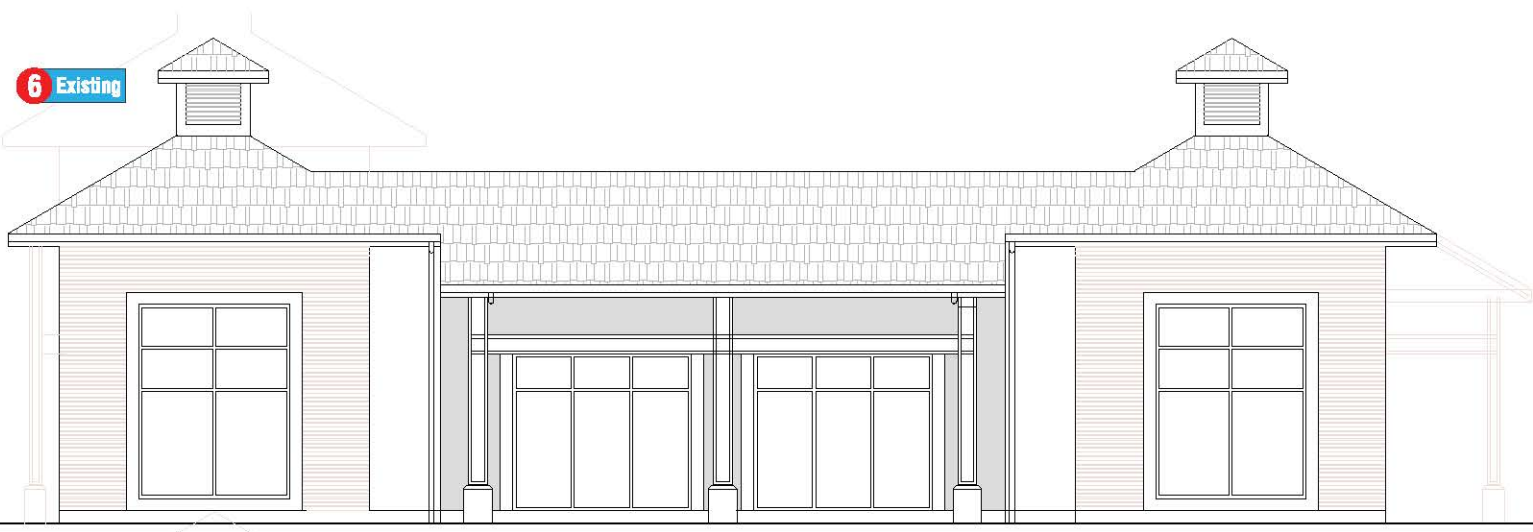
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North Elevation



North Elevation

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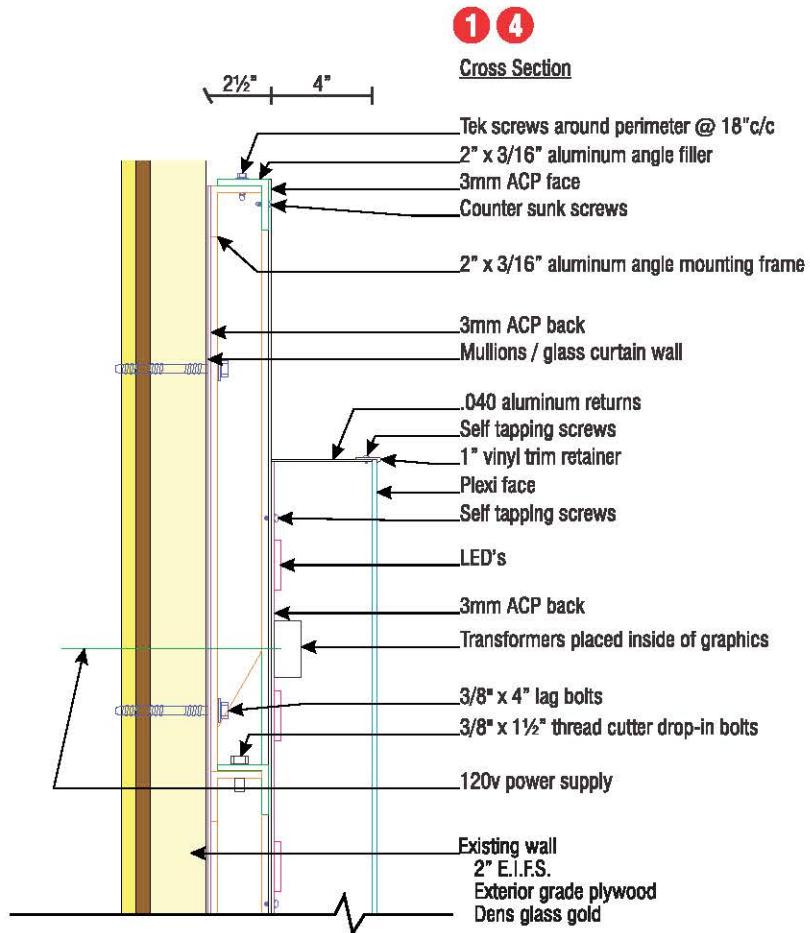
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 Surrey, BC

**Dwg No.** S0016518  
**Designer** MT  
**Sales** Morgan Callaway

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**Rev.**

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### Signs 1 & 4

Supply two (2) new exterior s/f thru-wall illuminated displays

#### Letters

#### Graphics / Substrate

Yellow 3632-4104 vinyl graphics

White 7328 plexi faces

#### Illumination

White 6500 AVL LED's

Transformers located inside graphics/letters

#### Construction

1" Metallic Silver vinyl trim retainers

4" - .040 aluminum returns painted Silver

3mm White ACP backs

#### Backer Panel

3mm ACP face, counter sink screw & adhere to

2" aluminum angle filler

Backer panel painted Claret Grip-Gard

Sign2654 NP767

2" x 3/16" wall aluminum angle mounting frame with 3mm ACP back

- White 7328 Plexi
- Yellow 3632-4104 Vinyl
- Claret Grip-Gard Sign2654 NP767
- Silver Grip-Gard Sign0203 NP7678

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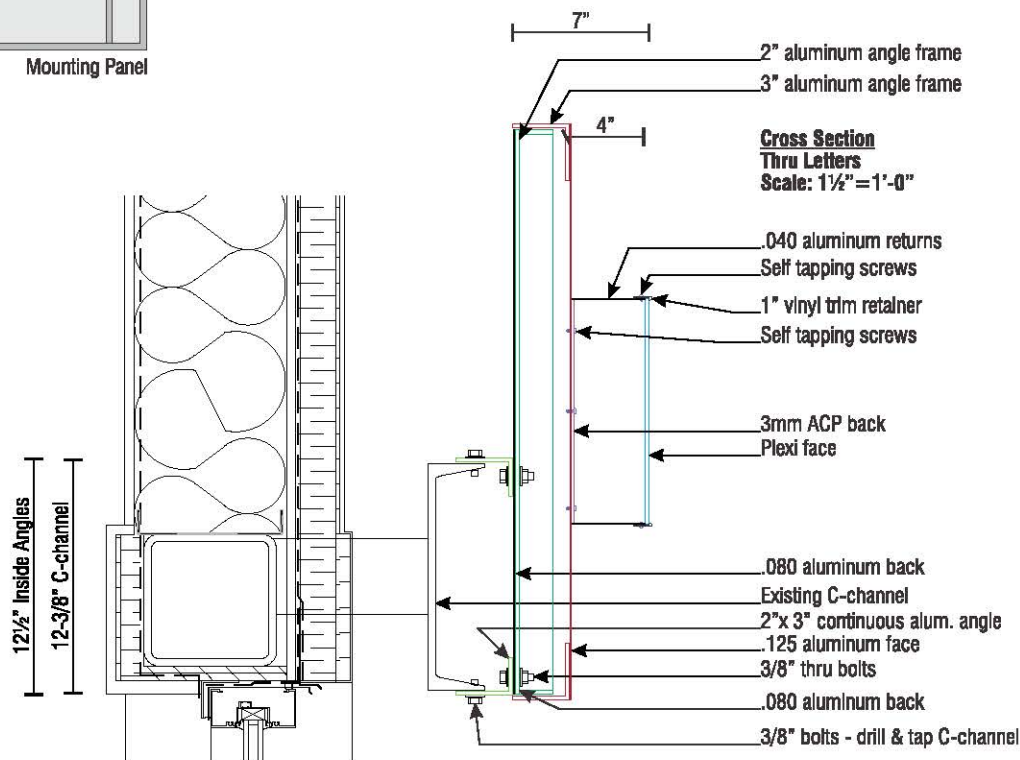
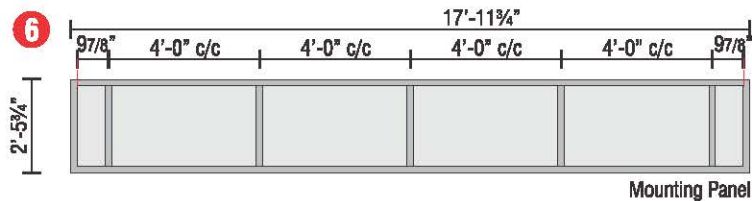
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### Sign 6

Supply & Install one (1) new exterior s/f display with non-illuminated channel letters and channel boxes on a carrier box

### Graphics / Substrate

Claret 3632-2336 vinyl  
Yellow 3632-4104 vinyl  
White Acrylic faces  
(Wrap yellow vinyl stripe around to the sides, not the back)

### Illumination

**NON-ILLUMINATED**

### Construction

1" Metallic Silver vinyl trim retainers  
4" - .040 aluminum returns painted silver  
3mm ACP backs  
.125 aluminum face on  
3" aluminum angles  
riveted, glued and painted  
.080 aluminum back with  
2" aluminum angle frame and supports  
3/8" through bolts  
2" x 3" continuous aluminum angle riders on back

### Paint

Paint all exposed metal Claret  
**Back of sign will be visible**

- White Acrylic
- Yellow 3632-4104 Vinyl
- Claret 3632-2336 Vinyl
- Claret Grip-Gard Sign2654 NP767
- Silver Grip-Gard Sign0203 NP7678

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0156-00

Issued To: INVESTORS GROUP TRUST CO. LTD.  
("the Owner")

Address of Owner: c/o Highland West Properties Ltd.  
1625, 1075 - Georgia Street W  
Vancouver, BC V6E 3C9

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: 027-428-389  
Lot 1 Section 10 Township 2 New Westminster District Plan BCP35145

15173 - No 10 (56 Ave) Hwy

(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 six (6) fascia signs for one premise, with two signs on the same façade for two façades (east and south), 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.

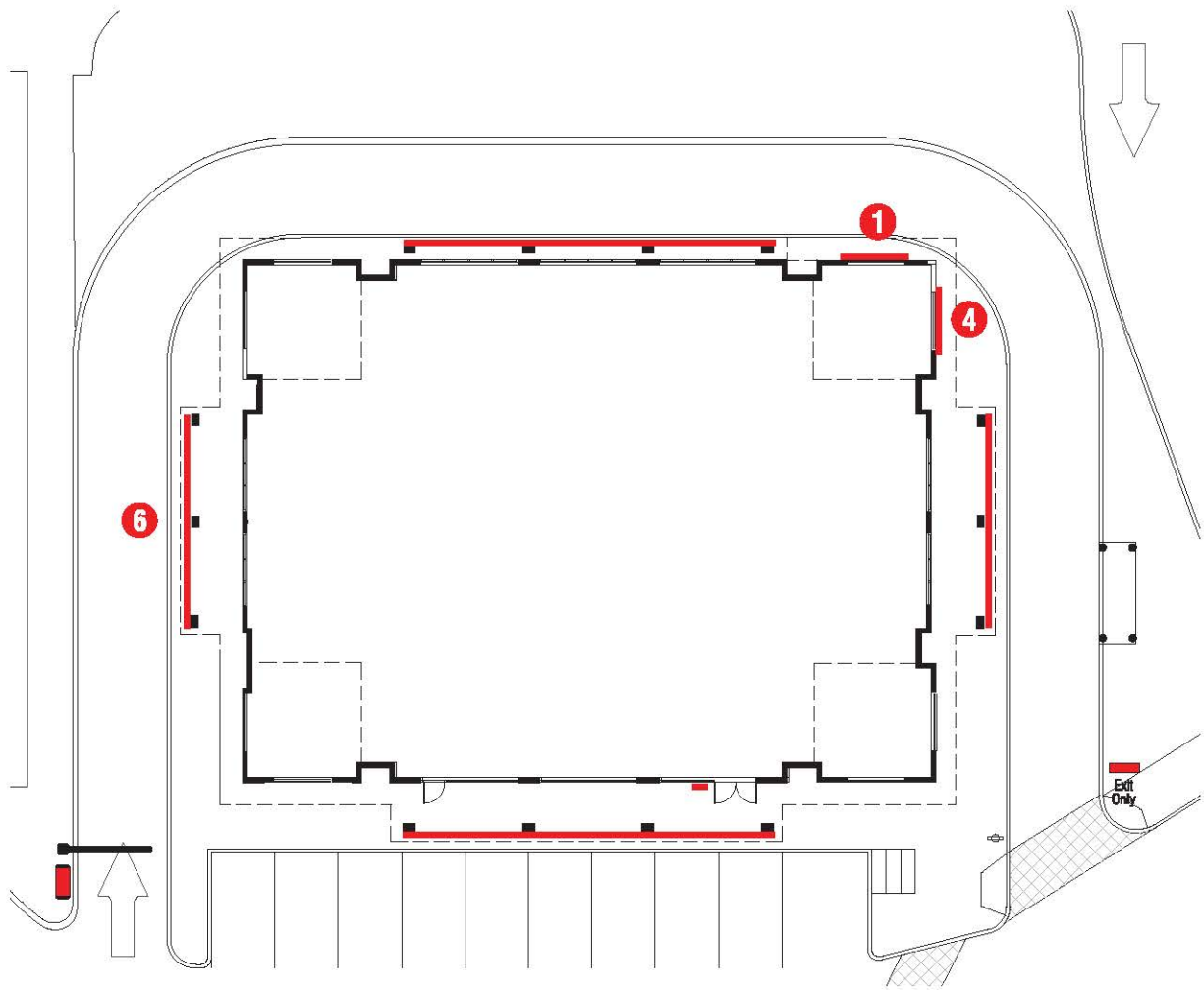
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan



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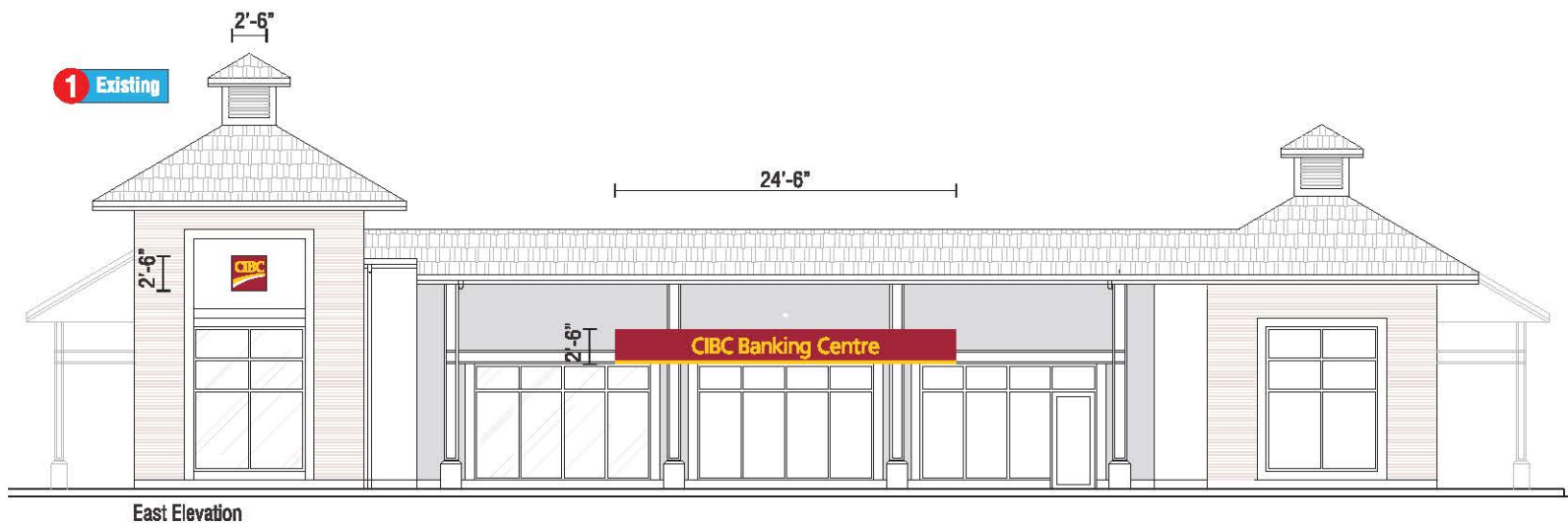
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East Elevation



East Elevation

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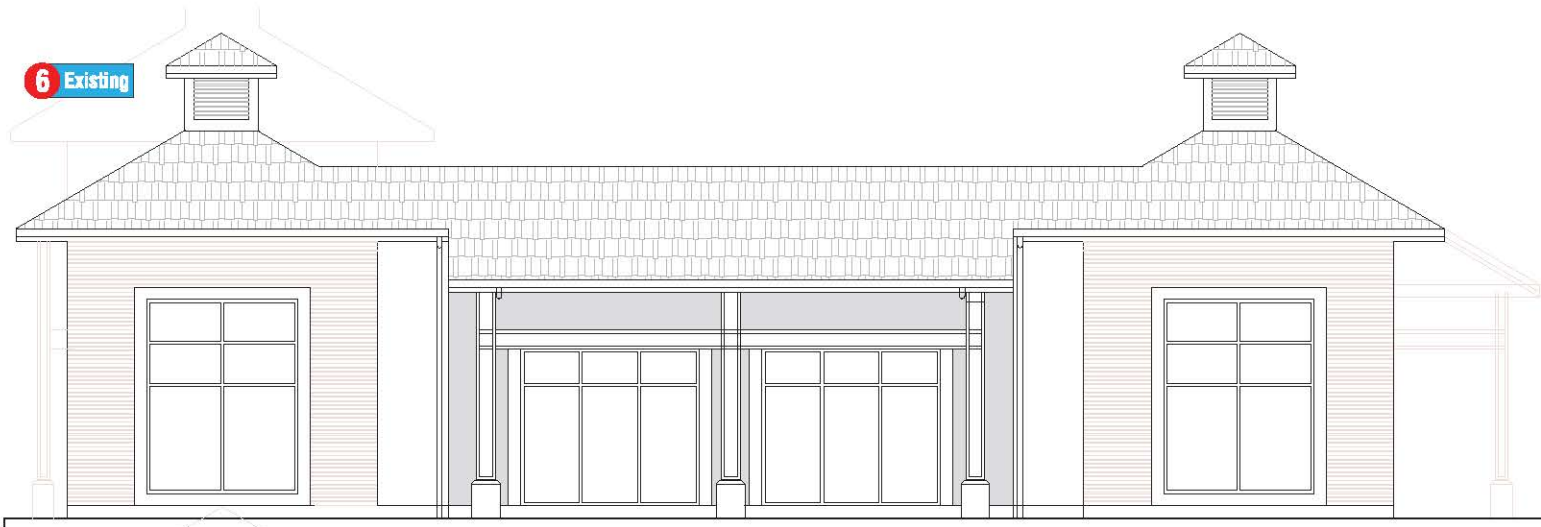
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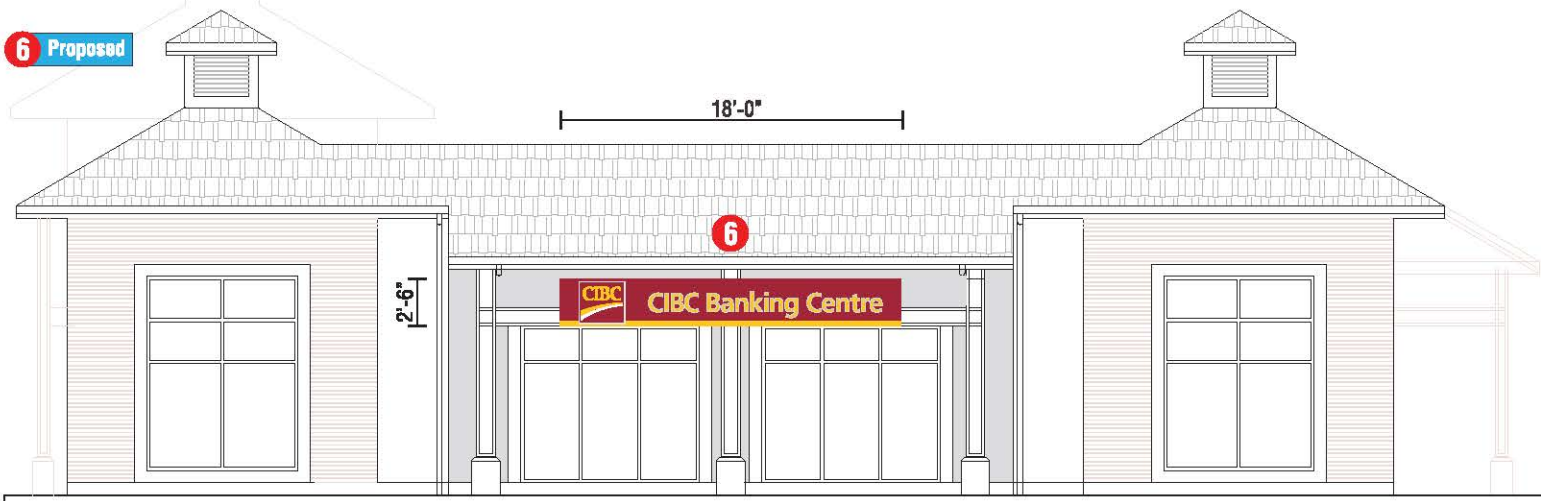
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North Elevation



North Elevation

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