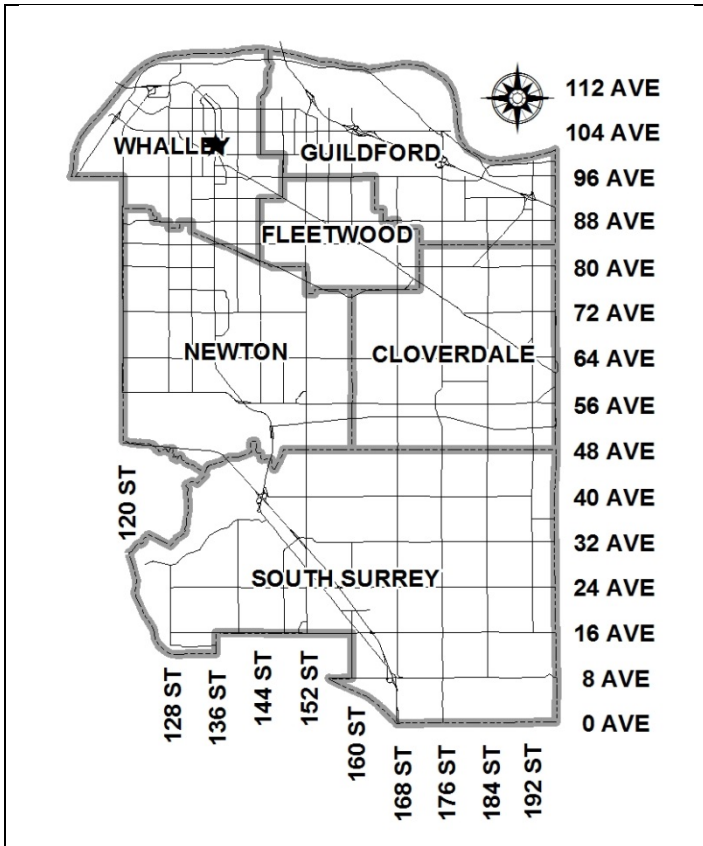


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0183-00

Planning Report Date: September 29, 2014



PROPOSAL:

- Development Permit
- Development Variance Permit

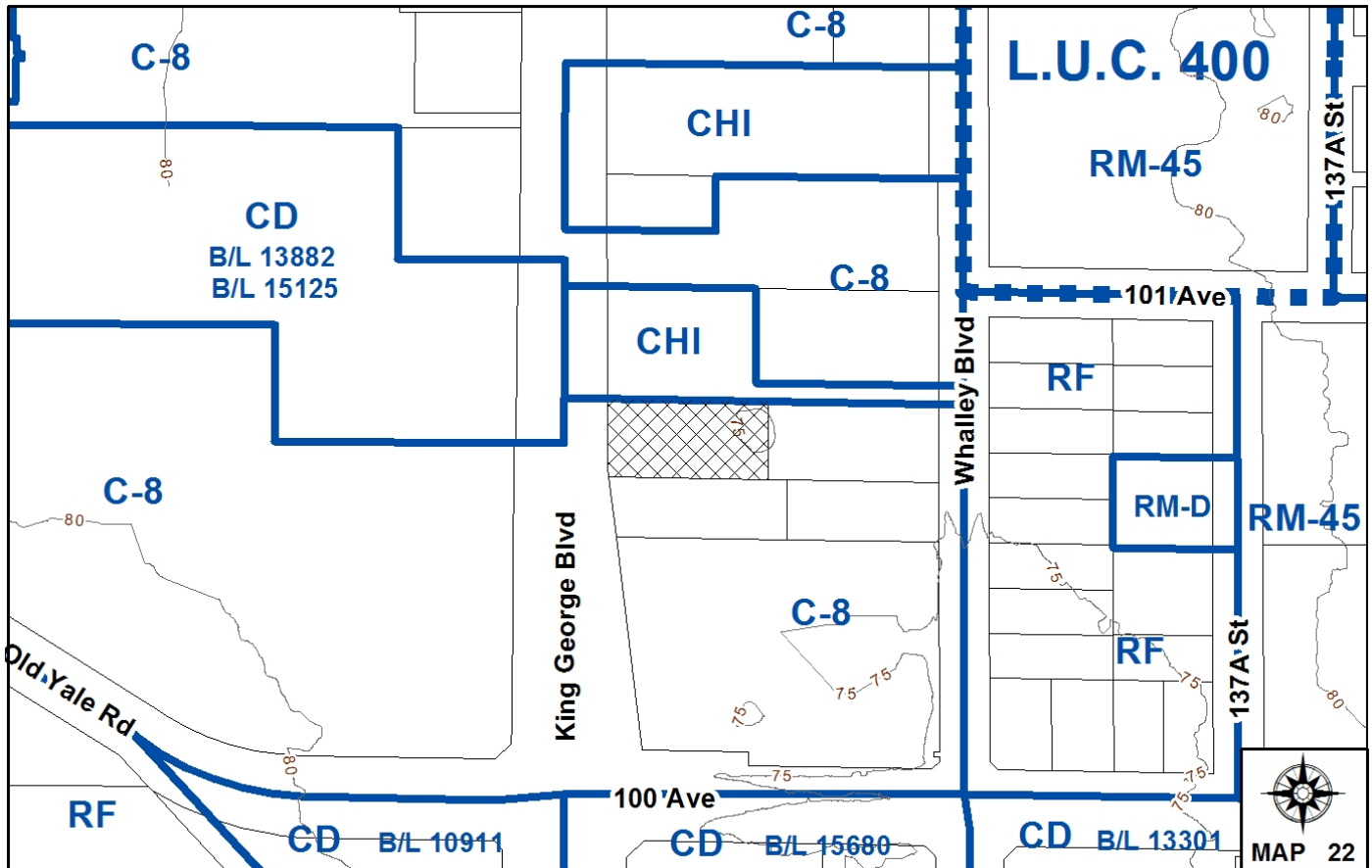
in order to permit a new multi-tenant, free-standing sign.

LOCATION: 10070 - King George Boulevard

OWNER: Anstel Holdings Ltd.

ZONING: C-8

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- 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 increase the height of a multi-tenant, free-standing sign in the City Centre.

RATIONALE OF RECOMMENDATION

- The proposed free-standing sign is well-designed and replaces, at generally the same location on the subject site, the former, larger, taller and unappealing, free-standing sign.
- The owner has agreed to complete some minor site improvements by replacing the existing timber planter at the sign base, with one constructed of a higher quality Allan Block product, which will enhance the streetscape.
- The proposed sign area complies with the maximum allowable sign area in the Sign By-law for free-standing signs in the City Centre.
- The siting of the proposed free-standing sign complies with the minimum 2.0-metre (6.6 ft.) setback from the street in the Sign By-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7914-0183-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7914-0183-00 (Appendix III) varying the Sign By-law No. 13656 with the following, to proceed to Public Notification:
 - (a) to increase the height of a free-standing sign in the City Centre, from 2.4 metres (8 ft.) to 3.8 metres (12.4 ft.).

REFERRALS

Engineering: The Engineering Department has no objection to the new free-standing sign.

SITE CHARACTERISTICS

Existing Land Use: Two-storey, multi-tenant, commercial building.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Kal Tire automotive service centre.	Commercial	CHI
East:	2-storey, multi-tenant, commercial building.	Commercial	C-8
South:	2-storey, multi-tenant, commercial building.	Commercial	C-8
West (Across King George Boulevard):	Central Surrey Mall.	City Centre	CD By-law No. 13882, as amended by By-law No. 15125 and C-8

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 10070 - King George Boulevard, in the City Centre, and is occupied by a two-storey, multi-tenant, commercial building.
- The original building was completed in 1973, with exterior renovations completed in the early 1980s. At the time of the original construction, no Development Permit (DP) was required.
- A free-standing sign was located along the south property line, fronting King George Boulevard, but has since been removed by the owner, as it was not structurally sound. The

owner of the site is requesting a replacement free-standing sign to advertise six (6) of the major tenants in the building.

- Originally, the applicant had requested a free-standing sign to match the height of the former free-standing sign. The former sign was approximately 11 metres (36 ft.) in height. However, staff have advised that such a sign would not be supported.
- As a compromise, a lower 3.8-metre (12.4 ft.) sign height has been proposed.
- The proposed sign will generally be installed in the same location as the previous sign and the owner has agreed to make improvements to the existing planter in which the sign will be installed. Currently, a timber planter, which encroaches into the City boulevard, exists on the site.
- The owner has already applied for a Sign Permit. However, the issuance of the Sign Permit is pending the approval of the subject application.

DESIGN PROPOSAL AND REVIEW

- The proposed replacement free-standing sign is to be double-sided, illuminated and consists of a steel frame with panels for a multi-tenant display. The sign will be mounted within a new planter.
- The free-standing sign is proposed to be 3.8 metres (12.4 ft.) high and 2.45 metres (8 ft.) wide. The sign area of the new sign shall be 7.4 square metres (80 sq.ft.), which includes both sides of the sign. The Sign By-law permits a maximum height of 2.4 metres (8 ft.) within the City Centre and a sign area of 27.8 square metres (300 sq.ft.) for double-sided signs.
- The owner of the site intends to replace the existing timber planter on site with a new, "AB Junior" Allan Block wall, which will be planted with Miss Kim Lilac and Prince of Wales Juniper. The planter will be 0.7 metre (2.4 ft.) high and 10.1 metres (33 ft.) wide.
- The new planter is attractive and will enhance the appearance of the proposed sign, as well as screen the lower base of the free-standing sign. The planter will also be situated entirely within the property line and will no longer encroach into the City boulevard.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the height of a free-standing sign within City Centre, from 2.4 metres (8 ft.) to 3.8 metres (12.4 ft.).

Applicant's Reasons:

- The proposed sign is a modestly sized, multi-tenant, free-standing sign. In order to allow for appropriate sign area for each of the six tenants, the sign needs to exceed the

existing maximum height of 2.4 metres (8 ft.) as the lower 0.7 metre (2.4 ft.) portion of the sign will be screened by a planter.

- The proposed sign is less than half of the overall height of the free-standing sign that it is replacing and significantly shorter than the existing "Kal Tire" sign (formerly "Firestone"), which exists to the north of the subject site.
- The low impact LED lighting of the sign will neither be a distraction to passersby, nor leave a significant environmental footprint. Additionally, the sign's design fits in with the surrounding commercial context.

Staff Comments:

- The sign is of a higher quality and is lower in height than the previous free-standing sign. Therefore, staff can support the proposed increase in height.
- The proposed sign area complies with the maximum allowable sign area for free-standing signs in the City Centre.
- The siting of the proposed free-standing sign complies with the minimum 2.0-metre (6.6 ft.) setback from the street, in the Sign By-law.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

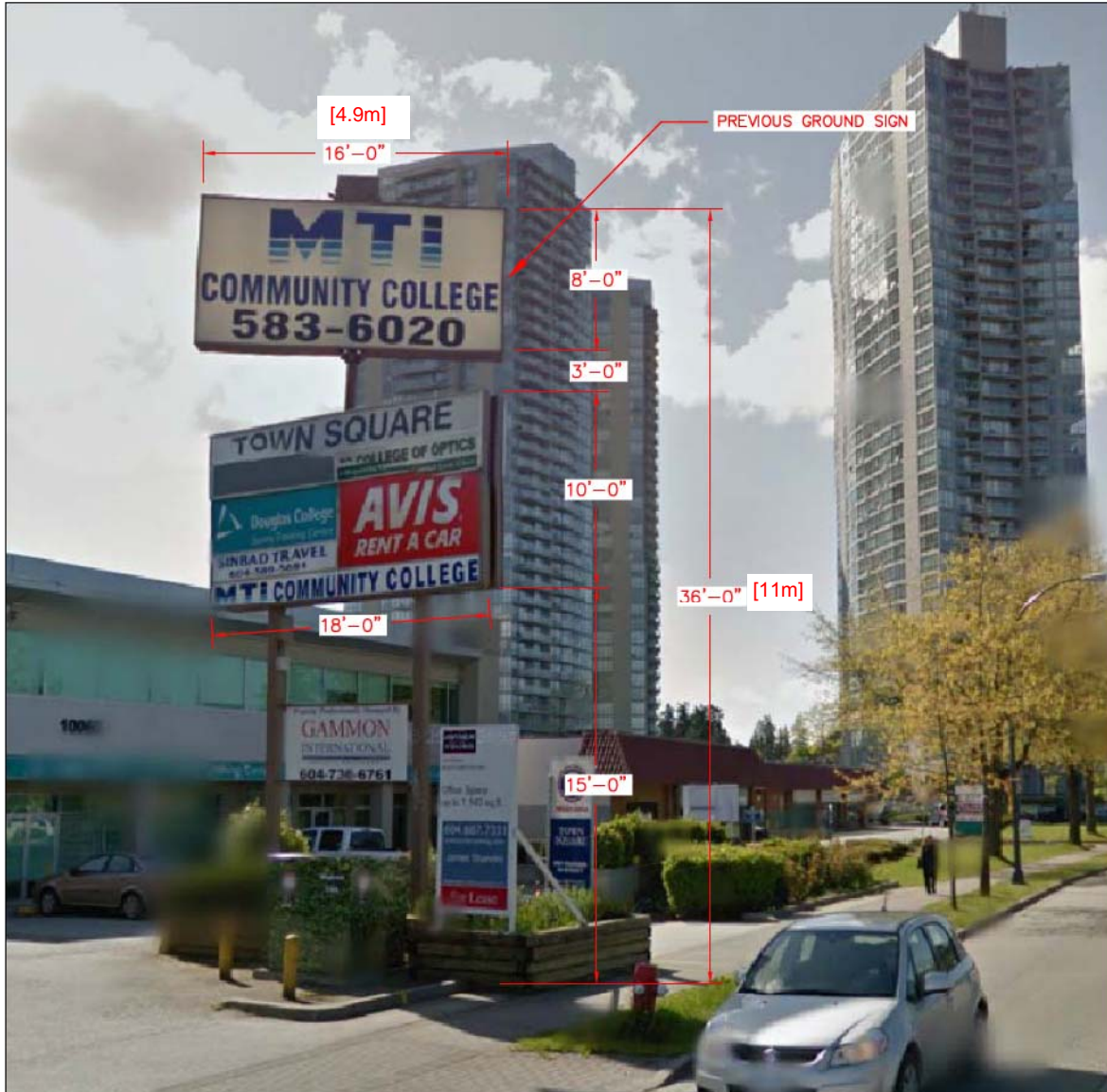
Appendix I.	Lot Owners and Action Summary
Appendix II.	Sign Drawings
Appendix III.	Development Variance Permit No. 7914-0183-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/da

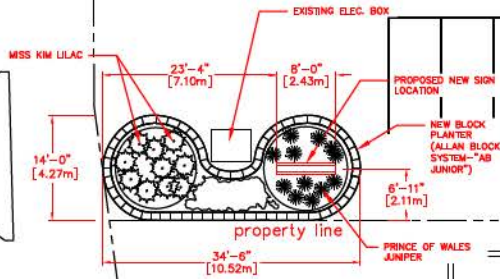
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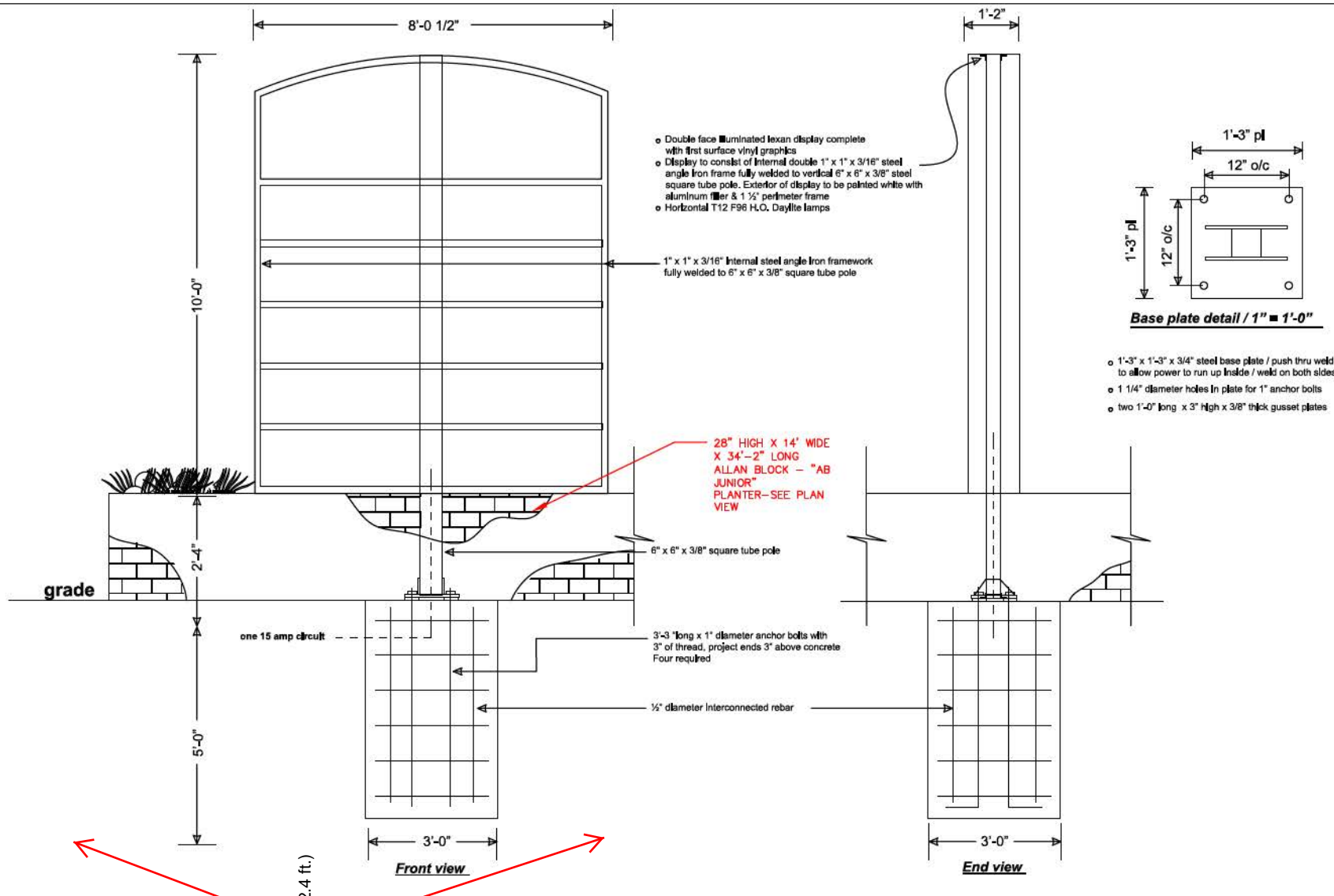


**PREVIOUS SIGN AT SUBJECT SITE
(NOW REMOVED)**

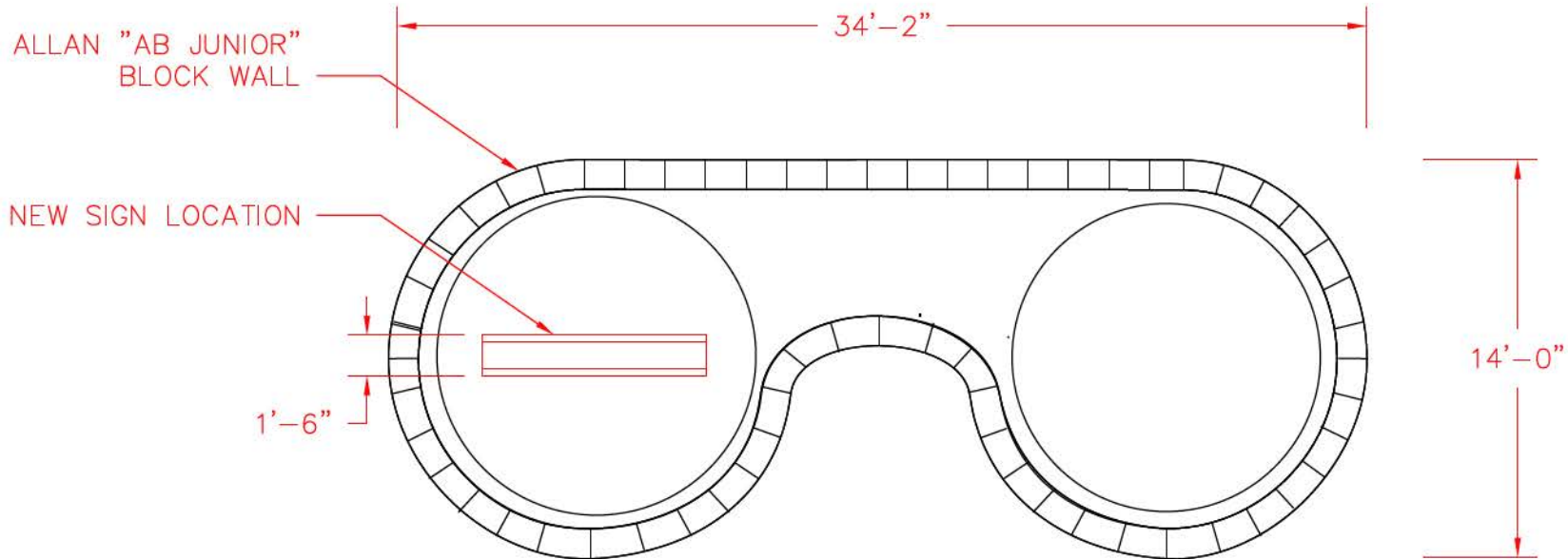
King George Blvd

10070 King George Hwy.

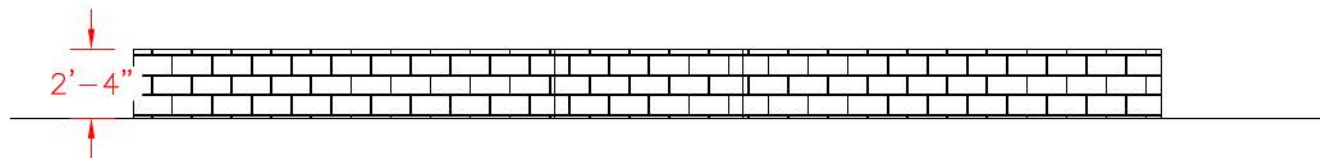




3.8 m (12.4 ft.)



PLAN VIEW OF NEW PLANTER



FRONT VIEW OF NEW PLANTER



existing sign location



revamped sign location

Remove & scrap existing Town Square double face pylon display @ site
 Manufacture & install one new low profile double face illuminated pylon display
 as per attached. New display to be installed onto new stone planter as shown,
 pick up existing base within planter to support new sign.
 Low level ever bearing shrubs & flowers in planter.

ALLAN BLOCK
 WALL "AB
 JUNIOR"

COMPANY Town Square	
ADDRESS Surrey	
CONTACT	NUMBER
ACKNOWLEDGE John Lee	DATE July 23-14
REVISIONS	SCALE N.E.S.
FILE NAME mti pylon	

TOPS LIGHTING 2003 LTD.
 SIGN INSTALLATION & MAINTENANCE

8750 Heather St. Vancouver BC V6P 3S9 T: 604-327-4040 F: 604-324-5613 W: www.topsighting.ca

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0183-00

Issued To: Anstel Holdings Ltd.

("the Owner")

Address of Owner: 1550 Blanca Street
Vancouver, BC V6R 4S1

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: 008-615-144
Lot 73 Section 26 Block 5 North Range 2 West New Westminster District Plan 39547
10070 King George Blvd

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) Section 27(1)(k) of Part 5 Commercial/Industrial Zones is varied to increase the height of a free-standing sign within the City Centre, from 2.4 metres (8 ft.) to 3.8 metres (12.4 ft.).
4. The siting of the free-standing sign and the planter shall be in accordance with the drawings numbered 7914-0183-00 (A) through to and including 7914-0183-00 (D) (the "Drawings") which are attached hereto and form part of this development variance permit.
5. This development variance permit applies to only the portion of 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

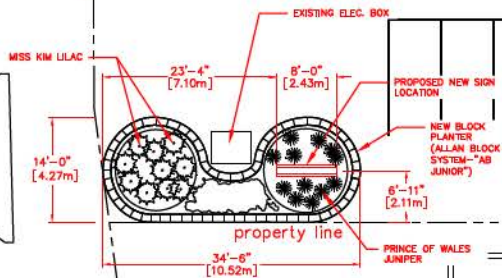
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

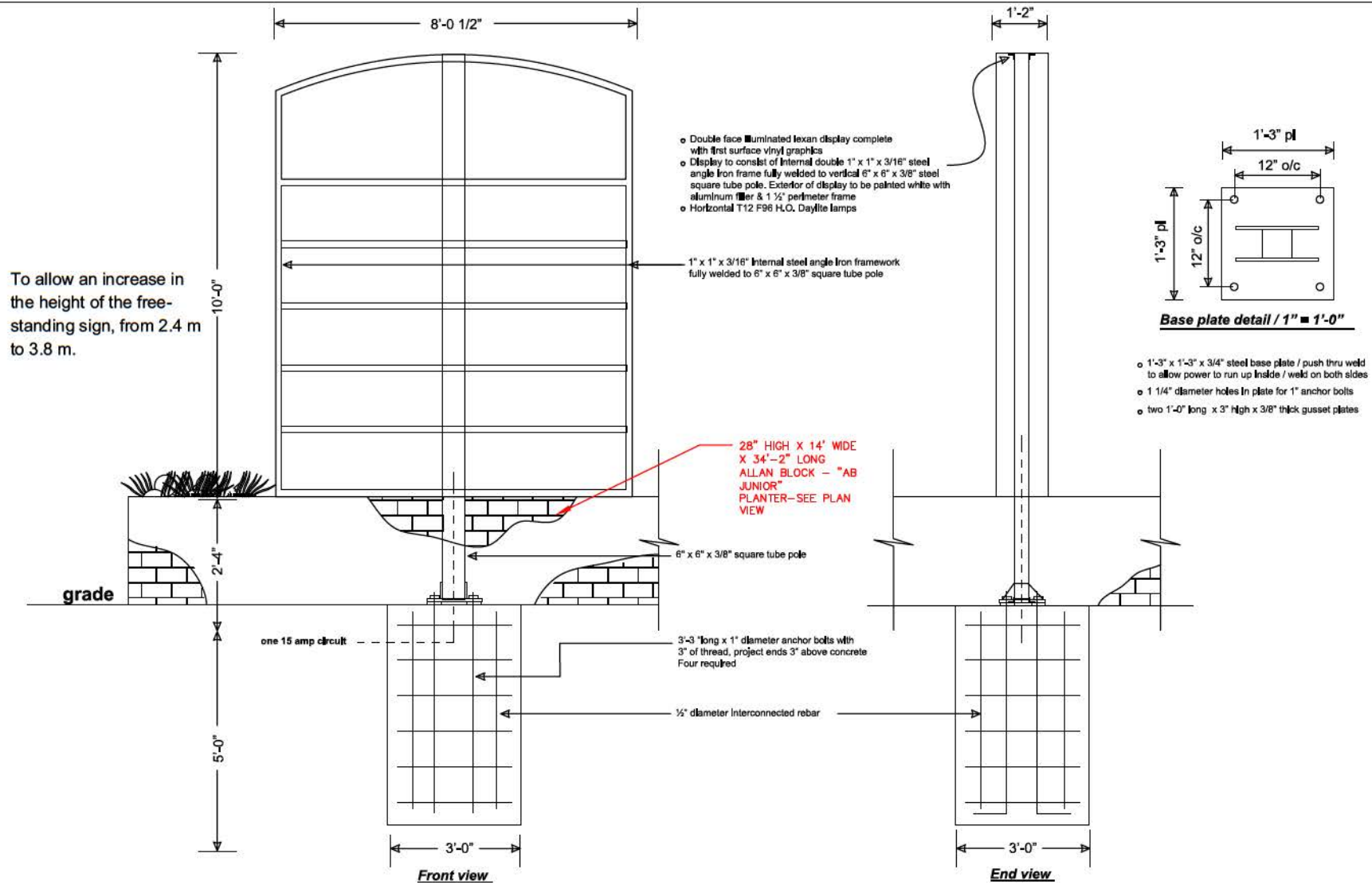
Mayor – Dianne L. Watts

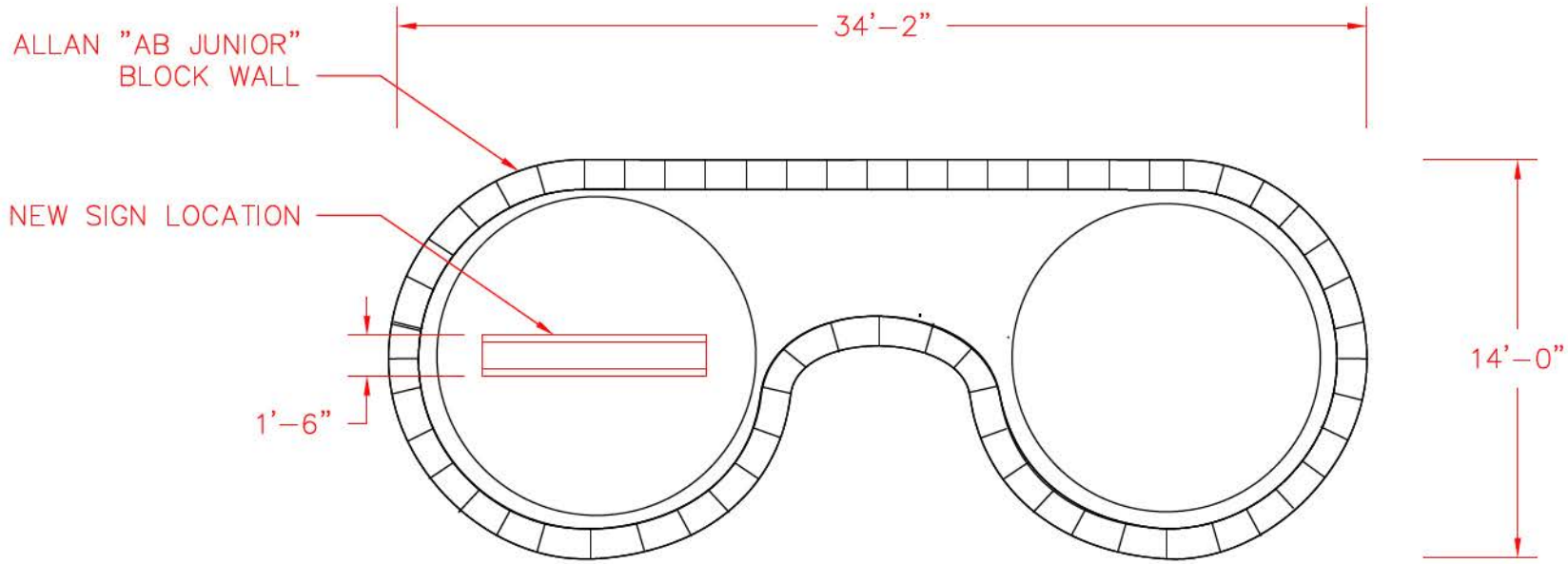
City Clerk – Jane Sullivan

King George Blvd

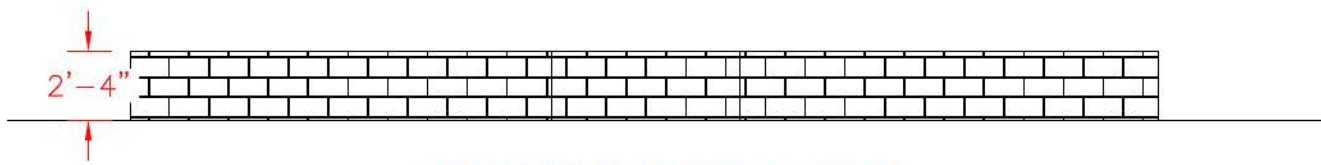
10070 King George Hwy.







PLAN VIEW OF NEW PLANTER



FRONT VIEW OF NEW PLANTER



existing sign location



revamped sign location

To allow an increase in the height of the free-standing sign from 2.4 m to 3.8 m.

3.048m

0.72m

+ - 8'-0 1/2"

ALLAN BLOCK WALL "AB JUNIOR"

Remove & scrap existing Town Square double face pylon display @ site
 Manufacture & install one new low profile double face illuminated pylon display as per attached. New display to be installed onto new stone planter as shown, pick up existing base within planter to support new sign.
 Low level ever bearing shrubs & flowers in planter.

COMPANY Town Square	
ADDRESS Surrey	
CONTACT	MEMBER
APPROVED BY John Lee	DATE July 23-14
REVISIONS	SCALE N.T.S.
FILE NAME mti pylon	

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 SIGN INSTALLATION & MAINTENANCE

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