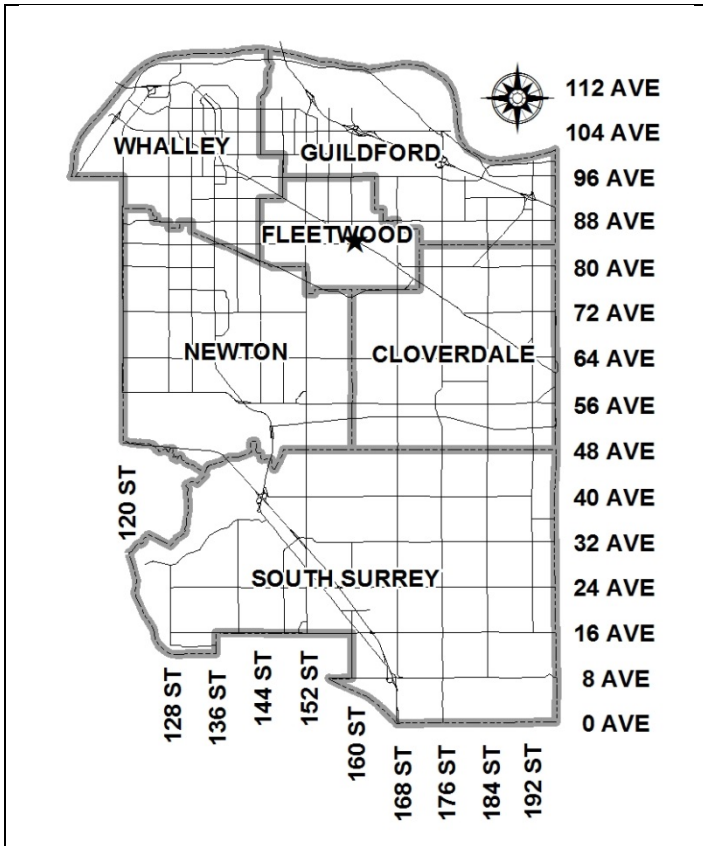


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0212-00

Planning Report Date: September 29, 2014



**PROPOSAL:**

- Development Permit
- Development Variance Permit.

in order to increase the number of permitted fascia signs, on the same façade, from 1 to 2 for one tenant.

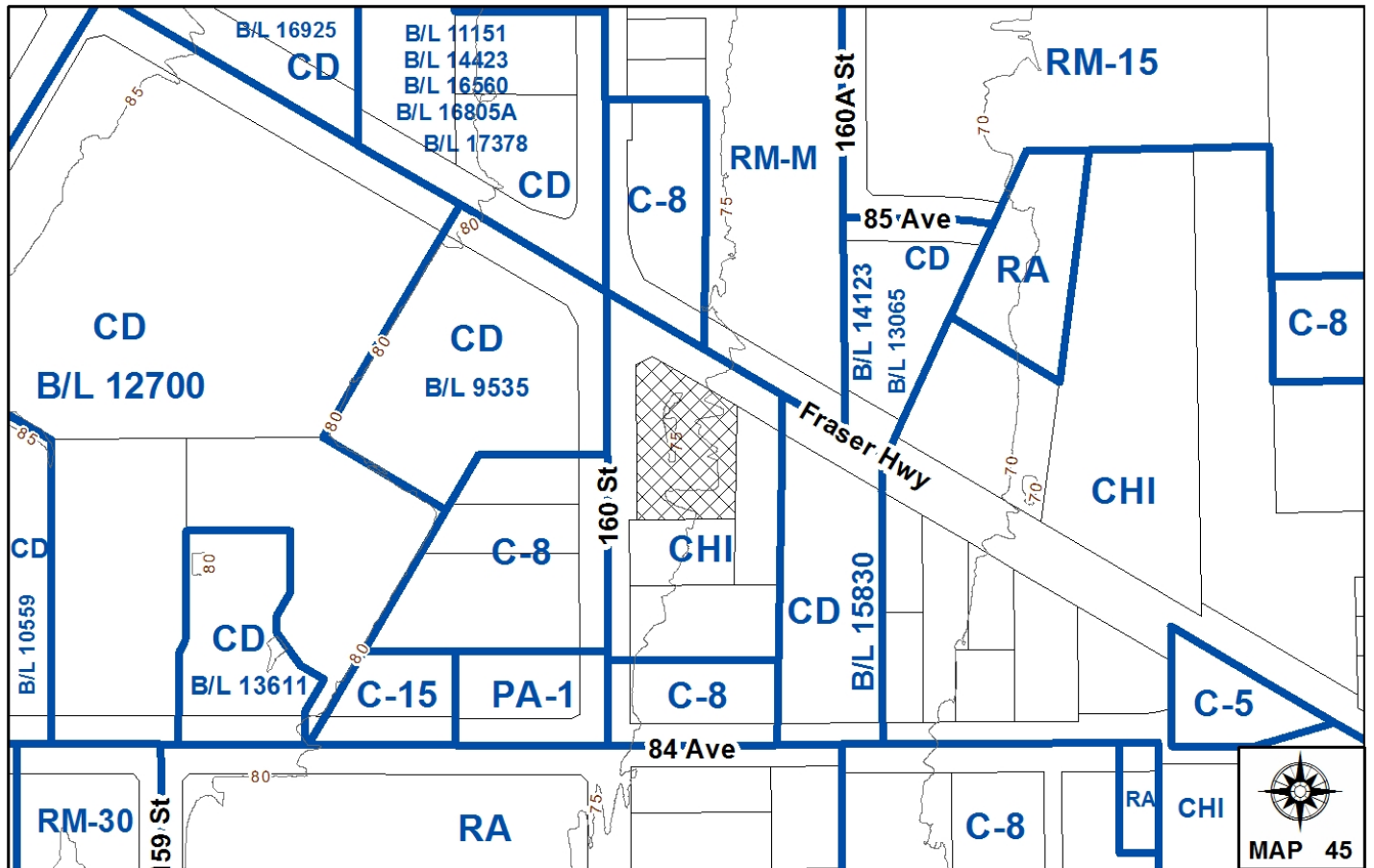
**LOCATION:** 16016 - Fraser Highway

**OWNER:** o898014 BC Ltd

**ZONING:** CHI

**OCP DESIGNATION:** Town Centre

**TCP DESIGNATION:** Community Commercial



### RECOMMENDATION SUMMARY

- Approval to vary a Sign By-law regulation through a comprehensive sign design package.
- Approval and issuance of Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to increase the number of fascia signs on the same façade of the premises from 1 to 2 for one tenant.

### RATIONALE OF RECOMMENDATION

- Additional signage is supportable given the size, setback and location of the proposed building.
- The total sign area complies with the maximum allowable sign area under the Sign By-law.
- The proposed signage is consistent with the approved signage of the bank on the opposite end of the building.

RECOMMENDATION

1. Council approve the applicant's request to vary the Sign By-law to increase the number of fascia signs on the same façade from 1 to 2 for one tenant, as described in Appendix II.
2. Council approve Development Permit No. 7914-0212-00 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 project.

SITE CHARACTERISTICS

**Existing Land Use:** Existing, multi-tenanted commercial building.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>Fleetwood TCP Designation</b>	<b>Existing Zone</b>
North (Across Fraser Highway):	Convenience shopping centre	Community Commercial	C-8
East:	Highway Commercial business use	Community Commercial	CHI
South:	Single family dwelling	Community Commercial	CHI
West (Across 160 Street):	Shopping centre, two-storey office building	Community Commercial	CD (By-law No. 9535), C-8

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located at the intersection of Fraser Highway and 160 Street, one of the most prominent intersections in the Fleetwood Town Centre. The site is designated Town Centre in the Official Community Plan and Community Commercial in the Fleetwood Town Centre Plan.

- The subject site is zoned "Highway Commercial Industrial Zone" (CHI) and is currently used for a multi-tenanted commercial building. The primary tenant is CIBC Bank, with one mobile phone retailer and two take-out restaurants as the secondary tenants, including Ming & Sing Chinese Express. The subject application has been made on behalf of Ming & Sing Chinese Express.
- The existing signage of the primary tenant on the subject property (CIBC Bank) is governed by Development Permit No. 7911-0159-00, which was issued by Council on December 12, 2011, in addition to the sign band that extends the entire length of the building.

### Current Application

- The Sign By-law permits a maximum of two (2) fascia signs per premises provided that both fascia signs shall not be located on the same façade of the premises. An illuminated fascia sign on an existing sign band, consistent with approved Development Permit No. 7911-0159-00, has previously been installed by the restaurant operator. The sign is comprised of black and green lettering on a white background.
- The applicant is seeking a variance to install a second fascia sign above the existing sign band. The proposed circular logo sign will be 1.2 metres (4 ft.) in diameter. The logo consists of black and white lettering and graphics on a white background, with a black and green border. The sign will be illuminated.

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- To vary the Sign By-law to increase the number of fascia signs on the same façade of the premises from 1 to 2 for one tenant.

#### Applicant's Reasons:

- The existing building has a long street frontage along 160 Street. In addition, the building setback from 160 Street is significant at 20 metres (66 ft.). Two fascia signs would increase the exposure of the business from 160 Street.
- The signage is consistent with Development Permit No. 7911-0159-00 and with the existing signage of the primary tenant, CIBC Bank.

#### Staff Comments:

- As this is a long building with a significant setback, the additional signage will allow the business to have improved exposure to 160 Street.
- The sign area of the proposed fascia signs complies with the maximum sign area permitted by the Sign By-law. The proposed second fascia sign could be installed on the south façade of the premises under the Sign By-law although it would not be visible from the street.

- The proposed fascia signs are located on the premises frontage facing 160 Street.
- The proposed signage is consistent with the approved and existing CIBC signage on the opposite end of the building.
- Staff support the proposed variance.

#### 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 Table
Appendix III.	Development Permit No. 7914-0212-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

CA/da

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DRV 9/25/14 11:24 AM

Information for City Clerk

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

1. (a) Agent:     Name:           Violet Detchev  
                                  Balkan Signs  
                  Address:       20421 - Douglas Crescent  
                                  Langley, BC V3A 4B6  
  
                  Tel:             604-533-2886

2.     Properties involved in the Application

- (a)    Civic Address:         16016 - Fraser Highway

- (b)    Civic Address:         16016 - Fraser Highway  
      Owner:                 o898014 BC Ltd  
                                  Director Information:  
                                  Harjit Sangha

Officer Information as at December 15, 2013:

Harjit S. Sangha (President)

PID:                           026-110-342

Parcel 1 Section 25 Township 2 New Westminster District Plan BCP 14466

## PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow one (1) additional fascia sign for a total of two (2) fascia signs on the same façade of the premises (Ming & Sing Chinese Express).	Both allowable fascia signs shall not be located on the same façade of the premises.	The proposed fascia signs are of an appropriate size and scale in relation to the existing building and adjacent commercial signage.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7914-0212-00

Issued To: o898014 BC LTD

("the Owner")

Address of Owner: 12110 - 86 Avenue  
Surrey, BC V3W 3H7

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: 026-110-342

Parcel 1 Section 25 Township 2 New Westminster District Plan BCP 14466

16016 - Fraser Hwy

(the "Land")

3. This development permit applies to only the buildings and structures on the Land shown on Schedule A 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 #7914-0212-00(A) (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 #7914-0212-00 (A) (the "Signage").
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 7914-0214-00 (A).
9. This development permit supplements Development Permit No. 7911-0159-00.
10. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
11. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
12. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

13. This development 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

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

\_\_\_\_\_  
Authorized Agent: (Signature)

\_\_\_\_\_  
Name: (Please Print)

OR

\_\_\_\_\_  
Owner: (Signature)

\_\_\_\_\_  
Name: (Please Print)

**Sign By-law Variances**

#	Variance	Sign By-law Requirement
1	To allow one (1) additional fascia sign for a total of two (2) fascia signs on the same façade of the premises (Ming & Sing Chinese Express).	Both allowable fascia signs shall not be located on the same façade of the premises.



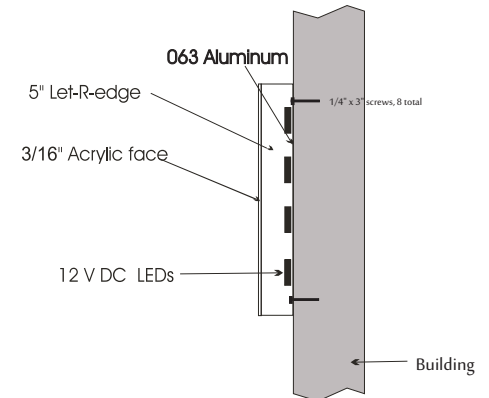
New vinyl copy on 2' x 25' **existing** illuminated fascia band



North Elevation



New 4'DIA x 5" illuminated logo with vinyl copy



SIDE ELEVATION

604 533-2886

Ming & Sing  
Chinese Express  
# 104-16016 Fraser Hwy Surrey BC

SALES REP: Balkan Signs  
 DESIGNER: Violet  
 DATE: Sep 10/2014  
 SCALE: \_\_\_\_\_  
 SF/DF: \_\_\_\_\_  
 BKGRD. MAT. \_\_\_\_\_

DATE APPROVED BY ADVERTISER \_\_\_\_\_  
 DATE APPROVED BY ADVERTISER \_\_\_\_\_