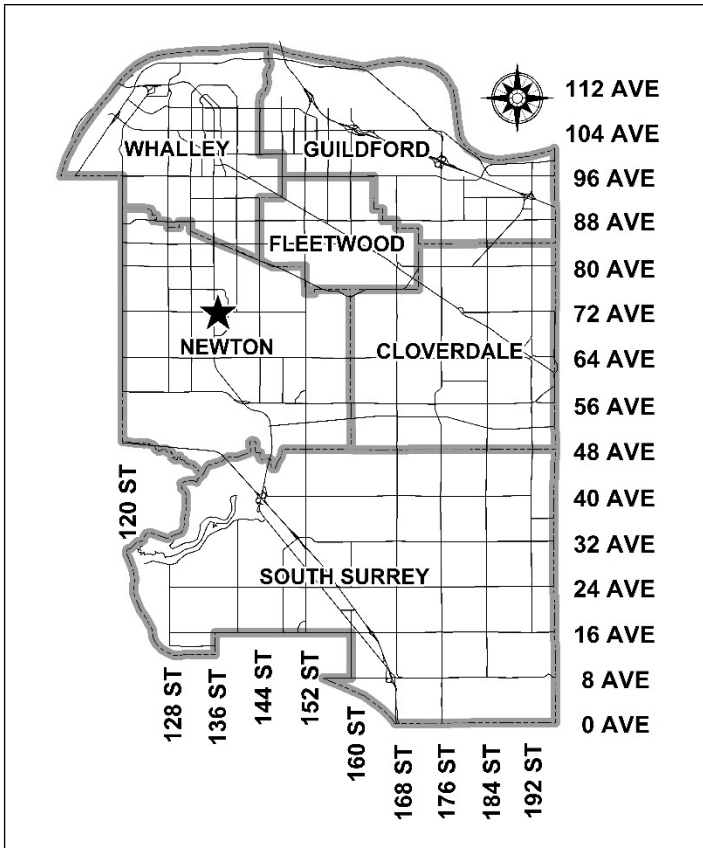


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0032-00

Planning Report Date: January 25, 2021



PROPOSAL:

- **Development Permit**

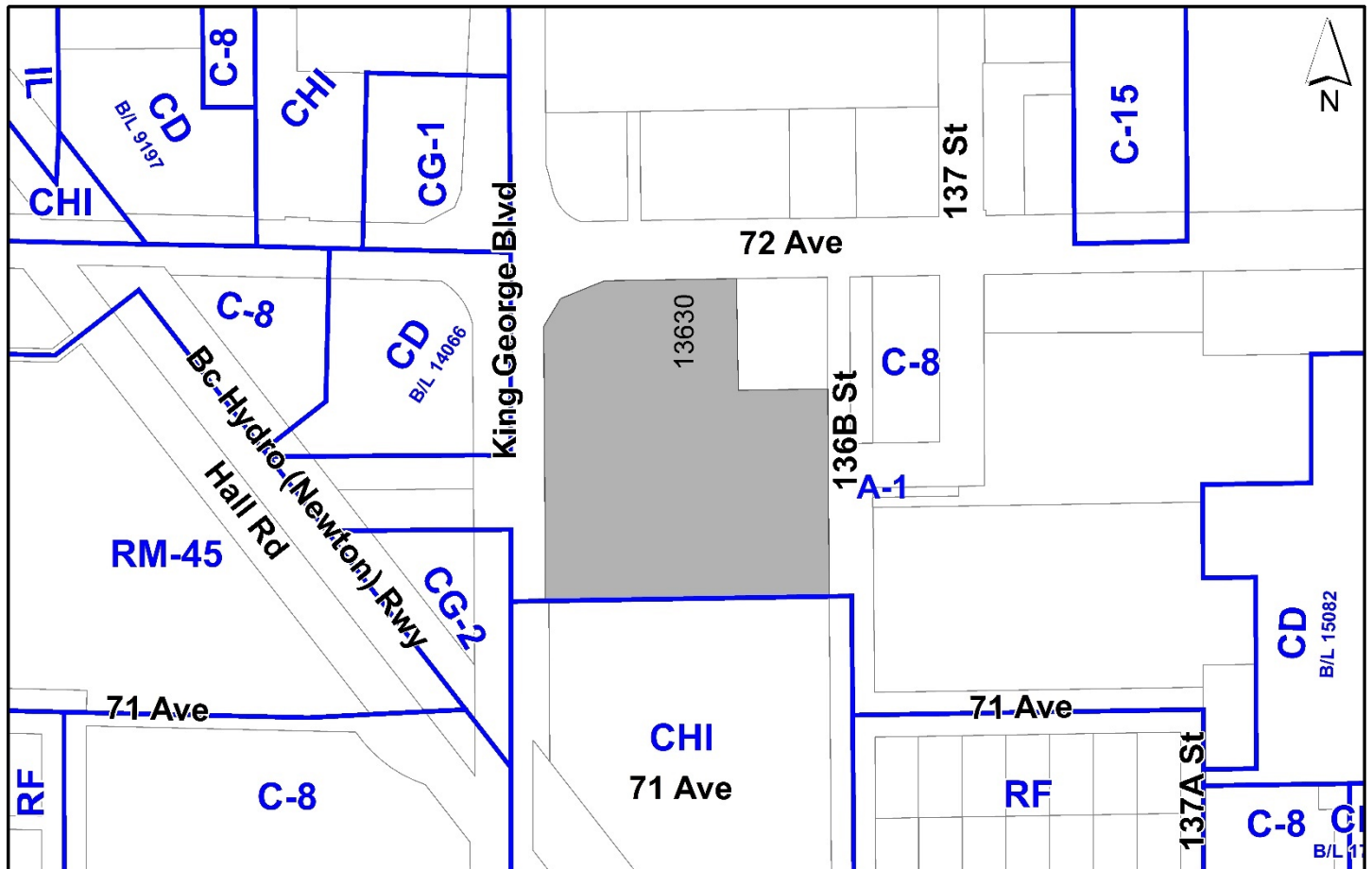
to permit the installation of multiple fascia signs and an awning sign through a comprehensive sign design package.

LOCATION: 13630 - 72 Avenue

ZONING: C-8

OCP DESIGNATION: Town Centre

TCP DESIGNATION: High Rise Mixed-Use



RECOMMENDATION SUMMARY

- Approval to vary the Sign By-law through a Comprehensive Sign Design Package.
- Approval and Execution of Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary regulations in the Sign By-law through a Comprehensive Sign Design Package.

RATIONALE OF RECOMMENDATION

- The applicant is proposing to upgrade the existing tenant signage for a CIBC bank. The existing signs were installed without permit in 1992.
- The applicant is proposing to replace two existing fascia signs, reface two existing fascia signs and reface an existing awning sign.
- The two replaced signs will be smaller than the existing signs and several non-conforming window signs will be removed from the premises making the proposal more closely aligned with the Sign By-law requirements.
- The applicant is proposing illuminated push-through signs for the proposed fascia signage, which is of higher quality than the existing acrylic box signs.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix I.
2. Council approve Development Permit No. 7920-0032-00 including 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, including signage, Council may refer the Development Permit back to staff with direction regarding any of these matters.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Commercial	High-Rise Mixed Use	C-8
North (Across 72 Avenue):	Commercial and Vacant Lot	Existing Commercial	C-8
East (Across 136B/137 Street):	Bank immediately adjacent with surface parking, Newton Wave Pool, Newton Community Centre and Newton Bus Loop beyond.	High-Rise Mixed Use, Plaza & Civic	C-8
South:	Vacant Lot & Rest area for Newton Bus Exchange	High-Rise Mixed Use & Plaza	CHI
West (Across King George Boulevard):	Gas Station, Commercial, Automotive Service Use	High-Rise Mixed Use	CD (BL No. 14066), C-8 and CG-2.

Context & Background

- The site is located at 13630 – 72 Avenue, on the southeast corner of the intersection of King George Boulevard and 72 Avenue in the Newton Town Centre Plan (TCP).
- The site is designated Town Centre in the Official Community Plan (OCP), High-Rise Mixed Use in the Newton TCP, and zoned Community Commercial Zone (C-8).

- The site is improved with two multi-tenant commercial buildings, and one single tenant commercial building currently used as a restaurant. One of the multi-tenant buildings is sited on the northern end of the site, fronting 72 Avenue, while the other two structures are located on the southern edge of the site. The northern and southern buildings are separated by surface parking.
- Development Application No. 7920-0032-00 pertains to the CIBC branch operating out of a portion of the northern multi-tenant building.
- The CIBC branch was constructed in 1977. The 1977 permit showed tenant signage on all façades of the building, including two channel letter logo signs located on the north and south elevations of the exterior stairwell.
- Subsequent building permits have been issued on the site including in 1984 and 1992.
- The current signage existing on the building is similar to the signage shown on the 1992 building permit drawings. However, it was noted on this building permit that a separate sign permit was required to approve the proposed signage. A separate sign permit was never applied for.
- The CIBC branch currently has five fascia signs, one awning sign and multiple window signs.
- The applicant is replacing their tenant signage and is seeking to formalize the site's signage through a Comprehensive Sign Design Package.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Comprehensive Sign Design Package to permit four fascia signs and one awning sign. The Comprehensive Sign Design Package is intended to regulate the form and character of the site's tenant signage and to vary the following Sign By-law regulations:
 - To increase the number of fascia signs permitted on a premise from two to four;
 - To allow two fascia signs on the same façade (north elevation);
 - To permit 26.01 square metres of sign area; and
 - To allow four fascia signs to be located above the first storey, with two located on the same façade (north elevation).

Referrals

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

POLICY & BY-LAW CONSIDERATIONS

Comprehensive Sign Design Package

- A total of four fascia signs and one awning sign are proposed on the premises.
- Two of the fascia signs will be replacing existing fascia signs. These signs are located on the north and west building elevations. The two remaining fascia signs are existing sign cabinets that are proposed to be refaced and are located on the north and south building elevations. All four fascia signs are located above the first storey of the building.
- The applicant proposes to re-surface the existing awning sign. The awning is located above the main tenant entrance located on the south building elevation. The existing awning structure conforms to the projection and clearance requirements of the Sign By-law.
- All four fascia signs will be comprised of illuminated white push-through acrylic letters, with red aluminum backers. The awning sign will be re-surfaced with red vinyl featuring white text.
- The proposed fascia signs vary in size from 4.38 square metres to 5.13 square metres in area.
- The applicant is proposing to remove one existing fascia sign and all existing window signs.
- The Sign By-law permits a maximum of two fascia signs per premise and requires that the two fascia signs not be located on the same building elevation.
- The combined sign area for all signs allowed on a premise is not to exceed one square metre per one linear metre of premise frontage. The CIBC premise is allowed 17.37 square metres of combined sign area between the fascia and awning sign, whereas the applicant is proposing 26.01 square metres of sign area.
- The applicants are proposing the following variances to the Sign By-law:
 - To increase the number of fascia signs permitted on a premise from two to four;
 - To allow two fascia signs on the same façade (north elevation);
 - To permit 26.01 square metres of sign area; and
 - To allow four fascia signs to be located above the first storey, with two located on the same façade (north elevation).

Comprehensive Sign Design Package

- The existing signage is unpermitted and was installed on the building in 1992.
- While the proposed comprehensive sign design package requires four variances to the Sign By-law, the proposal aligns the site's signage more closely with the Sign By-law and the sign guidelines contained in the Form and Character Development Permit Guidelines located in the Official Community Plan.

- The proposed Comprehensive Sign Design Package reduces the total sign area, removes one fascia sign, and removes several prohibited signs from the site.
- The proposed fascia signs are comprised of illuminated routed letters against an opaque aluminum backer, which is of higher quality than the existing acrylic box signs and is consistent with the signage composition recommended in the Form and Character Design Guidelines.
- The number of signs that are proposed for the CIBC branch are consistent with other banks and financial institutions found in the Newton Town Centre Plan Area.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I	Proposed Variances to the Sign By-law
Appendix II	Development Permit No. 7920-0032-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

BD/cm

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow four (4) fascia signs to be installed on a premises.	A maximum of two (2) fascia signs are permitted for each premises (Part 5, Section 27(2)(a))	The proposed signs are consistent with the Form and Character Design Guidelines.
2	To allow two (2) fascia signs to be installed on the same (north) building façade.	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))	The two signs located on the same elevation are on different planes, are sufficiently separated, and do not result in visual clutter of the north elevation.
3	To allow four (4) fascia signs to be installed above the first storey, two of which are located on the same (north) building façade.	A maximum of one fascia sign per lot frontage may be located above a first storey pertaining to the tenant that occupies the largest percentage of the total floor area above the first storey, provided no more than one such sign shall be permitted on any one façade of the building above the first storey (Part 5, Section 27(2)(a.1)ii.)	The proposed signs are replacing existing signs that were previously located above the first storey. The proposed signs are consistent with the Form and Character Design Guidelines.
4	To permit 26.01 square metres of sign area.	The combined sign area of all signs on a lot, excluding free-standing signs shall not exceed 1 square metre per linear metre of premises frontage (Part 5, Section 27(2)(b))	The proposed signs are consistent with the Form and Character Design Guidelines. The proposal is a reduction of the total sign area currently existing on the premises.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7920-0032-00

Issued To:

(the "Owner")

Address of Owner:

A. General Provisions

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: 024-667-404

Parcel 1 Section 16 Township 2 New Westminster District Plan LMP44601

13630 - 72 Avenue

(the "Land")

3. This development permit applies to only that portion of the buildings and structures on the Land shown on the drawings number 7920-0032-00(1) through to and including 7920-0032-00(7) which is attached to and forms part of this development permit.
4. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

B. Form and Character

1. The character of the development including landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign packages on the Land shall be in accordance with the drawings numbered 7920-0032-00(1) through to and including 7920-0032-00(7) (the "Drawings").
2. Minor changes to the Drawings that do not affect the general form and character of the landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.

C. Variances

The issuance of a development permit limits activity on the Land to that of strict compliance with all City bylaws unless specific variances have been authorized by the development permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations or within reports which are inconsistent with City bylaw provisions and which have not been identified as variances below:

1. Surrey Sign By-law, 1999, No. 13656, as amended, is varied as outlined in Schedule A which is attached hereto and forms part of this development permit and as shown in the Drawings.

D. Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
2. 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. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.
3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.
4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.

5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors, and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.

6. This development permit is NOT A BUILDING PERMIT.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE DAY OF _____, 20__.

ISSUED THIS _____ DAY OF _____, 20__.

Mayor

City Clerk

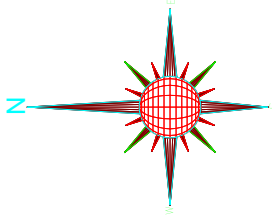
IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: (Signature)

Name: (Please Print)

Sign By-law Variances

#	Variance	Sign By-law Requirement
1	To allow four (4) fascia signs to be installed on a premises.	A maximum of two (2) fascia signs are permitted for each premises (Part 5, Section 27(2)(a))
2	To allow two (2) fascia signs to be installed on the same (north) building façade.	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))
3	To allow four (4) fascia signs to be installed above the first storey, two of which are located on the same (north) building façade.	A maximum of one fascia sign per lot frontage may be located above a first storey pertaining to the tenant that occupies the largest percentage of the total floor area above the first storey, provided no more than one such sign shall be permitted on any one façade of the building above the first storey (Part 5, Section 27(2)(a.1)ii.)
4	To permit 26.01 square metres of sign area.	The combined sign area of all signs on a lot, excluding free-standing signs shall not exceed 1 square metre per linear metre of premises frontage (Part 5, Section 27(2)(b))



CIVIC ADDRESS
7134 KING GEORGE BLVD,
SURREY, BC, V3W 5A3

LEGAL DESCRIPTION
PID 024-667-404, PARCEL 1, SECTION 16
TOWNSHIP 2, N.W.D., PLAN LMP 44601

72nd STREET

63' +/-

CIBC BUILDING

57' +/-

AMILY SERVICES BUILDING

78' +/-

SIGN 5

SIGN 4

SIGN 1

SIGN 2

SIGN 3

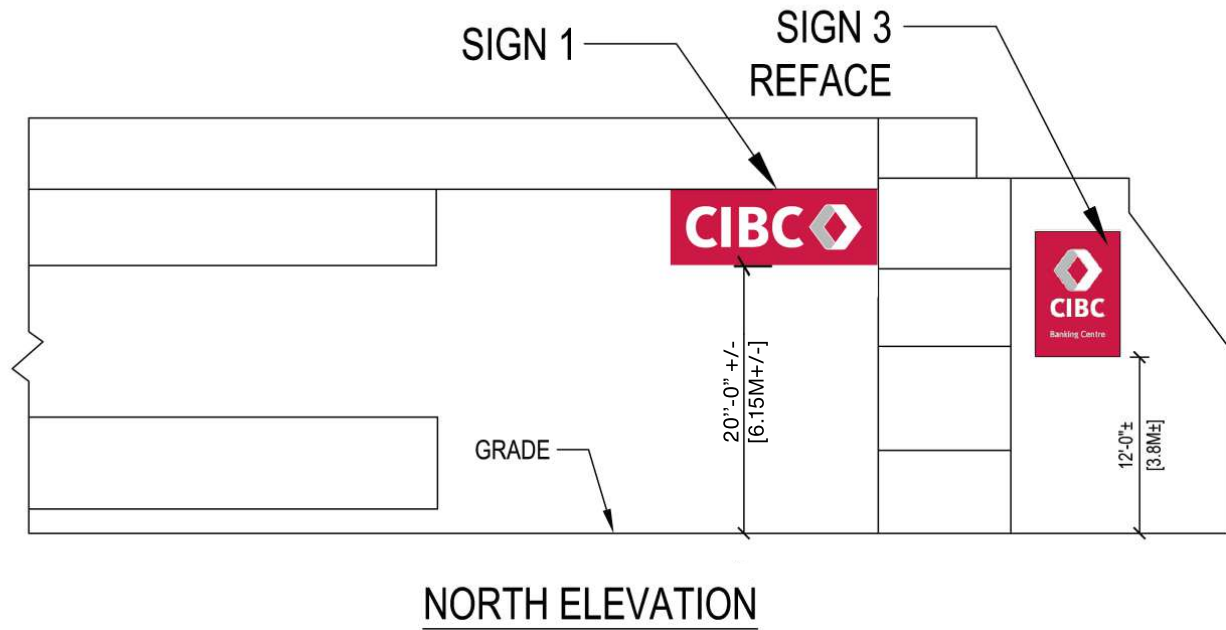
KING GEORGE BLVD.

BIKERACK

WINGS RESTAURANT

PROPOSED BUILDING

SITE PLAN
1" = 50'-0"



7920-0032-00(2)



331 Parkdale Ave. N.
 Hamilton, ON L8H 5Y1
 Tel: (289)389-8951
 Fax: 1(888) 738-3846
 info@prioritypermits.com
 www.prioritypermits.com

ENG

A	-
REV	DESCRIPTION

CIBC

7188 King George Blvd, Surrey, BC

WEST & SOUTH ELEVATION

DATE: 9/4/2019

SCALE: 3/32"=1'-0"

JOB No.: -

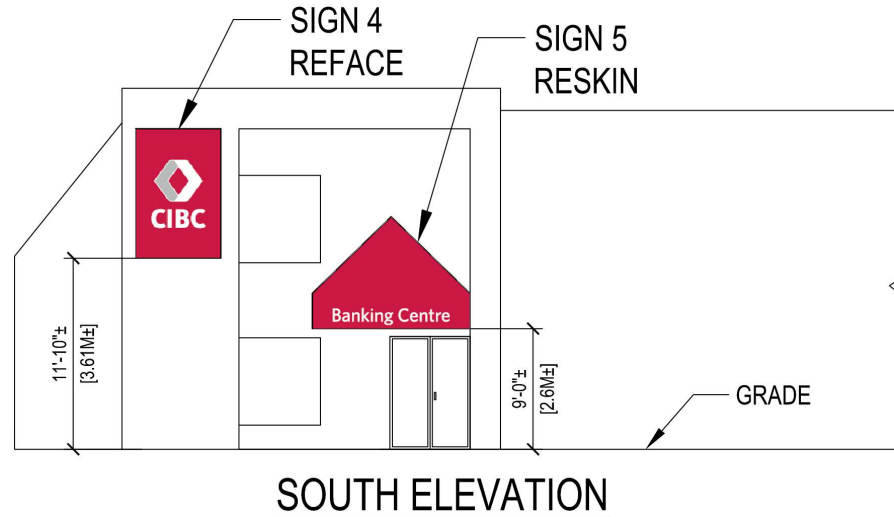
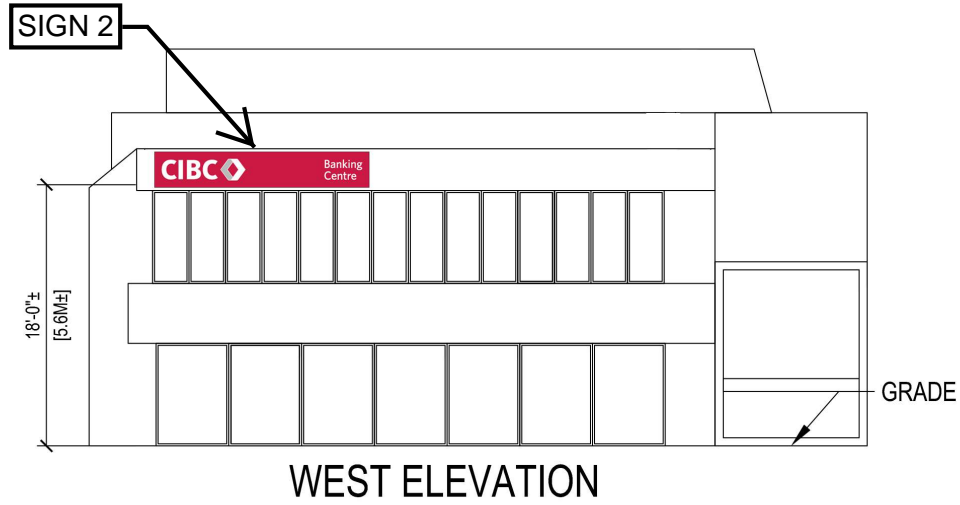
DRAWN BY: S.CAMPBELL

CHECKED BY: -

L1

REV
A

NOTE: THESE DRAWINGS ARE INTENDED FOR PERMIT PROCESSING ONLY. ALL DIMENSIONS, SIGNAGE PLACEMENT AND DESIGN TO BE VERIFIED BY SIGNAGE CLIENT AND/OR FABRICATOR PRIOR TO CONSTRUCTION OR INSTALLATION.



7920-0032-00(3)

Permits

331 Parkdale Ave. N.
Hamilton, ON L8H 5Y1

Tel: (289)389-8951

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info@prioritypermits.com

www.prioritypermits.com

ENG

REV	DESCRIPTION
A	-

CIBC

7188 King George Blvd, Surrey, BC

WEST & SOUTH ELEVATION

DATE: 9/4/2019

SCALE: 3/32"=1'-0"

JOB No.: -

DRAWN BY: S.CAMPBELL

CHECKED BY: -

L1

REV

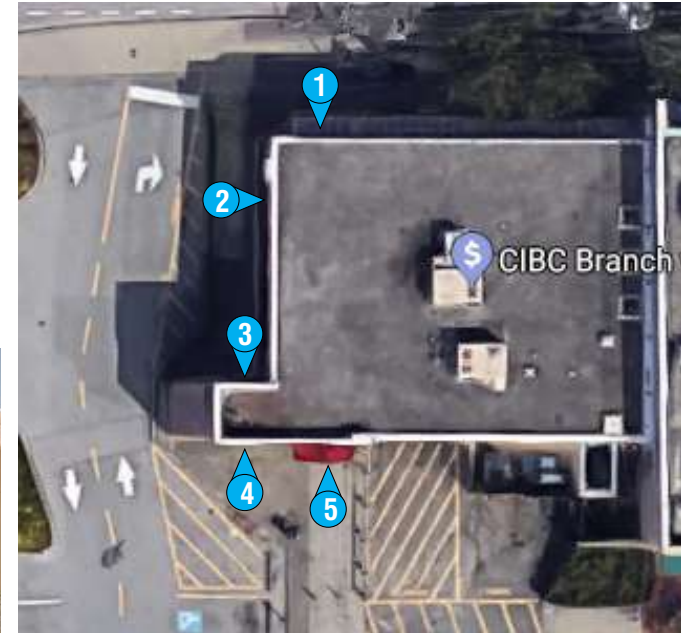
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- 6
- 7
- 8
- 9
- 10

Remove and dispose of existing signs



S:\Customers\C\CIBC\Tetris\Retail\BC\00620\Design

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

Client	CIBC - Surrey BC
Address	7188 King George Blvd
Phone	604 501 7075

Transit	00620	1B
Designer	MG	
Sales	Coralie Saliege	

Date	January 29, 2019	
Rev. 5	July 13, 2020	JM
Rev. 4	May 21, 2019	

<input checked="" type="checkbox"/> CONCEPTUAL NOT FOR CONSTRUCTION	<input type="checkbox"/> SHOP READY CONSTRUCTION CAPABLE
Scale: 1/4" = 1'-0" Page: 1 of 4	

ZIP SIGNS
 This drawing is the property of Zip Signs Ltd.



6 7 Remove and dispose of existing signs

Sign 1 Area :
4.09 SQ.M.
Copy Area :
46.70%

7920-0032-00(5)

Sign 1

Supply & install One (1) new backer panel with illuminated channel letters

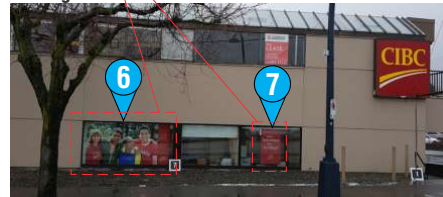
Note
for full construction details refer to "4x11_Hero_On_Stucco_With_Plywood" appendix found here:
S:\Customers\C\CIBC\Tetris\Artwork\Appendix Wall repair required

Sign 6 & 7

Remove and dispose of existing signs

Remove & dispose

Existing



Proposed



- CIBC Red PMS 7636 C
- CIBC Grey 3730-0387 Vinyl
- White 7328 SG5 Acrylic

S:\Customers\C\CIBC\Tetris\Retail\BC\00620\Design

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Sales	Coralie Saliege	

Date	January 29, 2019
Rev. 5	January 23, 2020 DH
Rev. 6	July 13, 2020 JM

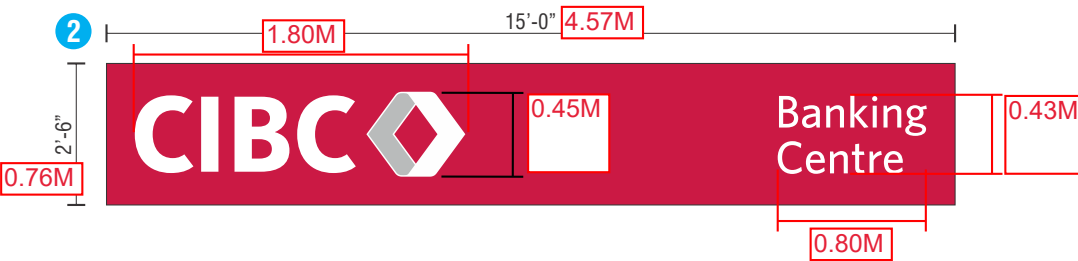
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SHOP READY
CONSTRUCTION CAPABLE

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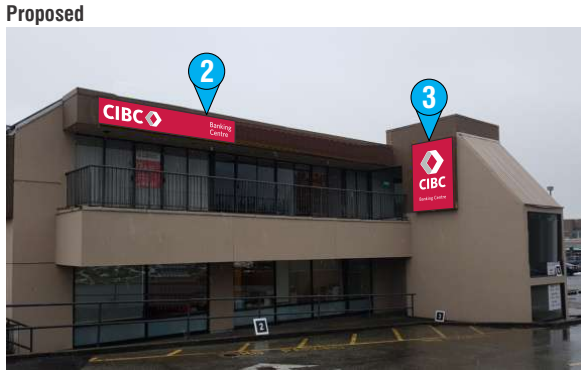


Note:
Site survey required to confirm wall construction behind sign #2 for fastening details



8 9 10 Signs to be removed
Sign 2 Area : 3.48 SQ.M.
Copy Area : 33.05%

Sign 3 Area : 5.12 SQ.M.
Copy Area : 37.89%



Sign 2 7920-0032-00(6)

Supply & install one (1) s/f illuminated push-thru sign
Graphics / Substrate
 White 3630-10 Vinyl
 CIBC Grey 3730-0387 Vinyl
 3/4" thick clear acrylic, routed out and push-thru
 .125 aluminum face
Construction
 .125 aluminum face, adhered to 3" x 3" x 3/16" aluminum angle frame
 2" x 2" x 3/16" aluminum mounting angle
 1" x 2" aluminum angle brace
 24ga metal back
Paint
 Face and returns to be painted CIBC Red PMS 7636 C

Sign 3
 Supply & install One (1) new face replacements for existing s/f sign
Graphics / Substrate
 White 3630-10 Vinyl
 CIBC Grey 3730-0387 Vinyl
 3/4" thick clear acrylic, routed out and push-thru
 .125 aluminum face
Construction
 .125 aluminum face, adhered to 3" x 3" x 3/16" aluminum angle frame.

Sign 8-10
 Signs to be removed

- CIBC Red PMS 7636 C
- CIBC Grey 3730-0387 Vinyl
- White 7328 SG5 Acrylic

S:\Customers\C\CIBC\Tetris\Retail\BC\00620\Design

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

Client	CIBC - Surrey BC
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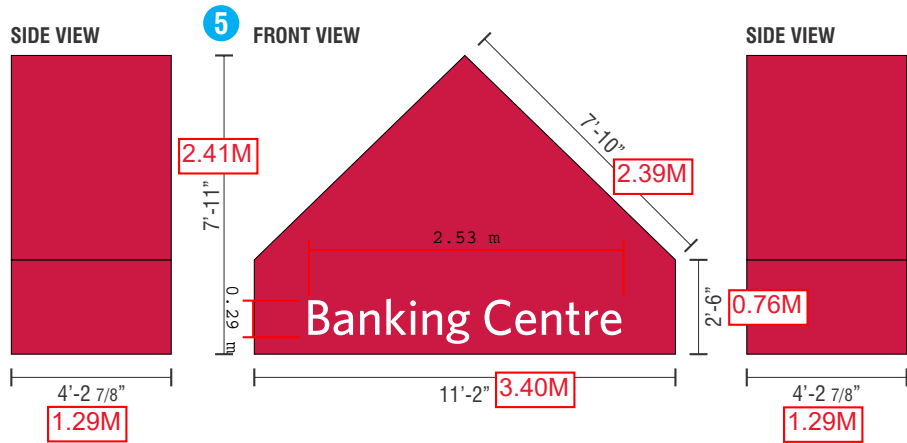
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Designer	MG	
Sales	Coralie Saliege	

Date	January 29, 2019	
Rev. 5	July 13, 2020	JM
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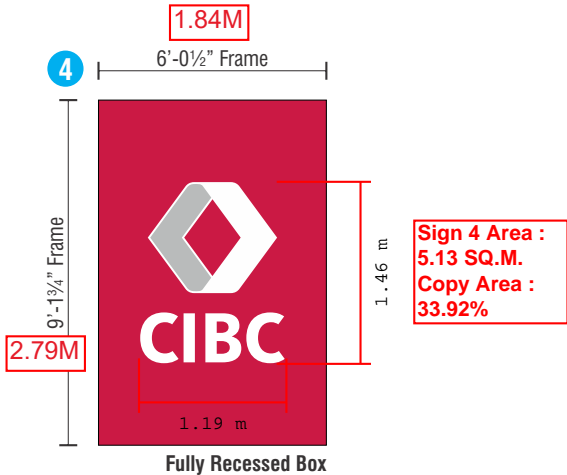
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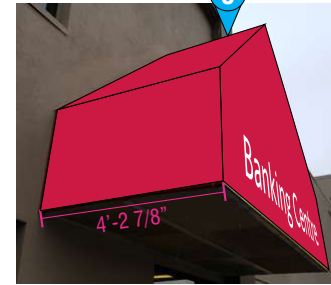


Sign 5 Area :
8.19 SQ.M.
Copy Area :
8.91%



Sign 4 Area :
5.13 SQ.M.
Copy Area :
33.92%

Existing Awing System



Proposed

Existing



Sign 4 7920-0032-00(7)

Supply & install One (1) new face replacements for existing s/f sign

Graphics / Substrate

White 3630-10 Vinyl
CIBC Grey 3730-0387 Vinyl
3/4" thick clear acrylic, routed out and push-thru
.125 aluminum face

Construction

.125 aluminum face, adhered to 3" x 3" x 3/16" aluminum angle frame.

Sign 5

Re-skin one (1) existing awing

Graphics / Substrate

CIBC Red 3730-2179 Vinyl
Panagraphics 3 Flex Face

Note

Add 4" bleed around perimeter to be stretched on site

- CIBC Red PMS 7636 C Paint
- CIBC Red 3730-2179 Vinyl
- CIBC Grey 3730-0387 Vinyl
- Panagraphics 3 Flex Face
- White 7328 SG5 Acrylic

S:\Customers\C\CIBC\Tetris\Retail\BC\00620\Design

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5040 North Service Rd. Burlington, ON
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Client CIBC - Surrey BC
Address 7188 King George Blvd
Phone 604 501 7075

Transit 00620 1B
Designer MG
Sales Coralie Saliege

Date January 29, 2019
Rev. 5 May 27, 2019 DH
Rev. 6 July 13, 2020 JM

CONCEPTUAL
NOT FOR CONSTRUCTION

SHOP READY
CONSTRUCTION CAPABLE

Scale: 1/4" = 1'-0"

Page: 4 of 4

