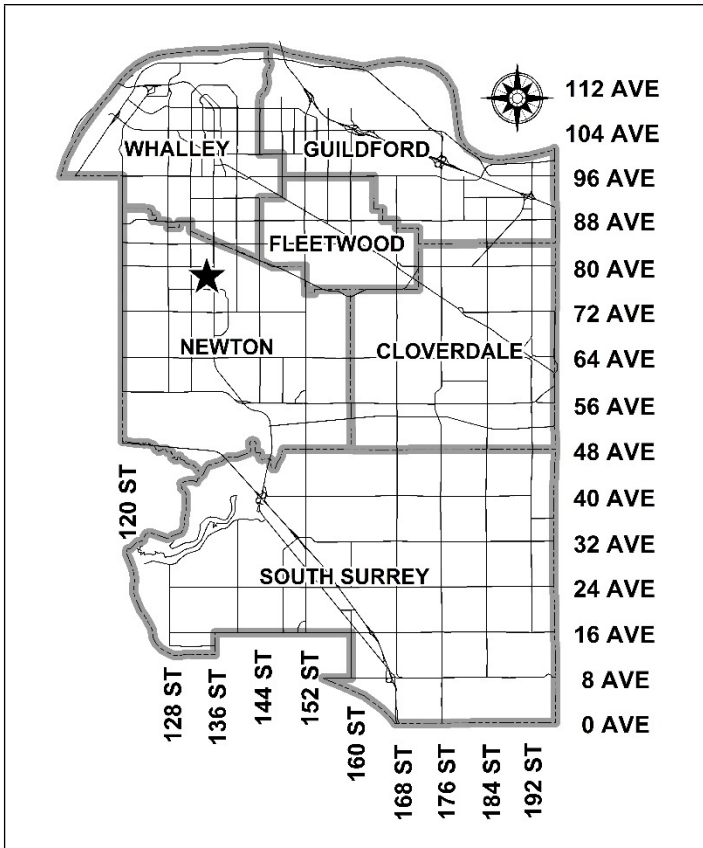


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**  
 Application No.: 7920-0053-00

Planning Report Date: May 25, 2020



**PROPOSAL:**

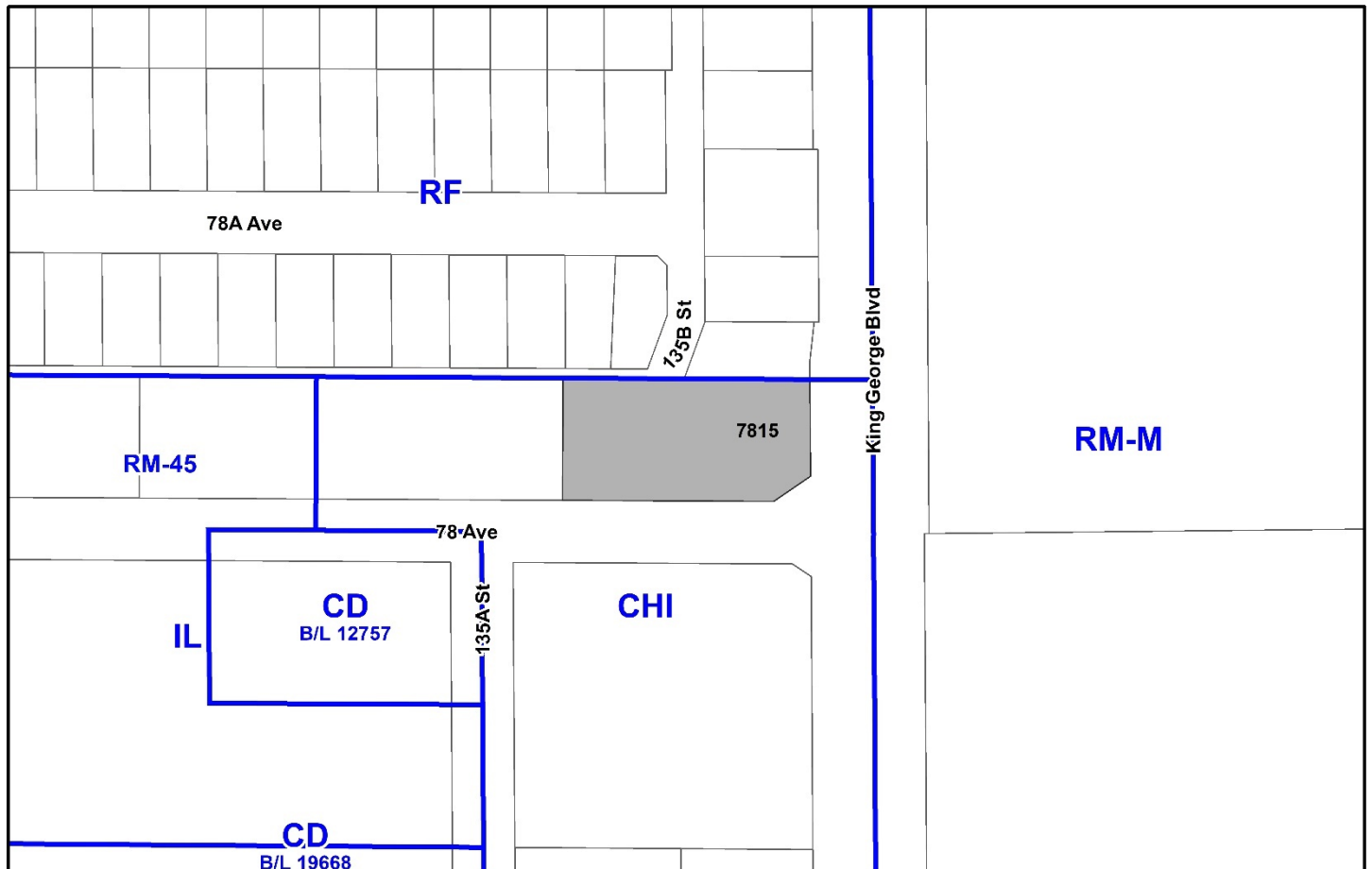
- **Development Permit**

to allow the installation of a new awning sign under a Comprehensive Sign Design Package.

**LOCATION:** 7815 - King George Boulevard

**ZONING:** CHI

**OCP DESIGNATION:** Mixed Employment



**RECOMMENDATION SUMMARY**

- Approval to vary the Sign By-law through a Comprehensive Sign Design Package.
- Approval and Issuance 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 proposed awning signs are of an appropriate size and scale for the existing commercial building and are consistent with the site's existing signage and branding.
- The proposed signage is below the maximum sign area permitted under the Sign By-law.
- The sign area proposed under the Comprehensive Sign Design Package is less than the sign area of the existing awning sign.

## RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7920-0053-00 (Appendix II) 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, including signs, Council may refer the Development Permit back to staff with direction regarding any of these matters.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Commercial	Mixed-Employment	CHI
North:	Single Family Residential	Urban	RF
East (Across King George Boulevard):	Manufactured Homes	Urban	RM-M
South (Across 78 Ave):	Commercial	Mixed-Employment	CHI
West:	Commercial	Mixed-Employment	CHI

### Context & Background

- The site is located at 7815 King George Boulevard, on the northwest corner of the intersection of King George Boulevard and 78 Avenue.
- The site is designated Mixed-Employment in the Official Community Plan (OCP) and zoned Highway Commercial Zone (CHI). The site is not located within a secondary plan area.
- The property is currently improved with a single storey commercial building (with mezzanine space) that is presently occupied by Bartle and Gibson as a warehouse for plumbing, heating, and electrical supplies and a showroom for kitchen and bathroom fixtures.
- Bartle and Gibson has been operating on the site since 2002 and have utilized an awning for their tenant signage since occupying the building.
- The existing awning needs to be replaced because the existing frame is rusted and has been damaged from collisions with the trucks of contractors who patron the business.
- The applicant has proposed a narrower awning constructed of aluminum to minimize conflict with trucks navigating through the parking lot and to prevent rusting.



- The Sign By-law limits a premise to one awning sign. The Sign By-law also requires that the awning project a minimum of 1.2 metres from the exterior wall of the building. A variance to the Sign By-law is proposed through the Comprehensive Sign Design Package (CSDP) to:
  - increase the number of awning signs permitted on a premise from one to three; and
  - to reduce the minimum projection requirement of an awning from 1.2 metres to 0.4 metres.

### Signage Assessment

- The applicant has a longstanding business established on the site and wants to update their signage so that it is both modern and consistent with the branding of their existing signage, which has been in place since 2002.
- Staff and the applicant explored signage options for the site that did not require variances to the Sign By-law (i.e. a combination of fascia and awning signs). However, the applicant believed that the proposed awning signs were the preferred approach for their tenant since they are consistent with the existing branding established on site.
- The applicant is seeking a variance to reduce the minimum awning projection from 1.2 metres to 0.4 metres. The existing awning experienced damage as a result of a collision with a contractor's truck. The variance is sought to minimize the risk of damage to the sign in the future.
- The awning on the southeast elevation is located over the main entrance of the showroom and complies with the projection requirement of the Sign By-law.
- The intention of the minimum projection requirements is to ensure that the awnings are functional by providing adequate weather protection. The awnings on the south and east elevations function are more decorative than functional as there are no sidewalks or pathways adjacent to the building, for which the awning can provide weather protection. As a result, the awnings act more like a branded fascia board than an awning due to their small 0.4 metre projection. The awning over the main entrance is 1.2 metres in depth and provides adequate weather protection for patrons entering the building.
- The existing awning contains eight third party signs of brands that are carried at the business. The proposed signage does not include these third party signs and also reduces the amount of copy area used to advertise the occupant. The total sign area complies with the sign by-law, even though three signs are proposed.
- Given the reduction in copy area and the similar design of the existing awning and the proposed awning, staff support the proposed variances to reduce the sign projection requirement and increase the total number of signs on the premises.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Proposed Sign By-law Variance Table
- Appendix II. Comprehensive Sign Design Package

*approved by Shawn Low*

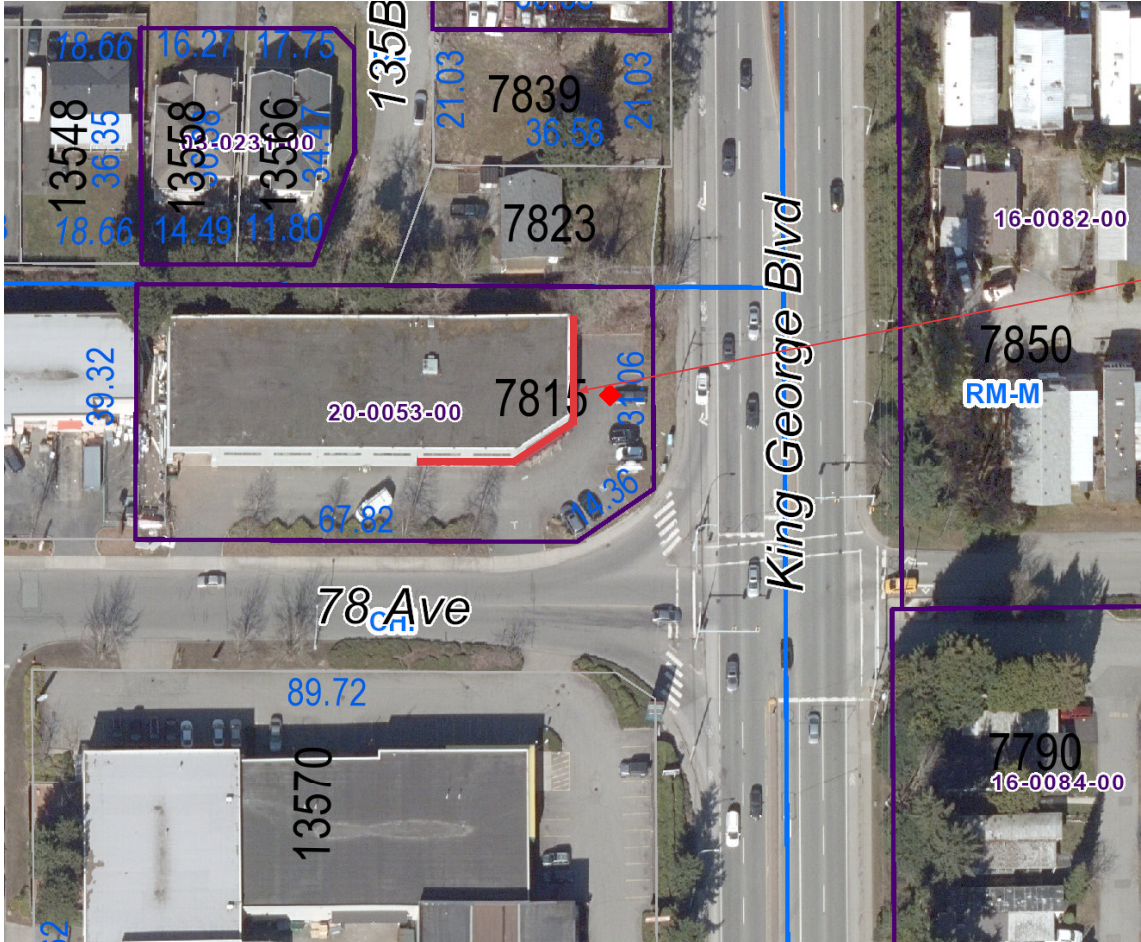
Jean Lamontagne  
General Manager  
Planning and Development

BD/cm

## PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To increase the number of awning signs allowed on the premises from 1 to 3.	Only one Awning/Canopy sign is permitted for each premises (Part 5, Section 27(3)(a))	The proposed awning signs are consistent with existing awning signage and the corporate branding that has been established on the site. The signs comply with the sign area requirements of the Sign By-law and the proposal reduces the total sign area associated with the premises.
2	To reduce the minimum projection requirements of the awning from 1.2 metres to 0.4 metres on the south and east elevations.	The awning/canopy is projected from the face of the exterior wall by a minimum 1.2 m [4 ft.] and a maximum of 1.8 m [6 ft.] and has a clearance of a minimum of 2.4 m [8 ft.] and maximum of 3 m [10 ft.]. (Part 5, Section 27(3)(a.1))	The proposed awnings are below the minimum projection requirement to minimize potential collisions with contractors' trucks. Awnings are proposed instead of fascia signage to provide a continuation of the site's corporate branding.

Site Plan



Location of replacement awnings



ADDRESS  
7815 King George

JOB NUMBER  
Job #79066

DATE  
11/18/19

ACCOUNT MANAGER  
Stacey

DESIGNER  
MW

DESIGN#  
Proposed Awning Details

REVISION DATE  
May 12, 2020 3:04 PM

CENTURY SIGN LOCATION  
Surrey

DESIGN TIME TO DATE

NOTES:  
7815 King George - Site Plan

Page 1 of 3

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Surrey: #6 - 8125 130th Street

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sales@centurysigns.com

**DUE DATE**

**INSTALL DATE**

**CUSTOMER APPROVAL**

DATE:



**Awning Renders:**

East & South Elevations: Height: 48", Projection 16", Length as per detail

Corner Elevation: Height: 48", Projection 48", Length 12' - 10"

Mounted under windows on concrete band



**Graphic Details:**

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

Total Copy Area: 181.78 Sq Ft



CLIENT  
**Bartle & Gibson**

PROJECT  
Exterior awning

ADDRESS  
7815 King George

JOB NUMBER  
Job #79066

DATE  
11/18/19

ACCOUNT MANAGER  
Stacey

DESIGNER  
MW

DESIGN#  
Proposed Awning Details

REVISION DATE  
May 12, 2020 3:04 PM

CENTURY SIGN LOCATION  
Surrey

DESIGN TIME TO DATE

NOTES:  
Exterior Awning Rendering

**Page 2 of 3**

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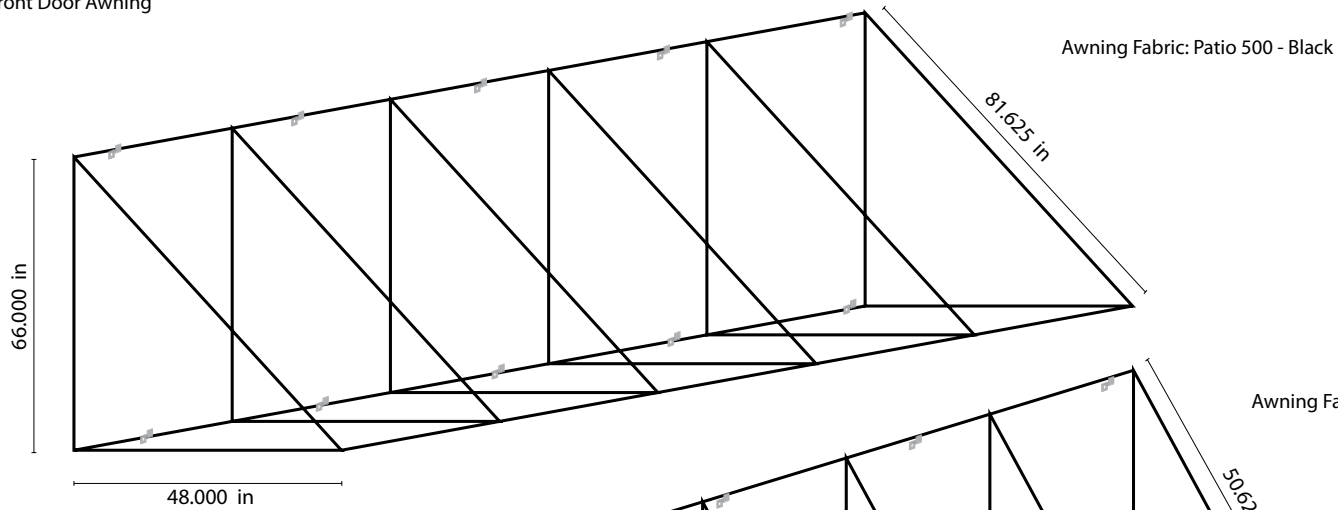
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**INSTALL DATE**  
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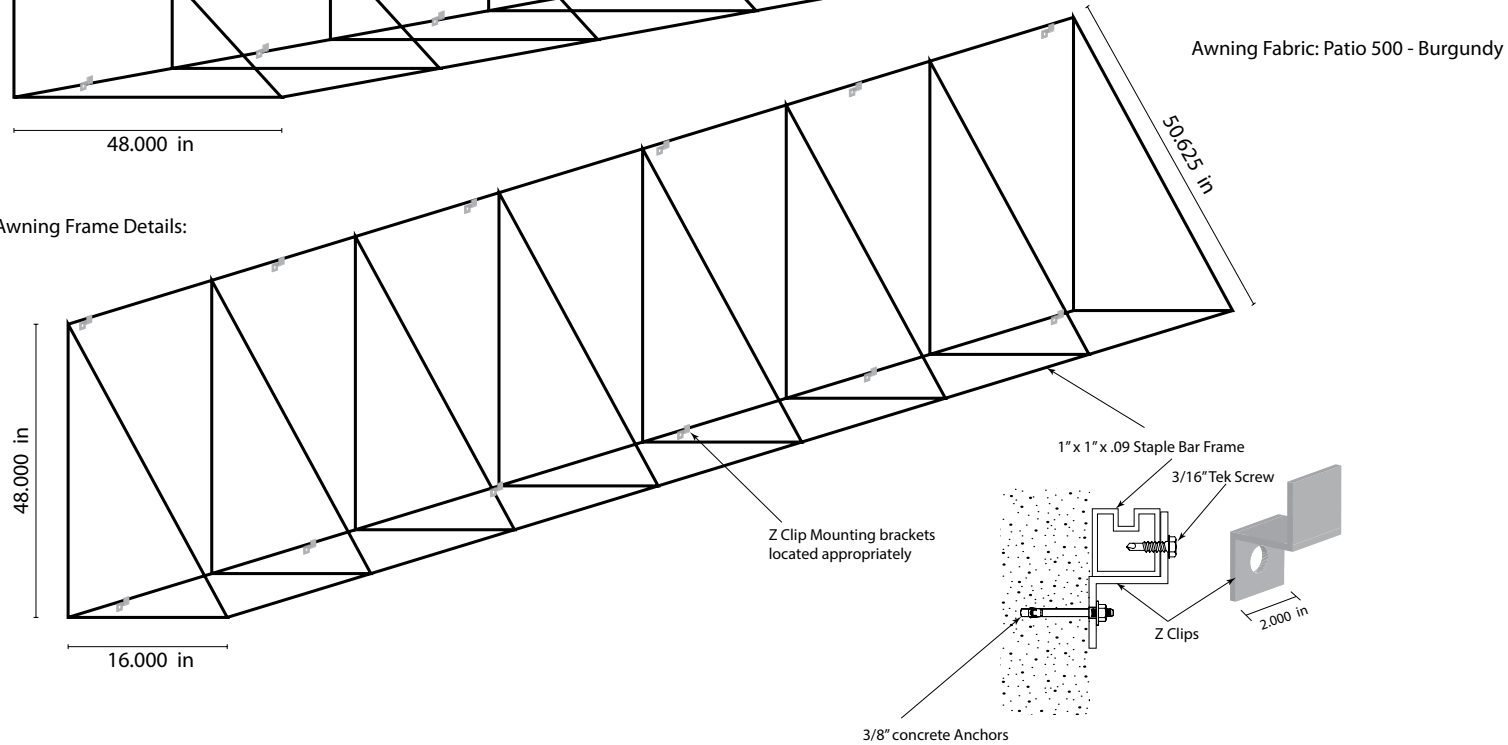
**CUSTOMER APPROVAL**

DATE:

Over Front Door Awning



East & South Awning Frame Details:



CLIENT  
Bartle & Gibson

PROJECT  
Exterior awning

ADDRESS  
7815 King George

JOB NUMBER  
Job #79066

DATE  
11/18/19

ACCOUNT MANAGER  
Stacey

DESIGNER  
MW

DESIGN#  
Proposed Awning Details

REVISION DATE  
May 12, 2020 3:04 PM

CENTURY SIGN LOCATION  
Surrey

DESIGN TIME TO DATE

NOTES:  
Exterior Awning Frame Details

Page 3 of 3

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DATE: [ ]