

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0003-00

Planning Report Date: May 10, 2021

PROPOSAL:

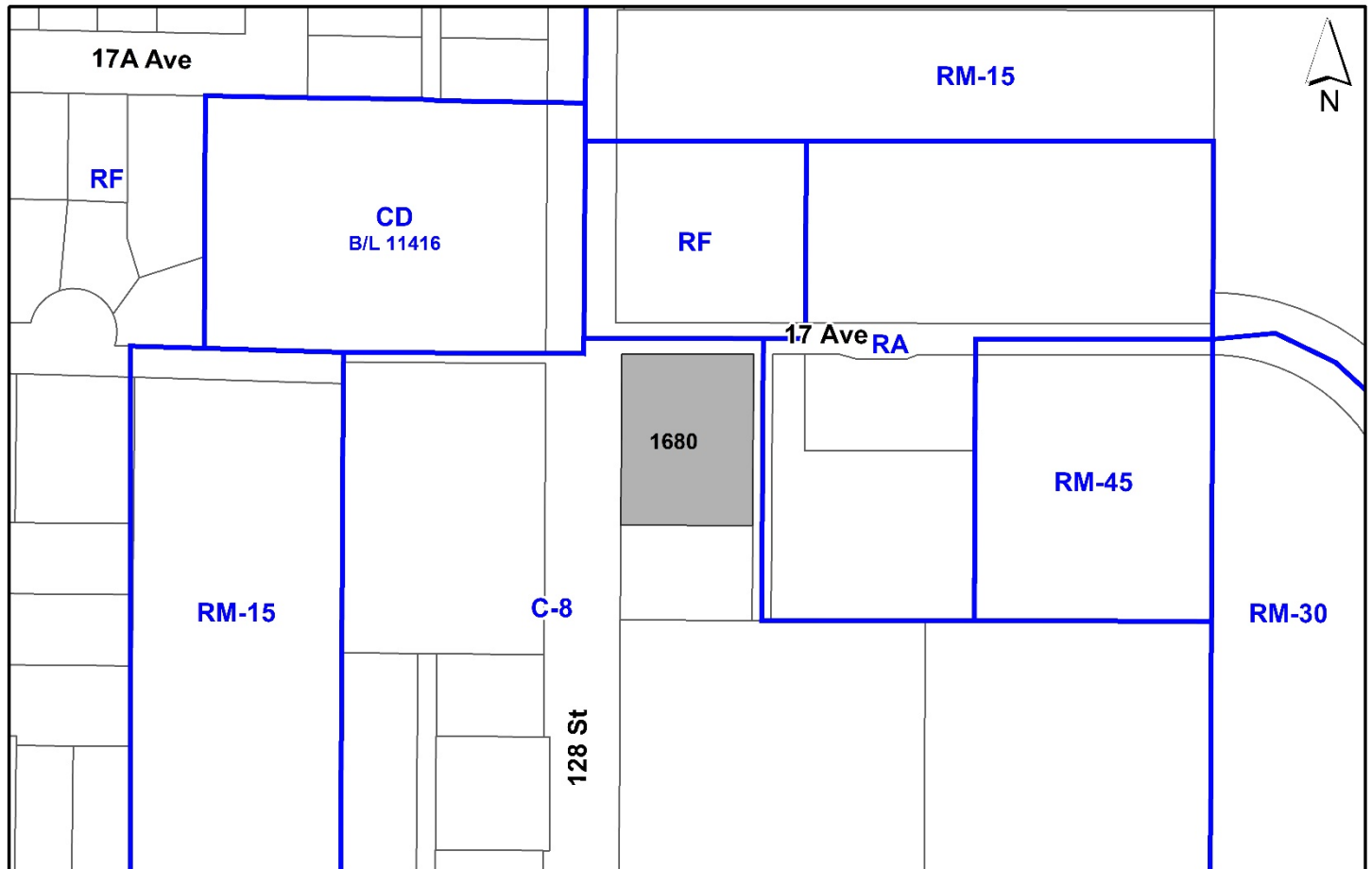
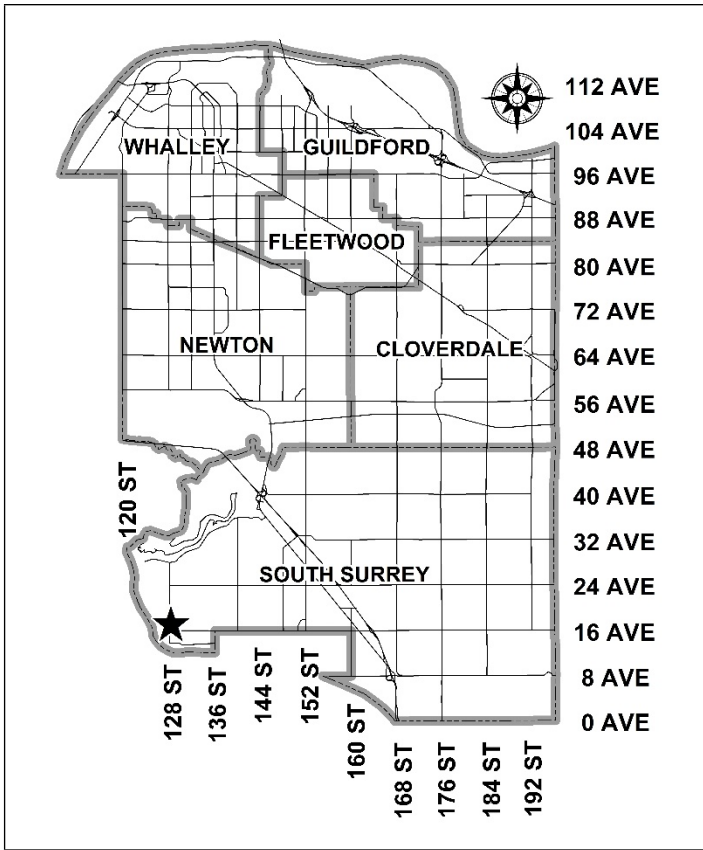
- **Development Variance Permit**

to allow two (2) additional fascia signs on an existing commercial building

LOCATION: 1680 – 128 Street

ZONING: C-8

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary regulations in the Sign By-law.

RATIONALE OF RECOMMENDATION

- The proposed signs are of high quality and appropriate quantity.
- The north elevation sign, which faces residential designated land will not be illuminated. The south elevation sign will be illuminated and placed on a timer to shut off between 11 p.m. and 7 a.m.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7921-0003-00 (Appendix IV) varying the following requirements of the Sign By-law, to proceed to Public Notification:

- (a) to increase the total number of fascia signs from two (2) to three (3);
- (b) to increase the allowable sign area of the premise from 18.5 square metres to 26.8 square metres; and
- (c) to allow a ground floor tenant to locate fascia signs above the ground floor.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/LAP Designation	Existing Zone
Subject Site	Multi-tenant commercial Building	Commercial	C-8
North (Across 17 Ave):	Vacant/Woodlot	Multiple Residential / Residential Townhouse (Ocean Park LAP)	RF & RA
East:	Ocean Park Library	Multiple Residential / Civic (Ocean Park LAP)	RA
South and West (Across 128 St):	Multi-tenant Commercial Building	Commercial	C-8

Context & Background

- The property is 2,330 square metres in area and is located on the southeast corner of 128 Street and 17 Avenue at the northern end of the Ocean Park commercial node.
- The property is designated "Commercial" in the Official Community Plan (OCP) and zoned "Community Commercial Zone (C-8)". The property is not located in the Ocean Park Local Area Plan but borders the plan area to the north and east.
- The property is improved with a multi-tenant, two storey commercial building. The existing building was approved by building permit in 1977 (Permit No. 7475), for use by the Surrey Credit Union.
- The building has historically been used by financial institutions, most recently by Coast Capital Credit Union and presently by Scotiabank.

- The Sign By-law only allows fascia signage above the ground floor if they pertain to the tenant that occupies the most amount of floor area located above the ground floor.
- 16 square metres of sign area was approved under Building Permit No. 20-048323 for the western facade.
- The proposed fascia signs were reduced slightly in size from their initial proposal under Building Permit No. 20-048323. The proposed signs are 2.4 metres tall and 5.4 square metres in area, respectively.
- The two proposed signs display the Scotiabank 'S' logo and are constructed of 7.6 cm deep channel letters. The channel signs are constructed of aluminum returns with white Lexan faces.
- The north elevation sign will not be illuminated. The south elevation sign will be internally illuminated and placed on a timer. The applicant has indicated the illumination will be automatically turned off between 11 p.m. and 7 a.m.
- The applicant has provided the following rationale in support of the proposed variances:
 - The Scotiabank logo is the foundation of Scotiabank's brand identity and it adds beautification to the building in conjunction with the colored paneling.
 - The architect and designers have put a lot of thought into the entire sign package/ façade design to keep consistent with the surrounding area, while also providing the best overall wayfinding function to customers (vehicle and pedestrian traffic).
 - The building is setback and hard to see for passing traffic. The existing freestanding sign and small logo on the first floor is not adequate for a property of this size.
 - There is a lot of competition for banking in the area. Scotiabank is setback further from the core commercial neighbors and intersections, the wayfinding is even more important.
- Staff recommend that the requested variances proceed to public notification and for consideration by Council.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Approved Signage – Elevations and Renderings
- Appendix III. Proposed Variances to the Sign By-law
- Appendix IV. Development Variance Permit No. 7921-0003-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

BD/cm

Client	Scotiabank - Ocean Park
Address	1680 128th Street Surrey, BC

Dwg No.	23630-S0034831
Designer	DH
Sales	Yvonne Overton

Date	July 24, 2020
Rev.1	April 21, 2021 YS
Rev.2	

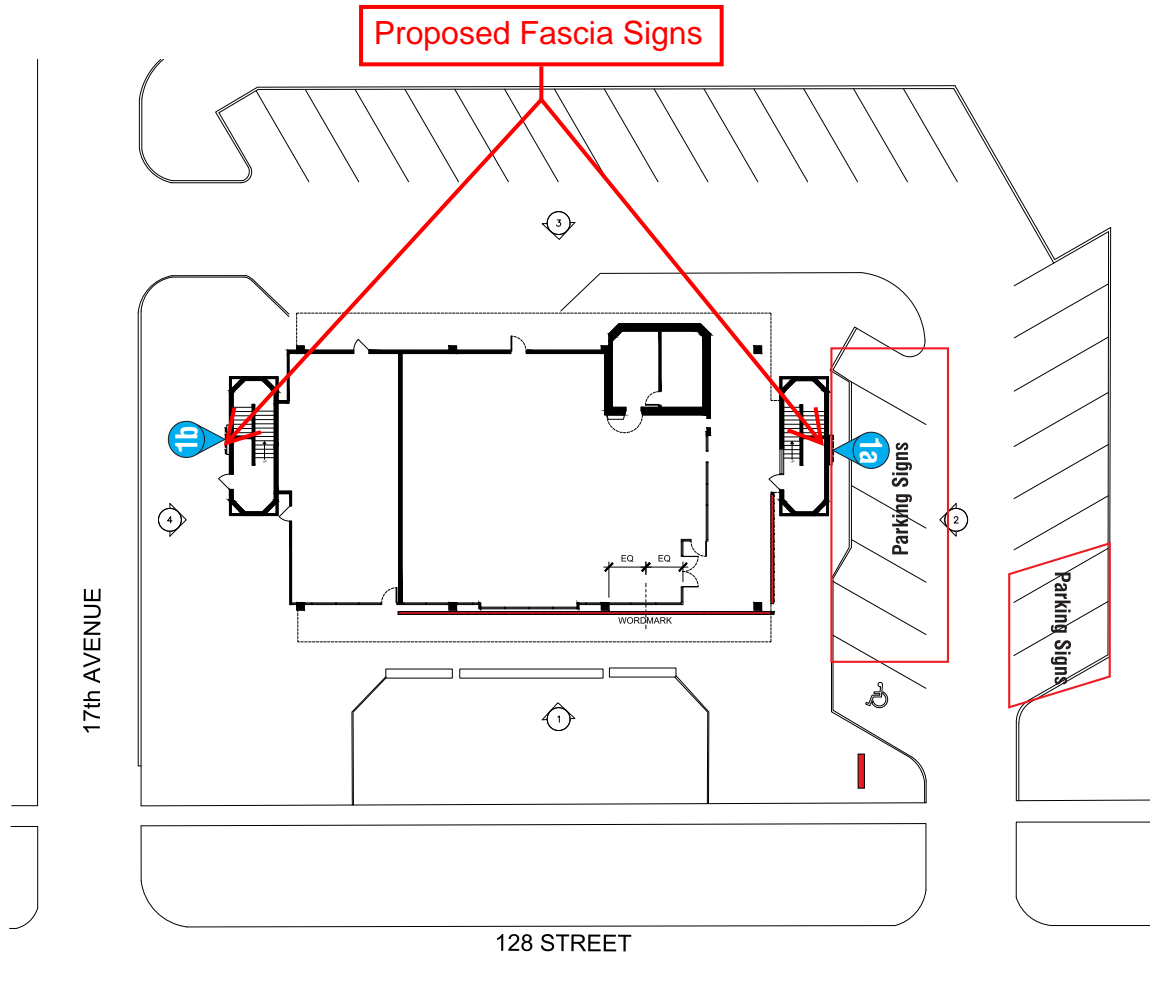
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Client	Scotiabank - Ocean Park	Dwg No.	23630-S0034831
Address	1680 18th Street	Designer	DH
	#101-1680 128th Street		Yvonne Overton

Date	July 24, 2020
Rev.3	Oct 23 2020 YS
Rev.4	Oct 6, 2020

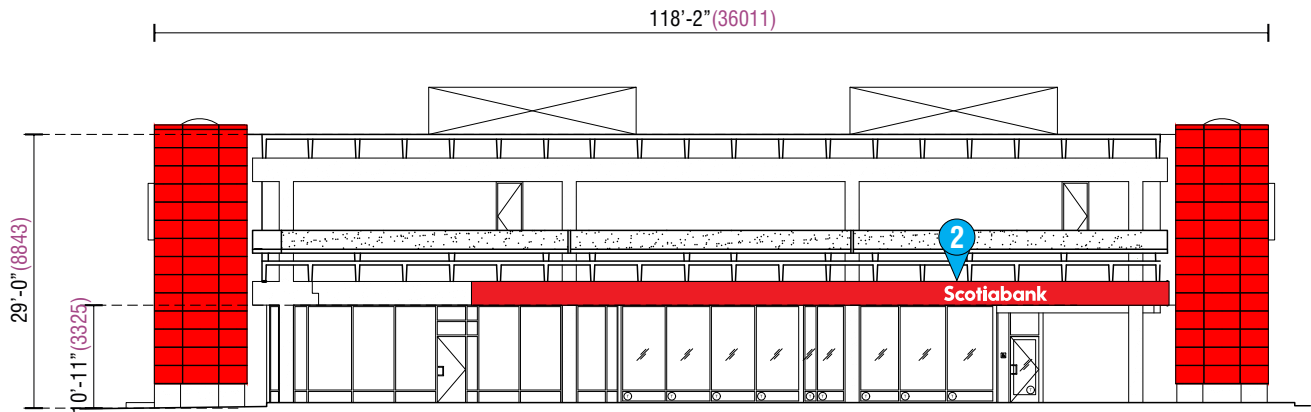
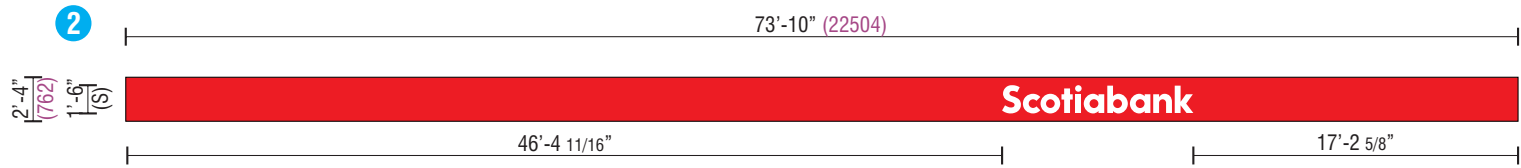
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West Elevation
Scale: 1/16" = 1'

Sign 2
Supply and install One (1) new s/f illuminated flex face display

- Graphics / Substrate**
Red 3630-33 vinyl
White Panagraphics 3 flex face
- Illumination**
White 6500k LEDs
Power supply placed inside box
- Construction**
New SignPro 1010 Aluminum Frameless Cover
New SignPro 1019 aluminum retainer
Signpro brace bracket
Aluminum tube face brace
SignPro 350 aluminum filler
24ga metal back
- Paint**
All exposed metal painted to match Red 4419

Notes
Provide vents as required

- White Panagraphic 3 Flex Face
- Red 3630-33 Vinyl
- Red 4419 Paint

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow one (1) additional fascia signs for a total of three (3) for the premises.	A maximum of two (2) fascia signs are permitted for each premises (Part 5, Section 27(2)(a))	The building is setback and hard to see for passing traffic. The existing freestanding sign and small logo on the first floor is not adequate for a property of this size.
2	To increase the allowable sign area of the premises to 26.8 square metres.	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, which in this case is 18.5 square metres. (Part 5, Section 27(2)(b))	The building is setback and hard to see for passing traffic. The existing freestanding sign and small logo on the first floor is not adequate for a property of this size.
3	To allow a ground floor tenant to locate fascia signage above the first floor.	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.))	Scotiabank is the largest tenant in the building.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0003-00

Issued To:

(the "Owner")

Address of Owner:

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: 008-827-770

Southerly 56.5 Feet Lot 1 Section 17 Township 1 New Westminster District Plan 20471

1680 – 128 Street

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) To vary Part 5 Section 27(2)(a) to increase the total number of fascia signs from two (2) to three (3) signs on the site pertaining to unit 102 1680 – 128 Street.
 - (b) To vary Part 5 Section 27(2)(b) to increase the allowable combined sign area pertaining to unit 102 1680 – 128 Street from 18.5 square metres to 26.8 square metres.
 - (c) To vary Part 5 Section 27(2)(a.1)(ii.) to allow a ground floor tenant to locate fascia signage above the ground floor.
4. This development variance permit applies to only the 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.

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 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

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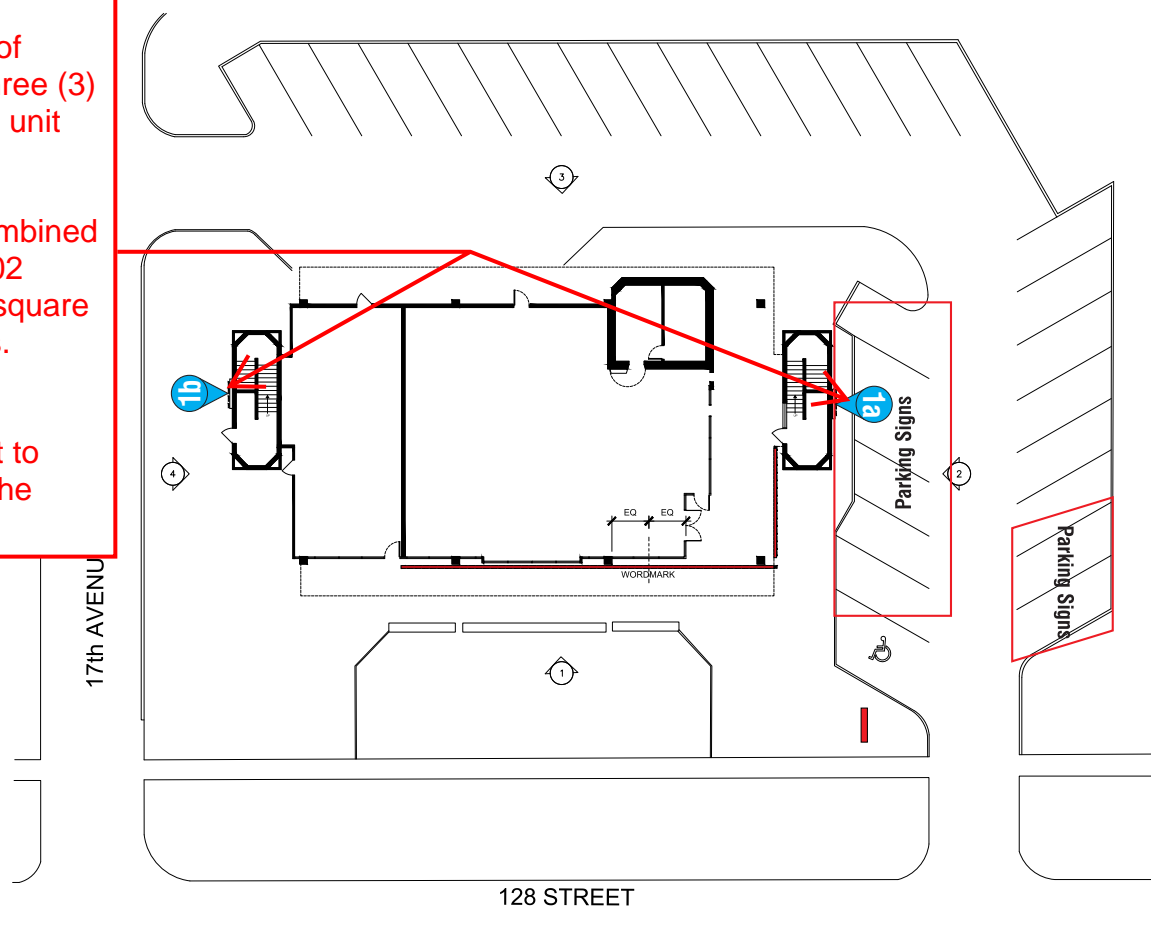
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Development Variance Permit to:

A) increase the total number of fascia signs from two (2) to three (3) signs on the site pertaining to unit 102 1680 – 128 Street.

B) increase the allowable combined sign area pertaining to unit 102 1680 – 128 Street from 18.5 square metres of 26.8 square metres.

C) allow a ground floor tenant to locate fascia signage above the ground floor.



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Address	1680 18th Street Surrey, BC

Dwg No.	23630-S0034831
Designer	DH
Sales	Yvonne Overton

Date	July 24, 2020
Rev.1	Nov 13, 2020 YS
Rev.2	April 21, 2021 YS

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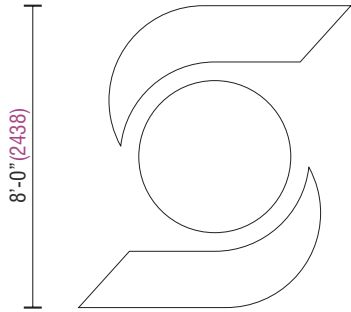
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1.1 & 1.2

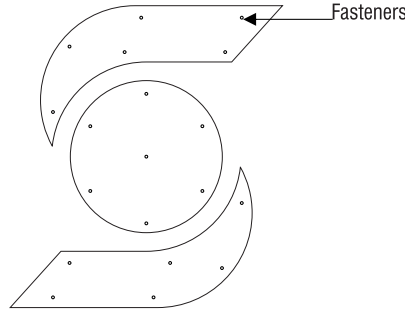
7'-2 5/8" (2200)

3"
(76)

ENGINEERED DRAWING



8'-0" (2438)



Fasteners

Req. 2

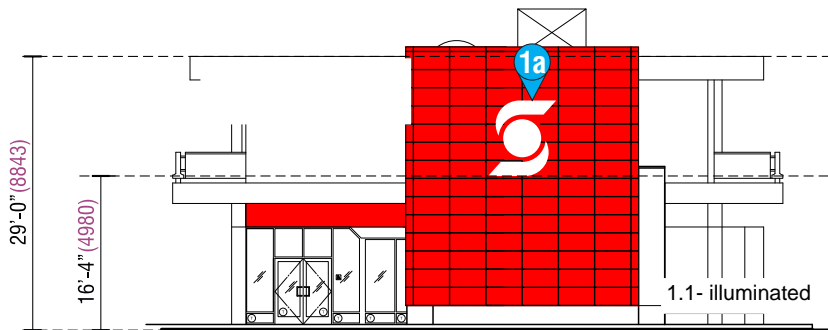
Weight: ±110lbs

Front View

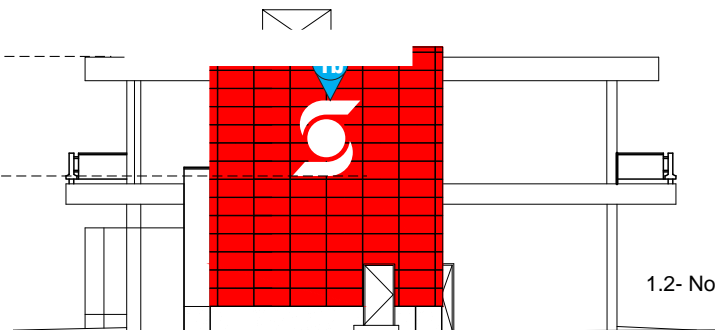
Side View

60'-10" (18544)

60'-10" (18544)



South Elevation
Scale: 1/16" = 1'



North Elevation
Scale: 1/16" = 1'

Sign 1a

Supply and install (1) new s/f illuminated

White Lexan face

Illumination

White 6500K LED's,
Power supply placed in globe, conduit
between sections, installed at back

Construction

1" White vinyl trim retainers complete with
anti-blow out clips
3" - .050 white aluminum returns
3mm ACP backs

Note

Provide drain holes as required

Sign 1b

Supply and install (1) new s/f non-illuminated
logos

Graphics / Substrate

White Lexan face

Construction

1" White vinyl trim retainers complete with
anti-blow out clips
3" - .050 white aluminum returns
3mm ACP backs

White Lexan faces