

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0273-00

Planning Report Date: December 6, 2021

PROPOSAL:

- **Development Permit**

to permit a comprehensive sign design package for existing multi-tenant commercial buildings.

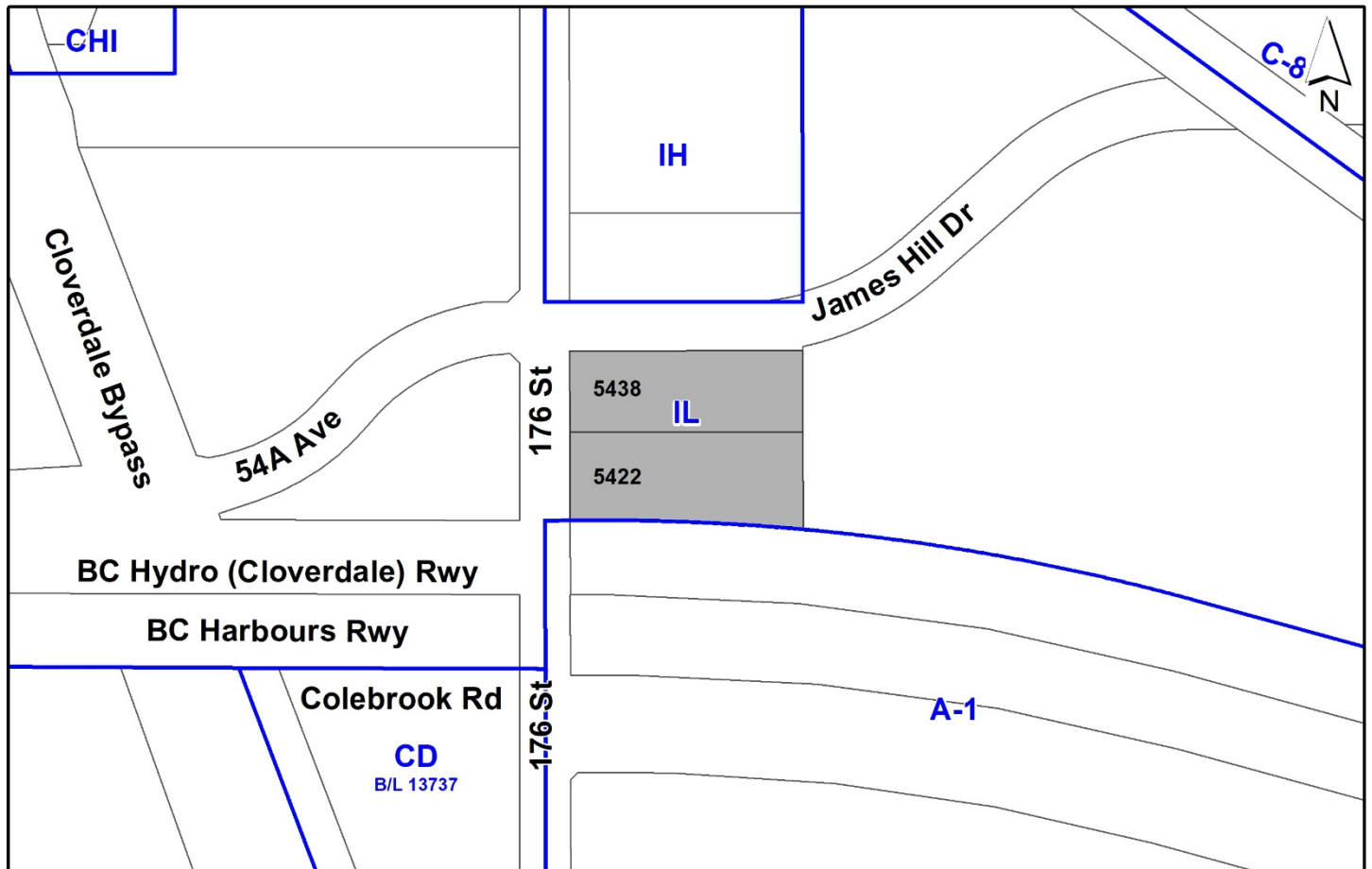
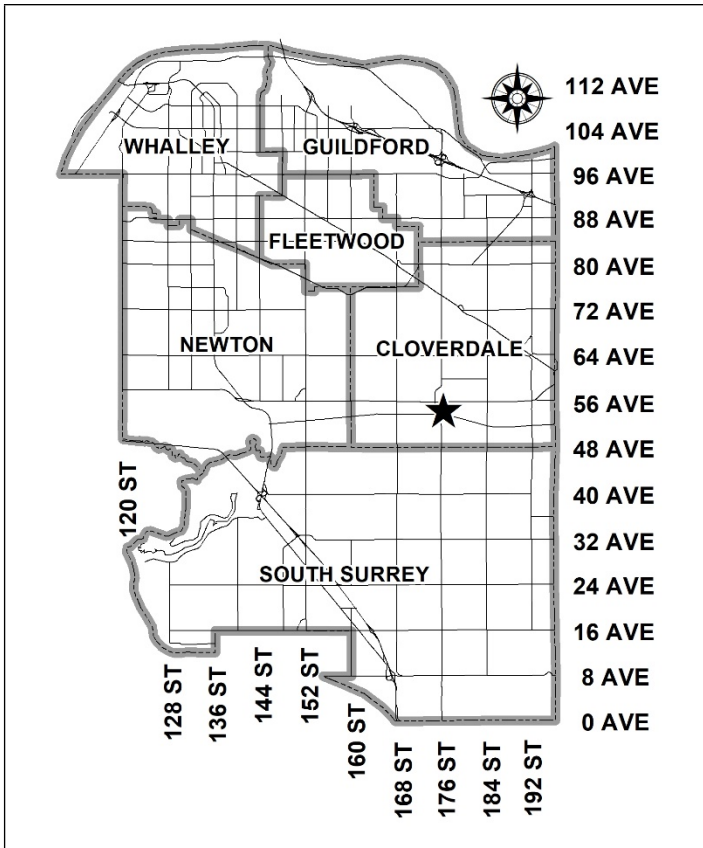
LOCATION: 5422 - 176 Street

5438 - 176 Street

ZONING: IL

OCP DESIGNATION: Industrial

TCP DESIGNATION: Industrial /Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the Sign By-law through a comprehensive sign design package to decrease the minimum allowable projection from the face of an exterior wall from 1.2 metres to 0.9 metres.

RATIONALE OF RECOMMENDATION

- The existing awning signs have a high-quality design and are of an appropriate size and scale in relation to the size and scale of the existing buildings.
- The awnings are important for wayfinding and element protection for customers accessing the businesses.
- Reduced awning projection from the face of an exterior wall will minimize potential impact on parking areas fronting each commercial retail unit.

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. 7921-0273-00 (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 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	Multi-tenant industrial buildings	Industrial/Business Park	IL
North (Across James Hill Drive):	Commercial vehicle gas station	Industrial/Business Park	IH
East:	Vacant industrial lot under Development Application No. 7921-0227-00 (pre-Council)	Industrial/Business Park	IL
South (including across Rail Right-of-Way and Colebrook Road):	Agricultural land	Industrial and Agricultural in the OCP	A-1
West (Across 176 Street):	Highway maintenance and infrastructure services facility	Industrial/Business Park	IL

Context & Background

- The subject multi-tenant commercial buildings are located at 5422 and 5438 – 176 Street.
- The subject site is designated Industrial in the Official Community Plan (OCP), Industrial/Business Park in the Cloverdale Town Centre Plan (TCP) and is zoned "Light Impact Industrial Zone (IL)".

- The Building Division identified unpermitted awning construction in 2014 for the building located at 5422 – 176 Street, and subsequently issued a Stop Work Violation. Further unpermitted awning construction subsequently proceeded for all units under 5422 and 5438 - 176 Street ahead of sign permit issuance, with reduced projection dimensions from exterior walls. This comprehensive sign design package Development Permit is proposed to authorize the awning signage on both subject sites.
- Under Part 1 Introductory Provisions, Section 9(2) Variance of Sign By-law No. 13656, Council may grant variances to the Sign By-law through the approval of a Development Permit. This is considered when a Development Permit application, such as the current proposal, has been submitted to Council that includes a comprehensive sign design package containing a sign or signs that require variances of the Sign By-law.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is seeking a Development Permit to authorize ten (10) unpermitted awning signs, distributed across two multi-tenant commercial buildings as part of a comprehensive sign design package Development Permit Application.

Referrals

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

POLICY & BY-LAW CONSIDERATIONS

Comprehensive Sign Design Package

- As part of the subject comprehensive sign design package a total of ten (10) unpermitted awning signs are proposed to be authorized. Each existing awning sign consists of an aluminum frame covered in white nitelite fabric along with a removable sign face allowing for black vinyl graphics.
- The proposed awning signs have a clearance of 2.6 metres from grade, effectively meeting the 2.4 to 3 metre clearance requirements in the Sign By-law.
- The proposed awning signs project approximately 0.9 metres from exterior walls. As such a variance to the Sign By-law is required in order to accommodate the following:
 - Reduce the awning/canopy minimum projection from the face of the exterior wall from 1.2 metres to 0.9 metres.

Signage Assessment

- The proposed Sign By-law variance has merit as the existing awning signs have a quality design and are of an appropriate size and scale in relation to the size and scale of the existing building.

- The awnings are important for wayfinding and element protection for customers accessing the businesses.
- The reduced awning projection from the face of an exterior wall minimizes potential impact on parking areas fronting each commercial retail unit.
- The proposed comprehensive sign design package helps formalize all the installed awning sign construction on both subject sites.
- Staff supports the requested variances to accommodate the proposed signage as part of a comprehensive sign design package.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Proposed Sign By-law Variances Table
Appendix II. Development Permit No. 7921-0273-00

approved by Ron Gill

Ron Gill
Acting General Manager
Planning and Development

ELM/cm

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	Reduce the awning/canopy minimum projection from the face of the exterior wall from 1.2 metres to 0.9 metres.	The awning/canopy is projected from the face of the exterior wall by a minimum of 1.2 metres and maximum of 1.8 metres, and has a clearance of a minimum of 2.4 metres and maximum of 3 metres.	<p>The existing awning signs provide wayfinding and element protection for customers to access the businesses.</p> <p>The reduced awning projection from the face of an exterior wall minimizes potential impact on parking areas fronting each commercial retail unit.</p>

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7921-0273-00

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: 005-544-955
Lot 51 Section 5 Township 8 New Westminster District Plan 57265
5422 - 176 Street

Parcel Identifier: 005-544-980
Lot 52 Section 5 Township 8 New Westminster District Plan 57265
5438 - 176 Street

(the "Land")

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 7921-0273-00(1) through to and including 7921-0073-00 (7) (the "Drawings").
2. Signage shall be installed in conformance with the Drawings 7921-0273-00-00(1) through to and including 7921-0273-00(7).

3. 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 on Schedule A which is attached hereto and forms part of this development permit, and as shown on the comprehensive sign design package Drawings labelled 7921-0273-00(1) through to and including 7921-0273-00(7).

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.

Owner: (Signature)

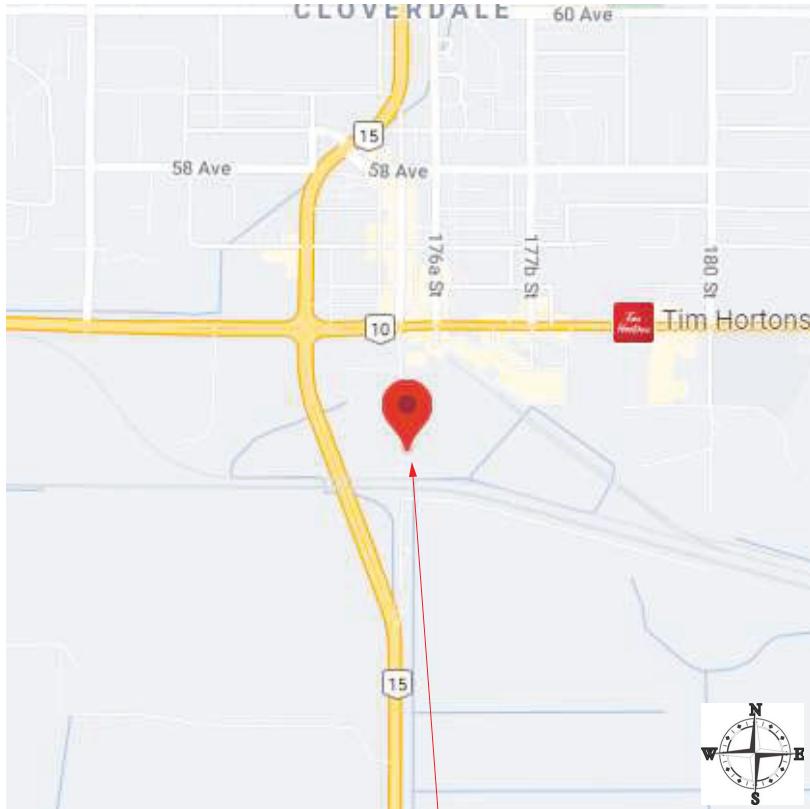
Name: (Please Print)

Sign By-law Variances

#	Variance	Sign By-law Requirement
1	Reduce the awning/canopy minimum projection from the face of the exterior wall from 1.2 metres to 0.9 metres.	The awning/canopy is projected from the face of the exterior wall by a minimum of 1.2 metres and maximum of 1.8 metres, and has a clearance of a minimum of 2.4 metres and maximum of 3 metres.

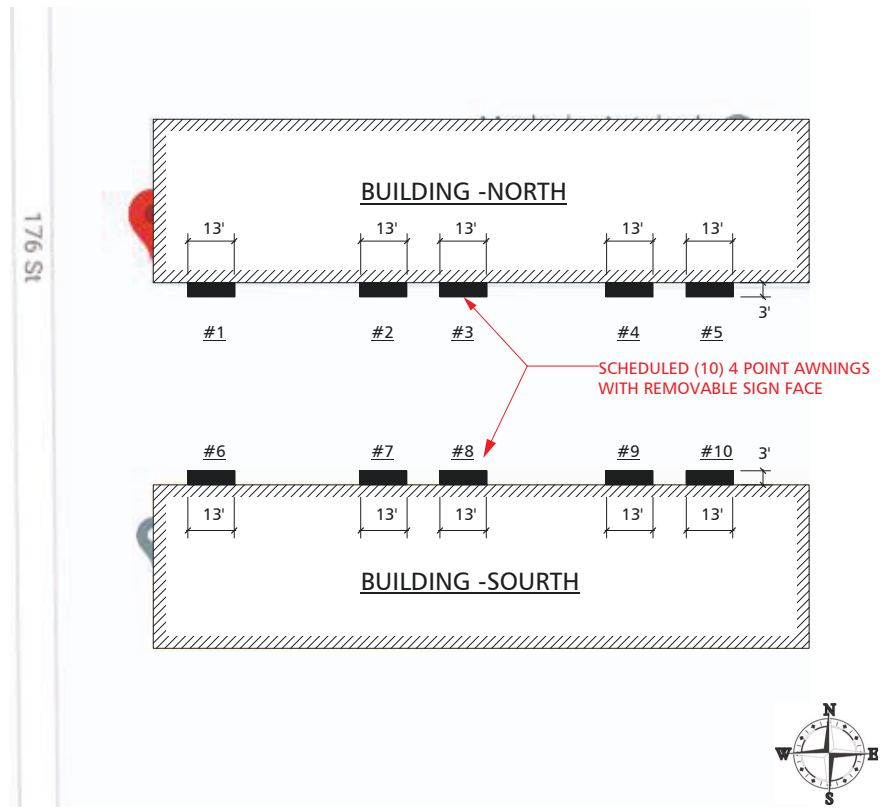
STRUCTURAL NOTE:

- 1) DRAWINGS REVIEWED FOR STRUCTURAL COMPLIANCE OF THE SIGNAGE(AWNING) SUPPORT SYSTEM ONLY. REVIEW DOES NOT PROVIDE WARRANTY FOR SIGN SUPPORT SYSTEM IN RELATION TO WATER INGRESS, THERMAL PERFORMANCE AND FIRE PROTECTION.
- 2) PROTECT ALUMINUM IN CONTACT WITH DISSIMILAR METALS IN MOIST CONDITIONS FROM GALVANIC CORROSION. PRIME AND PAINT SURFACES OR USE GASKETS WHERE APPLICABLE. USE STAINLESS STEEL OR GALVANIZED FASTENERS.
- 3) FRAME SHALL BE FULLY WELDED AS PER CSA-S157-05



1-1 PLAN
NTS

5422 / 5438 176 TH STREET SURREY, B.C.



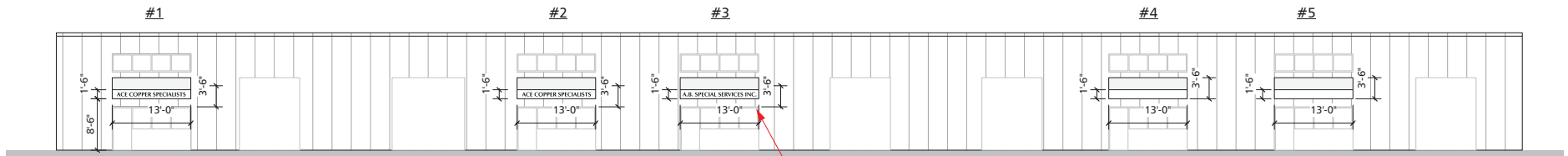
1-2 AWNING LOCATION
NTS

JOB #	PROJECT	DRAWING TITLE	SITE ADDRESS	SCALE	DATE	REVISION	PAGE
	WESMONT	PLAN / LOCATION	5422 / 5438 176 TH STREET, SURREY, B.C.	AS SHOWN	11-30-2020		1/5

Customer's Approval _____
Date: _____

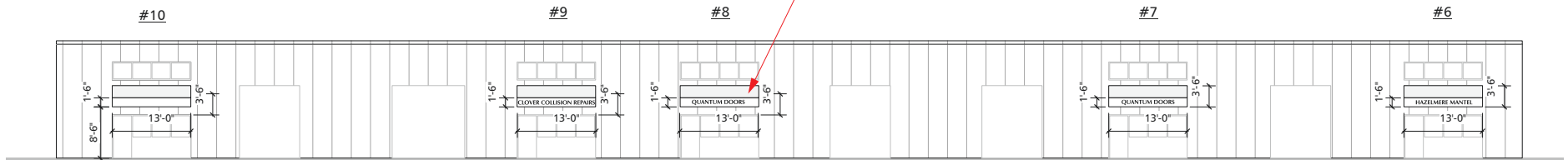
LANGLEY AWNING & SIGN
COMMERCIAL & RESIDENTIAL
TEL: (604) 530 2554
FAX: (604) 530 1382
Info@langleyawning.com

2-1 BUILDING NORTH - SOUTH ELEVATION
S/1:250



SCHEDULED (10) 4 POINT AWNINGS WITH REMOVABLE SIGN FACE

2-2 BUILDING SOUTH - NORTH ELEVATION
S/1:250



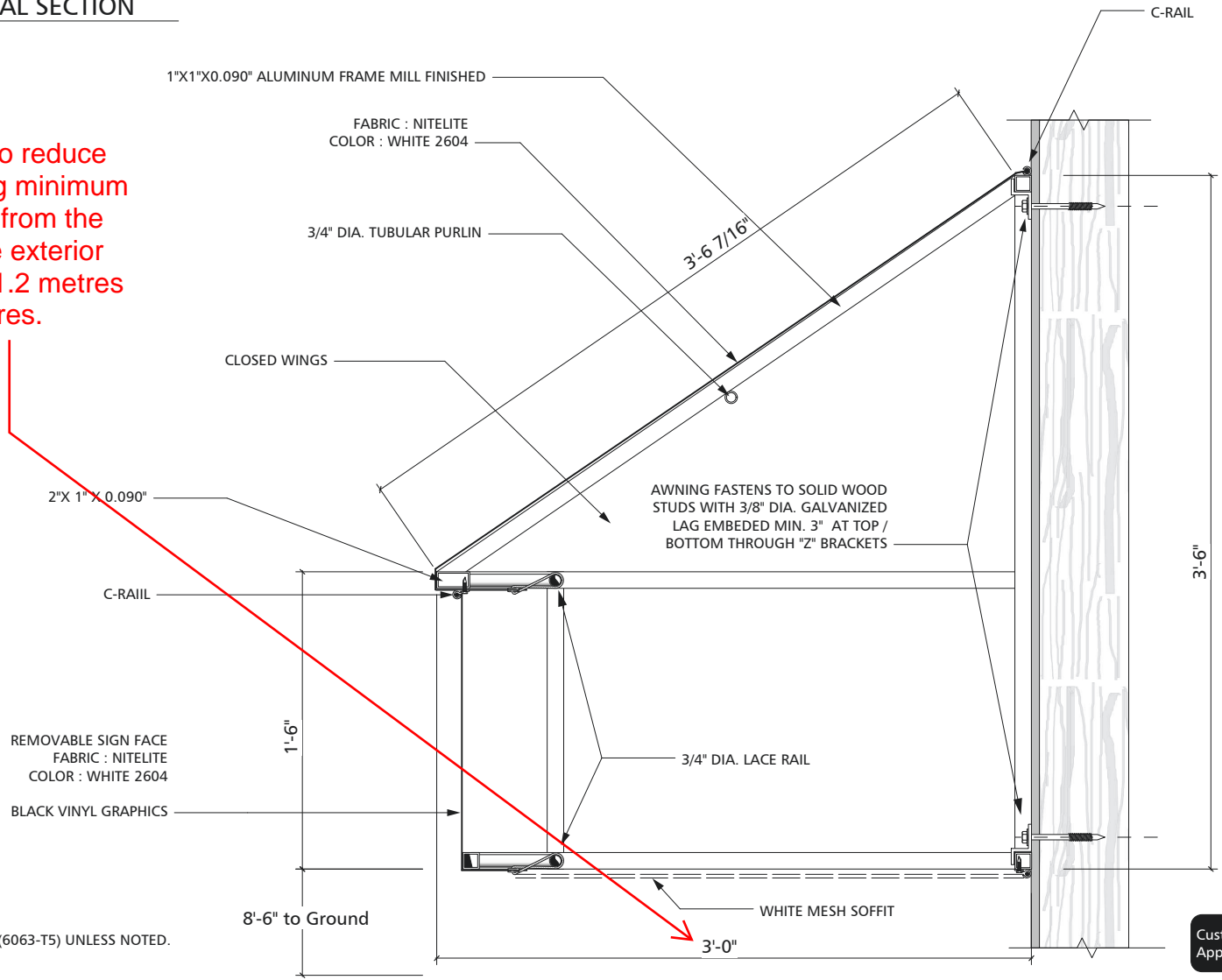
Customer's Approval _____
Date: _____

JOB #	PROJECT	DRAWING TITLE	SITE ADDRESS	SCALE	DATE	REVISION	PAGE
WESMONT		ELEVATION	5422 / 5438 176 TH STREET, SURREY, B.C.	AS SHOWN	11-30/2020		2/5

LANGLEY AWNING & SIGN
COMMERCIAL & RESIDENTIAL
TEL: (604) 530 2554
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Info@langleyawning.com

3-1 AWNING TYPICAL SECTION
 S/1 1/2" = 1'-0"

Variance to reduce the awning minimum projection from the face of the exterior wall from 1.2 metres to 0.9 metres.



ALL MEMBERS 1"X1"X0.090" ALUMINUM (6063-T5) UNLESS NOTED.
 *All sizes subject to site evaluation

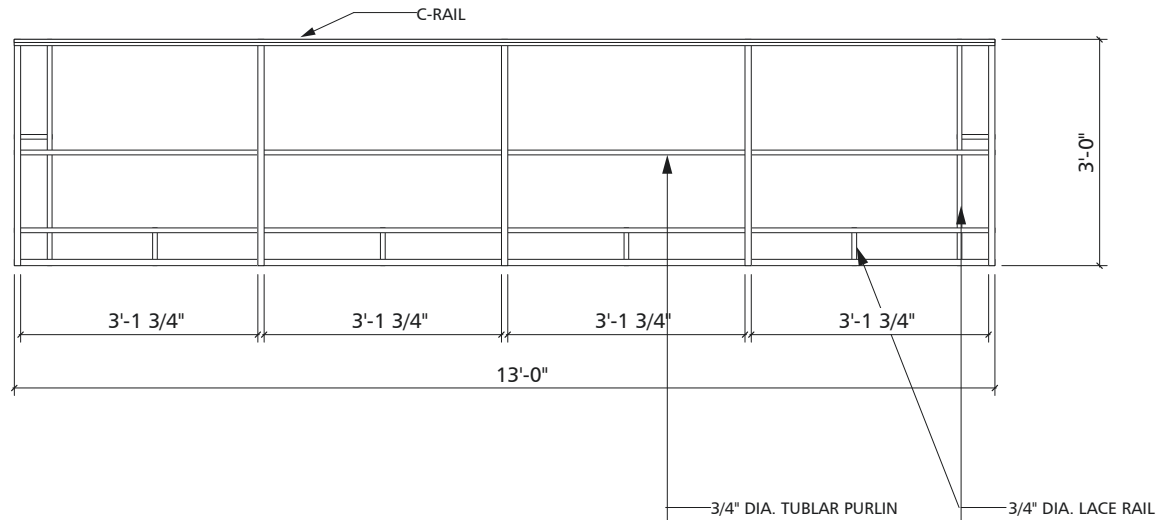
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JOB #	PROJECT	DRAWING TITLE	SITE ADDRESS	SCALE	DATE	REVISION	PAGE
WESMONT		SECTION	5422 / 5438 176 TH STREET, SURREY, B.C.	AS SHOWN	11-30/2020		3/5

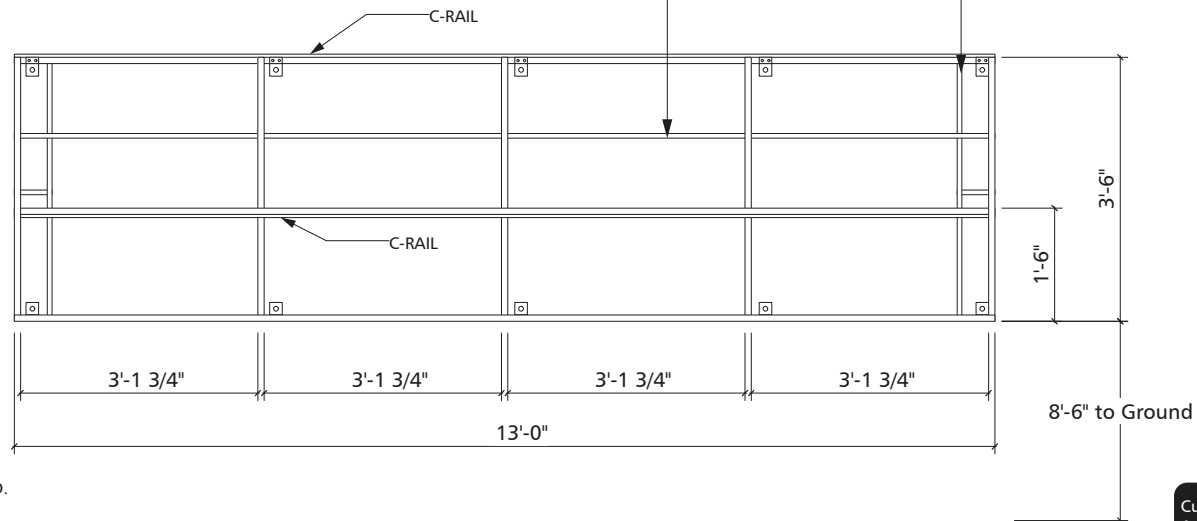
LANGLEY
AWNING & SIGN
 COMMERCIAL & RESIDENTIAL

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 info@langleyawning.com

4-1 AWNING FRAME PLAN
S/1/2" = 1'-0"



4-2 AWNING FRAME ELEVATION
S/1/2" = 1'-0"



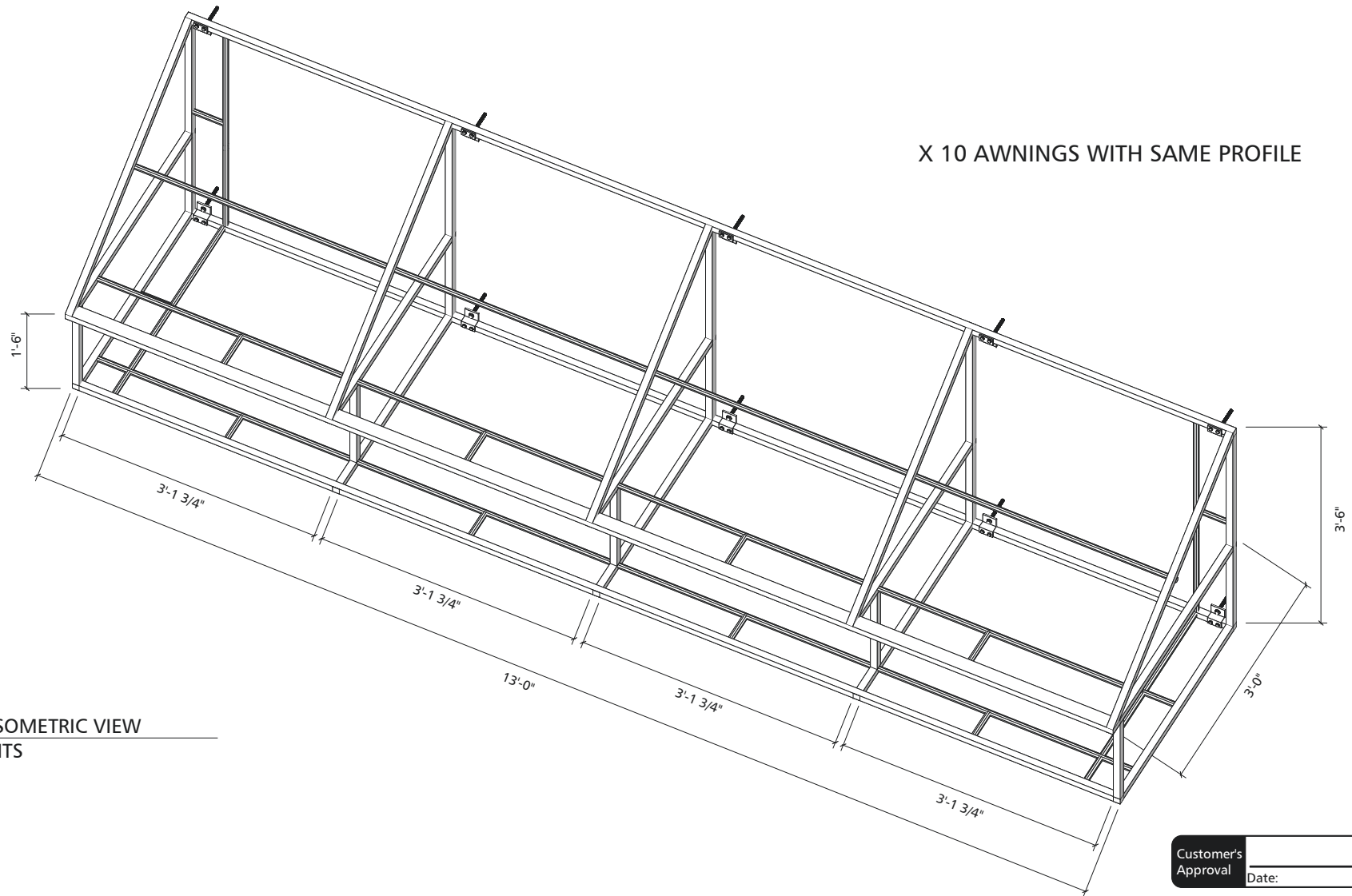
ALL MEMBERS 1"X1"X0.090" ALUMINUM (6063-T5) UNLESS NOTED.

*All sizes subject to site evaluation

Customer's Approval _____
Date: _____

JOB #	PROJECT	DRAWING TITLE	SITE ADDRESS	SCALE	DATE	REVISION	PAGE
	WESMONT	AWNING FRAME PLAN / ELEVATION	5422 / 5438 176 TH STREET, SURREY, B.C.	AS SHOWN	11-30-2020		4/5


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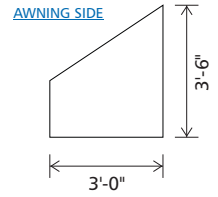
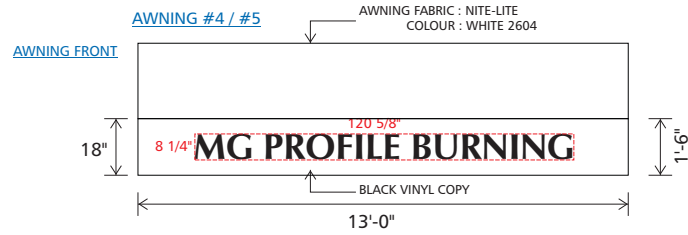
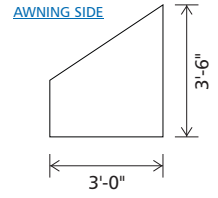
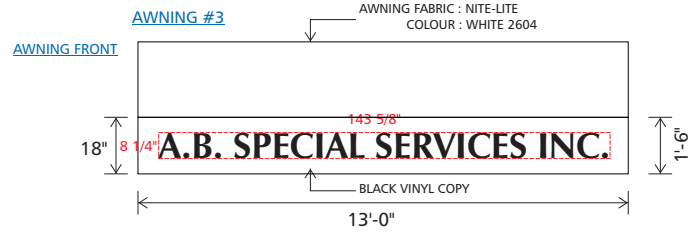
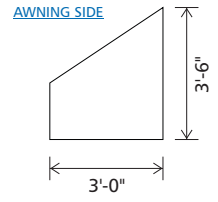
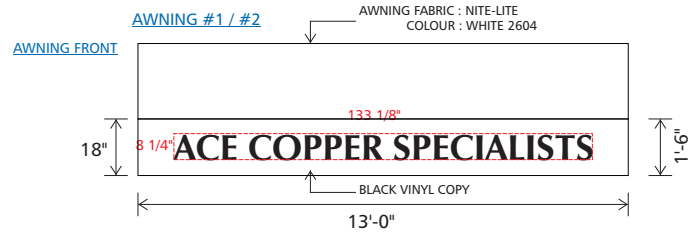
X 10 AWNINGS WITH SAME PROFILE

5-1 ISOMETRIC VIEW
NTS

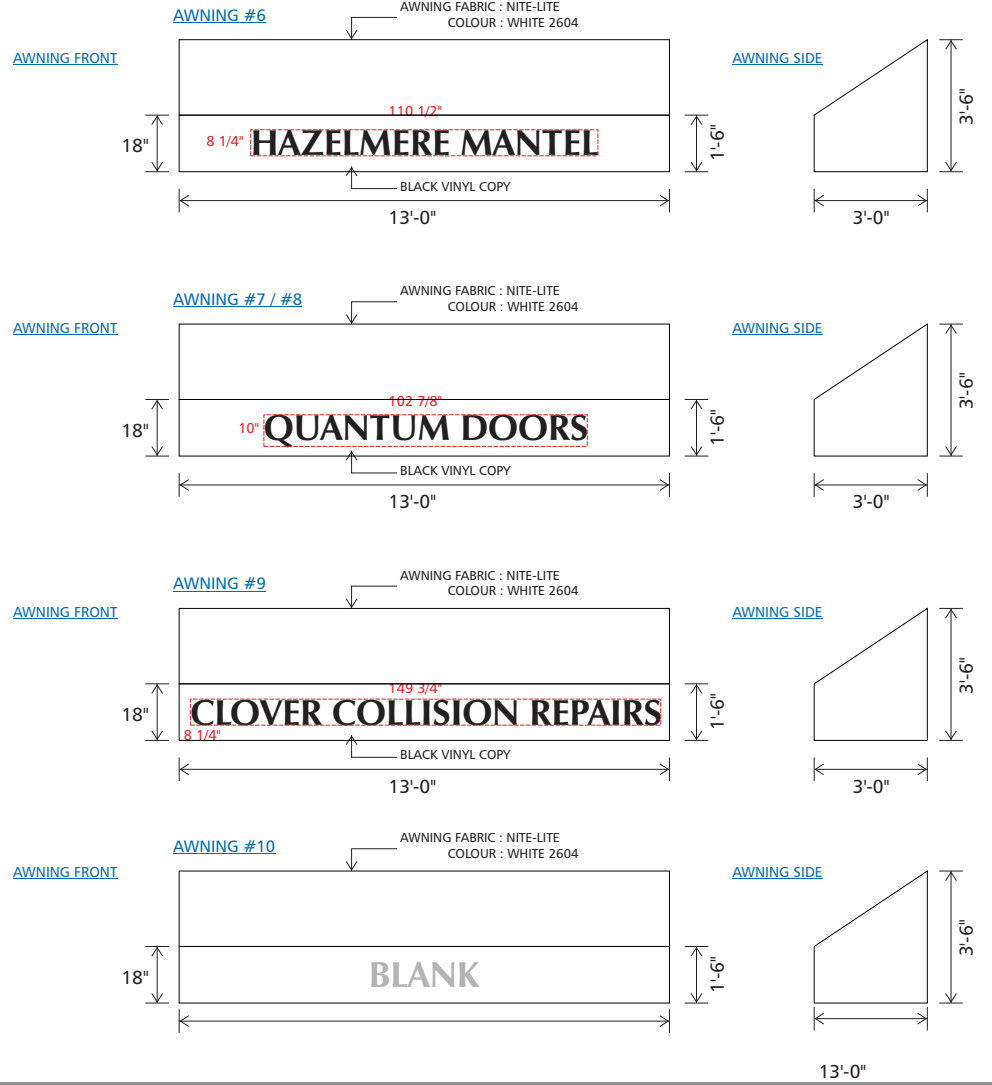
Customer's Approval _____
Date: _____

JOB #	PROJECT	DRAWING TITLE	SITE ADDRESS	SCALE	DATE	REVISION	PAGE
	WESMONT	ISOMETRIC VIEW	5422 / 5438 176 TH STREET, SURREY, B.C.	AS SHOWN	11-30/2020		5/5


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JOB #	PROJECT	DRAWING TITLE	SITE ADDRESS	SCALE	DATE	REVISION
	WESTMONT	AWNING ELEVATION / GRAPHICS	5438 176 ST. SURREY B.C.	AS SHOWN	07-06/2021	



JOB #	PROJECT	DRAWING TITLE	SITE ADDRESS	SCALE	DATE	REVISION
	WESTMONT	AWNING ELEVATION / GRAPHICS	5422 176 ST. SURREY B.C.	AS SHOWN	07-06/2021	