

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0143-00

Planning Report Date: May 30, 2022

PROPOSAL:

- **Development Variance Permit**

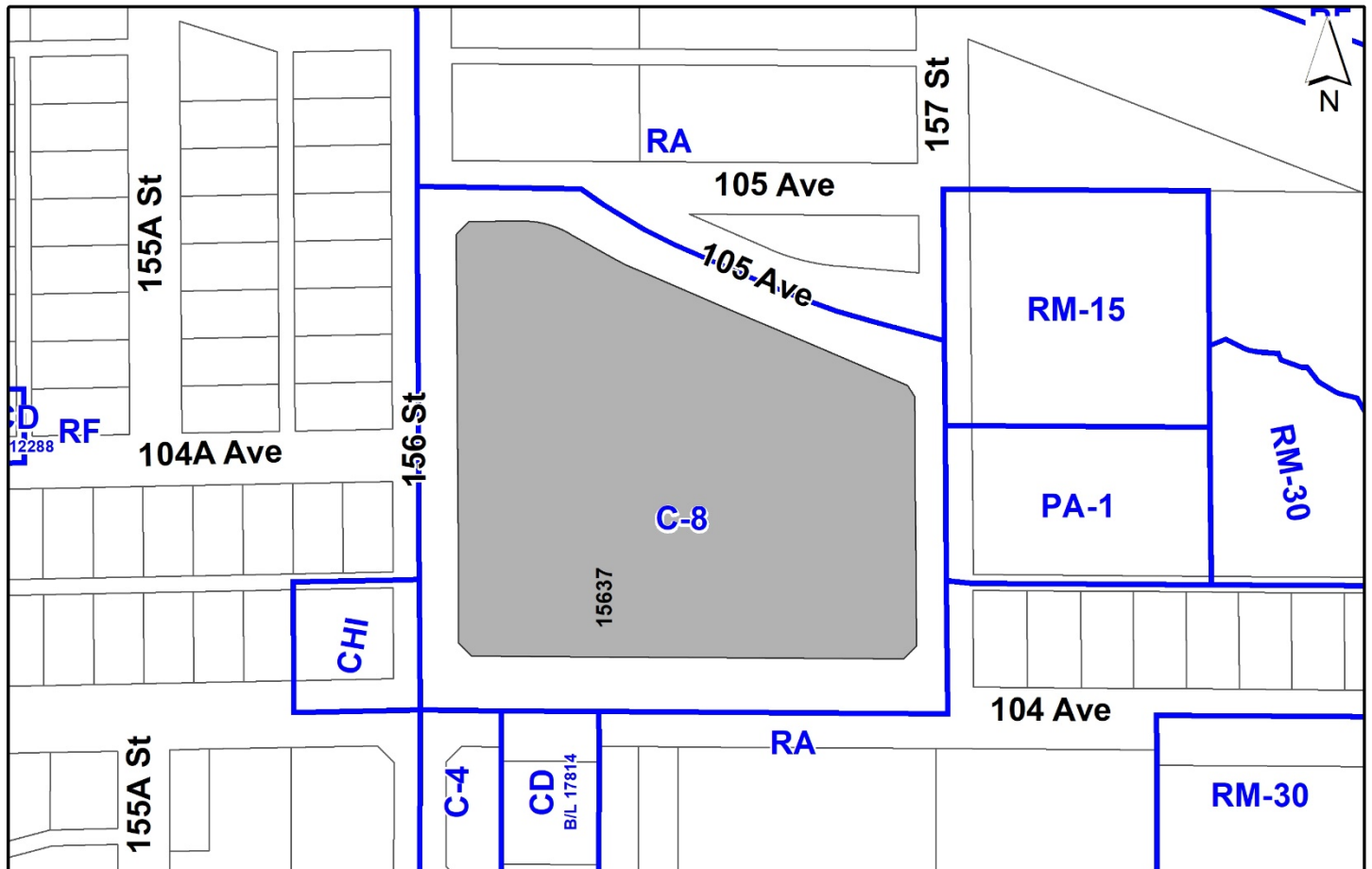
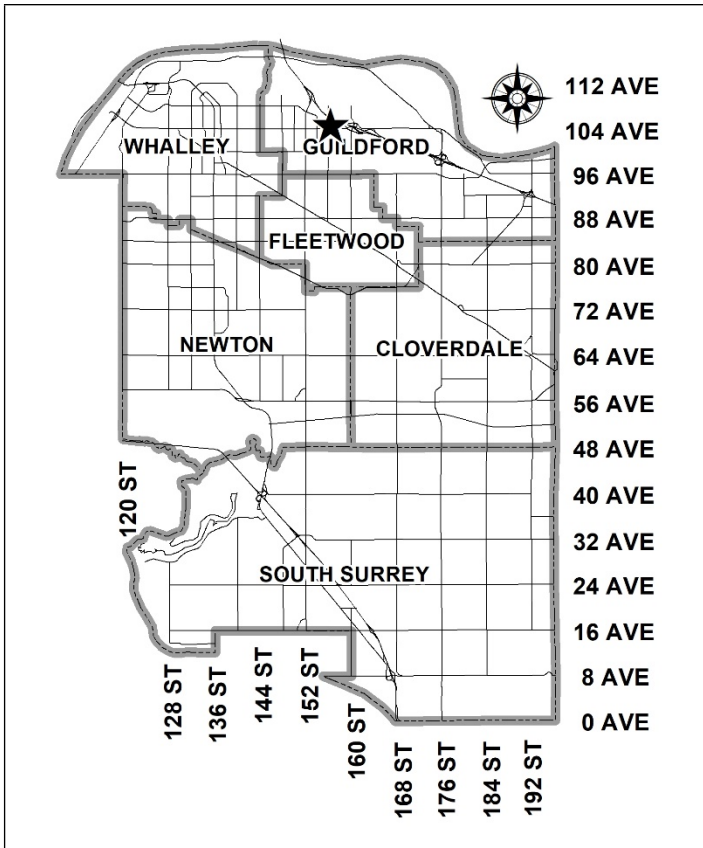
to permit installation of two fascia signs on different facades for a restaurant in the Guildford Village Shopping Centre.

LOCATION: Unit 104, 15637- 104 Avenue

ZONING: C-8

OCP DESIGNATION: Commercial

TCP: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to the Sign By-law to increase the maximum allowable combined sign area for a single tenant from 10.5 square metres to 12.2 square metres.

RATIONALE OF RECOMMENDATION

- The subject restaurant tenant is occupying two units. As such, the increased sign size makes efficient use of the premise frontage while still being reasonable in size in relation to the existing buildings and other fascia signage in the shopping centre.
- The signs are important for wayfinding purposes and will help direct customers both onsite and from 156 Street/104 Avenue.
- The proposed sign letter height is minimally taller than what is required under the approved Comprehensive Sign Design Package captured as part of Application No. 7917-0488-00 for this shopping centre (0.77 metres vs 0.70 metres). As such, there is minimal deviation in height compared to other tenant fascia signs in the shopping centre.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7922-0143-00 (Appendix I), to vary the Sign Bylaw as follows, to proceed to Public Notification:

- (a) to allow an increase to the maximum allowable combined sign area for a single tenant from 10.5 square metres to 12.2 square metres.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Existing Guildford Village shopping centre	Commercial	C-8
North (Across 105 Avenue):	Large residential lots and recently acquired Park land adjacent to Guilford Brook	Parks and Natural Areas, Riparian Buffer	RA
East (Across 157 Street):	Assembly Hall, Townhouses and Single detached homes	Townhouse or Rowhouse	RM-15/PA-1/RA
South (Across 104 Avenue):	Neighbourhood commercial store, apartment and Harold Bishop Elementary School	Low Rise Mixed Use, School	C-4/ CD (By-law No. 17814)/ RA
West (Across 156 Street):	Animal hospital and single detached homes	Low Rise Mixed Use, Low Rise Apartment	CHI, RF

Context & Background

- The subject site is located in Guilford at the northeast corner of 104 Avenue and 156 Street.
- The original Development Permit (No. 7913-0189-00) for the subject site received final approval in December 2016. This development application included a Development Permit, OCP Amendment, Rezoning, and a Development Variance Permit to allow for a commercial development.
- Further revisions to the overall site plan were completed under Application No. 7917-0488-00 which included the following significant changes:
 - the elimination of one (1) building (CRU F) along 104th Avenue, at the entrance to the site with six (6) buildings now proposed;
 - the addition of second floor office in the Anchor B building;

Fascia Sign Variance

- The applicant is requesting the following variance:
 - to allow an increase to the maximum allowable combined sign area for a single tenant from 10.5 square metres to 12.2 square metres.
- The proposed Sign By-law variance has merit as it provides a clear signage aesthetic for marketing and identification purposes and consists of high-quality design and materials.
- The signs are important for wayfinding purposes and will help direct customers both onsite and from 156 Street/104 Avenue.
- The proposed sign height is minimally taller than what is required in the Comprehensive Sign Design Package captured as part of Application No. 7917-0488-00. As such, there is minimal deviation in height compared to other tenant fascia signs in the shopping centre.
- Staff supports the requested variance for the proposed increased sign area.

INFORMATION ATTACHED TO THIS REPORT

Appendix I. Development Variance Permit No. 7922-0143-00

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

ELM/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0143-00

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: 030-036-241
Lot 1 Section 22 Block 5 North Range 1 West New Westminster District Plan EPP61085
Unit 104, 15637 - 104 Avenue

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) to vary Part 5, Section 27(2)(b) in order to increase the maximum allowable combined sign area for a single tenant from 10.5 square metres to 12.2 square metres.
4. This development variance permit applies to that 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.

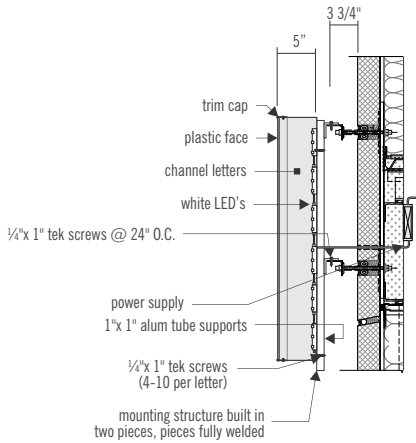
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

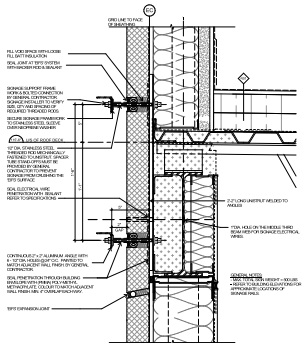
Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

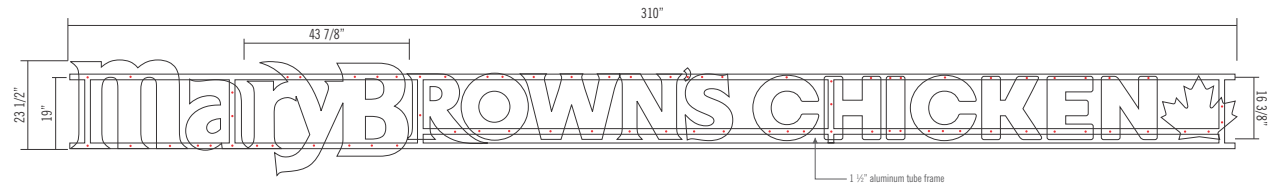
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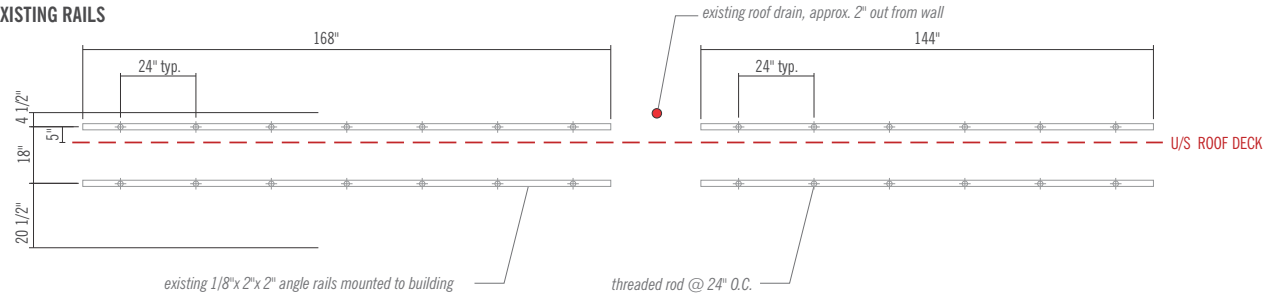
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SIGN



EXISTING RAILS



MOUNTING STRUCTURE



client signature

Client Approval

Approval Date

www.lovettsigns.ca

515 Hanlon Creek Blvd. Guelph ON
T: 519 822 9558
F: 519 822 2075
welcome@lovettsigns.ca

The representation of the signage depicted on this page is for illustrative purposes only and may not accurately reflect the actual size, location, specifications, or other attributes of the signage. Lovett Signs shall not be responsible or liable for any discrepancy whatsoever between any aspects of the signage as represented herein and the actual signage itself.

Client | Mary Browns
Address | 15637 104 Ave, Unit E4 & E5
Surrey, BC
Salesperson | Nikhil Jacob
Designer | FJ

Drawing # | MaryBrowns_Surrey_Guildford
Illumination | yes no
Start Date | Feb 24, 2022
Revision Date |

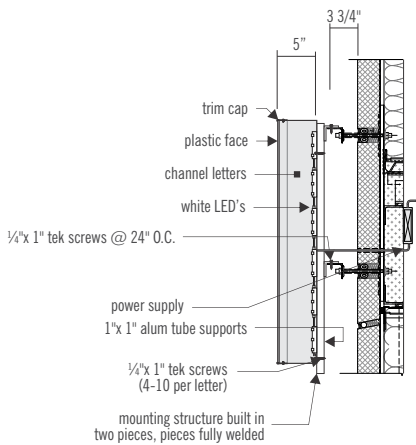
120V unless otherwise specified

Site Check | required complete

Scale | 1/4" : 1'

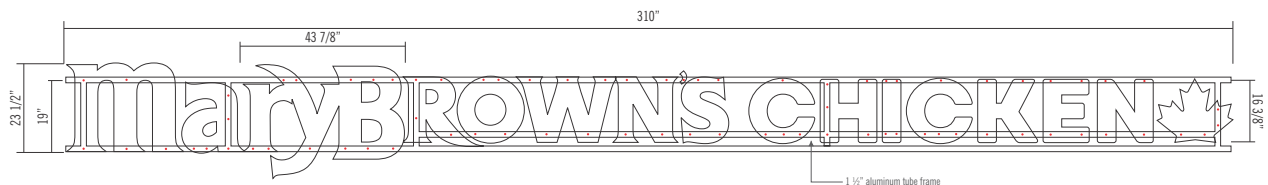
A
layout

2

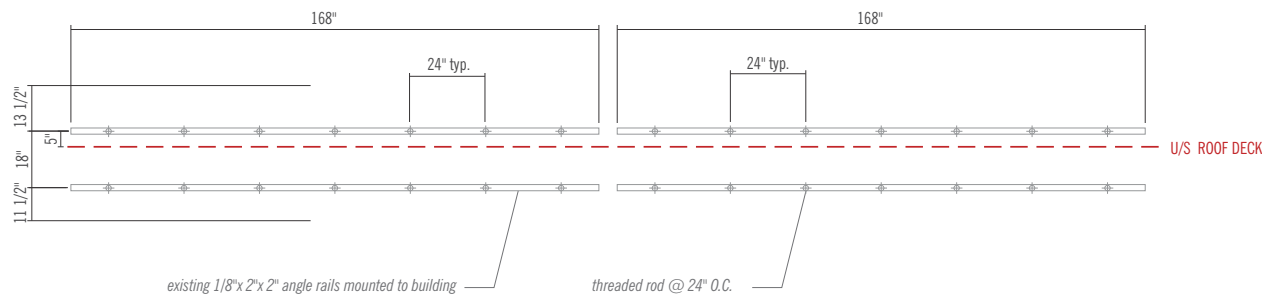


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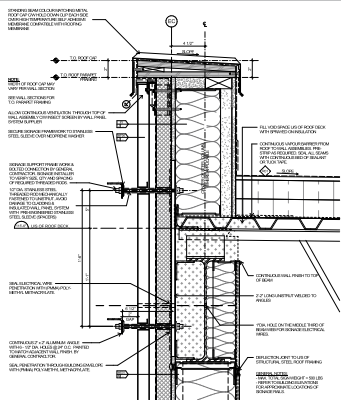
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MOUNTING STRUCTURE



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Revision Date |

120V unless otherwise specified

Site Check | required complete

Scale | 1/4" : 1'

B
layout

1



SOUTH ELEVATION

Signage Sq Footage: 65.66 sq ft / 6.10 sq m
 Building Elevation Sq Footage: 632.5 sq ft / 58.76 sq m
 Signage % to Elevation: 10.38%
 Weight: 160 lbs.

2



NORTH ELEVATION

Signage Sq Footage: 65.66 sq ft / 6.10 sq m
 Building Elevation Sq Footage: 632.5 sq ft / 58.76 sq m
 Signage % to Elevation: 10.38%
 Weight: 160 lbs.

- New Illuminated Channel Letters & Cameo**
- Router cut aluminum backer with black returns
 - Router cut 3/16" white acrylic with translucent vinyls applied to 1st surface
 - 1" black trim cap
 - White LED illumination
 - Letters to be mounted flush

- Colour Specifications:**
- VINYL - 3M 3630-147 Light European Blue
 - VINYL - 3M 3635-22 Black
 - VINYL - 3M 3635-74 Kumquat Orange
 - PAINT - Benjamin Moore 2015-10 (Electric Orange)
 - PAINT - Benjamin Moore 2120-30 (Witching Hour)

- Panel**
- Aluminum panel with 3" returns painted Benjamin Moore 2120-30
 - Aluminum band painted orange
 - Power supplies to be self contained

- COIL - black
- TRIM CAP - black

Allow an increase to the maximum allowable combined sign area for a single tenant from 10.5 square metres to 12.2 square metres.



SOUTH (front) ELEVATION



NORTH (rear) ELEVATION

client signature

Client Approval

Approval Date

www.lovettsigns.ca

LovettSigns

EST. 1936

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 T: 519 822 9558
 F: 519 822 2075
welcomelovettsigns.ca

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Client	Mary Browns	Drawing #	MaryBrowns_Surrey_Guildford	120V <small>offices otherwise specified</small>	
Address	15637 104 Ave, Unit E4 & E5 Surrey, BC	Illumination	yes <input checked="" type="checkbox"/> no <input type="checkbox"/>	Site Check	required <input checked="" type="checkbox"/> complete <input type="checkbox"/>
Saleperson	Nikhil Jacob	Designer	FJ	Start Date	Feb 24, 2022
				Revision Date	
				Scale	1/4" : 1'



layout

All artistic renderings copyright Lovett Signs & Neon Inc., A minimum of \$500 will be charged if this artistic rendering is used in whole or in part without written consent. - Client must approve artwork prior to any production, any changes/alterations to signage after approval will be subject to additional charges.

