

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0214-00

Planning Report Date: August 8, 2022

PROPOSAL:

- **Development Variance Permit**

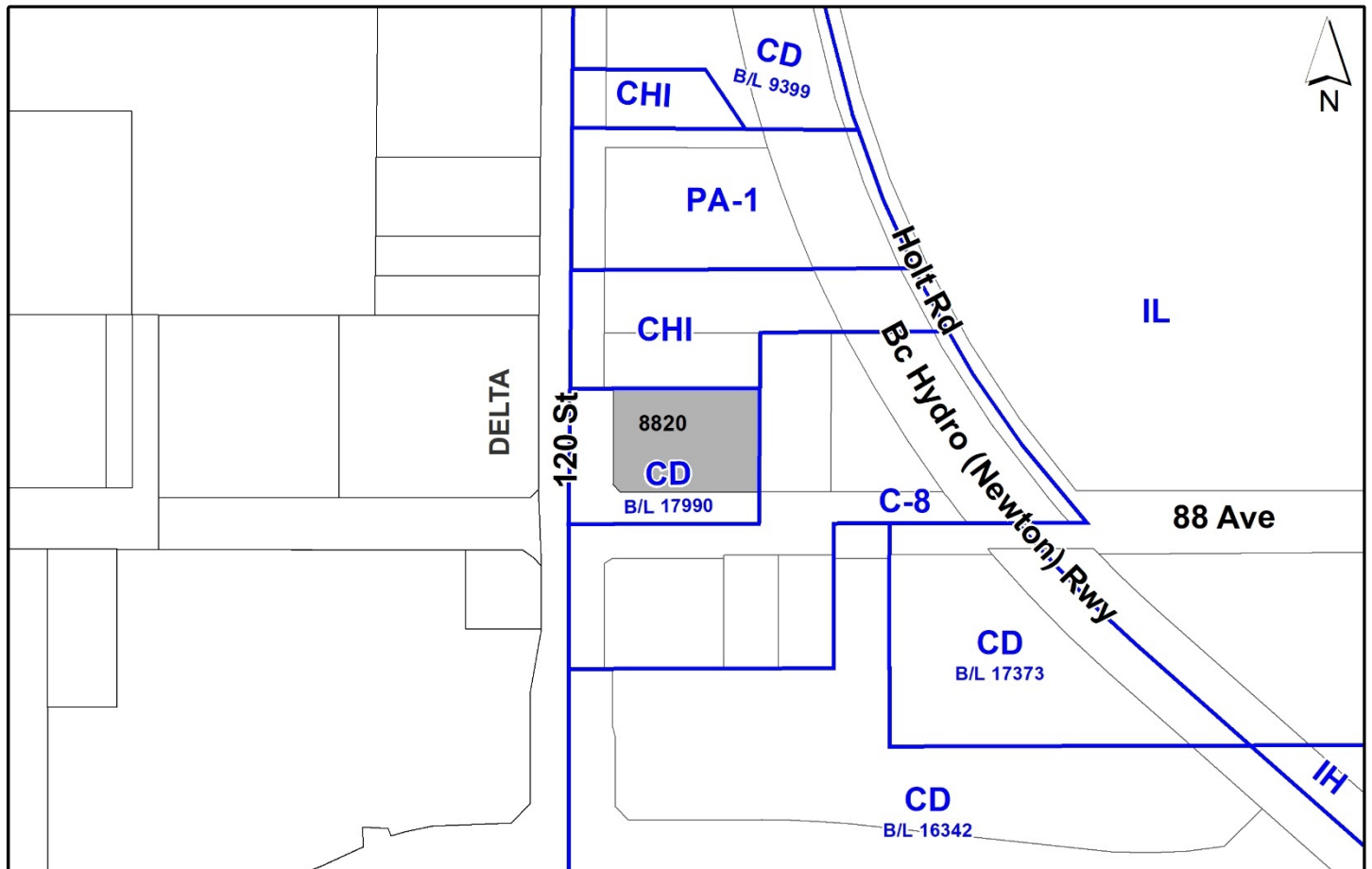
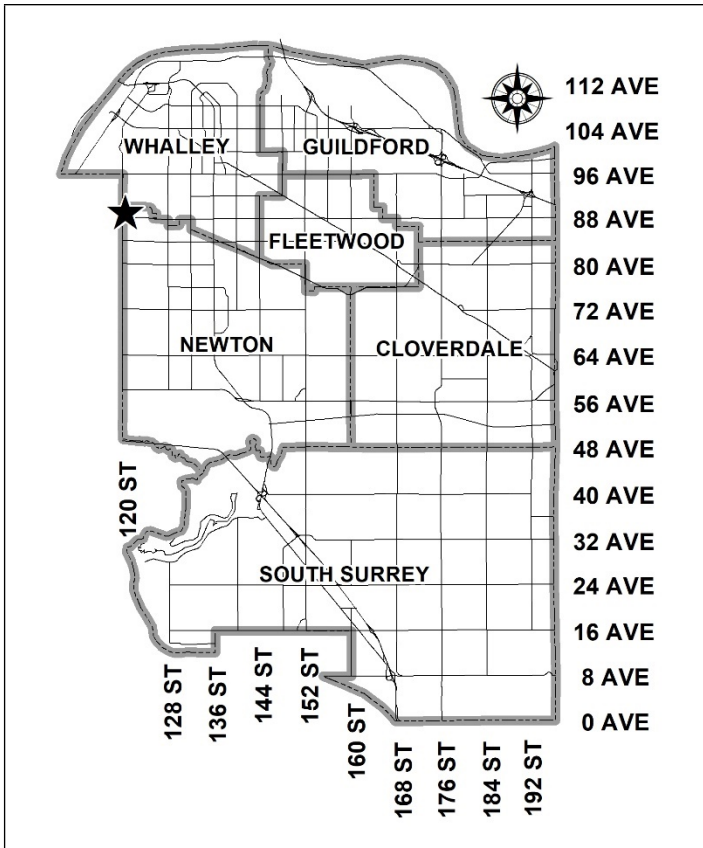
to permit installation of an above ground fascia premises identification sign for a three-storey commercial building.

LOCATION: 8820 - 120 Street

ZONING: CD

OCP DESIGNATION: Commercial

LAP DESIGNATION: General Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing a variance to the Sign By-law to allow a fascia sign identifying the building to be located on the second-floor elevation as opposed to the top floor elevation.

RATIONALE OF RECOMMENDATION

- The applicant was already permitted to install a second second-storey fascia sign on the south side (fronting 88 Avenue and facing drivers moving northwards on 120 Street) of the building under Development Permit 7912-0335-00, adopted by Council at the regular Land Use Meeting on June 9, 2014. The applicant now proposes relocation of this permitted sign to the south side of the east elevation (facing drivers moving westwards on 88 Avenue).
- The proposed signage will assist drivers in wayfinding and accessing the on-site parking, as most drivers approach the site driving westbound on 88 Avenue.
- The proposed signage cannot be installed on the south side of the top floor façade of the east elevation as this corner near 88 Avenue is recessed to provide an office patio.
- The proposed quantity of signs and combined signage on the building complies with the maximum 15.3 square metres of non-free-standing sign area that the Sign By-law permits for this building.
- The proposed sign complies with the Official Community Plan's Form and Character Design Guidelines fascia sign guidelines in being non-backlit, distinct, and in a considered hierarchy with other fascia signs across the building facades.
- The proposed sign complies with the Official Community Plan's Form and Character Design Guidelines general design sign guidelines being legible from the pedestrian realm, avoiding glazing on the building, and complementing the building's architecture.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0214 (Appendix II) varying the Surrey Sign Bylaw as follows, to proceed to Public Notification:
 - (a) A fascia sign above the first storey may be located on the second storey of the east side of the building.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Multi-tenant three-storey commercial building	Commercial	CD
North (Abutting)	Community hall, shopping centre, grocery store	Commercial	CHI, C-8, CD
East (Across): BC Hydro (Newton) Railway	Film studio	Industrial	CD, IH
South (Across): 88 Avenue	Multi-tenant commercial buildings and shopping centre	Commercial	C-8, CD
West (Across): 120 Street	The City of Delta	The City of Delta	The City of Delta

Context & Background

- The subject site is located at the north east corner of 120 Street and 88 Avenue. The property is designated "Commercial" in the Official Community Plan (OCP) and zoned "Comprehensive Development Zone (CD)" (By-law No. 17990).
- The property is occupied by a three-storey commercial building.
- Council approved Development Permit No. 7912-0355-00 at the Regular Council - Land Use Meeting on June 9, 2014. This application proposed an above-ground premises identification fascia sign on the second-storey of the south façade (facing 88 Avenue and drivers moving northwards on 120 Street). This sign was not installed.

- (a) a fascia sign above the first storey may be located on the second storey of the east side of the building.
- The applicant was already permitted to install a second second-storey fascia sign on the south side (fronting 88 Avenue and facing drivers moving northwards on 120 Street) of the building under Development Permit No. 7912-0335-00, adopted by Council at the Regular Land Use Meeting on June 9, 2014. This sign was not installed, and the applicant proposes relocation to the south side of the east elevation (facing drivers moving westwards on 88 Avenue).
 - The proposed signage will assist drivers in wayfinding and accessing the on-site parking, as most drivers approach the site driving westbound on 88 Avenue.
 - The proposed quantity of signs and combined signage complies with the maximum 15.3 square metres of non-free-standing sign area that the Sign By-law permits for this building.
 - The proposed sign complies with the Official Community Plan's Form and Character Design Guidelines fascia sign guidelines.
 - The proposed sign complies with the Official Community Plan's Form and Character Design Guidelines general design sign guidelines as being legible from the pedestrian realm, avoiding glazing on the building, and complementing the building's architecture.

INFORMATION ATTACHED TO THIS REPORT

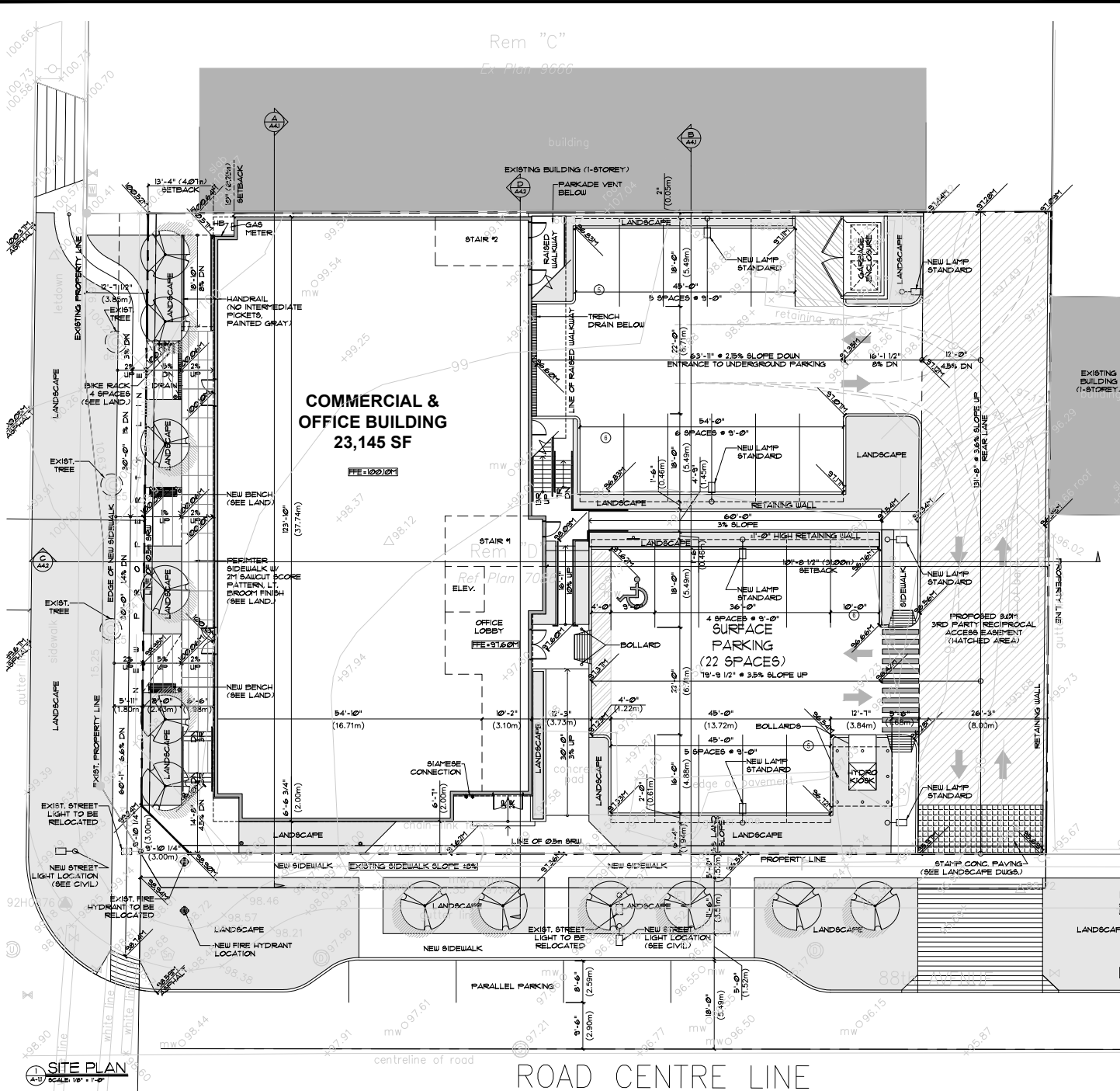
The following information is attached to this Report:

- Appendix I. Site Plan and East Elevation
Appendix II. Development Variance Permit 7922-0214-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

JK/cm



LOCATION MAP
SCALE: N.T.A.

PROJECT DATA:

LEGAL DESCRIPTION	: LOT 1 SECTION 31 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN EPP35136
CIVIC ADDRESS	: 8820 120TH STREET, SURREY, BC
ZONING	: CD ZONE (COMPREHENSIVE DEVELOPMENT)
TOTAL SITE AREA	: 25,623 SF (0.588 AC)
ROAD DEDICATION	: 1,342 SF (0.05 AC)
NET SITE AREA	: 24,281 SF (0.583 AC)
ACCESS EASEMENT	: 3,455.2 SF (0.08 AC)
BUILDING AREA	: 8,037 SF
SITE COVERAGE	: 33.1% (ON NET SITE AREA)

BUILDING DATA:

GROUND FLOOR, RETAIL	= 7,950 SF
SECOND FLOOR, OFFICE	= 8,037 SF
THIRD FLOOR, OFFICE	= 7,158 SF
TOTAL GFA	= 23,145 SF

PARKING STATISTICS:

GROUND FLOOR, RETAIL USE	= 3 SPACES PER 100 SM (1,075 SF)
Category 2: 4,001 SF - 50,000 SF GFA	7,950 SF / 1,075 x 3 23 SPACES
SECOND FLOOR, OFFICE USE	= 2 SPACES PER 100 SM (1,075 SF)
Office Use Above Ground	8,037 SF / 1,075 x 2 15 SPACES
THIRD FLOOR, OFFICE USE	= 2 SPACES PER 100 SM (1,075 SF)
Office Use Above Ground	7,158 SF / 1,075 x 2 14 SPACES
TOTAL PARKING REQUIRED	= 52 SPACES
TOTAL PARKING PROVIDED	= 71 SPACES (22 SURFACE + 49 PARKADE)
NO. OF SMALL CAR SPACES,	12 SPACES
17% PROVIDED (25% MAX. ALLOW.)	
NO. OF SPACES FOR DISABLED	= 2 SPACES
PARKING RATIO	= 3.07 / 1,000 SF

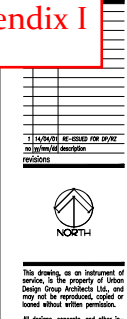
Reference: City of Surrey Zoning Bylaw 12000

BICYCLE STORAGE STATISTICS:

GROUND FLOOR, RETAIL USE	= 0.1 SPACES PER 100 SM (1,075 SF)
Category 2: 4,001 SF - 50,000 SF GFA	7,950 SF / 1,075 x 0.1 1 SPACE
SECOND FLOOR, OFFICE USE	= 0.6 SPACES PER 100 SM (1,075 SF)
Office Use Above Ground	8,037 SF / 1,075 x 0.6 4 SPACES
THIRD FLOOR, OFFICE USE	= 0.6 SPACES PER 100 SM (1,075 SF)
Office Use Above Ground	7,158 SF / 1,075 x 0.6 4 SPACES
TOTAL BICYCLE STORAGE REQUIRED	= 9 SPACES
TOTAL BICYCLE STORAGE PROVIDED	= 11 SPACES (4 @ GRADE + 7 PARKADE)

Reference: City of Surrey Zoning Bylaw 12000

- GENERAL NOTES:**
- BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.
 - LOCATION OF EXISTING OFF-SITE AND ON-SITE SERVICES SHOWN ARE BASED ON AVAILABLE AS-BUILT DRAWINGS AND ARE TO BE VERIFIED BY SURVEY.

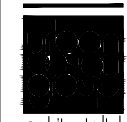


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consultant

COMMERCIAL & OFFICE BLDG.
8820 - 120TH STREET, SURREY B.C.
MANN CAPITAL MANAGEMENT CORP.



architects ltd.
600-1140 WEST PENDER
VANCOUVER, BC V6E 4C3
TELEPHONE 604-687-2234
FAX/MAIL 604-688-7981

Project number: 3333
Site title: **SITE PLAN**

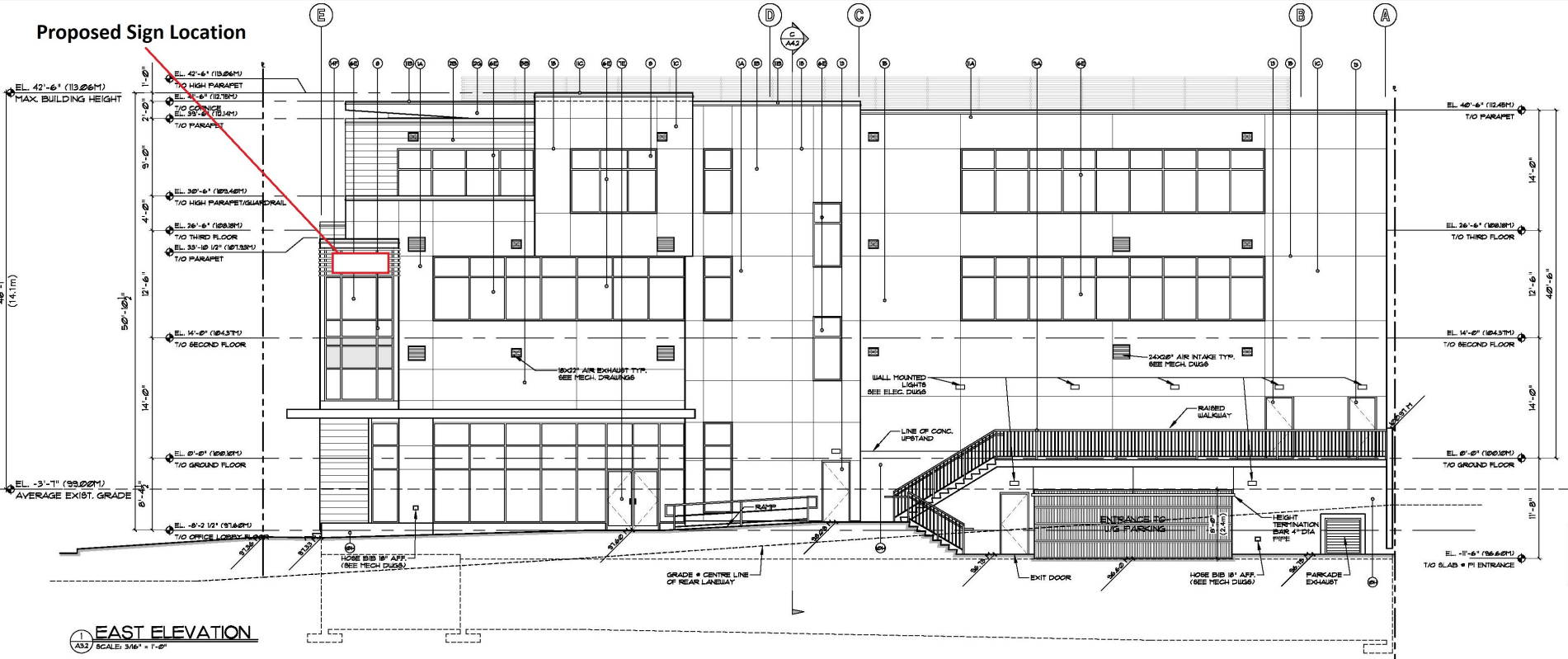
2013/03/06
DRAWN BY: [signature]
DATE: 03/06/13
SHEET NO: 01
SHEET TOTAL: 01

A-11

SITE PLAN
SCALE: 1" = 1'-0"

ROAD CENTRE LINE

Proposed Sign Location



EXTERIOR MATERIALS

- ① BRG BRICK
- ② CEMENT FIBREBOARD SING
- ③ ALUMINUM METAL PANELS
- ④ FIBRE CEMENT PANELS
- ⑤ STEEL 4 GLASS CANOPY
- ⑥ THERMALLY BROKEN ALUMINUM BI-PARTMENT GLAZING/WINDOWS
- ⑦ THERMALLY BROKEN ALUMINUM BI-PARTMENT DOOR
- ⑧ EPANDEK GLAZING
- ⑨ METAL RAILING
- ⑩ EXPOSED CONCRETE
- ⑪ PRE-FINISHED METAL FLAMM/PANCA
- ⑫ CEDAR SHIRT PANELS
- ⑬ HOLLOW METAL DOOR
- ⑭ METAL LOWE/SHAN BRACE LOWERS
- ⑮ REVEAL

EXTERIOR FINISHES

- ① BENJAMIN MOORE, 334-46 LITERSTONE
- ② BENJAMIN MOORE, 334-96 GILLING GRAY
- ③ BENJAMIN MOORE, 334-48 BRULE GRAY
- ④ WHITE
- ⑤ SATN ANODIZED ALUMINUM
- ⑥ NATURAL CEDAR STAIN
- ⑦ SANICLATED BRUSH FINISH

NOTE:
ALL PARCIA SIGNAGE WILL CONSIST OF INDIVIDUAL ILLUMINATED CHANNEL LETTERS. ALL SIGNAGE SHALL COMPLY WITH THE SURREY SIGN BY-LAW.

EAST ELEVATION
SCALE: 3/16" = 1'-0"

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0214-00

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:

029-337-828

Lot 1 Section 31 Township 2 New Westminster District Plan EPP35136

8820 - 120 Street

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) a fascia sign above the first storey may be located on the second storey of the east side of the building.
4. This development variance permit applies to only 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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached 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.

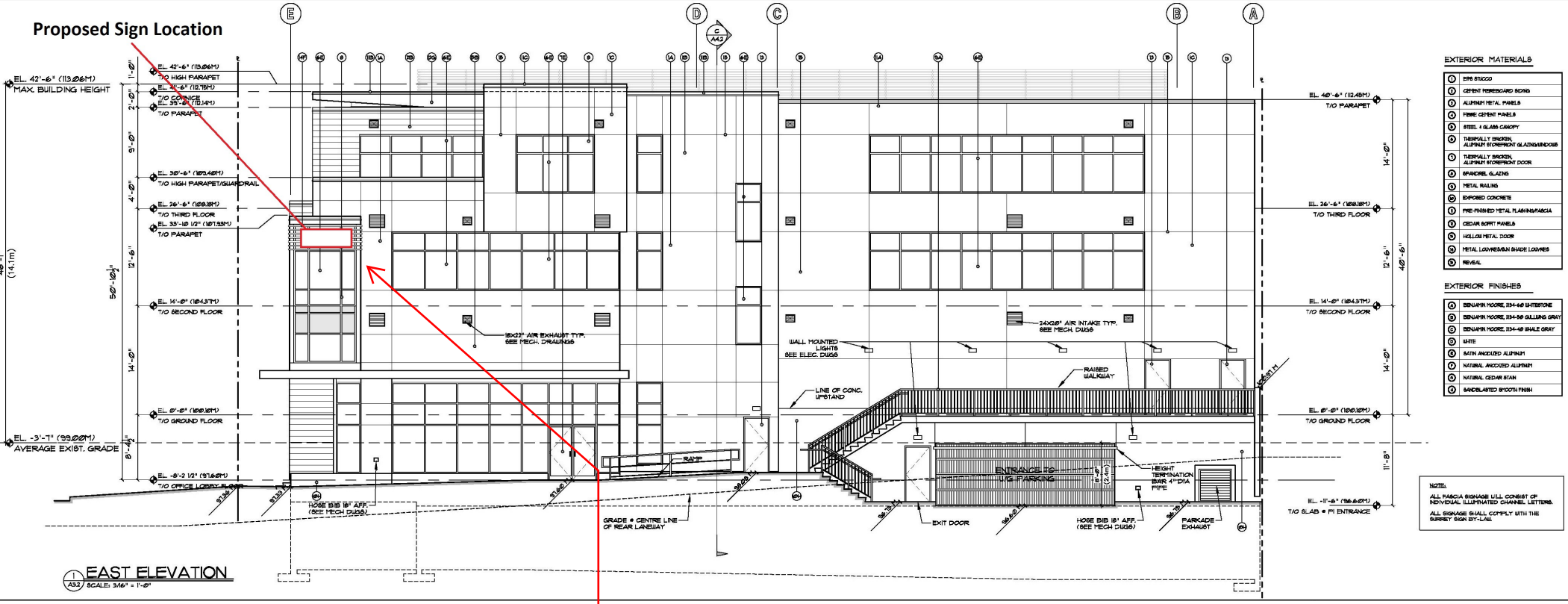
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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



DVP 7922-0214-00: to permit that a fascia sign above the first storey may be located on the second storey of the east side of the building.

205.7 cm x 71.1 cm LED Sign

