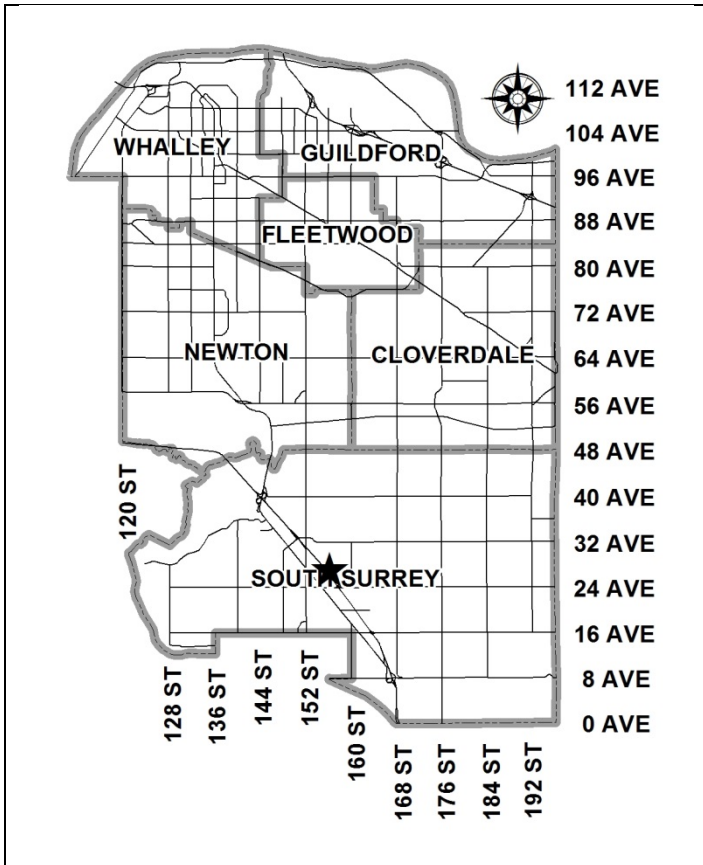


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0057-00

Planning Report Date: April 13, 2015

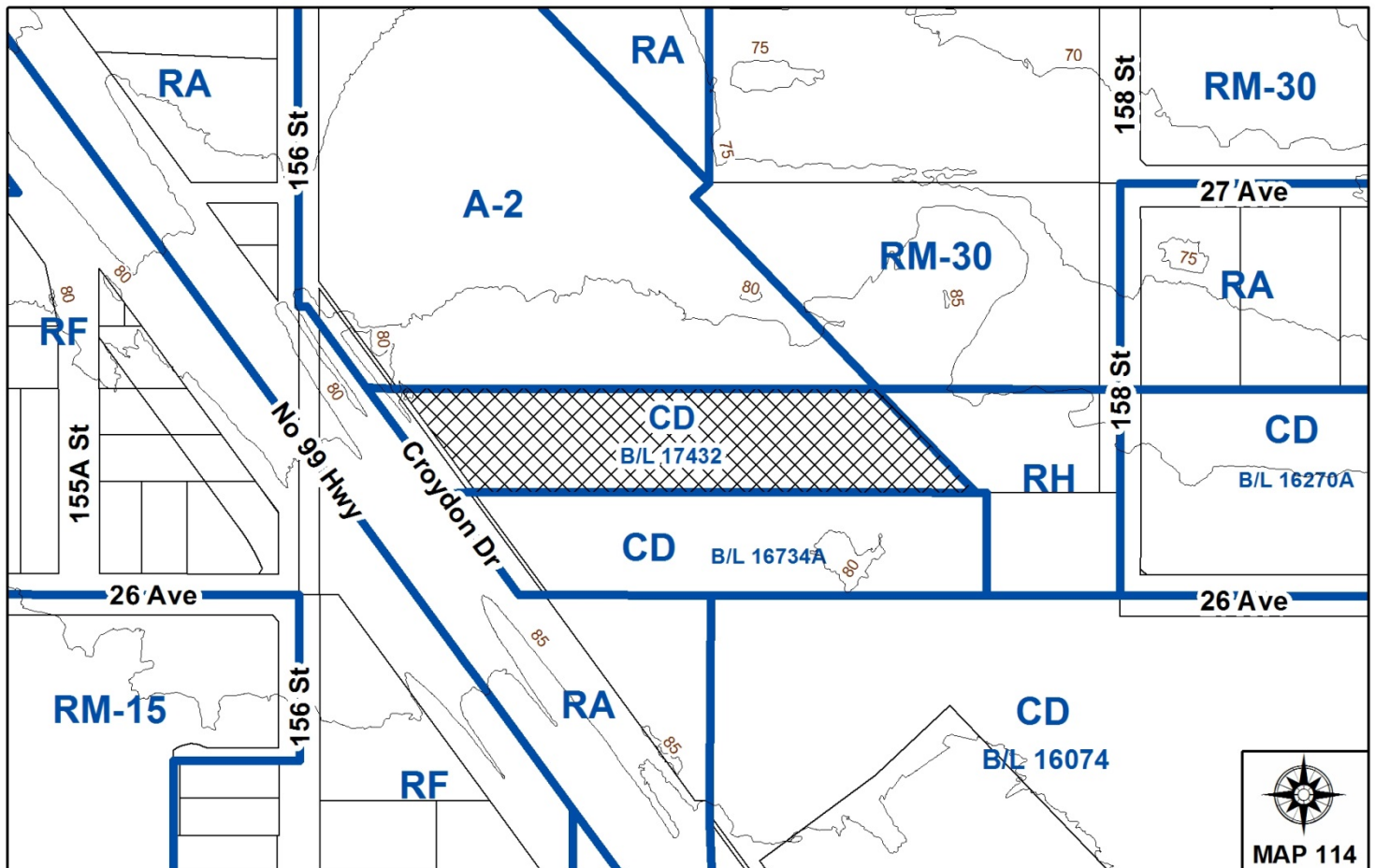


**PROPOSAL:**

- **Development Variance Permit**

in order to permit an additional fascia sign for a first floor tenant

**LOCATION:** 2630 - Croydon Drive  
**OWNER:** Buena Vista Ventures Inc.  
 Croydon Projects Inc.  
**ZONING:** CD (By-law No. 17432)  
**OCP DESIGNATION:** Mixed Employment  
**LAP DESIGNATION:** Business Park/Light Industrial and Buffer



### 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 permit one (1) additional fascia sign on the first storey of an existing four-storey, multi-tenant industrial building.

### RATIONALE OF RECOMMENDATION

- The proposed sign area complies with the Surrey Sign By-law, 1999.
- The proposed additional signage is not visible from the fronting street nor from Highway 99.
- The tenant proposing the additional signage occupies three individual units on the ground floor of the building, comprising the majority of floor space along the north façade.
- The tenant's premise has two entrances from the north façade, adjacent to the parking area, both of which access a reception area. Signage is proposed over each entrance.
- The proposed signage is modest in size, architecturally integrated with the building, and consistent with the approved Development Permit for the site.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0057-00 (Appendix IV) varying the following, to proceed to Public Notification:

- (a) to increase the allowable number of fascia signs for a single premise on the same façade of a building from one (1) to two (2).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Recently constructed & partially occupied multi-tenant light industrial building.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single family residential, soil processing and outdoor storage	Mixed Employment & Buffer/Business Park & Light Industrial (Hwy. 99 Corridor Plan)	A-2
East:	Single family residential and multi-family residential	Urban/20-30 u.p.a. Medium-High Density (Morgan Heights NCP)	RH & RM-30
South:	Multi-tenant industrial building	Mixed Employment & Buffer/Business Park & Light Industrial (Hwy. 99 Corridor Plan)	CD (By-law No. 16734A)
West (Across Croydon Drive and Highway 99):	Sunnyside Park	Urban/Townhouses (King George Highway Corridor Plan)	RF & RM-30

DEVELOPMENT CONSIDERATIONSBackground:

- The subject property at 2630 - Croydon Drive is a 1.20 hectare (2.96 acre) parcel zoned "Comprehensive Development Zone (CD)" (By-law No. 17432) and designated as "Mixed Employment" in the Official Community Plan (OCP). The subject site is split-designated in the Highway 99 Corridor Plan as "Business Park/Light Industrial" and "Buffer". The CD Bylaw allows for a range of light industrial, office, and service uses.

- The parcel currently contains surface parking and a 7,400 square metres (79,660 sq. ft.) four-storey multi-tenant building for which Development Permit 7911-0051-00 was issued by Council on March 12, 2012. The building is currently partially occupied.

Proposal:

- The applicant proposes to vary the Sign By-law in order to permit an additional fascia sign for a first floor tenant.
- The tenant proposing the additional signage occupies three (3) separate units on the first floor of the building, occupying 378.8 m<sup>2</sup> (4,077 square feet). This premise comprises the majority of floor space along the north façade of the building, and approximately 50% of the west façade. This tenant has two entrances from the north of the building, adjacent to the parking area (as shown in Appendix III).
- The Sign Bylaw allows for a maximum of two (2) fascia signs per premise in the building, provided that both are not located along the same façade of the premise.
- The additional fascia signage is proposed on the north façade of the building. Currently, the tenant has one sign on the north façade and one sign on the west façade, as shown in Appendix III. This third fascia sign requires a Development Variance Permit.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to increase the allowable number of fascia signs on the same façade of a building for a single premise from one (1) to two (2).

Applicant's Reasons:

- The tenant occupies the majority of the north façade of the building, where the sign is proposed. The tenant utilizes two entrances to the building in order for customers to access the reception area. It is currently not clear to customers that there are two (2) entrances to the premise.
- Each sign associated with the premise is on an individually articulated façade of the northern face of the building.

Staff Comments:

- The tenant proposing the additional fascia sign occupies three of the five individual ground floor units on the north side of the building. Had these units been occupied individually, the sign By-law and the approved Development Permit No. 7911-0051-00 would permit an individual fascia sign for each premise.

- The tenant occupies an area which includes two (2) separate entrances spaced approximately 12 metres (40 feet) apart. Both entrances are utilized for customers of this business. A fascia sign is proposed over each entrance to guide customers to separate access points.
- The proposed signage is consistent with the Approved Development Permit for the site and well incorporated with the building design.
- The signage is modest in size and is well within the maximum sign area permitted in the Sign By-law. It is comprised of individual white acrylic lettering routed into an aluminum face frame. The aluminum frame is colour-matched to the building.
- The rectangular and irregular shaped building is sited on the lot such that the shorter façade of the building faces Croydon Drive. The longer elevation of the building upon which the signage is proposed is largely not visible from Croydon Drive nor from Highway 99. Therefore, the proposed additional signage is also not visible from Croydon Drive or Highway 99.
- Staff support the proposed variance.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Sign By-law Variances Tables
Appendix III	Building Floor Plan
Appendix IV.	Development Variance Permit No. 7913-0057-00 (including Building Elevations and proposed signage)

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

DS/da

\\file-server1\net-data\csdc\generate\areaproduct\save\12399211036.doc  
DRV 4/9/15 3:25 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

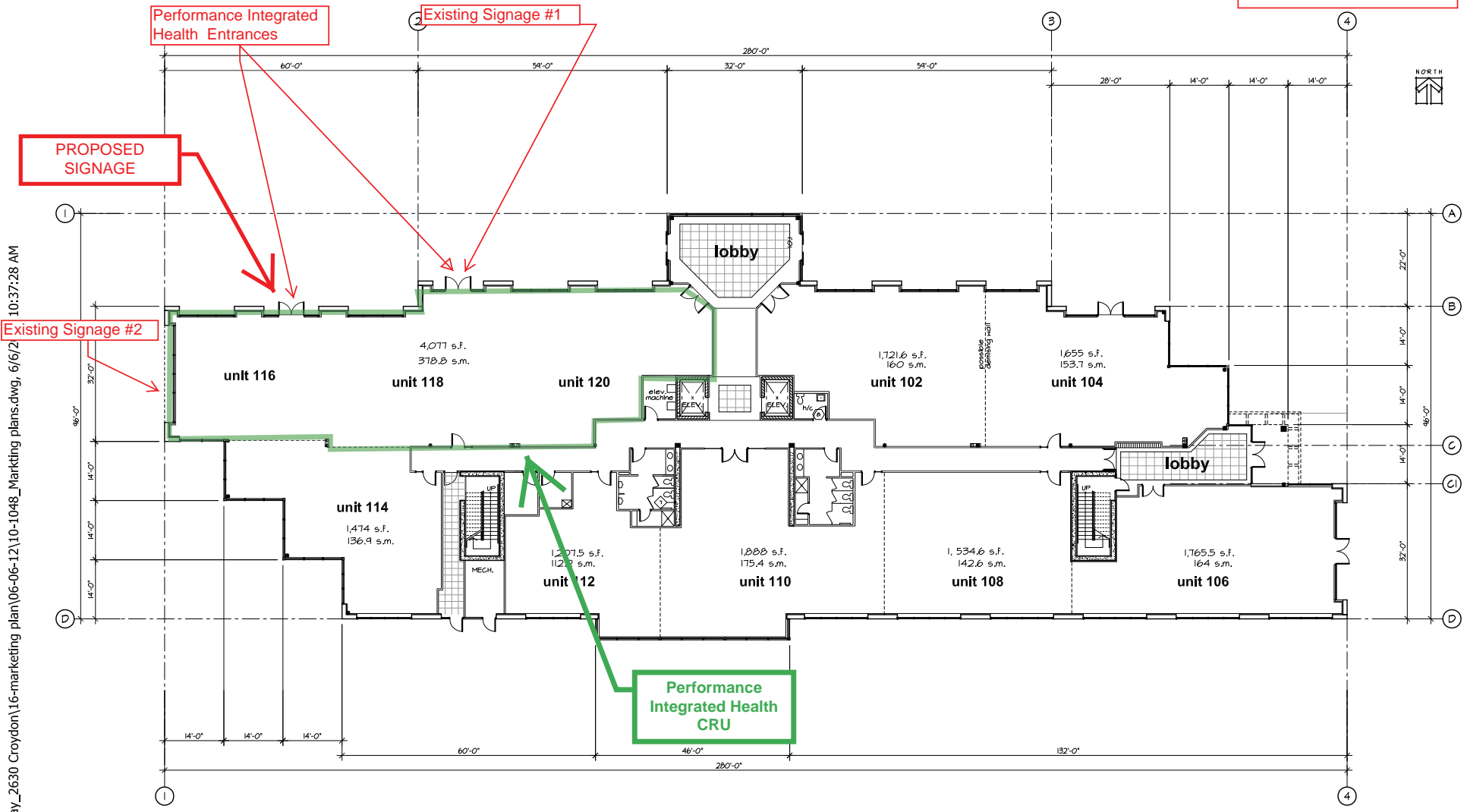
1. (a) Agent: Name: Leigh Sully  
Elkay Developments Ltd.  
Address: 2626 - Croydon Drive, Unit #407  
Surrey, BC V3S 0S8  
Tel: 604-531-6573
  
2. Properties involved in the Application
  - (a) Civic Address: 2630 - Croydon Drive
  - (b) Civic Address: 2630 - Croydon Drive  
Owner: Croydon Projects Inc.  
Buena Vista Ventures Inc.  
PID: 028-814-495  
Lot 1 Section 23 Township 1 New Westminster District Plan BCP50475
  
3. Summary of Actions for City Clerk's Office
  - (a) Proceed with Public Notification for Development Variance Permit No.7913-0057-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

## 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 CRU Nos. 116,118,120 (Performance Integrated Health). Two fascia signs are proposed along one façade of the building.	A maximum of two (2) fascia signs are permitted for each premises (Part 5, Section 27(2)(a)) however they cannot be located along the same façade, unless the tenant/building exceeds 3000m <sup>2</sup> (10,760 sq.ft.).	The proposed fascia signs are of an appropriate size and scale in relation to the proposed building. The tenant occupies three (3) CRUs and utilized 2 separate entrances. The additional signage is not visible from the fronting street.

X:\JOB\10-1048\_Elkay\_2630 Croydon\16-marketing plan\06-06-12\10-1048\_Marketing plans.dwg, 6/6/2012 10:37:28 AM

APPENDIX III



**GROUND FLOOR PLAN**  
Scale 3/32"=1'-0"



gross floor area : 19,570 s.f.

Scale	As Noted	Sheet	Drawing Title	Revision	Date	Description
	FEB, 2011	of	GROUND FLOOR PLAN			
	10-1048	A201	CROYDON BUSINESS CENTRE			
			2636 Croydon Drive			
			Surrey, BC			
			Issued for Marketing	04	06-06-12	
			Issued for Marketing	03	01-05-12	
			Issued for Marketing	02	11-28-11	
			Issued for Marketing	01	10-27-11	

**Ionic Architecture Inc.**  
architect-member a.i.b.c.  
30-4000 West Street  
Surrey BC V3R 6J9  
Tel: 1788 871-088  
Fax: 1788 871-089  
a@ionicarchitecture.com



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0057-00

Issued To: Buena Vista Ventures Inc  
("the Owner")

Address of Owner: 2215 164 ST  
SURREY BC V3S 0L8

Issued To: Croydon Projects Inc  
("the Owner")

Address of Owner: 407-2626 CROYDON DR  
SURREY BC V3S 0S8

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: 028-814-495  
Lot 1 Section 23 Township 1 New Westminster District Plan BCP50475  
2630 Croydon Dr

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:

In Part 5, (Signs in Commercial/Industrial Zones), Section 27.(2)(a), the number of fascia signs located on the same façade of the building for a single premise is increased from one (1) to two (2).

4. This development variance permit applies to only that portion of the buildings and signage 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 any other premises located within the building or occupying the same façade as that premise shown in Schedule A.
  
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  
9. 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.
  
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
11. This development variance permit is not a building permit.

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

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan

# SCHEDULE A(1)



**KNIGHT SIGNS.**  
A Division of Pacific Sign Group Inc.

Knight Signs  
7482 Progress Way, Delta, BC, V9G 1E1  
Local: 604-940-2211  
Toll Free: 888-280-0875

This original drawing is the property of Knight Signs Inc. (A Division of Pacific Sign Group) and is not to be reproduced or in any form used in whole or in part without the written permission of Knight Signs Inc.

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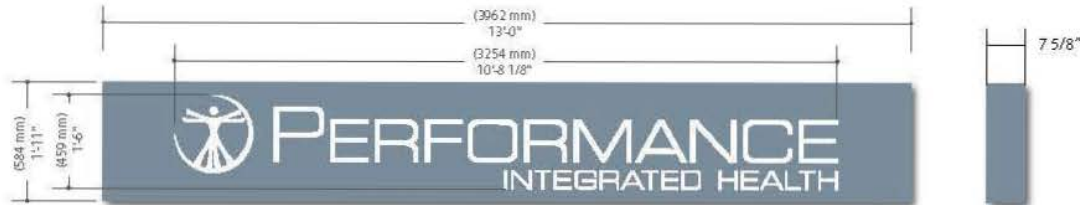
Sign Type 1

## Single face sign

### SPECIFICATIONS

— □ (Shown as thus)

- 1 Single Face Illuminated cabinet  
EX2 Extrusion  
T12 Illumination  
EX7 frame /w/ face over frame  
10ga aluminum face routed out copy (waterjet) backed with 3/16" white acrylic  
Face painted MP- 04439 Angora Grey



Sizes shown are survey sizes

#### Client

Performance Chiropractic Wellness Clinic

#### Project

Croydon

#### Address

2630 - Croydon, Surrey, BC

#### Quote Number

7508-12-14-PREDG

#### Account Manager

Roland House

#### Scale

1/2" = 1'-0"

#### Date

Dec. 3-2014

#### Quantity

1

#### Revisions

Existing Sign

New sign



Existing

Client's Approval

Power to sign responsibility of customer

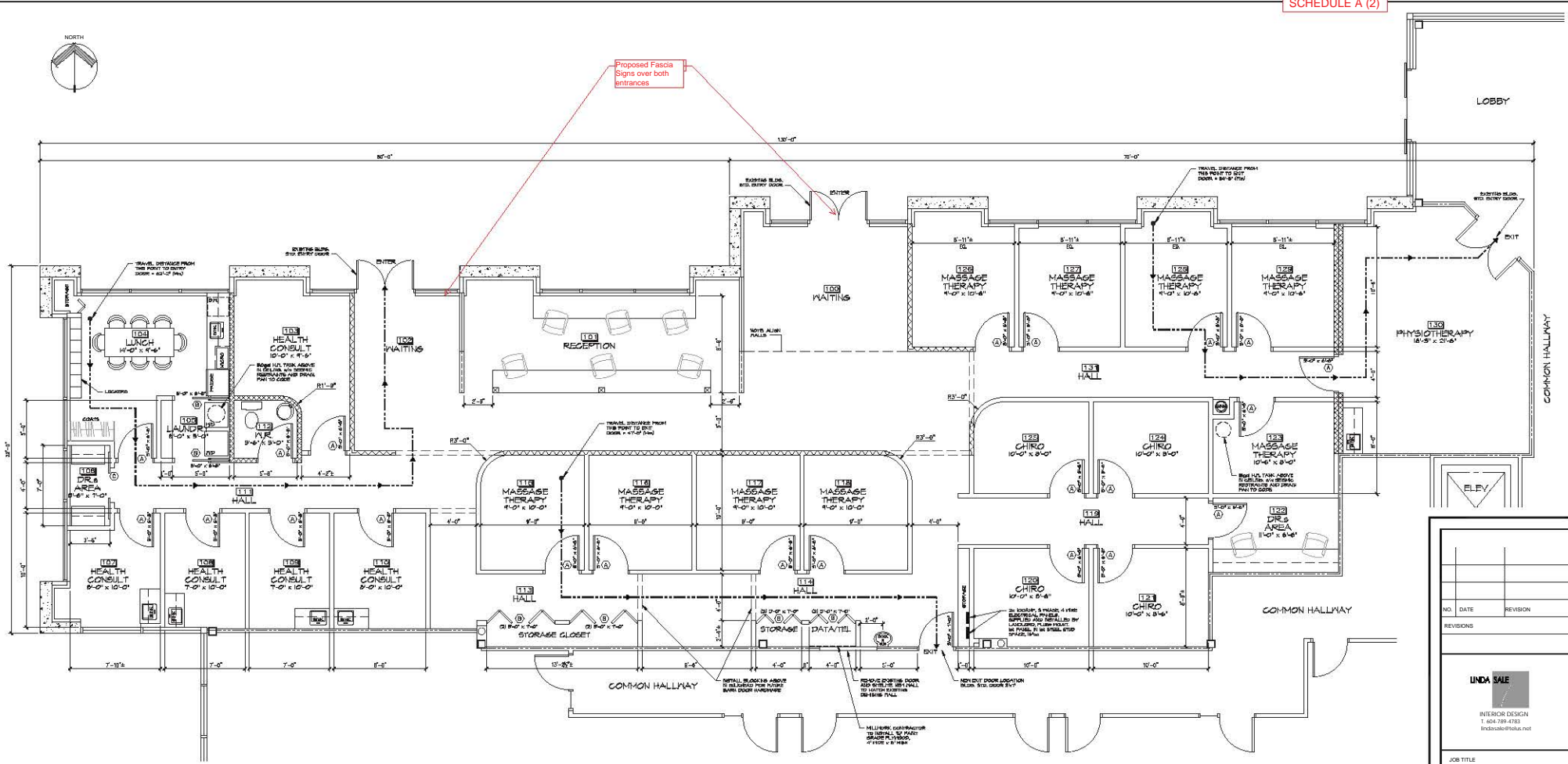
Sales Approval

Job Number

#### CONCEPT ONLY

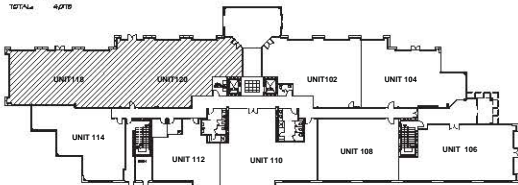
Not finalized until confirmed by survey, permits and shop drawings

Colors shown are for presentation purposes only



SQUARE FOOTAGE:

DATE: 04/18/2013  
SCALE: 1/8" = 1'-0"  
TOTAL: 4070



KEY PLAN

WALL LEGEND

- STRUCTURAL WALL OR STRUCTURAL COLUMN. FINISH OR POURED CONCRETE. OVERLAP EXPOSED CONCRETE SURFACE.
- INTERIOR GYPSUM WALLBOARD. FINISH AS NOTED.
- INTERIOR METAL STUD PARTITION. GYPSUM WALLBOARD OR DRY WALL. FINISH AS NOTED. 1/2" OR 5/8" EACH SIDE. THE DELIMITATION CONTRACTED TO 1/2" MIN.
- INTERIOR GYPSUM BOARD PARTITION. FINISH AS NOTED. 5/8" OR 1" THICK. FINISH AS NOTED. 1/2" OR 5/8" EACH SIDE. THE DELIMITATION CONTRACTED TO 1/2" MIN.
- EXTERIOR WALL. FINISH AS NOTED. FINISH AS NOTED. 1/2" OR 5/8" EACH SIDE. THE DELIMITATION CONTRACTED TO 1/2" MIN.
- EXTERIOR WALL WITH INSULATION. FINISH AS NOTED. FINISH AS NOTED. 1/2" OR 5/8" EACH SIDE. THE DELIMITATION CONTRACTED TO 1/2" MIN.

DOOR LEGEND

- SWING DOOR. FINISH AS NOTED. FINISH AS NOTED. FINISH AS NOTED. FINISH AS NOTED.
- POCKET DOOR. FINISH AS NOTED. FINISH AS NOTED. FINISH AS NOTED. FINISH AS NOTED.
- GLASS DOOR. FINISH AS NOTED. FINISH AS NOTED. FINISH AS NOTED. FINISH AS NOTED.
- GLASS DOOR WITH HARDWARE. FINISH AS NOTED. FINISH AS NOTED. FINISH AS NOTED. FINISH AS NOTED.
- POCKET DOOR WITH HARDWARE. FINISH AS NOTED. FINISH AS NOTED. FINISH AS NOTED. FINISH AS NOTED.

NO.	DATE	REVISION
-----	------	----------

REVISIONS

**UNDA SALE**  
INTERIOR DESIGN  
1. 604.789.4783  
info@undasale.net

JOB TITLE:  
**PERFORMANCE CHIROPRACTIC SUITE #118 / #120**  
2630 CROYDON DRIVE SURREY, B.C.

DRAWING: PARTITION PLAN

JOB NO.	
CHECKED	L.S.
DRAWN	P.D.M.
DATE	DECEMBER 2013
SCALE	1/4" = 1'-0"

DRAWING NO. ID-1