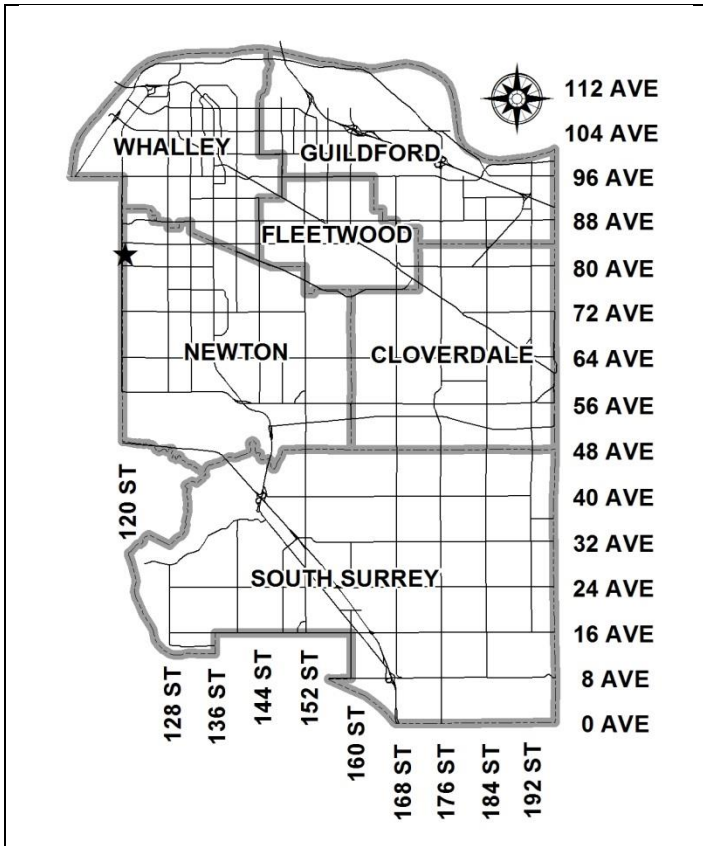


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0195-00

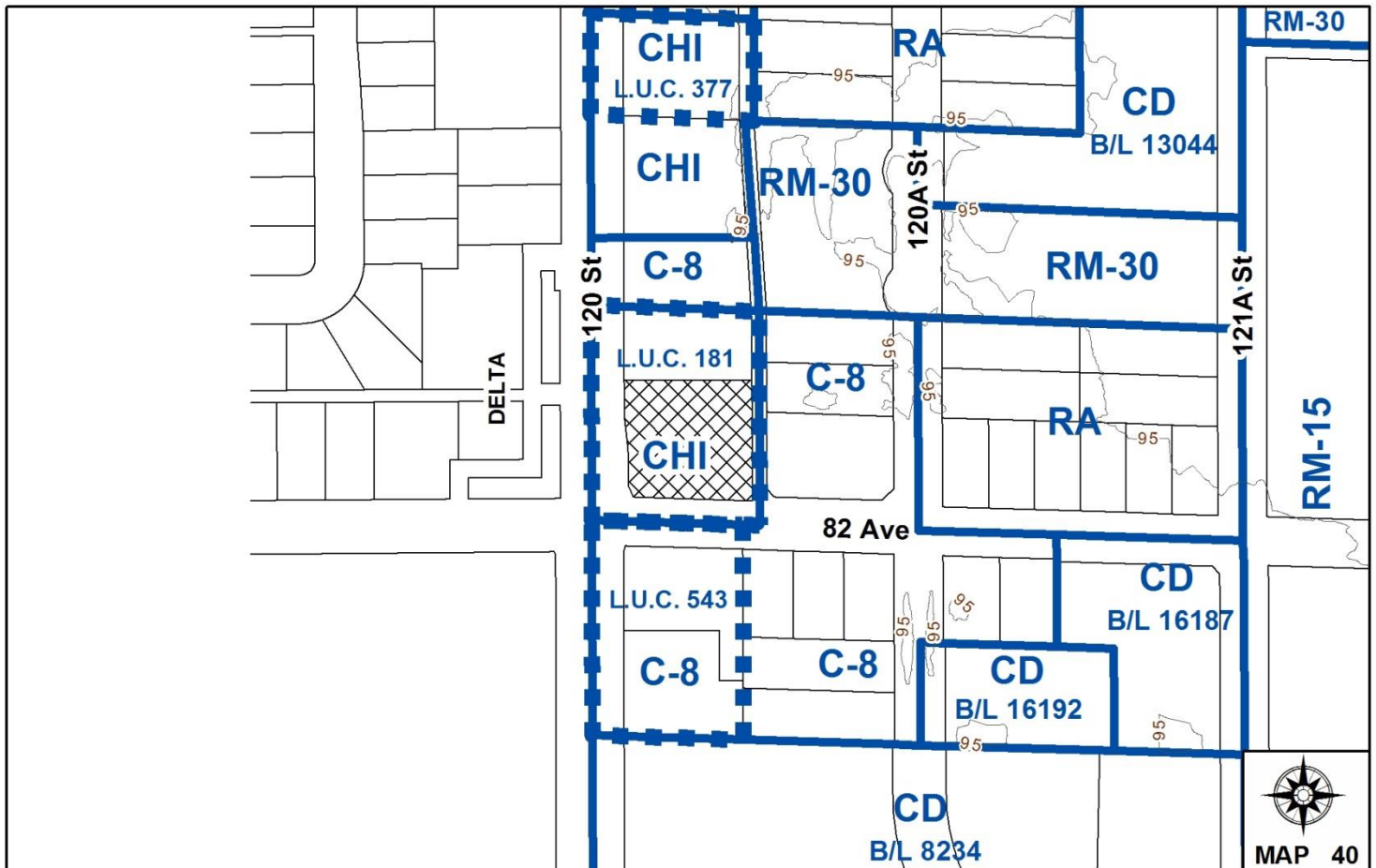
Planning Report Date: July 13, 2015



PROPOSAL:

- **Development Variance Permit**
 to permit signage that is inconsistent with the Land Use Contract.

LOCATION: 8220 - 120 Street
OWNER: TKJ Investments Inc.
ZONING: LUC 181
OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A variance is required to Land Use Contract 181, effectively removing the references to signage requirements contained in Surrey Zoning By-law, 1964, No.2265.
- A variance is required to the Sign-Bylaw to permit the existing awning sign located on the east side of the building.

RATIONALE OF RECOMMENDATION

- The proposed number of fascia signs on the building complies with the Sign By-law.
- The signage provisions in the LUC are obsolete and inconsistent with the current Sign By-law.
- The existing awning sign on the west side of the building will provide weather protection and be reskinned to appear more complementary to the existing building.
- The applicant is reducing the total number of signs on site.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0195-00 (Appendix III), varying the following, to proceed to Public Notification:

- To vary Land Use Contract 181 by eliminating references to signage requirements in the repealed "Surrey Zoning By-law, 1964, No. 2265".
- To vary "Surrey Sign By-law, 1999, No. 13656" to allow an existing awning sign on the east side of the building to exceed the maximum projected distance from the face of the exterior wall from 1.8 metres [6 feet] to 6.1 metres [20 ft.]

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single storey commercial building.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Adjoining two-storey commercial building with underground parking.	Commercial	L.U.C. 181
East:	Single family & vacant property approved for a two storey commercial/office building (Development Permit 12-0089-00)	Commercial	C-8
South (Across 82 Ave):	Single-storey commercial Building	Commercial	L.U.C. 543
West (Across 120 Street):	Multi-tenant commercial buildings.	n/a (Corporation of Delta)	n/a (Corporation of Delta)

DEVELOPMENT CONSIDERATIONS

Background:

- The subject property located at 8220 – 120 Street is designated "Commercial" in the Official Community Plan (OCP). The site is governed by Land Use Contract No. 181. The underlying zoning is CHI (Highway Commercial). The site area is 2,514m² (0.62 acres) and contains a single storey commercial building.

- The site is bordered to the north by a property which is also under LUC No. 181, and contains a 2-storey office building with underground parking. The subject site and the northerly adjacent parcel have a shared parking arrangement that was established when LUC No. 181 was adopted in May 1977.
- Land Use Contract 181 governs the use of the subject site. This LUC references a historical Zoning By-law, No. 2265, which at one time governed the installation of signage within the City of Surrey.
- LUC 181 was amended in 2012 (Application No. 7911-0232-00) to allow exterior architectural changes to the building. The architectural drawings now contained within the LUC are very specific with respect to the location of signage, in addition to the provisions contained in the historical By-law. As the LUC governs both the use of the site and the form and character of the buildings, the signage provisions contained within the LUC must be adhered to.
- Specifically, the LUC drawings (Appendix III) show signage on the west façade of the building, located at the top of each set of the four separate entrance doors, below a band of horizontal metal cladding. This placement of signage assumes a multi-tenant occupancy scenario for the building.
- The current tenant (Chonquing Restaurant) occupies the entire building and therefore proposes one fascia sign on the metal-clad banding (above the glazing) on both the west (120th Street) and south (82 Avenue) facades. This proposed signage location is inconsistent with that identified in the LUC, and the applicant is therefore seeking a Development Variance Permit.
- There is an existing free-standing sign on the site that the applicant proposes to remove, as it will not be utilized.
- The applicant also proposes to re-clad an existing awning/canopy on the east side of the building. This proposed signage is not consistent with the Land Use Contract and exceeds the maximum projected distance from the face of the exterior wall permitted under the current Sign By-law No. 13656.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Land Use Contract 181 by eliminating references to signage requirements in the repealed "Surrey Zoning By-law, 1964, No. 2265".

Applicant's Reasons:

- A single tenant occupies the building and proposes signage in a location that maximizes exposure.

Staff Comments:

- The LUC references to the signage provisions in By-law 2265 (repealed) are obsolete and inconsistent with the City's current Sign By-law (No. 13656).
- Due to the LUC identifying signage requirements, staff are unable to authorize sign permits that are inconsistent with the LUC, even if they comply with the City's current Sign By-law.
- Upon review of the proposal and existing Land Use Contract, staff have determined that it is appropriate to vary the Land Use Contract (No. 181) to delete all references to signage.
- By removing the references to signage in the LUC, the regulation of signage on the site will fall under the current Sign By-law. Furthermore, all future applications for signage on this site will be subject to the Sign By-law that is in effect at the time of application.
- The proposed signage complements the aesthetic character of the building, is conservative in nature, and results in the removal of non-conforming signage currently installed on the building. Staff support the proposed variance.

(b) Requested Variance:

- To vary the Sign By-law to allow an existing awning sign on the east side of the building to exceed the maximum projected distance from the face of the exterior wall from 1.8 metres [6 feet] to 6.1 metres [20 ft.].

Applicant's Reasons:

- The awning sign provides weather protection for the existing stairway from the building to the parking lot.

Staff Comments:

- The awning sign is located on the rear side of the building and will be reskinned to appear more complementary to the existing building.
- The current proposal will reduce the total number of signage on site, including removal of a second awning sign located on the west side of the building (120 Street), and removal of the existing free-standing sign located at the southwest corner of the site.
- This existing awning, although installed without permits over 15 years ago, is shown on the amended LUC drawings added to the LUC in 2012 which effectively legalized this existing structure. Repeal of the LUC signage provisions requires a variance to the current Sign By-law to maintain legality of the awning and allow a permit to be issued for a re-cladding, as shown in Appendix II.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Building Elevations & Proposed Signage
Appendix III	Development Variance Permit No. 7915-0195-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DS/da

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. 7/9/15 2:26 PM

Information for City Clerk

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

- 1. (a) Agent: Name: Tony Chau
 Quality Awning & Sign Ltd.
 Address: 2288 - No. 5 Road
 Richmond, BC V6X 2T1

 Tel: 604-278-0392

- 2. Properties involved in the Application

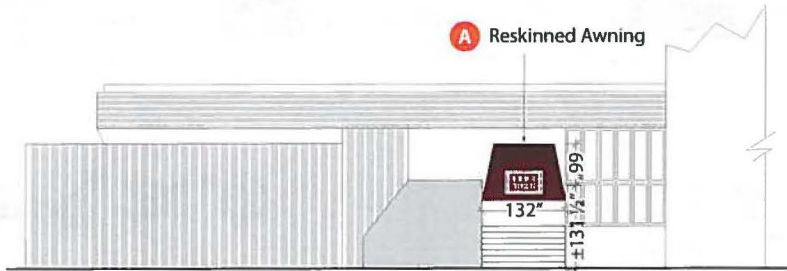
 - (a) Civic Address: 8220 - 120 Street

 - (b) Civic Address: 8220 - 120 Street
 Owner: TKJ Investments Inc.
 PID: 003-584-381
 Lot 198 Section 30 Township 2 New Westminster District Plan 65479

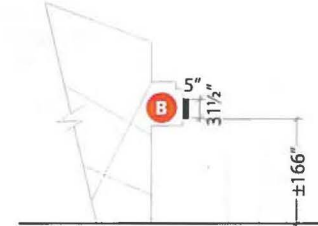
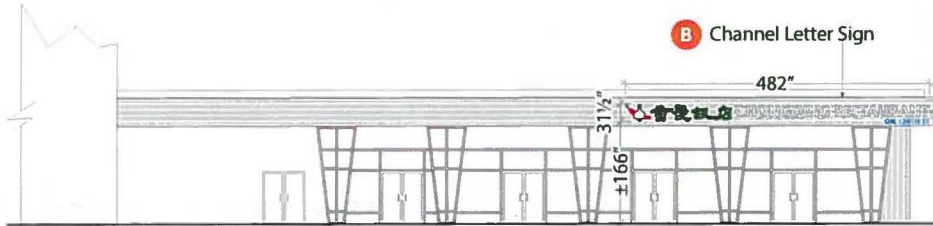
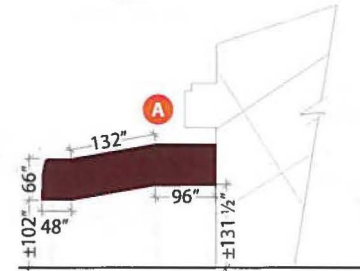
- 3. Summary of Actions for City Clerk's Office

 - (a) Proceed with Public Notification for Development Variance Permit No. 7915-0195-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

SIGNAGE & AWNING FRONT ELEVATION
Scale: 1/16"=1'-0"



SIDE ELEVATION
Scale: 1/6"=1'-0"

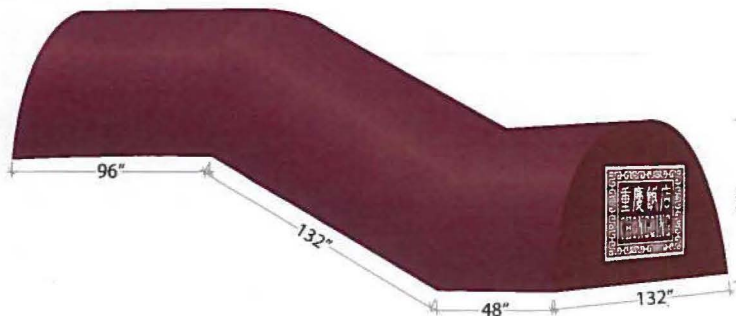


PROJECT	Chongqing Restaurant Szechuan Cuisine 8220 120 Street, Surrey, BC		DATE	2015 June 25	SCALE	As Shown	Products Certified by 	 QUALITY AWNING & SIGNS LTD.	250-2288 No. 5 ROAD RICHMOND, B.C. V6X 2T1 TEL: 604-278-0392 FAX: 604-278-0397 info@qualityawning.ca
	SALES	Tony Chau Cell: 604.779.1303		DRAWN BY	Annie C.				
	NOTES			FILE	Permit Drawing (150625)				

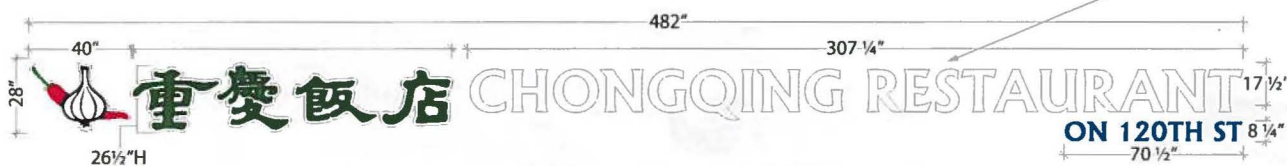
A RESKINNED AWNING FRONT SECTION
Scale: 1/4"=1'-0"



SIDE SECTION

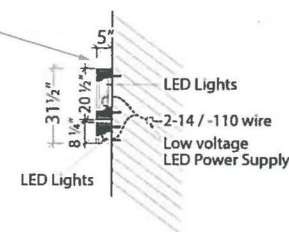




B & C ILLUMINATED CHANNEL LETTER SIGN FRONT SECTION
Scale: 1/4"=1'-0"



5" thk. Channel Letters
Return: White
Face: 3/16" white acrylic
Backing: 1/2" thk. white sintra
Illumination: White LED lights

SIDE SECTION
& INSTALLATION DETAILS
Scale: 1/4"=1'-0"



PROJECT	Chongqing Restaurant Szechuan Cuisine 8220 120 Street, Surrey, BC		DATE	2015 June 25	SCALE	As Shown	Products Certified by 	 QUALITY AWNING & SIGNS LTD.	250-2288 No. 5 ROAD RICHMOND, B.C. V6X 2T1 TEL: 604-278-0392 FAX: 604-278-0397 info@qualityawning.ca
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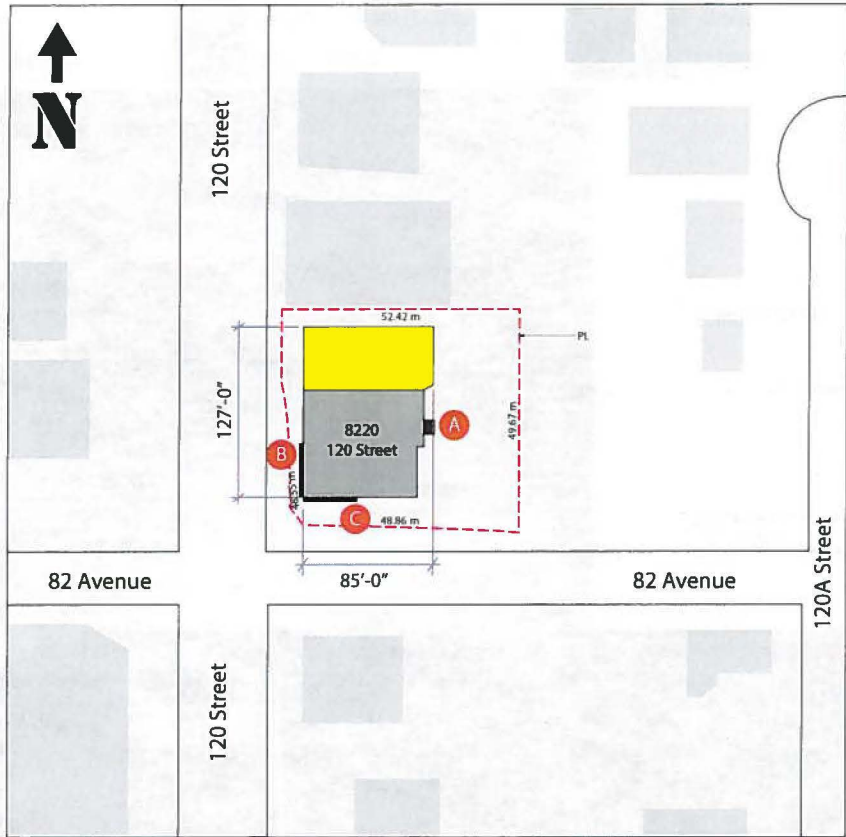
Existing awning on 120th Street to be removed

Proposed reskinned awning

Proposed channel letter signs

Existing pylon sign on 120th Street to be removed

PROJECT	Chongqing Restaurant Szechuan Cuisine 8220 120 Street, Surrey, BC		DATE	2015 June 25	SCALE	As Shown	Products Certified by  C US	 QUALITY AWNING & SIGNS LTD.	250-2288 No. 5 ROAD RICHMOND, B.C. V6X 2T1 TEL: 604-278-0392 FAX: 604-278-0397 Info@qualityawning.ca
	SALES	Tony Chau Cell: 604.779.1303	DRAWN BY	Annie C.					
	NOTES		FILE	Permit Drawing (150625)					



BUILDING AREA
 STORE AREA
 PROPOSED SIGN AREA

- A Reskinned Awning (Back Entrance)
- B Illuminated Channel Letter Sign
- C Illuminated Channel Letter Sign

PROJECT	Chongqing Restaurant Szechuan Cuisine 8220 120 Street, Surrey, BC		DATE 2015 June 25	SCALE As Shown	Products Certified by 	 QUALITY AWNING & SIGNS LTD. 250-2288 No. 5 ROAD RICHMOND, B.C. V6X 2T1 TEL: 604-278-0392 FAX: 604-278-0397 info@qualityawning.ca
	SALES Tony Chau Cell: 604.779.1303		DRAWN BY Annie C.	FILE Permit Drawing (150625)		
	NOTES					

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0195-00

Issued To: TKJ INVESTMENTS INC.
("the Owner")

Address of Owner: 202, 3256 - Cambie Street
Vancouver, BC V5Z 2W4

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: 003-584-381
Lot 198 Section 30 Township 2 New Westminster District Plan 65479

8220 - 120 Street

(the "Land")

3. Surrey Land Use Contract No. 181 is varied as follows:
 - (a) On Page 4, Section 6. "Signs" is deleted; and
 - (b) Schedule "F", "Signs" is deleted.
4. Surrey Sign By-law, 1999, No. 13656, as amended as varied as follows:
 - (a) Part 5 "Signs in Commercial/Industrial Zones" Section 27 (3)(a.1) to allow the awning/canopy to project from the face of the exterior wall by a maximum of 6.1 metres (20 ft.).
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 – Linda Hepner

City Clerk – Jane Sullivan