

City of Surrey PLANNING & DEVELOPMENT REPORT File: 7915-0398-00

Planning Report Date: May 30, 2016

PROPOSAL:

• Development Variance Permit

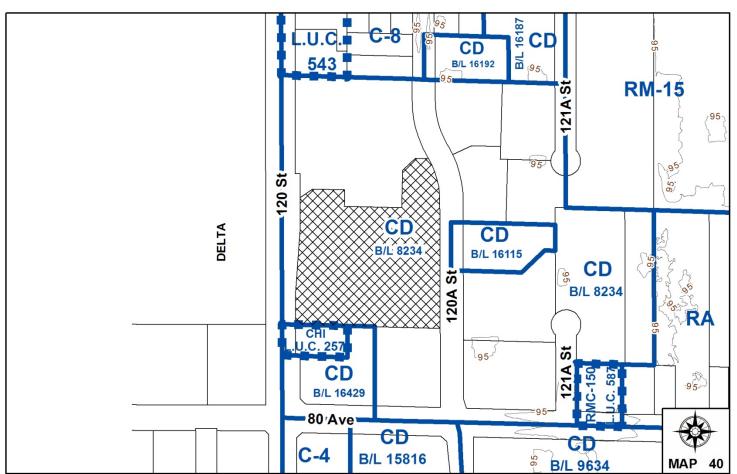
to permit an additional fascia sign for a first floor tenant.

LOCATION: 8066 - 120 Street

OWNER: Scott Road 120 Street Holdings Ltd.

ZONING: CD (By-law No. 8234)

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

The Planning & Development Department recommends Council <u>deny</u> the request to vary the Sign By-law allowing for a third fascia sign, for an existing business on the subject property.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

• Seeking a variance to the Sign By-law to permit one (1) additional fascia sign for a single premises, increasing the number of fascia signs from two (2) to three (3).

RATIONALE OF RECOMMENDATION

- Views of the existing fascia sign located on the west façade of the building (facing 120 Street) are obscured by boulevard trees and the free-standing sign for the shopping centre.
- The additional fascia sign is proposed to be located at the northwest corner of the building on a separate articulated façade and above the front entrance to the premises.
- The proposed additional fascia sign will be visible when travelling south on 120 Street but not visible when travelling north on 120 Street.
- Staff supports the addition of a new fascia sign at the northwest corner of the existing building, provided the existing fascia sign along the 120 Street façade is removed to ensure the premises remains in compliance with the Surrey Sign By-law.
- Staff does not support the variance to increase the number of allowable fascia signs, from two (2) to three (3).

RECOMMENDATION

The Planning & Development Department recommends that Council <u>deny</u> the Development Variance Permit for a third fascia sign.

However, if Council feels there is merit in supporting the requested variance to allow three (3) fascia signs, Council may support Development Variance Permit No. 7915-0398-00 that is attached as <u>Appendix IV</u>, varying the Sign By-law to increase the number of allowable fascia signs from two (2) to three (3), to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

<u>Existing Land Use:</u> Retail Shopping Centre

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Commercial buildings	Commercial	CD (By-law BL8234)
East (Across 120A Street):	Low-rise apartment	Multiple	CD (By-law Nos. 8324
	buildings.	Residential	& 16115
South:	Commercial	Commercial	CD (By-law Nos.
	buildings		8234 & 16429) & LUC
			No. 257
West (Across 120 Street):	Shopping centre in	Not Applicable	Not Applicable
	the		
	Corporation of		
	Delta		

DEVELOPMENT CONSIDERATIONS

Background:

• The subject site is located on 120 Street, north of 80 Avenue. It is designated "Commercial" in the Official Community Plan (OCP) and zoned "Comprehensive Development Zone" (CD) (By-law No. 8234).

• Council approved the Development Permit for the subject site in 1989 (Development Permit No. 6788-0540-00). The shopping centre development ("Scott Road Centre") consists of four (4) retail commercial buildings that were built in the late 1980s in accordance with the CD Zone and the original Development Permit.

Current Proposal:

- The applicant proposes to vary the Sign By-law in order to permit an additional fascia sign for a single premise, increasing the allowable number of fascia signs from two (2) to three (3).
- The tenant proposing the additional signage occupies the corner unit of a single storey building. The tenant has two existing fascia signs, one located on the west façade of the building (facing 120 Street) and one located on the north façade of the building. The proposed third fascia sign is proposed to be located at the northwest corner of the building on a separate articulated façade and above the front entrance to the premises.

Discussion:

- The Sign By-law 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 to be located at the northwest corner of the building on a separate articulated façade and above the front entrance to the premises. Currently, the tenant has one sign on the north façade and one sign on the west façade, as shown in Appendix III. The proposed third fascia sign requires a Development Variance Permit.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

• to increase the allowable number of fascia signs for a single premise from two (2) to three (3).

Applicant's Reasons:

- The proposed third fascia sign will provide improved visibility of the premises and will enhance wayfinding for customers travelling south on 120 Street.
- The existing fascia sign on the west elevation has restricted visibility due to boulevard trees and the existing free standing sign for Scott Road Centre.
- The proposed additional fascia sign does not alter the essential character of the
 existing commercial environment and it is consistent with the Hakim Optical
 corporate image across Canada.
- The proposed sign is on an individually articulated façade above the entrance to the premises at the northwest corner of the building.

• The proposed sign is modest in size and the area of the three fascia signs combined complies with the Surrey Sign By-law.

Staff Comments:

- Views of the existing fascia sign located on the west façade of the building (facing 120 Street) are obscured by boulevard trees and the free-standing sign for the shopping centre. The west fascia sign is not visible when driving north on 120 Street.
- The additional sign will provided enhanced wayfinding for customers of the business, however, the proposed additional fascia sign will only be visible when travelling south on 120 Street, not when travelling north on 120 Street.
- Given that the fascia sign on the west façade is obscured from view, it is the view of
 Staff that this sign can be removed in favour of the proposed new fascia sign located at
 the northwest corner of the building on a separate articulated façade above the front
 entrance to the premises. Doing so will ensure that the premises remains in
 compliance with the Sign By-law and avoids the need for a Development Variance
 Permit.
- Staff do <u>not</u> support the requested variance for a third fascia sign.

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 Table
 Appendix III Building Elevations and Proposed Signage
 Appendix IV. Development Variance Permit No. 7915-0398-00

original signed by Ron Hintsche

Jean Lamontagne General Manager Planning and Development

<u>Information for City Clerk</u>

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

ı. (a) Agent: Name: Stephen Blackburn

Permit World Inc.

Address: 12 Rock Avenue, Unit B

Kitchener, ON N2M 2P1

Tel: 519-585-1201 - Primary

2. Properties involved in the Application

(a) Civic Address: 8066 - 120 Street

(b) Civic Address: 8066 - 120 Street

Owner: Scott Road 120 Street Holdings Ltd

PID: 015-570-088

Lot B Section 30 Township 2 New Westminster District Plan 84061

3. Summary of Actions for City Clerk's Office

(a) Should Council support the proposed variance, proceed with Public Notification for Development Variance Permit No. 7915-0398-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

APPENDIX II

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). The additional fascia sign is proposed for an individually articulated façade on the northwest corner of the building.	A maximum of two (2) fascia signs are permitted for each premises (Part 5, Section 27(2)(a)). However the signs cannot be located along the same façade, unless the tenant/building exceeds 3000m² (10,760 sq.ft.).	The proposed fascia signs are of an appropriate size and scale in relation to the building. The proposed 3 rd fascia sign will provide enhanced wayfinding for customers travelling south on 120 Street as the existing fascia sign on the west elevation has restricted visibility due to boulevard trees and the existing free standing sign for Scott Road Centre.



129 in

(3.28m)

LIQUID-THE ELECTRICAL CONDUIT INTO WALL

Sign Avea = 12.55/+2 (1.17m2)



- 5" DEEP ALUMINUM CANS w. EXTERIOR RETURNS PAINTED DARK BROWN PANTONE 476C; 2119 ORANGE ORANGE ACRYLIC FACES c/w 1" DARK BROWN SILVATRIM EDGING
- RACWAYS WILL BE PAINTED TO MATCH WALL COLOUR: 9164X COLOR-MAX SOLID TO MATCH BENJAMIN MOORE 21 30-20 DEEP CAVIAR
- ILLUMINATION BY RED VALUE PLUS LEDS (OVERPOPULATED) INSIDE CANS











LOCATION: SCOTT RD., SURREY BC

SKETCH: Hakim-SurreyBC-Feb2016 DATE: February 26, 2016

SALES: F. TAVARES

ARTIST: K. McKELVEY APPROVAL:

View travelling north on 120 Street



Travelling South on 120 Street



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0398-00

Issued To: SCOTT ROAD 120 STREET HOLDINGS LTD

("the Owner")

Address of Owner: 2420 Queens Avenue

West Vancouver, BC V7V 2Y6

- 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: 015-570-088 Lot B Section 30 Township 2 New Westminster District Plan 84061

8066 - 120 Street

(the "Land")

- 3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) To vary Part 5 Section 27(2)(a) of the Sign By-law, 1999, No. 13656 to allow one (1) additional fascia for a single premises.
- 4. The fascia sign shall be in accordance with the drawings shown on Schedule A which is attached hereto and forms part of this development variance permit
- 5. This development variance permit applies to only the portion of the building on the Land shown on Schedule A, which is attached hereto and forms part of this development variance permit.

6.	The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.			
7.	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.			
8.	The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.			
9.	This development variance permit is not a building permit.			
	ORIZING RESOLUTION PASSED BY THE CO D THIS DAY OF , 2015.	UNCIL, THE DAY OF , 2015.		
		Mayor – Linda Hepner		
		City Clerk – Jane Sullivan		



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