

City of Surrey
PLANNING & DEVELOPMENT REPORT

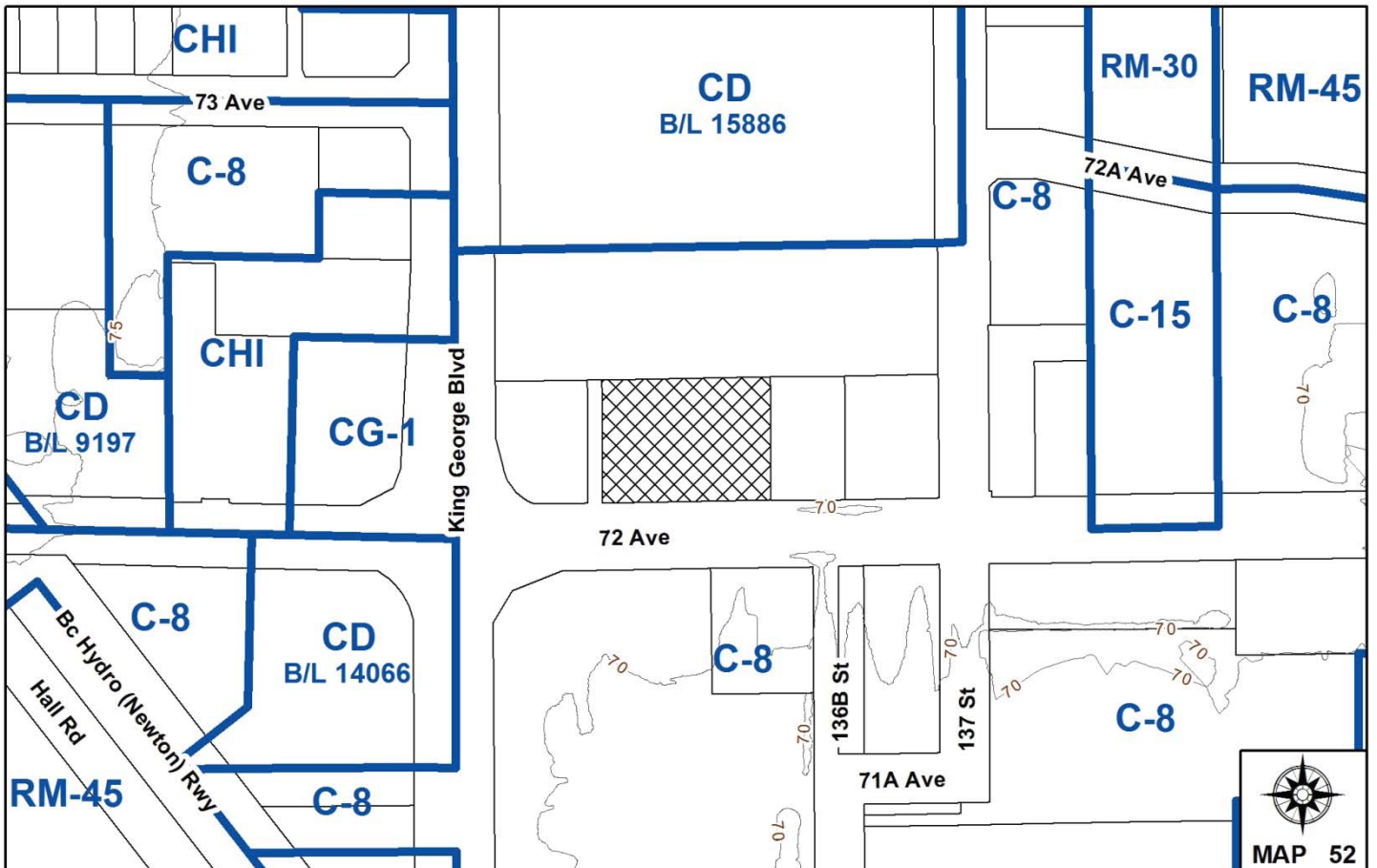
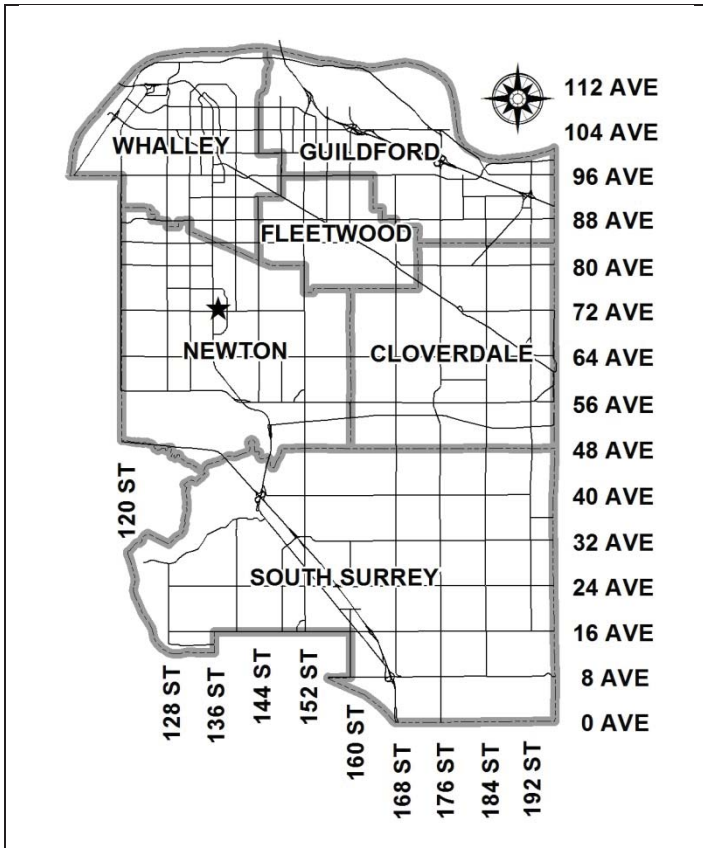
File: 7916-0440-00

Planning Report Date: October 3, 2016

PROPOSAL:

- **Development Variance Permit**
 to allow two existing free-standing signs in Newton
 Town Centre.

LOCATION: 13625 - 72 Avenue
OWNER: Newton Community Capital Inc.
ZONING: C-8
OCPC DESIGNATION: Town Centre
TCP DESIGNATION: Existing Commercial



RECOMMENDATION SUMMARY

- Support Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Variances are requested to the Sign By-law to allow the retention of two existing, non-conforming signs.

RATIONALE OF RECOMMENDATION

- The two existing signs have been in place for many years. The applicant is proposing improvements to the existing westerly sign, including replacing the existing sign cabinet with a more attractive updated cabinet.
- The applicant has undertaken significant renovations to the subject site in the past year which has contributed to the improvement of Newton Town Centre. The proposed sign renovation is part of these on-site improvements.
- Staff supports the variances which will allow the property owners to retain the existing free-standing sign on the subject site.
- The existing signs will ultimately be removed when the site is redeveloped in the future, and any future free-standing signs would be expected to be in accordance with the regulations of the Newton Town Centre special sign area.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at 13625 72 Avenue in Newton Town Centre, north of 72 Avenue and to the east of King George Boulevard, and contains a single-storey, multi-tenant commercial building.
- In September 2015, the property owners were issued a Building Permit (No. 15-38419) to undertake renovations to the exterior of the building and parking lot.
- The property owner's objective was to improve the appearance and security of the mall area. The renovations completed to date include installation of new exterior lighting, expanded and updated the landscaping, re-paving of the parking lot, painting of the building exterior, and replacing the existing fabric canopy signs with new fascia signs.
- Among the revitalizations efforts noted above, the applicant now wishes to make improvements to one of two existing non-conforming free-standing signs on the subject property. The two existing free-standing signs have been in place for many years.

Current Proposal

- The applicant is proposing a Development Variance Permit to increase the maximum height of a free-standing sign from 2.4 metres (8 ft.) to 7.7 metres (25 ft.) to allow retention and renovation of a legal, non-conforming free-standing sign. The Sign By-law allows a free-standing sign located in Newton Town Centre to be a maximum height of 2.4 metres (8 ft.).
- The applicant is also proposing a Development Variance Permit to reduce the minimum separation distance required between two existing free-standing signs on the same lot line from 50 metres (150 ft.) to 39 metres (128 ft.).

Design

- The applicant is proposing to replace the existing cabinet on the most westerly existing free-standing sign with a new larger cabinet that is 7.3 square metres (79 sq. ft.) in copy area.
- The sign cabinet is proposed to be 4 metres (13 ft.) tall by 1.8 metres (6 ft.) wide and affixed to the existing 7.7 metre (25 ft.) high sign pole. The underside of the sign will be elevated approximately 3.7 metres (12 ft.) above grade with the top of the sign to be a maximum 7.7 metres (25 ft.) above grade.
- The sign cabinet is proposed to have five (5) illuminated, double facing tenant panels of varying sizes. Spaces in the sign cabinet are allocated so that no two signs with white backgrounds will be placed on top of each other. The tenant signs will be back-lit with fluorescent illumination.
- The applicant is proposing to repaint the existing sign pole "Cool Grey 7" and install a black decorative detail to the top of the sign cabinet.

JUSTIFICATION FOR PLAN AMENDMENT

(a) Requested Variance:

- Increase the maximum height of a free-standing sign in a special sign area (Newton Town Centre) of the Sign By-law from 2.4 metres (8 ft.) to 7.7 metres (25 ft.).

Applicant's Reasons:

- The renovations to the mall have improved the safety, functionality, and aesthetic of this building and site. Retaining and renovating the existing free-standing sign is important to enticing tenants to operate their businesses in the mall.

Staff Comments:

- The subject site is located in Newton Town Centre which is identified as a special sign area in the Sign By-law. In this area the maximum height of a free-standing sign is reduced from the standard 4.5 metres (15 ft.) to 2.4 metres (8 ft.) to promote a pedestrian oriented streetscape.
- The two existing signs have been in place for many years. The applicant is proposing improvements to the existing westerly sign, including replacing the existing sign cabinet with a more attractive updated cabinet.
- The applicant has undertaken significant renovations to the subject site in the past year. This has contributed to the improvement of Newton Town Centre. Renovations have included installation of new exterior lighting, expanding and updating landscaping, re-paving the parking lot, painting the building exterior, and replacing the existing fabric canopy signs with new fascia signs. The proposed sign renovation is part of these on-site improvements.
- The City's practice is to permit the replacement or refurbishment of the existing copy area on an authorized, non-conforming sign without the requirement of a Development Variance Permit. However, the applicant is proposing to increase the sign area that would be attached to the existing sign pole, and is therefore required to obtain a DVP to formalize the non-conforming sign structure.

(b) Requested Variance:

- Reduce the minimum separation distance required under the Sign By-law between two free-standing signs on the same lot line from 50 metres (150 ft.) to 39 metres (128 ft.).

Applicants Reasons:

- The two free-standing signs on the property are existing and the cost of the relocating the ground-oriented sign would be prohibitive to the owners and tenants.

Staff Comments:

- The Sign By-law allows for only one free-standing sign per lot line unless the lot line is longer than 50 metre (150 ft.), in which case an additional free-standing sign for each additional 50 metre (150 ft.) length of the lot line may be permitted, provided that the minimum distance between free-standing signs on the same lot is not less than 50 metres (150 ft.).
- There are currently two existing free-standing signs on this property. The subject property's south lot line is approximately 67 metres (220 ft.) long, which allows for a second free-standing sign on the frontage. The existing signs are only 39 metres (128 ft.) apart which necessitates the need for a DVP.
- Staff supports the variances, which will allow the property owners to retain and renovate the existing free-standing sign.
- The existing signs will ultimately be removed when the site is redeveloped in the future, and any future free-standing signs would be expected to be in accordance with the regulations of the Newton Town Centre special sign area.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Current Free-Standing Sign
Appendix III.	Development Variance Permit No. 7916-0440-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

ARR/dk



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0440-00

Issued To: NEWTON COMMUNITY CAPITAL INC.

(the Owner)

Address of Owner: 400, 1245 - Broadway West
Vancouver, BC V6H 1G7

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: 003-884-333

Lot D Section 21 Township 2 Plan 15588 New Westminster District Except Plan B/L 49149.

13625 - 72 Avenue

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) In Sub-Section 27.(1)(c) of Part 5 "Signs in Commercial/Industrial Zones" the minimum separation distance between two free-standing signs is reduced from 50 metres (150 ft.) to 39 metres (128 ft.); and
 - (b) In Sub-Section 38.(1)1.K of Part 8 "Special Sign Areas" the maximum height of a free-standing sign is increased from 2.4 metres (8 ft.) to 7.7 metres (25 ft.).
4. This development variance permit applies to only the portion of 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 – Linda Hepner

City Clerk – Jane Sullivan



• Refurbish Existing d/f Illuminated pylon

- A** New 13'-0" x 6'-0" Tenant Cabinet
 - 3/16" White Lexan faces and H-Bars / 9 Panels per side as shown
 - T12 H.O. Fluorescent Illumination
 - Cabinet / Retainers / H-Bars: Painted pms Cool Grey 7
- B** Existing 12" Round Pole
 - Painted: pms Cool Grey 7
- C** 6" x 7'-6" Decorative Roof Detail
 - Painted Black

Client	Newton Community Capital Inc.
Address	13625 72nd Ave, Surrey
Sales	Kirby Burnett
Date	Aug 24, 2016
Scale	1/4" = 1' ± 1" ±
File Name	Newton Community Capital (72nd Ave)-16072-R1

CUSTOMER APPROVAL / DATE

LANDLORD APPROVAL / DATE

NOTE:

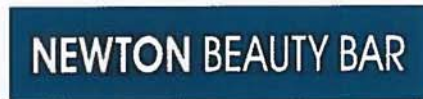
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Tenant Schedule

All Tenant Panels Manufactured as per
Page 1 Specs with Colors TBC



Sizing of Sign on Photo is Approximate

Galaxie Signs
Visual solutions since 1993

5085 Regent Street,
Burnaby, BC
V5C 4H4

Ph: 604 291 6011
Fax: 604 291 7138

Client Newton Community Capital Inc.
 Address 13625 72nd Ave, Surrey
 Sign Kirby Burnett
 Date Aug 24, 2016
 Scale _____
 File Name Newton Community Capital (72nd Ave)-16072-R1

CUSTOMER APPROVAL / DATE _____
 LANDLORD APPROVAL / DATE _____

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Drawn By sms
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