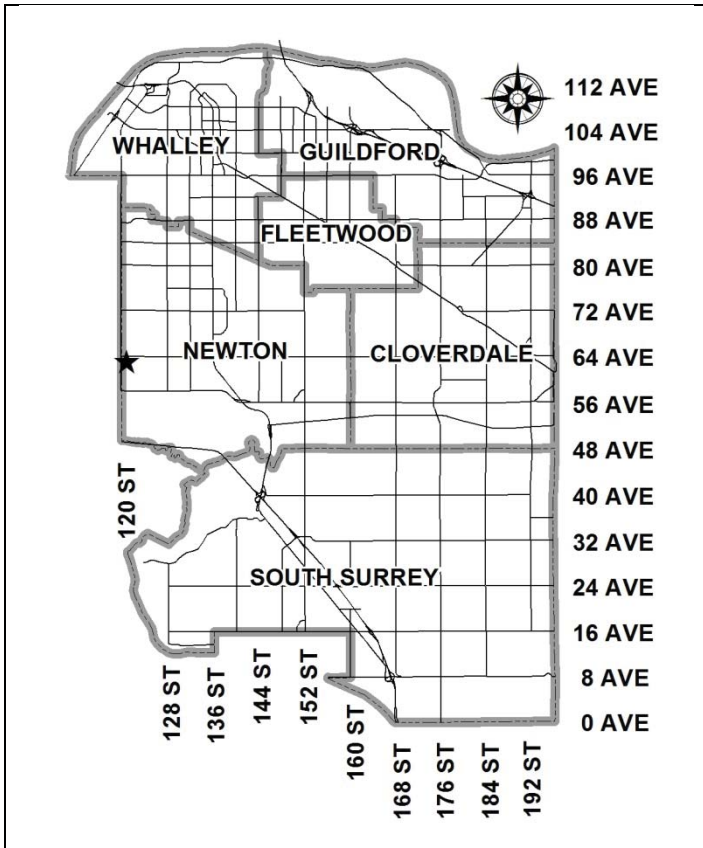


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0659-00

Planning Report Date: January 16, 2017



**PROPOSAL:**

- Development Permit
- Development Variance Permit

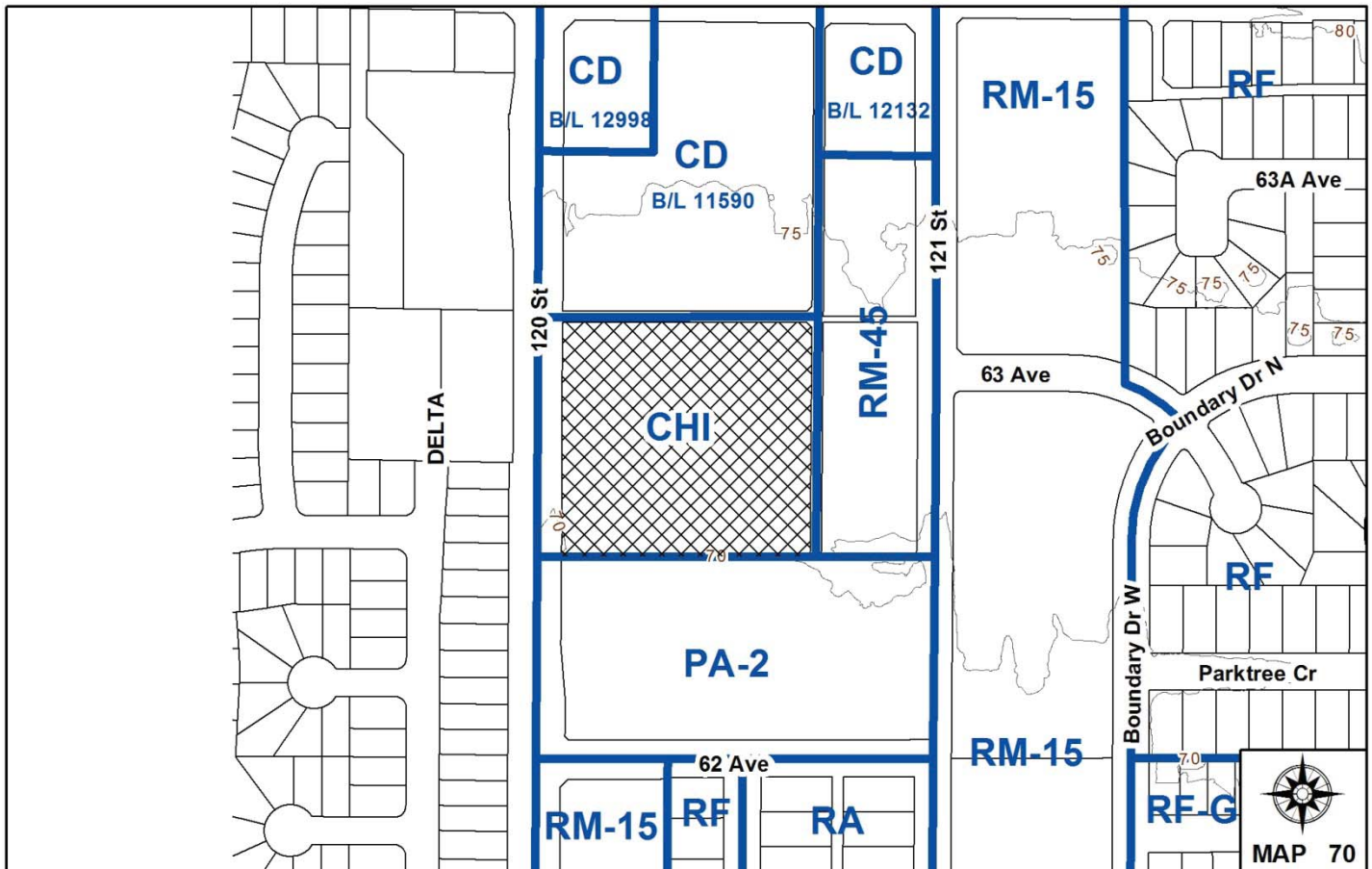
to allow for a comprehensive sign package for an existing commercial building.

**LOCATION:** 6280 - 120 Street

**OWNER:** Barnes Wheaton (North Surrey)  
 Chevrolet Buick GMC Ltd.

**ZONING:** CHI

**OCP DESIGNATION:** Commercial



### RECOMMENDATION SUMMARY

- Approval to vary the Sign By-law through a comprehensive sign design package.
- Approval and issuance of Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the Sign By-law to allow a total of three (3) fascia signs on the western building elevation.

### RATIONALE OF RECOMMENDATION

- The proposed signage is requested to provide advertising exposure to passing motorists.
- The proposed fascia signage is architecturally coordinated, well-designed with high-quality materials and appears properly scaled to complement the existing commercial building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
2. Council approve Development Permit No. 7916-0659-00 (Appendix III), including a comprehensive sign design package, and authorize the Mayor and Clerk to execute the Permit.

**NOTE:** If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, including signage, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single-tenant commercial building.

Adjacent Area:

Direction	Existing Use	OCP/Area Plan	Existing Zone
North:	Multi-tenant commercial buildings	Commercial	CD (By-law No. 11590)
East:	Multiple Residential	Multiple Residential	RM-45
South:	Sunshine Ridge Baptist Church	Urban	PA-2
West (Across 120 Street):	Multi-tenant commercial building and single family residential dwellings	Corporation of Delta	N/A

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 6280 – 120 Street. The site is zoned “Highway Commercial Industrial Zone (CHI)” and designated “Commercial” in the Official Community Plan (OCP).

- A single-tenant commercial building and accessory structures presently occupy the subject property with a total floor area of 3,602 square metres (38,772 sq. ft.). On November 1, 2004, Council issued a Development Permit Amendment (No. 7904-0287-00) to allow for exterior renovations to update the existing automotive dealership and accessory buildings previously approved under Development Application Nos. 6786-0468-00 and 6794-0246-00.
- The previously approved Development Permit Amendment (No. 7904-0287-00) included provisions for five (5) fascia signs on the western building elevation. Subsequently, a Sign Permit was issued to permit the following additional fascia signs along the western façade:
  - One illuminated fascia sign consisting of four (4) logos for “Chrysler”, “Dodge”, “Jeep” and “Ram” (Sign Permit No. S12-37257); and
  - One illuminated channel letter fascia sign for “Go Auto” (Sign Permit No. S14-31800) to replace the existing fascia sign previously approved as part of a Minor DP Amendment that proceeded in conjunction with issuance of an earlier Sign Permit (No. S13-22784).

#### Current Proposal

- At the time the above noted Sign Permits were issued, City staff did not identify the need for a Development Variance Permit (DVP) to permit additional fascia signage on the western façade. As such, the applicant is proposing to further amend Development Permit No. 7904-0287-00 in order to authorize the two existing fascia signs noted above, for which the applicant received a Sign Permit, and allow one (1) additional fascia sign for “Fiat” on the western building elevation.
- The current application includes a Development Permit and Development Variance Permit for a comprehensive sign design package to permit a total of three (3) fascia signs on the western building elevation.
- The proposed fascia signage is requested to provide advertising exposure to passing motorists as well as identify each of the vehicle brands available for purchase and services provided on-site.

#### DESIGN PROPOSAL AND REVIEW

- The existing commercial building is setback considerably from the western boundary of the subject property. While the free-standing sign located along 120 Street provides some degree of advertising exposure, the fascia signage on the western building elevation offers additional advertising exposure to passing motorists.
- Under the Sign By-law, the maximum allowable combined sign area per linear foot of premise frontage is 52.8 square metres (568 sq. ft.). The three (3) proposed fascia signs on the western building elevation will have a combined sign area of 20.2 square metres (217.49 sq. ft.) and will not extend more than 0.5 metre (1.6 ft.) from the building façade, in keeping with the Sign By-law.
- The proposed fascia signage is architecturally coordinated, well-designed with high-quality materials and appears properly scaled to complement the existing commercial building.

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. Development Permit No. 7916-0659-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/dk



## PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow for a total of three (3) fascia signs to be installed on the western building façade, as shown in Development Permit No. 7916-0659-00.	A maximum of two (2) fascia signs are permitted provided that both of the fascia signs are not located on the same façade of the premises [per Part 5, Section 27(2)(a)].	The proposed fascia signage is architecturally coordinated, well-designed with high-quality materials and properly scaled to complement the existing commercial building.

(the "City")

DEVELOPMENT PERMIT

NO.: 7916-0659-00

Issued To: BARNES WHEATON (NORTH SURREY) CHEVROLET BUICK GMC LTD.  
(the "Owner")

Address of Owner: 15250 – 104 Avenue  
Surrey, BC V3R 6N8

**A. General Provisions**

1. This development 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 permit.
2. This development 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: 017-517-532  
Lot B Section 7 Township 2 New Westminster District Plan LMP2013

6280 – 120 Street

(the "Land")

3. This development permit applies to only the fascia signs shown in accordance with the drawings numbered 7916-0659-00(A) through to and including 7916-0659-00(F) (the "Drawings"), which are attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 2013, No. 18020, as amended.

**B. Form and Character**

1. The character of the development including landscaping, siting, form, exterior design and finish of buildings and structures, free standing signs, sign design packages and comprehensive sign packages on the Land shall be in accordance with the drawings numbered 7916-0659-00(A) through to and including 7916-0659-00(F) (the "Drawings").



2. Signage shall be installed in conformance with the Drawings 7916-0659-00(A) through to and including 7916-0659-00(F).
3. Minor changes to the Drawings that do not affect the general form and character of the landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.

### **C. Variances**

The issuance of a development permit limits activity on the Land to that of strict compliance with all City bylaws, unless specific variances have been authorized by the development permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations or within reports which are inconsistent with City bylaw provisions and which have not been identified as variances below:

1. Surrey Sign By-law, 1999, No. 13656, as amended, is varied as follows:
  - To allow for a total of three (3) fascia signs to be installed on the western building façade.
2. This development permit supplements and amends Development Permit Nos. 6786-0468-00, 6794-0246-00 and 7904-0287-00.

### **D. Administration**

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
2. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued within two (2) years after the date this development permit is issued.
3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.
4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.

5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.
  
6. This development permit is NOT A BUILDING PERMIT.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE DAY OF \_\_\_\_\_, 20\_\_ .

ISSUED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ .

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

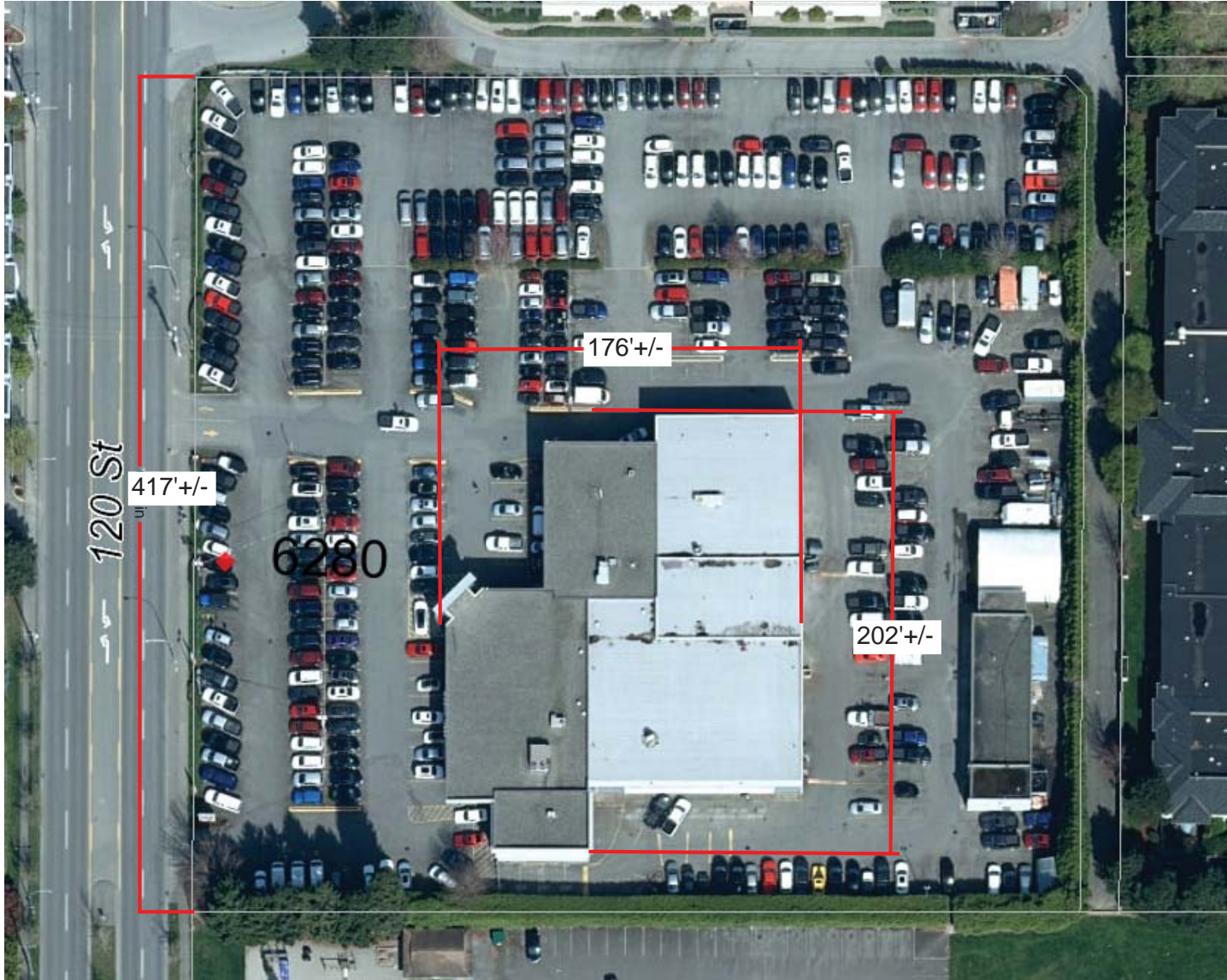
IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

\_\_\_\_\_  
Owner: (Signature)

\_\_\_\_\_  
Name: (Please Print)

**Sign By-law Variances**

#	Variance	Sign By-law Requirement
1	To allow for a total of three (3) fascia signs to be installed on the western building façade.	Part 5, Section 27(2)(a) states that a maximum of two (2) fascia signs are permitted provided that both of the fascia signs are not located on the same façade of the premises.



**Priority Permits**  
 25 Begbie Street  
 New Westminster, BC V3M 1B2  
 Tel: (778)397-1394  
 Fax: 1(888) 738-3846  
 info@prioritypermits.com  
 www.prioritypermits.com

ENG

REV	DESCRIPTION
	FIAT
6280 120 ST, SURREY, BC	
<b>SITE PLAN</b>	
DATE:	07-03-2016
SCALE:	N.T.S.
JOB No.:	
DRAWN BY:	SLC
CHECKED BY:	

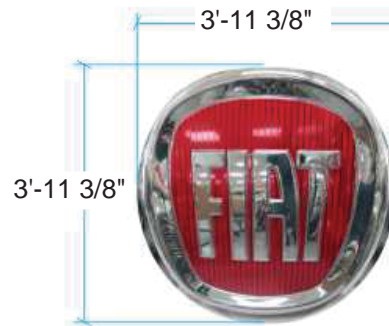
NOTE: THESE DRAWINGS ARE INTENDED FOR PERMIT PROCESSING ONLY. ALL DIMENSIONS, SIGNAGE PLACEMENT AND DESIGN TO BE VERIFIED BY SIGNAGE CLIENT OR FABRICATOR PRIOR TO CONSTRUCTION OR INSTALLATION.

7916-0659-00(A)

**FIAT Badge (Series 12)** INTERNALLY ILLUMINATED WITH WHITE LEDs AS REQUIRED (Typ.)  
 REMOTE POWER SUPPLIES  
**MSTR-FIA-F-110030**

**CHRYSLER Artwork Drwg. #**  
**CH2-SB0110018-024029-001**

TOTAL EXISTING SIGNAGE AREA: **164 SQ FT**  
 SIGNAGE AREA INCLUDING PROPOSED FIAT SIGN : **179.6 SQ FT**  
 PREMISES FRONTAGE: **176 FT (SHORTER FRONTAGE LENGTH AS PER BY-LAW)**  
 \*\*\*ALLOWABLE SIGNAGE: **528 SQ FT**  
 (3 SQ FT PER LINEAR FOOT)



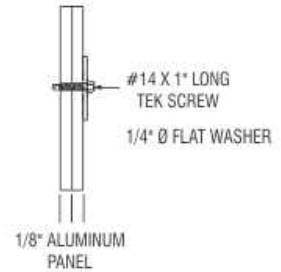
**SIGN AREA:**  
**3.95 ft X 3.95 ft**  
**= 15.6 sq. ft.**

**DEALER TO MAKE REPAIRS TO WALLS TO ACCEPT BADGES**  
**(SURVEY REQUIRED TO CONFIRM (ALL) DIMENSIONS)**

**NOT TO SCALE**

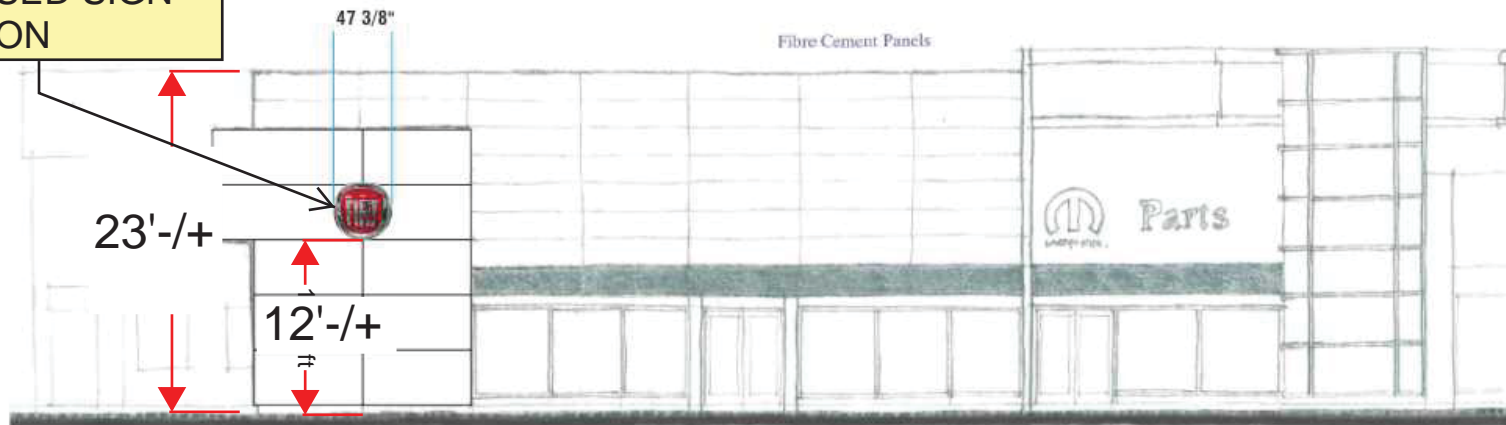
**Mounting Detail**

**A15**



**(FIAT) ELEVATION**

**PROPOSED SIGN LOCATION**



CONCEPTUAL ARTWORK ONLY - NOT TO BE USED FOR PRODUCTION UNTIL APPROVED BY ENGINEERING

**~ INSTALLATION NOTE ~**

ALL ELECTRICAL CONNECTIONS, ELECTRICAL PERMITS, AND PROVISION OF ADEQUATE POWER TO SIGN LOCATIONS ARE THE DEALER'S RESPONSIBILITY  
 DEALER TO PROVIDE ACCESS TO ALLOW TEKSIGN INSTALLERS THE ABILITY TO CONNECT WIRES ON INSIDE WALLS BEHIND FASCIA SIGNS

SCALE: 3/32" = 1'-0"



86 Plant Farm Blvd., Brantford, Ontario N3S 7W3

Customer:	<b>CHRYSLER CANADA - BARNES WHEATON CHRYSLER</b>	Drawing No:	<b>44110</b>
Address:	6280 - 120 ST., SURREY BC	Sheet:	<b>3</b>
Designer:	SDH	Scale:	AS SHOWN
Acct. Rep:	KRISTA LEFEBVRE	Date:	OCT. 09/12

This drawing is the property of TEKSIGN, INC. and contains proprietary and confidential information which must not be duplicated, used or disclosed other than as expressly authorized by TEKSIGN, INC.

**REVISION / EGN:**  
 R1 - OCT. 10/12 - CHANGE LOGO TO (SERIES 12)  
 R2 - OCT. 29/12 - ADD MOUNTING DETAIL

Approval:

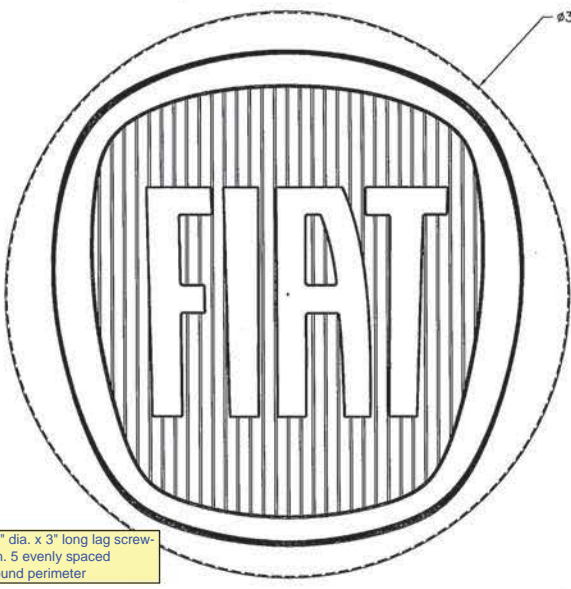
Date: \_\_\_\_\_

7916-0659-00(B)

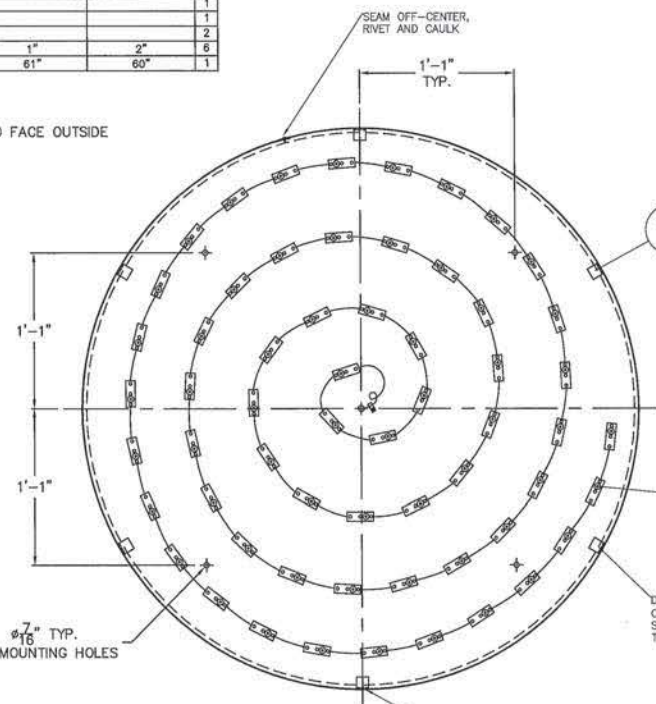


Item	Inv	Part #	Part Description	Description	Height	Width	Qty
1	16.0	ALS-06448120-WBS	ALUM SHEET .064 X 48" X 120" WHITE	BACK PANEL	46 7/8"	46 7/8"	1
2	12.5	ALCOL-04525-METSL	AL COIL .040 X 5-1/4" WIDE 270°-0"	FILLER	5"	5"	12
3	25.0	ACRACS-011875RL-7328W	ACRYLSTEEL .118 X 75" ROLL 7328 WHT.	DIFFUSER	46 3/4"	46 3/4"	1
4	20.0	LED-0051-POINTII	U S LED PT2-3-12-W WHITE	LED'S	20"	20"	1
5	1.0	SUB-226	FIAT SERIES 12 METALISED FACE	LOGO - SUB ASSY			1
6	1.0	LOGO-039	LOGO FIAT 32.09 X 35.28 SCREEN PRT.	SCREEN PRINT			1
7	2.0	Z-SR-CE9	BUSHING # SBES00-5 1/2" DIAMETER	BUSHING - BACK PANEL			2
8	1.0	SC-006	CONNECTOR US LED 60"	6" LED CONNECTOR			1
10	1.0	LED-0052	U S LED POWER SUPPLY ENCLOSURE	US LED POWER SUPPLY MOUNTING BOX c/w COVER			1
11	1.0	Z-SR-CH7	SWITCH SINGLE POLE	SWITCH			1
12	1.0	PS-016	POWER SUPPLY U.S. LED PSA-12-60	POWER SUPPLY			1
13	2.0	Z-SR-CE1	BUSHING #SBE875-11 "DEYCO" 7/8"	ELECTRICAL BOX BUSHING			2
14	1.0	ALS-01254696-3003H14	ALUM SHEET .125 X 48" X 96"	MOUNTING PLATES	1"	2"	6
15	25.0	PL-010	MUSTANG 1/8 X 61 X 120 LAMINATED	MOLDED FACE MATERIAL	61"	60"	1

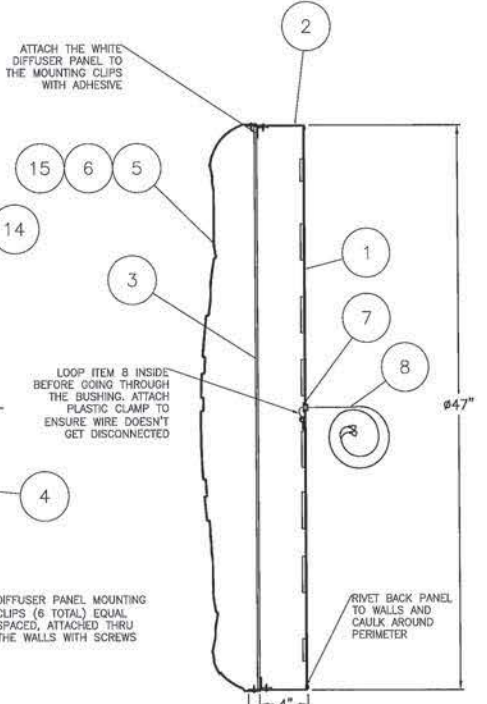
NOTE :  
 1. ALL WELDING PROCEDURES TO BE IN ACCORDANCE WITH CWB.  
 2. ALL ELECTRICAL COMPONENTS TO BE UL APPROVED.



FRONT VIEW - FINISHED

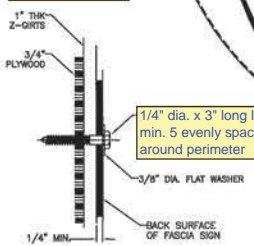


FRONT VIEW - FACE & DIFFUSER REMOVED



CROSS SECTION

EXISTING WALL DETAIL:

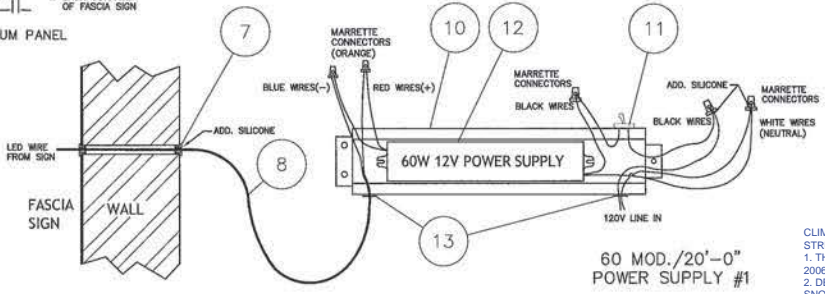


NOTE:  
 MAX: 90 LED MODULES [30 FT] PER POWER SUPPLY

- SHIPPING LIST:
- (1) FASCIA SIGN
  - (1) POWER SUPPLY ENCLOSURE c/w COVER, POWER SUPPLY & ELEC. SWITCH
  - (1) 1/2" DIA. BUSHING
  - (2) MARRETTE CONNECTORS (ORANGE)
  - (4) 3/8" X 3" LG. LAG SCREWS
  - (4) 3/8" FLAT WASHERS
  - (1) MOUNTING PATTERN

ELECTRICAL :  
 20' - USLED "POINT2" LED  
 1 - USLED ADVANCE 60W POWER SUPPLY  
 TOTAL LOAD : 0.7 AMPS.  
 USE ONE 15A/120V CIRCUIT/S.

WEIGHT: (APPROX)  
 50 LBS



INSTALLATION LAYOUT

CLIMATIC INFORMATION  
 STRUCTURAL NOTES:  
 1. THIS STRUCTURE HAS BEEN DESIGNED TO MEET THE REQUIREMENT OF PART 4 OF THE 2006 BC BUILDING CODE  
 2. DESIGN LOAD:  
 SNOW LOAD: Ss= 2.9kPA Sr=0.7kPA  
 WIND 150 C=0.48kPA  
 SEISMIC DATA: Sa(0.2)=0.94 (0.5)-0.63(1.0)-0.33(2.0)-0.17(PGA-0.47  
 3. ALUMINUM MEMBERS TO CONFORM TO CAN3-S157-M83, STRENGTH DESIGN ALUMINUM  
 4. STRUCTURAL STEEL MEMBERS TO CONFORM TO CANCSA-S16.1, LIMIT STATES DESIGN IN STEEL STRUCTURES

CIVIC ADDRESS:  
 4612 LOUGHEED HWY.  
 BURNABY, BC

**TEKSIGN INC.**

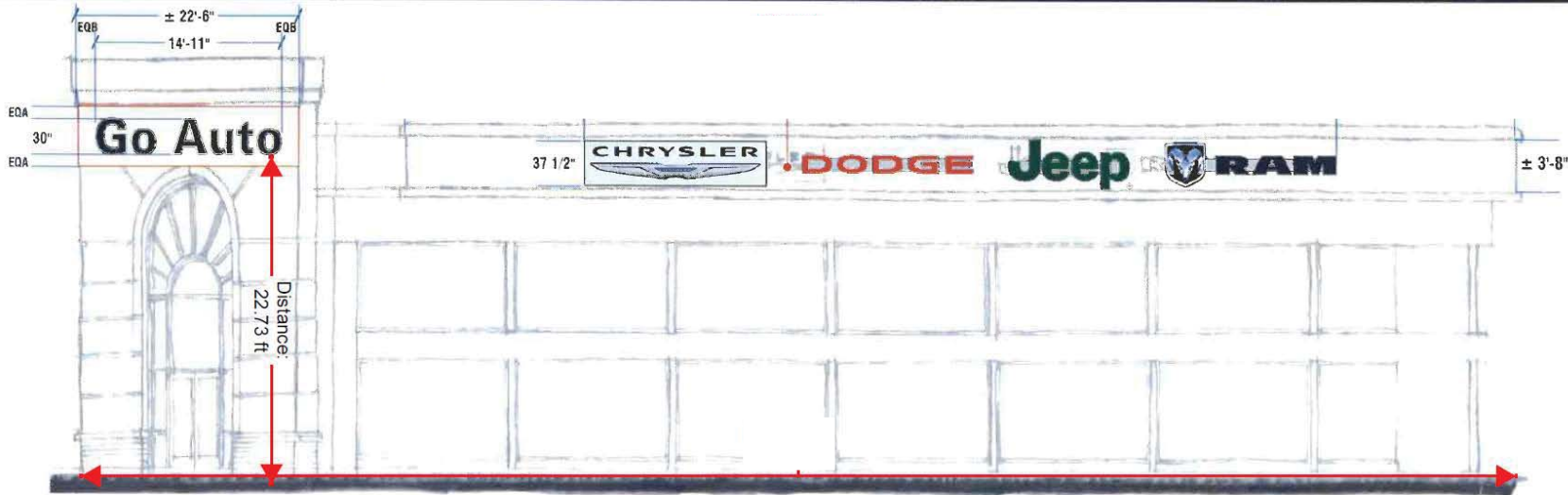
86 PLANT FARM BLVD, BRANFORD, NS3 7W3 TEL: (919) 756-1088 FAX: (919) 756-1089

CUSTOMER: CHRYSLER CANADA / FIAT - 6211 - 1  
 EDMONTON

JOB TITLE: Ø3'-11 3/8" S/F FASCIA SIGN

Signature: [Signature] Date: Jan 31/12  
 S.O. 17698 MSTR-FIA-T-110030  
 Drawing No. 43592-E

Scale: N.T.S.

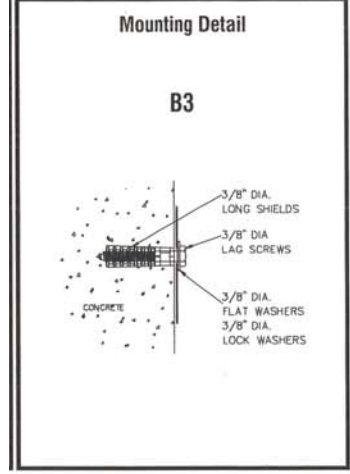


WEST ELEVATION (EXISTING SIGNAGE)



WEST ELEVATION (EXISTING SIGNAGE)

TOTAL EXISTING SIGNAGE AREA: **164 SQ FT**  
 SIGNAGE AREA INCLUDING PROPOSED FIAT SIGN: **179.6 SQ FT**  
 PREMISES FRONTAGE: **176 FT (SHORTER FRONTAGE LENGTH AS PER BY-LAW)**  
 \*\*\*ALLOWABLE SIGNAGE: **528 SQ FT**  
 (3 SQ FT PER LINEAR FOOT)



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 DEALER TO PROVIDE ACCESS TO ALLOW TEKSIGN INSTALLERS THE ABILITY TO CONNECT WIRES ON INSIDE WALLS BEHIND FASCIA SIGNS

SCALE: 3/32" = 1'-0"

Customer:	<b>CHRYSLER CANADA - BARNES WHEATON CHRYSLER</b>	Drawing No:	<b>44110</b>
Address:	6280 - 120 ST., SURREY BC	Sheet:	<b>6</b>
Designer:	SDH	Scale:	AS SHOWN
Acct. Rep:	KRISTA LEFEBVRE	Date:	DEC. 04/12

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REVISION / ECI:	Approval:
	Date:

7916-0659-00(D)

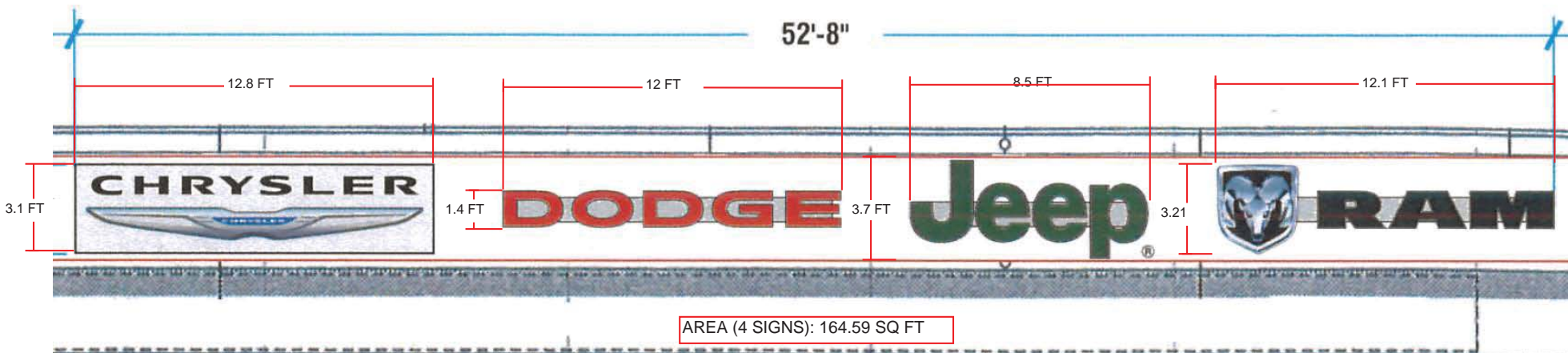


**EXISTING SIGNAGE  
AREA CALCULATIONS**



AREA: 37.3 SQ FT

**SIGN AREA**  
 Go Auto = 2.5 ft X 14.92 ft = 37.3 sq. ft.  
 Chrysler... = 3.125 ft X 52.67 ft = 164.59 sq. ft.  
 Fiat = 3.95 ft X 3.95 ft = 15.6 sq. ft.  
**Total = 217.49 sq. ft**  
 PREMISES FRONTAGE: 176 FT (SHORTER FRONTAGE LENGTH AS PER BY-LAW)  
 \*\*\* ALLOWABLE SIGNAGE: 528 SQ FT (3 SQ FT PER LINEAR FOOT)



AREA (4 SIGNS): 164.59 SQ FT

7916-0659-00(E)





# Priority Permits

331 Parkdale Ave. N.  
 Hamilton, ON L8H 5Y1  
 Tel: (289)389-8951  
 Fax: 1(888) 738-3846  
 info@prioritypermits.com  
 www.prioritypermits.com

ENG



A	-
REV	DESCRIPTION
	6280 120 ST, SURREY
	-
	-

EXISTING SIGNAGE

DATE:	
SCALE:	
JOB No.:	-
DRAWN BY:	
CHECKED BY:	-

7916-0659-00(F)

**NOTES / LEGAL:**  
 1. THESE DRAWINGS ARE INTENDED FOR PERMIT PROCESSING ONLY. ALL DIMENSIONS, SIGNAGE PLACEMENT AND DESIGN TO BE VERIFIED BY SIGNAGE CLIENT AND / OR FABRICATOR PRIOR TO CONSTRUCTION OR INSTALLATION  
 2. FINAL INSPECTIONS FOR PERMITTING JOBS TO BE HANDLED BY OUR CLIENTS  
 3. ENGINEERING PHOTOS / INSTALLER CHECKLIST TO BE PROVIDED BY CLIENTS