

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0071-00

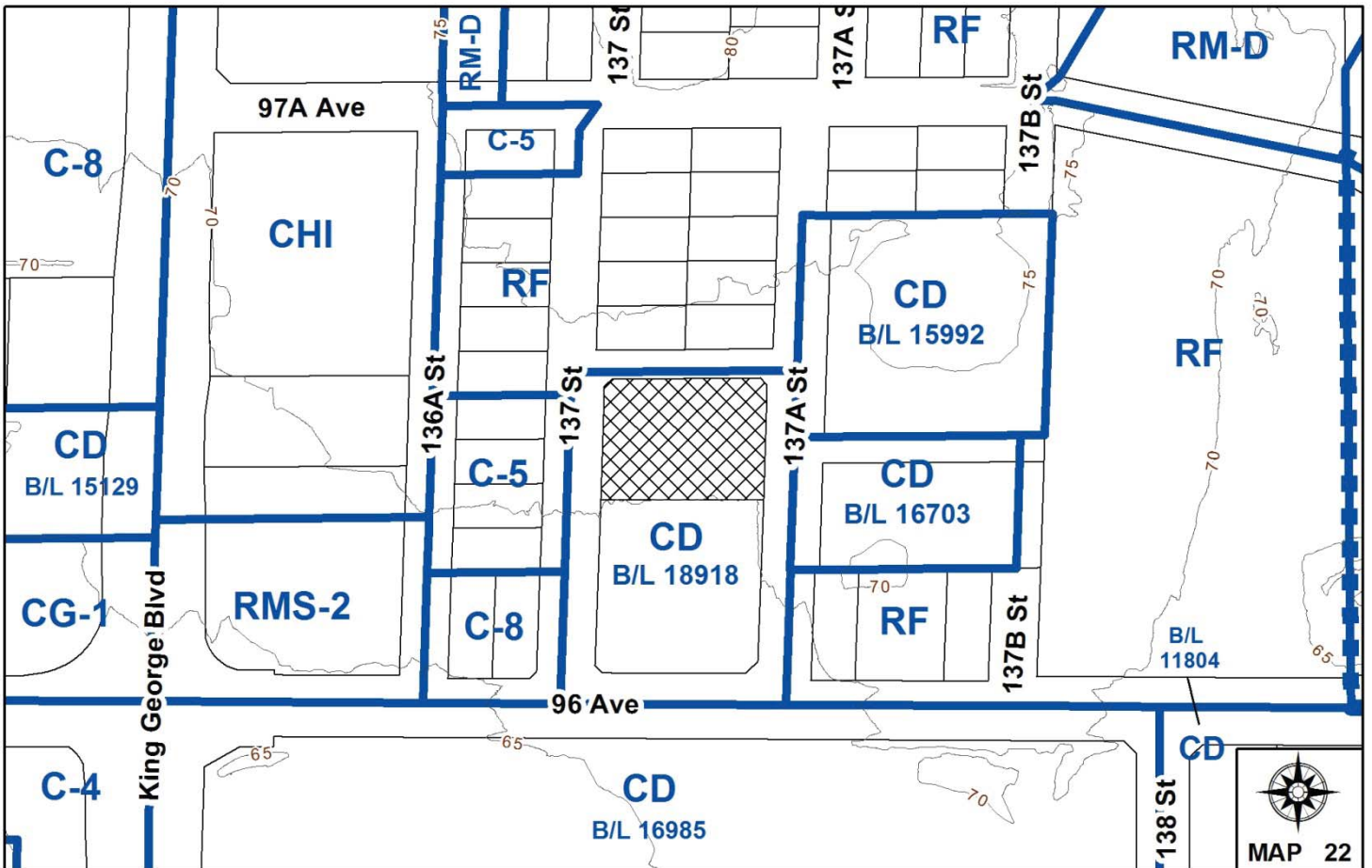
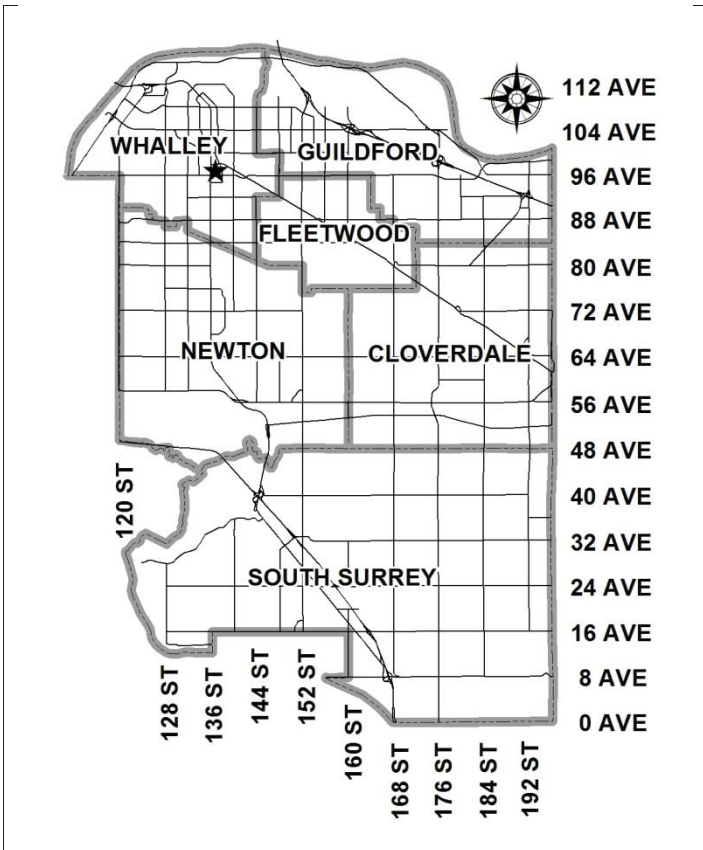
Planning Report Date: April 24, 2017

**PROPOSAL:**

- **Development Permit**

to permit one (1) additional fascia sign to be located above the first storey on the west elevation of a commercial building as part of a comprehensive sign design package.

**LOCATION:** 9639 - 137A Street  
**OWNER:** North Harper Lands Development Ltd.  
**ZONING:** CD By-law No. 18918  
**OCP DESIGNATION:** Central Business District



### 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

- Seeking a variance to the Sign By-law in order to allow for one (1) additional fascia sign to be located above the first storey of the building on the west elevation.

### RATIONALE OF RECOMMENDATION

- The "City Centre 2" development is currently under construction, with the pouring of the fifth floor underway. The developer is aiming for completion in 2017.
- The owner, Lark Group, has recently sold the top four (4) floors of the building. The new occupant has requested a fascia sign on the top of the building facing King George Boulevard, as it has the most favourable exposure.
- The signage has been comprehensively designed to be integrated with the design of the building and provides a comprehensive look for the development.
- The proposed signage is high quality and is of appropriate scale for the development.
- The new sign will identify a major tenant occupying the top four (4) floors of the building to those travelling along King George Boulevard and 96 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7917-0071-00 for a comprehensive sign design package (Appendix III).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Office building currently under construction.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across lane):	Existing older single family houses.	Central Business District	RF
East (Across 137A Street):	Two care facilities.	Central Business District	CD By-law No. 15992 and CD By-law No. 16703
South:	Newly constructed 12-storey office/retail development, called City Centre 1, developed by the same applicant.	Central Business District	CD By-law No. 18918
West (Across 137 Street):	Small commercial buildings and older single family residences.	Central Business District	C-5

Background

- The subject site is located at 9639 - 137A Street in the Hospital Precinct of the City Centre Plan area. The site is designated "Mixed-Use 3,5 FAR" in the City Centre Plan.
- The subject site is the location of Lark Group's "City Centre 2" development, a 12-storey commercial office building development, which was approved in 2015 under Rezoning and Development Permit Application No. 7914-0021-00.

- After the approval of Development Permit No. 7914-0021-00, the owner requested changes to the design of the building. An application was submitted to extend the second and third floors of the building for an additional 546.6 square metres (5,883 sq. ft.) of floor area. These changes were to accommodate a new elevator and lobby space and expanded saleable area to suit a specific tenant. These changes were approved under Rezoning and Development Permit Application No. 7916-0432-00 in 2016.
- Application No. 7916-0432-00 also included a comprehensive sign design package to permit two (2) new upper floor fascia signs on the north and east building elevations and an "L" shaped free-standing sign, which replaced a previously approved free-standing sign along 137 Street at the south west corner of the subject site. This comprehensive sign design package supplemented the original comprehensive sign package approved under Development Permit No. 7914-0021-00.
- Lark Group has recently sold the top four (4) floors of the City Centre 2 building to a software company that has requested an additional fascia sign at the top floor of the building on the west elevation.
- City Centre 2 is currently under construction, with construction of the 5<sup>th</sup> floor underway.

#### Current Proposal

- The applicant proposes to install one (1) additional fascia sign on the west elevation, on the top floor of the building.
- The proposed fascia sign will feature illuminated channel letters which will be mounted onto a signage rail.
- The total height of the proposed fascia sign will be 1.2 metres (4 ft.), with a total width of 12.5 metres (41 ft.). The total sign area will measure 15 square metres (160 sq. ft.).
- According to the Sign By-law, only one (1) fascia sign per lot frontage is permitted above the first storey of the building for a major tenant, provided the fascia sign consists of individual channel letters.
- Currently, the west elevation already features one tenant fascia sign located above the third floor of the building. In order to accommodate the additional sign, the applicant has requested a variance to the Sign By-law (see By-law Variance section).

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Part 5 Section 27(2)(a.1)(ii) of the Sign By-law, 1999, No. 13656 to allow one (1) additional fascia sign above the first storey on the west elevation of the building.

Applicant's Reasons:

- The applicant has recently sold the top four (4) floors to a company that has requested a fascia sign facing King George Boulevard, which has the most favorable exposure.

Staff Comments:

- The proposed fascia sign is high-quality and complies with all other requirements for upper floor fascia signs under the Sign By-law. The proposed sign is also compatible with the size of the subject commercial building and fits comfortably above the upper level windows.
- The proposed fascia sign will enhance the visibility of the City Centre 2 building for those travelling along King George Boulevard and 96 Avenue.
- Staff support the requested 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 Variance Table
Appendix III.	Development Permit No. 7917-0071-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

RT/da



## PROPOSED SIGN BY-LAW VARIANCE

#	Proposed Variance	Sign By-law Requirement	Rationale
1	To allow for one (1) additional fascia sign above the first storey on the west elevation of the commercial building.	A maximum of one fascia sign per lot frontage may be located above the first storey (Part 5, Section 27(2)(a.1)(ii))	The proposed fascia sign on the top floor of the building is of an appropriate size and scale in relation to the building. The fascia sign is consistent with signs approved for the subject building under Development Permit No. 7914-0021-00 and 7916-0432-00. The proposed fascia sign is high quality and will help identify the business occupying the top four (4) floors.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7917-0071-00

Issued To: NORTH HARPER LANDS DEVELOPMENT LTD.  
(the "Owner")

Address of Owner: Suite 1500, 13737 – 96 Avenue  
Surrey, BC V3V 0C6

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: 029-621-879  
Lot A Section 35 North Range 2 West New Westminster District Plan EPP48177  
9639 - 137A Street

(the "Land")

3. This development permit applies to only the buildings and structures on the Land shown on Schedule A, which is 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 By-law, 2013, No. 18020, as amended.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
6. The comprehensive signage design package shall conform to the drawings numbered DP 7917-0071-00(A) through to and including DP 7917-0071-00(C) (the "Drawings"), which are attached hereto and form part of this development permit.



7. This development permit supplements Development Permit Nos. 7914-0021-00 and 7916-0432-00.
8. The land shall be developed strictly in accordance with the terms and conditions and provision of this development permit.
9. 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.
10. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interested in the Land.
11. 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.

  
\_\_\_\_\_  
Authorized Agent: (Signature)

MATTHEW ALEXANDER  
Name: (Please Print)

OR

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

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

**Sign By-law Variance**

#	Variance	Sign By-law Requirement
1	To allow for one (1) additional fascia sign above the first storey on the west elevation of the commercial building.	A maximum of one fascia sign per lot frontage may be located above the first storey (Part 5, Section 27(2)(a.1)(ii))





