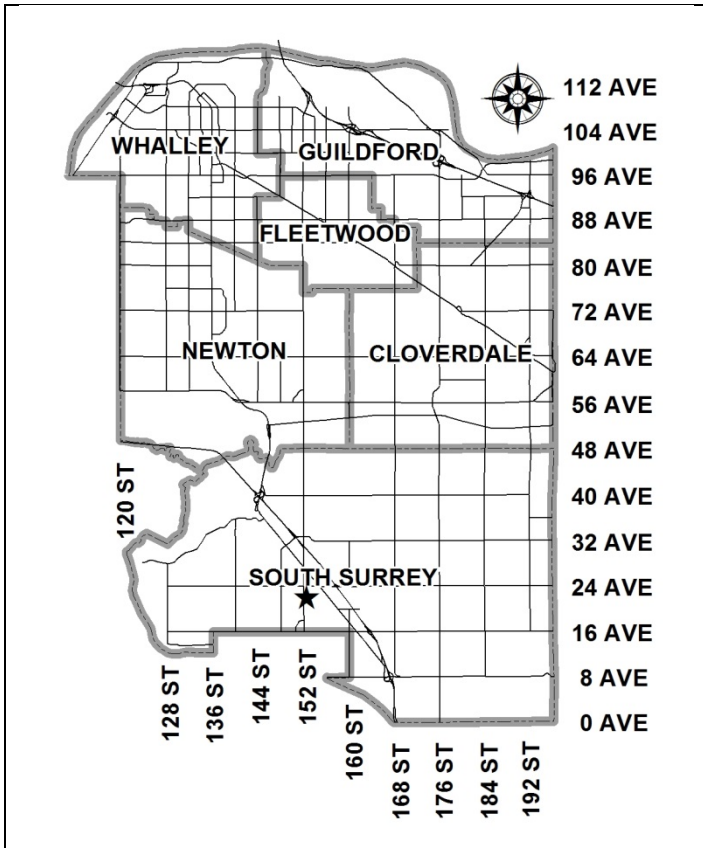


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0109-00

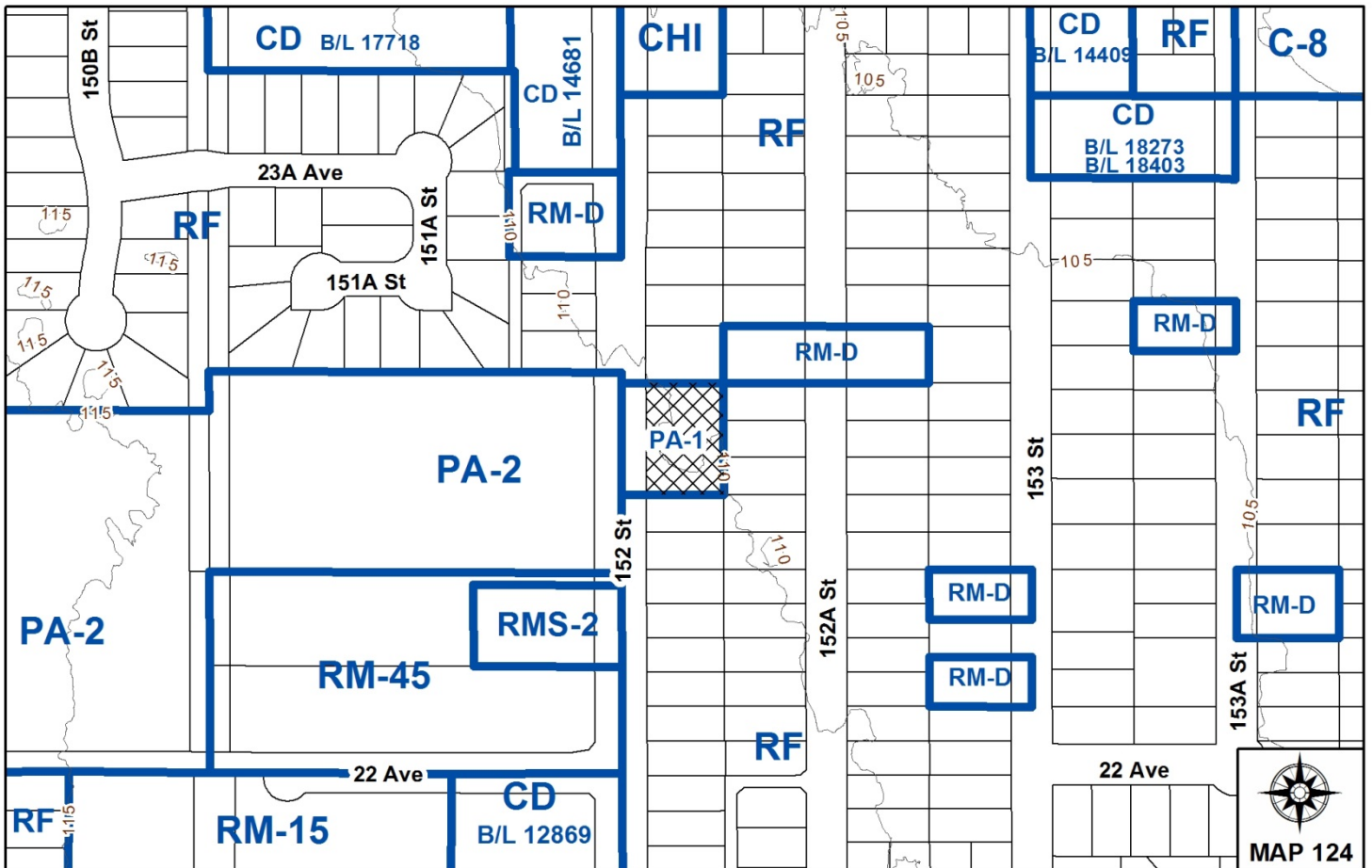
Planning Report Date: April 3, 2017



**PROPOSAL:**

- **Development Variance Permit**  
 to permit the construction of a projecting sign.

**LOCATION:** 2290 - 152 Street  
**OWNER:** White Rock (Pacific No. 8) Branch of the Royal Canadian Legion  
**ZONING:** PA-1  
**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Projecting signs are not included in Part 7 "Signs in Institutional Zones" of the Sign Bylaw, 1999.
- The proposed projection sign extends above the roof line of the building to which it is attached.

### RATIONALE OF RECOMMENDATION

- The proposed projecting sign will replace a non-permitted, non-conforming roof sign that was installed prior to Sign Bylaw, 1993, being adopted.
- The proposed sign will be in the same location and is approximately the same size as the existing sign. The new sign will be a visual improvement to the property as it will provide an updated, cleaner look and will not require the guidewires attached to the existing roof sign.
- The sign's proposed location and orientation allows for optimal exposure to the street while allowing the property owners safe and easy access to the sign for changing the letters in the letter track.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0109-00 (Appendix III) varying the following provision of Surrey Sign By-law, 1999, to proceed to Public Notification:

- (a) permit a projecting sign in Part 7 "Signs in Institutional Zones" to the sign specifications shown in Schedule A of the DVP (Appendix III).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Royal Canadian Legion Assembly Hall.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Urban	RF
East:	Single family dwellings.	Urban	RF
South:	Single family dwellings.	Urban	RF
West (Across 152 Street):	White Rock Christian Academy.	Urban	PA-2

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located at 2290 – 152 Street and contains an assembly hall for the White Rock (Pacific No. 8) Branch of the Royal Canadian Legion.
- The site is designated "Urban" in the Official Community Plan (OCP), and is zoned "Assembly Hall 1 Zone (PA-1)".
- There is an existing non-conforming, non-permitted double facing roof sign (Appendix II), which pre-dates the Surrey Sign Bylaw, 1993, in the location where the new projecting sign is being proposed. The existing sign is approximately 1.2 metres (4 ft.) tall by 2.5 metres (8 ft.) wide, for a total sign area of 6 square metres (64 sq. ft.) for both sides. The existing sign sits on the roof over top of the hall entrance at the front of the building.

### Current Proposal

- The applicant is proposing a Development Variance Permit to replace an existing double facing roof sign with a projecting sign in an institutional zone.
- Projecting signs are not included in Part 7 "Signs in Institutional Zones" of the Sign Bylaw, 1999.

### Projecting Sign Design

- The proposed sign is a double facing projecting sign with four rows of letter tracks on each side. The sign cabinet will be back-lit by a white LED light source.
- The main copy area of the sign cabinet is 1.2 metres (4 ft.) tall and 2.3 metres (8 ft.) wide and is predominantly white with a red header. Centered above the copy area is a Royal Canadian Legion emblem which is approximately 0.9 metres (3 ft.) tall and 0.8 metres (3 ft.) wide at its greatest extents. The total area for both sides of the sign is 5.4 square metres (58 sq. ft.), which exceeds the allowable area of 3 square metres (32 sq. ft.) for projecting signs permitted in other zones under the Sign Bylaw.
- The Royal Canadian Legion emblem elevates the sign approximately 0.45 metres (2 ft.) above the roof line of the building to which it is attached. This is not permitted for projecting signs under the Sign Bylaw.

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- Permit a projecting sign in Part 7 "Signs in Institutional Zones" of the Sign Bylaw, 1999, to the sign specifications shown in Schedule A of the DVP (Appendix III).

#### Applicant's Reasons:

- The proposed sign type and location allows for optimum visibility from the street for the Legion members and the public.
- The location allows for easy and safe access for Legion members to change the message lettering and maintain the sign.
- A free standing sign in the parking lot is over the budget of the Legion and would negatively impact parking on site. The Legion is a not for profit organization, thus, budget is a major consideration when any renovations are proposed.

#### Staff Comments:

- Projecting signs are not included in Part 7 "Signs in Institutional Zones" of the Sign Bylaw, 1999.

- The proposed projecting sign is in the same location and is of a similar size as the existing sign.
- The existing sign is supported by legs and unsightly guidewires. The new sign will be a visual improvement to the site as it will provide an updated, cleaner looking sign and will not require the guidewires attached to the existing roof sign.
- The entirety of the sign could be kept below the hall's roof line if the sign were affixed to a more central location on the building. However, in doing so, Legion members would be required to get on the roof of the hall's entrance way to change the lettering and maintain the sign.
- For the above reasons, Staff supports the variance to include the proposed projecting sign in Part 7 "Signs in Institutional Zones" of the Sign Bylaw, 1999, provided the design is in accordance with Schedule A of the DVP (Appendix III).

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Current Roof Sign
Appendix III.	Development Variance Permit No. 7917-0109-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

ARR/da





PACIFIC BRANCH  
NO. 008  
THURS KARAOKE  
FRI SAT  
LIVE MUSIC

OPEN

ON TAP  
SPECIALS

ROYAL  
CANADIAN

121-FV1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0109-00

Issued To: WHITE ROCK (PACIFIC NO. 8) BRANCH OF THE ROYAL  
CANADIAN LEGION

(the "Owner")

Address of Owner: 2290 - 152 Street  
Surrey, BC V4A 4N9

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: 007-902-298

Lot A Except: Parcel 2 (Bylaw Plan 62659), Section 14 Township 1 New Westminster  
District Plan 13327

2290 - 152 Street

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
  - (a) In Part 7 "Signs in Institutional Zones" a projecting sign is a permitted sign subject to the specifications shown in Schedule A.
4. This development variance permit applies to only the sign structure on the Land shown on 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 .

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Mayor – Linda Hepner

---

City Clerk – Jane Sullivan



#103-9780 188 Street,  
Surrey, BC V4N 3M2  
Telephone 604-881-2400  
Fax 604-881-2402  
www.alphaoneonsigns.com

CLIENT:



Branch #008, 2290-152 St  
South Surrey, BC

PROJECT:  
Electronic message centre

DATE: November 07, 2016

JOB NO:

SALES: Lynda Van de Putte

SCALE: 1/4"=1'-0"

DESIGNER: GM

PRODUCTION READY:  YES  NO

NOTES:

3M #157 Sultan Blue translucent vinyl

Behr S500-7 Infinite Deep Sea

3M #63 Rust Brown translucent vinyl

3M #015 Yellow translucent vinyl

3M #33 Red translucent vinyl

3M #131 Met. Gold translucent vinyl

Satin black paint Akzo

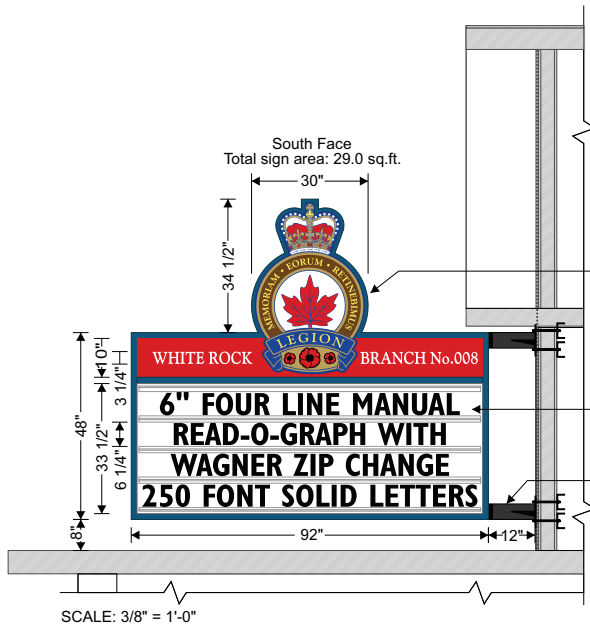
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Customer Approval:

Date:

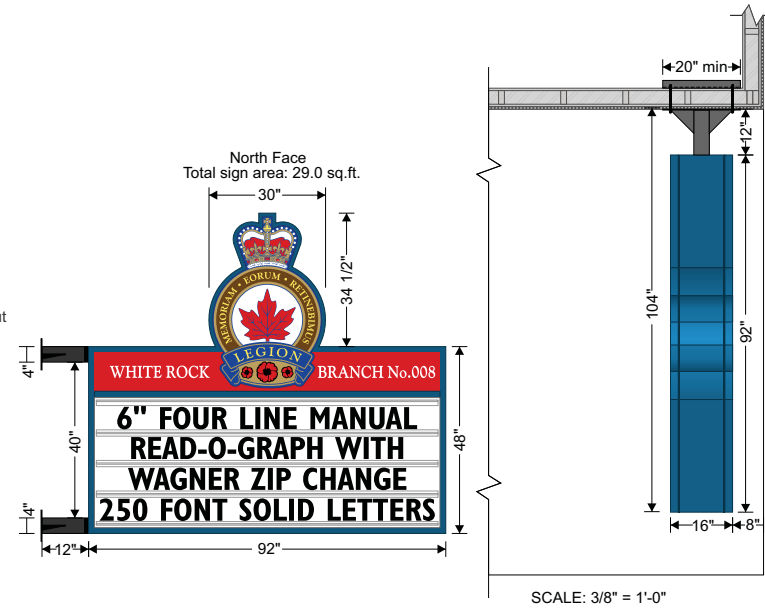
DOUBLE SIDED PERPENDICULAR LEGION LOGO AND BRANCH IDENTIFICATION SIGN AT END OF BUILDING FASCIA, FOUR LINE MANUAL READ-O-GRAPH



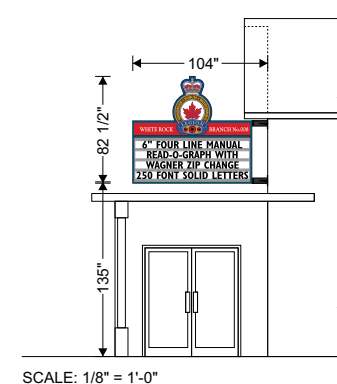
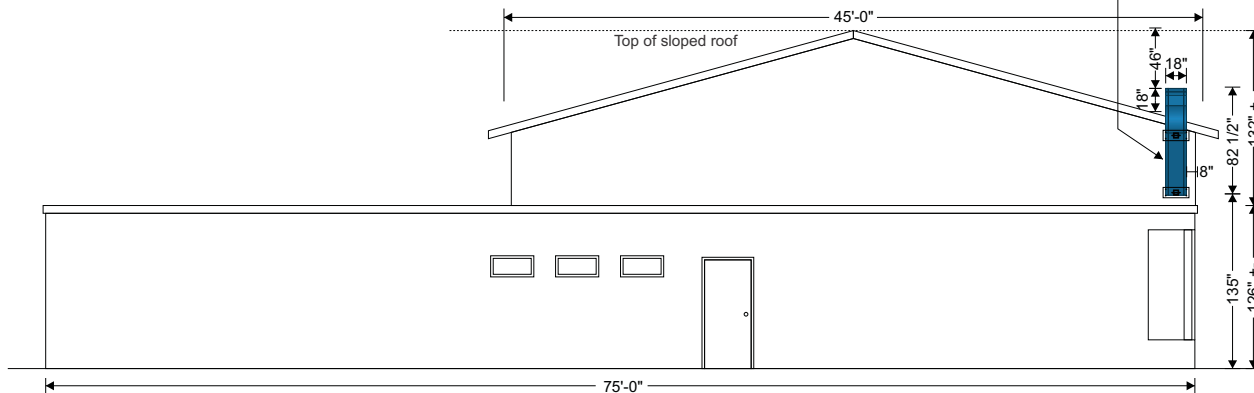
Double sided 0.080 fabricated aluminum sign cabinet with partial EX-7 retainer painted to match BEHR S500-7 Infinite Deep Sea. Integral shaped LEGION logo with 1" fabricated aluminum retainers. Translucent white Acrylite SG acrylic faces and die cut or Latex print vinyl graphics. H bar divider between sign panel and read-o-graph. 6500 white LED light source

Translucent white Acrylite SG acrylic read-o-graph panels with Wagner Zip change letter track and 250 font 6" Solid letter set

4 X 4 X 1/4" square tube steel support arms with 8 X 18 X 1/4" steel connector plate and triangulated gussets. Fasten to building with 3/8" stainless steel threaded rod running through fascia wall into 2 X 4 X 24" steel "C" channel compression bars on wall interior (X4 bars)

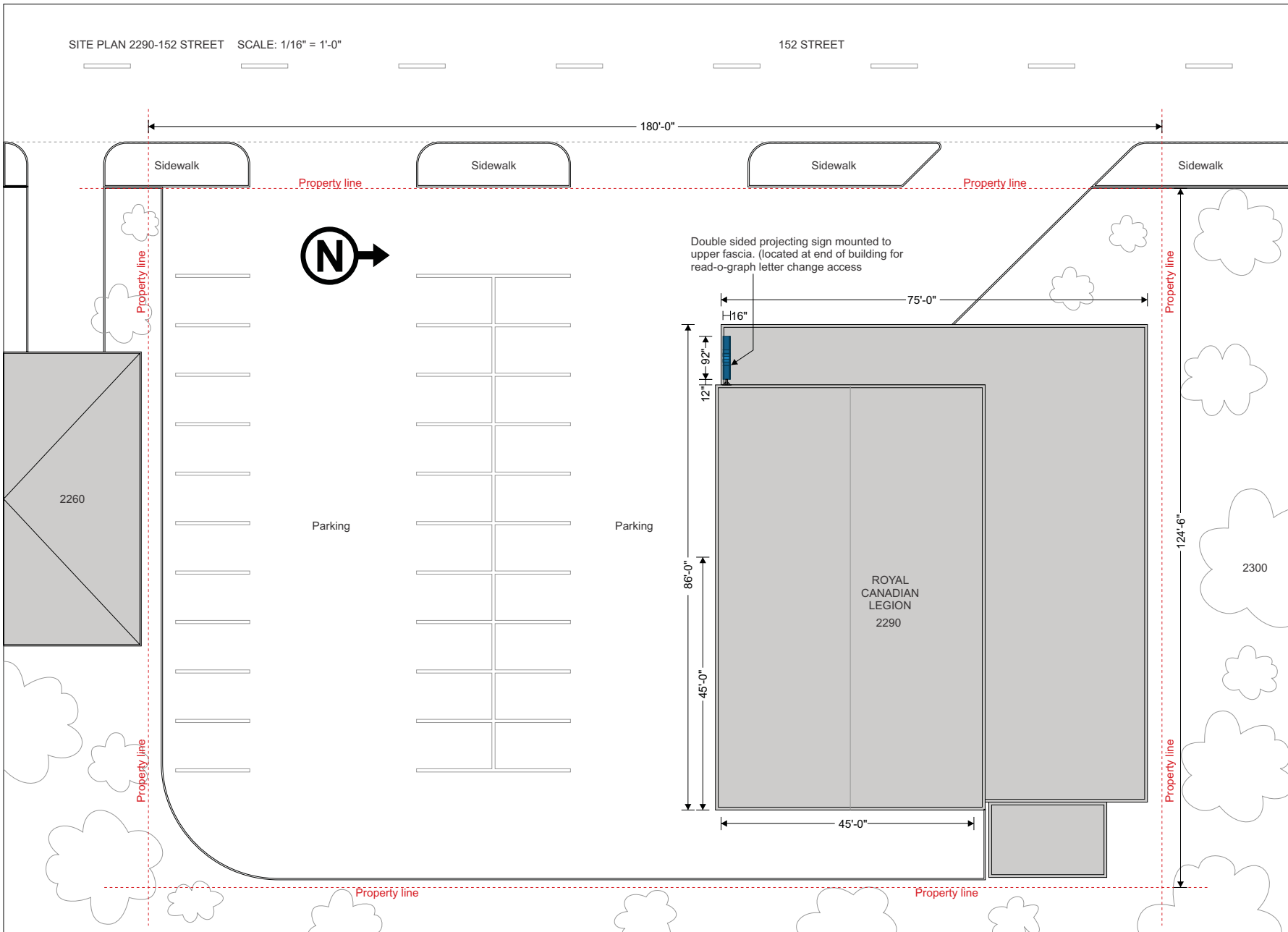


Double sided (projecting sign mounted to upper fascia. (located at end of building for read-o-graph letter change access)



SITE PLAN 2290-152 STREET SCALE: 1/16" = 1'-0"

152 STREET



#103-9780 188 Street,  
Surrey, BC V4N 3M2  
Telephone 604-881-2400  
Fax 604-881-2402  
www.alphaneonsigns.com

CLIENT:



Branch #008, 2290-152 St  
South Surrey, BC

PROJECT:  
Electronic message centre

DATE: November 07, 2016

JOB NO:

SALES: Lynda Van de Putte

SCALE: 1/4"=1'-0"

DWG #:

DESIGNER: GM

REVISION:

FILE NAME:

PRODUCTION  READY:  NO

NOTES:

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PRODUCTION OF YOUR SIGN.


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Date:


DOUBLE SIDED PERPENDICULAR LEGION LOGO AND BRANCH IDENTIFICATION SIGN AT END OF BUILDING FASCIA, FOUR LINE MANUAL READ-O-GRAPH





 Behr S500-7 Infinite Deep Sea

 3M #157 Sultan Blue translucent vinyl

 3M #63 Rust Brown translucent vinyl

 3M #015 Yellow translucent vinyl

 3M #33 Red translucent vinyl

 3M #131 Met. Gold translucent vinyl



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