

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0394-00

Planning Report Date: October 2, 2017

PROPOSAL:

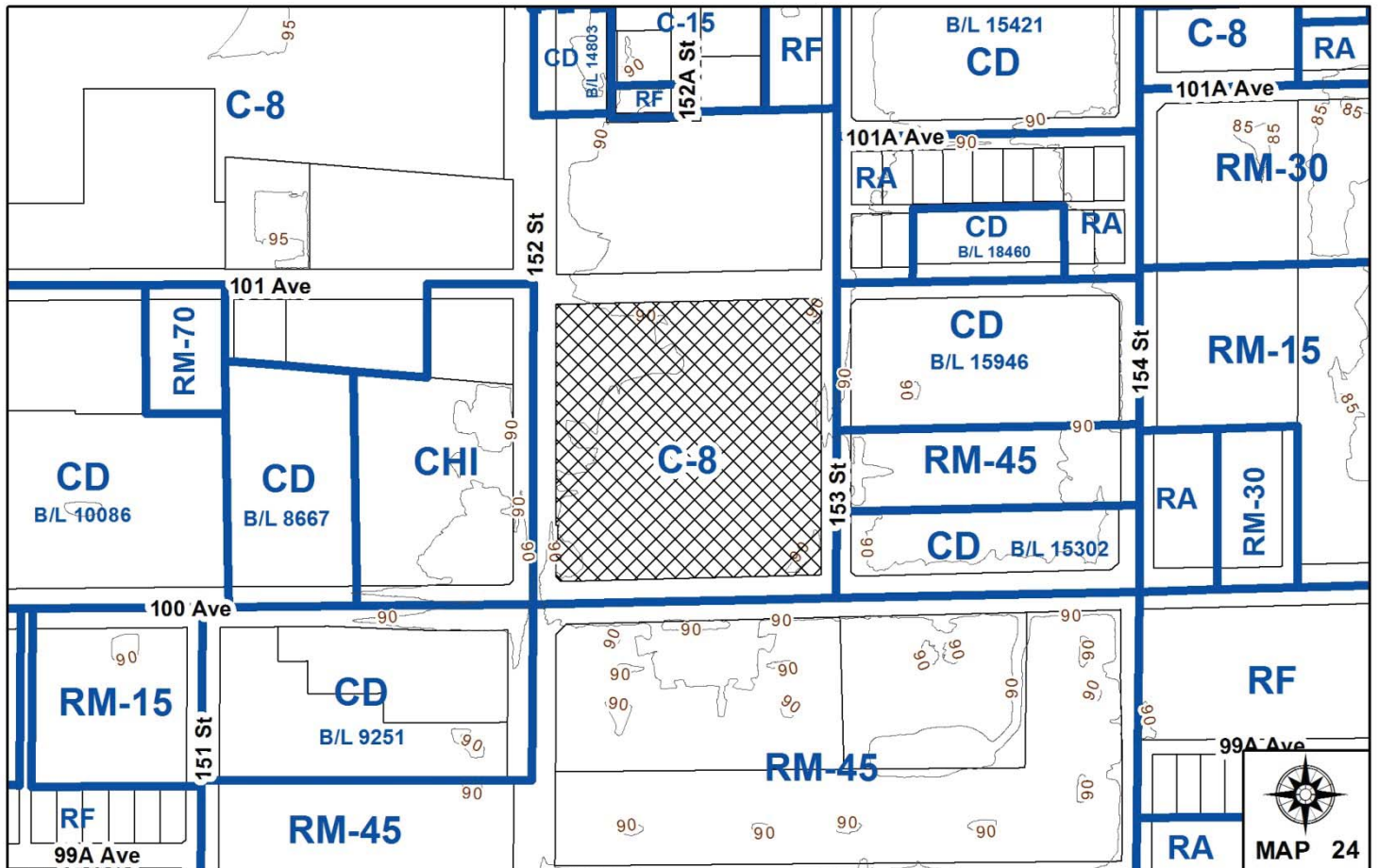
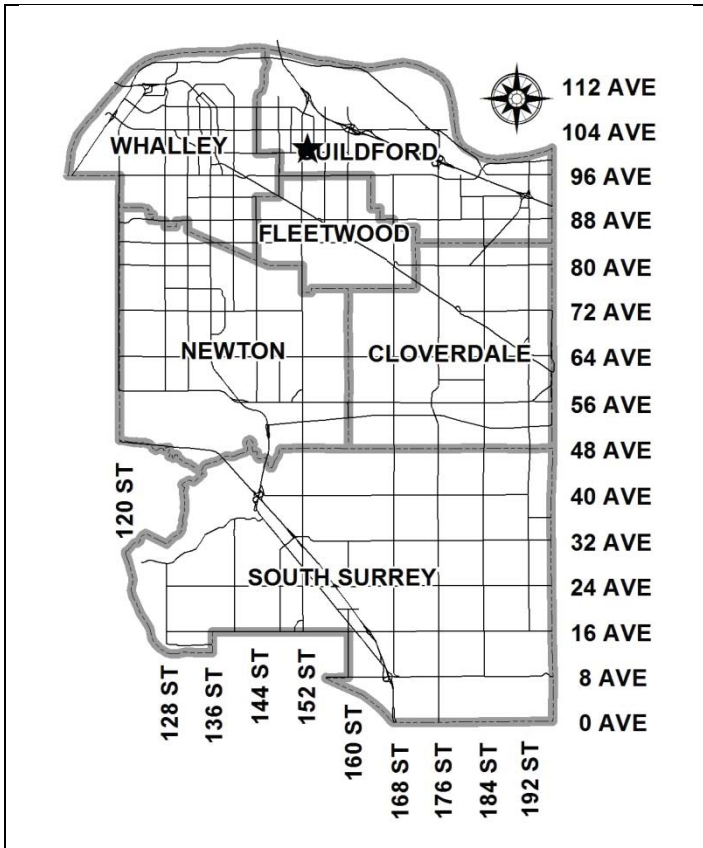
- **Development Permit**

to permit five (5) fascia signs for an existing supermarket as part of a comprehensive sign design package.

LOCATION: 10060 - 152 Street

ZONING: C-8

OCP DESIGNATION: Town Centre



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to the Sign By-law to increase the maximum number of fascia signs permitted per premises from two (2) to five (5) and to permit four (4) fascia signs to be located on the same west elevation of an existing multi-tenant commercial building, for a supermarket (T & T Supermarket). This variance can be granted by Council through the approval of a Development Permit for a comprehensive sign design package under Section 9(2) of the Sign By-law.

RATIONALE OF RECOMMENDATION

- The combined sign area of all the proposed fascia signage is below the maximum permitted under the Sign By-law.
- The proposed fascia signs are comprehensively designed and are of an appropriate size and scale for the existing building and consist of high quality materials.
- The signs are important for wayfinding purposes and will help direct customers from 100 Avenue.
- Four (4) of the five (5) proposed fascia signs are replacements of existing approved signs.
- The applicant also proposes minor exterior improvements to the tenant space, including cleaning and painting portions of the building façade.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7917-0394-00, including a comprehensive sign design package, and authorize the Mayor and Clerk to execute the Permit (Appendix III).

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, 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: Multi-tenant commercial shopping centre (Impact Plaza)

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 101 Avenue):	Multi-tenant commercial shopping centre (Boardwalk Plaza)	Town Centre	C-8
East (Across 153 Street):	Townhouses, apartments	Multiple Residential	CD (By-law No. 15302), RM-45, CD (By-law No. 15946)
South (Across 100 Avenue):	Three-storey apartment buildings	Multiple Residential	RM-45
West (Across 152 Street):	Automobile dealership (Hallmark Ford)	Town Centre	CHI

DEVELOPMENT CONSIDERATIONS

- The 3.28 hectare (8.1 acre) site is located on the northeast corner of 152 Street and 100 Avenue in Guildford. The site is designated Town Centre in the Official Community Plan (OCP) and zoned "Community Commercial Zone (C-8)".
- The existing commercial building is divided into a number of tenant spaces, with the applicant (T & T Supermarket) as one of the primary tenants.

- A total of four (4) fascia signs are currently installed on the west elevation of Unit #101 for T & T Supermarket. A Sign Permit was previously issued for all of the existing T & T Supermarket fascia signs.
- The applicant has applied for a Sign Permit to replace the four (4) existing fascia signs on the west elevation and to install one (1) additional fascia sign on the south east corner of the existing commercial building facing 100 Avenue.
- In order to accommodate the requested replacement of the four (4) existing signs that were previously installed with permits, as well as to add the proposed additional fascia sign on the south east corner, the applicant has submitted the subject Development Permit (DP) application for a comprehensive sign design package.
- The applicant is seeking variances to the Sign By-law as part of the proposed comprehensive sign design package for T & T Supermarket. The applicant is requesting an increase to the allowable number of fascia signs per premises and to the total number of fascia signs permitted per building façade.
- Under Part 1 Introductory Provisions, Section 9(2) Variance of Sign By-law No. 13656, Council may grant variances to the Sign By-law through the approval of a Development Permit. This is considered when a Development Permit application, such as the current proposal, has been submitted to Council that includes a comprehensive sign design package containing a sign or signs that require variances of the Sign By-law provisions.

DESIGN PROPOSAL AND REVIEW

Proposed Comprehensive Sign Design Package

- The four (4) replacement signs for T & T Supermarket are described below (also see Appendix III).
 - Sign 1 (located on the south corner of the west building elevation): illuminated channel letters with translucent white acrylic faces and internal LED light source, colour matched low profile raceway sign approximately 1.4 metres (4.5 ft.) by 9 metres (29.7 ft.), resulting in a sign area of 12.5 square metres (134.5 sq. ft.);
 - Sign 2 (located on the west building elevation centre): illuminated channel letters with translucent white acrylic faces and internal LED light source, colour matched low profile raceway sign approximately 0.9 metres (3 ft.) by 5.9 metres (63.5 ft.), resulting in a sign area of 5.4 square metres (58.1 sq. ft.);
 - Sign 3 (located on the north portion of the west building elevation): extruded aluminum cabinet with hinged face retainer, translucent lexan face panel, internal LED light source sign approximately 0.9 metres (3ft.) by 9.1 metres (30 ft.), resulting in a sign area of 8.3 square metres (89.7 sq. ft.); and

- Sign 4 (located on above the north entrance of the west building elevation): extruded aluminum cabinet with hinged face retainer, translucent lexan face, internal LED light source sign approximately 0.6 metres (1.98 ft.) by 4 metres (13.1 ft.), resulting in a sign area of 2.3 square metres (25 sq. ft.).
- The one (1) newly proposed fascia sign for T & T Supermarket is described below (also see Appendix III):
 - Sign 5 (located on the east corner of the south building elevation): illuminated channel letters with translucent white acrylic faces and internal LED light source, colour matched low profile raceway sign approximately 1.4 metres (4.5 ft.) by 9 metres (29.7 ft.), resulting in a sign area of 12.5 square metres (134.5 sq. ft.).
- The proposed fascia signs will require two (2) variances to the Sign By-law as part of the proposed comprehensive sign design package for T & T Supermarket, including (see Appendix III):
 - An increase to the maximum number of fascia signs permitted for a single premises from two (2) to five (5); and
 - To permit four (4) of the five (5) proposed fascia signs to be located on the same façade.
- Although the proposed signage package requires variances to the Sign By-law, these variances have merit when considered in the context of the overall signage plan.
- All of the proposed signage has been designed with high quality, durable materials, and will complement the T & T Supermarket tenant space which will undergo minor exterior improvements including cleaning and painting portions of the building façade.
- Four (4) of the five (5) proposed fascia signs were already approved through a previous sign permit issued in 1998.
- Staff support the requested variances for the proposed fascia signage.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential)
Appendix II.	Proposed Sign By-law Variances Tables
Appendix III.	Development Permit No. 7917-0394-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow three (3) additional fascia signs for a total of five (5) for Unit #101 (T & T Supermarket).	A maximum of two (2) fascia signs are permitted for each premises (Part 5, Section 27(2)(a))	The proposed fascia signs are comprehensively designed for the tenant space and are of an appropriate size and scale in relation to the proposed building.
2	To allow four (4) fascia signs to be installed on the same (west) building façade for Unit #101 (T & T Supermarket).	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 (Part 5, Section 27(2)(a))	The four (4) proposed fascia signs are replacements for four (4) fascia signs that were previously approved through a sign permit.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7917-0394-00

Issued To:

(the "Owner")

Address of Owner: 10060 – 152 Street
Surrey, BC V3R 8X8

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: 001-616-722

Lot A Section 28 Block 5 North Range 1 West New Westminster District Plan 69469
Except: Part in Plan BCP50034

10060 - 152 Street

(the "Land")

3. This development permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached to 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. Signage shall be installed in conformance with the drawings numbered 7917-0394-00(A) through to and including 7917-0394-00 (D) (the "Drawings").

2. Minor changes to the Drawings that do not affect the general form and character of the 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 outlined on Schedule A which is attached hereto and forms part of this development permit, and as shown on the comprehensive sign design package Drawing labelled 7917-0394-00(A) through to and including 7917-0394-00 (D).

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. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.
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 – Linda Hepner

City Clerk – Jane Sullivan

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)

Name: (Please Print)

OR

Owner: (Signature)

Name: (Please Print)

Sign By-law Variances

#	Variance	Sign By-law Requirement
1	To allow three (3) additional fascia signs for a total of five (5) for Unit #101 (T & T Supermarket).	A maximum of two (2) fascia signs are permitted for each premises (Part 5, Section 27(2)(a))
2	To allow four (4) fascia signs to be installed on the same (west) building façade for Unit #101 (T & T Supermarket).	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 (Part 5, Section 27(2)(a))

Alpha Neon
the signcrafters

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

CLIENT:
T&T SUPERMARKET
Guildford
101-T 15277-100 Ave
Surrey, BC



PROJECT:
New exterior sign package

DATE: July 31, 2017

JOB NO:

SALES: Lynda Van de Putte

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

DWG #:

DESIGNER: GM

REVISION:

FILE NAME:

PRODUCTION READY: NO

NOTES:

- Avery UC 900-783-T Pantone 349C vinyl (Cabinet face only)
- Translucent white acrylic/lexan
- Paint to r 341C darl
- Paint to r 375C ligh

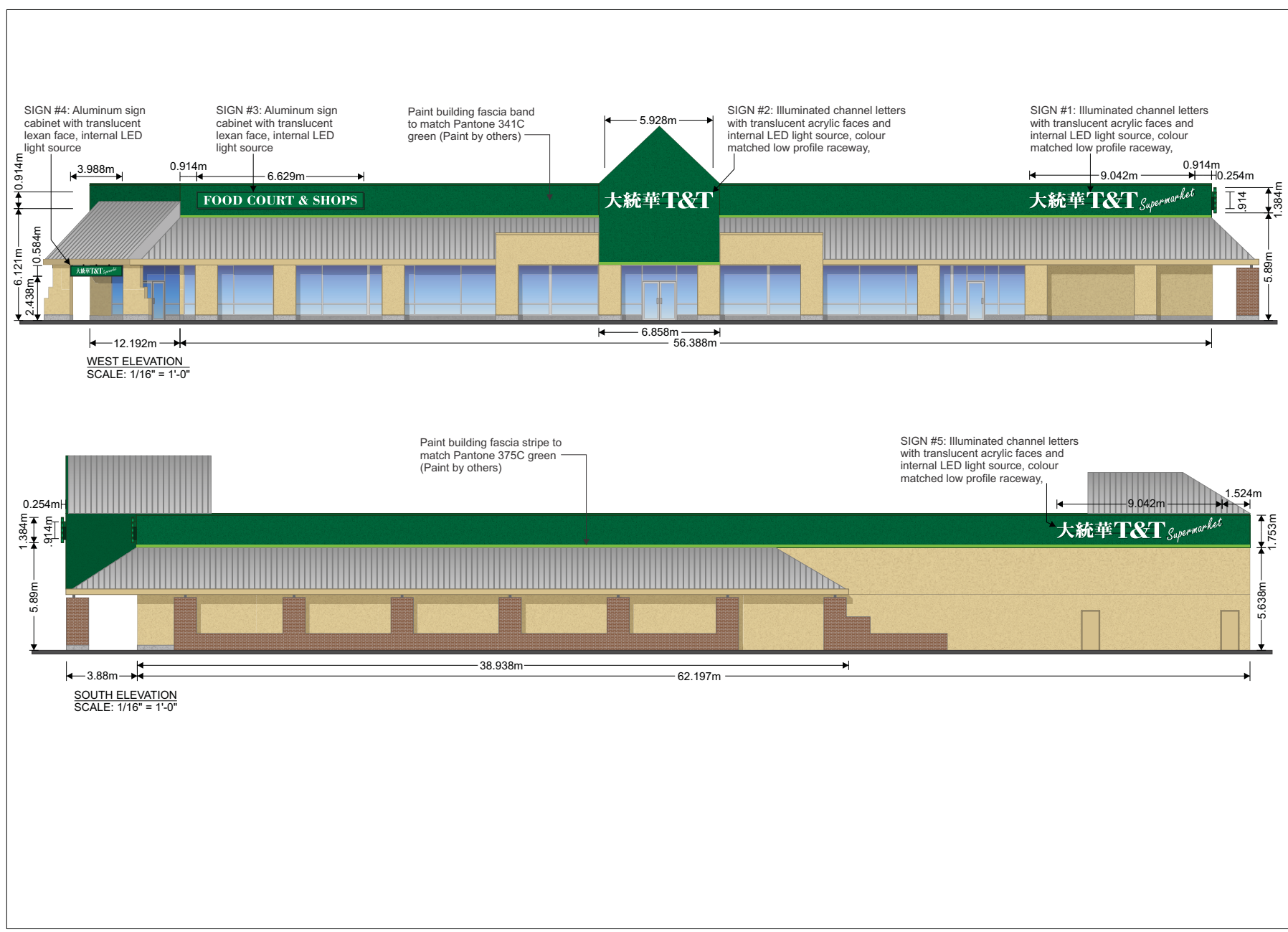
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DUE TO THE TRANSLUCENCY OF VINYL, THE COLOURS SHOWN MAY VARY FROM THOSE ACTUALLY PRODUCED IN YOUR SIGN.

Customer Approval: _____

Date: _____

DP # 7917-0394-00 (A)
The "Drawings"





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NOTES:

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Pantone 349C vinyl
(Cabinet face only)

Translucent white
acrylic/lexan

Paint to match I
341C dark green

Paint to match I
375C light green

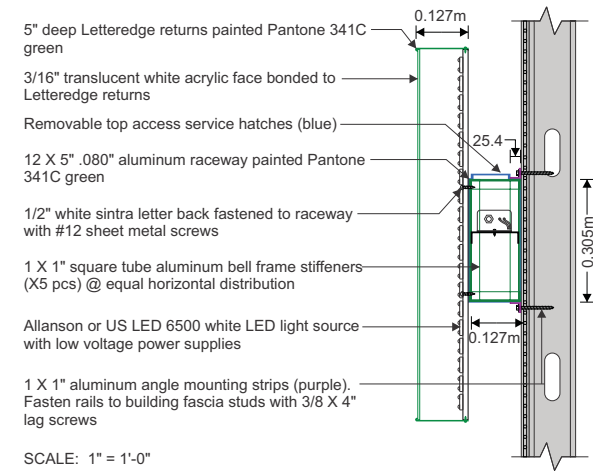
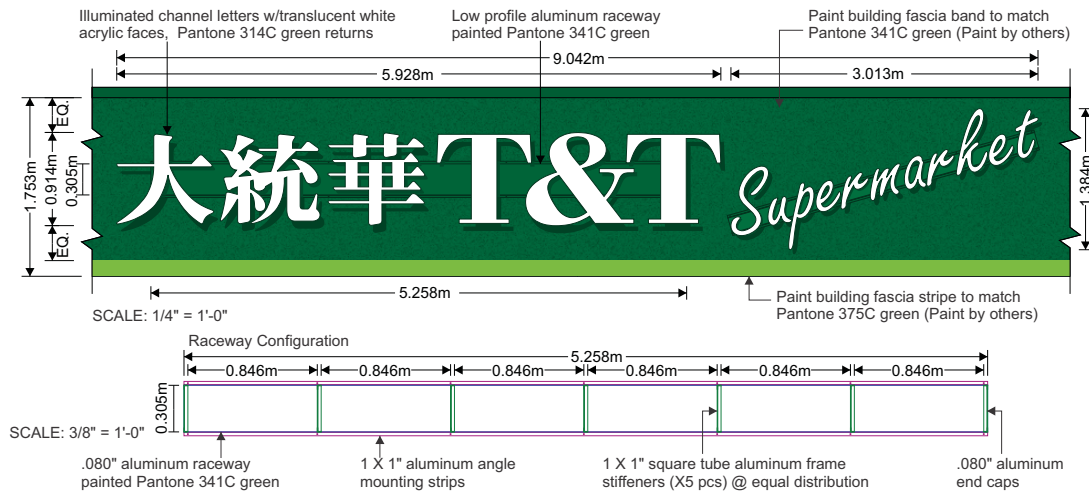
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IN THE PRODUCTION OF YOUR SIGN.

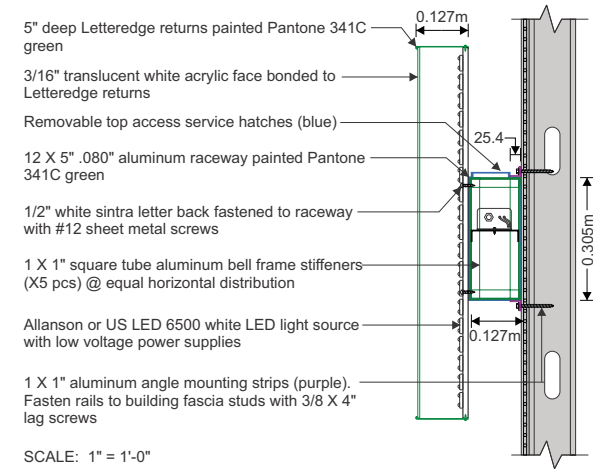
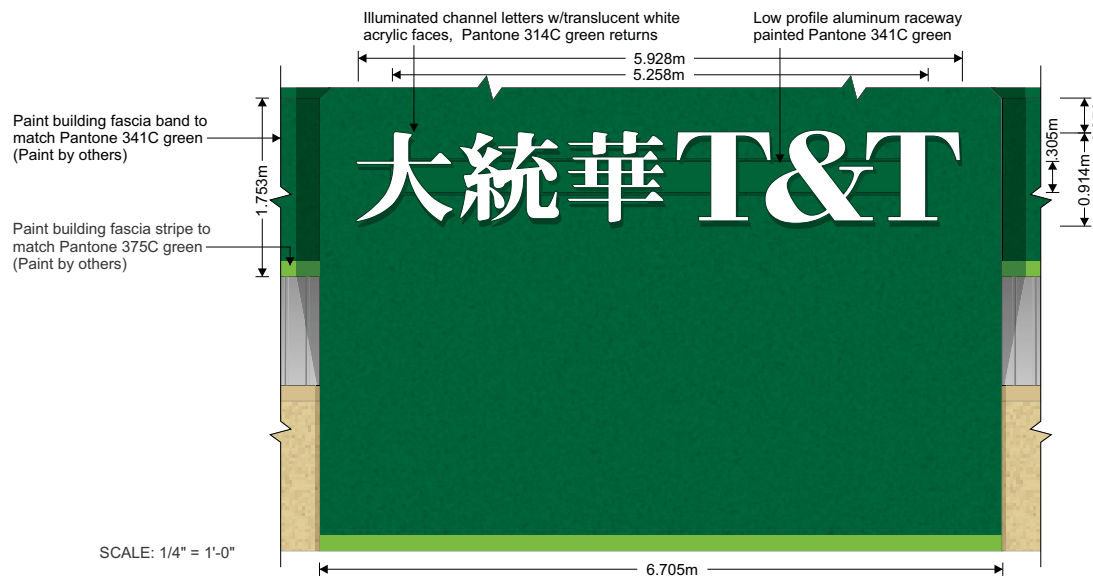
Customer Approval: _____

Date: _____

SW FASCIA SIGN #1 and 5: Illuminated channel letters with translucent white acrylic faces and green Letteredge returns, internal LED light source, colour matched low profile raceway,



PEAKED ENTRANCE FASCIA SIGN #2: Illuminated channel letters with translucent white acrylic faces and green Letteredge returns, internal LED light source, colour matched low profile raceway,





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Pantone 349C vinyl
(Cabinet face only)

Translucent white
acrylic/lexan

Paint to match Pantone
341C dark green

Paint to match f
375C light green

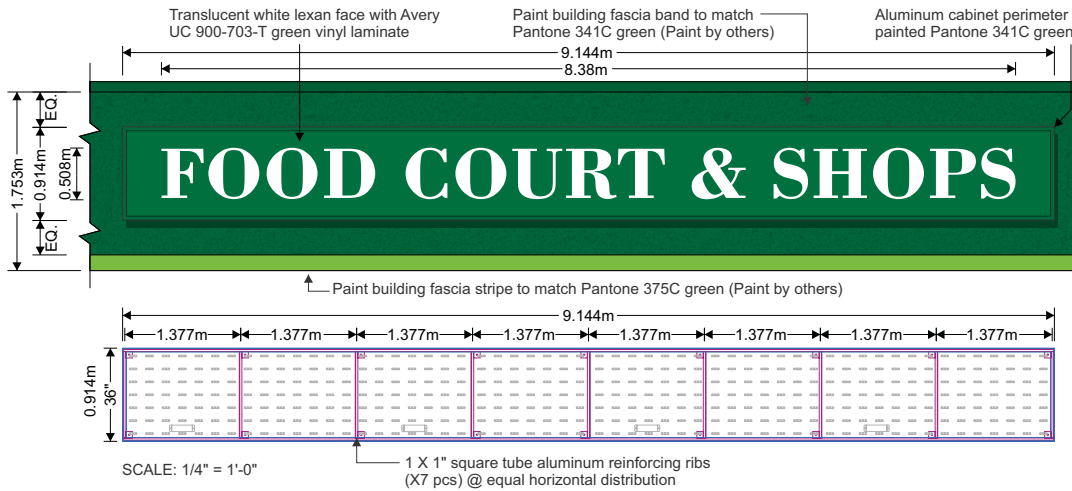
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IN PRODUCTION OF YOUR SIGN.

Customer Approval:

Date:

FASCIA SIGN #3: Extruded aluminum sign cabinet with hinged face retainer, translucent lexan face panel, internal LED light source



EX-7 extruded aluminum face retainer on full length piano hinge. Paint frame Pantone 341C green

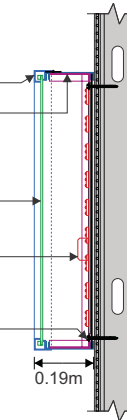
EX-1 extruded aluminum sign cabinet with 1 X 1" square tube aluminum reinforcing ribs (X7 pcs) @ equal horizontal distribution. Paint cabinet Pantone 341C green

3/16" translucent white Lexan face with Avery UC 900-783-T translucent green vinyl laminate

Allanson or US LED 6500 white wide angle LED light source on 12V power supplies. Dedicated 120V 15 A power circuit on switch or timer

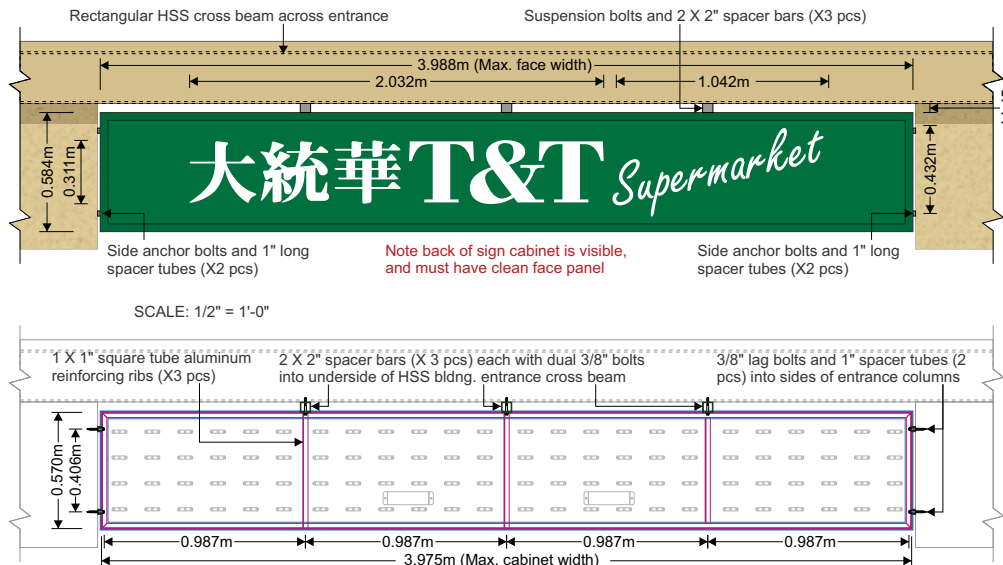
Mount cabinet to building fascia with 3/8" X 4" lag screws into building fascia studs.

SCALE: 3/4" = 1'-0"



CORNER ENTRANCE SIGN #4: Extruded aluminum sign cabinet with hinged face retainer, translucent lexan face panel, internal LED light source

(Note sign cabinet is suspended from entrance cross beam and side columns)



Note minimum of 1 3/4" gap between top of face retainer and bulkhead for hinged face rotation

2 X 2 X 4" spacer bars (X 3 pcs) each with dual 3/8" bolts into underside of HSS entrance cross beam

EX-7 extruded aluminum face retainer on full length piano hinge. Paint frame Pantone 341C green

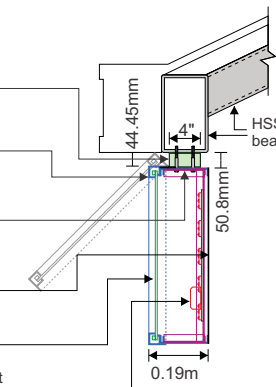
EX-1 extruded aluminum sign cabinet with 1 X 1" square tube aluminum reinforcing ribs (X3 pcs) @ equal horizontal distribution. Paint cabinet Pantone 341C green

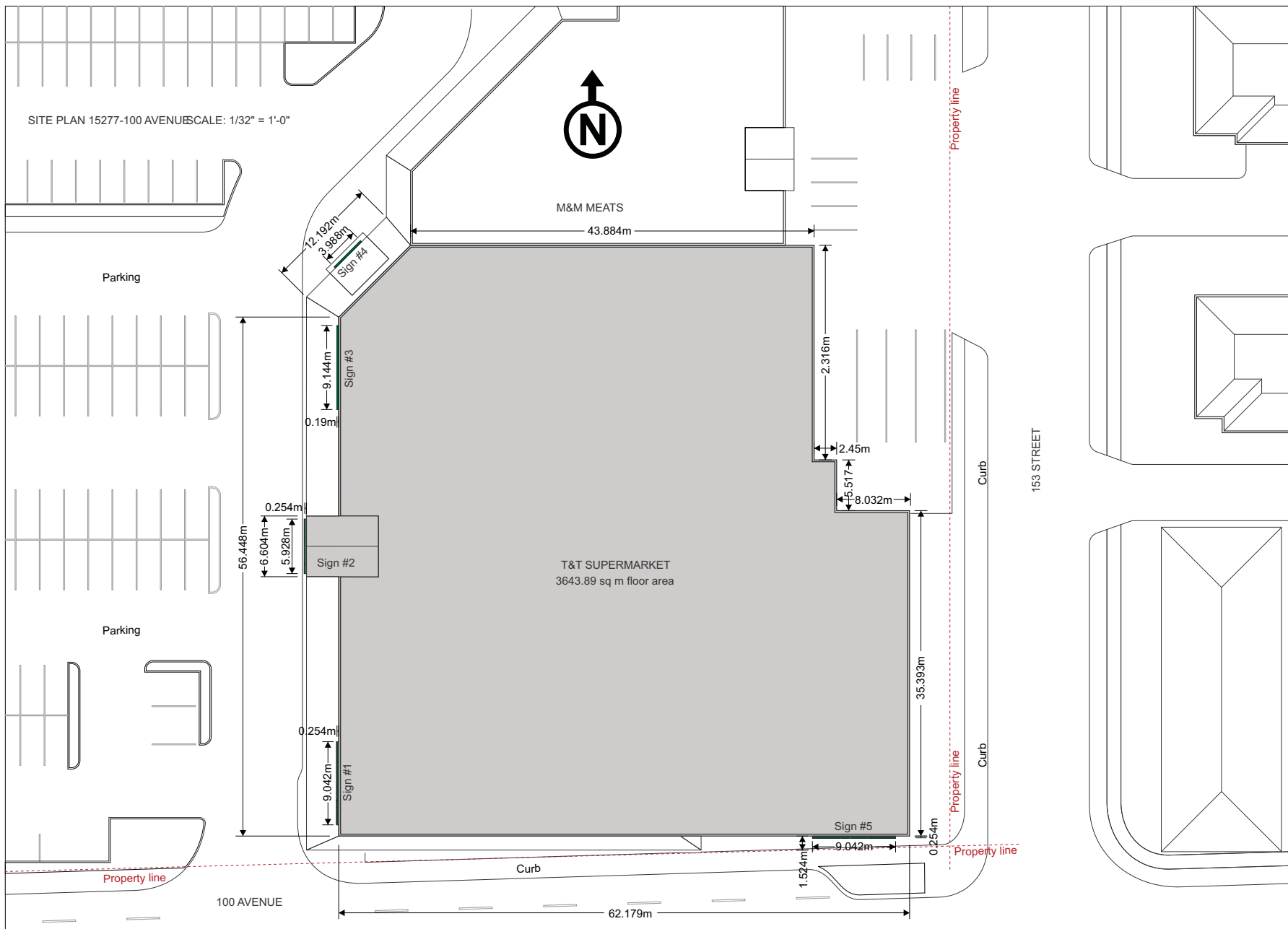
.080" aluminum back panel on outside edge of extrusion. (Must have clean appearance)

3/16" translucent white Lexan face with Avery UC 900-783-T translucent green vinyl laminate

Allanson or US LED 6500 white wide angle LED light source on 12V power supplies. Dedicated 120V 15 A power circuit on switch or timer

SCALE: 3/4" = 1'-0"





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