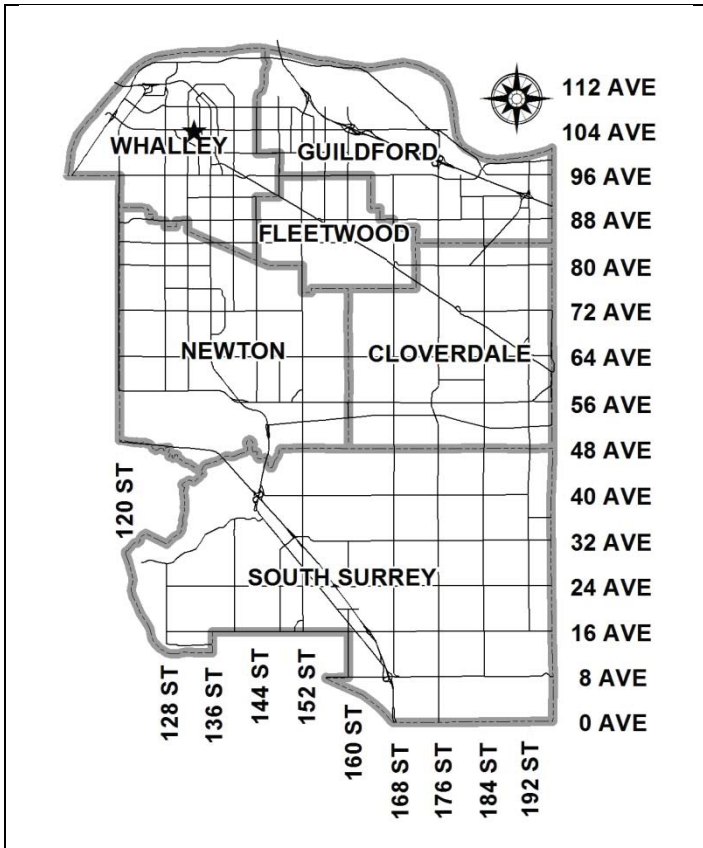


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0525-00

Planning Report Date: January 22, 2018



PROPOSAL:

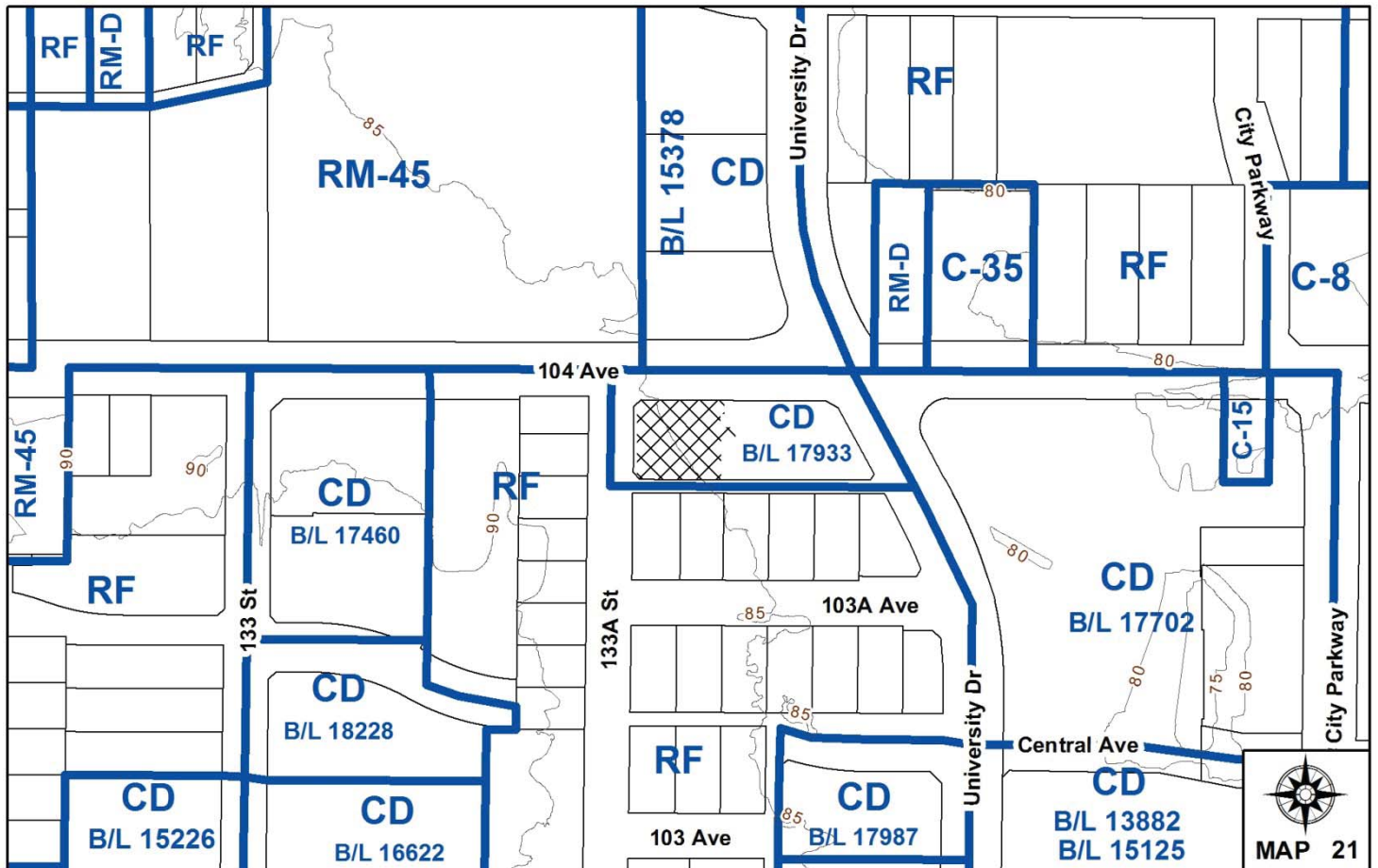
- **Development Permit**

to permit two (2) fascia signs for a church as part of a comprehensive sign design package.

LOCATION: 13388 - 104 Avenue

ZONING: CD By-law No. 17933

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

- The applicant is seeking to vary the Sign By-law through a comprehensive sign design package to:
 - permit two (2) fascia signs for a church, both on the same façade of the building; and
 - increase the maximum sign area for the two (2) proposed fascia signs combined from 3 square metres (32 sq. ft.) to 6.6 square metres (71 sq. ft.).

RATIONALE OF RECOMMENDATION

- The applicant has modified their original proposal by scaling down the size of the changeable copy sign, while also changing the background colour in order to reduce glare.
- The proposed fascia signs are of an appropriate size and scale for the existing building and consist of high quality materials.
- Although not typically supported in City Centre, the proposed changeable copy sign is important to advertise church services and events to both church members and to the general public and is typical of churches throughout the City.

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. 7917-0525-00, 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 on any of these matters.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: High-rise residential tower and commercial podium comprised of a mix of uses, including a church.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 104 Avenue):	High-rise residential building.	Central Business District	CD (By-law No. 15378)
East (Across University Drive):	City Hall.	Central Business District	CD (By-law No. 17702)
South (Across opened lane):	Single family dwellings.	Central Business District	RF
West (Across 133A Street):	Vacant lots.	Central Business District	RF

DEVELOPMENT CONSIDERATIONS

- The 3,580-square metre (0.88-acre) subject site is located at the southwest corner of the intersection of 104 Avenue and University Boulevard in City Centre, directly west of City Hall.

- The subject site is designated Central Business District in the Official Community Plan (OCP) and is zoned "Comprehensive Development Zone (CD)" (By-law No. 17933). The site is designated Mixed-Use 5.5 FAR in the City Centre Plan.
- On September 23, 2013, Council approved Development Application No. 7912-0349-00 to allow for the development of a high-rise residential tower with a commercial podium comprised of a church, ground-oriented commercial units, and second floor office space.
- On December 1, 2014, Council approved Development Application No. 7914-0309-00 to vary the total sign area and sign setback requirements for temporary on-site real estate development marketing signage for the project.

Current Proposal

- The applicant is proposing a comprehensive sign design package Development Permit to permit two (2) fascia signs on the same northwest façade of the church portion of the building.
- The two (2) newly proposed fascia signs include:
 - One (1) single faced changeable copy cabinet sign, featuring LED illumination and backlit acrylic faces. The upper portion of the sign will feature a static "Christ The King" logo, while the lower portion will feature black six (6) inch changeable copy lettering over a diffused grey background. The sign cabinet will be mounted approximately 3.7 metres (12 ft.) above finished grade and will be approximately 2.1 metres (7 ft.) high by 1.8 metres (6 ft.) wide for a total sign area of 3.9 square metres (42 sq. ft.); and
 - One (1) single faced, non-illuminated plaque featuring vinyl applied graphics on an aluminum plate. The plaque sign features the words "Christ The King Lutheran Church" in black letters and is approximately 0.9 metres (3 ft.) high by 3 metres (10 ft.) wide for a total sign area of 2.7 square metres (29 sq. ft.) This sign will be located below the changeable copy sign and already exists on the building.
- The total sign area of both fascia signs is approximately 6.6 square metres (71 sq. ft.), which exceeds the maximum allowable sign area of 3 square metres (32 sq. ft.) in the Sign By-law for Institutional uses.
- Under Part 1 Introductory Provisions, Section 9 Variance of the 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 includes a comprehensive sign design package.
- Two (2) variances are proposed to the Sign By-law, No. 13656; to allow two (2) fascia signs for a church, both to be located on the same façade of the building; and to increase the maximum allowable sign area for the two (2) proposed fascia signs combined from 3 square metres (32 sq. ft.) to 6.6 square metres (71 sq. ft.) (see Appendix II).

Staff Comments

- The proposed fascia signs are of a high quality design, consistent with the newly constructed mixed-use high-rise building.
- The signs are of an appropriate size and scale in relation to the building.
- The signs are important for information purposes, as there are currently no signs to advertise church functions to church members or to members of the general public.
- The applicant has worked with City staff to amend the original proposal. The amended design includes a scaled down version of the changeable copy sign, with a diffused grey background to reduce light glare.
- Staff support the requested variances as part of a comprehensive sign design package.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary Part 7, Institutional Signs (2)(a) of the Sign By-law to allow two (2) fascia signs for a church, both to be located on the same face of the building.

Applicant's Reasons:

- By locating both signs on the north west corner of the Church, it will maximize the visibility to those travelling along 104 Avenue and 133A Street.

Staff Comments:

- The applicant has worked with City Staff to reduce the size of the lettering on the changeable copy sign, while also modifying the sign background to reduce glare.
- Staff support this variance.

(b) Requested Variance:

- To vary Part 7, Institutional Signs (2)(b) of the Sign By-law to increase the maximum sign area for the two (2) proposed fascia signs combined from 3 square metres (32 sq. ft.) to 6.6 square metres (71 sq. ft.).

Applicant's Reason:

- The changeable copy sign is important to advertise church services and events to both church members and to the general public.

Staff Comments:

- The proposed fascia signs are of an appropriate scale for the building. Although not typically supported in City Centre, the proposed changeable copy sign is important to advertise church services and events to both church members and to the general public and is typical of churches throughout the City.
- Staff support this variance.

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. 7917-0525-00

Original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

RT/da

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 two (2) fascia signs for a church, both to be located on the same façade of the building.	One only fascia sign is permitted for each lot line adjacent to a highway except a lane (Part 7, Section 35(2)(a)).	The north west corner of the building gives both fascia signs the greatest exposure to those accessing the site from 104 Avenue and 133A Street.
2	To increase the maximum sign area for two (2) proposed fascia signs combined from 3 square metres (32 sq. ft.) to 6.6 square metres (71 sq. ft.).	The total sign area for fascia signage shall not exceed 3 square metres (32 sq. ft.) (Part 7, Section 35(2)(b)).	The church requires the changeable copy sign to advertise church services to both church members and to members of the public. The scale of the signage is appropriate for the building.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7917-0525-00

Issued To: CHRIST THE KING LUTHERAN CHURCH
(the "Owner")

Address of Owner: 13388 - 104 Avenue
Surrey, BC V3T 1V6

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: 029-968-992

Air Space Parcel 1 Section 27 Block 5 North Range 2 West New Westminster District Air Space Plan EPP61077

13388 - 104 Avenue

(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 labelled 7917-0525-00(A) through to and including 7917-0525-00(D).
2. 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 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 7917-0525-00(A) through to and including 7917-0525-00 (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

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)

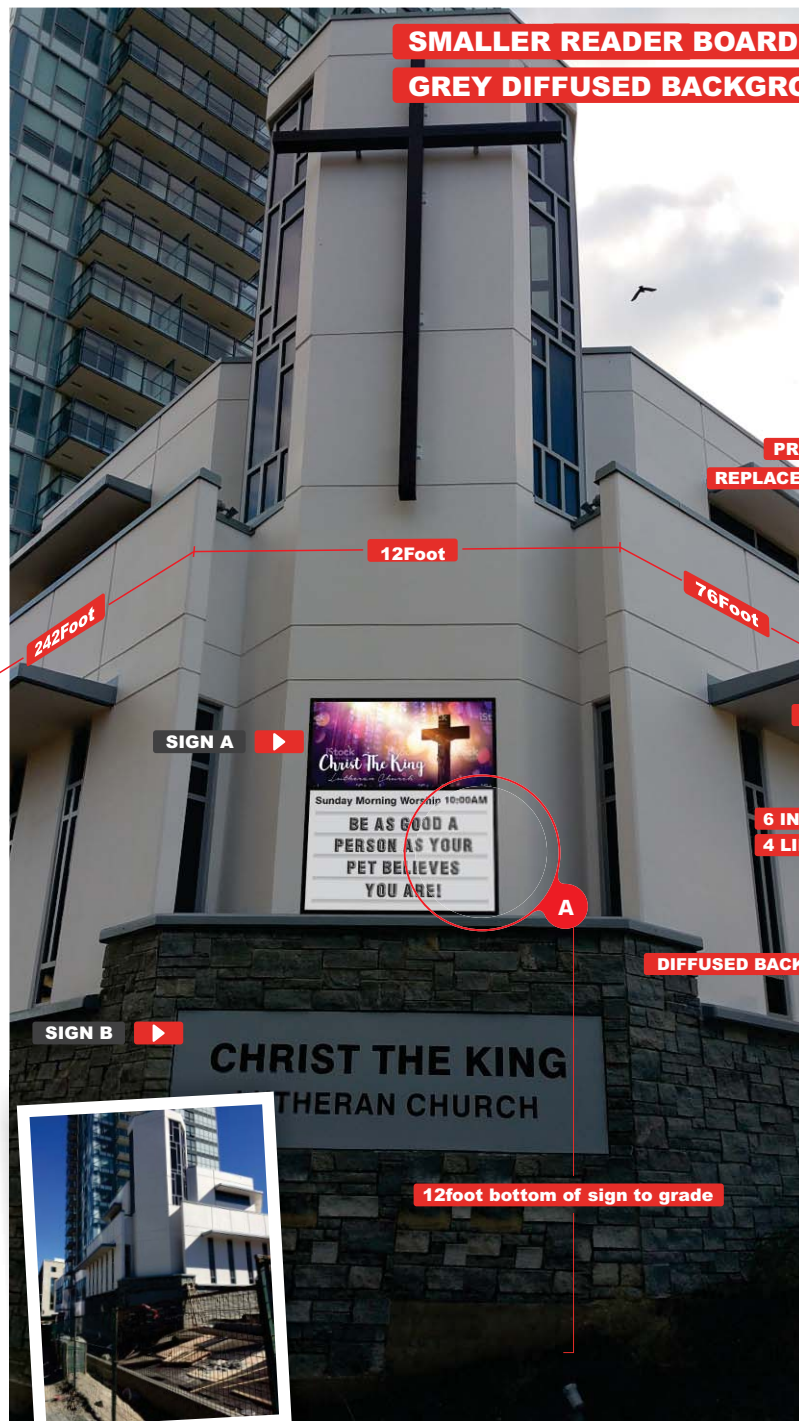
Name: (Please Print)

Sign By-law Variances

#	Variance	Sign By-law Requirement
1	To allow two (2) fascia signs for a church, both to be located on the same façade of the building.	One only fascia sign is permitted for each lot line adjacent to a highway except a lane (Part 7, Section 35(2)(a)).
2	To increase the maximum sign area for two (2) proposed fascia signs combined from 3 square metres (32 sq. ft.) to 6.6 square metres (71 sq. ft.).	The sign area for any fascia sign shall not exceed 3 square metres (32 sq. ft.) (Part 7, Section 35(2)(b)).

ILLUMINATED CABINET

SINGLE SIDED CONCEPTUAL DRAWING



SMALLER READER BOARD

GREY DIFFUSED BACKGROUND

242Foot

12Foot

76Foot

SIGN A

PRINTED BACKLIT
REPLACEABLE PANNELS

VINYL ON FACE

6 INCH ZIP LETTERS
4 LINES

DIFFUSED BACKGROUND GREY

SIGN B

12foot bottom of sign to grade



ILLUMINATED CABINET

Single Faced Illuminated Cabinet
LED Illuminated Backlit
Acrylic Faces with Zip Tracking
Zip Poll for changing message
Power to site by others



7foot

6foot

Schedule A
DP # 7917-0525-00 (A)
("The Drawings")

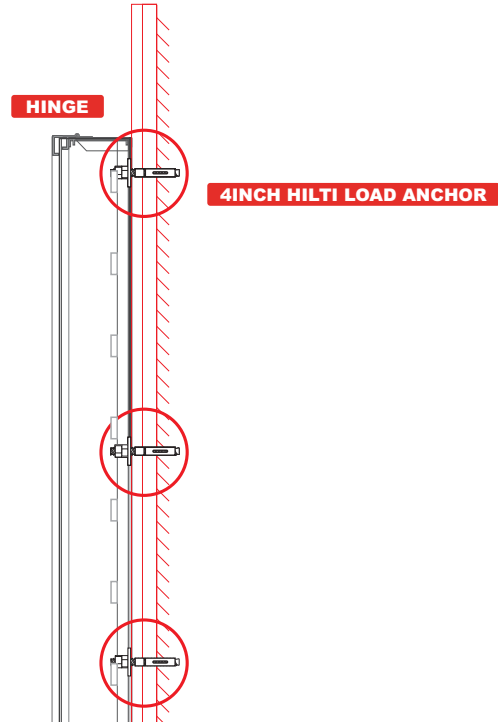
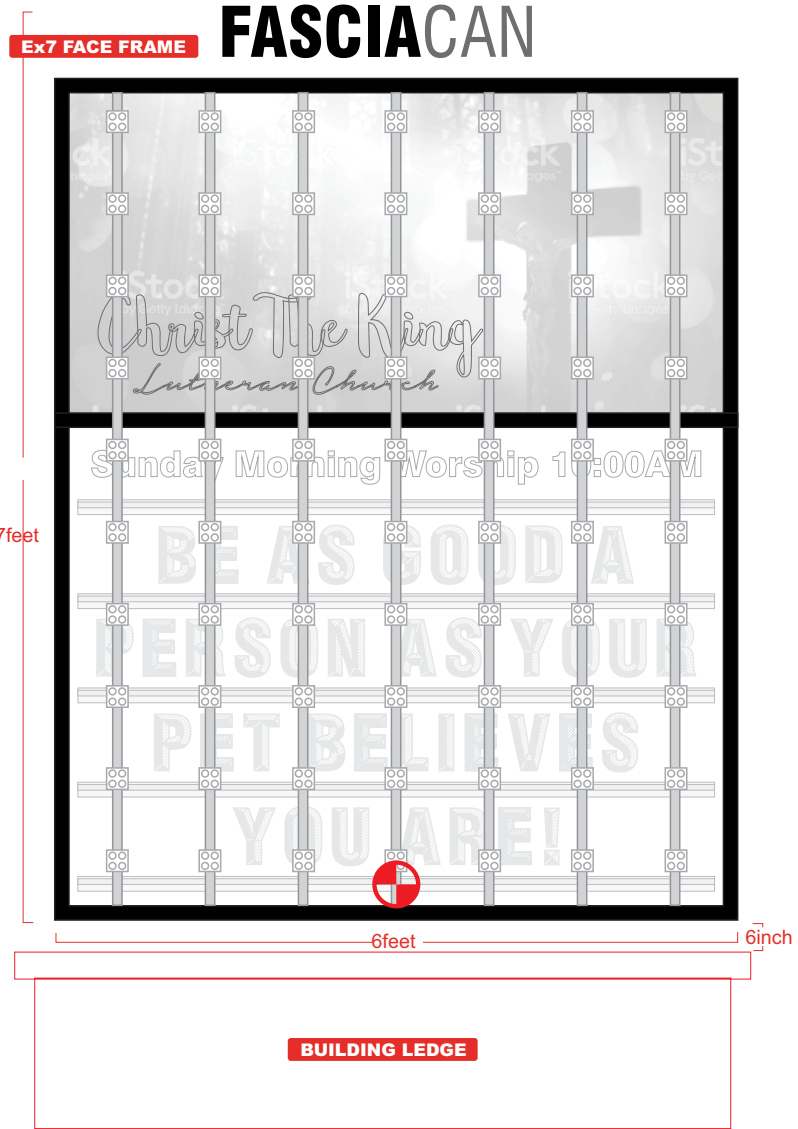
COMPANY: Christ is King	DATE: June 1, 2017	DESIGNER: Houlden	APPROVED BY: _____ DATE: _____	TEL 604.793.7930 FAX 604.793.7938 TOLL FREE 1.866.793.7939
CLIENT: Vi Emerson	PHONE: 604.581.9427	DRAWING: <input type="checkbox"/> PRELIMINARY <input checked="" type="checkbox"/> REVISION # _____	This drawing is an artist's concept only and may vary pending final product and/or site plan approvals.	45959 Alexander Avenue Chilliwack BC V2P 1L7
JOB #: 2016	EMAIL: ctklcsurrey@telus.net	PAGE: 1 / 6		



WEIGHT: 125lbs

Power: 167watts

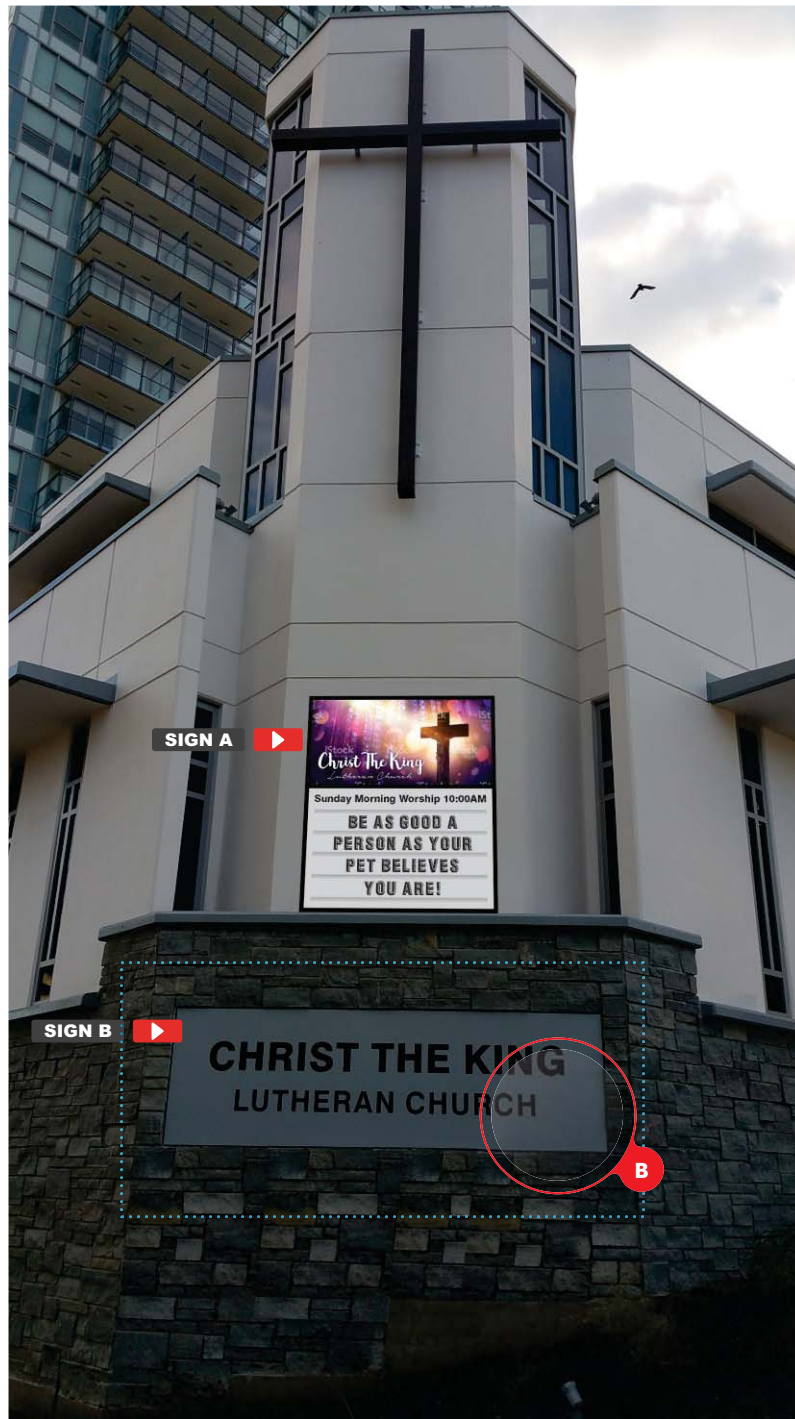
Area: 42Sq Ft



DP # 7917-0525-00 (B)

COMPANY: Christ is King	DATE: September 20, 2017	DESIGNER: Houlden	APPROVED BY: _____ DATE: _____
CLIENT: Vi Emerson	PHONE: 604.581.9427	DRAWING: <input type="checkbox"/> PRELIMINARY <input checked="" type="checkbox"/> REVISION # _____	TEL 604.793.7930 FAX 604.793.7938 TOLL FREE 1.866.793.7939
JOB #: 2016	EMAIL: ctklcsurrey@telus.net	PAGE: 2 / 6	45959 Alexander Avenue Chilliwack BC V2P 1L7





ALUMINUM PLAQUE



NON-ILLUMINATED PLATE

Single Faced Aluminum Plate
Vinyl Applied Graphics

Area: 29SQ Ft **WEIGHT: 50LBS** **Power: N/A**

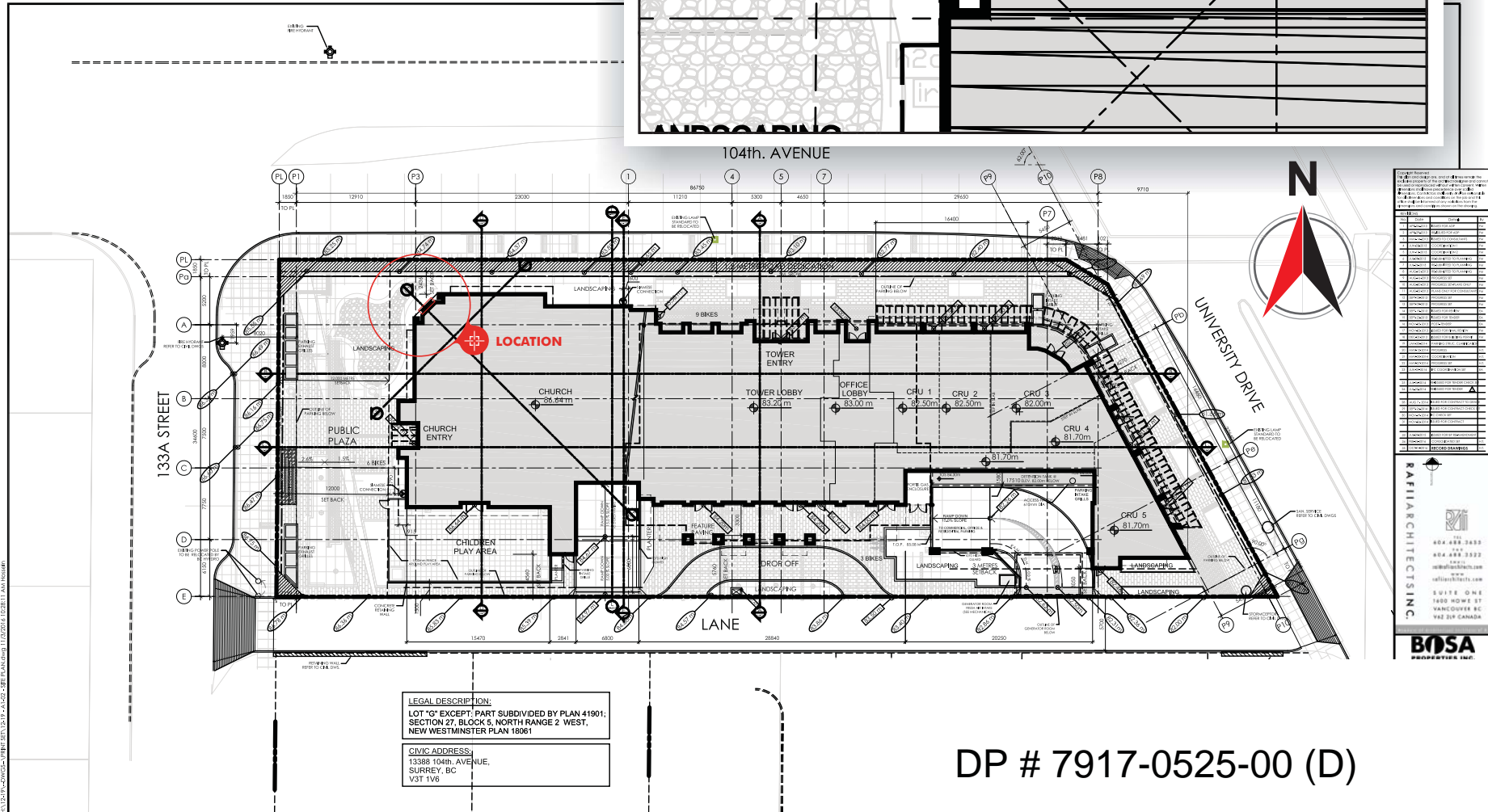
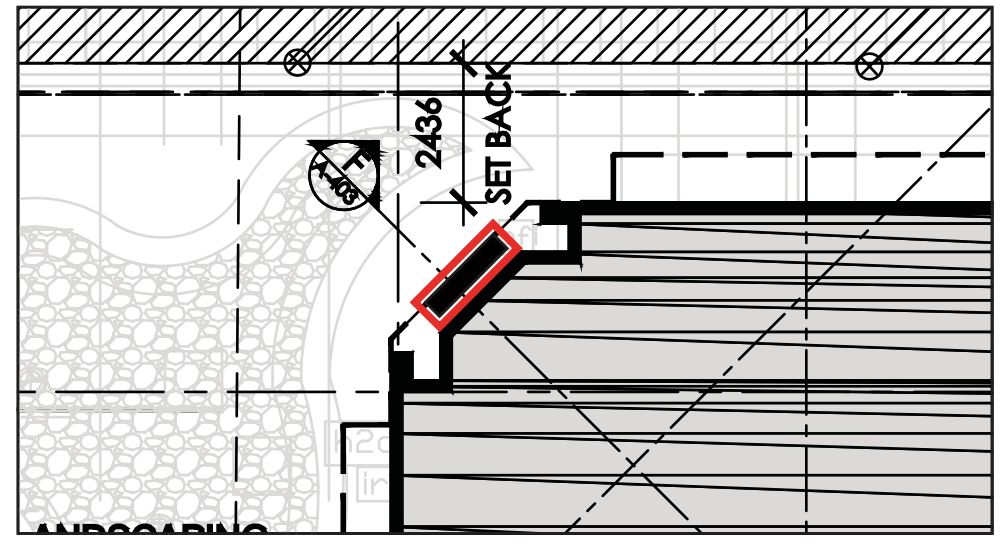
DP # 7917-0525-00 (C)

COMPANY: Christ is King	DATE: September 20, 2017	DESIGNER: Houlden	APPROVED BY: _____ DATE: _____	TEL 604.793.7930 FAX 604.793.7938 TOLL FREE 1.866.793.7939
CLIENT: Vi Emerson	PHONE: 604.581.9427	DRAWING: <input checked="" type="checkbox"/> PRELIMINARY <input type="checkbox"/> REVISION # _____	This drawing is an artist's concept only and may vary pending final product and/or site plan approvals.	45959 Alexander Avenue Chilliwack BC V2P 1L7
JOB #: 2016	EMAIL: ctklcsurrey@telus.net	PAGE: 3 / 6		



13388 104th ave

13388 (Church); 13398 (Residential Tower);
13402 (Office & Retail), 104th AVENUE
SURREY, BC V3T 1V6



LEGAL DESCRIPTION:
LOT "G" EXCEPT PART SUBDIVIDED BY PLAN 41901;
SECTION 27, BLOCK 5, NORTH RANGE 2 WEST,
NEW WESTMINSTER PLAN 18061

CIVIC ADDRESS:
13388 104th AVENUE,
SURREY, BC
V3T 1V6

DP # 7917-0525-00 (D)

RATIA ARCHITECTS INC.
404 494 3433
404 494 3322
www.ratiarchitects.com

BOSA PROPERTIES INC.
45959 Alexander Avenue
Chilliwack BC V2P 1L7
www.primesigns.ca

COMPANY: Christ is King	DATE: June 1, 2017	DESIGNER: Houlden	TOLL FREE 1.866./93./9339
CLIENT: Vi Emerson	PHONE: 604.581.9427	DRAWING: <input checked="" type="checkbox"/> PRELIMINARY <input type="checkbox"/> REVISION #	45959 Alexander Avenue Chilliwack BC V2P 1L7
JOB #: 2016	EMAIL: ctkclsurrey@telus.net	PAGE: 4 / 6	www.primesigns.ca