

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0288-00

Planning Report Date: January 13, 2020

PROPOSAL:

- **Development Variance Permit**

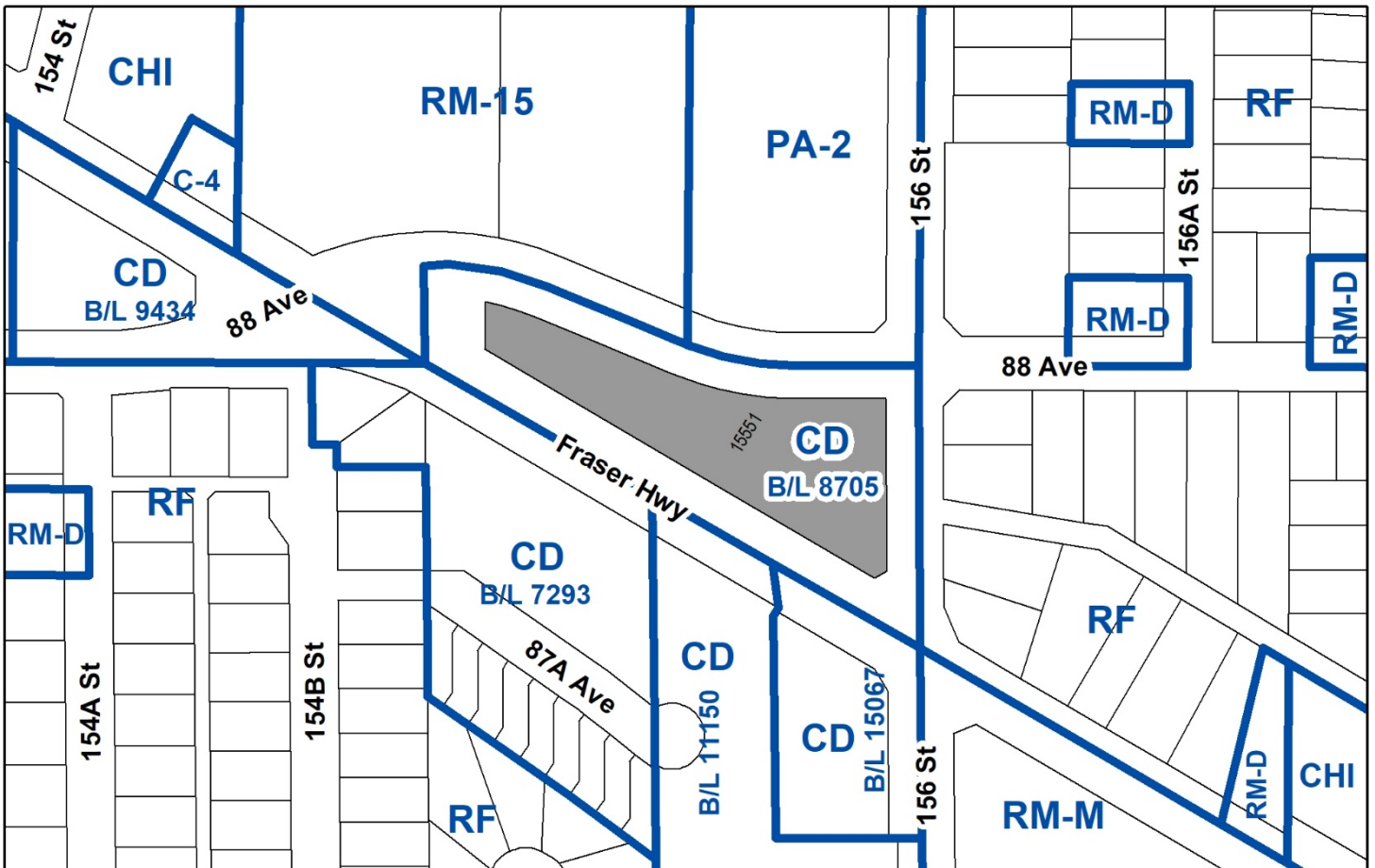
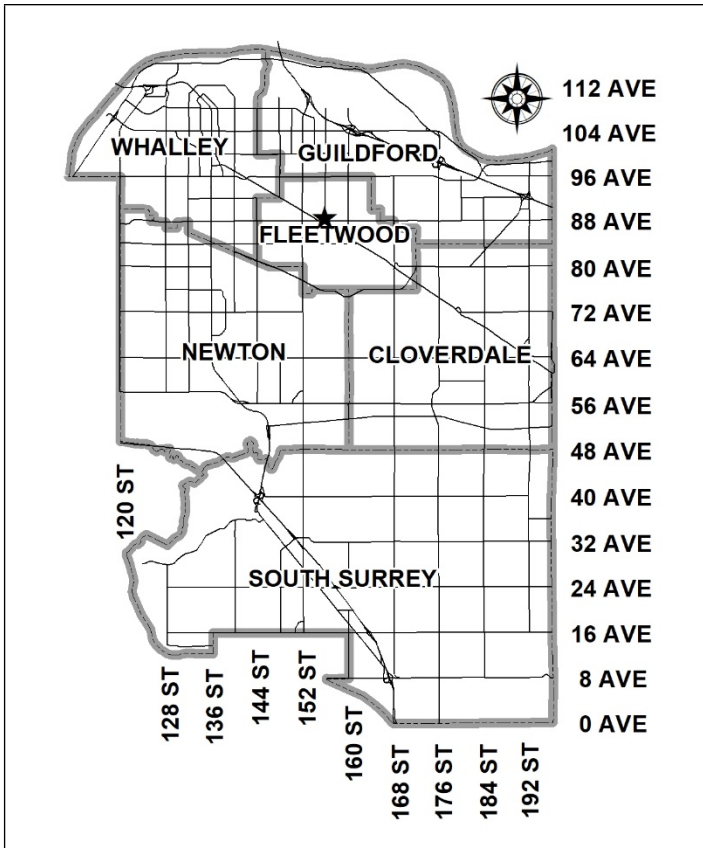
to permit four (4) fascia signs on the same façade of the building for a restaurant in Fleetwood.

LOCATION: 15551 - Fraser Highway

ZONING: CD (By-law No.8705)

OCP DESIGNATION: Commercial

TCP DESIGNATION: Highway Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to the Sign By-law to increase the number of allowable fascia signs for a proposed restaurant.

RATIONALE OF RECOMMENDATION.

- The proposed fascia signage is below the maximum sign area permitted under the Sign By-law and is considered reasonable in relation to the size and scale of the existing building.
- The signs are important for wayfinding purposes and will help direct customers both onsite and from Fraser Highway.
- Within the same commercial complex, Council previously approved Development Variance Permit No. 7915-0072-00 that added two (2) additional non-illuminated fascia signs for a total of five (5) fascia signs on a neighboring commercial retail unit (Tim Horton's).
- The proposal makes use of existing sign boxes that would otherwise be left blank.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7919-0288-00 (Appendix I), to vary the Sign By-law as follows, to proceed to Public Notification:

- (a) to increase the maximum number of allowable fascia signs per premises from two (2) fascia signs to four (4) fascia signs and to permit all 4 of these signs to be located on the same façade (south).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/Fleetwood TCP Designation	Existing Zone
Subject Site	15551 – Fraser Highway	Commercial in the OCP and Commercial 1.5 FAR in the TCP	CD (By-law No. 8705)
North (Across 88 Avenue):	Low density townhouses and a church	Urban in the OCP	RM-15 and PA-2
East (Across 156 Street):	Single family dwellings and vacant lots	Urban in the OCP/Low Density and Medium Density Townhouses in the TCP	RF
South (Across Fraser Highway):	Two-storey townhouses, fast food restaurant (McDonald's), and gas station (Chevron) and convenience store	Urban in the OCP/Commercial 1.5 FAR in the TCP	CD (By-law Nos. 7293, 11150 and 15067)
West (Across Fraser Highway/88 Avenue intersection):	Multi-tenant commercial buildings	Commercial in the OCP	CD (By-law No. 9434)

Context & Background

- The subject site is located at 15551 Fraser Highway and is bounded by 88 Avenue to the north, Fraser Highway to the south, and 156 Street to the east. The site is currently occupied by a single-storey, multi-tenant commercial shopping centre and a gas station (Fleetwood Corner).
- The site is designated Commercial in the Official Community Plan (OCP) and Commercial 1.5 FAR in the Stage 1 Fleetwood Town Centre Plan, and is zoned "Comprehensive Development Zone (CD)" (By-law No. 8705).

- The proposed German Doner Kebab restaurant signage will be located at the center of the building on the south elevation above the entrance to the restaurant.
- Council previously approved Development Variance Permit No. 7915-0072-00 for an existing Tim Hortons restaurant on the site on May 25, 2015 in order to add two (2) additional non-illuminated fascia signs for a total of five (5) fascia signs.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to install one (1) illuminated fascia sign (channel lettering) and three (3) non-illuminated fascia signs (raised acrylic letters and sign box) on the south elevation of the single storey multi-tenant commercial building and two (2) tenant panels on an existing free standing sign on the site.
- According to the Sign By-law, a maximum of two (2) fascia signs are permitted for each premise provided that both of the fascia signs shall not be located on the same façade of the building, except where a building has a floor area of 3,000 square metres (32,290 sq. ft.) or greater. The building is less than 3,000 square metres (32,290 sq. ft.) in size and therefore the applicant has requested a variance to the Sign By-law to allow four (4) signs on the same south façade for the subject restaurant.
- The applicant is not proposing any improvements to any of the other tenant's fascia signage or free-standing signage for this shopping centre, and therefore, the applicant is not proposing a comprehensive sign design package.

Sign 1 (1st Sign)

- Proposed Sign 1 consists of internally illuminated white channel letters with orange accents and reads "Doner Kebab German Doner Kebab". It is 1.2 metres (4.1 ft.) high and 4.7 metres (15.5 ft.) in length.

Signs 2.1 & 2.2 (2nd and 3rd Sign)

- Proposed Signs 2.1 & 2.2 are black, white and orange sign boxes with ½ inch raised acrylic dimensional letters. These signs are 0.5 metres (1.6 ft.) high and 2.2 metres (7.3 ft.) each in length.

Sign 3 (4th Sign)

- Proposed Sign 4 is a black, white and orange sign box with ½ inch raised acrylic dimensional letters and is 0.5 metres (1.6 ft.) high and 4.7 metres (15.5 ft.) in length.

Total Sign Area

- The total proposed fascia sign area is 10.5 square metres (113.54 sq.ft.) which complies with the maximum permitted sign area in the Sign By-law.

Referrals

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

Fortis BC: Fortis BC has no concerns.

Fascia Sign Variance

- The applicant is requesting the following variance:
 - to increase the maximum number of allowable fascia signs allowed per premise from two (2) fascia signs to four (4) fascia signs and to permit all 4 of these signs to be located on the same façade (south).
- The German Doner Kebab signage is well-coordinated and provides a cohesive look to the building, without being excessive.
- The proposed fascia signs are of an appropriate size and scale in relation to the building and comply with the maximum allowable sign area in the Sign By-law.
- The proposal makes use of existing sign boxes that would otherwise be left blank.
- Staff supports the requested variances for the proposed fascia signage.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7919-0288-00

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

ELM/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0288-00

Issued To:

(the "Owner")

Address of Owner:

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: 005-534-356

Lot 1 Section 26 And Section 35 Township 2 New Westminster District Plan 73022

15551 - Fraser Highway

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) to vary Part 5 Section 27(2)(a) to allow four (4) fascia signs on the same southern façade of the commercial retail unit in the building on the subject site.
4. This development variance 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 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.

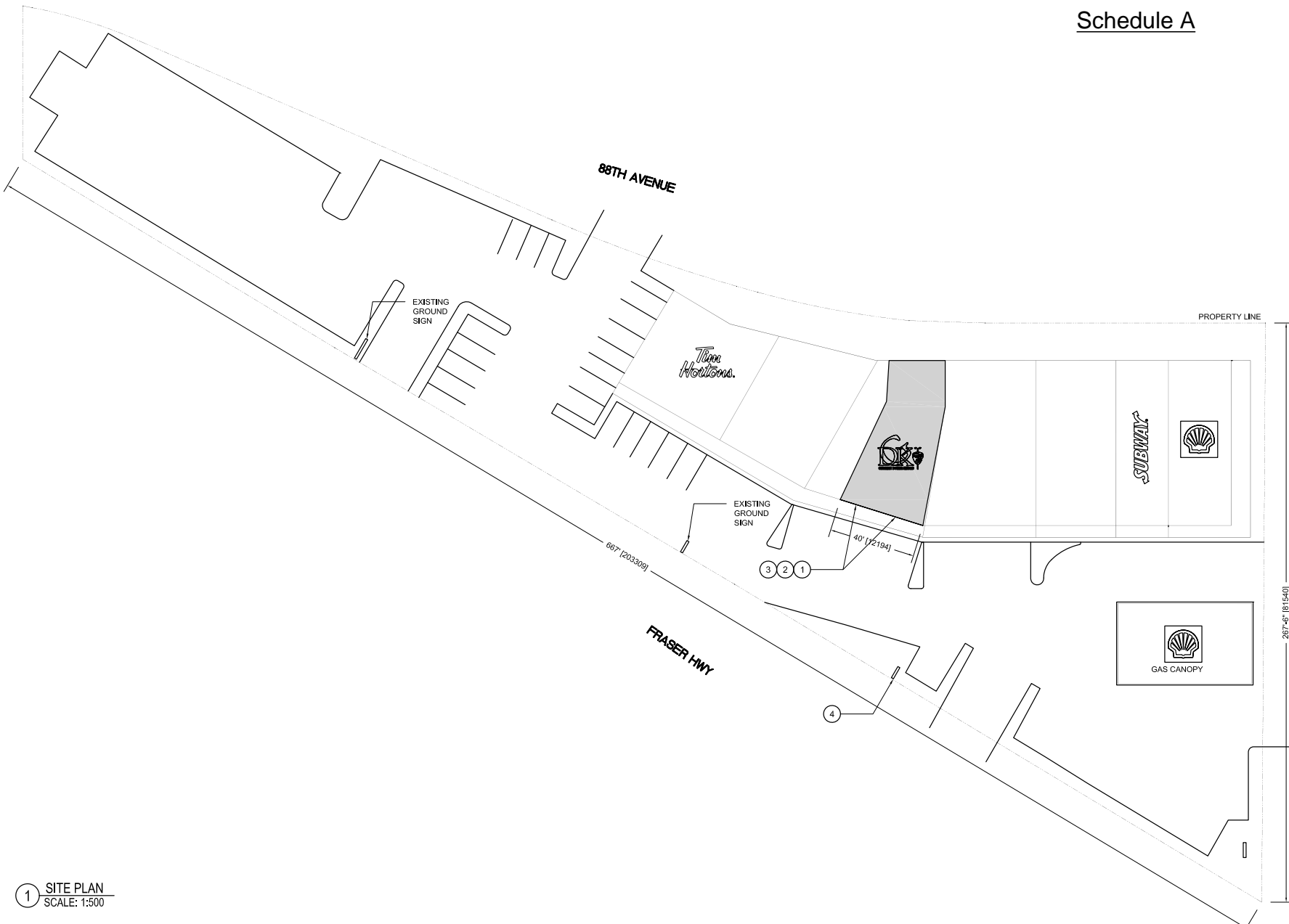
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

Schedule A



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



REV	DESCRIPTION
A	-
GERMAN DONER KEBAB	
#105 - 15551 FRASER HWY. SURREY, BC	
-	
-	
DATE: JUN 06 2019	
SCALE: -	
JOB No.: -	
DRAWN BY: SC	
CHECKED BY: -	

L1 A

NOTE: 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.

1 SITE PLAN
SCALE: 1:500

German Doner Kebab

UNIT 105 15551 FRASER HIGHWAY SURREY BC V3S 2VB

6.1 GDK Site Map

- SIGN 1 12.EX-12
- SIGN 3 12.EX-03
- SIGN 2.1 12.EX-04
- SIGN 2.1 12.EX-05

SIGN 4 5.1 GDK Pylon



CIVIC ADDRESS:
105- 15551 FRASER
HWY.
SURREY, BC



#119-19055 34A Ave Surrey BC V3Z0P6 T: 604-375-2589 F: 604-502-9981

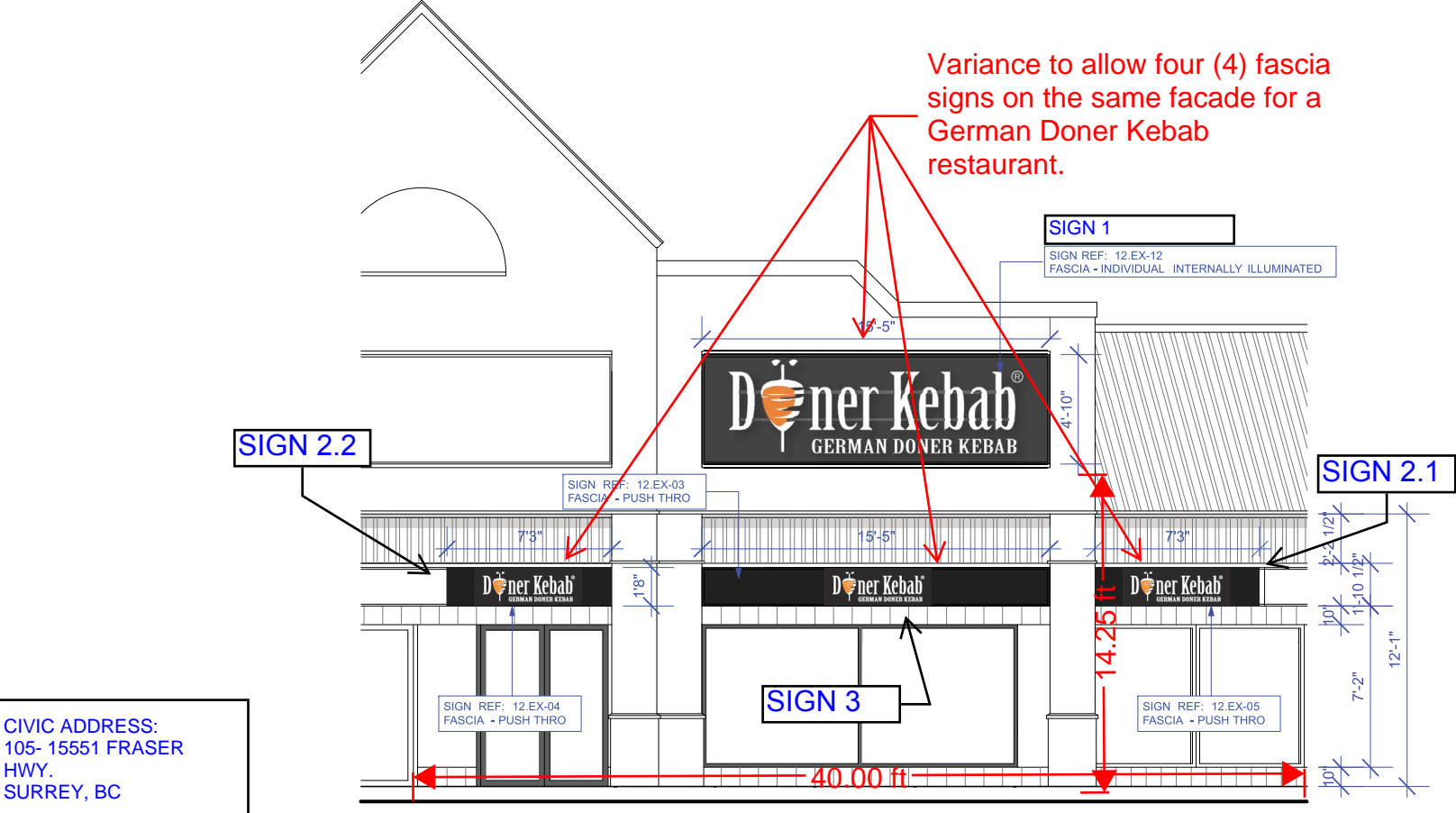
Project Name: German Doner Kebab	
Drawing:	
Account Manager: Nick N	Date: May 14, 2019
Client Approval:	Date:

Notes:
 - This drawing is property of Sixstream Signs Ltd.
 - Colours show are strictly representational
 - Drawings are not to scale

German Doner Kebab

UNIT 105 15551 FRASER HIGHWAY SURREY BC V3S 2VB

1.1 German Doner Kebab Exterior Signs



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Account Manager: Nick N	Date: May 14, 2019
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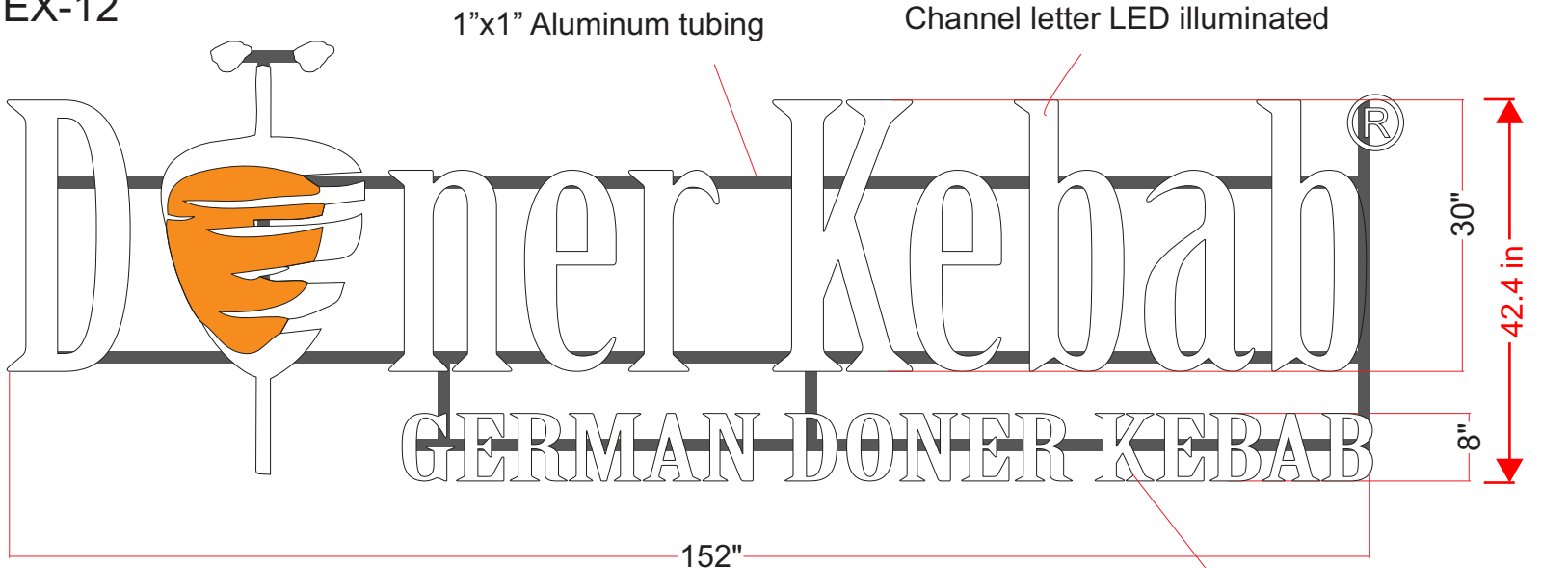
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German Doner Kebab

UNIT 105 15551 FRASER HIGHWAY SURREY BC V3S 2VB

2.1 GDK 12.EX-12

SIGN 1



Doner Kebab Channel letter and Logo

- CSA certified
- Quantity: 1
- Type: Channel Letters
- Lighting: LED Illuminated
- Return: ±3" Black
- Face: Sign White and MT-636
- Mounting: Rails Painted to match exterior building colour.

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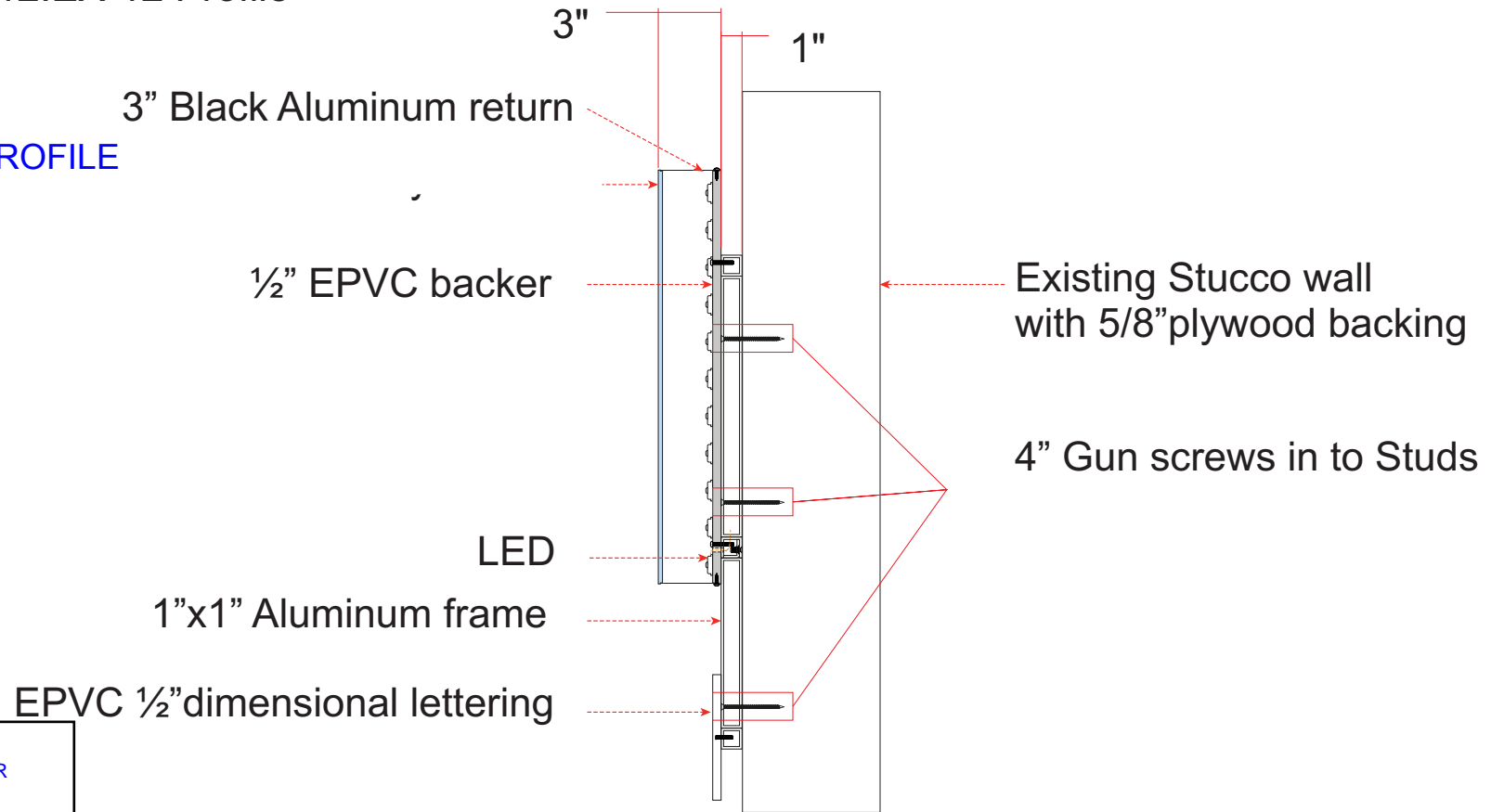
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Drawing:		
Account Manager: Nick N	Date: May 14, 2019	
Client Approval:	Date:	

German Doner Kebab

UNIT 105 15551 FRASER HIGHWAY SURREY BC V3S 2VB

2.2 GDK 12.EX-12 Profile

SIGN 1 PROFILE



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Project Name: German Doner Kebab	
Drawing:	
Account Manager: Nick N	Date: May 14, 2019
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German Doner Kebab

UNIT 105 15551 FRASER HIGHWAY SURREY BC V3S 2VB

3.1 GDK 12.EX-04 and 12EX-05

SIGN 2.1 & SIGN 2.2



1/2" acrylic Dimensional letters

SIGN AREA: 12.08 SQ.FT.
COPY AREA: 4.67 SQ.FT.
% COPY AREA: 39%

Reface Existing Lightbox sign cabinet

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Project Name: German Doner Kebab	
Drawing:	
Account Manager: Nick N	Date: May 14, 2019
Client Approval:	Date:

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German Doner Kebab

UNIT 105 15551 FRASER HIGHWAY SURREY BC V3S 2VB

3.2 GDK 2EX-03

SIGN 3

Existing sign Face

101"



1/2" acrylic Dimensional letters

SIGN AREA: 25.83 SQ.FT.
COPY AREA: 4.68 SQ.FT.
% COPY AREA: 18%

Reface Existing Lightbox sign cabinet

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Drawing:	
Account Manager: Nick N	Date: May 14, 2019
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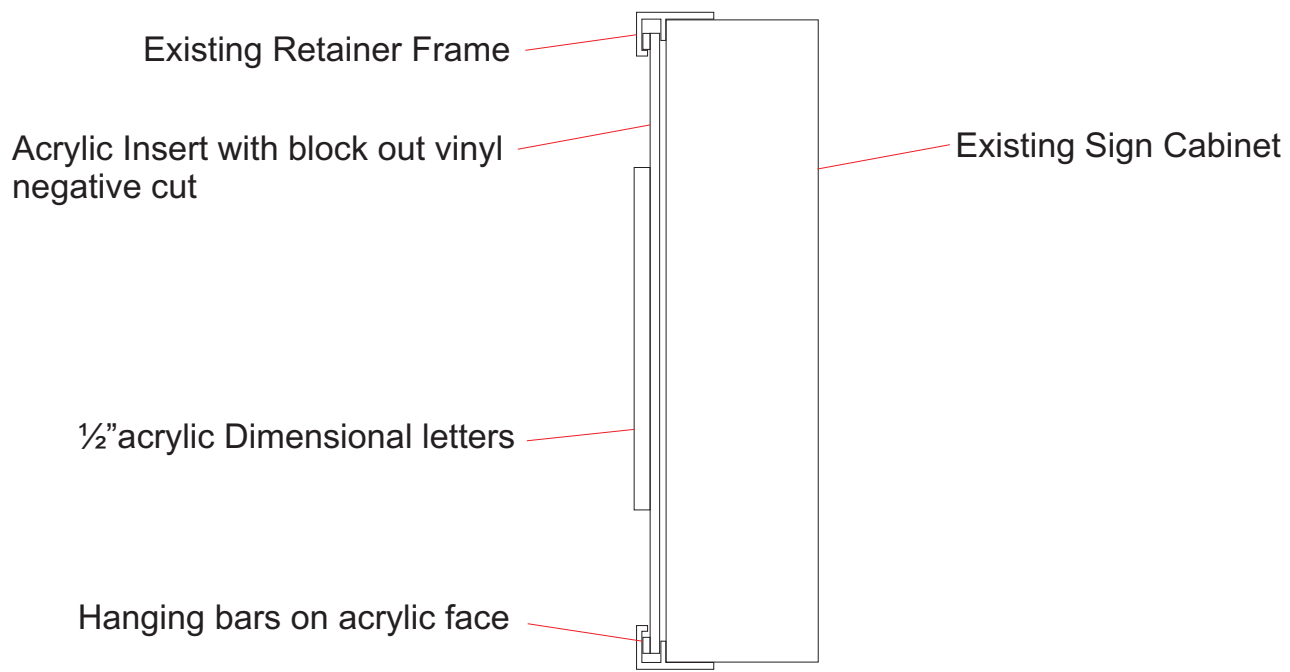
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German Doner Kebab

UNIT 105 15551 FRASER HIGHWAY SURREY BC V3S 2VB

3.3GDK 2EX-03,12.EX-04 and 12EX-05 Profile View

SIGN 2.1, SIGN 2.2 & SIGN 3



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Drawing:	
Account Manager: Nick N	Date: May 14, 2019
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German Doner Kebab

UNIT 105 15551 FRASER HIGHWAY SURREY BC V3S 2VB

4.1 GDK Superimposed Frontage



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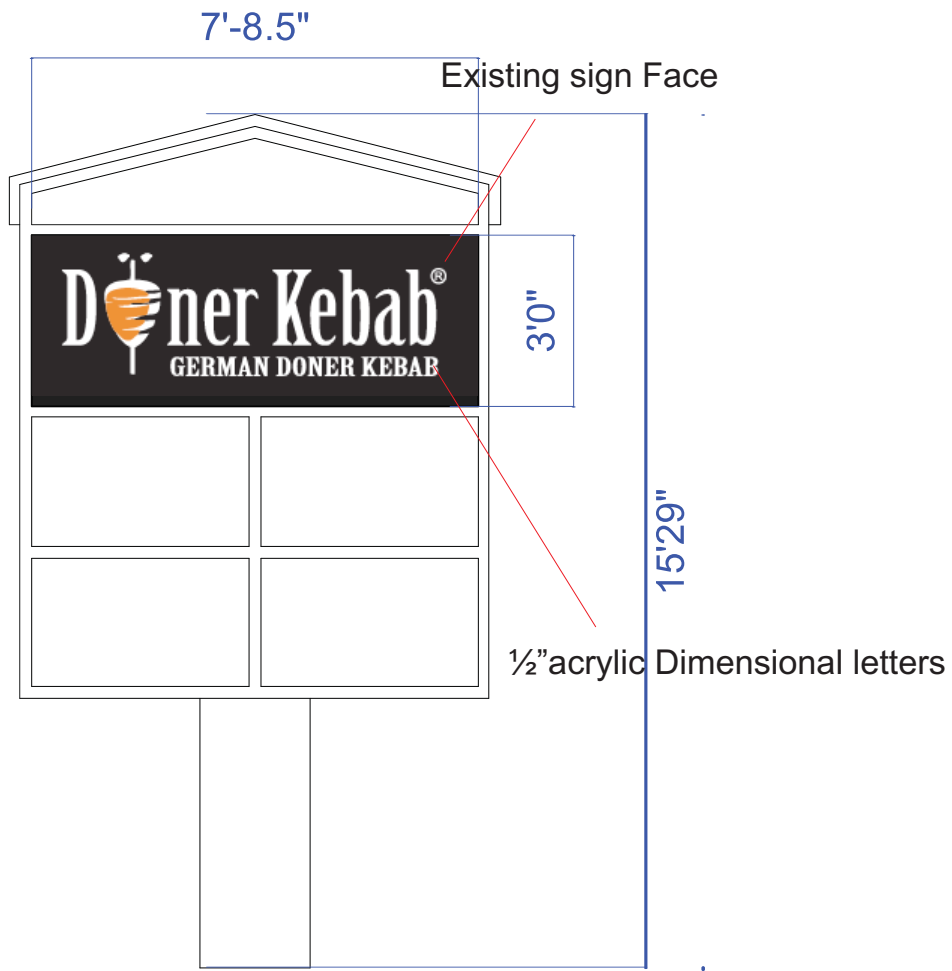
Project Name: German Doner Kebab		Notes: - This drawing is property of Sixstream Signs Ltd. - Colours show are strictly representational - Drawings are not to scale
Drawing:		
Account Manager: Nick N	Date: May 14, 2019	
Client Approval:	Date:	

German Doner Kebab

UNIT 105 15551 FRASER HIGHWAY SURREY BC V3S 2VB

5.1 GDK Pylon Sign
SIGN 4

Reface Existing Pylon Double sided



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Project Name: German Doner Kebab	
Drawing:	
Account Manager: Nick N	Date: May 14, 2019
Client Approval:	Date:

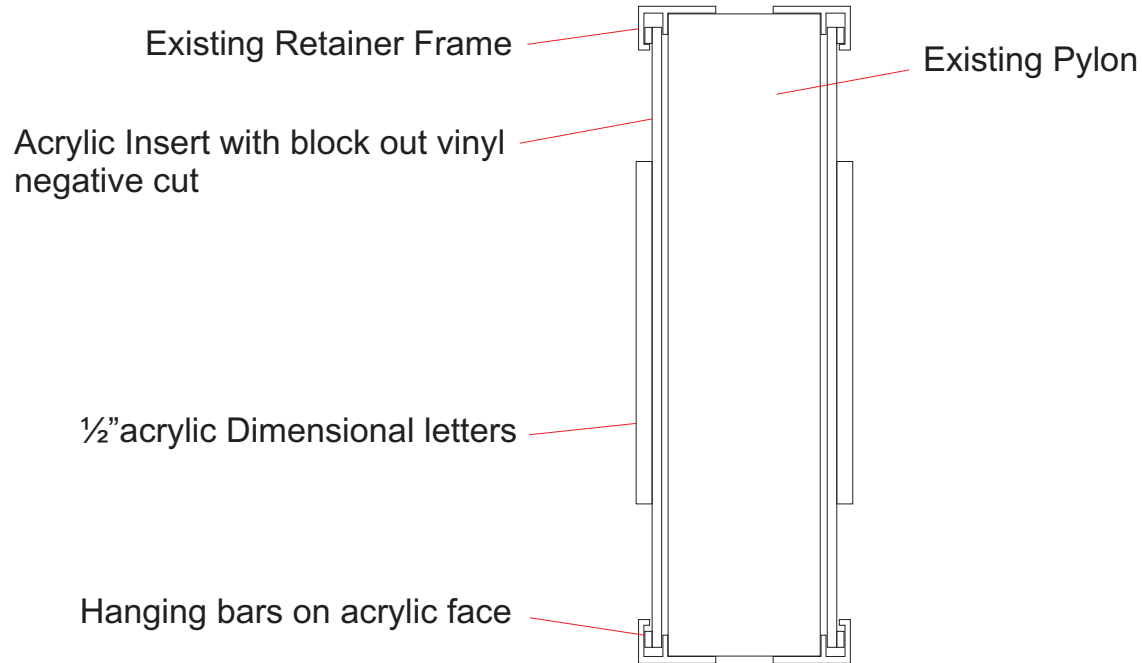
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German Doner Kebab

UNIT 105 15551 FRASER HIGHWAY SURREY BC V3S 2VB

5.2 GDK Pylon Sign Profile

SIGN 4 PROFILE



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Project Name: German Doner Kebab	
Drawing:	
Account Manager: Nick N	Date: May 14, 2019
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German Doner Kebab

UNIT 105 15551 FRASER HIGHWAY SURREY BC V3S 2VB

5.3 GDK Pylon Sign Superimposed



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Account Manager: Nick N	Date: May 14, 2019	
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