

DEVEL. VARIANCE PERMIT - SIGNAGE



2025-09-03

LEGAL DESCRIPTION

PARCEL L. DISTRICT LOT 303 GROUP 1
NWD PLAN BCP10229
PID: 025-947-273

CIVIL ADDRESS

5755 COWRIE STREET
SECHELT, BC V0N 3A0

ARCHITECTURAL

MALLEN GOWING BERZINS ARCHITECTURE INC.
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PROJECT MANAGER - TERRY BROOKES
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GENERAL NOTE: DRAWINGS ARE FOR DESIGN INTENT PURPOSE. ALL DIMENSIONS TO BE SITE VERIFIED.

DESIGN RATIONALE

SIGNAGE VARIANCE PROPOSAL RATIONALE - FORM AND CHARACTER

A signage variance is requested for three roof signs that exceed the size limitations set out in the current signage bylaw. The proposed signage supports both a well-established business entering the community and local businesses that are integral to the existing fabric of the city.

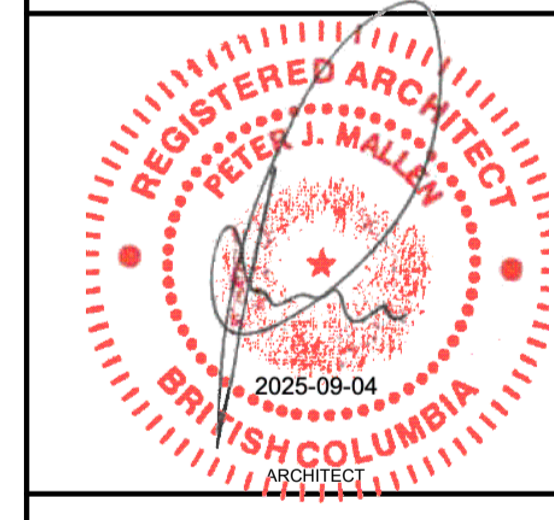
To mitigate visual impact, one of the signs incorporates perforated panels that provide transparency and a lighter aesthetic. In addition, all three signs feature craftsman-style framing that complements adjacent signage and aligns with the design principles outlined in the Official Community Plan. Given the presence of similarly scaled signage in the area, the proposed signs are consistent with the broader commercial context.

LARGER PROJECT CONTEXT

The signage variance is requested in the context of broader renovations to the Trail Bay Centre mall, aimed at revitalizing the site in alignment with the City's goals outlined in the Official Community Plan (OCP) and Downtown Sechelt Guidelines (DPA-G). The proposed upgrades include both exterior and interior improvements designed to enhance the overall retail experience and maintain an attractive, pedestrian-friendly streetscape.

As part of the redevelopment, the consolidation of smaller commercial retail units (CRUs) is intended to attract larger tenants, while a minor addition to the building footprint allows for the continued accommodation of smaller, established local businesses through strategic relocation. These changes will necessitate new signage for both new and existing tenants, prompting the need for a variance to support appropriate visibility and cohesive design integration.

1 PROPOSED SITE PLAN
 A102 SCALE: 3/8" = 1'-0"



CERTIFIED PROFESSIONAL

2025-03-21	DRAWN FOR ITP	AS	DA
2025-03-21	DRAWN FOR ITP	AS	DA
2025-03-21	DRAWN FOR CONSTRUCTION	AS	DA
2025-03-21	DRAWN FOR ITP	AS	DA
REV	DATE	BY	CHK

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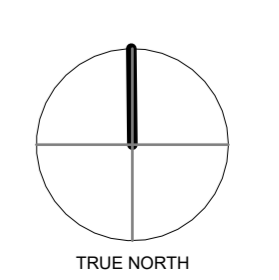
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 DEVEL. VARIANCE PERMIT -
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 SECHLET, BC
 V0N 3A0

PROPOSED SITE PLAN

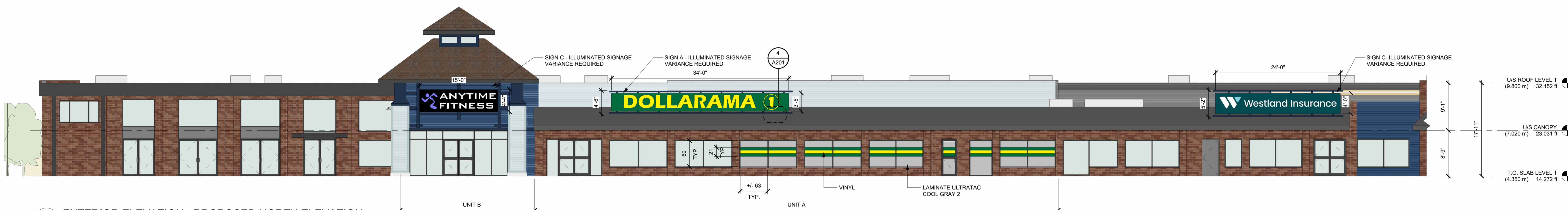
PROJECT NO.	24001
DATE	2025-09-03
SCALE	As indicated
REVISION	C

A102

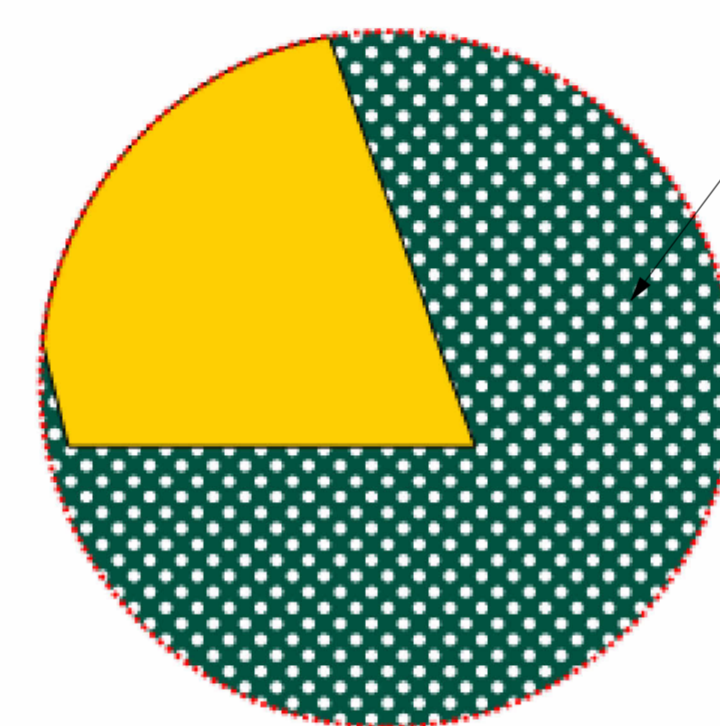




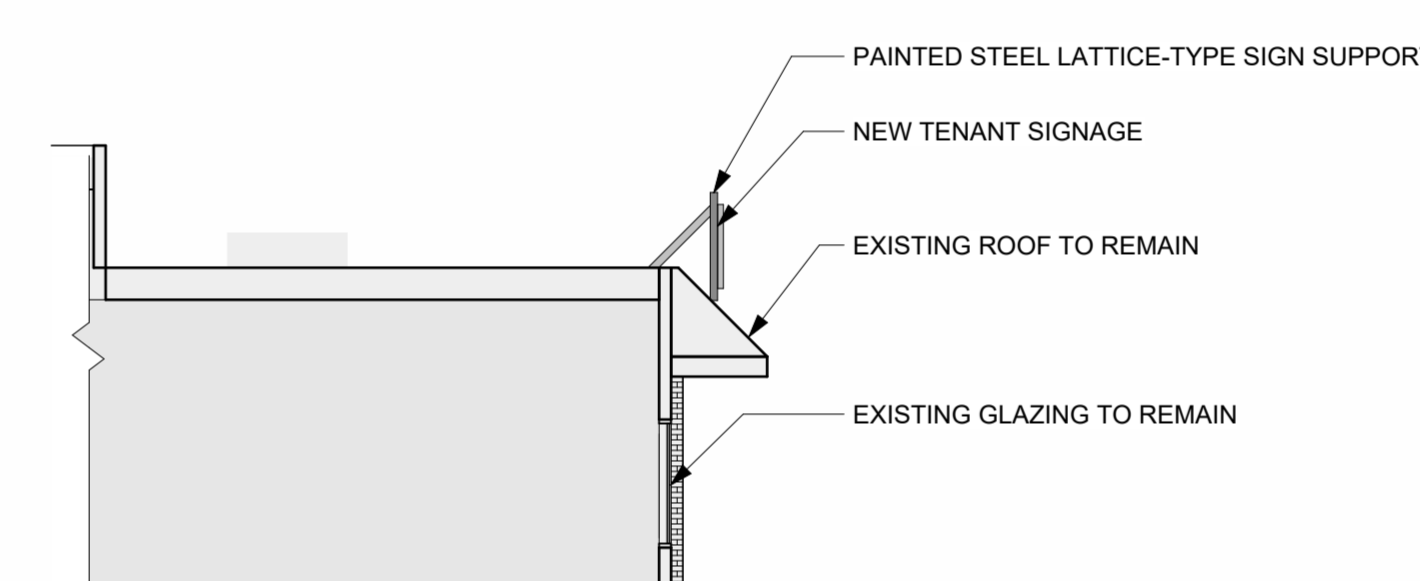
1 EXTERIOR ELEVATION - EXISTING NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



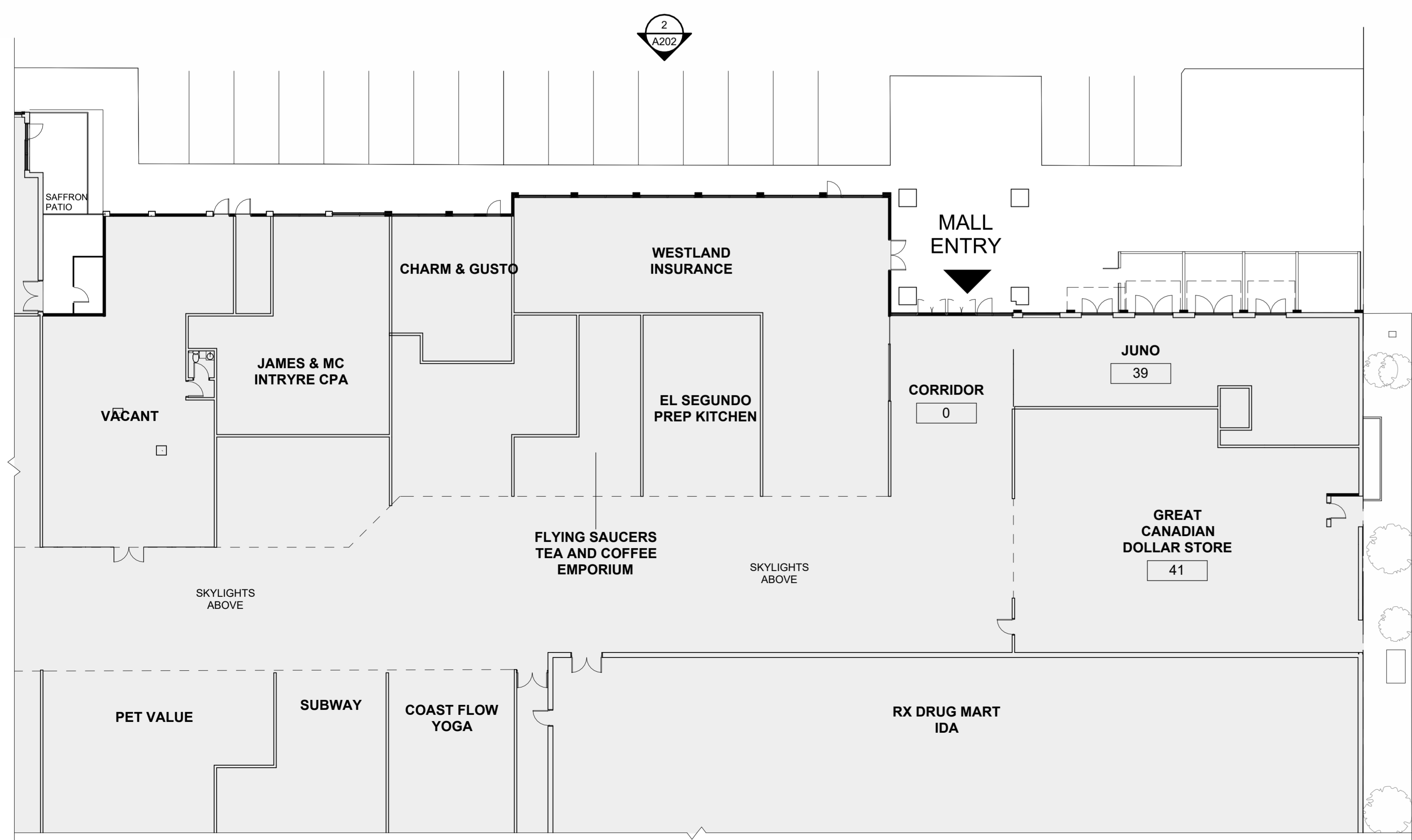
2 EXTERIOR ELEVATION - PROPOSED NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



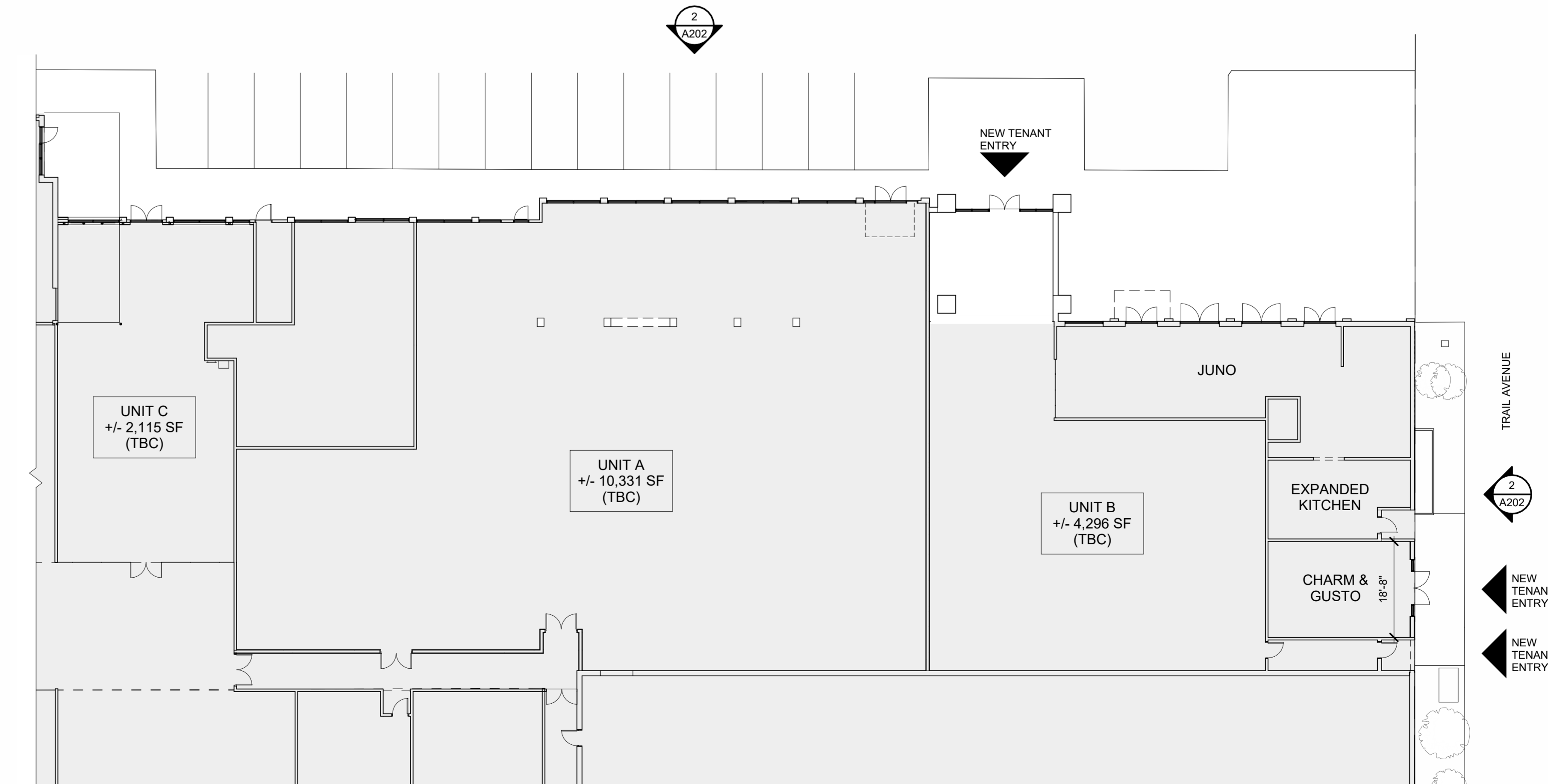
4 SIGN A - ENLARGED
 SCALE: 1/32" = 1'-0"



3 SCHEMATIC BUILDING SECTION
 SCALE: 1/8" = 1'-0"

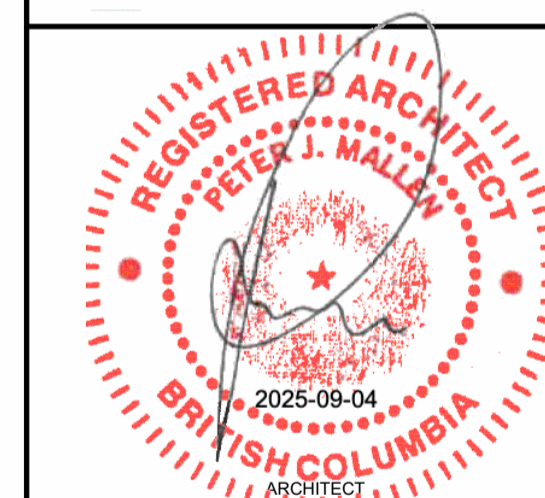


6 GROUND FLOOR PLAN - EXISTING PARTIAL PLAN
 SCALE: 1/16" = 1'-0"



7 GROUND FLOOR PLAN - PROPOSED PARTIAL PLAN
 SCALE: 1/16" = 1'-0"

GENERAL NOTE — DRAWINGS ARE FOR DESIGN INTENT PURPOSES ONLY. DIMENSIONS MUST BE VERIFIED ON SITE.



CERTIFIED PROFESSIONAL

NO.	DATE	DESCRIPTION	BY	CHK
1	2025-09-03	ISSUED FOR TDP	AS	DA
2	2025-09-03	REVISED FOR IAP	AS	DA
3	2025-09-03	REVISED FOR IAP	AS	DA
4	2025-09-03	REVISED FOR IAP	AS	DA
5	2025-09-03	REVISED FOR IAP	AS	DA

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 V8N 3A0

SHEET TITLE

EXTERIOR
 ELEVATIONS AND
 PARTIAL PLAN

PROJECT NO.	PROJECT NAME
2025-09-03	24001
SCALE	As indicated
DATE	REVISION
A201	C

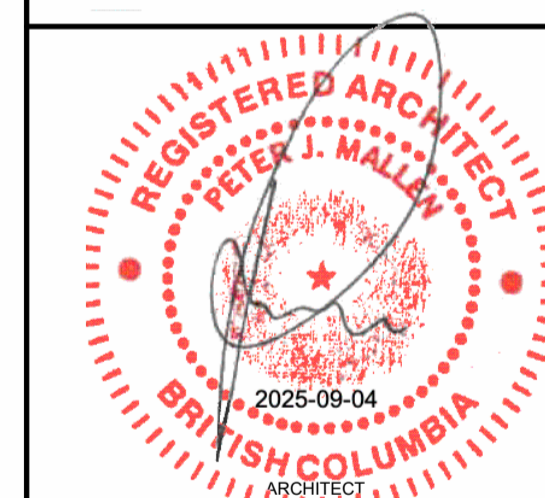
NO SIGNAGE VARIANCE ON EAST ELEVATION REQUIRED.
 INCLUDED FOR CONTEXT ONLY.



1 EXTERIOR ELEVATION - EXISTING EAST ELEVATION
 SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - PROPOSED EAST ELEVATION
 SCALE: 1/8" = 1'-0"



CERTIFIED PROFESSIONAL

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2025-09-04	ISSUED FOR PERMIT	AM	DA
2	2025-09-04	ISSUED FOR PERMIT	AM	DA
3	2025-09-04	ISSUED FOR PERMIT	AM	DA
4	2025-09-04	ISSUED FOR PERMIT	AM	DA

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PROJECT
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 5755 COMBIE ST
 SECHTEL, BC
 V0N 3A0

SHEET TITLE
 EXTERIOR
 ELEVATIONS

DATE	PROJECT NO.
2025-09-03	24001
SCALE 1/8" = 1'-0"	REVISION
A202	C