



Proposal: Development Permit to permit a new free-standing sign for a commercial site in Fleetwood.

Recommendation: Approval

Location: 16659 Fraser Highway **Zoning:** CD (By-law No. 13163)

OCP Designation: Industrial

NCP Designation: Highway **Owner:** IPD Holdings Ltd. No. 436581 et al
Commercial

PROJECT TIMELINE

| | |
|--|-------------------|
| Completed Application Submission Date: | November 24, 2003 |
| Application Revision & Re-submission Date: | January 12, 2004 |
| Planning Report Date: | January 26, 2004 |

The applicant is proposing:

- a Development Permit

in order to permit the installation of a new free-standing sign on a commercial site.

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7903-0429-00 (Appendix II), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

REFERRALS

Engineering: No concerns (Appendix III).

SITE CHARACTERISTICS

- **Existing Land Use** Commercial development including Rona and Jysk stores.
- **East:** B.C. Gas office building, zoned IL, designated Industrial.
- **South:** Across Fraser Highway, single family dwellings, zoned RA, designated Urban.
- **West:** Across 166 Street, Surrey Sports & Leisure Centre, zoned CD (By-law No. 13136), designated Urban.
- **North:** Single family dwellings, zoned RF, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The building was initially constructed for a lumber wholesaler in 1979. A free-standing sign for "Builders World" was installed in 1983, along the south property line, east of 166 Street.
- In 1997, the site was acquired by Revy Home Centre as part of the merger with Lumberland.
- The site was rezoned in 1997 to CD By-law (No. 13163) and is currently occupied by auto-oriented, "large format" style stores (Rona and Jysk).
- Development Permit No. 7998-0082-00 was issued on July 6, 1998 to allow for exterior renovations to the existing building. The face of the existing sign was changed.

Current Proposal

- The proposed replacement free-standing sign is 7.6 metres (25 ft.) in height, and set back 7.3 metres (24 ft.) from the Fraser Highway. The proposed height, setback and sign area comply with the requirements of the Sign By-law for this area.
- The Engineering Department has indicated that this area of the Fraser Highway will, in the future, be widened by

as much as 5.7 metres (19 ft.). The proposed location of the sign is outside of this future road widening area.

DESIGN PROPOSAL AND REVIEW

- The sign will include cylindrical legs (at least 1 ft. in diameter) and a "stepped roof" element to reflect some of the design features found on the buildings on the site.
- The existing building is beige with red, white and blue accents. The sign colours correspond to the existing buildings, and will include blue for the background, legs and lattice, white for the text and a red sign band.
- The sign will be incorporated into the existing landscaped island.
- City staff have reviewed the proposed sign design and find it satisfactory.

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. Development Permit No. 7903-0429-00
- Appendix III. Engineering Summary

Murray Dinwoodie
General Manager
Planning and Development

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APPENDIX I

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Warren Perrot, Pattison Sign Group
Address: 2710 Kaslo Street
Vancouver, B.C.
Tel: 604-215-5526

2. Properties involved in the Application

- (a) Civic Address: 16659 Fraser Highway
- (b) Civic Address: 16659 Fraser Highway

Owner: TPD Holdings Ltd. Inc. No. 436581; PJD Holdings Ltd.
Inc. No. 436583; MWD Holdings Ltd. Inc. No. 436582
PID: 003-744-094
Lot 34 Except Part Dedicated Road on Plan LMP 39141 Section 25 Township 2
New Westminster District Plan 66113

3.