



**Proposal:** Development Permit to allow a second free-standing sign. Development Variance Permit to vary the distance between the free-standing signs.

**Recommendation:** Approval to Proceed

**Location:** 14988 - 57 Avenue      **Zoning:** CD (By-law No. 13636)

**OCP Designation:** Multi-family

**LAP Designation:** Mixed Commercial-Recreational      **Owner:** YMCA of Greater Vancouver

## PROJECT TIMELINE

Completed Application Submission Date:	September 10, 2004
Planning Report Date:	September 27, 2004

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Sign By-law regulations:
  - relax the minimum distance between free-standing signs on the same lot from 30 m (100 ft.) to 3 m (10 ft.)

in order to allow a second free standing sign.

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7904-0343-00 in accordance with the attached drawings (Appendix IV).
2. Council approve Development Variance Permit No. 7904-0343-00 (Appendix V), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum distance between free-standing signs on the same lot from 30 m (100 ft.) to 3 m (10 ft.).

## REFERRALS

Engineering: The Engineering Department has no objection to the proposal provided that the sign is located outside of the existing 3 m wide right-of-way. The proposed sign is outside of the right-of-way area (Appendix III).

## SITE CHARACTERISTICS

- **Existing Land Use** YMCA recreational facility.
- **East:** Shopping centre, zoned CD, designated Commercial in the OCP.
- **South:** Across Highway No. 10, single family housing, zoned RA, designated Suburban in the OCP. Also vacant land, zoned IB, designated Industrial in the OCP.
- **West:** Single family residential, zoned CD, designated Urban in the OCP.
- **North:** Townhouses, zoned CD, designated Multiple Residential in the OCP.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site, at 14988 – 57 Avenue is currently zoned CD By-law No. 13636 and is designated Mixed Commercial-Residential in the South Newton NCP. The Tong Louie Family YMCA occupies the site.
- An existing free-standing sign is located on the southeast corner of the property, facing Highway No. 10. The

existing sign consists of a concrete pillar 4.5 metres high topped by a stylized YMCA logo which adds another 3 metres in height. The sign was included in the Development Permit approved by Council.

### Current Proposal

- The applicant is proposing to install another free-standing sign on the southeast corner of the subject property.
- The proposed free-standing sign will be located 3 metres (10 feet) from the existing free-standing sign. The Sign By-law requires a minimum distance of 30 metres (100 feet) between free-standing signs. The applicant is requesting a variance to reduce the minimum distance between free-standing signs on one lot.

### DESIGN PROPOSAL AND REVIEW

- The proposed free-standing sign is 4.2 metres (14 feet) in height and is set 3 metres (10 feet) metres from the corner cut on the southeast corner of the property. The proposed height, setback and sign area comply with the requirements of the Sign By-law for this area.
- The proposed sign consists of two pillars supporting a 2.4 metres (8 feet) wide by 1.2 metres (4 feet) high illuminated sign box. The sign box will display information describing current events at the YMCA.
- The design of the free-standing sign is complimentary to the existing sign and been found satisfactory by City staff.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum distance required in the Sign By-law between free-standing signs on one lot from 30 metres (100 feet) to 3 metres (10 feet).

Applicant's Reasons:

- Although the frontage for the site is 157 metres (515 feet), the applicant would like to install the proposed sign very close to the existing sign in the southeast corner of the property. This corner offers the highest visibility to passing motorists on Highway 10. The proposed free-standing sign does not duplicate the existing free-standing logo sign because it will be used for displaying current events at the YMCA.

Staff Comments:

- The proposed design of the sign is complimentary to the existing free-standing sign. Locating the 2 signs in close proximity will enhance the complimentary relationship.
- The combined area of the two signs is approximately 5.8 sq.m. (62 sq.ft.). This is substantially less than what the Sign By-law allows (13.9 sq.m./150 sq.ft.).
- The Engineering Department has no concerns with the proposed sign and requested variance.

### 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.	Site Plan
Appendix III.	Engineering Summary
Appendix IV.	Development Permit No. 7904-0343-00
Appendix V.	Development Variance Permit No. 7904-0343-00

### INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaire prepared by Fred Inglis and dated September 10, 2004.

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:                Fred Inglis  
                         Address:            #500 - 1188 West Georgia Street  
   Vancouver, B.C. V6E 4A2  
                         Tel:                    604-622-4960
  
2.      Properties involved in the Application
  - (a)      Civic Address:            14988 - 57 Avenue
  
  - (b)      Civic Address:            14988 - 57 Avenue  
                 Owner:                    YMCA of Greater Vancouver  
                 PID:                        023-208-589  
                 Lot 4 Section 10 Township 2 Plan LMP24916
  
3.
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7904-0343-00.