

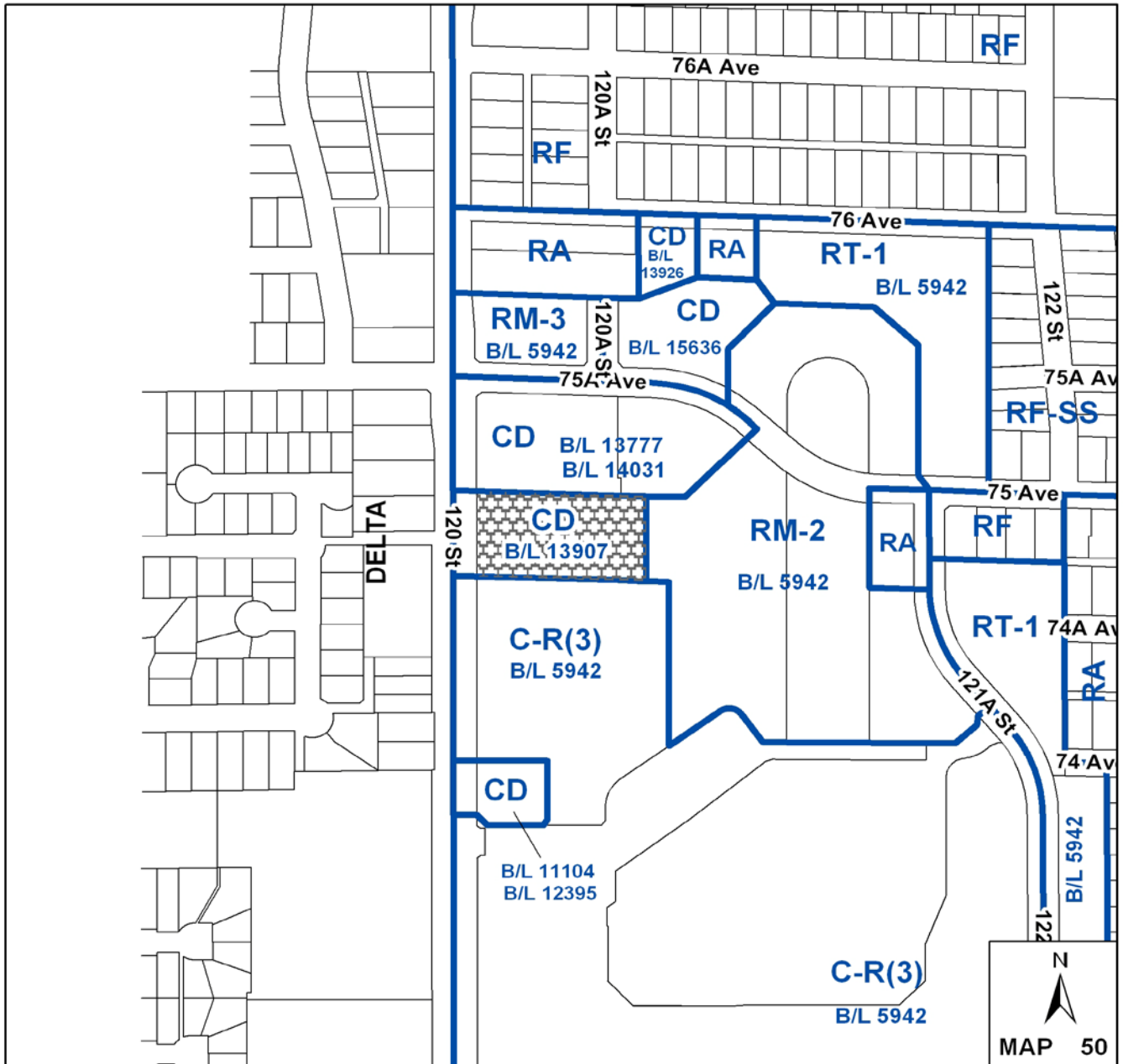
Proposal: Development Permit to permit an additional free-standing sign.

Recommendation: Approval

Location: 7500 Scott Road **Zoning:** CD

OCP Designation: Commercial

LAP Designation: Commercial **Owner:** Highwood Enterprise Ltd.



PROJECT TIMELINE

Completed Application Submission Date: November 29, 2005

Planning Report Date: December 12, 2005

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit an additional free-standing sign.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7905-0274-00 (Appendix VI), 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: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** HSBC Bank.
- **East:** Townhouse, multiple residential, zoned RM-2, designated Multiple Residential in the OCP.
- **South:** Existing Safeway store, zoned C-R(3) (By-law No. 5942), designated Commercial.
- **West:** Across 120 Street, single family in Delta.
- **North:** Future Shop and other retail commercial, zoned CD, designated Commercial.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject strata unit is within a two-storey building at 7500-120 Street developed as part of a retail commercial development at the north edge of the Strawberry Hill Shopping Centre, under Development Permit No. 7999-0190-00. The applicant previously applied and was granted a DVP for an additional fascia sign for the south side of the building (Appendix Site Plan).
- The subject strata unit is a bank and is located at the southwest corner of the lot fronting 120th Street (Appendix). Only (1) existing free-standing pylon sign was approved under Development Permit No. 7999-0190-00. The Sign Bylaw permits two (2) free-standing signs on the property to a maximum height of 7.5m (25 ft). However, in order to place a second free-standing pylon sign a new Development Permit is required. The subject strata unit is the only one with direct frontage on 120th Ave. The applicant proposes a second free-standing sign in front of the bank to increase the bank's exposure to northbound traffic along 120th.
- The proposed second sign is consistent with the Sign By-law which allows two free-standing signs for a lot frontage of 61 m (200 ft). The separation between the existing free-standing pylon sign is 30 metres (100 ft.), thus meeting the minimum distance for signs on the same lot. The sign is sited immediately in front the bank and 2 metres (6 ft.) from the property line.
- The sign area of the proposed double faced sign is 2.4 square metres (26 sq. ft) and the existing double faced free standing pylon sign is 19.9 metres (214.5 sq. ft.) totalling an area of 22.3 square metres (239.8 sq. ft.). Therefore, the total sign area for both signs will be substantially less than the allowable sign area of 27.8 sq. m (300 sq. ft) for a single double faced sign.
- The proposed height of 2 metres (6.66 ft), is also well within the maximum height of 7.6 m (25 ft.) for Scott Road.

Design Review

- The design and the location of the freestanding sign are architecturally coordinated with the existing sign, the architectural character of the building and its materials (Appendix III). The supporting posts repeat the brick used for the building's entry column and the posts of the existing pylon sign. The decorative aluminum section is to match the decorative trim on the building. The location of the sign is in a planting bed with the bottom of the sign sitting just above the existing shrubs. The scale of the sign is pedestrian friendly with the graphics and letters located at eye level. The sign at night is internally lit with an opaque white background.

Conclusion

- The proposed sign meets the Surrey Sign By-law requirements for the addition of a second free-standing pylon sign, and has been sensitively designed to match the existing building. The overall height and the total sign area of this second sign is low, and compensates adequately for the additional sign, therefore, staff supports this Development Permit.

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.	Contour Map
Appendix III.	Overall Site Plan and Proposed Signs
Appendix IV.	Engineering Summary
Appendix V.	Letter form Strata Council Supporting Proposed Sign
Appendix V.	Development Permit No. 7905-0274-00

Murray Dinwoodie
General Manager
Planning and Development

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Information for City Clerk

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

1. (a) Agent: Name: Llewellyn Fonseca
 Address: #200 - 7168 Progress Way
 Delta, B.C.
 Tel: 604-940-8081 (Ext. 4)

2. Properties involved in the Application
 - (a) Civic Address: 7500 Scott Road

 - (b) Civic Address: 7500 Scott Road
 Owner: Highwood Enterprise Ltd.
 PID: 025-063-529
 Strata Lot 1 Section 19 Township 2 New Westminster District Strata Plan
 LMS4431

3. Summary of Actions for City Clerk's Office

SUBDIVISION DATA SHEET

Proposed Zoning: _____

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	
Hectares	
NUMBER OF LOTS	
Existing	
Proposed	
SIZE OF LOTS	
Range of lot widths (metres)	
Range of lot areas (square metres)	
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES/NO
TREE SURVEY/ASSESSMENT	YES/NO
MODEL BUILDING SCHEME	YES/NO
HERITAGE SITE Retention	YES/NO
BOUNDARY HEALTH Approval	YES/NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	YES/NO
Works and Services	YES/NO
Building Retention	YES/NO
Others	YES/NO

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: _____

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
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MULTIPLE BUILDINGS DATA SHEET

Proposed/Existing Zoning _____

Required Development Data	Building #1	Building #2	Building #3
SETBACK (in metres)			
Front			
Rear			
Side #1 (N,S,E, or W)			
Side #2 (N,S,E, or W)			
Side #3 (N,S,E, or W)			
Building Height (in metres/storeys)			
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +			
TOTAL FLOOR AREA			

CONTOUR MAP FOR SUBJECT SITE

