

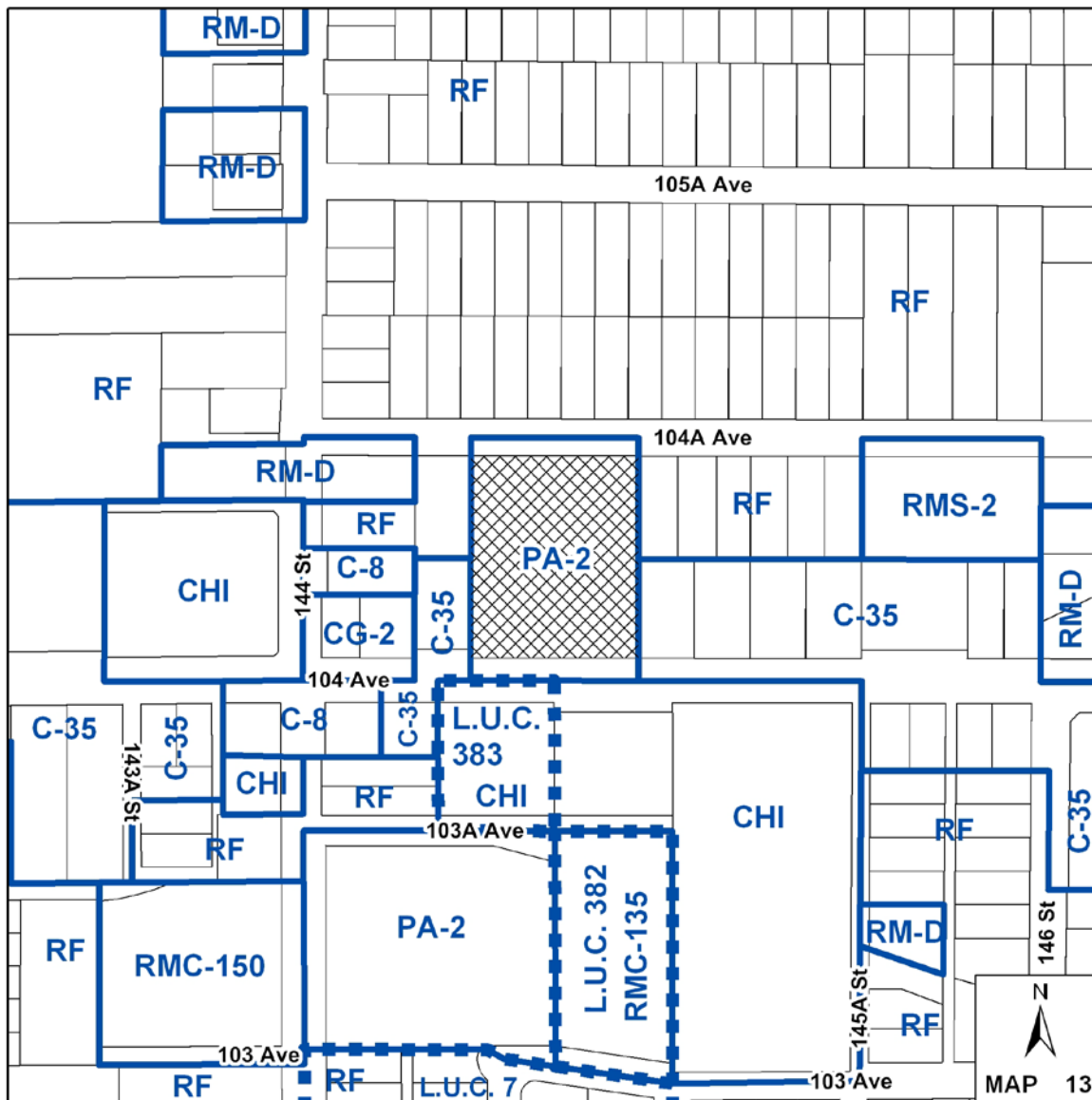
Proposal: Development Variance Permit to allow development of an illuminated free-standing sign on a site zoned PA-2.

Recommendation: Approval to Proceed

Location: 14455 - 104 Avenue **Zoning:** PA-2

OCP Designation: Multiple Residential

Owner: People's Full Gospel Church



PROJECT TIMELINE

Completed Application Submission Date: October 12, 2005
Application Revision & Re-submission Date: December 16, 2005
Planning Report Date: March 6, 2006

PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary the Sign By-law to:
 - permit an illuminated free-standing sign on a site zoned PA-2

in order to permit the development of a new free-standing sign for the People's Full Gospel Church on 104 Avenue in Guildford.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7905-0330-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to permit the development of an illuminated free-standing sign on a site zoned PA-2.

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** People's Full Gospel Church, consisting of two assembly buildings with parking.
- **Significant Site Attributes** The church has frontage on both 104 and 104A Avenues. The property is well landscaped along 104 Avenue.
- **East:** Vacant commercial zoned properties, zoned C-35, and single family dwellings zoned RF, all designated Multiple Residential.

- **South:** Across 104 Avenue, car dealership regulated by Land Use Contract No. 383 and drive through restaurant zoned CHI, both designated Commercial.
- **West:** Office building, zoned C-35, designated Commercial and single family dwelling, zoned RF, designated Multiple Residential.
- **North:** Across 104A Avenue, single family residential lots, zoned RF, designated Multiple Residential.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 14455/56 –104A Avenue and has a site area of 1.0 hectare (2.49 acres). It is designated Multiple Residential in the Official Community Plan and is currently zoned "Assembly Hall 2 Zone (PA-2)".
- The People's Full Gospel Church currently occupies the property. The property is a through lot that has frontage on both 104 and 104A Avenues. There is an existing building fronting 104 Avenue and an existing building fronting 104A Avenue with parking between the buildings and on the eastern side of the property. Both buildings are used for worship purposes.
- The applicant has submitted a Development Variance Permit application to allow a new illuminated free-standing sign along 104 Avenue. The City of Surrey Sign By-law does not permit illuminated free-standing signs in Institutional zones. There are currently no existing free-standing signs on-site.
- The proposed sign is proposed to be sited 6.9 metres (22.6 ft.) from the 104 Avenue (south) property line of the subject property which exceeds the minimum 2.0-metre (6.6 ft.) setback requirement of the Sign By-law and avoids the existing 4.8-metre (15.71 ft.) wide B.C. Tel and B.C. Hydro statutory rights-of-way along the 104 Avenue frontage of the site.
- The design of the proposed 1.47-metre (4.8 ft.) high sign incorporates a masonry base, which is the same material as the building facing 104 Avenue. The sign posts are proposed to be constructed of grey and black metal, the face of the sign is proposed to include the People's Church logo (in white with a green background) above two rows of changeable letters. All aspects of the proposed sign other than that requested illumination, comply with the Sign By-law.
- Staff are satisfied with the design of the proposed illuminated free-standing.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To permit an illuminated free-standing sign on a site zoned PA-2.

Applicant's Reasons:

- The church is within close proximity to commercial properties with illuminated free-standing signs.

Staff Comments:

- Adjacent properties and properties across 104 Avenue are zoned for a variety of existing commercial uses. Many of these sites have illuminated free-standing signs, therefore the proposed illuminated free-standing sign would not be out of context with existing signage in this area.
- There are no adjacent residential zoned properties that will be negatively impacted by light projecting from the proposed illuminated sign.
- The design of the proposed sign has been deemed satisfactory by City staff.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Contour Map
Appendix III.	Proposed Site Plan and Signage Drawings
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7905-0330-00

Murray Dinwoodie
General Manager
Planning and Development

CM/kms

Information for City Clerk

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

1. (a) Agent: Name: Mike Keefe, Pattison Sign Group
 Address: 2710 Kaslo Street
 Vancouver, B.C.
 V5M 4J1
 Tel: 604-215-471

2. Properties involved in the Application
 - (a) Civic Address: 14455 - 104 Avenue

 - (b) Civic Address: 14455 - 104 Avenue
 Owner: People's Full Gospel Church
 PID: 023-440-554
 Lot 1 Section 19 Range 1 Plan 28609

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7905-0330-00.

CONTOUR MAP FOR SUBJECT SITE

