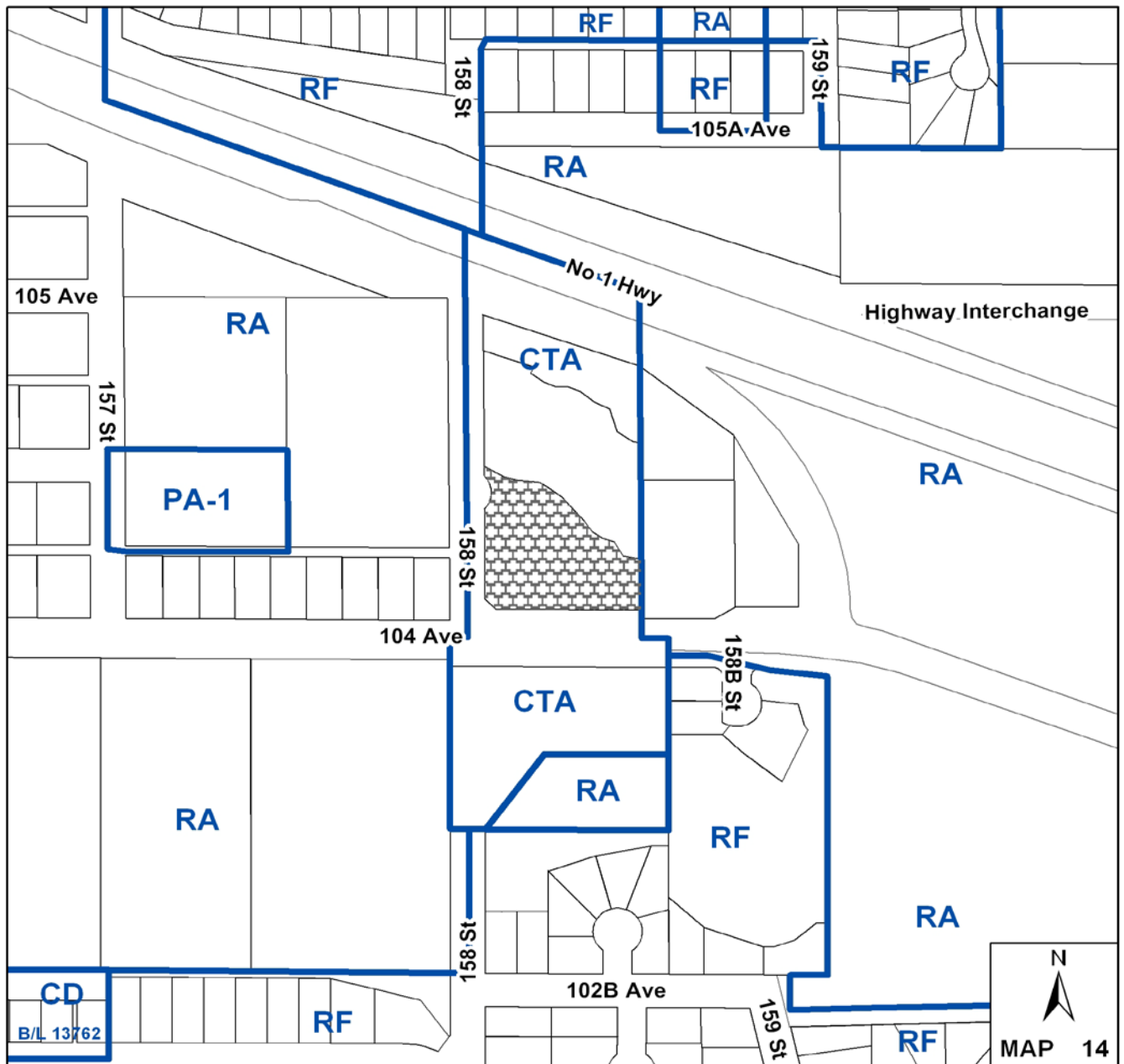


Proposal: Development Permit to permit a new free-standing sign at the Ramada Hotel site in Guildford.

Recommendation: Approval

Location: 10410 - 158 Street **Zoning:** CTA

OCP Designation: Urban **Owner:** Guildford 401 Motel Ltd., Inc. No. 541864



PROJECT TIMELINE

Completed Application Submission Date: November 22, 2005
Planning Report Date: January 30, 2006

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit a new free-standing sign at the Ramada Hotel site in Guildford.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7905-0362-00 (Appendix VII), 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 (Appendix VI).

SITE CHARACTERISTICS

- **Existing Land Use** Ramada Hotel.
- **East:** Residential acreage property, zoned RA, designated Urban.
- **South:** Across 104 Avenue, Hampton Inn and Suites Hotel, zoned CTA, designated Urban.
- **West:** Across 158 Street, residential properties, zoned RA, designated Urban.
- **North:** Vacant site with red-coded creek, zoned RA, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located in the Guildford area, on the north side of 104 Avenue, east of 158 Street. The site is designated Urban in the Official Community Plan (OCP) and is zoned Tourist Commercial Accommodation (CTA).
- Development Permit No. 6791-0457-00 was issued on May 5, 1997 to permit the development of an 80-room Ramada Hotel with a restaurant on the subject site.
- Development Variance Permit No. 6991-0457-00 varied the building height and setbacks of the hotel in addition to the design and height of the free-standing sign. The height of the free-standing sign was varied from 2.5 metres (8 feet) to 4.0 metres (13 feet). The existing free-standing sign has been modified from the design in the Development Variance Permit through a sign permit issued in 1998 to allow a 4.0-metre (13 ft.) sign with a different design (Appendix III).
- At the time this site was developed, signs were regulated in the Zoning By-law and the maximum height of a free-standing sign along 104 Avenue in this area was 2.5 metres (13 ft.).
- In 1999, sign regulations were removed from the Zoning By-law and incorporated in Surrey Sign By-law No. 13656. Along with other regulation changes, the maximum height of a free-standing sign along 104 Avenue in this area was increased to 7.62 metres (25 ft.)

Current Proposal

- The applicant is proposing a Development Permit that will amend the form, character and height of the previously approved free-standing sign in Development Variance Permit No. 6991-0457-00.
- The proposed sign will replace the existing free-standing sign and will be sited at the same location, at the corner of 104 Avenue and 158 Street, on the existing concrete base (Appendix IV).
- The proposed free-standing sign is 6.09 metres (20 feet) in height and satisfies the height restrictions in the Surrey Sign By-law which allows for a maximum 7.62 metre (25 feet) sign along 104 Avenue in this location. The proposed sign, with a sign area of 16.0 square metres (172 square feet) does not exceed the 27.8 square metre (300 square feet) sign area permitted for double-faced free-standing signs.

DESIGN PROPOSAL AND REVIEW

- The top cabinet of the proposed sign includes the hotel name in white lettering with a red background and the ABC Country Restaurant cabinet below, followed by three lines of changeable lettering. The cabinets are mounted to two 0.30-metre (1 foot) wide poles.
- The applicant has incorporated a landscape base and roof detail to correspond with the architecture of the hotel building.
- City staff have reviewed and support the design and location of the proposed free-standing sign.

ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory.

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.	Existing Free-Standing Sign
Appendix IV.	Site Plan
Appendix V.	Proposed Free-Standing Sign
Appendix VI.	Engineering Summary
Appendix VII.	Development Permit No. 7905-0362-00

INFORMATION AVAILABLE ON FILE

- Coloured Renderings of Proposed Sign

Murray Dinwoodie
General Manager
Planning and Development

SR/kms

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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: Steve Baxter
 Address: 10410 - 158 Street
 Surrey, B.C. V4N 5C2
 Tel: 604-930-4700

2. Properties involved in the Application
 - (a) Civic Address: 10410 - 158 Street

 - (b) Civic Address: 10410 - 158 Street
 Owner: Guildford 401 Motel Ltd., Inc. No. 541864
 PID: 023-855-673
 Lot A Section 22 Block 5 North Range 1 West New Westminster District Plan
 LMP34550

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

