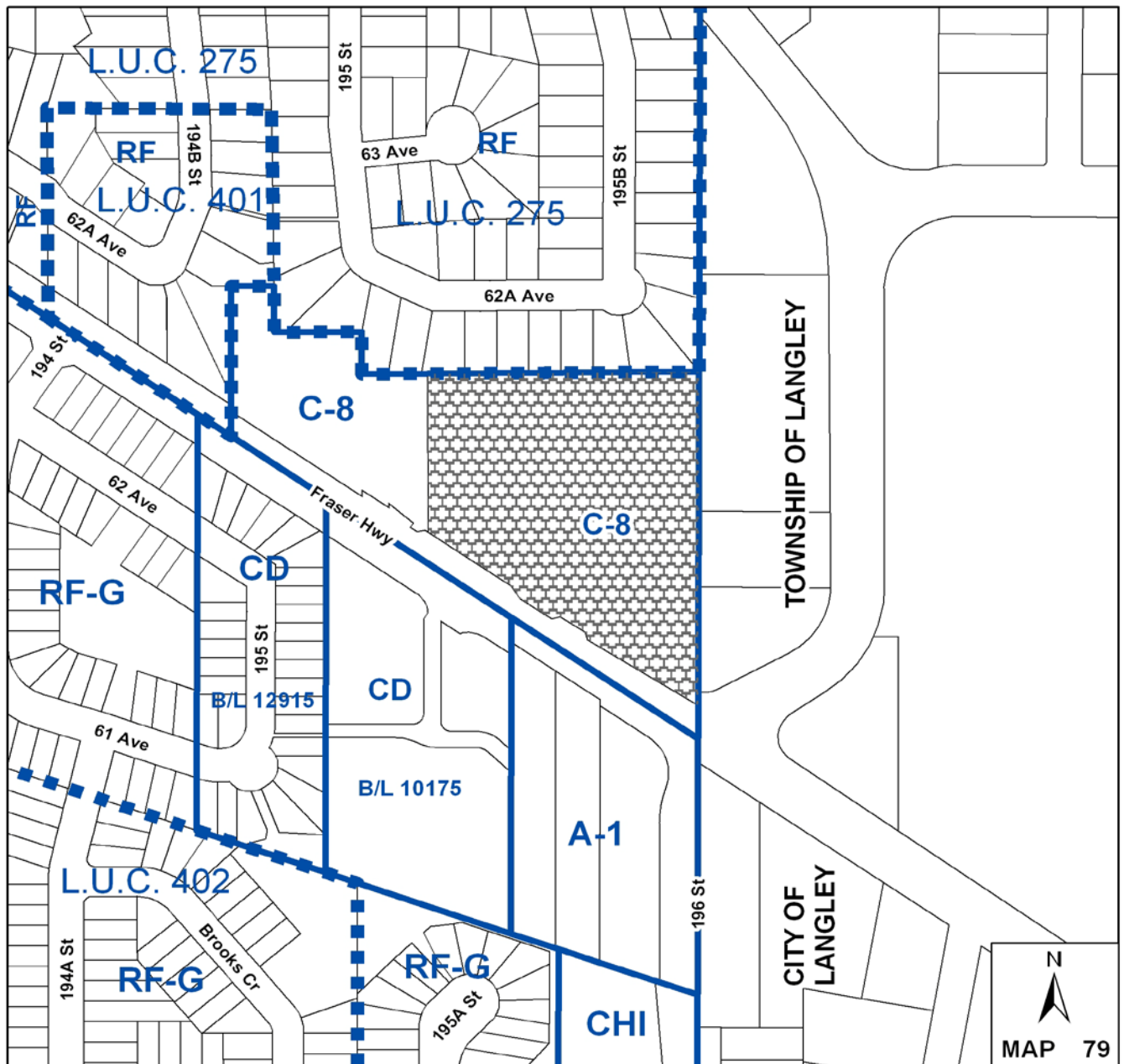


Proposal:	Development Permit to allow two replacement free-standing signs on a commercial site.		
Recommendation:	Approval		
Location:	19555 Fraser Highway	Zoning:	C-8
OCP Designation:	Commercial	Owner:	Sunstone Westwillow Holdings
LAP Designation:	Community Commercial		



PROJECT TIMELINE

Completed Application Submission Date: January 19, 2006
Planning Report Date: March 27, 2006

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit two replacement free-standing signs on a commercial site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7906-0014-00 (Appendix V), 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.

SITE CHARACTERISTICS

- **Existing Land Use** Multi-tenant commercial shopping centre.
- **East:** Commercial building, located in Langley City.
- **South:** Across Fraser Highway, undeveloped property, zoned A-1, designated Urban and Commercial in the OCP, and undeveloped commercial property, zoned CD (By-law No. 10175), designated Commercial in the OCP.
- **West:** Mixed use commercial building, zoned C-8, designated Commercial in the OCP.
- **North:** Single family residential regulated under Land Use Contract No. 275, designated Urban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject property was developed as a multi-tenant shopping centre in the 1980s with London Drugs as the major tenant.
- An 8.3-metre (27 ft.) high free-standing sign was erected along the westerly driveway of the property in 1984 for London Drugs and various tenants. A second 5.2-metre (17 ft.) high free-standing sign for Forster's Mug and Musket was erected in 1992 on the southeast portion of the property.
- The tenants have changed over the years and Fairway Market is now the major tenant, occupying the space previously leased by London Drugs.
- The 5.2-metre (17 ft.) high free-standing sign located on the southeast portion of the property has been vandalized.
- There is a current land development application to allow for the construction of a new commercial retail unit on the southwesterly portion of the site (file no. 7905-0284-00). This application is pre-Council and the applicant is working with City staff on the design of the building.

Current Proposal

- The subject property is currently zoned Community Commercial Zone (C-8). The applicant is requesting a Development Permit to allow for the replacement of the rotating element of the westerly 8.3-metre (27 ft.) high sign and to allow a new free-standing sign to replace the vandalized easterly 5.2-metre (17 ft.) high sign. The proposed signs will be located on the existing sign bases.
- The proposed westerly sign is approximately 8.3 metres (27 ft.) in height with a proposed total sign area of 32.5 square metres (350 sq. ft.). The height of this sign is 0.7 metre (2 ft.) higher than the 7.6 metres (25 ft.) permitted by the Sign By-law. The applicant is requesting to replace the lower rotating element (where the tenants are identified), to modify the lighting and to change the casing of this sign only, therefore, the existing height is non-conforming as it was constructed prior to the adoption of Surrey Sign By-law, 1999, No. 13656.
- The proposed easterly sign is approximately 6.4 metres (20.6 ft.) in height, with a sign area of 21.8 square metres (235 sq. ft.), which complies with the maximum height and sign area in the Surrey Sign By-law.
- The two existing sign bases are more than 30 metres (100 ft.) apart, which satisfies the separation requirement of the Sign By-law.

PRE-NOTIFICATION

In accordance with Council policy, a Development Proposal Sign was erected on the subject property. To date, staff have not received any comments or concerns with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- The proposed signs will reflect the monolith design elements of the original signs (Appendix III). An architectural curve has been incorporated at the top portion of both signs. Within the curved element will be a "W" in white neon light, a symbol for the "West Willow Shopping Centre".
- For each sign, the frame will be anchored to the existing brick base. The existing cladding at the base of the sign is royal blue, and the new tenant panels will also be blue to match.
- The signs will be incorporated into the existing landscaped islands.
- 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 and Action Summary
Appendix II.	Contour Map
Appendix III.	Existing Approved Free-standing Signs
Appendix IV.	Proposed Sign Elevations
Appendix V.	Development Permit No. 7906-0014-00

INFORMATION AVAILABLE ON FILE

- Coloured photo simulation images provided by the applicant.

Murray Dinwoodie
General Manager
Planning and Development

LAP/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: Galaxie Signs Ltd.
 Address: 5085 Regent Street
 Burnaby, B.C. V5C 4H4
 Tel: 604-291-6011

2. Properties involved in the Application
 - (a) Civic Address: 19555 Fraser Highway

 - (b) Civic Address: 19555 Fraser Highway
 Owner: Sunstone Westwillow Holdings Ltd.
 PID: 001-401-394
 Lot 12 Except Firstly Part Dedicated Road on Reference Plan 58723, Secondly;
 part dedicated road on Reference Plan 69239, Section 10 Township 8 New
 Westminster District Plan 27347

3. Summary

CONTOUR MAP FOR SUBJECT SITE

