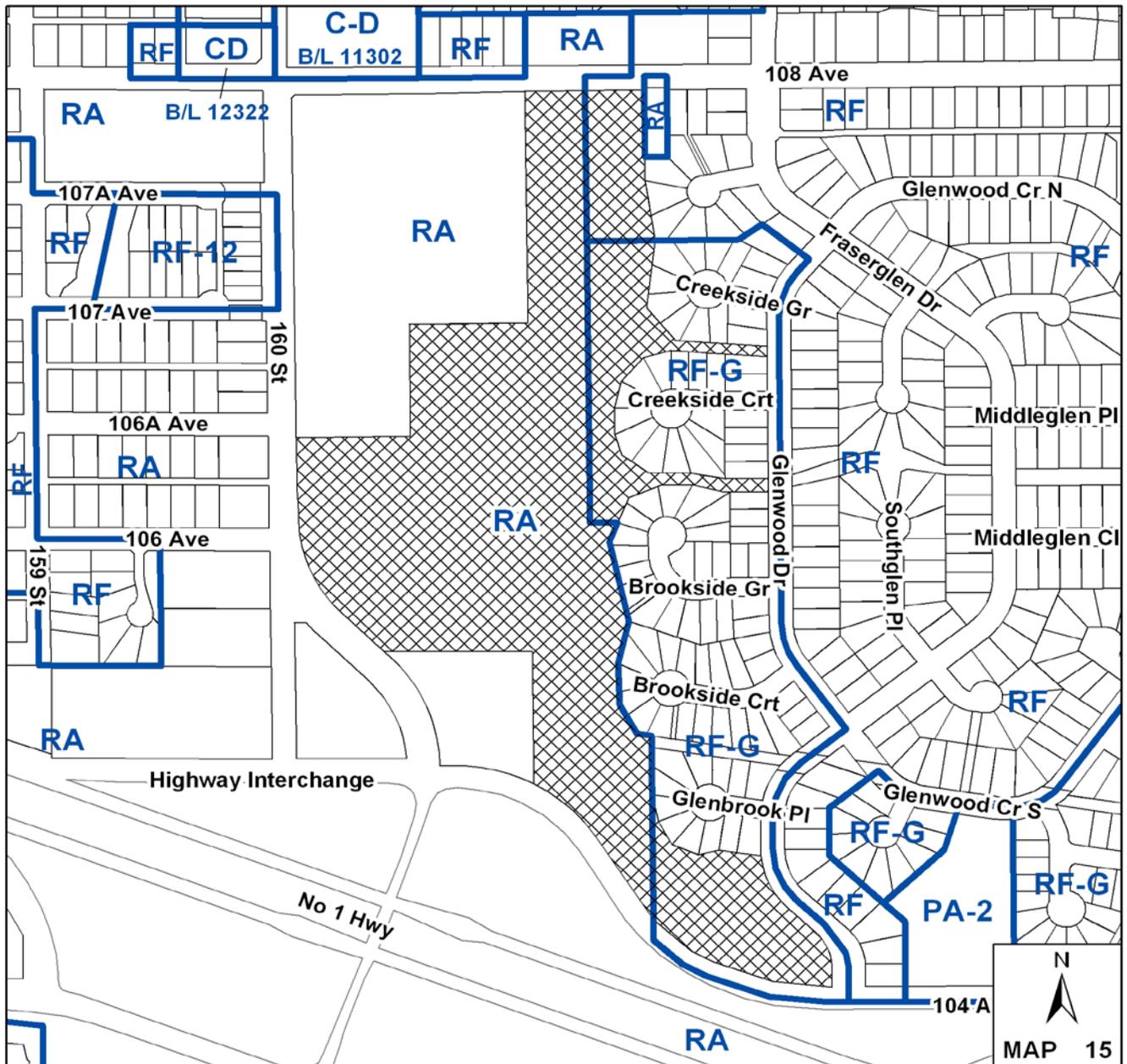


Proposal: Development Permit to allow one new free-standing sign and Development Variance Permit to increase the maximum sign area and height of a sign.

Recommendation: Approval to Proceed

Location: 10588 - 160 Street **Zoning:** RA
OCP Designation: Urban
LAP Designation: Open Space (School/Park) **Owner:** City of Surrey



PROJECT TIMELINE

Initial Application Submission Date: January 27, 2006
Completed Application Submission Date: June 27, 2006
Planning Report Date: July 24, 2006

PROPOSAL

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Sign By-law regulations:
 - to increase the maximum sign area of one identification sign (in the form of a free-standing sign) from 0.6 square metre (6 sq.ft.) to 16.1 square metres (173 sq.ft.); and
 - to increase the maximum height of one free-standing sign from 3.3 metres (12 ft.) to 7.0 metres (23 ft.)

in order to allow one new free-standing sign on the site of the Fraser Heights Recreation Centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0057-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0057-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) increase the maximum sign area of one identification sign (in the form of a free-standing sign) from 0.6 square metre (6 sq.ft.) to 16.1 square metre (173 sq.ft.); and
 - (b) increase the maximum height of one free-standing sign from 3.3 metres (12 ft.) to 7.0 metres (23 ft.).
3. Council instruct staff to resolve the following issue prior to approval:
 - (a) issuance of Development Variance Permit No. 7906-0057-00.

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** Fraser Heights Recreation Centre and RCMP Community Police Office.
- **East:** Fraser Heights Recreation Centre youth park and field, zoned RA, designated Urban.
- **South:** Across 160 Street, one large irregular-shaped vacant lot at 16025 - 104 Avenue that is provincially-owned and extends to 104 Avenue, zoned RA, designated Urban.
- **West:** Across 160 Street, one large irregular-shaped vacant lot at 16025 - 104 Avenue that is provincially-owned and extends from west of the proposed sign to 104 Avenue in the south, zoned RA, designated Urban.
- **North:** Fraser Heights Secondary School, zoned RA, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the east side of 160th Street and north of Highway No. 1 in Fraser Heights. The site is zoned "One-Acre Residential Zone (RA)". The proposed sign is on the property of the Fraser Heights Recreation Centre.
- The proposed sign is on the west side of the Recreation Centre site fronting 160th Street. There are no residential buildings in the immediate vicinity of the proposed sign.
- The owner, the City of Surrey, is proposing one free-standing sign for the site and has, therefore, requested a Development Permit to regulate the form and character of the sign to supplement the previously approved Development Permit No. 7904-0150-00 and a Development Variance Permit to allow for an increase to the permitted sign area and height of the proposed free-standing sign.
- No free-standing signs were included in Development Permit No. 7904-0150-00 to develop the Fraser Heights multi-purpose centre.
- The proposed double-sided sign has a total sign area of 16.1 square metres (173 sq. ft.) and is a free-standing sign with a height of 7.0 metres (23 ft.).
- The Sign Bylaw permits one identification sign per lot in a residential zone not exceeding 0.6 square metre (6 ft.) in sign area, either as a free-standing sign or a fascia sign.

- The Sign Bylaw defines an identification sign as a "sign which contains the name, address and number of a building, institution or person and describes the activity carried out in the building or the occupation of the person, but does not contain any other advertising".
- The maximum height of any sign in a residential zone is limited to 3.3 metres (12 ft.).

PRE-NOTIFICATION

Pre-notification letters are not required for development permits, however, in accordance with Council policy, a development proposal sign was placed on the property. No telephone calls requesting further information on the proposed sign were received.

DESIGN PROPOSAL AND REVIEW

- The proposed free-standing sign is to be located on the east side of the driveway access from 160 Street, 2.0 metres (6.6 ft.) from the western property line.
- The double-face illuminated sign will identify the name of the complex (Fraser Heights Recreation Centre) and the community policing centre (RCMP-GRC Fraser Heights Community Police Office), as well as provide space for up to four lines of characters to announce activities and events.
- The sign consists of a decorative ball with the City of Surrey logo, an aluminium flag with the street address and the double-face sign box mounted on a 20-centimetre (8-inch) H-Beam.
- The design of the free-standing sign has been reviewed by City staff and is found to be satisfactory.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To relax the maximum sign area of an identification sign (in the form of a free-standing sign) from 0.6 square metres (6 sq. ft.) to 16.1 square metres (173 sq. ft.); and
- To relax the maximum height of the free-standing sign from 3.3 metres (12 ft.) to 7.0 metres (23 ft.).

Applicant's Reasons:

- There are no residential buildings in the immediate vicinity of the proposed sign.
- The proposed sign area identifies the two main tenants in the facility, as well as provides space to announce activities and events.

- The top portion of the sign is taken up by a decorative ball with the City of Surrey logo, and as such, is a design element rather than an area of descriptive text.
- The proposed location of the sign is alongside a curved road and the increased height will provide advance indication of the upcoming address to traffic driving along 160 Street.
- The increased height also allows for greater clearance to grade and is necessary to prevent vandalism to the "RCMP" sign panel.

Staff Comments:

- The maximum sign area allowed by the Sign Bylaw is intended to provide for a sign which identifies the name, address and number of a building and the activity carried out in a building. It is not intended to contain any other advertising. The proposed sign area is to accommodate the two main tenants of the Fraser Heights Recreation Centre and to announce activities and events which are not of a commercial nature.
- The 7.0-metre (23-ft.) height of the proposed free-standing sign is compatible with the overall size and scale of the recreation centre facility.
- Residential buildings on the west side of 160 Street are shielded from the proposed sign by a large, irregular-shaped treed lot with no residential development potential (16025 – 104 Avenue). This lot, which is 0.73 hectare (1.8 acres), is encumbered by a utilities right-of-way and owned by the provincial government.
- Staff support the requested variances.

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.	Site Plan and Sign Elevations
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7906-0057-00

How Yin Leung
Acting General Manager
Planning and Development

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CONTOUR MAP FOR SUBJECT SITE

