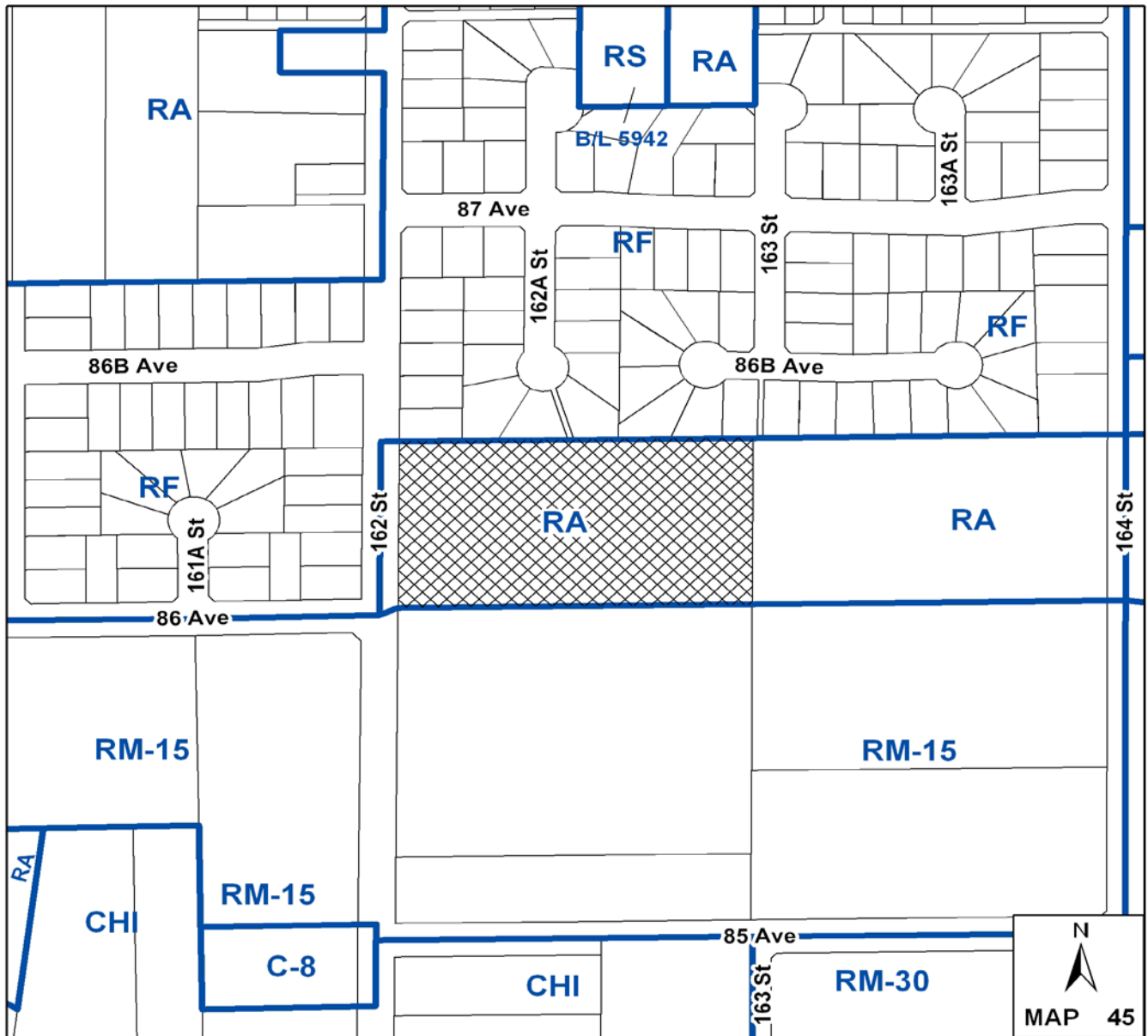


**Proposal:** Development Variance Permit to increase the maximum sign area and height of an identification sign in the form of a free-standing sign for Frost Road Elementary School.

**Recommendation:** Approval to Proceed

**Location:** 8606 – 162 Street      **Zoning:** RA  
**OCP Designation:** Urban  
**NCP Designation:** Institutional      **Owner:** The Board of School Trustees of School District No. 36 (Surrey)



## PROJECT TIMELINE

Completed Application Submission Date: June 16, 2006  
Planning Report Date: September 25, 2006

## PROPOSAL

The applicant is proposing:

- a Development Variance Permit to relax the following Sign By-law regulations:
  - to increase the maximum sign area of one (1) identification sign (in the form of a free-standing sign) from 0.6 square metre (6 sq.ft.) to 6.2 square metres (66.7 sq. ft.); and
  - to increase the maximum height of a free-standing sign from 3.3 metres (12 ft.) to 4.57 metres (15 ft.).

in order to permit the installation of one new double-sided free-standing sign on the site of the Frost Road Elementary School.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7906-0282-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to vary the Sign By-law to increase the maximum sign area of one (1) identification sign (in the form of a free-standing sign) from 0.6 square metre (6 sq.ft.) to 6.2 square metres (66.7 sq.ft.); and
  - (b) to vary the Sign By-law to increase the maximum height of a free-standing sign from 3.3 square metres (12 ft.) to 4.57 metres (15 ft.).

## REFERRALS

Engineering: No concerns (Appendix IV).

## SITE CHARACTERISTICS

- **Existing Land Use** Frost Road Elementary School
- **East:** Frost Road Park, zoned RA, designated Parks in the Fleetwood Town Centre Land Use Plan.

- **South:** Townhouses, zoned RM-15, designated Low Density Townhouses in the Fleetwood Town Centre Land Use Plan.
- **West:** Across 162 Street, single family homes, zoned RF, designated Single Family Urban in the Fleetwood Town Centre Land Use Plan.
- **North:** Single family lots, zoned RF, designated Single Family Urban in the Fleetwood Town Centre Land Use Plan.

#### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

#### DEVELOPMENT CONSIDERATIONS

- The subject site is located on the east side of 162 Street within the Fleetwood Town Centre Neighbourhood Concept Plan (NCP) area. The site is zoned "One-Acre Residential Zone" (RA). The proposed sign is on the property of the Frost Road Elementary School.
- The proposed sign is on the west side of the elementary school lot on the southern portion, fronting 162 Street.
- The owner, School District No. 36 (Surrey), is proposing one free-standing sign for the site and has requested a Development Variance Permit to allow for an increase to the permitted sign area and height of a free-standing sign in a residential zone.
- The proposed sign has a total sign area of 6.2 square metres (66.7 sq. ft.) and a height of 4.57 metres (15 ft.).
- The Sign By-law 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 By-law 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 and development proposal signs are not required for Development Variance Permit applications.

### DESIGN PROPOSAL AND REVIEW

- The proposed free-standing sign is to be located 2.0 metres (6.6 ft.) from the front property line on a landscaped sidewalk bulge between two driveway accesses to school parking lots. The proposed siting is in accordance with the Sign By-law.
- The applicant originally applied for a double-faced illuminated sign but has agreed not to have any illumination because of the residential nature of the surrounding area.
- The proposed double-faced sign will identify the name of the complex (Frost Road Elementary School), as well as provide space for up to three lines of characters to announce school activities and events.
- The sign is a wedge shaped aluminum sign with the school logo at the top and a changeable copy area that has a clearance of 2.59 (8.5 ft.) metres from its underside to grade.
- 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 vary the Sign By-law to relax the maximum sign area of one (1) identification sign (in the form of a free-standing sign) from 0.6 square metre (6 sq. ft.) to 6.2 square metres (66.7 sq. ft.); and
- To vary the Sign By-law to relax the maximum height of a free-standing sign from 3.3 square metres (12 ft.) to 4.57 metres (15 ft.).

Applicant's Reasons:

- The proposed sign area allows for the identification of the school and provision of space to announce activities and events that is visible to pedestrian and vehicular traffic approaching from both the north and south along 162 Street.
- The top portion of the sign is taken up by the school logo, and as such, is a design element rather than an area of descriptive text.

Staff Comments:

- The maximum sign area for an identification sign allowed by the Sign By-law 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 name of the school and to announce activities and events that are not of a commercial nature.

- The 4.57-metre (15 ft.) height of the proposed free-standing sign is compatible with the overall size and scale of the school facility.
- There are no residential buildings to the north and east of the proposed sign. To the south, a row of mature trees screens the proposed sign from the existing townhouses.
- Although there are single family houses across 162 Street to the west, the proposed sign is sited such that the faces of the sign are oriented north-south along 162 Street and away from these houses.
- Staff support the requested variances.

### 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.	Site Plan and Sign Elevations
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7906-0282-00

How Yin Leung  
Acting General Manager  
Planning and Development

HC/pmr

Information for City Clerk

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

1. (a) Agent:      Name:                      Greg Miller c/o Alpha Neon  
                         Address:                      2771 Simpson Road  
                                                              Richmond, BC  
                                                              V6X 3H6  
                         Tel:                                      604-248-3600
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      8606 – 162 Street
  
  - (b)      Civic Address:                      8606 – 162 Street  
                         Owner:                                      The Board of School Trustees of School District No. 36  
                            (Surrey)  
                         PID:    012-268-208  
                         Lot 8, Section 25 Township 2 New Westminster District, Plan 1654
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7906-0282-00

CONTOUR MAP FOR SUBJECT SITE

