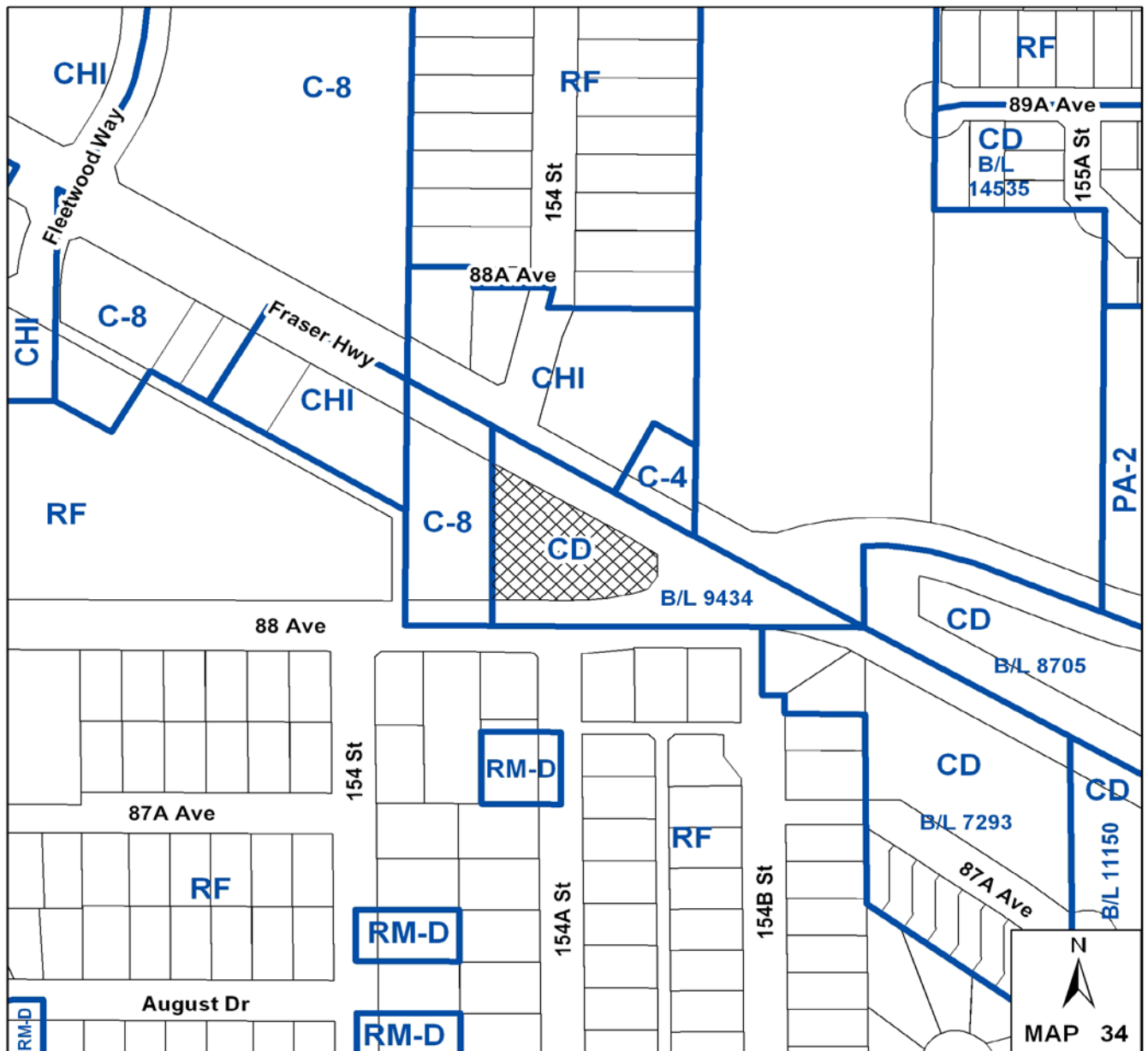


Proposal: Development Permit to allow two new free-standing signs for an existing commercial site.

Recommendation: Approval

Location: 15428 Fraser Highway **Zoning:** CD (By-law No. 9434)

OCP Designation: Commercial **Owner:** Fleetwood Development Corp.



PROJECT TIMELINE

Initial Application Submission Date: July 28, 2006
Revised Application Submission Date: March 19, 2007
Planning Report Date: April 16, 2007

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to allow installation of two new free-standing signs for an existing commercial site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7906-0357-00 (Appendix V) 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 concerns (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Commercial site comprising two buildings with retail and personal service uses.
- **East:** Across Fraser Highway, multi-tenant commercial site including gas station and coffee shop, zoned CD (By-law No. 8705), designated Commercial.
- **South:** Across 88 Avenue, single family dwellings, zoned RF, designated Urban.
- **West:** Multi-tenant commercial building, including eating and retail establishments, zoned C-8, designated Commercial.
- **North:** Across Fraser Highway, Jim Pattison car dealership now vacated, zoned CHI, designated Commercial and television repair shop, zoned C-4, designated Commercial.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the west side of the intersection of Fraser Highway and 88 Avenue. Two buildings on the site comprise the "El Dorado Centre" commercial site.
- The site was rezoned to Comprehensive Development (CD) (By-law No. 9434) on July 25, 1988. Development Permit No. 6786-0668-00 (Appendix V) was issued on the same date to regulate the form and character of the commercial development.
- CD By-law No. 9434 was based on permitted uses in the C-H Highway Commercial Zone and the C-G(2) Full-Serve and Self-Serve Gasoline Station Zone and some of the office, service and retail uses permitted in the C-R(1) Retail Commercial Zone One. C-H, C-G(2) and C-R(1) zones were existing under Surrey Zoning By-law, 1979, No. 5942, which was in place at the time.
- Development Permit No. 6786-0668-00 allowed two free-standing signs located along Fraser Highway and one free-standing sign located along 88 Avenue. One of the free-standing signs along Fraser Highway has already been removed and the second, an existing sign located further east than is indicated in the Development Permit No. 6786-0668-00, is proposed for removal.
- Initially the applicant proposed to rezone the site to Community Commercial Zone (C-8) to expand the list of permitted uses. Recently the applicant advised he is no longer pursuing the rezoning.
- Some exterior renovations have recently been completed on the westerly building (Building A). These renovations were approved as a minor amendment to the originally approved development permit.
- Due to the closure of a gas station previously located on the site and renovations to Building A, two new free-standing signs are proposed to replace the previously approved signs in order to accommodate new tenants and consolidate the permanent and temporary signs currently present on the site.

Current Proposal

- The owner is proposing replacement of two of the previously approved free-standing signs and has therefore requested a new Development Permit to allow the two proposed signs.
- This new development permit will supplement the approved Development Permit No. 6786-0668-00, which will remain in full force and effect.

DESIGN PROPOSAL AND REVIEW

- Surrey Sign By-law No. 13656 permits one free-standing sign per highway frontage in commercial zones unless the frontage exceeds 30 metres (100 ft.), in which case one additional free-standing sign per 30 metres (100 ft.) is permitted. The maximum height of a free-standing sign along this portion of Fraser Highway is 7.6 metres (25 ft.).
- The applicant had initially proposed one free-standing sign along Fraser Highway with a height of 7.3 metres (24 ft.), which was approximately the same height as the roof line with the addition of gables. However, staff requested that this height be reduced to reflect the scale of the building. The applicant therefore proposed two signs, as permitted in Development Permit No. 6786-0668-00, each with a height of 4.8 metres (16 ft.).
- Both proposed double-faced free-standing signs have a sign area of approximately 16 square metres (176 sq. ft.), which is below the maximum of 27.8 square metres (300 sq. ft.) permitted under the Sign By-law.
- The proposed free-standing signs will accommodate current and future tenants. The combined copy area will not exceed the Sign By-law maximum of 50 percent of the sign area.
- Both of the proposed signs are identical in style. The double-faced illuminated signs are framed by metal tubes in a shade of blue similar to the roof trim on Building A and are mounted on two stone veneer pillars. Both have a decorative element at the top identifying the commercial site as "El Dorado Centre".
- The design of the free-standing signs has been reviewed by City 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.	Proposed Site Plan and Sign Elevations
Appendix IV.	Engineering Summary
Appendix V.	Development Permit No. 7906-0357-00

How Yin Leung
Acting General Manager
Planning and Development

HC/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: David Smith, Fleetwood Development Corporation
 Address: 13847 - 33 Avenue
 Surrey, B.C.
 V4P 2B4
 Tel: 604-535-9942

2. Properties involved in the Application

(a) Civic Address: 15428 Fraser Highway

(b) Civic Address: 15428 Fraser Highway
 Owner: Fleetwood Development Corporation
 PID: 011-580-453
 Parcel 1 Section 35 Township 2 New Westminster District Reference Plan
 78398

3. Summary of Actions for City Clerk's Office

CONTOUR MAP FOR SUBJECT SITE

