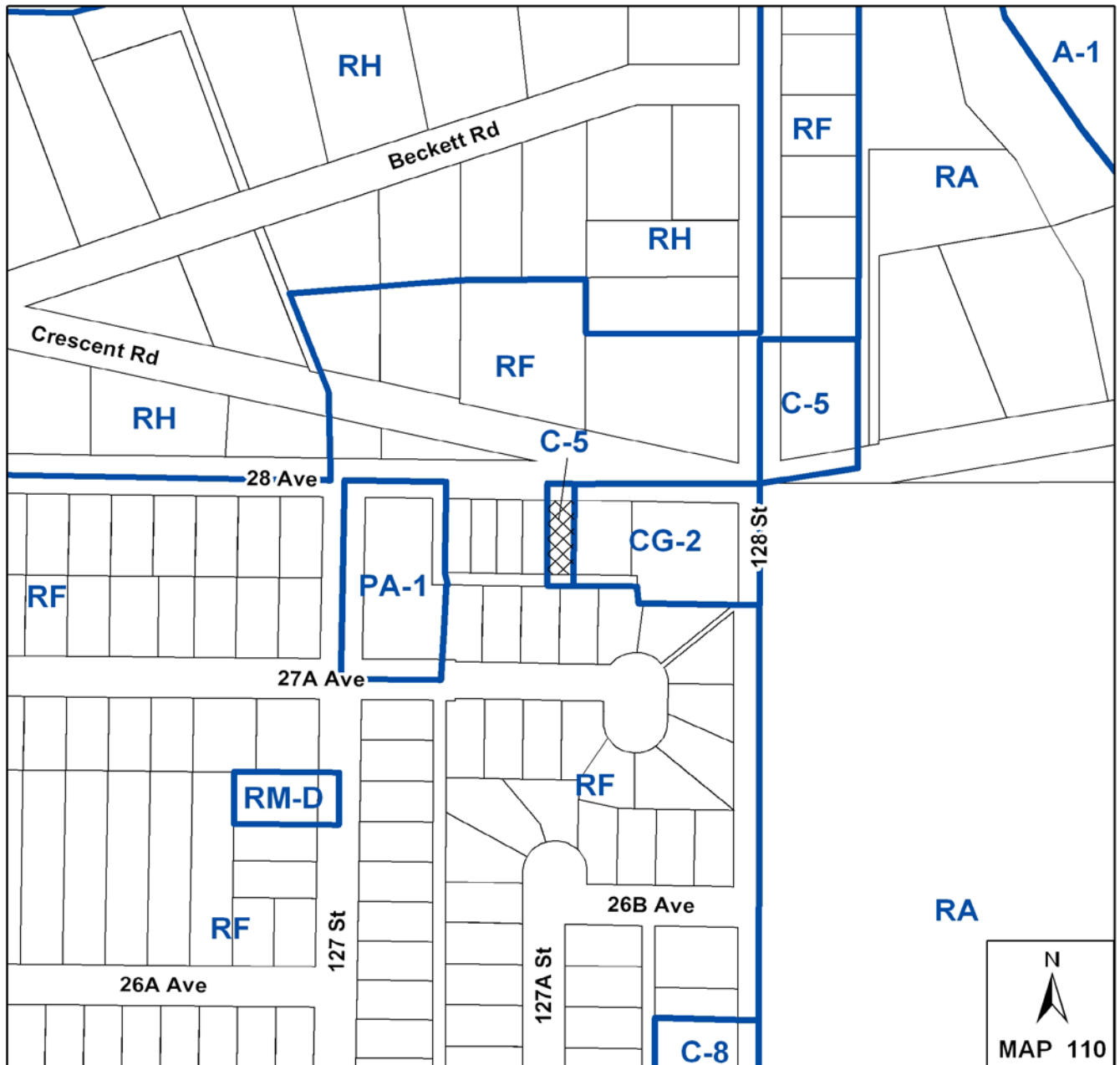


<b>Proposal:</b>	Development Permit to permit the installation of a free-standing sign.		
<b>Recommendation:</b>	Approval		
<b>Location:</b>	12752 - 28 Avenue	<b>Zoning:</b>	C-5
<b>OCP Designation:</b>	Urban		
<b>LAP Designation:</b>	Retail Comm.	<b>Owner:</b>	694858 BC Ltd.



## PROJECT TIMELINE

Completed Application Submission Date: December 13, 2006  
Application Revision & Re-submission Date: February 14, 2007  
Planning Report Date: March 12, 2007

## PROPOSAL

The applicant is proposing:

- a Development Permit

in order to allow a free-standing sign.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7906-0508-00 (Appendix VI), 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 IV).

## SITE CHARACTERISTICS

- **Existing Land Use** Accounting office.
- **East:** Existing gas station and automotive repair service, zoned CG-2, designated Retail Commercial in the LAP and Urban in the OCP.
- **South:** Across the rear lane are single family residential dwellings, zoned RF, designated Urban Residential in the LAP and Urban in the OCP.
- **West:** Single family residential dwellings, zoned RF, designated Retail Commercial in the LAP and Urban in the OCP.
- **North:** Across 28 Avenue and Crescent Road are large urban lots with existing single family residential dwellings. The properties are zoned RF, designated Urban Residential in the LAP and Urban in the OCP.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Urban. Complies.

Semiahmoo Peninsula LAP Designation: Retail commercial. Complies.

## DEVELOPMENT CONSIDERATIONS

- The subject site, located at 12752 – 28<sup>th</sup> Avenue, is zoned C-5 and designated Urban in the Official Community Plan (OCP). An accounting office currently exists on the property.
- The applicant proposes to install one (1) free-standing sign at the northwest corner of the property, which will face eastward along 28<sup>th</sup> Avenue. The sign will provide business identification for the accounting office.
- A free-standing sign currently exists on the property and was installed without a Development Permit (Appendix VII). The current Development Permit application (No. 7906-0508-00) was submitted to legalize the existing sign. However, the applicant has subsequently proposed to upgrade the design of the sign and replace the existing sign with a new free-standing sign (Appendix III).
- The proposed free-standing sign is approximately 4.0 metres (13.1 ft) in height from grade, and 2.85 metres (30.5 ft) in width, exclusive of the overhangs. The Surrey Sign By-law, 1999 (No. 13656) permits a maximum height of 4.5 metres (15 ft) and a total sign area of 13.9 m<sup>2</sup> (150 ft<sup>2</sup>) at this location. The proposed sign will comply with the by-law.

## DESIGN PROPOSAL AND REVIEW

- The proposed sign is a significant improvement to the existing free-standing sign. The proposed sign is made of stained and sanded Cedar to match the colour and appearance of the existing building. A metal structure will cover the top of the arch and accentuate the quality and design of the sign. The colour of the metal is to match the darker top of the existing building roof (Appendix III).
- The free-standing sign will be lit with three (3) gooseneck fluorescent lights to be projected upon the sign copy area. All joints of the sign will be bolted together with 0.64 cm (0.25 inch) angle iron for stability. All iron to be placed on the backside of the sign.
- The proposed free-standing sign will be mounted in cement within a garden bed contained by a retaining wall. The sign will replace the existing sign in the same location. The sign will be installed in front of a 4.5 metre (15 ft) high hedge, which will act as a buffer between the sign and the existing single family dwellings to the west. The sign will not extend above the hedge (Appendix V).

- The sign area containing the text is located on a 4.5 m<sup>2</sup> (48.5 ft<sup>2</sup>) white plywood. The text will be printed onto the plywood. The free-standing sign is of high-quality and will form an integral part of the architectural design of the building. City Staff have reviewed the proposed design and have no objections to the free-standing sign.
- The design of the proposed sign will offer a significant architectural benefit and increased visual interest to the property. For these reasons of articulation and high quality, the proposed Development Permit can be supported.

### 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.	Proposed Sign Plan
Appendix IV.	Engineering Summary
Appendix V.	Sign Location Map
Appendix VI.	Existing Free-standing Sign

How Yin Leung  
Acting General Manager  
Planning and Development

DN/kms

v:\wp-docs\planning\plncom07\03020922.dn.doc  
KMS 3/2/07

Information for City Clerk

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

1. (a) Agent:      Name:                 David Grant, Aylett Grant C.A.'s  
                         Address:                 12752 - 28 Avenue  
   Surrey, B.C.  
   V4A 2P4  
                         Tel:                         604-538-8735

2.      Properties involved in the Application

(a)      Civic Address:             12752 - 28 Avenue

(b)      Civic Address:             12752 - 28 Avenue  
            Owner:                         694858 B.C. Ltd., Inc.No. 694858  
   Director Information:  
   Peter Aylett  
   Connie Aylett  
   David Grant

Officer Information: (as at May 12, 2006)  
Peter Aylett (President)  
David Grant (Secretary)

PID:                                     010-246-525  
Lot 11 Section 19 Township 1 New Westminster District Plan 16835

3.      Summary of Actions for City Clerk's Office

CONTOUR MAP FOR SUBJECT SITE

