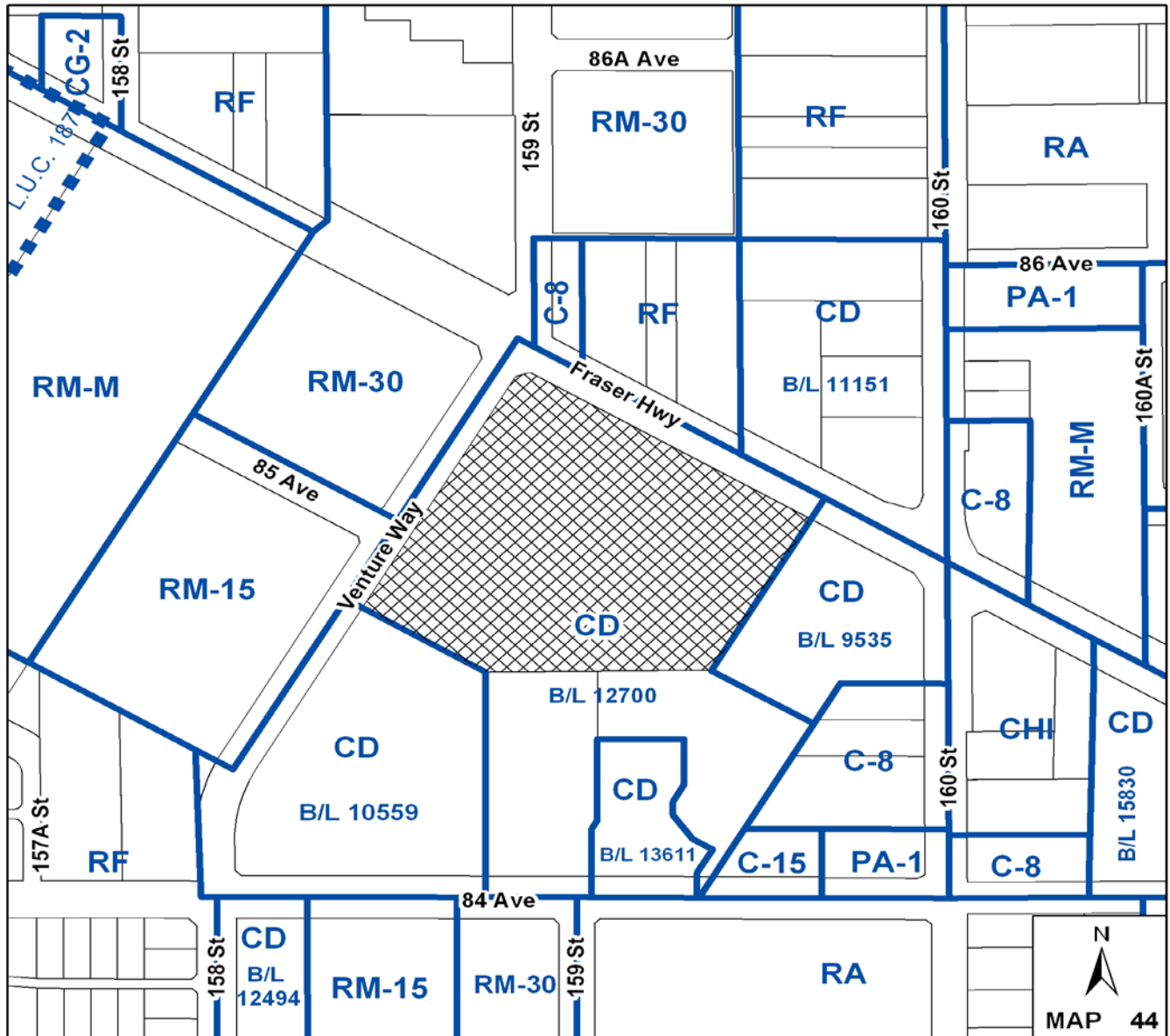


| | | | |
|-------------------------|--|----------------|--------------------------------|
| Proposal: | Development Permit to modify existing fascia signage for one tenant within the Fleetwood Park Village Shopping Centre. | | |
| Recommendation: | Approval | | |
| Location: | 801 - 15980 Fraser Hwy | Zoning: | CD (By-law No. 12700) |
| OCP Designation: | Commercial | Owner: | Investors Group Trust Co. Ltd. |
| NCP Designation: | Hwy Comm. | | |



PROJECT TIMELINE

Initial Application Submission Date: March 21, 2007
Completed Application Submission Date: April 20, 2007
Planning Report Date: May 14, 2007

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the modification of the existing fascia signage for Boston Pizza.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7907-0082-00 (Appendix III), 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** Existing Boston Pizza restaurant as a tenant of an existing commercial site (Fleetwood Park Village).
- **East:** Existing commercial centre, zoned CD (By-law No. 9535), designated Community Commercial in the Fleetwood Town Centre Plan.
- **South:** Existing townhouses, zoned CD (By-law No. 10559), and 4-storey apartments, zoned CD (By-law No. 12700), designated Low Density Townhouses and Apartments and/or High Density Townhouses in the Fleetwood Town Centre Plan.
- **West:** Across Venture Way, existing townhouses, zoned RM-15 and RM-30, designated Apartments and/or High Density Townhouses in the Fleetwood Town Centre Plan.
- **North:** Across Fraser Highway, vacant land, zoned C-8 and RF, designated Highway Commercial in the Fleetwood Town Centre Plan.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is located at the intersection of Fraser Highway and Venture Way in the Fleetwood Park Village Shopping Centre. It is currently zoned "Comprehensive Development Zone" (CD) Bylaw No. 12700 and is designated Commercial in the Official Community Plan (OCP).
- The form and character of the existing shopping centre is regulated by Development Permit No. 6794-0409-00, issued on January 29, 1996 and supplemented by Development Permit No. 7996-0278-00, issued on April 14, 2006.

Current Proposal

- The applicant (Boston Pizza) has requested a Development Permit to allow a modification of an existing fascia sign. The building housing the Boston Pizza is located at the northwest corner of the shopping centre. The proposal is to add a "pizza slice" to the existing fascia sign on the northeast elevation of the corner feature of the restaurant (Appendix III). The Boston Pizza chain has been upgrading their existing restaurants to create a cohesive corporate image, and brand identification.
- The proposed "pizza slice" sign is approximately 2.4 metres (8 ft.) in height, 2.13 metres (7 ft.) in width, and 2.5 square metres (27 sq.ft.) in area and complies with the requirements of the Sign By-law for a fascia sign in a commercial zone.
- The top of the sign will stand approximately 7.2 metres (23.7 ft) above the ground, and will not project above the roofline of the building.
- All other signage on the site has been approved through previous Development Permits and Development Variance Permits.

PRE-NOTIFICATION

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

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. Development Permit No. 7907-0082-00

INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaire prepared by Greg Smith dated February 23, 2007.

How Yin Leung
Acting General Manager
Planning and Development

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

2. Properties involved in the Application
 - (a) Civic Address: #801 - 15950 Fraser Highway

 - (b) Civic Address: #801 - 15950 Fraser Highway
 Owner: Investors Group Trust co. Ltd., Inc. No. A33060
 PID: 023-304-901
 Lot 1 Section 26 Township 2 New Westminster District Plan LMP26599

3. Summary of Actions for City Clerk's Office

CONTOUR MAP FOR SUBJECT SITE

