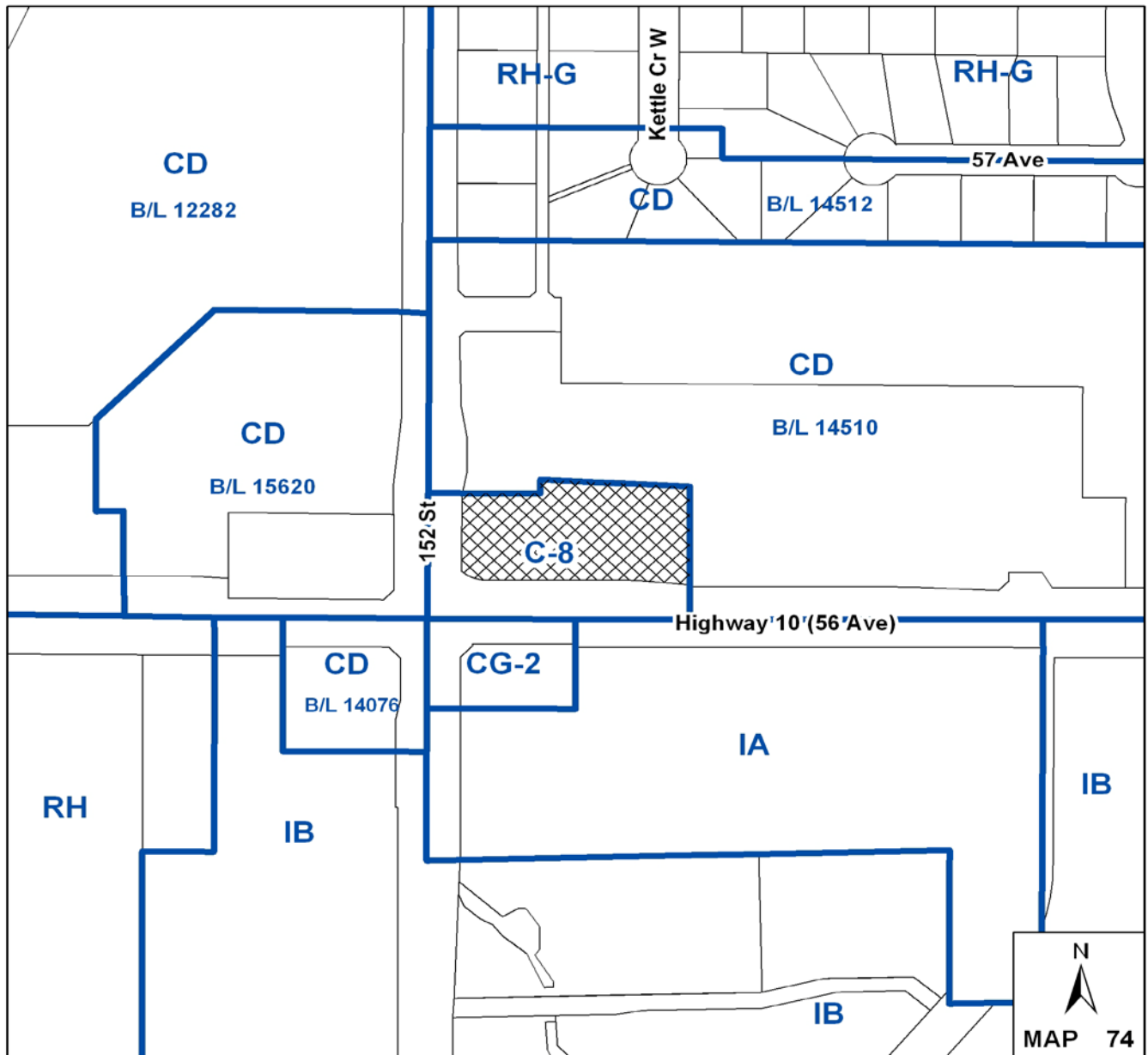


<b>Proposal:</b>	Development Variance Permit to allow an additional fascia sign.		
<b>Recommendation:</b>	Approval to Proceed		
<b>Location:</b>	5606 - 152 Street	<b>Zoning:</b>	C-8
<b>OCP Designation:</b>	Commercial	<b>Owner:</b>	0746675 B.C. Ltd.



## PROJECT TIMELINE

Completed Application Submission Date: May 2, 2007  
Application Revision & Re-submission Date: June 28, 2007  
Planning Report Date: July 23, 2007

## PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - allow for one (1) additional fascia sign on the north-east elevation of the building.

## RECOMMENDATION

1. Council approve Development Variance Permit No. 7907-0128-00 (Appendix V) varying the Sign By-law (No. 13656) as follows to proceed to Public Notification:
  - (a) Part 5 Section 27 Sub-section 2. (a) is varied to allow one additional fascia sign on the north east building elevation.

## SITE CHARACTERISTICS

- **Existing Land Use** Commercial plaza under development.
- **Significant Site Attributes** Site is generally flat.
- **East:** Multi-tenant commercial building under construction and a commercial centre, zoned CD (By-law No. 14510), designated Commercial in the OCP.
- **South:** Across Highway No. 10, gas stations are located on the two south corners of the intersection, zoned CG-2, designated Industrial in the OCP.
- **West:** Across 152 Street, undeveloped commercial parcel, zoned CD (By-law No. 15620), designated Commercial in the OCP.
- **North:** Multi-tenant commercial building, zoned CD (By-law No. 14510), designated Commercial in the OCP.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Commercial. Complies.

LAP Designation: Retail commercial. Complies.

## DEVELOPMENT CONSIDERATIONS

- In November 2006, Council approved an OCP Amendment, Rezoning, and Development Permit (No. 7905-0291-00) to allow development of a commercial centre consisting of a freestanding commercial unit and a multi-tenant building at the north east corner of 152 Street and Highway 10 (Appendix V). The site is zoned C8.
- Canada Trust is opening a new branch in the single tenant building closest to the intersection, identified as Building A in the Development Permit drawings.
- As part of the Development Permit and Sign Permit process, three fascia signs were approved on the west, north and south elevations of the building facades (Appendix III).

## BY-LAW VARIANCE AND JUSTIFICATION

### (a) Requested Variance:

- Atlas Sign & Awning is proposing one additional fascia sign on the north east elevation (above the doorway), necessitating a Development Variance Permit application, as the maximum number of signs permitted for this building is three.

### Applicant's Reasons:

- The applicant wishes to mount a sign on the internal entrance of this new branch location, to provide entrance direction.

### Staff Comments:

- The total maximum amount of fascia sign area permitted for this building is 26 square metres (281 square feet), based on a premise frontage measurement of 20 metres (65 feet) for the north or east elevations of the building, plus 6.7 metres (22 feet) for the north east elevation (which is at a 45 degree angle relative to the other two sides).
- The total amount of sign area for the existing three fascia signs is 19.3 square metres (208 square feet). The proposed additional fascia sign at the north east entrance will result in a total sign area of 22 square metres (236 square feet), which is less than the maximum area permitted under the Sign By-law.
- The additional fascia sign proposed measured 1.57 metres (5'2") in total height x 1.77 metres (5'10") in width, with a depth of 21.6 cm (8.5"). It is proposed to be mounted on top of the cultured stone which faces the building, and be framed by a dark green surround which is in keeping with the base mounting details already approved for the other three sides of the building (Appendix VI).

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 Plans and Elevations
- Appendix IV. Development Permit No. 7905-0291-00
- Appendix V. Development Variance Permit No. 7907-0128-00
- Appendix VI. Photo of Approved Signage Prior to Mounting

How Yin Leung  
Acting General Manager  
Planning and Development

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## DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)	n/a	
Gross Total		6,227 m <sup>2</sup>
Road Widening area		495 m <sup>2</sup>
Undevelopable area		
Net Total	n/a	5,725 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	1,302 m <sup>2</sup>
Paved & Hard Surfaced Areas		3,346 m <sup>2</sup>
Total Site Coverage	50%	4,648 m <sup>2</sup>
SETBACKS ( in metres)		
Front (West)	7.5 m	6.0 m
Rear	7.5 m	7.5 m
Side #1 (South))	7.5 m	6.0 m
Side #2 (East)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	12.0 m
Accessory		n/a
NUMBER OF RESIDENTIAL UNITS	n/a	
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	n/a	
FLOOR AREA: Commercial		
Retail		1,303 m <sup>2</sup>
Office		1,620 m <sup>2</sup>
Total		2,923 m <sup>2</sup>
FLOOR AREA: Industrial	n/a	
FLOOR AREA: Institutional	n/a	
TOTAL BUILDING FLOOR AREA		2,923 m <sup>2</sup>

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.80	.58
AMENITY SPACE (area in square metres)	n/a	
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	80	80
Industrial		
Residential Bachelor + 1 Bedroom	n/a	
2-Bed		
3-Bed		
Residential Visitors		
Institutional	n/a	
Total Number of Parking Spaces	80	90
Number of disabled stalls	1	2
Number of small cars	20	19
Tandem Parking Spaces: Number / % of Total Number of Units	n/a	
Size of Tandem Parking Spaces width/length	n/a	

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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CONTOUR MAP FOR SUBJECT SITE

