

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0289-00

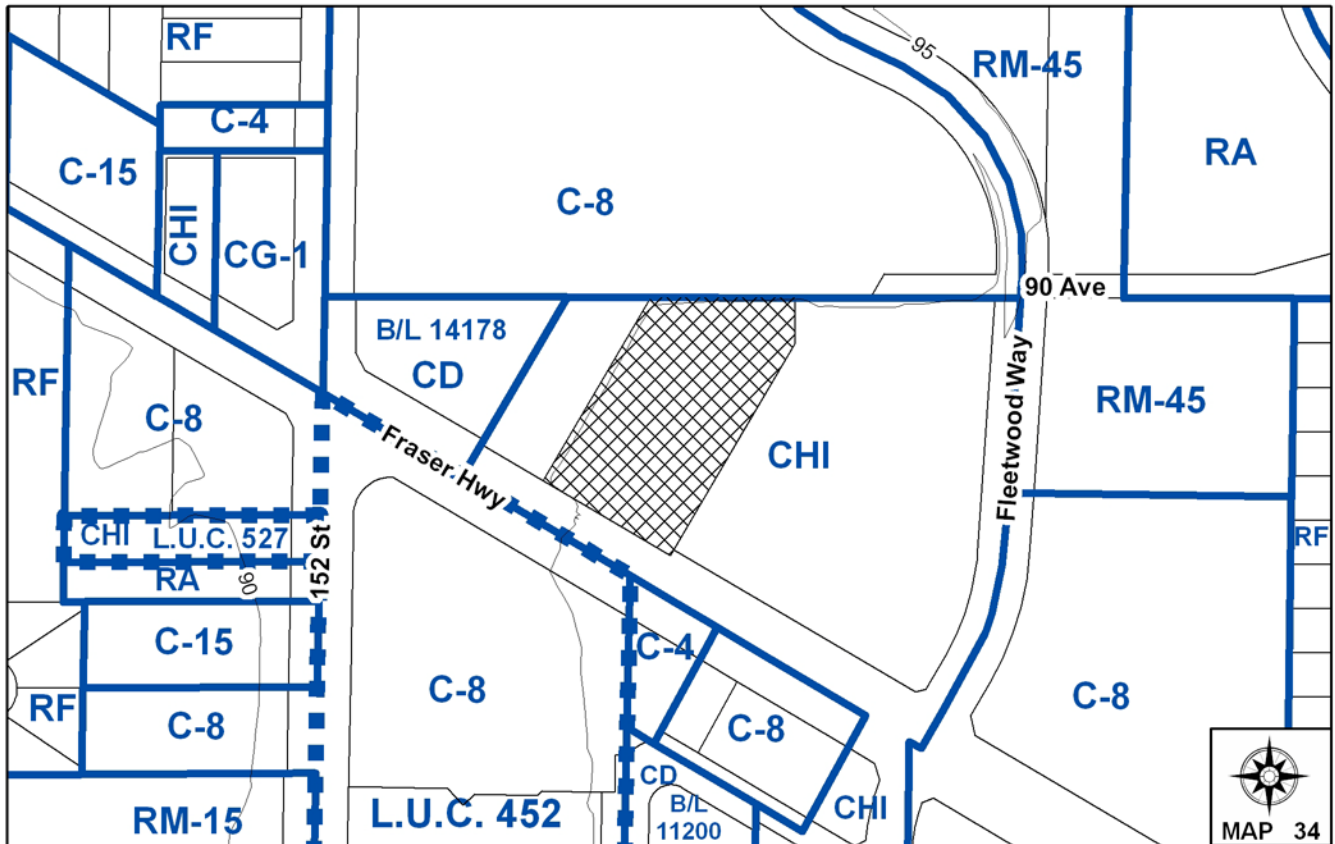
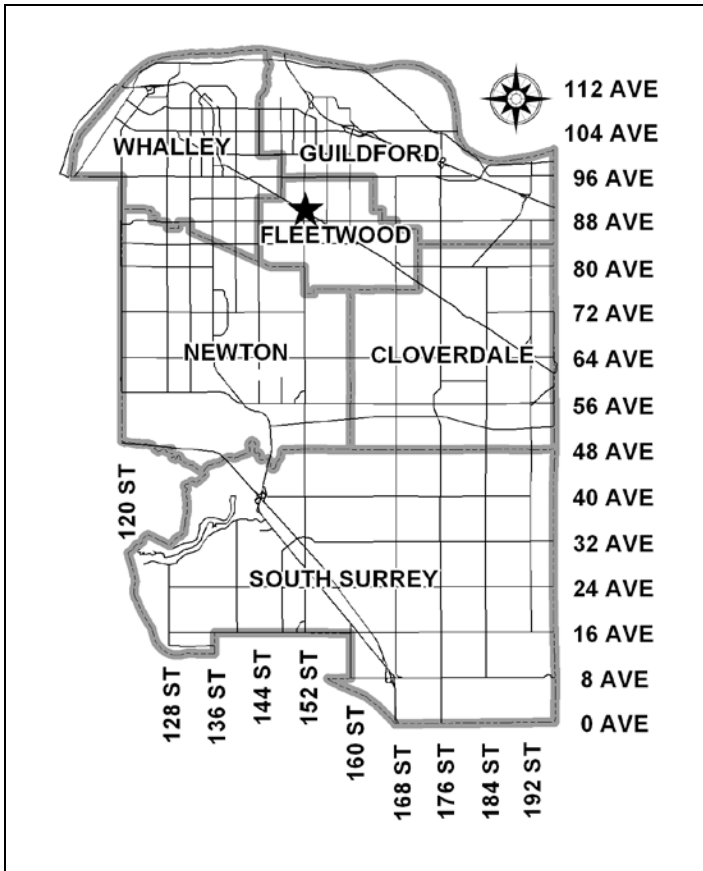
Planning Report Date: December 3, 2007

PROPOSAL:

- **Development Permit**

in order to permit the installation of a new free-standing sign.

LOCATION: 15257 Fraser Highway
OWNER: Verde Enterprises Ltd, Inc. No. 105533
ZONING: CHI
OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval of Development Permit No. 7907-0289-00.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with the Sign By-law.
- Proposed free-standing sign is a significant upgrade over the existing sign.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7907-0289-00 (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.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

SITE CHARACTERISTICS

Existing Land Use: Nissan Automobile dealership.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Multi-tenant commercial shopping centre.	Commercial	C-8
East:	Automobile dealership.	Commercial	CHI
South (Across Fraser Highway):	Multi-tenant commercial shopping centre.	Commercial	LUC No. 456 (C-8 underlying zone)
West:	Multi-tenant commercial building, gas station and car wash.	Commercial	CHI and CD (By-law No. 14178)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 15257 Fraser Highway, and is zoned CHI and designated Commercial in the Official Community Plan (OCP). A Nissan automobile dealership (Pacific Nissan) currently exists on the property.

- The existing building was approved under Development Permit Application No. 7986-0061-00 for an automobile centre. A sign permit for one (1) replacement fascia sign was recently issued for the building. The sign was in compliance with the original DP, and represented a significant improvement over the previous fascia sign.
- An existing 4.0-metre (14 ft) high free-standing sign is located on the southern portion of the property along Fraser Highway. The applicant has requested to replace this existing sign with a new free-standing sign to be installed in the same location.
- The existing free-standing sign is outdated. The proposed free-standing sign is a significant upgrade and will reflect the new corporate logo for Nissan (Appendix III).

DESIGN PROPOSAL AND REVIEW

- The proposed sign is sited 2.0 metres from the Fraser Highway property line and is approximately 6.0 metres (20 ft) in height, 2.5 metres (8 ft) wide and will be double-faced. The Surrey Sign By-law, 1999 (No. 13656) requires a free-standing sign to be sited at least 2.0 metres (6.5 ft) from all property lines, and permits a maximum height of 7.5 metres (25 ft) and a total sign area of 27.8 m² (300 ft²) at this location. The proposed sign will comply with the By-law.
- The proposed free-standing sign is to be installed on a concrete base with an aluminum cover. The sign is finished with silver alucobond and pigmented red acrylsteel accent legs, which will be internally illuminated. The 'Nissan' logo will be made of opaque chrome.
- The proposed free-standing sign will be located within the ground cover and landscaping that currently surrounds the existing sign. The applicant states that a Development Permit for exterior modifications to the building is forthcoming, which may be an opportunity to increase the landscaping that currently exists on-site.
- The proposed free-standing sign will be the same height as the roofline in order to correspond with the design and scale of the existing building.
- The proposed free-standing sign is of high-quality and will represent a significant design upgrade from the existing free-standing sign. City staff have reviewed the proposed design and have no objections to the free-standing sign.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners
- Appendix II. Engineering Summary
- Appendix III. Development Permit No. 7907-0289-00

Jean Lamontagne
General Manager
Planning and Development

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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: Shirley Loo, Verde Enterprises Ltd.
 Address: 15257 Fraser Highway
 Surrey, BC
 V3R 3P3
 Tel: 604-589-8999

2. Properties involved in the Application
 - (a) Civic Address: 15257 Fraser Highway

 - (b) Civic Address: 15257 Fraser Highway
 Owner: Verde Enterprises Ltd., Inc. No. 105533
 PID: 011-458-208
 Lot A Section 35 Township 2 New Westminster District Plan 78225

3. Summary of Actions for City Clerk's Office