

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0333-00

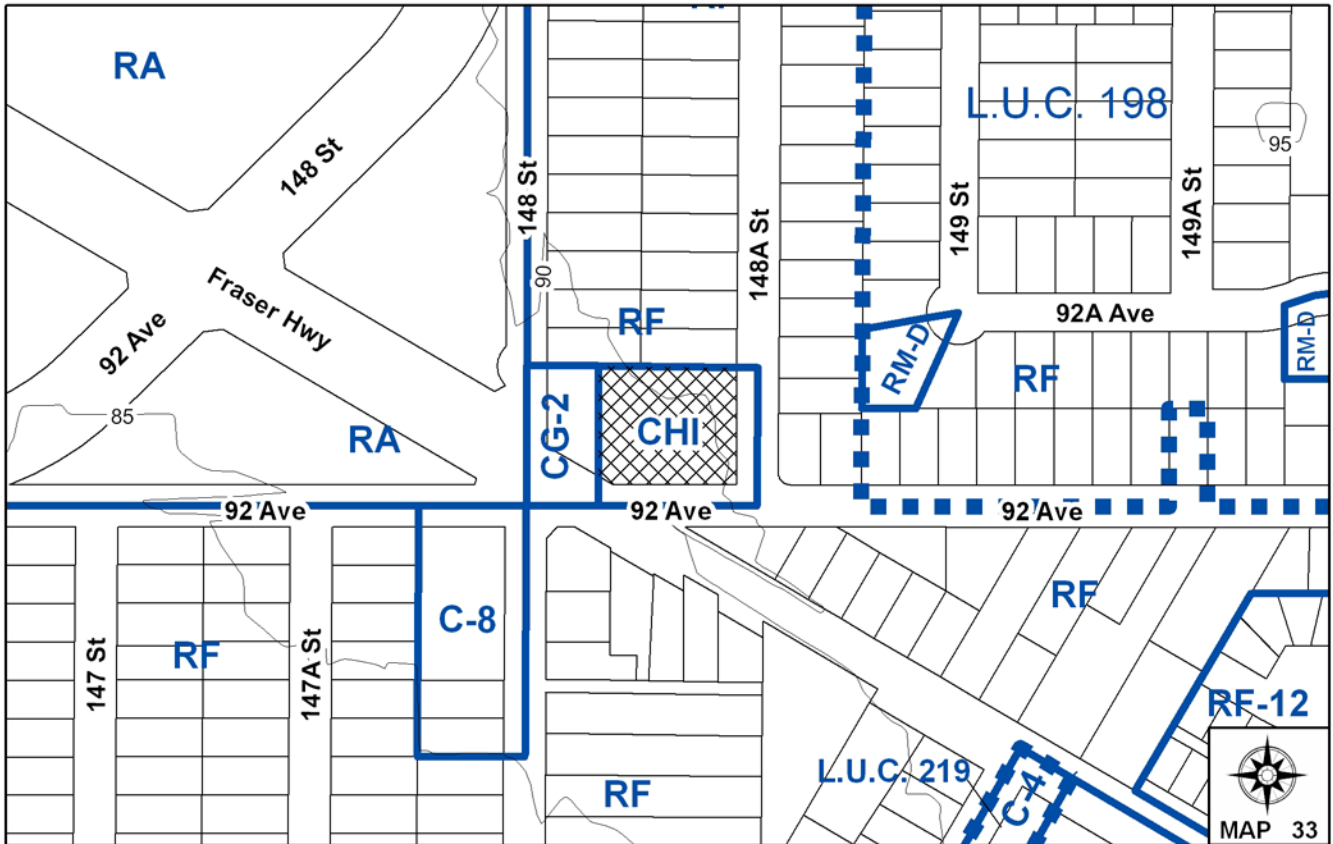
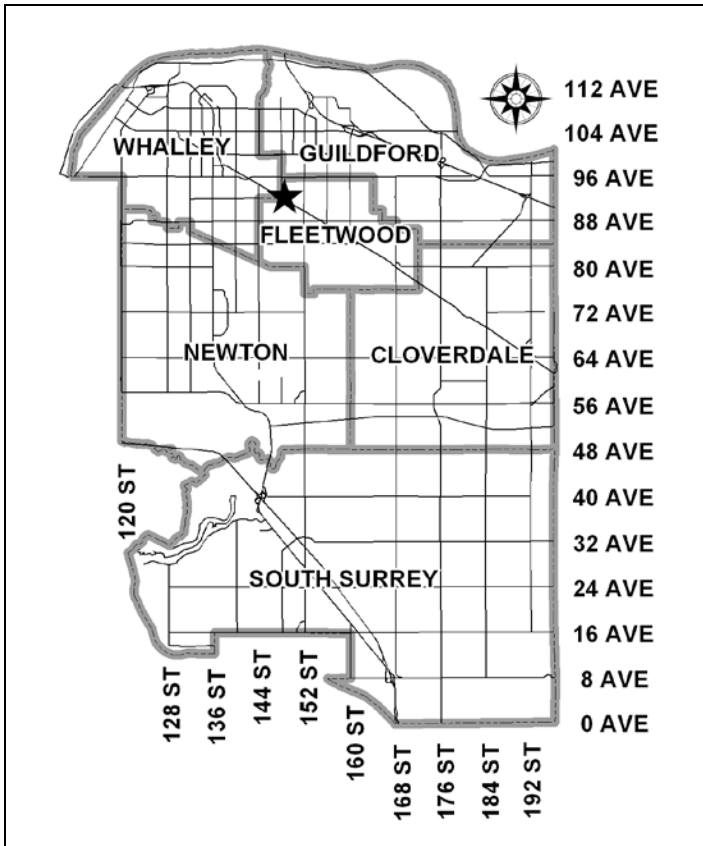
Planning Report Date: January 14, 2008

PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit one (1) replacement free-standing sign on a commercial site.

LOCATION: 14835 Fraser Highway
OWNER: Sycamore Properties Ltd.
ZONING: CHI
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed free-standing sign will encroach within the minimum 2.0-metre setback from the property line.

RATIONALE OF RECOMMENDATION

- Proposed sign will occupy the exact location of the current sign.
- Proposed sign is a significant upgrade to the existing sign.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7907-0333-00 in accordance with the attached drawings (Appendix III - Schedule A).
2. Council approve Development Variance Permit No. 7907-0333-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to allow a relaxation in the minimum required setback from the property line for the proposed free-standing sign from 2.0 metres (6.6 ft.) to 0.0 metres (0.0 ft.).
3. Council instruct staff to resolve the following issue prior to final approval:
 - (a) issuance of Development Variance Permit No. 7907-0333-00.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.

SITE CHARACTERISTICS

Existing Land Use: Funeral chapel.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Non-conforming parking lot fronting 148 Street and single family dwelling fronting 148A Street.	Urban	RF
East (Across 148A Street):	Single family residential lots.	Urban	RF
South (Across Fraser Highway):	Single family residential lots.	Urban	RF
West:	Vacant auto service building.	Urban	CG-2

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located at 14835 Fraser Highway, and is zoned CHI and designated Urban in the Official Community Plan (OCP). Fraser Heights Funeral Home currently occupies the property.
- The existing funeral home building was constructed in 1996, prior to the OCP being amended to require all commercially-zoned properties to obtain a Development Permit. The CHI Zone permits funeral homes under the category of general service uses.
- An existing 2.4-metre (8.0 ft) high and 4.3-metre (14.0 ft) wide free-standing sign is located on the south western portion of the property along Fraser Highway. The applicant has requested to replace the sign with a new free-standing sign to be installed in the same location.
- The Surrey Sign By-law (No. 13656) requires a free-standing sign to be sited at least 2.0 metres (6.5 ft) from all property lines. The proposed free-standing sign will encroach within the 2.0-metre setback area along 92 Avenue, and therefore a Development Variance Permit is required.

DESIGN PROPOSAL AND REVIEW

- The proposed free-standing sign is approximately 5.0 metres (16.5 ft) high, 3.8 metres (12.5 ft) wide and will be double-faced resulting in a total sign area of approximately 15.0 m² (160 ft²). The Surrey Sign By-law 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 two round steel pole legs painted white, similar in design and colour to the ones supporting the canopy on the existing building. The proposed sign is finished with sheet metal cladding painted beige to match the building façade, and will replace the existing sign in the same location.
- The sign area is illuminated, which includes the three-line manual Readograph replacing the existing electronic message board. The clock located at the pinnacle of the free-standing sign is also illuminated.
- The proposed free-standing sign will be located within the ground cover and landscaping that currently surrounds the existing sign.
- The proposed free-standing sign is of high-quality and will reflect the scale and design of the existing building. City staff have reviewed the proposal and have no objections to the free-standing sign.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Sign By-law to allow a relaxation in the minimum required setback from the property line for the proposed free-standing sign from 2.0 metres (6.6 ft) to 0.0 metre (0.0 ft).

Applicant's Reasons:

- The proposed free-standing sign will provide better identification for the business to those travelling along Fraser Highway.

Staff Comments:

- The existing sign currently lies within the 2.0-metre (6.5 ft) required setback. The existing free-standing sign was approved in November of 1995, in accordance with the sign regulations that were incorporated in the Zoning By-law at that time. A variance is required for the proposed free-standing sign, as there is no 'grandparenting' clause in this situation.
- A significant portion of the subject site is paved parking, with landscape strips along the south and east sections of the property. Given these constraints, there are few opportunities to install the proposed free-standing sign in a location that will respect the 2.0-metre (6.5 ft) setback requirement.
- The proposed free-standing sign will represent a significant upgrade from the existing sign.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Engineering Summary
Appendix III.	Development Variance Permit No. 7907-0333-00

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: Toby Harper, National Signcorp.
 Address: 1471 Derwent Way
 Delta, B.C.
 V3M 6N2
 Tel: 604-525-4300

2. Properties involved in the Application
 - (a) Civic Address: 14835 Fraser Highway

 - (b) Civic Address: 14835 Fraser Highway
 Owner: Sycamore Properties Ltd.
 PID: 014-295-393
 Parcel "C" (Explanatory Plan 49105) Section 34 Township 2 New Westminster
 District Plan 14161

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7907-0333-00.