

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0209-00

Planning Report Date: October 20, 2008

PROPOSAL:

- **Development Permit**

in order to install a free-standing sign facing Fraser Highway.

LOCATION:

15288 Fraser Highway

OWNER:

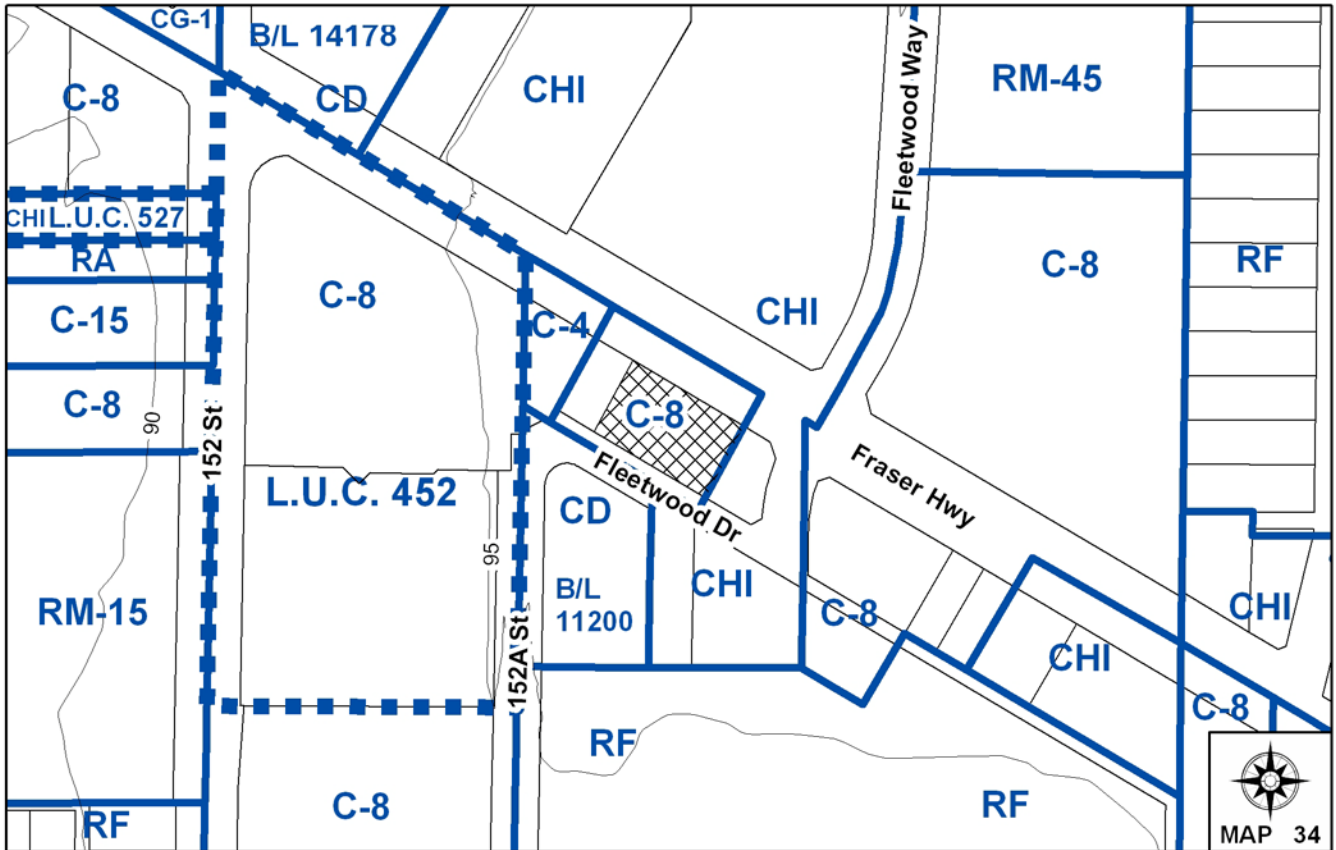
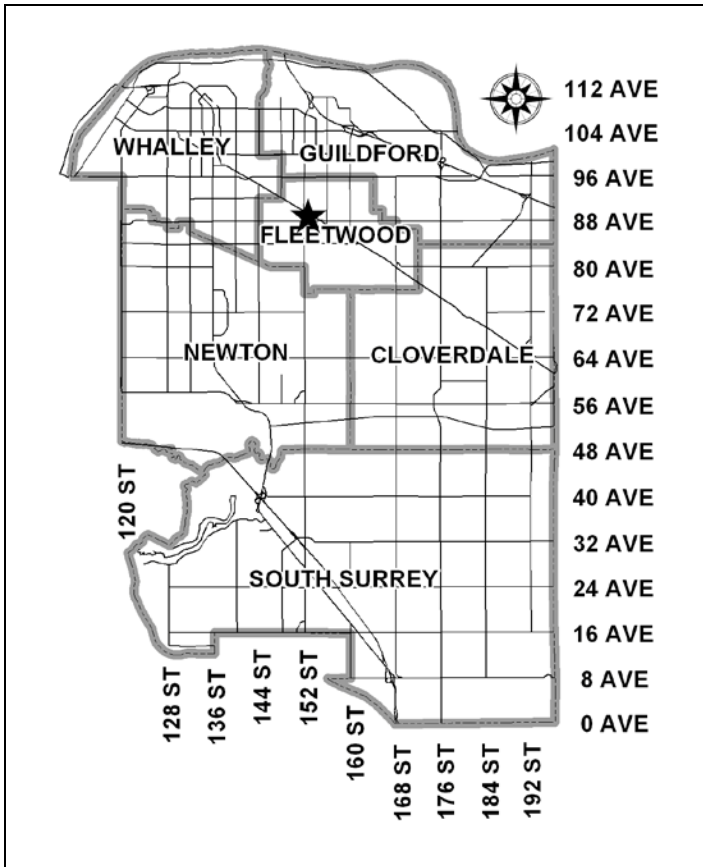
KKBL No. 490 Ventures Ltd., Inc.
 No. 703607

ZONING:

C-8

OCP DESIGNATION:

Commercial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The sign is of high design quality and compliments the existing building.
- The sign conforms to all requirements of the Surrey Sign By-law, 1999, No. 13656, as amended.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7908-0209-00 (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.

SITE CHARACTERISTICS

Existing Land Use: Commercial site zoned "Community Commercial Zone (C-8)", occupied by Prospera Credit Union.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Fraser Highway):	Car dealership (Honda).	Commercial	CHI
East:	Restaurant (Church's Chicken).	Commercial	CHI
South (Across Fleetwood Drive):	Multi-tenant commercial building and auto detailing.	Commercial	CD (By-law No. 11200) and CHI
West:	Restaurant (Reuben's Restaurant).	Commercial	C-8

DEVELOPMENT CONSIDERATIONSCurrent Application

- The subject property located at 15288 Fraser Highway is designated Commercial in the Official Community Plan (OCP), and is zoned C-8 (Community Commercial Zone). The subject site fronts Fraser Highway to the north and Fleetwood Drive to the south. Prospera Credit Union has occupied the site since 1998.
- The applicant is proposing to install a free-standing sign on the site, facing Fraser Highway. There are no free-standing signs currently occupying the site. All fascia signage on the premise have valid sign permits.

- The proposed free-standing sign will be 3.7 metres (12 ft) high, which is within the permitted 7.6-metre (25 ft.) height for free-standing signs located along Fraser Highway.

PRE-NOTIFICATION

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

DESIGN PROPOSAL AND REVIEW

- The proposed free-standing sign is 3.7 metres (12 ft) high, 2.4 metres (7.8 ft) wide and will be double-faced, with a total sign area of approximately 17.4 square metres (187 sq.ft.). The Sign By-law permits a maximum height of 7.6 metres (25 ft.) and total sign area of 27.8 square metres (300 sq.ft.) at this location.
- The proposed free-standing sign will be made of a solid aluminum base painted grey. The sign area background will be made of aluminum painted dark grey ("pewter"), with white acrylic text and a yellow logo. The sign will be non-illuminated.
- The proposed free-standing sign is of a quality that will reflect the design and scale of the existing building, and will tie in nicely with building colours and fascia signage.
- There is existing landscaping near the proposed location of the sign. The applicant is proposing to transplant the existing landscaping affected by the sign to another location within the same landscaping bed.
- The free-standing sign will be located approximately 2.1 metres (7 ft.) from the front property line abutting Fraser Highway, which complies with the Sign By-law.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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|---------------|-------------------------------------|
| Appendix I. | Lot Owners and Action Summary |
| Appendix II. | Proposed Site Plan |
| Appendix III. | Development Permit No. 7908-0209-00 |

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: Jordan Desrochers, Priority Permits
 Address: #808 - 10523 - 134 Street
 Surrey, BC
 V3T 5T8
 Tel: 604-582-8625

2. Properties involved in the Application
 - (a) Civic Address: 15288 Fraser Highway

 - (b) Civic Address: 15288 Fraser Highway
 Owner: KKBL No. 490 Ventures Ltd., Inc. No. 703607
 PID: 023-966-548
 Lot A Section 35 Township 2 New Westminster District Plan LMP35911

3. Summary of Actions for City Clerk's Office