

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0086-00

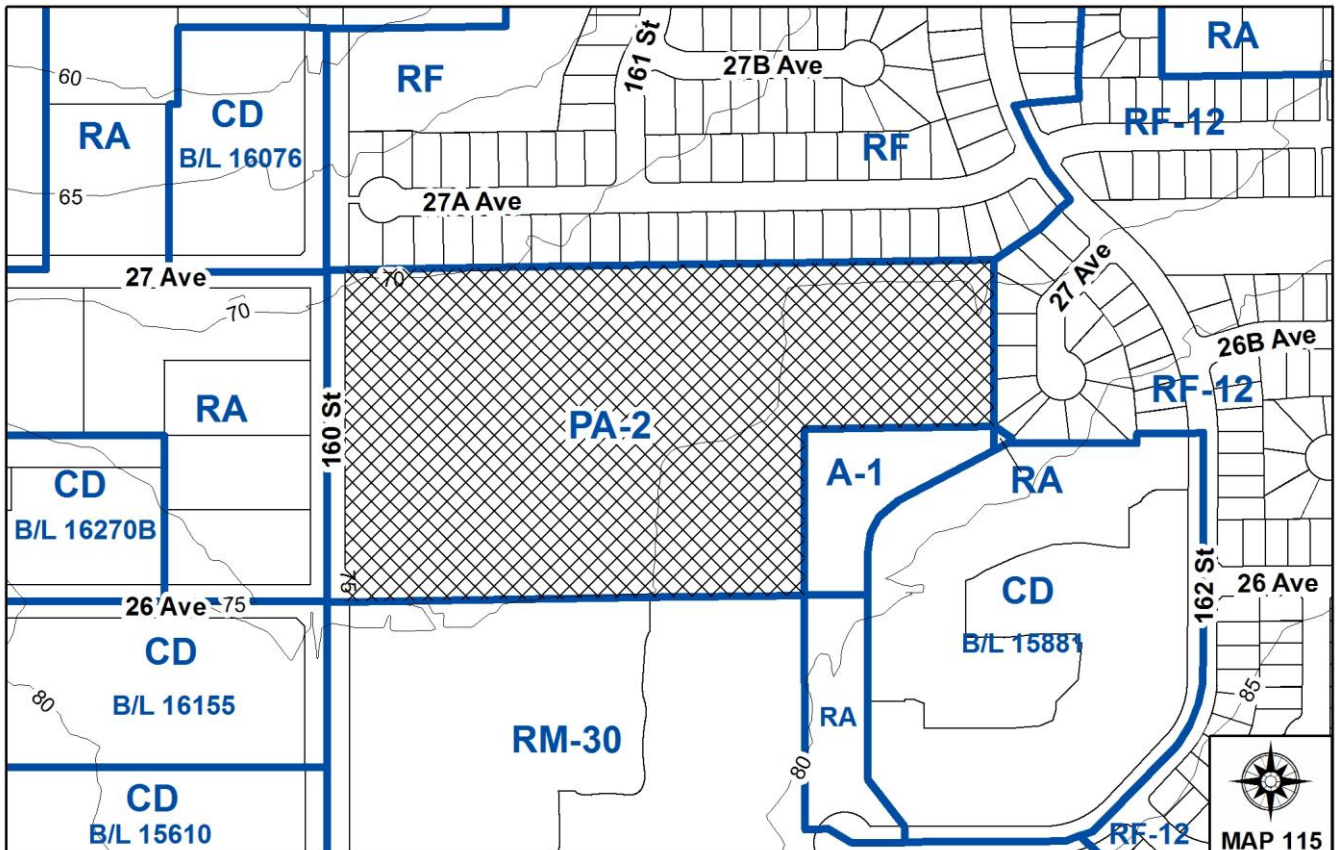
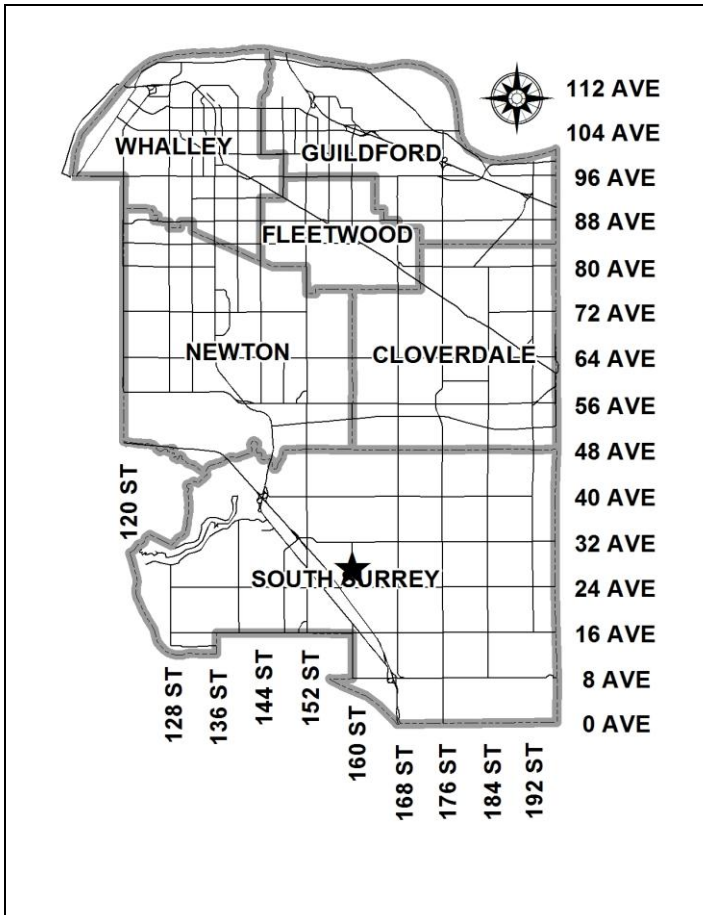
Planning Report Date: July 13, 2009

PROPOSAL:

- **Development Variance Permit**

in order to allow a second free-standing sign and vary the front setback requirement for this second free-standing sign for Southridge School.

LOCATION: 2656 - 160 Street
OWNER: South Surrey Independent School Society, Inc. No. 31705S
ZONING: PA-2
OCP DESIGNATION: Suburban
NCP DESIGNATION: School



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Southridge School requests to install a second free-standing sign for the school. The Sign By-law permits only one (1) free-standing sign e.
- The proposed free-standing sign requires a variance to reduce the minimum front yard setback along 160 Street from 2.3 metres (7.5 ft.) to 1.1 metres (3.7 ft.).

RATIONALE OF RECOMMENDATION

- The proposed free-standing sign will better identify Southridge School, as the existing free-standing sign is located at the southern school entrance and does not provide visual access to the north entrance.
- The site has a substantial frontage along 160 Street (201 metres/660 ft.), and a second free-standing sign is considered reasonable in order to properly identify the northern entrance to Southridge School.
- The proposed free-standing sign is well-situated and architecturally coordinated with the design of the proposed free-standing sign located at the southern entrance to Southridge School.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7909-0086-00, (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to permit a second free-standing sign along the highway frontage; and
 - (b) to vary the Sign By-law to reduce the minimum setback requirement for a free-standing sign from 2.3 metres (7.5 ft.) to 1.1 metres (3.7 ft.).

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Southridge School.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential.	Urban/Low Density (6-10 upa)	RF
East:	Single family residential small lots and park.	Urban/Low Density (6-10 upa) and Public Open Space/Park	RF-12 and A-1
South:	Multiple residential.	Multiple Residential/Medium High Density (20-30 upa)	RM-30
West (Across 160 Street):	Single family residential.	Suburban/Medium Density (10-15 upa)	RA

DEVELOPMENT CONSIDERATIONSBackground Information

- The subject property located at 2656 – 160 Street is designated "Suburban" in the Official Community Plan (OCP) and "School" in the Morgan Heights Neighbourhood Concept Plan (NCP). The site is currently zoned "Assembly Hall 2 (PA-2)" and presently occupied by Southridge School.

- The applicant recently obtained a Sign Permit for an identification free-standing sign at the southern entrance to Southridge School.

Proposal

- Southridge School proposes to install a second free-standing sign to better identify the northern entrance to Southridge School. The Sign By-law permits only one (1) free-standing sign for institutional zones. As a result, the proposal requires a variance to permit a second free-standing sign along 160 Street.
- Southridge School initiated the construction of the second free-standing sign in error and now seeks to retain it in the current location.
- The free-standing sign is proposed to be located 1.1 metres (3.7 feet) from the property line along 160 Street. The Surrey Sign By-law requires a minimum distance of 2.3 metres (7.5 feet) from 160 Street. As a result, the applicant is requesting a variance to reduce the minimum setback requirement from 2.3 metres (7.5 feet) to 1.1 metres (3.7 feet). The variances are described below.

Design Proposal and Review

- The proposed free-standing sign is 1.8 metres (6 feet) tall which is lower in height than the permitted 4.6 metres (15 feet) height for free-standing signs outlined in the Surrey Sign By-law, 1999.
- The free-standing sign is 6.5 metres (21 feet) wide and single-faced resulting in a total sign area of approximately 1.6 square metres (17 square feet). The Surrey Sign By-law permits a total sign area of 4.5 square metres (50 square feet).
- The non-illuminated, single-faced free-standing sign will be constructed of pink coral granite with the school logo and "Southridge School" identified in non-illuminated letters mounted on the sign face. The sign is architecturally coordinated with the existing decorative stonework entryway features along 160 Street as well as the proposed free-standing sign located at the southern entrance to Southridge School.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To permit the installation of a second free-standing sign along 160 Street; and
- To reduce the minimum setback requirement in the Surrey Sign By-law, 1999 for a free-standing sign from 2.3 metres (7.5 feet) to 1.1 metres (3.7 feet).

Applicant's Reasons:

- The extensive highway frontage situated along 160 Street requires a second free-standing sign to properly identify the northern entrance to Southridge School. Internal traffic patterns and safety concerns necessitate separate entrances to the Junior School and Senior School.

- The applicant seeks to retain the location of the second free-standing sign where the concrete foundation has already been poured, due to the expense of relocating the sign. The location was chosen as optimal due to its proximity to the northern driveway entrance and to avoid conflict with a utility pole as well as an existing tree and landscaping features.
- The Engineering Department has reviewed the sign location and has no concerns with sightlines.
- The visibility of the free-standing sign is partially impacted by a utility pole. As a result, relaxing the minimum setback requirement will improve visibility without necessitating the removal of existing landscaping features which include a possible by-law sized tree.

Staff Comments:

- The subject property has a substantial frontage along 160 Street (201 metres/660 feet) and a second free-standing sign along that frontage is reasonable.
- The proposed free-standing sign will better identify Southridge School to motorists travelling along 160 Street.
- The proposed sign location does not create any sightline problems and due to its low height, the sign will not have a visual impact. The sign is located to avoid impacts on landscaping features as well as an existing tree.
- The proposed free-standing sign is well-situated and is architecturally coordinated with the existing decorative stonework entryway features along 160 Street, as well as the proposed free-standing sign located at the southern entrance to Southridge School.
- The applicant is proposing to introduce additional landscaping around the base of the sign in order to improve the overall appearance. The proposed landscaping will consist of low-level flower beds with additional ground cover around the perimeter of the sign base.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
Appendix II. Development Variance Permit No. 7909-0086-00

Jean Lamontagne
General Manager
Planning and Development

MRJ/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: Margot Cummings
 Address: 2656 - 160 Street
 Surrey, BC
 V3S 0B7
 Tel: 604-542-2306

2. Properties involved in the Application
 - (a) Civic Address: 2656 - 160 Street

 - (b) Civic Address: 2656 - 160 Street
 Owner: South Surrey Independent School Society, Inc. No.
 31705S
 PID: 027-069-966
 Lot 1 Section 24 Township 1 New Westminster District Plan BCP30059

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7909-0086-00.