

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7909-0091-00

Planning Report Date: July 13, 2009

**PROPOSAL:**

- **Development Variance Permit**

in order to increase the maximum height and sign area for a free-standing sign for École Panorama Ridge Secondary School.

**LOCATION:**

13220 - 64 Avenue

**OWNER:**

The Board of Education of School District No. 36 (Surrey)

**ZONING:**

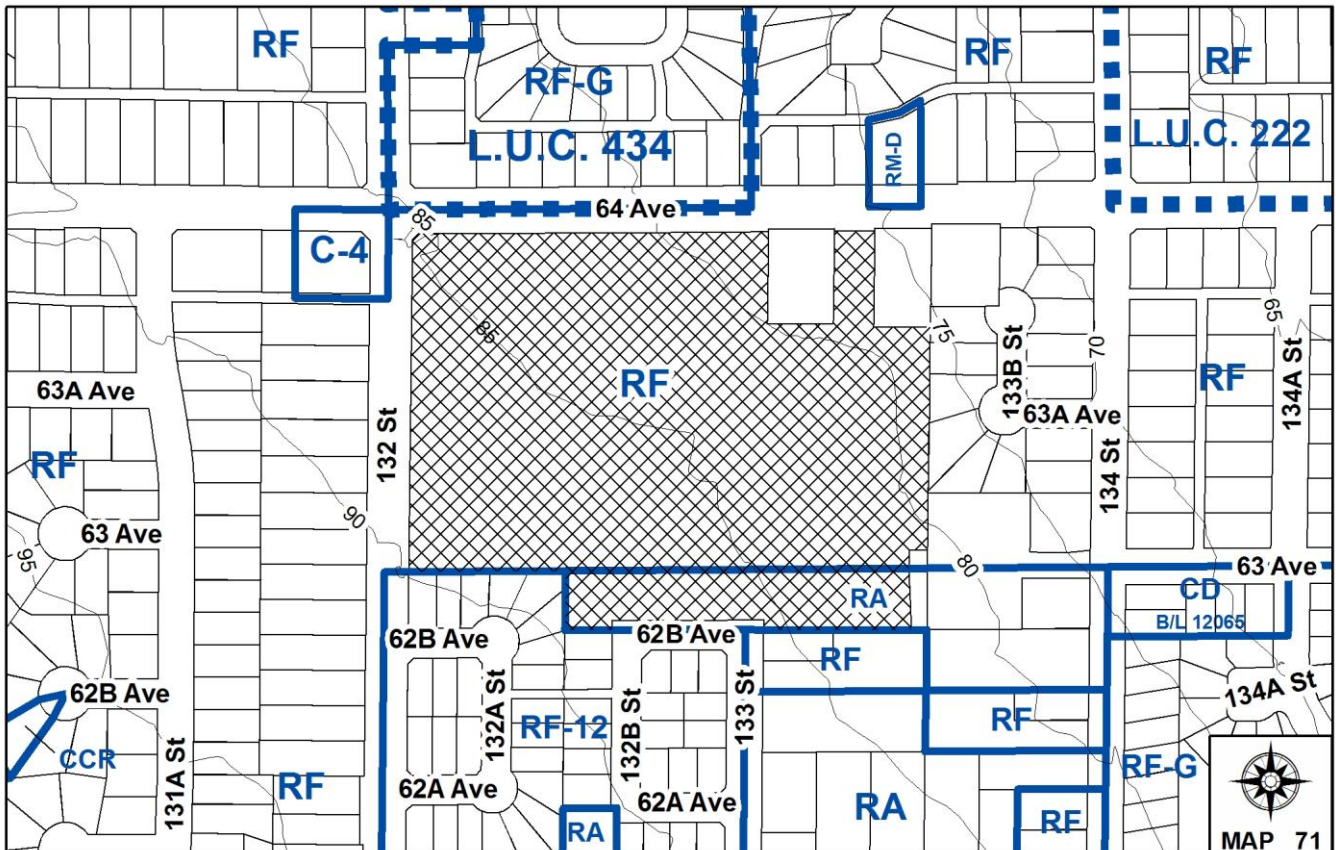
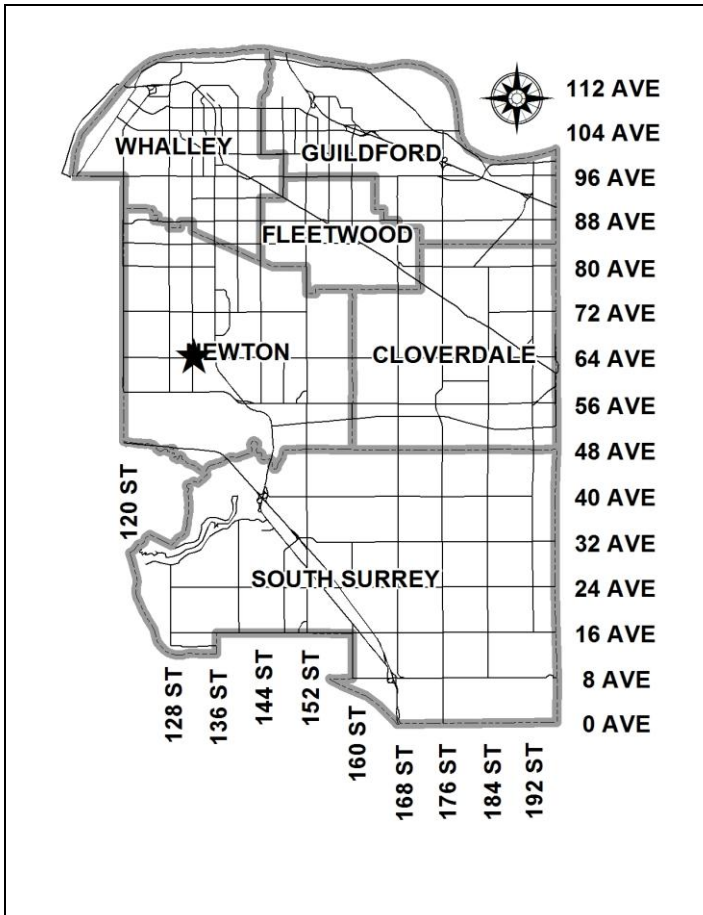
RF and RA

**OCP DESIGNATION:**

Urban

**LAP DESIGNATION:**

School



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The School District proposes a free-standing sign at École Panorama Ridge Secondary. As the school site is zoned RF, the proposed free-standing sign requires variances to increase the maximum height from 3.3 metres (12 ft.) to 4.6 metres (15 ft.) and to increase the maximum sign area from 0.6 square metres (6 sq.ft.) to 5.9 square metres (64 sq.ft.).

### RATIONALE OF RECOMMENDATION

- There are currently no free-standing signs located on the subject property, and the School requires a site identification sign. The proposed free-standing sign will better identify École Panorama Ridge Secondary School and promote greater awareness of school-based programs and school-related events.
- The proposed free-standing sign is well-situated and architecturally coordinated with the design of École Panorama Ridge Secondary School.
- The proposed free-standing sign is along 64 Avenue which is an arterial road.
- The frontage along 64 Avenue is substantial - 195 metres (640 ft.) in length.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7909-0091-00, (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to vary the Sign By-law to increase the maximum sign height of a free-standing sign in residential zones from 3.3 metres (12 ft.) to 4.6 metres (15 ft.); and
  - (b) to vary the Sign By-law to increase the maximum sign area of a free-standing sign in residential zones from 0.6 square metre (6 sq.ft.) to 5.9 square metres (64 sq.ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: École Panorama Ridge Secondary School.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North (Across 64 Avenue):	Single family residential.	Urban/Urban Residential	RF and LUC No. 434
East:	Single family residential.	Urban/Urban Residential	RF
South:	Single family residential.	Urban/Open Space	RA, RF and RF-12
West (Across 132 Street):	Single family residential and local commercial.	Urban/Urban Residential and Retail Commercial	RF and C-4

DEVELOPMENT CONSIDERATIONSBackground

- The subject property located at 13220 – 64 Avenue is designated "Urban" in the Official Community Plan (OCP) and "School" in the Newton Local Area Plan (LAP). The site is currently zoned "Single Family Residential (RF)" and "One-Acre Residential (RA)" and presently occupied by École Panorama Ridge Secondary School.

- École Panorama Ridge Secondary is a French/English immersion school that provides services to approximately 1,400 students and serves as the catchment area for the Central Western portion of School District No. 36.
- There are currently no free-standing signs located on the subject property.

#### Proposed Free-Standing Sign

- The School District proposes to install a free-standing sign along 64 Avenue in order to better identify École Panorama Ridge Secondary School as well as promote greater awareness of school-based programs and upcoming school-related events. As a result, the applicant is requesting a variance to permit the installation of a free-standing sign.
- The proposed free-standing sign is 4.6 metres (15 feet) in height which is higher than the permitted 3.3 metres (12 feet) height for free-standing signs in residential zones. In addition, the free-standing sign is double-faced with a total sign area of 5.9 square metres (64 square feet). The Surrey Sign By-law, 1999 permits a maximum total sign area of 0.6 square metres (6 square feet) in residential zones. Therefore, the applicant is requesting variances to increase the maximum sign height from 3.3 metres (12 feet) to 4.6 metres (15 feet) and to increase the total sign area from 0.6 square metres (6 square feet) to 5.9 square metres (64 square feet).

#### Design Proposal and Review

- The proposed free-standing sign will be located 3 metres (10 feet) from the property line along 64 Avenue. In addition, the proposed free-standing sign will consist of an illuminated, double-faced electronic message board with a stationary double-lined monochromatic LED copy area. The electronic message board will be secured to a fluorescent backlit cabinet with "École Panorama Ridge Secondary School" identified in illuminated letters on each sign face.
- The School District has agreed that the electronic message board will not run moving copy, but will only be used for messages that appear for a minimum of twenty-four (24) hours, and there will be no third-party advertising. This arrangement is similar to a free-standing sign previously approved for Erma Stephenson Elementary School.
- The proposed free-standing sign will feature a stepped metal cladding frame supported by a single pole on a concrete foundation with internal electrical conduits located below grade. The exterior surface will be painted with anti-graffiti material in darker colours and architecturally coordinated with the existing building.
- The City Architect has reviewed the design of the proposed free-standing sign and it is deemed satisfactory.

#### BY-LAW VARIANCE AND JUSTIFICATION

##### (a) Requested Variances:

- To increase the maximum height permitted in the Surrey Sign By-law, 1999 for free-standing signs in residential zones from 3.3 metres (12 feet) to 4.6 metres (15 feet); and

- To increase the maximum sign area permitted in the Surrey Sign By-law, 1999 for free-standing signs in residential zones from 0.6 square metres (6 square feet) to 5.9 square metres (64 square feet).

#### Applicant's Reasons:

- The proposed free-standing sign is specifically designed to promote greater awareness of school-based programs and upcoming school-related events.
- The overall sign height will minimize vandalism while maximizing visibility and reducing line-of-sight issues for motorists travelling along 64 Avenue.
- The proposed free-standing sign is architecturally coordinated with the existing building and includes design features which reflect the "high-tech" orientation of academic pursuits at École Panorama Ridge Secondary School.

#### Staff Comments:

- The proposed free-standing sign height and sign area are reasonable in order to better identify École Panorama Ridge Secondary School to motorists travelling along 64 Avenue.
- The proposed free-standing sign is well-situated and architecturally coordinated with the existing building.
- The applicant is proposing to introduce additional landscaping around the base of the sign in order to improve the overall appearance with additional ground cover around the perimeter of the sign base.
- The proposed free-standing sign will be located along 64 Avenue which is an arterial road and has a substantial frontage (195 metres/640 feet).

### 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. 7909-0091-00

Jean Lamontagne  
General Manager  
Planning and Development



Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                Adrian Tuck, Alpha Neon Ltd.  
                         Address:            2771 Simpson Road  
   Richmond, BC V6X 3H6  
                         Tel:                    604-248-3600
  
2.      Properties involved in the Application
  - (a)      Civic Address:            13220 - 64 Avenue
  
  - (b)      Civic Address:            13220 - 64 Avenue  
                 Owner:                    The Board of Education of School District No. 36  
   (Surrey)  
                 PID:                        027-416-992  
                 Lot A Section 8 Township 2 New Westminster District Plan BCP35108
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7909-0091-00.