

NO: **R153**

COUNCIL DATE: **SEPTEMBER 8, 2014**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **September 8, 2014**

FROM: **General Manager, Planning and Development**

FILE: **300-20-13656**

SUBJECT: **Surrey Sign By-law - Proposed Housekeeping Amendment**

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information;
2. Approve the amendments, as documented in Appendix I of this report, to Surrey Sign By-law, 1999, No. 13656, as amended; and
3. Authorize the City Clerk to bring forward the necessary amendment by-law for the required readings.

INTENT

The purpose of this report is to obtain approval for housekeeping amendment to Surrey Sign By-law, 1999, No. 13656 (the "Sign By-law").

DISCUSSION

On July 29, 2013, Council gave final adoption to By-law No. 17984, which amended the Sign By-law. By-law No. 17984 incorporated a large number of amendments to the Sign By-law. The need for additional amendments to the Sign By-law has now been identified. The required amendments are described as follows:

Amendments to Part 7 - Signs in Institutional Zones:

- Part 5 regulates signs in Commercial and Industrial zones. One of the Part 5 regulations stipulates that when the fascia signs in these zones are on a lot that is adjacent to Highway No. 1 or Highway No. 99, in addition to other regulations, the fascia signs are also subject to the provisions of Section 6 (Part 1) of the By-law. Section 6 prohibits signs within 150 metres (500 feet) of Highway No. 1 and Highway No. 99, except under specific conditions. A similar regulation, however, is not currently included for fascia signs in the institutional zones. It is proposed that this regulation be also included in Part 7 that regulates signs in the institutional zones; and

- Part 5 - Signs in Commercial and Industrial Zones also permits and regulates fascia signs above the ground floor of a building in these zones, provided the signs meet specific conditions. It is proposed that Part 7 be amended to include a similar regulation for fascia signs on the floors above the ground floor of an institutional building.

Amendment to Part 8 - Special Sign Areas:

- A regulation contained in the previous Sign By-law that controlled the ratio of the width to the height of the free-standing signs in the Special Sign Areas, was inadvertently left out of the amended Sign By-law. It is proposed that this regulation be added to Part 8 Special Sign Areas.

The above noted amendments to Part 7 and Part 8 of the Sign By-law are described in Appendix I.

CONCLUSION

Based on the above discussion it is recommended that Council:

- approve the amendments, as documented in Appendix I of this report, to the Sign By-law; and
- authorize the City Clerk to bring forward the necessary amendment by-law for the required readings.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

BP:saw

Attachment:

Appendix I Proposed Amendments to Part 7 Signs in Institutional Zones and Part 8 Special Sign Areas, of Surrey Sign By-law, 1999, No. 13656, as amended

Proposed Amendments to Surrey Sign By-law, 1999, No. 13656, as amended

The following amendments are proposed to Surrey Sign By-law, 1999, No. 13656, as amended:

1. Part 7 - Signs in Institutional Zones

Amend Section 35(2) as follows:

- After "*Fascia Signs*" delete "provided that:" and insert a comma (",") and the following:

"subject to the conditions as listed below, except that when the *fascia sign* is located on a *lot* adjacent to Highway No. 1 or Highway No. 99, the applicable provisions of Section 6 of this By-law shall also apply to the *sign* in addition to the following conditions:";
- In sub-clause (c), after semi-colon (";"), delete "and";
- In sub clause (e), delete the period (".") and insert a semi-colon (";"), and after the semi-colon, insert "and"; and
- Insert a new sub-clause (f) as follows:
 - (f) *Fascia signs* shall not be located above a first storey (ground floor of a building) except as follows:
 - i. a maximum of one *fascia sign* for each *lot frontage* may be located above a first storey to identify the name and/or address of the building to which the *sign* is attached, provided no more than one such *sign* shall be permitted on any one façade of the building above the first storey;
 - ii. a maximum of one *fascia sign* for each *lot frontage* may be located above a first storey pertaining to the tenant that occupies the largest percentage of the total floor area above the first storey, provided no more than one such *sign* shall be permitted on any one façade of the building above the first storey;
 - iii. all *fascia signs* above the first storey shall be located on the top floor of the building; and
 - iv. all *fascia signs* above the first storey must be comprised of individual channel letters.

2. Part 8 Special Sign Areas

- Reformat and amend Section 38(1) as follows:
 - 38. *Free-standing signs* on *lots* located within each of the *special sign areas*, as listed below, are subject to the following restrictions:
 - (1) as illustrated on the maps in the Schedules attached to this By-law, as follows:

- 1.A City Centre;
- 1.B 104 Avenue;
- 1.C Guildford Town Centre;
- 1.D Fleetwood Commercial Node;
- 1.E Fleetwood Town Centre;
- 1.F Cloverdale Town Centre;
- 1.G East Clayton;
- 1.H Campbell Heights;
- 1.I Highway #99 Corridor;
- 1.J Semiahmoo Town Centre;
- 1.K Newton Town Centre; and

- Insert a new Section 38(2) as follows:

- (2) the width of the *sign* shall not exceed two-thirds ($2/3$) of the *height* of the *sign*.