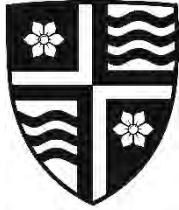


Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: APRIL 15, 2019 – PUBLIC HEARING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: DEVELOPMENT VARIANCE PERMIT
 APPLICATION NO. 100085 (FIRST CAPITAL
 (LANGLEY CROSSING) CORP. / 902, 6339 – 200 STREET)

REPORT: 19-61
FILE: 08-10-0063

PROPOSAL:

Development Variance Permit application to vary Section 8.1 – Signs in Commercial and Industrial Zones Requiring a Permit, of the Township of Langley Sign Bylaw 2012 No. 4927, to relax the maximum fascia sign area to accommodate existing oversize fascia signage.

RECOMMENDATION SUMMARY:

That Council consider Development Variance Permit No.100085.

RATIONALE:

As a variance to the maximum fascia sign area permitted by the Township of Langley Sign Bylaw has been requested, Council consideration of a Development Variance Permit is required.



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RECOMMENDATION:

That Council consider Development Variance Permit No. 100085 for property located at 902, 6339 – 200 Street, to accommodate existing fascia signage, subject to the following:

- a. Section 8.1(2) – Signs in Commercial and Industrial Zones Requiring a Permit of the Township of Langley Sign Bylaw 2012 No. 4927 being varied to increase the maximum fascia sign area from 0.6 square metres / lineal metre (2 square feet / lineal foot) of wall length to 0.84 square metres / lineal metre (2.8 square feet / lineal foot) as indicated in Schedule A.

That Council adopt one of the following resolutions:

That Council not authorize issuance of Development Variance Permit No. 100085 for property located at 902, 6339 – 200 Street.

or

That Council authorize issuance of Development Variance Permit No. 100085 for property located at 902, 6339 – 200 Street.

EXECUTIVE SUMMARY:

Jones Neon Displays Ltd. has applied on behalf of First Capital (Langley Crossing) Corporation for a Development Variance Permit to vary Section 8.1(2) – Signs in Commercial and Industrial Zones Requiring a Permit, of the Township of Langley Sign Bylaw 2012 No. 4927, to increase the maximum fascia sign area from 0.6 m² / lineal metre (2 ft² / lineal foot) of wall length to 0.84 m² / lineal metre (2.8 ft² / lineal foot) to accommodate existing oversize fascia signage that was installed without issuance of a Sign Permit.

Should Council wish to grant the applicant's request, Development Variance Permit No. 100085 is provided as Attachment A to this report.

PURPOSE:

The purpose of this report is to advise and make recommendation to Council with respect to proposed Development Variance Permit No. 100085 for property located at 902, 6339 – 200 Street.



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ZONING BYLAW NO. 2500



SITE PLAN – Submitted by Applicant



PHOTO OF EXISTING FASCIA SIGNAGE

DEVELOPMENT VARIANCE PERMIT
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REFERENCE:

Owner:	First Capital (Langley Crossing) Corporation Mount Royal Village Suite 400 1550 – 8 Street SW Calgary, AB T2R 1K1
Applicant:	Jones Neon Displays Ltd. 1140 Blair Road Burlington, ON L7M 1K9
Legal Description:	Lot A Section 10 Township 8 New Westminster District Plan BCP40081
Location:	Unit 902, 6339 – 200 Street
Willowbrook Community Plan:	Regional Commercial
Zoning:	Community Commercial Zone C-2C

BACKGROUND/HISTORY:

The subject property is located at 6339 – 200 Street, is designated Regional Commercial in the Willowbrook Community Plan, and zoned Community Commercial Zone C-2C. Section 8.1(2) – Signs in Commercial and Industrial Zones Requiring a Permit, of the Township of Langley Sign Bylaw 2012 No. 4927, permits the maximum fascia sign area of 0.6 m² / lineal metre (2 ft²/ lineal foot) of wall length.

The Township of Langley received a complaint regarding an unpermitted fascia sign installed at unit 902, 6339 – 200 Street for tenant Easy Financial. A subsequent Sign Permit Application was received December 24, 2015 for the tenant fascia signage but staff has been unable to issue the permit due to non-compliant specifications.

Township staff have been working with the proponent to resolve the matter without requiring issuance of a Development Variance Permit but have been unable to achieve an alternative solution, therefore necessitating the current application.

DISCUSSION / ANALYSIS:

The applicant is proposing to vary Section 8.1(2) – Signs in Commercial and Industrial Zones Requiring a Permit, of the Township of Langley Sign Bylaw 2012 No. 4927, to increase the maximum fascia sign area from 0.6 m² / lineal metre (2 ft²/ lineal foot) of wall length to 0.84 m² / lineal metre (2.8 ft²/ lineal foot) to accommodate existing oversize fascia signage that was installed without issuance of a Sign Permit.

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According to the drawings submitted in support of the proposed variance, the wall length of the unit is 8.5 m (28 ft) that accommodates a 5.1 m² (55 ft²) fascia sign area. The proposed sign area (as installed) is 7.1 m² (76 ft²) thus exceeding the maximum dimension. Staff note that unless otherwise Council authorized by a development application such as a Development Permit, fascia signage is required to comply with the Sign Bylaw as is consistent practice throughout the Township. The variance is requested to allow for easy tenant identification and consistency with other signage in the area (See Attachment B – Letter of Intent).

Staff note that should Council choose to not authorize issuance of the subject Development Variance Permit, accordingly, the applicant will be required to remove the existing fascia signage (installed without acquiring a sign permit) and may be subject to bylaw enforcement.

Adjacent Uses:

North: 64 Avenue, beyond which are commercial uses including tenants such as KFC, Aura Dental and Canadian Western Bank, zoned Community Commercial Zone C-2 and designated Regional Commercial in the Willowbrook Community Plan;

South: Commercial properties with tenants such as Katana, Steve Nash Fitness and Sammy J's Grill, and a property accommodating Husky Gas station, all regulated by Land Use Contract 76; all are designated Regional Commercial in the Willowbrook Community Plan;

East: 200 Street, beyond which are commercial uses including tenants such as Canadian Tire, Mobil1 and Speedy Auto Glass, zoned Service Commercial Zone C-3 and designated Regional Commercial in the Willowbrook Community Plan;

West: A commercial property with tenant Super Store, regulated by Land Use Contract 76, designated Regional Commercial in the Willowbrook Community Plan.

Proposed Variance:

The applicant is proposing to vary Section 8.1(2) – Signs in Commercial and Industrial Zones Requiring a Permit, of the Township of Langley Sign Bylaw 2012 No. 4927, to increase the maximum fascia sign area from 0.6 m² / lineal metre (2 ft² / lineal foot) of wall length to 0.84 m² / lineal metre (2.8 ft² / lineal foot) to accommodate existing oversize fascia signage (5.1 m² / 55 ft² permitted vs. 7.1 m² / 76 ft² existing) that was installed without issuance of a Sign Permit.

Servicing:

Full urban services exist to the subject site.

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Public Information Meeting:

Given that the application is not rezoning the property or proposing to amend the Community Plan, the requirement for the applicant to hold a public information meeting pursuant to Section 3.1 of the Developer Held Public Information Meeting Policy (Policy No. 07-164) has been waived. Staff note that an opportunity for public input is provided through notification mail-outs to adjacent property owners/occupants consistent with Township bylaws.

POLICY CONSIDERATIONS:

Development Variance Permit No. 100085 proposes to vary Section 8.1(2) – Signs in Commercial and Industrial Zones Requiring a Permit, of the Township of Langley Sign Bylaw 2012 No. 4927, to increase the maximum fascia sign area from 0.6 m² / lineal metre (2 ft²/ lineal foot) of wall length to 0.84 m² / lineal metre (2.8 ft²/ lineal foot) to accommodate existing oversize fascia signage.

Staff have notified adjacent property owners that the Development Variance Permit application is being considered at its April 15, 2019 meeting, and that they may attend and speak to the matter should they deem necessary.

Should Council wish to grant the applicant's request, Development Variance Permit No. 100085 is provided as Attachment A to this report. Staff note that should Council choose to not authorize issuance of the subject Development Variance Permit, accordingly, the applicant will be required to remove the existing fascia signage (installed without acquiring a sign permit) and may be subject to bylaw enforcement.

Respectfully submitted,

Daniel Graham
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Variance Permit No. 100085

ATTACHMENT B Applicant Rationale Letter

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100085

This Permit is issued this _____ day of _____, 2019 to:

1. Name: First Capital (Langley Crossing) Corporation

Address: Mount Royal Village Suite 400
1550 – 8 Street SW
Calgary, AB T2R 1K1

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Lot A Section 10 Township 8 New Westminster District Plan BCP40081

CIVIC ADDRESS: 902-6339 – 200 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
- a. Section 8.1(2) – Signs in Commercial and Industrial Zones Requiring a Permit of the Township of Langley Sign Bylaw 2012 No. 4927 being varied to increase the maximum fascia sign area from 0.6 square metres / lineal metre (2 square feet / lineal foot) of wall length to 0.84 square metres / lineal metre (2.8 square feet / lineal foot) as indicated in Schedule A.
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

All developments forming part of this Development Variance Permit shall be substantially commenced within two years after the date the Development Variance Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2019.

Attachments:

SCHEDULE A Sign Specifications

MANUFACTURE & INSTALL 1 NEW SET OF LED ILLUMINATED CHANNEL LETTERS

A1 CHANNEL LETTERS

Scale: 1/4"=1'-0"

GRAPHICS | SUBSTRATE

- 1st surface perforated vinyl cut graphics applied to new 3/16" routed white acrylic faces.

ILLUMINATION | ELECTRICAL

- White P2 Hanley LEDs & power supplies.

CONSTRUCTION

- 1" White Trim Cap retainers.
- .040" x 5" deep pre-coated white alum. coil returns stainless stapled to 3mm routed white Alupanel backs.

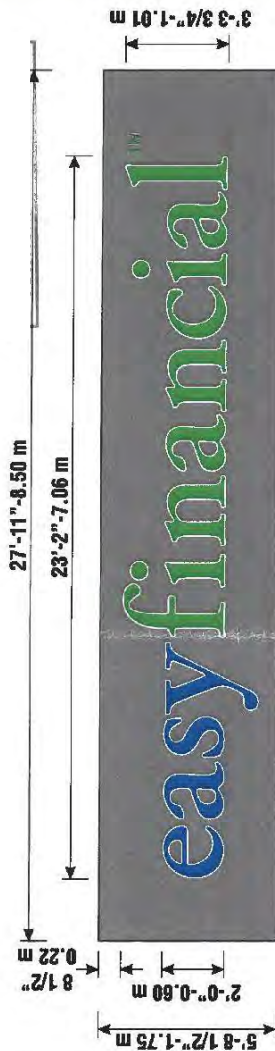
INSTALLATION

- 1/4" Tek screws to wall face.

COLOUR SPECIFICATIONS

- Vinyl: 3M 3630-157 Sultan Blue Trans.
- Vinyl: 3M 3630-136 Lime Green Trans.
- 3/16" White acrylic SG 5

NOTES:



Fastener locations

Sign area = 77.49sf (7.1m²)



A2 EXISTING ELEVATION

Not to scale



A3 PROPOSED ELEVATION

Not to scale

CUSTOMER		START		REVISIONS		SCHEDULE		PRODUCTION	
Customer: Easy Financial (Langley Crossing) Address: 6339 200th Street, Langley, BC		Date: October 29, 2015		File Name: Easy Financial Langley Crossing BC-Finml Drawings.cdr		Revision No: 1		Production Approval: Signature	
Scale: As shown		Designer: VB		Sales: MJ		Date: September 12, 2016		Site check completed	
Description: Changes to permit dwgs		Page: 1 of 3		Conceptual artwork		Production artwork		Date	



SCHEDULE A
SIGN SPECIFICATIONS



1140 BLAIR ROAD BURLINGTON ONTARIO, L7M 1K9

ph: 905-335-6664 fx: 905-335-2712

e-mail: info@jonesneonsigns.com

B.1

ATTACHMENT B

September 12, 2016

The Corporation of the Township of Langley
Community Development Division
20338 – 65 Avenue
Langley, BC, V2Y 3J1

Re: #902 – 6339 200 St – Development Variance Permit

To whom it may concern,

Enclosed please find a development variance permit application to allow one exterior illuminated Easyfinancial fascia wall sign consisting of individual channel letters 0.60m in height x 7.03m in length with a total sign area of 7.1sm which is over the allowed sign area) to be installed. The letters are this size to allow for easy identification of the tenant and to remain consistent with other signage in the area.

If you have any questions or concerns, please don't hesitate to contact me.

Regards,

Christina Wiggins

Christina Wiggins
Coordinator

Phone: (905) 335-6664

Fax: (905) 335-2712

Email: christina@jonesneonsigns.com



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