

Staff Report to Council

Planning and Development

FILE: 3090-20-2021-01

REPORT DATE: May 11, 2021 MEETING DATE: May 18, 2021
TO: Mayor and Council
FROM: Anne Berry, Director of Planning and Development
SUBJECT: Development Variance Permit Application for 19800 Lougheed Hwy

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S): THAT Council:

- A. Approve the issuance of Development Variance Permit No. 2021-001 for 19800 Lougheed Highway as presented at the May 18th, 2021 Regular Meeting of Council; OR
- B. Other.

PURPOSE

To present an application for a Development Variance Permit to vary the maximum permitted height for a pre-sell menu board sign from 1.5 m (5 ft.) to 2 m (6.56 ft.) for the Tim Horton's at 19800 Lougheed Highway.

☐ Information Report ☒ Decision Report ☐ Direction Report

DISCUSSION

Background:

Applicant:

Owner:

Civic Address:

Property Size:

OCP Designation:

Zoning:

Development Permit Area:

Pride Signs Ltd.

Onni Mayfair Developments

19800 Lougheed Highway

5.71 ha (41.12 ac)

Highway Commercial

C-1 Highway Commercial

DP Area #8 – South Lougheed Commercial

Relevant Policy, Bylaw or Legislation:

The Sign bylaw, Bylaw No. 2719, 2015, has specific requirements for Pre-Menu Board Signs. The height requirement for Pre-Menu Board Signs is stated in Section 8.12 of the sign bylaw:

- b) The maximum height of a *sign* shall not exceed 1.5 m (5 ft.).

The following are from the same section:

- a) Not more than two (2) *Pre-Menu Board Signs* shall be permitted on a lot;
- c) The maximum *sign area* shall not exceed 2 sq m (21.5 sq ft).

Development Variance Proposal

The applicant, Pride Signs Ltd., proposes replacing two signs that currently exist as part of Tim Horton's drive-through area in Meadowtown Centre. One of the proposed signs, the menu board sign, complies with the Sign Bylaw requirements. The second proposed sign, the pre-menu board sign, does not meet the requirement for maximum permitted height. Given the proposed pre-menu board sign is 2 m, the variance needed is 0.5 m.

	Permitted Height	Proposed Height	Variance Needed
Pre-menu Board Sign	1.5 (5 ft.)	2 m (6.56 ft.)	0.5 m (1.56 ft.)
Menu Board Sign	2.5 (8.2 ft.)	2 m (6.56 ft.)	None



Figure 1: Location of Existing and Proposed Pre-Menu Board Sign

Other than the height, the proposed pre-menu board sign meets all the regulations in the Sign Bylaw.

Analysis:

Staff supports the variance as the proposed pre-menu board sign will replace an existing sign that is already located within the restaurant's drive-through area. The current pre-menu board sign is 1.8 m and was erected prior to the regulations of Sign Bylaw No. 2719, 2015 coming into effect. The sign faces Lougheed Highway and is screened by vegetation (as shown in Figure 1), therefore it will not affect the character of the neighbourhood or impact the pedestrian realm. Other municipalities, such as Kelowna and Duncan, stipulate a height maximum of 2.0 m, alike the proposal in this DVP application, for pre-menu board signs within their sign bylaws. The proposed sign complies with provisions in the Sign Bylaw, except for height. Approving the 0.5 m height variance will allow Tim Horton's location to adhere to corporate standards for signage.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☐ Principled Governance ☒ Balanced Economic Prosperity ☐ Corporate Excellence
- ☐ Community Spirit & Wellbeing ☐ Transportation & Infrastructure Initiatives
- ☐ Not Applicable

The City will develop appropriate mechanisms to facilitate long-term community prosperity and employment opportunities and ensure that the unique identity and integrity of the community are always considered as we strive for a thriving economy.

FINANCIAL IMPLICATIONS

☒ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☐ Other

PUBLIC PARTICIPATION

☒ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

Staff notified all property owners and residents within 50 m (164 ft) of the subject property, as per the City's Development Procedures Bylaw No. 2740, 2016. Any comments or feedback received will be reported to Council prior to consideration of the Development Variance Permit issuance.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:

Sarah Nickerson
Development Services Technician

Reviewed by:

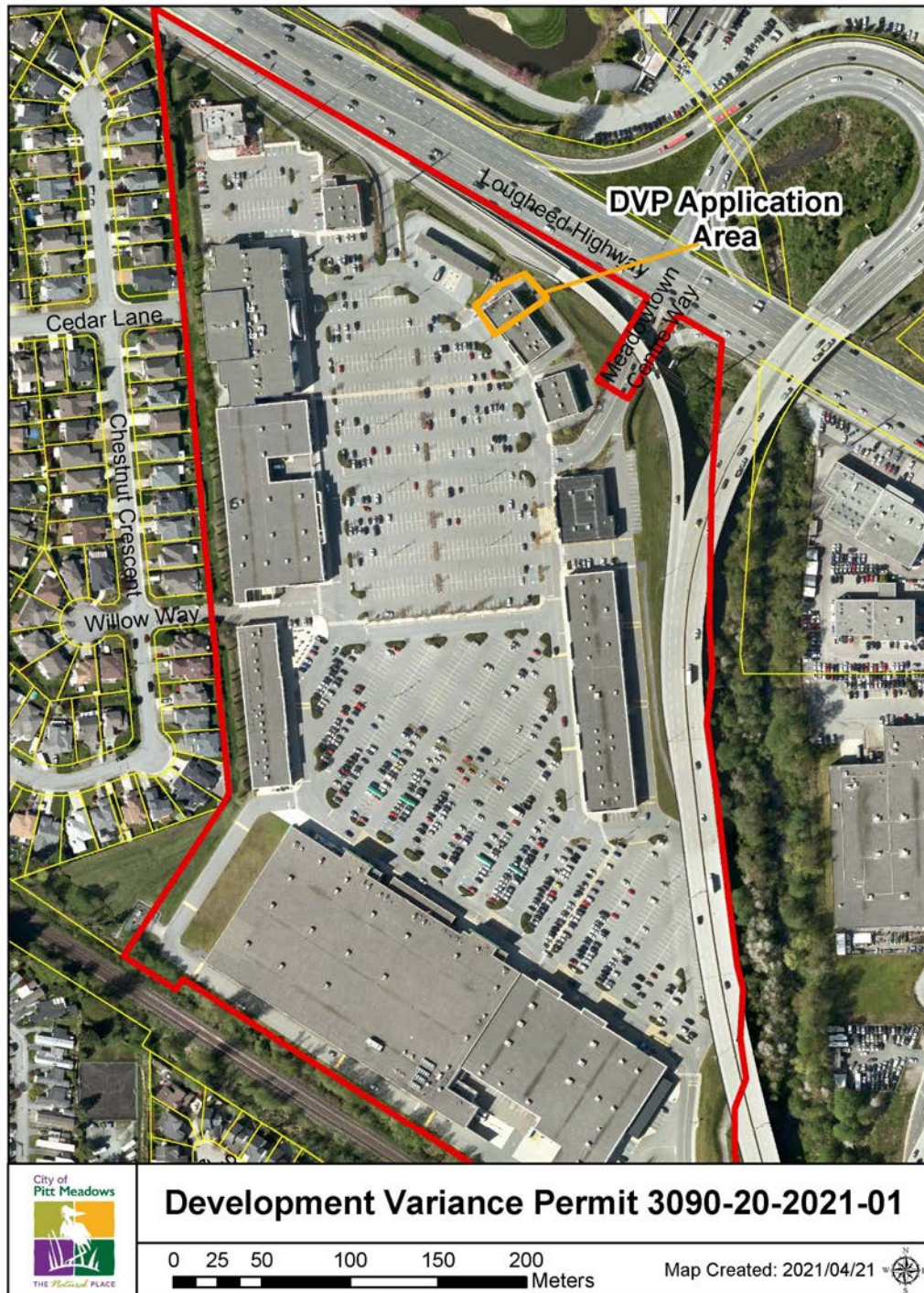
Alex Wallace, Manager of Community
Planning

ATTACHMENT(S):

- A. Location Map
- B. Proposed Sign Location
- C. Sign Plans
- D. Development Permit No. 2021-001

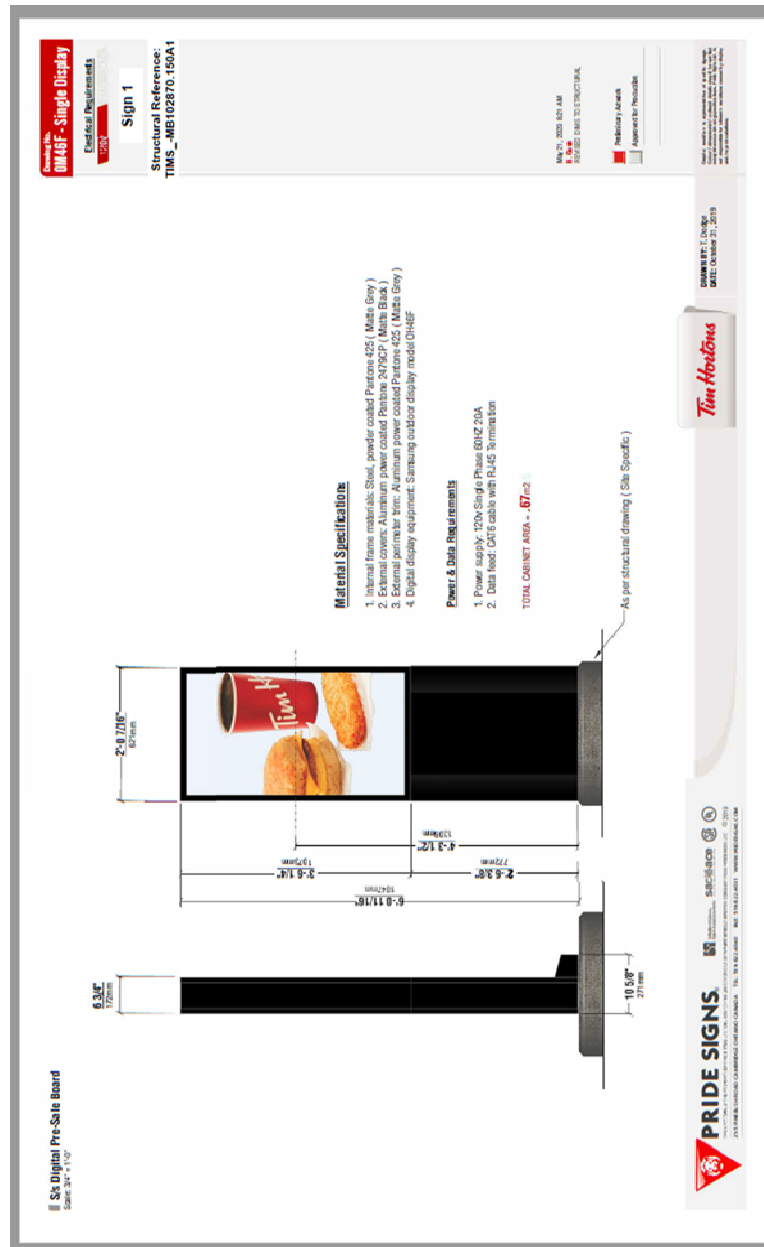
ATTACHMENT A

Location Map



Proposed Sign Location

Sign Plans



**CITY OF PITT MEADOWS
DEVELOPMENT VARIANCE PERMIT NO. 2021-001**

ISSUED BY:

THE CITY OF PITT MEADOWS, a City under the "Local Government Act" of the Province of British Columbia, and having its Municipal Offices at 12007 Harris Road, in the Municipality of Pitt Meadows, in the Province of British Columbia, V3Y 2B5

(hereinafter called the "City")

TO: **ONNI DEVELOPMENT (MAYFAIR PLACE) CORP.**
200-1010 SEYMOUR ST
VANCOUVER, BC
V6B 3M6

(hereinafter called the "Permittee(s)")

WHEREAS the Permittee(s) requests certain provisions be varied or supplemented upon ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of Pitt Meadows in the Province of British Columbia, and more particularly known and described as:

Parcel Identifier: 026-397-218

**Legal Description: LOT A EXCEPT: PART SUBDIVIDED BY PLAN BCP18702;
DISTRICT LOTS 233 AND 224 GROUP 1 NEW WESTMINSTER
DISTRICT PLAN BCP18701**

(hereinafter called the "Lands")

AND WHEREAS the Permittee(s) has made application for a Development Variance Permit (hereinafter "the Permit") in regard to the Lands;

AND WHEREAS the Local Government Act provides that in such a Permit certain matters may be regulated, required or limited; and

NOW THEREFORE, the Council of the City hereby issues this Permit in respect of the Lands as follows:

1. This Permit is issued subject to compliance by the permittee(s) with all statutes, City Bylaws, orders, regulations or agreements, except where specifically varied or supplemented by this Development Variance Permit.
2. Sign Bylaw No. 2719, 2015, Section 8.12 (c) Pre-Menu Board Signs, is varied to the following:

Regulation Sign Bylaw- Section 8.12 (c)	Permitted Maximum Height for Pre-Menu Board Signs	Proposed Height for Pre-Menu Board Sign	Variance
Pre-Menu Board Signs	1.5 m (5 ft.)	2.0 m (6.56 ft.)	0.5 m (1.56 ft.)

3. Development shall comply substantially with the plans included as Attachment A.
4. Whenever the singular or masculine is used in this Development Variance Permit, the same shall be deemed to include the plural, or the feminine, or the body politic or corporate as the context so requires, and every reference to each part hereto shall be deemed to include the heirs, executors, administrators, successors and assigns of such party whenever this context or the parties so require.
5. It is understood and agreed that the City has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the Permittee(s) other than those in this Permit.
6. The terms of this Permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
7. This permit is not a building or sign permit.

AUTHORIZING RESOLUTION passed by Council the day of , 2021

ISSUED by the City of Pitt Meadows the day of , 2021

THE CORPORATE SEAL OF THE CITY OF PITT MEADOWS was hereunto affixed on the day of , 2021.

Bill Dingwall, Mayor

Kate Barchard, Corporate Officer

Owner (by it's authorized signatory(ies))

(PRINT name of Owner)

Owner (by it's authorized signatory(ies))

(PRINT name of Owner)

SIGNED, SEALED AND DELIVERED BY the Owner(s)
the day of , 2021

ATTACHMENT "A"

Sign Plans

