

ITEM 9
MANAGER'S REPORT NO. 5
COUNCIL MEETING 1983 01 24

RE: LETTER FROM PETER CARUSO, PRESIDENT, STEVE LAWRENCE MOTORS
4620 KINGSWAY, BURNABY, B.C., V5H 2B9
PROPOSED FREESTANDING SIGN

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1983 JANUARY 20

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: DELEGATION - MR. PETER CARUSO - 1983 JANUARY 24 COUNCIL MEETING
STEVE LAWRENCE MOTORS, 4620 KINGSWAY, PROPOSED FREESTANDING SIGN

RECOMMENDATION:

1. THAT a copy of this report be sent to the delegation, Mr. Peter Caruso, President, Steve Lawrence Motors, 4620 Kingsway, Burnaby, B.C., V5H 2B9; and to Husky Oil Marketing Ltd., Box 6525, Postal Station "D", Calgary, Alberta, T2P 3G7.

REPORT

Appearing on the Council meeting agenda for 1983 January 24 is an item from Mr. Peter Caruso representing Steve Lawrence Motors requesting appearance as a delegation in connection with a proposed freestanding sign at 4620 Kingsway. The following is provided as background information on the matter.

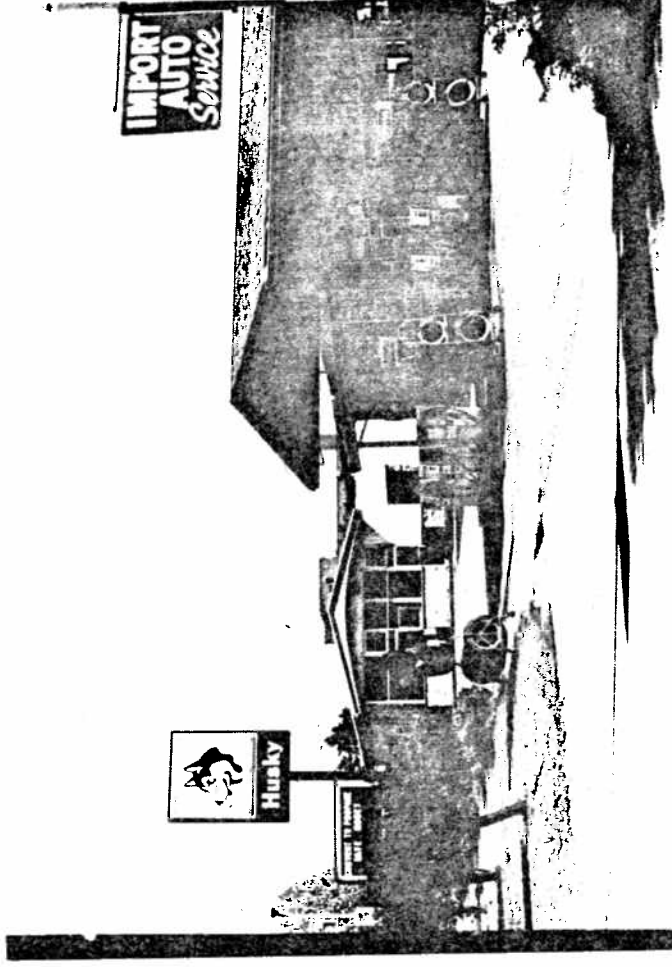
Mr. Caruso has submitted copies of correspondence related to Husky Oil's application for approval of a freestanding sign on public property north of the service station site and to a sign installed by a previous owner in 1970, prior to adoption of the Burnaby Sign Bylaw.

Following the order of the points listed in the letter, dated 1983 January 18 from R.L. Ritz, P.Eng., Division Engineer for Husky Oil, the following information is supplied.

1. The freestanding sign proposed by Husky Oil would be located on Pcl. "A" (Explanatory Plan 31337) of Lot 60, D.L. 153, Plan 26311, land dedicated by the original developer of the service station site upon subdivision and rezoning of the site. This parcel reflects the 16.5 foot widening required on the south side of Kingsway between Edmonds Street and Boundary Road and is held by the Corporation for the sole purpose of widening the road allowance (Road Acquisition and Dedication Bylaw #5459).
 2. The original developer of the site was Union Oil Limited. In 1970, prior to the adoption of the Burnaby Sign Bylaw in 1972, the former owner obtained a building permit for a sign on the land. This sign became non-conforming upon adoption of the Bylaw, one provision of which prohibits the placement of a sign on, within or above public property.

Section 5.3(1) of the Sign Bylaw "General Siting and Locational Standards" states that "No business sign non-accessory sign, special purpose sign, or identification sign shall be placed on, within or above public property except in the following cases: a) facia signs provided that they shall project not more than one foot over public property; b) special purpose signs under the provisions of Sections (1), (2), (3), (8), (9), (15) of Schedule No. One."

(The proposed sign would not qualify under the exceptions noted).
 3. The historically existing Union Oil Sign remained in place as a non-conforming sign until the property changed hands in or about 1977.
- Husky Oil in 1977 made application, through a sign company, for a new freestanding sign to replace the former Union 76 sign. The new sign was approved in accordance with the provisions of the Bylaw, on private property (the service station lands, Lot 60), in the existing landscaped area. This sign, incorporating the Company's logo and the name "Husky", is illustrated in the photo following:



4. The current proposal is to shift the sign base northwards onto the public property. This proposal would result in the sign becoming a non-accessory sign under the definition in the Sign Bylaw, it would be in contravention of the section prohibiting signs on, within or over public property, and it would constitute the principal use of Parcel "A", at variance with the uses permitted under the Zoning Bylaw.

(The submission of an agreement by an owner of a sign to relocate the sign from within the 57.5 foot setback area prescribed in the Zoning Bylaw along the south side of Kingsway is commonly accepted by the Board of Variance in connection with appeals on sites where the sign would be on the private property being served, i.e. where the widening of Kingsway has not already been obtained. However, this is not the situation in the present case, where the sign would be off the site being served and situated on public land obtained for the widening.)


5. It is agreed that proper sign identification will assist the total operation including the new food store on the site, and there is ample opportunity to place such a sign on the property.

The service station site has a frontage of 250 feet on Kingsway, thereby enjoying considerable visual exposure to Kingsway traffic from the east and west directions. A sign situated on the Husky Oil site at the location approved in 1977, for example, has a viewing arc of approximately 1750 from the travelled portion of Kingsway unobstructed by buildings or commercial signs on other properties to the east or west.

Staff will be pleased to meet with to assist Mr. Caruso or Husky Oil Marketing Ltd. to obtain approval for a sign meeting their identification requirements on the site, in compliance with the pertinent Municipal regulations.

This is for the information of Council.

ALP
DGS:lf


A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

cc: Chief Building Inspector

