



COMMUNITY INFRASTRUCTURE & STRATEGIC GROWTH – AGENDA REPORT

Meeting Date: 8 April 2025

Subject: Development Permit PL2500245

Directorate: Strategic Growth and Investment

Issue:

The Community Infrastructure and Strategic Growth Standing Committee is being asked to decide on Development Permit PL2500245, an application for four illuminated fascia signs and one illuminated Roof Sign.

Policy / Council Direction:

Council adopted a governance structure empowering the Community Infrastructure and Strategic Growth Committee (CISG) to act as the Development Authority, for making decisions on development permits application for Illuminated (Backlit) Roof Sign within the IB-1 Mixed Business/Employment District.

Background:

Venue Church has applied for a development permit for five illuminated signs. Four of the signs are considered fascia signs and one of the signs is categorized as a roof sign. Two of the fascia signs will be affixed to the front face of the building while two other signs will be affixed to the rear of the building. The roof sign will be attached to the front face of the parapet on the roof of the building. These signs are needed to support the new location of Venue Church, which was previously located at 2920 Kingsview Boulevard SE.

The subject property is located at 104, 2926 Kingsview Boulevard SE. within the community of Kings Heights and is districted IB-1 Mixed Business / Employment District. The surrounding properties to the north, south and west are districted IB-1, while the properties to the east are districted R2 Low Density Residential District.

The purpose and intent of the IB-1 district is to accommodate a range of small to medium-scale employment uses providing employment opportunities and potential transition between other land use districts. This district is intended to promote flexibility in small-to-medium scale land uses.

Fascia Signs

Two of the fascia signs at the front of the building face west towards Kings Heights Boulevard. One provides direction to the entrance at the rear of the building, and the other displays the Church's logo. The third and fourth fascia signs are attached to the rear of the unit facing east. One of these signs is a duplicate of the roof sign, and the other is an entrance sign.

Fascia Signs are defined as signs that are painted on or attached to the exterior face of a building. They run parallel to a building face, not projecting more than 0.3m out from the wall.

Roof Signs

Under Section 5.79, Table S.09, Illuminated (Backlit) Roof Signs are categorized as a Discretionary Use and require approval from the Community Infrastructure and Strategic Growth Committee.

A Roof Sign is defined as any sign that is erected upon, against, or directly above a building's roof. This classification also extends to signs placed above a building's parapet. The term 'Illuminated Backlit' refers to the sign's lighting method. The Roof Sign will face west towards the Kingsview Boulevard and will read "Venue Church". The letters will be acrylic and internally luminated by LED. Each channel letter will be mounted on a raceway. The sign will measure 9.65m in width and 1.27m in height, with a total sign area of 12.26m². The sign will project 0.13m from the face of the parapet.

Land Use Bylaw Review

As per Section 5.8 (4): (a), Roof Signs, where permitted, are intended to represent an enhancement to the architectural form and character of the building, to the satisfaction of the Development Authority. The proposed sign details are below:

Sign Details

Sign Location Requirements		Proposed
Number of Signs	1 Per Building	1 Above Unit
Clear Height	N/A	N/A
Clear Pedestrian Space	N/A	N/A
Projection	Up to 1.0m From Building Foundation	Does Not Project Past Foundation
Setback From Property Line	N/A	N/A
Separation from Building Entrance	N/A	N/A
ROW Encroachment	None Permitted	Does Not Encroach

Sign Requirements		
Sign Area	At the Discretion of the Development Authority	12.26 m ²
Sign Height	At the Discretion of the Development Authority	1.27 m
Sign Width	At the Discretion of the Development Authority	9.65 m
Copy Area	At the Discretion of the Development Authority	12.26 m ²

In reviewing an application for a Roof Sign, the Development Authority shall consider the compatibility with surrounding development and alignment with Land Use Bylaw Section 5.1, the Purpose and Intent of Sign Regulations and the district where it is located.

Businesses across the street from the sign's location and drivers along Kings Heights Boulevard would be the most impacted if the sign emits excess of visible light.

Illumination Standards

Illumination levels of the sign have been designed to not exceed 7,500 Nits from sunrise to sunset and 500 Nits from sunset to sunrise in accordance with the illumination requirements of the Land Use Bylaw.

Administration Recommendation:

That CISG accepts Administration's recommendation to approve development permit PL2500245 with the conditions and notations outlined in Attachment 6.

Planning Rationale:

1. The proposed roof sign meets all regulations of Land Use Bylaw B-01/2016 and in the opinion of Administration is in keeping with the purpose and intent of the sign regulations as well as the purpose and intent of the IB-1 Mixed Business/Employment District.
2. The proposed signs do not appear to unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land.

Alternatives / Implications:

1. CISG could choose to accept Administration's recommendation for approval with amendments to the development permit conditions (Attachment 6).
 - *The implication is CISG agrees with Administration's recommendation but have amendments to the conditions.*

Budget Implications:

N/A

Communications and Engagement:

Public Notification of the development will be provided on the City of Airdrie’s Notice of Development webpage for 21 days and in the City Connection newspaper, in keeping with the City’s Public Notification Bylaw No. B-02/2019. The Development Authority will directly notify adjacent landowners.

Recommendation:

That the Community Infrastructure and Strategic Growth Standing Committee approves Development Permit PL2500245 to allow for the development of the signs as per the conditions and notations outlined in Attachment 6.



Geoff Rice
Planner I

Staff Presenter:	Geoff Rice
External Presenter:	N/A
Department:	Current Planning
Reviewed by:	Stephen Utz, Director, Strategic Growth & Investment
Attachments:	#1: Site Location and Adjacent Land Uses #2: Application Summary and District Standards #3: Sign Drawings #4: Sign Regulations #5: Reference Images #6: Conditions of Approval