

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0162-00

Planning Report Date: October 3, 2022

PROPOSAL:

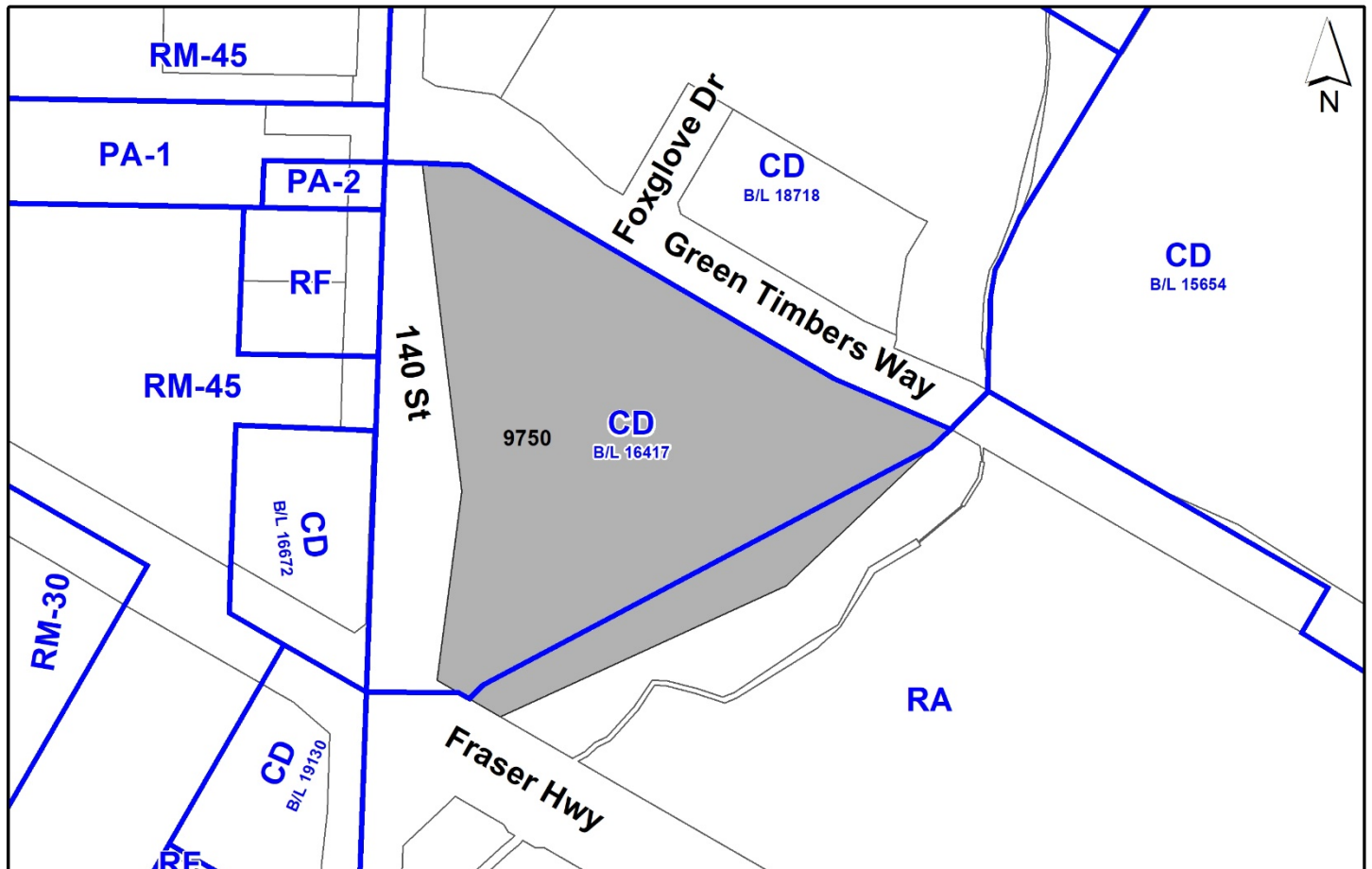
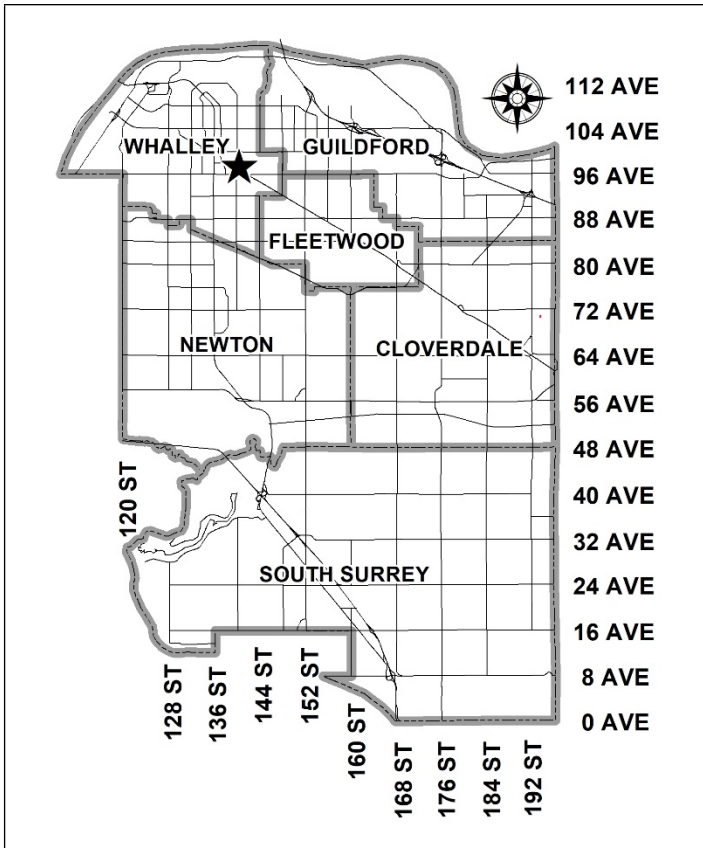
- **Development Permit**

to permit construction of on-site fundraising signage for the Surrey Hospitals Foundation which is associated with the Jim Pattison Outpatient Care and Surgery Centre.

LOCATION: 9750 - 140 Street

ZONING: CD (Bylaw No. 16417)

OCP DESIGNATION: Mixed Employment



RECOMMENDATION SUMMARY

- Approval to vary the Sign By-law, through a comprehensive sign design package, the proposed sign area per sign for on-site fundraising signage.
- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to the minimum distance requirement between free-standing signs on the same lot line from 50 metres to 28 metres along the 140 Street frontage.

RATIONALE OF RECOMMENDATION

- The proposed signage will identify various marketing campaigns associated with the Surrey Hospital Foundation.
- The proposed fundraising free-standing signage will raise awareness and help encourage further community contributions to the Surrey Hospital Foundation which helps aid the Jim Pattison Outpatient Care and Surgery Centre.
- Under the Sign By-law No. 13656, temporary signs advertising a special event for a community cause or charitable fund-raising campaign are permitted without a sign permit provided that the sign area of each individual sign does not exceed 2.3 square metres. The applicant is requesting a larger sign of 8.9 square metres under the subject application.
- Given the permanent nature of the proposed signage, it is more appropriate for the proposed signage to be regulated under free standing sign specifications in the commercial section of the Sign bylaw. The proposed signage therefore requires a variance for distance between free standing signs on the same lot line. This is captured through the proposed Comprehensive Sign Design Package, which allows for detailed staff review of sign placement and design.
- The proposed fundraising free-standing signage sign is approximately 6.4 metres from property line but is approximately 3 metres in height to allow for adequate visibility for vehicular and pedestrian traffic along 140 Street.
- The installation of the proposed fundraising signage is outside of Engineering infrastructure and the future Skytrain station south of the subject site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicants request to vary the Sign By-law for on-site fundraising signage, as described in Appendix I.
2. Council approve Development Permit No. 7922-0162-00 and authorize the Mayor and Clerk to execute the Permit.

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the proposed signage, Council may refer the Development Permit back to staff with direction regarding any of these matters.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Jim Pattison Outpatient Care and Surgery Centre	Mixed Employment	CD (Bylaw No. 16417)
North (Across Green Timbers Way):	6-storey transitional housing facility and emergency shelter which under construction in association with Application No. 7918-0229-00, and vacant City-owned land	Multiple Residential	CD (Bylaw No. 18718)
East (including across Green Timbers Way):	Surrey Nature Centre at Green Timbers Park, and RCMP "E" Division Headquarters	Conservation and Recreation, and Mixed Employment	RA, CD (Bylaw No. 15654)
South (Across Fraser Highway):	Green Timbers Urban Forest Park	Conservation and Recreation	RA
West (Across 140 Street):	Gas station, apartment complex, single family dwelling and a community service facility	Downtown in the OCP. Mid to High Rise Mixed Use in the City Centre Plan	CD (Bylaw No. 16672), RM-45, RF, PA-1 and PA-1

- The Sign bylaw requires a minimum separation distance of 50 metres between free-standing signs on the same lot line. As such, the minimum distance requirement is proposed to be varied.

Signage Assessment

- The proposed free-standing fundraising signage will consist of seasonal marketing campaigns. (see Appendix II).
- The proposed free-standing fundraising signage will help raise awareness for the community and help encourage further contributions which helps aid the Jim Pattison Outpatient Care and Surgery Centre.
- The proposed fundraising free-standing sign is approximately 6.4 metres from property line but is approximately 3 metres in height, thus allowing for adequate visibility for vehicular traffic along 140 Street.
- Temporary fundraising signage does not typically require a sign permit. Given the permanent nature of the proposed signage, it more appropriate for the sign to be regulated under free standing sign specifications in the commercial section of the Sign bylaw. It therefore requires a variance for distance between free standing signs on the same lot line. The Comprehensive Sign Design Package allows for detailed staff review of sign placement and design.
- The installation of the proposed fundraising signage is outside of Engineering infrastructure and the future Skytrain station south of the subject site.
- The proposed signage design has been reviewed by staff and found to be generally acceptable.
- Staff support the proposed variance as part of a comprehensive sign design package.

TREES

- The proposed free-standing fundraising signage will be kept clear of all landscaping and tree protection zones. As such, no tree removal is proposed and minimal disturbance to trees is expected. Arborist supervision for some trees will be required as a condition of issuance of the Sign Permit.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Sign By-law Variances Table
- Appendix II. Development Permit No. 7922-0162-00

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

ELM/cm

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To vary minimum distance requirement between free-standing signs on the same lot line from 50 metres to 28 metres along the 140 Street frontage.	Only one free-standing sign shall be permitted for each lot line that is adjacent to a highway, unless the length of that lot line exceeds 50 metres. in which case one additional free-standing sign for each additional 50 metre length of the lot line may be permitted, provided that the minimum distance between free-standing signs on the same lot shall not be less than 50 metres (As per Part 5, Section 27 (1) (c).	The proposed on-site fundraising signage will help raise awareness of the important on-going funding project and help encourage further community contributions.

(the "City")

DEVELOPMENT PERMIT

NO.: 7922-0162-00

Issued To:

(“the Owner”)

Address of Owner:

A. General Provisions

1. This development permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development permit.
2. This development permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 027-600-246

Parcel K Section 36 Block 5 North Range 2 West New Westminster District Plan BCP37565
9750 - 140 Street

(the "Land")

B. Form and Character

1. The character of the development including landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign packages on the Land shall be in accordance with the drawings numbered 7922-0162-00(1) through to and including 7922-0162-00(6) (the "Drawings").
2. Signage shall be installed in conformance with the Drawings 7922-0162-00(1) through to and including 7922-0162-00(6).
3. Minor changes to the Drawings that do not affect the general form and character of the landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.

C. Variances

The issuance of a development permit limits activity on the Land to that of strict compliance with all City bylaws, unless specific variances have been authorized by the development permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations or within reports which are inconsistent with City bylaw provisions and which have not been identified as variances below:

1. Surrey Sign By-law, 1999, No. 13656, as amended, is varied as outlined on Schedule A which is attached hereto and forms part of this development permit, and as shown on the comprehensive sign design package Drawings labelled 7922-0162-00(1) through to and including 7922-0162-00(6).

D. Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
2. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued within two (2) years after the date this development permit is issued. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.
3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.
4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.
5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.
6. This development permit is NOT A BUILDING PERMIT.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor

City Clerk

IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Owner: (Signature)

Name: (Please Print)

Sign By-law Variances

#	Variance	Sign By-law Requirement
1	To vary minimum distance requirement between free-standing signs on the same lot line from 50 metres to 28 metres along the 140-street frontage.	Only one free-standing sign shall be permitted for each lot line that is adjacent to a highway, unless the length of that lot line exceeds 50 metres. in which case one additional free-standing sign for each additional 50 metre length of the lot line may be permitted, provided that the minimum distance between free-standing signs on the same lot shall not be less than 50 metres (As per Part 5, Section 27 (1) (c).

Jim Pattison Outpatient Care & Surgery Centre

9750 140 Street
Surrey, BC

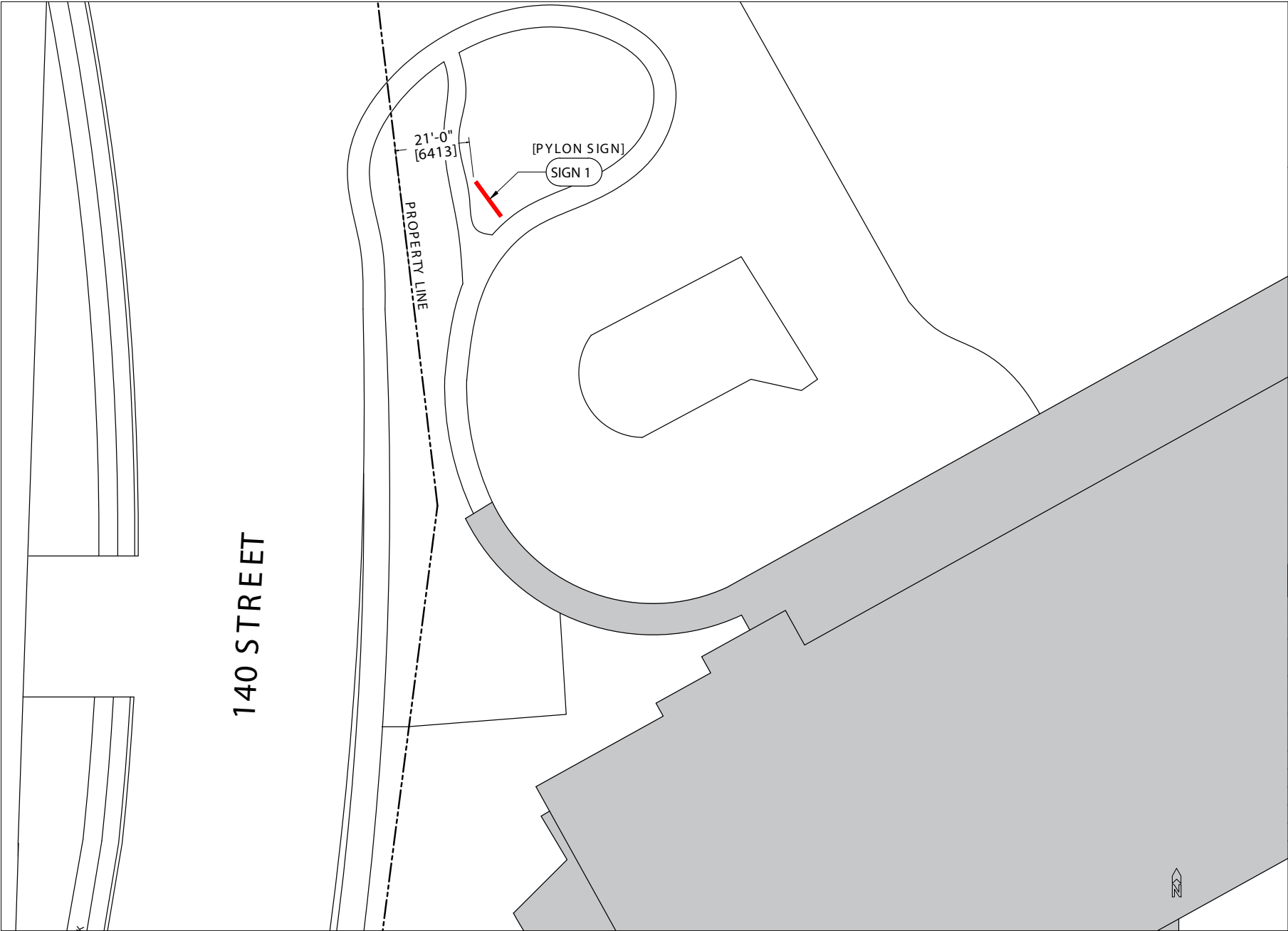
Complete Set of Permit Drawings



FIVE STAR
 www.fivestarpermits.com
 637 Lakeside Court
 Oliver BC V0H 1T4
 250-487-1210

A	-
REV	DESCRIPTION
	JIM PATTISON OUTPATIENT CARE & SURGERY CENTRE
	9750 140 STREET SURREY, BC
SITE PLAN	
DATE:	OCT. 08, 2021
SCALE:	1:600
JOB No.:	-
DRAWN BY:	AT
CHECKED BY:	AT

NOTE: THESE DRAWINGS ARE INTENDED FOR PERMIT PROCESSING ONLY. ALL DIMENSIONS, SIGNAGE PLACEMENT AND DESIGN TO BE VERIFIED BY SIGNAGE CLIENT AND/OR FABRICATOR PRIOR TO CONSTRUCTION OR INSTALLATION.



REV	DESCRIPTION
A	-

9750 140 STREET
 SURREY, BC

SITE PLAN	
DATE:	OCT. 08, 2021
SCALE:	-
JOB No.:	-
DRAWN BY:	AT
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Date: September 30, 2021 Size: see the artwork
 SO: TBD Quantity: TBD
 WO: TBD Substrate: 3/4 Plywood
 Sales Rep: SS Sheeting: TBD
 Proof: #1

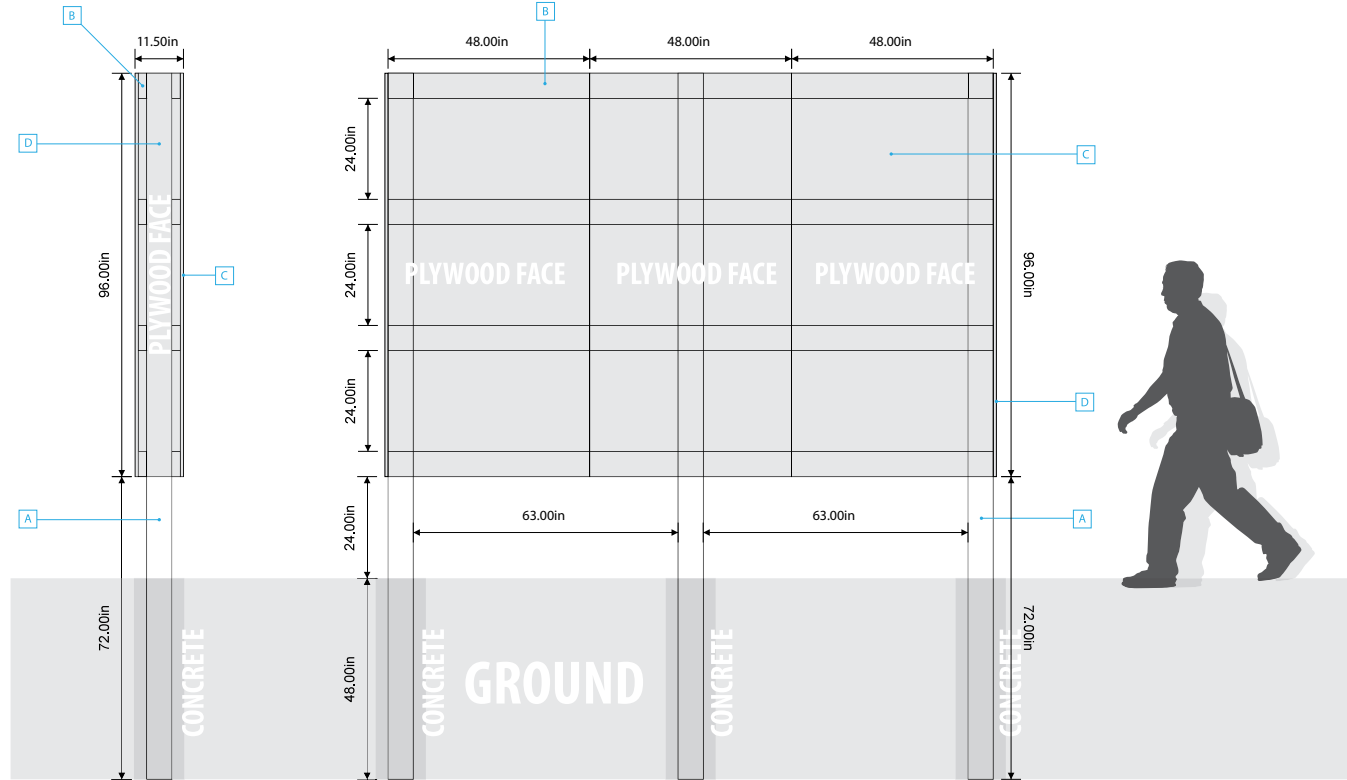
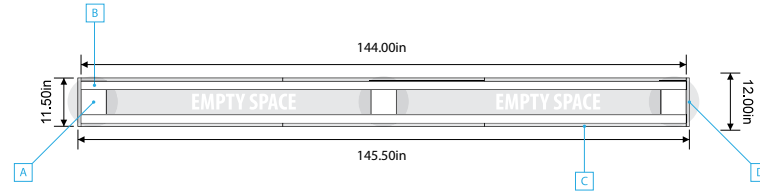
Colours: ● TBD
 ● TBD
 ● TBD
 ● TBD

Sign 1 Pylon Sign

SPECIFICATION DETAILS SIGN TYPE - BILLBOARD SIGN

- A** Wood Post
- 6" x 6" x 16 - 1/2" Pressure treated wood post
 - Placed 46" below grade 63" apart
 - Held in place with concrete in hydro-vacuumed 12" diameter x 4" deep back filled holes
- B** Wood Batons
- 2" x 6" x 12" Pressure treated wood batons
 - Mechanically fastened to Wood Posts
- C** Sign Panels:
- Front & Back**
- 48" x 96", 3/4" MDO plywood panels
 - Digital graphics applied on both sides
 - Mechanically fastened to Wood Batons
- D** Sign Panels:
- Side x 2**
- 11.50" x 96", 3/4" MDO plywood panels
 - Digital graphics applied on both sides
 - Mechanically fastened to Wood Batons

3 Top View



1 Side View (10% Scale)

2 Front View (10% Scale)

Address: 9750 140 Street, Surrey, BC



SURREY
 17855-66 Ave
 Surrey, BC, V3S 7X1
 ☎ 604.596.1231 | 604.596.1211
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CLIENT / PROJECT
 Surrey Hospital's Foundation
 Billboards

COMMENTS

APPROVED BY

AS BUILT DRAWINGS
 Design Development - Darryl Blyth

CHECKED BY
 Shame Subhatic

PAGE
 3 / 4

Date: September 30, 2021 Size: see the artwork
 SO: TBD Quantity: TBD
 WO: TBD Substrate: 3/4 Plywood
 Sales Rep: SS Sheeting: TBD
 Proof: #1

Colours: ● TBD
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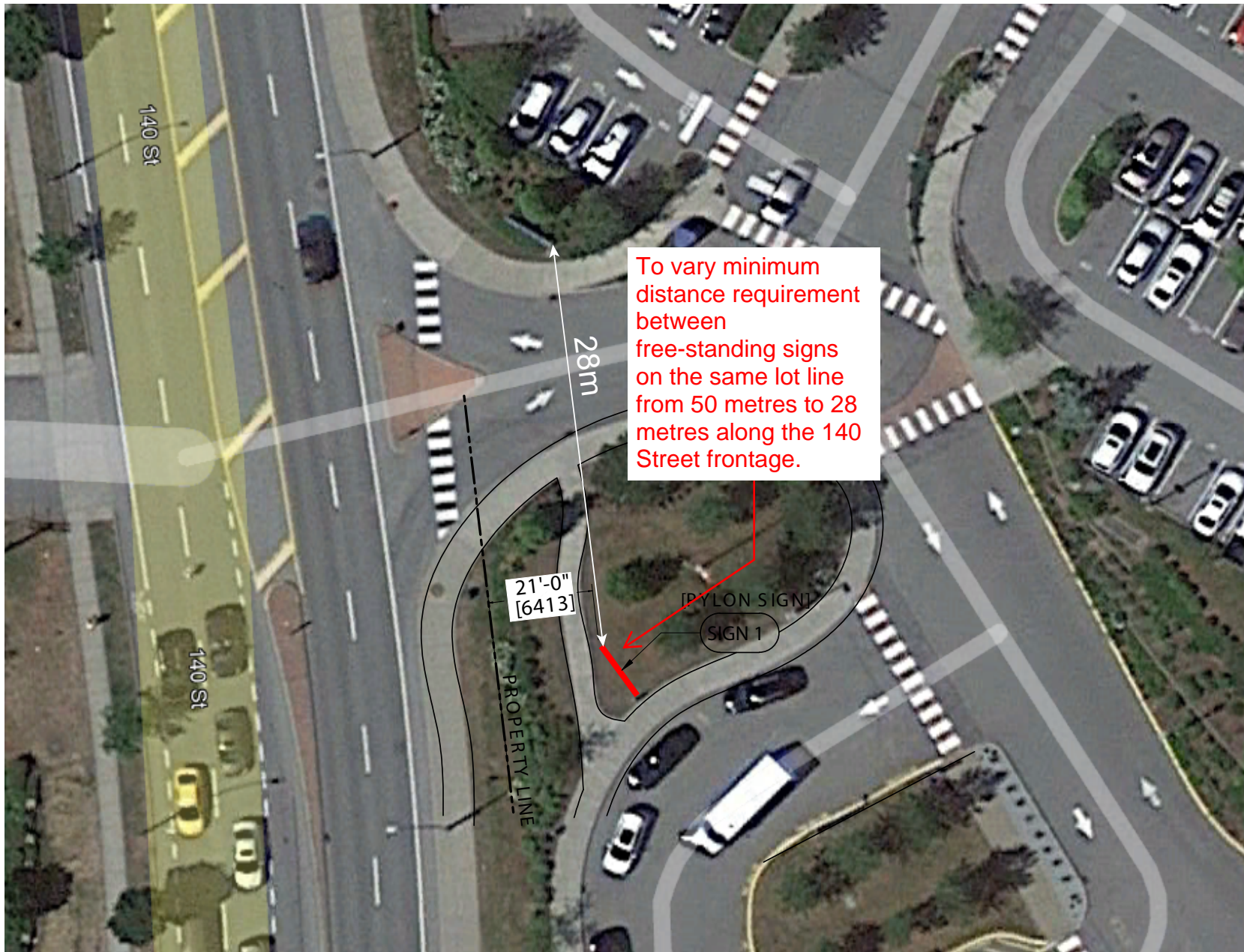
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Address: 9750 140 Street, Surrey, BC

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	<p>AS BUILT DRAWINGS Design Development - Darryl Blyth</p>	<p>CHECKED BY Shame Subotic</p>	<p>PAGE 4 / 4</p>	



Date

Scale 1cm=2.5m Scale

Client approves sign locations



SITE PLAN