

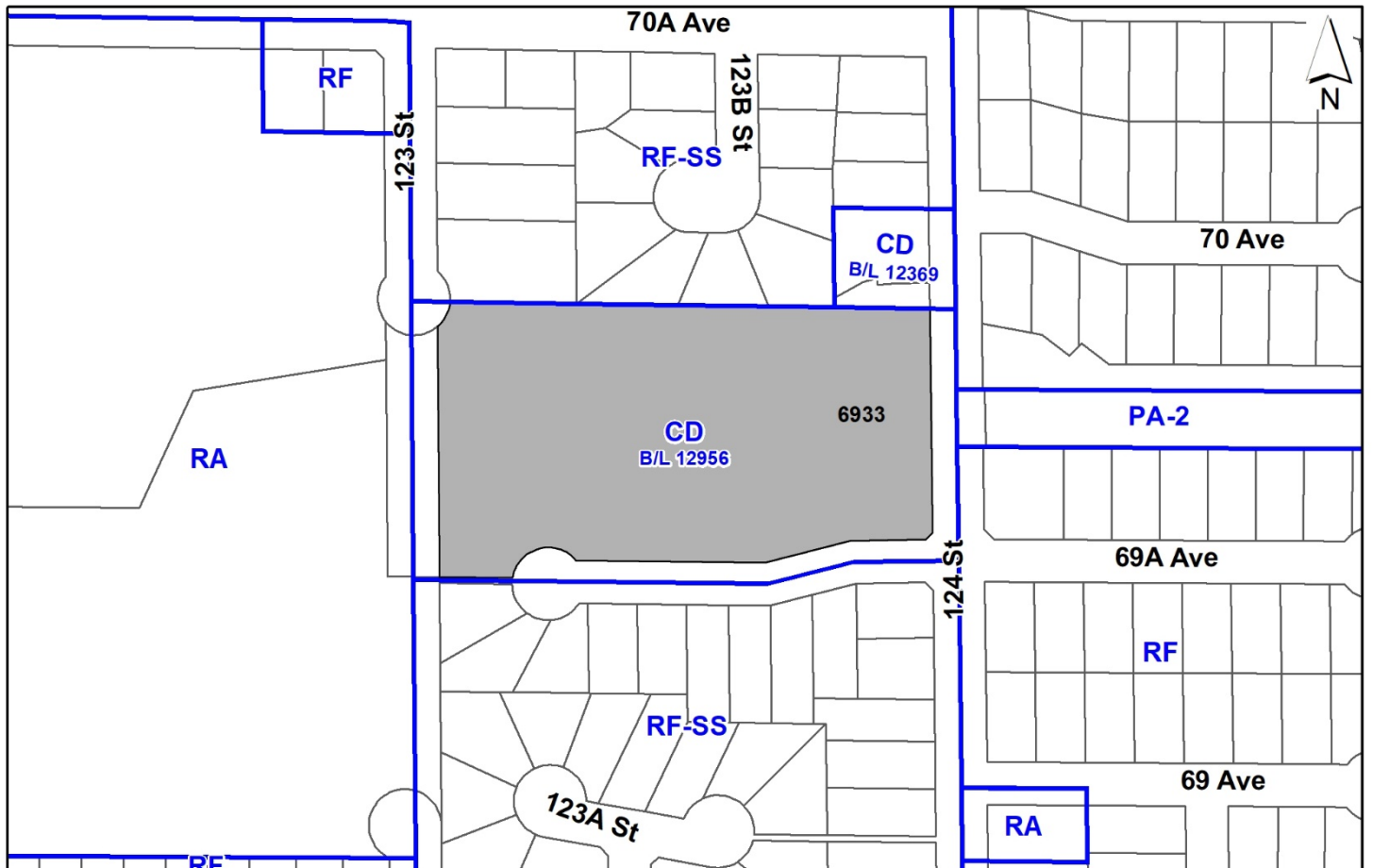
PROPOSAL:

- **Development Variance Permit**
 to allow a free-standing, one-sided electronic message board sign for the Khalsa Elementary School.

LOCATION: 6933 124 Street

ZONING: CD By-law 12956

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed free-standing one-sided sign is comprised of an electronic message board, which is not permitted under the Sign By-law. The height and area of the sign exceeds the maximum dimensions permitted for a free-standing sign under the Sign By-law.

RATIONALE OF RECOMMENDATION

- Currently, there are multiple schools with free-standing, one-sided electronic message board signs in the City of Surrey.
- The proposed sign incorporates a unique design corresponding with the Khalsa Elementary School. The height and sign area (which includes the base of the sign) will allow it to vertically extend above the school's brick gate.
- The proposed message board is angled towards the north-east, facing southbound traffic accessing the Khalsa Elementary School and adjacent Khalsa Primary School.
- The proposed sign will provide the Khalsa Elementary School with a communication tool to relay information without the need for excess temporary signage.
- The proposed sign is partially concealed behind a brick wall near the parking lot entry.
- Whereas variances to the Sign By-law may be considered under the Development Variance Permit Delegation Bylaw No. 20620, Council consideration is requested due to the potential public realm impacts imposed by a new free-standing sign with an electronic message board.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7923-0334-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to allow a free-standing, one-sided electronic message board sign;
 - (b) to increase the maximum height of a free-standing sign in an Institutional Zone from 4.5 metres to 4.86 metres; and
 - (c) to increase the maximum area of a free-standing sign in an Institutional Zone from 4.5 square metres to 6.9 square metres.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Khalsa Elementary School	Urban	CD By-law 12956
North (Abutting):	Single family residential	Urban	RF-SS
East (Across 124 Street):	Khalsa Primary School / Parkland / Single family residential	Urban	PA-2, RF
South (Across 69A Avenue):	Single family residential	Urban	RF-SS
West (Across 123 Street):	Cougar Creek Park	Urban	RA

Context & Background

- The subject site is located on the northwest corner of 69A Avenue and 124 Street in Newton. The parcel is 18,494 square metres in area. The lot is adjacent to Cougar Creek Park on the west, across an unopened City Road Right-of-Way. Cougar Creek runs through the north side of the lot.
- The subject site is zoned “Comprehensive Development Zone By-law 12956”, which permits a private school with no more than 1,190 students in enrolment and ancillary uses including a temple and recreational facilities.

- The property is developed and operates as the Khalsa Elementary School of the Khalsa School network. The lot is across the street from the Khalsa Primary School, located at 6962 124 Street.

DEVELOPMENT PROPOSAL

Planning Considerations

- The Khalsa Elementary School proposes a one-sided electronic message board sign, similar to those installed on other private and public school grounds across the City (including Fraser Heights Secondary, Earl Marriot Secondary, and Semiahmoo Secondary). The proposed sign would be located on the south side of the main parking lot access point on 124 Street.
- Under the current Sign By-law, electronic message board signs are prohibited. New electronic message board signs may only be authorized through a Development Permit or a Development Variance Permit. Large free-standing signs are also subject to a Form and Character Development Permit.
- The Khalsa Elementary School is considered an institutional use, which is exempt from a Form and Character Development Permit. The proposed free-standing, one-sided electronic message board sign does require a Development Variance Permit.

Design Proposal

- The proposed free-standing, one-sided electronic message board sign is 4.86 metres tall and approximately 6.9 square metres in area. The sign is proposed to be located behind the walled/gated entrance to the parking lot from 124 Street. A portion of the lower portion of the sign would be concealed behind a brick wall. The sign would be 3 metres from the east lot line and would be directly adjacent to a Nishan Sahib flag of approximately 30 metres in height.
- The sign is supported by a solid steel post with aluminum cladding. The sign would function as a monument sign indicating the property's principal use and includes push-through letters reading "Khalsa School" and the establishment date.
- An electronic message board is proposed to be mounted onto the sign with an approximate vertical clearance of 2.71 metres. The message board itself is 0.81 metres in-height and 1.94 metres wide, for an area of 1.57 square metres. The message board is intended to broadcast important dates and other information pertaining to the Khalsa School.
- The message board is angled north towards southbound traffic on 124 Street, away from residential frontages south of 69A Avenue.
- The proposed message board would be visible across 124 Street facing one adjacent residential frontage (6944 124 Street). This property is screened by a hedge and mature trees. The sign will otherwise project towards the Khalsa Primary School (6962 124 Street) and City parkland (6970 124 Street).

Referrals

Engineering: The Engineering Department has no objection to the project.

POLICY & BY-LAW CONSIDERATIONS

Sign By-law

Signage Variances

- The applicant is requesting the following variances to the Surrey Sign By-law (By-law No. 1999, No. 13656):
 - to allow a free-standing, one-sided electronic message board sign;
 - to increase the maximum height of a free-standing sign in an Institutional Zone from 4.5 metres to 4.86 metres; and
 - to increase the maximum area of a free-standing sign in an Institutional Zone from 4.5 square metres to 6.9 square metres.
- The proposed free-standing, one-sided electronic message board sign is similar to those found on other school-grounds in the City. A greater height and sign area are proposed to enable the sign to vertically extend above the brick gate on the school frontage.
- A message board sign will alleviate the need for a high quantity of signs advertising school enrolment and significant school events.
- The proposed one-sided message board is angled towards the north-east, facing southbound traffic accessing the Khalsa Elementary School and Khalsa Primary School and minimizing impacts on adjacent residences. The most proximate residence is buffered by a hedge and a mature tree.
- Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Variances to the Sign By-law
- Appendix II. Context Plan
- Appendix III. Sign Drawings
- Appendix IV. Development Variance Permit No. 7923-0334-00

approved by Shawn Low

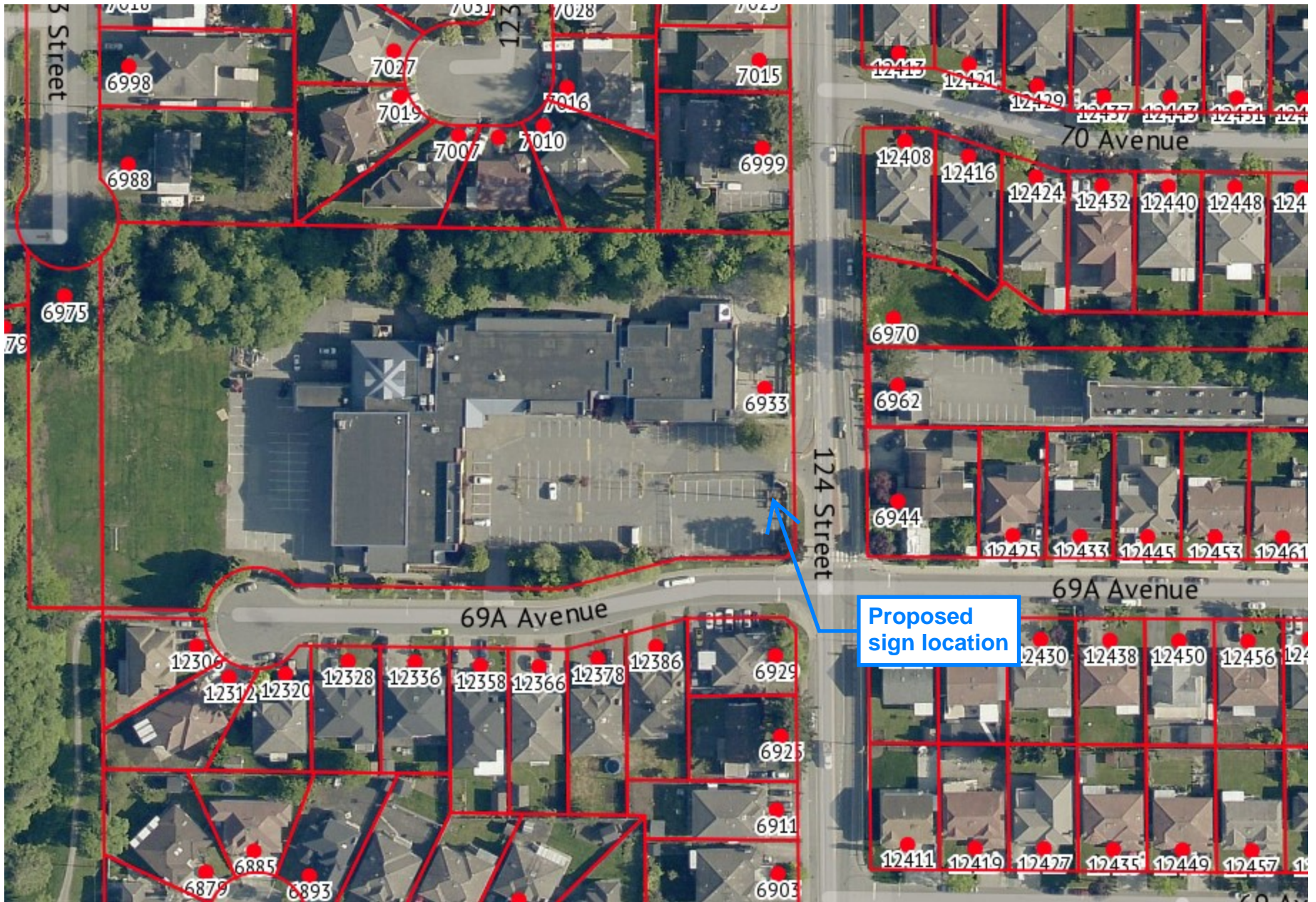
Don Luymes
General Manager
Planning and Development

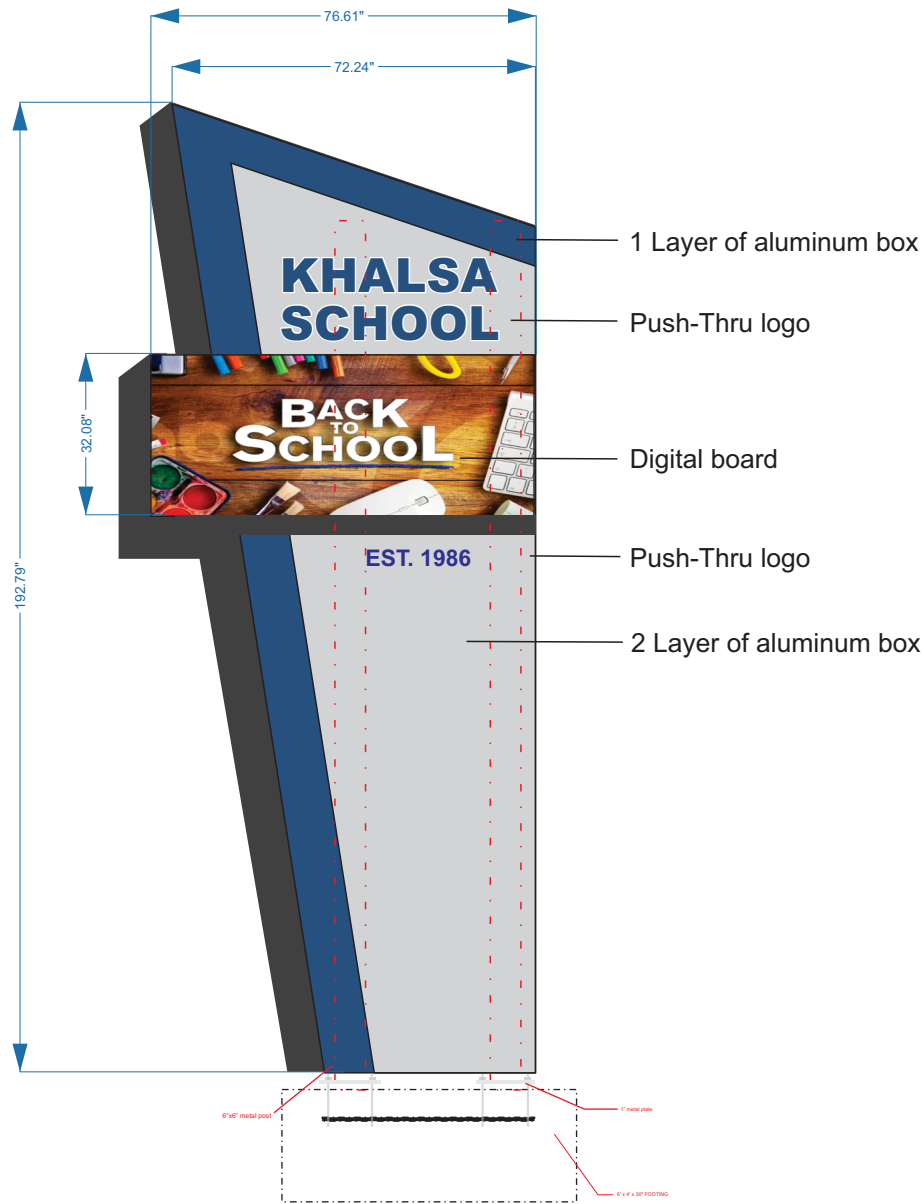
JK/ar

Sign By-law Variances

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	to allow a free-standing, one-sided electronic message board sign.	The following <i>signs</i> are prohibited: <i>Electronic message board sign</i> [...] (S.10(13)).	To permit an electronic message board sign for use as a communication tool by the on-site Khalsa School, corresponding with other schools that have similar free-standing electronic message board signage.
2	to increase the maximum height of a free-standing sign in an Institutional Zone from 4.5 metres to 4.86 metres.	The <i>height</i> of the [<i>Free-standing sign</i>] shall not exceed 4.5 m [15.0 ft] [...] (S.35(1)(f)).	To permit a monument-style free-standing sign on which an electronic message board can be mounted, while also having copy that conveys the name of the school, with sufficient vertical extension above the fronting wall/gate for visibility.
3	to increase the maximum area of a free-standing sign in an Institutional Zone from from 4.5 square metres to 6.9 square metres.	The <i>sign area</i> shall not exceed 4.5 sq. m [50 sq. ft] (S.35(1)(d)).	To permit a monument-style free-standing sign on which an electronic message board can be mounted, while also having copy that conveys the name of the school, with sufficient vertical extension above the fronting wall/gate for visibility.





Khalsa School	Customer
	Address
13/Dec/2022	Date
Pilon Sign	Product
W00001	Order No.
Khalsa School	File
	price

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	Approved
	Date

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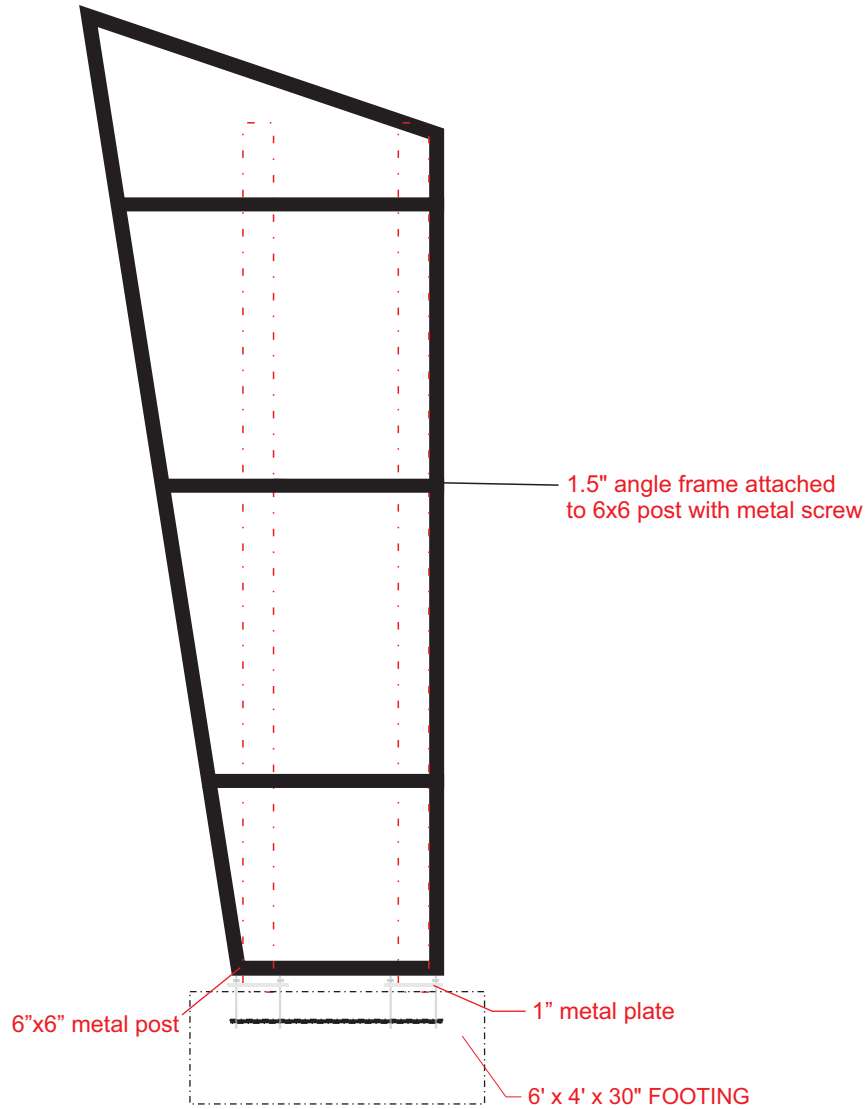
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 www.jassalsigns.com
 Ph: 604-599-4221
 Fax: 604-593-5011
 #101 - 7728 128th Street
 Surrey, B.C. V3W 1L3



Ph: 604-599-4221 • Email: info@jassalsigns.com
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Drawing Name			
Khalsa School			
Sign Description			
Pilon Massage Board			
Font	Sq.Ft.	Copy area	Power
	6.9 sq m		120 volt

Sign Type
Qty
Page



Khalsa School

Customer

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Khalsa School

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Pilon Message Board			
Font	Sq.Ft.	Copy area	Power
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Sign Type

Qty

Page

Sign Location
set back 3 Meter from property line



Khalsa School

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Sign Description			
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Sign Type
Qty
Page

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0334-00

Issued To:

(the Owner)

Address of Owner:

1. This development variance 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 variance permit.
2. This development variance 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: 017-931-088
PARCEL A EXCEPT: PART ROAD ON PLAN LMP12032, SECTION 18 TOWNSHIP 2
NEW WESTMINSTER DISTRICT PLAN LMP6095
6933 124 Street

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) to allow a free-standing, one-sided electronic message board sign;
 - (b) to increase the maximum height of a free-standing sign in an Institutional Zone from 4.5 metres to 4.86 metres; and
 - (c) to increase the maximum area of a free-standing sign in an Institutional Zone from 4.5 square metres to 6.9 square metres.
4. This development variance permit applies to that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

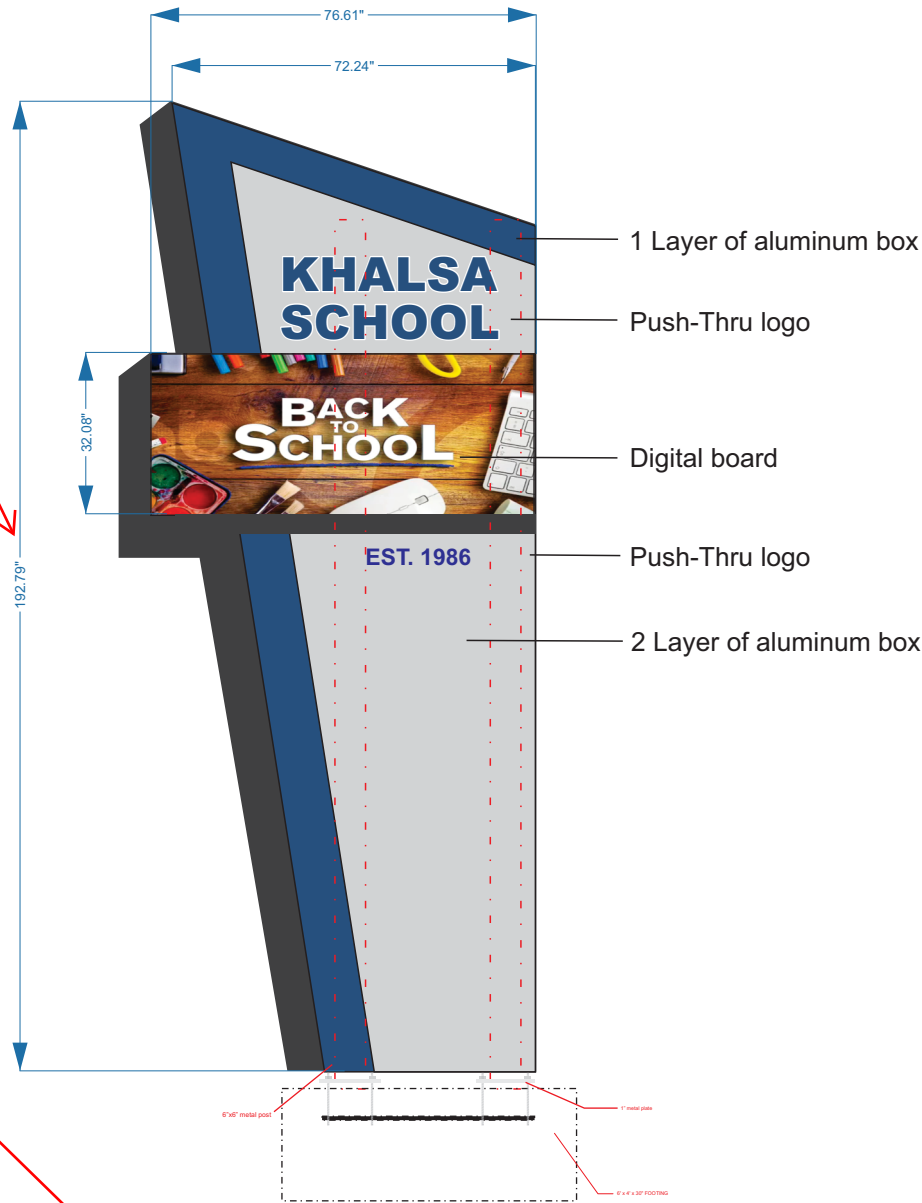
City Clerk – Jennifer Ficocelli

DVP 7923-0334-00:

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Khalsa School

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Drawing Name			
Khalsa School			
Sign Description			
Pilon Message Board			
Font	Sq.Ft.	Copy area	Power
	6.9 sq m		120 volt

Sign Type

Qty

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Sign Location
set back 3 Meter from property line



Khalsa School
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