

**City of Surrey
PLANNING & DEVELOPMENT REPORT**

File: 7918-0297-00

Planning Report Date: December 17, 2018

PROPOSAL:

- **Development Permit**

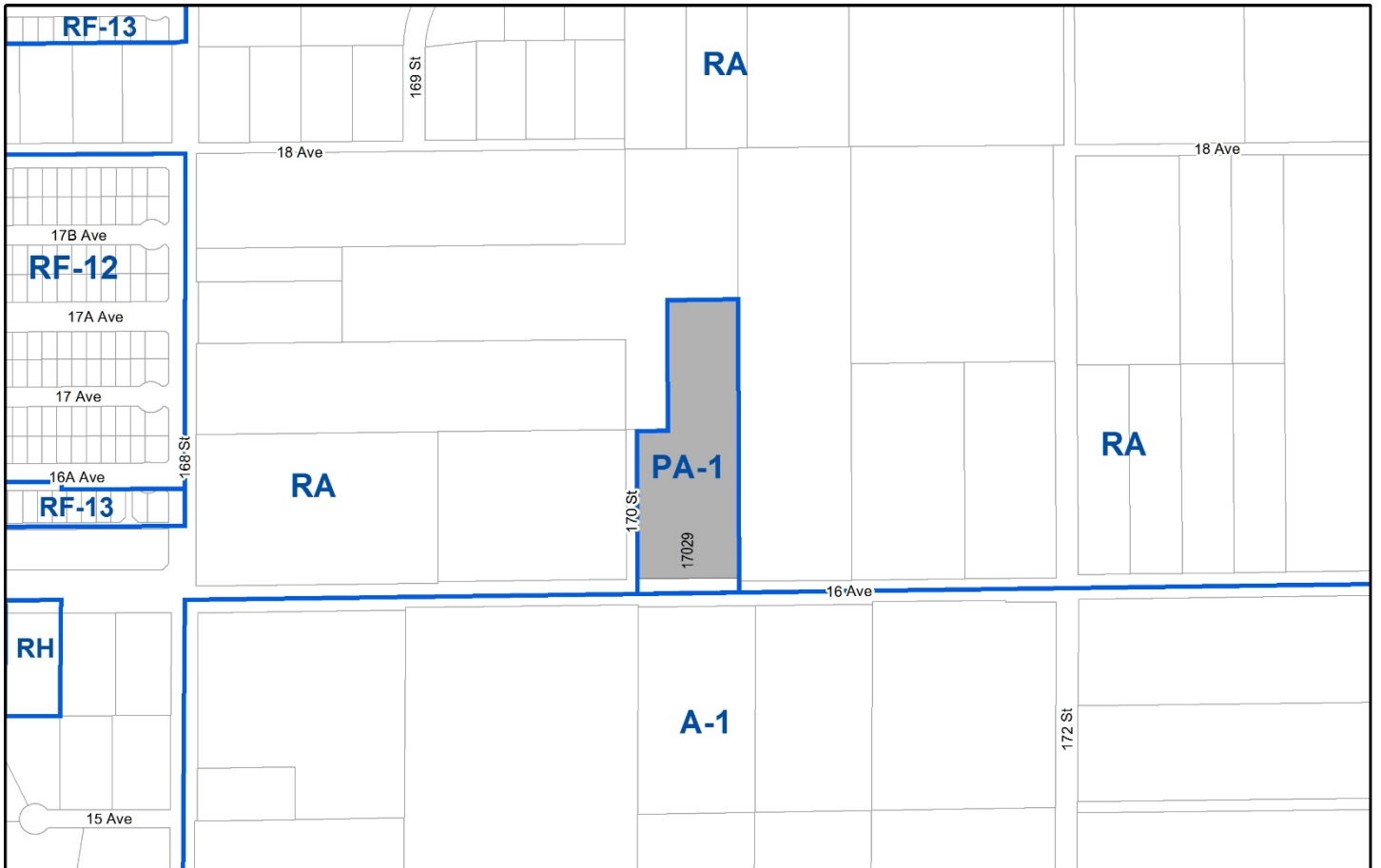
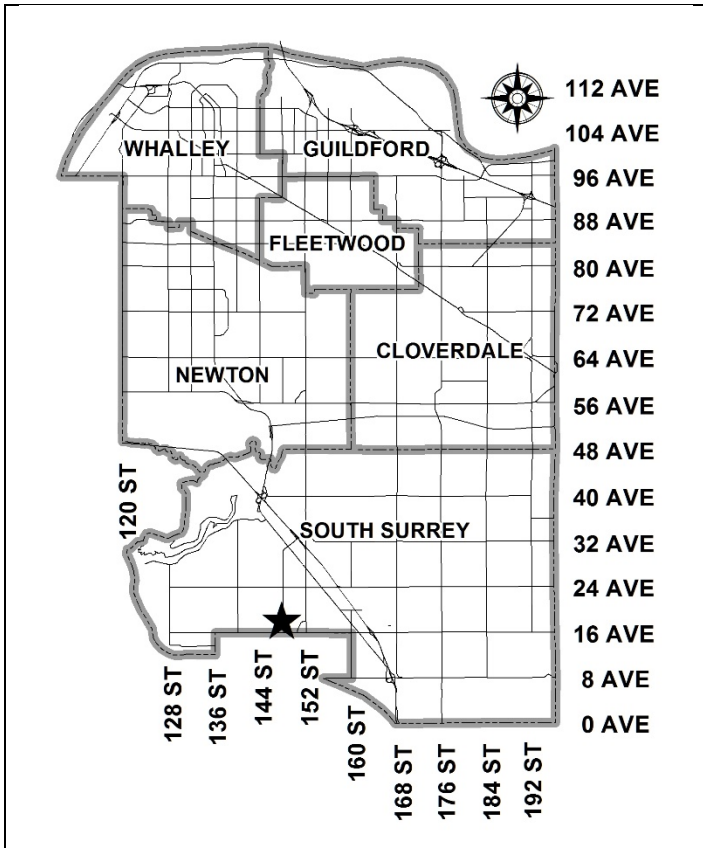
to permit a comprehensive sign design package for Emmanuel Covenant Church.

LOCATION: 17029 – 16 Avenue

ZONING: PA-1

OCP DESIGNATION: Suburban – Urban Reserve

GLUP DESIGNATION: Institutional



RECOMMENDATION SUMMARY

- Council approve the applicant's request for a Development Permit for a comprehensive sign design package.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the Sign By-law, through a Development Permit, to increase the total sign area for one fascia sign and one free standing sign, as part of a comprehensive sign design package.

RATIONALE OF RECOMMENDATION

- The subject property is used as a church and has a significant frontage along 16 Avenue of approximately 92.5 metres (303 ft.). The existing free standing sign is of low quality, and encroaches into the 2 metre (6.5 ft) minimum setback required by the Sign By-law.
- The proposed new fascia sign and replacement free standing sign are constructed of high quality materials and are a reasonable scale in proportion to the building, given the size of frontage and setback from 16 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit Application No. 7918-0297-00, for a comprehensive design sign package.

REFERRALS

- Engineering: The Engineering Department has no objection to the proposal.
- Parks, Recreation, and Culture: This application does not require a referral to the Parks, Recreation, and Culture Department.
- Fire: This application does not require a referral to the Fire Department.

SITE CHARACTERISTICS

Existing Land Use: Emmanuel Covenant Church

Adjacent Area:

Direction	Existing Use	GLUP Designation	Existing Zone
North:	Vacant Land	Parks and Open Space / Urban Residential (4 - 15 u.p.a.)	RA
East:	Single family dwelling	Parks and Open Space / Urban Residential (4 - 15 u.p.a.)	RA
South (Across 16 Avenue):	Agricultural	Agricultural (OCP)	A-1
West (Across 170 Street):	Darts Hill Garden Park	Parks / Open Space	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject site, located at 17029 – 16 Avenue, is designated "Suburban – Urban Reserve" in the Official Community Plan, "Institutional" in the Grandview Heights General Land Use Plan, and zoned "Assembly Hall 1 Zone (PA-1)".
- The proposed signage is for the existing church, which has a large prominent frontage along the north side of 16 Avenue. The existing free-standing sign does not conform to the Sign By-law as it encroaches into the required 2 metre (6.5 ft.) setback from the front lot line and there is currently no fascia sign on the building.

Signage Proposal

- The applicant is proposing a Development Permit for a comprehensive sign design package to allow for one free standing sign and one fascia sign.
- The Surrey Sign By-law, 1999, No. 13656 permits one (1) fascia sign for a building in an institutional zone with a maximum area of 3 square metres (32 sq. ft.) and permits one (1) free-standing sign of a maximum area of 4.5 square metres (50 sq. ft.). The applicant is proposing the following:
 - One (1) fascia sign with the text "Emmanuel Covenant Church" with a total sign area of 7 square metres (75 sq. ft.); and
 - One (1) free standing sign with the text "Emmanuel Covenant Church" with a total sign area of 13.1 square metres (142 sq. ft.)
- A variance to the Sign By-law is requested to accommodate the increased sign area of both the fascia sign and free-standing sign (Appendix II). These variances can be accommodated through a comprehensive sign design package in accordance with Section 9.(2) of the Surrey Sign By-law.

Staff Comments

- The fascia sign will be comprised of wall-mounted non-illuminated aluminum channel lettering, with vinyl facing for the church's logo. The sign is integrated with the architectural design of the existing church.
- The free standing sign is proposed as a double sided illuminated pylon sign, with an aluminum frame, changeable letter message board, and mounted on a cement base. The proposed free standing sign is approximately 2.0 metres (6.6 ft.) high, including the 0.5 metre (1.5 ft.) concrete base, and 4.3 metres (14.2 ft.) wide. The design of the fascia sign and free-standing sign are complementary and include the church's logo.
- Although changeable copy lettering is discouraged from being used on free-standing signs, as per section 203 of the Form and Character Development Permit Guidelines (DP1.1), these types of signs have been approved through Development Permits for churches throughout Surrey. Changeable copy signs help support church uses by advertising church services and events to community members and is therefore an appropriate sign type in this circumstance.
- To reduce the amount of light glare emanating from the changeable copy panel, the applicant has proposed edge lighting for the changeable copy panel of the free standing sign.
- To further reduce the impact of light glare from the free standing sign onto the surrounding properties, the sign will be installed with fully adjustable lighting and a timer which will turn off the sign's lighting between the hours of 9:00 PM and 5:00 AM.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary Part 7, Section 35(1)(d) of the Sign By-law, to increase the permitted sign area of a free standing sign from 4.5 square metres (50 sq. ft.) to of 13.1 square metres (142 sq. ft.).

Applicant's Reasons:

- The size of the proposed free standing sign fits within the surrounding context given the property's 92.5 metres (303 ft.) frontage.
- The proposed variance to exceed the sign area permitted in the Sign By-law is necessary to ensure the sign is legible, given the required setbacks.

Staff Comments

- The proposed free-standing sign will replace the existing free-standing sign which currently encroaches into the 2 metre (6.5 ft.) minimum setback required by the Sign By-law.
- Part 7, Special Building Setbacks, of the Zoning By-law requires that all buildings and structures incorporate setbacks that take into account future road widening requirements as identified in the "Surrey Major Road Allowance Map" attached as Schedule K to the Surrey Subdivision and Development By-law. The purpose of Special Building Setbacks is to ensure that existing structures comply with the Zoning By-law once ultimate road allowances are achieved.
- Special Building Setbacks apply to the proposed free standing sign and, as a result, will have a 5.5 metre (18 ft.) setback from 16 Avenue, to ensure the sign will achieve the 2 metre (6.5 ft.) setback, as required by the Sign By-law, from the ultimate lot line.
- Staff supports the applicant's rationale that the proposed variance to exceed the maximum size of a free standing sign will improve the legibility of the sign given the required setbacks and significant lot frontage.

(b) Requested Variance:

- To vary Part 7, Section 35(2)(b) of the Sign By-law, to increase the permitted sign area of a fascia sign from 3 square metres (32 sq. ft) to 7 square metres (75 sq. ft.).

Applicant's Reasons:

- The proposed fascia sign is appropriate given the scale of the building and size of the setback from 16 Avenue.

Staff Comments

- The sign will be located on the portion of the church building that is setback 30.5 metres (100 ft.) from the existing lot line along 16 Avenue. Meeting the size restrictions of the Sign By-law would result in a fascia sign that is difficult to read from the street.
- Staff support the applicant's rationale that the size of the sign is appropriate given the scale of the building and the distance of the sign from 16 Avenue.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential)
Appendix II.	Proposed Sign By-law Variances Tables
Appendix III.	Development Permit No. 7918-0297-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

BD/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow for an increased fascia sign area of 7 square metres (75 sq. ft.) along the south elevation of the existing church.	The sign area for a fascia sign shall not exceed 3 square metres (32 sq. ft.) (Part 7, Section 35(2)(b))	The proposed fascia sign is of an appropriate size and scale in relation to the proposed building and the setback from 16 Avenue.
2	To allow for an increased free standing sign area of 13.1 square metres (142 sq. ft.).	The sign area for a free standing sign shall not exceed 4.5 square metres (50 sq. ft.) (Part 7, Section 35(1)(d))	The proposed free standing sign is of an appropriate size and scale given the large frontage of the subject site, and the increased setbacks required from the ultimate road right-of-way.

(the "City")

DEVELOPMENT PERMIT

NO.: 7918-0297-00

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: 024-263-036
Lot 1 Section 18 Township 7 New Westminster District Plan LMP39629

17029 – 16 Avenue

(the "Land")

3. This development permit applies to only to that portion of the buildings and structures on the Land shown on the Drawings which is attached to and forms part of this development permit.
4. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

B. Form and Character

1. Signage shall be installed in conformance with the Drawings numbered 7918-0297-00(1) through to and including 7918-0297-00(3).

2. Minor changes to the Drawings that do not affect the general form and character of the 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 in Schedule A, which is attached hereto and forms part of this development permit, and as shown on the comprehensive sign design package Drawings numbered 7918-0297-00(1) through to an including 7918-0297-00(3).

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

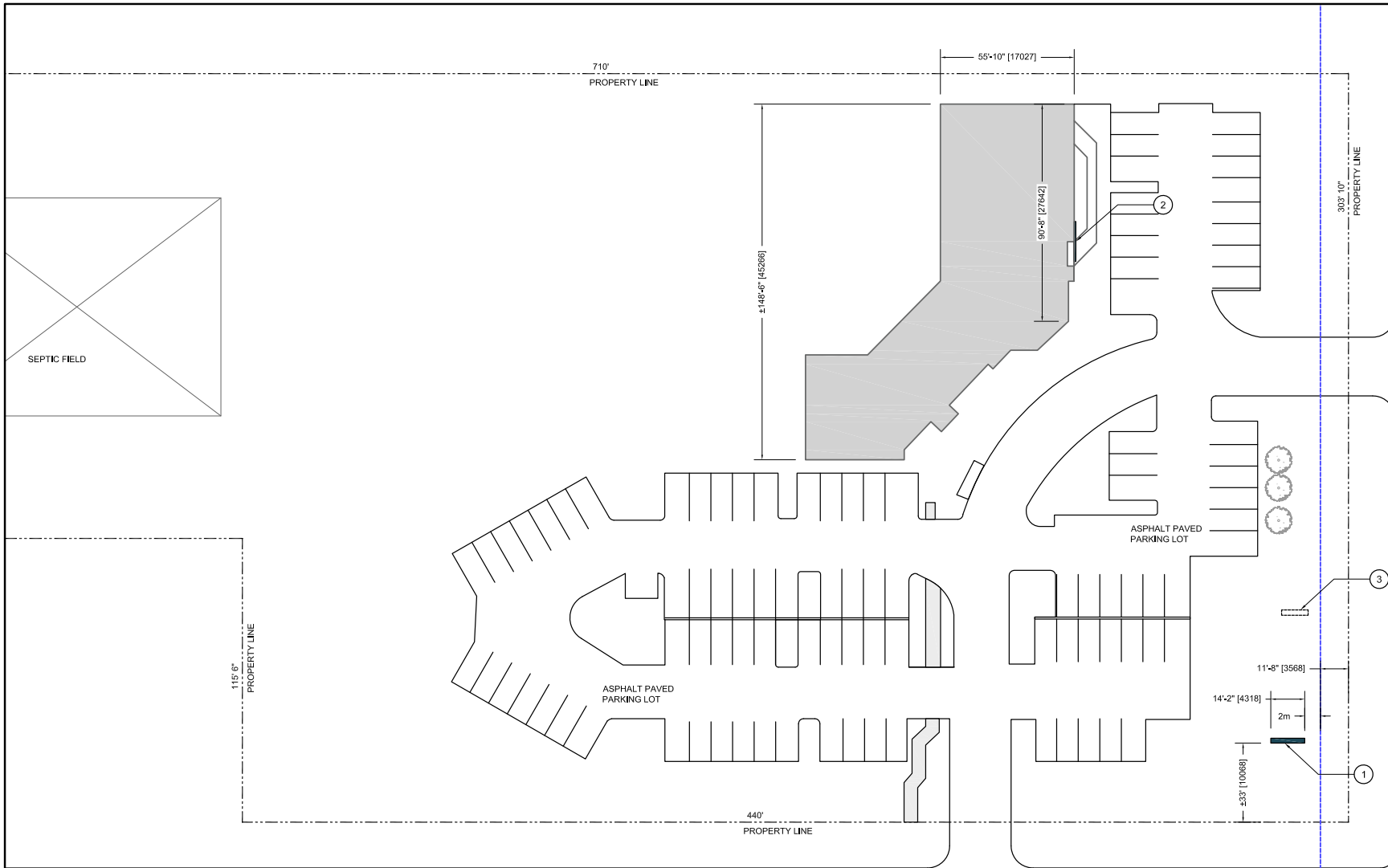
IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND
OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO
THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE
THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: (Signature)

Name: (Please Print)

Sign By-law Variances

#	Variance	Sign By-law Requirement
1	To allow for an increased fascia sign area of 7 square metres (75 sq. ft.) along the south elevation of the existing church.	The sign area for a fascia sign shall not exceed 3 square metres (32 sq. ft.) (Part 7, Section 35(2)(b))
2	To allow for an increased free standing sign area of 13.1 square metres (142 sq. ft.).	The sign area for a free standing sign shall not exceed 4.5 square metres (50 sq. ft.) (Part 7, Section 35(1)(d))



16TH AVENUE



331 Parkdale Ave. N.
Hamilton, ON L8H 5Y1
Tel: (289)389-8951
info@prioritypermits.com
www.prioritypermits.com

SIGN DESCRIPTION

1	NEW GROUND SIGN
2	NEW WALL SIGN
3	GROUND SIGN TO BE REMOVED

REV	DESCRPT
A	-

EMMANUEL CO
17029 16th A
SURREY, B

DATE: SEP
SCALE: -
JOB No.: -
DRAWN BY: SC
CHECKED BY: -

L1

NOTE: THESE DRAWINGS ARE INTEND FOR PROCESSING ONLY. ALL DIMENSIONS, E AND DESIGN TO BE VERIFIED BY SIGN FABRICATOR PRIOR TO CONSTRUCTION.

7918-0297-00(1)

1 SITE PLAN
SCALE: 1:750

[50] 2" deep, non-illuminated Aluminum Letters
Circle is custom shape with vinyl on face

200" [5080]



54" [1371]

emmanuel
COVENANT CHURCH

14"

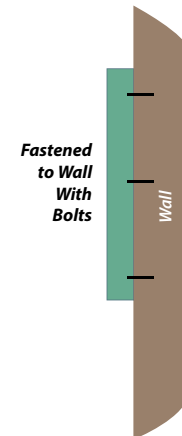
19.6"

[497]

135.5" [3441]



[7620] 25'
Above
Grade



Fastened
to Wall
With
Bolts

Wall

Sign 2

Client: Emmanuel Church

Date: Dec 7, 2017

Notes: 17029 16 Ave, Surrey, BC

layout by: Conrad

7918-0297-00(2)

Freestanding Double-sided Illuminated pylon (lit as per details below)
Copy less than 50% coverage 431.8 cm (170")

Qty 1

152.4 cm
(60")



The sign illumination shall be on a timer to turn off between the hours of 9:00 PM and 5:00 AM.

Standard aluminum frame with 8" deep cabinets.

Mounted to Cement base.

Cut vinyl on 3/16" sign-white Lexan.

Edgelit Message board w/ 5" changeable letters



7918-0297-00(3)

Client: Emmanuel Church
Job: 60075
Date: Dec 07, 2018

Notes: **Installed at**
17029 16 Ave, Surrey, BC

layout by: Con'