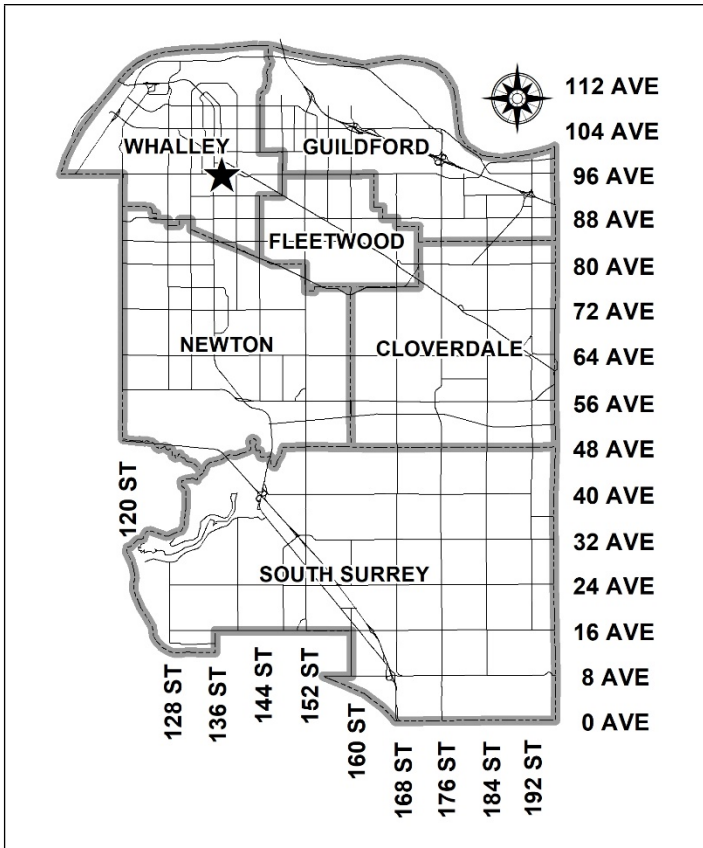


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0163-00

Planning Report Date: October 3, 2022



PROPOSAL:

- **Development Permit**

to permit construction of on-site fundraising signage for the Surrey Hospitals Foundations which is associated with the Surrey Memorial Hospital.

LOCATION:

13750 - 96 Avenue
 (13700 - 96 Avenue,
 13665 - 94A Avenue)

ZONING:

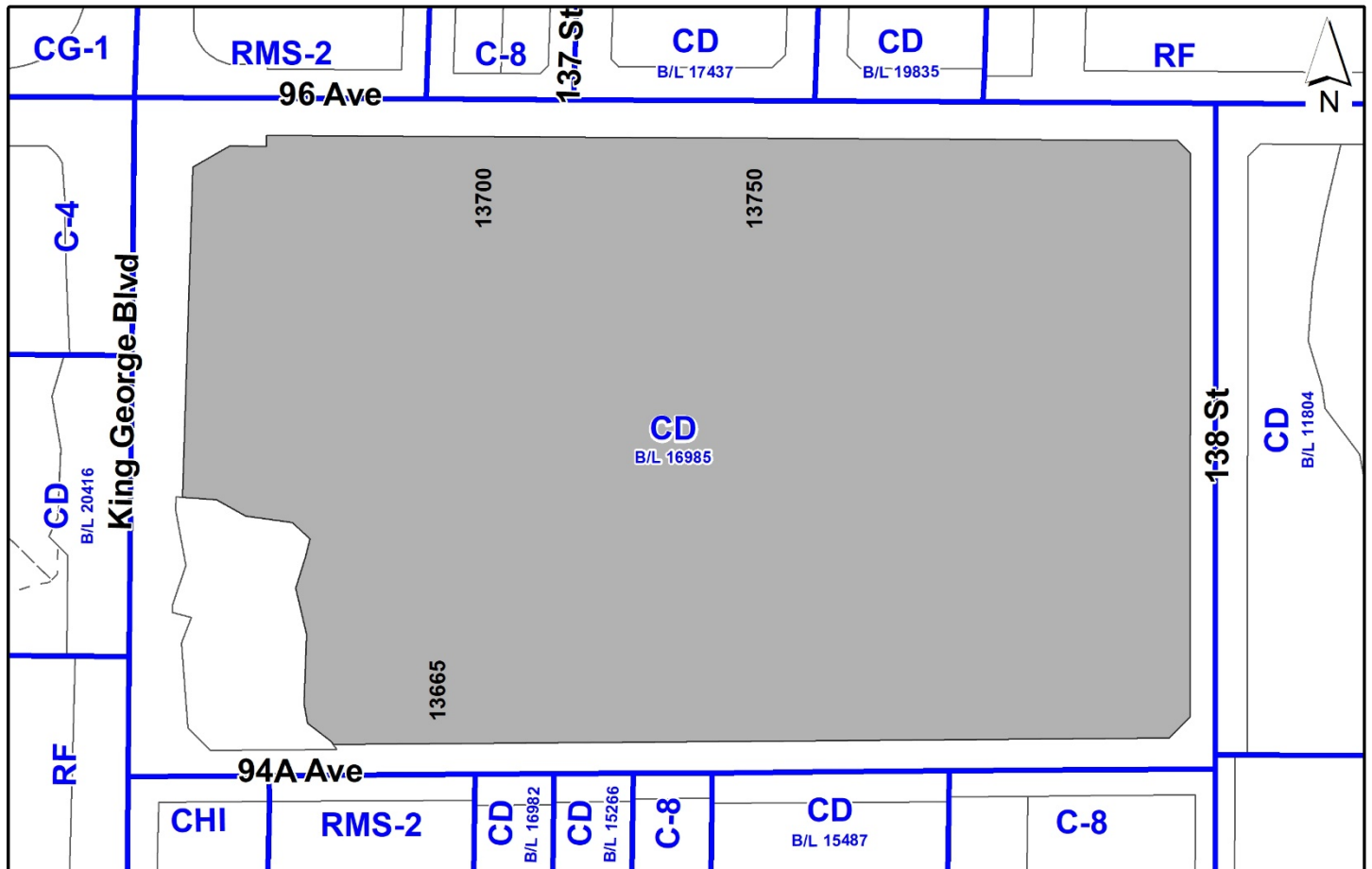
CD (Bylaw No. 16985)

OCP DESIGNATION:

Downtown

CCP DESIGNATION:

High Density Employment and
 Medical District



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 8 metres at the 96 Avenue and King George Boulevard intersection.

RATIONALE OF RECOMMENDATION

- The proposed signage will identify evolving 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 Surrey Memorial Hospital.
- 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 4 metres from property line but is approximately 3 metres in height to allow for adequate visibility for vehicular and pedestrian traffic along 96 Avenue and King George Boulevard.
- The installation of the proposed fundraising signage is outside of Engineering infrastructure and future road dedication.

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. 7922-0163-00 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	CCP Designation	Existing Zone
Subject Site	Surrey Memorial Hospital	High Density Employment	CD (Bylaw No. 16985)
North (Across 96 Avenue):	Medical facility, medical clinic, medical office buildings, single family dwelling and a gravel parking lot (TUP Application No. 7905-0047-00, pre-council)	High Density Employment and Mid to High Rise Mixed-Use	RMS-2, C-8, CD (Bylaw No. 17437), CD (Bylaw No. 19835) and RF

Direction	Existing Use	CCP Designation	Existing Zone
East (Across 138 Street):	Vacant lot with BC Hydro and Fortis BC rights-of-way and Quibble Creek	Park, Creek Buffer	CD By-law (No. 11804)
South (Across 94A Avenue):	Dairy Queen restaurant and a variety of medical support related facilities	Creek Buffer, Mid to High Rise Mixed-Use and Park	CHI, RMS-2, CD (Bylaw No. 16982), CD (Bylaw No.15226), CD (Bylaw No. 15487), C-8
West (Across King George Boulevard):	Tim Hortons, Quibble Creek, future 3 building development under Application No. 20-0244 (Final Adoption, April 25, 2022) and Queen Elizabeth Secondary School	Mid to High Rise Mixed-Use, Creek Buffer and School	CD (Bylaw No. 20416), C-4. RF

Context & Background

- The subject site, the Surrey Memorial Hospital, is located at 13750 – 96 Avenue and is approximately 8.5 hectares in size.
- The property is designated ‘Downtown in the Official Community Plan (OCP)’ and ‘High Density Employment’ in the City Centre Plan and is currently zoned ‘Comprehensive Development Zone (CD)’ (Bylaw No. 16985).
- Surrey Hospitals Foundations, which is the largest non-government charity and funder of health care for families in Surrey, helps provide new innovative medical equipment and additional support for health care technology. Such accomplishments include upgrades to the Children’s Health Centre, new innovative equipment for surgical suites to provide better outcomes for cancer and eye surgery, and special equipment for the Breast Health Clinic.
- By advertising marketing campaigns, celebrating their success, and recognizing top donors, Surrey Hospitals Foundation intends to attract further high-tech medical equipment, doctors, and specialists to Surrey and specifically the Surrey Memorial Hospital.

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 road dedication areas 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. 7922-0163-00

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 8 metres along the 96 Avenue and King George Boulevard intersection.	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.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7922-0163-00

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: 007-207-972

Parcel A Section 33 Township 2 New Westminster District Plan 74177 Except Bylaw Plan 82111 and
Plans LMP49509 and EPP4049
13750 – 96 Avenue (13700 – 96 Avenue, 13665 – 94A Avenue)

(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 7922-0163-00(1) through to and including 7922-0163-00(6) (the "Drawings").
2. Signage shall be installed in conformance with the Drawings 7922-0163-00(1) through to and including 7922-0163-00(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 7922-0163-00(1) through to and including 7922-0163-00(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)

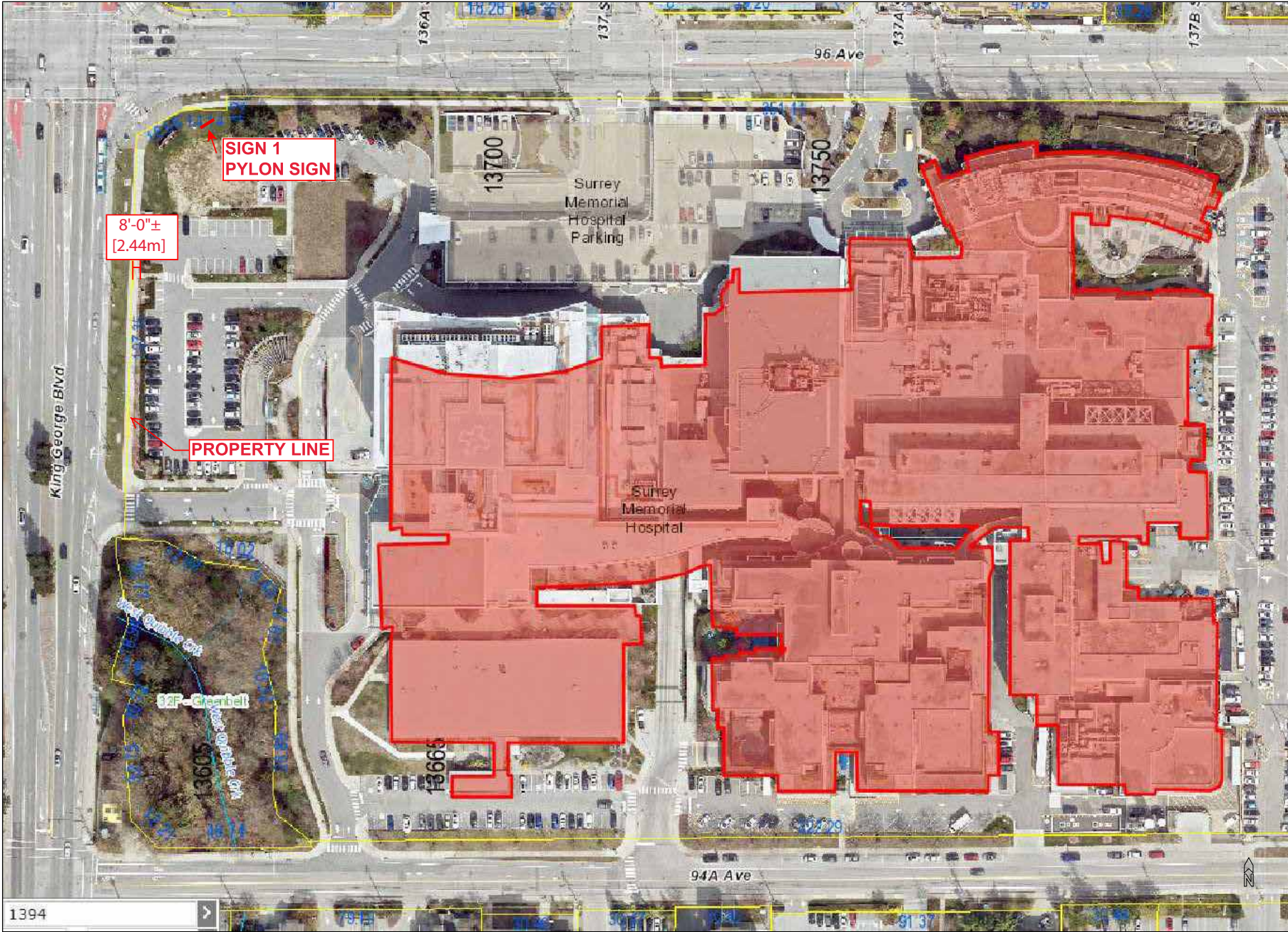
Name: (Please Print)

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 8 metres along the 96 Avenue and King George Boulevard intersection.	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).

Surrey Memorial Hospital
13750 96 Avenue
Surrey, BC

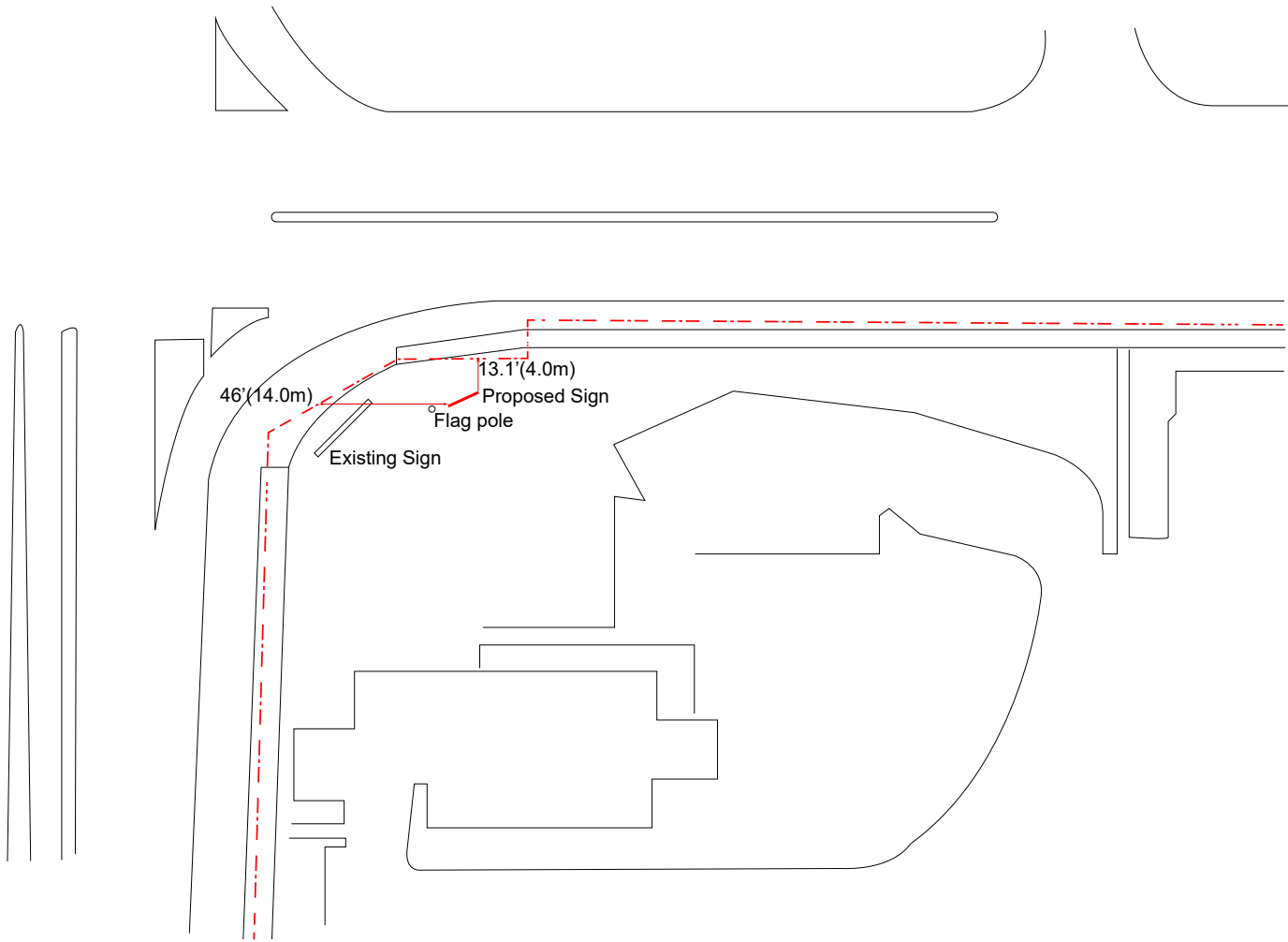
Complete Set of Permit Drawings



REV	DESCRIPTION
A	-
SURREY MEMORIAL HOSPITAL	
13750 96 AVENUE SURREY, BC	
SITE PLAN	
DATE:	OCT. 08, 2021
SCALE:	1:1100
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.

1394



Scale 1cm=5m

REV	DESCRIPTION
A	-

SURREY MEMORIAL HOSPITAL

13750 96 AVENUE
 SURREY, BC

ZOOMED-IN SITE PLAN

DATE:	OCT. 08, 2021
SCALE:	1:300
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.

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

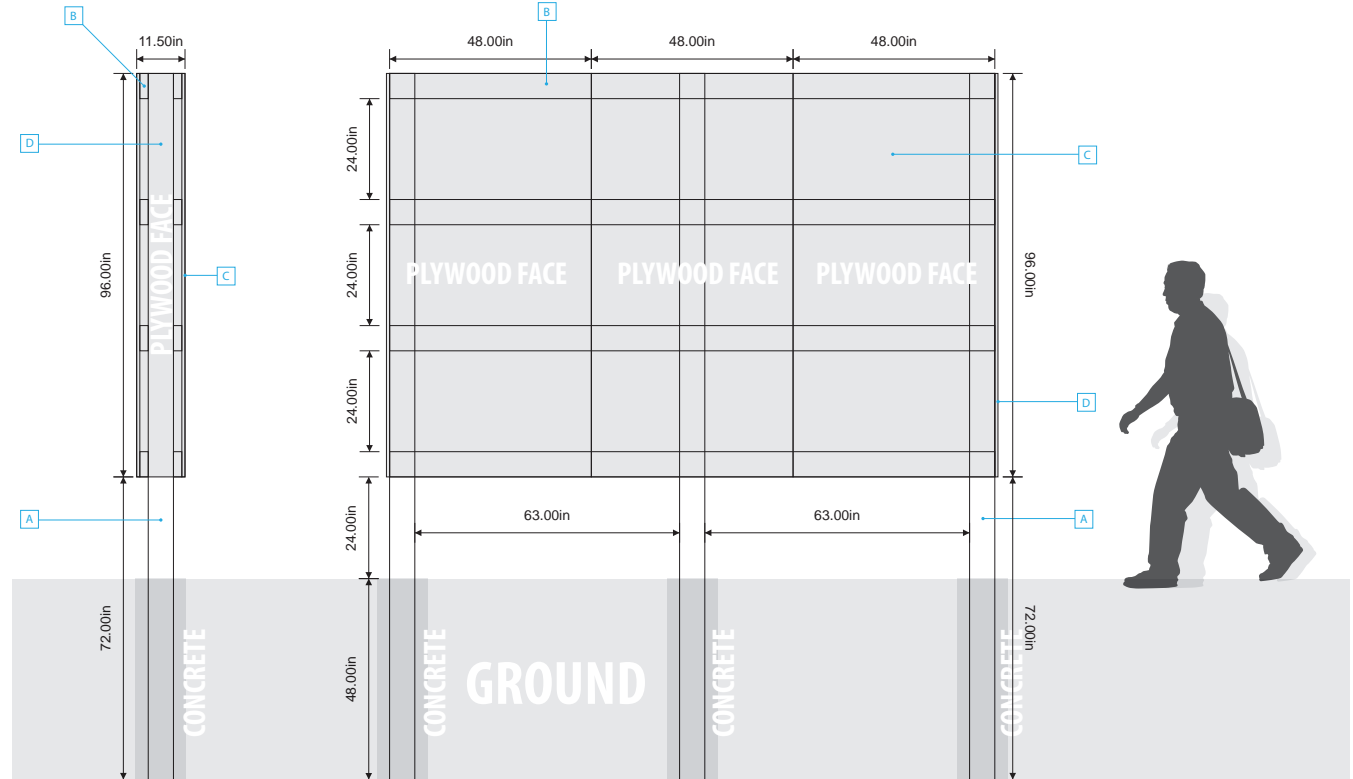
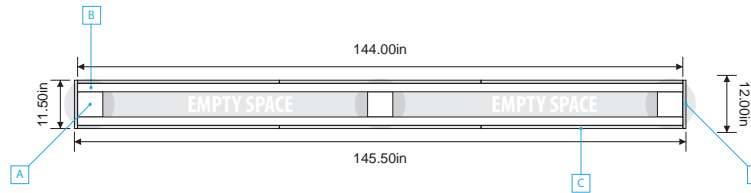
**SIGN 1
PYLON SIGN**

Colours: ● TBD
 ● TBD
 ● TBD
 ● TBD

**SPECIFICATION DETAILS
SIGN TYPE - BILLBOARD SIGN**

- A Wood Post**
 - 6" x 6" x 14' Pressure treated wood post
 - Placed 4' 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

2 Front View

Address: 13750 96 Avenue, Surrey, BC



SURREY
 17855-66 Ave
 Surrey, BC, V3S 7X1
 1 604.596.1731 f 604.596.1211
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CLIENT / PROJECT
 Surrey Hospital's Foundation
 Billboards

AS BUILT DRAWINGS
 Design Development - Darryl Blyth

COMMENTS

CHECKED BY
 Shane Subotic

APPROVED BY

PAGE
 1 / 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
 ● TBD
 ● TBD
 ● TBD

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 PYLON SIGN**

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Address: 13750 96 Avenue, Surrey, BC

<p>SURREY 17855 -66 Ave Surrey, BC, V3S 7X1 T 604.596.1731 F 604.596.1211 www.astrographic.com</p>	<p>© ASTROGRAPHIC INDUSTRIES LTD.</p> <p><small>Order will not proceed until this artwork is Approved, signed and dated. Colour proofs are not identical to the final printed artwork. Please refer to current Pantone Colour Charts for the correct match. All artwork is the property of Astrographic Industries Ltd. and you shall not publish, republish, transmit, sell, distribute or otherwise use the said artwork in whole or in part in electronic, print and/or any other format without the express written consent of an official representative of Astrographic Industries Ltd.</small></p>	<p>CLIENT / PROJECT Surrey Hospital's Foundation Billboards</p>	<p>COMMENTS</p>	<p>APPROVED BY</p>
	<p>AS BUILT DRAWINGS Design Development - Darryl Blyth</p>	<p>CHECKED BY Shane Subotic</p>	<p>PAGE 2 / 4</p>	



Date _____
Scale 1cm=2.5m Scale

Client approves sign locations



SITE PLAN