
TO: City Clerk, Legislative Services Division

FROM: General Manager, Planning & Development Department

DATE: July 22, 2022

FILE: 7922-0171-00

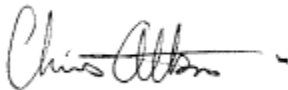
**RE: Agenda Item B.9, July 25, 2022 Regular Council – Land Use
Development Application No. 7922-0171-00
Replacement Page for the Planning Report**

Development Application No. 7922-0171-00 is on the agenda for consideration by Council at July 25, 2022 Regular Council – Land Use Meeting under Item B.9.

After finalizing the Planning Report for the July 25, 2022 Regular Council – Land Use Agenda, an error was noticed in the drawings section of the Development Permit. A footer, labeling the development drawing numbers, was not included on pages 12-14 of the Planning Report and an incorrect site plan was used on page 13 of the Planning Report, depicting incorrect sign locations. Proper footers have now been included and the site plan has been replaced, illustrating the correct sign locations.

Pages 12-14 of the Planning Report have been updated to reflect these changes.

The replacement pages for the Planning Report detailing are attached to this memorandum.



for Ron Gill
Manager
Area Planning and Development – North Division

Attachment 7922-0171-00– Page 12-14 Replacement Pages

c.c. - City Manager

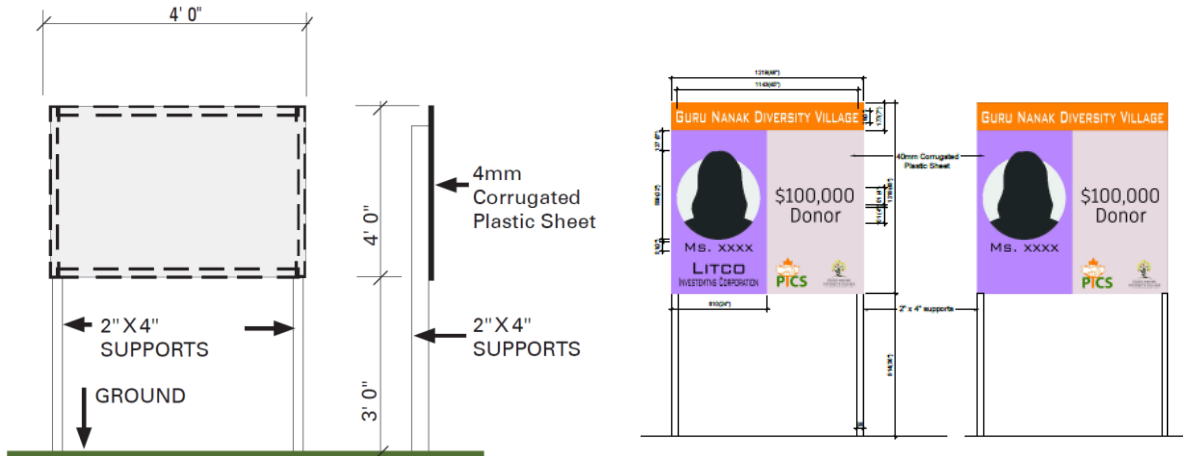
Graphic Details



Increase the allowable sign area for temporary fundraising signage from 2.3 square metres to 2.6 square metres.

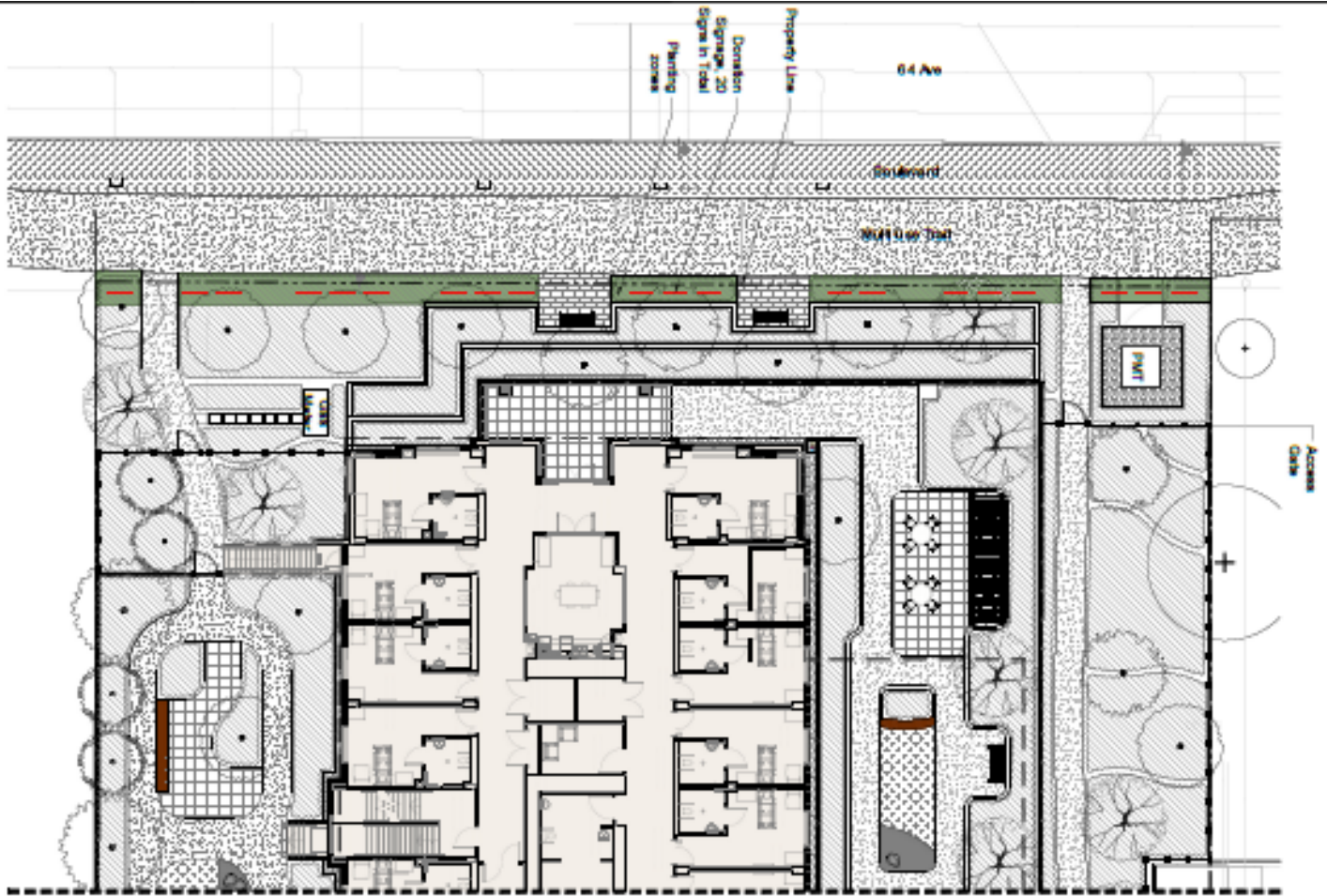
Font type: Aramis Italic, Georgia Bold
 Sign Area: 16 sq ft

Sign Erection Details

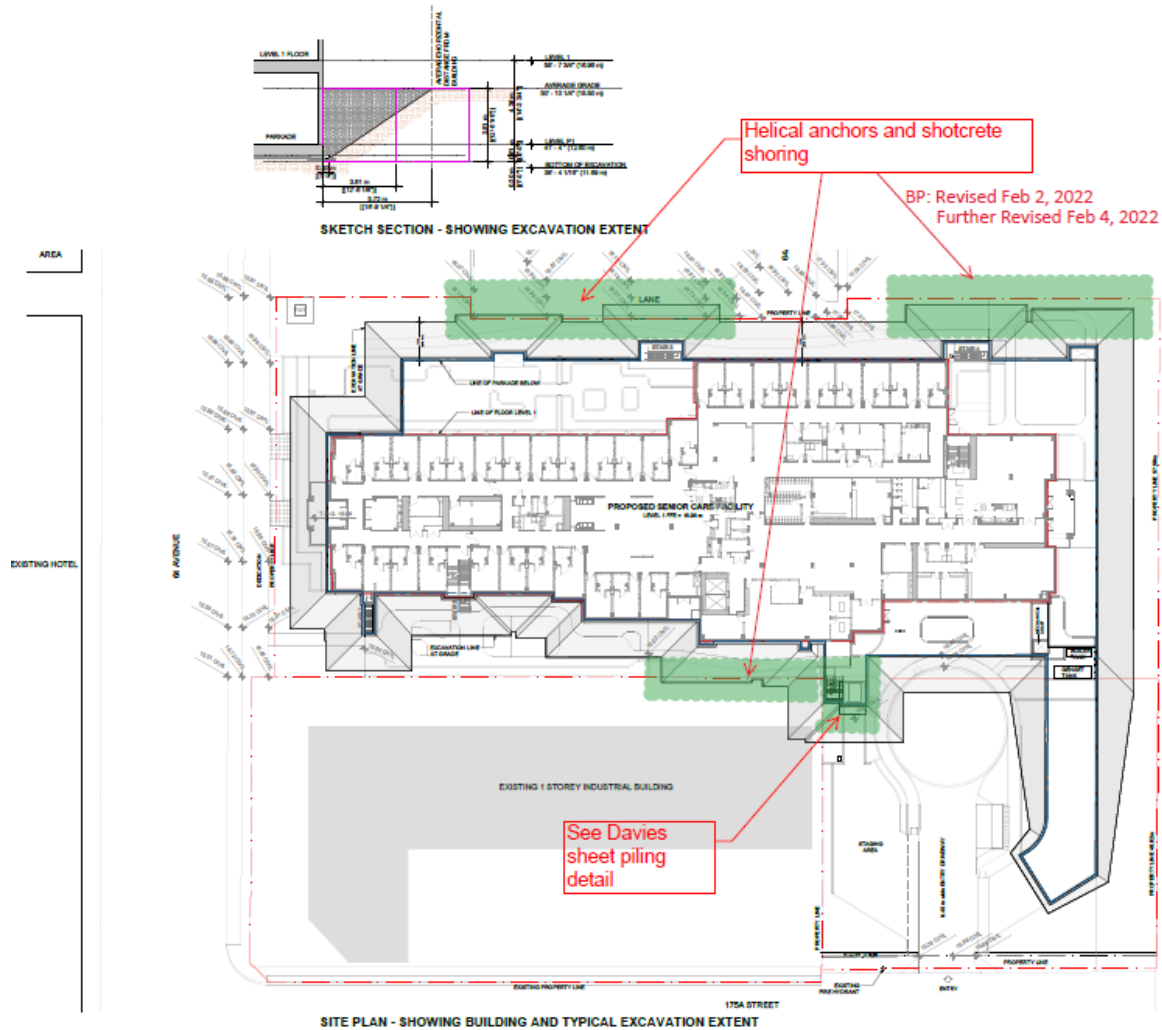


5. Location of Signs (Excerpt from Architecture Simplified Site Plan for DP 7921-0149-00)

1 STORAGE PLACEMENT LOCATIONS



Because of the limited amount of space between the multiuse pathway, construction fencing and site excavation the signs are intended to be temporarily located in the dedicated area shown on the simplified site plan. The excavation site plan follows.



6. No Landscaping Proposed

Because the sign installation is temporary the signs will be installed on native soil, at existing grade. No landscaping planting is being proposed because of the installation and maintenance costs, which will take away from the funds needing to be raised. The site will periodically be maintained to keep the weeds under control.

7. Timeline for Installation and Removal of Signs

Upon receiving approval, temporary signs will be installed and remain on location through the construction phase but will be removed to make way for approved final landscaping (DP 7921-0149-00) in the Spring of 2025.

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0171-00

Planning Report Date: July 25, 2022

PROPOSAL:

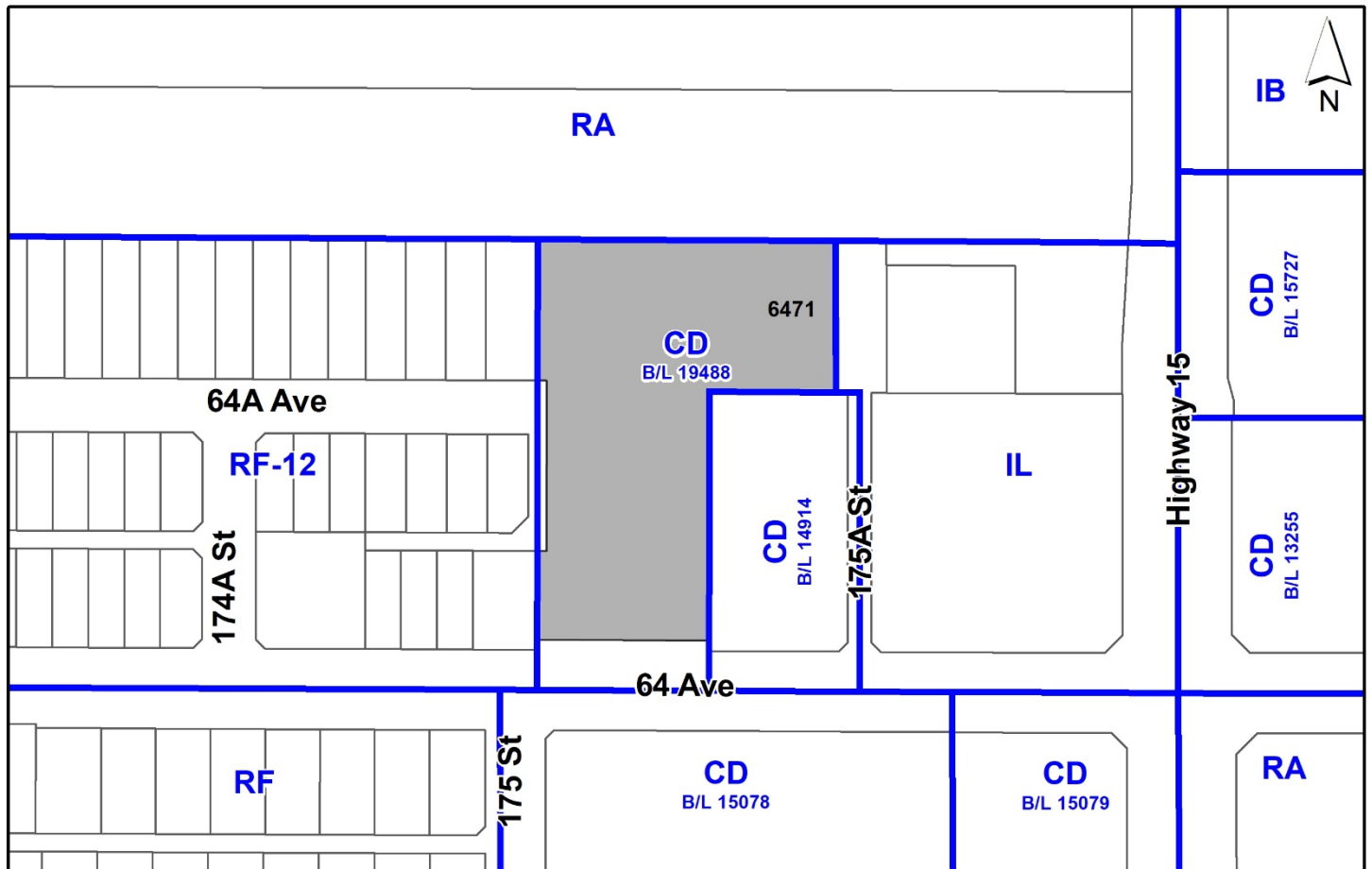
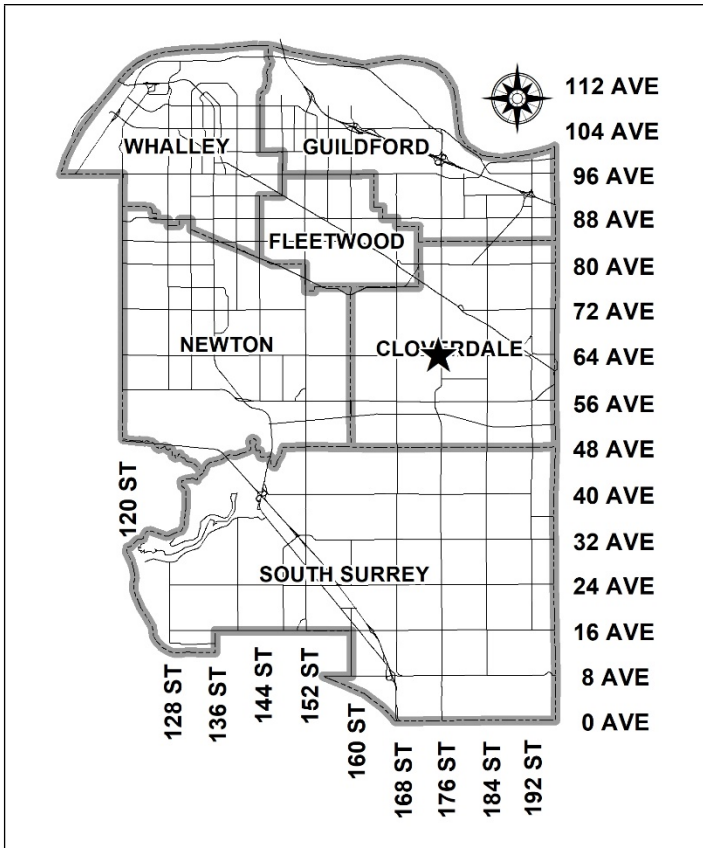
- **Development Permit**

to permit construction of temporary on-site fundraising signage associated with a recently approved 3-storey long-term care facility.

LOCATION: 6471 - 175A Street

ZONING: CD (Bylaw No. 19488)

OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to the maximum sign area per sign, under the Sign Bylaw for a maximum of twenty (20) temporary on-site fundraising signs to be installed along the 64 Avenue frontage of the subject site.

RATIONALE OF RECOMMENDATION

- 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 larger signs of 2.6 square metres under the subject application.
- The proposed signage will identify donors who have made large capital contributions to the Guru Nanak Diversity Village long term residential care facility that was facilitated under Development Application No. 7921-0149-00.
- The proposed fundraising signage will raise awareness and help encourage further community contributions.
- The proposed temporary fundraising signs are approximately 2.1 metres in height, thus allowing for adequate visibility for vehicular traffic traveling along 64 Avenue.
- This type of fundraising signage does not typically require a sign permit, nor does the Sign Bylaw dictate a maximum number of fundraising signs. However, the proposed signage requires a variance to the proposed sign area requirements of the Sign Bylaw and the Comprehensive Sign Design Package allows for detailed staff review of sign placement and design.
- The installation of the proposed fundraising signage will ultimately be temporary as they are tied to the fundraising efforts. Once the targeted dollar amount has been achieved the signage will be removed.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Sign By-law for temporary fundraising signage, as described in Appendix I
2. Council approve Development Permit No. 7922-0171-00 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	Vacant, approved for a 3 storey long term care facility under Development Application No. 7921-0149-00	Multiple Residential	CD (Bylaw No. 19488)
North:	Fallow land within the ALR	Agricultural	RA
East (Across 175A Street):	Multi-tenant warehouse building Automotive repair shop and temporary RV storage (until December 19, 2022) (both approved through Development Application No. 7918-0234-00)	Mixed Employment	IL
South (Across 64 Avenue):	Hotel	Commercial	CD (Bylaw No. 15078)
West:	Small-lot single family residential	Urban	RF-12

Context & Background

- The subject site, located at 6471 – 175A Street, is approximately 2.5 acres in area.
- The property is designated ‘Multiple Residential’ in the Official Community Plan (OCP) and is currently zoned ‘Comprehensive Development Zone (CD)’ (Bylaw No. 19488).
- On December 2, 2019, Council granted Final Adoption to Development Application No. 7915-0268-00, which rezoned a large portion of the original parcel, which includes the subject site, to CD (Bylaw No. 19488) and IL, and granted approval for a General Development Permit (DP) for a 5-storey seniors care facility on the subject site.
- Development Application No. 7915-0268-00 also included an OCP Amendment from ‘Urban’ and ‘Mixed Employment’ to ‘Multiple Residential’ and OCP Text Amendment to permit an increased density of 1.86 FAR in the ‘Multiple Residential’ designation.
- After Final Adoption, the scope of the project was revised under Development Application No. 7921-0149-00. The building height was reduced from a 5-storey to a 3-storey building. Originally proposed ground floor commercial retail uses were also removed from the project. The proposed FAR was reduced from 1.86 to 0.83, which complies with the ‘Multiple Residential’ designation, and is less than the permitted 1.86 FAR as per CD Bylaw No. 19488.
- As part of Development Application No. 7921-0149-00, which received Development Permit and Development Variance Permit issuance on June 27, 2022, Council approved the following:
 - Construction of a 3-storey long term care facility, consisting of 125 beds and one (1) level of underground parking, along with 315 square metres of complementary accessory uses on the first floor of the building including a beauty salon, grand hall, and therapy area.
- The approved care facility is intended to be operated by the Progressive Intercultural Community Services (PICS) Society as a not-for-profit senior’s care facility that will provide long-term care for an ageing and diverse multicultural population.
- Under its project development agreement with the Fraser Health Authority, PICS is obliged to contribute \$5.0M in equity towards project costs. This equity must be contributed prior to the completion of construction.

DEVELOPMENT PROPOSAL

Planning Considerations

- The developer is seeking a variance to the maximum sign area per sign, under the Sign Bylaw for twenty (20) temporary on-site fundraising signs to be installed along the 64 Avenue frontage of the subject site. Each sign is intended to identify a different significant donor to the fundraising efforts in order to raise awareness for the community.
- Council may grant approval to variances to the Sign By-law through the approval of a Development Permit that includes a comprehensive sign design package.

Referrals

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

POLICY & BY-LAW CONSIDERATIONS

Comprehensive Sign Design Package

- A maximum of twenty (20) proposed temporary onsite fundraising signs are to be located along the southern portion of the site fronting 64 Avenue. The maximum sign height of each proposed sign is 2.1 metres with a sign area of 2.6 square metres.
 - The Sign Bylaw permits a maximum sign area of 2.3 square metres per temporary fundraising sign. As such, the maximum sign area per sign is proposed to be varied.

Signage Assessment

- The proposed temporary onsite fundraising signage consists of an orange, purple and beige background, depicting the name of the long-term care facility, a photo of the significant donor, their donation amount and followed by the name of their associated corporation or company (See Appendix II).
- The proposed temporary fundraising signage will help raise awareness to the important project and help encourage further community contributions.
- Each of the proposed fundraising signs is approximately 2.1 metres in height, thus allowing for adequate visibility for vehicular traffic traveling along 64 Avenue.
- This type of fundraising signage does not typically require a sign permit, nor does the Sign Bylaw dictate a maximum number of fundraising signs. However, the proposed signage requires a variance to the proposed sign area requirements of the Sign Bylaw and the Comprehensive Sign Design Package allows for detailed staff review of sign placement and design.
- The installation of fundraising signage will ultimately be temporary as they are tied to the fundraising efforts. Once the targeted dollar amount has been reached the signage will be removed.
- The proposed signage design has been reviewed by staff and found to be generally acceptable as temporary signage.
- Staff support the proposed variance as part of a comprehensive sign design package.

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. 7922-0171-00

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	Increase the allowable sign area for temporary fundraising signage from 2.3 square metres to 2.6 square metres.	The sign area shall not exceed a maximum of 2.3 square metres. (As per Part 1, Section 7(14)).	The proposed temporary fundraising signage will help raise awareness to the important project and help encourage further community contributions.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7922-0171-00

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: 031-127-428
Lot 2 Section 18 Township 8 New Westminster District Plan EPP94567

6471 - 175A 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, free standing signs, sign design packages and comprehensive sign packages on the Land shall be in accordance with the drawings numbered 7922-0171-00(1) through to and including 7922-0171-00(3).
2. Signage shall be installed in conformance with the Drawings 7922-0171-00(1) through to and including 7922-0171-00(3).

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, 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 7922-0171-00(1) through to and including 7922-0171-00(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.

Owner: (Signature)

Name: (Please Print)

Sign By-law Variances

#	Variance	Sign By-law Requirement
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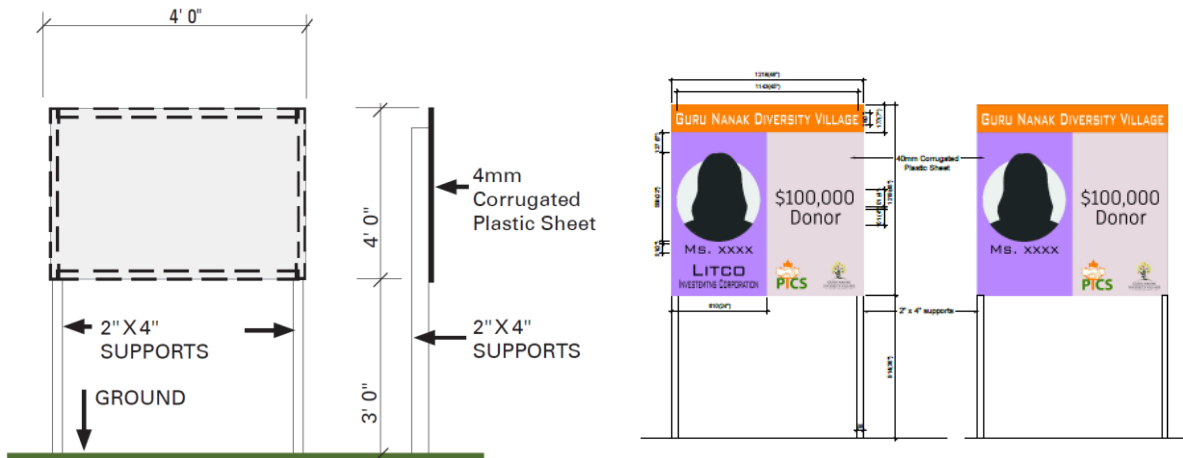
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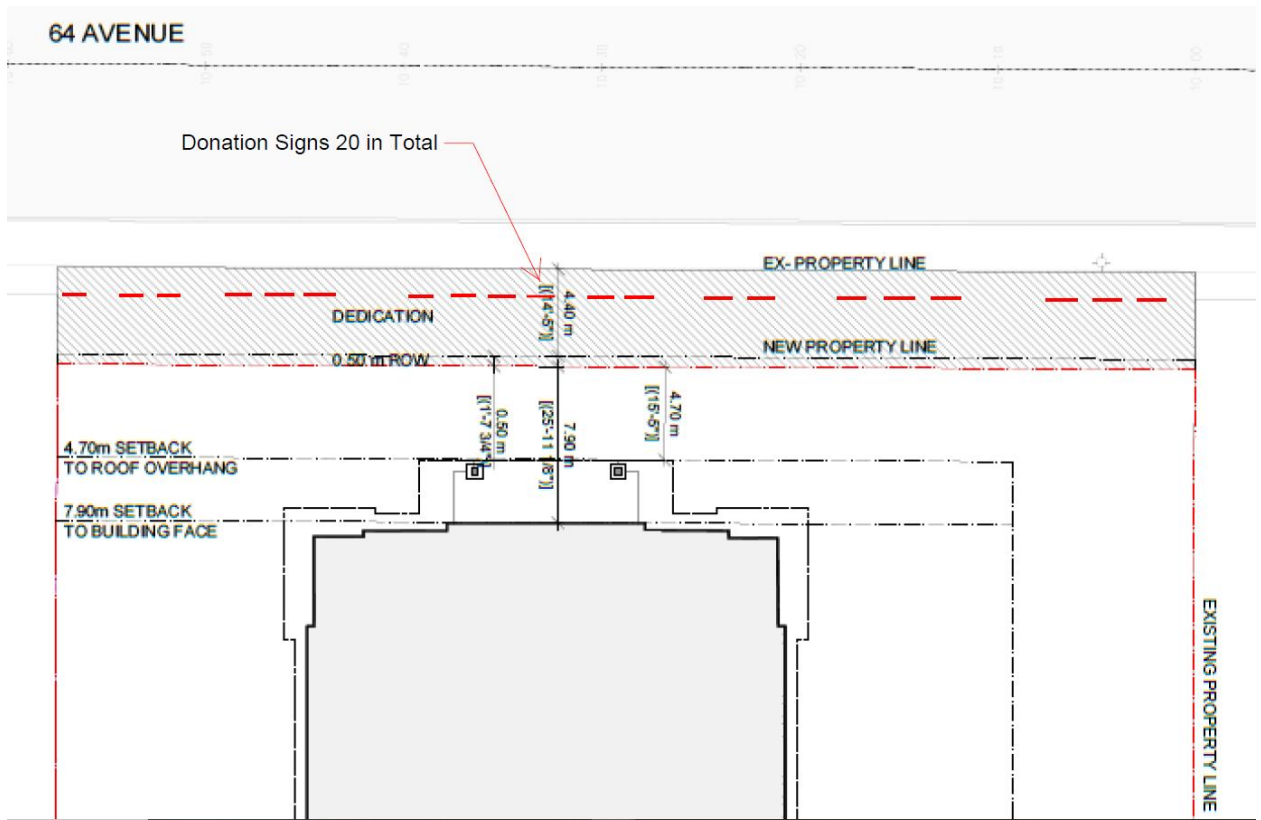
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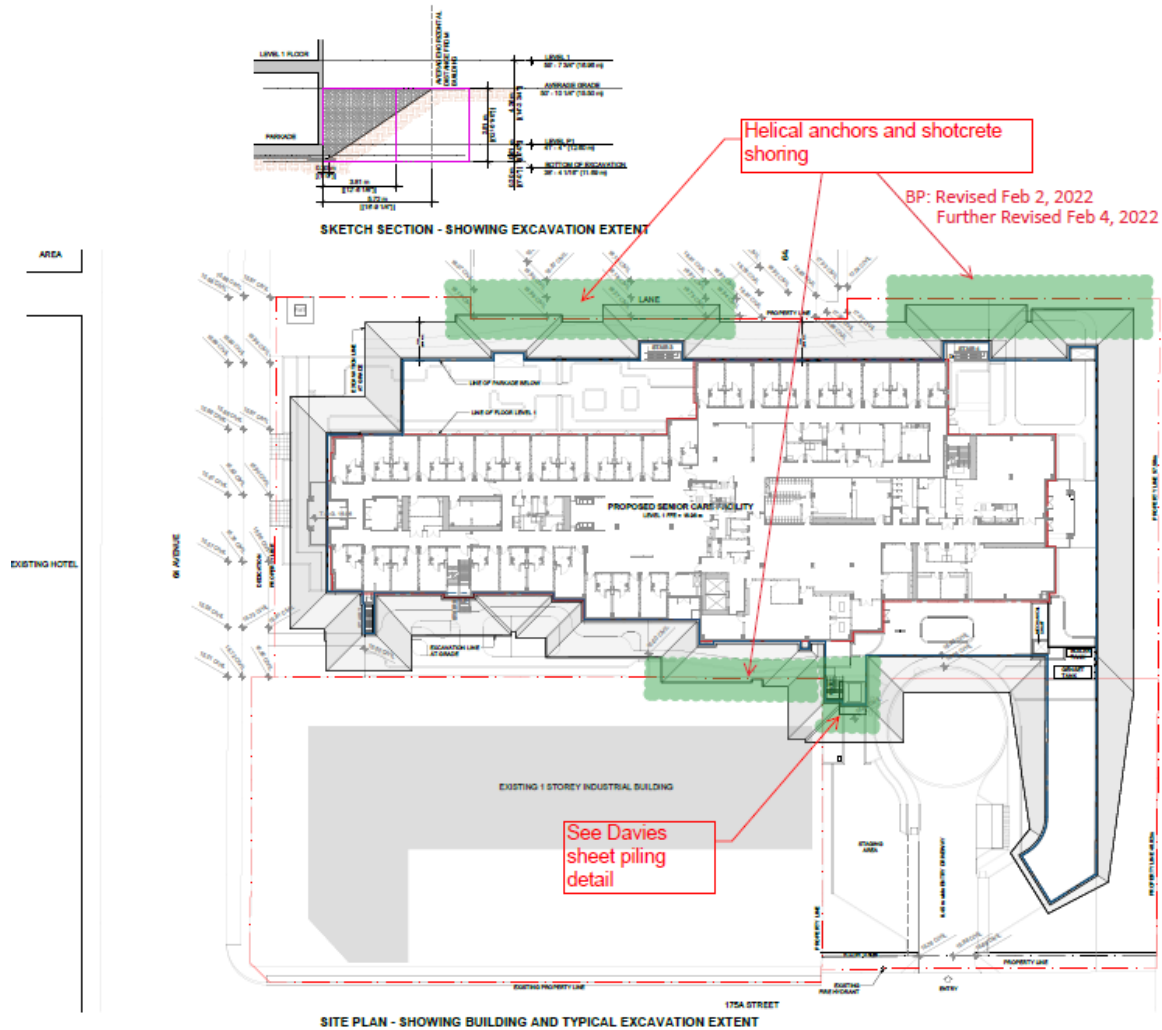
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