

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0161-00

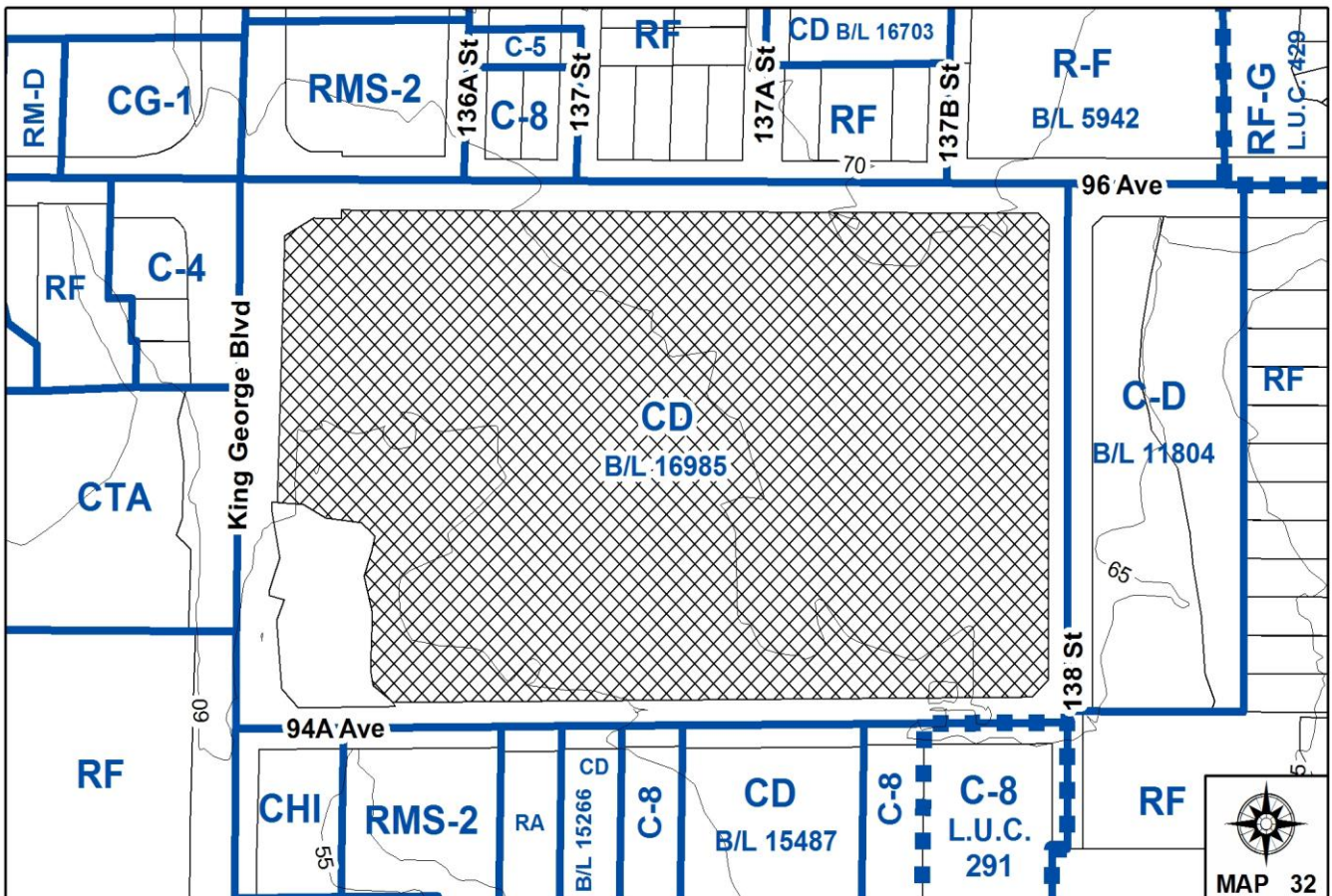
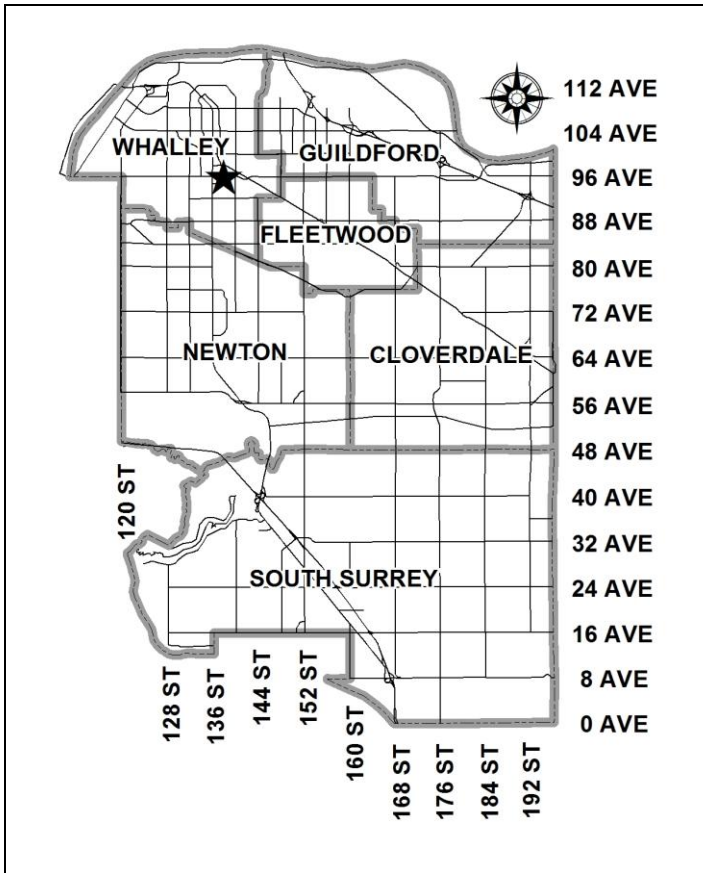
Planning Report Date: July 12, 2010

PROPOSAL:

- **Development Variance Permit**

in order to permit the installation of a number of temporary signs on the parkade at Surrey Memorial Hospital.

LOCATION: 13750 - 96 Avenue
OWNER: Fraser Health Authority
ZONING: CD (By-law No. 16985)
OCP DESIGNATION: City Centre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed temporary signs do not conform to the regulations in the Sign By-law.

RATIONALE OF RECOMMENDATION

- The proposal is for temporary signs only, related to the proposed expansion of Surrey Memorial Hospital.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7910-0161-00, (Appendix II) varying the following, to proceed to Public Notification:
 - (a) Section 35(3), Signs in Institutional Zones of Surrey Sign By-law No. 13656, is varied as follows:
 - i. to permit nine (9) temporary on-site real estate development/construction signs that do not face the adjoining street;
 - ii. to increase the sign height of five (5) of the temporary real estate development/construction signs from 4.6 metres (15 ft.) up to 7.42 metres (24 ft.); and
 - iii. to increase the sign area of eight (8) of the temporary real estate development/construction signs from 13.9 square metres (150 sq.ft.) to up to 32.7 square metres (350 sq.ft.)

SITE CHARACTERISTICS

Existing Land Use: Surrey Memorial Hospital.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	Medical facility, medical clinic, temporary parking lots, single family dwellings.	Commercial	RMS-2, C-8 and RF
East (Across 138 Street):	Vacant lot with DP approved on June 29, 2008, for medical office building (Application No. 7904-0139-00).	Commercial	CD (By-law No. 11804)
South (Across 94A Avenue):	Variety of medically-related office buildings and medical support related facilities and approved site for Creekside (sobering centre) project (Application No. 7909-0082-00).	Commercial	RMS-2, RA, CD (By-law No. 15266), C-8, CD (By-law No. 15487) LUC No. 291 and CD (By-law No. 16982)
West (Across King George Boulevard):	Tim Hortons, mobile home park and Queen Elizabeth Secondary School.	Urban	C-4, CTA and RF

DEVELOPMENT CONSIDERATIONS

- The 8.6-hectare (21-acre) Surrey Memorial Hospital (SMH) campus at King George Boulevard and 96th Avenue in Surrey City Centre is designated City Centre under the Official Community Plan (OCP) and is zoned Comprehensive Development (CD) Zone (By-law No. 16985).
- Surrey Memorial Hospital is currently in the midst of a major expansion that comprises a number of separate construction and renovation projects and initiatives that will be undertaken during the next five years.
- The major component of this expansion is the construction of a new critical care tower that includes an expanded emergency department, a centre of excellence in care for high-risk newborns, and a clinical academic campus.
- The critical care tower is being constructed as a Public Private Partnership (P3). The P3 competition is still in process, although the three proponents will be required to submit their final proposals to the Fraser Health Authority (FHA) in July and August this year.
- It is anticipated that the Development Permit for the new critical care tower and the redevelopment of the western portion of the SMH site will be proceeding to Council before the end of the year.
- In order to make the general public aware of the expansion of SMH, FHA is proposing to erect a number of temporary signs on the exterior of the existing multi-storey parkade along 96th Avenue, adjacent to the current front entry of SMH.
- In total, 9 temporary signs are proposed. Four of the signs will be located on the east wall of the parkade, adjacent to the entry to the parkade and facing the current main entry to SMH. The remaining 5 signs will be located on the west side of the parkade, adjacent to the emergency department access. These 5 signs will be visible to east bound traffic along 96th Avenue.
- The signs will be made of vinyl, will be mounted to the exterior walls of the parkade, and will contain graphics that depict the various services and improvements that the SMH expansion will incorporate. It should be noted that the graphics shown on the plans in Appendix II are illustrative only as the final designs have not yet been completed.
- It is intended that the signs will be temporary and will be removed once the clinical care tower is completed in 2014.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary Section 35(3) of Surrey Sign By-law, 1999, No. 13656 to permit 9 temporary on-site real estate development/construction signs that do not face the adjoining street.
- (Under provisions of the Surrey Sign By-law, one temporary real estate development/construction sign is permitted if it faces the highway frontage of the lot which, in this case, is 96th Avenue. However, the proposed temporary signs are located on the

eastern and western facades of the building and do not face 96th Avenue. Therefore, under the provisions of the Surrey Sign By-law none of the proposed temporary real estate development/construction fascia signs are permitted.)

(b) Requested Variance:

- To vary Section 35(3) of Surrey Sign By-law, 1999, No. 13656 to increase the sign height of five (5) of the temporary real estate development/construction signs from 4.6 metres (15 ft.) up to 7.42 metres (24 ft.)

(c) Requested Variance:

- To vary Section 35(3) of Surrey Sign By-law, 1999, No. 13656 to increase the sign area of eight (8) of the temporary real estate development/construction signs from 13.9 square metres (150 sq. ft..) up to 32.7 square metres (350 sq. ft.)

Staff Comments:

- As the proposed signage is temporary, provides a community service by educating the public about the important improvements to the largest hospital in Surrey, and provides colour and interest to an otherwise unattractive concrete parking garage, the Planning & Development Department can support the request variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
Appendix II. Development Variance Permit No. 7910-0161-00

Jean Lamontagne
General Manager
Planning and Development

GAG/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Brad Foster, Fraser Health Authority
 Address: #300 – 10233 – 153 Street
 Surrey, BC
 V3R 0Z7
 Tel: 604-614-5925

2. Properties involved in the Application

(a) Civic Address: 13750 – 96 Avenue

(b) Civic Address: 13750 – 96 Avenue
 Owner: Fraser Health Authority
 PID: 007-207-972
 Lot A Section 31 Township 2 New Westminster District Plan 74117

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7910-0161-00.