

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0200-00

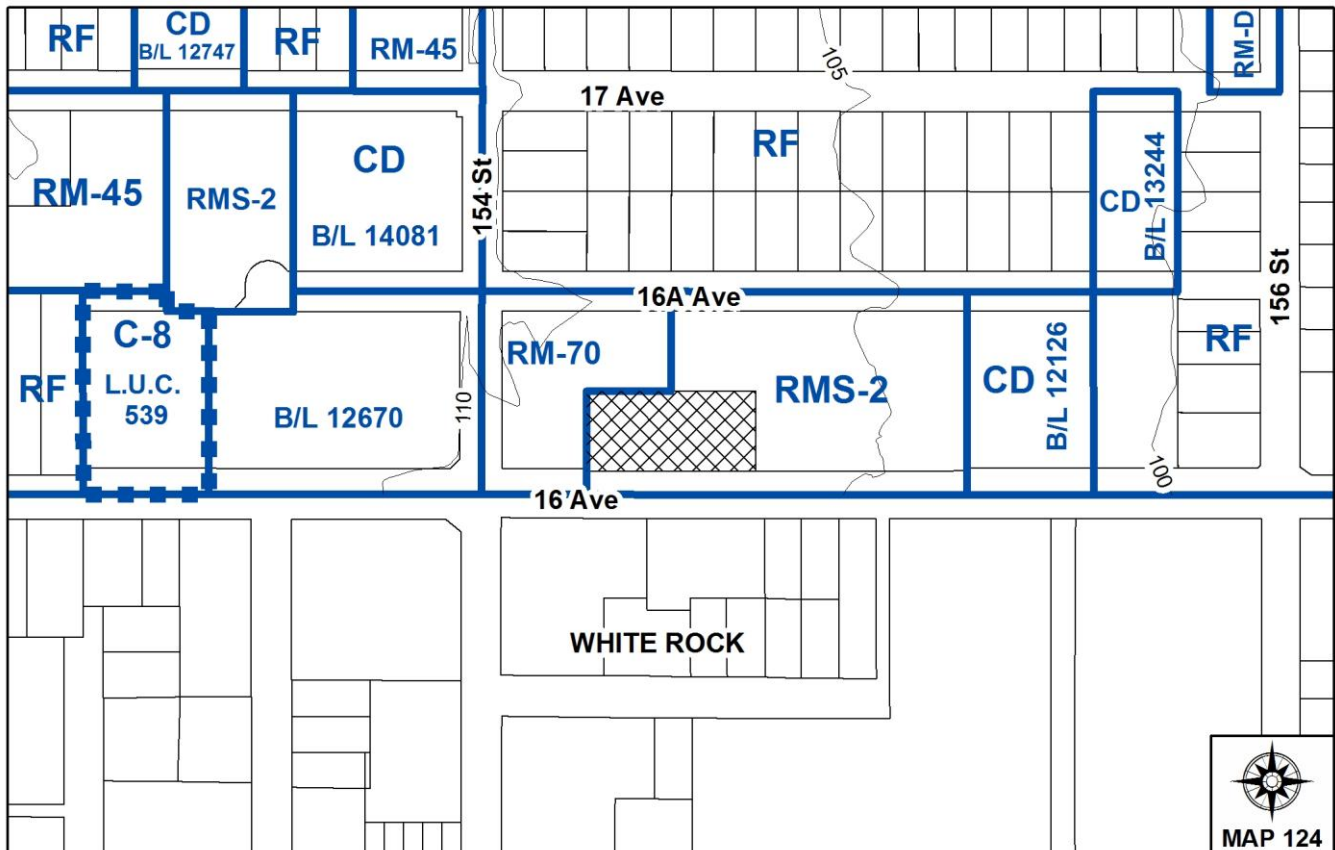
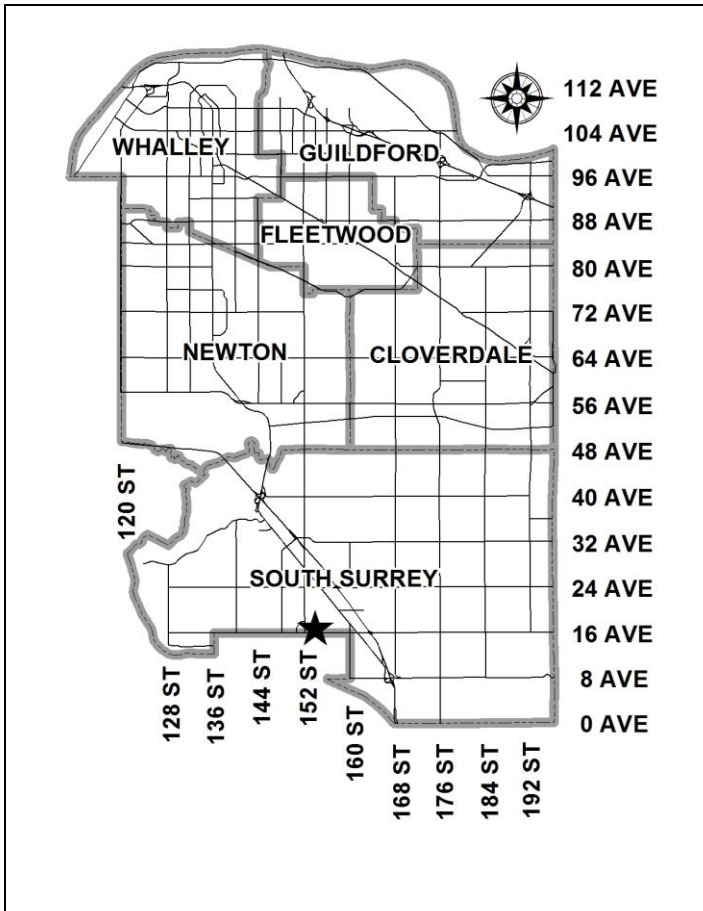
Planning Report Date: October 4, 2010

**PROPOSAL:**

- **Development Permit**

in order to install a free-standing identification sign for a senior's care facility.

**LOCATION:** 15441 - 16 Avenue  
**OWNER:** Peace Portal Lodge Ltd.  
**ZONING:** RMS-2  
**OCP DESIGNATION:** Multiple Residential  
**LAP DESIGNATION:** Urban Residential



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The proposed free-standing sign is to replace the existing free-standing sign on the property.
- The free-standing sign conforms to all the requirements of the Surrey Sign By-law.
- The sign achieves the company's desire to maintain a consistent corporate identify while maintaining an acceptable quality of design, and without conflicting with the City's established design guidelines for signs.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7910-0200-00 (Appendix II), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Senior's care facility zoned RMS-2 (Peace Portal Lodge).

Adjacent Area:

Direction	Existing Use	OCP/LA Designation	Existing Zone
North:	Townhouses/senior's retirement residence.	Multiple Family/Urban Residential	RM-70/RMS-2
East:	Senior's retirement residence.	Multiple Family/Urban Residential	RMS-2
South (Across 16 Avenue):	Apartment buildings within the jurisdiction of White Rock	n/a	n/a
West:	Apartment building.	Multiple Family/Urban Residential	RM-70

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 15441 – 16 Avenue. It is zoned "Special Care Housing Zone (RMS-2)" and designated "Multiple Family" in the Official Community Plan (OCP).
- The property is occupied by a senior's residential care facility, the Peace Portal Lodge. The site was rezoned in 1986 to allow for a senior's residential care facility, under Development Application No. 5685-0531 / 6085-0531-00. No Development Permit has been issued on the site.
- The Peace Portal Lodge currently has a free-standing sign located along the south property line, fronting 16 Avenue. The applicant, Retirement Concepts, would like to replace the existing free-standing sign with a new one, in approximately the same location (Appendix II).

- Retirement Concepts is a company with senior's communities throughout Canada. The company has three (3) senior's communities in the City of Surrey. The proposed free-standing sign is consistent with other Retirement Concepts signs both in the City of Surrey and throughout Canada.

## DESIGN PROPOSAL AND REVIEW

### Proposed Free-Standing Sign

- The free-standing sign is proposed to be located on the south property line, fronting 16 Avenue, within the central driveway island on the site.
- The sign is proposed to be 1.5 m (5 ft.) high, which is lower in height than the permitted 3.3 metres (12 ft.) height for free-standing signs outlined in the Sign By-law.
- The sign is 1.8 metres (6 ft.) wide and is single-sided resulting in a total sign area of approximately 2.3 square metres (24 sq. ft.), which is the maximum allowed in the Sign By-law for a residential free-standing sign under RMS-2 zoning.
- The sign will consist of a blue, 2.5 centimetre (1 inch) thick aluminum plate with no frame. The lettering is white aluminum. The sign includes the Retirement Concepts logo, which is the company's corporate tree. The sign will be affixed to rectangular mounting brackets on the back and supported on a concrete base.
- The applicant is proposing to introduce additional landscaping around the base of the sign in order to improve the overall appearance.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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|--------------|-------------------------------------|
| Appendix I.  | Lot Owners and Action Summary       |
| Appendix II. | Development Permit No. 7910-0200-00 |

Jean Lamontagne  
General Manager  
Planning and Development

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