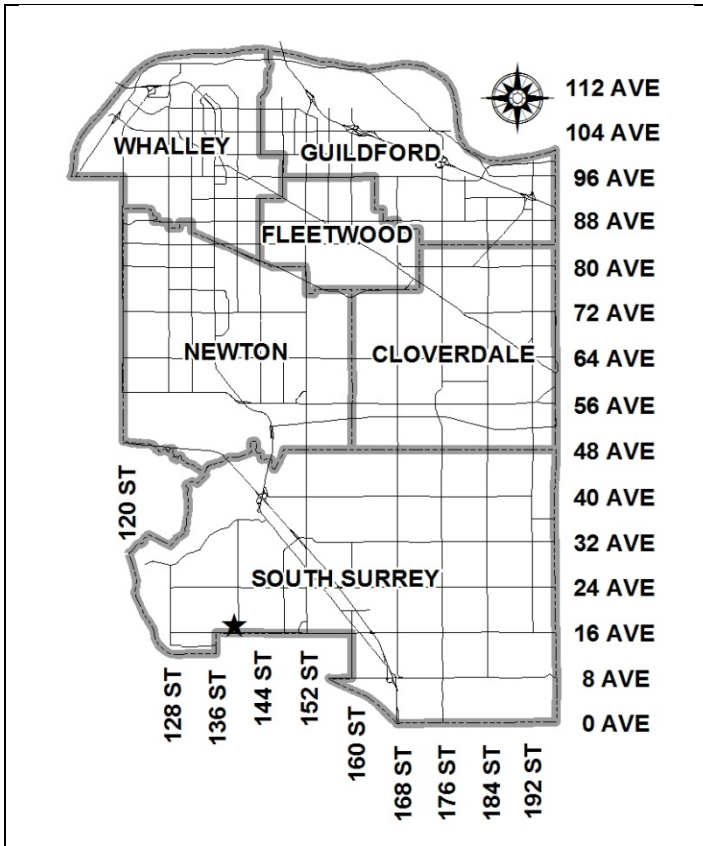


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0327-00

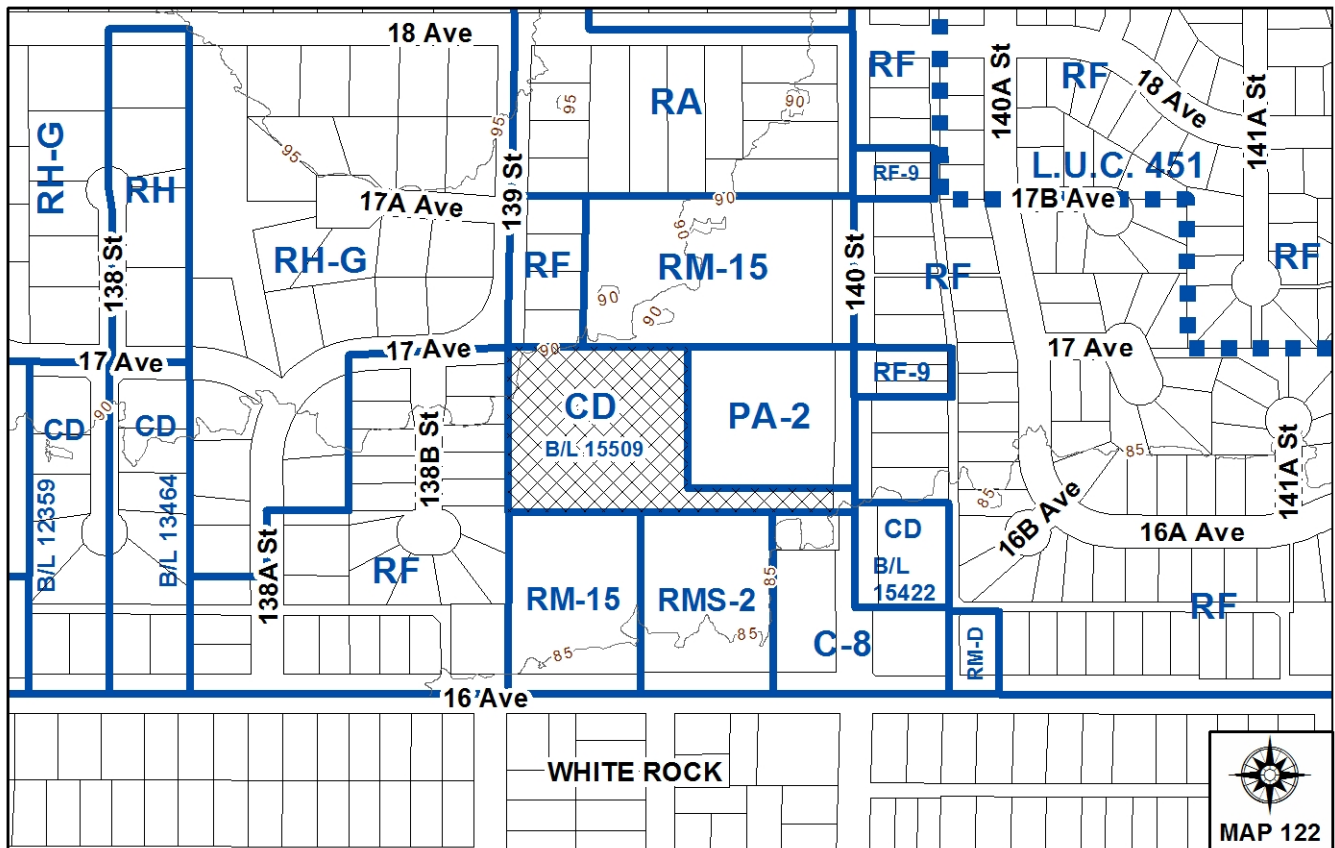
Planning Report Date: December 15, 2014



**PROPOSAL:**

- **Development Permit**  
 in order to allow replacement and upgrade of an existing free-standing sign for a Care Facility.

**LOCATION:** 1653 - 140 Street  
**OWNER:** HRC Care Society  
 The Owners Strata Plan LMS3250  
**ZONING:** Comprehensive Development Zone  
 (By-law No.15509)  
**OCP DESIGNATION:** Urban



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed free-standing sign is an improvement over the existing free-standing sign and is of high quality, durable materials.
- The proposed sign is more visible than the existing sign, and as such, will provide better direction to the building, which is situated at the rear of the property.
- The proposed sign complies with the Sign By-law.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7914-0327-00 (Appendix II) 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 character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, including signage, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Care facility with a residential component.

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North:	Church, Townhouses and Single Family	Urban	PA-2, RM-15, and RF
East (Across 140 Street):	Single Family and Seniors Townhouse project	Urban	RF, and CD (By-law No. 15422)
South:	Townhouses, Care Facility and two-storey Commercial Building	Urban	RM-15, RMS- 2, and C-8
West:	Single Family	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is designated as Urban in the Official Community Plan, and zoned "Comprehensive Development Zone (CD)" (By-law No. 15509). The site is located on 140 Street and north of 16 Avenue. The site is currently occupied by a care facility (Westminster House Retirement Community).
- The subject is a panhandle lot, with the existing care facility located in the rear, behind the church which is adjacent to the property.

Current Proposal

- The applicant proposes to erect a new free-standing sign to replace an existing free-standing sign (Appendix II).
- The sign is required to provide direction to the care facility, which is located at the rear of the subject panhandle lot, behind the church on the adjacent property.
- The proposed sign is to be located in the same location as the existing sign, specifically within the centre median of the entry driveway, 2.0 m (6.6 ft.) from the east property line along 140 Street. The proposed sign location complies with the Sign By-law.
- The proposed sign is 1.77 m (5.8 ft.) in height from the base of the sign to the top of the structure. The sign is 2.0 m (6.6 ft.) in length, with a sign face area of 1.1 m. sq. (12 sq. ft.) per side. The height and size of the sign complies with the Sign By-law.
- The proposed sign is double-sided, backlit and consists of an all-aluminum frame and translucent vinyl graphics. The architectural construction and detail of the sign maintains the form and character of the primary building.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners  
Appendix II. Development Permit No. 7914-0327-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

AS/da

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DRV 12/11/14 12:32 PM

Information for City Clerk

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

1. (a) Agent: Name: Wayne Maunder  
Langley Awing & Sign

Address: 304, 20445 - 62 Avenue  
Langley, BC V3A 5E6

Tel: 604 - 530 2554

2. Properties involved in the Application

(a) Civic Address: 1653 - 140 Street

(b) Civic Address: 1653 - 140 Street  
Owner: HRC Care Society  
PID: N/A  
Lot: Common Property, LMS3250

(the "City")

DEVELOPMENT PERMIT

NO.: 7914-0327-00

Issued To: HRC CARE SOCIETY  
THE OWNERS STRATA PLAN LMS3250  
  
("the Owner")

Address of Owner: 1653 - 140 Street  
Surrey, BC V4A 4H1

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:  
Common Property, LMS3250

1653 - 140 Street

(the "Land")

3. This development permit applies to only to that portion of the building and structures on the Land shown on Schedule A which is attached hereto and forms part of this development permit.
4. The free-standing signage location and dimensions, including materials and finish, shall be in accordance with drawings numbered 7914-0327-00 (A) through to and including 7914-0327-00 (D) (the "Drawings") which are attached hereto and form part of this development permit.
5. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design, finish of buildings, structures and signage on the Land, may be permitted subject to the approval of the City.

- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
- 7. 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.
- 8. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 9. This development permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE    DAY OF    , 20   .  
 ISSUED THIS    DAY OF    , 20   .

\_\_\_\_\_  
 Mayor – Linda Hepner

\_\_\_\_\_  
 City Clerk – Jane Sullivan

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

\_\_\_\_\_  
 Authorized Agent: (Signature)

\_\_\_\_\_  
 Name: (Please Print)

OR

\_\_\_\_\_  
 Owner: (Signature)

\_\_\_\_\_  
 Name: (Please Print)

## Double Sided Illuminated Sign



### Side Elevation



**Note:**  
Sign face is 11.98 square feet per side.

7914-0327-00 (A)

**PRODUCTS / SIZES**

Faces: 4.5mm Lexan  
 Frame: all aluminum  
 Graphics: Translucent vinyl

**DRAWING TITLE / #**

**CLIENT**

Westminster House

**SCALE**

3/8" = 1'-0"

**DATE**

22/07/2014

**REVISION**

27/11/2014

**SITE ADDRESS**

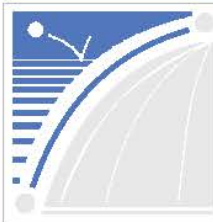
1653 - 140th Street  
 Surrey B.C. V4A 4H1

**CUSTOMER'S APPROVAL**

X

DATE

THIS IS THE PROPERTY OF LANGLEY AWNING & SIGN AND IS NOT TO BE COPIED IN WHOLE OR IN PART WITHOUT PERMISSION BY THE OWNERS.

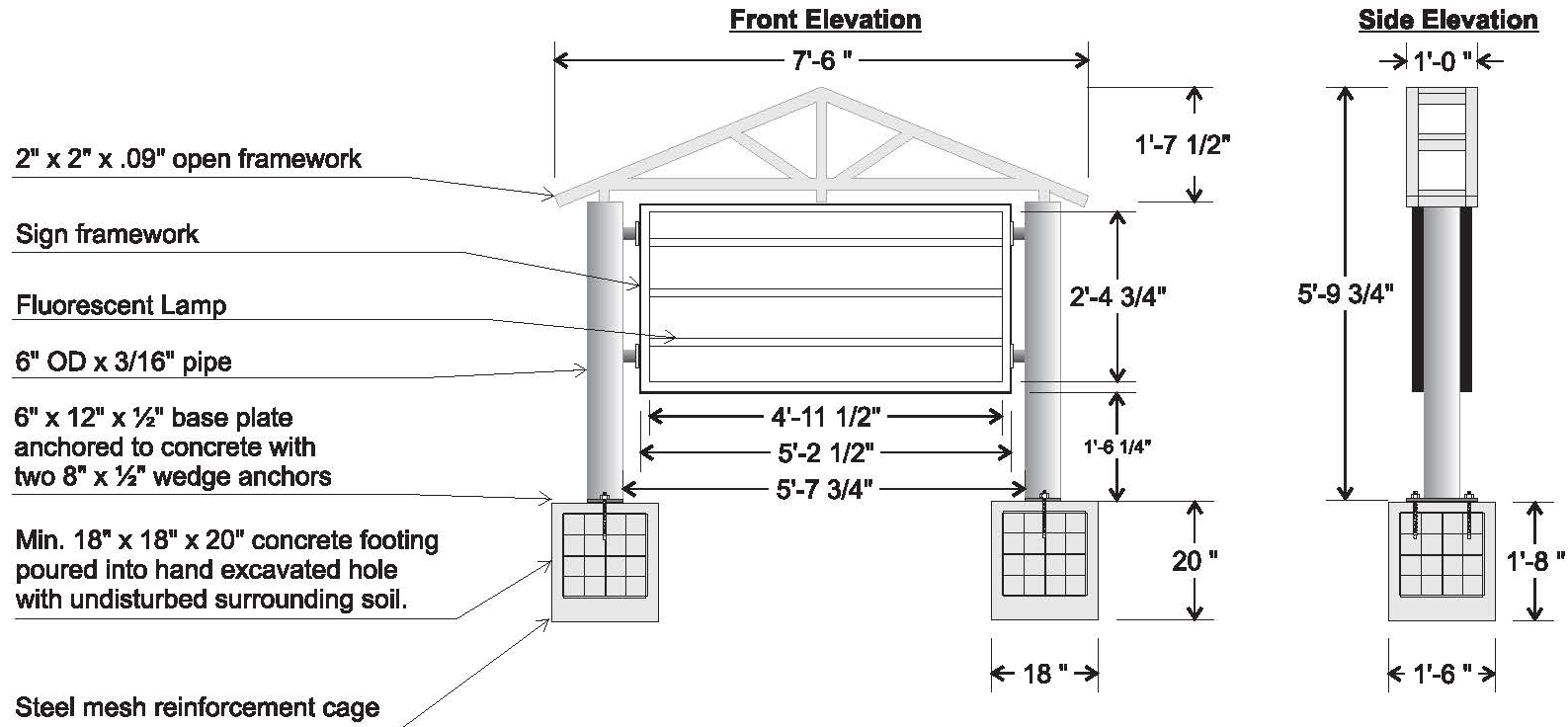


**LANGLEY AWNING & SIGN**  
 COMMERCIAL & RESIDENTIAL

PHONE: (604) 530-2554,  
 FAX: (604) 530-1382  
 info@langleyawning.com



### Double Sided Illuminated Sign



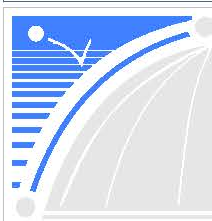
- 2" x 2" x .09" open framework
- Sign framework
- Fluorescent Lamp
- 6" OD x 3/16" pipe
- 6" x 12" x 1/2" base plate anchored to concrete with two 8" x 1/2" wedge anchors
- Min. 18" x 18" x 20" concrete footing poured into hand excavated hole with undisturbed surrounding soil.
- Steel mesh reinforcement cage

PRODUCTS / SIZES	
Faces:	4.5mm Lexan
Frame:	all aluminum
Graphics:	Translucent vinyl

DRAWING TITLE / #	
CLIENT	Westminster House
SCALE	3/8" = 1'-0"
DATE	22/07/2014
REVISION	27/11/2014
SITE ADDRESS	1653 - 140th Street Surrey B.C. V4A 4H1

CUSTOMER'S APPROVAL	
X	DATE

THIS IS THE PROPERTY OF LANGLEY AWNING & SIGN AND IS NOT TO BE COPIED IN WHOLE OR IN PART WITHOUT PERMISSION BY THE OWNERS.

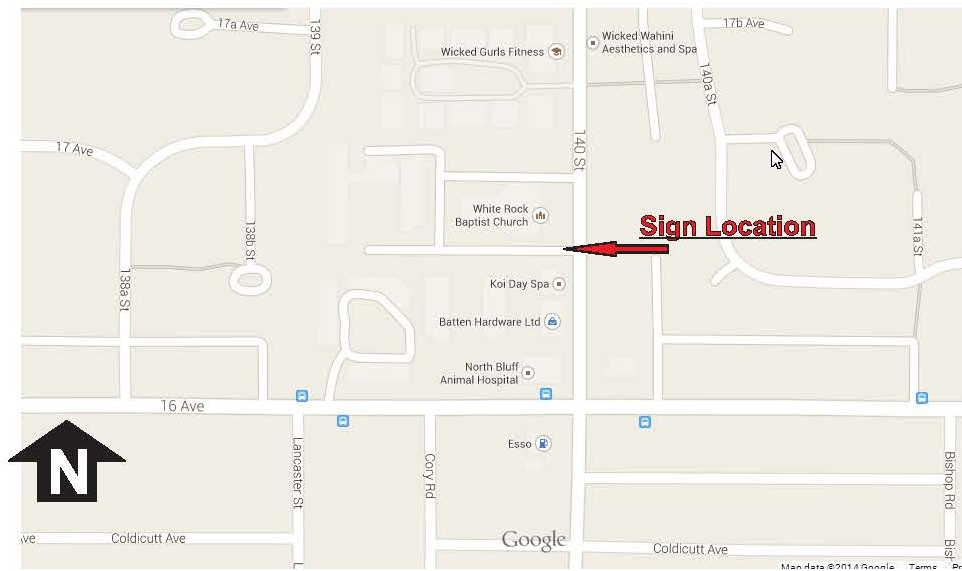


**LANGLEY AWNING & SIGN**  
COMMERCIAL & RESIDENTIAL  
PHONE: (604) 530-2554, FAX: (604) 530-1382  
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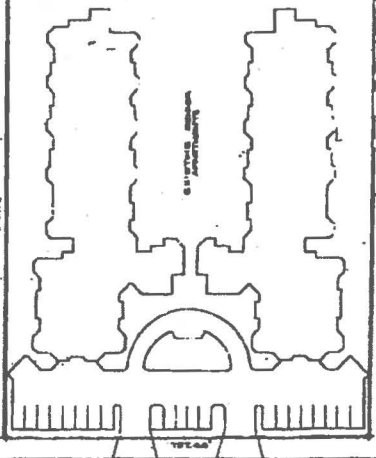
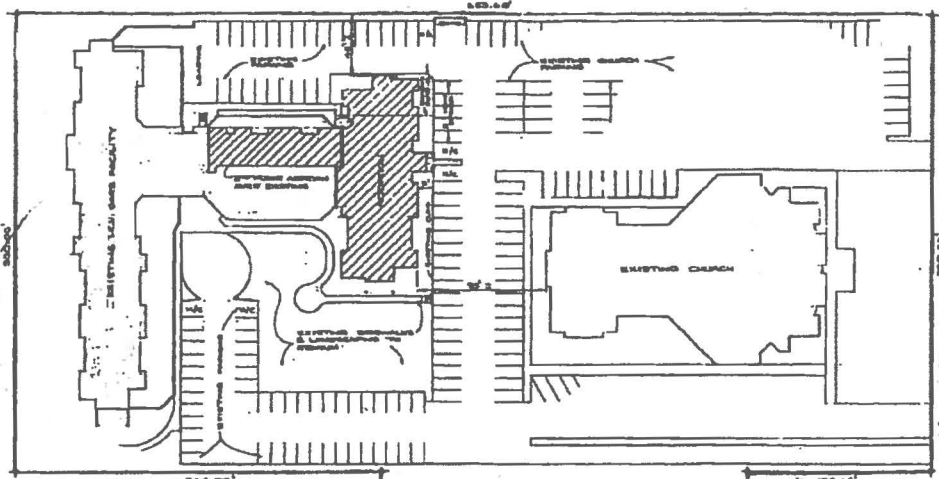
**Site Plan**



**Site Plan**



7914-0327-00 (B)



**SITE NOTES:**

Site Area: 270,773 sq. ft. (23,800 sq. ft.)

Development: 78,247 sq. ft. (14,437 sq. ft.)

Existing: 192,526 sq. ft. (19,363 sq. ft.)

Total: 96,273 sq. ft. (7,074 sq. ft.)

Site Coverage: 78,247 / 270,773 = 28.9%

Allowable Site Coverage: 30%

Parking Required: (Building 1, 2, 3, 4 only)  
 Building 1 (Intermittent Use)  
 1 sq. space per 4 units  
 40 units = 10 spaces

Additional (Apartment)  
 1 sq. space per unit  
 34 units = 34 spaces

Total Required: 44 spaces

Parking Provided: 42 regular spaces  
 2 shuttle spaces

**SITE PLAN**  
 SCALE: 1" = 200'

PROPOSED BRANCH HOUSING DEVELOPMENT FOR  
**WHITE ROCK INDUSTRIES**  
 1485 140th STREET  
 WASH. STATE, U.S.

DATE: JAN 20/81  
 DRAWN BY: [Signature]  
 CHECKED BY: C-SI-CH  
 SHEET: 1 - 20

