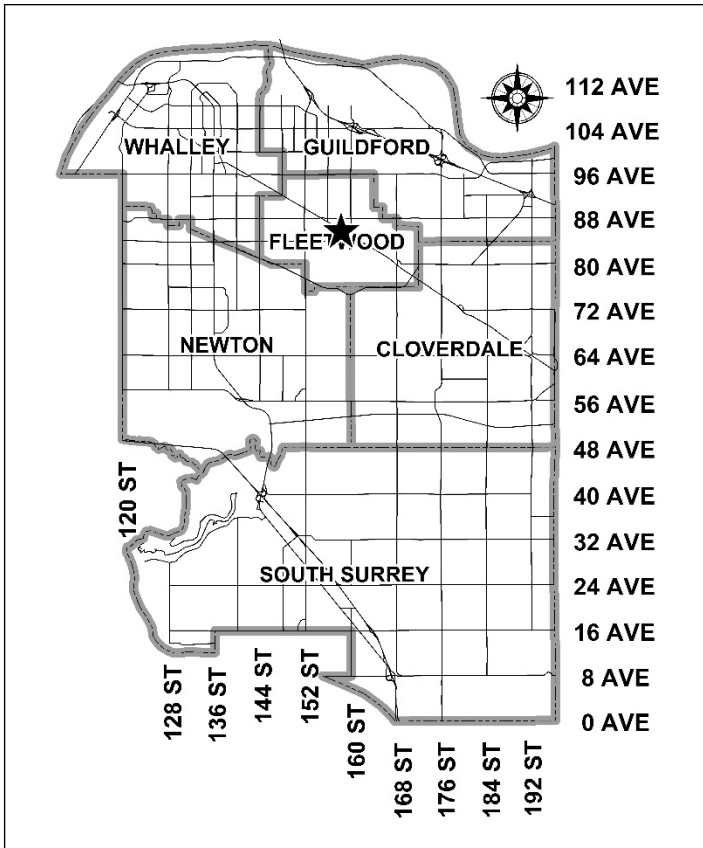


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0138-00

Planning Report Date: September 14, 2020



PROPOSAL:

- **Development Permits**

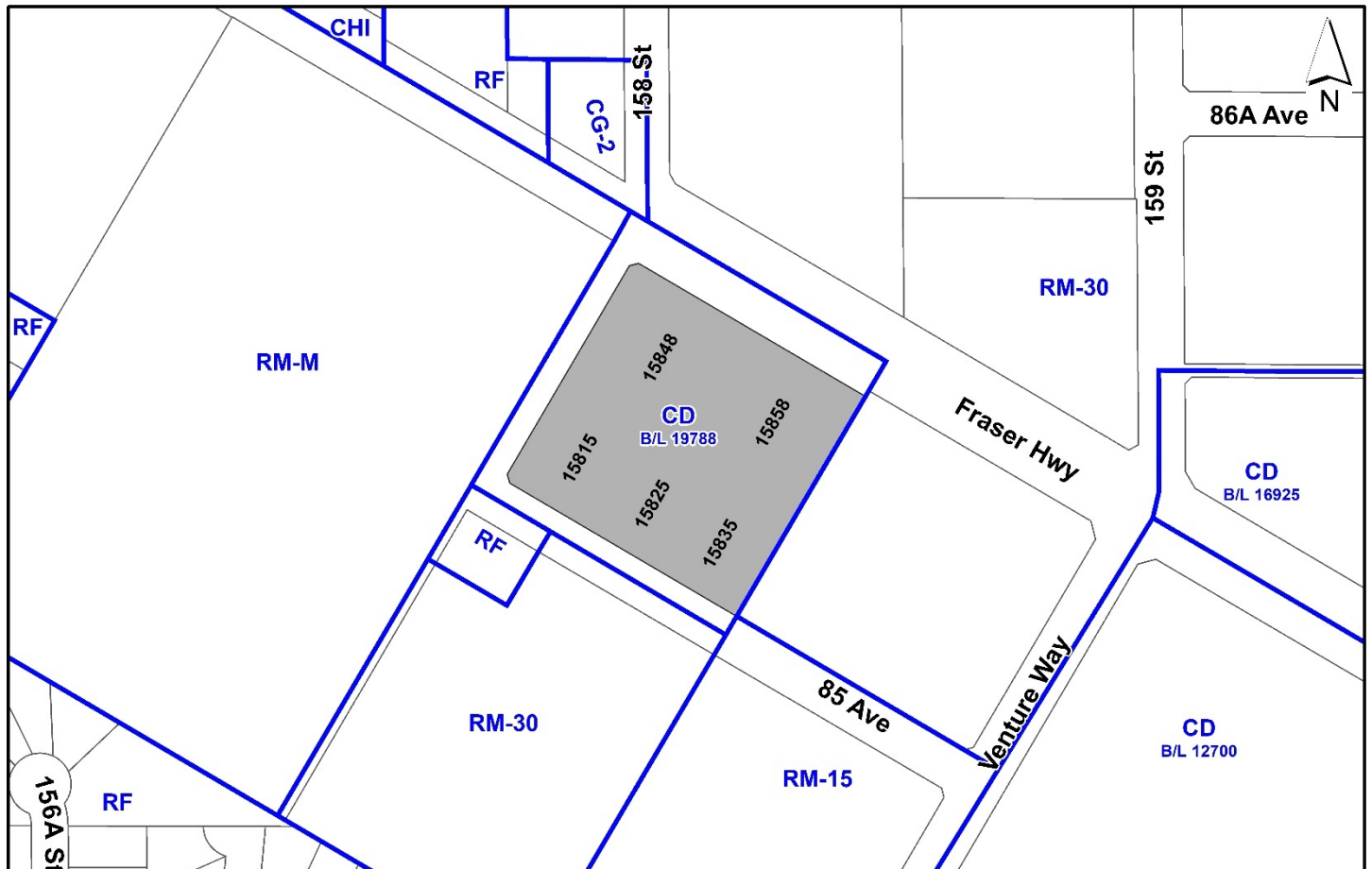
to permit temporary on-site real estate development marketing signage for multi-family apartment buildings and townhouse projects under construction.

LOCATION: 15815 - 85 Avenue

ZONING: CD Bylaw No. 19788

OCP DESIGNATION: Multiple Residential

TCP DESIGNATION: Apartment 2.0 FAR 6 Storey Maximum and Buffer Within Private Land



RECOMMENDATION SUMMARY

- Approval to vary the Sign By-law, through a comprehensive sign design package, the maximum total sign area, sign height and setbacks for temporary on-site real estate development/construction signage.
- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to the maximum sign area, sign height and setback requirements under the Sign By-law for temporary on-site real estate development/construction signage ("marketing signage"), to allow for temporary marketing signage installed on construction fencing on the north side of the subject site (facing Fraser Highway).

RATIONALE OF RECOMMENDATION

- The existing signage markets one 5-storey and four 6-storey apartment buildings on the northern portion of the subject site as well as approximately 137 townhouse units on the southern portion of the subject site (Fleetwood Village).
- Marketing signage on construction hoarding and/or fencing is standard practice in the development industry.
- The existing signage is of a high-quality design.
- This type of temporary real-estate signage does not typically require a sign permit. However, the existing signage requires a variance to the maximum sign area, sign height and setback requirements of the Sign By-law.
- Installing the marketing signage over construction hoarding and/or fencing improves the aesthetic appearance of the development site and enhances wayfinding to the project.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Sign By-law for temporary on-site real estate development/construction signage, as described in Appendix I.
2. Council approve Development Permit No. 7920-0138-00 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 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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Approved apartment buildings (approved under Application No. 7918-0206-00) about to be under construction	Apartment 2.0 FAR 6 Storey Maximum	CD (Bylaw No. 19788)
North (Across Fraser Highway):	3-storey townhouse units (Springfield Village)	Apartment and Medium Density Townhouses	RM-30
East:	2 and 3-storey townhouse units (Huckleberry and Chestnut Grove)	Apartment and Medium Density Townhouses and Buffer within Private Land	RM-30
South (Across unopened 85 Avenue):	Approved townhouses (approved under Application No. 7917-0402-00) about to be under construction	Medium Density Townhouses	RM-30
West:	Manufactured home site (West Villa Estate)	Manufactured Homes and Buffer Within Private Land	RM-M

Context & Background

- The subject site is located at 15815 – 85 Avenue on the south side of Fraser Highway and is approximately 1.4 hectares in area.
- The subject property is currently zoned "Comprehensive Development (CD) Zone" (By-law No. 19788) and is designated Multiple Residential in the Official Community Zone (OCP) and Apartment 2.0 FAR 6 Storey Maximum in the Fleetwood Town Centre Plan (TCP)
- As part of Development Application No. 7917-0402-00, on April 15, 2019 Council approved the following, in order to construct approximately 137 townhouse units on the southern portion of the site (15850 – 85 Avenue), a remnant lot for future redevelopment on the northern portion of the site (15815 – 85 Avenue) and conveyance of land to the city, without compensation, for a public park (15814 – 85 Avenue):
 - TCP Amendment of a portion from Manufactured Homes to Medium Density Townhouses and Parks & Linear Corridors and Road;
 - Rezoning of a portion from RM-M to RM-30 and RF;
 - Development Permit for Form & Character; and
 - Subdivision to create:
 - Lot 1 (townhouse units) now formally addressed as 15850 – 85 Avenue;
 - Lot 2 (remnant lot for future development), now formally addressed as 15815 - 85 Avenue; and
 - Lot 3 (open space parcel to be conveyed to City for a park), now formally addressed as 15814 – 85 Avenue.
- As part of the subsequent Development Application No. 7918-0206-00, On July 22, 2019 Council approved the following on the northern portion of the site (15815 – 85 Avenue):
 - OCP Amendment from "Urban" to "Multiple Residential";
 - TCP Amendment from "Manufactured Homes" and "Buffer Within Private Land" to a new land-use designation ("Apartment 2.0 FAR 6 Storey Maximum");
 - Rezoning from "Manufactured Home Residential Zone (RM-M)" to "Comprehensive Development Zone (CD)" (based upon the "Multiple Residential 70 Zone (RM-70)"; and
 - Development Permit (DP) for one 5-storey and four 6-storey apartment buildings
- In order to market these approved multi-family developments, the applicant erected temporary real estate signs on 15815 – 85 Avenue without the necessary approvals and permits. As such, this proposed comprehensive sign design package is intended to formalize the signage already installed on the subject site.

- Installing marketing signage over construction fencing generally improves the aesthetic appearance of a development site.
- The proposed signage design has been reviewed by staff and found to be generally acceptable.
- Staff support the proposed variances as part of a comprehensive sign design package.

TREES

- The applicant has installed temporary real estate signs within close proximity to existing trees on site that are proposed for removal under Application No. 7918-0206-00. As such, no further tree assessments are required.

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. 7920-0138-00

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

ELM/cm

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To increase the allowable sign area for temporary onsite real estate development/construction signage from 14 square metres to 385 square metres.	The sign area shall not exceed a maximum of 14 square metres (150 sq. ft.) (as per Part 1, Section 7(9.1)).	<p>The marketing signage is an important component of the marketing strategy for the site.</p> <p>Marketing signage on construction hoarding is a standard practice in the development industry.</p> <p>Installing marketing signage over construction hoarding generally, improves the aesthetic appearance of a development site.</p>
2	To vary the required minimum 2.0-metre setback from any highway for a temporary on-site real estate development/construction sign to 0.3 metres.	The sign is located a minimum 2.0 metres (6.5 ft.) from each adjacent highway (as per Part 1, Section 7(9.1)).	The location of the marketing signage is clear to vehicular and pedestrian traffic along Fraser Highway.
3	To increase the maximum sign height for temporary onsite real estate development/construction signage from 4.5 metres to 6.0 metres.	The sign height shall not exceed a maximum of 4.5 metres (as per Part 1, Section 7(9.1)).	<p>The marketing signage is an important component of the marketing strategy for the site.</p> <p>Marketing signage on construction hoarding is a standard practice in the development industry.</p> <p>Installing marketing signage over construction hoarding generally, improves the aesthetic appearance of a development site.</p>

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7920-0138-00

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: 030-796-016

Lot 2 Section 26 Township New Westminster District Plan EPP85733
15815 - 85 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, free standing signs, sign design packages and comprehensive sign packages on the Land shall be in accordance with the drawings numbered 7920-0138-00(1) through to and including 7920-0138-00(5).
2. Signage shall be installed in conformance with the Drawings 7920-0138-00(1) through to and including 7920-0138-00(5).

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 7920-0138-00(1) through to and including 7920-0138-00(5).

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.

Authorized Agent: (Signature)

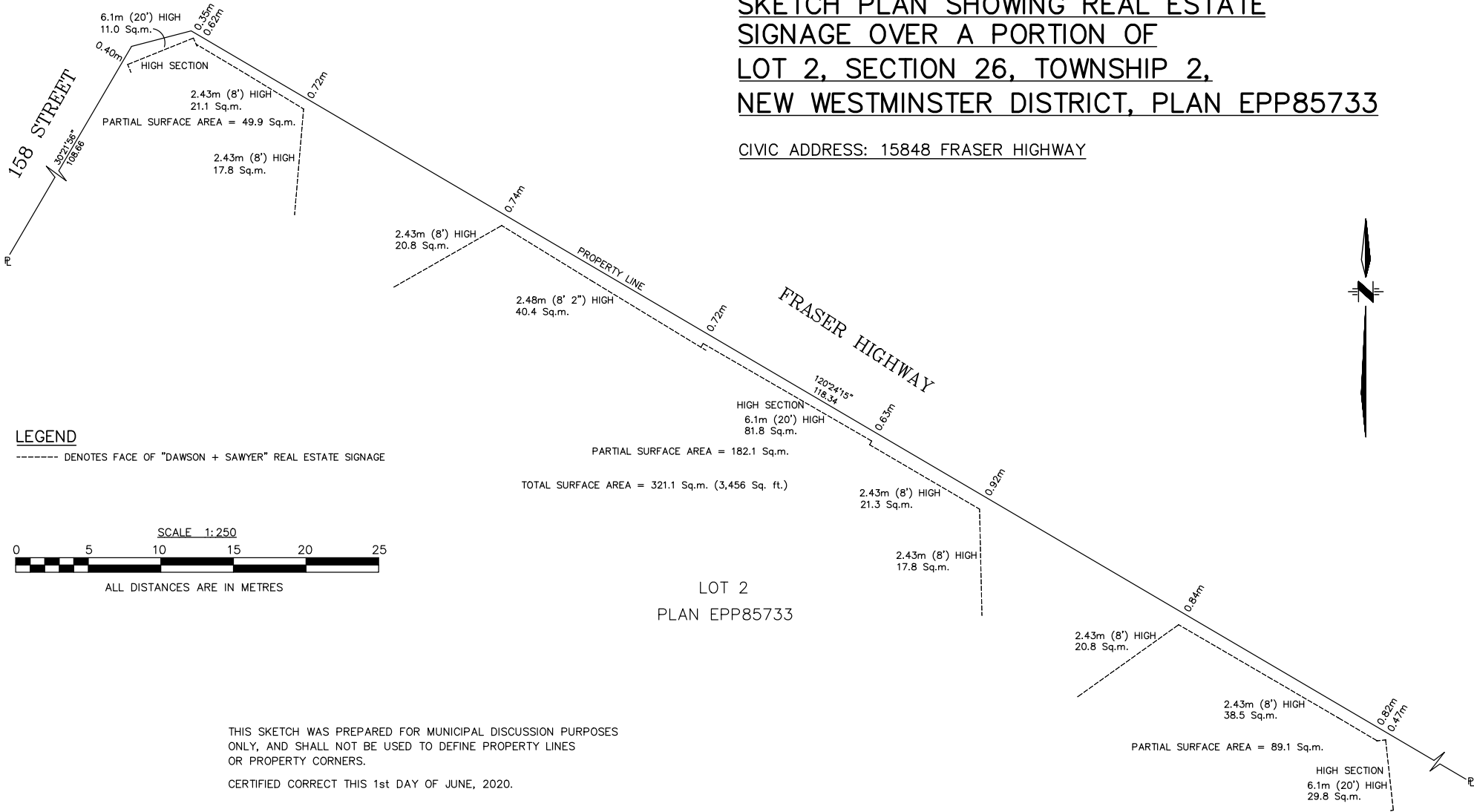
Name: (Please Print)

Sign By-law Variances

#	Variance	Sign By-law Requirement
1	To increase the allowable sign area for temporary onsite real estate development/construction signage from 14 square metres to 385 square metres.	The sign area shall not exceed a maximum of 14 square metres (150 sq. ft.) (as per Part 1, Section 7(9.1)).
2	To vary the required minimum 2.0-metre setback from any highway for a temporary on-site real estate development/construction sign to 0.3 metres.	The sign is located a minimum 2.0 metres (6.5 ft.) from each adjacent highway (as per Part 1, Section 7(9.1)).
3	To increase the maximum sign height for temporary onsite real estate development/construction signage from 4.5 metres to 6.0 metres.	The sign height shall not exceed a maximum of 4.5 metres (as per Part 1, Section 7(9.1)).

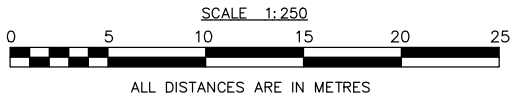
SKETCH PLAN SHOWING REAL ESTATE SIGNAGE OVER A PORTION OF LOT 2, SECTION 26, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN EPP85733

CIVIC ADDRESS: 15848 FRASER HIGHWAY



LEGEND

----- DENOTES FACE OF "DAWSON + SAWYER" REAL ESTATE SIGNAGE



THIS SKETCH WAS PREPARED FOR MUNICIPAL DISCUSSION PURPOSES ONLY, AND SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

CERTIFIED CORRECT THIS 1st DAY OF JUNE, 2020.

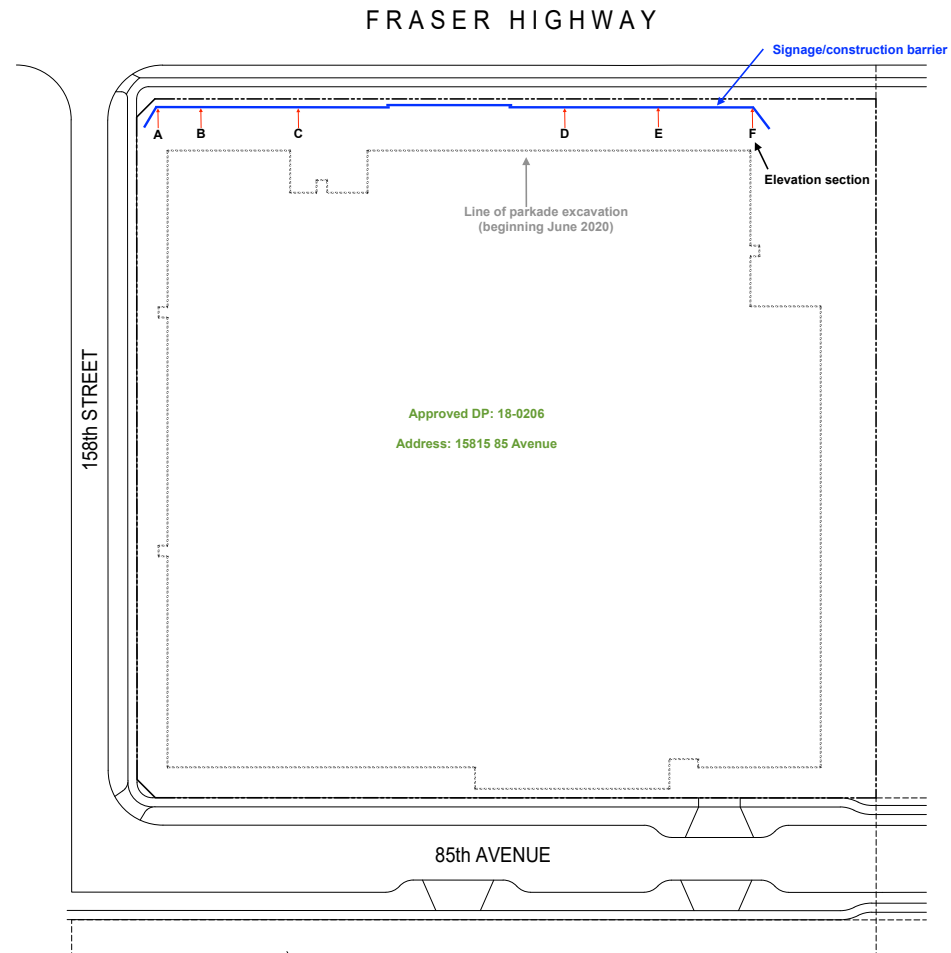
CITY OF SURREY
SURVEY SECTION
13450 - 104 AVE.
SURREY, B.C. V3T 1V8
TEL. (604) 591-4253

GURPREET S. KOONER, BCLS 937

THIS DOCUMENT IS NOT VALID UNLESS ORINALLY SIGNED AND SEALED

Development Permit No. 7920-0138-00 (1) "The Drawings"

15848 FRASER HIGHWAY SIGN BYLAW



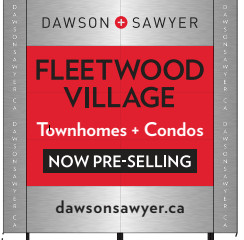

KEY PLAN
 SCALE: 1" = 30'-0"

7920-0138-00

Copy & Elevation Drawing

FAST SIGNS®
 More than fast. More than signs®
SURREY
 101 - 6844 King George Blvd., Surrey, BC V3W 4Z9
 604-599-6677 • 654@fastsigns.com

Face 16'w x 20'h = 320 sq.ft.
 Returns 1'w x 20'h (x2) = 40 sq.ft.



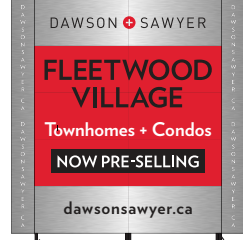
Copy Area = 88 sq.ft = 24.5%

Face 66'w x 20'h = 1,320 sq.ft.
 Returns 1'w x 20'h (x2) = 40 sq.ft.



Copy Area = 257 sq.ft = 18.9%

Face 16'w x 20'h = 320 sq.ft.
 Returns 1'w x 20'h (x2) = 40 sq.ft.



Copy Area = 88 sq.ft = 24.5%

Red-Panel Sections are 7 Panels of 4'x8' Red Alupanel With brushed alum. (cut) vinyl overlays Overall "Section" Face Dimension: 28'w x 8'h = 216 sq.ft.



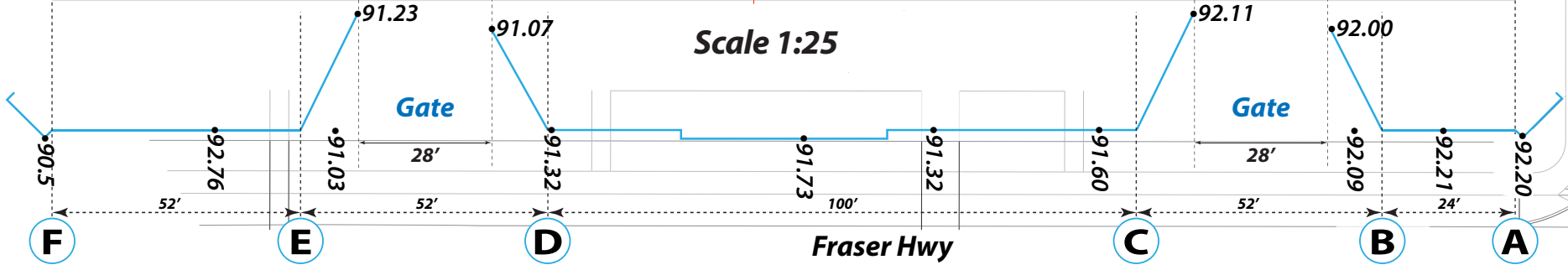
Graphic Sections are 6 Panels of 4'x8' Alupanel With vinyl-printed graphics & gloss laminate Overall "Section" Face Dimension: 24'w x 8'h = 192 sq.ft.



Client: Abbot Kinney
Project: Fleetwood Village
Address: 15815 - 85 Avenue
Scale: 1:25 (Main Dwg)
Elevation: Shown in Metres Above Sea Level
Sign Area: 4,144 sq.ft



Scale 1:25



Sign Area Totals

Main Centre Tower Section (1 section)	Total = 1,360 sq.ft.
45° End Sections/ Towers (2 sections)	Total = 720 sq.ft.
Red Alupanel (6 Sections)	Total = 1,296 sq.ft.
Graphic Panels (4 Sections)	Total = 768 sq.ft.
Grand Total	= 4,144 sq.ft.

Copy Area Totals

Main Centre Tower Section (1 section)	Total = 257 sq.ft.
45° End Sections/ Towers (2 sections)	Total = 176 sq.ft.
Red Alupanel (6 Sections)	Total = 298 sq.ft.
Graphic Panels (4 Sections)	Total = 0 sq.ft.
Sub Total	= 731 sq.ft. = 17.5%

Rev 6-4-20-1
 Jun 05, 2020
 Layout by Conrad

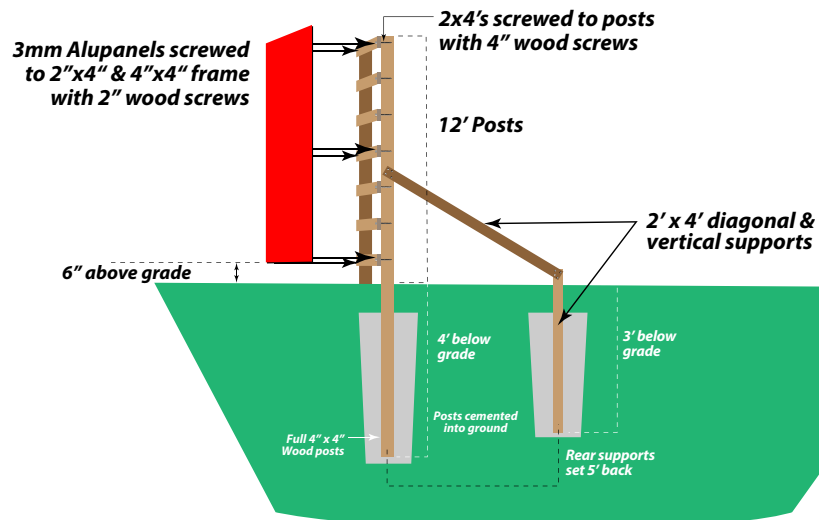
Fleetwood Village

15815 - 85 Ave, Surrey BC

Client: Abbot Kinney
Project: Fleetwood Village
Address: 15815 - 85 Avenue
Scale: 1:25 (Main Dwg)
Elevation: Shown in Metres
 Above Sea Level
Sign Area: 4,144 sq.ft

Panel Support/ Cross-Section Detail (8' tall sections)

For 8' tall sections, supports placed **every second post**



Panel Support/ Cross-Section Detail (20'tall section)

For 20' tall sections, supports placed **every post**

