

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0323-00

Planning Report Date: September 13, 2021

**PROPOSAL:**

- **Development Permit**

to permit partial retention of existing, and construction of new, onsite directional free standing signs for an existing seniors care community (Elim Village).

**LOCATION:**

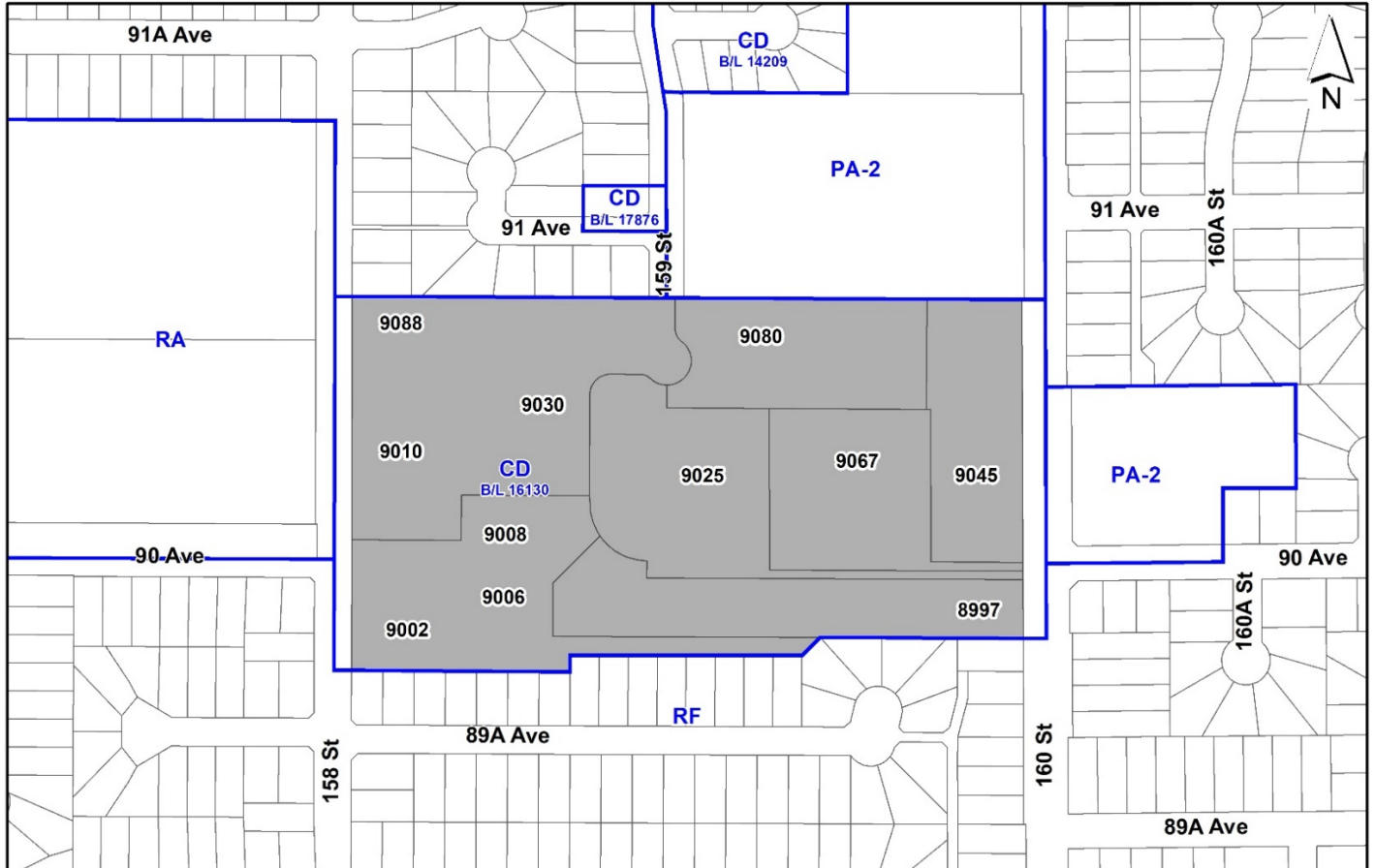
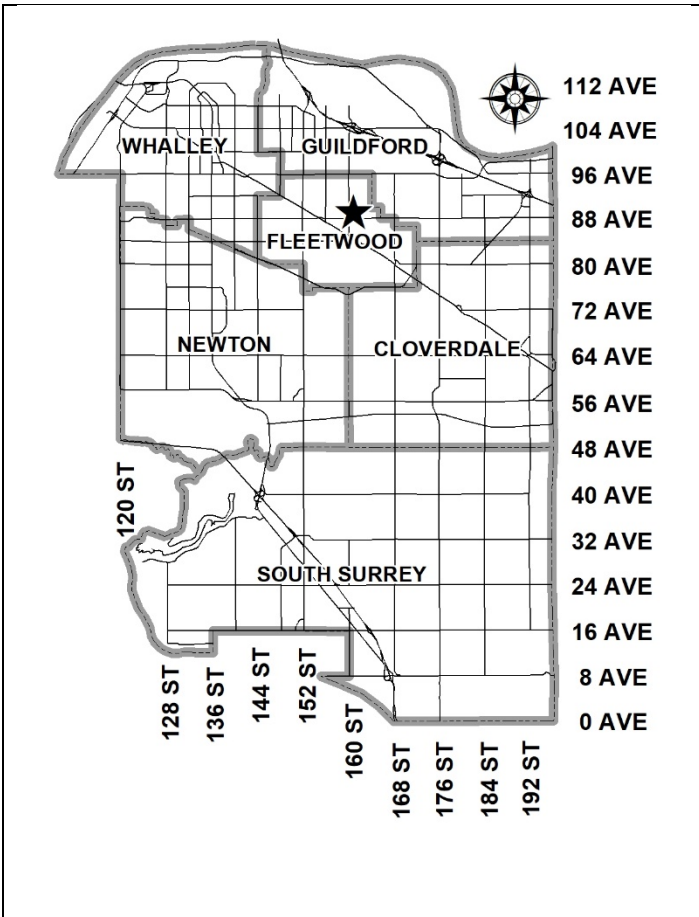
- 9010 - 158 Street  
(9030 and 9088 - 158 Street)
- 9002 - 158 Street  
(9006 and 9008 - 158 Street)
- 8997 - 160 Street
- 9025 - 160 Street
- 9067 - 160 Street
- 9045 - 160 Street
- 9080 - 159 Street

**ZONING:**

CD

**OCF DESIGNATION:**

Multiple Residential



## RECOMMENDATION SUMMARY

- Approval to vary the Sign By-law through a comprehensive sign design package.
- Approval and issuance of Development Permit.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the Sign Bylaw through a comprehensive sign design package to:
  - increase the maximum directional sign area permitted from 0.4 square metres for a single faced sign and 0.74 square metres for a double-faced sign to no greater than 2.9 square metres for a single faced sign and 5.8 square metres for a double faced sign; and
  - increase the maximum directional sign height from 1.2 metres to 2.4 metres.

## RATIONALE OF RECOMMENDATION

- The proposed directional signs are of high-quality design and are of an appropriate size and scale in relation to the onsite buildings.
- The signs are important for wayfinding purposes and will help direct residents, staff, resident families, and contractors onsite. Due to the vulnerability of resident seniors with limited eyesight, sign sizes are increased for improved legibility.
- The proposed comprehensive sign design package includes twelve (12) total onsite free standing directional signs, (eight (8) existing and four (4) new), while also proposing the removal of four (4) existing signs improperly installed within a public passage right of way (ROW) and a 3<sup>rd</sup> party easement. All onsite free standing directional signs are distributed amongst the subject site and do not detract from the architectural integrity of the buildings.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. Council approve the applicant’s request to vary the Sign By-law as described in Appendix I.
2. Council approve Development Permit No. 7920-0323-00 (Appendix II) for a comprehensive sign design package 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		OCP Designation	Existing Zone	
Subject Site	Elim Village (care facility)		Multiple Residential	CD (Bylaw No. 16130)	
North	West portion: Single family homes	East Portion: Surrey Christian School	Urban	RF	PA-2
East (Across 160 Street):	North portion: Single family homes	South portion: Guildford Church of Nazarene	Urban	RF	PA-2
South:	Single family homes		Urban	RF	
West (Across 158 Street):	North portion: Woodland Park Elementary School	South portion: Single family homes	Urban	RA	RF



## POLICY & BY-LAW CONSIDERATIONS

### Comprehensive Sign Design Package

- Elim Housing Society has retained a signage consultant to design a comprehensive signage concept that includes twelve (12) existing and proposed onsite free-standing directional signs for the Elim Village seniors' community and proposes the removal of four (4) existing onsite directional signs improperly installed within a public passage right of way and a 3<sup>rd</sup> party easement.
- A total of twelve (12) onsite free standing directional signs are proposed, which consists of eight (8) previously installed signs, four (4) new signs and four (4) sign removals. The signs range in height from 1.2 metres to 2.4 metres and in area from 0.86 square metres single sided (1.72 square metre double sided) to 2.9 square metres single sided (5.8 square metres double sided).
- The exemption section of the Sign By-law permits a maximum single sided directional sign area of 0.4 square metres for single sided signs and 0.74 square metres for double sided signs and the Sign By-law also stipulates a maximum directional sign height of 1.2 metres. As such, variances to the Sign By-law are required to accommodate the following:
  - increase the maximum directional sign area permitted from 0.4 square metres for a single faced sign and 0.74 square metres for a double-faced sign to no greater than 2.9 square metres for a single faced sign and 5.8 square metres for a double faced sign; and
  - increase the maximum directional height from 1.2 metres to 2.4 metres.
- All proposed onsite free standing directional signs are constructed of western red cedar and include LED illuminated channel letters on aluminum backer panels.

### Signage Assessment

- The proposed free standing directional signs are intended to improve onsite waymarking for residents, staff, resident families, and contractors onsite. Due to the vulnerability of resident seniors with limited eyesight, sign sizes are increased for improved legibility.
- The proposed Sign By-law variances have merit as they provide a clear signage aesthetic for direction and building identification purposes and consist of high-quality design and materials.
- Staff supports the requested variances to accommodate the proposed signage as part of a comprehensive sign design package.

**TREES****Table 1: Summary of Tree Preservation by Tree Species:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Honey Locust	1	0	1
Beech	2	0	2
Elm	1	0	1
Silver Birch	1	0	1
Red Maple	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>6</b>	<b>0</b>	<b>6</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>0</b>	
<b>Total Retained and Replacement Trees</b>		<b>6</b>	

- The proposed free-standing sign structures will be kept clear of all planting beds. As such, no tree removal is proposed and minimal disturbance to trees is expected. Construction of tree barriers supplemented by arborist supervisions for some trees will be required prior to issuance of the Sign Permit.

**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 7920-0323-00

*approved by Ron Gill*

Rémi Dubé  
Acting General Manager  
Planning and Development

ELM/cm

## PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	Increase the maximum directional sign area permitted from 0.4 square metres for a single faced sign and 0.74 square metres for a double-faced sign to no greater than 2.9 square metres for a single faced sign and 5.8 square metres for a double faced sign.	Maximum directional sign areas permitted is 0.4 metres for single faced signs and 0.74 metres for double faced signs. (Part 1, Section 16).	<p>Increased sign area provides clear direction and building identification for residents, staff, resident families and contractors onsite.</p> <p>All onsite directional free standing signs are evenly spread out amongst the subject site and does not detract from the architectural integrity of any of the buildings.</p>
2	Increase the maximum directional height from 1.2 metres to 2.4 metres.	Maximum directional sign height permitted is 1.2 metres. (Part 1, Section 16).	<p>Increased sign height provides clear direction and building identification for residents, staff, resident families and contractors onsite.</p> <p>All onsite directional free standing signs are evenly spread out amongst the subject site and do not detract from the architectural integrity of any of the buildings</p>

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7920-0323-00

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: 025-494-155

Lot 1 Section 35 Township 2 New Westminster District Plan BCP1012 Except: Plans BCP19889 and BCP42040

8997 - 160 Street

Parcel Identifier: 026-443-261

Lot 2 Section 35 Township 2 New Westminster District Plan BCP19889

9002 - 158 Street

Parcel Identifier: 024-803-936

Lot A, Except Part Subdivided By Plan BCP19889, Section 35 Township 2 New Westminister Plan LMP46358

9010 - 158 Street

Parcel Identifier: 028-029-224

Lot 1 Section 35 Township 2 New Westminister District Plan BCP42040

9025 - 160 Street



Parcel Identifier: 028-029-241  
Lot 3 Section 35 Township 2 New Westminster District Plan BCP42040

9045 - 160 Street

Parcel Identifier: 028-029-232  
Lot 2 Section 35 Township 2 New Westminster District Plan BCP42040

9067 - 160 Street

Parcel Identifier: 026-443-228  
Lot 1 Section 35 Township 2 New Westminster District Plan BCP19889 Except: Plan BCP42040

9080 - 159 Street

(the "Land")

3. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No.18020, as amended.

**B. Form and Character**

1. Signage shall be installed in conformance with the Drawings 7920-0323-00(1) through to and including 7920-0323-00(10).
2. 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, truck parking specifications, 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 the comprehensive sign design package Drawing labelled 7920-0323-00(1) through to and including 7920-0323-00(10).

#### **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 – Doug McCallum

\_\_\_\_\_  
City Clerk – Jennifer Ficocelli

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)

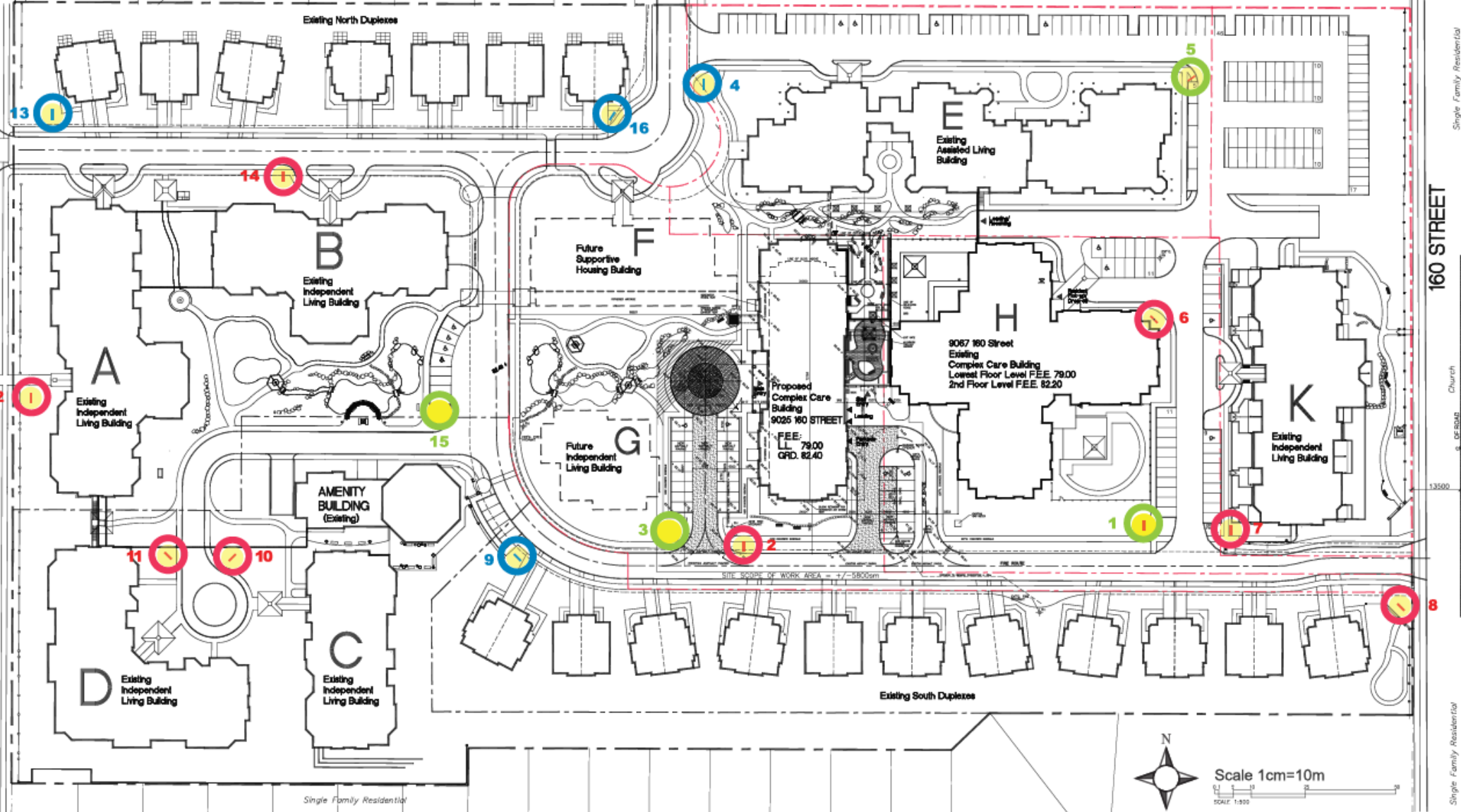
\_\_\_\_\_  
Name: (Please Print)

**Sign By-law Variances**

#	Variance	Sign By-law Requirement
1	Increase the maximum directional sign area permitted from 0.4 square metres for a single faced sign and 0.74 square metres for a double-faced sign to no greater than 2.9 square metres for a single faced sign and 5.8 square metres for a double faced sign.	Maximum directional sign areas permitted is 0.4 metres for single faced signs and 0.74 metres for double faced signs. (Part 1, Section 16).
2	Increase the maximum directional height from 1.2 metres to 2.4 metres.	Maximum directional sign height permitted is 1.2 metres. (Part 1, Section 16).

Single Family Residential  
PLAN 86549

Private Elementary School



160 STREET  
Church  
13500  
Single Family Residential

Development Permit No. 7920-0323-00 (1) "The Drawings"

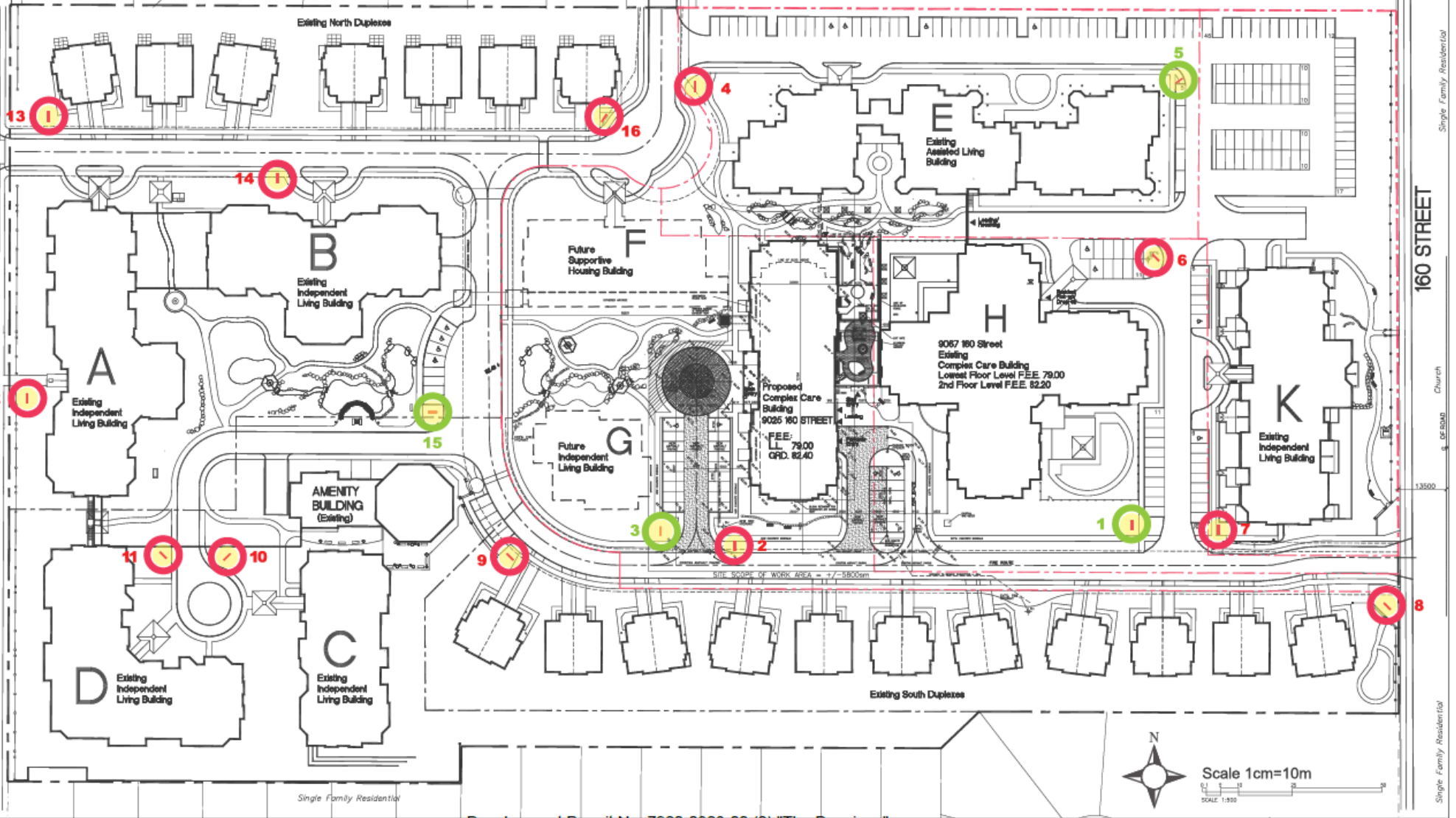
 EXISTING SIGNS

 NEW SIGNS

 PERMANENTLY REMOVE

Single Family Residential  
PLAN 86549

Private Elementary School



160 STREET

Single Family Residential

Church

13500

Single Family Residential

Development Permit No. 7920-0323-00 (2) "The Drawings"

 EXISTING SIGNS

 NEW SIGNS



Scale 1cm=10m  
SCALE 1:300

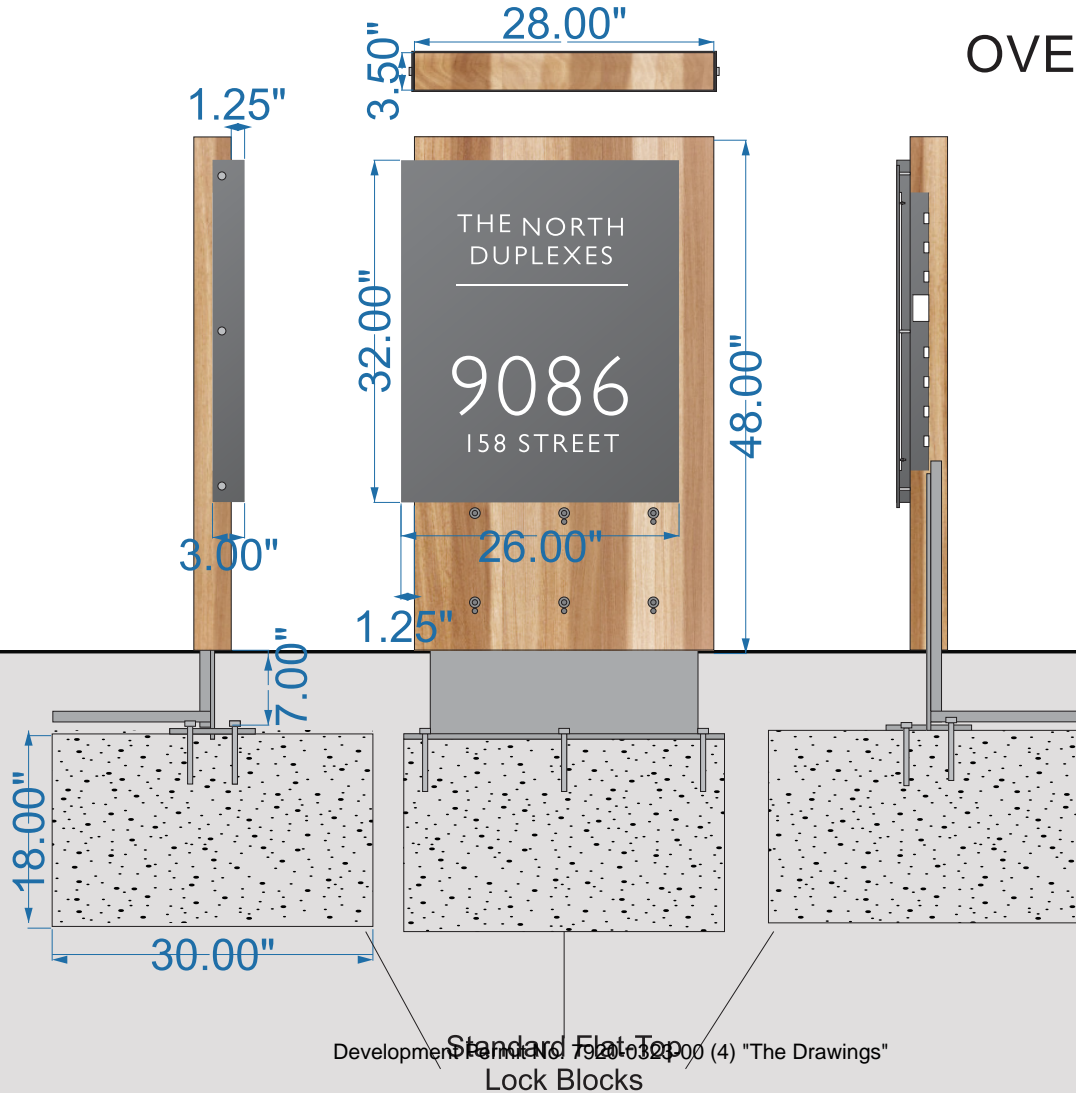
# EXISTING SIGNS UNIT NUMBERS

	<b>Building</b>	<b>Building Number</b>	<b>Style</b>	<b>Quantity</b>
<b>12</b>	<b>The Atlin</b>	<b>9010 158 ST</b>	<b>Double Sided</b>	<b>1</b>
<b>14</b>	<b>The Bowron</b>	<b>9030 158 ST</b>	<b>Double Sided</b>	<b>1</b>
<b>11</b>	<b>The Carmanah</b>	<b>9002 158 ST</b>	<b>Single Sided</b>	<b>1</b>
<b>10</b>	<b>The Diamond</b>	<b>9006 158 ST</b>	<b>Single Sided</b>	<b>1</b>
<b>7</b>	<b>The Kootenay</b>	<b>9045 160 ST</b>	<b>Single Sided</b>	<b>1</b>
<b>16 + 13</b>	<b>The North Duplexes</b>	<b>9088 158 ST</b>	<b>Single Sided</b>	<b>2</b>
<b>8+9</b>	<b>The South Duplexes</b>	<b>8977 160 ST</b>	<b>Single Sided</b>	<b>2</b>
<b>4</b>	<b>The Emerald</b>	<b>9080 159 ST</b>	<b>Double Sided</b>	<b>1</b>
<b>6</b>	<b>The Harrison</b>	<b>9067 160 ST</b>	<b>Single Sided</b>	<b>1</b>
<b>2</b>	<b>The Harrison West</b>	<b>9025 160 ST</b>	<b>Double Sided</b>	<b>1</b>

# SIGN TYPE FOR PHYSICAL EXISTING

DETAILS

OVERVIEW



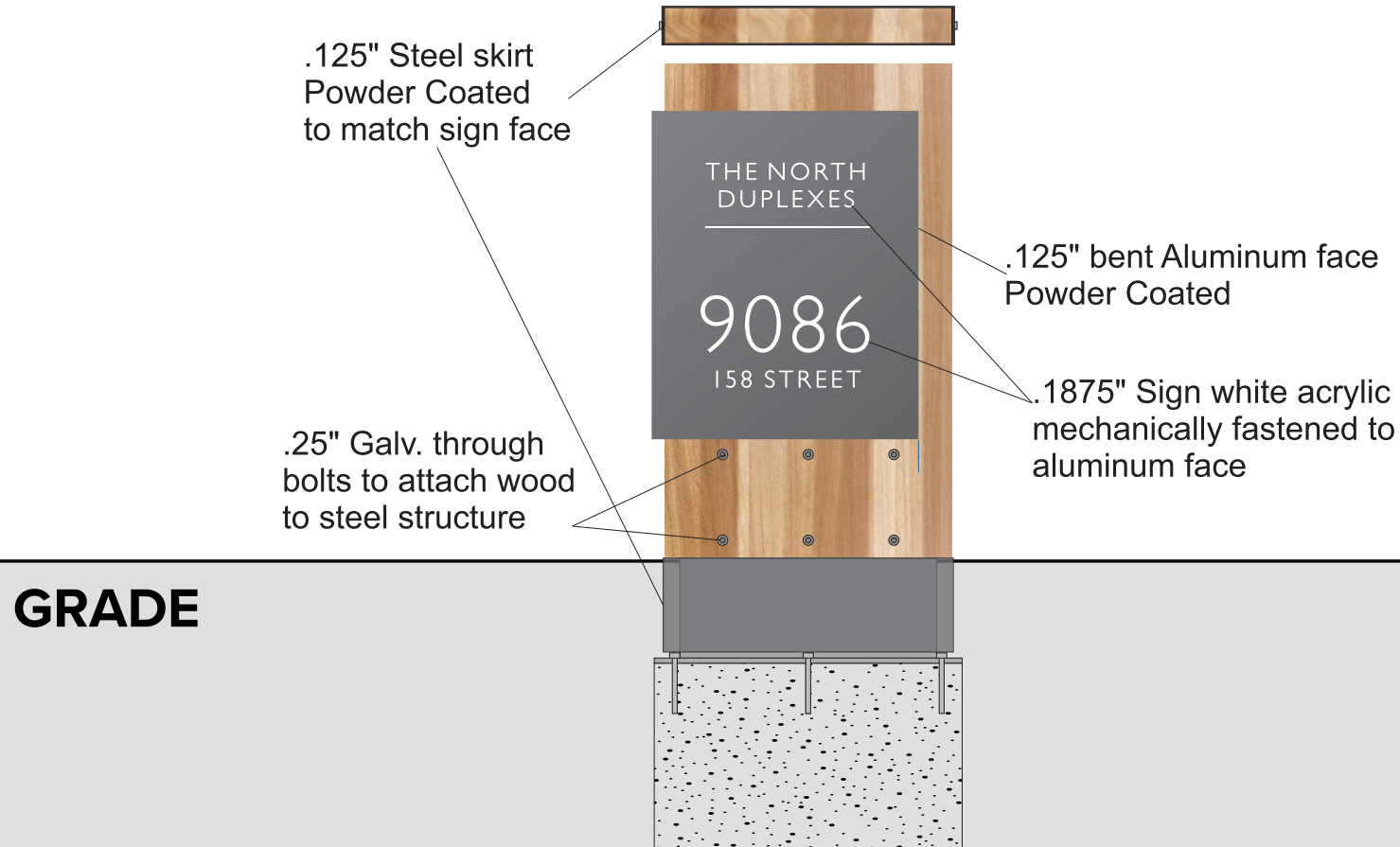
Elim Housing Society Justin Manaos
Project: Exterior Wayfinding Signs
Date: Created: 12/10/18
Designer: Rally Creative
Sales: Jordan Jacobs
Reference:
Page: 1 of 1
Approval
Revise & Re-submit: <input type="radio"/>
Approved: <input type="radio"/>
Authorization
Notes:
FOR PROOFING ONLY
604 273-4155 VANCOUVER 414 - 5940 No 6 Rd Richmond, BC V6V 1Z1
NOTE: Colour output may not be exact when viewing or printing this drawing. In order to maintain colour consistency we recommend using PANTONE colours.
This drawing is the sole property of Vancouver Sign Group and is not to be copied in whole or in part without the expressed permission of Vancouver Sign Group.



# SIGN TYPE FOR PHYSICAL EXISTING

DETAILS

## FRONT AND BIRDS EYE



<b>Client:</b> Elim Housing Society Justin Manaois
<b>Project:</b> Exterior Wayfinding Signs
<b>Date:</b> Created: 12/10/18
<b>Designer:</b> Rally Creative
<b>Sales:</b> Jordan Jacobs
<b>Reference:</b>
Page: 1 of 1
<b>Approval</b>
Revise & Re-submit: <input type="radio"/>
Approved: <input type="radio"/>
Authorization
<b>Notes:</b>
FOR PROOFING ONLY
604 273-4155 414 - 5940 No 6 Rd Richmond, BC, V6V 1Z1
<b>VANCOU</b> V
<small>NOTE: Colour output may not be exact when viewing or printing this drawing. In order to maintain colour consistency we recommend using PANTONE colours. This drawing is the sole property of Vancouver Sign Group and is not to be copied in whole or in part without the expressed permission of Vancouver Sign Group.</small>

Development Permit No. 7920-0323-00 (5) "The Drawings"

# SIGN TYPE FOR PHYSICAL EXISTING

DETAILS

SIDE VIEW

Aluminum Angle  
to attach sign face  
to LED housing unit

~3.5" laminated  
Western Red Cedar

.3875" Sign White  
Acrylic

60w Hanley Transformer

Hanley PF 2080  
700K LEDs

24" X 24" X .325"  
Steel Plate

Conduit for 120V  
Size TBD


30" X 8" X .5"  
Steel Plate

6" X .5" Galv.  
Concrete Anchors

**GRADE**

30" X 30" X 18"  
(1050lbs) Concrete Base  
Rebar inforcled

Development Permit No. 7920-0323-00 (6) "The Drawings"

<b>Client:</b>	Elim Housing Society Justin Manaois
<b>Project:</b>	Exterior Wayfinding Signs
<b>Date:</b>	Created: 12/10/18
<b>Designer:</b>	Rally Creative
<b>Sales:</b>	Jordan Jacobs
<b>Reference:</b>	
Page: 1 of 1	
<b>Approval</b>	
Revise & Re-submit:	<input type="radio"/>
Approved:	<input type="radio"/>
Authorization	
<b>Notes:</b>	
<b>FOR PROOFING ONLY</b>	
604 273-4155 414 - 5940 No 6 Rd Richmond, BC, V6V 1Z1	
<small>NOTE: Colour output may not be exact when viewing or printing this drawing. In order to maintain colour consistency we recommend using PANTONE colours. This drawing is the sole property of Vancouver Sign Group and is not to be copied in whole or in part without the expressed permission of Vancouver Sign Group.</small>	

# SIGN TYPE FOR NEW SIGNS

1

## FLEETWOOD WAYFINDING SIGNAGE




The Harrison (West Face)

The Harrison (East Face)



GRADE

<p>604 273-4155 414 - 5940 No 6 Rd Richmond, BC, V6V 1Z1</p> 	CLIENT	CHANGE HISTORY	CHANGE DATE	INITIAL	<p>Wayfinding_Signage_IL_Elim_Fleetwood_6636</p> <p>V.11</p> <p>May 19, 2021 9:00 AM</p>
	ELIM - FLEETWOOD	UPDATES	MAY 13	DN	
	PROJECT	UPDATES	MAY 17	DN	
	WAYFINDING SIGNAGE	UPDATES	MAY 19	DN	
SCALE / SIZE					
	11x17				

THIS IS A DIGITAL COLOUR PROOF. WCI RALLY IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS IN ANY WORK PRODUCED PER THE CLIENT'S OK. NO FINANCIAL RESPONSIBILITY IS ASSUMED FOR ERRORS OR DAMAGES RESULTING FROM SUCH ERRORS.

Development Permit No. 7920-0323-00 (7) "The Drawings"

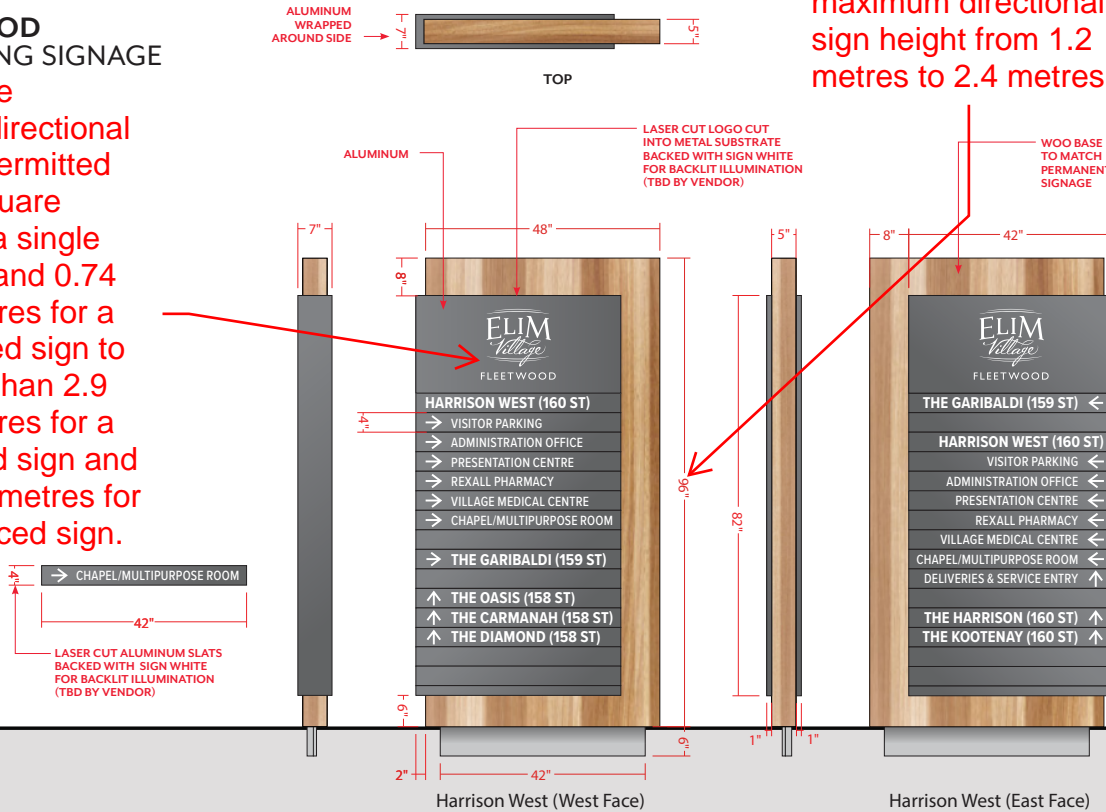
# SIGN TYPE FOR NEW SIGNS

3

## FLEETWOOD WAYFINDING SIGNAGE

Increase the maximum directional sign area permitted from 0.4 square metres for a single faced sign and 0.74 square metres for a double-faced sign to no greater than 2.9 square metres for a single faced sign and 5.8 square metres for a double faced sign.

Increase the maximum directional sign height from 1.2 metres to 2.4 metres.



604 273-4155 414 - 5940 No 6 Rd Richmond BC, V6V 1Z1		CLIENT	CHANGE HISTORY	CHANGE DATE	INITIAL	Wayfinding_Signage_IL_Elim_Fleetwood_6636
		ELIM - FLEETWOOD	UPDATES	MAY 13	DN	
		PROJECT	UPDATES	MAY 17	DN	V.11
		WAYFINDING SIGNAGE	UPDATES	MAY 19	DN	
		SCALE / SIZE				May 19, 2021 9:00 AM
		11x17				

THIS IS A DIGITAL COLOUR PROOF. WCL GROUP IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS IN ANY WORK PRODUCED FOR THE CLIENT'S OK. NO FINANCIAL RESPONSIBILITY IS ASSUMED FOR ERRORS OR DAMAGES RESULTING FROM SUCH ERRORS.

# SIGN TYPE FOR NEW SIGNS

5



## FLEETWOOD WAYFINDING SIGNAGE



The Emerald (West Face)

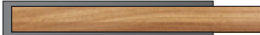
The Emerald (East Face)

## GRADE

604 273-4155 414 - 5940 No 6 Rd Richmond BC, V6V 1Z1 	CLIENT	CHANGE HISTORY	CHANGE DATE	INITIAL	Wayfinding_Signage_IL_Elim_Fleetwood_6636
	ELIM - FLEETWOOD	UPDATES	MAY 13	DN	
	PROJECT	UPDATES	MAY 17	DN	
		UPDATES	MAY 19	DN	
	SCALE / SIZE	Development Permit No. 7920-0323-00 (9) "The Drawings"			
11x7					

# SIGN TYPE FOR NEW SIGNS

## FLEETWOOD WAYFINDING SIGNAGE




15



Oasis Pond (South Face)

Oasis Pond (North Face)

GRADE

<p>604 273-4155 414 - 5940 No 6 Rd Richmond BC, V6V 1Z1</p> 	<p>CLIENT ELIM - FLEETWOOD</p>	<p>CHANGE HISTORY</p> <p>UPDATES</p> <p>UPDATES</p> <p>UPDATES</p>	<p>CHANGE DATE</p> <p>MAY13</p> <p>MAY17</p> <p>MAY19</p>	<p>INITIAL</p> <p>DN</p> <p>DN</p> <p>DN</p>	<p>Wayfinding_Signage_ILElim_Fleetwood_6636</p> <p>V.11</p> <p>May 19, 2021 9:00 AM</p>
	<p>PROJECT WAYFINDING SIGNAGE</p>				
	<p>SCALE / SIZE 11x17</p>	<p>Development Permit No. 7920-0323-00 (10) "The Drawings"</p>			

THIS IS A DIGITAL COLOUR PROOF. WCI RALLY IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS IN ANY WORK PRODUCED PER THE CLIENT'S OK. NO FINANCIAL RESPONSIBILITY IS ASSUMED FOR ERRORS OR DAMAGES RESULTING FROM SUCH ERRORS.