

NOTICE OF PUBLIC MEETING – JULY 18, 2022

DEVELOPMENT VARIANCE PERMIT NO. 445

CIVIC ADDRESS: 15385 SEMIAHMOO AVENUE

PURPOSE: The proposed Development Variance Permit (DVP) allows for the installation of an oversized fascia sign and a combined fascia sign (fascia sign and electronic message board sign) at the residential care facility and Peninsula United Church development (currently under construction).

WHITE ROCK
My City by the Sea!

Documents:

Author	Document	Item #
Director of Planning and Development Services	Land Use and Planning corporate report dated May 30, 2022	R-1
Corporate Administration Department	Minutes – Various Extracts	R-2

Written Submissions:

Author	Date Received	Resident?	Status	Item #
None to date.				

THE CORPORATION OF THE
CITY OF WHITE ROCK

15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

**NOTICE OF DEVELOPMENT VARIANCE PERMIT
15385 SEMIAHMOO AVENUE**

NOTICE is hereby given that the Council of the City of White Rock will hold an opportunity for public participation for a Public Meeting on **MONDAY, JULY 18, 2022**, at **5:00 P.M.** in accordance with the *Local Government Act* and the *Planning Procedures Bylaw*; and further

NOTICE is hereby given that Council will consider this same application at the Regular Council Meeting scheduled for **MONDAY, JULY 25, 2022**, at **7:00 P.M.** in the Council Chambers at the White Rock City Hall.

At the July 18, 2022 Public Meeting, all persons who deem their interest in property is affected by the proposed application shall be afforded an opportunity to be heard **in person, via telephone or by forwarding written submissions** reflecting matters contained in the proposed application that is the subject of the Public Meeting.

DEVELOPMENT VARIANCE PERMIT NO. 445

CIVIC ADDRESS: 15385 SEMIAHMOO AVENUE (See Site Map)

PURPOSE: The proposed Development Variance Permit (DVP) allows for the installation of an oversized fascia sign and a combined fascia sign (fascia sign and electronic message board sign) at the residential care facility and Peninsula United Church development (currently under construction).

The proposed application and associated reports can be viewed online on the agenda and minutes page of the City website, www.whiterockcity.ca, under Council Agendas from July 5, 2022, until July 18, 2022. If you are unable to access the information online, please contact the Corporate Administration department at 604-541-2278, between the hours of 8:30 a.m. and 4:30 p.m., or leave a voicemail and staff will ensure you have the information made available to you.

ADDITIONAL INFORMATION

Further details regarding the subject of the Public Hearing may be found online: whiterockcity.ca/publichearings

Contact the Planning and Development Services Department for any questions regarding this application: 604-541-2136 | planning@whiterockcity.ca

VIEW THE PLANNING REPORT, BYLAWS AND RELATED DOCUMENTS

Online at whiterockcity.ca/publichearings

SUBMIT YOUR COMMENTS

- **Email:** clerksoffice@whiterockcity.ca with “DVP 445” noted in the subject line
- **Mail:** City Hall at 15322 Buena Vista Avenue, White Rock, V4B 1Y6

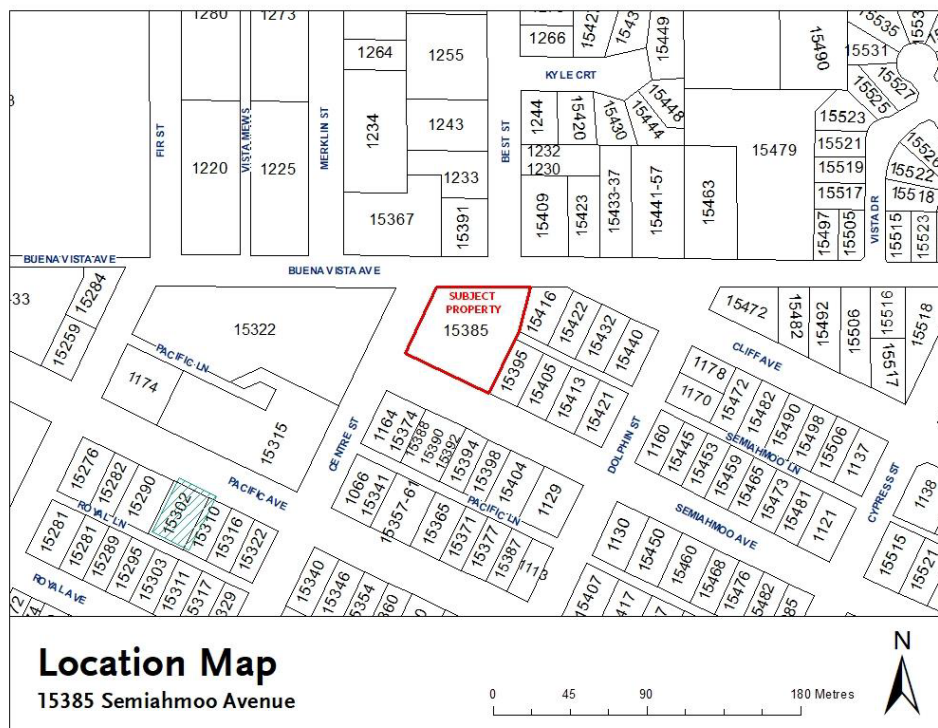
All submitted comments will be distributed to Council and must be received by 12:00 p.m. noon on the day of the public hearing.

- **In Person:** Attend in person at City Hall Council Chambers.
- **Register to speak at the public hearing by phone:** Refer to the City of White Rock Website at whiterockcity.ca/publichearings and follow the instructions regarding the sign up process or call 604-541-2127.

WATCH THE PUBLIC HEARING

Live online or view the video the following day at whiterockcity.ca/agendas

SITE MAP: 15385 SEMIAHMOO AVENUE



THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: May 30, 2022

TO: Land Use and Planning Committee

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: Development Variance Permit No. 445 – 15385 Semiahmoo Avenue (DVP 22-008)

RECOMMENDATIONS

THAT the Land Use and Planning Committee recommends that Council:

1. Direct Planning staff to obtain public input through a public meeting conducted as an electronic meeting with notice of the meeting given per Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners/occupants within 100 metres of the subject property; and
 2. Following the electronic public meeting, recommend that Council consider approval of Development Variance Permit No. 445.
-

EXECUTIVE SUMMARY

An application for a Development Variance Permit (DVP) has been received to install an oversized fascia sign and a combined fascia sign (fascia sign and electronic message board sign) at the residential care facility and Peninsula United Church development (currently under construction) located at 15385 Semiahmoo Avenue. A fascia sign is painted on, attached to, or recessed into the face or wall of a building and an electronic message board sign displays illuminated and changing or moving effects, or with moving letters, symbols or a changing message. The channel letterings and electronic message board are proposed to be mounted directly to the buildings and exceed the permissible sign copy area height per the Sign Bylaw. Staff supports the proposed sign variance as it would create minimal impact on adjacent properties.

A draft of Development Variance Permit No. 445 is attached as Appendix A. Appendix B includes location and ortho maps of the property. Appendix C provides a drawing package which includes elevations and renderings. Appendix D contains the Applicant's rationale letter.

INTRODUCTION/BACKGROUND

This is a DVP application from Peninsula United Church ("Applicant") to install two oversized-copy fascia signs at the ongoing construction of a four-storey building. It comprises a seniors' residential care facility and a church (Peninsula United Church) at 15385 Semiahmoo Avenue. The subject property is designated Mature Neighbourhood in the Official Community Plan (OCP)

and is zoned Civic/ Institutional Use Zone (P-1) in the City of White Rock Zoning Bylaw, 2021, No. 2000.

The subject property is irregular and is bound by three street frontages: Buena Vista Avenue, Centre Street, and Semiahmoo Avenue. The site is near White Rock's civic centre; City Hall, Public Library, Fire Hall, RCMP detachment, and the Evergreen Child Care Centre (see Figure 1).

The area to the north is comprised of low-rise (three or four-storey) apartment buildings, and to the immediate south of the site, across Semiahmoo Avenue are a duplex and a triplex. Detached homes make up most of the residences to the east and southeast. The aerial image below depicts the area surrounding the subject property and the proposed signage location.

Figure 1: Aerial Site Map



PROPOSED VARIANCE

The application is intended to modify the provisions of the Sign Bylaw to accommodate oversized-copy fascia signs (a fascia sign and a combined fascia sign) proposed to be installed at two locations on the southwest corner of the building, the stair tower, across the intersection of Centre Street and Semiahmoo Avenue. A fascia sign is a sign painted on, attached to or recessed into the face or wall of a Building. An electronic message board sign is. The signage is proposed to ensure visibility from the three streets but also to help distinguish between the residential care facility and the church. A rendering of the proposed sign is provided as follows (see Figure 2).

Figure 2: Rendering of proposed signages



Part 7, Section 3.3 of the Sign Bylaw prohibits the sign copy area of a fascia sign from exceeding beyond 0.61 metres (2.0 feet) in height. In this circumstance, the sign on the stair tower face, across Centre Street (Sign 1 – see Figure 2 above; see Appendix C), consists of three lines of copy (lettering), each of which is less than the maximum sign copy height of 0.61 metres. But since these three lines of copy form one sign, the combined channel lettering height is considered which is approximately 1.307 metres (4.29 feet).

Similarly, the sign on the stair tower face, across from Semiahmoo Avenue, consists of three lines of copy and an electronic message board sign (Sign 2 – see Figure 2 above; see Appendix C). Per the Sign Bylaw, this is considered a combined fascia sign, therefore the combined channel lettering height and electronic message signboard height combined are approximately 2.52 metres (8.27 feet) Therefore, both signs 1 and 2 exceed the maximum allowable sign copy height in the Sign Bylaw.

Part 7, Section 2.2 of the Sign Bylaw prohibits the changeable sign copy area to exceed 50% of the sign area of an electronic message board sign. In this circumstance, the electronic message board, located below the channel letterings on the stair tower face (Sign 2 – Figure 2, see Appendix C), has a sign copy area which is appropriately 100%, which exceeds the maximum allowable sign area percentage for an electronic message board sign per the Sign Bylaw.

It is to be noted that the proposed fascia signs will be illuminated, channel letterings on both faces of the stair tower will be lit with internal white LED light source and the electronic message board will have a single face frameless LED display. If the illumination from the signages disturbs the neighbouring properties, the applicant can dim or turn off the illumination at a pre-arranged time (see Appendix D).

Recently, a sign permit application for a free-standing sign was applied by another applicant (Superior Signs) for the seniors' residential care facility portion of this project. It will be located at the entrance of the facility, displayed on the front face of a concrete slab facing Buena Vista Avenue (see Figure 3). This sign is permitted as it meets the dimensional requirements of the Sign Bylaw. A sign permit has been issued.

Figure 3: Elevation (left) and rendering (right) of approved freestanding sign for the care facility



If this variance is approved, the applicant would be required to obtain a sign permit for the fascia signs to be installed on the property. If the proposed DVP is denied, the applicant would be required to modify the signs to comply with Section 2.2 and Section 3.3 in the Sign Bylaw.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

As per the Planning Procedures Bylaw No. 2234, development variance permit applications that solely seek variances to the City's Sign Bylaw are exempt from conducting a public information meeting ('PIM') and from installing a public notification sign on the property at the discretion of the Director of Planning and Development Services. Staff has no issues with the application and the Director has exercised exemption from this requirement.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The application was referred for review and comments to other City departments. There are no outstanding issues to be resolved as they relate to this DVP.

ALIGNMENT WITH STRATEGIC PRIORITIES

This proposal does not align with or respond to any specific project or Council Strategic Priority.

OPTIONS / RISKS / ALTERNATIVES

Alternate options are that the Land Use and Planning Committee can recommend that Council:

1. Reject Development Variance Permit No. 445; or
2. Defer consideration of Development Variance Permit No. 445 pending further information to be identified.

CONCLUSION

The Applicant proposes to install an oversized-copy fascia sign and an oversized combined copy fascia sign which does not meet the dimensional requirements for fascia signs in the Sign Bylaw. While the sign will be visible from adjacent properties and public thoroughfares, there is minimal perceived impact on the surrounding neighbourhood. Staff recommends seeking public input through a public meeting conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners/occupants within 100 metres of the subject property and, recommend that Council consider approval of Development Variance Permit No. 445 following the electronic public meeting.

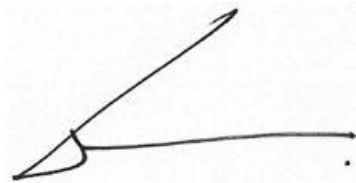
Respectfully submitted,



Anne Berry
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Draft Development Variance Permit No. 445
Appendix B: Location and Ortho Maps
Appendix C: Drawing Package
Appendix D: Rationale Letter from Applicant



THE CORPORATION OF THE CITY OF WHITE ROCK

DEVELOPMENT VARIANCE PERMIT NO. 445

1. This Development Variance Permit No. 445 is issued to **CIMIC MORNINGSTAR INVESTMENT LTD., INC.NO.BC1085888**, as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description: Block 29 Except: Firstly: Part Subdivided by Plan 12575
 Secondly: Parcel "A" (Explanatory Plan 14297), Section 11,
 Township 1, New Westminster District Plan 488

PID: 011-621-141

As indicated on Schedule A.

2. This Development Variance Permit No. 445 is issued pursuant to the authority of Section 498 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and in conformity with the procedures prescribed by "White Rock Planning Procedures Bylaw, 2017, No. 2234," as amended.
3. The provisions of the "White Rock Sign Bylaw, 2010, No. 1923," as amended, is varied as follows:
 - (a) Part 7, Section 3.3 is varied to read as follows:
 "The Sign Copy Area shall not exceed 2.52 metres (8.27 feet) and shall not exceed 45% of the Sign Area."
 - (b) Part 7, Section 2.2 is varied to read as follows:
 "The changeable Copy Area shall not exceed 100% of the sign area of a Changeable Copy Sign or an Electronic Message Board Sign."
4. Said lands shall be developed in accordance with all terms, conditions, and provisions of this permit and any plans and specifications attached to this permit which shall form a part hereof.

Terms and Conditions:

- (a) The varied signages shall substantially conform to the drawings prepared by Superior Signs dated 20th May 2022, and attached hereto as Schedule B.

5. Where the holder of this Permit does not receive final approval of a sign permit for the varied signage within two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the permit would have lapsed, has authorized the extension of the Permit.

6. This permit does not constitute a Sign Permit, or a Building Permit.

Authorizing Resolution passed by the Council on the _____ day of _____ 2022.

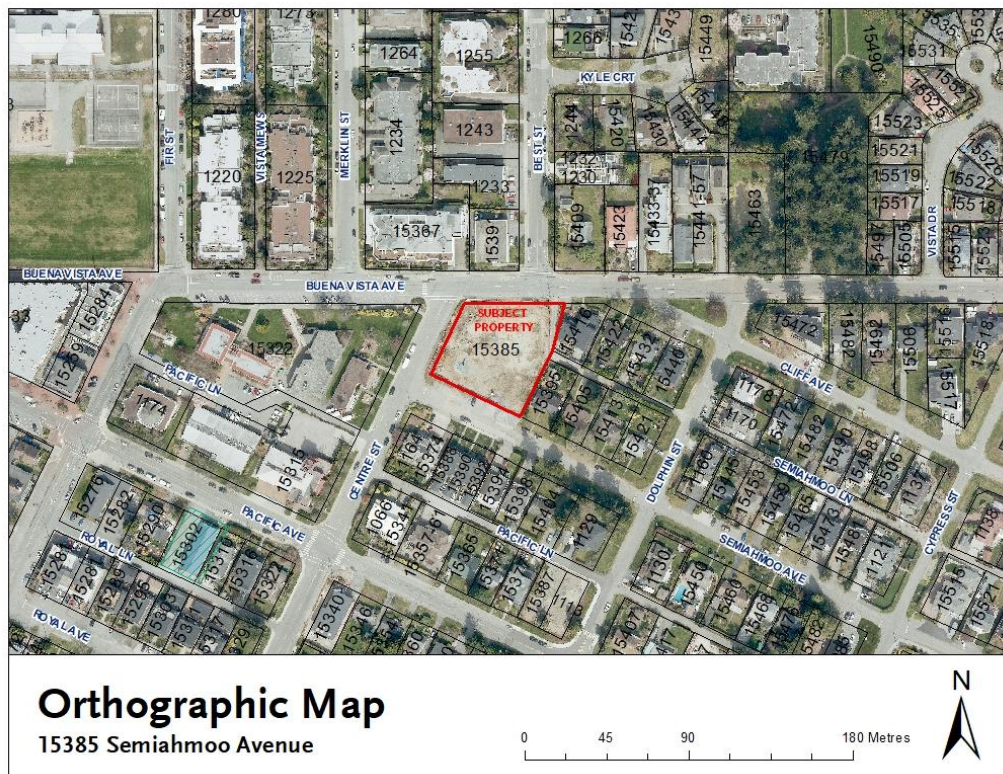
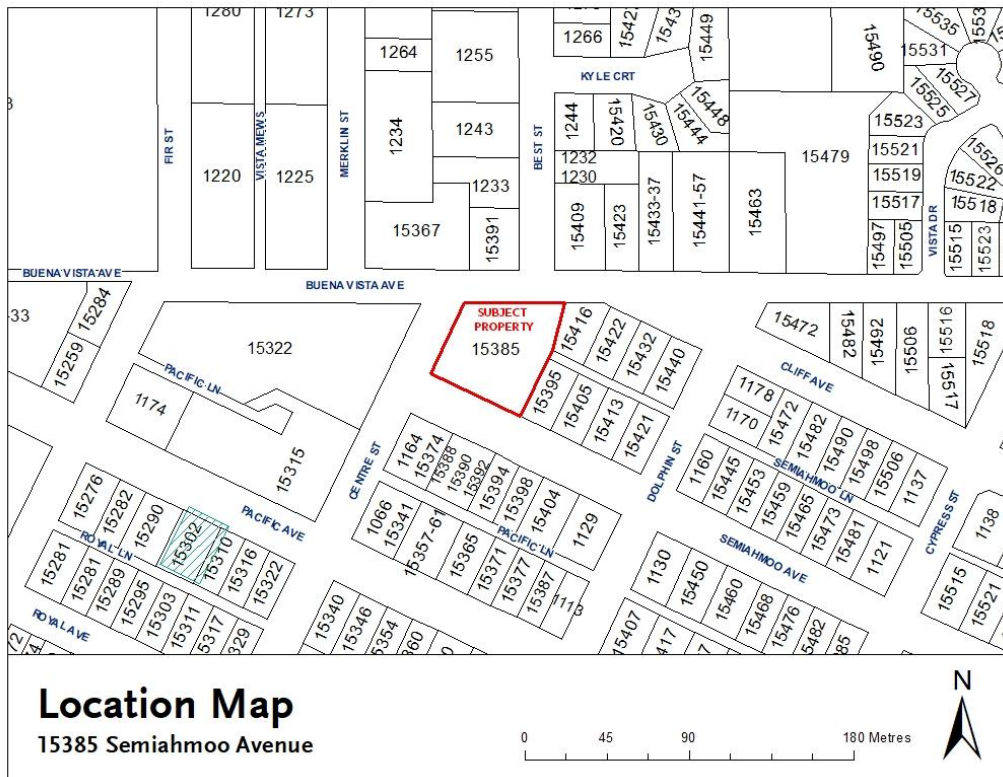
This development variance permit has been executed at White Rock, British Columbia, the _____ day of _____ 2022.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor – Darryl Walker

Director of Corporate Administration – Tracey Arthur

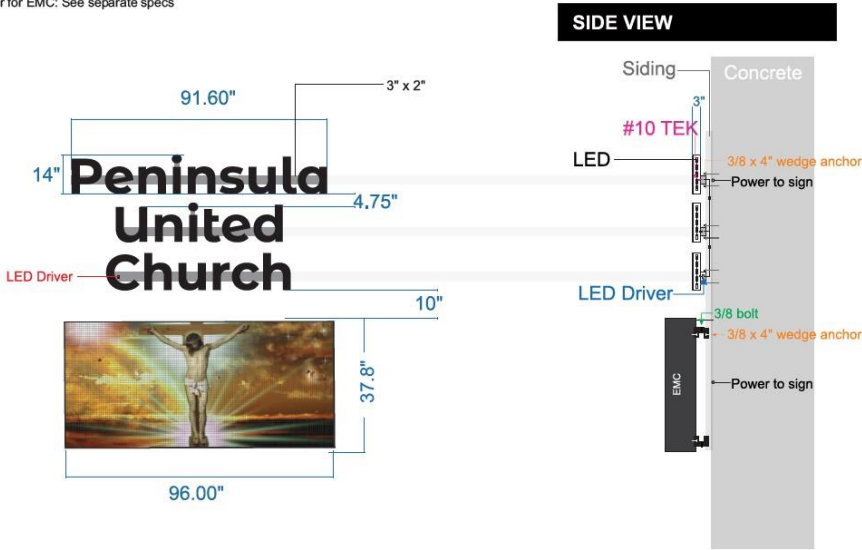
Schedule A Location and Ortho Maps



Schedule B
Drawings

FRONT Channel Letters with electronic message center

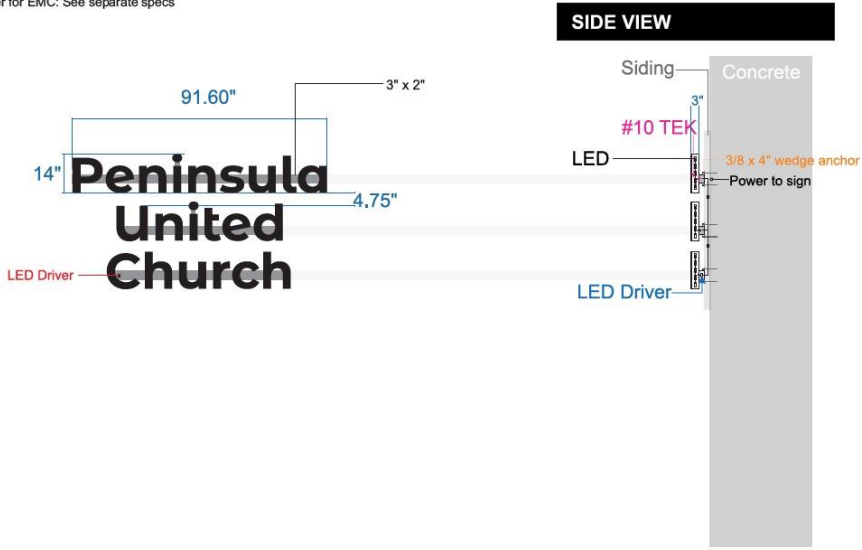
Illuminated Channel Letters: 3" deep face lit channel letters and shape. Face to have translucent vinyl. Internal white LED light source.
To be mounted flush to bulkhead with #10 tek
EMC: New full colour, single face LED display, 10mm pixel size, 112 x 224 matrix, 3 in 1 RGB LEDs per pixel, 7000 nits brightness
Power for sign: 12v 120w driver 1amp
Power for EMC: See separate specs



Client: Peninsula United Church
Sales Rep: Kerry Van Aswegen
Work Order #:
File Name: Peninsula United Church EMC Exterior Sign May 20 2022
Superior Signs and Graphics Ltd.
2101 - 1223 Kingsway Avenue
Port Cowichan, BC
Canada, V9C 5S2
Tel: (804) 942-6636
Fax: (804) 942-1217
sales@superiorsigns.net
Scale: Revision #: 1:1 1
Production Ready: ☐ Yes ☐ No
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LEFT-SIDE Channel Letters

Illuminated Channel Letters: 3" deep face lit channel letters and shape. Face to have translucent vinyl. Internal white LED light source.
To be mounted flush to bulkhead with #10 tek
EMC: New full colour, single face LED display, 10mm pixel size, 112 x 224 matrix, 3 in 1 RGB LEDs per pixel, 7000 nits brightness
Power for sign: 12v 120w driver 1amp
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Left-side Pillar Sign And Entrance Door Sign

Illuminated Channel Letters: 3" deep face lit channel letters and shape. Face to have translucent vinyl. Internal white LED light source.
To be mounted flush to bulkhead with #10 tek



ENTRANCE DOOR SIGN
VINYL STICKER



Peninsula United Church

CHURCH ENTRANCE

Client:

**Peninsula
United Church**

Sales Rep:

Kerry Van Aswegen

Work Order #:

Scale: Revision #:

1:1 1

Production Ready:

☐ Yes ☐ No

File Name:

Peninsula United Church EMC Exterior Sign May 20 2022

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Superior Signs and Graphics Ltd.

2151 - 1225 Kingsway Avenue

Port Coquitlam, BC

Canada, V3C 1S3

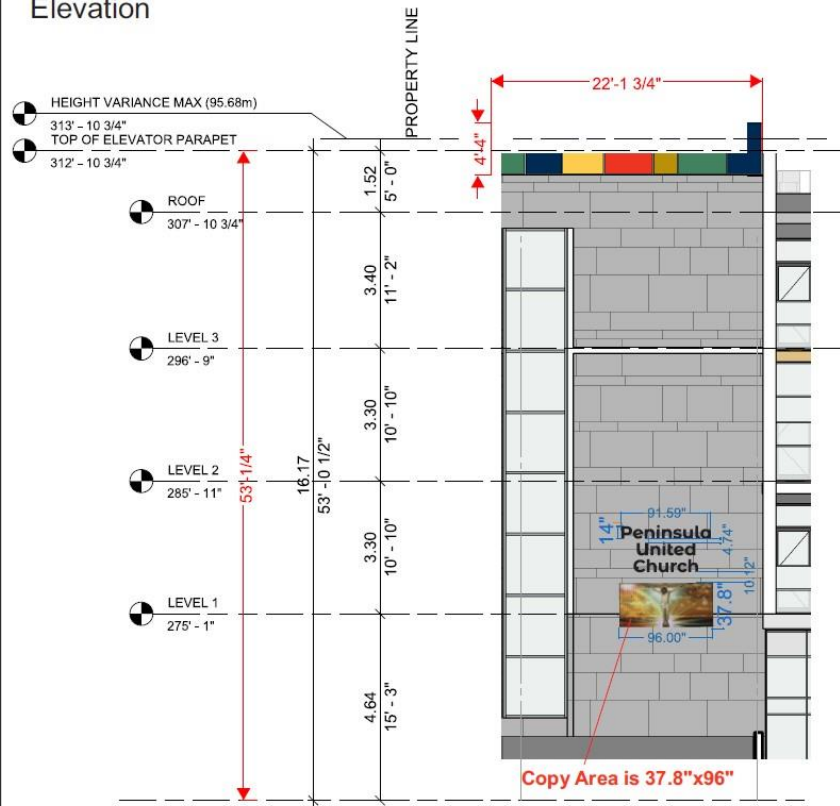
Tel: (604) 942-6636

Fax: (604) 942-1217

sales@superiorsigns.com

SUPERIOR SIGNS

Elevation



Client:

**Peninsula
United Church**

Sales Rep:

Kerry Van Aswegen

Work Order #:

Scale: Revision #:

1:1 1

Production Ready:

☐ Yes ☐ No

File Name:

Peninsula United Church EMC Exterior Sign May 20 2022

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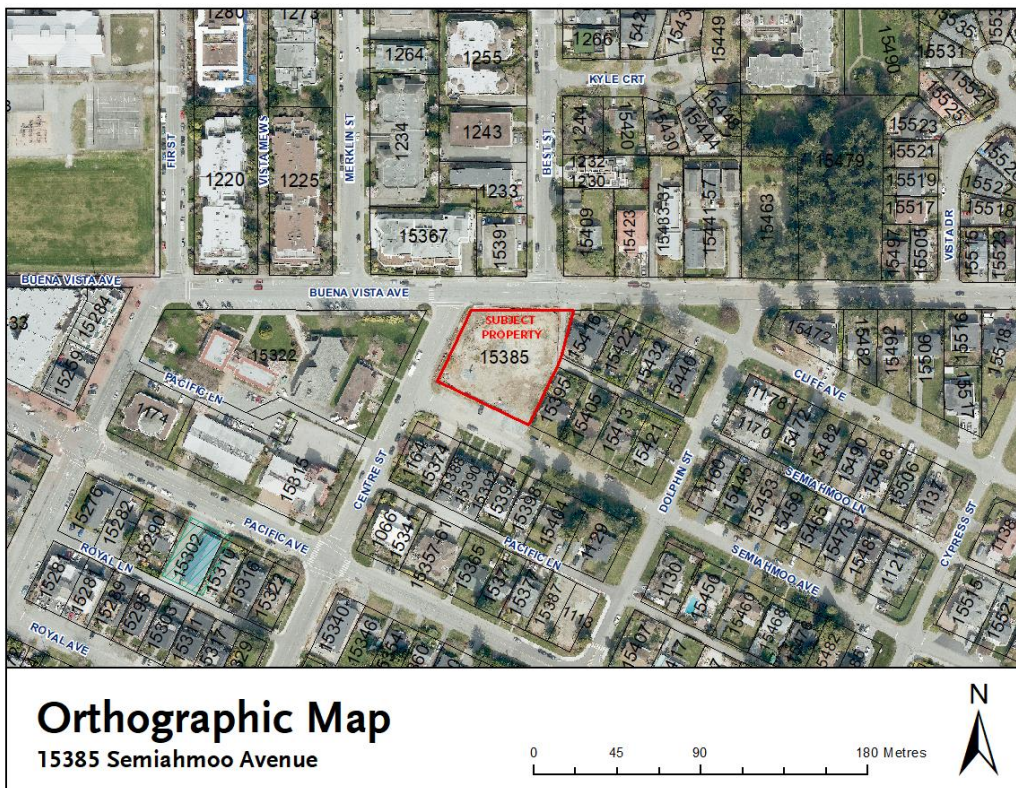
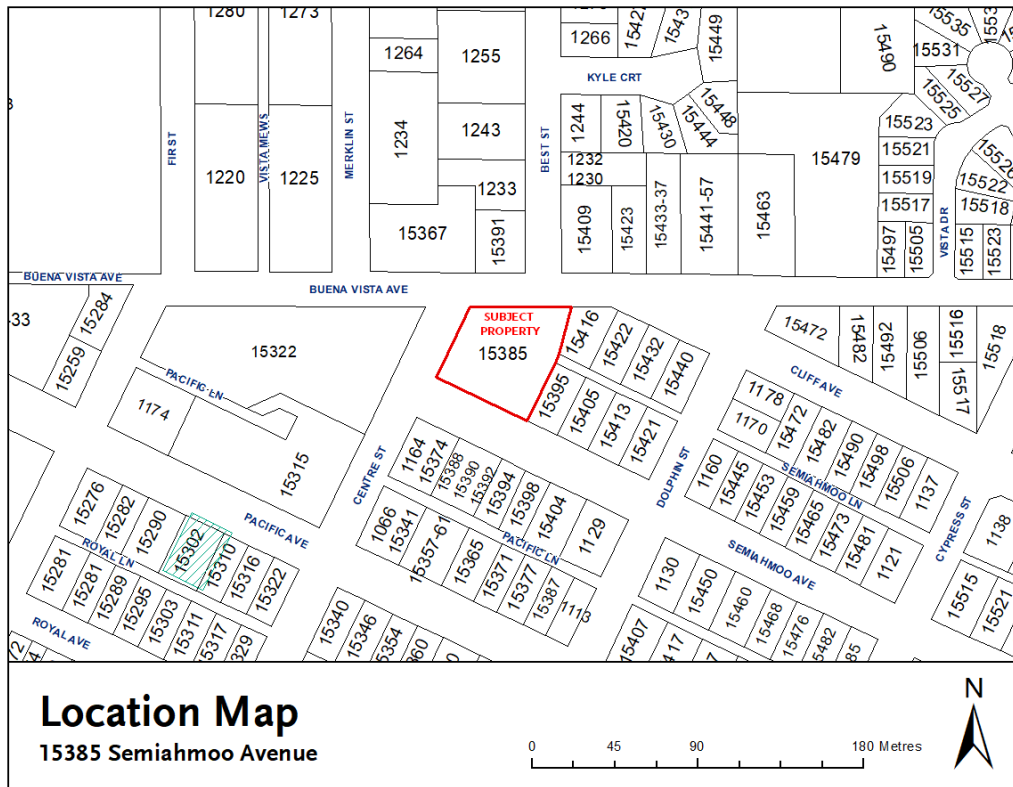
Fax: (604) 942-1217

sales@superiorsigns.com

SUPERIOR SIGNS

Appendix B

Location and Ortho Maps



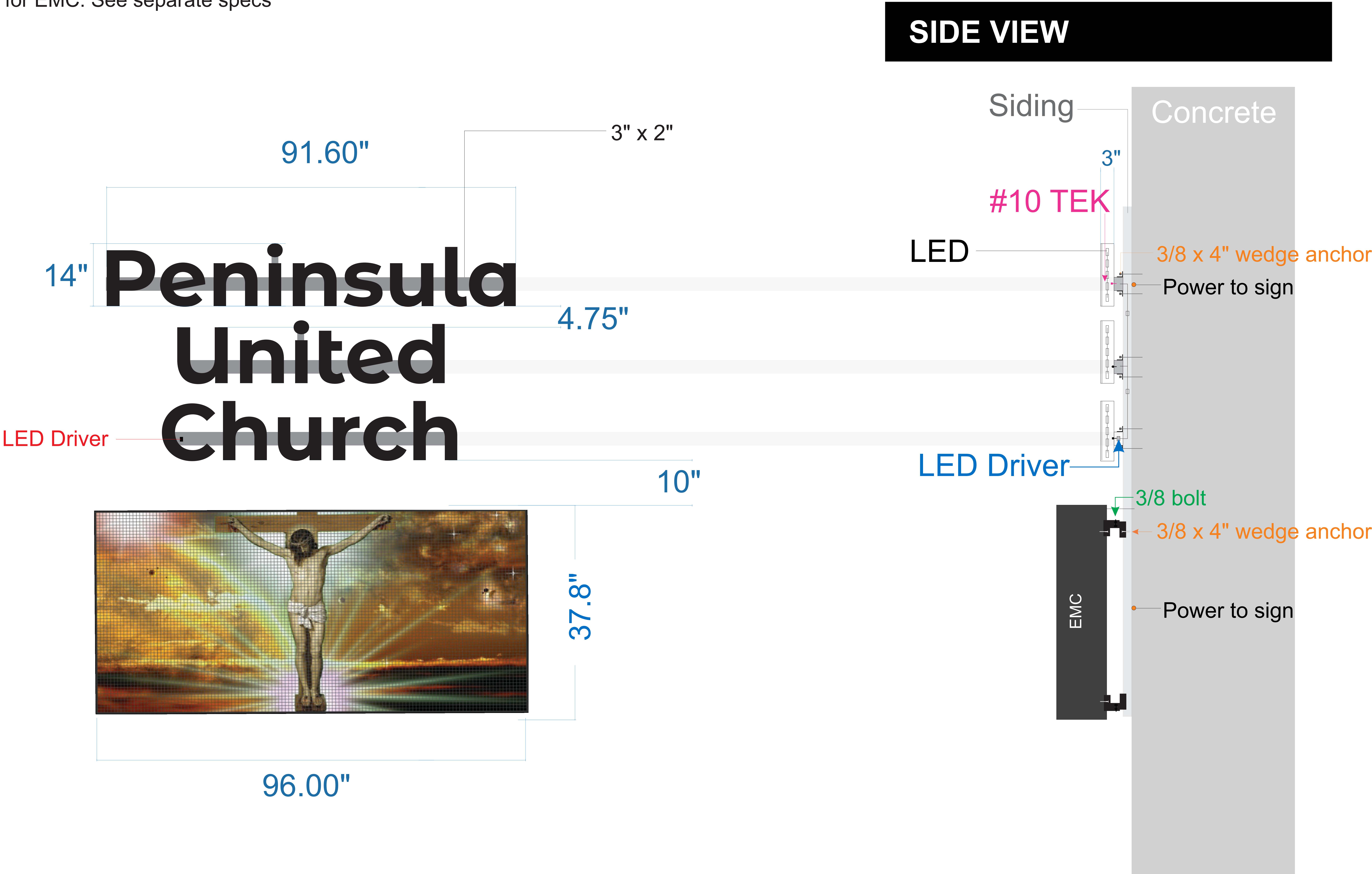
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EMC: New full colour, single face LED display, 10mm pixel size, 112 x 224 matrix, 3 in 1 RGB LEDs per pixel, 7000 nits brightness

Power for sign: 12v 120w driver 1amp

Power for EMC: See separate specs



LEFT-SIDE Channel Letters

Illuminated Channel Letters: 3" deep face lit channel letters and shape. Face to have translucent vinyl. Internal white LED light source.

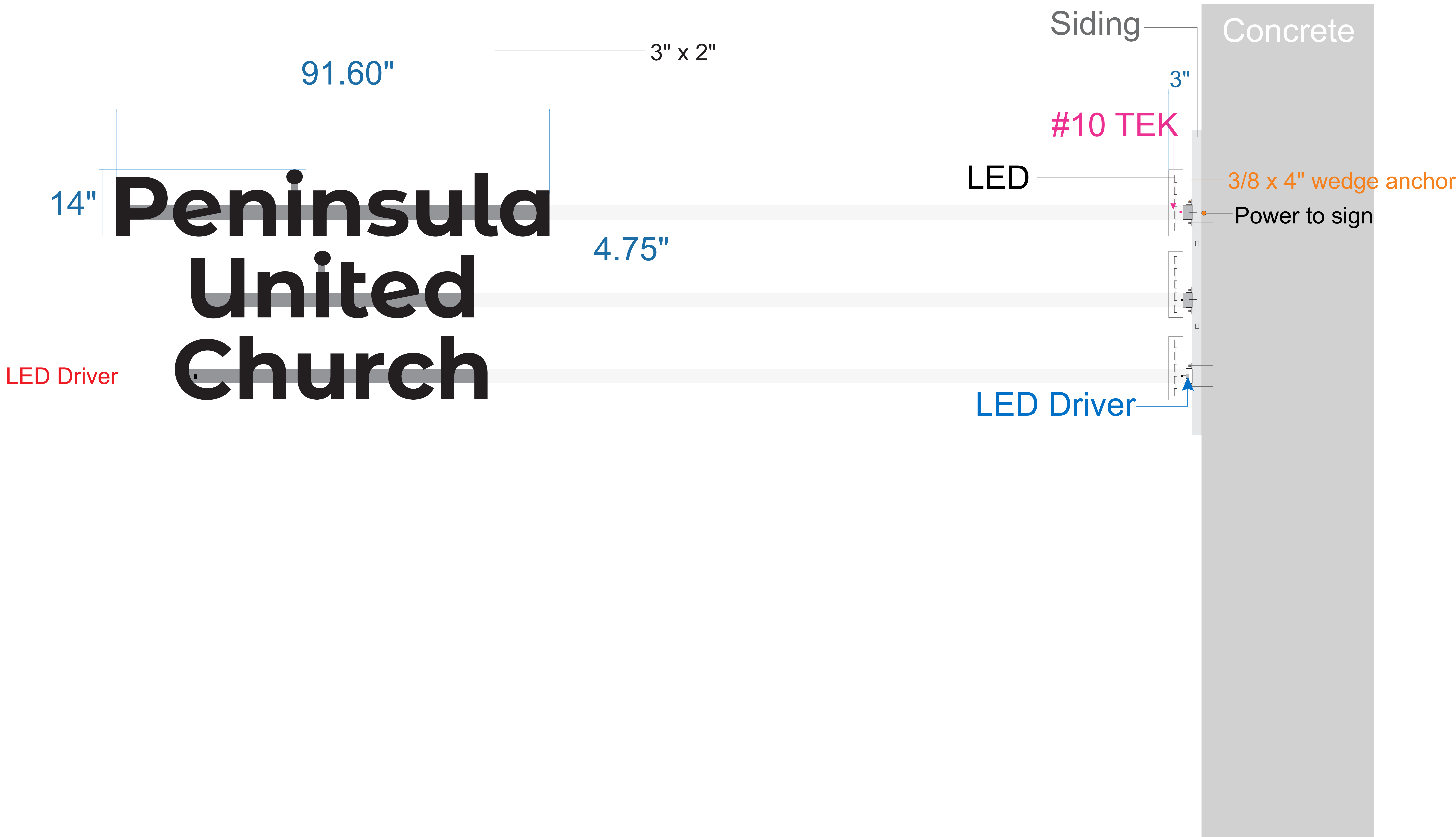
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EMC: New full colour, single face LED display, 10mm pixel size, 112 x 224 matrix, 3 in 1 RGB LEDs per pixel, 7000 nits brightness

Power for sign: 12v 120w driver 1amp

Power for EMC: See separate specs

SIDE VIEW



Client:

**Peninsula
United Church**

Sales Rep:

Kerry Van Aswegen

Work Order #:

Production Ready:

☐ Yes ☐ No

Scale: Revision #:

1:1 1

File Name:

Peninsula United Church EMC Exterior Sign May 20 2022

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Please check all spelling. Client is responsible for cost of any changes after approved sketch.

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SUPERIOR SIGNS

Left-side Pillar Sign And Entrance Door Sign

Illuminated Channel Letters: 3" deep face lit channel letters and shape. Face to have translucent vinyl. Internal white LED light source.
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Peninsula United Church

ENTRANCE DOOR SIGN VINYL STICKER



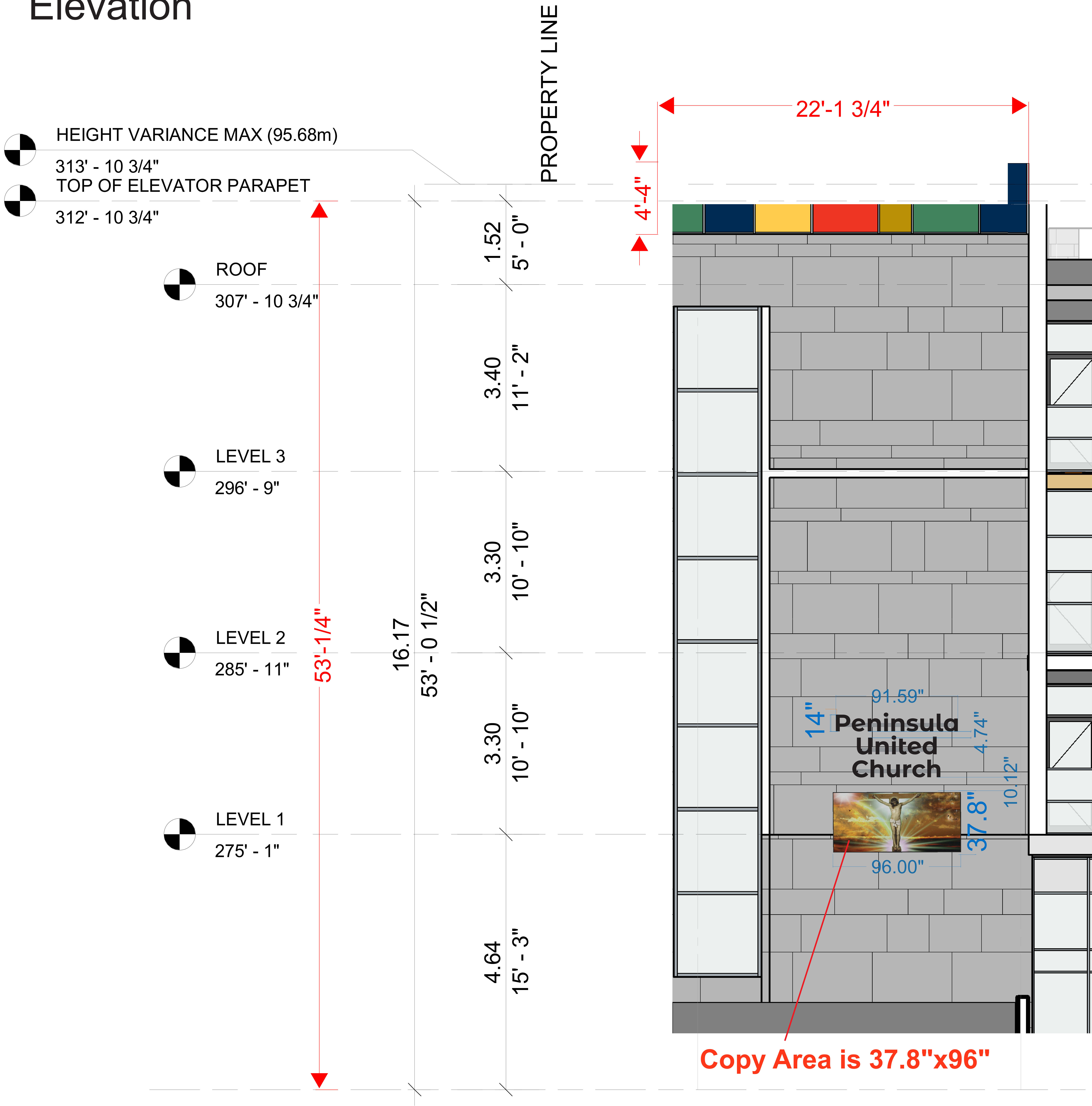
CHURCH ENTRANCE

Client:	Sales Rep:	Work Order #:	File Name:
Peninsula United Church	Kerry Van Aswegen		Peninsula United Church EMC Exterior Sign May 20 2022
	Scale: Revision #:	Production Ready:	
	1:1 1	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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Please check all spelling. Client is responsible for cost of any changes after approved sketch.

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Elevation



Signage Bylaw Variance – General Description of Proposal

We request a variance to the White Rock Signage By-law, to enable the following:

- Increase the size of illuminated channel lettering reading **Peninsula United Church** on Semiahmoo Ave. (south) side of the tower to 14" tall, 3" deep
- Install illuminated channel lettering, 14" tall, reading **Peninsula United Church** on the Centre Street (west) side of the tower and the corner of Centre Street and Semiahmoo Avenue.
- Install an LED reader-board, 96" by 48", below the lettering on the Semiahmoo Ave (south) side of the tower. Please see specifications and illustrations attached.

Rationale

Peninsula United Church shares the building with an adult residential care facility.

Peninsula United (formerly First United) provides, in addition to programs for its own members, services, activities and space to community groups

It is important that users and the general public can distinguish the Church from the Care Facility, and can easily identify where we are.

There are no residential neighbours opposite the church on Centre Street to be disturbed by the illuminated signage.

There are a number of residences opposite the church on Semiahmoo Ave. Should illumination from the signage be disturbing to them, we will have the capacity to dim or turn off the illumination at an agreed-upon time.

MINUTE EXTRACTS REGARDING DEVELOPMENT VARIANCE PERMIT 445

**Land Use and Planning Committee Meeting
May 30, 2022**
4. DEVELOPMENT VARIANCE PERMIT NO. 445 - 15385 SEMIAHMOO AVENUE (DVP 22-008)

Corporate report dated May 30, 2022 from the Director of Planning and Development Services titled "Development Variance Permit No. 445 - 15385 Semiahmoo Avenue (DVP 22-008)".

The Director of Planning and Development Services provided a PowerPoint presentation that outlined the application.

The following discussion points were noted:

- Concern with LED lights on the lettering and with the electronic sign board, possible impact on the nearby residents
- Staff noted there could be a condition regarding the sign lighting and the electric sign board placed within the Development Variance Permit
- It was confirmed that the sign has the ability to be dimmed or turned off
- The Applicant noted they would be willing to work with the neighbours to address concerns, the sign board is meant to be used for announcements (not playing video) of things taking place in the facility
- The sign location is on the church side of the building

Motion Number: 2022-LU/P-017 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council:

- **Direct Planning staff to obtain public input through a public meeting conducted as an electronic meeting with notice of the meeting given per Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners/occupants within 100 metres of the subject property; and**
- **Following the electronic public meeting, recommend that Council consider approval of Development Variance Permit No. 445.**

Absent (1): Councillor Johanson

Motion CARRIED (5 to 0)

**Regular Council
May 30, 2022**

**7.2.a.a DEVELOPMENT VARIANCE PERMIT NO. 445 - 15385 SEMIAHMOO
AVENUE (DVP 22-008)**

The following recommendation was discussed at the Land Use and Planning Committee meeting held earlier in the evening.

Note: Following the public meeting being conducted Council will consider approval of Development Variance Permit 445

Motion Number: 2022-235

It was MOVED and SECONDED

THAT Council direct Planning staff to obtain public input through a public meeting conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners/occupants within 100 metres of the subject property.

Voted in the negative (1): Councillor Johanson

Motion CARRIED (5 to 1)