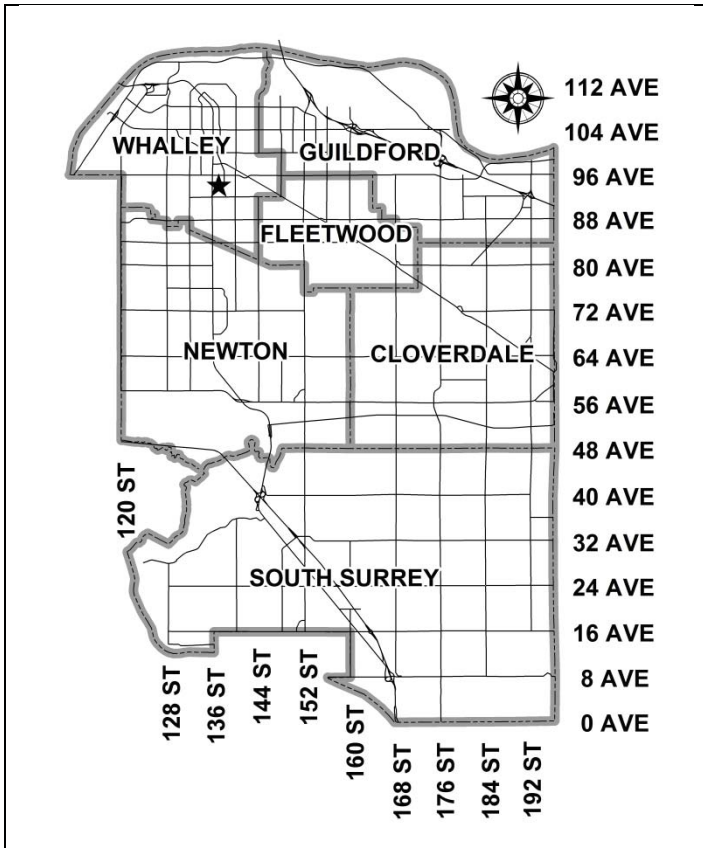


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0428-00

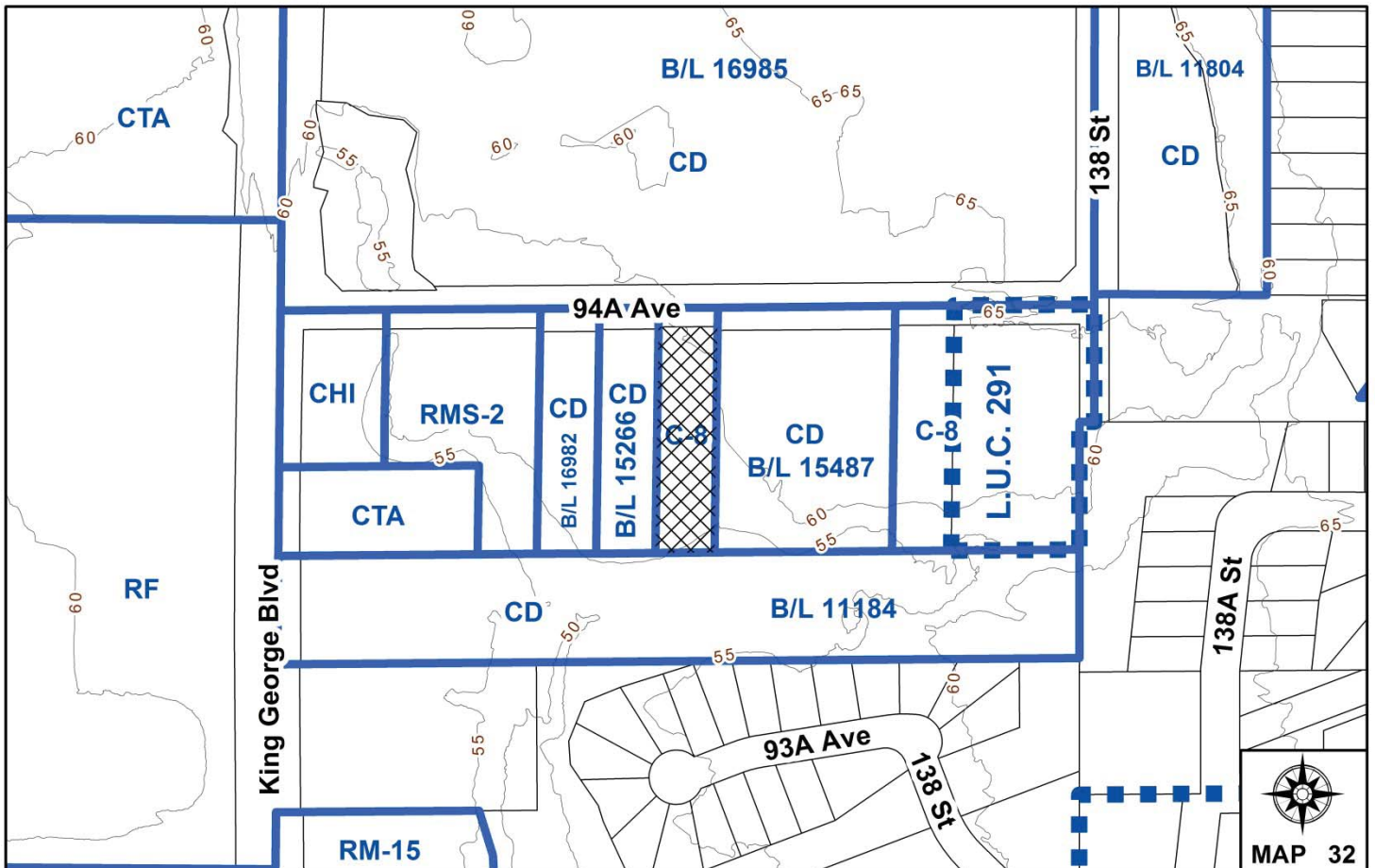
Planning Report Date: November 21, 2016



**PROPOSAL:**

- **Development Permit**  
 in order to permit one, double-sided, free-standing sign for an existing office building.

**LOCATION:** 13710 - 94A Avenue  
**OWNER:** Hanin Surrey Medical Arts Centre Ltd.  
**ZONING:** C-8  
**OCP DESIGNATION:** City Centre



### RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- The proposed free-standing sign is of a high quality design and is appropriate in character and scale for the existing building on the subject site.
- The proposed free-standing sign is 1.83 metres (6 ft.) in height, which is less than the maximum height of 2.4 metres (8 ft.) permitted within the City Centre Special Sign Area. The height of the sign is consistent with the scale of the building and pedestrian realm.
- The proposed free-standing sign will provide tenants of the office building with additional exposure along 94A Avenue and assist with wayfinding for patrons.
- The proposed free-standing sign conforms to all requirements of the Surrey Sign By-law, 1999, No. 13656, as amended.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7916-0428-00 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 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: Three-storey, "Surrey Medical Arts" office building.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 94A Avenue):	Surrey Memorial Hospital	Central Business District	CD (By-law No. 16985)
East:	Childcare centre and Creekside Withdrawal Management Centre	Central Business District	CD (By-law No. 15487)
South:	Undeveloped portion of retail nursery and garden centre which is also encumbered by Quibble Creek.	Urban	CD (By-law No. 11184)
West:	The Phoenix Centre (drug and alcohol recovery centre).	Central Business District	CD (By-law No. 15266)

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located at 13710 – 94A Avenue in City Centre and is approximately 3,539 square metres (38,093 sq. ft.) in size. The site is designated Central Business District in the Official Community Plan (OCP) and is zoned "Community Commercial Zone (C-8)".
- There is an existing three-storey, multi-tenant office building, "Surrey Medical Arts", located on the subject site.

- VitalAire healthcare provider recently located on the ground floor of the existing office building and one of the tenants intending to be displayed on the proposed free-standing sign.
- There is currently no existing free-standing signage on the subject site.

### Current Proposal

- The applicant is proposing a Development Permit (DP) to permit the installation of one (1), double-faced, non-illuminated free-standing sign on the subject site.
- The proposed free-standing sign fronting 94A Avenue is double-faced, 1.83 metres (6 ft.) high, 0.91 metre (3 ft.) wide, with a total sign area of 6.9 square metres (74 sq. ft.). As per the Sign By-law, the maximum height allowed for a free-standing sign in the City Centre Special Sign Area is 2.4 metres (8 ft.). The proposed free-standing is within the maximum allowable height within the City Centre Special Sign Area.
- The free-standing sign is proposed to be located 3.92 metres (13 ft.) from the property line fronting 94A Avenue.
- The proposed free-standing sign conforms to all requirements of the Surrey Sign By-law.

### DESIGN PROPOSAL AND REVIEW

- The proposed free-standing sign design is simple and modern, consisting on the top panel of latex print, lustre laminated signage mounted on white aluminum faces on both the front and back, which includes the text "VitalAire Homehealth provider and Sleep Apnea Programs". The middle panel is light grey, and is left blank for a potential future tenant. The bottom panel, which includes the address, and sides of the sign are charcoal grey. A brushed silver stripe is proposed at the base of the sign.
- The sign includes two, non-visible steel posts that will be cemented into the ground below grade to structurally secure the sign in place.
- The proposed signage design, which complements the architectural design character and colour scheme of the existing office building on the site, has been reviewed by staff and found to be acceptable.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary  
Appendix II. Development Permit No. 7916-0428-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JLM/CA/da



CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7916-0428-00

Issued To: HANIN SURREY MEDICAL ARTS CENTRE LTD.

(the "Owner")

Address of Owner: 7291 – Broadway Street  
Burnaby, BC V5A 1S1**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: 005-811-538

Lot 7 Section 33 Township 2 New Westminster District Plan 11488

13710 - 94A Avenue

(the "Land")

3. This development permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached to and forms part of this development permit.
4. 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. The character of the free standing sign, on the Land shall be in accordance with the drawing numbered 7916-0428-00 (A) (the "Drawings").

2. Minor changes to the Drawings that do not affect the general form and character of the free standing sign on the Land, may be permitted subject to the approval of the City.

**C. 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 NOT A BUILDING PERMIT.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, 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)

OR

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

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



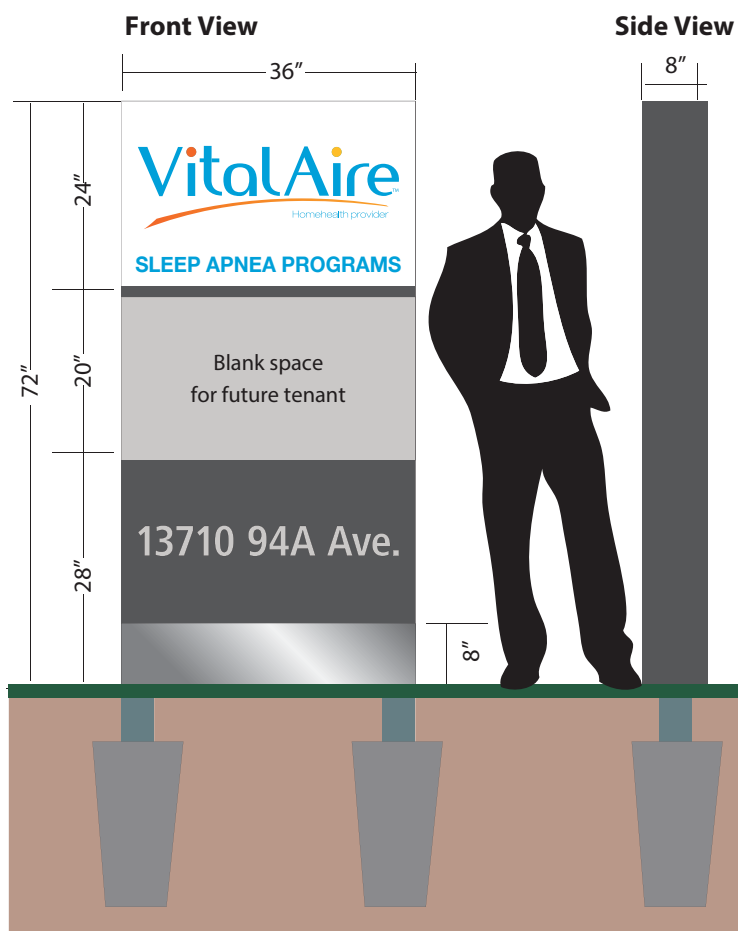
# VitalAire

## 56525

November 10, 2016

Designed by: *Karen Lockhart*

Property of **FASTSIGNS**



### Pylon Sign:

One double-sided, non-illuminated pylon sign.

Size: 72" tall X 36" wide X 8" deep

Comes with Latex Print, Lustre Laminated mounted on 3mm White alupanel faces front and back.

Top portion is 24" X 36" with VitalAire full colour logo & a Pantone 425 Dark Grey stripe.

20" tall middle section below stripe is printed Pantone 420 Light Grey.

Bottom portion is 28" tall Latex Print in Pantone 425 Dark Grey with 6" tall Pantone 420 Light Grey address text.

Bottom edge has a 8" tall by 36" wide Brushed Silver stripe, flush-mounted to aluminum face.

Sides are Latex Printed Pantone 425 Dark Grey, Lustre Laminated and mounted on 3mm alupanel.

Sign has two 4" X 4" Steel posts that will be cemented into ground below grade.

Sign will be set back from sidewalk a distance of 3.942 metres.