

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0367-00

Planning Report Date: December 18, 2017

PROPOSAL:

- **Development Permit**

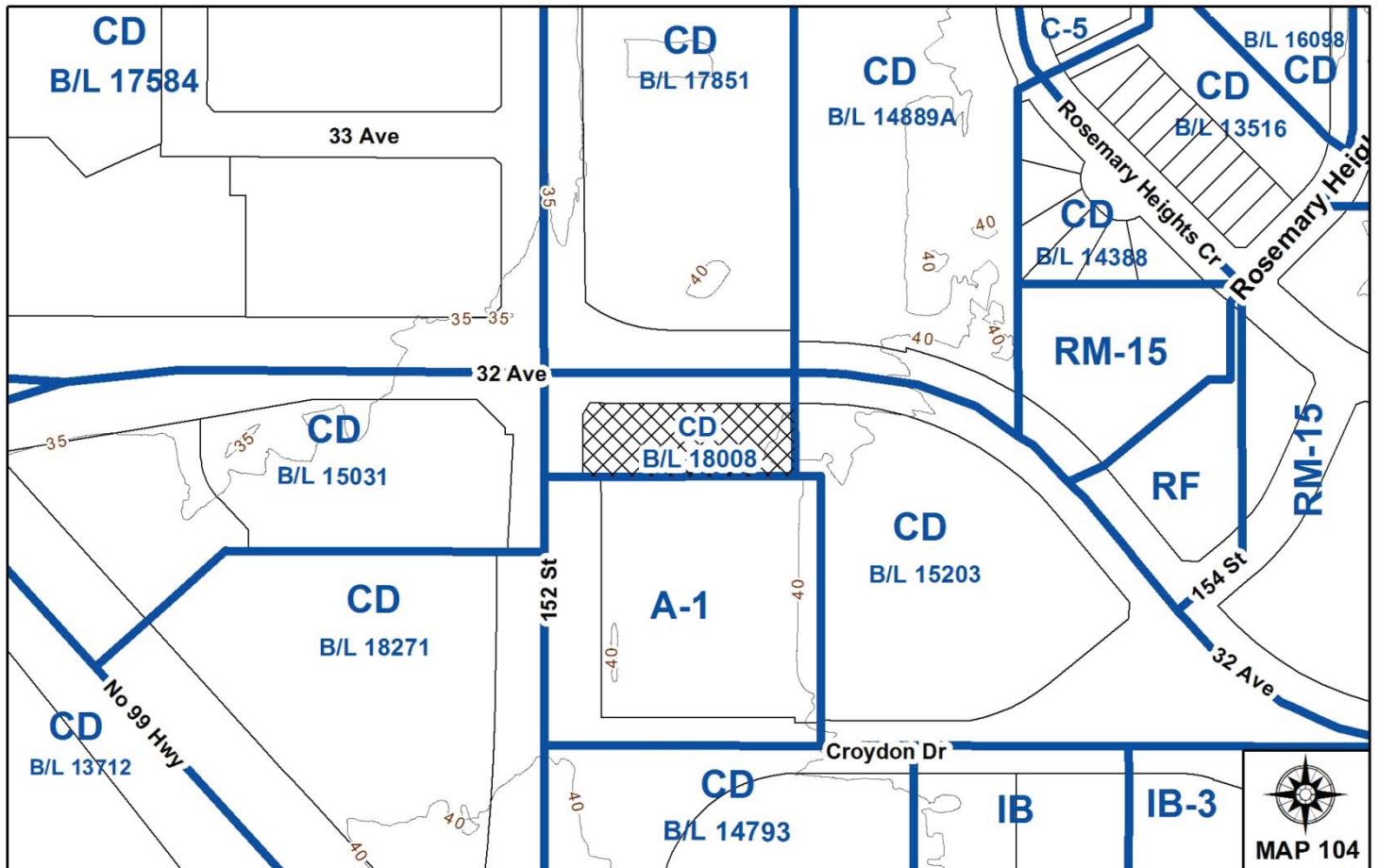
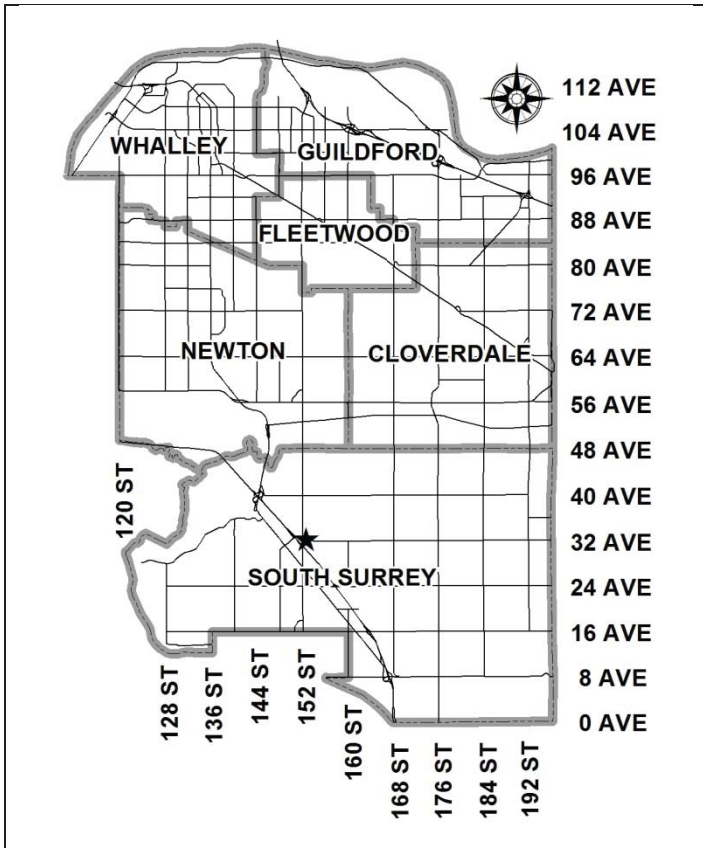
to permit a comprehensive sign design package for Morgan Gate Dental.

LOCATION: 15210 – 32 Avenue

ZONING: CD Zone (By-law No. 18008)

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Service Commercial & Buffers



RECOMMENDATION SUMMARY

- Council approve the applicant's request for a Development Permit for a comprehensive sign design package.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to the Sign By-law to increase the total number of fascia signs allowed per premises, as part of a comprehensive sign design package.

RATIONALE OF RECOMMENDATION

- The premises is a dental office occupying two units of the building, with visible frontages on 32 Avenue (north), 152 Street (west), and the building parking lot (east). Fascia signage is proposed on these three building frontages.
- The proposed fascia signs are of high quality and are of reasonable scale in proportion to the building.
- The total proposed sign area for all fascia signs is well below the maximum allowed in the Sign By-law.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit Application No. 7917-0367-00, for a comprehensive design sign package.

REFERRALS

Engineering: The proposed signage is for an existing building, thus comments were not requested from Engineering.

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant commercial building

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 32 Avenue):	Vacant Land	Multiple Residential / Institutional Residential	CD Zone (By-law No. 17851)
East:	Business Complex	Mixed Employment / Business Park & Buffers	CD Zone (By-law No. 15203)
South:	BC Hydro Substation	Mixed Employment / Business Park	A-1
West (Across 152 Street):	Restaurant	Commercial	CD Zone (By-law No. 15031)

DEVELOPMENT CONSIDERATIONSBackground

- The subject site, located at 15210 – 32 Avenue, is designated "Mixed Employment" in the Official Community Plan, "Service Commercial" and "Buffers" in the Rosemary Heights Business Park Neighbourhood Concept Plan, and zoned CD Zone (By-law No. 18008).
- The building is located within a newly constructed multi-tenant commercial complex, with prominent frontages along 32 Avenue and 152 Street.
- The proposed signage is for a dental office to be located within two units of the building, with visible frontages along 32 Avenue (west), 152 Street (north), and the complex parking lot (east). The design of the building includes a prominent corner entrance feature facing the intersection of 32 Avenue and 152 Street, which the dental office will be utilizing for their main entrance.

Signage Proposal

- The applicant is proposing a Development Permit for a comprehensive sign design package to allow for a maximum of five (5) fascia signs for a dental office.
- The Surrey Sign By-law, 1999, No. 13656 permits a maximum of two fascia signs for each premise provided that both signs are not located on the same façade of the premise. The dental office premise currently has a total of four fascia signs, for which a building permit was recently issued as follows:
 - One (1) fascia sign with the text “Morgan Gate Dental” facing 32 Avenue (north elevation);
 - One (1) sign with the text “Morgan Gate” facing the intersection of 32 Avenue and 152 Street, located on the corner entrance feature (northwest elevation);
 - One (1) logo sign located above the main entrance (northwest elevation); and
 - One (1) sign with the text “Dental” facing 152 Street (west elevation).
- The applicant is proposing one (1) additional fascia sign with the text “Morgan Gate Dental” facing the complex parking lot (east elevation). The sign permit for this sign has not been approved.
- The total sign area allowed for the premises is 20 square metres (215 sq. ft.), based on the building frontage along 32 Avenue. While the total number of signs exceeds the maximum allowed in the Sign By-law, the total sign area for all signs is 8.26 square metres (89 sq. ft.), which is well below the maximum total sign area of 20 square metres (215 sq. ft.) that is allowed (see below):

Sign	Total Area
Allowed Signs	
North Elevation Sign	1.8 square metres (20 sq. ft.)
Northwest Elevation Sign	1.41 square metres (15.4 sq. ft.)
Northwest Elevation Logo Sign	2.25 square metres (25 sq. ft.)
West Elevation Sign	1 square metre (12.75 sq. ft.)
Total:	6.46 square metres (69.5 sq. ft.)
Proposed Signs	
East Elevation Sign	1.8 square metres (20 sq. ft.)
Site Total:	8.26 square metres (89 sq. ft.)
Total Sign Area Allowed:	20 square metres (215 sq. ft.)

- The fascia signs will be comprised of wall-mounted channel lettering style signs, and have been designed to be fabricated from high quality materials and integrated with the architectural design of the development.
- A variance to the Sign By-law is requested to accommodate the proposed number of fascia signs (Appendix II).

Discussion

- The dental office will be occupying two units within the building, with prominent frontages along the east, north, and west elevations. The applicant has requested variances to the Sign By-law in order for their business to have signage on all three of the business elevations. Presently, signage is not available on the east elevation, where parking for the dental office is located.
- Due to the unique orientation of the dental office main entrance (northwest corner), the applicants have proposed a sign on the east elevation facing the complex parking lot, in order for their patients to identify the business from the parking lot.
- Staff note all fascia signage is of a high quality and is complementary to the design and scale of the building.
- Furthermore, given the total sign area is well below the maximum area allowed for the premises, staff can support the applicants proposal for five (5) fascia signs as part of a comprehensive sign design package.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners & Action Summary (Confidential)
Appendix II.	Proposed Sign By-law Variances Tables
Appendix III.	Development Permit No. 7917-0367-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DZ/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement
1	To allow for a total of three five (5) fascia signs, with one (1) fascia sign to be located on the east elevation, one (1) on the north elevation, two (2) on the north-west elevation, and one (1) on the west elevation.	A maximum of two (2) fascia signs are permitted for each premises. (Part 5, Section 27(2)(a))

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7917-0367-00

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: 009-322-451

Lot 33 Section 26 Township 1 New Westminster District Plan 24274, Except Parcel P (Bylaw Plan 62662), Plans LMP1855, BCP6881 and EPP40308

15210 – 32 Avenue

(the "Land")

3. This development permit applies to only that portion of the buildings and structures on the Land shown on the Drawings 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. Signage shall be installed in conformance with the Drawings 7917-0367-00(1) through to and including 7917-0367-00(2).

2. Minor changes to the Drawings that do not affect the general form and character of the 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 in Schedule A, which is attached hereto and forms part of this development permit, and as shown on the comprehensive sign design package Drawings numbered 7917-0367-00(1) through to and including 7917-0367-00(6).

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, 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)

David Atkinson

Name: (Please Print)

Schedule A

Sign By-law Variances

#	Variance	Sign By-law Requirement
1	To allow for a total of five (5) signs, with one (1) fascia sign to be located on the east elevation, one (1) on the north elevation, two (2) on the north-west elevation, and one (1) on the west elevation.	A maximum of two (2) fascia signs are permitted for each premises. (Part 5, Section 27(2)(a))

7917-0367-00(1)

Client
Morgan Gate Dental

Project
Surrey Location

Address
Unit 101/03 15210-
32nd Ave. Surrey

Project Manager
Surrey

Account Manager
Tommy Wlasichuk

Quote Number
11662-04-17-MORDG-R5

Date
April 4, 2017

Scale
1/25

Revision
R1- April 21, 2017
R2- May 2, 2017
R3- May 3, 2017
R4- May 4, 2017
R5- July 26, 2017

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See also: 7917-0367-00 (1) (1)
Morgan Gate Dental
15210-32nd Ave. Surrey, BC
www.knight-signs.com

Client's Approval

X
Customer Responsible
for Power to Sign

7917-0367-00

SPECIFICATIONS

Sign Type Description

Specifications
Individual channel letters and logo
5.25" Let-r-edge return- 118 royal blue Let-r-edge
for letters. Interior shape of logo white Let-r-edge.
Paint orange for circle part of logo MP-02176

3/16" white acrylic face
Vinyl applied to circle face of logo 3630-143 red
Illuminated w/ 6500k white LEDs

Logo to be mounted onto 1/8" aluminum backer painted to
match building
Letters and logo to be secured to 2" x 2" X 1/8" rail
Rail mounted into i-beam support for signage
Cap each end

Individual channel logo

5" fabricated return for shaped of logo. Painted white
MP-N202SP for interior shape of logo & Paint red for
circle part of logo MP-02176
3/16" white Polycarbonate face w/ 1" acrocap
Acrocap painted MP-02176
Acrocap white for interior section of logo
Vinyl applied to circle face of logo 3630-143 orange
Illuminated w/ 6500k white LEDs
Logo to be mounted to 1/8" aluminum backer painted
to match building
Thru wall installation

NOTES

- Survey colour of support i-beams

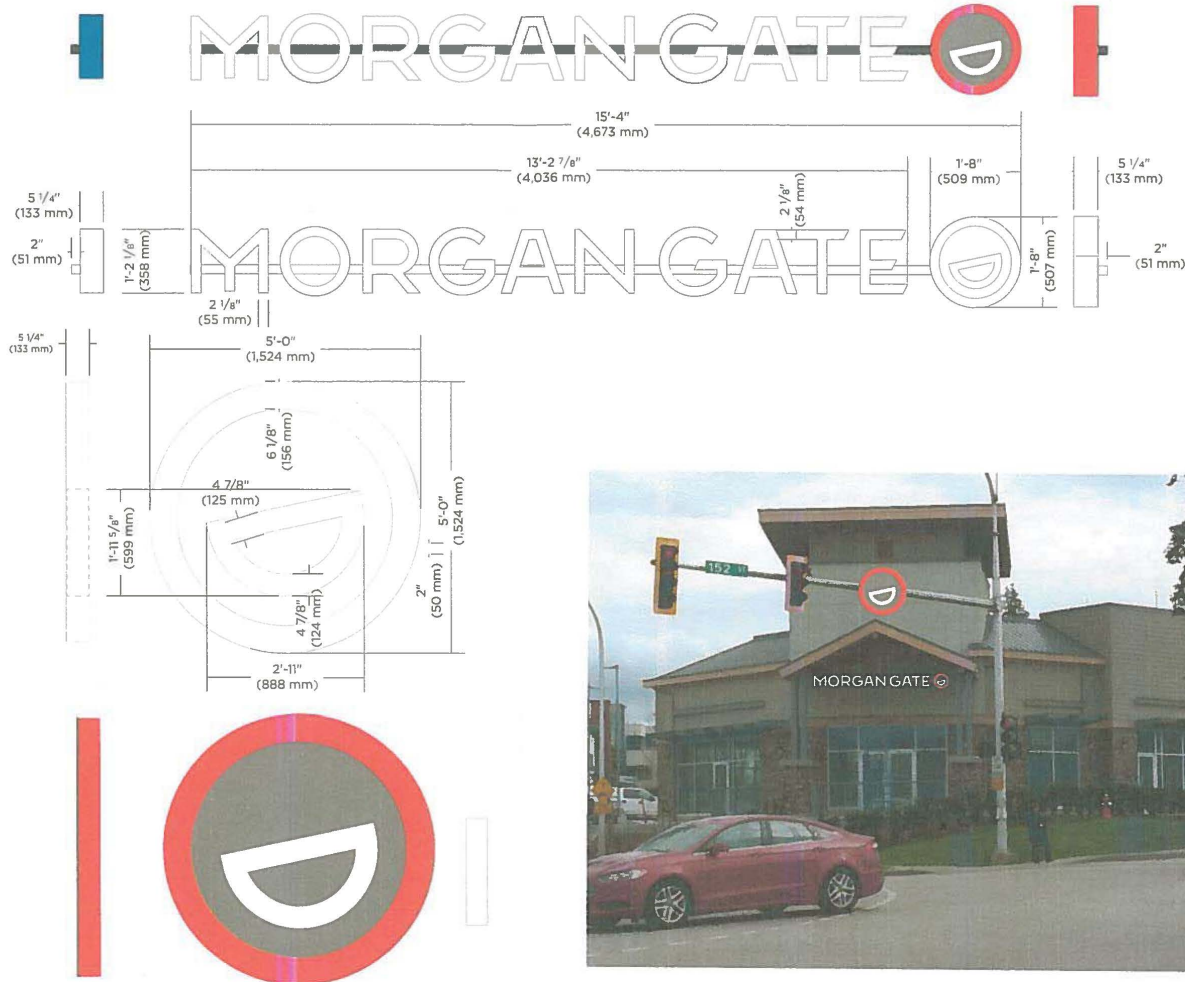
COLOURS & FINISHES

<input checked="" type="checkbox"/> Colour Orange 1788C	<input type="checkbox"/> Colour White	<input checked="" type="checkbox"/> Colour Backer To be determined
Paint Value 1184-211 F	Paint Value 1184-211 F	
Vinyl Value 311 3630-143 (1)		

CHANGE SCHEDULE

R1- April 21, 2017 add backers behind logos and
change let-r-edge colour to blue as per TW
R2- May 2, 2017 change colour to 143 poppy red as

per TW
R3- May 3, 2017 no changes
R4- May 4, 2017 Change size of logo as per customer
R5- July 26/17 no change



Morgan Gate Dental
Surrey



SIGN 1
Individual face lit channel letters & logo backer on rail
SIGN 2
Individual face lit channel logo on backer
ILLUMINATED

FONT NAME Logo	QTY 1 of each
POWER 1-120V (15 AMP)	PAGE 1

CONCEPT ONLY
NOT FINALIZED UNTIL
CONFIRMED BY SURVEY,
PERMITS & SHOP DRAWINGS
1 OF 03 PAGES SHOWN ART FOR
REFERENCE ONLY

7917-0367-00(2)

Client
Morgan Gate Dental

Project

Address
Unit 101/103 15210-
32nd Ave. Surrey

Project Manager
Surrey

Account Manager
Tommy Wlasichuk

Quote Number
11662-04-17-MORDG-R5

Date
April 4 2017

Scale
125

Revision
R1- April 21 2017
R2- May 2 2017
R3- May 3 2017
R4- May 4 2017
R5- July 26 2017

The Client hereby grants permission of Knight Signs to use the name and logo of Morgan Gate Dental in any and all marketing materials and to use the name and logo of Knight Signs in any and all marketing materials.

© Morgan Gate Dental
15210-32nd Ave. Surrey BC V4W 1G9
Phone: 604-594-1212
Fax: 604-594-1213
www.morgan-gate.com

Client's Approval

X
Customer Responsible
for Power to Sign

SPECIFICATIONS

Sign Type Description
Specifications
Individual channel letters and logo

5.25" Let-r-edge return- 118 royal blue Let-r-edge for letters. Interior shape of logo white Let-r-edge. Paint red for circle part of logo MP-Q2176

3/16" white acrylic face

Vinyl applied to circle face of logo 3630-143 red

Illuminated w/ 6500k white LEDs

Logo mounted to 1/8" aluminum backer painted to match building

Letters and logo to be secured to 2" x 2" x 1/8" rail
Rail mounted into i-beam support for signage
Cap each end

NOTES

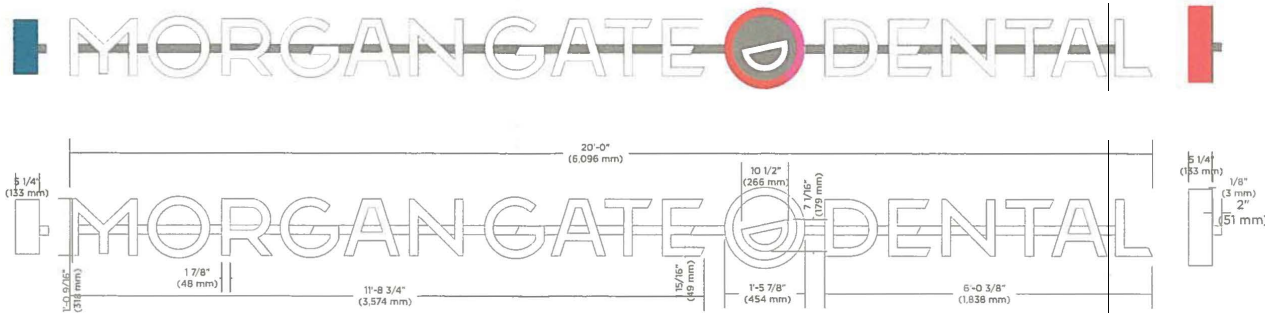
- Survey colour of support i-beams

COLOURS & FINISHES

■ Colour Orange 1788C	X Colour To be determined
Paint Value M3- 2175	
Vinyl Value 3 1165C- 45-T	

CHANGE SCHEDULE

R1- April 21,2017 add backers behind logos and change let-r-edge colour to blue and increase size as per TW
R3- May 3,2017 no changes
R4-May 4,2017 Change size of logo as per customer
R5- July 26/17 no change



Morgan Gate Dental
Surrey

SIGN 3
Individual face lit channel letters & logo w/ backer
on rail
ILLUMINATED

FONT NAME Logo	QTY 1
POWER 1-120V (15 AMP)	PAGE 2

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CONFIRMED BY SURVEY,
PERMITS & SHOP DRAWINGS
*DIMENSIONS SHOWN ARE FOR
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7917-0367-00(3)

Client
Morgan Gate Dental

Project

Address
Unit 101/103 15210-
32nd Ave. Surrey
Project Manager
Surrey

Account Manager
Tommy Wlasichuk

Quote Number
11662-04-17-MORDG-R5

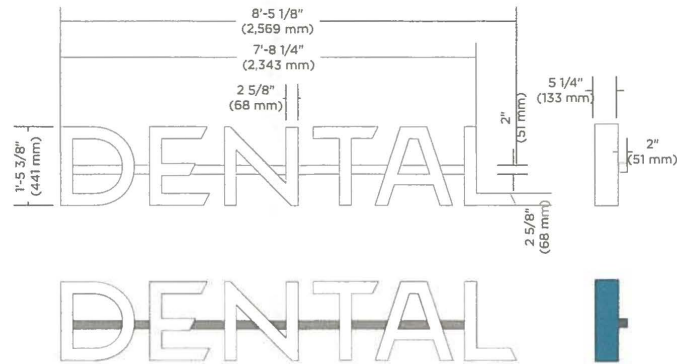
Date
April 4, 2017

Scale
1:25

Revision
R1- April 21, 2017
R2- May 2, 2017
R3- May 3, 2017
R4- May 4, 2017
R5- July 26, 2017

SPECIFICATIONS

Sign Type Description
Specifications
Dental
5.25" Let-r-edge return- 118 royal blue Let-r-edge
3/16" white acrylic face
Illuminated w/ 6500k white LEDs
Letters to be secured to 2" x 2" x 1/8" rail
Rail mounted into i-beam support for signage
Cap each end



NOTES

- Suggest colour of support i-beams

COLOURS & FINISHES

<input checked="" type="checkbox"/> Colour Orange 1788C	<input type="checkbox"/> Colour White	<input checked="" type="checkbox"/> Colour To be determined
Paint Value 143-2175	Paint Value 120-225P	
Vinyl Value 381-27-01-01-1		

CHANGE SCHEDULE

R1- April 21, 2017 no change to dental
add backer to logo as per TW
R2- May 2, 2017 change colour to 143 poppy red and
add new logo as per TW
R3- May 3, 2017 Change size of sign as per customer
R4- May 4, 2017 Change size of logo as per customer
R5- July 26/17 remove Sign 5 from scope omg!



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Approved Design: [Signature]
Phone: 604-883-1111
Fax: 604-883-1111
www.knight-signs.com

Client's Approval

X _____
Customer Responsible
for Power to Sign



Morgan Gate Dental
Surrey

SIGN 4
Individual face lit channel letters on rail
ILLUMINATED

FONT NAME Logo	QTY 1 of each
POWER 1-120V (15 AMP)	PAGE 3

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PERMITS & SHOP DRAWINGS
COLOURS SHOWN ARE FOR
REFERENCE ONLY

7917-0367-00(4)

Client
Morgan Gate Dental

Project

Address
Unit 101/103 15210-
32nd Ave. Surrey

Project Manager
Surrey

Account Manager
Tommy Wlasichuk

Quote Number
11662-04-17-MORDG-R5

Date
April 4, 2017

Scale
1:25

Revision
R1-April 21, 2017
R2-May 2, 2017
R3-May 3, 2017
R4-May 4, 2017
R5-July 26, 2017

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Knight Signs Inc. (KSI) or its
representative.

Website: www.knight-signs.com
Phone: 604-886-1111
Fax: 604-886-1111
www.knight-signs.com

Client's Approval

X
Customer Responsible
or Power to Sign

SPECIFICATIONS

Sign Type Description

Specifications
Individual channel letters and logo

5.25" Let-r-edge return- 118 royal blue Let-r-edge
for letters. Interior shape of logo white Let-r-edge.
Paint red for circle part of logo MP-02176

3/16" white acrylic face

Vinyl applied to circle face of logo 3630-143 red

Illuminated w/ 6500k white LEDs

Logo mounted to 1/8" aluminum backer painted to match
building

Letters and logo to be secured to 2" x 2" x 1/8" rail
Rail mounted into i-beam support for signage
Cap each end

Note tubing must clear drain pipe. Survey required

NOTES

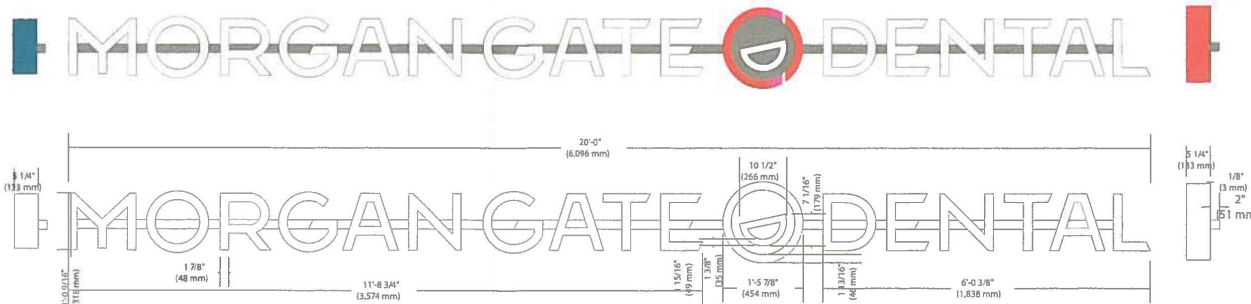
- Survey colour of support i-beams

COLOURS & FINISHES

<input checked="" type="checkbox"/> Colour Orange 1788C	<input type="checkbox"/> Colour White	<input checked="" type="checkbox"/> Colour To be determined
Paint Value MP- 2176	Paint Value MP- N2025P	
Vinyl Value 3M 3630-143-T		

CHANGE SCHEDULE

R1- April 21, 2017 increase size as per TW
R2- May 2, 2017 change colour to 143 poppy red
as per TW
R3- May 3, 2017 no changes
R4- May 4, 2017 Change size of logo as per customer
R5- July 26/17 no change to Sign 6
removed from scope sign 7 OMG!

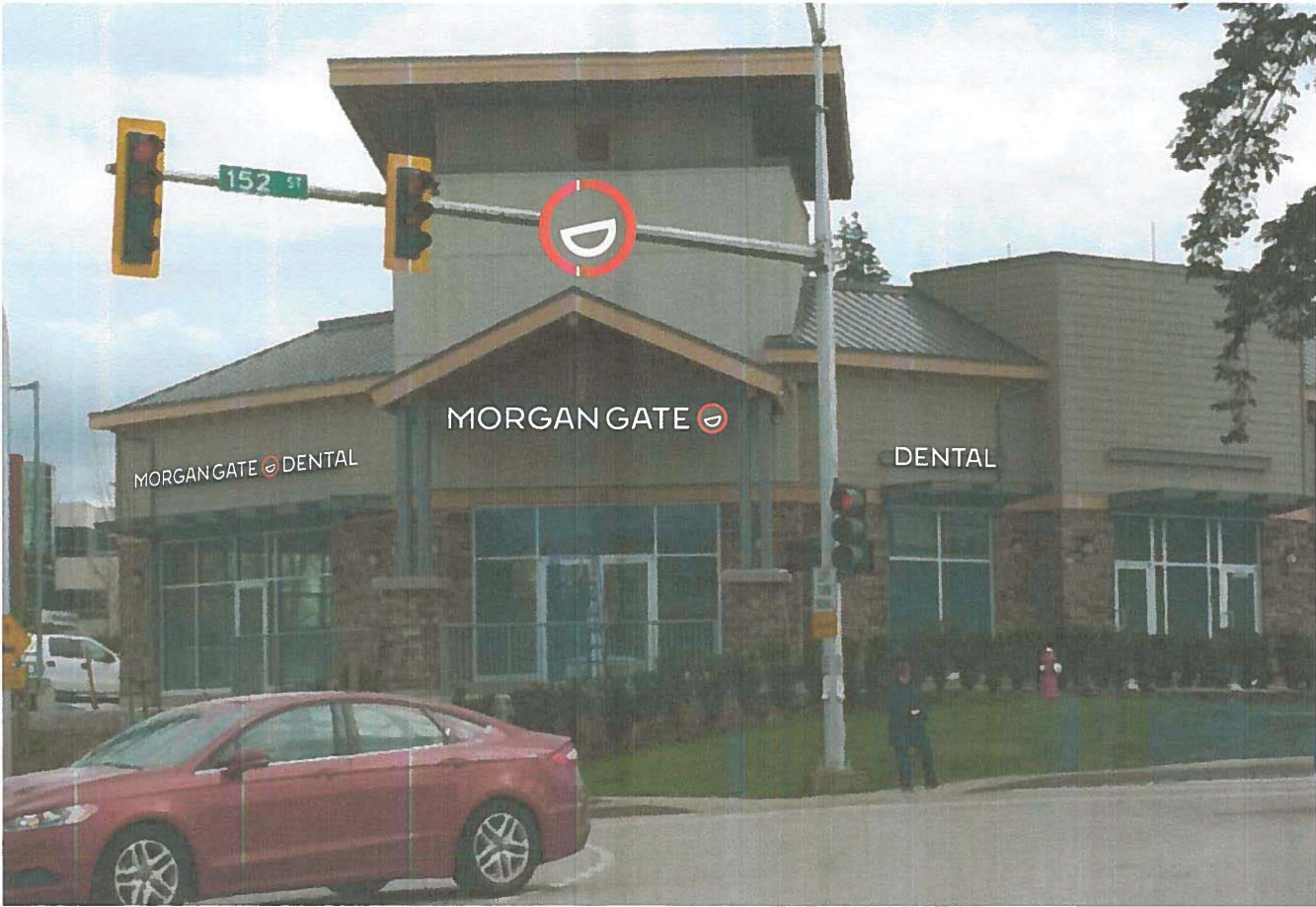


Morgan Gate Dental
Surrey

SIGN 5
Individual face lit channel letters & logo w/ backer
on rail
ILLUMINATED

FONT NAME Font	QTY 1
POWER 1-120V (15 AMP)	PAGE 4

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Scale: 1:500
1cm=5m