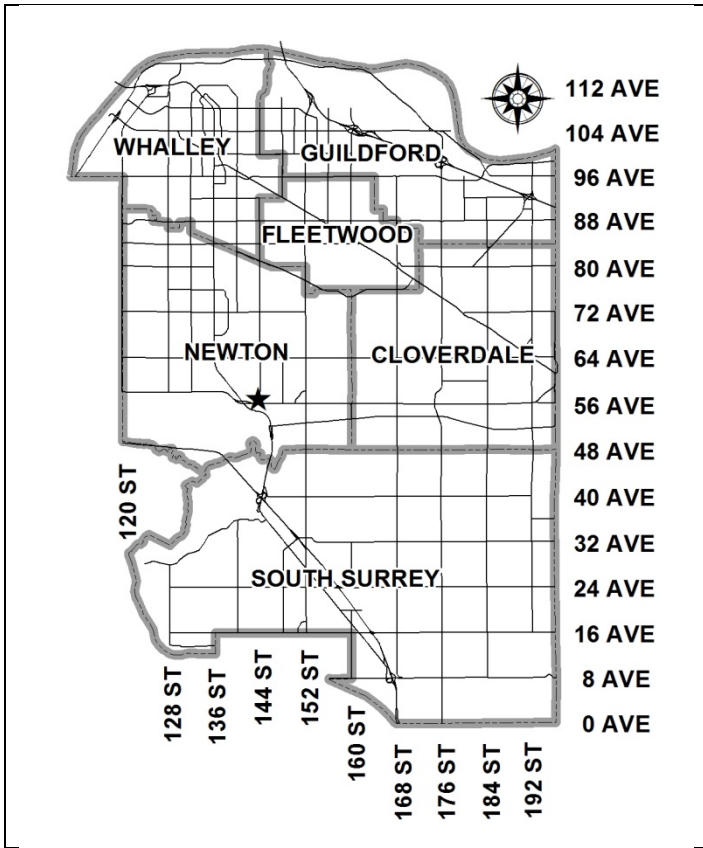


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0105-00

Planning Report Date: July 13, 2015



**PROPOSAL:**

- **Development Permit**
- **Development Variance Permit**

in order to allow a free-standing, electronic message board adjacent to Highway 10.

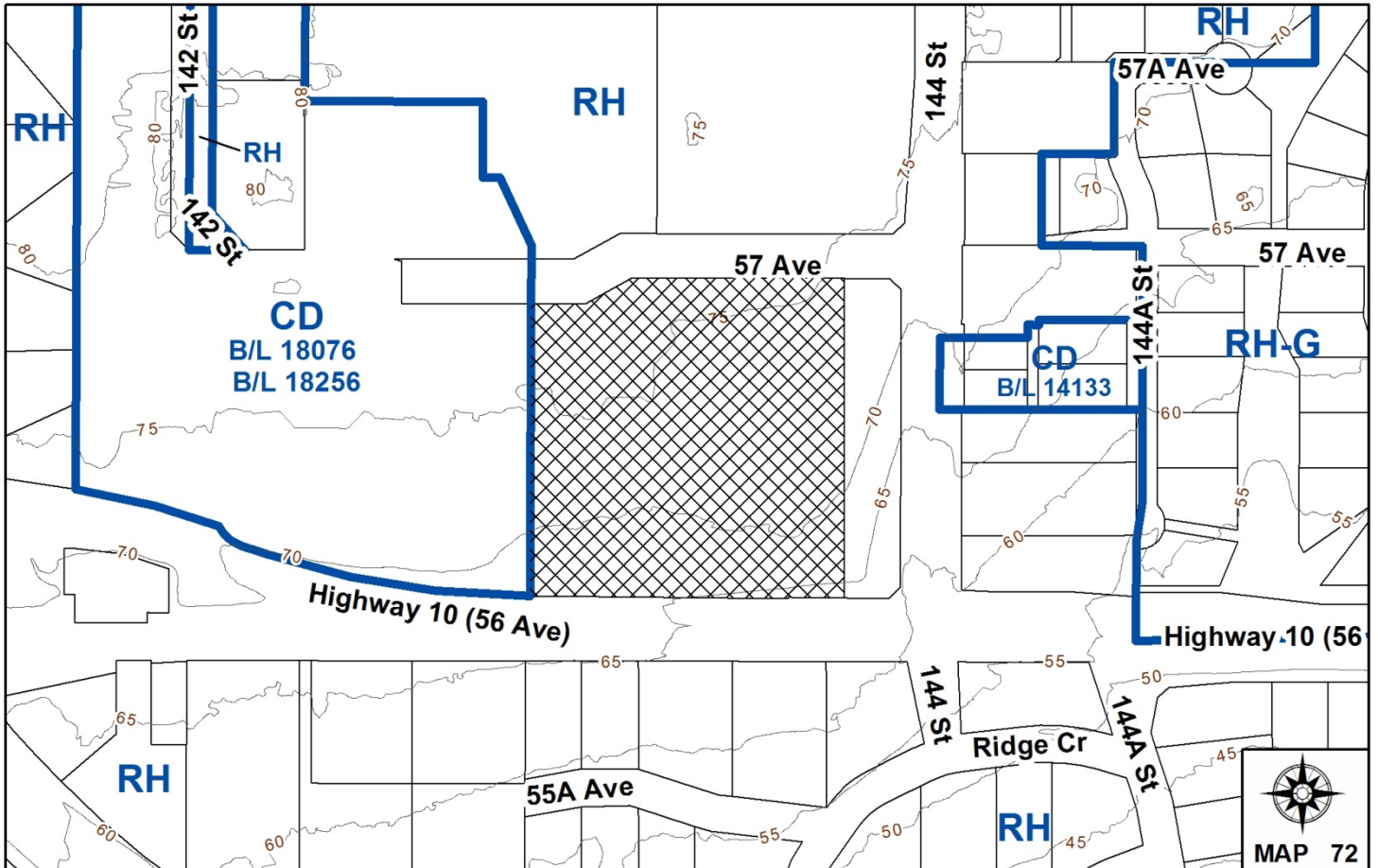
**LOCATION:** 14340 - 57 Avenue

**OWNER:** City of Surrey

**ZONING:** RH

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Institutional



### RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed free-standing, electronic message board sign does not comply with the Sign By-Law.

### RATIONALE OF RECOMMENDATION

- The proposed free-standing, electronic message board sign is part of a pilot project by the City.
- Currently, there are seven (7) approved and installed free-standing, electronic message board signs in Surrey, as part of the pilot project. Four of these signs were approved in 2010, and 2011, and they are located at the Guildford Recreation Centre, the Surrey Sports and Leisure Centre, east of the Pattullo Bridge, and east of the Port Mann Bridge. The sign on Nordel Way was approved in 2014, and there were two other signs recently approved in 2015, to be installed this fall on Scott Road, south of Larson Road, and on Grace Road at Highway 17.
- The proposed free-standing, electronic message board sign is of high quality and incorporates the same unique design as the five (5) others currently in operation.
- The proposed sign will allow the City to generate additional revenue and also use the sign as a communication tool to relay information to the public.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7915-0105-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7915-0105-00 (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to allow a free-standing electronic message board sign to be installed on City property;
  - (b) to allow third party advertising to exceed 30% of the allowable copy area on the proposed free-standing electronic message board sign;
  - (c) to reduce the minimum setback from any lot line from 2 metres [6.5 ft.] to 0.0 metres [0 ft.].
  - (d) to increase the maximum total sign area for the proposed double-sided free-standing electronic message board sign from 28 square metres [300 sq. ft.] to 65 square metres [700 sq. ft.]; and
  - (e) to increase the maximum height of the proposed free-standing sign in Commercial/Industrial Zones from 4.5 metres [15 ft.] to 8.9 metres [29.2 ft.].

REFERRALS

Engineering: The Engineering Department has no objection to the project.

Ministry of Transportation & Infrastructure (MOTI): The MOTI has no concerns with this application, and has granted a setback permit to allow the proposed sign to encroach on the typical 2 m setback from Highway 10.

SITE CHARACTERISTICS

Existing Land Use: RCMP headquarters / Provincial Court of British Columbia

Adjacent Area:

Direction	Existing Use	OCP / NCP Designation	Existing Zone
North (Across 57 Avenue):	RCMP headquarters	Urban / Institutional	RH

Direction	Existing Use	OCP / NCP Designation	Existing Zone
East (Across 144 Street):	Single family dwellings	Urban / Single Family Residential	RH / CD (By-Law No. 14133)
South (Across Highway 10):	Single family dwellings	Suburban / -	RH
West:	Office building (Old City Hall)	Urban / Office Park	CD (By-Laws No. 18076 and 18256)

## DEVELOPMENT CONSIDERATIONS

### Background

- In September 2009, following a public request for proposals process, Council awarded a digital sign program to Pattison Outdoor Advertising Ltd. ("Pattison"). As part of this program, five (5) signs have been installed so far. An additional two (2) recently approved will also be installed this fall. The following is the list of signs:

Location	Size	Height	Application No.	Date of Approval
Guildford Community Centre on 152 Street	3 m x 6 m [10 ft. x 20 ft.]	10.5 m [34.2 ft.]	No. 7910-0012-00	April 12, 2010
Surrey Sports and Leisure Centre	3 m x 6 m [10 ft. x 20 ft.]	10.5 m [34.2 ft.]	No. 7910-0036-00	April 12, 2010
East of the Pattullo Bridge	4.2 m x 14.6 m [14 ft. x 48 ft.]	19.5 m [64 ft.]	No. 7910-0013-00	October 04, 2010
East of the Port Mann Bridge	4.2 m x 14.6 m [14 ft. x 48 ft.]	19.5 m [64 ft.]	No. 7910-0304-00	January 09, 2012
Nordel Way (east of 120 Street)	3 m x 6 m [10 ft. x 20 ft.]	9.8 m [32 ft.]	No. 7914-0148-00	December 1, 2014
Scott Road, south of Larson Road	3 m x 6 m [10 ft. x 20 ft.]	10.5 m [34 ft.]	No. 7914-0233-00	February 02, 2015 (to be installed in the fall)
Grace Road at Highway 17	3 m x 10.7 m [10 ft. x 35 ft.]	9.8 m [32 ft.]	No. 7914-0234-00	April 27, 2015 (to be installed in the fall)

- The advertising space on each of the digital signs is presented in continuing one-minute cycles consisting of nine (9) separate advertising spots. Each advertising spot presents a static image that remains on the sign for approximately six (6) seconds, and then moves to the next static advertising message for another six (6) seconds and so on. The signs do not display any streaming or live video.
- The City has been allocated one or more advertising spots in each one-minute cycle on each sign. To date, the City's messages have included information regarding fire prevention, water conservation, recycling services, recreational programs and promotion of City events.

- Pattison has advised that advertising sales for the signs have exceeded expectations, with all five [5] signs having achieved nearly full capacity. Advertisers include Alaska Airlines, B.C. Lotteries, Langley Hyundai, Guildford Mall, McDonald's, Sheraton Guildford, Surrey Auto Mall and Purdy's. The City receives the greater of a guaranteed minimum revenue stream or a percentage of the advertising revenues generated by each sign.
- Strong support for the digital signs and their advertising opportunities has been shown by the local business community. Once the signs became operational, staff received a high volume of calls from businesses regarding advertising availability. Pattison is responsible for all aspects of the signs, from selling the advertising spots to maintenance. Pattison is now displaying a sales contact phone number in one of the digital display spots.
- Pattison will be making applications to the City for additional signs. Staff will continue to gauge the effectiveness of the signs, the acceptability of such signs to the public and other related matters and will provide further reports to Council in due course.

#### Current Proposal

- The current application proposes a smaller format double-sided, free-standing, electronic message board sign. The format proposed here is different from the ones previously installed. The proposal is for a shorter and wider sign, at 3 m x 10.7 m [10 ft. x 35 ft.], and 8.9 metres [29.2 ft.] in height.
- The proposed sign location is on a City-owned lot on the northwest corner of Highway 10 and 144 Street. The site is occupied by the Provincial Court of British Columbia. The sign is proposed 90 m from the Highway 10 and 144 Street intersection.
- This proposed sign is lower in height as most of the other existing digital signs, as the sign is proposed on an existing berm. The proposed height is 8.9 m [29.2 ft.].
- The proposed free-standing, electronic message board will require a Development Permit, and Council will also need to consider several variances to the Sign By-Law:

<b>Part varied</b>	<b>From</b>	<b>To</b>
Part 1	Electronic message board sign are prohibited	Allow a free-standing electronic message board sign to be installed on City property
Part 1	Third party advertising restricted to a maximum of 30% of the copy area	Allow third party advertising to exceed 30% of the allowable copy area on the proposed free-standing electronic message board sign
Part 5	Minimum setback from any lot line is 2 metres [6.5 ft.]	Reduce minimum setback to 0.0 m
Part 5	Maximum total sign area is 28 square metres [300 sq. ft.]	Increase maximum total sign area to 65 square metres [700 sq. ft.]
Part 5	Maximum height is 4.5 metres [15 ft.]	Increase maximum height to 8.9 metres [29.2 ft.]

### PRE-NOTIFICATION

- Pre-notification letters were not required as part of the development application, however, the City Clerk will initiate the Public Notification process as a result of the Development Variance Permit, should Council allow the application to proceed.
- The applicant contacted the East Panorama Ridge Ratepayers Association for feedback in May 2015, but did not receive any response.

### DESIGN PROPOSAL AND REVIEW

- The proposed free-standing electronic message board sign is 8.9 metres [29.2 ft.] high, double-sided, with a total sign area of 65 square metres [700 sq. ft.].
- The sign is proposed to be supported by a solid pole with aluminum cladding painted metallic, which will be installed on a concrete foundation. The existing grass lawn will be re-sod after sign installation. The base of the sign is setback approximately 10 m [32 ft.] from the sidewalk along the north side of Highway 10, and approximately 2 m [6.5 ft.] from the pathway along the berm on the City's property. The height of the base of the sign at the sidewalk is 6.67 m [21.9 ft.].
- The proposed sign will be capped with a curved aluminum roof and a perforated aluminum structure that will accommodate the City of Surrey logo.
- The two (2) electronic message boards on the proposed free-standing sign will be angled towards the street, to increase readability for passersby. The angled board creates a bold and distinctive design unlike many standard electronic billboard signs.
- The proposed free-standing, electronic message board sign is of high-quality with a unique design. The sign utilizes state-of-the-art light-emitting diode (LED) digital technology, which is designed to provide clear, precise reproduction of still images and artwork. The sign has been designed to be more energy efficient and produce less glare compared to standard digital signs without LED technology.
- The edge of the sign is proposed to align with the property line. The lowest part of the sign is proposed at 6.67 m [22 ft.] from the ground floor at the property line. The Ministry of Transportation and Highways does not have concerns with the proposed sign location and has issued a permit for the installation of the sign.
- The sign will be visible from both eastbound and westbound traffic on Highway 10.
- At least 10% of the advertising time will be dedicated to real-time City, RCMP, public service, emergency situations, and economic development messaging. The messaging on the proposed free-standing sign will not include streaming or live videos (static images will be displayed for six [6] seconds each).

TREES

- Thomas Walz, ISA Certified Arborist of BC Plant Health Care Inc. prepared an Arborist Assessment for the subject property (the area in proximity to the proposed sign). The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b>			
Sweetgum	4	0	4
<b>Coniferous Trees</b>			
Spruce	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>5</b>	<b>0</b>	<b>5</b>
<b>Total Replacement Trees Proposed</b>		<b>n/a</b>	
<b>Total Retained and Replacement Trees</b>		<b>5</b>	
<b>Contribution to the Green City Fund</b>		<b>n/a</b>	

- The Arborist Assessment states that there are a total of 5 protected trees in the vicinity of the sign, none of which are Alder or Cottonwood trees. It was determined that all 5 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the digital sign footprint and work easement.
- In summary, a total of 5 trees are proposed to be retained, with no replacement trees required or contribution to the Green City Fund.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- to allow a free-standing electronic message board sign to be installed on City property.

## Applicant's Reasons:

- The proposed sign is part of a City-program to generate revenue and provide high-quality electronic message board for City use and for third party advertising.

## Staff Comments:

- The proposed free-standing, electronic message board is of high-quality design, in a highly visible location, which will increase the effectiveness of the messages.

- The site and surrounding area is primarily institutional, and along a provincial highway (Highway 10), which makes it an appropriate candidate site for this type of sign.
- The existing single family dwellings on the south side of Highway 10 are screened from the sign by an existing noise attenuation wall, as well as existing landscaping. The sign is approximately 46 m [150 ft.] away from the closest dwelling.
- Staff support this variance proceeding to Public notification.

(b) Requested Variance:

- to allow third party advertising to exceed 30% of the allowable copy area on the proposed free-standing electronic message board sign.

Applicant's Reasons:

- Third party advertising is important to the feasibility of the proposed free-standing electronic message board sign.

Staff Comments:

- In addition to acting as a communication tool for the City to relay information to the public, the proposed free-standing, electronic message board sign will offer third parties an opportunity to advertise their goods and services. At given times, it is expected that third party advertising may occupy 100% of the copy area.
- The proposed free-standing, electronic message board sign is a significant financial venture. Thus, the success and viability of the proposed sign is contingent on third party advertising.
- Staff support this variance.

(c) Requested Variance:

- to reduce the minimum setback from any lot line from 2 metres [6.5 ft.] to 0.0 metres [0 ft.].

Applicant's Reasons:

- The proposed sign is 6.67 m [22 ft.] above ground at the property line and will not impact pedestrian or vehicular traffic.

Staff Comments:

- The Ministry of Transportation and Highways does not have concerns with the proposed sign location and has issued a permit for the installation of the sign.



- The proposed sign will maintain adequate clearance from pedestrian and vehicular traffic on Highway 10, as well as pedestrian traffic on the pathway north of the proposed sign location.
- Staff support this variance.

(d) Requested Variance:

- to increase the maximum total sign area for the proposed double-sided free-standing electronic message board sign from 28 square metres [300 sq. ft.] to 65 square metres [700 sq. ft.]

Applicant's Reasons:

- The size of the proposed free-standing sign will optimize the impact for the advertiser and provide adequate size and clarity to ensure brand recall and message understanding.
- The proposed free-standing sign will reduce glare and light pollution compared to standard digital signs without LED technology. The proposed digital message board sign will be energy efficient, particularly at night, as the LED lights automatically adjust to ambient light levels.

Staff Comments:

- The sign area comprises only the digital messaging area of the proposed free-standing, electronic message board sign, and does not include the architectural elements or the sign pole. The proposed sign is well-designed and utilizes state-of-the-art LED digital technology to relay information to the public. The City will be dedicated at least 10% of the advertising time for real time City, RCMP, public service, emergency, community event, and economic development messaging.
- The proposed sign area of a single side of the double-sided free-standing sign is 32.5 m<sup>2</sup> [350 sq. ft.], 3.05 metres by 10.7 metres or [10 ft. x 35 ft.]
- Staff support this variance.

(e) Requested Variance:

- to increase the maximum height of the proposed free-standing sign from 4.5 metres [15 ft.] to 8.9 metres [29.2 ft.]

Applicant's Reasons:

- The proposed free-standing sign is well-designed and utilizes the same LED technology used in the five (5) other signs currently operating in the City. The proposed size will allow for greater clarity and the ability to easily share advertisements and information with the public.

**Staff Comments:**

- The overall height of the proposed free-standing, electronic message board is 8.9 metres [29.2 ft.], which includes the decorative element affixed above the electronic message board. The height of the sign from the ground at property line to the top of the electronic message board is 12.15 metres [40 ft.].
- The proposed sign has been designed and copyrighted by Pattison to incorporate innovative architectural features and design elements that are unique to Surrey.
- The height of this sign is lower when compared to other digital signs in the City, because the sign is proposed to be located on the existing berm.
- The proposed sign will provide additional revenue source for the City, which can be used to improve infrastructure and facilities.
- Staff support this variance.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Signage Location and Details
Appendix III.	Development Variance Permit No. 7915-0105-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

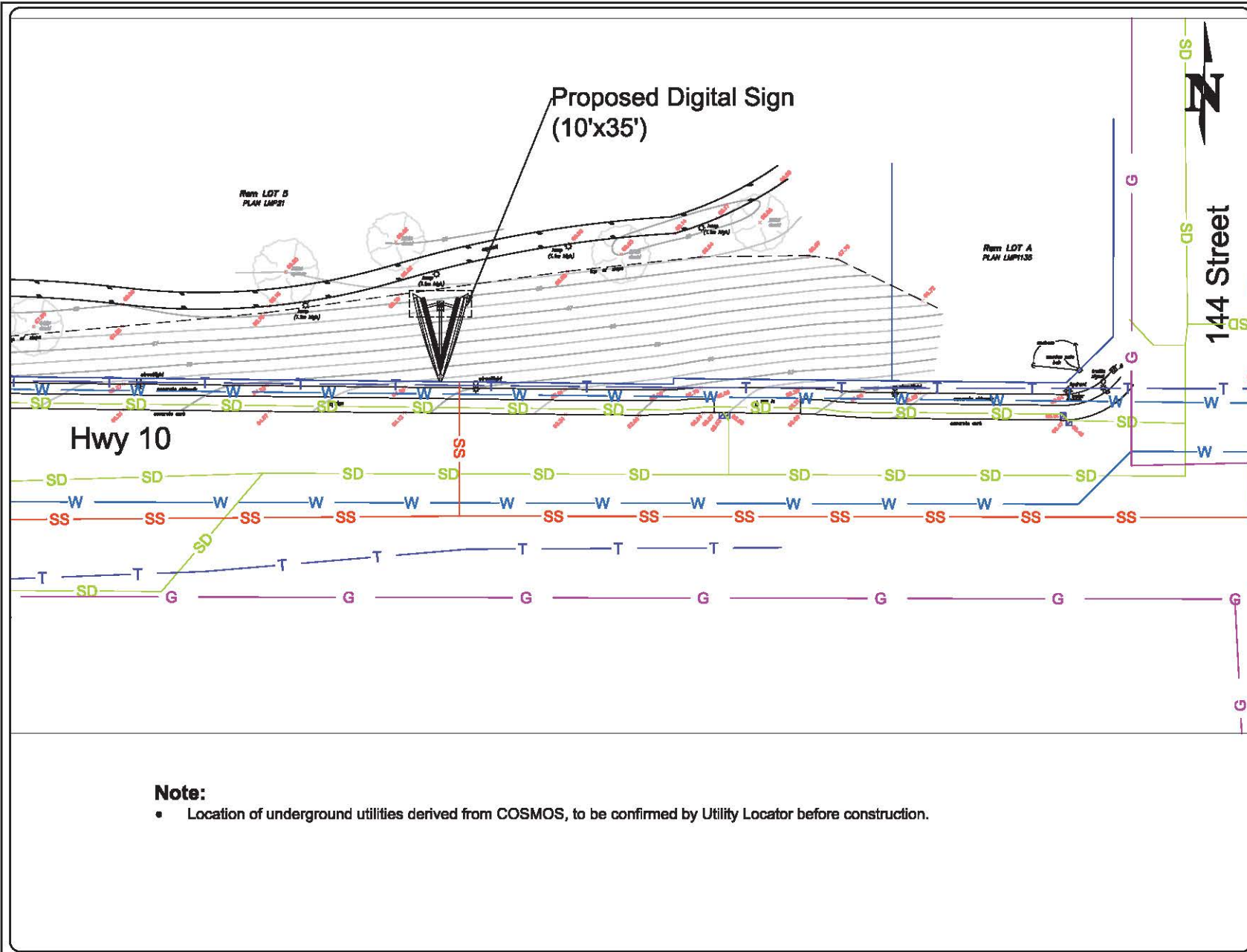
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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                    Oleg Verbenkov  
   Pacific Land Group  
   Address:               Suite 101, 7485 - 130 Street  
   Surrey, BC V3W 1H8  
  
   Tel:                        604-501-1624 - Primary  
   604-501-1624 - Fax
  
2.            Properties involved in the Application
  - (a)      Civic Address:               14340 - 57 Avenue
  
  - (b)      Civic Address:               14340 - 57 Avenue  
   Owner:                        City of Surrey  
   PID:                            017-234-719  
   Lot 5 Except: Part Dedicated Road On Plan BCP19075 Section 9 Township 2 New  
   Westminster District Plan LMP21
  
3.            Summary of Actions for City Clerk's Office
  - (a)      Application is under the jurisdiction of MOTI.               **YES**  
  
   MOTI File No. 2015-02210
  
  - (b)      Proceed with Public Notification for Development Variance Permit No. 7915-0105-  
   00 and bring the Development Variance Permit forward for an indication of  
   support by Council. If supported, the Development Variance Permit will be  
   brought forward for issuance and execution by the Mayor and City Clerk in  
   conjunction with the final approval of the associated Development Permit.



**PACIFIC LAND GROUP**  
*Land Use, Development & Environmental Strategists*

**Pacific Land Resource Group Inc.**

Suite 101 - 7485 130 Street  
 Surrey, British Columbia  
 Canada V3W 1H8

Tel: 604-501-1624  
 Fax: 604-501-1625

www.pacificlandgroup.ca  
 info@pacificlandgroup.ca

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PROJECT:

**Digital Sign**

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DRAWING TITLE:

**Site 5  
 Key Plan  
 (Hwy 10 & 144 Street)**

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PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM  
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

**City of Surrey**

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SCALE:

**1:500**

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DATE:

**March 25, 2014**

---

PROJECT No:

**13-1131**

---

DRAWING No:

**01**

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DESIGNED BY:	CHECKED BY:
<b>EW</b>	<b>OV</b>

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0105-00

Issued To: CITY OF SURREY

("the Owner")

Address of Owner: 13450 - 104 Avenue  
Surrey, BC V3T 1V8

1. This development variance 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 variance permit.
2. This development variance 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: 017-234-719

Lot 5 Except: Part Dedicated Road On Plan BCP19075 Section 9 Township 2 New  
Westminster District Plan LMP21

14340 - 57 Avenue

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
  - (a) In Part 1, Prohibited Signs (10)(13), to allow a free-standing Electronic Message Board sign to be installed on the Land;
  - (b) In Part 1, General Provisions (6)(11) to allow third party advertising to exceed 30% of the allowable copy area on the proposed free-standing electronic message board sign;
  - (c) In Part 5, Signs in Commercial/Industrial Zones (27)(1)(e) to reduce the minimum setback from any lot line from 2 metres [6.5 ft.] to 0.0 metres [0 ft.];
  - (d) In Part 5, Signs in Commercial/Industrial Zones (27)(1)(g) to increase the maximum total sign area for the proposed double-sided free-standing electronic message board sign from 28 square metres [300 sq. ft.] to 65 square metres [700 sq. ft.]; and

- (e) In Part 5, Signs in Commercial/Industrial Zones (27)(1)(k) to increase the maximum height of the proposed free-standing sign in Commercial/Industrial Zones from 4.5 metres (15 ft.) to 8.9 metres (29.2 ft.).
4. The siting of buildings and structures shall be in accordance with the drawings numbered 7915-0105-00 (A) through to and including 7915-0105-00 (D) (the "Drawings") which are attached hereto and form part of this development variance permit.
  5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

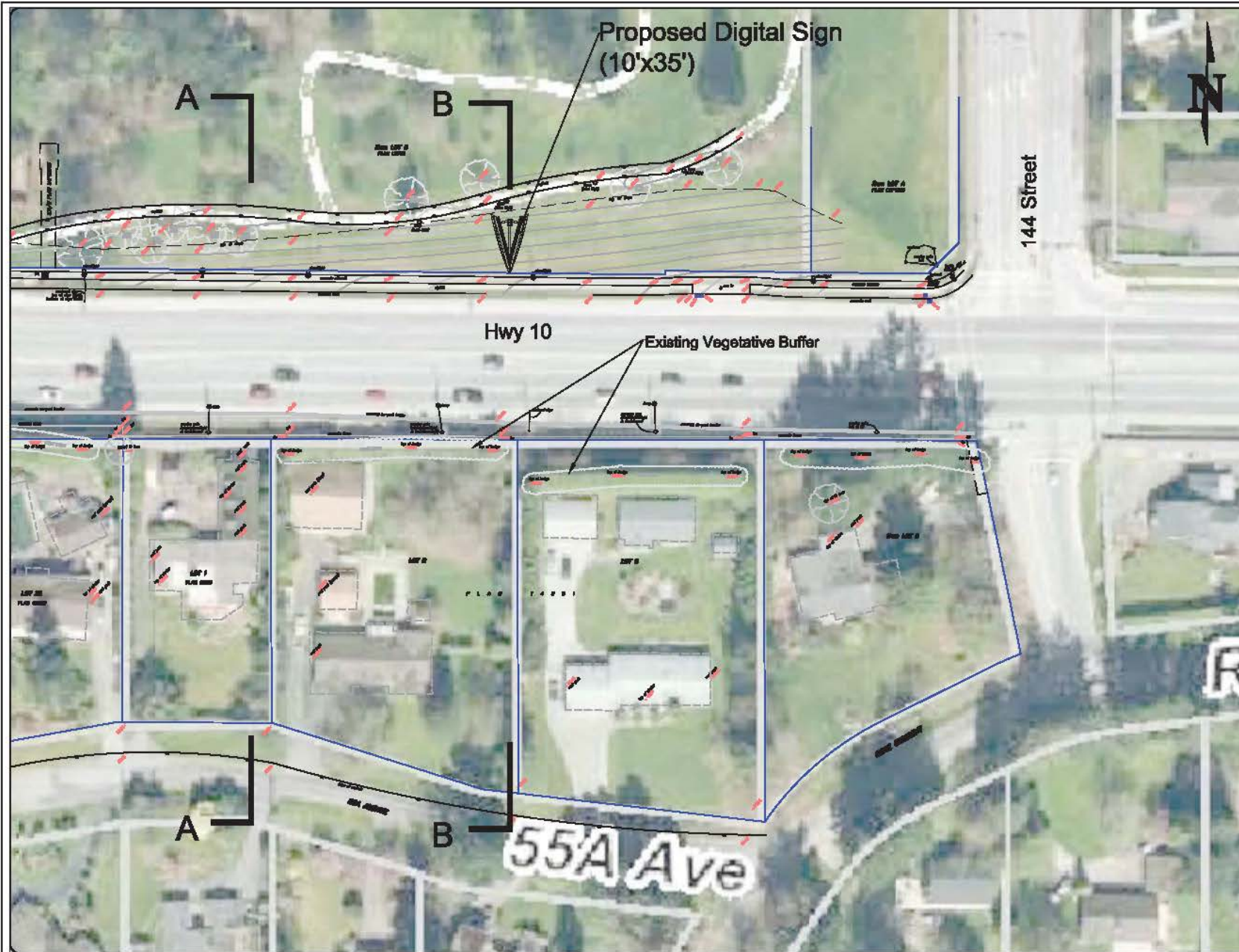
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Mayor – Linda Hepner

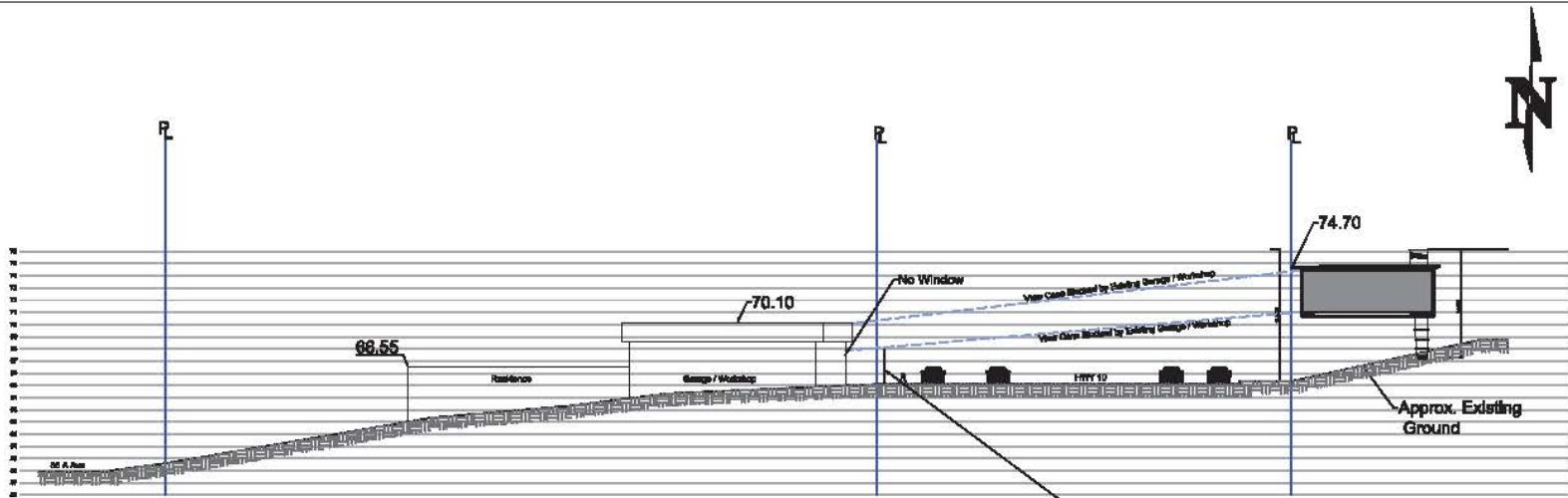
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City Clerk – Jane Sullivan





 <p><b>PACIFIC LAND GROUP</b> Land Use, Development &amp; Environmental Strategists</p> <p><b>Pacific Land Resource Group Inc.</b></p> <p>Suite 101 - 7485 130 Street Surrey, British Columbia Canada V3W 1H8</p> <p>Tel: 604-501-1624 Fax: 604-501-1625</p> <p>www.pacificlandgroup.ca info@pacificlandgroup.ca</p>	
<p>PROJECT:</p> <p style="text-align: center;"><b>Digital Sign</b></p>	
<p>DRAWING TITLE:</p> <p style="text-align: center;"><b>Site 5 Location Plan (Hwy 10 &amp; 144 Street)</b></p>	
<p>PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES</p>	
<p>CLIENT:</p> <p style="text-align: center;"><b>City of Surrey</b></p>	
<p>SCALE:</p> <p style="text-align: center;"><b>1:750</b></p>	
<p>DATE:</p> <p style="text-align: center;"><b>March 3, 2015</b></p>	
<p>PROJECT No:</p> <p style="text-align: center;"><b>13-1131</b></p>	
<p>DRAWING No:</p> <p style="text-align: center;"><b>01</b></p>	
<p>DESIGNED BY:</p> <p style="text-align: center;"><b>EW</b></p>	<p>CHECKED BY:</p> <p style="text-align: center;"><b>OV</b></p>



**A-A Cross-section**

Approx. 10' Concrete Fence



**View from Approx. Sign Location**

**PACIFIC LAND GROUP**  
*Land Use, Development & Environmental Strategists*

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 Fax: 604-501-1625  
 www.pacificlandgroup.ca  
 info@pacificlandgroup.ca

**PROJECT:**

**Digital Sign**

**DRAWING TITLE:**

**Site 5 - Hwy 10  
 A-A Cross-section**

**PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM  
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES**

**CLIENT:**

**City of Surrey**

**SCALE:**

**1:400**

**DATE:**

**May 14, 2015**

**PROJECT No:**

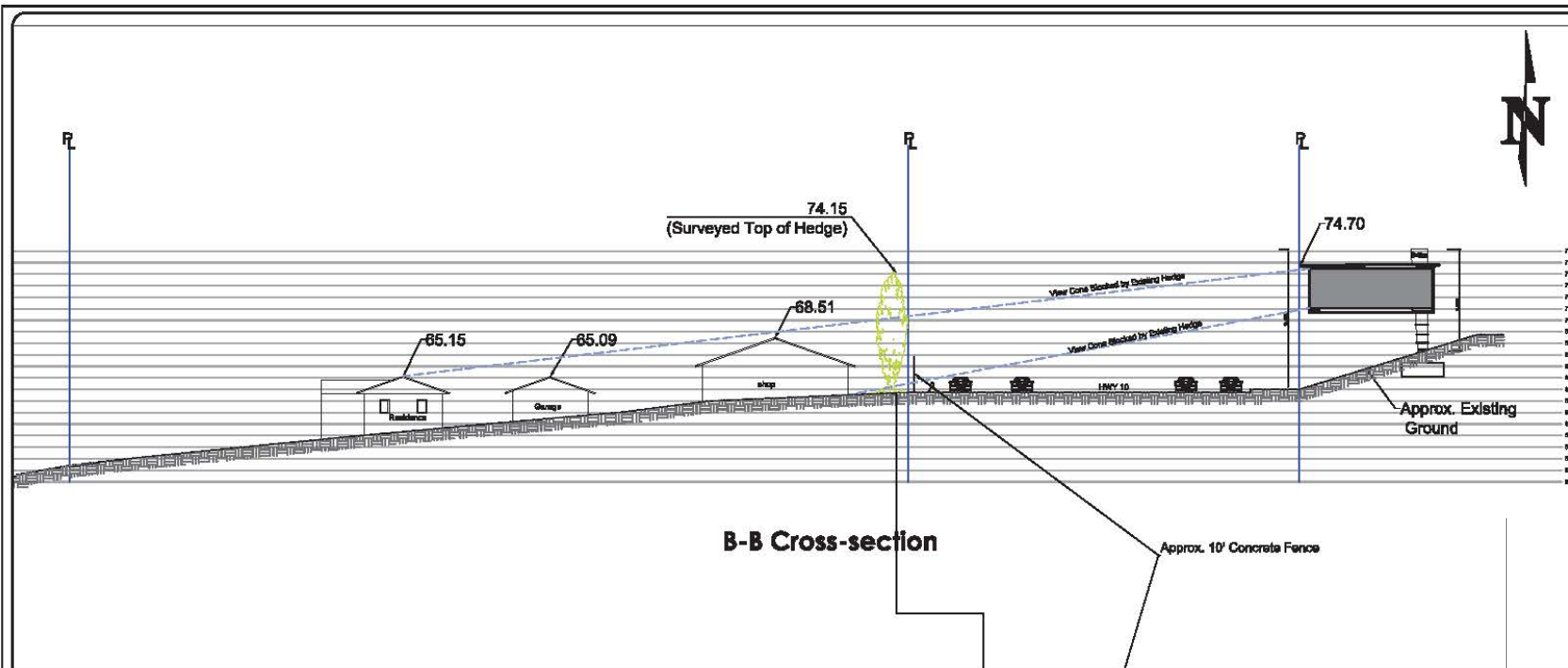
**13-1131**

**DRAWING No:**

**02**

<b>DESIGNED BY:</b>	<b>CHECKED BY:</b>
<b>EW</b>	<b>OV</b>





**Existing Vegetative Buffer along Hwy 10  
(View from Approx. Sign Location)**

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 Canada V3W 1H8

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 Fax: 604-501-1625  
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 info@pacificlandgroup.ca

**PROJECT:**

**Digital Sign**

**DRAWING TITLE:**

**Site 5 - Hwy 10  
B-B Cross-section**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM  
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

**CLIENT:**

**City of Surrey**

**SCALE:**

**1:400**

**DATE:**

**May 14, 2015**

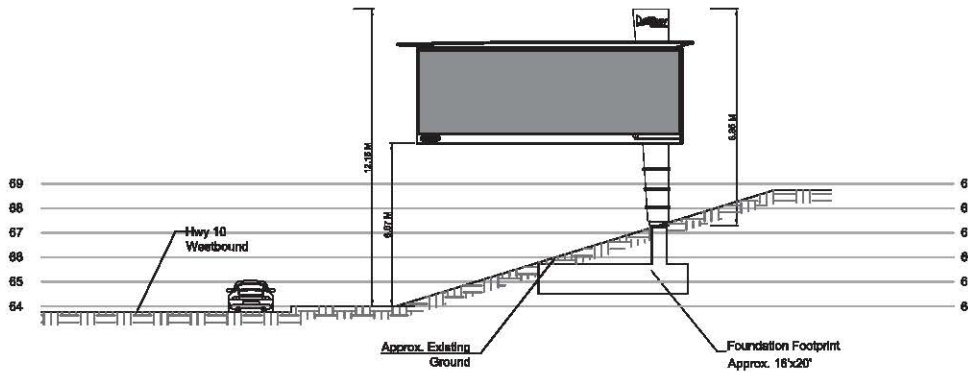
**PROJECT No:**

**13-1131**

**DRAWING No:**

**03**

<b>DESIGNED BY:</b>	<b>CHECKED BY:</b>
<b>EW</b>	<b>OV</b>



**Note:**

- Location of underground utilities derived from COSMOS, to be confirmed by Utility Locator before construction.

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 Canada V3W 1H8

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 Fax: 604-501-1625

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PROJECT:

**Digital Sign**

DRAWING TITLE:

**Site 5  
 Profile  
 (Hwy 10 & 144 Street)**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

**City of Surrey**

SCALE:

**1:200**

DATE:

**July 6, 2015**

PROJECT No:

**13-1131**

DRAWING No:

**02**

DESIGNED BY:	CHECKED BY:
<b>EW</b>	<b>OV</b>