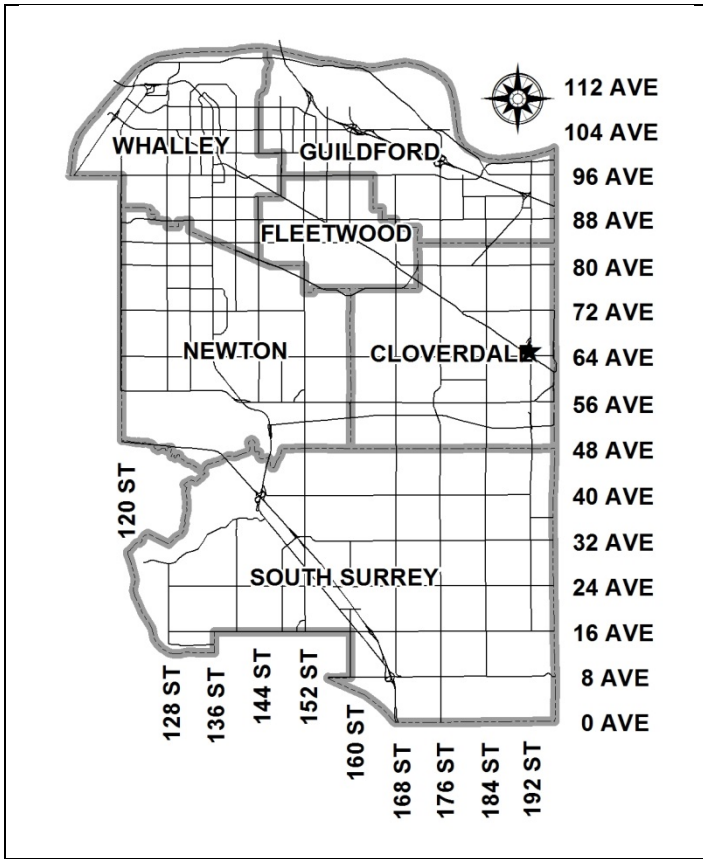


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0359-00

Planning Report Date: January 11, 2016

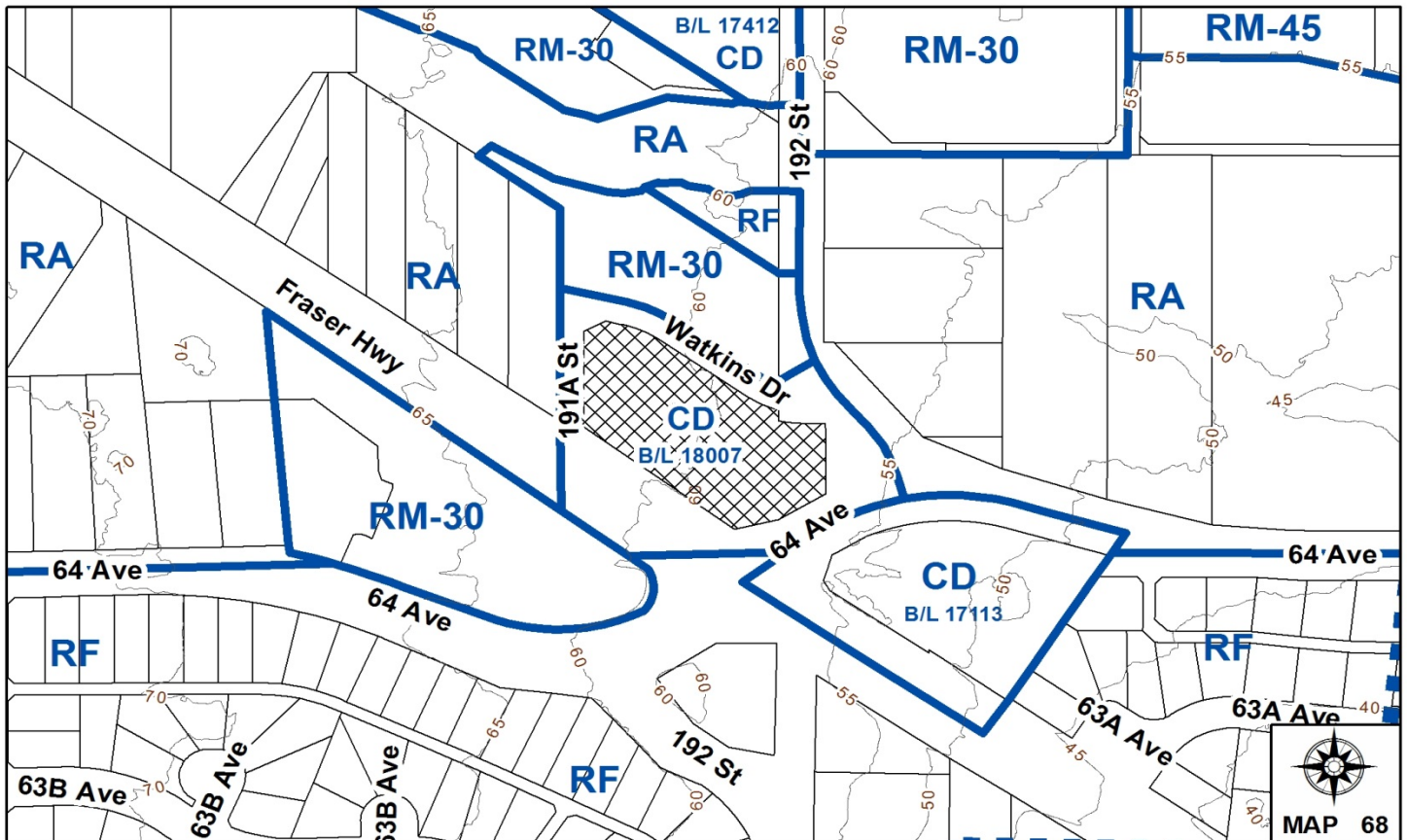


PROPOSAL:

- **Development Permit**

to allow on-site signage for a commercial shopping centre in Clayton, as part of a comprehensive sign design package.

LOCATION: 19151 - Fraser Highway
OWNER: Mosaic Fraser 192 Retail Holdings Ltd.
ZONING: CD (By-law No. 18007)
OCP DESIGNATION: Commercial
NCP DESIGNATION: Special Community-Oriented Commercial



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

- Approval to vary the Sign By-law through a comprehensive sign design package.

RATIONALE OF RECOMMENDATION

- The subject commercial site was approved under Development Permit No. 7913-0030-01. No on-site signage was previously approved for the subject commercial site, and therefore, the owner has submitted a comprehensive sign design package now that the commercial buildings on the site are nearing completion.
- The proposed signage has been comprehensively designed to be integrated with the design of the buildings, consists of high quality materials and is appropriate in scale.
- The proposed comprehensive sign package creates a hierarchy of signage intended to provide business identification along the street, but also to support the pedestrian experience on site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
2. Council approve Development Permit No. 7915-0359-00 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 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 proposal.

SITE CHARACTERISTICS

Existing Land Use: Shopping centre, approved under Development Permit No. 7913-0030-01, currently under construction and nearing completion.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across Watkins Drive):	Townhouses approved under Development Application No. 7913-0030-00.	22-45 u.p.a. (High Density)	RM-30
East (Across 192 Street):	Vacant City land.	Special Community-Oriented Commercial	RA
South-East (Across 64 Avenue):	Mixed use commercial and apartments under construction (approved under Development Application No. 7909-0116-00).	Commercial in the OCP	CD By-law No. 17113 (based on C-8 and RM-45)
South-West (across Fraser Highway):	Townhouses under construction (approved under Development Application No. 7908-0200-00).	Townhouse/Cluster (30 upa) in the North Cloverdale East NCP	RM-30
West (Across 191A Street):	Vacant 2/3-acre lot.	Special Community-Oriented Commercial	RA

DEVELOPMENT CONSIDERATIONS

- The 7,442-square metre (1.8-acre) subject site is located on the north side of Fraser Highway, at the intersection of Fraser Highway and 64 Avenue, and is within the East Clayton Neighbourhood Concept Plan (NCP) area.
- The subject site is designated Commercial in the Official Community Plan (OCP), Specialty Community-Oriented Commercial in the East Clayton NCP, and zoned "Comprehensive Development Zone (CD)" By-law No. 18007 (based on the C-8 Zone).
- The subject commercial site was rezoned under Development Application No. 7913-0030-00, which also rezoned lands to permit a 44-unit townhouse development on the north side of Watkins Drive. The parent site was subdivided into a park lot and two development lots, which separated the townhouse component from the commercial component. Development Permit No. 7913-0030-00 for the townhouse site was approved on May 26, 2014 and a separate Development Permit (No. 7913-0030-01) was approved on July 28, 2014 for the subject commercial site.
- Development Permit No. 7914-0375-00 was approved by Council on March 23, 2015 to relocate the proposed drive-through restaurant building from the north-west corner to the north-east corner of the subject commercial site.
- No on-site signage was approved for the subject commercial site under any of the previous development applications. The site is located within the East Clayton Special Sign Area, as identified in the Sign By-law.
- The buildings on the subject commercial site are under construction and nearing completion, and as a result, the applicant has submitted a comprehensive sign design package for the site. The proposed comprehensive sign package includes free-standing signs, fascia signs, canopy signs, blade (projecting) signs, menu board signs and directional signs.
- The proposed comprehensive sign package on the subject commercial site will require a number of variances to the Sign By-law for sign size, setbacks, and the number of signs (see Design Proposal and Review section of this report or Appendix II).
- Under Part 1 Introductory Provisions, Section 9 Variance of Sign By-law No. 13656, Council may grant variances to the Sign By-law through the approval of a Development Permit. This is considered when a Development Permit application, such as the current proposal, has been submitted to Council that includes a comprehensive sign design package containing a sign or signs that require variances of Sign By-law provisions.

DESIGN PROPOSAL AND REVIEW

Proposed Comprehensive Sign Design Package

- Staff support all of the proposed signs, as they are well-designed and are of high quality. The proposed signs that form part of the comprehensive sign design package are described below.

Primary Gateway Free-standing Sign

- Proposed Sign 1.1 is the primary (gateway) free-standing sign and is to be located at the south-east corner of the subject commercial site (south-east of Building C) along 64 Avenue, and will display the shopping centre name (Clayton Market) as well as five (5) major on-site tenants.
- The proposed free-standing sign is single-sided, illuminated and consists of backlit tenant panels with dark-stained wood supports on a concrete base. The style, materials, and colours will match the other free-standing signs and the building architecture on the subject site.
- The proposed free-standing sign is 6.0 metres (20 ft.) high and 3.5 metres (12 ft.) wide, with a total sign area of 11 square metres (120 sq.ft.). The Sign By-law permits a maximum height of 6.0 metres (20 ft.) at this corner location in East Clayton, and a sign area of 14 square metres (150 sq.ft.) for single-sided free-standing signs.
- The following variances are required for the gateway free-standing sign (also see Appendix II):
 - To reduce the minimum distance requirement between two (2) proposed free-standing signs (Signs 1.1 and 2.2) located along 64 Avenue, from 50 metres (150 ft.) to 35 metres (115 ft.); and
 - To allow a free-standing sign (Sign 1.1) to be located within a building setback for a site where the building is less than 5.0 metres (16 ft.) from a property line that is adjacent to a highway (64 Avenue).

Secondary Free-standing Signs

- Three (3) secondary free-standing signs (Signs 2.1, 2.2 and 2.3) are proposed, and are to be located at the north-east corner of the site along Watkins Drive near 192 Street, at the east end of the site along 64 Avenue, and at the south-west corner of the site along 191A Street near Fraser Highway, respectively.
- The proposed secondary free-standing signs are all illuminated and consist of backlit tenant panels and dark-stained wood supports that match the primary, gateway free-standing sign.
- Proposed Sign 2.1 (single-sided) and Sign 2.3 (double-sided) are identical in size at 2.4 metres (8 ft.) high and 1.5 metres (5.1 ft.) wide, with sign areas of 2.0 square metres (22 sq.ft.) and 4.0 square metres (44 sq.ft.), respectively.
- Proposed Sign 2.2 is double-sided and is the same height (2.4 metres / 8 ft.) as proposed Signs 2.1 and 2.3, but is wider by approximately 1.0 metre (3 ft.) at 2.5 metres (8.1 ft.) in width. The sign area of proposed Sign 2.2 is 5.2 square metres (56 sq.ft.).
- The Sign By-law permits a maximum height of 2.4 metres (8 ft.) at these locations, and a maximum sign area of 14 square metres (150 sq.ft.) for single-sided free-standing signs and a maximum sign area of 28 square metres (300 sq.ft.) for double-sided free-standing signs. All of the proposed secondary free-standing signs comply with these size requirements.

- The following variances are required for the three (3) secondary free-standing signs (also see Appendix II):
 - To reduce the minimum setback requirement from the property line for proposed Signs 2.1 and 2.3, from 2.0 metres (6.5 ft.) to 1.5 metres (5 ft.) and 1.0 metre (3.0 ft.), respectively;
 - To reduce the minimum distance requirement between two (2) proposed free-standing signs (Signs 2.1 and 2.2) located along 192 Street, from 50 metres (150 ft.) to 32 metres (105 ft.); and
 - To allow the width of proposed Sign 2.2 to exceed two-thirds (2/3) of its height (Special Sign Area requirement).

Drive-Through Menu Board and On-site Directional Signs

- Three (3) single-sided menu board sign signs (Signs 3.2, 3.3 and 3.4) and two (2) double-sided, on-site directional signs (Signs 3.1 and 3.5) are proposed for the Tim Hortons drive-through restaurant (Building D) on the subject site.
- All three (3) proposed menu board signs are single-sided and constructed of beige-coloured, internally illuminated aluminum cabinets.
- Proposed Sign 3.2 (preview menu board) is 1.8 metres (6 ft.) high and 0.8 metre (2.8 ft.) wide, with a sign area of 1.0 square metres (11 sq.ft.).
- Proposed Signs 3.3 and 3.4 (integrated speaker menu boards) are each approximately 2.1 metres (7 ft.) high and 2.1 metres (7 ft.) wide, with a sign area of 3.7 square metres (40 sq.ft.) for each sign.
- The two (2) proposed on-site directional signs are double-sided and will provide directions to the Tim Hortons drive-through. The proposed on-site directional signs are constructed of internally illuminated red panels in a metal box.
- Proposed Signs 3.1 and 3.5 (directional signs) are each approximately 1.5 metres (5 ft.) high and 0.8 metre (2.5 ft.) wide, with a sign area of 0.9 square metres (9.5 sq.ft.) for each double-sided directional sign.
- No variances are required for the proposed menu board signs. The following variances are required for the two (2) on-site directional signs (also see Appendix II):
 - To allow an increase in the maximum permitted height of an on-site directional sign from 1.2 metres (4 ft.) to 1.5 metres (5 ft.); and
 - To allow an increase in the maximum permitted sign area of a double-sided, on-site directional sign from 0.74 square metres (8 sq.ft.) to 0.9 square metres (9.5 sq.ft.).

Building Fascia Signs

- A total of thirty-eight (38) building fascia signs are proposed on the four (4) buildings.

- Thirteen (13) fascia signs (shown as “signage” and “logo” on the drawings) are proposed for five (5) commercial retail units (CRUs) in Building A;
 - Thirteen (13) fascia signs (shown as “cafe”, “pharmacy”, “coffee”, etc. on the drawings) are proposed for up to six (6) CRUs in Building B;
 - Seven (7) fascia signs (shown as “signage” and “logo” on the drawings) are proposed for four (4) CRUs in Building C; and
 - Three (3) fascia signs (shown as “Tim Hortons” on the drawings) are proposed for the sole tenant in Building D.
- The proposed fascia signs are divided into three types and are shown on the drawings as: site fascia signage, anchor tenant fascia sign bands and tenant fascia sign bands.
 - The two (2) site fascia signs (Clayton Market) proposed on Buildings A and B (both along their respective south building elevations) are 0.9 metre (3 ft.) high and approximately 3.6 metres (12 ft.) long. The proposed site fascia signs are LED halo-lit channel letter signs.
 - The anchor tenant fascia signs (shown as “signage” or “Pharmacy” on the drawings) are 1.1 metres (3.5 ft.) high and approximately 3.6 metres (12 ft.) long. The proposed anchor tenant fascia signs are also LED halo-lit channel letter signs.
 - The proposed tenant fascia signs shown as “logo” signs on Buildings A, B and C are 1.1 metres (3.5 ft.) in height and width, while the proposed “signage” signs are 0.8 metre (2.5 ft.) high and between 2.6 metres (8.5 ft.) to 3.6 metres (12 ft.) wide. The proposed tenant fascia signs consist of either LED halo-lit channel letters or individual letters mounted on raised decorative panels and illuminated with overhead gooseneck lighting.
 - A maximum of two (2) fascia signs are permitted for each business premises (tenant), provided that both fascia signs are not located on the same façade. The following variances are required for the proposed fascia signs:
 - To allow three (3) additional fascia signs on both Building A and on Building B, and one (1) additional fascia sign on Building D. No variance is required for the number of fascia signs proposed on Building C; and
 - To allow an increase in the sign area for all signs (fascia, canopy and projecting, but excluding free-standing and menu board signs) on the subject site.

Building Canopy Signs

- A total of fourteen (14) canopy signs (shown on the drawings as canopy sign bands or tenant information bands) are proposed on Buildings A, B, and C, as follows:
 - Two (2) canopy signs on Building A along the south building elevation, facing the internal parking lot (Sign A-8.1 x 2);

- Two (2) canopy signs on Building B along the north building elevation, facing the internal parking lot, and two (2) canopy signs on Building B along the south building elevation, facing Fraser Highway (Sign B-8.1 x 2 and Sign B-8.2 x 2);
 - One (1) canopy sign on Building C along the west building elevation, facing the internal parking lot, one (1) canopy sign on Building C along the south building elevation, facing Fraser Highway, two (2) canopy signs on Building C along the east building elevation, facing 64 Avenue, and one (1) canopy sign on Building C along the north building elevation, facing the internal parking lot (Sign C-8.1 x 2 and Sign C-8.2 x 3); and
 - One (1) canopy sign on Building D along the south building elevation, facing the internal parking lot, and two (2) canopy signs on Building C along the east building elevation, also facing the internal parking lot (Signs D-4.1, D-4.2, and D-4.3).
- The eleven (11) proposed canopy signs for Buildings A, B, and C are 0.5 metre (1.5 ft.) high and approximately 4.4 metres (14.5 ft.) wide. All of the proposed canopy signs for Buildings A, B, and C consist of individual aluminum channel letters with LED backlit faces mounted on a raceway suspended from the canopy structure.
 - The three (3) proposed canopy signs for Building D (Tim Hortons) are 0.3 metre (1.0 ft.) high and between 3.6 metres (12 ft.) and 6.8 metres (22 ft.) wide, depending on the width of each canopy. All of the proposed canopy signs for Building D are non-illuminated tenant information band signs.
 - One (1) canopy sign is permitted per premises. The following variances are required for the proposed canopy signs:
 - To allow two (2) additional canopy signs on Building B, three (3) additional canopy signs on Building C, and two (2) additional canopy signs on Building D;
 - To allow each canopy sign to project more than 8 centimetres (3 inches) from the canopy; and
 - To allow an increase in the sign area for all signs (fascia, canopy and projecting, but excluding free-standing and menu board signs) on the subject site.

Building Projecting (Blade) Signs

- A total of eighteen (18) projecting (blade) signs (Signs A-9.1 to A-9.5, B-9.1 to B-9.8, and C-9.1 to C-9.6) are proposed as follows:
 - Five (5) blade signs along the south building elevation of Building A;
 - Six (6) blade signs along the north building elevation and two (2) blade signs along the south building elevation of Building B;

- Two (2) blade signs along the west building elevation, three (3) blade signs along the north building elevation, and one (1) blade sign along the east building elevation of Building C; and
 - No blade signs are proposed for Building D.
- The proposed blade signs are each 0.3 metre (1 ft.) high and 1.5 metres (5 ft.) in size, and will project from the building façade with an approximate 2.7-metre (9.0-ft.) vertical clearance between the ground and the underside of each proposed blade sign.
- One (1) projecting (blade) sign is permitted per premises. The following variances are required for the proposed blade signs:
 - To allow two (2) additional projecting (blade) signs on Building B and one (1) additional blade sign on Building C; and
 - To allow an increase in the sign area for all signs (fascia, canopy and projecting, but excluding free-standing and menu board signs) on the subject site.

Proposed Sign Area

- According to the Sign By-law, the maximum permitted sign area of all signs on a lot, excluding free-standing signs, shall not exceed 1 square metre per linear metre (3 sq.ft. per linear foot) of premises frontage. For the subject commercial site, this equates to a maximum permitted sign area of approximately 110 square metres (1,185 sq.ft.) as calculated by using the premises frontage of all four (4) buildings.
- The owner is proposing a sign area on the subject site of approximately 117 square metres (1,260 sq.ft.), which exceeds the maximum permitted sign area of 110 square metres (1,185 sq.ft.) by 7 square metres (75 sq.ft.). Free-standing signs, including menu board signs and directional signs, are excluded from this sign area calculation.
- Many of the tenant spaces have yet to be leased, and therefore, the size of the respective signs (fascia and canopy signs in particular) have yet to be determined. In order to provide some flexibility for future tenants during the Sign Permit process, the applicant has proposed a sign area variance that is slightly larger than the sign area currently shown on the drawings.
- The current drawings show a total proposed sign area of 117 square metres (1,260 sq.ft.). The proposed variance is to allow a total sign area of 125 square metres (1,345 sq.ft.), which is 8 square metres (85 sq.ft.) more than the proposed signage shown on the drawings and 15 square metres (160 sq.ft.) more than the maximum permitted sign area in accordance with the Sign By-law.

Signage Summary and Rationale

- Although the proposed signage package requires several variances to the Sign By-law, these variances have merit when considered in the context of the overall signage plan and signage intent.

- The proposed free-standing signs are consistent with the Sign By-law intent for this area of East Clayton, with one taller (6 metres / 20 ft.) sign at the gateway location on the corner of 64 Avenue and Fraser Highway, as well as a series of secondary smaller (2.4 metres / 8 ft.) signs reasonably spaced around the perimeter of the site. It is noted that although the spacing of the free-standing signs is smaller in some locations than required under the Sign By-law, the overall number of free-standing signs is consistent with the By-law.
- The proposed building signage for Building D, a Tim Hortons restaurant, is consistent with the signage approved for other Tim Hortons restaurants in Surrey, consisting of a “Tim Hortons” fascia sign on three (3) sides of the five (5) sided building and three (3) non-illuminated under canopy signs with the words “coffee, donuts, espresso, etc.”.
- For Buildings A, B, and C, generally each tenant is permitted one (1) fascia sign per building elevation as well as one (1) projecting sign. The projecting signs are intended to support the pedestrian realm by providing store identification perpendicular to the sidewalks around the site. The only exceptions to this are Units C₁ and C₄ in Building C which feature canopies (instead of awnings) and have therefore been permitted to suspend an additional sign from each canopy, as well as the anchor tenants in Building A and B, which due to their larger size are permitted additional projecting signs and since they also feature canopies, a canopy sign for each canopy.
- Directional signage and menu/pre-menu board signage for Building D (Tim Hortons) is consistent with other drive-through restaurants in Surrey.
- All of the proposed signage has been designed with high quality, durable materials, and there is a hierarchy of signage intended not only for business identification from the street but also to support the pedestrian realm on the site.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Sign By-law Variances Table
Appendix III.	Development Permit No. 7915-0359-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/dk

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	<p><u>Free-standing signs distance:</u> To reduce the minimum distance requirement between two (2) proposed free-standing signs (Signs 1.1 and 2.2) located along 64 Avenue from 50 metres (150 ft.) to 35 metres (115 ft.) and between two (2) proposed free-standing signs (Signs 2.1 and 2.2) located along 192 Street from 50 metres (150 ft.) to 32 metres (105 ft.).</p>	<p>A maximum of one (1) free-standing sign is permitted for each lot line that is adjacent to a highway unless the length of that lot line exceeds 50 m [150 ft.] in which case one additional free-standing sign for each additional 50 m [150 ft.] length of the lot line may be permitted (Part 5, Section 27(1)(c)).</p>	<p>The proposed sign locations are appropriate given the awkward shape of the subject site. The proposed free-standing signs are situated to provide tenant visibility for passersby along Fraser Highway, 64 Avenue and 192 Street.</p>
2	<p><u>Free-standing sign setback:</u> To allow a free-standing sign (Sign 1.1) to be located within a building setback for a site where the building is less than 5.0 metres (16 ft.) from the highway (64 Avenue).</p>	<p>A free-standing sign shall not be permitted within any yard that abuts a highway if the business to which the sign pertains is located in a building whose setback adjacent to that highway is 5 metres (16 ft.) or less (Part 5, Section 27(1)(b)).</p>	<p>The proposed primary gateway free-standing sign is single-sided and consists of high-quality durable materials that are consistent with the overall design for the shopping centre.</p>
3	<p><u>Free-standing signs setback:</u> To reduce the minimum setback requirement from the property line for Signs 2.1 and 2.3 from 2.0 metres (6.5 ft.) to 1.5 metres (5 ft.) and 1.0 metre (3.0 ft.), respectively;</p>	<p>A free-standing sign shall be located at a minimum setback of 2.0 metre (6.5 ft.) from any lot line (Part 5, Section 27(1)(e)).</p>	<p>The proposed locations of Signs 2.1 and 2.2 are appropriate and are not expected to interfere with sightlines.</p>
4	<p><u>Free-standing sign width:</u> To allow the width of Sign 2.2 to exceed two-thirds (2/3) of its height.</p>	<p>The width of a free-standing sign located within a Special Sign Area shall not exceed two-thirds (2/3) of the height of the sign (Part 8, Section 38(2)).</p>	<p>The proposed free-standing sign is 2.4 metres (8 ft.) high and approximately 2.5 metres (8.1 ft.) wide, and is constructed of the same high-quality durable materials as the other proposed free-standing signs.</p>
5	<p><u>Fascia signs:</u> To allow three (3) additional fascia signs on Building A and on Building B, and one (1) additional fascia sign for Building D.</p>	<p>A maximum of two (2) fascia signs are permitted for each premises provided that both of the fascia signs shall not be located on the same façade of the premises (Part 5, Section 27(2)(a)).</p>	<p>The proposed fascia signs are high quality channel letter signs, and are of an appropriate size and scale in relation to the buildings.</p>
6	<p><u>Canopy signs:</u> To allow two (2) additional canopy signs for Building B, three (3) additional canopy signs for Building C, and two (2) additional canopy signs for Building D.</p>	<p>A maximum of one (1) canopy sign is permitted per tenant premises, subject to a number of conditions (Part 5, Section 27(3)(a)), and each canopy sign must project no more than 8 centimetres (3 inches) from the canopy (Part 5, Section 27(3)(h)).</p>	<p>The proposed canopy signs compliment the proposed fascia signs on the buildings, and will provide signage at a more pedestrian level.</p>

7	<p>Projecting (blade) signs: To allow two (2) additional projecting (blade) signs on Building B and one (1) additional projecting (blade) sign on Building C.</p>	<p>A maximum of one (1) projecting sign is permitted per tenant premises, subject to a number of conditions (Part 5, Section 27(4)(a)).</p>	<p>The proposed projecting (blade) signs are installed perpendicular to the building, and are designed to provide signage at a pedestrian scale.</p>
8	<p>Directional signs: To allow an increase in the maximum permitted height of an on-site directional from 1.2 metres (4 ft.) to 1.5 metres (5 ft.), and to allow an increase in the maximum permitted sign area of a double-sided, on-site directional sign from 0.74 square metres (8 sq.ft.) to 0.9 square metres (9.5 sq.ft.).</p>	<p>The maximum permitted height of an on-site directional is 1.2 metres (4 ft.), and the maximum permitted sign area of a double-sided, on-site directional sign is 0.74 square metres (Part 1, Section 7(16)).</p>	<p>Two (2) double-sided, on-site directional signs are proposed at the entrance and exit to the Tim Hortons drive-through lanes, in order to provide appropriate site guidance. The proposed signs will not block sightlines or obstruct on-site pedestrian walkways.</p>
9	<p>Sign area: To allow an increase in the sign area for all signs (except for free-standing signs) on the subject site.</p>	<p>The maximum permitted sign area of all signs on a lot, excluding free-standing signs, shall not exceed 1 square metre per linear metre (3 sq.ft. per linear foot) of premises frontage. (Part 5, Section 27(2)(b)). For the subject site, this equates to a maximum permitted sign area of 110 square metres (1,185 sq.ft.).</p>	<p>The proposed sign area of all signs (except for free-standing signs) on the subject site is 110 square metres (1,185 sq.ft.). The proposed signs are comprehensively designed for the subject site, are appropriate in size and scale to the buildings, and are not considered excessive.</p>

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7915-0359-00

Issued To: Mosaic Fraser 192 Retail Holdings Ltd.

("the Owner")

Address of Owner: C/O Mosaic Homes
500-2609 Granville Street
Vancouver, BC V6H 3H3

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: 029-469-121
Lot 1 Sections 15 And 16 Township 8 New Westminster District Plan EPP41729

19151 Fraser Highway

(the "Land")

3. This development permit applies to the buildings and structures on the Land shown on Schedule A, which is attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan By-law, 2013, No. 18020, as amended.
5. The character of the development including landscaping and the siting, form, exterior design, finish of buildings, structures and signage shall be in accordance with the drawings numbered 7915-0359-00(A) through to and including 7915-0359-

oo(S) (the "Drawings") which are attached hereto and form part of this development permit.

6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design, finish of buildings, structures and signage on the Land, may be permitted subject to the approval of the City.
7. The comprehensive signage design package shall conform to drawings numbered 7915-0359-00(A) through to and including 7915-0359-00(S) (the " Drawings").
8. Surrey Sign By-law, 1999, No. 13656, as amended, is varied as outlined on Schedule A, which is attached hereto and forms part of this development permit, and as shown on the comprehensive sign design package Drawings numbered 7915-0359-00(A) through to and including 7915-0359-00(S).
9. This development permit supplements Development Permit No. 7913-0030-01.
10. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
11. 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.
12. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

13. This development permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE _____ DAY OF _____, 2016.
ISSUED THIS _____ DAY OF _____, 2016.

Mayor – Linda Hepner

City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED 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)

Sign By-law Variances

#	Proposed Variances	Sign By-law Requirement
1	<p><u>Free-standing signs distance:</u> To reduce the minimum distance requirement between two (2) proposed free-standing signs (Signs 1.1 and 2.2) located along 64 Avenue from 50 metres (150 ft.) to 35 metres (115 ft.) and between two (2) proposed free-standing signs (Signs 2.1 and 2.2) located along 192 Street from 50 metres (150 ft.) to 32 metres (105 ft.).</p>	<p>A maximum of one (1) free-standing sign is permitted for each lot line that is adjacent to a highway unless the length of that lot line exceeds 50 m [150 ft.] in which case one additional free-standing sign for each additional 50 m [150 ft.] length of the lot line may be permitted (Part 5, Section 27(1)(c)).</p>
2	<p><u>Free-standing sign setback:</u> To allow a free-standing sign (Sign 1.1) to be located within a building setback for a site where the building is less than 5.0 metres (16 ft.) from the highway (64 Avenue).</p>	<p>A free-standing sign shall not be permitted within any yard that abuts a highway if the business to which the sign pertains is located in a building whose setback adjacent to that highway is 5 metres (16 ft.) or less (Part 5, Section 27(1)(b)).</p>
3	<p><u>Free-standing signs setback:</u> To reduce the minimum setback requirement from the property line for Signs 2.1 and 2.3 from 2.0 metres (6.5 ft.) to 1.5 metres (5 ft.) and 1.0 metre (3.0 ft.), respectively;</p>	<p>A free-standing sign shall be located at a minimum setback of 2.0 metre (6.5 ft.) from any lot line (Part 5, Section 27(1)(e)).</p>
4	<p><u>Free-standing sign width:</u> To allow the width of Sign 2.2 to exceed two-thirds (2/3) of its height.</p>	<p>The width of a free-standing sign located within a Special Sign Area shall not exceed two-thirds (2/3) of the height of the sign (Part 8, Section 38(2)).</p>
5	<p><u>Fascia signs:</u> To allow three (3) additional fascia signs on Building A and on Building B, and one (1) additional fascia sign for Building D.</p>	<p>A maximum of two (2) fascia signs are permitted for each premises provided that both of the fascia signs shall not be located on the same façade of the premises (Part 5, Section 27(2)(a)).</p>
6	<p><u>Canopy signs:</u> To allow two (2) additional canopy signs for Building B, three (3) additional canopy signs for Building C, and two (2) additional canopy signs for Building D.</p>	<p>A maximum of one (1) canopy sign is permitted per tenant premises, subject to a number of conditions (Part 5, Section 27(3)(a)), and each canopy sign must project no more than 8 centimetres (3 inches) from the canopy (Part 5, Section 27(3)(h)).</p>
7	<p><u>Projecting (blade) signs:</u> To allow two (2) additional projecting</p>	<p>A maximum of one (1) projecting sign is permitted per tenant premises, subject</p>

	(blade) signs on Building B and one (1) additional projecting (blade) sign on Building C.	to a number of conditions (Part 5, Section 27(4)(a)).
8	<u>Directional signs:</u> To allow an increase in the maximum permitted height of an on-site directional from 1.2 metres (4 ft.) to 1.5 metres (5 ft.), and to allow an increase in the maximum permitted sign area of a double-sided, on-site directional sign from 0.74 square metres (8 sq.ft.) to 0.9 square metres (9.5 sq.ft.).	The maximum permitted height of an on-site directional is 1.2 metres (4 ft.), and the maximum permitted sign area of a double-sided, on-site directional sign is 0.74 square metres (Part 1, Section 7(16)).
9	<u>Sign area:</u> To allow an increase in the sign area for all signs (except for free-standing signs) on the subject site.	The maximum permitted sign area of all signs on a lot, excluding free-standing signs, shall not exceed 1 square metre per linear metre (3 sq.ft. per linear foot) of premises frontage. (Part 5, Section 27(2)(b)). For the subject site, this equates to a maximum permitted sign area of 110 square metres (1,185 sq.ft.).



Mosaic Avenue Developments Ltd.
Clayton Market Surrey
Exterior Sign Plan & Sign Program

CITY OF SURREY DP-SIGNAGE
Issued for DP/DVP Submission
November 6th, 2015

EDG EXPERIENCE DESIGN GROUP INC.

CONTENTS

0.1	INTRODUCTION
0.2	RELATED IMAGES
1.0	IDENTITY
1.1	PROPOSED IDENTITY FOR SIGN PROGRAM
1.2	HIERARCHY OF MESSAGE FOR SIGN PROGRAM
1.3	PROPOSED TYPOGRAPHY & PICTOGRAMS
2.0	SITE PLANS
2.1	PROPOSED SITE PLAN
2.2	PROPOSED SIGN PLAN
3.0	SIGN TYPES
3.1.1	SITE GATEWAY PYLON 1/2
3.1.2	SITE GATEWAY PYLON 2/2
3.2	SITE SECONDARY PYLON
3.3	SITE COMMUNITY MESSAGE BOARD
3.4	SITE FASCIA SIGNS
3.5	TENANT FASCIA SIGNS
3.6	TENANT CANOPY SIGNS
3.7	TENANT BLADE SIGNS (SUSPENDED/PROJECTED)
4.0	SIGNAGE ELEVATIONS
4.1	BUILDING A ELEVATIONS
4.2	BUILDING B ELEVATIONS
4.3	BUILDING C ELEVATIONS
4.4	BUILDING D ELEVATIONS
T.0	TENANT GUIDELINES/PRECEDENTS
T-0.1	TENANT SIGN REQUIREMENTS
T-0.2	TENANT SIGN PRECEDENTS



Introduction

Some key issues for the proposed site wayfinding and signage for the Clayton Market development have emerged, including:

Image of sign program:

Site signage should reflect a higher quality urban "village", even "resort village" style development, including retail tenant signs of a smaller scale and individual expression seen in the Resort Villages of Whistler B.C., Aspen C.O., Jackson Hole WY., etc.

Useful precedents: "University Village" in Seattle, "Park Royal Village" in West Vancouver.

Scale of signage:

Use of oversized freestanding pylon signs likely would not send out the right visual signal for the proposed character of the Clayton Village development.

Signage whenever possible should be integrated with the village architecture and the landscape to give a more human scale village feel.

Retail tenant signs of smaller scale individual expression and shaped front-lit projecting blade signs mounted for pedestrian scale and legibility from slower moving vehicles not scanning at drive by highway speeds

Hierarchy of message:

A key factor with the signage will be hierarchy of tenant signs and messaging, for example: An anchor retail tenant like Royal Bank should not dominate the first impression of the Clayton Village development.

Signage should help signal a "Place", an integrated mix of live/work/shop/play, rather than a shopping centre with residential added on.

Retail/commercial tenant signage should be more restrained in message to denote the quality of the offering rather than just lowest price.

Colour of Signage and Illumination/lighting:

A lighting standard should be established to reinforce the intended character of the Clayton Market development and this standard reflected in the sign program.

For example, use of warmer temperature LED lamping of 2700-3000K for front lit applications (to mimic traditional warmer incandescent/halogen) and backlit diffused LED of 4100K to better render a range of tenant colours.

Use of indirect and white glass diffusers to avoid direct glare and avoidance of large format back-lit light coloured plastic faced sign cabinets. Preference should be given to use of dark rich sign cabinet colours with white or near white illuminated letters.



Concept sketch of intended "Village" or "Market" character to tenant signage
Source: Calum Srigley & Mosaic Avenue Developments Ltd.



0.2 CLAYTON MARKET CSP - RELATED RETAIL "VILLAGE" SIGNAGE IMAGES
NTS



Mosaic Homes
CLAYTON MARKET CSP

CLIENT NAME: Mosaic Homes
FILE NAME: 15022 Clayton Market CSP 0.2 Related Images.ai

DATE: 2013-11-19
PROJECT: 15022

DRAWN BY: CK
REVIEW BY: BM

0.2

Clayton Market

MINION PRO - B&W VERSION - STACKED

Clayton Market

MINION PRO - COLOUR VERSION - STACKED

Clayton Market

MINION PRO - B&W VERSION - HORIZONTAL

Clayton Market

MINION PRO - COLOUR VERSION - HORIZONTAL

Clayton Market

MINION PRO - B&W VERSION - HORIZONTAL REVERSE

Clayton Market

MINION PRO - COLOUR VERSION - HORIZONTAL REVERSE

1.1

CLAYTON MARKET CSP - BRAND IDENTITY - SIGNAGE APPLICATION

NTS



Mosaic Avenue Developments Ltd.
CLAYTON MARKET CSP

*Brand identity to be developed including selection of
colour and inclusion of logo/illustrative elements

CLIENT NAME: Mosaic Avenue Developments Ltd.
FILE NAME: 15022 Clayton Market CSP 1.1 Identity.ai

DATE: 2013-11-19
PROJECT: 15022

DRAWN BY: CK
REVIEW BY: BM

1.1

DP No. 7915-0359-00(E)

abcdefghijklmnopqrstuvwxyz
 ABCDEFGHIJKLMNOPQRSTUVWXYZ
 WXYZ1234567890.,'()/-
 Futura Light

abcdefghijklmnopqrstuvwxyz
 ABCDEFGHIJKLMNOPQRSTUVWXYZ
 WXYZ1234567890.,'()/-
 Futura Medium

abcdefghijklmnopqrstuvwxyz
 ABCDEFGHIJKLMNOPQRSTUVWXYZ
 WXYZ1234567890.,'()/-
 Futura Bold

USE OF FONTS/ TYPOGRAPHY IN SIGN PROGRAM

This typeface meets international standards for legibility and easy recognition by viewers whether pedestrian or drivers.

The typeface proposed for all signage is Futura Book. Heavier or lighter weights, such as Futura Light and Bold may be used in certain instances and secondary messages.

To ensure consistency and visual impact of the identity, supporting typography must be set in the recommended typeface.

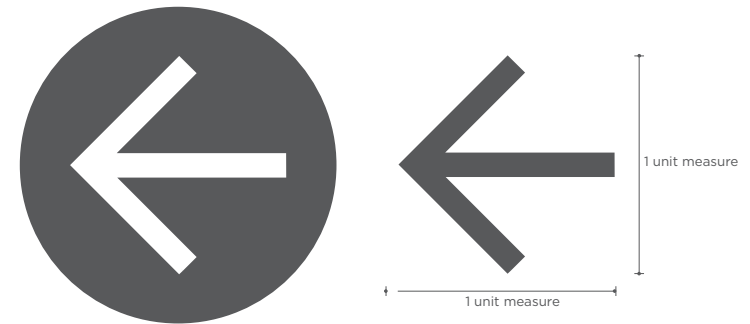


USE OF PICTOGRAMS IN SIGN PROGRAM

Pictograms are also known as pictographs, glyphs and symbols. They are symbol signs that cut across linguistic barriers to aid wayfinding.

The pictograms illustrated would form part of the CLAYTON VILLAGE CSP, and should be connected with the appropriate message. They are part of internationally recognized standards for public wayfinding. It is important that only the pictograms specified here be used as part of the program.

If any other pictogram is required it must be approved by Mosaic Homes/ EDG.



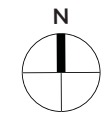
Reversing the arrow out of a background makes the arrow appear to be larger. It also makes the arrow visually stand out from the adjacent messaging text.

↑	Straight ahead; up/upper level	
↖	Left up	↗ Right up
←	Left	→ Right
↙	Left down	↘ Right down
↓	Down / lower level; Lane designation	

The size of the arrow is determined by the associated lettersize.
 All arrows must appear on the left side of the exterior sign (blade).



Full size type example (Futura Book) with 3:4 ratio, x-height to cap-height



2.1 CLAYTON MARKET CSP - OVERALL SITE PLAN
NTS

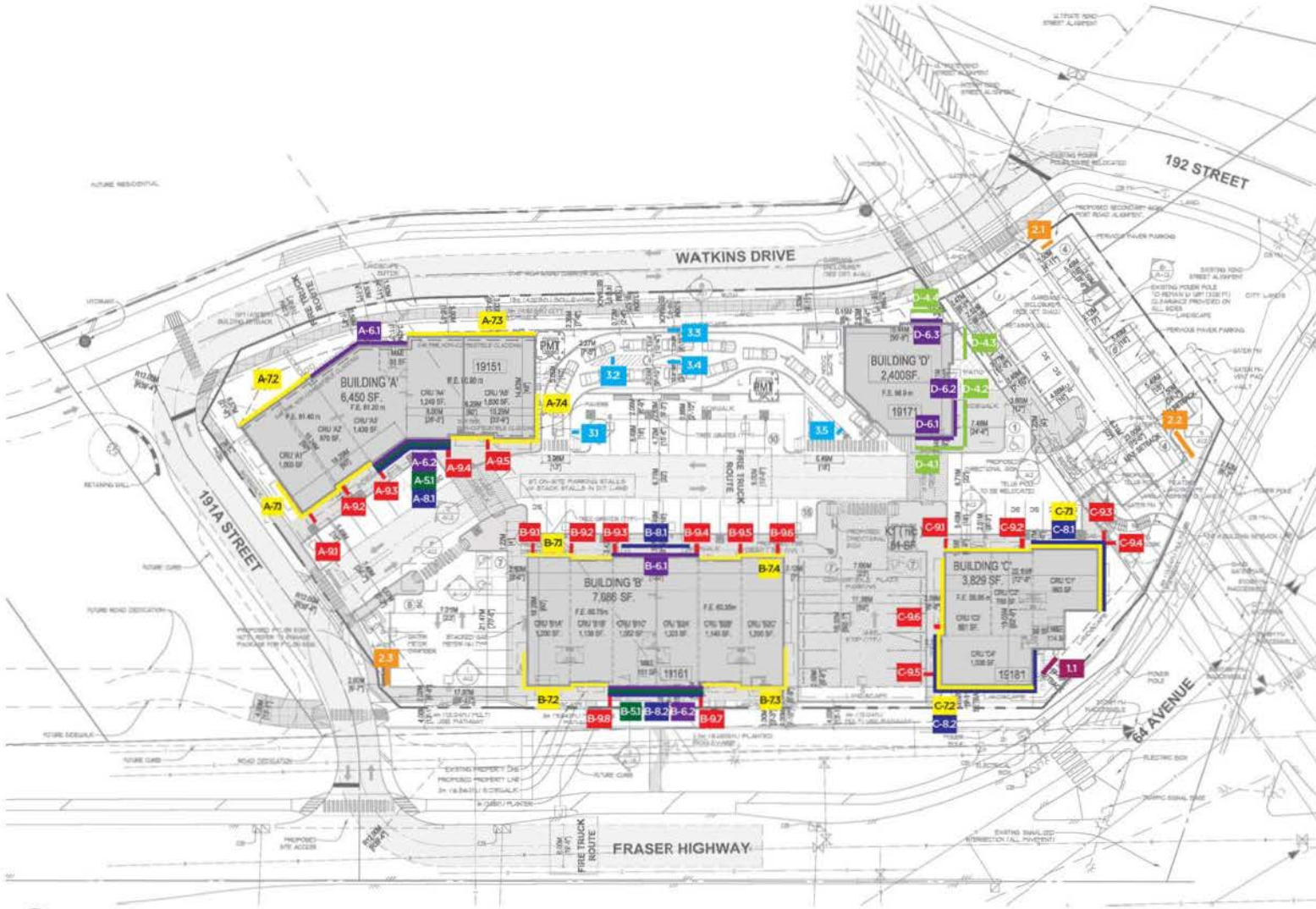


Mosaic Avenue Developments Ltd.
CLAYTON MARKET CSP

CLIENT NAME: Mosaic Avenue Developments Ltd.
FILE NAME: 15022 Clayton Market CSP 2.1 Site Plan.dwg

DATE: 2015-09-03
PROJECT: 15022

DRAWN BY: KB
REVIEW BY: BM



CLAYTON MARKET CSP - PROPOSED SIGN PLAN
 2.2 NTS

BY-LAW NOTES

SITE PYLONS:

Setback
 A 2 m set-back from Property Line as per City of Surrey Sign By-Law Section 27(1)(e). The proposed freestanding pylons are at/in close proximity to Property Line and may require a DVP relaxation from the city.

Maximum Sign Heights/Areas

- Sign 1.1** Max. Height: 20'-0", Max. Area: 150 ft² Single-sided
- Sign 2.1** Max. Height: 8'-0" Single-sided
- Sign 2.2** Max. Height: 8'-0" Double-sided
- Sign 2.3** Max. Height: 8'-0" Double-sided

TENANTS:

Combined Sign Area
 As per Sign By-law Section 27(2)(b), the combined area of tenant signage may not exceed 3 ft² per linear foot of premises frontage.

Quantity

Please note that although the Sign Plan and Elevations indicate multiple possible locations for tenant signage to appear, each premises is only permitted to have one fascia sign or canopy sign per premises frontage.

Anchor Tenants

An anchor tenant is defined as the tenant that occupies the largest space in each building. One Anchor Tenant is permitted per building, TBC.



EXTERIOR SIGN TYPE INDEX

1	Site Gateway Pylon
2	Site Secondary Sign - pre-road alignment
2	Site Secondary Sign - post-road alignment
3	Drive-thru Message Board
4	Tenant Information Band
5	Site Fascia Sign
6	Anchor Tenant Fascia Sign
7	Tenant Fascia Sign
8	Tenant Canopy Sign
9	Tenant Blade Sign (Suspended/Projected)



Mosaic Avenue Developments Ltd.
 CLAYTON MARKET CSP

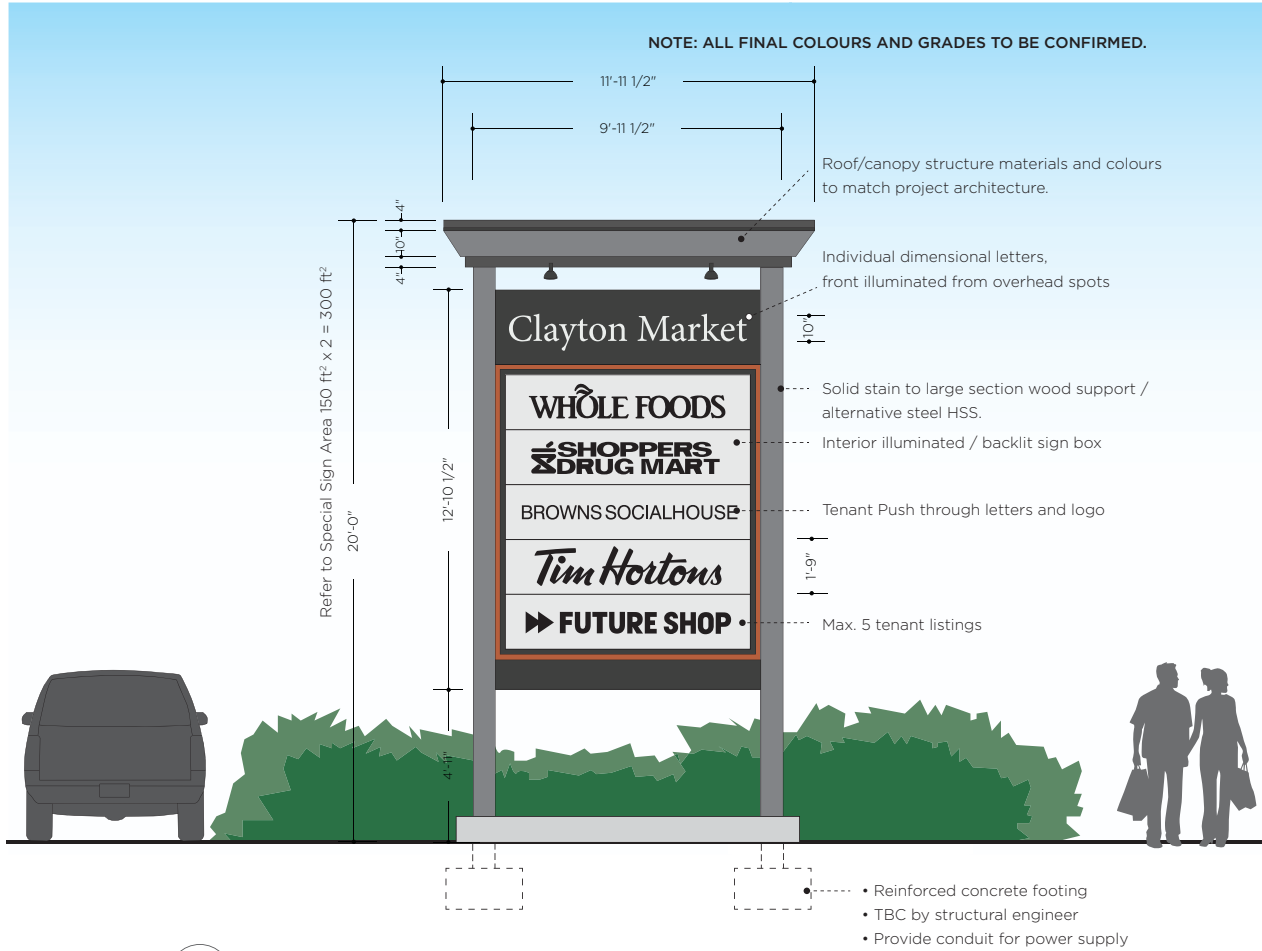
CLIENT NAME: Mosaic Avenue Developments Ltd.
 FILE NAME: 15022 Clayton Market CSP 2.2 Sign Plan.rvt

DATE: 2015-11-06
 PROJECT: 15022

DRAWN BY: KB
 REVIEW BY: BM

1.1 Sign Type 1: SIGN 1.1 SITE GATEWAY PYLON
64 Ave & Fraser Hwy (Single-sided)

NOTE: ALL FINAL COLOURS AND GRADES TO BE CONFIRMED.



1 SIGN 1.1 - 64 AVE ELEVATION
3.1.1

The background colour of the backlit sign boxes for all of the free-standing signs will be either grey or black. No white sign boxes are permitted on the free-standing signs.



3 SIGN 1.1 PERSPECTIVE
3.1.1



4 SIGN 1.1 REAR PERSPECTIVE
3.1.1

1 CLAYTON MARKET CSP - SITE GATEWAY PYLON - SIGN TYPE 1.1
3.1.1 SCALE: 1/4" = 1'-0"



Mosaic Avenue Developments Ltd.
 CLAYTON MARKET CSP

CLIENT NAME: Mosaic Avenue Developments Ltd.
 FILE NAME: 15022 Clayton Market CSP 3.1.1 Gateway Pylon.dwg

DATE: 2015-11-03
 PROJECT: 15022

DRAWN BY: KB
 REVIEW BY: BM

3.1.1

2.1 Sign Type 2: SIGN 2.1 SITE SECONDARY SIGN (PYLON)
192 St & Watkins Dr (Single-sided)

2.3 Sign Type 2: SIGN 2.3 SITE SECONDARY SIGN (PYLON)
191A St & Fraser Highway (Double-sided)

NOTE: ALL FINAL COLOURS AND GRADES TO BE CONFIRMED.

The background colour of the backlit sign boxes for all of the free-standing signs will be either grey or black. No white sign boxes are permitted on the free-standing signs.



1 CLAYTON MARKET CSP - SITE SECONDARY SIGN (PYLON)
3.2.1 SCALE: 1/2" = 1'-0"



Mosaic Avenue Developments Ltd.
CLAYTON MARKET CSP

CLIENT NAME: Mosaic Avenue Developments Ltd.
FILE NAME: 15022 Clayton Market CSP 3.2.1 Secondary Pylon.ai

DATE: 2014-11-03
PROJECT: 15022

DRAWN BY: KB
REVIEW BY: BM

3.2.1

2.2 Sign Type 2: SIGN 2.2 SITE SECONDARY SIGN (MONUMENT)
 64 Ave & 192 St (Double-sided)

The background colour of the backlit sign boxes for all of the free-standing signs will be either grey or black. No white sign boxes are permitted on the free-standing signs.

NOTE: ALL FINAL COLOURS AND GRADES TO BE CONFIRMED.



1
3.2.2 CLAYTON MARKET CSP - SITE SECONDARY SIGN (MONUMENT)
 SCALE: 1/2" = 1'-0"

SITE INFORMATION:	
LEGAL DESCRIPTION:	LOTS A, 7, 10 SEC 16 TWP 8 PL. 8853 NWD
CIVIC ADDRESS:	19151, 19161, 19171, & 19181 FRASER HWY, SURREY, BC
CURRENT ZONING:	RA - ONE ACRE RESIDENTIAL ZONE
PROPOSED ZONING:	CD - COMPREHENSIVE DEVELOPMENT
SITE AREA:	69,363 SF (1.59 ACRES)
+ ADDITIONAL LANDS AREA:	10,773 SF (0.25 ACRES)
TOTAL SITE AREA:	80,136 SF (1.84 ACRES)
PROPOSED BUILDING AREA:	19,843 SF
LOT COVERAGE:	19,843 SF / 80,136 SF x 100 = 24.75%

GROSS FLOOR AREAS:	
BUILDING A:	6,458 SF
BUILDING B:	7,088 SF
BUILDING C:	3,859 SF
BUILDING D:	2,478 SF
FUTURE KIOSK#1 (PK):	81 SF
TOTAL GROSS FLOOR AREAS:	19,843 SF

PARKING REQUIREMENTS:	
RESTAURANT	>1,615 SF 2,478 SF = 23.05 STALLS
RETAIL	>4,000 SF 17,015 SF = 47.48 STALLS
TOTAL PARKING REQUIRED:	71 STALLS
TOTAL PARKING PROVIDED:	87 STALLS
(14 STALLS STACKING IN T. LAND)	
TOTAL SMALL CAR (MAX 25%):	18 STALLS (20.6%)
PARKING RATIO:	4.5 STALLS / 1000 SF

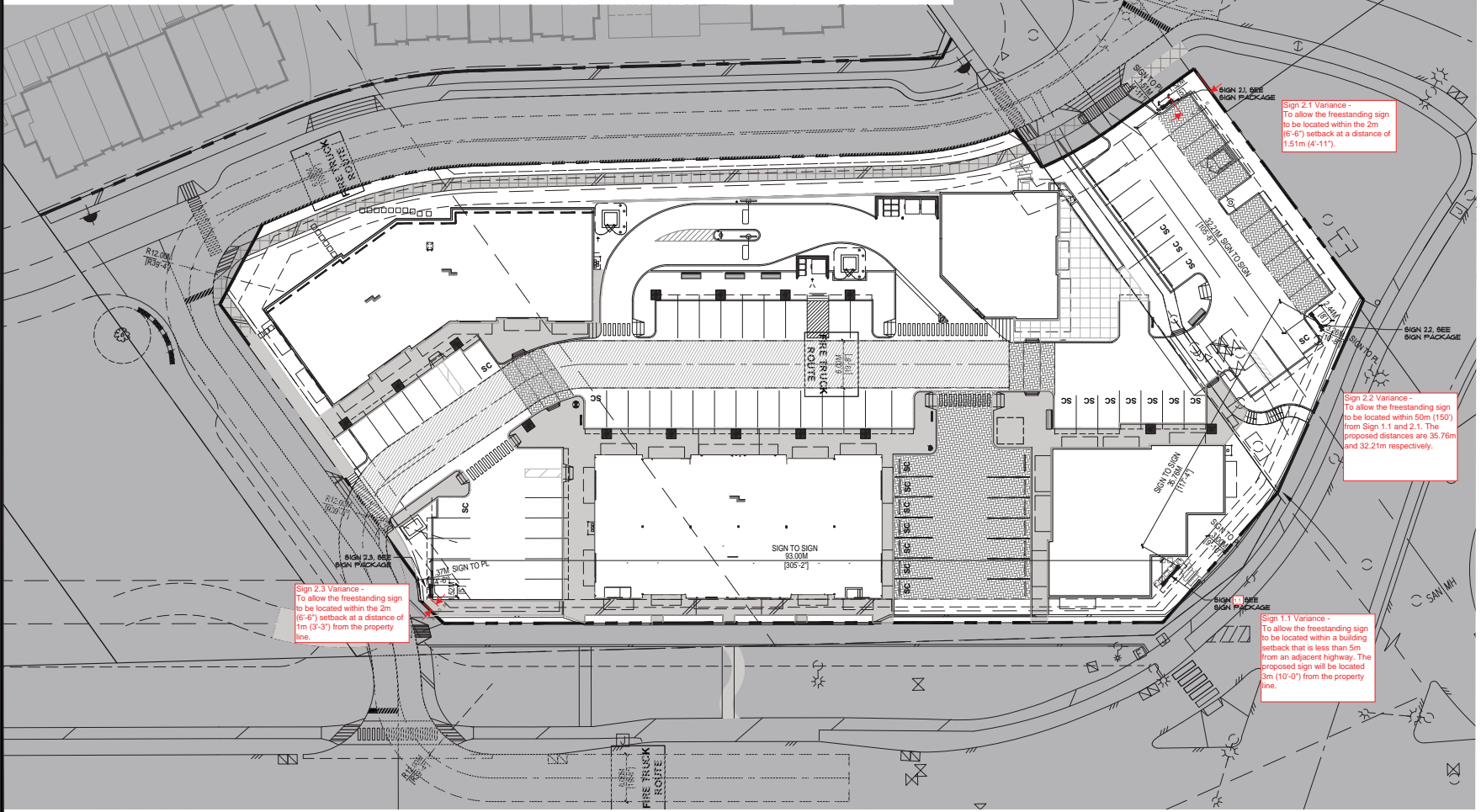
PARKING BYLAW REQUIREMENTS:	
RETAIL =	4,000SF: 2.75 STALLS PER 1,075SF of G.F.A.
>50,000SF:	2.5 STALLS PER 1,075SF of G.F.A. (WITH A MIN OF 150 STALLS)
EATING & DRINKING EST. =	<1,615SF: MIN 3 STALLS
>1,615SF:	10 STALLS PER 1,075SF of G.F.A.
PLUS:	A MINIMUM OF A VEHICLE QUEUING SPACES IN ADVANCE OF DRIVE THRU WINDOW (IF APPLICABLE).
GENERAL USE (FINANCIAL) =	3 STALLS PER 1,075SF of G.F.A.

PARKING SIZES:	
REGULAR CAR STALL:	9'0" (2.75m) x 18'0" (5.5m)
HANDICAP CAR STALL (1 PER 100 STALLS):	12'0" (3.70m) x 18'0" (5.5m)
SMALL CAR STALL (MAX 25%):	9'0" (2.75m) x 16'0" (4.9m)
CAR STALL (ADJACENT TO STRUCTURE):	9'6" (2.89m) x 18'0" (5.5m)
MANOEUVRING AISLE WIDTH (REGULAR STALL):	22'0" (6.7m)
LOADING SPACE (MINIMUM SIZE):	13'0" (4.00m) x 30'0" (9.2m)
MANOEUVRING AISLE WIDTH (LOADING SPACES):	25'0" (7.5m)

SITE LEGEND:	
	DENOTES DIRECTION OF TRAVEL
	DENOTES PEDESTRIAN CROSSWALK PATH
	DENOTES PEDESTRIAN LETGOING
	DENOTES BUILDING RECEPTACLE BINS
	STOP LINE
	PROPOSED GRADE
	GAS METER (TYPICAL STACKED) (SIZE VARIES PER BUILDING)

GENERAL NOTE:

BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.



Sign 2.3 Variance -
To allow the freestanding sign to be located within the 2m (6'-6") setback at a distance of 1m (3'-3") from the property line.

Sign 2.1 Variance -
To allow the freestanding sign to be located within the 2m (6'-6") setback at a distance of 1.51m (4'-11").

Sign 2.2 Variance -
To allow the freestanding sign to be located within 50m (150') from Sign 1.1 and 2.1. The proposed distances are 35.76m and 32.21m respectively.

Sign 1.1 Variance -
To allow the freestanding sign to be located within a building setback that is less than 5m from an adjacent highway. The proposed sign will be located 3m (10'-0") from the property line.

22.10.2014	ISSUED FOR PERMITS
27.10.2014	ISSUED FOR CONSTRUCTION
20.10.2015	ISSUED FOR CONTRACT
28.10.2015	ISSUED FOR REVISED
18.10.2016	ISSUED FOR CONSTRUCTION
17.10.2016	ISSUED FOR FINISH
18.10.2017	AS-CHECKED FOR #P
18.10.2018	AS-CHECKED FOR #P
18.10.2018	AS-CHECKED FOR #P

COMMERCIAL DEVELOPMENT
19151, 19161, 19171, 19181 FRASER HWY, SURREY, BC
FOR MOSAIC MIXED USED DEVELOPMENTS LTD

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

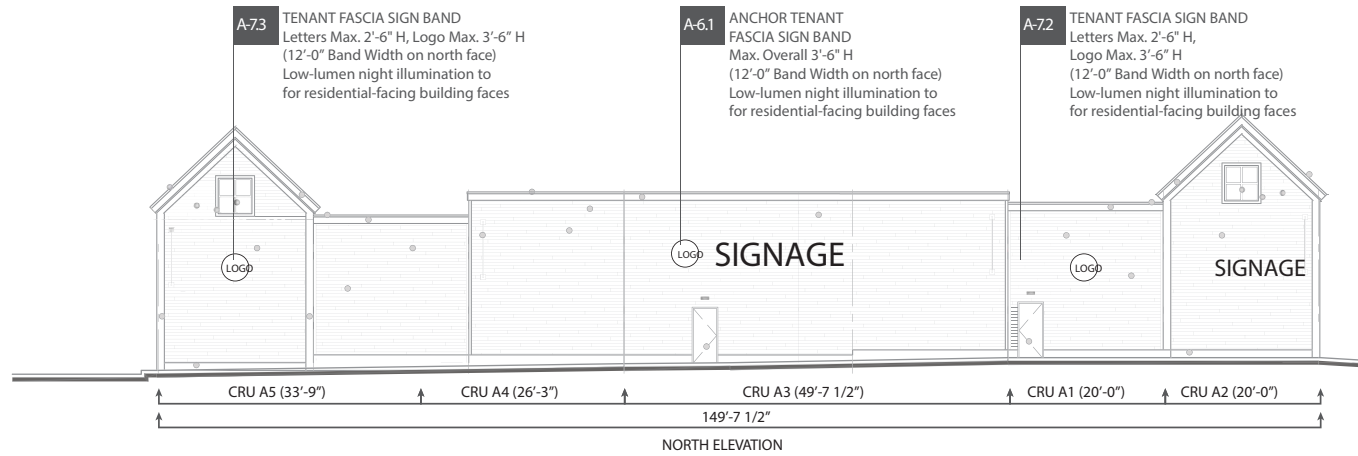
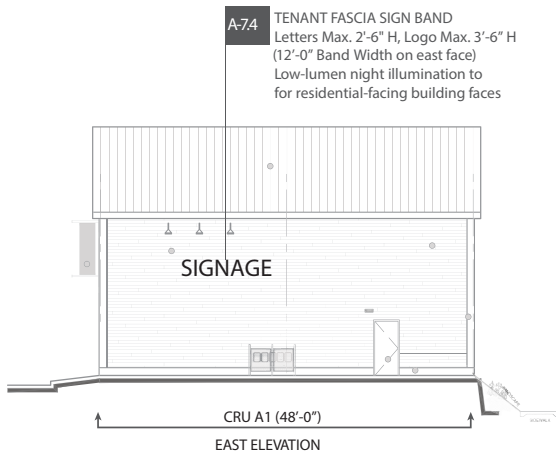
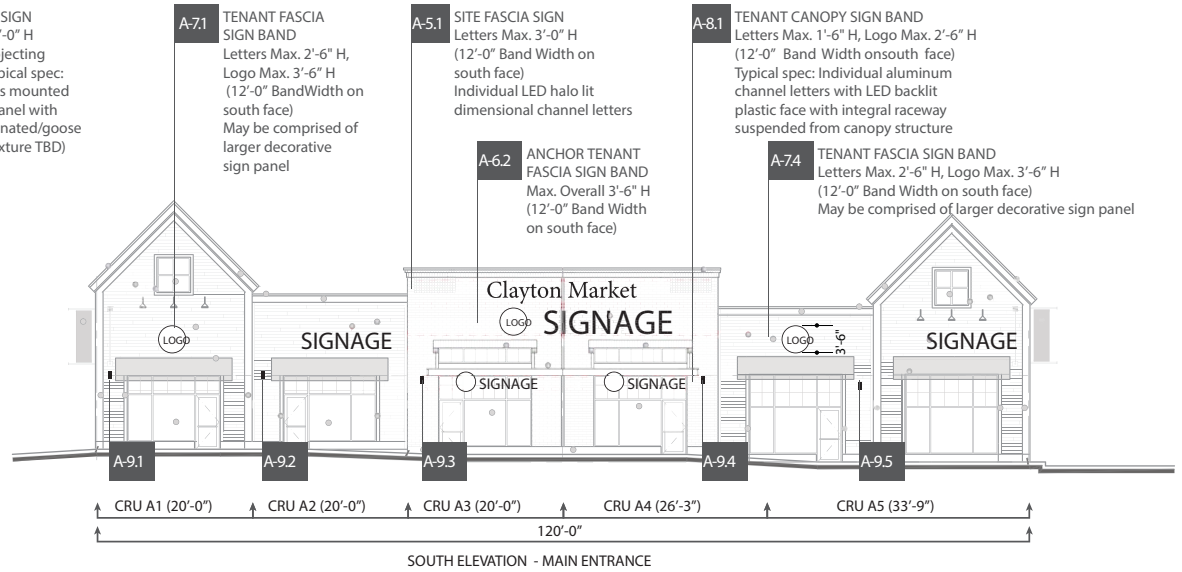
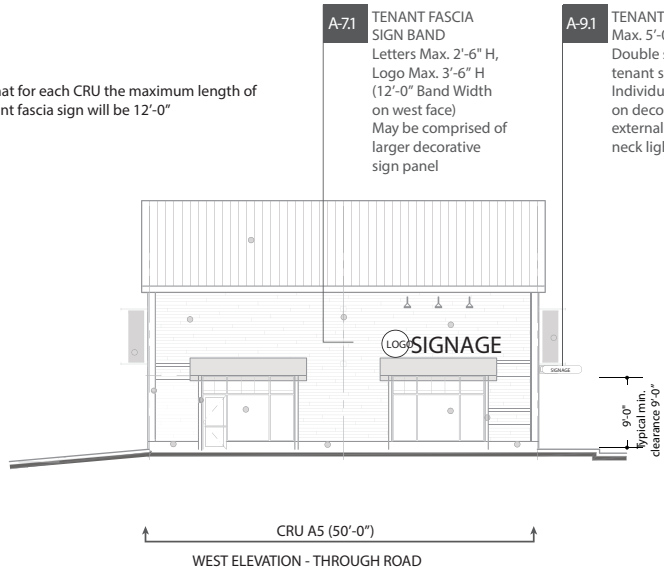
All designs, concepts, and other information shown on this drawing, are for use on the project only, and shall not be used otherwise without written permission.

architects ltd.
600-1140 WEST PENDER
VANCOUVER, BC V6E 4C3
TELEPHONE: 604-687-2394
FACSIMILE: 604-688-7481

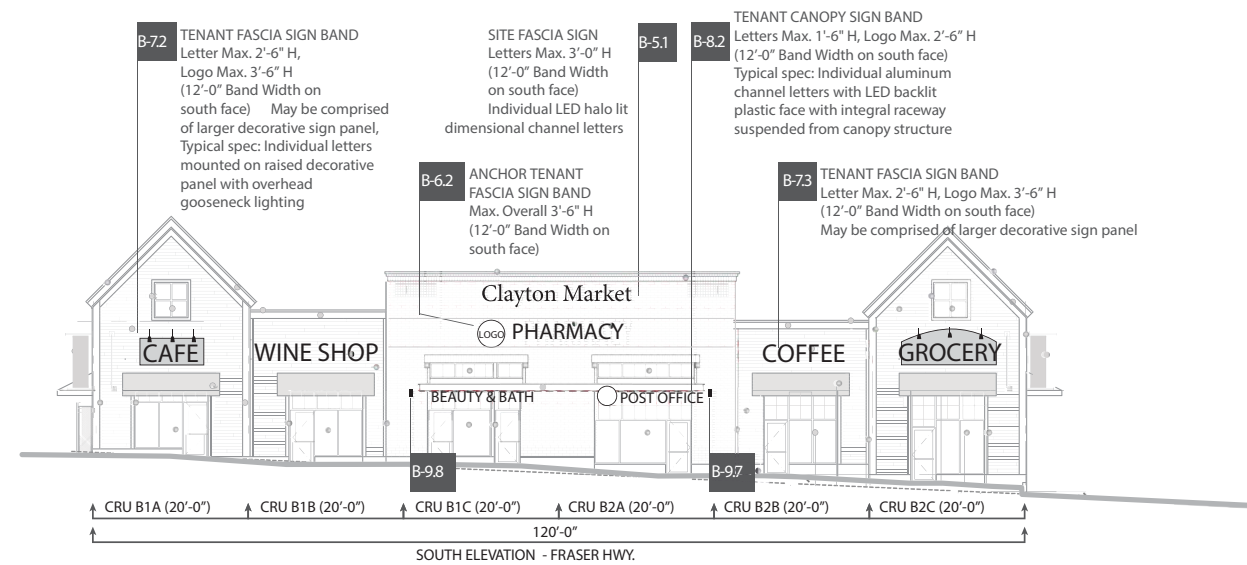
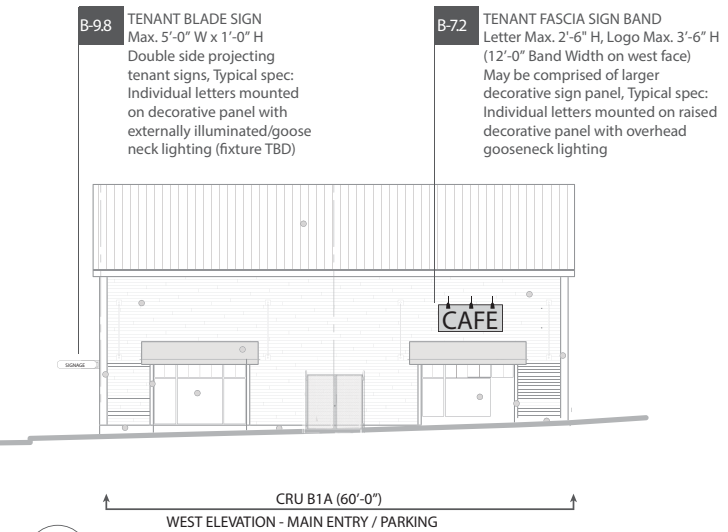
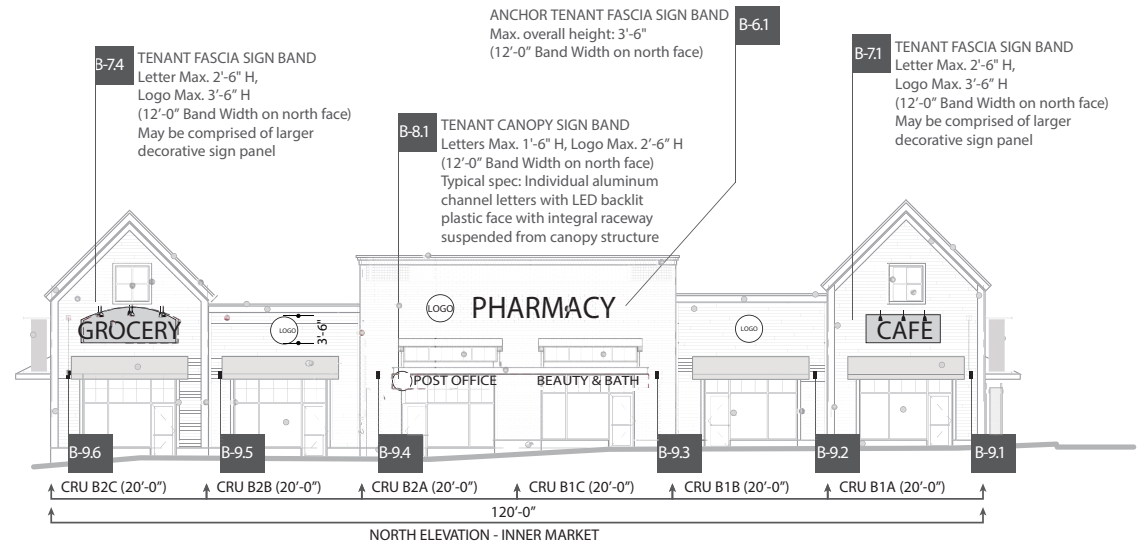
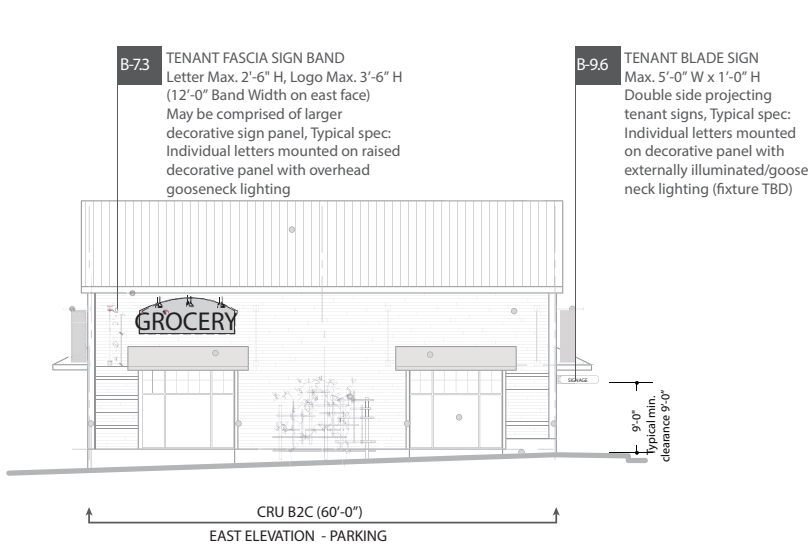


project number: **3510**
sheet title: **SITE PLAN SIGNAGE**
date: 2014-12-10 sheet number:
scale: AS NOTED
drawn: CJC/RL/NE
checked: AY/FC

*Note that for each CRU the maximum length of the tenant fascia sign will be 12'-0"



NOTE: Only one fascia sign is allowed for each premise (tenant) per street frontage



CLAYTON MARKET CSP - BUILDING B SIGN PLACEMENT - ELEVATIONS
SCALE: 1/16" = 1'-0"

NOTE: Only one fascia sign is allowed for each premise (tenant) per street frontage

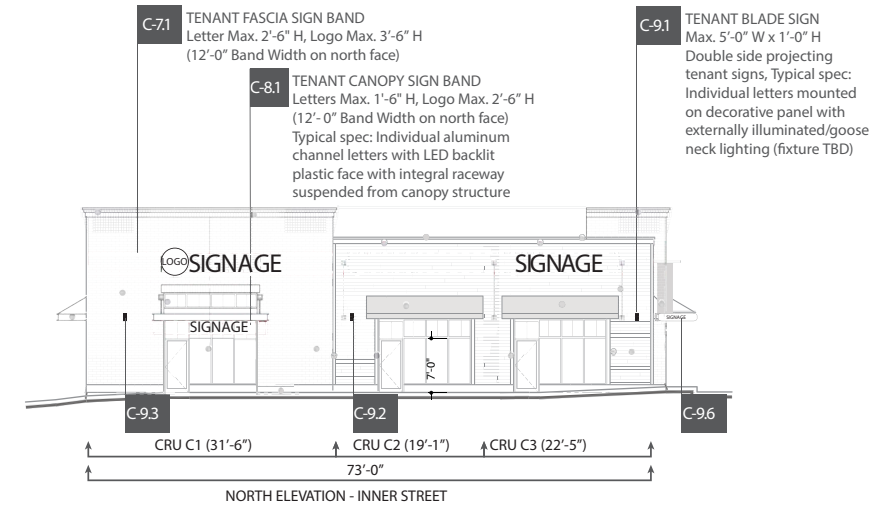
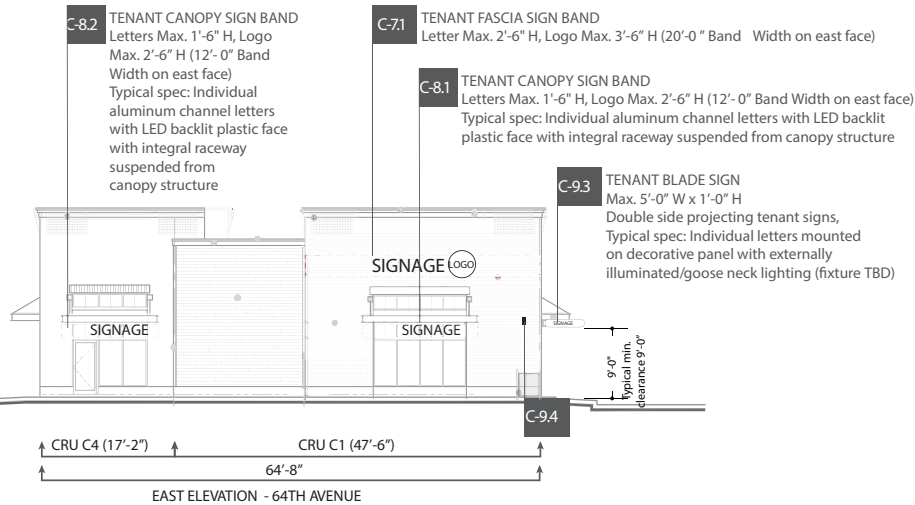
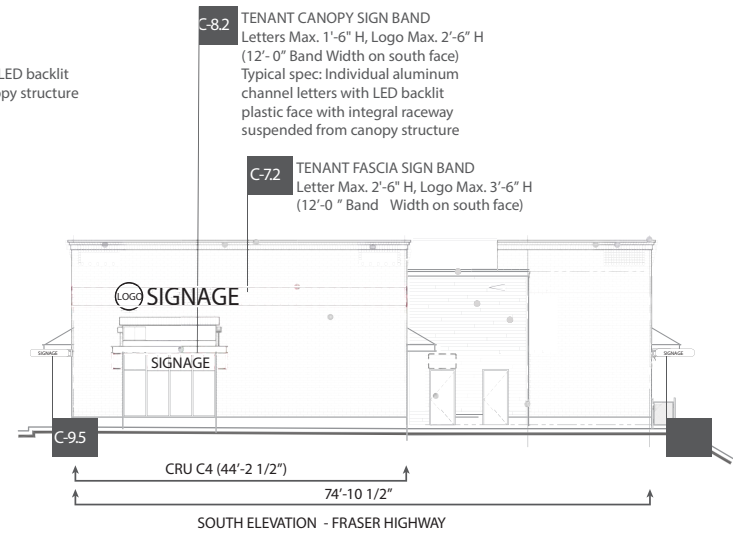
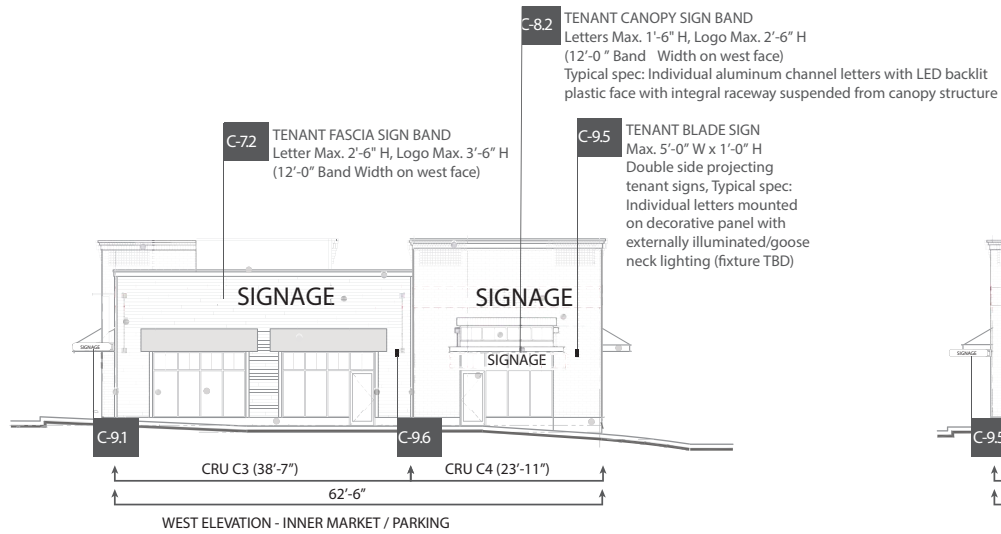


MOSAIC AVENUE DEVELOPMENTS LTD.
Clayton Market CSP

CLIENT NAME: Mosaic Avenue Developments Ltd.
FILE NAME: 15022 Clayton Market CSP 4.2 BLDG B.ai

DATE: 2015-09-10
PROJECT: 15022

DRAWN BY: KB
REVIEW BY: BM



4.3 CLAYTON MARKET CSP - BUILDING C - ELEVATIONS - SHOWING 4 TENANT OPTION
SCALE: 1/16" = 1'-0"

NOTE: Only one fascia sign is allowed for each premise (tenant) per street frontage

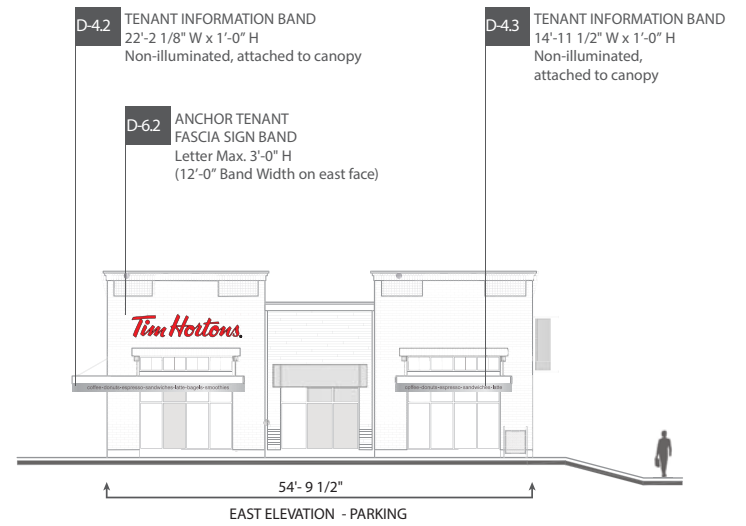
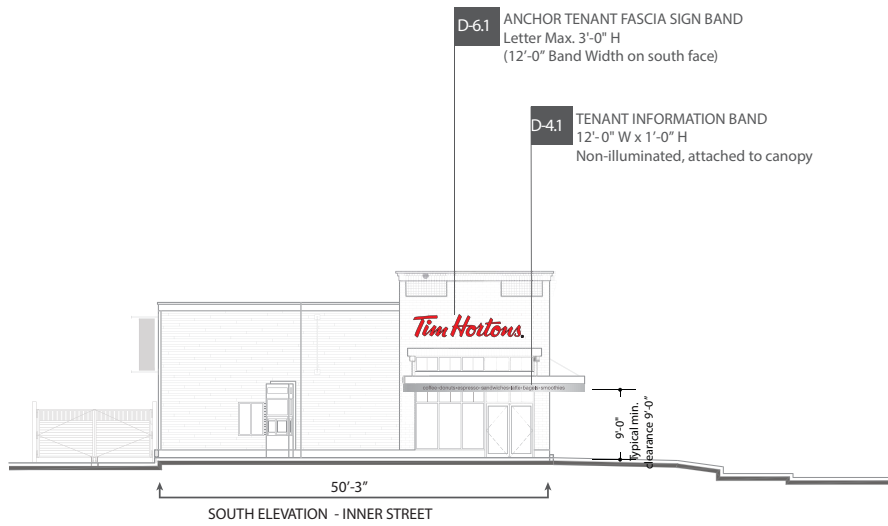
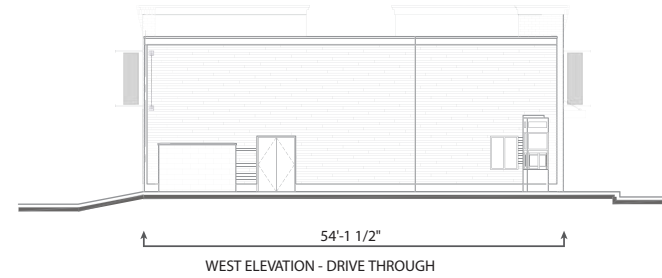
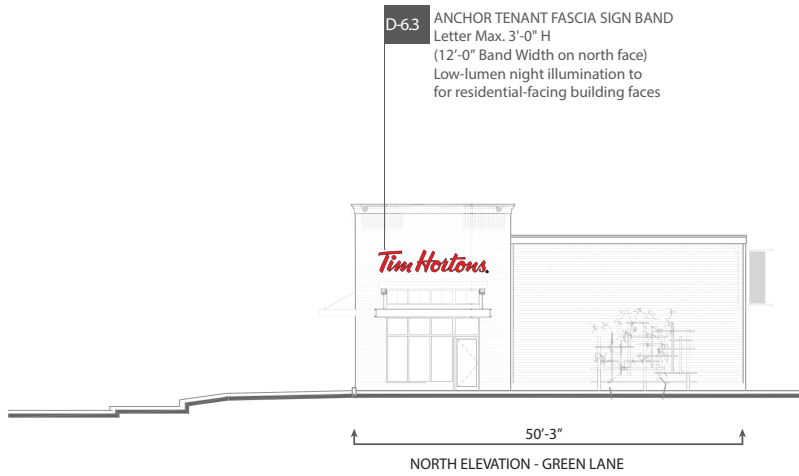


Mosaic Homes
CLAYTON MARKET CSP

CLIENT NAME: Mosaic Homes
FILE NAME: 15022 Clayton Market CSP 4.3 BLDG C.ai

DATE: 2015-09-10
PROJECT: 15022

DRAWN BY: KB
REVIEW BY: BM



CLAYTON MARKET CSP - BUILDING D - ELEVATIONS
SCALE: 1/16" = 1'-0"

EDG Mosaic Homes
CLAYTON MARKET CSP

CLIENT NAME: Mosaic Homes
FILE NAME: 15022 Clayton Market CSP 4.4 BLDG D.dwg

DATE: 2015-10-06
PROJECT: 15022

DRAWN BY: KB
REVIEW BY: BM

4.4

COMMERCIAL TENANT OUTLINE EXTERIOR SIGN GUIDELINES

COMMERCIAL STOREFRONT DESIGN

The tenant's design solution should integrate the storefront signage, interior retail design and merchandising concepts into a complete statement consistent with the tenant's merchandise and market while furthering the sense of quality of the entire experience of the development.

COMMERCIAL STOREFRONT SIGNAGE

The Tenant must retain the services of a professionally trained designer to create their brand identity program, sign program and environmental graphics.

There are at least three prominent locations in the development for tenant identity signage:

LOCATION 1: ANCHOR TENANT FASCIA SIGN & TENANT FASCIA SIGN

The first is on the appropriate street facing building fascia. If the tenant has a corner unit a secondary fascia sign may be allowed. In some cases tenants have an inside or "internal" private street or public plaza elevation allowing another fascia sign opportunity. Tenant fascia signs consist of individual dimensional letterforms mounted directly to the tenant fascia or an integral double metal raceway, which in turn is attached to the fascia. Signage is limited to the tenant trade name, brand identity and logo only. The maximum size of the signs are set out in the project CSP/ Comprehensive Sign Plan as approved by the City of Surrey.

LOCATION 2: TENANT CANOPY SIGN

The second is canopy signs mounted above the edge of (glazed) canopy above the public retail walkways, including those located on the public street, any "internal" private street or public plaza. Tenant canopy signs consist of individual dimensional letterforms mounted directly below the edge of the canopy on an integral metal raceway, which in turn is attached to the edge of the canopy. Signage is limited to the tenant trade name, brand identity and logo only. The maximum size of the signs are set out in the project CSP/ Comprehensive Sign Plan as approved by the City of Surrey.

LOCATION 3: TENANT BLADE SIGN

The third is blade signs projected below the canopy and toward the public retail walkways, including those located on the public street, any "internal" private street or public plaza. Tenant blade signs consist of low profile painted metal sign cabinet with push-through dimensional letters, mounted directly to building exterior via painted aluminum mounting frames. Signage is limited to the tenant trade name, brand identity and logo only. The maximum size of the signs are set out in the project CSP/ Comprehensive Sign Plan as approved by the City of Surrey.

TENANT IDENTITY

Identity signage is to be an integrated element of the Tenant storefront. Tenants are to use their brand identity program (logo/logotype/colours, etc.) for maximum brand recognition and to create interest for the passerby and shopper.



FULL COLOUR

Example of tenant logo on tenant storefront signage using brand identity colours*



BLACK / WHITE

Black letters on light background or white letters on dark background. Example tenant logo in application to common centre directories*

*Refer to examples on CSP Elevations

FABRICATION & INSTALLATION

All wiring must take place within an approved raceway integral with the sign or be completely concealed behind the Tenant's fascia with access from within the Tenant's space.

No exposed wiring or conduit will be permitted on any signage: All conduit tubing, conductors, transformers and other equipment must be concealed within the building or within an approved raceway. Electrical service to all Tenant's signs shall be from the Tenant's electrical panel. See notes on permitted raceways.

Letterforms for Fascia & Canopy Sign may be one of the following:

- Reverse pan aluminum channel letters with halo illumination and integrated backing material. Letter faces and returns may be of painted, brushed or polished metal.
- Pan channel letters with translucent plastic acrylic (or polycarbonate) faces and internal illumination. The attachment of the plastic faces to the metal channel must be clean, flush, and discrete and the plastic face must have a matte finish to avoid reflections.
- Dimensional opaque letters of metal, acrylic, cast plaster or resin, or other appropriate exterior grade material with discreet surface illumination mounted onto the raceway support.
- Edge-lit glass or acrylic panel with letters deep carved or etched into a panel surface, yielding glowing letterforms.

ACCEPTABLE SIGNS (Refer to Pages T-0.2)

The Developer will allow the following exterior retail tenant sign types, as described above (1-4) and as illustrated in the precedent examples:

Type A: Examples of acceptable tenant fascia signs, mounted directly on building fascia or in front of the building glazing/ exterior and utilizing an integral raceway to conceal all wiring and connections.

Type B: Examples of acceptable tenant canopy signs, mounted directly above or hanging below the edge of the canopy with all wiring concealed in a small cross section wiring raceway that is mounted integrally with the building canopy structure.

UNACCEPTABLE SIGNS

The Developer will not allow the following tenant sign types, as described and as illustrated in the precedent examples:

Type C: Examples of unacceptable/prohibited tenant signs:

- No sign that is too large for the available fascia
- No large plastic face backlit box signs (sign box)
- No exposed neon signs
- No programmable, animated, or flashing signs
- No signs mounted on front edge of canopy

TENANT BLADE SIGN (Sign Type 9)

Tenant Blade Sign is permitted with the following provisions:

- Cannot project over City Property
- Must be uniform mounting height with minimum 9'-0" grade to bottom of sign
- All tenant signs on any one premise must be uniform i.e. all projected from building face
- No marketing message permitted: tenant name lettering and logo only

NOTE: ALL SIGNS REQUIRE CITY OF SURREY APPROVAL AND NECESSARY PERMITS PRIOR TO FABRICATION AND INSTALLATION.

EXAMPLES OF ACCEPTABLE TENANT SIGNS



A.



A.



A.

ACCEPTABLE SIGNS

Type A: Examples of acceptable tenant fascia signs, mounted in front of the building glazing/ exterior and utilizing an integral electrical & mounting raceway to conceal all wiring and connections.



B.



B.



B. Letters suspended under the canopy with integrated raceway

Type B: Examples of acceptable tenant canopy signs, mounted directly above the edge of the canopy with all wiring concealed or with an integral electrical raceway that is mounted directly on the building canopy structure.

EXAMPLES OF UNACCEPTABLE TENANT SIGNS



C. Large electrical raceway mounted on building fascia



C. Backlit box signs (Sign Box).



C. Exposed neon signs.



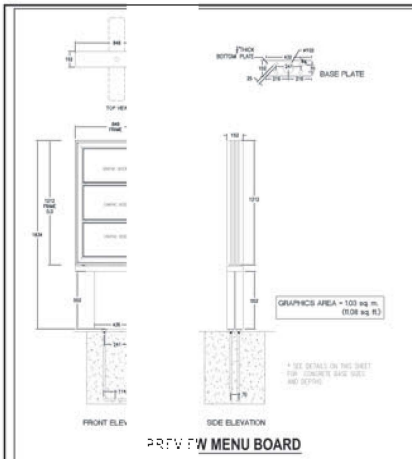
C. Programmable, animated, or flashing signs.



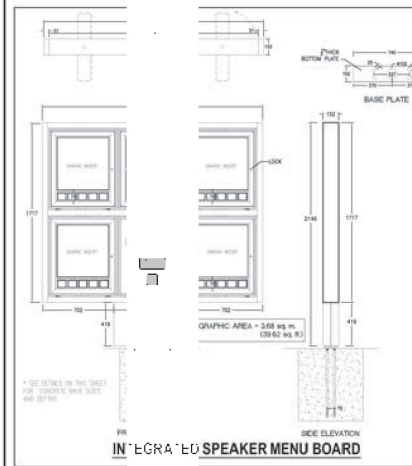
C. Signs mounted on face of canopy structure
Exposed electrical supply/conduit/connections

UNACCEPTABLE SIGNS

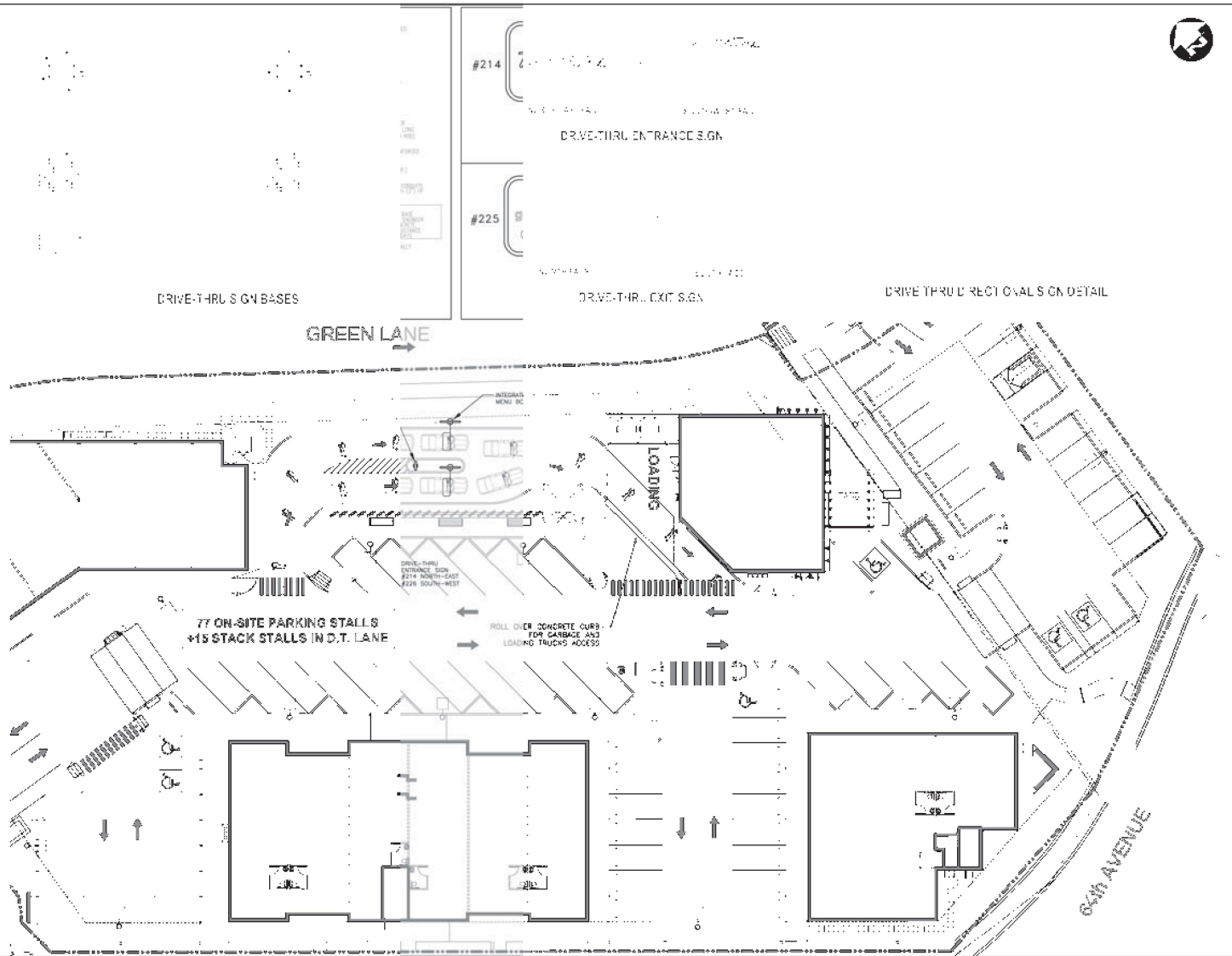
Type C: Examples of unacceptable/ prohibited tenant signs.



PREVIEWS MENU BOARD



INTEGRATED SPEAKER MENU BOARD



Conditions of Use

Verify elevations and/or dimensions
Report any discrepancies to Dillon

Do not scale dimensions from drawing
Do not modify drawing. Re-use it, or
then those included at the time of
written permission from Dillon Corp.



Tim Hortons
Signage Plan

SD-1