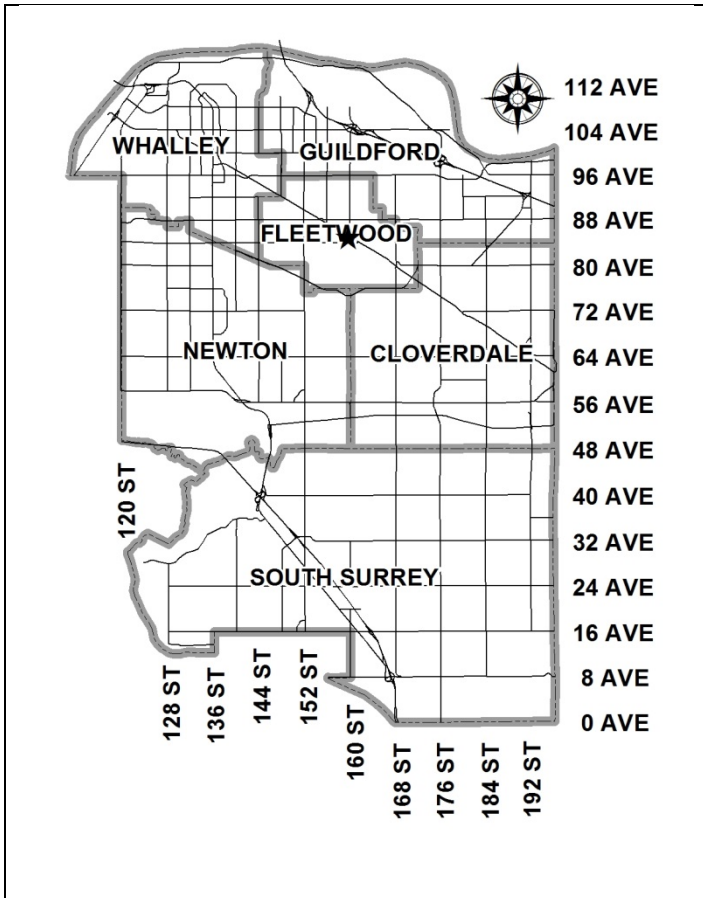


Planning Report Date: May 2, 2016

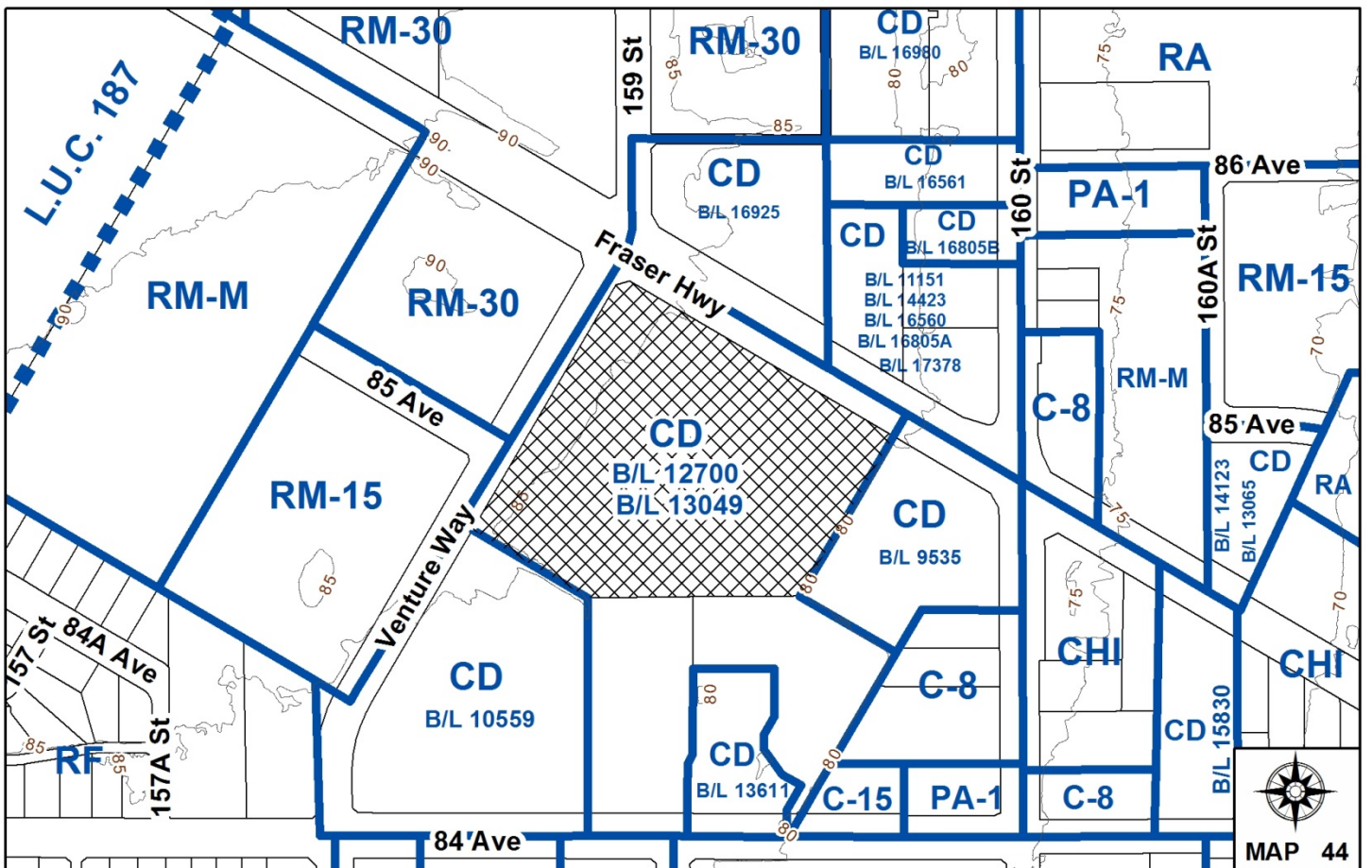


PROPOSAL:

- Amend CD By-law No. 12700 as amended by By-law No. 13049
- **Development Variance Permit**

to permit a licensee retail store (private liquor store) with additional fascia signage in a standalone commercial building.

LOCATION: 15950 Fraser Highway
OWNER: Investors Group Trust Co. Ltd.
ZONING: CD By-law No. 12700, as amended by By-law No. 13049
OCP DESIGNATION: Commercial
TCP DESIGNATION: Highway Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for amending CD By-law No. 12700, as amended by By-law No. 13049.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to vary Sign By-law No. 13656 to increase the number of allowable fascia signs from two (2) to six (6) for a single tenant commercial building.

RATIONALE OF RECOMMENDATION

- The proposed private liquor store is compatible with the existing retail uses in this neighbourhood shopping centre, and will occupy a currently vacant building. The site is part of a commercial node in Fleetwood Town Centre.
- The proposed liquor store is a relocation from the site at 8410 – 160 Street, 400 metres (1,300 ft.) to the southeast of the subject site.
- The proposal complies with City Policy No. O-59, Locational Guidelines for Private Liquor Stores (Licensee Retail Stores), as there are no other private liquor stores within 1 kilometre (0.6 mi.) of the site, and there are no schools, playgrounds, libraries or recreation centres within 400 metres (1,300 ft.) of the subject site.
- The proposed signage is integrated with the architecture of the commercial building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 12700, as amended by By-law No. 13049, and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0025-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to increase the maximum number of fascia signs from two (2) to six (6) for a single tenant commercial building.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Fleetwood Park Village Shopping Centre.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North (Across Fraser Highway):	Multi-tenant commercial buildings	Highway Commercial and Community Commercial	CD (By-law No. 16925, and No. 11151 as amended by Nos. 14423, 16560, 16805A and 17378)
East:	Multi-tenant commercial building	Community Commercial	CD (By-law No. 9535)
South:	Townhouses and apartment building	Low Density Townhouses and Apartment and Medium Density Townhouses	CD (By-law No 10559, and No. 12700 as amended by By-law No. 13049)
West (Across Venture Way):	Townhouses	Apartment and Medium Density Townhouses	RM-15 and RM-30

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at 15950 Fraser Highway within the Fleetwood Park Village Shopping Centre. The site is designated “Commercial” in the Official Community Plan, “Highway Commercial” in the Fleetwood Town Centre Plan and is currently zoned Comprehensive Development Zone (CD) By-law No. 12700, as amended by By-law No. 13049.
- CD By-law No. 12700, as amended by By-law No. 13049, regulates the site and the neighbouring residential developments to the south, and was approved by Council on December 11, 1995 as part of Development Application No. 7994-0409-00 and further amended under CD By-law No. 13049 as part of Development Application No. 7996-0278-00. The CD By-law is divided into the following four blocks:
 - Block A permits a shopping centre (subject site);
 - Block B permits townhouses;
 - Block C permits apartments; and
 - Block D permits a commercial building (this Block is no longer applicable in CD By-law No. 12700, as Block D was rezoned to CD By-law No. 13611 on March 3, 1997.)
- The subject building is located within Block A of CD By-law No. 12700. The uses permitted in Block A are comparable to the Neighbourhood Commercial Zone (C-5), which does not permit liquor stores.
- The form and character of the existing shopping centre is regulated by Development Permit No. 6794-0409-00 issued on January 29, 1996 and supplemented by Development Permit No. 7996-0278-00 which was issued on April 14, 1997.

Current Proposal

- The proposed tenant is Liquor Depot. The applicant is proposing:
 - an amendment to CD By-law No. 12700, as amended by By-law No. 13049, to permit a private stand-alone liquor store in Block A on the subject site; and
 - a development variance permit to allow additional fascia signage for the business (see By-law Variance and Justification section).
- The proposed liquor store will occupy a vacant 367-square metre (3,950 sq. ft.) commercial building within the Fleetwood Park Village Shopping Centre adjacent Fraser Highway. Benjamin Moore Paint together with Fleetwood Blinds and Shades were the previous co-tenants of the building.
- The subject building was originally constructed as a Burger King with a drive-through. Although the drive-through aisle still exists, its use will not be permitted for the proposed liquor store.

- The applicant is proposing to relocate an existing Licensee Retail Store (LRS) license from the Liquor Depot located at 8410 – 160 Street (next to the Edith & Arthur Public House), approximately 400 metres (1,300 ft.) to the southeast of the subject site.
- The parking requirements on the subject site are unaffected as the proposed use is considered a retail use for the purposes of parking calculations.
- The applicant has submitted an operational letter for the rezoning application, which describes the intended hours of operation, the parking allocation for the store, and the applicant's intended approach regarding empty container returns, panhandling/loitering and service to minors (Appendix III).
- The hours of operation will remain the same as its current location, from 9 am to 11 pm, seven days per week.
- The CD Zone that regulates the subject site is based on the C-5 Zone, which does not allow a private liquor store as a permitted use, and as such, rezoning is required to accommodate a private liquor store on the subject site.
- No other changes are proposed to the CD By-law No. 12700, as amended by By-law No. 13049.

Regulations, Policies and Site Evaluation

- In 2009, the Liquor Control and Licensing Branch (LCLB) implemented a number of policy changes. One of these policy changes included the elimination of the requirement that the operator of a Licensee Retail Store (LRS) (i.e. private liquor store) also own and operate a qualifying liquor primary establishment (i.e. neighbourhood pub).
- On October 1, 2012, to correspond with the LCLB's change in policy, Surrey Zoning By-law No. 12000 was amended to allow private liquor stores as a permitted use in the C-8 and C-15 Zones without having to be associated with a liquor primary establishment (i.e. neighbourhood pub) on the same lot.
- The LCLB requires that there be a minimum of one kilometre (one-half mile) separation distance between existing or proposed private liquor stores, and that the proposed location be in compliance with the zoning requirements.
- The closest private liquor store to the subject site is located 1.7 kilometres (1 mile) to the northwest at 9082 – 152 Street. The minimum one kilometre separation between this store and the subject site is satisfied.
- On September 9, 2013, Council approved the recommendations in Corporate Report No. R172, regarding locational guidelines for private liquor stores, resulting in the approval of City Policy No. O-59, Locational Guidelines for Private Liquor Stores (Licensee Retail Stores) (Appendix IV).

- The location of the subject building partially complies with City Policy No. O-59 as follows:
 - A private liquor store is not located within 1 kilometre (0.6 mi.) of the subject site;
 - A school or public library is not located within 400 metres (1/4 mile) of the subject site; and
 - The Fleetwood Recreation Centre and Francis Park are located slightly less than 400 metres (1/4 mile) south of the subject site which does not comply with City Policy No. O-59. However, the Fleetwood Recreation Centre and Francis Park are located further away from the subject site, compared to the current location of the Liquor Depot at 8410 – 160 Street.
- Based on the above, the proposed location of the Liquor Depot within the Fleetwood Park Village Shopping Centre better satisfies City Policy No. O-59 versus the existing location of the Liquor Depot.
- The proposed use is compatible with the existing retail uses at the Fleetwood Park Village Shopping Centre. The site is part of a commercial node in Fleetwood Town Centre.
- The Liquor Control and Licensing Branch (LCLB) has strict rules to prohibit the sale of alcohol to minors and monitors accordingly.

PRE-NOTIFICATION

Pre-notification letters were mailed on February 16, 2016 and staff received five responses, as summarized below (staff comments in italics):

- Two respondents were opposed to the proposed liquor store, citing the proposed location is in close proximity to other liquor stores, and that traffic would increase in the area.

(There are no private liquor stores within 1 kilometre (0.6 mi.) of the subject site. There are approximately three beer and wine stores within 1.6 kilometres (1 mi.) of the subject site. Beer and wine stores do not sell hard liquor, and therefore are not included in Provincial and City policies that regulate minimum separation requirements between liquor stores.

It is not anticipated that the proposed liquor store will adversely impact traffic in the area. Use of the existing drive-through will not be permitted.)

- The President of the Fleetwood Community Association (FCA) is generally in support of the application, however, requested that the proposed signage be further reviewed by the FCA and that the pedestrian connectivity through the parking lot of the Fleetwood Park Village Shopping Centre be improved.

(The applicant has agreed to discuss the pedestrian connectivity and signage comments with the Fleetwood Community Association, to determine if any improvements can be reasonably made within the scope of the current application.)

- Two respondents were in support of the proposed liquor store, and had no further comments.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Sign By-law to increase the maximum number of fascia signs from two (2) to six (6) for a business in a standalone building within a shopping centre.

Applicant's Reasons:

- Additional signage is required as the subject building is a large building.
- The additional signage is being installed in the existing sign boxes all around the building, generally in the same location as the signage of the previous tenant (Benjamin Moore).

Staff Comments:

- The approved Development Permit (No. 7996-0278-00) for the site shows signage bands around the whole building.
- The premise frontage of the subject building is approximately 28 metres (92 ft.). The Sign By-law permits a maximum sign area of 1 square metre per linear metre (3 sq. ft. per linear ft.) of premise frontage and a maximum copy area of 50% of the allowable sign area. The total proposed sign area of 25 square metres (270 sq. ft.) and copy area of 12 square metres (130 sq. ft.) are below the maximum 28 square metres (300 sq. ft.) of sign area and maximum 14 square metres (150 sq. ft.) of copy area permitted under the Sign By-law.
- The proposed black banding signage with white lettering is integrated with the architecture of the building.
- Development Variance Permit (DVP) No. 7910-0303-00 was issued by Council on March 14, 2011, and permitted an increase in the number of fascia signs from three to ten for the subject building. DVP No. 7910-0303-00 does not apply to replacement signs, and therefore a new DVP is required for the proposed fascia signs.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

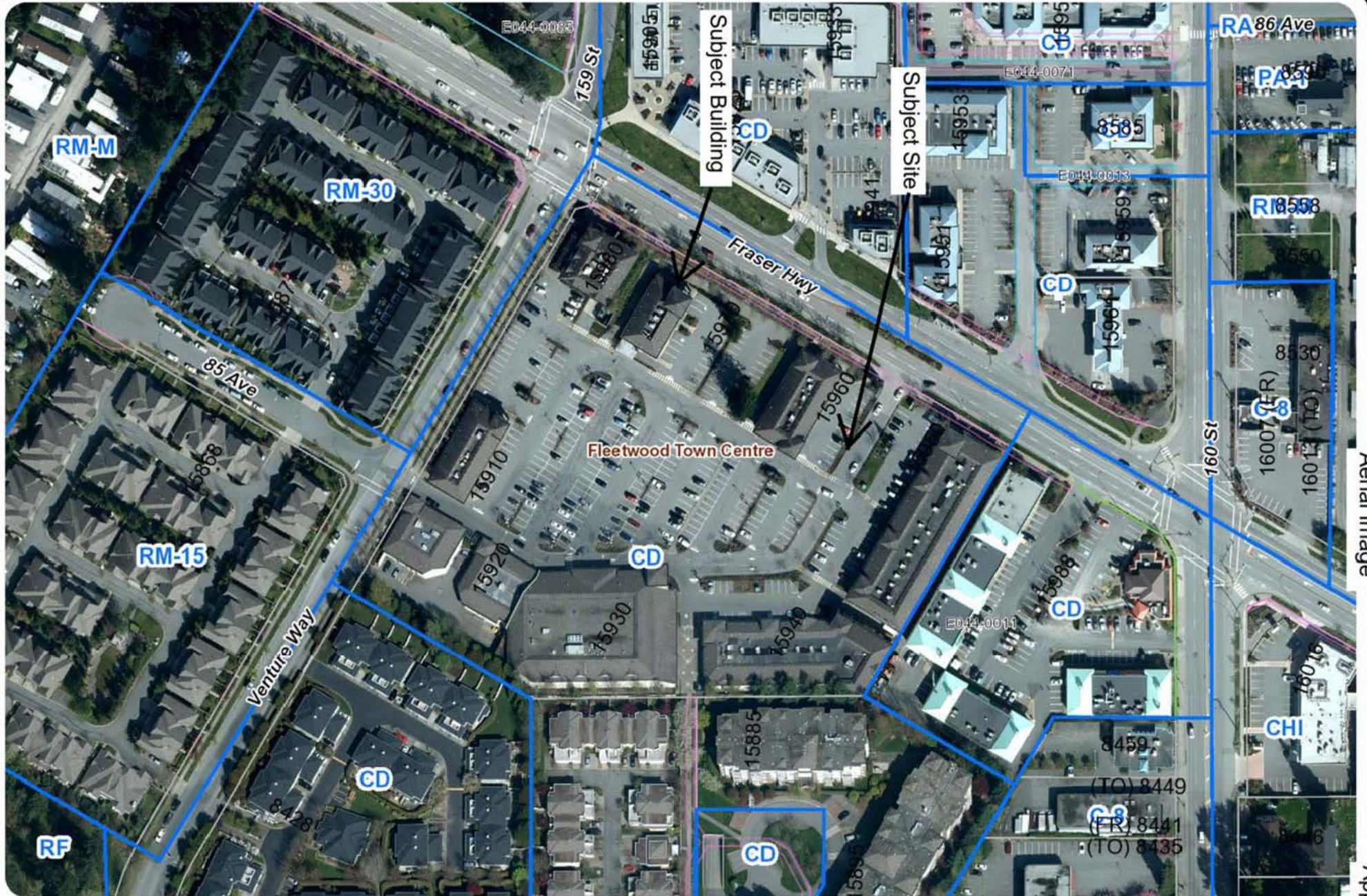
- Appendix I. Lot Owners and Action Summary
- Appendix II. Aerial Image
- Appendix III. Operational letter from the applicant
- Appendix IV. City Policy No. O-59
- Appendix V. Proposed CD By-law Amendment By-law
- Appendix VI. Development Variance Permit No. 7916-0025-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/dk

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KD 4/28/16 8:19 AM



Aerial Image

Appendix II

Enter Map Description

Scale: 1:0

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 31/03/20



Experts in liquor licensing for the success of your business

January 19, 2016

HAND DELIVERY

Planning and Development
City of Surrey
13450 104th Ave
Surrey, BC V3T 1V8

Re: Operational Letter for zoning application proposing Licensee Retail Liquor Store with hours of 9 AM to 11 PM
Address: 15950 Fraser Hwy, Surrey, BC V4N 0X8
Zoning Applicant: Rebecca Hardin on behalf of Investors Group Trust Co. Ltd.

Please find below an Operational Management Plan to address the particular concerns identified by neighbours within the notification process.

The applicant is proposing to amend the CD zoning use to allow the operation of a Licensee Liquor Store. The Liquor Store will offer craft, domestic and imported beer, wine and spirits. It is the applicant's intent to provide a level of distinct service that will focus on the surrounding community and culture and their product demands. By way of diversifying product mix, offering education on product and a continual drive to show support for locally produced and truly Canadian made items, the applicant feels their liquor store will be a benefit to the local community.

The applicant is committed to ongoing local community support and building a positive cooperative relationship with both local businesses and residence to facilitate the success of their establishment. Please find below, further clarification with respect to the concerns raised by initial local community input mailer:

Hours of Operation

This will remain the same from 9 am – 11 pm, seven days per week. These hours are legislated by the Liquor Control and Licensing Branch and are currently the hours of the existing store.



Experts in liquor licensing for the success of your business

Parking

The site has multiple options for customer parking. Currently, patrons of the liquor store can park within the plaza as there are an abundance of stalls with availability. This will decrease congestion at the original location and reduce any congestion safety issues. Additionally, the liquor store wishes to promote a healthy community, and will support and drive business with local walking shoppers by way of offering reusable bags. There is **NO** proposed drive thru.

Empty Containers

The applicant intends continue with its current policy of accepting the minimum amount of empties required, (two dozen maximum) under the Environmental Management Act. Anyone wishing to return large containers, will be directed to a *Bottle Depot Station* within the local community. As the business model of this establishment is to maintain a unique and distinct feel from that of its local competitors, it's the applicant's intent to not encourage returns at this location, but to promote patrons to take empties to a return station.

Panhandling / Loitering

The proposed site of the LRS is to be located on private property and it is surrounded by parking area. Ownership has a strict policy to not permit loitering or panhandling of any kind on the premises. Should such an instance occur, the property owners have policies and procedures in place for the tenants to contact the property management company and security to avoid such issues.

Additionally, it is the intent of the applicant to build a liquor store that has a product focus on select wines, spirits and accompanied by craft beer. The demographic that tends to shop at this type of establishment, is that of urban / local residences that have an average to moderate income, seeking hard to obtain, unique and award winning items. Based upon research and industry trends, individuals who tend to loiter, and / or panhandle are seeking a value types of product to maximize their dollars. These individuals tend to shop at the local government liquor stores, and stores that focus on value pricing.



Experts in liquor licensing for the success of your business

Service to Minors

The Liquor Control and Licensing Branch has extremely strict rules with respect to service to minors. Extremely large fines and potential license cancellation are consequences to licensees should instance(s) occur. It is the applicant's intent to ensure these rules are strictly followed and maintained, through the employ of their professional, experienced and mature management team. The applicant will continue to focus on staff training, including performance reviews and communication of expectations. This, combined with adherence to the Serving it Right Regulations mandated by the Province of British Columbia will prevent service to minors.

Signage

Proposed signage as pursuant to the attached photographs will be clean, not industrial in appearance and will represent a finer establishment within the community.

In closing, the operators of this store have a longstanding history within the community. Their operational style continually focuses on customer service, team member development and community support. It should be the expectation of the City of Surrey that this operational style will continue.

If you require any additional information or have any questions, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "Rebecca Hardin", written in a cursive style.

Rebecca Hardin
Vice President of Licensing & Operation

Policies & Guidelines

Liquor Applications & Licensed Premises

LOCATIONAL CRITERIA FOR LIQUOR-PRIMARY ESTABLISHMENTS (NEIGHBOURHOOD PUB)

1. Neighbourhood public houses should:
 - (a) be close to but not surrounded by a residential area. The higher the residential density of the development the better the opportunity to develop a locally supported community facility. Densities of one house to the acre or less are in general not adequate for this purpose. Small, established rural communities would be an exception to this. It is desirable to locate a pub in the centre of a neighbourhood yet not surrounded entirely by houses. Where possible, a central location is preferred, if the pub can be located adjacent to other adult community facilities.
 - (b) be adjacent to or in local commercial nodes. Neighbourhood commercial areas designated for convenience and local shopping needs form an excellent node for community facilities. Local stores, grocery stores, service station and so on are areas where traffic and noise are presently generated and often these uses continue throughout evening hours. Therefore, it makes sense to locate another local community facility in or adjacent to such area.
 - (c) not be on a provincial highway. Because of highway speeds, the lack of parking and other restrictions, no pub should be located on a major highway. Accessibility is enhanced by locating on through collector roads adjacent to major arterials. Easy access is obtained without disturbing local residential roads.
 - (d) not be close to children's facilities. No pub should be located within 400 metres of a school, a children's park or playground. Some concern has been expressed by members of the community that exposing children to neighbourhood pub use is not a desirable influence.

2. Neighbourhood public houses can be:
 - (a) adjacent or in industrial areas. Industrial areas which are adjacent to urban residential areas form good locations for neighbourhood pubs. In this way there is a supporting residential community for evening use and also a facility for use by the industrial work force. Additional noise and traffic generated by pub use can be easily absorbed in an industrial area.
 - (b) adjacent to agricultural areas. On the fringes of some urban residential areas there are areas of agricultural use. In certain areas such locations could provide a supporting residential population for a neighbourhood pub. Traffic and noise problems would be reduced in these fringe areas if some of the traffic would be dissipated through the agricultural areas.

- (c) at minor intersections. Neighbourhood pubs can be located at minor intersection for easy traffic dispersal. Location in the middle of a block containing non-residential land use is also recommended.

(Council Resolution No. X-369, December 3, 1979)

HOURS OF OPERATION FOR LIQUOR-PRIMARY ESTABLISHMENTS

Sunday through Thursday: 11:00 a.m. to no later than 1:00 a.m.; and
Friday and Saturday: 11:00 a.m. to no later than 2:00 a.m.
However, where special circumstances exist, operating hours may be further restricted.

(Council Resolution Ro4-0386, February 23, 2004)

HOURS OF OPERATION OF AN OUTDOOR PATIO

Where an outdoor patio of a licensed establishment is located within 100 metres of a residential area, the permitted hours of operation of the outdoor patio are between 11:00 a.m. to 10:00 p.m. every day of the week.

(Section 53(4) of Surrey Business License By-law, 1999, No. 13680, as amended)

GOOD NEIGHBOUR AGREEMENT

Every proprietor of a Licensed Premise (Liquor Primary) and of a Licensed Premise (Food Primary) that offers patron participation entertainment, or liquor service past midnight, or operates a separate lounge area where food service is optional, must enter into a good neighbour agreement with the City, the RCMP and Surrey Fire Services as a condition of receiving a new business license or amending an existing business license.

(Section 53(5) of Surrey Business License By-law, 1999, No. 13680, Amendment By-law, 2007, No. 16386)

LOCATIONAL GUIDELINES FOR PRIVATE LIQUOR STORES (LICENSEE RETAIL STORES)

Policy Guidelines

The following locational guidelines for private liquor stores (licensee retail stores) will be used as part of the analysis of determining the suitability of a site for a private liquor store when such a use is pursued through a rezoning application process.

1. Private liquor stores should not be located:
 - 1.1 Within 1 kilometre (0.6 mile) of another private liquor store; or
 - 1.2 Within 400 metres (1/4 mile) of a school, a public children's park, a public children's playground, a public library or a public recreation centre;

2. Where a private liquor store is proposed to be relocated within 400 metres of its current location, the new location for the private liquor store should be no closer to a school, a public children's park, a public children's playground, a public library or a public recreation centre than it was at its former location.

(Council Resolution R13-1895, September 9, 2013, Council Policy No. O-59)

SURREY LIQUOR LICENSING PROCESS

The *Liquor Control and Licensing Act* requires Local Government input on the following types of Liquor License applications:

1. Liquor-Primary Licenses
2. Liquor License Amendments as follows:
 - (a) Addition of a patio to a liquor-primary license or a lounge endorsement;
 - (b) Addition of patron participation entertainment to a food-primary license;
 - (c) Extension of hours of liquor service past midnight for a food-primary license;
 - (d) Extension of hours of a liquor-primary license or manufacturer's license endorsement; or
 - (e) Increase in person capacity of a liquor-primary license or manufacturer's license endorsement.

Applicants who apply to the Liquor Control and Licensing Branch (LCLB) for any Liquor License that requires Local Government input must submit a Liquor Permit Application to the Planning and Development Department.

Applications for a Liquor-Primary License

Applicants will be required to erect a Development Proposal sign on the site, which is the subject of the application in accordance with Council Policy O-8.

Within three weeks of the submission of the Liquor Application, the Planning and Development Department will send a pre-notification letter to all owners of properties within 100 metres (300 ft.) of the site, which is the subject of the application.

Council will hold a Public Hearing to obtain public input regarding the application. Staff of the Legislative Services Department will send a Public Hearing notification letter to all owners of properties and tenants of properties located within 100 metres (300 ft.) of the site which is the subject of the application and will advertise the Public Hearing in 2 consecutive editions of a local newspaper in a process similar to that used for rezoning applications.

Applications for a Liquor License Amendment

Applicants will be required to erect a Development Proposal sign on the site, which is the subject of the application in accordance with Council Policy O-8.

Applications for Liquor License Amendments will be processed following the same procedures used for Development Variance Permits except that public notification letters regarding such applications will be forwarded by staff of the Legislative Services Department to the owners of properties and tenants of properties located within 100 metres (300 ft.) of the site which is the subject of the application and the letters will state that all comments must be submitted in writing to the City within 3 weeks of the date of the Public Notification letter.

(Council Resolution R03-2634, September 29, 2003)

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 1995, No. 12700, Amendment By-law, 1997, No. 13049."
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 1995, No. 12700, Amendment By-law, 1997, No. 13049" is hereby amended as follows:
 - (a) Part 2, Section B. Permitted Uses, Block A, is amended by inserting new Section 2.B.12 immediately following Section "2.B.11 Child care centres" as follows:

"12. Liquor store."

- 2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1995, No. 12700, Amendment By-law, 1997, No. 13049, Amendment By-law, 2016, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING ON THE _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0025-00

Issued To: INVESTORS GROUP TRUSTCO. LTD.

("the Owner")

Address of Owner: 447 Portage Avenue
Winnipeg, MB R3B 3H5

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: 023-304-901

Lot 1 Section 26 Township 2 Plan LMP26599 New Westminster District Part Ne 1/4

15950 Fraser Highway

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) In Sub-section 27.(2)(a) the maximum number of fascia signs is increased from two to six.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms 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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

IF YOU CAN READ THIS YOUR PDF PRINTOUT IS NOT TO SCALE. CHANGE "PAGE SCALING" TO "NONE".



MANUFACTURE AND INSTALL...EXTERIOR
ONE SET OF SELF-CONTAINED LED-ILLUMINATED CHANNEL LETTERS AND SHAPES
INSTALLED ONTO EXISTING WINDOW MULLIONS ON THE PARKING LOT ELEVATION
NOTE: OVAL AND LETTERS E, P, & O ARE TO BE BUILT AS ONE COMPLETE CHANNEL SHAPE.
LETTERS "D & T" TO BE SEPARATE CHANNEL LETTERS.

CONSTRUCTION

SUBSTRATE: ACRYLIC FACES C/W FIRST SURFACE APPLIED VINYL
RETURNS: 5" DEPTH...PAINTED GRAY
TRIM CAP: YELLOW
ILLUMINATION: WHITE LEDS...SELF-CONTAINED

GRAPHICS

OVAL: BROWN OVAL WITH YELLOW BORDERS C/W COPY READING "LIQUOR" REVERSED OUT
DEPOT: YELLOW LETTERS
NOTE: OVAL AND LETTERS E, P, & O OF THE WORD "DEPOT" TO BE BUILT AS ONE PIECE.
LETTERS "D & T" TO BE SEPARATE CHANNEL LETTERS.

COLOUR DATA

LIQUOR DEPOT YELLOW = AVERY #UC900-243-T(CLOSEST STANDARD VINYL MATCH TO PMS 123 C)
 LIQUOR DEPOT BROWN = AVERY #PR800-996-T(CLOSEST STANDARD VINYL MATCH TO PMS 181 C)
 LIQUOR DEPOT GRAY = PAINT TO MATCH PMS 425 C
 WHITE = WHITE SUBSTRATE



Schedule A

Af

 <p>6304 6A St. SE Calgary, Alberta, Canada T2H 2B7 Tel (403) 258-0556 Fax (403) 253-0110 www.pattisonsign.com A Division of Jim Pattison Industries Ltd.</p>	<p>DATE: March 2, 2016 SKETCH: C16-10133 A SALES: Jim Kemp ARTIST: JF SCALE: 1/4" = 1'-0" VOLTAGE: 120V required PAGE: 1 of 9</p>	<p><i>Customer Approval</i></p> <hr/> <p><i>Landlord Approval</i></p> <hr/> <p>The design depicted herein is the sole property of Pattison Sign Group and may not be reproduced in whole or in part without prior written consent from the company. Actual colours, letter sizes and graphic layout may vary slightly due to the properties of materials.</p>	<p>REVISION HISTORY (PRIOR TO MASTER ART):</p> <hr/> <hr/> <hr/>  <p>Fluorescent, Neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws.</p>	<p>LIQUOR DEPOT Fleetwood Park Village # 701-159750 Fraser Highway Surrey, BC</p>
--	--	---	--	--



Current



SIGN CONCEPT LIQUOR DEPOT '**STORE ENTRY VIEW**' FLEETWOOD PARK VILLAGE 24/04/16



Current



SIGN CONCEPT LIQUOR DEPOT '**PARKING LOT VIEW**' FLEETWOOD PARK VILLAGE 24/04/16



SIGN CONCEPT LIQUOR DEPOT '**STREET VIEW**' FLEETWOOD PARK VILLAGE 24/04/16

