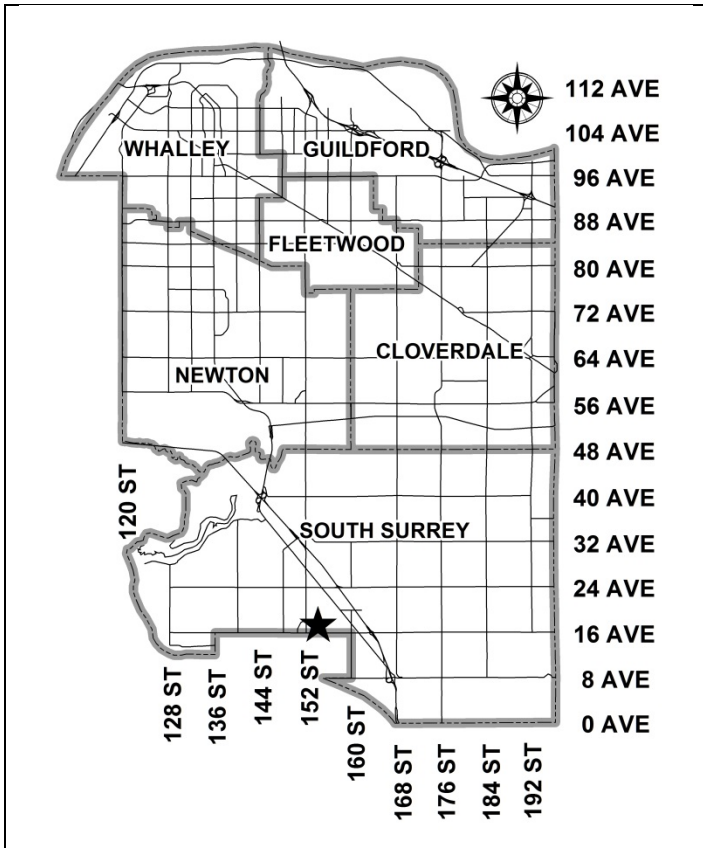


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0303-00

Planning Report Date: September 11, 2017



PROPOSAL:

- **Development Permit**

for a Comprehensive Sign Design Package to permit five (5) free-standing signs for a commercial and residential building.

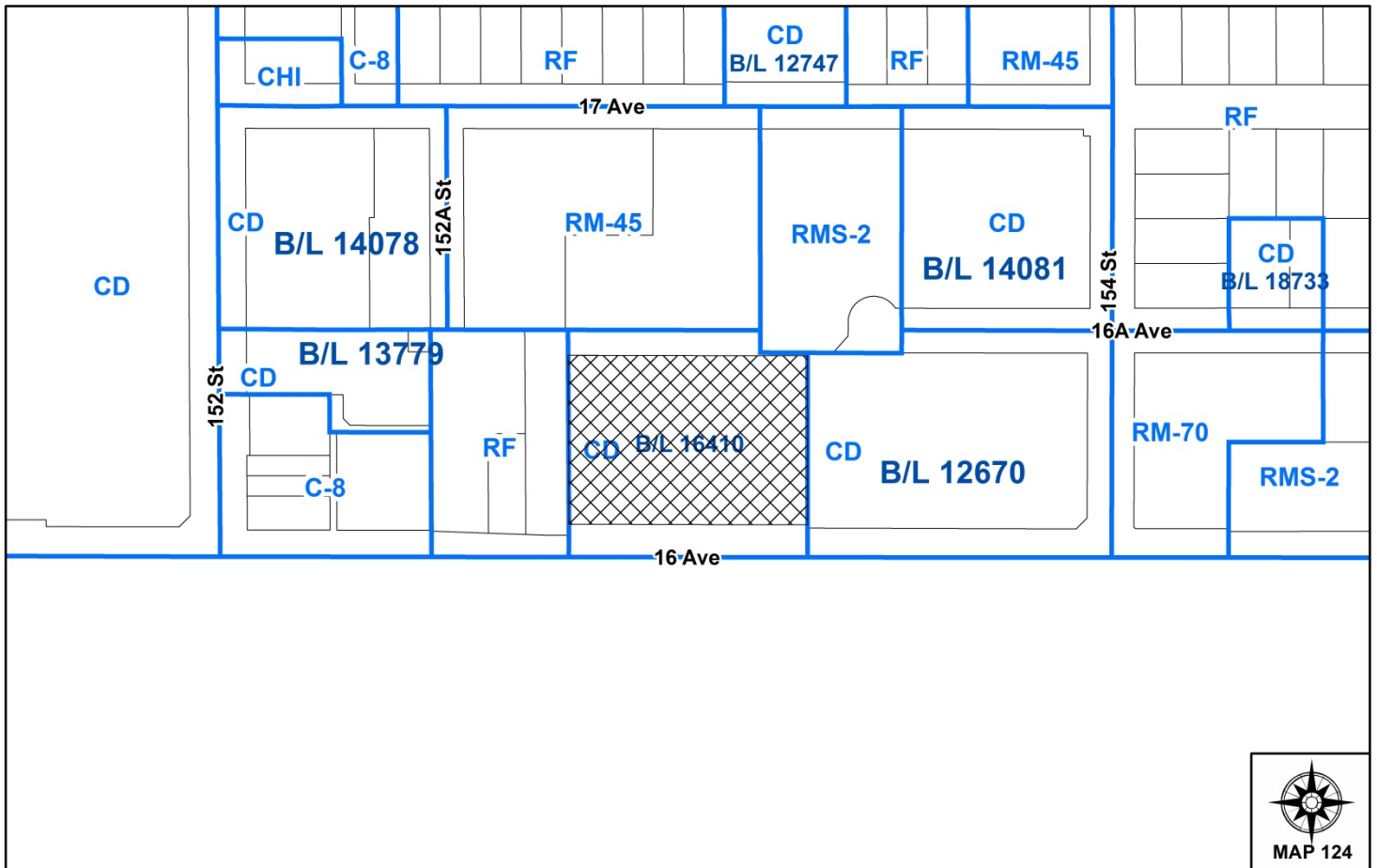
LOCATION: 15333 - 16 Avenue (15331 - 16 Avenue)

OWNER: Prime Time (Abby Lane) Inc.

ZONING: CD

OCP DESIGNATION: Town Centre

NCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- Refer the Development Permit for a Comprehensive Sign Design Package back to Staff to work with the applicant to reduce the number and scale of the proposed free-standing signs as highlighted in the report.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the Sign By-law through a comprehensive design package to:
 - reduce the required setback for all free-standing signs; and
 - reduce the minimum separation between three (3) free-standing signs along the south property line abutting 16 Avenue and between two (2) free-standing signs along the north property line abutting 16A Avenue.
- The two proposed free-standing tenant signs are not in keeping with the OCP design guidelines, including the proposed scale (height) within a Town Centre location, and the number of tenant signs on each free-standing sign.

RATIONALE OF RECOMMENDATION

- The design and scale of the proposed free-standing tenant signs do not conform to the Sign Guidelines for Form and Character under the OCP and are not in keeping with the form of signage that is permitted or which is anticipated in Town Centre areas.
- The sign height is not in scale with the low-density multiple residential uses along 16A Avenue which is classified as a local road.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council refer the applicant's request to vary the Sign By-law as described in Appendix III back to Staff; and
2. Council refer Development Permit No. 7917-0303-00 back to Staff to work with the applicant to reduce the number and scale of the proposed free-standing signs.

If, however, Council is supportive of the application, Council may approve the variances requested in Appendix II, and approve the Development Permit No. 7917-0303-00 and authorize the Mayor and Clerk to execute the Permit (Appendix III).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Pharmacy, medical offices, café, and retirement residences (under construction).

Adjacent Area:

| Direction | Existing Use | OCP/NCP Designation | Existing Zone |
|----------------------------|---------------------------------------|------------------------------------|-----------------------|
| North (Across 16A Avenue): | Multiple residential building. | Town Centre / Multiple Residential | RM-45, RMS-2 |
| East: | Multiple residential building. | Town Centre / Multiple Residential | CD (By-law No. 12670) |
| South (Across 16 Avenue): | City of White Rock. | N/A | N/A |
| West: | Vacant single family residential lot. | Town Centre / Multiple Residential | RF |

DEVELOPMENT CONSIDERATIONS

- The subject site is approximately 8,171 square metres (87,958 sq. ft.) in area and is located at civic addresses 15331 and 15333 – 16 Avenue in South Surrey. The property fronts 16A Avenue to the north and 16 Avenue to the south.

- The site is designated "Town Centre" in the Official Community Plan (OCP), "Multiple Residential" in the Semiahmoo Town Centre, and zoned "Comprehensive Development Zone (CD)".
- Under Development Application Nos. 7906-0454-00 and 7914-0281-00, the property owners proposed to construct a mixed-use complex, comprising of a seniors retirement and independent living facility, office space for medical offices, limited retail space, and an eating establishment. The building is currently under construction, with the office and retail phase being complete.
- The commercial portion of the building, at civic address 15331 – 16 Avenue, contains 23 strata units. The current occupiers of these spaces include, Rexall Pharmacy, LifeLabs, Hilltop Medical Clinic, and other medical and dental practitioners; eight (8) units remain vacant.
- Signage for the subject building was not included in Development Permit No. 7906-0454-00 for Form and Character. Therefore, a comprehensive sign design package is required for the applicant's proposal.
- The designs of the free-standing signs on the subject property are regulated by the Sign Guidelines for Form and Character Development Permit Areas in the OCP, the urban design concepts of the Semiahmoo Town Centre Update Plan, and by Part 5 "Signs in Commercial/Industrial Zones" of the Sign By-law.

DESIGN PROPOSAL

Development Permit Proposal

- The applicants are proposing a comprehensive sign design package Development Permit, which include variance requests, to permit five (5) free-standing signs on the subject property; one (1) tenant sign and one (1) monument sign along the north property line fronting 16A Avenue, and two (2) monument signs and one (1) tenant sign along the south property line fronting 16 Avenue.
- Council may grant variances to the Sign By-law through the approval of a Development Permit. This is considered when a Development Permit application includes a comprehensive sign design package.
- The comprehensive sign design package proposes the following variances to the Sign By-law:
 - Reduce the required free-standing sign setback on the north lot line from 2 metres (7 ft.) to 1.8 metres (6 ft.);
 - Reduce the minimum separation requirement between free-standing signs on the north lot line from 50 metres (164 ft.) to 11.8 metres (39 ft.);
 - Reduce the required free-standing sign setback on the south lot line from 2 metres (7 ft.) to 0.7 metres (2 ft.); and

- Reduce the minimum separation requirement between free-standing signs on the south lot line from 50 metres (164 ft.) to 2.6 metres (9 ft.) between the west monument sign and the tenant sign, and to 43 metres (141 ft.) between the east monument sign and the tenant sign as shown in Appendix III.

Sign Design

- Two (2) identical free-standing tenant signs are proposed at either end of the north-south drive aisle for the commercial portion of the building. One each will be located adjacent to 16 Avenue and 16A Avenue:
 - The north and south free-standing signs are proposed to be 4.5 metres (15 ft.) and 4.4 metres (14 ft.) high, respectively, and 1.5 metres (5 ft.) wide. The signs will be mounted on an existing concrete decorative base. The total area for each double-sided sign is approximately 13.6 square metres (146 sq. ft.) and is proposed to have 22 tenant spaces;
 - The double-sided signs will be oriented east-west along 16 Avenue and 16A Avenue;
 - The sign cabinets will be made of fabricated aluminum. The top section of the signs will be blue painted aluminum with the primary tenant's signage graphics and text to be routed out and backed with white Lexan. The bottom section of the signs will be a taupe painted bar retainer that will accommodate grey vinyl panels for smaller tenants. The sign will be illuminated with T12 lamps; and
 - The free-standing signs will be the only source of signage for tenants in this building.
- Three (3) monument signs are proposed for the residential portion of the building, two (2) adjacent to 16 Avenue and one (1) adjacent to 16A Avenue:
 - The monument signs are each proposed to be 1.0 metre (3 ft.) high, 2.2 metres (7 ft.) wide, and 2.2 square metres (24 sq. ft.) in area. The signage will be inset between two decorative columns that will result in an overall sign height of 1.2 metres (4 ft.) and width of 3.4 metres (11 ft.). The two signs, one along the north and another along the south property line, will be painted blue and the other painted maroon; neither sign will be illuminated;
 - The monument sign along the north property line will be located 11.8 metres (39 ft.) from the north free-standing tenant sign;
 - The western most monument sign along the south property line will be located 2.6 metres (9 ft.) from the south tenant sign and the eastern most monument sign will be located 43 metres (141 ft.) from the south tenant sign; and
 - The monument signs are anticipated to highlight the retirement residential component of the subject building, which includes independent living, assisted living and memory care.

Design and Policy Evaluation

- Signage on the subject property is regulated by "Part 5 – Signs in Commercial/Industrial Zones" of the Sign By-law, as well as the Sign Guidelines in the Form and Character Development Permit Area outlined in the Official Community Plan (OCP) and the urban design concepts in the Semiahmoo Town Centre Update Plan.

Monument Signs

- The three (3) proposed monument signs are of high quality design and are consistent with the new building that is under construction.
- The signs are human scaled and are appropriate for the development. These signs contribute to the ongoing establishment of a pedestrian oriented streetscape in Semiahmoo Town Centre.
- The monument signs aide in identifying the residential components of the subject lot.

Free-standing Tenant Signs

- Given that the two (2) free-standing tenant signs are the only source of tenant signage for the building, the requested variances to facilitate the construction of these signs are appropriate. However, the design and scale of the free-standing signs do not conform to the Sign Guidelines for Form and Character in the OCP and are not in keeping with signs typically permitted in Town Centre areas.
- The applicants have provided the following rational for the proposed sign design:
 - The signs are designed to have enough vertical height to provide visibility over the boulevard and landscaping along 16 Avenue, which is an arterial road;
 - The sign is designed to reflect the main vertical dormer elements that stretch from the building podium to the mansard roof element;
 - The building has a significant footprint and is eight (8) stories in height. It is important that the scale of the sign be in scale with the building. The suggested height of 2.4 metres (8 ft.) is dwarfed by the building scale and potentially obscured from view with the landscape elements;
 - The free-standing signs' dimensions are based on the current sign by-law. Shop drawings have been engineered and completed. The concrete foundations and base have been constructed and the electrical power has been installed. It would cause considerable hardship to demolish, reengineer and rebuild; and
 - This project has no signage on the building face so the businesses within rely only on the two free-standing signs to provide wayfinding for potential customers.

- At a height of 4.5 metres (15 ft.) and width of 1.5 metres (5 ft.), the dimensions of the proposed free-standing tenant signs are within the requirements of the Sign By-law for a sign outside of a Special Sign Area for a Town Centre. However, the size, scale, and number of tenant panels on these signs do not adhere to the Sign Guidelines in the OCP, nor do they reflect the character of a sign in a Town Centre.
- The Semiahmoo Town Centre is identified as a Special Sign Area under the Sign By-law which limits free-standing signs to 2.4 metres (8 ft.). On May 28, 2012, Council adopted Corporate Report No. R18 updating the Semiahmoo Town Centre Plan area. Through this update, the subject property was brought within the Town Centre boundaries. Since this update, the Special Sign Area for the Semiahmoo Town Centre in the Sign By-law has not been amended to reflect the current Town Centre area.
- Despite this inconsistency between documents regulating sign height, the subject property is designated Town Centre under the OCP and it is therefore appropriate to request that the sign height be reduced to reflect the character of other signs in Town Centre areas.
- The OCP provides the following relevant guidelines for the design of free-standing signs:
 - Within the free-standing sign, the number of individual signs shall be minimized to reduce visual clutter. Six tenant signs per side should/shall be the maximum.

The applicants are proposing 22 tenant spaces on each free-standing sign. Three (3) primary tenants have been given larger spaces at the top of the sign, with smaller tenants located on smaller panels in the bottom portion of the sign.

Typically, for buildings with a combination of commercial and medical office uses the free-standing sign displays the larger tenants while individual practitioners are listed on a directory within the building's lobby.

- Free-standing signs should be a monument style, where the base width is consistent with the full extent of the rest of the sign and where the bottom is not narrower than the rest of the sign.

While the free-standing signs have been proposed on a wide decorative base, the proportional dimensions of the sign cabinet result in an overall sign that is tall and narrow.

- Design sign heights to be oriented towards pedestrian environments, particularly in areas evolving away from previously auto-oriented site designs. Signs should be designed as appropriate to the site and surrounding areas rather than automatically being constructed to meet the maximums as established by the Surrey Sign By-law, as amended.

At a height of 4.5 metres (15 ft.), the proposed free-standing signs are at the maximum height allowed under the Sign By-law. However, from an urban design perspective, Planning often requests that free-standing signs in Town Centre areas be limited to 2.4 metres (8 ft.) in order to facilitate the creation of a pedestrian oriented streetscape.

While a sign taller than 2.4 metres (8 ft.) may be appropriate along the arterial road of 16 Avenue, the proposed sign height is not in scale with the low-density multiple residential uses along 16A Avenue which is classified as a local road. During Planning's initial discussions with the applicant regarding the concerns with the proposed free-standing signs the applicant proposed removing the free-standing tenant sign from 16A Street. However, the sign was ultimately reintroduced with this application.

Issuing the Development Permit for the proposed signs may set a precedent for increased sign height in the Semiahmoo Town Centre.

CONCLUSION

- Staff do not support the issuance of the Development Permit due to the design concerns noted above, and recommend that Council refer the application back to Staff to work with the applicant to address these concerns.
- However, if Council is of the view that the relative merits of the application are sufficient to proceed, Council may approve the requested Sign By-law variances as described in Appendix II and approve Development Permit No. 7917-0303-00, and authorize the Mayor and Clerk to execute the Permit (Appendix III)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|---------------|---------------------------------------|
| Appendix I. | Lot Owners, Action Summary |
| Appendix II. | Proposed Sign By-law Variances Tables |
| Appendix III. | Development Permit No. 7917-0303-00 |

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

ARR/da

Information for City Clerk

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

1. (a) Agent: Name: Sebastian Butler
 DGBK Architects
 Address: 1500 - Georgia Street, Unit 900
 Vancouver BC

2. Properties involved in the Application

- (a) Civic Address: 15333 - 16 Avenue (15331 - 16 Avenue)

- (b) Civic Address: 15333 - 16 Avenue (15331 - 16 Avenue)
 Owner: Prime Time (Abby Lane) Inc
 PID: 029-955-661
 Lot 1 Section 14 Township 1 New Westminster District Plan EPP29206

3. Summary of Actions for City Clerk's Office

PROPOSED SIGN BY-LAW VARIANCES

| # | Proposed Variances | Sign By-law Requirement | Rationale |
|---|---|--|--|
| 1 | Reduce the required free-standing sign setback on the north lot line from 2 metres (7 ft.) to 1.8 metres (6 ft.). | Free-standing signs shall be located at a minimum of 2 metres (6.5 ft.) setback from any lot line. | The concrete foundations and decorative bases/columns have been constructed and the electrical power has been installed. |
| 2 | Reduce the required free-standing sign setback on the south lot line from 2 metres (7 ft.) to 0.7 metres (2 ft.). | Free-standing signs shall be located at a minimum 2 metres (6.5 ft.) setback from any lot line. | The concrete foundations and decorative bases/columns have been constructed and the electrical power has been installed. |
| 3 | Reduce the minimum separation requirement between free-standing signs on the north lot line from 50 metres (164 ft.) to 11.8 metres (39 ft.). | Only one free-standing sign is permitted for each lot line adjacent to a highway, unless the length of that lot line exceeds 50 metres (150 ft.) in which case one additional free-standing sign for each additional 50 metres (150 ft.) length of the lot line may be permitted, provided that the minimum distance between free-standing signs on the same lot shall not be less than 50 metres (150 ft.). | There is no fascia signage proposed for the building, therefore, the free-standing signs will be the only location for tenant signage. The concrete foundations and decorative bases/columns have been constructed and the electrical power has been installed. |
| 4 | Reduce the minimum separation requirement between free-standing signs on the south lot line from 50 metres (164 ft.) to 2.6 metres (9 ft.) between the west monument sign and the free-standing tenant sign, and to 43 metres (141 ft.) between the east monument sign and the free-standing tenant sign. | Only one free-standing sign is permitted for each lot line adjacent to a highway, unless the length of that lot line exceeds 50 metres (150 ft.) in which case one additional free-standing sign for each additional 50 metres (150 ft.) length of the lot line may be permitted, provided that the minimum distance between free-standing signs on the same lot shall not be less than 50 metres (150 ft.). | There is no fascia signage proposed for the building, therefore, the free-standing signs will be the only location for tenant signage. The concrete foundations and decorative bases/columns have been constructed and the electrical power has been installed. |

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7917-0303-00

Issued To: PRIME TIME (ABBY LANE) INC.

(the "Owner")

Address of Owner: Attn: Gregory Darkeff
2700, 20 - Queen Street West
Toronto, ON M5H 3R4**A. General Provisions**

1. This development permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development permit.
2. This development permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 029-955-661

Lot 1 Section 14 Township 1 New Westminster District Plan EPP29206

15333 - 16 Avenue (15331 - 16 Avenue)

(the "Land")

3. This development permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached to and forms part of this development permit.
4. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

B. Form and Character

1. Signage shall be installed in conformance with the drawings numbered 7917-0303-00(1) through to and including 7917-0303-00 (9) (the "Drawings").
2. Minor changes to the Drawings that do not affect the general form and character of the comprehensive sign details on the Land, may be permitted subject to the approval of the City.

C. Variances

The issuance of a development permit limits activity on the Land to that of strict compliance with all City bylaws, unless specific variances have been authorized by the development permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations or within reports which are inconsistent with City bylaw provisions and which have not been identified as variances below:

1. Surrey Sign By-law, 1999, No. 13656, as amended, is varied as outlined on Schedule A which is attached hereto and forms part of this development permit, and as shown on the comprehensive sign design package Drawing labelled 7917-0303-00(2) through to and including 7917-0303-00 (3).

D. Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
2. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued within two (2) years after the date this development permit is issued. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.
3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.
4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.

5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.

6. This development permit is NOT A BUILDING PERMIT.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE DAY OF _____, 20__ .

ISSUED THIS _____ DAY OF _____, 20__ .

Mayor

City Clerk

IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: (Signature)

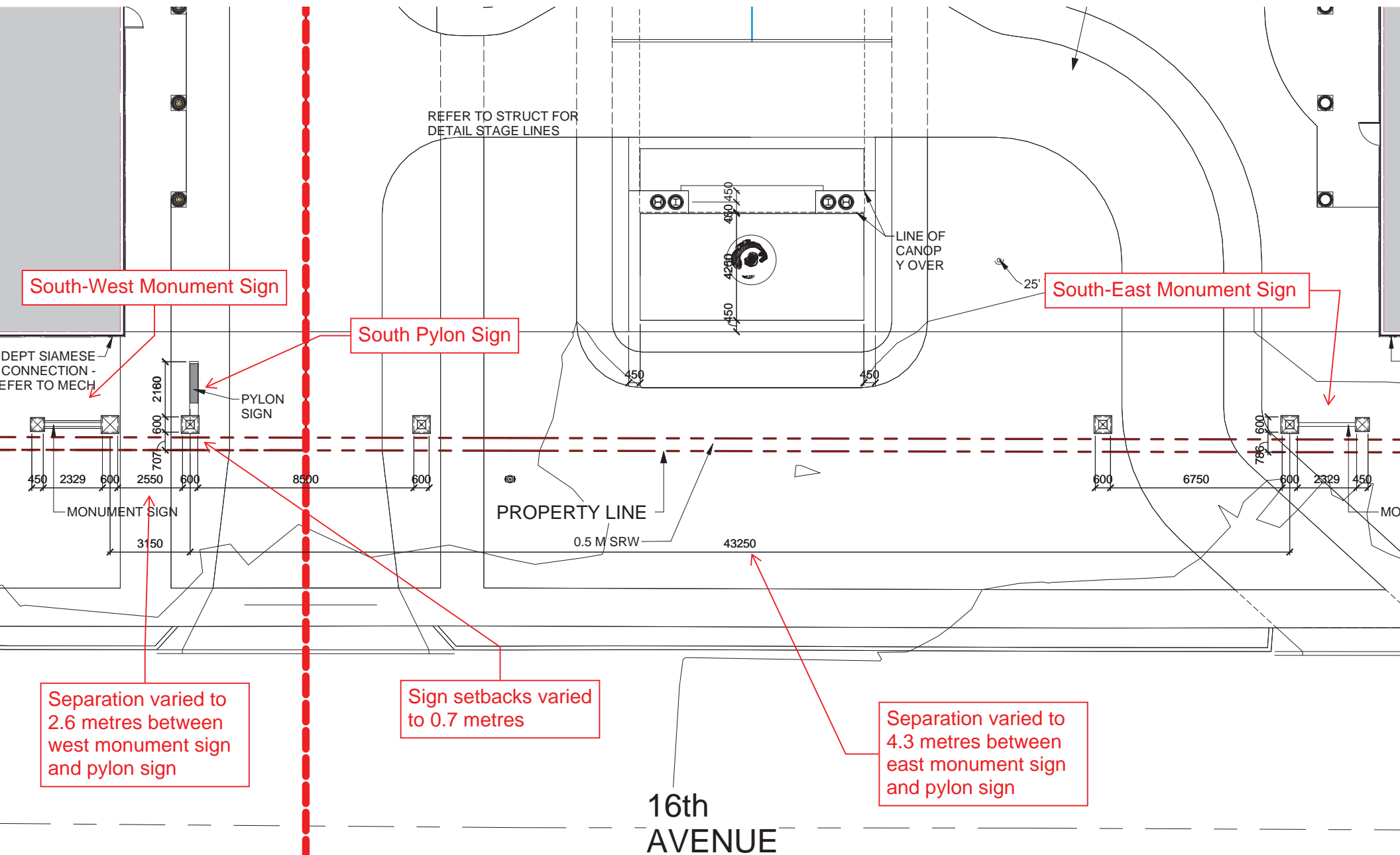
Name: (Please Print)

Owner: (Signature)

Name: (Please Print)

Sign By-law Variances

| # | Proposed Variances | Sign By-law Requirement |
|---|---|--|
| 1 | Reduce the required free-standing sign setback on the north lot line from 2 metres (7 ft.) to 1.8 metres (6 ft.). | Free-standing signs shall be located at a minimum of 2 metres (6.5 ft.) setback from any lot line. |
| 2 | Reduce the required free-standing sign setback on the south lot line from 2 metres (7 ft.) to 0.7 metres (2 ft.). | Free-standing signs shall be located at a minimum of 2 metres (6.5 ft.) setback from any lot line. |
| 3 | Reduce the minimum separation requirement between free-standing signs on the north lot line from 50 metres (164 ft.) to 11.8 metres (39 ft.). | Only one free-standing sign is permitted for each lot line adjacent to a highway, unless the length of that lot line exceeds 50 metres (150 ft.) in which case one additional free-standing sign for each additional 50 metres (150 ft.) length of the lot line may be permitted, provided that the minimum distance between free-standing signs on the same lot shall not be less than 50 metres (150 ft.). |
| 4 | Reduce the minimum separation requirement between free-standing signs on the south lot line from 50 metres (164 ft.) to 2.6 metres (9 ft.) between the west monument sign and the pylon sign, and to 43 metres (141 ft.) between the west monument sign and the pylon sign. | Only one free-standing sign is permitted for each lot line adjacent to a highway, unless the length of that lot line exceeds 50 metres (150 ft.) in which case one additional free-standing sign for each additional 50 metres (150 ft.) length of the lot line may be permitted, provided that the minimum distance between free-standing signs on the same lot shall not be less than 50 metres (150 ft.). |



South-West Monument Sign

South Pylon Sign

South-East Monument Sign

Separation varied to
2.6 metres between
west monument sign
and pylon sign

Sign setbacks varied
to 0.7 metres

Separation varied to
4.3 metres between
east monument sign
and pylon sign

7917-0303-00(2)

16A Avenue

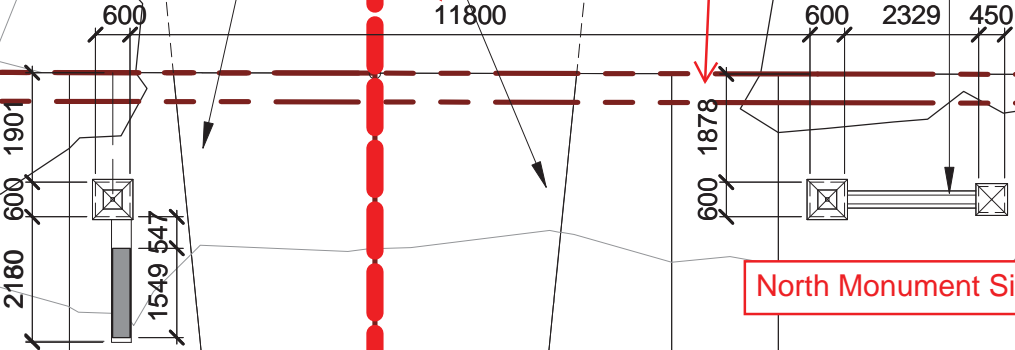
TURNAROUND SRW

Sign separation reduced to 11.8 metres

Sign setback reduced to 1.8 metres

PROPERTY LINE

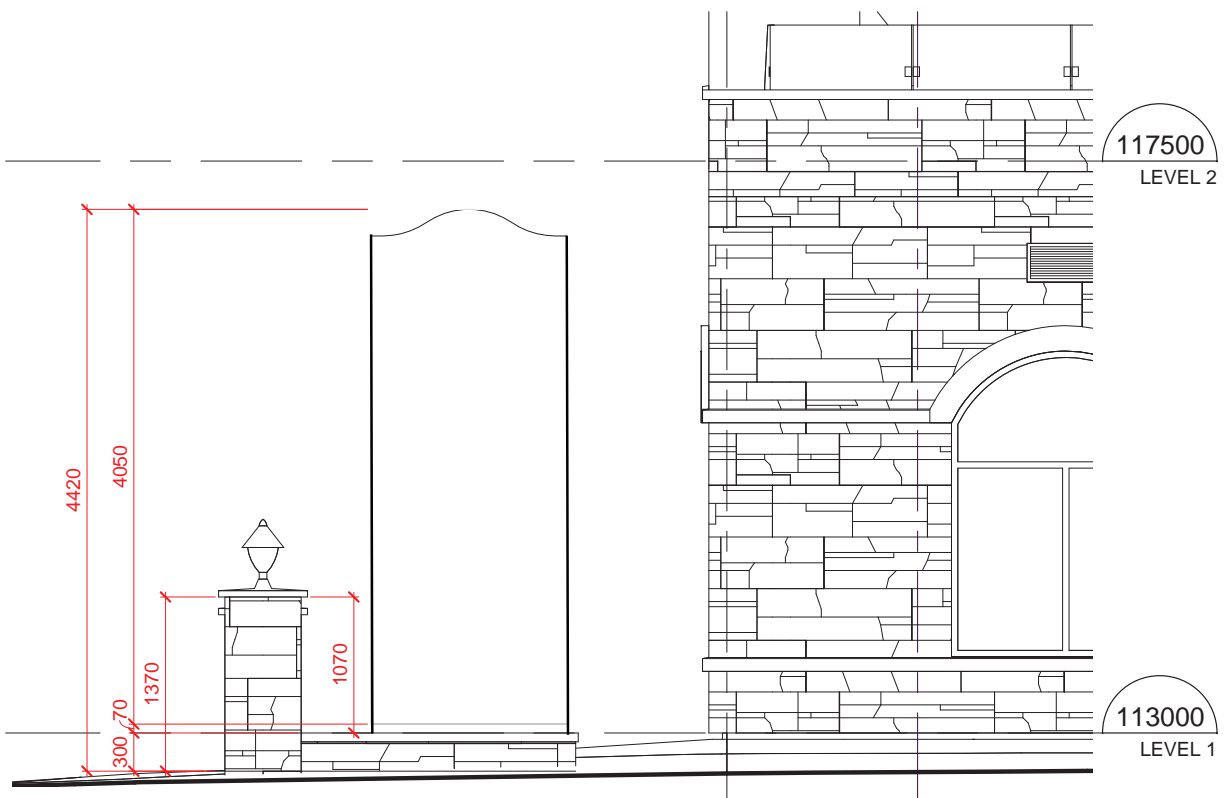
MONUMENT SIGN



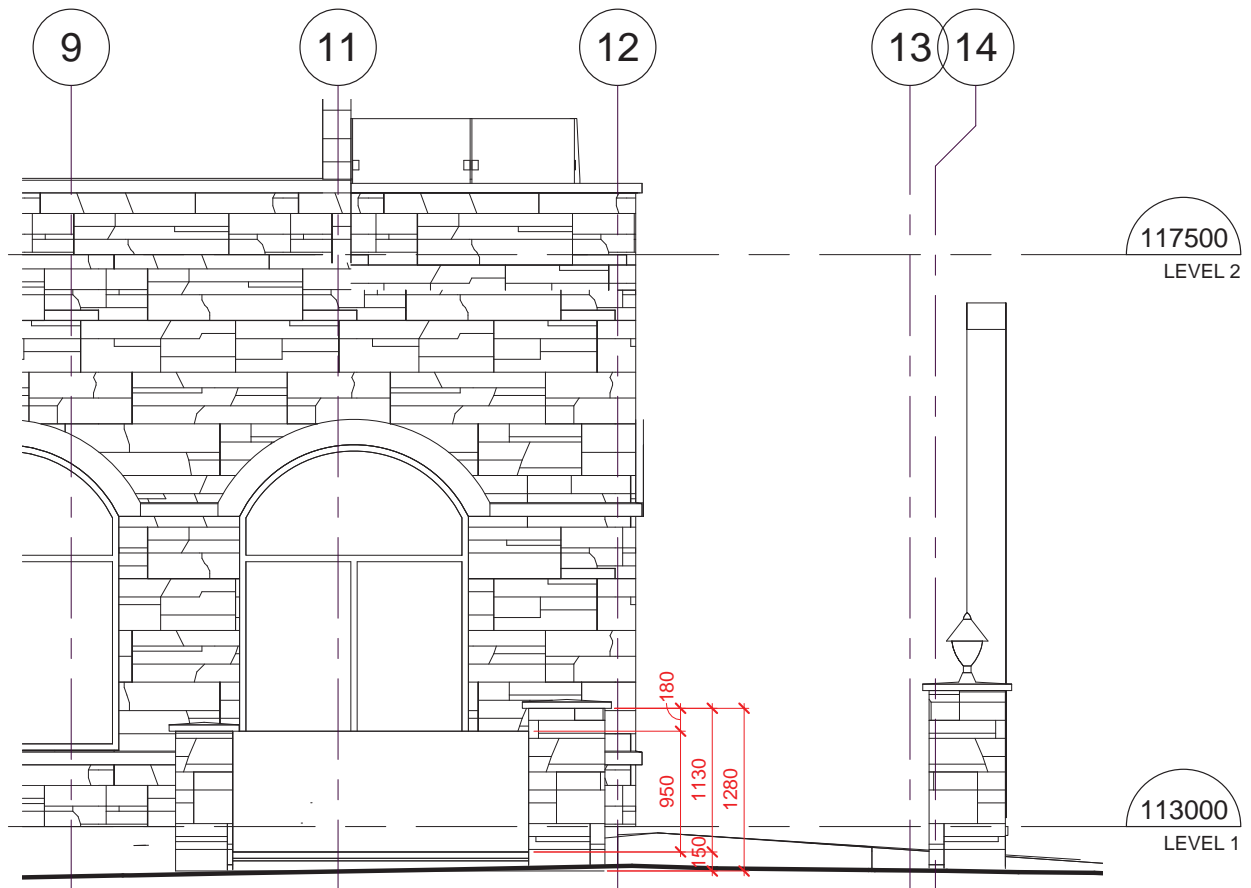
North Pylon Sign

North Monument Sign

7917-0303-00(3)

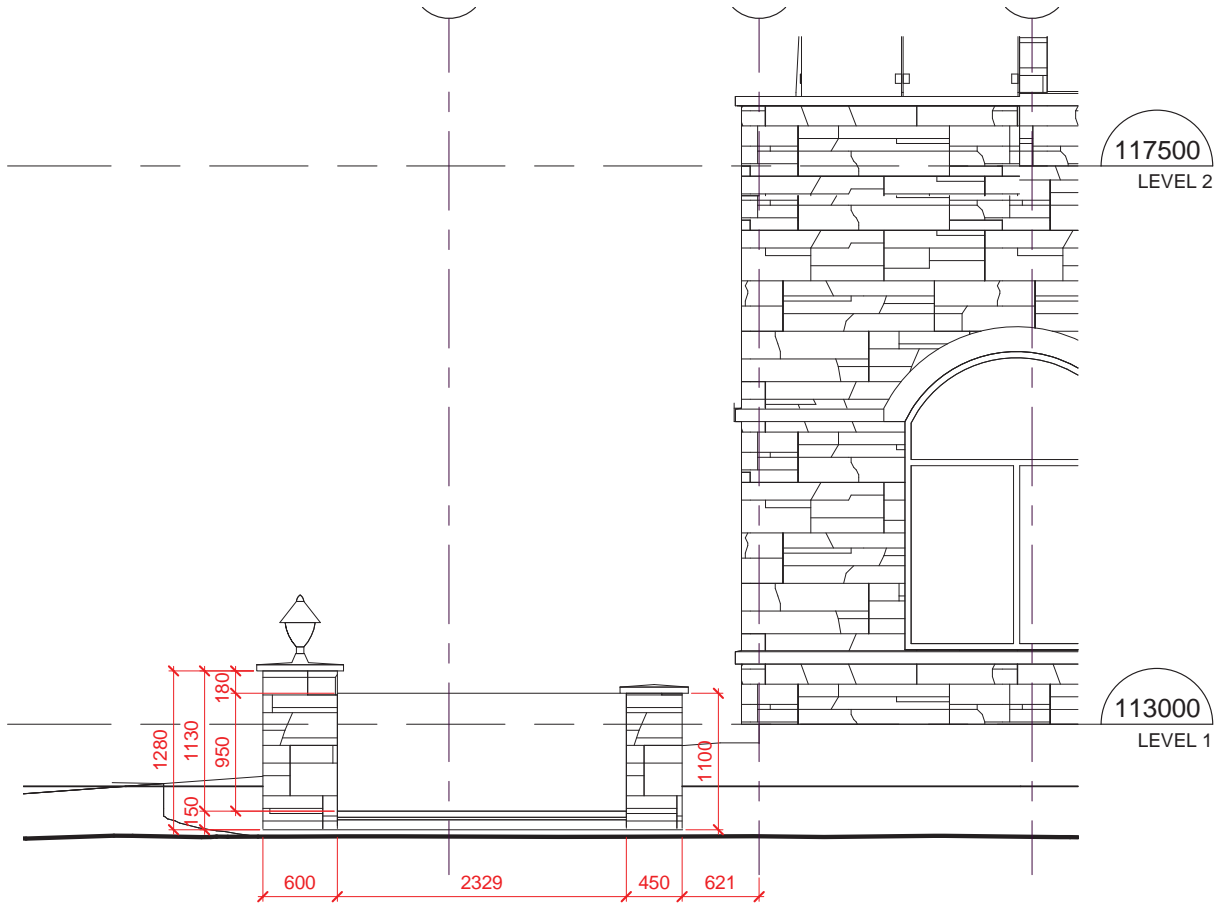


2 SOUTH PYLON SIGN
1:50

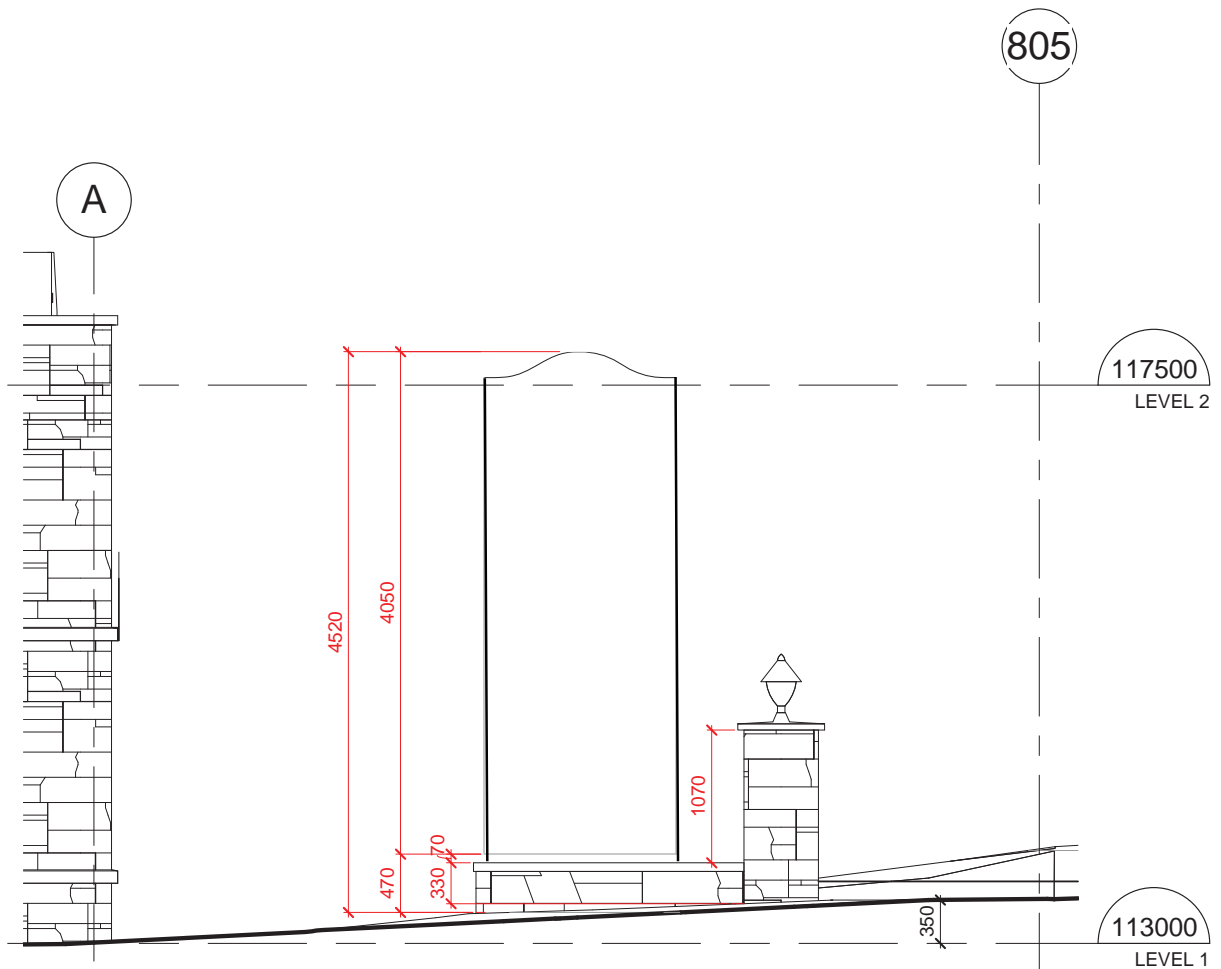


3 SOUTH-WEST MONUMENT SIGN
1:50

7917-0303-00(4)

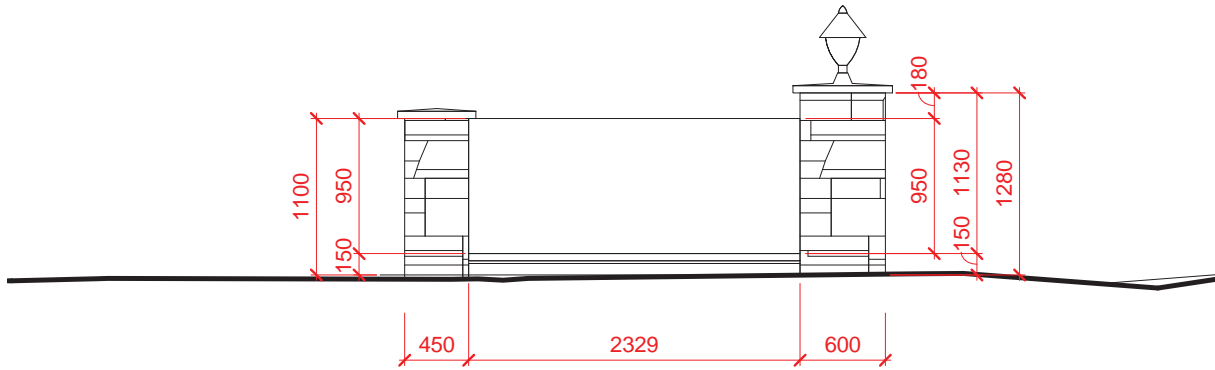


4 SOUTH-EAST MONUMENT SIGN
1:50



5 NORTH PYLON SIGN
1:50

7917-0303-00(5)



6 NORTH MONUMENT SIGN
1 : 50

SPECIFICATIONS

Sign Type Description

Specifications
 4' 11 1/16" X 13'-9 5/8" Double face units for decorative bases
Cabinet
 Fabricated aluminum Shaped cabinet. **Painted Blue**

Top section

EX7 retainer. Face over frame
 10ga. aluminum face with routed out graphics and text
 Backed with 3/16" white Lexan
 Signs illuminated with T12 lamps

Bottom section

EX5-F-Bar retainer -for change out of tenants **Painted Taupe**
 EX11 H-bars (1- 5/8") **Painted Taupe**
 Backed with 3/16" white Lexan
 Vinyl applied for tenants panels **grey**

4" X 4" X 1/4" Steel tubing. Centre mount
 12" x 12" x 3/4" base plate
 3/4" anchor bolts

Supply template as soon as possible.

Font needs to be supplied by customer use for tenants

NOTES

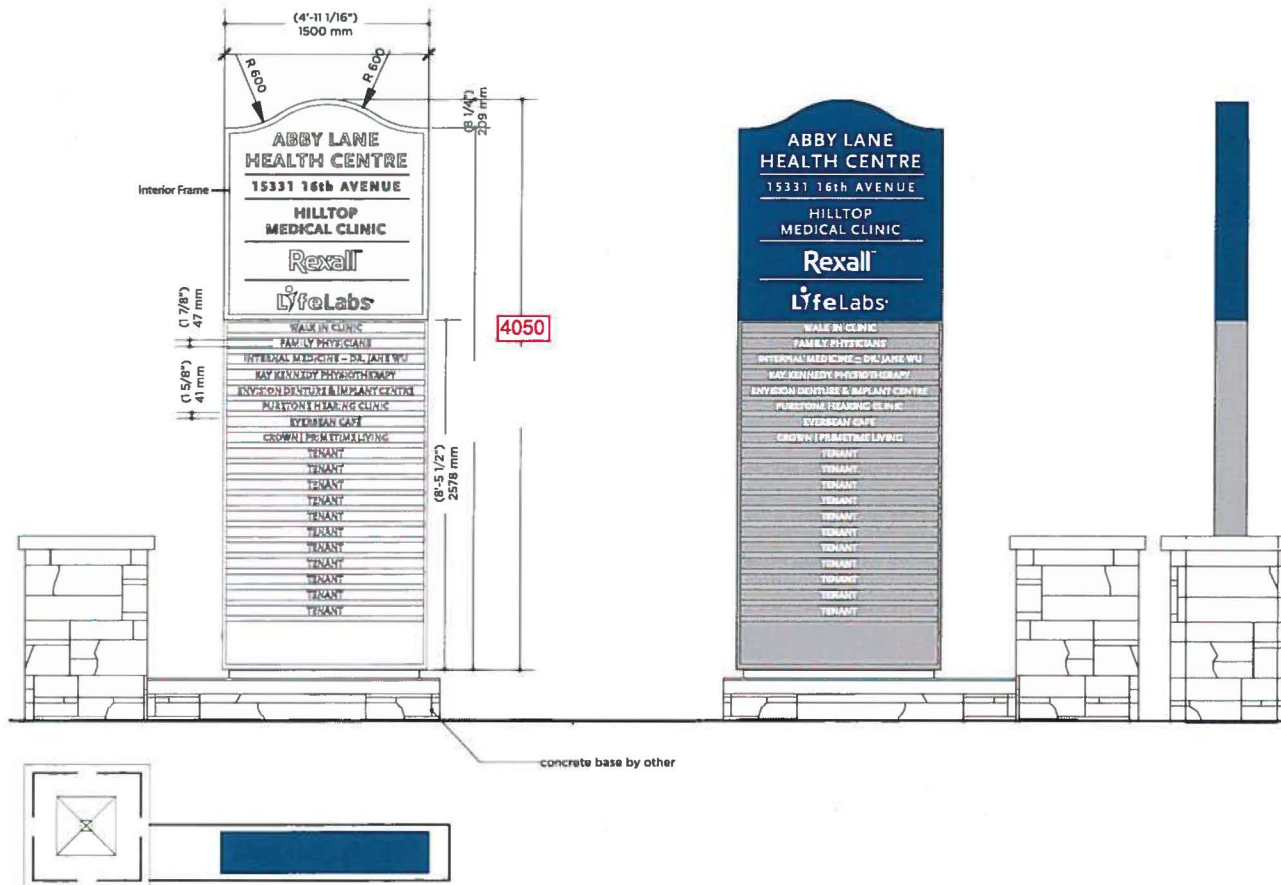
- Survey All Site Dimensions / A.F.F
- Survey Power / Mounting Details

COLOURS & FINISHES

| | |
|---|---|
| Colour Blue PMS 654C | Colour Gray |
| Paint Value MIL 00967 (Matto Finish) | Paint Value MP 2066 (Matto Finish) |
| | Vinyl Value 3M Mod gray 1725.31 D |

CHANGE SCHEDULE

Feb. 15 / 17 correct measurements



Client
 Artcraft Display Graphics Inc.

Project
 Abby Lane Health Centre

Address
 15331 16 Ave.
 Surrey

Project Manager

Account Manager
 Dale Wlasiuchuk

Quote Number
 10732-02-17-ABBDG-RT

Date
 Feb. 3, 2017

Scale
 1:35

Revision
 Rev 1, Feb 5, 2017

This Original Drawing is Property of Artcraft Display Graphics Inc. and is not to be retransmitted or used for any other project without the prior written consent of Artcraft Display Graphics Inc. Copyright © 2016

Company: Artcraft Display Graphics Inc.
 15331 16 Ave. Surrey, BC V4A 1G7
 Tel: (604) 850-3511
 www.artcraft.ca

Client's Approval

X
 Customer Responsible for Power to Sign

7917-0303-00(7)



Artcraft Display Graphics- Abby Lane Health Surrey

**SIGN 1
 DOUBLE FACE SIGN FOR DECORATIVE BASE
 ILLUMINATED**

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

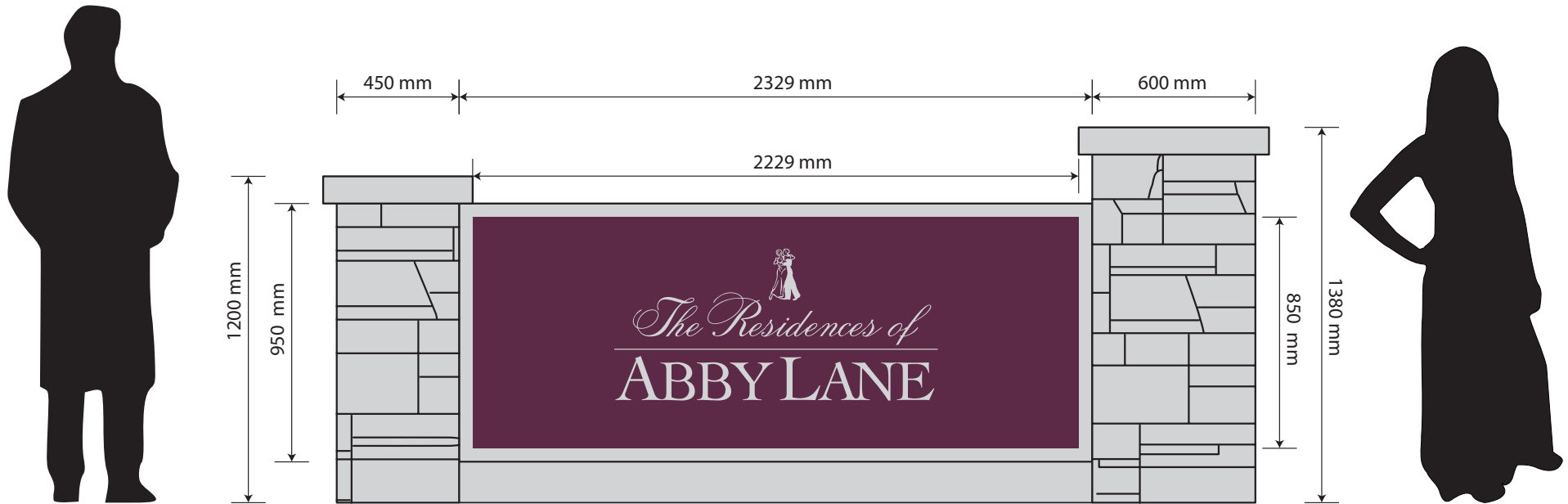
CONCEPT ONLY
 NOT FINALIZED UNIT.
 CONFIRMED BY SURVEY,
 PERMITS & SHOP DRAWINGS
 COLOURS SHOWN ARE FOR
 REFERENCE ONLY

🔍 Zoom in to see the fine details of your beautiful artwork!

⚠️ Don't forget to check for spelling mistakes and other errors!

⚠️ Your order includes a limited number of proofs. Revised proofs for minor changes are typically \$15-25. Over \$25 will be quoted.

Abby Lane monument sign



7917-0303-00(8)

© All designs and layouts are property of North Shore Signarama

Disclaimer: Once approved, your sign will be produced as shown above. All the colours you see are approximated and will not be identical to what you see on your screen. For more information on colour matching, please contact us. If you would like to see a printed proof of your sign in person, please let us know (charges will apply).

🔍 Zoom in to see the fine details of your beautiful artwork!

⚠️ Don't forget to check for spelling mistakes and other errors!

⚠️ Your order includes a limited number of proofs. Revised proofs for minor changes are typically \$15-25. Over \$25 will be quoted.

Amica White Rock monument sign



7917-0303-00(9)

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Disclaimer: Once approved, your sign will be produced as shown above. All the colours you see are approximated and will not be identical to what you see on your screen. For more information on colour matching, please contact us. If you would like to see a printed proof of your sign in person, please let us know (charges will apply).