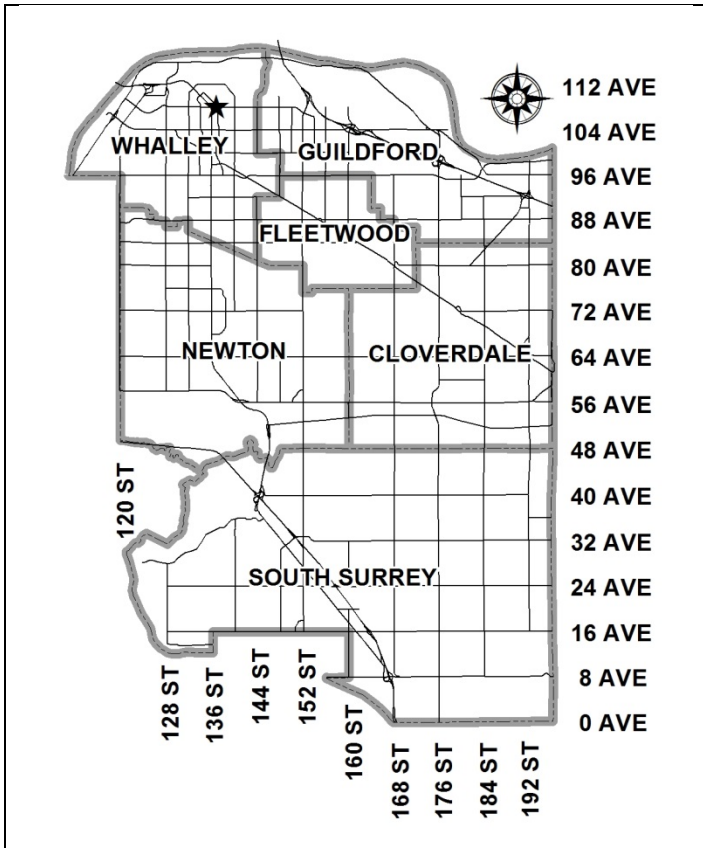


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0027-00

Planning Report Date: February 19, 2018



PROPOSAL:

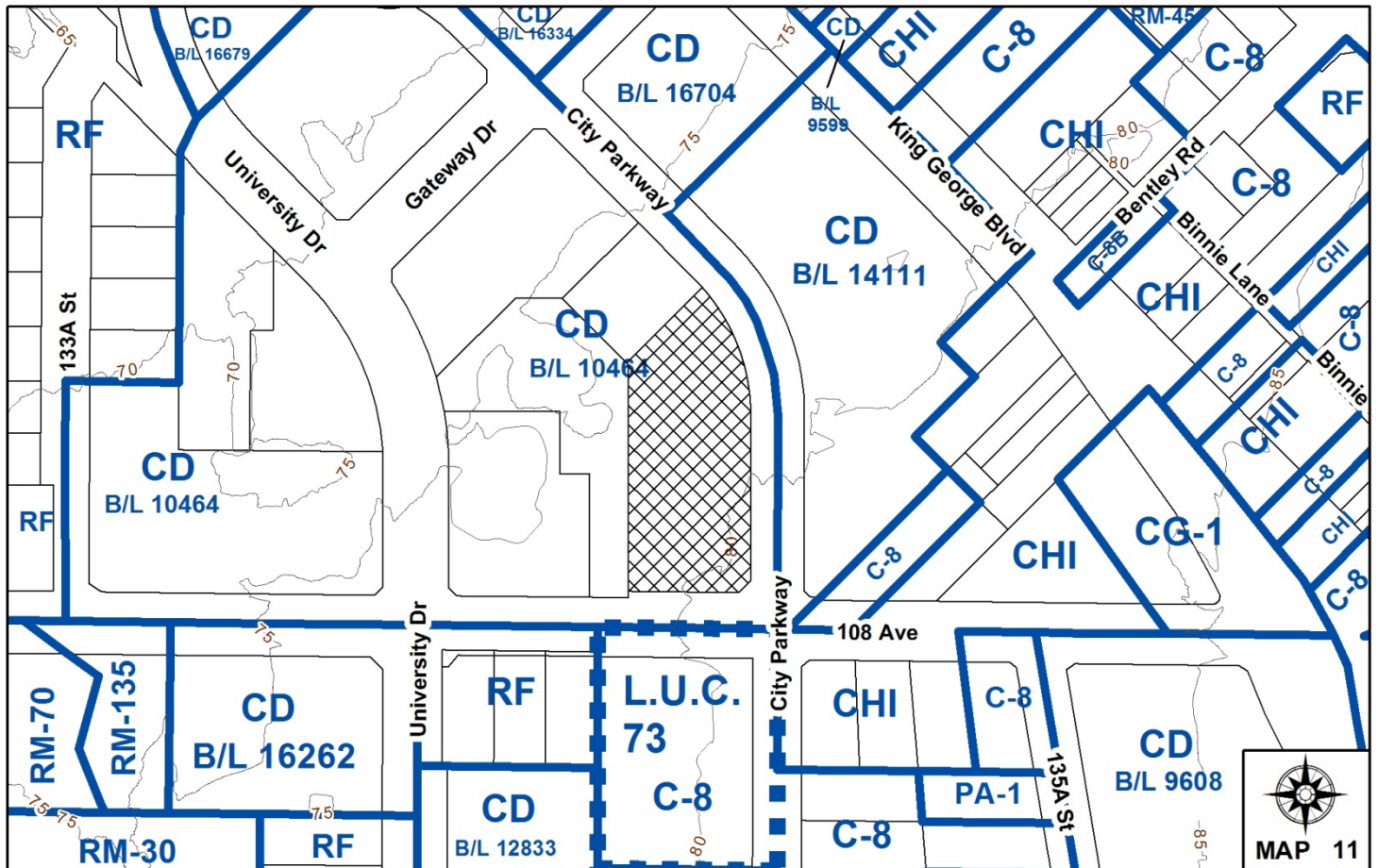
- **Development Permit**

to permit fascia and projecting signage for a financial institution within a commercial building in the City Centre, as part of a comprehensive sign design package.

LOCATION: 10835 – City Parkway

ZONING: CD By-law No. 10464 amended by By-law No. 12660

OCP DESIGNATION: City Centre



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

- The applicant is seeking to vary the Sign By-law through a comprehensive sign design package to:
 - increase the maximum number of fascia signs per premises from two (2) to three (3);
 - allow two (2) fascia signs to be located on the same premises frontage;
 - increase the maximum sign area of a projecting sign from 3 square metres (32 sq. ft.) to 5.2 square metres (56 sq. ft.);
 - allow two (2) projecting signs per premises; and
 - reduce the minimum allowable clearance for a projecting sign from 2.4 metres (8 ft.) down to 2.3 metres (7 ft. 8 in).

RATIONALE OF RECOMMENDATION

- The signage has been comprehensively designed to be integrated with the design of the building.
- The proposed signage is high quality and is of appropriate scale for the development.
- The signage is important for branding purposes and is consistent with other TD Bank locations in the City of Surrey.
- Staff support the requested variances as part of a comprehensive sign design package.

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. 7918-0027-00 including 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 project.

SITE CHARACTERISTICS

Existing Land Use:

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across City Parkway):	Existing 4-storey apartment buildings.	City Centre	CD By-law No. 16704 and CD By-law No. 14111
Northwest:	Vacant land.	City Centre	CD By-law No. 10464 as amended by By-law No. 12660
East (Across City Parkway):	Existing 4-storey apartment buildings.	City Centre	CD By-law No. 14111
South (Across 108 Avenue):	Existing single storey multi-tenant commercial building.	City Centre	LUC No. 73 (C-8 underlying)
West:	Publically accessible privately-owned open space area, existing 19-storey office tower (Station Tower) and Gateway SkyTrain Station.	City Centre	CD By-law No. 10464 as amended by By-law No. 12660

DEVELOPMENT CONSIDERATIONS

Background

- The 5,520 square metre (1.36 acre) subject site is located at 10835 - City Parkway, in the City Centre area, to the immediate east of the Gateway SkyTrain Station.
- The site is zoned "Comprehensive Development Zone (CD)" (By-law No. 10464, as amended by By-law No. 12660). The site is designated "Mixed-Use 5.5 FAR" in the City Centre Plan and is designated "City Centre" in the Official Community Plan (OCP).
- The subject site is the location of a 5-storey office/retail development, which was approved by Council on July 18, 2014. The development consists of an urban format supermarket comprising approximately 1,924 square metres (20,708 sq. ft.), a drug store comprising approximately 933 square metres (10,047 sq. ft.), a bank comprising 328 square metres (3,529 sq. ft.), as well as two individual commercial retail units (CRUs) ranging from 157 square metres (1,689 sq. ft.) to 164 square metres (1,763 sq. ft.). Four floors of office space are situated above the retail.

Current Proposal

- In order to accommodate the requested signage for TD Bank, the applicant has submitted the subject Development Permit (DP) application for a comprehensive sign design package. The package includes a total of five (5) signs; three (3) fascia signs and two (2) projecting blade signs.
- 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 the Sign By-law provisions.
- The applicant is seeking several variances to the Sign By-law as part of the proposed comprehensive sign design package for TD Bank (see Appendix II).

DESIGN PROPOSAL AND REVIEW

Proposed Comprehensive Sign Design Package

- The signs that form part of the proposed comprehensive sign design package are described below.

Fascia Signage

Sign # 2 & 3 – Sign Bands East Elevation

- Sign # 2 & 3 will feature the white TD shield logo mounted over a light green sign band. The TD logo itself will be approximately 0.9 metres (3 ft.) tall by 1 metre (3 ft. 4 in.) wide for a total sign area of 0.9 square metres (9.7 sq. ft.). The sign band will be approximately 0.6 metres (2 ft.) tall by 7.6 metres (24 ft. 11 in.) wide for a total sign area of 4.6 square metres (50 sq. ft.). The combined sign area for both the TD shield logo and sign band will be approximately 6 square metres (65 sq. ft.).

Sign # 4 – Sign Band North Elevation

- Sign # 4 will feature the white TD shield logo mounted over a light green sign band. The TD logo itself will be approximately 0.9 metres (3 ft.) tall by 1 metre (3 ft. 4 in.) wide for a total sign area of 0.9 square metres (9.7 sq. ft.). The sign band will be approximately 0.6 metres (2 ft.) tall by 6.2 metres (20 ft. 4 in.) wide for a total sign area of 3.8 square metres (40 sq. ft.). The combined sign area for both the TD shield logo and sign band will be approximately 5.2 square metres (56 sq. ft.).
- The combined sign area for all three (3) fascia signs proposed is approximately 13 square metres (140 sq. ft.).

Projecting Signs (Blade Signs)

Sign # 1 – East Elevation Street Level

- The smaller blade sign will be mounted on the east elevation of the building along City Parkway at street level. Sign # 1 will be mounted at a height of approximately 2 metres (6 ft. 6 in.) from finished grade. The double sided sign will be approximately 0.9 metres (3 ft.) tall by 1 metre (3 ft. 4 in.) wide for a total sign area of approximately 2 square metres (21.5 sq. ft.). Sign # 1 will feature the white TD logo with light green background and will be constructed of aluminum featuring internal LED illumination.

Sign # 5 – Top of East Elevation

- The larger blade sign will be mounted on the east elevation along City Parkway at the top of the building midway between both sign bands at a height of 6.3 metres (20 ft. 8 in.) from finished grade. The double sided sign will be approximately 1.5 metres tall (4 ft. 11 in.) by 1.7 metres (5 ft. 7 in.) wide for a total sign area of approximately 5.2 square metres (56 sq. ft.). Sign # 5 will feature the white TD logo with light green background and will be constructed of aluminum featuring internal LED illumination.
- The combined sign area for both projecting signs will be approximately 7.2 square metres (77.5 sq. ft.), while the combined sign area for all five (5) proposed signs will be approximately 20.2 square metres (217 sq. ft.).

RATIONALE

- The proposed fascia signs are comprehensively designed for the tenant space, and are high quality signs that are of an appropriate size and scale in relation to the building.
- The fascia signs bands and projecting signs are important for branding and the additional signage will provide appropriate identification for the business.
- The signage is consistent with other financial institutions in the City and the maximum allowable combined sign area under the Sign By-law has not been exceeded.
- Staff support the proposed variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential)
Appendix II.	Proposed Sign By-law Variances Tables
Appendix III.	Development Permit No. 7918-0027-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

RT/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	<p><u>Fascia signs:</u> To increase the maximum number of allowable fascia signs for the subject tenant space (TD Bank) from two (2) to three (3).</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 comprehensively designed for the tenant space, and are high quality signs that are of an appropriate size and scale in relation to the building.</p>
2	<p><u>Fascia signs:</u> To allow two (2) fascia signs to be located on the same (east) façade of the premises.</p>	<p>A maximum of two (2) fascia signs are permitted, provided that both of the fascia signs are not located on the same façade of the premises (Part 5, Section 27(2)(a)).</p>	<p>The fascia sign bands and projecting signs are important for branding and the additional signage will provide appropriate identification for the business.</p>
3	<p><u>Projecting signs:</u> To increase the maximum sign area of a projecting sign from 3 square metres (32 sq. ft.) to 5.2 square metres (56 sq. ft.).</p>	<p>The sign area shall not exceed 3 sq. m [32 sq. ft.], provided that the combined sign area of all signs on a lot, excluding free-standing signs, shall not exceed 1 sq. m. per linear metre [3 sq. ft. per linear foot] of premises frontage (Part 5, Section 27(4)(a)(ii)(b)).</p>	
4	<p><u>Projecting signs:</u> To allow two (2) projecting signs per premises</p>	<p>Only one under-awning/canopy sign or projecting sign per lot for each lot line adjacent to a highway, except a lane or, in the case of multi-tenant buildings, one under-awning/canopy sign or projecting sign per premises (Part 5, Section 27(4)(a)).</p>	

5	<u>Projecting signs:</u> To allow a projecting signs (blade sign) to have a clearance of 2.3 metres (7 ft. 8 in.) from the underside of the projection to the finished grade.	The clearance of the sign shall not be less than 2.4 m [8.0 ft.] (Part 5, Section 27(4)(a)(ii)(c)).	The sign is of sufficient clearance and located such as to not impact the pedestrian realm.
---	--	---	---

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7918-0027-00

Issued To:

(the "Owner")

Address of Owner:

A. General Provisions

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

Parcel Identifier: 029-409-748

Lot A Section 15 Block 5 North Range 2 West New Westminster District Plan EPP40723

10835 – City Parkway

(the "Land")

3. This development permit applies to only [that portion of the buildings 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. The character of the development including comprehensive sign design packages (fascia signs and free standing signs) on the Land shall be in accordance with the drawings numbered DP #7918-0027-00(1) through to and including DP #7918-0027-00(8) (the "Drawings").

2. Minor changes to the Drawings that do not affect the general form and character of the landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and 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 Drawings numbered 7918-0027-00(1) through to and including 7918-0027-00(8).

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)

OR

Owner: (Signature)

Name: (Please Print)

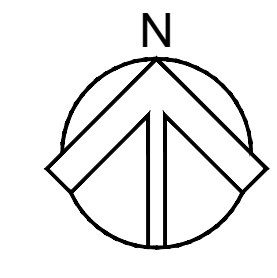
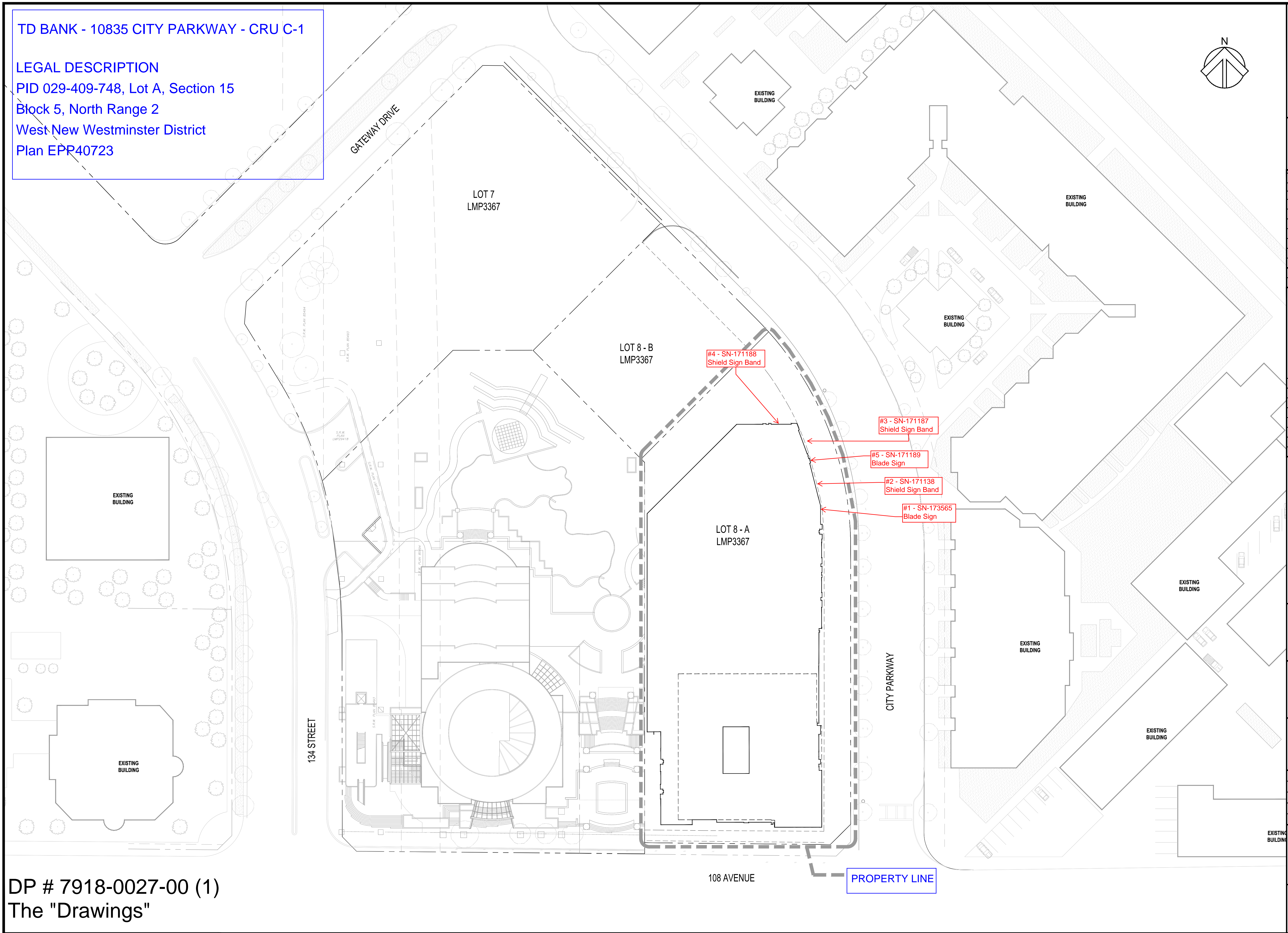
Sign By-law Variances

#	Variance	Sign By-law Requirement
1	To increase the maximum number of allowable fascia signs for the subject tenant space (TD Bank) from two (2) to three (3).	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)).
2	To allow two (2) fascia signs to be located on the same (east) façade of the premises.	A maximum of two (2) fascia signs are permitted, provided that both of the fascia signs are not located on the same façade of the premises (Part 5, Section 27(2)(a)).
3	To increase the maximum sign area of a projecting sign from 3 square metres (32 sq. ft.) to 5.2 square metres (56 sq. ft.);	The sign area shall not exceed 3 sq. m [32 sq. ft.], provided that the combined sign area of all signs on a lot, excluding free-standing signs, shall not exceed 1 sq. m. per linear metre [3 sq. ft. per linear foot] of premises frontage (Part 5, Section 27(4)(a)(ii)(b)).
4	To allow two (2) projecting signs per premises	Only one under-awning/canopy sign or projecting sign per lot for each lot line adjacent to a highway, except a lane or, in the case of multi-tenant buildings, one under-awning/canopy sign or projecting sign per premises (Part 5, Section 27(4)(a)).
5	To allow a projecting sign (blade sign) to have a clearance of 2.3 metres (7 ft. 8 in.) from the underside of the projection to the finished grade.	The clearance of the sign shall not be less than 2.4 m [8.0 ft.] (Part 5, Section 27(4)(a)(ii)(c)).

TD BANK - 10835 CITY PARKWAY - CRU C-1

LEGAL DESCRIPTION

PID 029-409-748, Lot A, Section 15
 Block 5, North Range 2
 West New Westminster District
 Plan EPP40723



CLIENT

COPYRIGHT:
 Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for approval before proceeding with fabrication.

COPYRIGHT © 2013 IBI GROUP

NO	DATE	DESCRIPTION
10	JAN 28, 2016	REISSUED FOR CONSTRUCTION
9	OCT 09, 2015	ISSUED FOR AMENDMENT TO BP
8	JUN 23, 2015	ISSUED FOR CONSTRUCTION
7	AUG 15, 2014	ISSUED FOR TENDER
6	JUL 25, 2014	ISSUED FOR BP
5	JUN 25, 2014	RE-ISSUED FOR DP
4	APR 16, 2014	RE-ISSUED FOR DP
3	APR 3, 2014	RE-ISSUED FOR ADP
2	MAR 6, 2014	ISSUED FOR ADP
1	JAN 15, 2014	ISSUED FOR DP

NO	DATE	APPR	DESCRIPTION
v7	APR 15, 2015		IFC CHECK SET
v6	OCT 10, 2014		IFC CHECK SET
v5	AUG 11, 2014		FOR TENDER CHECK SET
v4	JUNE 27, 2014		FOR COORDINATION
v3	JUNE 6, 2014		FOR COORDINATION
v2	MAY 9, 2014		FOR COORDINATION

NO.	DATE	APPR	DESCRIPTION
ISSUES			
SEAL			
SUB-CONSULTANT			
PRIME CONSULTANT			

PRIME CONSULTANT

IBI GROUP ARCHITECTS
 (Formerly IBIHB ARCHITECTS)
 700 - 1285 West Pender Street
 Vancouver BC V6E 4B1 Canada
 tel 604 683 8797 fax 604 683 0492
 ibigroup.com

PROJECT TITLE
SURREY GATEWAY
 13479 108 Ave and 10835 City Parkway, Surrey BC

PROJECT NO: 32004
 DRAWN BY: PFC/ SM/ NZ
 CHK'D BY: MB
 SCALE: 1:400
 DATE: JUNE 23RD, 2015

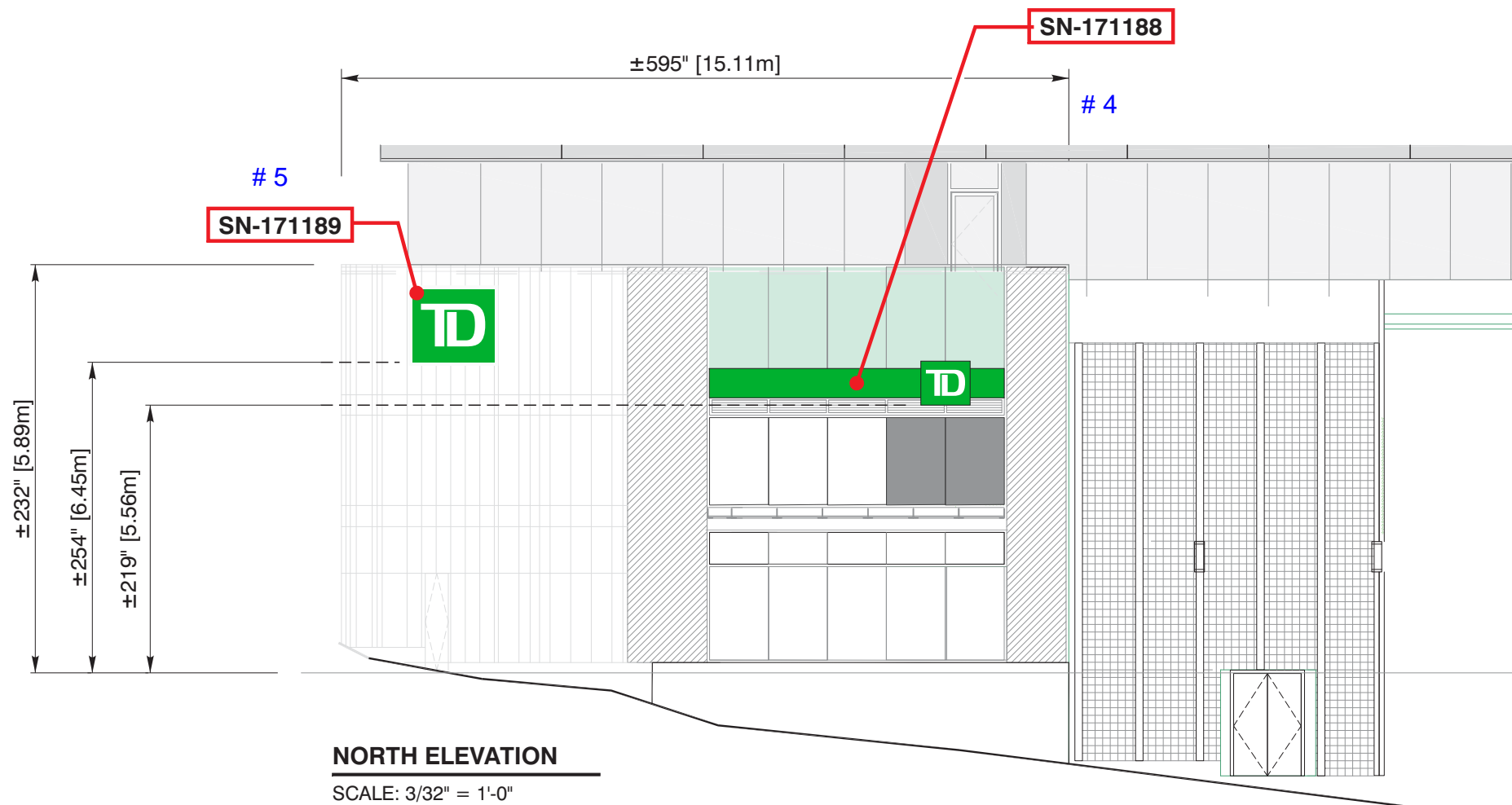
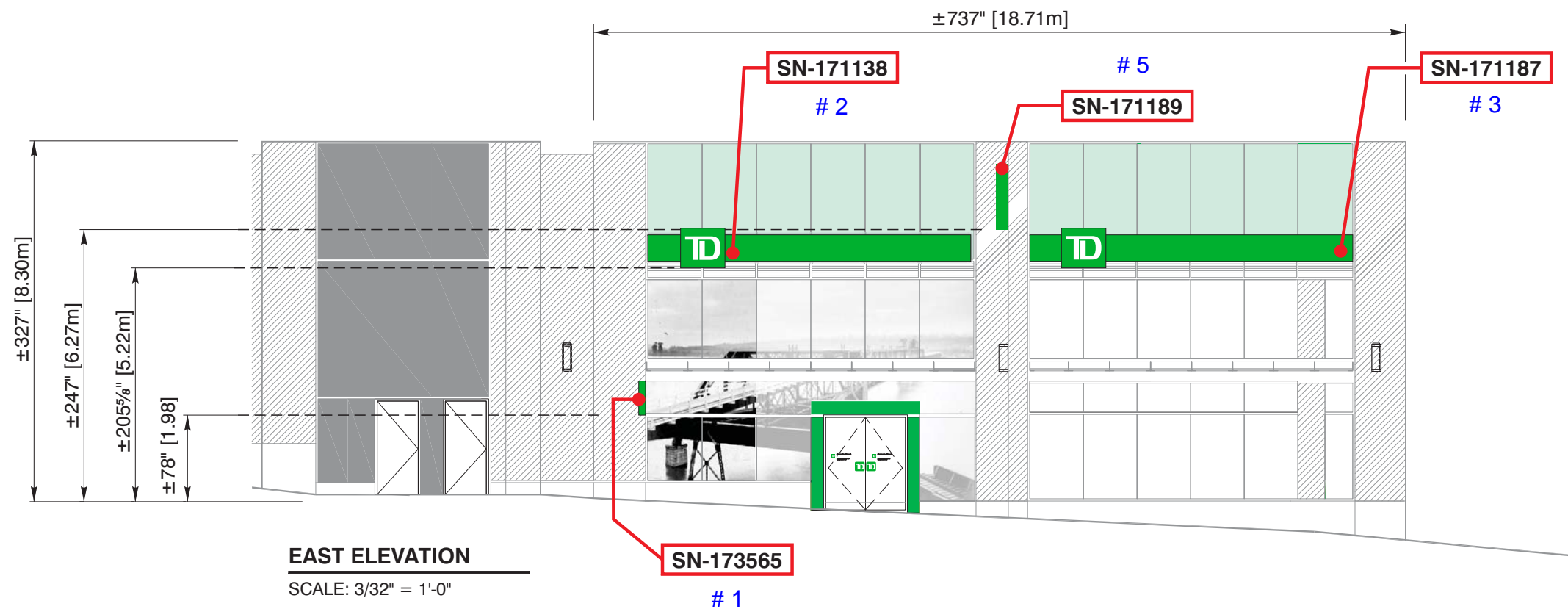
SHEET TITLE
CONTEXT PLAN

SHEET NUMBER
A0.060

REV:
V7

DP # 7918-0027-00 (1)
 The "Drawings"

File Location: j:\32004_surgate-bosa\5.9 drawings\Arch\urament\ACA\building\permit\Sheets\00-General\ATW-32004-CONTEXT PLAN.dwg Last Saved: January 28, 2016 10:02:43 AM by Jane Ma



REVISIONS				
No.	DESCRIPTION	Init.	Ver.	DATE yy-mm-dd
00	PRESENTATION	LS	CQD	17-03-22
01	PRESENTATION REV. NEW DESIGN AND ADD SIGNS	LS	CQD	17-08-24
02	PRESENTATION REV. NEW DESIGN	LS	CQD	17-08-28
03	PRESENTATION REV. ADD VINYL ON WINDOWS	LS	CQD	17-09-18
04	PRESENTATION REV. ADD BLADE SIGN	LS	CQD	17-10-11
05	PRESENTATION REV. REMOVE SIGN SN-171190	LS	CQD	17-12-21
06	PERMIT REV. ADD LENGHT AND HEIGHT	JN	CQD	18-01-04


 4130, Highway 440 west
 South service road
 Laval (Québec) H7T 0H3
 Phone : 450.668.4888
 Phone : 514.955.3333
 Fax : 450.668.8822

REPRODUCTION, COPYING ARE NOT PERMITTED WITHOUT AUTHORIZATION OF MONTREAL NEON

ACCOUNT EXEC.: DENIS MARTEL

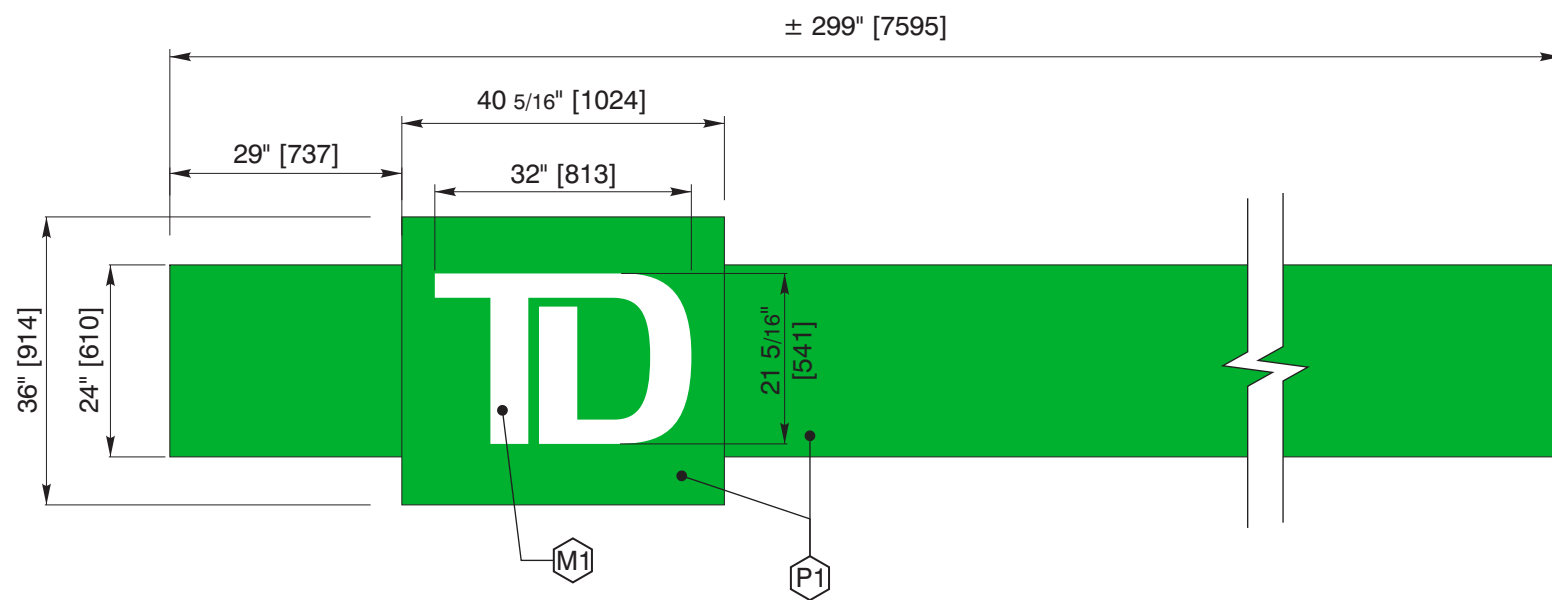
PROJECT MANAGER: CATHERINE QUESNEL-DUPRAS

CLIENT: **BROOKFIELD GLOBAL INTEGRATED SOLUTIONS**
 WEST HASTINGS STREET
 VANCOUVER, BC

SITE/PROJECT: **TD - GATEWAY - BC**
 10835 CITY PARKWAY - CRU C-1
 SURREY, BC

TITLE: GRAPH. ELEVATION

FILE: 11724_LOC_R06 01
 01

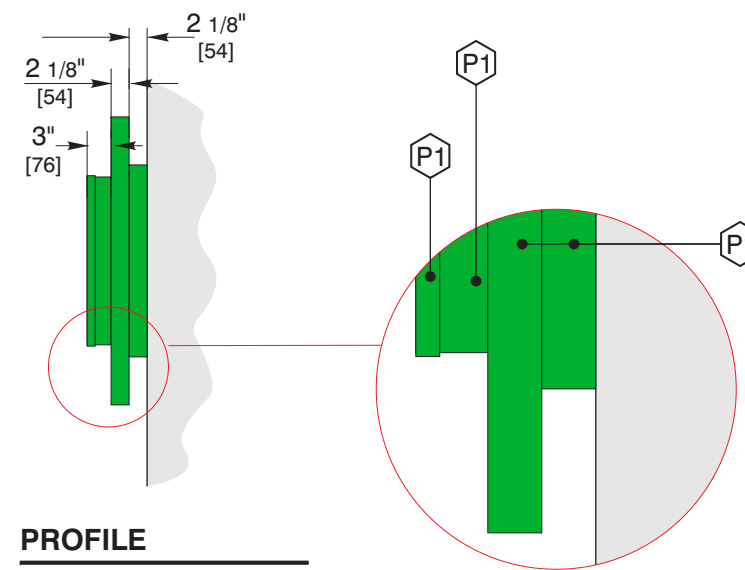
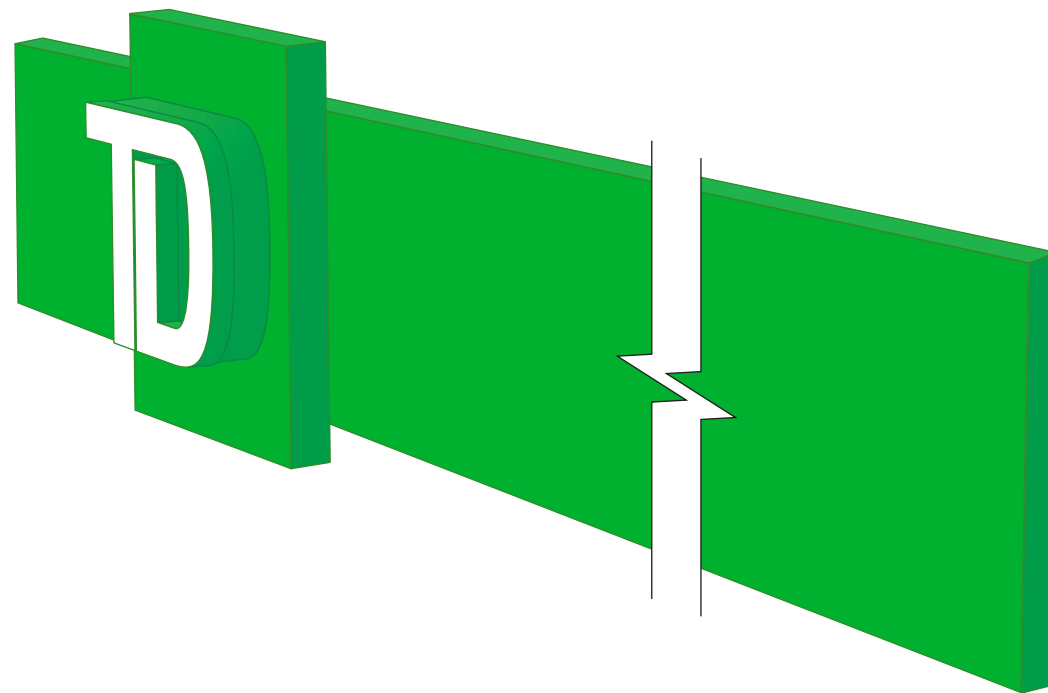


GRAPHIC ELEVATION (EAST)

SCALE: 1/2" = 1'-0"

PROUD SHIELD SIGN BAND

QTY	1	SN-171138
MODEL	TD-PS-CUSTOM	
INSTALLATION	EXTERIOR ILLUMINATED	



PROFILE

SCALE: 1/2" = 1'-0"

REVISIONS

No.	DESCRIPTION	Init.	Ver.	DATE yy-mm-dd
00	PRESENTATION	LS	CQD	17-03-22
01	PRESENTATION	LS	CQD	17-04-07
REV. WEIGHT				
02	PRESENTATION	LS	CQD	17-06-05
REV. ADD SECTION				
03	PRESENTATION	LS	CQD	17-08-24
REV. NEW DESIGN				
04	PRESENTATION	LS	CQD	17-08-28
REV. NEW DESIGN				

m 4130, Highway 440 west
South service road
Laval (Québec) H7T 0H3
montreal neon signs Phone : 450.668.4888
Phone : 514.955.3333
Fax : 450.668.8822

REPRODUCTION, COPYING ARE NOT PERMITTED WITHOUT
AUTHORISATION OF MONTREAL NEON

ACCOUNT EXEC.:
DENIS MARTEL

PROJECT MANAGER:
CATHERINE QUESNEL-DUPRAS

CLIENT:
**BROOKFIELD GLOBAL
INTEGRATED SOLUTIONS**
WEST HASTINGS STREET
VANCOUVER, BC

SITE/PROJECT:
TD - GATEWAY - BC
10835 CITY PARKWAY - CRU C-1
SURREY, BC

TITLE:
GRAPH. ELEVATIONS

FILE:
11724_171138_R04 01
02

POSTING SURFACE		ft ²	m ²	lb	kg
24" x 299"	610mm x 7595mm	49.83	4.63	±195	±88
36" x 40 5/16"	914mm x 1024mm	10.08	.94	±35.28	±16
21 5/16" x 32" TD	541mm x 813mm	4.74	.44	±16.59	±7.56
TOTAL POSTING SURFACE		64.65	6.01	±246.87	±111.56

NOTES

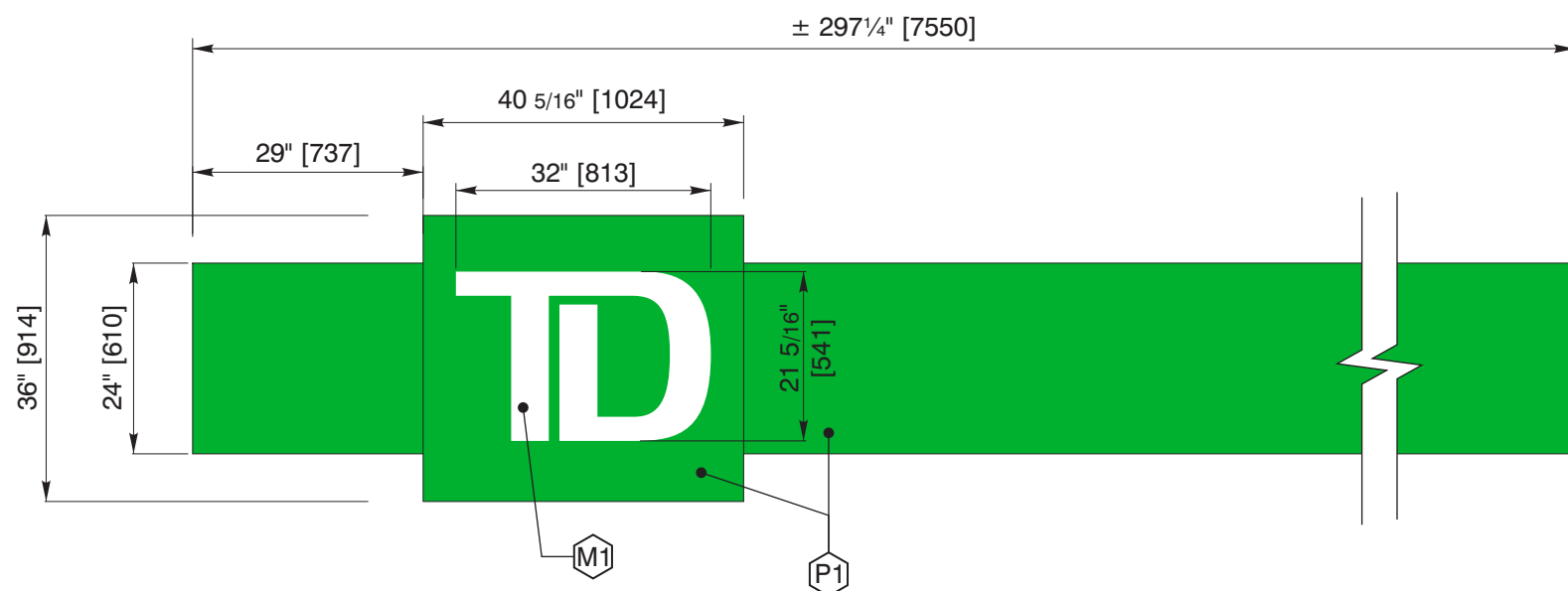
N1 DIMENSIONS TO BE CONFIRMED
SURVEY / EXACT MEASURES TO BE TAKEN

N2 1.2 AMP. TOTAL

#	CLIENT COLOURS	PROGRAM COLOURS	BY	FINISH
M1	WHITE	#7328	CLIENT	TRANS.
P1	PMS: 361 C	AKZOSIGN: #3345	PC/FA	SATIN

COLOURS PRINTED ON THIS DRAWING COULD BE DIFFERENT FROM THE REAL COLOURS

DP # 7918-0027-00 (3)

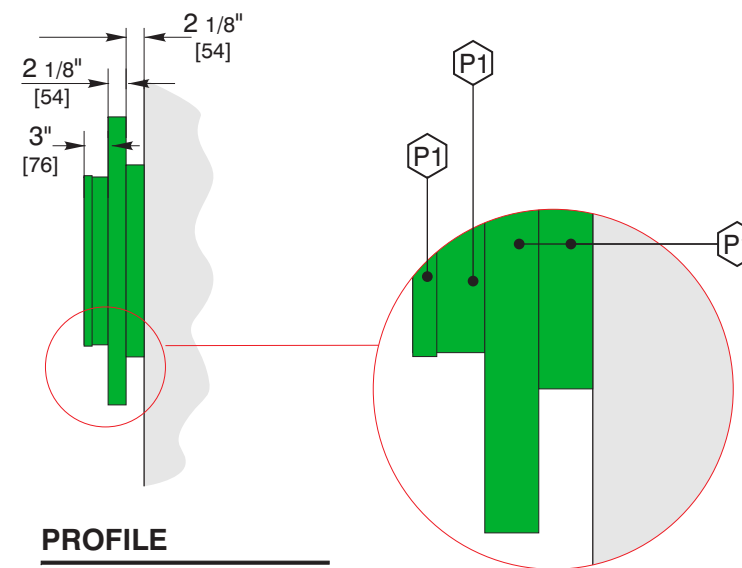
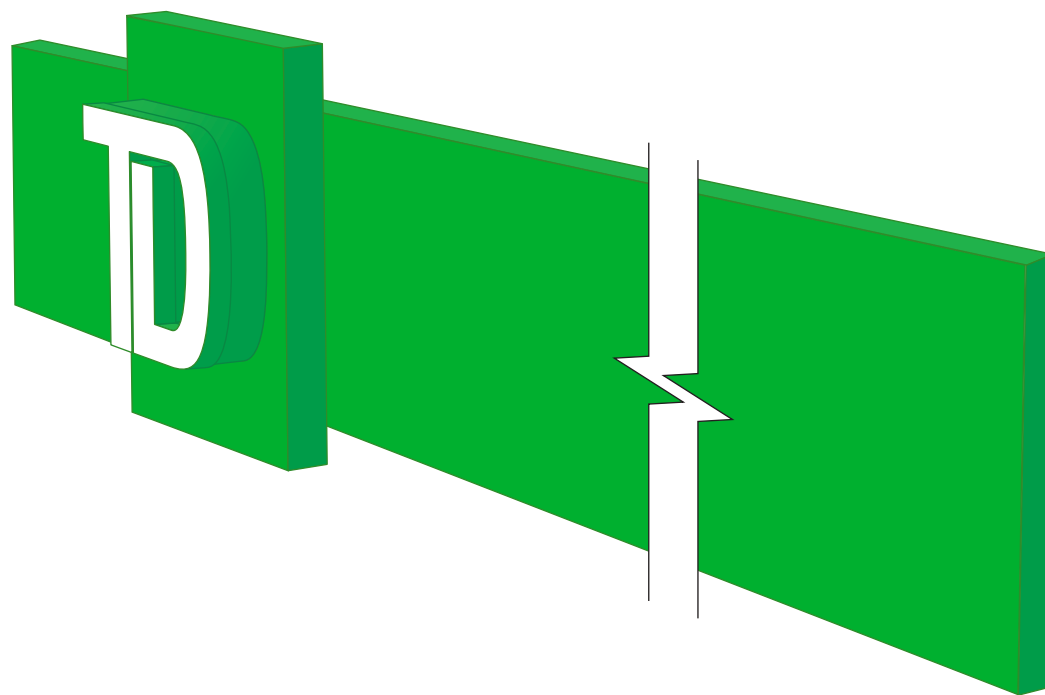


GRAPHIC ELEVATION (EAST)

SCALE: 1/2" = 1'-0"

PROUD SHIELD SIGN BAND

QTY	1	SN-171187
MODEL	TD-PS-CUSTOM	
INSTALLATION	EXTERIOR ILLUMINATED	



PROFILE

SCALE: 1/2" = 1'-0"

REVISIONS				
No.	DESCRIPTION	Init.	Ver.	DATE yy-mm-dd
00	PRESENTATION	LS	CQD	17-03-22
01	PRESENTATION	LS	CQD	17-04-07
REV. WEIGHT				
02	PRESENTATION	LS	CQD	17-06-05
REV. ADD SECTION				
03	PRESENTATION	LS	CQD	17-08-24
REV. NEW DESIGN				
04	PRESENTATION	LS	CQD	17-08-24
REV. NEW DESIGN				

m 4130, Highway 440 west
South service road
Laval (Québec) H7T 0H3
montreal neon signs
Phone : 450.668.4888
Phone : 514.955.3333
Fax : 450.668.8822

REPRODUCTION, COPYING ARE NOT PERMITTED WITHOUT
AUTHORISATION OF MONTREAL NEON

ACCOUNT EXEC.:
DENIS MARTEL

PROJECT MANAGER:
CATHERINE QUESNEL-DUPRAS

CLIENT:
**BROOKFIELD GLOBAL
INTEGRATED SOLUTIONS**
WEST HASTINGS STREET
VANCOUVER, BC

SITE/PROJECT:
TD - GATEWAY - BC
10835 CITY PARKWAY - CRU C-1
SURREY, BC

TITLE:
GRAPH. ELEVATIONS

FILE:
11724_171187_R04 **01**
02

POSTING SURFACE		ft ²	m ²	lb	kg
24" x 297 1/4"	610mm x 7595mm	49.54	4.60	±173.3	±78
36" x 40 5/16"	914mm x 1024mm	10.08	.94	±35.28	±16
21 5/16" x 32" TD	541mm x 813mm	4.74	.44	±16.59	±7.56
TOTAL POSTING SURFACE		64.36	5.98	±225.17	±101.56

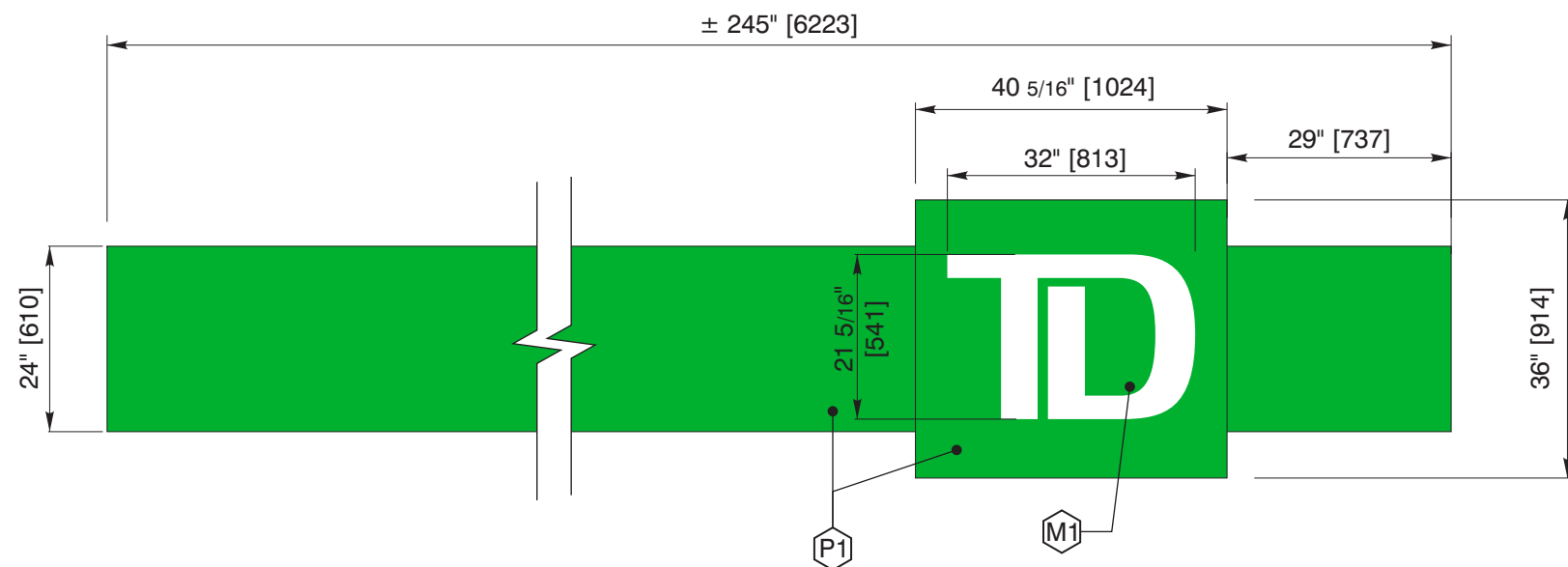
NOTES

- N1** DIMENSIONS TO BE CONFIRMED SURVEY / EXACT MEASURES TO BE TAKEN
- N2** 1.2 AMP. TOTAL

#	CLIENT COLOURS	PROGRAM COLOURS	BY	FINISH
M1	WHITE	#7328	CLIENT	TRANS.
P1	PMS: 361 C	AKZOSIGN: #3345	PC/FA	SATIN

COLOURS PRINTED ON THIS DRAWING COULD BE DIFFERENT FROM THE REAL COLOURS

DP # 7918-0027-00 (4)

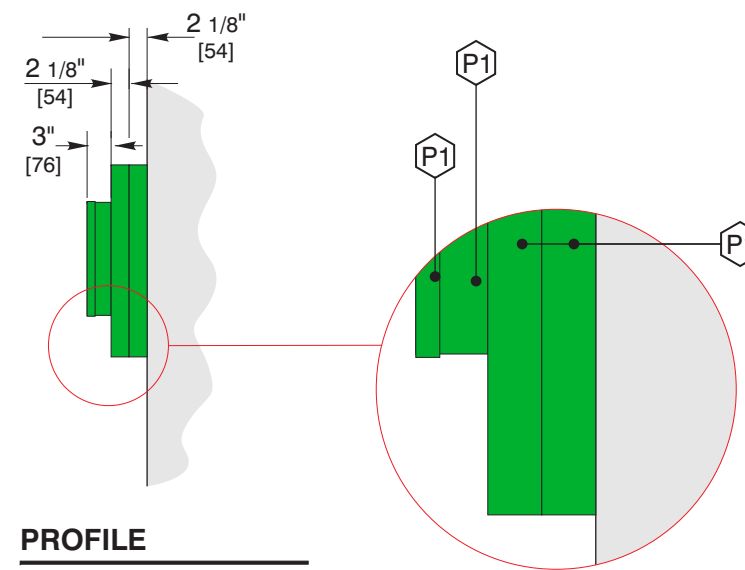


GRAPHIC ELEVATION (NORTH)

SCALE: 1/2" = 1'-0"

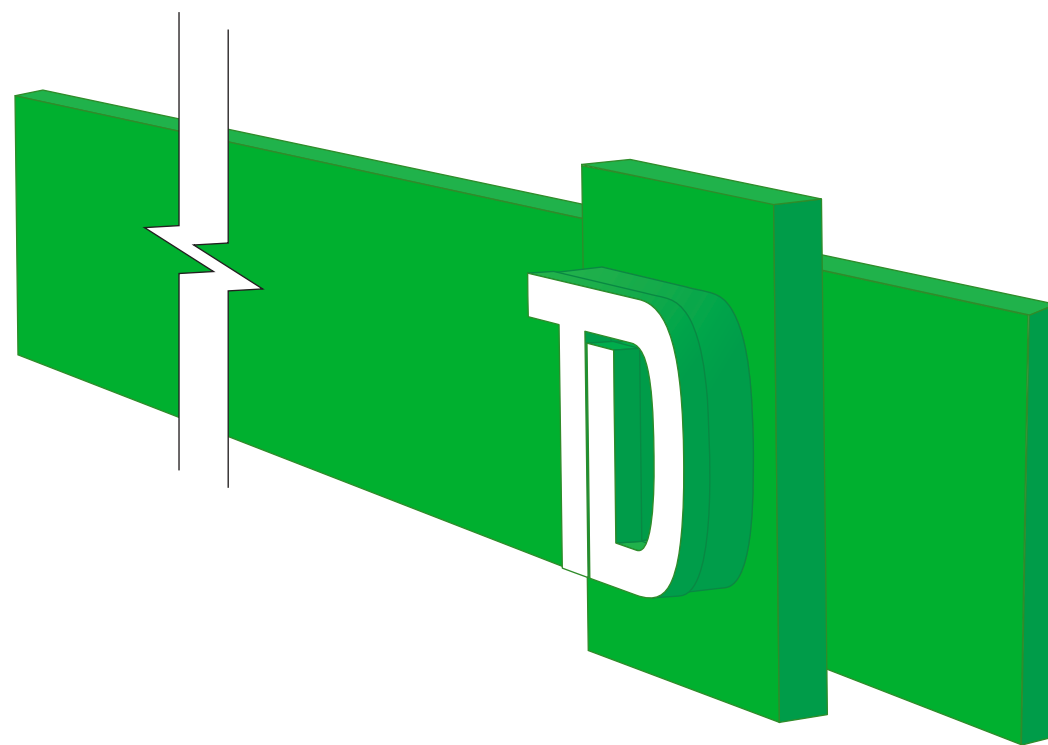
PROUD SHIELD SIGN BAND

QTY	1	SN-171188
MODEL	TD-PS-CUSTOM	
INSTALLATION		
EXTERIOR	ILLUMINATED	



PROFILE

SCALE: 1/2" = 1'-0"



DP # 7918-0027-00 (5)

REVISIONS				
No.	DESCRIPTION	Init.	Ver.	DATE yy-mm-dd
00	PRESENTATION	LS	CQD	17-03-22
01	PRESENTATION	LS	CQD	17-04-07
REV. WEIGHT				
02	PRESENTATION	LS	CQD	17-06-05
REV. ADD SECTION				
03	PRESENTATION	LS	CQD	17-08-28
REV. NEW DESIGN				

m 4130, Highway 440 west
South service road
Laval (Québec) H7T 0H3
montreal neon signs
Phone : 450.668.4888
Phone : 514.955.3333
Fax : 450.668.8822

REPRODUCTION, COPYING ARE NOT PERMITTED WITHOUT
AUTHORISATION OF MONTREAL NEON

ACCOUNT EXEC.:
DENIS MARTEL

PROJECT MANAGER:
CATHERINE QUESNEL-DUPRAS

CLIENT:
**BROOKFIELD GLOBAL
INTEGRATED SOLUTIONS**
WEST HASTINGS STREET
VANCOUVER, BC

SITE/PROJECT:
TD - GATEWAY - BC
10835 CITY PARKWAY - CRU C-1
SURREY, BC

TITLE:
GRAPH. ELEVATIONS

FILE:
11724_171188_R03

01
02

				lb	kg
24" x 245"	610mm x 6223mm	40.83	3.79	±142.9	±64.8
36" x 40 5/16"	914mm x 1024mm	10.08	.94	±35.28	±16
21 5/16" x 32" TD	541mm x 813mm	4.74	.44	±16.59	±7.56
TOTAL POSTING SURFACE		55.65	5.18	±194.77	±88.36

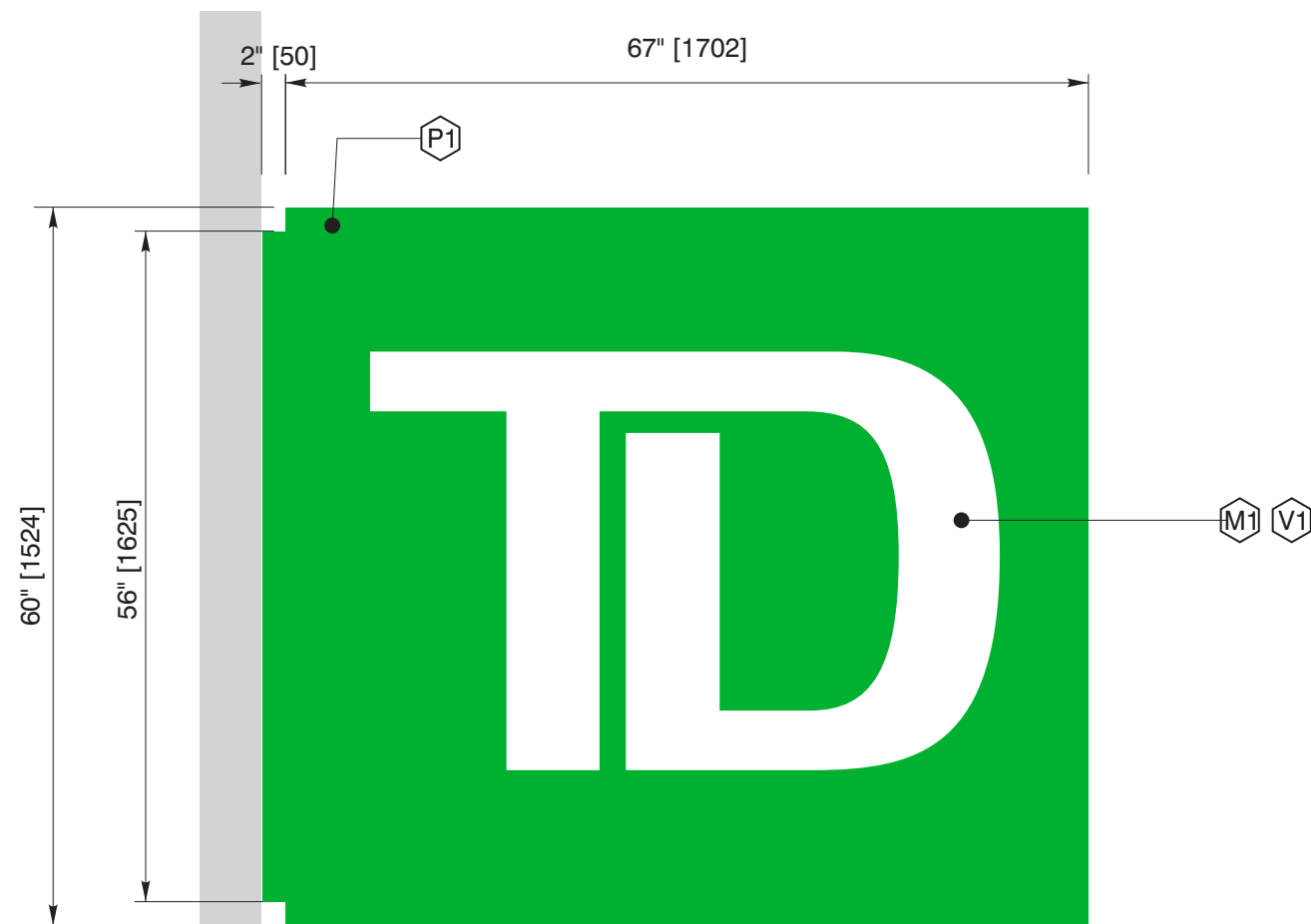
NOTES

N1 DIMENSIONS TO BE CONFIRMED
SURVEY / EXACT MEASURES TO BE TAKEN

N2 1.2 AMP. TOTAL

#	CLIENT COLOURS	PROGRAM COLOURS	BY	FINISH
M1	WHITE	#7328	CLIENT	TRANS.
P1	PMS: 361 C	AKZOSIGN: #3345	PC/FA	SATIN

COLOURS PRINTED ON THIS DRAWING COULD BE DIFFERENT FROM THE REAL COLOURS

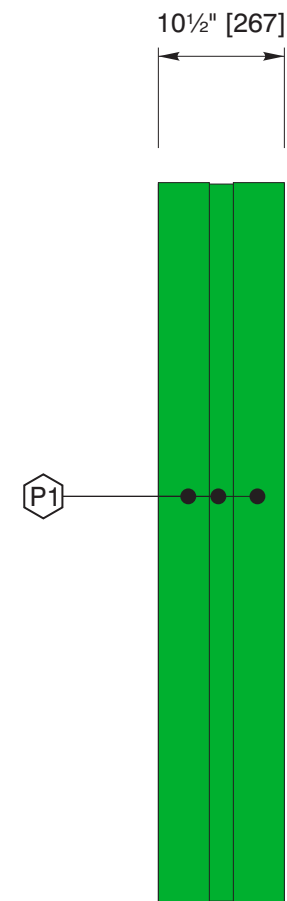


GRAPHIC ELEVATION

SCALE: 3/4" = 1'-0"

D/F BLADE SIGN TYPE SHIELD

QTY	1	SN-171189
MODEL	TD-CUSTOM	
INSTALLATION		
EXTERIOR	ILLUMINATED	



PROFILE

SCALE: 3/4" = 1'-0"

REVISIONS				
No.	DESCRIPTION	Init.	Ver.	DATE yy-mm-dd
00	PRESENTATION	LS MG	CQD	17-03-22
01	PRESENTATION	LS	CQD	17-04-07
REV. WEIGHT				
02	PRESENTATION	LS	CQD	17-06-05
REV. ADD AMP.				
03	PRESENTATION	LS	CQD	17-12-21
REV. NEW DIMENSIONS				

m 4130, Highway 440 west
South service road
Laval (Québec) H7T 0H3
montreal neon signs Phone : 450.668.4888
Phone : 514.955.3333
Fax : 450.668.8822

REPRODUCTION, COPYING ARE NOT PERMITTED WITHOUT
AUTHORISATION OF MONTREAL NEON

ACCOUNT EXEC.:
DENIS MARTEL

PROJECT MANAGER:
CATHERINE QUESNEL-DUPRAS

CLIENT:
**BROOKFIELD GLOBAL
INTEGRATED SOLUTIONS**
WEST HASTINGS STREET
VANCOUVER, BC

SITE/PROJECT:
TD - GATEWAY - BC
10835 CITY PARKWAY - CRU C-1
SURREY, BC

TITLE:
GRAPH. ELEVATIONS

FILE:
11724_171189-90_R03 01
05

POSTING SURFACE		ft ²	m ²	lb	kg
60" x 67"	1524mm x 1702mm	27.92	2.59	97.72	44.33

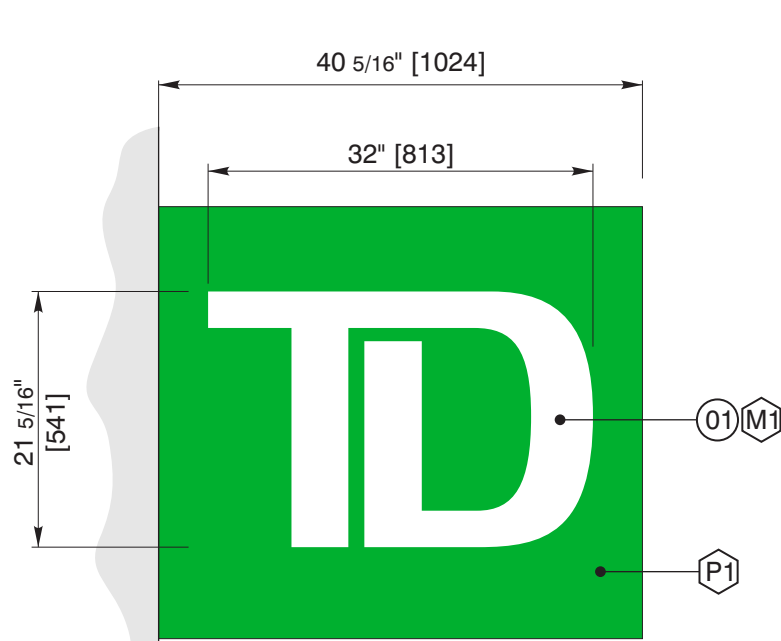
NOTES

(N1) 4.8 AMP. TOTAL

#	CLIENT COLOURS	PROGRAM COLOURS	BY	FINISH
(M1)	WHITE	3M PANAGRAPHS III	LS	TRANS.
(V1)	PMS: 361 C	LIGHT GREEN 3M 3630-5830	CLIENT	TRANS.
(P1)	PMS: 361 C	AKZOSIGN: #3345	PC/FA	SATIN

COLOURS PRINTED ON THIS DRAWING COULD BE DIFFERENT FROM THE REAL COLOURS

DP # 7918-0027-00 (6)

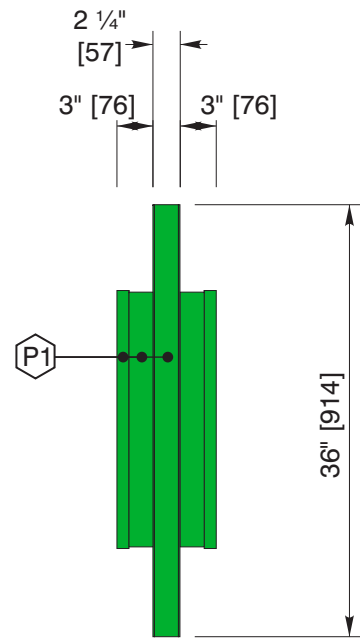


WEST ELEVATION

SCALE: 3/4" = 1'-0"

D/F BLADE SIGN

QTY	1	SN-173565
MODEL	TD-CUSTOM	
INSTALLATION		
EXTERIOR	ILLUMINATED	



PROFILE

SCALE: 3/4" = 1'-0"



PROPOSED

REVISIONS				
No.	DESCRIPTION	Init.	Ver.	DATE yy-mm-dd
00	PRESENTATION	LS	CQD	17-08-24
01	PRESENTATION REV. NEW PROPOSITION	LS	CQD	17-10-11
02	PRESENTATION REV. NEW PROPOSITION	LS	CQD	17-10-11
03	PRESENTATION REV. ANCHORS LOCATION	MG	CQD	18-01-09

m 4130, Highway 440 west
 South service road
 Laval (Québec) H7T 0H3
 Phone : 450.668.4888
 Phone : 514.955.3333
 Fax : 450.668.8822

REPRODUCTION, COPYING ARE NOT PERMITTED WITHOUT
 AUTHORISATION OF MONTREAL NEON

ACCOUNT EXEC.:
DENIS MARTEL

PROJECT MANAGER:
CATHERINE QUESNEL-DUPRAS

CLIENT:
**BROOKFIELD GLOBAL
 INTEGRATED SOLUTIONS**
 WEST HASTINGS STREET
 VANCOUVER, BC

SITE/PROJECT:
TD - GATEWAY - BC
 10835 CITY PARKWAY - CRU C-1
 SURREY, BC

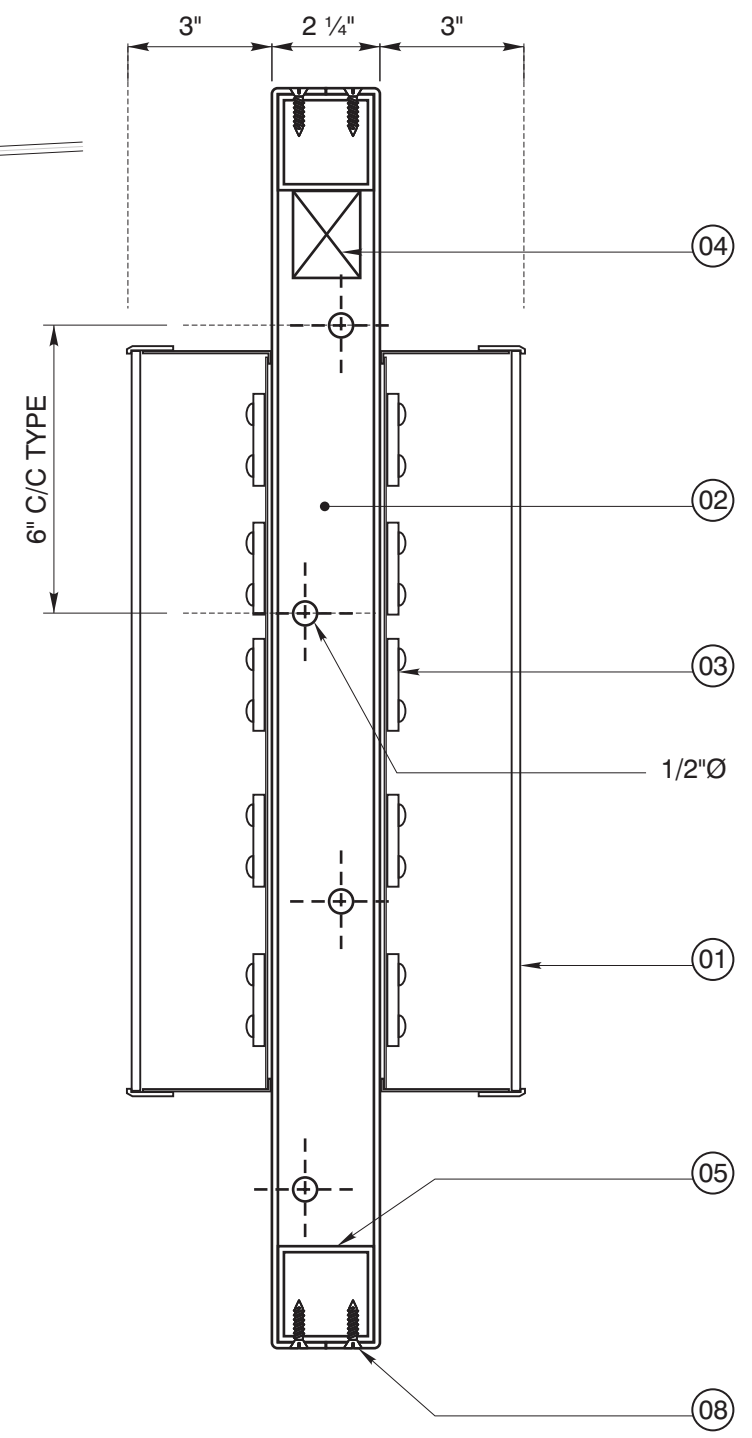
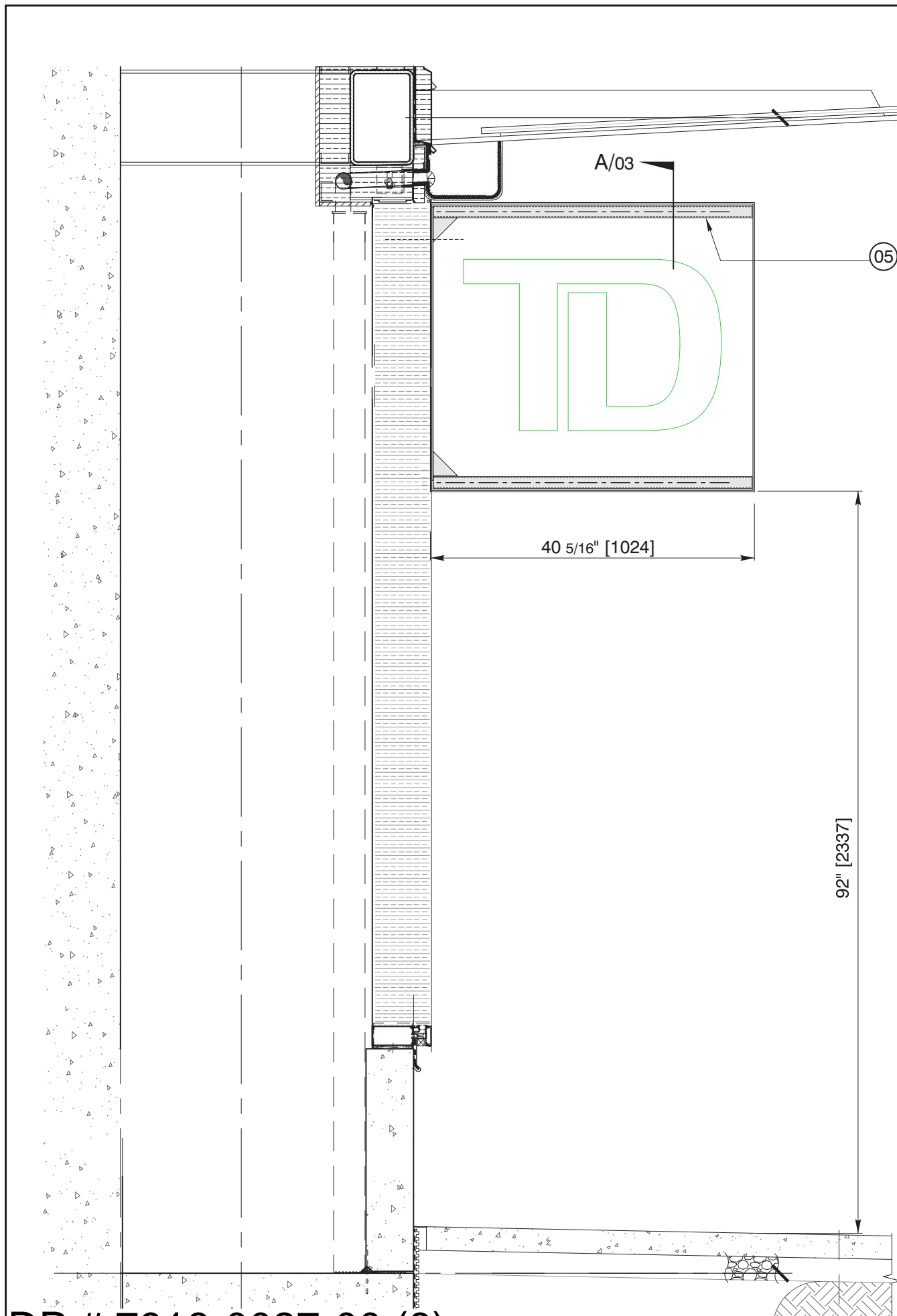
TITLE:
GRAPH. ELEVATIONS

FILE:
11724_173565_R03

01
02

#	CLIENT COLOURS	PRODUCTION COLOURS	BY	FINISH
(M1)	WHITE	SG5	CLIENT	TRANS.
(V1)	PMS: 361 C	LIGHT GREEN 3M 3630-5830	CLIENT	TRANS.
(P1)	PMS: 361 C	AKZOSIGN: #3345	PC/FA	SATIN

COLOURS PRINTED ON THIS DRAWING COULD BE DIFFERENT FROM THE REAL COLOURS



SECTION
SCALE: 3" = 1'-0"

SECTION / WEST ELEVATION
SCALE: 3/4" = 1'-0"

#	DESCRIPTIONS
01	3/16" THK. PIGMENTED ACRYLIC WITH APPLICATION VINYL
02	1/2" THK. ALUMINUM PLATE
03	WHITE LED
04	LED POWER SUPPLY
05	HSS 2" X 2" X 3/16" ALUMINUM
06	1/8" THK. ALUMINUM ,PAINTED
07	BOLT DEPENDING ON SITE CONDITIONS
08	COUNTERSINK SCREW
09	1" TRIM
10	3" ALUMINUM COIL

REVISIONS				
No.	DESCRIPTION	Init.	Ver.	DATE yy-mm-dd
00	PRESENTATION	LS	CQD	17-08-24
01	PRESENTATION REV. NEW PROPOSITION	LS	CQD	17-10-11
02	PRESENTATION REV. NEW PROPOSITION	LS	CQD	17-10-11
03	PRESENTATION REV. ANCHORS LOCATION	MG	CQD	18-01-09

m
montreal neon signs
4130, Highway 440 west
South service road
Laval (Québec) H7T 0H3
Phone : 450.668.4888
Phone : 514.955.3333
Fax : 450.668.8822

REPRODUCTION, COPYING ARE NOT PERMITTED WITHOUT
AUTHORISATION OF MONTREAL NEON

ACCOUNT EXEC.:
DENIS MARTEL

PROJECT MANAGER:
CATHERINE QUESNEL-DUPRAS

CLIENT:
**BROOKFIELD GLOBAL
INTEGRATED SOLUTIONS**
WEST HASTINGS STREET
VANCOUVER, BC

SITE/PROJECT:
TD - GATEWAY - BC
10835 CITY PARKWAY - CRU C-1
SURREY, BC

TITLE:
SECTION / DETAILS

FILE:
11724_173565_R03

02
02

DP # 7918-0027-00 (8)