

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0090-00

Planning Report Date: October 21, 2019

PROPOSAL:

- **Development Permit**

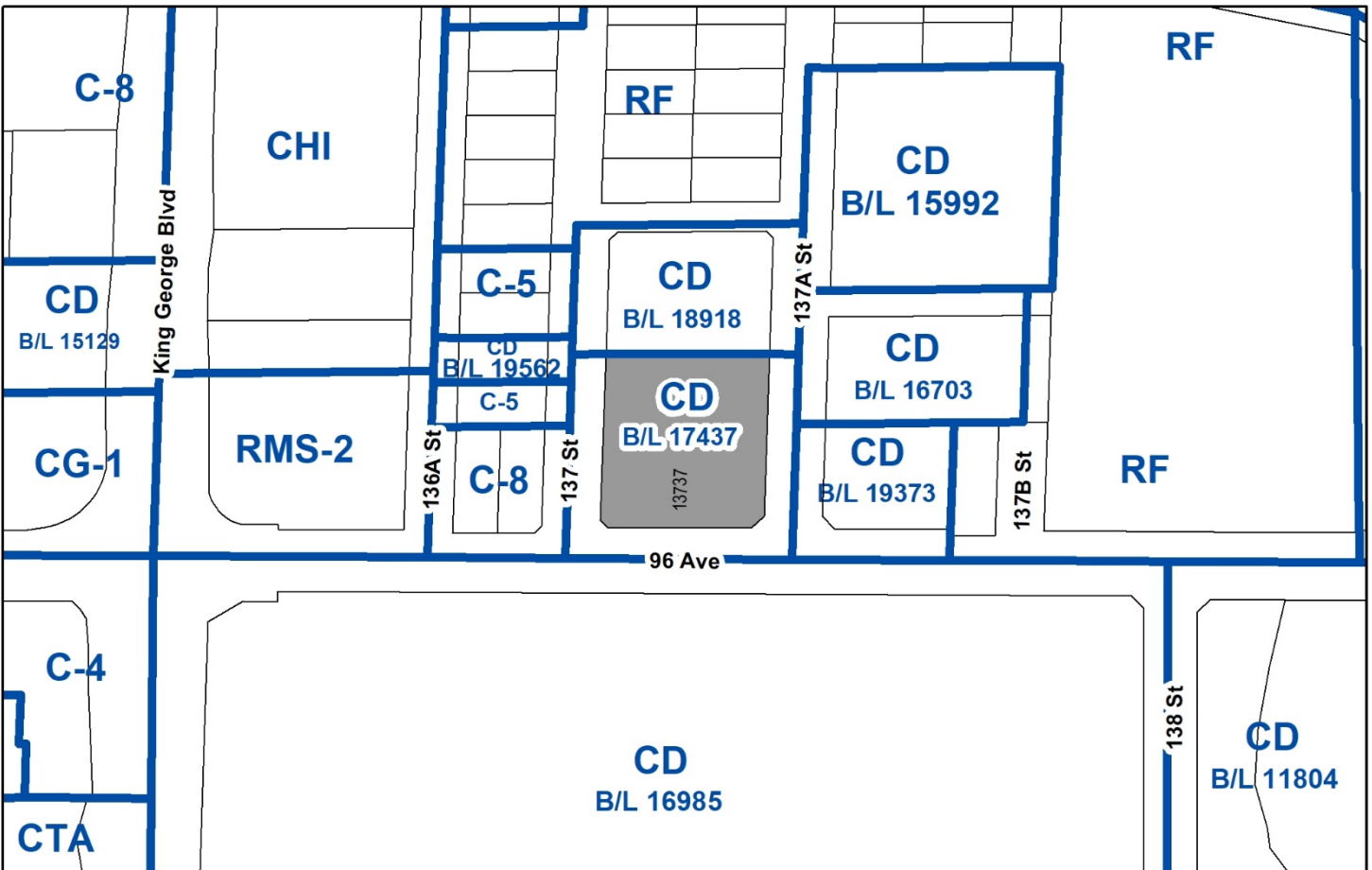
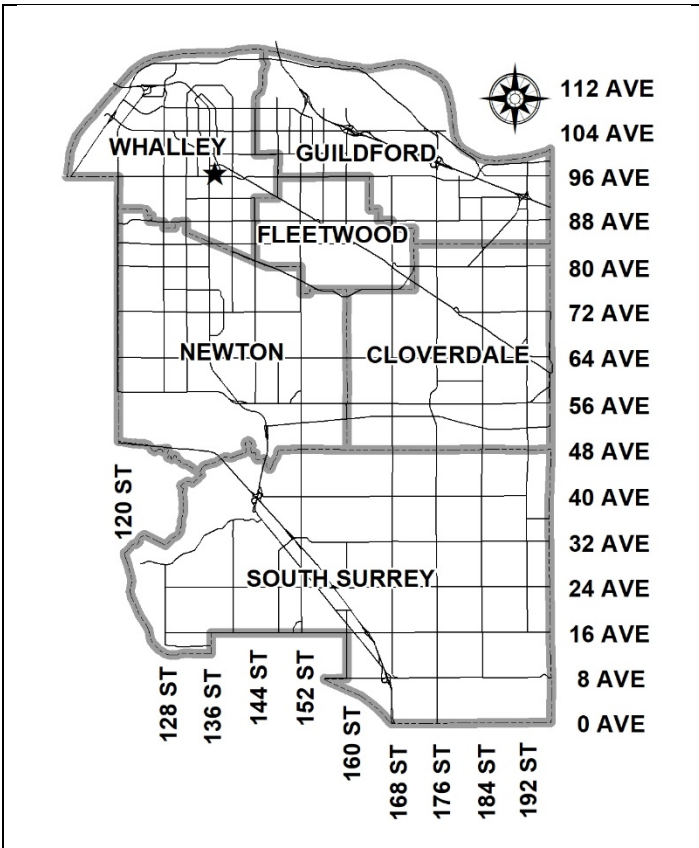
to permit a comprehensive sign design package for an existing twelve storey commercial building in the City Centre.

LOCATION: 13737 - 96 Avenue

ZONING: CD (By-law No. 17437)

OCP DESIGNATION: Central Business District

NCP DESIGNATION: Mixed Use 3.5 FAR



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:
 - allow for nine (9) fascia signs above the first storey to tenants that do not occupy the largest percentage of floor area above the first storey;
 - allow seven (7) of the nine (9) fascia signs above the first storey to be located below the top floor;
 - increase the maximum allowable combined sign area by replacing the combined sign area calculation in the Sign By-law with the total combined sign area of all proposed and existing signs;
 - vary the free-standing sign height maximum from 2.4 metres (8 ft.) to 3.6 metres (12 ft.);
 - allow two free-standing signs abutting a building whose setback is less than 5 metres (16 ft.) to adjacent highways; and
 - allow for increased third-party advertising up to 100% of the copy area.

RATIONALE OF RECOMMENDATION

- The proposed fascia signs are of a high-quality design and are of an appropriate size and scale in relation to the building.
- The proposed sign package allows for similar upper floor signage to neighboring City Centre 2 building (9639 - 137A Street) to the north and future twelve-storey commercial building (City Centre 3) to the east.
- The building owner provided confirmation that no other upper floor crown signage requests are anticipated.
- The proposed upper floor fascia signs are important for wayfinding purposes especially along the King George Boulevard and 96 Avenue corridors.
- The subject site has a layout where most of the premises do not have any road frontage. The proposed variance to free standing signs and third-party sign requirements is for those tenants of the building whose premises do not have road frontages.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit Application No.7919-0090-00 (Appendix II) for a comprehensive sign 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: Existing twelve-storey commercial building.

Adjacent Area:

Direction	Existing Use	OCP/City Centre Plan Designation	Existing Zone
North:	Twelve-storey commercial building	Central Business District/Mixed Use 3.5 FAR	CD (By-law No. 18918)
East (Across 137A Street):	Vacant commercial lot	Central Business District/ Mixed Use 5.5 FAR	CD (By-law No. 19835)
South (Across 96 Avenue):	Surrey Memorial Hospital	Central Business District/ Mixed Use 3.5 FAR	CD (By-law No. 16985)
West (Across 137 Street):	Medical office buildings and single-family residential lots	Central Business District/ Mixed Use 3.5 FAR	C-8, C-5, CD (By-law No. 19562)

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 13737 – 96 Avenue in the Hospital Precinct of the City Centre Plan area. The subject site is designated "Mixed Use 3.5 FAR" in the City Centre Plan and is occupied by "City Centre 1", a 12-storey office and commercial building.

- The subject site was rezoned to CD By-law No. 17437 as part of a comprehensive two phase development (Application No. 7911-0053-00) which included "City Centre 1", and "City Centre 2", another 12-storey commercial office building located north of the subject site at 9639 - 137A Street.
- As part of Development Application No. 7911-0053-00, a total of twelve tenant fascia signs, three identification signs and one directional sign were proposed. One identification sign above the first storey was proposed on the south elevation while the remaining tenant signage was proposed atop each ground floor unit. These fascia signs were to be comprised of internally illuminated channel letters.
- A separate detailed Development Permit for Phase 1 was issued November 28, 2011 and included revisions to onsite signage. The new signage included a total of sixteen tenant fascia signs, three identification signs, two free standing signs, one address sign and one directional sign. One identification sign above the first storey was proposed on the south elevation while the remaining tenant signage was proposed atop each ground floor unit and stacked on a mounted framework on the south elevation. These fascia signs were also to be comprised of internally illuminated channel letters.
- The mounted framework on the south elevation accounted for four (4) fascia signs as per the Phase 1 Development Permit. Six (6) total fascia signs were approved on the mounted framework through sign permits. In total, seven (7) fascia signs above the first storey were approved under sign permit applications that are in contravention of the Sign By-law. These include six (6) fascia signs on the south elevation (five on the mounted framework and one second storey fascia sign) and one (1) fascia sign on the west elevation.
- Two existing free-standing signs on the west and east elevations exceed height requirements as per Special Sign Areas in the Sign By-law and are prohibited outright as per the Sign By-law as they are abutting a building whose setback is less than 5 metres (16 ft.) to adjacent highways. This was overlooked in the previous Development Permits for the site.
- The applicant is proposing to incorporate two (2) additional upper floor fascia signs on the east and west elevations. The comprehensive sign design package will supplement the signage previously approved under Development Permit No. 7911-0053-00 and legitimize signage on the entire site.
- Under Part 1 Introductory Provisions, Section 9(2) 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.
- The total sign area allowed for the subject building is 33.1 square metres (356 sq.ft.) based on the shortest side of the premises. The total combined sign area for all signs is approximately 110.5 square metres (1,190 sq. ft.).

Comprehensive Sign Design Package

- Two (2) upper floor fascia signs are proposed on the east and west elevations of the building for "Lark Group" and one fascia sign to identify the name of the building has already been installed above the first storey on the south elevation. The Sign By-law permits one (1) fascia sign above the first storey of the commercial building per lot frontage for a majority tenant or for identification purposes, provided that no more than one such sign shall be permitted on any one façade of the building above the first storey.
- Seven (7) fascia signs are already installed above the first storey but below the top floor of the commercial building, and while the two "Lark Group" fascia signs are proposed signs for the top floor, none are majority tenants. As such, variances to the Sign By-law are required to accommodate the following:
 - Allow for nine (9) fascia signs above the first storey to tenants that do not occupy the largest percentage of floor area above the first storey;
 - Allow seven (7) of the nine (9) fascia signs above the first storey to be located below the top floor; and
 - Allow for increased third party advertising up to 100% of the copy area.
- Two (2) existing free standing signs are installed along the west and east frontages of the site and are 3.6 metres (12 ft.) in height and located in non-permissible areas as the building they are related to is setback less than 5 metres from adjacent highways. The Special Sign Area for the City Centre permits a maximum height of 2.4 metres (8 ft.) and the Sign By-law requires that free standing signs be located in areas in which the building is setback greater than 5 metres (16 ft.). As such, variances to the Sign By-law are required to accommodate the following:
 - Vary the free-standing sign height maximum from 2.4 metres (8 ft.) to 3.6 metres (12 ft.); and
 - Allow two free standing signs for a building whose setback is 5 metres (16 ft.) or less to adjacent highways.
- The total sign area proposed on the subject building is 110.5 square metres (1,190 sq. ft.). The Sign By-law permits 33.1 square metres (356 sq.ft.) based on 1 square metre (3 sq. ft. per linear foot) of premises frontage, which is the shortest side of the premises regardless of whether or not that side of the premises contains the main entrance. As such, a variance to the Sign By-law is required to accommodate the following:
 - Increase the maximum allowable combined sign area from 33.1 square metres (356 sq. ft.) to 110.5 square metres (1,190 sq. ft.) by replacing the combined sign area calculation in the Sign By-law with the total combined sign area of all proposed and existing signs.
- The proposed signs vary in size from 0.4 square metres (4.91 sq. ft.) to 14.5 square metres (156 sq. ft.).
- All proposed fascia signs are face lit logos with channel lettering.

Signage Assessment

- The two proposed fascia signs on the upper most level of the east and west elevations, are in appropriate locations and do not detract from the form and character of the commercial building. The owner has also provided confirmation that no further fascia signage will be proposed on the upper levels of the building.
- The proposed fascia signs will enhance visibility of the City Centre 1 building for those traveling along King George Blvd and 96 Avenue.
- The subject site has a layout where most of the premises do not have any road frontage. The proposed variance to free standing signs and third-party signage requirements is for those tenants of the building whose premises do not have road frontages.
- All existing and proposed signage are channel letters that have been designed with consistent form, size and design character already providing the building with a signage aesthetic that is compatible with the City Centre area.
- Staff supports the requested variances for the existing and proposed fascia signage.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Sign by-law Variances Table
Appendix II. Development Permit No. 7919-0090-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

ELM/cm

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	Allow for nine (9) fascia signs above the first storey to tenants that do not occupy the largest percentage of floor area above the first storey.	Fascia signage installation above the first storey of a commercial building must belong to the tenant that occupies the largest percentage of total floor area above the first storey Part 5 Section 27 (2) (a.1) (ii.).	The existing and proposed fascia signage enhances visibility of the City Centre 1 building for those traveling along King George Blvd and 96 Avenue.
2	Allow seven (7) of the nine (9) fascia signs above the first storey to be located below the top floor.	Fascia signage installation above the first storey of a commercial building must be located on the top floor of the building Part 5 Section 27 (2) (a.1) (iii.).	The existing fascia signs do not deviate much from the previously issued Development Permit and consist of high-quality signage aesthetic to the building and City Centre area.
3	Increase the maximum allowable combined sign area by replacing the combined sign area calculation from the Sign By-law with the total combined sign area of all proposed and existing signs.	The combined sign area of all signs on a lot, excluding free-standing signs, shall not exceed 1 square metre linear metre (3 sq. ft. per linear foot) of premises frontage Part 5 Section 27 (2) (b).	All existing and proposed signs are channel letters that have been designed with consistent form, size and design character already providing the building with a signage aesthetic that is compatible with the City Centre area.
4	To vary the free-standing sign height requirement for Special Sign Areas (City Centre) from 2.4 metres (8 ft.) to 3.6 metres (12 ft.).	The maximum free-standing sign height permitted in this area of the City Centre is 2.4 metres (8 ft.) in height.	Most of the premises do not have any road frontage. The proposed variance to free standing signage is to advertise these businesses to pedestrians.
5	To allow two (2) free standing signs abutting a building whose setback is less than 5 metres (16 ft.) to adjacent highways.	A free-standing sign shall not be permitted within any yard that abuts a highway if the business to which the sign pertains is located in a building whos setback adjacent to that highway is 5 metres (16 ft.) or small than 5 metres (16 ft.).	Most of the premises do not have any road frontage. The proposed variance to free standing signage is to advertise these businesses to pedestrians.
6	To allow for increased third party advertising up to 100% of the copy area.	Third party advertising is permitted provided it does not exceed 30% of the total copy area Part 1 Section 6 (ii).	Allows additional third-party signage on the south elevation due to limited other practical areas for signage.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7919-0090-00

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: 029-314-216

Strata Lot 93 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan EPS1615 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V

13737 - 96 Avenue

(the "Land")

3. 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 7919-0090-00(1) through to and including 7919-0090-00(12).

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 the comprehensive sign design package Drawing labelled 7919-0090-00(1) through to and including 7919-0090-00(12).

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 – Doug McCallum

City Clerk – Jennifer Ficocelli

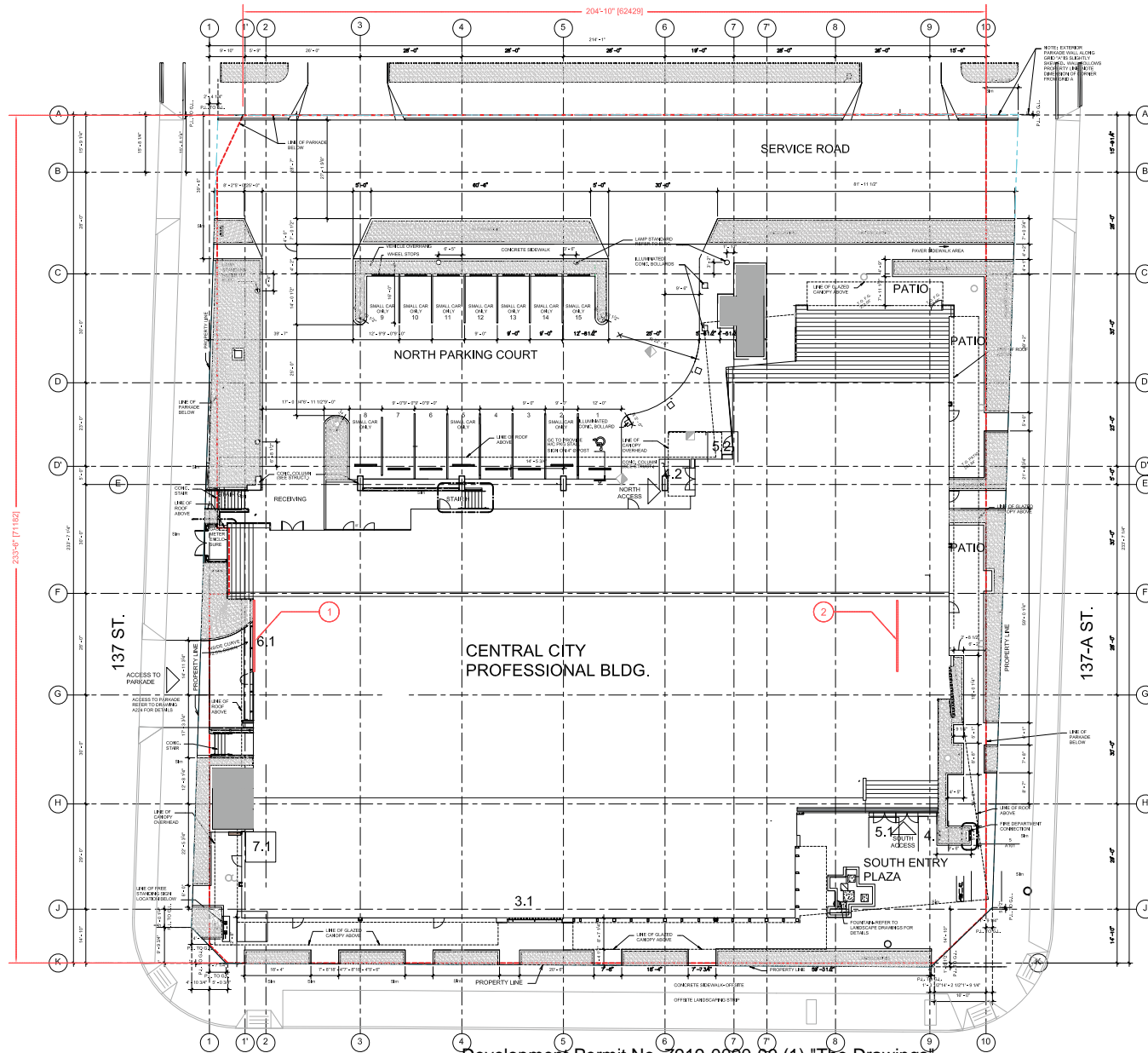
IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND
OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO
THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE
THAT WE HAVE READ AND UNDERSTOOD IT.

Owner: (Signature)

Name: (Please Print)

Sign By-law Variances

#	Proposed Variances	Sign By-law Requirement
1	Allow for nine (9) fascia signs above the first storey to tenants that do not occupy the largest percentage of floor area above the first storey.	Fascia signage installation above the first storey of a commercial building must belong to the tenant that occupies the largest percentage of total floor area above the first storey Part 5 Section 27 (2) (a.1) (ii.).
2	Allow seven (7) of the nine (9) fascia signs above the first storey to be located below the top floor.	Fascia signage installation above the first storey of a commercial building must be located on the top floor of the building Part 5 Section 27 (2) (a.1) (iii.).
3	Increase the maximum allowable combined sign area by replacing the combined sign area calculation from the Sign By-law with the total combined sign area of all proposed and existing signs.	The combined sign area of all signs on a lot, excluding free-standing signs, shall not exceed 1 square metre linear metre (3 sq. ft. per linear foot) of premises frontage Part 5 Section 27 (2) (b).
4	To vary the free-standing sign height requirement for the Special Sign Areas (City Centre) from 2.4 metres (8 ft.) to 3.6 metres (12 ft.).	The maximum free-standing sign height permitted in this area of the City Centre is 2.4 metres (8 ft.) in height.
5	To allow two (2) free standing signs abutting a building whose setback is less than 5 metres (16 ft.) to adjacent highways.	A free-standing sign shall not be permitted within any yard that abuts a highway if the business to which the sign pertains is located in a building whos setback adjacent to that highway is 5 metres (16 ft.) or small than 5 metres (16 ft.).
6	To allow for increased third party advertising up to 100% of the copy area.	Third party advertising is permitted provided it does not exceed 30% of the total copy area Part 1 Section 6 (11).



1 SITE PLAN
SCALE: 1:350

Development Permit No. 7919-0090-00 (1) "The Drawings"
96TH AVENUE



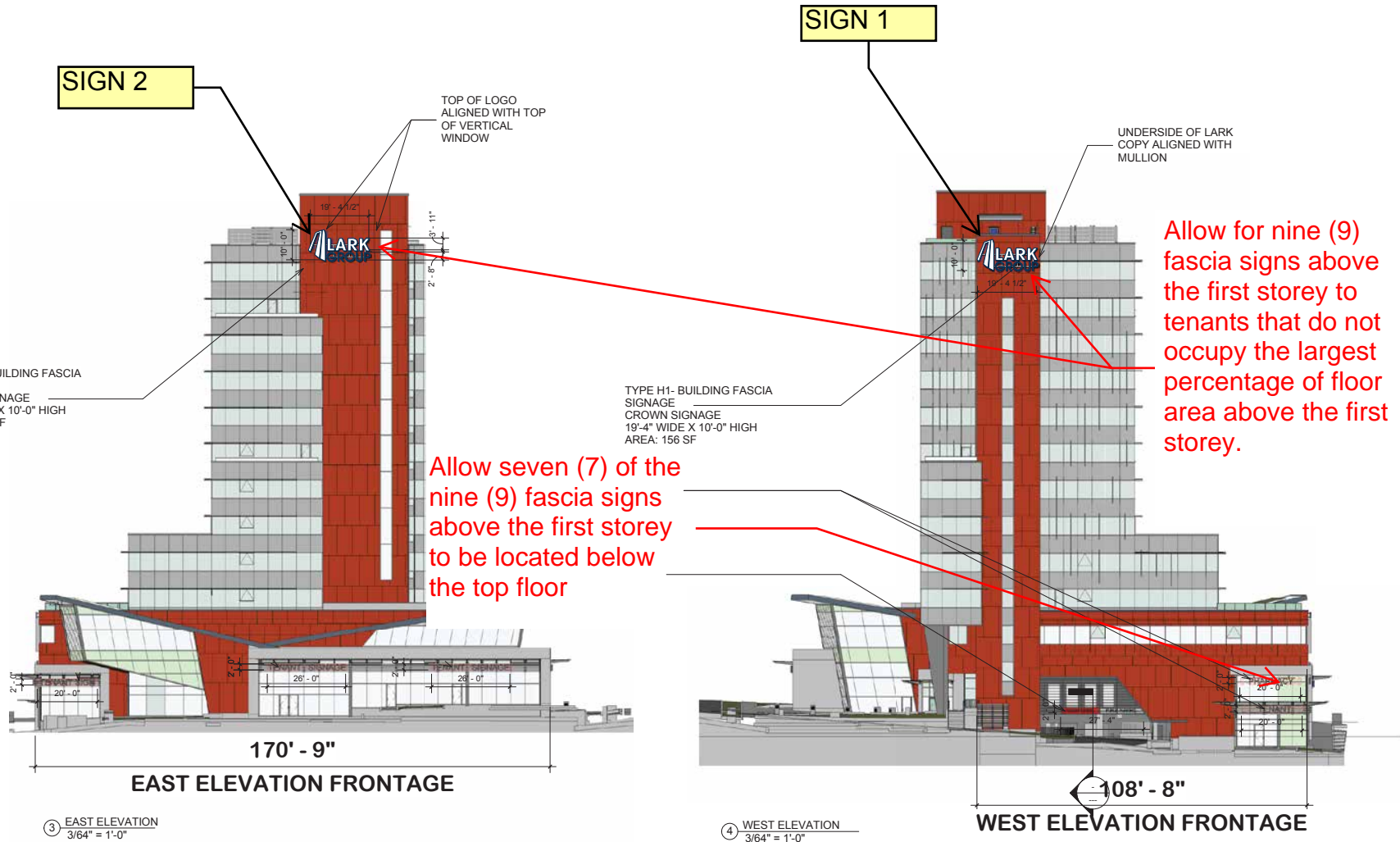
331 Parkdale Ave. N.
Hamilton, ON L8H 5Y1
Tel: (289)389-8951
info@prioritypermits.com
www.prioritypermits.com

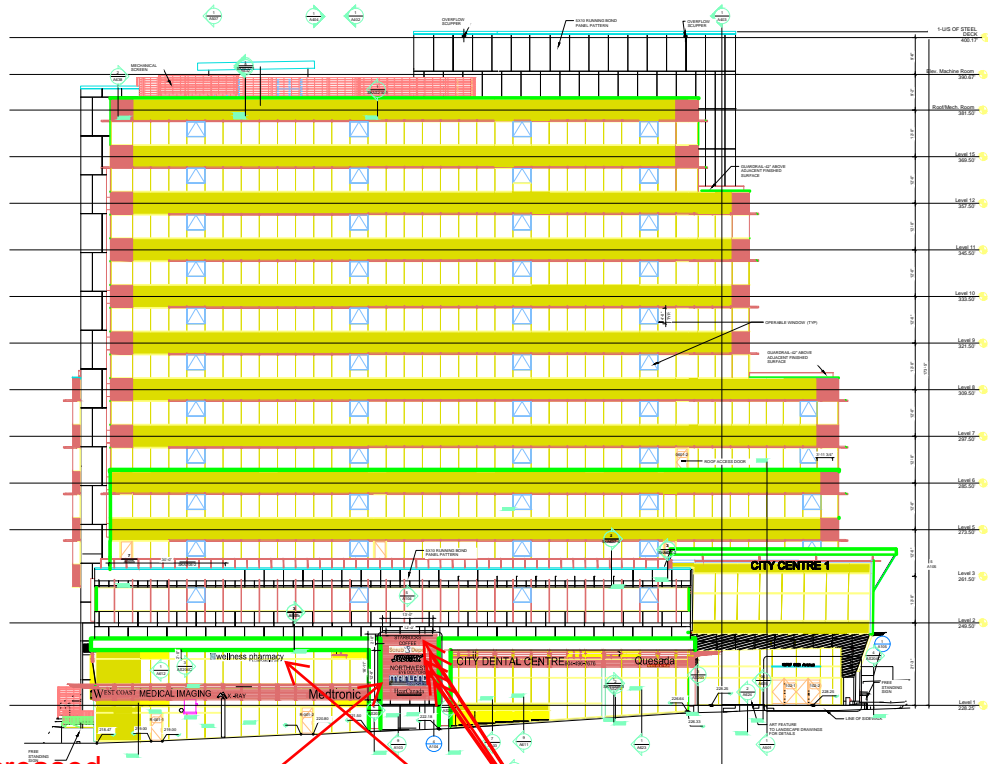


REV	DESCRIPTION
A	-
LARK GROUP	
13737 - 96TH AVE. SURREY, BC	
-	
-	
DATE: OCT 18 2018	
SCALE: -	
JOB No.: -	
DRAWN BY: SC	
CHECKED BY: -	

L1 A

NOTE: THESE DRAWINGS ARE INTENDED FOR PERMIT PROCESSING ONLY. ALL DIMENSIONS, SIGNAGE PLACEMENT AND DESIGN TO BE VERIFIED BY SIGNAGE CLIENT AND/OR FABRICATOR PRIOR TO CONSTRUCTION OR INSTALLATION.





SOUTH ELEVATION

Allow for increased third party advertising up to 100% of the copy area.

Allow seven (7) of the nine (9) fascia signs above the first storey to be located below the top floor.

Allow for nine (9) fascia signs above the first storey to tenants that do not occupy the largest percentage of floor area above the first storey.



331 Parkdale Ave. N.
Hamilton, ON L8H 5Y1
Tel: (289)389-8951
Fax: 1(888) 738-3846
info@prioritypermits.com
www.prioritypermits.com

ENG

A	-
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REV DESCRIPTION

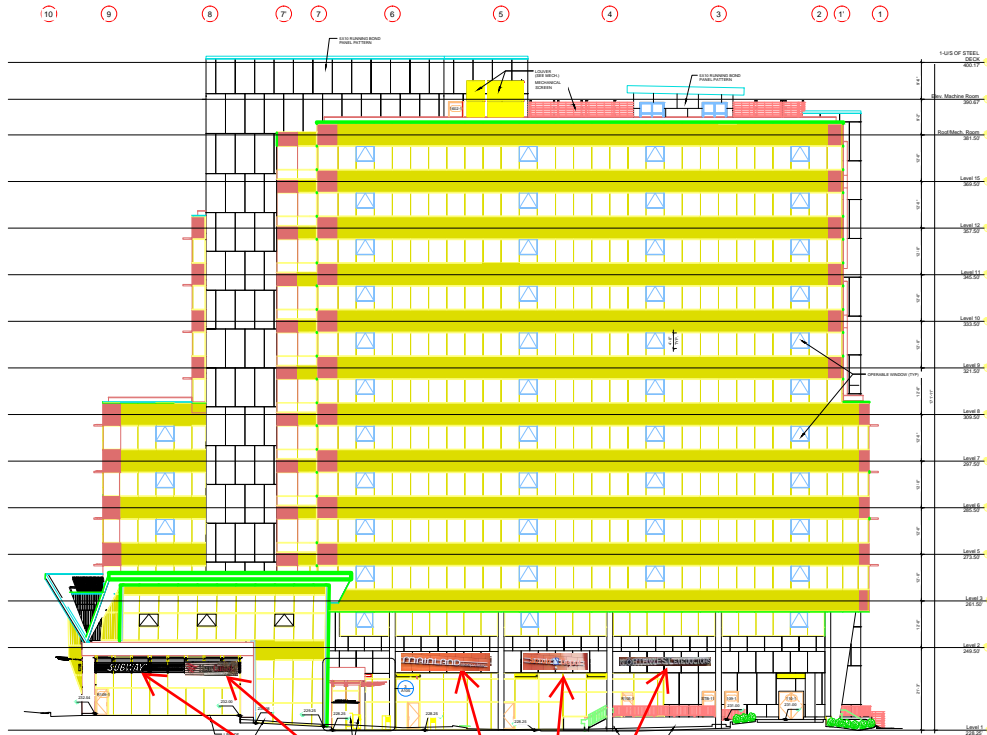
Lark Group
13737 96th Ave
SURREY, BC

SOUTH ELEVATION

DATE: 10/15/2019
SCALE: 1/32"=1'-0"
JOB No.: -
DRAWN BY: S.CAMPBELL
CHECKED BY: -

L1	A
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NOTE: THESE DRAWINGS ARE INTENDED FOR PERMIT PROCESSING ONLY. ALL DIMENSIONS, SIGNAGE PLACEMENT AND DESIGN TO BE VERIFIED BY SIGNAGE CLIENT AND/OR FABRICATOR PRIOR TO CONSTRUCTION OR INSTALLATION.



NORTH ELEVATION

Increase the maximum allowable combined sign area by replacing the combined sign area calculation from the Sign By-law with the total combined sign area of all proposed and existing signs.

ENG

A	-
REV	DESCRIPTION

Lark Group

13737 96th Ave

SURREY, BC

NORTH ELEVATION

DATE: 10/15/2019

SCALE: 1/32"=1'-0"

JOB No.: -

DRAWN BY: S.CAMPBELL

CHECKED BY: -

L1

REV

A

NOTE: THESE DRAWINGS ARE INTENDED FOR PERMIT PROCESSING ONLY. ALL DIMENSIONS, SIGNAGE PLACEMENT AND DESIGN TO BE VERIFIED BY SIGNAGE CLIENT AND/OR FABRICATOR PRIOR TO CONSTRUCTION OR INSTALLATION.

SPECIFICATIONS

Sign Type Description

Face-Lit Channel Letters & Shape

"Lark Group" - Face-Lit
 5" Deep Let-R-Edge Channel Letters - 2114 BLUE
 3/16" White Acrylic Faces
 Internally Illuminated by White LEDs
 Mounted to Frame

Logo - Face-Lit
 5" Deep Fabricated Channel Shape w/ 1" Acropac Retainer
 Painted Blue to match Let-r-edge Blue
 3/16" White Lexan Faces
 Internally Illuminated by White LEDs
 Mounted to Frame

Frame
 3" x 3" x 1/4" Square Aluminum Tubing Raceway
 All Painted Silver

Mount to Building to be Confirmed by Survey

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

COLOURS & FINISHES

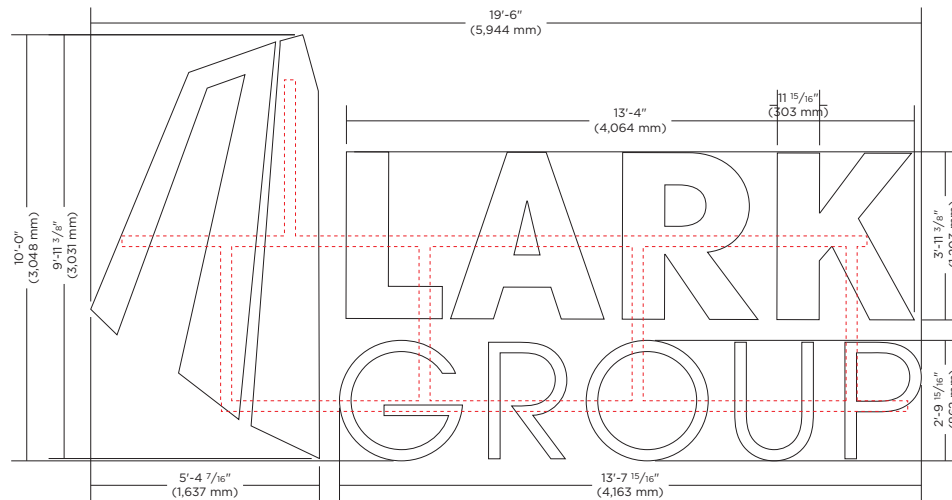
 Colour Blue	 Colour Silver
Paint Value TO MATCH LET-R-EDGE BLUE	Paint Value MP 41-3425P

CHANGE SCHEDULE

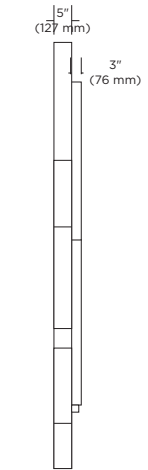
R1 May 24 / 2018 - Removed Aluminum Backers and Standoffs,
 Changed to Face-Lit Channel Letters, Changed Faces to White
 R2 Remove option of LP-Flex and update specs



GRAPHICS



MEASUREMENTS



SIDE VIEW

Client
Lark Group

Project
City Centre 1 - Exterior Signage

Address
13737 96th Avenue
Surrey, BC

Project Manager
-

Account Manager
Roland House

Quote Number
13341-04-18-LARDG-R2

Date
April 27 / 2018

Scale
1 : 35

Revision
R1 - May 24 / 2018
R2 - JULY 30,2018

This Original Drawing is Property of Pacific Sign Group Inc. dba Knight Signs and is Not to be Reproduced and or Manufactured in Whole or in Part Without Written Permission of Knight Signs Copyright © 2016

Vancouver | Calgary | Toronto
 Phone 604-840-2211
 Toll Free 1-888-283-0875
 www.knightsigns.ca

Client's Approval

X

Customer Responsible for Power to Sign



**LARK GROUP
 SURREY, BC**

Development Permit No. 7919-0090-00 (5) "The Drawings"

**SIGN TYPE H1 - OPTION 1
 FACE-LIT CHANNEL LETTERS & SHAPE
 ILLUMINATED**

FONT NAME
LOGO

QTY
2

POWER
1-120V (15 AMP)

PAGE
1

CONCEPT ONLY

NOT FINALIZED UNTIL
 CONFIRMED BY SURVEY,
 PERMITS & SHOP DRAWINGS

COLOURS SHOWN ARE FOR
 REFERENCE ONLY



Client
Lark Group

Project
City Centre 1 - Exterior
Signage

Address
13737 96th Avenue
Surrey, BC

Project Manager
-

Account Manager
Roland House

Quote Number
13341-04-18-LARDG-R2

Date
April 27 / 2018

Scale
-

Revision
R1 - May 24 / 2018
R2- JULY 30,2018

This Original Drawing is Property of
Pacific Sign Group Inc. dba Knight
Signs and is Not to be Reproduced
and or Manufactured in Whole or in
Part Without Written Permission of
Knight Signs Copyright © 2016

Vancouver | Calgary | Toronto
Phone 604-840-2211
Toll Free 1-888-293-0875
www.knightsigns.ca

Client's Approval

X

*Customer Responsible
for Power to Sign*



LARK GROUP
SURREY, BC

Development Permit No. 7919-0090-00 (6) "The Drawings"

SIGN TYPE H1 - OPTION 1
PHOTO BENDER - WEST ELEVATION

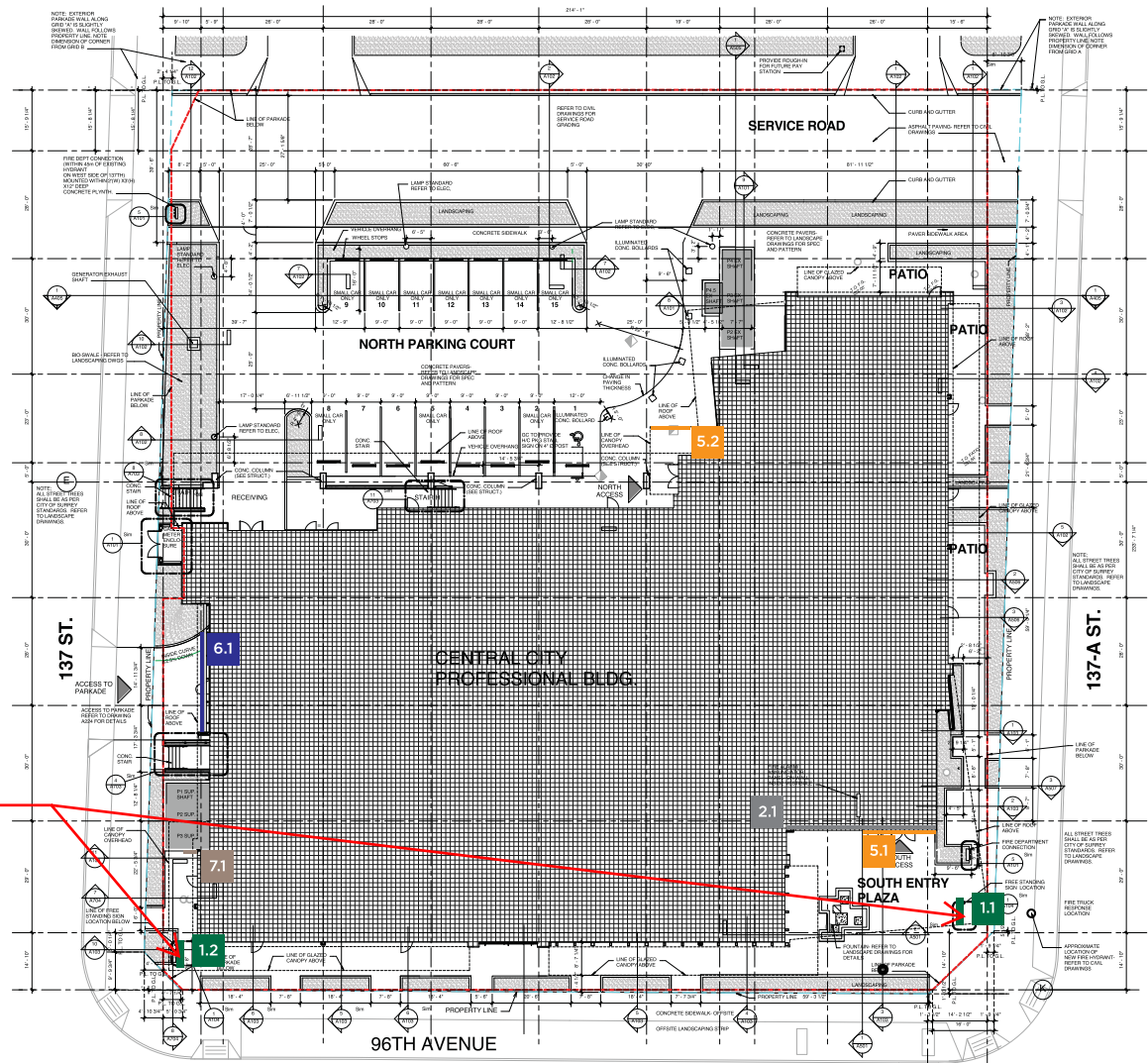
FONT NAME
-

QTY
-

POWER
-

PAGE
2

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



EXTERIOR SIGN TYPE INDEX	
1.0	Freestanding Pylon Sign
2.0	Building Identification Sign
5.0	Street Number Sign
6.0	Parkade Entrance Sign
7.0	Parking Projected P Sign

Allow two (2) free standing signs abutting a building whose setback is less than 5 metres (16 ft.) to adjacent highways.

SITE PLAN

PLEASE NOTE: SIZE OF SIGNAGE IS IN RELATION TO SURROUNDINGS IS APPROXIMATE. THIS OVERLAY IS INTENDED FOR LOCATION PURPOSES ONLY AND MAY NOT ACCURATELY REFLECT THE SCALE OF THE PROPOSED SIGN TO SURROUNDINGS. A SITE SURVEY IS REQUIRED FOR EXACT PROPORTIONS.

ATLAS
SIGN & AWNING
26697 Gloucester Way, Langley, BC V4W 3S4
Ph: (604) 856-7983 Fax: (604) 856-7625
or call toll free (800) 882-1018

DATE: Feb 4 2014
JOB: 2554
SALES: Wayne Ellis
DESIGN: J Crouch
SCALE: 1/32"
VOLTAGE: 120v
PAGE: 1 of 6

Customer Approval

Landlord Approval

THIS DESIGN DEVELOPMENT PERMIT NO. 7919-0090-00 (7) "The Drawings"
COMPANY (A DIVISION OF RND HOLDINGS LTD.) AND ALL RIGHTS TO ITS USE OR REPRODUCTION ARE RESERVED



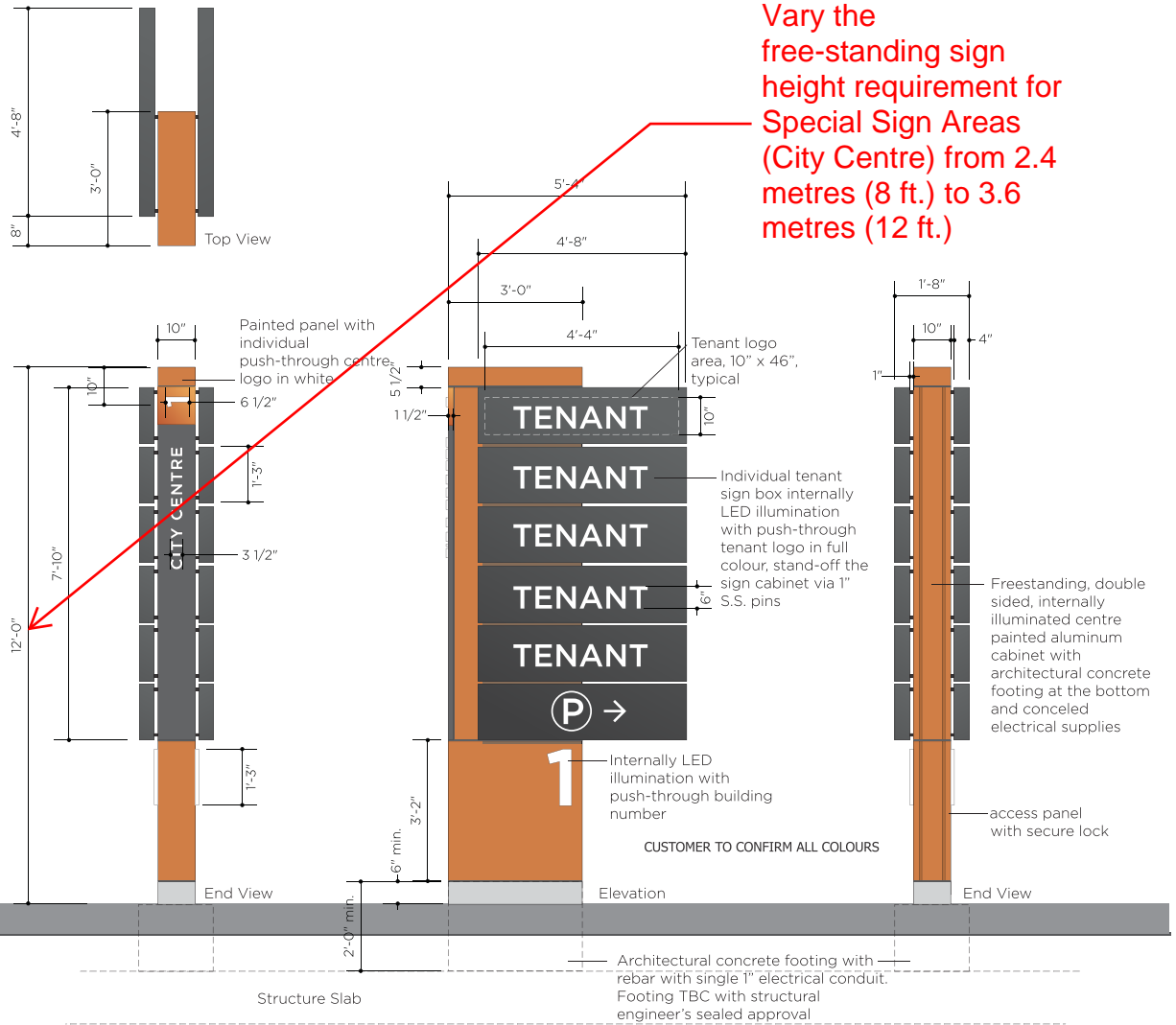
Fluorescent, Neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws.

REVI: SON H ISORY

CITY CENTRE 1



Freestanding Pylon in Situ



Vary the free-standing sign height requirement for Special Sign Areas (City Centre) from 2.4 metres (8 ft.) to 3.6 metres (12 ft.)



PYLON SIGN - 2 REQUIRED

PLEASE NOTE: SIZE OF SIGNAGE IS IN RELATION TO SURROUNDINGS IS APPROXIMATE. THIS OVERLAY IS INTENDED FOR LOCATION PURPOSES ONLY AND MAY NOT ACCURATELY REFLECT THE SCALE OF THE PROPOSED SIGN TO SURROUNDINGS. A SITE SURVEY IS REQUIRED FOR EXACT PROPORTIONS.

ATLAS
SIGN & AWNING
26697 Gloucester Way, Langley, BC V4W 3S4
Ph: (604) 856-7983 Fax: (604) 856-7625
or call toll free (800) 882-1018

DATE: Feb 4 2014
JOB: 2554
SALES: Wayne Ellis
DESIGN: J Crouch
SCALE: 3/8"
VOLTAGE: 120v
PAGE: 2 of 6

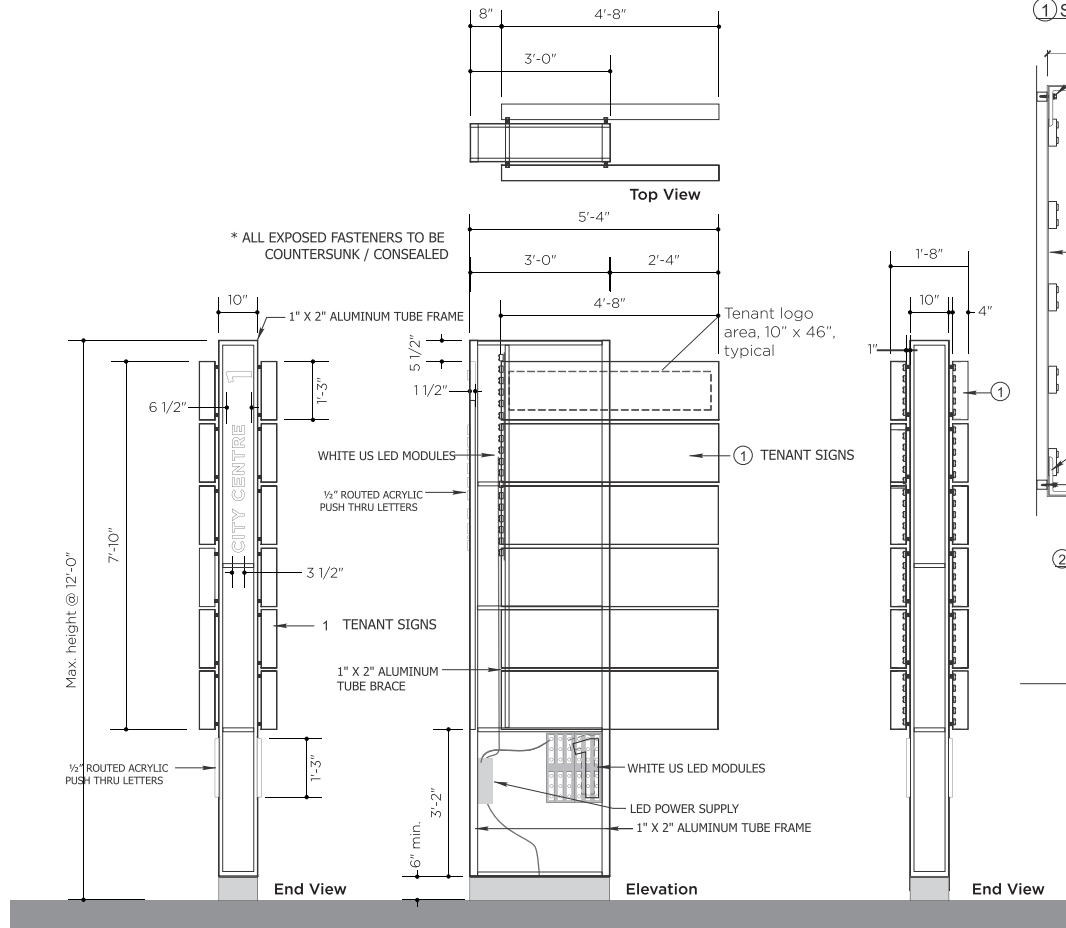
Customer Approval _____

Landlord Approval _____

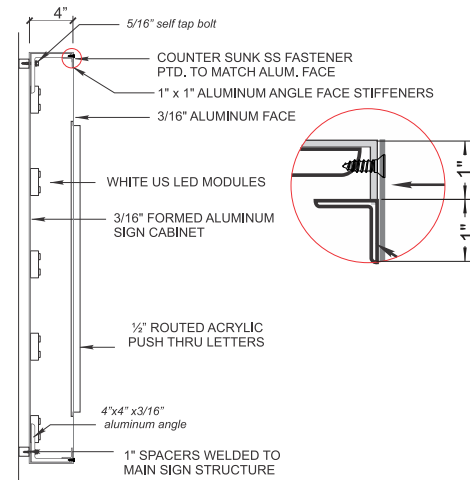
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REVI: BON H. ISORY

CITY CENTRE 1

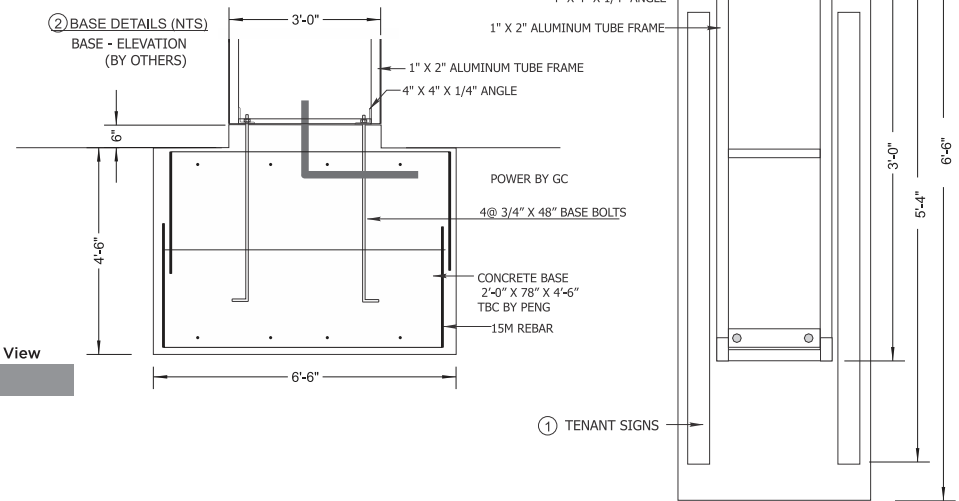


① SECTION DETAILS (NTS)



③ BASE DETAILS (NTS)
BASE - PLAN

② BASE DETAILS (NTS)
BASE - ELEVATION (BY OTHERS)



PYLON SIGN DETAILS - 2 REQUIRED

PLEASE NOTE: SIZE OF SIGNAGE IS IN RELATION TO SURROUNDINGS IS APPROXIMATE. THIS OVERLAY IS INTENDED FOR LOCATION PURPOSES ONLY AND MAY NOT ACCURATELY REFLECT THE SCALE OF THE PROPOSED SIGN TO SURROUNDINGS. A SITE SURVEY IS REQUIRED FOR EXACT PROPORTIONS.

ATLAS
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26697 Gloucester Way, Langley, BC V4W 3S4
Ph: (604) 856-7983 Fax: (604) 856-7625
or call toll free (800) 882-1018

DATE: Feb 4 2014
JOB: 2554
SALES: Wayne Ellis
DESIGN: J Crouch
SCALE: 3/8"
VOLTAGE: 120v
PAGE: 3 of 6

Customer Approval

Landlord Approval

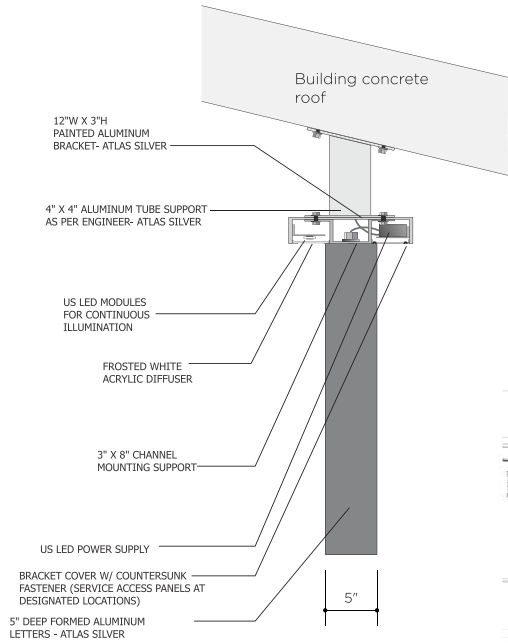
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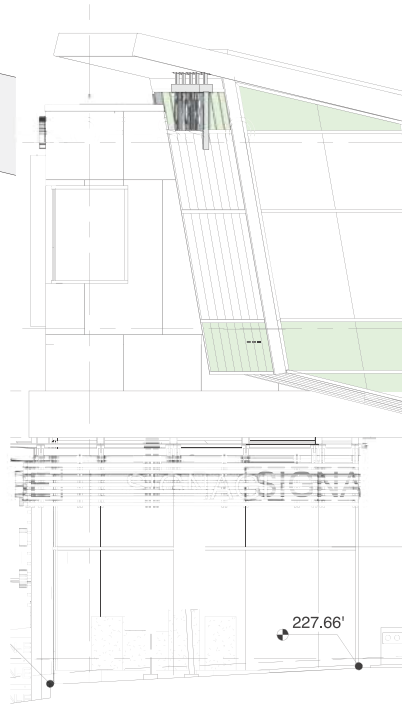
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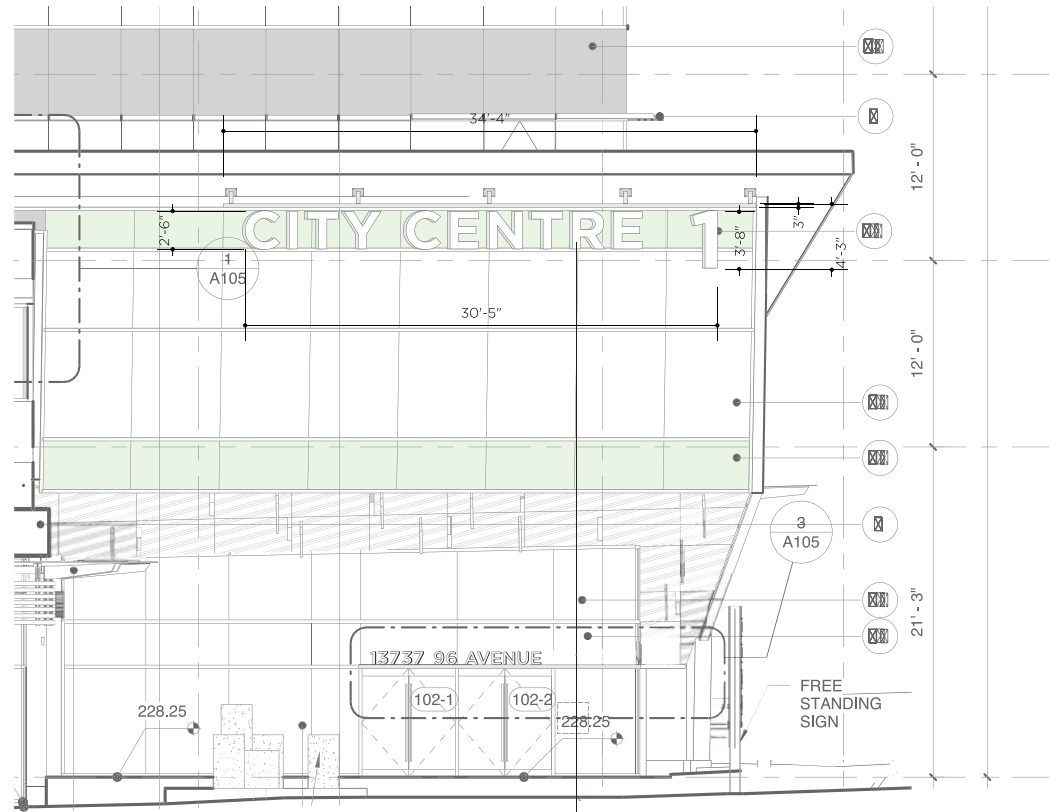
CITY CENTRE 1



Building ID Sign Side Section Details
SCALE: 1" = 1'-0"



Building ID Sign Side View
SCALE: 1/8" = 1'-0"



Building ID Elevation
SCALE: 1/8" = 1'-0"

5" FORMED ALUMINUM LETTERS & NUMBER ON CHANNEL RACEWAY W/ US LED DOWNLIGHTING P PAINTED ATLAS SILVER

BUILDING ID SIGN- 1 REQUIRED

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DATE: Feb 4 2014
JOB: 2554
SALES: Wayne Ellis
DESIGN: J Crouch
SCALE: AS SPEC'D
VOLTAGE: 120v
PAGE: 4 of 6

Customer Approval _____

Landlord Approval _____

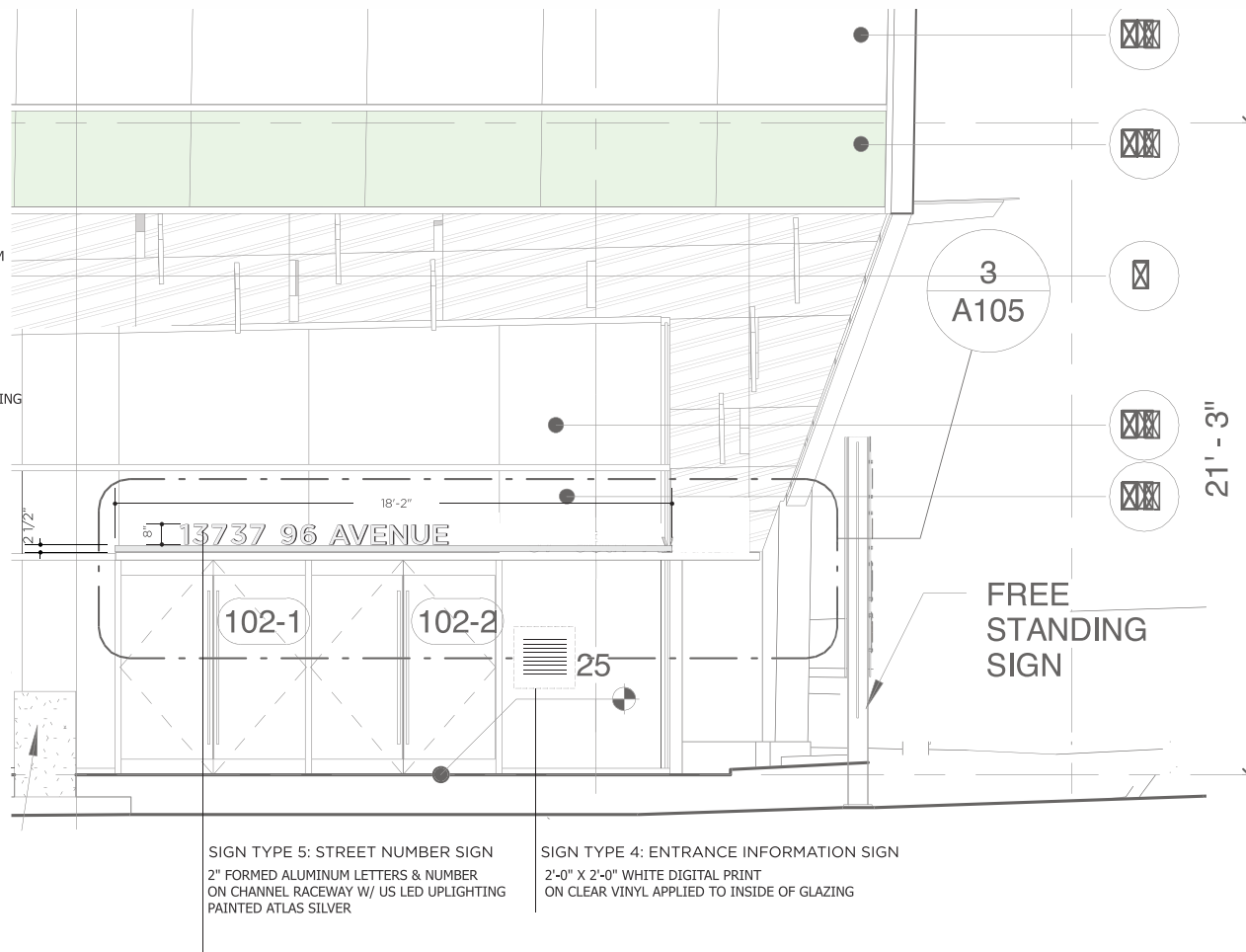
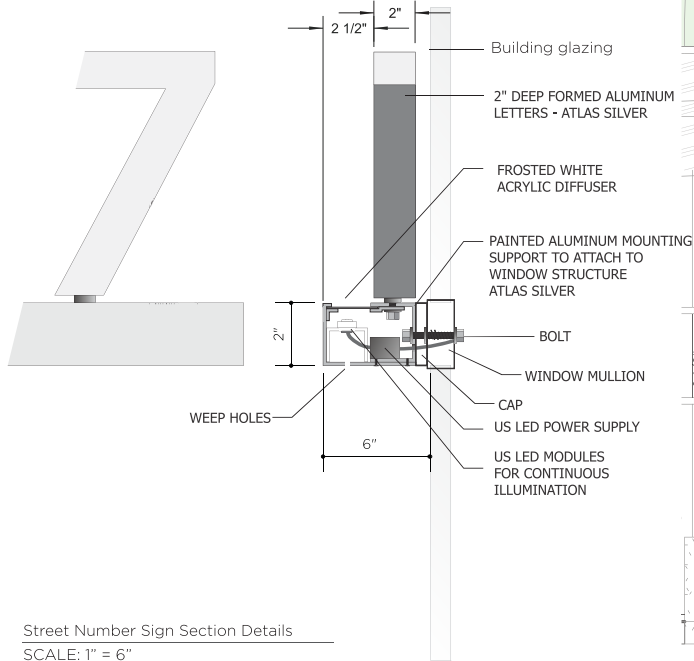
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STREET NUMBER SIGN & ENTRANCE SIGN - 1 EACH REQUIRED

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Sign Type 4 & 5 Elevation
SCALE: 1/4" = 1'-0"

ATLAS
SIGN & AWNING
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Ph: (604) 856-7983 Fax: (604) 856-7625
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DATE: Feb 4 2014
JOB: 2554
SALES: Wayne Ellis
DESIGN: J Crouch
SCALE: AS SPEC'D
VOLTAGE: 120v
PAGE: 5 of 6

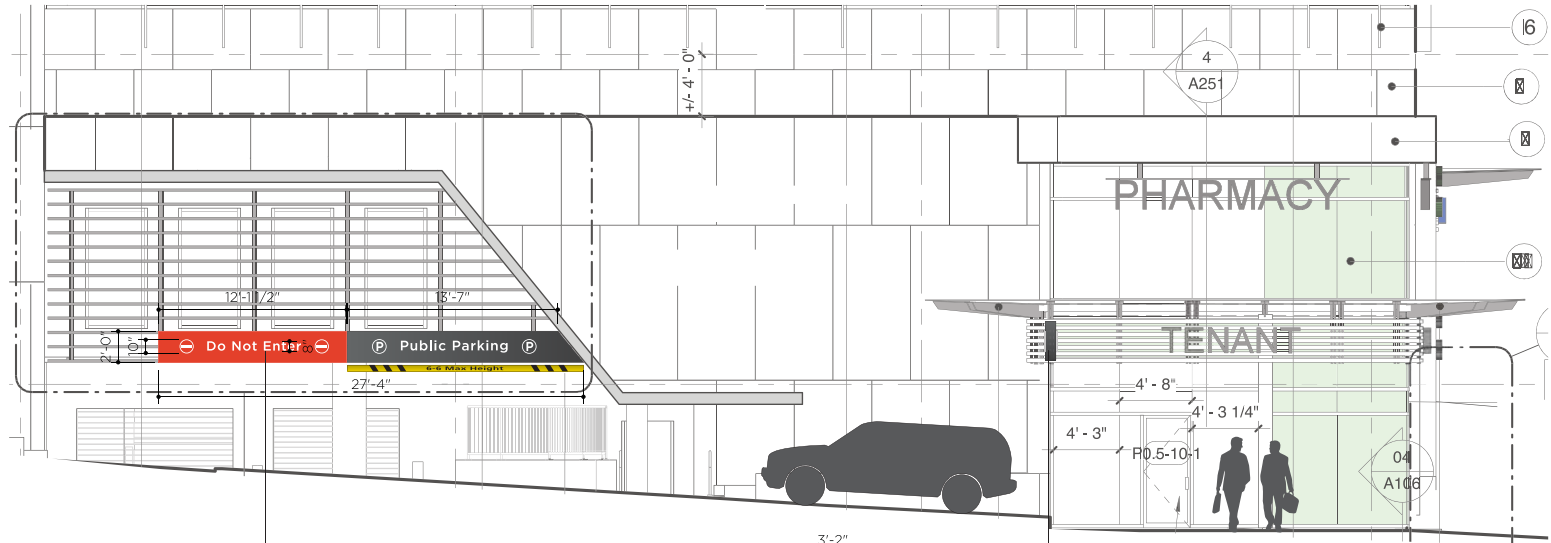
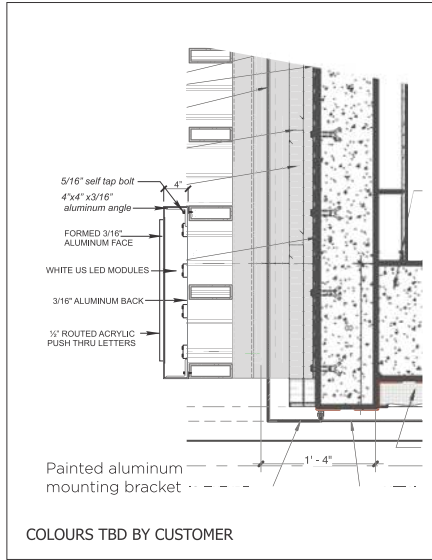
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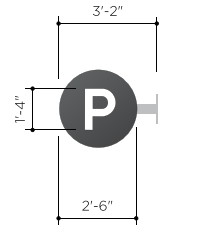
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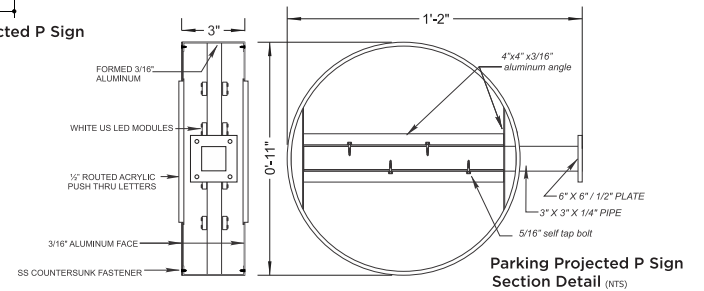


SIGN TYPE 6: PARKADE ENTRANCE SIGN
2-0 height, 8 deep internally illuminated painted aluminum sign cabinet with 1 push-through white acrylic dimensional letters & pictogram, mounted on 6 x 2 painted aluminum tube building exterior, with concealed power supply from behind



Parking Projected P Sign

SIGN TYPE 7: PARKING PROJECTED P SIGN
2-6, diameter, 8 deep internally illuminated painted aluminum sign cabinet with 1 push-through white acrylic dimensional pictogram, mounted on 3x3 painted aluminum tube (to match building exterior) with concealed power supply, projected from building tenant sign band



PARKADE SIGNAGE - 1 EACH REQUIRED

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DATE: Feb 4 2014
JOB: 2554
SALES: Wayne Ellis
DESIGN: J Crouch
SCALE: AS SPEC'D
VOLTAGE: 120v
PAGE: 6 of 6

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Landlord Approval _____
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CITY CENTRE 1