

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7919-0170-00

Planning Report Date: September 16, 2019

**PROPOSAL:**

- **Development Permit**

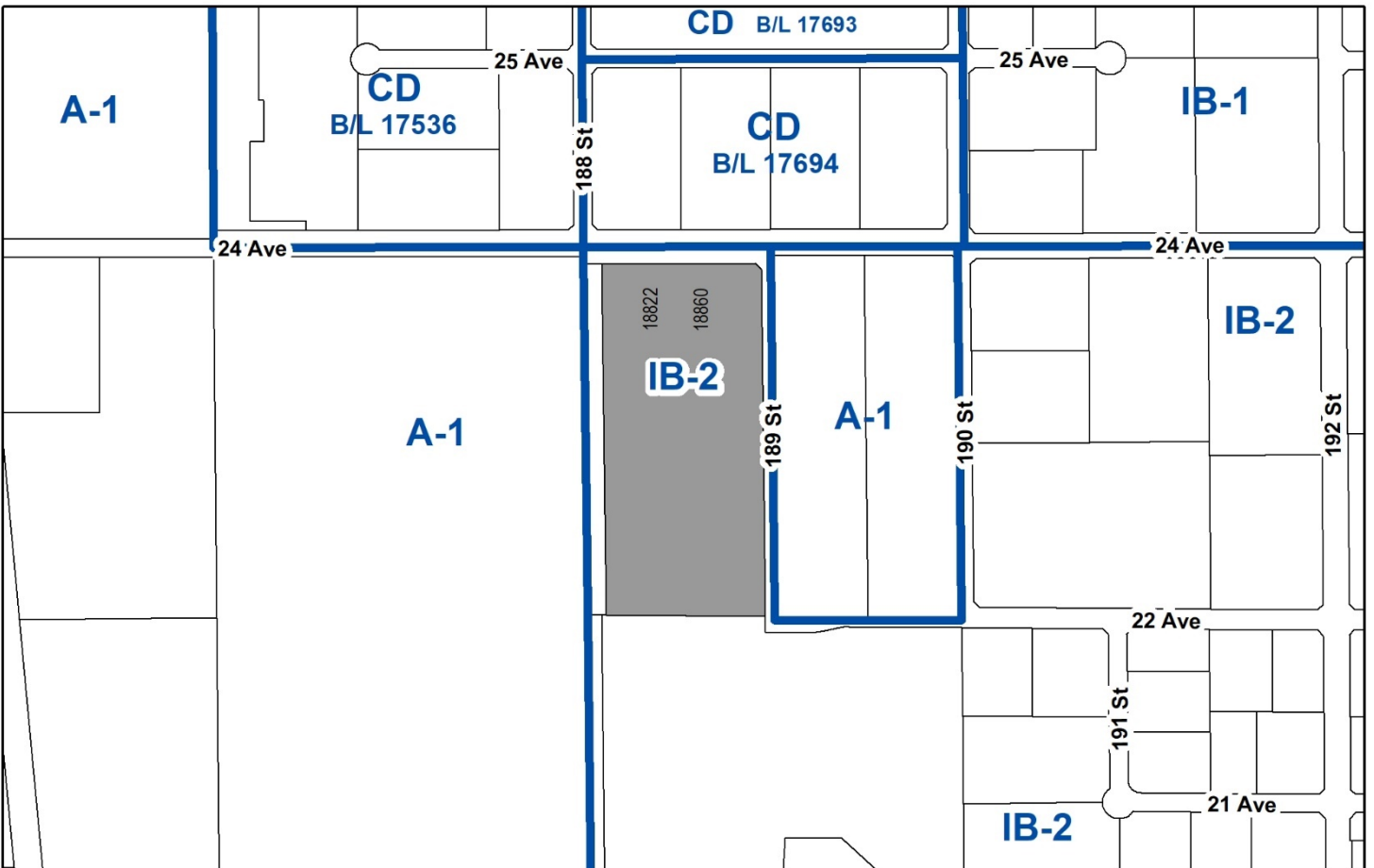
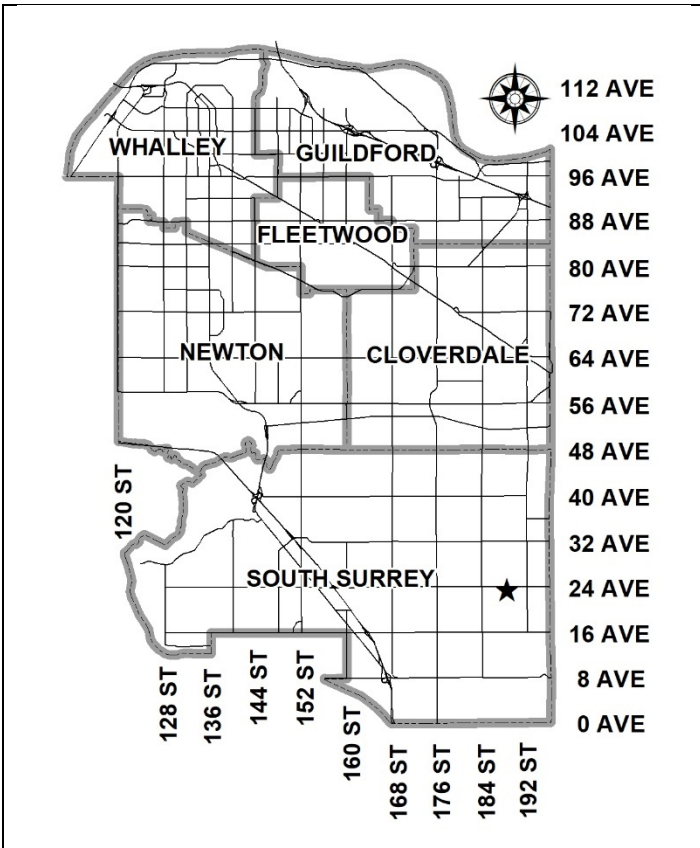
to permit a comprehensive sign design package for the Campbell Heights West Business Park

**LOCATION:** 18822 - 24 Avenue

**ZONING:** IB-2

**OCP DESIGNATION:** Mixed Employment

**LAP DESIGNATION:** Business Park



### RECOMMENDATION SUMMARY

- Council approve the applicant's request for a Development Permit for a comprehensive sign design package.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the Sign By-law, through a Development Permit, to increase the height and total sign area for two (2) directional signs, as part of a comprehensive sign design package.

### RATIONALE OF RECOMMENDATION

- The proposed signage is high quality and necessary for efficient use of the loading area.
- The size of the proposed signage is in keeping with the scale of the two multi-tenant buildings on the subject site.
- The proposed signs form an integral part of the way-finding for the Campbell Heights West Business Park development.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit Application No. 7919-0179-00 (Appendix II), for a comprehensive sign design package.

REFERRALS

- Engineering: The Engineering Department has no objection to the project
- Parks, Recreation, and Culture: This application does not require a referral to the Parks, Recreation, and Culture Department.
- Fire: This application does not require a referral to the Fire Department.

SITE CHARACTERISTICS

Existing Land Use: Two multi-tenant industrial buildings

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North (Across 24 Avenue):	Vacant industrial site, proposed development application to rezone to CD received final adoption April 1, 2019 (application no. 7910-0308-00)	Technology or Business Park + landscaping strips	CD (By-law No. 17694)
East:	Vacant agricultural property, proposed development application to rezone to IB-1 under initial review (application no. 7919-0196-00)	Business Park/ Open Space Corridors/ Buffers	A-1
South:	Sobeys' Warehouse and Distribution facility under construction	Business Park	IB-2
West:	Agricultural property	Agricultural/ Located in the Agricultural Land Reserve	A-1

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site located 18822 & 18860 – 24 Avenue, is designated "Mixed Employment" in the Official Community Plan, "Business Park" in the Campbell Heights General Land Use Plan, and zoned "Business Park 2 Zone (IB-2)".
- Development Application No. 7913-0127-00 was approved on the subject site on June 13, 2016, to allow a Campbell Heights General Land Use Plan Amendment, Rezoning from A-1 to IB-2 and a Development Permit to permit the development of two multi-tenant industrial buildings.

### Signage Proposal

- The applicant is proposing a Development Permit for a comprehensive sign design package to allow for two free-standing signs and two directional signs, as follows:
  - One (1) free standing sign with the text "Campbell Heights West Business Park" and the two building addresses with a total sign area of 2.8 square metres (30 sq. ft.).
  - One (1) free standing sign with the text "Campbell Heights West Business Park" and two groupings of unit numbers for the tenants with a sign area of 2.97 square metres (32 sq. ft.)
  - Two (2) directional signs to be installed on existing concrete privacy screens with the unit numbers of the tenants of the two multi-tenant industrial buildings with total size areas of 2.04 square metres (21 sq. ft.)
- The proposed locations of the two (2) free-standing signs are in accordance with the drawings approved under Development Permit 7913-0127-00. Both free-standing signs comply with the Sign By-law.
- The Sign By-law permits onsite directional signs, intended to facilitate the movement of vehicles within the lot or premises, with maximum height of 1.2 metres (4 ft.) and maximum area for a single faced sign of 0.4 square metres (4 sq. ft.).
- A variance to the Sign By-law is requested to accommodate the two (2) proposed directional signs that exceed the maximum size and height for a directional sign. This variance can be accommodated through a comprehensive sign design package.

### Staff Comments

- One (1) free-standing sign is proposed at the corner of 24 Avenue and 89 Avenue , which will show the site address and complex name. The sign is single-sided, externally illuminated, and approximately 2.4 metres (8.0 ft.) high and 1.17 metres (3.8 ft.) wide. The sign is proposed in concrete with an alupanel face with routed aluminum copy.

- The second free-standing sign is proposed at the vehicle entrance / exit along 189 Street, which will show the complex name and tenant unit numbers. The sign is single-sided, externally illuminated, and approximately 2.4 metres (8.0 ft.) high and 1.2 metres (4.0 ft.) wide. The sign is proposed in concrete with an alupanel face.
- The two (2) directional signs proposed will be single-sided, illuminated, and approximately 2.4 metres (7.7 ft.) high and 1.2 metres (4.5 ft.) wide. These two (2) directional signs are proposed to be installed on two existing concrete privacy screens facing the vehicular entrance / exit along 24 Avenue. Both directional signs are proposed in an illuminated cabinet form with a white lexan face with vinyl/digitally printed graphics.
- The four (4) proposed signs are located on the subject site and not within any rights-of-way. No trees or landscaping will be impacted by the proposed signs.
- All four (4) of the proposed signs are high-quality and found to be generally acceptable by urban design standards.
- A variance to the Sign By-law is requested to accommodate the two (2) proposed directional signs to be installed on the existing concrete privacy screens on the subject site, as they exceed the maximum size and height for a directional sign. This variance can be accommodated through a comprehensive sign design package, as described in Appendix I.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Sign By-law to allow an increase in the permitted size and height of a directional sign.

Applicant's Reasons:

- The proposed directional signs are intended to aid truck drivers in locating the loading bays for each of the units within the two multi-tenant industrial buildings.

Staff Comments:

- The Sign By-law permits on-site directional signs to a maximum height of 1.2 metres (4 ft.) and size of 0.4 square metres (4 sq. ft.). The two (2) proposed directional signs to be installed on the existing concrete privacy screens are 2.4 metres (7.9 ft.) high and 2 square metres (21 sq. ft.) in size.
- The two (2) proposed directional signs are an appropriate size given the size and scale of the two multi-tenant industrial buildings. The size of the signs is warranted due to the need to assist truck drivers in locating the individual loading bays.
- Staff support the proposed variances to the Sign By-law.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Proposed Sign By-law Variances Tables  
Appendix II. Development Permit No. 7919-0170-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

WS/cm

## PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow for two (2) directional signs with sign areas of 2 square metres (21 sq. ft.) and sign heights of 2.4 metres (7.9 ft.)	The sign area for a directional sign shall not exceed 0.4 square metres (4 sq. ft.) for a single faced sign. The height of a sign shall not exceed 1.2 metres (4 ft.). (Sub-section 7(16) General Provisions)	The two (2) proposed directional signs to be installed on the existing concrete privacy screens are an appropriate size given the size and scale of the buildings. The size of the signs is warranted due to the need to assist truck drivers in locating the loading bays associated with the two multi-tenant industrial buildings on site.

**CITY OF SURREY**

(the "City")

**DEVELOPMENT PERMIT**

NO.: 7919-0170-00

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: 029-887-631  
Lot 1 Section 16 Township 7 New Westminster District Plan EPP56484  
18822 - 24 Avenue

(the "Land")

3. This development permit applies to only to that portion of the buildings and structures on the Land on the Drawings which is attached and forms part of this development permit.
4. 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 7919-0170-00(1) through to and including 7919-170-00(6).



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 in Schedule A, which is attached hereto and forms part of this development permit, and as shown on the comprehensive sign design package Drawings numbered 7919-170-00(1) through to and including 7919-0170-00(6).

### **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)

**Sign By-law Variances**

#	Variance	Sign By-law Requirement
1	To allow for two (2) directional signs with sign areas of 2 square metres (21 sq. ft.) and sign heights of 2.4 metres (7.9 ft.)	The sign area for a directional sign shall not exceed 0.4 square metres (4 sq. ft.) for a single faced sign. The height of a sign shall not exceed 1.2 metres (4 ft.). (Sub-section 7(16) General Provisions)



CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL EXISTING UTILITIES AND STRUCTURES TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL EXISTING UTILITIES AND STRUCTURES TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION.

BASED ON METRIC CONVERSION  
 UNLESS OTHERWISE SPECIFIED

DNA  
 2019.05.10  
 1:500

PROJECT NAME  
 CAMPBELL HEIGHTS WEST  
 ONNI Group

PROJECT ADDRESS  
 B100: 18860 24 AVENUE  
 B200: 18822 24 AVENUE  
 SURREY, BC

DATE  
 2019.05.10

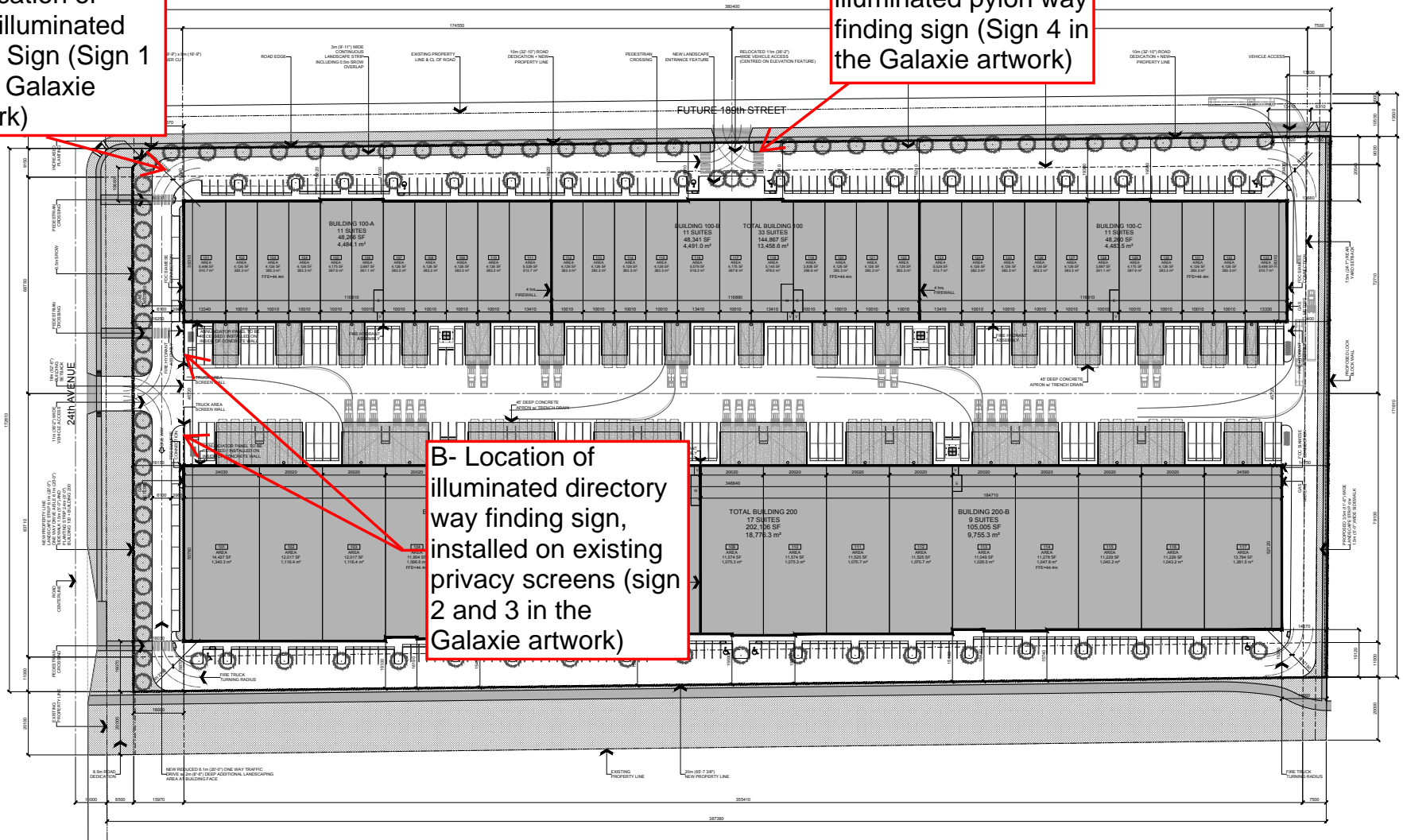
PROJECT NUMBER  
 5114

A101

A- Location of main illuminated Pylon Sign (Sign 1 in the Galaxie artwork)

C- Location of 2nd illuminated pylon way finding sign (Sign 4 in the Galaxie artwork)

B- Location of illuminated directory way finding sign, installed on existing privacy screens (sign 2 and 3 in the Galaxie artwork)



1 SITE PLAN  
 SCALE 1:500

**LEGAL DESCRIPTION**  
 LOT 1, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER DISTRICT, PLAN EPP4844  
 FIC 020-40-01  
 CIVIC ADDRESS  
 BUILDING 180 - 1860 24 AVENUE, SURREY, BC  
 BUILDING 200 - 1860 24 AVENUE, SURREY, BC

**ZONING DESIGNATION**  
 IB-2 LIGHT INDUSTRIAL / BUSINESS PARK  
 MAXIMUM BUILDING HEIGHT: 43 FT 14.0 m  
 PROPOSED PARAPET HEIGHT: 43 FT 12.2 m

**OVERALL DEVELOPMENT DESIGN DATA**

SITE AREA (TOTAL)	841,150 SF	78,000.00 m <sup>2</sup>
SITE AREA - NET	70,880 SF	6,520.00 m <sup>2</sup>
ROADSIDE/DEVELOPMENT AREA	80,880 SF	7,500.00 m <sup>2</sup>
BUILDING AREA	48,280 SF	4,484.11 m <sup>2</sup>
BUILDING 100-A	48,280 SF	4,484.11 m <sup>2</sup>
BUILDING 100-B	48,280 SF	4,484.11 m <sup>2</sup>
BUILDING 100-C	48,280 SF	4,484.11 m <sup>2</sup>
TOTAL BUILDING 100	144,840 SF	13,452.33 m <sup>2</sup>
BUILDING 200-A	91,180 SF	8,420.00 m <sup>2</sup>
BUILDING 200-B	91,180 SF	8,420.00 m <sup>2</sup>
TOTAL BUILDING 200	182,360 SF	16,840.00 m <sup>2</sup>
TOTAL BUILDING AREA	327,200 SF	30,292.33 m <sup>2</sup>

SITE COVERAGE: 46.3 %  
 FLOOR AREA RATIO: INCLUDING 40% MEZZANINE: 0.82

**REQUIRED PARKING & LOADING DATA**  
 32,243 SF (246,403 SF) LIGHT INDUSTRIAL AREA @ 1100 SF (476 SF)  
 TOTAL REQUIRED PARKING SPACES: 292 SPACES  
 DESIRED PARKING SPACES REQUIRED: 292 SPACES  
 ROAD SIDE PARKING SPACES @ 1100 PARKING SPACES: 1 SUEITE  
 BUILDING SPACES REQUIRED: 1 SUEITE

**PROVIDED PARKING & LOADING DATA**

PARKING SPACES PROVIDED - STANDARD	288 SPACES
PARKING SPACES PROVIDED - PARALLEL	14 SPACES
PARKING SPACES PROVIDED - DISABLED	20 SPACES
PARKING SPACES PROVIDED - TANDEN @ 0.5 CARS / SPACE	8 SPACES
TOTAL PARKING SPACES PROVIDED (MINIMUM 20% MEZZANINE)	330 SPACES
LOADING SPACES PROVIDED (95 TONS / TRUCK)	84 SPACES

**PARKING & LOADING STALL DIMENSIONS**

PARKING STALL - STANDARD	2.80 m x 5.20 m	8' 0" x 17' 0"
PARKING STALL - ANGLED	2.70 m x 5.20 m	8' 0" x 17' 0"
PARKING STALL - PARALLEL - TANDEN	2.70 m x 4.70 m	8' 0" x 15' 0"
PARKING STALL - DISABLED	3.70 m x 5.20 m	12' 0" x 17' 0"
PARKING STALL - SMALL MAX 30%	2.80 m x 4.70 m	9' 0" x 15' 0"
LOADING STALL CLEAR HEIGHT	4.00 m x 9.20 m	13' 0" x 30' 0"
	6.20 m	20' 0"

**BICYCLE REQUIREMENTS**

BICYCLE STORAGE SPACES REQUIRED:	0.8 SPACES / 100 SF OF GFA	18 SPACES
CLASS 1 BICYCLE STORAGE IN SUITES (50 SUITES @ 2 / SUITE)		100 SPACES
CLASS 2 BICYCLE STORAGE PROVIDED ON SITE		24 SPACES

**GARBAGE AND RECYCLE REQUIREMENTS**  
 RESPONSIBILITY OF INDIVIDUAL TENANTS TO BE LOCATED INSIDE SUITES

**BUILDING 100 CLASSIFICATION**  
 BIBC: 2012 | 3.2.2.77

GROUP 1 DIVISION 2, up to 3 Storeys, Sprinklered  
 (1 storey w/ OPTION FOR MEZZANINE AND/OR SECONDARY OFFICES)  
 THREE (3) MINIMUM (75% OF PERMITTER)

STORIES: 3  
 STREETS: 3  
 SPRINKLERS: PROVIDED  
 STAMPERS: PROVIDED  
 NOT REQUIRED

CONSTRUCTION PROVIDED: COMBUSTIBLE / NON-COMBUSTIBLE  
 ALLOWABLE BUILDING AREA (FLOOR): AS PER BIBC: 2012 SECTION 3.1.10  
 HANICAPPED ACCESS: ALL MAIN FLOOR OFFICES & PICK UP AND DELIVERY AREAS  
 AS PER BIBC: 2012 SECTION 3.8  
 MINIMUM 20% SUITES  
 SUBJECT TO FUTURE TENANT CLASSIFICATION

SITE SEPARATION: SUBJECT TO FUTURE TENANT CLASSIFICATION  
 OCCUPANCY SEPARATION: SUBJECT TO FUTURE TENANT CLASSIFICATION

**BUILDING ENVELOPE REQUIREMENTS**  
 ASHRAE Standard 91-2010  
 VAPOR BARRIER: 1

Material	U-Value	R-Value
Roof	0.15	> 6.67
Walls	0.15	> 6.67
Floors	0.15	> 6.67
Glazing	0.15	> 6.67
Doors	0.15	> 6.67
Other	0.15	> 6.67

**BUILDING 200 CLASSIFICATION**  
 BIBC: 2012 | 3.2.2.75

GROUP 1 DIVISION 2, up to 4 Storeys, Increased Area, Sprinklered  
 MEDIUM HEIGHTS WAREHOUSE, WAREHOUSE, OR SECONDARY OFFICES  
 THREE (3) MINIMUM (75% OF PERMITTER)

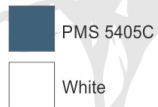
STORIES: 2  
 STREETS: 2  
 SPRINKLERS: PROVIDED  
 STAMPERS: PROVIDED  
 NOT REQUIRED

CONSTRUCTION PROVIDED: NON-COMBUSTIBLE  
 ALLOWABLE BUILDING AREA (FLOOR): AS PER BIBC: 2012 SECTION 3.1.10  
 HANICAPPED ACCESS: ALL MAIN FLOOR OFFICES & PICK UP AND DELIVERY AREAS  
 AS PER BIBC: 2012 SECTION 3.8  
 MINIMUM 20% SUITES  
 SUBJECT TO FUTURE TENANT CLASSIFICATION

## Sign 1

### 1(x) s/f Externally Illuminated Pylon Sign

- A** 1" Deep Fabricated Alupanel Face
  - Colour: Painted to Match PMS 5405C
  - White Vinyl Copy 1st Surface
- B** - 1/4" Routed Aluminum Copy
  - Colour: Painted to Match PMS 5405C
  - Pin Mounted Flush to Concrete Face
- C** - Concrete Pylon by Others
- D** - External Illumination by Others



**D** External Illumination by Others

Client	ONNI
Address	18822 24th Ave Surrey
Sales	Thomas Willman
Date	May 17, 2019
Scale	1/2" = 1'   1'   1'
File Name	ONNI (Campbell Heights)-19013-R9

CUSTOMER APPROVAL / DATE

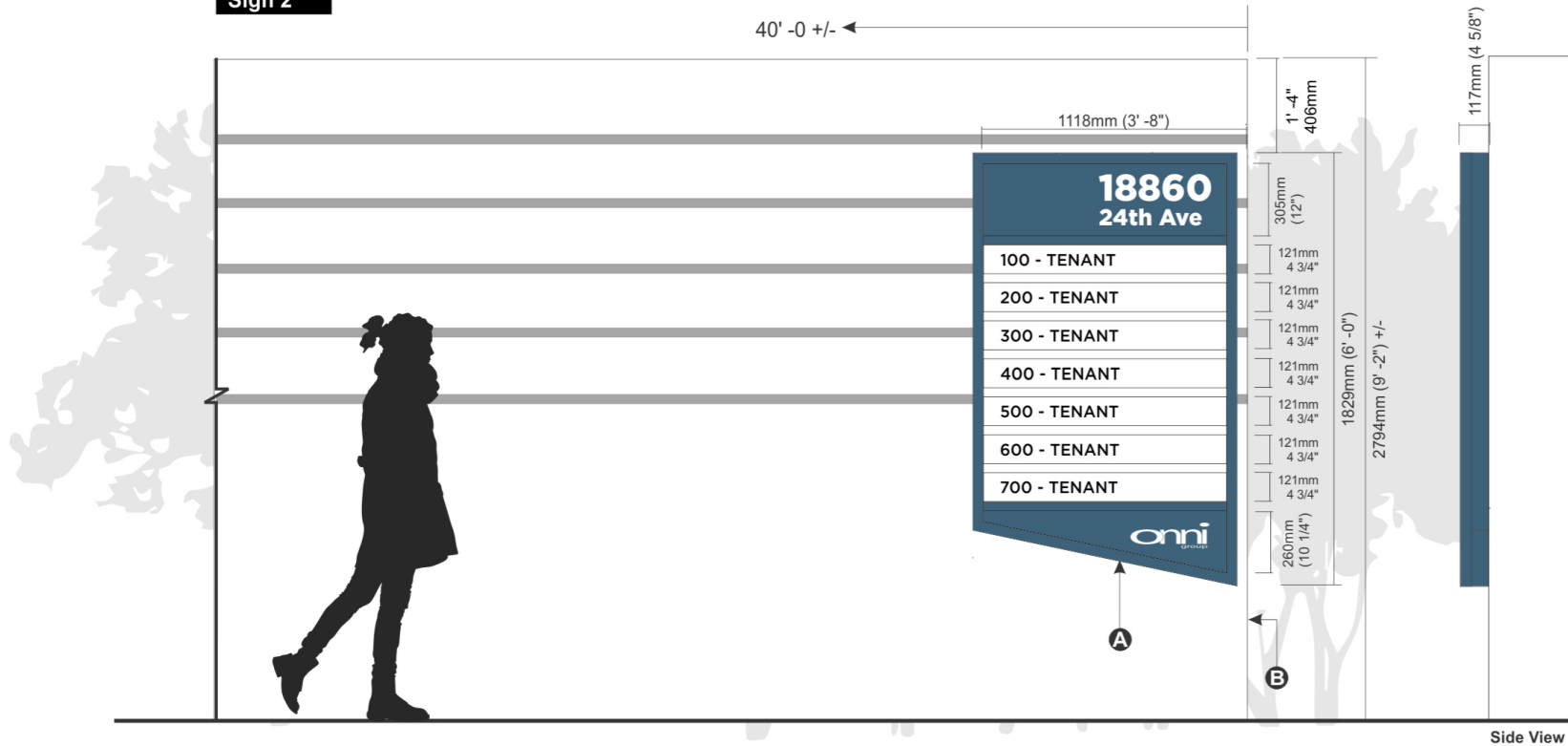
LANDLORD APPROVAL / DATE

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  - Depiction of display on artwork is conceptual and may not necessarily be to scale.
  - It is the responsibility of the customer to provide GALAXIE SIGNS Ltd. with production ready artwork files prior to production.

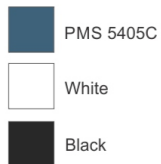
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**Sign 2**



Side View



**1(x) s/f Illuminated Sign**

- A** - Illuminated Cabinet
- 3/16" White Lexan Face with Vinyl / Digitally Printed Graphics Applied to 1st Surfaces
- Face Colours: PMS 5405C Blue, White, Black
- White LED Illumination
- Cabinet / Retainers: Painted to Match PMS 5405C, White

- B** - Existing Concrete Privacy Screen

Client **ONNI**

Address **18822 24th Ave Surrey**

Sales **Thomas Willman**

Date **May 17, 2019**

Scale **1/2" = 1' | 1' | 1'**

File Name **ONNI (Campbell Heights)-19013-R9**

CUSTOMER APPROVAL / DATE

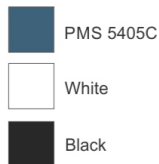
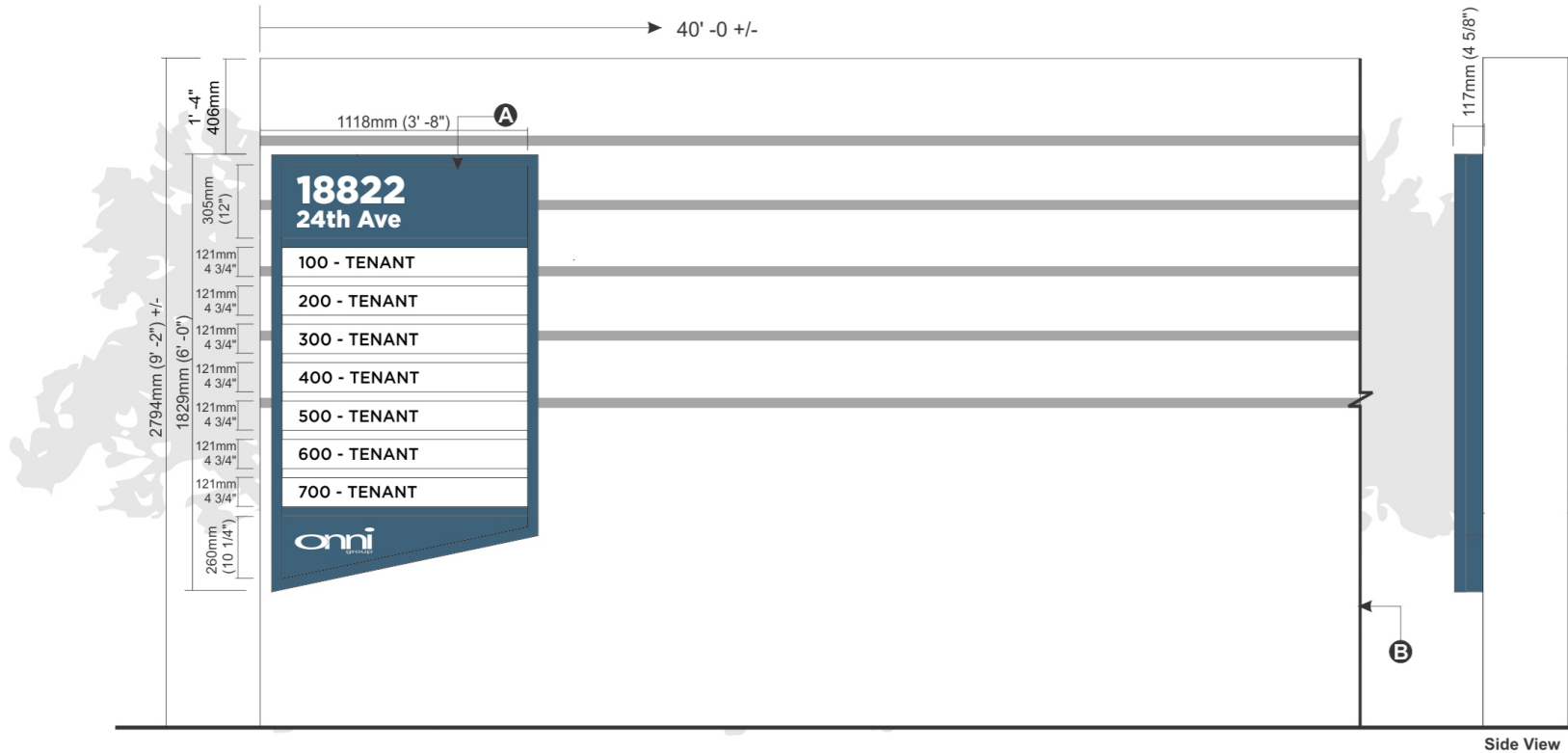
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## Sign 3



### 1(x) s/f Illuminated Sign

- A** - Illuminated Cabinet  
 - 3/16" White Lexan Face with Vinyl / Digitally Printed Graphics  
 Applied to 1st Surfaces  
 - Face Colours: PMS 5405C Blue, White, Black  
 - White LED Illumination  
 - Cabinet / Retainers: Painted to Match PMS 5405C, White

- B** - Existing Concrete Privacy Screen

Client	<b>ONNI</b>
Address	<b>18822 24th Ave Surrey</b>
Sales	<b>Thomas Willman</b>
Date	<b>May 17, 2019</b>
Scale	1/2" = 1'   1'
File Name	<b>ONNI (Campbell Heights)-19013-R9</b>

CUSTOMER APPROVAL / DATE

LANDLORD APPROVAL / DATE

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Sign 2



**Galaxie Signs**  
 Visual solutions since 1963

5085 Regent Street,  
 Burnaby, BC  
 V5C 4H4

Ph: 604 291 6011  
 Fax: 604 291 7138

Client: ONNI

Address: 18822 24th Ave Surrey

Sales: Thomas Willman

Date: May 17, 2019

Scale: 3/16" = 1" ↑↑↑

File Name: ONNI (Campbell Heights)-19013-R9

CUSTOMER APPROVAL / DATE \_\_\_\_\_

LANDLORD APPROVAL / DATE \_\_\_\_\_

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Sign 3



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**7919-0170-00(6)**

**Galaxie Signs**  
Visual solutions since 1963

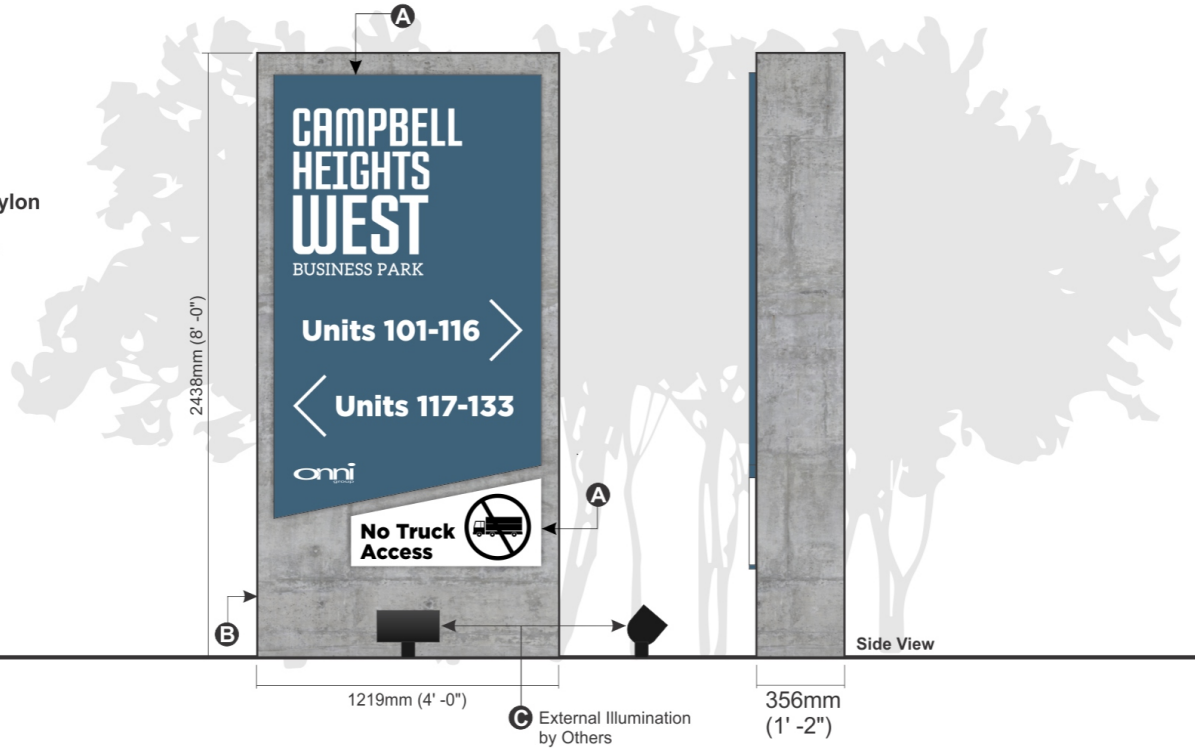
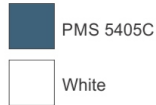
5085 Regent Street,  
Burnaby, BC  
V5C 4H4

Ph: 604 291 6011  
Fax: 604 291 7138

**Sign 4**

1(x) s/f Externally-Illuminated Pylon

- A** 1" Deep Fabricated Alupanel Faces  
- Faces Painted PMS 5405C, White  
- White / Black Vinyl 1st Surface
- B** - Concrete Pylon by Others
- C** - External Illumination by Others



Client ONNI

Address 18822 24th Ave Surrey

Sales Thomas Willman

Date May 17, 2019

Scale 1/2" = 1' | 1' |

File Name ONNI (Campbell Heights)-19013-R9

CUSTOMER APPROVAL / DATE

LANDLORD APPROVAL / DATE

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Drawn By KD  
PAGE 5