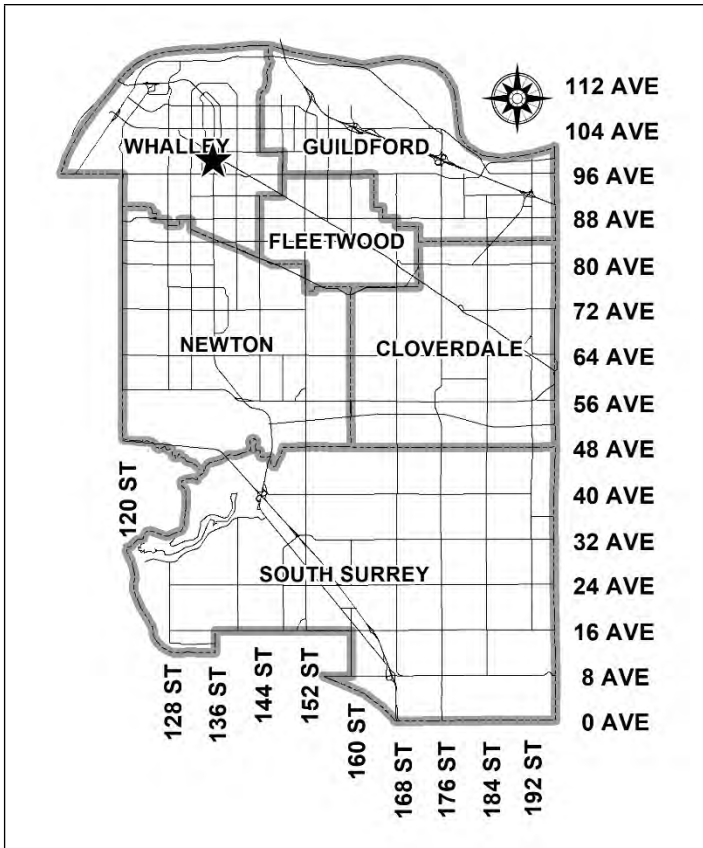


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0300-00

Planning Report Date: October 3, 2022



PROPOSAL:

- **Development Permit**

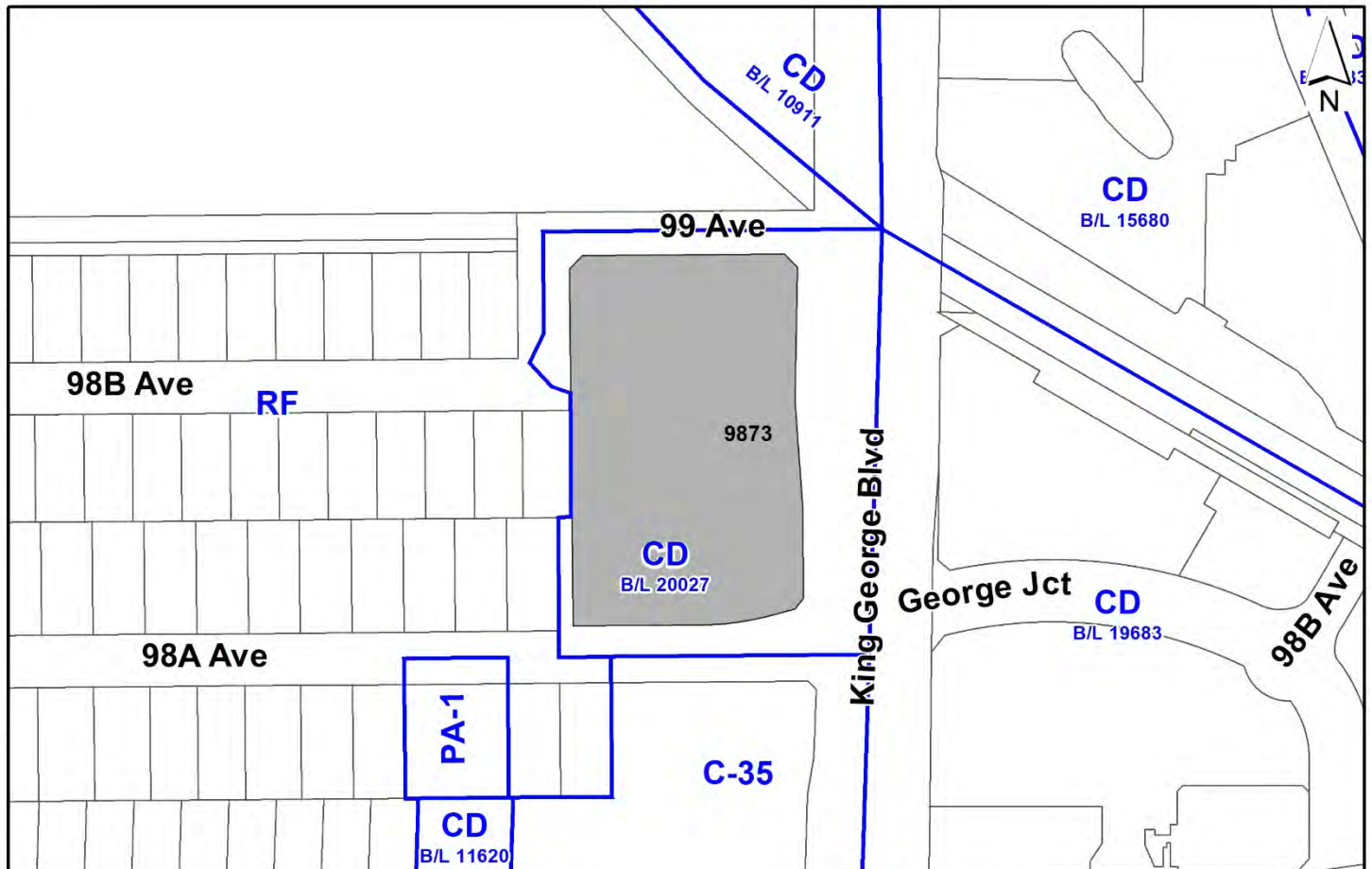
to permit a comprehensive sign design package for a mixed-use project, including 2 market residential towers, 1 rental tower, 1 office building and ground-level commercial in multiple phases.

LOCATION: 9873 - King George Boulevard

ZONING: CD (By-law No. 20027)

OCP DESIGNATION: Downtown

CCP DESIGNATION: High Rise Mixed-Use - Type I



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-Bylaw through a comprehensive sign design package to:
 - increase the allowable free-standing sign height in Special Sign Area City Centre from 2.4 metres to 4.6 metres;
 - allow for six (6) free standing signs no less than 0.5 metres from property line;
 - allow for nine (9) free standing signs abutting a building whose setback is less than 5 metres to an adjacent highway;
 - increase the maximum directional sign area permitted from 0.4 square metres for a single faced sign and 0.74 square metres for a double-faced sign to no greater than 4.6 square metres for a single-faced sign and 9.2 square metres for a double-faced sign;
 - increase the maximum clearance from the top of an under-canopy sign and the underside of the canopy to 0.5 metres;
 - allow for one (1) additional fascia sign above the ground floor for a majority tenant;
 - waive the 50 metre distance requirements between free standing signs along a lot line that is 50 metres in length or longer; and
 - Allow for one (1) electronic message board free-standing sign provided that such sign is not visible from a City road and contains no commercial marketing material.

RATIONALE OF RECOMMENDATION

- The proposed signs are of a high-quality design and are of an appropriate size and scale in relation to the buildings.
- All of the proposed signage has been designed with consistent form, size, design character and durable materials, to give the building an improved consistent signage aesthetic that is compatible with the City Centre area.

- The proposed signage allows for increased tenant identification and improved exposure at street level. Additional directory signs onsite also allow for improved wayfinding along pedestrian pathways.
- Revised locations of free-standing directory signs onsite provides adequate wayfinding along pedestrian passageways.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix I.
2. Council approve Development Permit No. 7921-0300-00 (Appendix II) for 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 landscaping and siting, form, exterior design, and finish of the building and other structures, including signage, Council may refer the Development Permit back to staff with direction regarding any of these matters.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Designation	Existing Zone
Subject Site	Mixed use high rise approved under Application 7918-0217-00, under construction	High Rise Mixed-Use - Type I	CD (By-law No. 20027)
North (Across unopened road allowance):	Holland Park	Park	CD (By-law No. 10911), RF
East (Across King George Boulevard):	King George SkyTrain station, Mixed use development ("The Hub at King George")	High Rise Mixed-Use - Type I	CD (By-law No. 19683)
South (Across 98A Avenue):	Apartment building, single family dwellings	Mid to High Rise Mixed-Use and Residential Low to Mid Rise Residential	C-35, RF
West:	Holland Park, single family dwellings	Park and Low to Mid Rise Residential	RF

- The proposed signs are intended to be seen onsite by pedestrians and drivers along 98A Avenue and King George Boulevard for wayfinding purposes.
- The signage concept proposes a number of sign types including free-standing signs, identification signs, ground embedded signs, parking signs, canopy signs, under canopy signs, tower landmark signs and tower parapet (identification) signs. A hierarchy of signs is proposed. Generally, each tenant will be permitted one canopy sign and one under canopy sign for each premise frontage.
- A number of proposed signs require variances to the Sign By-law. A detailed description of the proposed variances is included in Appendix I. Staff are supportive of the variances as part of a comprehensive sign design package for the development.

Free-standing directory signs

- A total of thirteen (13) free-standing signs are proposed onsite, with four (4) proposed within the interior of two of the onsite high-rise structures. Nine (9) free-standing signs are proposed to be located contrary to requirements in the Sign By-law, less than 5 metres from adjacent highways. The Sign By-law requires that free standing signs be located in areas in which the building is setback greater than 5 metres. As such, a variance to the Sign By-law is required to accommodate the following:
 - Allow for nine (9) free standing signs for a building whose setback is 5 metres or less to adjacent highways.
- Nine (9) free standing signs are within close proximity (less than 50 metres of each other) while sharing lot lines in excess of 50 metres in length. As per the Sign Bylaw, an additional free-standing sign can be accommodated on a lot line that has an additional free-standing structure, so long as their distance is at least 50 metres. Given these signs do not meet this parameter, a variance is required to accommodate the following:
 - Waive the 50 metre distance requirements between free standing signs along a lot line that is 50 metres in length or longer.
- One (1) free-standing double-sided wayfinding sign is proposed adjacent to the southeastern elevation of the building within the designated 2-metre setback from property line. The intent of the sign is to provide identification and wayfinding for vehicular traffic along 98A Avenue and King George Boulevard. The Special Sign Area for the City Centre permits a maximum height of 2.4 metres. The proposed height of the sign is 4.6 metres. As such, a variance to the Sign By-law is required to accommodate the following:
 - Increase the allowable free-standing sign height in Special Sign Area City Centre from 2.4 metres to 4.6 metres.
- Two (2) proposed single-sided free-standing directory signs are to be installed at the north and south elevations of the subject site. The signs will identify the development (Century City) and a digital print map of the site. The proposed signs are 1.5 metres in height, meeting the parameters of the Special Sign Area in the City Centre.

- Six (6) of nine (9) proposed onsite free-standing signs are set back approximately 0.5 metres from the property line. The Sign Bylaw requires a minimum free-standing sign setback of 2 metres from property line. As such, a variance to the Sign By-law is required to accommodate the following:
 - Allow for six (6) free standing signs no less than 0.4 metres from property line.
- Three (3) proposed single sided free-standing events kiosks are to be installed inside the high-rise buildings on the northeast elevation, and one (1) is proposed to be installed within the interior courtyard. These signs are meant to display events at Century City and to help animate the community with a digital display. The proposed signs range in height from 2.0 - 2.3 metres height. Given that 3 are located inside, they are not subject to the Sign Bylaw, but the 1 located outside is. As such, a variance to the Sign By-law is required to accommodate the following:
 - Allow for one (1) electronic message board free-standing sign provided that such sign is not visible from a City road and contains no commercial marketing material.
- One (1) proposed single sided free-standing rental kiosk structure is to be installed inside the high-rise structure at the northeast corner of the subject site. The intent of the sign is to display rental availability at Century City. The proposed sign is 2.3 metres in height. Given that the structure is located inside, it is not subject to the Sign Bylaw.
- One (1) proposed double sided free-standing directory sign is to be installed along the eastern elevation and is intended to identify six (6) commercial office tenants outside of the building entrance. The proposed sign 2.1 metres in height, meeting the specifications of the Special Sign Area in the City Centre.
- One (1) concrete stamped identification sign on a concrete structure is proposed, which acts as a directory sign. The intent of this sign is to guide visitors through the orchard to the central courtyard. The height of the sign is 0.9 metres which meets the 1.2 metre standard of the Sign Bylaw, but the proposed single sided area of 4.6 square metres exceeds 0.4 square metres of the Sign Bylaw. As such a variance to Sign By-law is required to accommodate the following:
 - Increase the maximum directional sign area permitted from 0.4 square metres for a single faced sign and 0.74 square metres for a double-faced sign to no greater than 4.6 square metres for a single faced sign and 9.2 square metres for a double-faced sign.

Tenant canopy and under canopy signs

- Under the Sign By-law, for multi-tenant developments, each premise is permitted one (1) canopy and one (1) under canopy sign. The Sign By-law requires that under canopy signs have a maximum clearance between the top of the sign and the underside of the canopy to which it is affixed to 0.5 metres. As such, a variance to the Sign Bylaw is required in order to accommodate the following:
 - Increase the maximum clearance from the top of an under-canopy sign and the underside of the canopy to 0.5 metres.

- The dimensions between the top of the under-canopy sign and the underside of the canopy may vary depending on canopy location and associated onsite grades. The intent is to maintain a distance of 2.4 metres – 3.0 metres from the underside of the under-canopy signage to grade. This will maintain consistency while also complying with clearance provisions in the Sign Bylaw.

Ground embedded directional signage

- Directional elements in the form of designs in pavers along pedestrian pathways are proposed to demarcate wayfinding and are meant to supplement onsite free-standing directory signage. Signage of this form is not subject to the Sign Bylaw.

Upper floor residential and office tower fascia

- One upper floor, roof top residential tower fascia sign for identification purposes is proposed along the east elevation of the residential portion of the development with a maximum height of 2.1 metres.
- Two upper floor, roof top office tower fascia signs are proposed, one along the east elevation and the other along the north elevation. The proposed heights range from 5.1 metres to 6.8 metres, which includes a space for a logo in addition channel letters. The Sign By-law states that all fascia signs above the first storey must be comprised of individual channel letters and that there may be a maximum of one fascia sign per lot frontage may be located above a first storey pertaining to the tenant that occupies the largest percentage of the total floor area above the first storey, provided no more than one such sign shall be permitted on any one façade of the building above the first storey. As such variances to the Sign By-law are required in order to accommodate the following:
 - Allow for one (1) additional fascia sign above the first storey for a majority tenant.

Remaining signage

- The following proposed additional signage in the comprehensive sign design package comply with the Sign By-law:
 - Tenant Canopy sign;
 - Under Canopy sign;
 - Courtyard Pavilion Identification sign;
 - Parking Entrance identification sign;
 - Building Entrance identification sign;
 - Project identification sign; and
 - Address sign.

Signage Assessment

- All of the proposed signage has been designed with consistent form, size, design character and durable materials, to give the building an improved consistent signage aesthetic that is compatible with the City Centre Area.

- Due to the street layout and pedestrian pathways, the proposed sign package allows for increased tenant frontage and improved exposure at street level. Additional directory signs onsite also allow for improved wayfinding along pedestrian pathways.
- Free standing signage was required to be situated closer to the property line due to minimal onsite space because of road dedication requirements. Slender in profile, the sign will have minimal impact on view lines to King George Boulevard and 98A Avenue while remaining outside of city property.
- The implementation of a 4.6-metre-tall free standing wayfinding sign on the northwest corner of the subject site matches a similar type sign that was achieved as part of Application No. 7920-0083-00 east of King George Boulevard at the King George Skytrain station. King George Boulevard has a history of dynamic signage. According to the City Centre Plan, King George was once dominated by illuminated signs.
- Revised locations of free-standing directory signs onsite provide adequate wayfinding along pedestrian passageways.
- An additional upper floor, just below roof top office tower fascia sign allows for increased visibility for vehicular traffic along King George Boulevard and matches similar precedents provided in the City Centre area.
- An electronic message board free standing sign is acceptable provided that the sign is not visible from the street and does not display commercial messages/advertisements. The intent of the sign is to display community events only.
- Staff supports the requested variances as part of a Comprehensive Sign Design Package.

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 7921-0300-00

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

ELM/cm

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	Increase the allowable free-standing sign height in Special Sign Area City Centre from 2.4 metres to 4.6 metres.	The free-standing sign height shall not exceed 2.4 metres (as per Part 8, Section 38(1) (1.A)).	They will provide easier visibility and wayfinding along both 102 Avenue and Whalley Boulevard.
2	Allow for six (6) free standing signs no less than 0.5 metres from property line.	The free-standing sign shall be located at a minimum of 2 metres setback from any lot line Part 5, Section 27 (1) (e).	Due to minimal onsite space because of road dedication requirements, signage will have minimal impact on view lines to King George Boulevard and 98A Avenue while remaining clear of city land.
3	Allow for nine (9) free standing signs abutting a building whose setback is less than 5 metres to an adjacent highway.	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 whose setback adjacent to that highway is 5 metres or smaller than 5 metres Part 5, Section 27 (1) (b).	Given the size of the development, free standing structures for identification purposes allows for easier visibility and wayfinding along pedestrian pathways. This variance is required due to the existing setbacks of the approved towers.
4	Increase the maximum directional sign area permitted from 0.4 square metres for a single faced sign and 0.74 square metres for a double-faced sign to no greater than 4.6 square metres for a single faced sign and 9.2 square metres for a double-faced sign.	The proposed free-standing width shall not exceed two-thirds (2/3) of the height of the sign. Part 8, Section 38 (2).	The proposed free-standing structure are to be constructed of concrete. The sign is in the form of a stamp for identification purposes. No additional tenant signs are anticipated.
5	Increase the maximum clearance from the top of an under-canopy sign and the underside of the canopy beyond 0.5 metres.	Clearance between the top of the sign and the underside of the awning/canopy to which it is affixed shall not exceed 0.05 metres Part 5, Section 27 (4) (a) (i) (e).	Increased distance from the canopy still allows for the sign to meet clearance requirements from grade while also providing increased visibility to pedestrians for wayfinding.

6	Allow for one (1) additional above storey fascia sign to a majority tenant.	A maximum of one fascia sign per lot frontage may be located above a first storey pertaining to the tenant that occupies the largest percentage of the total floor area above the first storey, provided no more than one such sign shall be permitted on any one façade of the building above the first storey. Part 5, Section 27 (2) (a.1) (ii.).	An additional upper floor office tower fascia sign allows for increased visibility for vehicular traffic along King George Boulevard and matches similar precedents provided in the City Area.
7	Waive the 50 metre distance requirements between free standing signs along a lot line that is 50 metres in length or longer.	Only one free-standing sign shall be permitted for each lot line that is adjacent to a highway, unless the length of that lot line exceeds 50 metres. in which case one additional free-standing sign for each additional 50 metre 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 (As per Part 5, Section 27 (1) (c)).	Given the size of the development, free standing structures for identification purposes allows for easier visibility and wayfinding along pedestrian pathways. Waiving the distance requirement between free-standing signs allows for adequate sign placement.
8	Allow for one (1) electronic message board free-standing sign.	An electronic message board sign is prohibited. (As per Part 1 (10) (13)).	An electronic message board free standing sign is acceptable provided that the sign is not visible from the street and does not display commercial messages/advertisements. The intent of the sign is to display community events only.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7921-0300-00

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: 031-294-987
Lot A Section 34 Block 5 North Range 2 West New Westminster District Plan EPP102781
9873 - King George Boulevard

(the "Land")

B. Form and Character

1. Signage shall be installed in conformance with the drawings numbered 7921-0300-00(1) through to and including 7921-0300-00(43).
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 7921-0300-00(1) through to and including 7921-0300-00(43).

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	Increase the allowable free-standing sign height in Special Sign Area City Centre from 2.4 metres to 4.6 metres.	The free-standing sign height shall not exceed 2.4 metres (as per Part 8, Section 38(1) (1.A)).
2	Allow for six (6) free standing signs no less than 0.5 metres from property line.	The free-standing sign shall be located at a minimum of 2 metres setback from any lot line Part 5, Section 27 (1) (e).
3	Allow for nine (9) free standing signs abutting a building whose setback is less than 5 metres to an adjacent highway.	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 whose setback adjacent to that highway is 5 metres or smaller than 5 metres Part 5, Section 27 (1) (b).
4	Increase the maximum directional sign area permitted from 0.4 square metres for a single faced sign and 0.74 square metres for a double-faced sign to no greater than 4.6 square metres for a single faced sign and 9.2 square metres for a double-faced sign.	The proposed free-standing width shall not exceed two-thirds (2/3) of the height of the sign. Part 8, Section 38 (2).
5	Increase the maximum clearance from the top of an under-canopy sign and the underside of the canopy beyond 0.5 metres.	Clearance between the top of the sign and the underside of the awning/canopy to which it is affixed shall not exceed 0.05 metres Part 5, Section 27 (4) (a) (i) (e).
6	Allow for one (1) additional above storey fascia sign to a majority tenant.	A maximum of one fascia sign per lot frontage may be located above a first storey pertaining to the tenant that occupies the largest percentage of the total floor area above the first storey,

		provided no more than one such sign shall be permitted on any one façade of the building above the first storey. Part 5, Section 27 (2) (a.1) (ii.).
7	Waive the 50 metre distance requirements between free standing signs along a lot line that is 50 metres in length or longer.	Only one free-standing sign shall be permitted for each lot line that is adjacent to a highway, unless the length of that lot line exceeds 50 metres. in which case one additional free-standing sign for each additional 50 metre 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 (As per Part 5, Section 27 (1) (c).
8	Allow for one (1) electronic message board free-standing sign.	An electronic message board sign is prohibited. (As per Part 1 (10) (13).

CENTURY CITY

EXTERIOR SIGNAGE PACKAGE - CSP DRAFT V13




SEPTEMBER 2022

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- 11. TENANT SIGN ALLOCATION
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- 13. PERIMETER LOCATION PLAN
- 14. ELEVATIONS
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- 25. TENANTS
- 33. CC IDENTIFICATION



PROJECT GOALS

- 
- Purposeful, vibrant signage that is integrated into the landscape emphasizing the defining elements of the project:
 - Holland Park
 - Mixed-mode transportation
 - Central courtyard
 - Community elements (market hall, childcare, etc.)
 - Design that complements the building materials and branding used for the development
 - Evaluation of sightlines for predicted vehicular and pedestrian traffic
 - Consideration of landscaping items (e.g., tree growth) that may block or interfere with signage over time
 - Selection of materials and fabrication methods for future serviceability
 - Consideration of city signage bylaw requirements and future-proofing DP approval for the very long term
 - Consistency with the placemaking / wayfinding strategies and design guidelines of existing Century Group brands (e.g., Civic Hotel, Bria)
 - Creation of tenant signage guidelines that ensure these values continue over time



TYPOGRAPHY

This is the collection of the typefaces previously determined from the Century City brand development. With minor modification we will adapt these typefaces for use in this sign package. With similar levels of contrast between the faces they provide a consistent and comfortable aesthetic.

BRAND DEVELOPMENT IN PROGRESS.
FOR THIS ELEMENT MESSAGING &
TYPOGRAPHY SUBJECT TO CHANGE

*Central
Green*

NEW PARIS KING SIZE BOLD ITALIC

**New Paris
King Size Bold**

**ABCDEFGHIJKLMN
OPQRSTUVWXYZ**

**abcdefghijklmnop
qrstuvwxyz**

VISUETL PRO BLACK

**ABCDEFGHIJKLMNO
PQRSTUVWXYZ
abcdefghijklmnop
qrstuvwxyz**

VISUETL PRO REGULAR

ABCDEFGHIJKLMNO
PQRSTUVWXYZ
abcdefghijklmnop
qrstuvwxyz

AGENDA SEMIBOLD

ABCDEFGHIJKLMNO
PQRSTUVWXYZ
abcdefghijklmnop
qrstuvwxyz

AGENDA LIGHT

ABCDEFGHIJKLMNO
PQRSTUVWXYZ
abcdefghijklmnop
qrstuvwxyz



BRAND TYPOGRAPHIC ELEMENTS

Effective environmental signs and graphics need to support the brand in establishing a welcoming sense of place. These examples are the implementation of brand development for signage purposes.

CENTURY CITY
Holland Park

Central Green
CENTURY CITY

Locale
CENTURY CITY

THE ORCHARD

COMMUNITY KITCHEN

HERB GARDEN

THE CHILDREN'S GARDEN

MARKET HALLS

A CITY WITH
the heart & soul OF
A VILLAGE

Park Tower ONE
Century City

Park Tower TWO
Century City

A VISIONARY URBAN VILLAGE IN THE HEART OF DOWNTOWN SOUTH



COLOURS & FINISHES

Using the building colour palette is our entry point into the exploration of colours and finishes.

PANTONE® Cool Gray 1 C

PANTONE® Cool Gray 3 C

PANTONE® Cool Gray 6 C

PANTONE® Cool Gray 8 C

PANTONE® Black C

CREATED BY **PANTONE**® CONNECT



SHAPE & FORM

We look closely at the architectural details of the building for unique qualities that can be incorporated into signage design. This helps draw a balanced connection with the signage and the building.



VERTICAL ELEMENTS



RECTILINEAR PROPORTIONS



PERFORATED MATERIAL

THESE GEOMETRIC ARCHITECTURAL ELEMENTS ARE OUR INSPIRATION FOR FORM GENERATION
SIMPLE SHAPES BEING USED IN INTERESTING WAYS



SIGN GUIDELINES

All illumination has been evaluated to support the intended character of the Century City development, while reasonably limiting light pollution.



ILLUMINATION

- All illuminated components are to serve a clear purpose (i.e. provide wayfinding in the dark, brand recognition, visual interest)
- All signs are to be internally illuminated - floodlights or externally mounted illumination are not permitted.
- Large face-lit acrylic light boxes are not allowed. Permitted channel letter and push-through signage limits lights to the characters and logos to be illuminated.
- The only permitted illumination (except Electronic Message Centres) is LED
- Illumination must be consistent with no hot spots
- All LED signs are to be supplied with a dimmer, and wired with either a photocell, timer or connected to a lighting control system
- LED signs are not permitted to flash or have any animation
- Outdoor electronic message centres are to be dimmable

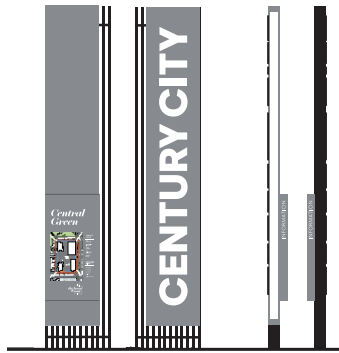
CONSTRUCTION

- Signs are to be made of durable, weather resistant and high-quality materials - signs made from wood, MDF, foam or other materials that may degrade over time are not permitted
- Fasteners are to be concealed or minimized
- Signage is to be CSA certified and comply with all relevant electrical codes
- Wiring is to be concealed within the sign or otherwise concealed within an approved conduit

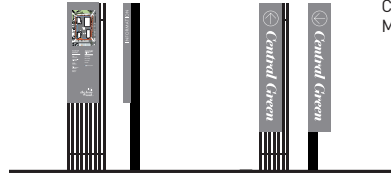


SIGNAGE HIERARCHY

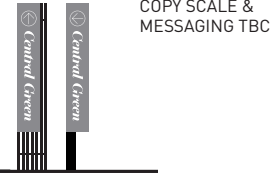
WAYFINDING



E-FS-1 FREESTANDING FULL HEIGHT
Identification at a distance plus wayfinding



E-FS-3 FREESTANDING PARTIAL HEIGHT
Denote terrace entry plus wayfinding



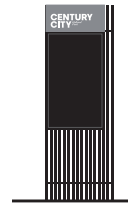
E-FS-4 FREESTANDING DIRECTIONALS
Identification & directionals to terrace

COPY SCALE & MESSAGING TBC

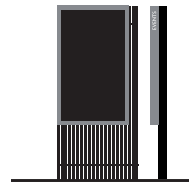


E-GR-1 GROUND EMBED
Breadcrumbs to a destination

COMMUNITY ANIMATION



E-FS-5 FREESTANDING EVENTS KIOSK A
Animate King George Boulevard



E-FS-6 FREESTANDING EVENTS KIOSK B
Animate the central green

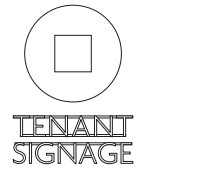


E-ST-1 STAMP IN FREESTANDING CONCRETE PLANTER
Breadcrumbs to a destination

TENANT IDENTIFICATION



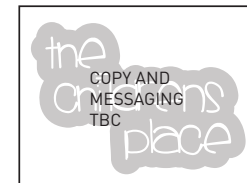
E-WA-3 LANDMARK EAST



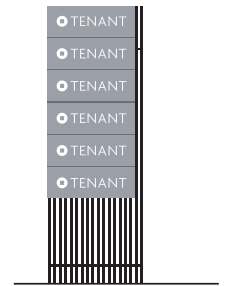
E-WA-4 LANDMARK NORTH



E-BL-1 UNDER CANOPY BLADES



E-WA-1 WALL MOUNT



E-FS-7 FREESTANDING DIRECTORY



E-AC-1 ABOVE CANOPY

DIAGRAMS NTS.

SIGNAGE HIERARCHY

IDENTIFICATION

TOWER SIGNAGE

CENTURY CITY *Holland Park*

E-PA-1 SE TOWER PARAPET

PEDESTRIAN ENTRANCES

CENTURY CITY

E-AC-2 ABOVE CANOPY

COPY AND MESSAGING TBC

3'-6" (1067)
3'-0" (914)

CITYGREEN

E-AC-1 ABOVE CANOPY

COPY AND MESSAGING TBC

3'-6" (1067)
3'-0" (914)

FRONT VIEW
SCALE: 3/8" = 1'
Locale
Combine

E-AC-2 ABOVE CANOPY
E-BC-1 BELOW CANOPY

COPY AND MESSAGING TBC

OPTION A
SIDE VIEW
OFFICES
SIGNAGE

E-AC-2 ABOVE CANOPY
E-BC-1 BELOW CANOPY

COPY AND MESSAGING TBC



E-FS-8 FREESTANDING TENANT RENTAL

13578

Park Tower TWO
Century City

E-WA-7 NW & SW TOWER & ADDRESSES

9873 9889

E-WA-9 ADDRESSES

PARKADE ENTRANCES

P | *The Greenway*

E-WA-5 PARKING / FUTURE NAME

COPY AND MESSAGING TBC

P | PARKING

E-WA-6 PARKING

COURTYARD IDENTIFICATION



E-WA-8 COURTYARD - FEATURE WALL

DIMENSIONS MODIFIED



TENANT SIGN ALLOCATION

This building is designed to be reconfigured should needs change in future years, including addition or removal of CRU/tenant locations & entries.

Possible tenant sign locations along King George Boulevard frontage have been identified in site plans and elevations.

Flexibility for reconfiguration is intended, while limiting the scope of allowable signage for each individual CRU or tenant as shown on this page.

Signage that this applies to has been denoted on the location plans and elevations (red outline around coloured box).

CRU WITH KING GEORGE BOULEVARD FRONTAGE

ABOVE-CANOPY SIGN MAX QTY. 1 PER CRU

* Exception is the North East corner which allows two above canopy signs in addition to a under canopy blade



UNDER CANOPY SUSPENDED BLADE SIGN MAX QTY. 1 PER CRU



TENANTS IN GROUND FLOOR MARKET HALL



MAX QTY. 1 PER HALL VENDOR

INCLUDES HALL IDENTIFIERS
(LABELS IN PACKAGE)

* Specifications for each sign type provided later in package



LOCATION PLAN

CENTRAL GREEN - WAYFINDING

- Ⓞ E-GR-1 GROUND EMBED
- Ⓞ E-ST-1 CONCRETE STAMP
- Ⓞ E-FS-1 FREESTANDING - FULL HEIGHT
- Ⓞ E-FS-3 FREESTANDING - PARTIAL HEIGHT
- Ⓞ E-FS-4 FREESTANDING - DIRECTIONALS
- Ⓞ E-FS-5 FREESTANDING - EVENTS KIOSK A
- Ⓞ E-FS-6 FREESTANDING - EVENTS KIOSK B

COMMERCIAL TENANTS

- Ⓞ E-AC-1 ABOVE CANOPY - LETTERS
- Ⓞ E-BL-1 CANOPY BLADE - CABINET
- Ⓞ E-WA-1 WALL - CHILD CARE
- Ⓞ E-WA-2 WALL - PAVILION
- Ⓞ E-WA-3 TOWER - LANDMARK EAST
- Ⓞ E-WA-4 TOWER - LANDMARK NORTH
- Ⓞ E-FS-7 FREESTANDING - OFFICE
- Ⓞ E-BC-1 BELOW CANOPY - LETTERS

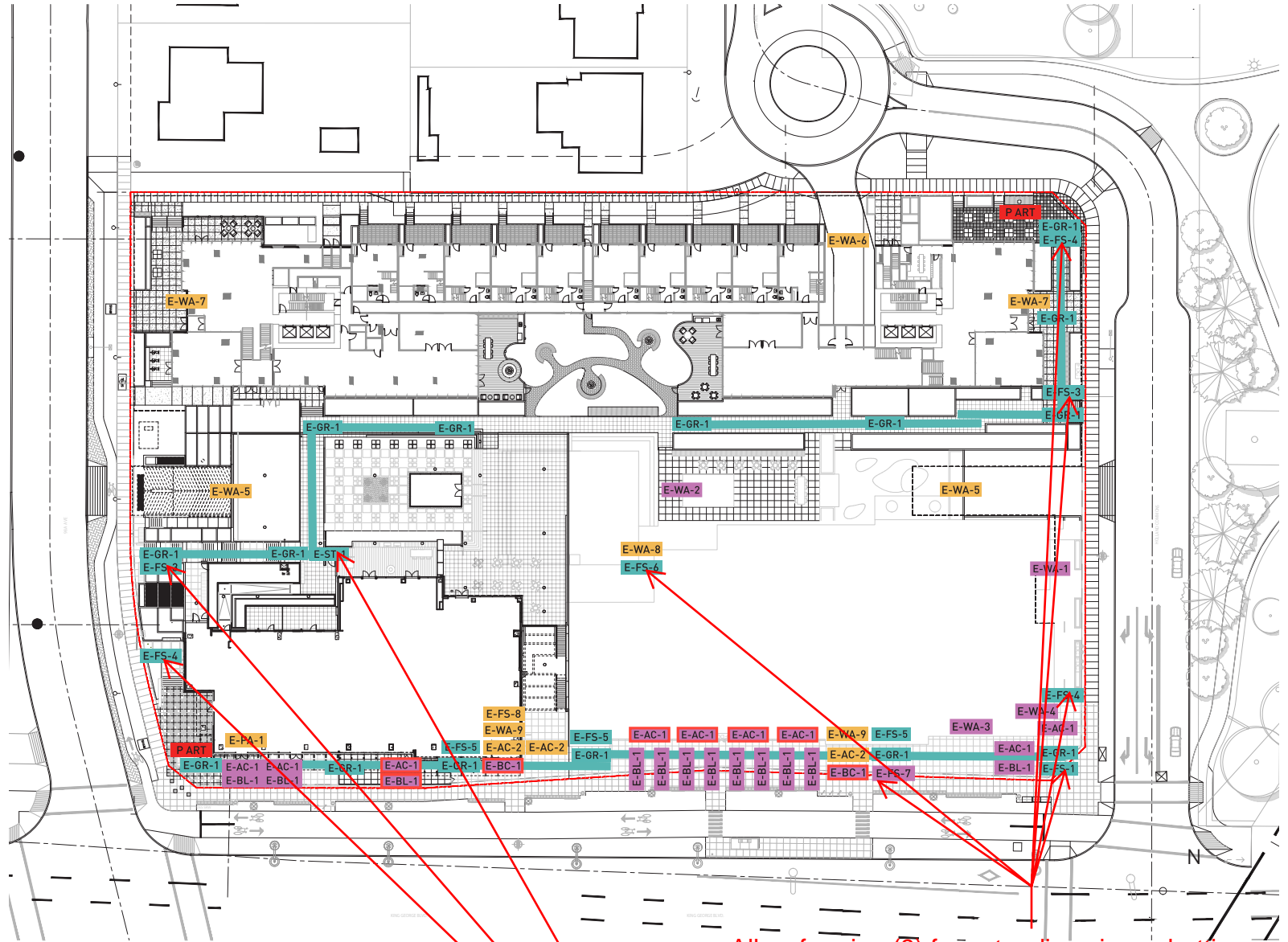
CENTURY CITY - IDENTIFICATION

- Ⓞ E-AC-2 ABOVE CANOPY - LETTERS
- Ⓞ E-WA-5 WALL - PARKADE / GREENWAY
- Ⓞ E-WA-6 WALL - PARKADE
- Ⓞ E-WA-7 WALL - NW / SW TOWER - ADDRESS
- Ⓞ E-WA-8 WALL - COURTYARD FEATURE WALL
- Ⓞ E-WA-9 WALL - ADDRESS ID
- Ⓞ E-FS-8 FREESTANDING - SE RENTAL
- Ⓞ E-PA-1 TOWER PARAPET - SE RENTAL

PUBLIC ART

PART

** RED BORDER INDICATES
RESERVED FOR FUTURE USE



Allow for nine (9) free standing signs abutting a building whose setback is less than 5 metres to an adjacent highway.

Waive the 50 metre distance requirements between free standing signs along a lot line that is 50 metres in length or longer.



GROUND MOUNTED SIGNAGE LOCATION PLAN

CENTRAL GREEN - WAYFINDING

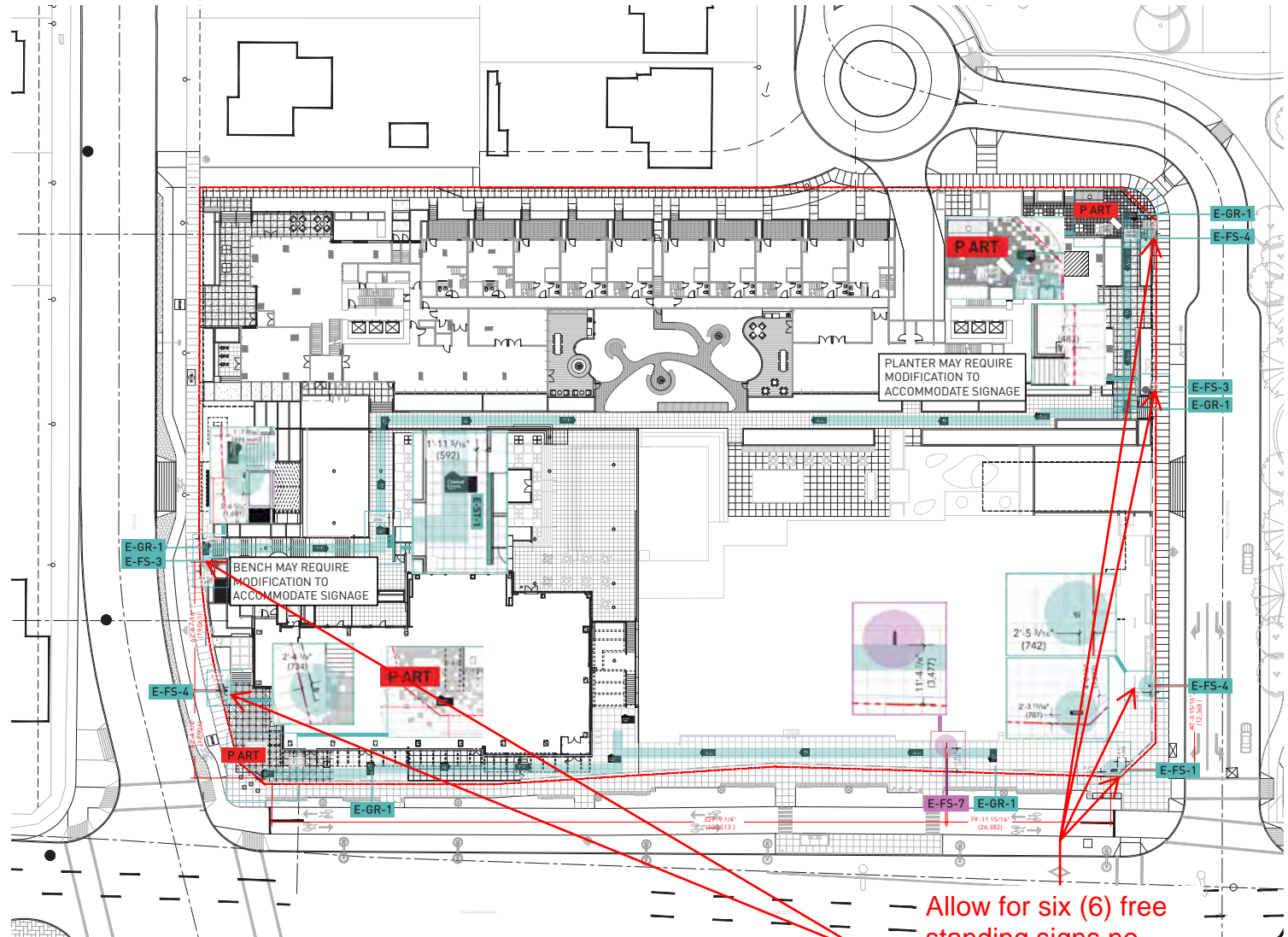
- ⊙ E-GR-1 GROUND EMBED
- ⊙ E-FS-1 FREESTANDING - FULL HEIGHT
- ⊙ E-FS-3 FREESTANDING - PARTIAL HEIGHT
- ⊙ E-FS-4 FREESTANDING - DIRECTIONALS
- ⊙ E-ST-1 CONCRETE STAMP

COMMERCIAL TENANTS

- ⊙ E-FS-7 FREESTANDING - OFFICE

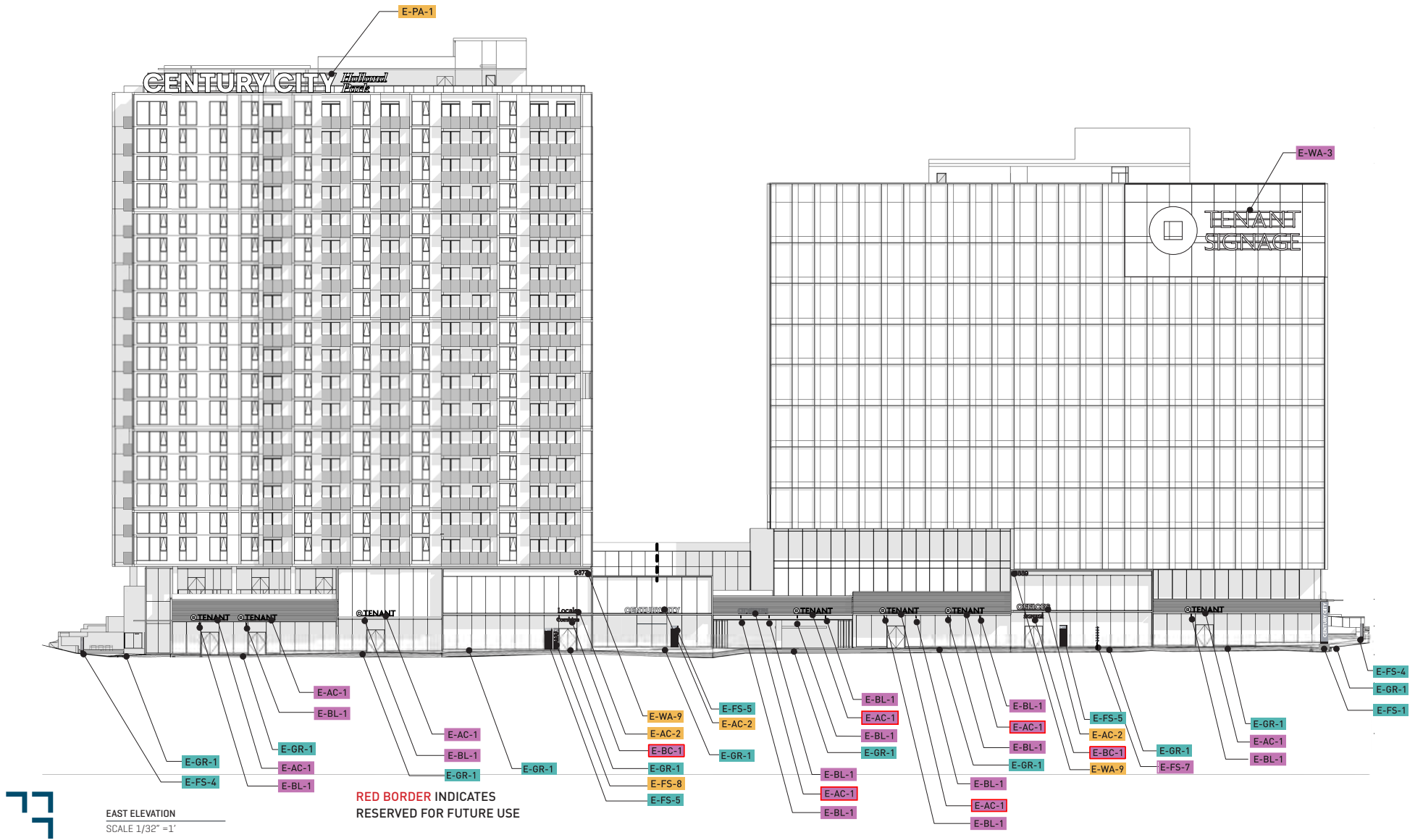
PUBLIC ART

P.A.R.T.



Allow for six (6) free standing signs no less than 0.5 metres from property line.



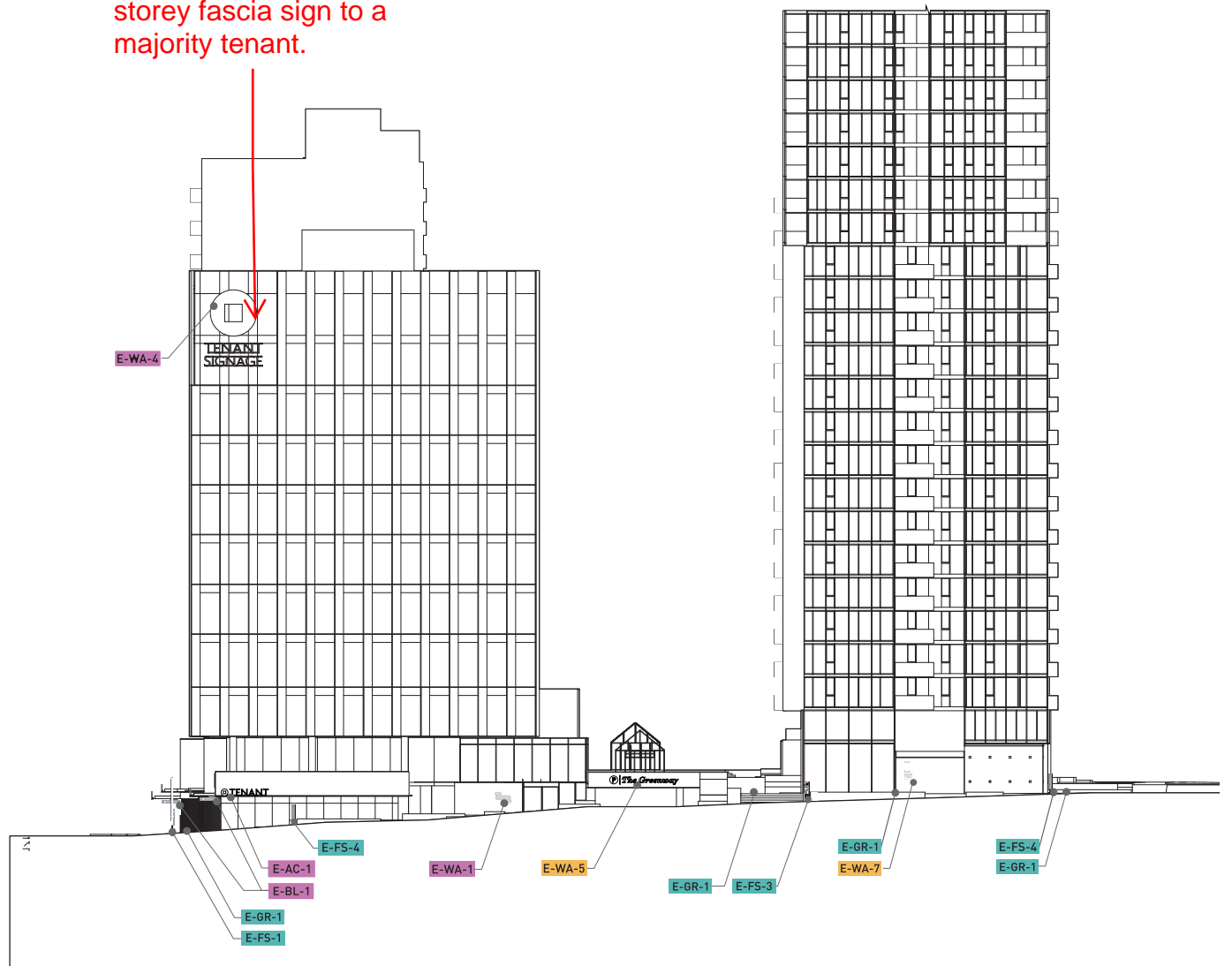




SOUTH ELEVATION
SCALE 1/32" = 1'

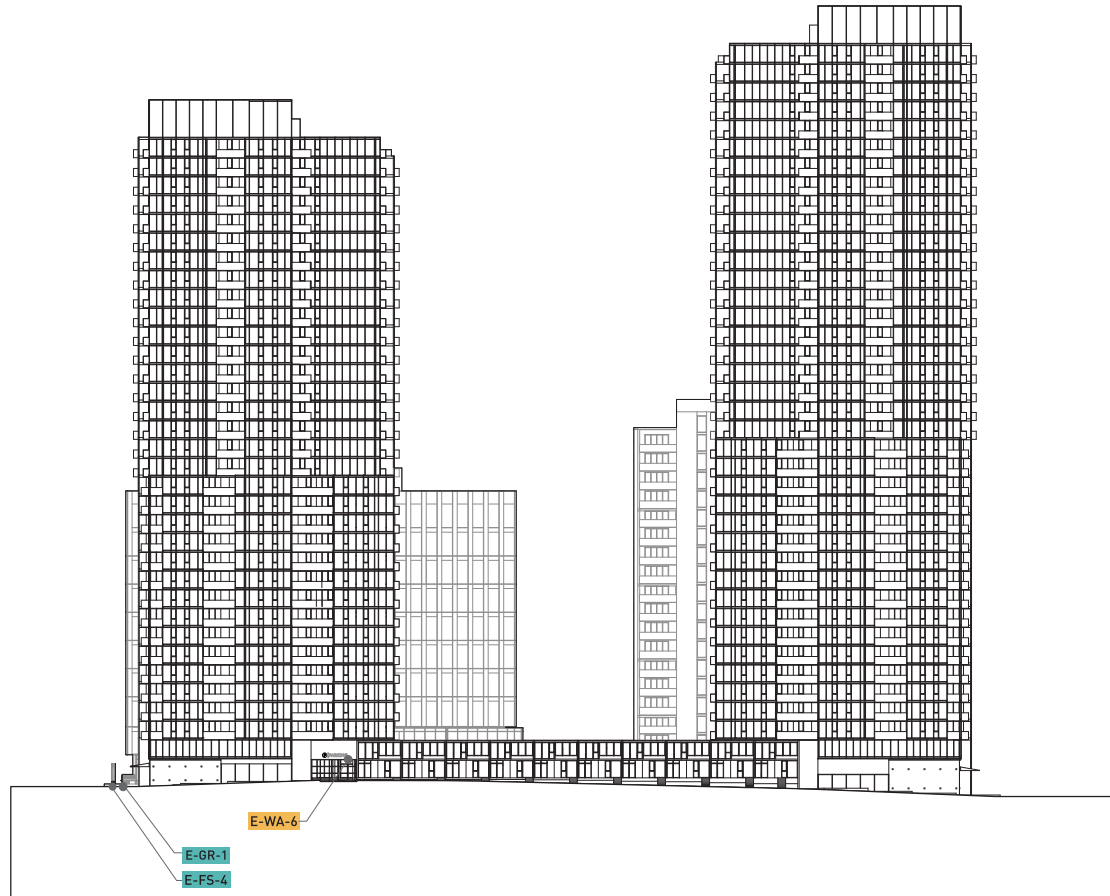


Allow for one (1)
additional above
storey fascia sign to a
majority tenant.



NORTH ELEVATION
SCALE 1/32" = 1'





WEST ELEVATION
SCALE 1/64" = 1'



E-FS-1

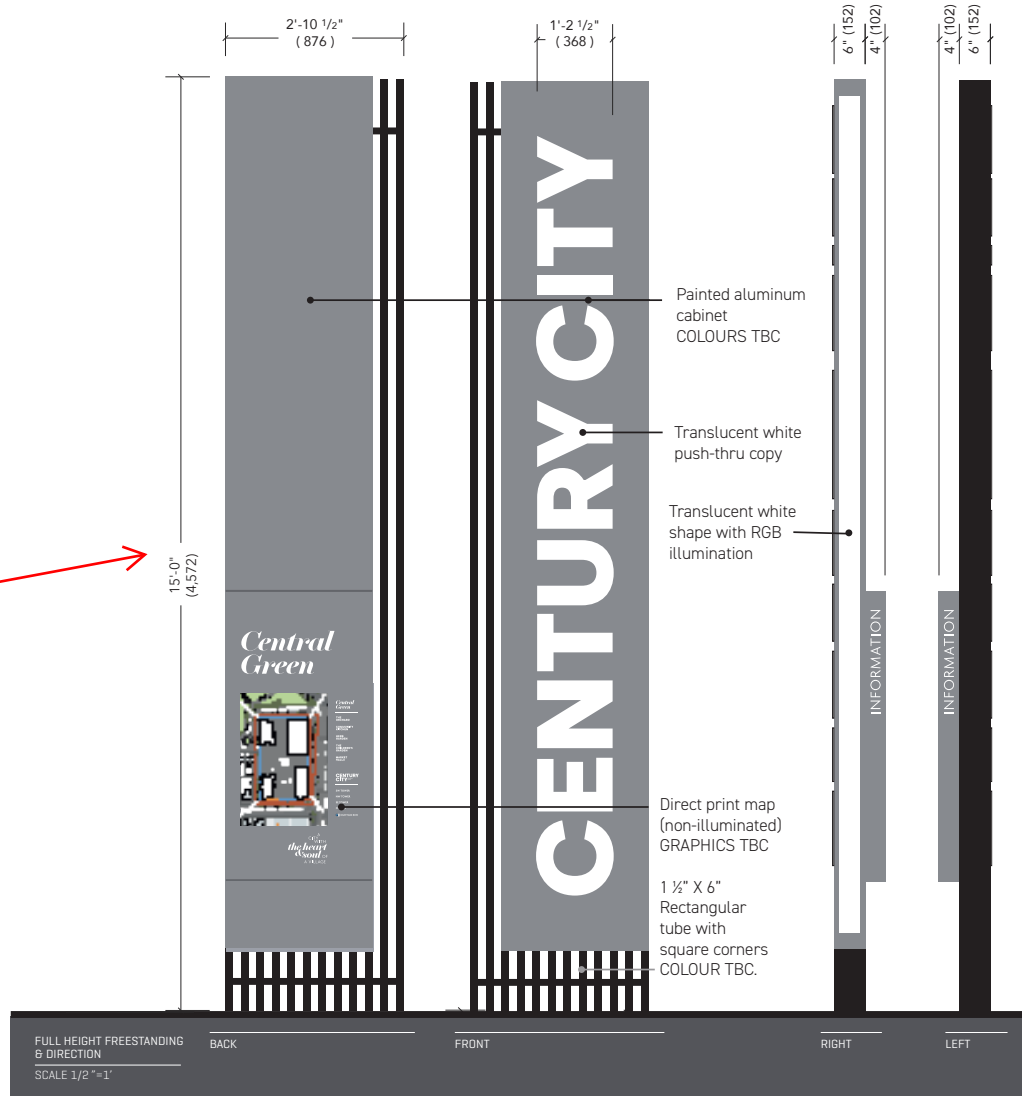
DP REQUIREMENT

FREESTANDING WAYFINDING PYLONS

DETAIL DRAWINGS & INFORMATION

Increase the allowable free-standing sign height in Special Sign Area City Centre from 2.4 metres to 4.6 metres.

OVERVIEW DRAWING WITH KEY FEATURES



DESIGN RATIONALE

- Designed to complement the rectilinear architecture found throughout Century City
- Provides visibility/identification from across King George Blvd
- Provides wayfinding to direct visitors towards the terrace staircases and main entrance (City Green / SE rental) as well as other amenities

BYLAW ANALYSIS

- Requires variance for height, area & setback.

PRECEDENT IMAGES

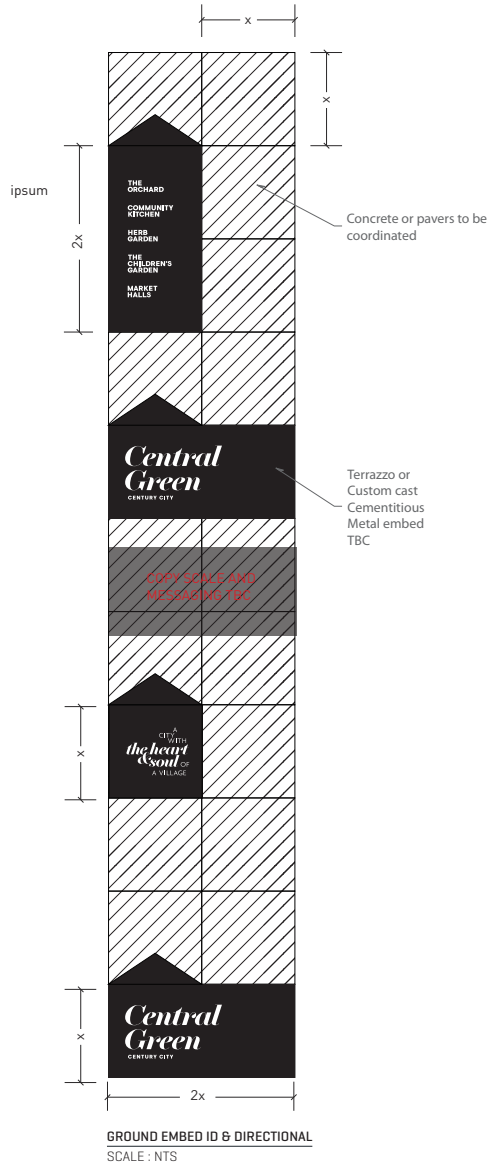


E-GR-1

DP REQUIREMENT

CENTRAL GREEN GROUND EMBED DETAIL DRAWINGS & INFORMATION

OVERVIEW DRAWING WITH KEY DESIGN FEATURES



DESIGN RATIONALE

- Acts as a directional element / breadcrumb with a sense of place

BYLAW ANALYSIS

- Not covered by the sign bylaw - variance required

PRECEDENT IMAGES



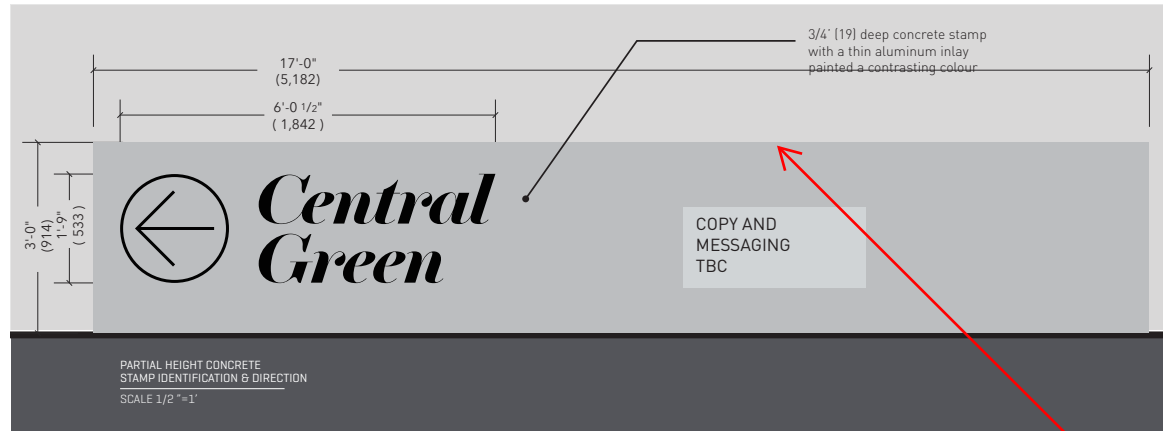
E-ST-1

DP REQUIREMENT

CENTRAL GREEN CAST CONCRETE STAMP

DETAIL DRAWINGS & INFORMATION

OVERVIEW DRAWING WITH KEY DESIGN FEATURES



DESIGN STRATEGY

- The basis of this sign is to guide visitors through the orchard to the destination of the central courtyard
- Mounted to base building concrete planter

BYLAW ANALYSIS

- Freestanding structure - concrete embed sign in base building structure
- Sign area: 5.9 sq ft. / 1 sq m.
-

PRECEDENT IMAGE



RENDERED IMAGE



Increase the maximum directional sign area permitted from 0.4 square metres for a single faced sign and 0.74 square metres for a double-faced sign to no greater than 4.6 square metres for a single faced sign and 9.2 square metres for a double-faced sign.



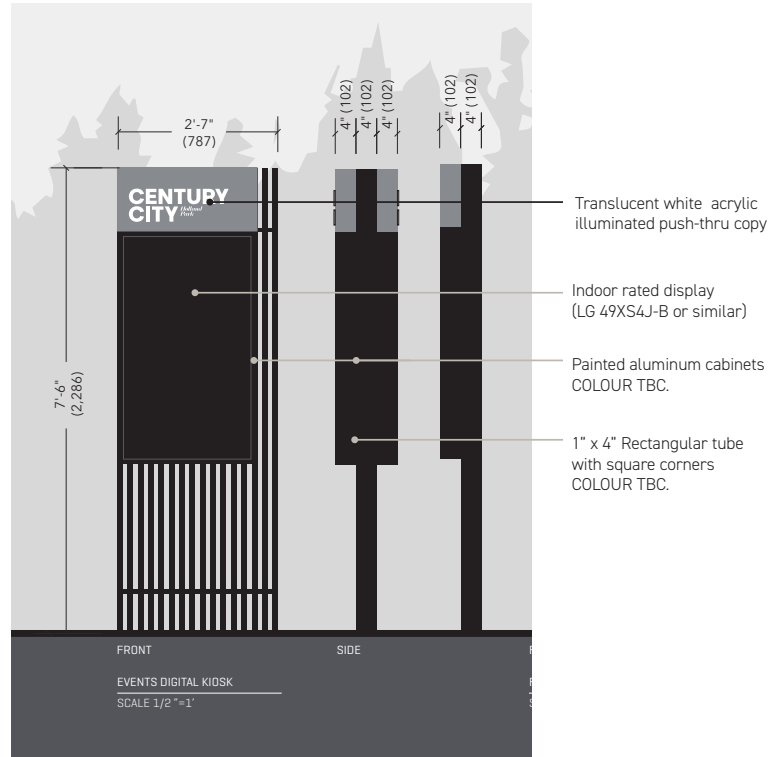
E-FS-5

DP REQUIREMENT

GRAND STAIRCASE FREESTANDING EVENTS KIOSK

DETAIL DRAWING & INFORMATION

OVERVIEW DRAWING WITH KEY FEATURES



DESIGN RATIONALE

- One level down in the hierarchy from [E-FS-1](#)
- The screens will display events at Century City to help animate the community.

Typical screen specifications

- 4000 nits brightness Window facing Display.
- Remote controlled with cloud-based software.

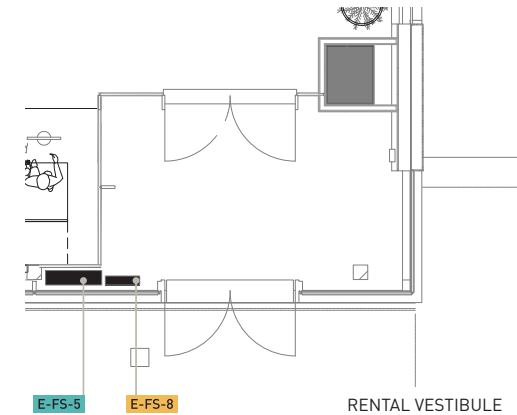
BYLAW ANALYSIS

- Inside building.
- No commercial messages on these displays

PRECEDENT IMAGES



SITE PLAN



* Grand staircase and office locations not shown



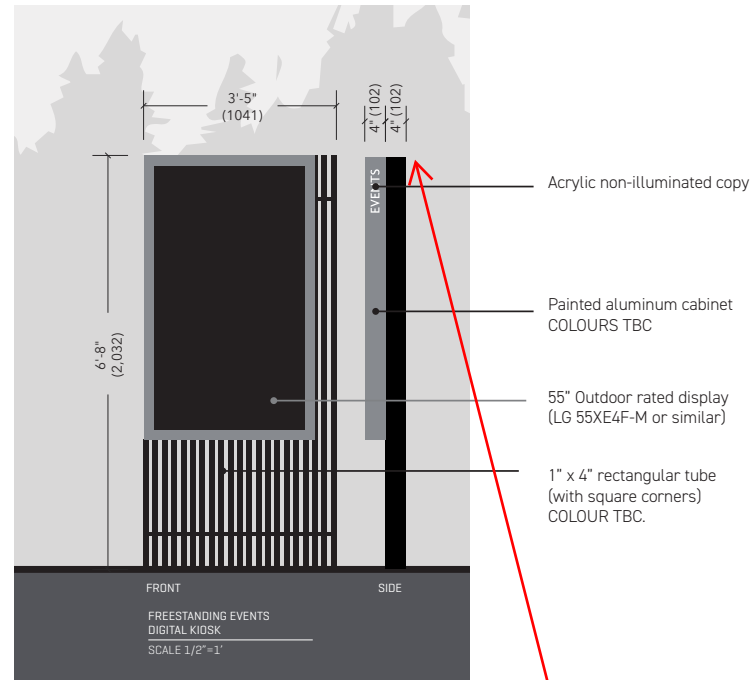
E-FS-6

DP REQUIREMENT

CENTRAL GREEN PARTIAL HEIGHT EVENTS KIOSK

DETAIL DRAWINGS,
INFORMATION &
RENDERS

OVERVIEW DRAWING WITH KEY FEATURES



Allow for an electronic
message board
free-standing sign.

DESIGN RATIONALE

- One level down in the hierarchy from [E-FS-1](#)
- The screen will display events at Century City to help animate the community

Typical screen specifications

- Outdoor rated (IP56) with IK10 protective glass
- 4000 nits brightness
- Remote controlled with cloud-based software

BYLAW ANALYSIS

- No commercial messages on these displays

PRECEDENT IMAGES



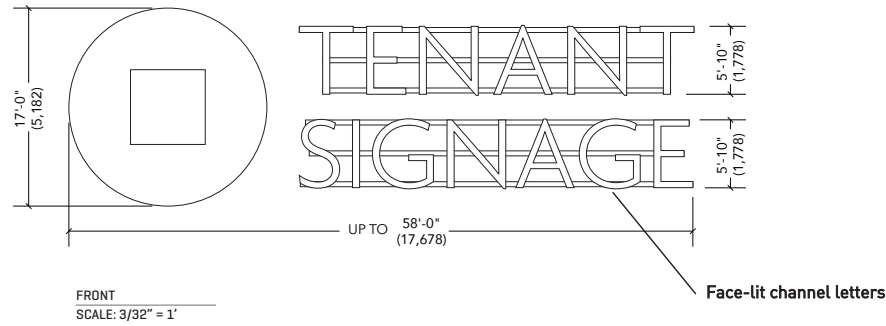
E-WA-3

E-WA-4

OFFICE TENANT TOWER SIGNAGE

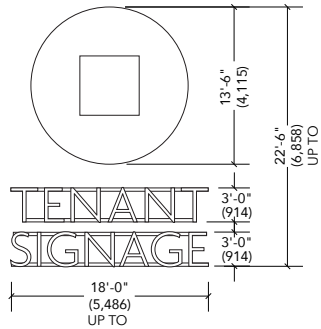
ELEVATIONS & DESIGN RATIONALE

OVERVIEW DRAWING WITH KEY FEATURES



E-WA-3 NE TOWER - EAST

Lo
re
m
ipsu



E-WA-4 NE TOWER - NORTH

DESIGN RATIONALE

- Brand office tower with key tenant

BYLAW ANALYSIS

- Meets fascia sign requirements - must be located on the top floor of the building
- Sign area east: 986 sq.ft. / 91.6 sq m.
- Sign area north: 292 sq.ft. / 27 sq m.
- Variance required for both signs
- Dimensional channel letters

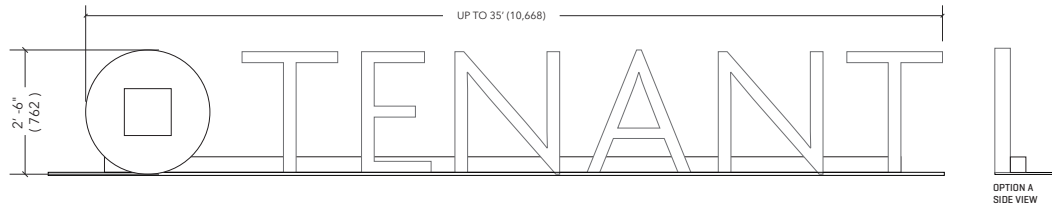


E-AC-1

DP REQUIREMENT

TENANT IDENTIFICATION CANOPY SIGNAGE DETAIL DRAWINGS & INFORMATION

OVERVIEW DRAWING WITH KEY FEATURES



RECOMMENDATION FOR ILLUMINATED LETTERS WITH WHITE FACES AND METALLIC RETURNS

- White acrylic face and exposed partial return that will illuminate at night
- Aluminum Returns with coloured metallic paint options or some metallic finishes
- Mounted to minimal raceway painted to match canopy with internal power supplies and wiring



SAMPLE OF METALLIC FINISHED RETURNS



SAMPLE OF ACRYLIC FACES WITH METAL RETURNS

DESIGN RATIONALE

- Gives commercial tenants a presence along King George Blvd. using distinctive canopy signage.
- Tenant can vary font & logo to match their brand standard.

BYLAW ANALYSIS

- Meets above canopy sign requirements
- Variance may be required to accommodate both above canopy and blade signage
- Sign area: up to 87.5 sq.ft. / 8.13 sq m.

PRECEDENT IMAGES



E-AC-1

DP REQUIREMENT

TENANT CANOPY SIGNAGE

RENDERED IMAGES



E-AC-1 KGB NORTH - NORTH TENANT



E-AC-1 KGB SOUTH - TENANT CRU 2



E-AC-1 KGB NORTH - NORTH TENANT



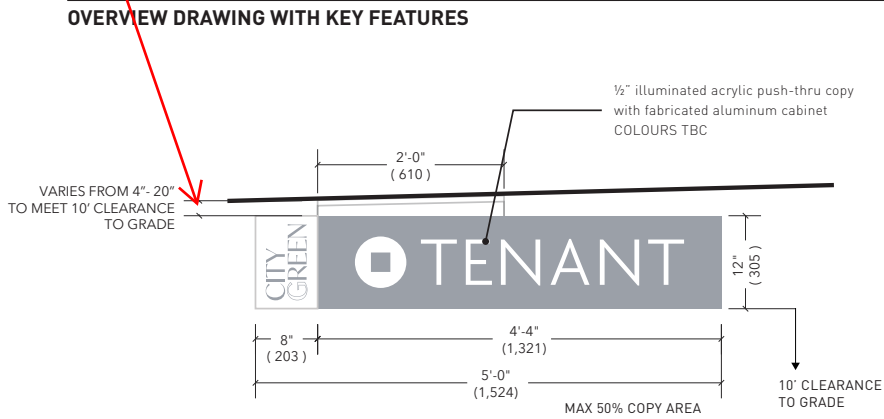
Increase the maximum clearance from the top of an under-canopy sign and the underside of the canopy beyond 0.5 metres.

E-BL-1

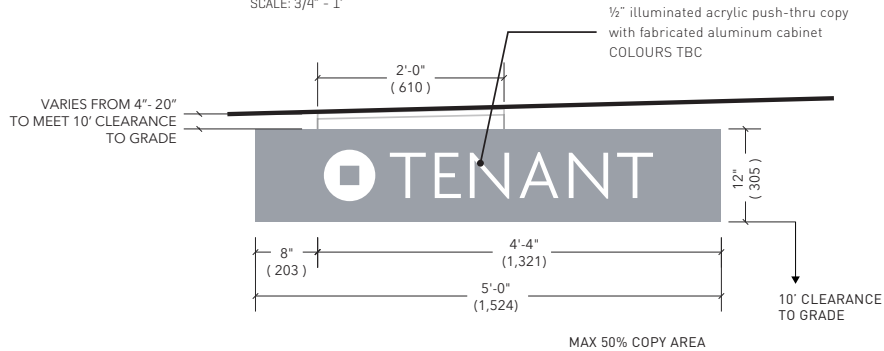
DP REQUIREMENT

UNDER CANOPY BLADE SIGNS

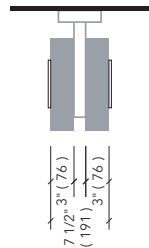
DETAIL DRAWINGS & INFORMATION



UNDER CANOPY BLADE ID
SCALE: 3/4" = 1'



UNDER CANOPY BLADE ID
SCALE: 3/4" = 1'



DESIGN STRATEGY

- Gives commercial tenants a presence along King George Blvd. using distinctive under canopy signage.
- Tenant can vary font & logo to match their brand standards.

BYLAW ANALYSIS

- Meets above under canopy sign requirements
- Variance may be required to accommodate both above canopy and blade signage
- Sign area: 10 sq.ft. / .93 sq m.
- Minimum 8' / 2.44m clearance to grade

PRECEDENT IMAGES



E-BL-1

DP REQUIREMENT

UNDER CANOPY BLADE SIGNS

RENDERED IMAGES



E-BL-1 KGB - FACING SOUTH



E-BL-1 KGB - CLOSE UP



E-BL-1 KGB - FACING SOUTH

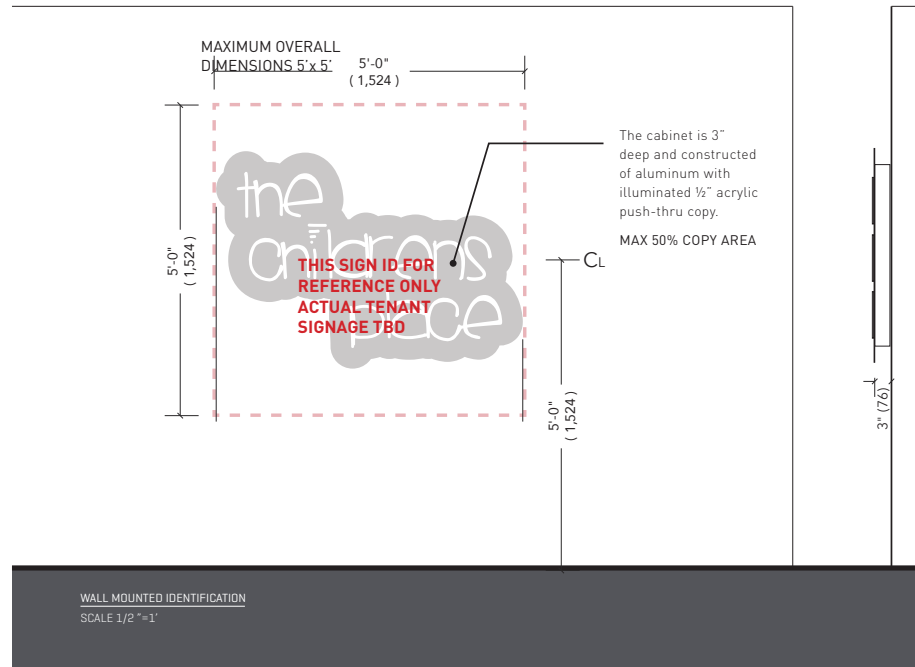


E-WA-1

CHILD CARE TENANT SIGNAGE

DETAIL DRAWINGS & INFORMATION

OVERVIEW DRAWING WITH KEY FEATURES



DESIGN STRATEGY

- The intent of this example signage will identify the amenities or tenant use.

BYLAW ANALYSIS

- Meets fascia sign requirements
- Sign area: 25 sq.ft. / 2.32 sq m.



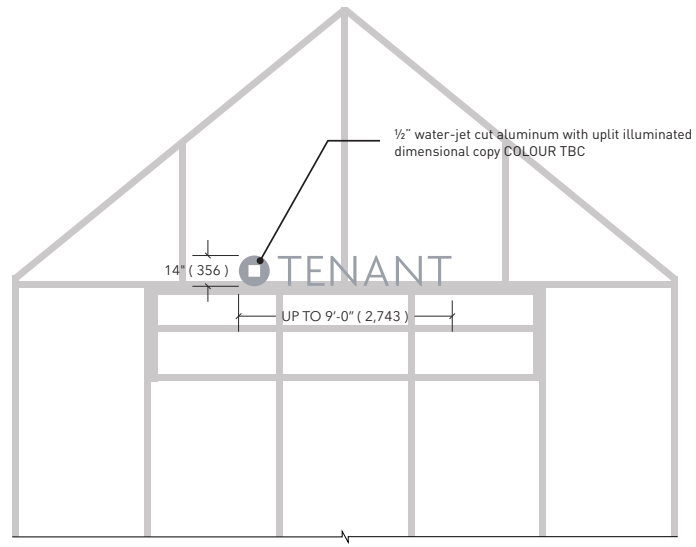
E-WA-2

DP REQUIREMENT

COURTYARD PAVILION IDENTIFICATION

DETAIL DRAWING, INFORMATION & RENDERED IMAGE

OVERVIEW DRAWING WITH KEY FEATURES



COURTYARD PAVILION
DIMENSIONAL LETTERS
SCALE 3/8"=1'

RENDERED IMAGE



DESIGN RATIONALE

- The intent of this sign is to mark the tenant kiosk in the central courtyard. This sign is subtle in scale and finishing for a welcoming and comfortable feel.

BYLAW ANALYSIS

- Meets fascia sign requirements
- Sign area: 12 sq.ft. / 1.1 sq m.

PRECEDENT IMAGES



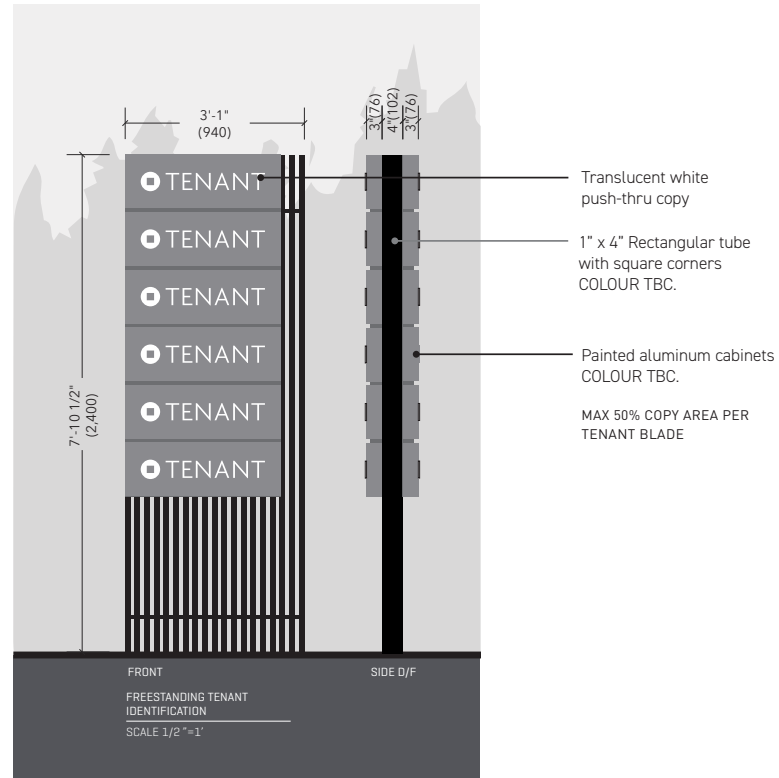
E-FS-7

DP REQUIREMENT

OFFICE TOWER FREESTANDING DIRECTORY

DETAIL DRAWING & INFORMATION

OVERVIEW DRAWING WITH KEY FEATURES



DESIGN RATIONALE

- The intent of this sign is to identify 6 commercial office tenants outside the building entrance.
- Tenant can vary font & logo to match their brand standards.

BYLAW ANALYSIS

- Meets freestanding sign requirements



E-PA-1

DP REQUIREMENT

RENTAL TOWER
SIGNAGE

DETAIL DRAWINGS &
INFORMATION

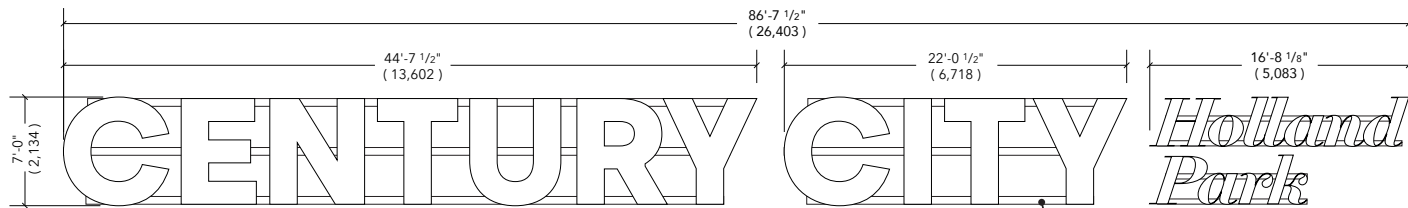
OVERVIEW DRAWING WITH KEY FEATURES

DESIGN STRATEGY

- The intent of this sign is to identify the building on a large scale while developing the site with the Century City brand.

BYLAW ANALYSIS

- Allowed, subject to overall sign area
- Sign area: 607 sq.ft. / 54.4 sq m.



FRONT
SCALE: 1/8" = 1'

E-PA-1 SE RENTAL TOWER

Raceways and attachment above parapet are TBD and subject to Engineering



E-AC-2

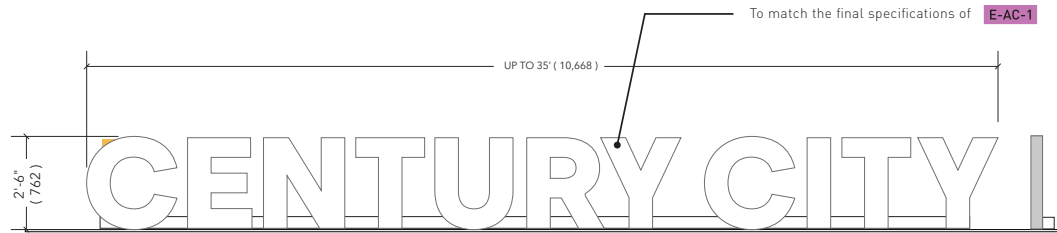
E-BC-1

DP REQUIREMENT

MAIN ENTRANCE & OFFICE ENTRANCE CANOPY SIGNAGE

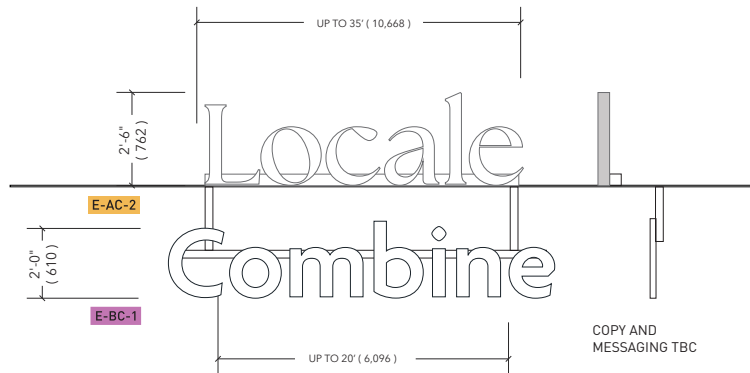
DETAIL DRAWINGS & INFORMATION

OVERVIEW DRAWING WITH KEY FEATURES



FRONT - CANOPY VIEW
SCALE: 3/8" = 1'

E-AC-2 ABOVE CANOPY - LETTERS



FRONT - CANOPY VIEW
SCALE: 3/8" = 1'

DESIGN STRATEGY

- Gives Century City main entrance a presence along King George Blvd. using distinctive canopy signage.

BYLAW ANALYSIS

- Meets above canopy sign requirements
- Variance may be required to accommodate both above canopy and below canopy signage
- Sign area - Century City: up to 87.5 sq.ft. / 8.13 sq m.
- Sign area - Locale: up to 87.5 sq.ft. / 8.13 sq m.
- Sign area - Pic-Nic / Signage: up to 40 sq.ft. / 3.7 sq m.

PRECEDENT IMAGES



E-AC-2

E-BC-1

DP REQUIREMENT

MAIN ENTRANCE & OFFICE ENTRANCE CANOPY SIGNAGE

DETAIL DRAWINGS & INFORMATION

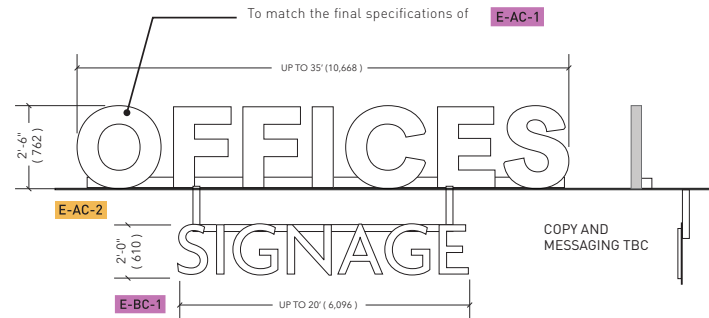
OVERVIEW DRAWING WITH KEY FEATURES



FRONT - CANOPY VIEW
SCALE: 3/8" = 1'

COPY AND MESSAGING TBC

E-AC-2 ABOVE CANOPY - LETTERS



COPY AND MESSAGING TBC

DESIGN STRATEGY

- Gives Century City main entrance a presence along King George Blvd. using distinctive canopy signage.

BYLAW ANALYSIS

- Meets above canopy sign requirements
- Variance may be required to accommodate both above canopy and below canopy signage
- Sign area - CITY GREEN: up to 87.5 sq.ft. / 8.13 sq m.
- Sign area - Offices: up to 87.5 sq.ft. / 8.13 sq m.
- Sign area - Pic-Nic / Signage: up to 40 sq.ft. / 3.7 sq m.

PRECEDENT IMAGES



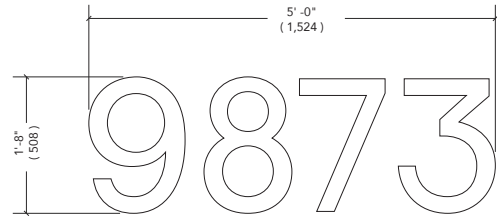
E-WA-9

DP REQUIREMENT

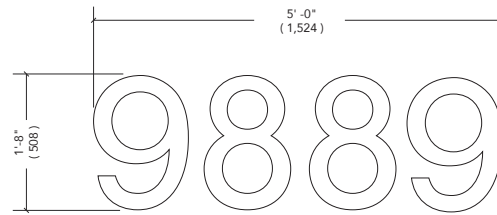
**KGB OFFICE &
RENTAL ADDRESSES**

**DETAIL DRAWINGS &
INFORMATION**

OVERVIEW DRAWING WITH KEY FEATURES

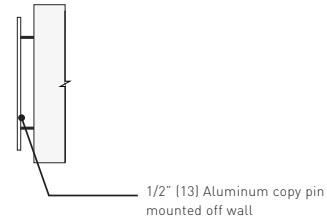


SE RENTAL TOWER



OFFICE ADDRESSES
SCALE: 3/4" = 1'

NE OFFICE TOWER



DESIGN STRATEGY

- Identifies Century City addresses along King George Boulevard.

BYLAW ANALYSIS

- Meets NFPA requirements for 4" letter height.



E-AC-2

E-BC-1

DP REQUIREMENT

**MAIN ENTRANCES
CANOPY SIGNAGE
RENDERED IMAGES**



E-AC-2 KGB - MAIN ENTRANCE "CENTURY CITY" "LOCALE"

E-BC-1 KGB - MAIN ENTRANCE "PIC-NIC"

E-AC-2 KGB - MAIN ENTRANCE "CENTURY CITY" "CITY GREEN"



E-AC-2 KGB - OFFICES MAIN ENTRANCE



E-AC-2 KGB - OFFICES MAIN ENTRANCE



E-FS-8

DP REQUIREMENT

SE RENTAL FREESTANDING KIOSK

DETAIL DRAWING & INFORMATION

1 Bedroom

SUITE FOR RENT

2 Bedroom

SUITE FOR RENT

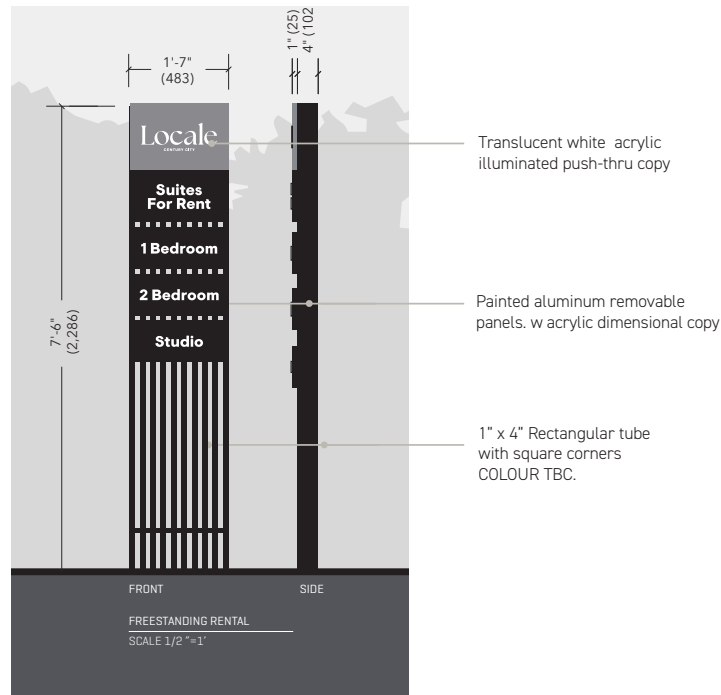
Studio

SUITE FOR RENT

FRONT

SIDE

OVERVIEW DRAWING WITH KEY FEATURES



DESIGN RATIONALE

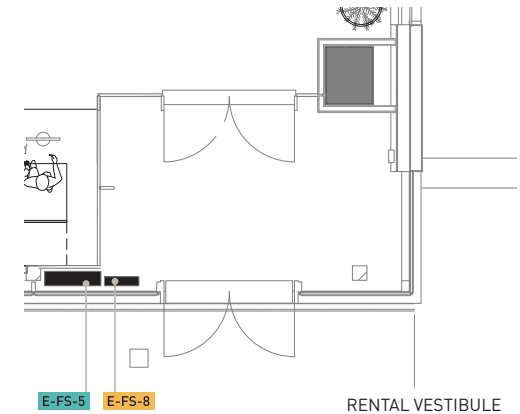
- One level down in the hierarchy from [E-FS-1](#)
- The sign will display rental availability at Century City to help inform the community.

BYLAW ANALYSIS

- Meets freestanding sign requirements located inside the building behind glazing facing outside

City of Surrey does not allow commercial messages on these displays

SITE PLAN



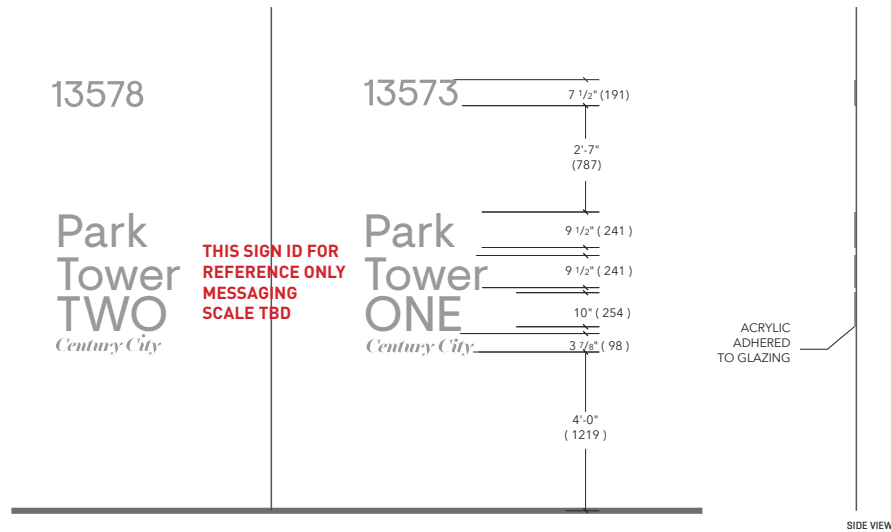
E-WA-7

DP REQUIREMENT

NW & SW TOWER IDENTIFICATION

DETAIL DRAWINGS & INFORMATION

OVERVIEW DRAWING WITH KEY FEATURES



DESIGN STRATEGY

- Identification of the North West and South West Towers
- Copy TBD per final branding package
- Copy to be dimensional 1st surface to the glazing using 3/8" Acrylic painted Pantone cool gray 3 and Century City to be in a matching vinyl.

BYLAW ANALYSIS

- Meets fascia sign requirements
- Address meets NFPA requirements for .>4" letter height.
- Sign area: 16 sq.ft. / 1.5 sq m.



E-WA-7

DP REQUIREMENT

**NW & SW TOWER
IDENTIFICATION
RENDERED IMAGES**



NORTHWEST TOWER MAIN ENTRANCE



E-WA-5

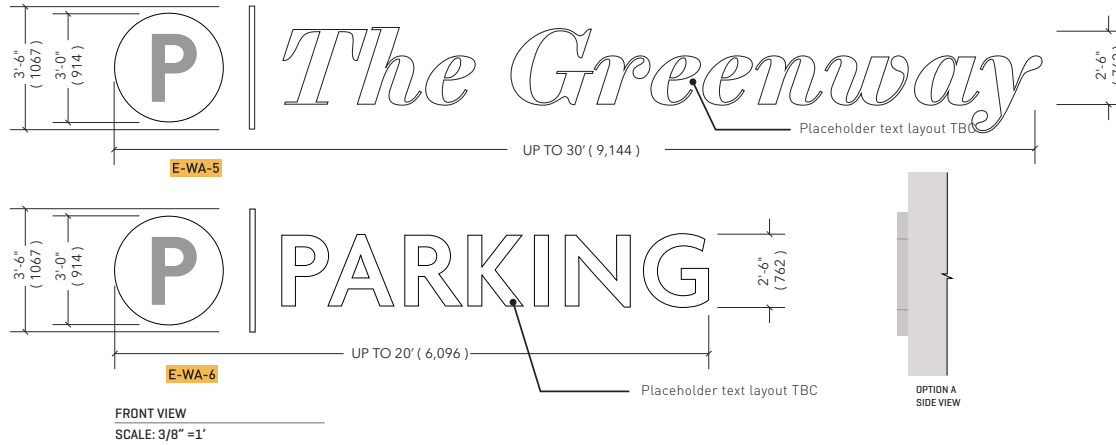
E-WA-6

DP REQUIREMENT

GREENWAY / PARKADE WALL MOUNTED

DETAIL DRAWINGS & INFORMATION

OVERVIEW DRAWING WITH KEY FEATURES



DESIGN STRATEGY

- The intent of this signage is to identify access to the parkade and provide identification of the major N-S circulation spine for cars and pedestrians below the central courtyard in the podium structure.
- To match the final specifications of **E-AC-1**
- Concrete finish TBD.

BYLAW ANALYSIS

- Meets fascia sign requirements
- Sign area - Future Name up to 75 sq.ft. / 7 sq m.
- Sign area - Parking 52 sq.ft. / 4.85 sq m.



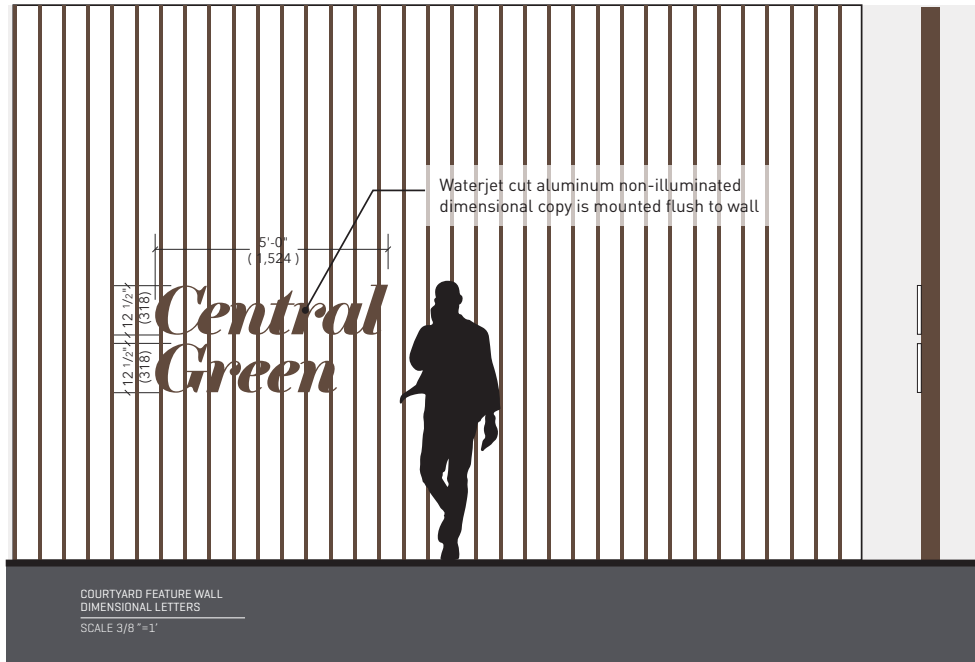
E-WA-8

DP REQUIREMENT

COURTYARD FEATURE WALL IDENTIFICATION

DETAIL DRAWING,
INFORMATION &
RENDERED IMAGE

OVERVIEW DRAWING WITH KEY FEATURES



RENDERED IMAGE



DESIGN RATIONALE

- The intent of this sign is to mark the central courtyard with its unique brand identity informing you have reached your destination. This sign is subtle in scale and finishing.

BYLAW ANALYSIS

- Meets requirements for a fascia sign
- Sign area: 10.4 sq.ft / 1 sq m.

PRECEDENT IMAGES



THANK YOU!

TRISTAN ALLAN

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