

**PROPOSAL:**

- **Development Variance Permit**

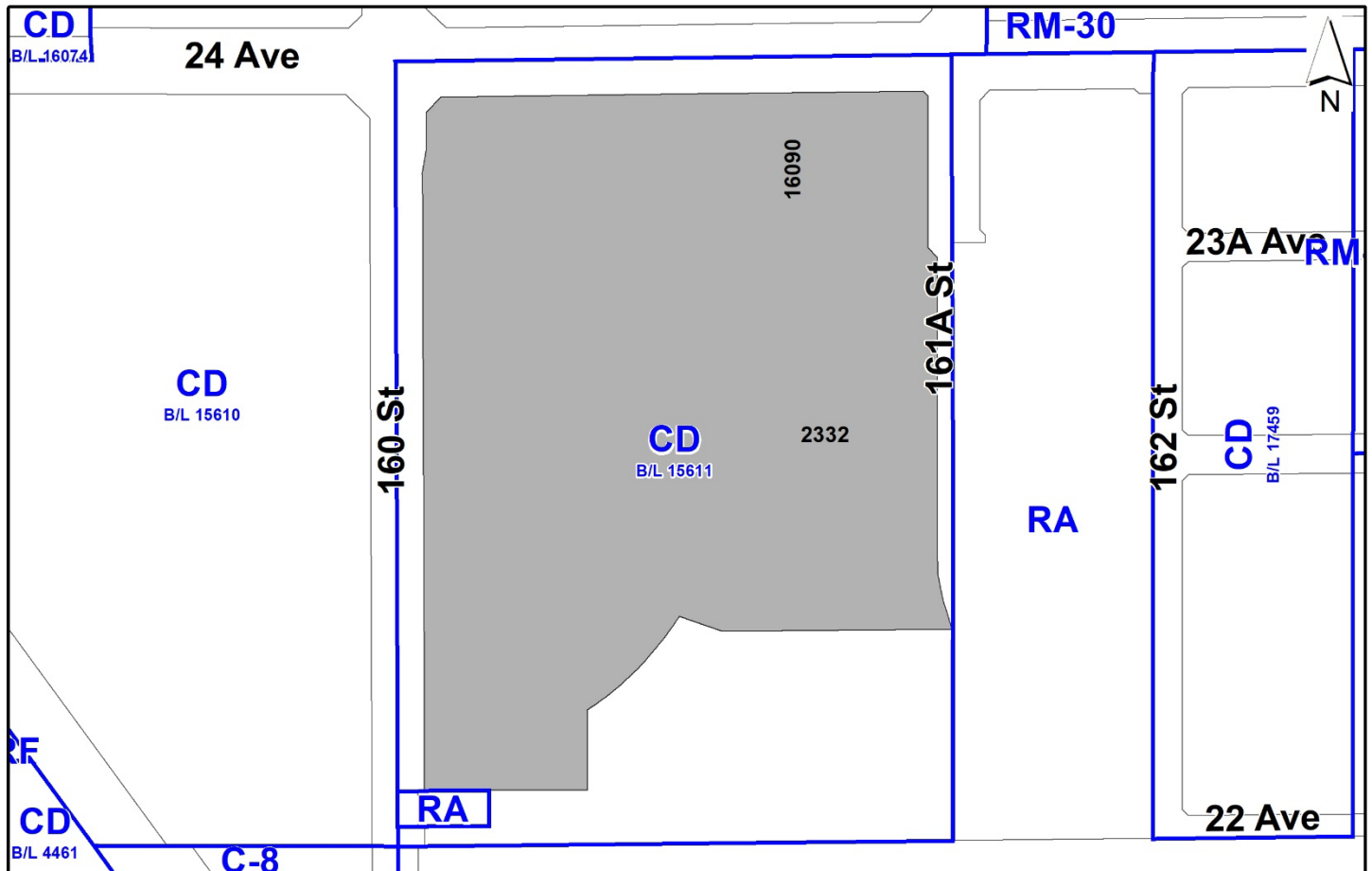
to increase the permitted number of fascia signs and sign area to allow an additional fascia sign.

**LOCATION:** 16090 - 24 Avenue (2332 - 160 Street)

**ZONING:** CD (By-law No. 15611 as amended by By-law Nos. 17768 and 18518)

**OCP DESIGNATION:** Commercial

**LAP DESIGNATION:** Commercial and Buffers



**RECOMMENDATION SUMMARY**

- Approval for Development Variance Permit to proceed to Public Notification.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing a variance to the Sign By-law to increase the maximum allowable fascia signs from two (2) to three (3) and to increase the maximum combined sign area for the building so that the building may have an additional fascia sign on the east elevation.

**RATIONALE OF RECOMMENDATION**

- The subject credit union branch occupies the entire building. If the building housed an additional tenant, the building could have a total of four fascia signs as opposed to two. The addition of one half-size fascia sign is modest and an efficient use of the building faces.
- The proposed addition of a fascia sign on the east elevation will aid wayfinding for users accessing the site westbound on 24 Avenue. The free-standing sign identifying the premises is on the north-west corner of the lot and would not be visible to visitors travelling west on 24 Avenue until they have passed the site access.
- There is precedent for permitting additional fascia signs when there is a single occupant in multiple units or an entire building.

## RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7922-0303-00 (Appendix V) varying the following, to proceed to Public Notification:

- (a) to increase the maximum fascia signs for a single tenant from two (2) to three (3); and
- (b) to increase the maximum combined sign area for a single building from 1 square metre per 1 metre of linear premises frontage (24.26 sq. m) to 1.16 square metres per 1 metre of linear premises frontage (28.22 sq. m).

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP / LAP or NCP Designation	Existing Zone
Subject Site	Commercial / shopping centre	Commercial / Commercial	CD
North (Across): 24 Avenue	Commercial / shopping centre	Commercial / Commercial	CD
East (Abutting):	Vacant acreage residential	Multiple Residential / Multiple Residential 30-45 UPA	RA
South (Abutting):	Acreage residential	Residential Employment / Business Park/Light Industrial	RA
West (Across): 160 Street	Commercial shopping centre	Commercial / Commercial	CD

### Context & Background

- The subject site (2332 160 Street) is located in Sunnyside Heights in the Highway 99 Corridor Local Area Plan.
- Development Application No. 7915-0164-00 to permit the development of a commercial retail plaza on the subject site received Final Approval of the Development Permit at the Regular Council - Land Use Meeting on January 11, 2016. This development permit included a comprehensive sign design package for the site.

- The subject building (16090 24 Avenue) is on the north side of the site, abutting the east side of the access from 24 Avenue and 161 Street. This building is identified as “Building 4” in Development Permit No. 7915-0164-00 and is 480 square metres in gross floor area. The building is comprised of a single unit and tenant.
- Building 4 was previously used as a branch of Westminster Savings Credit Union. After a merger with Prospera Credit Union, the building is now operated as a branch of Prospera Credit Union. Prospera has been replacing the existing Westminster Savings Credit Union signage on the building and is proposing a variance to add the proposed sign.
- Under the Surrey Sign By-law, a commercial building may have two (2) fascia signs per premises and the maximum combined sign area may be 1 square metre per 1 metre length of linear premises frontage. The combined sign area excludes any associated free-standing signs.
- Building 4 has 24.26 metres of linear premises frontage and may consequently have a combined sign area of 24.26 square metres.
- Through a sign permit associated with Development Application No. 7915-0164-00, the subject building has a combined sign area of 23.09 square metres, two fascia signs, and one canopy sign (Appendix III). The fascia signs are respectively on the west and north elevation, and the canopy sign is on the south elevation.
- The fascia signs are in the form of aluminum cabinets with routed text and halo lighting.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes to install one (1) channel letter fascia sign of 5.13 square metres on the east elevation for the Prospera Credit Union branch. The design and style matches the fascia signage on the north and west elevations. However, the proposed sign is smaller: the north and west elevation fascia signs are each 9.75 square metres in area
- The proposed sign requires a Sign By-law variance to increase the maximum fascia signs for a single premises from two (2) to three (3) and to increase the maximum combined sign area for the subject building from 24.26 square metres to 28.22 square metres. This represents an increase of 3.96 square metres above the permitted combined sign area for the building.
- The applicant is not proposing any improvements to any of the other tenant’s fascia signage or free-standing signage for this shopping centre, and therefore, the applicant is not proposing a comprehensive sign design package.
- There is precedent for permitting an increase in fascia signs when one premises occupies multiple units within a building or the entire building (Development Variance Permit No. 7922-0143-00). If the subject building had two tenants, then it could have four first-floor fascia signs. If supported by Council, the subject variance would only permit a total of three first-floor fascia signs.

- The free-standing sign associated with the commercial plaza is located on the north-west portion of the site. The proposed fascia sign is intended to serve wayfinding and identification for visitors travelling west on 24 Avenue. There is no other signage identifying the Prospera Credit Union branch from this angle and the free-standing signage would not be visible until a visitor has travelled past the site access on 24 Avenue.
- The addition of a third fascia sign corresponding to the design drawings (Appendix II) conforms to the OCP's Form and Character guidelines in being an efficient use of the building's elevations, using a united set of fonts and styles, being at a modest scale with the building, and featuring the distinct and figurative emblems of the credit union.

### Referrals

Engineering:                                   The Engineering Department has no objection to the subject proposal.

## POLICY & BY-LAW CONSIDERATIONS

### Sign By-law

#### Fascia Sign Variances

- The applicant is requesting the following variances:
  - (a) to increase the maximum fascia signs for a single tenant from two (2) to three (3); and
  - (b) to increase the maximum combined sign area for a single building from 1 square metre per 1 metre of linear premises frontage (24.26 sq. m) to 1.16 square metres per 1 metre of linear premises frontage (28.22 sq. m).
- There is precedent for permitting additional fascia signage when there is a single premises using multiple units or occupying an entire building.
- As the free-standing sign identifying the credit union branch is on the north-west side of the property, the proposed addition of a fascia sign on the east elevation will aid wayfinding for users accessing the site westbound on 24 Avenue.
- The increase in sign area is modest and the proposed sign conforms to the OCP's Form and Character Design Guidelines for commercial fascia signage.
- Staff support the requested variances to proceed for consideration.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Sign By-law Variances
- Appendix II. Site Plan
- Appendix III. Existing Signage
- Appendix IV. Proposed Fascia Sign on East Elevation
- Appendix V. Development Variance Permit No. 7922-303-00

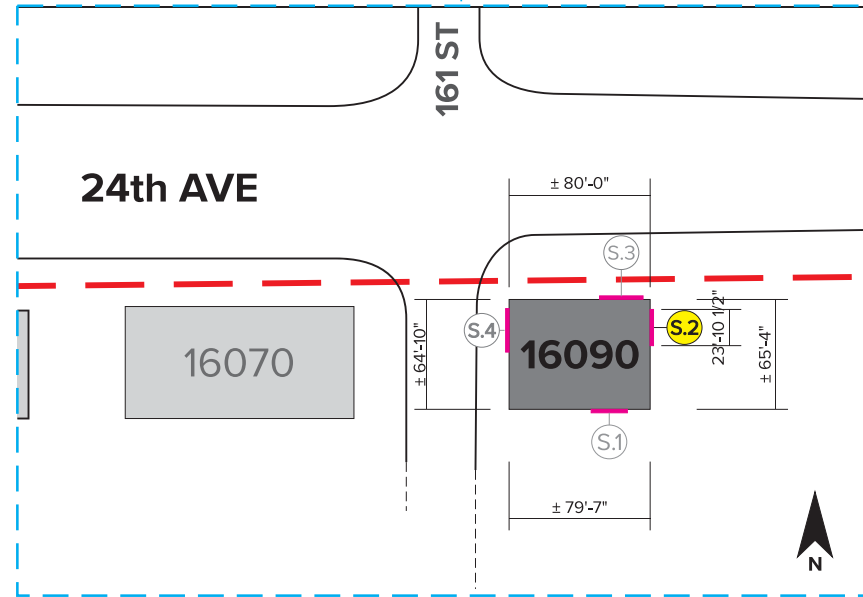
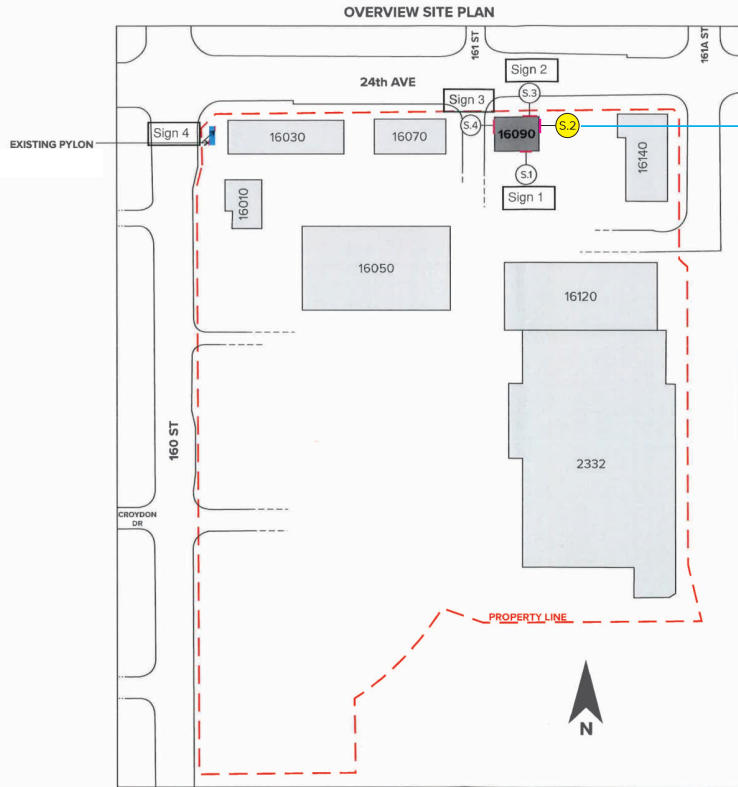
*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

JK/ar

## PROPOSED SIGN BY-LAW VARIANCES

Sign By-law Requirement	#	Proposed Variances	Rationale
Commercial premises are permitted a maximum of two <i>fascia signs</i> ; the combined <i>sign area</i> of all <i>signs</i> on a <i>lot</i> , excluding <i>free-standing signs</i> , shall not exceed 1 sq. m. per linear metre of <i>premises frontage</i> (S.27(2)(a); S.27(2)(b)).	1	to vary Part 5 Section 27(2)(a) of Surrey Sign By-law No. 13656 to increase the maximum fascia signs for a single premises below 3,000 square metres from two (2) to three (3)	to permit an additional fascia sign on the proposed building.
	2	to vary Part 5 Section 27(2)(b) of Surrey Sign By-law No. 13656 to increase the maximum combined sign area for a single building from 1 square metre per 1 metre of linear premises frontage to 1.16 square metres per 1 metre of linear premises frontage	to permit that the additional fascia sign has a sign area of 5.13 square metres.



DESIGN#	SALES
21-14326	PURCELL / WILSON
SCALE	DESIGNER
NTS	LENARCZYK / TROTIER
PRINT DATE	DWG DATE
AUG/26/2022	AUG/26/2022 (NOV/19/2021)

FILE NAME  
G:\DESIGN\ART2\PERMITS\2022\PROSPERA CREDIT UNION\GRANDVIEW S.2 PERMIT DOCUMENTS\SITEPLAN S.2

FONTS  
PROXIMA NOVA

CLIENT  
PROSPERA CREDIT UNION

CLIENT APPROVAL

DATE

PROJECT  
PROSPERA - GRANDVIEW CENTRAL BRANCH, 16090 - 24TH AVE SURREY, BC

REVISIONS

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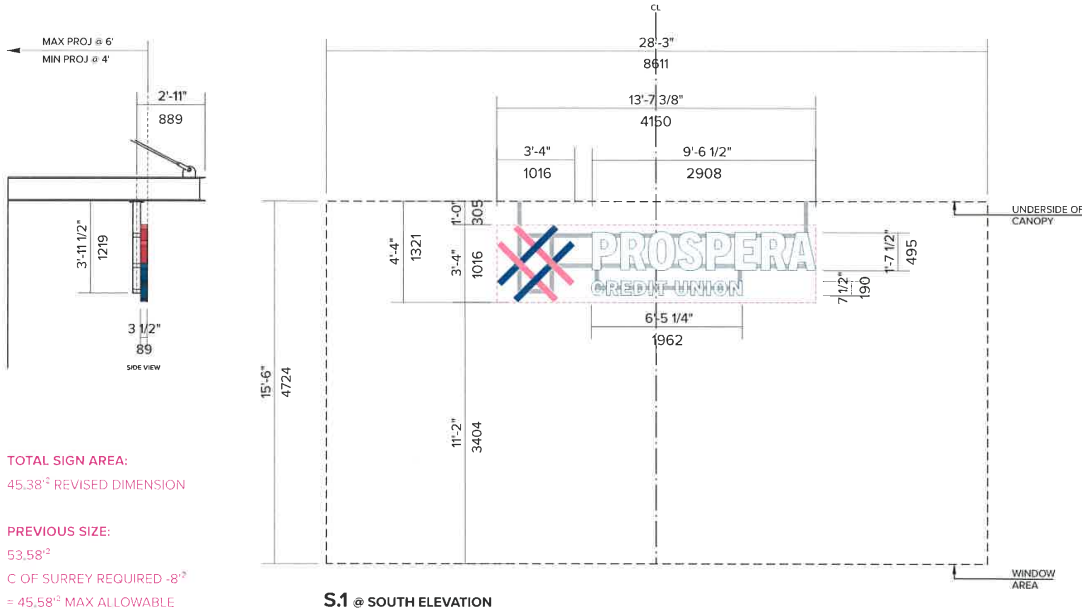
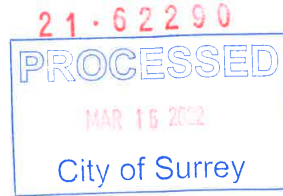
# SIGN DETAIL: RAIL MOUNTED CHANNELS

## S.1 - SOUTH ELEVATION

1X NEW SUSPENDED S/F ILLUMINATED UNDER CANOPY CHANNEL DISPLAY

- 2X4 ALUMINUM TUBE RAIL STRUCTURE PAINTED TO MATCH EXISTING CANOPY COLOUR- TBD
- CHANNEL LETTERS & LOGO: CNC ROUTED 12mm CLEAR ACRYLIC OVERSIZED FACES W/ 5mm EDGE LIT RETURNS; WHITE, EURO BLUE 137 & ROSE MALVE 68 VINYLs C/W CLEAR OVERLAM, APPLIED 1ST SURFACE; INTERNAL WHITE LED ILLUMINATION
- INSET RETURNS PAINTED BLUE SB172.50 & CORAL 1777 DIAMONT W/ MATTE CLEAR COAT;
- LOGO RETURNS MATCH CORRESPONDING FACE COLOUR

SITE SURVEY REQUIRED TO DETERMINE EXACT DIMENSIONS



TOTAL SIGN AREA:  
45.38<sup>2</sup> REVISED DIMENSION

PREVIOUS SIZE:  
53.58<sup>2</sup>  
C OF SURREY REQUIRED - 8<sup>2</sup>  
= 45.58<sup>2</sup> MAX ALLOWABLE



TYPICAL ILLUMINATED NIGHT VIEW



CURRENT EXISTING SOUTH ELEVATION - DISPLAY @ 3'-0" X 22'-0" ±

PROSPERA CORAL      PROSPERA BLUE



- TO MATCH PMS 709 C VINYL
- 3M ROSE MALVE 68 PAINT
- 1777 BASF DIAMONT
- TO MATCH PMS 541 C VINYL
- 3M EURO BLUE 137 PAINT
- SB172.50



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3/16" = 1'-0"	21-14326	PURCELL/WILSON	PROSPERA CREDIT UNION

PRINT DATE	DWG. DATE	DESIGNER	FILE NAME
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PROJECT
PROSPERA - GRANDVIEW CENTRAL BRANCH, 16090 - 24TH AVE, SURREY

CLIENT APPROVAL / DATE

REVISION 8

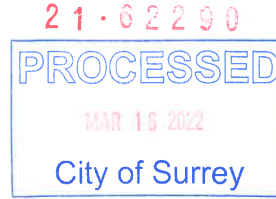
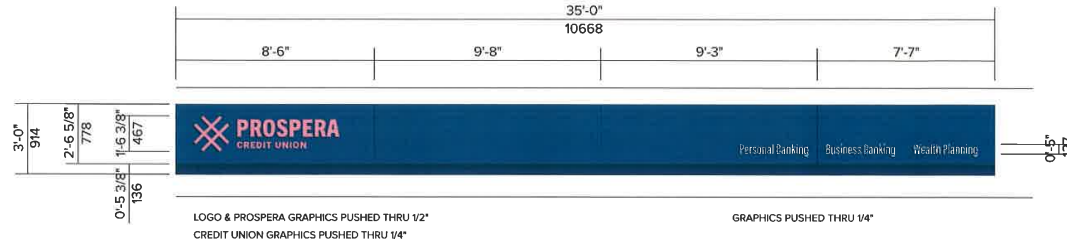
# SIGN DETAIL: FASCIA

## S.3 - NORTH ELEVATION

1X NEW S/F ILLUMINATED FASCIA DISPLAY W/ HALO LIGHTING ACCENT FIN

- ALUMINUM CABINET W/ CNC ROUTED ALUMINUM FACE PAINTED BLUE SB172.50 (PMS 541 C), W/ MATTE CLEAR COAT; IN PLACE OF EXISTING "WESTMINSTER SAVINGS" DISPLAY
- CLEAR ACRYLIC GRAPHICS PUSHED THRU 1/2" & 1/4" W/ ROSE MAUVE 68 & WHITE VINYL'S C/W CLEAR OVERLAM, APPLIED 1ST SURFACE
- ALUMINUM FIN PAINTED BLUE SB172.50 (PMS 541 C) W/ MATTE CLEAR COAT, HALO LIT W/ WHITE LED
- NO VISIBLE WELDS, CONSTRUCTION ATTACHMENTS, ELECTRICAL CONNECTION

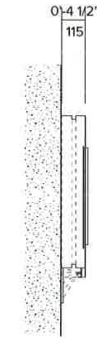
SITE SURVEY REQUIRED TO DETERMINE EXACT DIMENSIONS



EXISTING NORTH ELEVATION - DISPLAY @ 3' X 35' ±



ILLUMINATED NIGHT VIEW



### ENLARGED X-SECTION

OVERSIZED ROUTED ALUMINUM FACE W/ ALUMINUM ANGLE CHANNEL @ BOTTOM EDGE FOR LED HALO LIGHTING, EXTENDING FULL WIDTH OF SIGN CABINET SIDE RETURNS OF CABINET FABRICATED TO CONCEAL VIEW OF LIGHTING CHANNEL

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

PROSPERA CORAL      PROSPERA BLUE



TO MATCH PMS 709 C VINYL  
• 3M ROSE MAUVE 68 PAINT  
• 1777 BASF DIAMONT

TO MATCH PMS 541 C VINYL  
• 3M EURO BLUE 137 PAINT  
• SB172.50



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PROSPERA - GRANDVIEW CENTRAL BRANCH, 16090 - 24TH AVE, SURREY

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# SIGN DETAIL: FASCIA

## S.4 - WEST ELEVATION

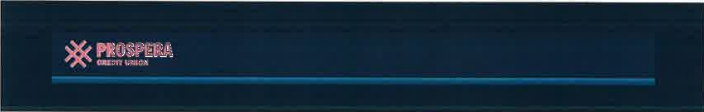
1X NEW S/F ILLUMINATED FASCIA DISPLAY W/ HALO LIGHTING ACCENT FIN

- ALUMINUM CABINET W/ CNC ROUTED ALUMINUM FACE PAINTED BLUE SB172.50 (PMS 541 C), W/ MATTE CLEAR COAT; IN PLACE OF EXISTING "WESTMINSTER SAVINGS" DISPLAY
- CLEAR ACRYLIC GRAPHICS PUSHED THRU 1/2" & 1/4" W/ ROSE MAUVE 68 VINYL C/W CLEAR OVERLAM, APPLIED 1ST SURFACE
- ALUMINUM FIN PAINTED BLUE SB172.50 (PMS 541 C) W/ MATTE CLEAR COAT, HALO LIT W/ WHITE LED
- NO VISIBLE WELDS, CONSTRUCTION ATTACHMENTS, ELECTRICAL CONNECTION

21-62290  
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 City of Surrey

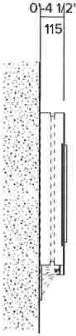
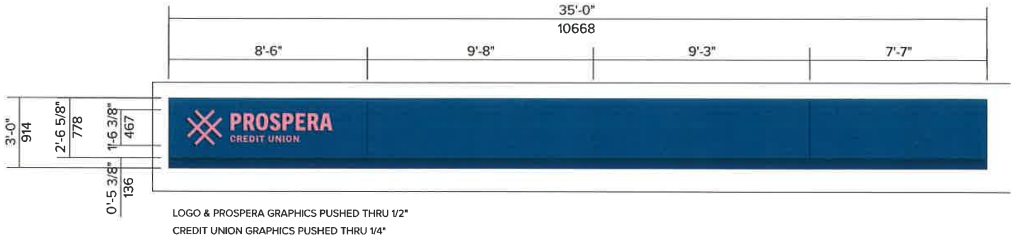


EXISTING WEST ELEVATION - DISPLAY @ 3' x 35' ±



ILLUMINATED NIGHT VIEW

SITE SURVEY REQUIRED TO DETERMINE EXACT DIMENSIONS



**ENLARGED X-SECTION**

OVERSIZED ROUTED ALUMINUM FACE  
 W/ ALUMINUM ANGLE CHANNEL @  
 BOTTOM EDGE FOR LED HALO LIGHTING,  
 EXTENDING FULL WIDTH OF SIGN CABINET  
 SIDE RETURNS OF CABINET FABRICATED  
 TO CONCEAL VIEW OF LIGHTING CHANNEL

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

<b>PROSPERA CORAL</b>	<b>PROSPERA BLUE</b>
	
TO MATCH PMS 709 C VINYL • 3M ROSE MAUVE 68 PAINT • 1777 BASF DIAMONT	TO MATCH PMS 541 C VINYL • 3M EURO BLUE 137 PAINT • SB172.50



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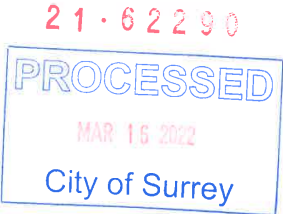
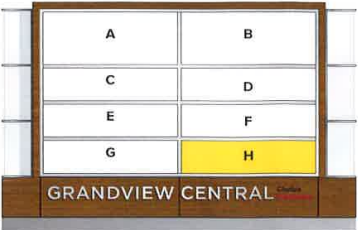
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PRINT DATE	DWG. DATE	DESIGNER	FILE NAME	CLIENT APPROVAL / DATE
FEB/22/2022	FEB/09/2022 (JUN/14/2021)	LENARCZYK/ SCHNEIDER	G:\DESIGN\ART1\2021\WILSON_PURCELL\PROSPERA CREDIT UNION\LOCATIONS\GRANDVIEWCENTRAL_R2	

# SIGN DETAIL: TENANT PANEL

**PYL.1 - 24TH AVE @ 160TH ST**

2X NEW TENANT PANELS (H) FOR 1X EXISTING D/F ILLUMINATED  
FREESTANDING PYLON DISPLAY

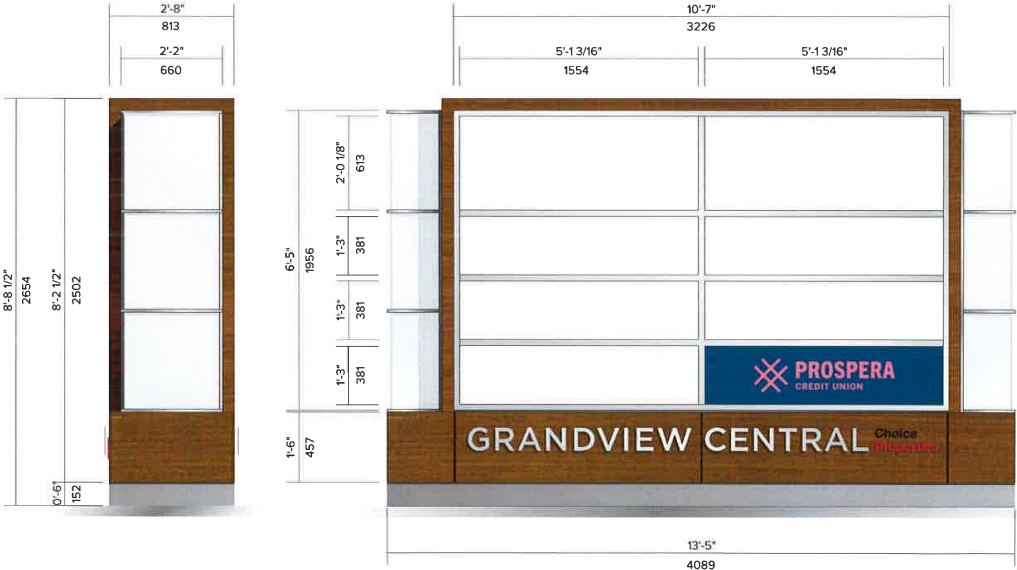
- TO REPLACE EXISTING WESTMINSTER SAVINGS PANELS (H)
- NEW WHITE ACRYLIC FACES W/ OPAQUED EURO BLUE 137 & TRANSLUCENT ROSE MAUVE 68 VINYLs C/W CLEAR OVERLAM, APPLIED 1ST SURFACE



EXISTING PYLON- S.2 @ 24TH AVE & 160TH ST



ILLUMINATED NIGHT VIEW



PROSPERA CORAL      PROSPERA BLUE



- TO MATCH PMS 709 C VINYL
- 3M ROSE MAUVE 68 PAINT
- 1777 BASF DIAMONT
- TO MATCH PMS 541 C VINYL
- 3M EURO BLUE 137 PAINT
- SBT72.50



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PRINT DATE	DWG. DATE	DESIGNER	FILE NAME	CLIENT APPROVAL / DATE
FEB/22/2022	AUG/24/2021 (JUN/14/2021)	SCHNEIDER	G:\DESIGN\ART1\2021\WILSON_PURCELL\PROSPERA CREDIT UNION\LOCATIONS\GRANDVIEWCENTRAL_R.2	

REVISION

5.0

# SIGN DETAIL: FASCIA

## S.2 - EAST ELEVATION

1X S/F ILLUMINATED FASCIA DISPLAY W/ HALO LIGHTING ACCENT FIN

- ALUMINUM CABINET W/ CNC ROUTED ALUMINUM FACE PAINTED BLUE SB172.50 (PMS 541 C) W/ MATTE CLEAR COAT
- CLEAR ACRYLIC GRAPHICS PUSHED THRU 1/2" & 1/4" W/ ROSE MAUVE 68 VINYL C/W CLEAR OVERLAM, APPLIED 1ST SURFACE
- ALUMINUM FIN PAINTED BLUE SB172.50 (PMS 541 C) W/ MATTE CLEAR COAT, HALO LIT W/ WHITE LED
- NO VISIBLE WELDS, CONSTRUCTION ATTACHMENTS, ELECTRICAL CONNECTION



EXISTING EAST ELEVATION



NTS

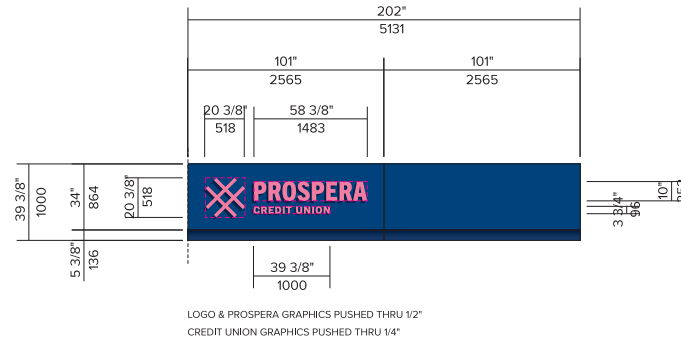
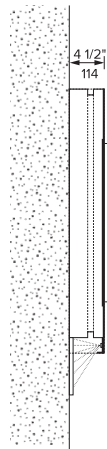


ILLUMINATED NIGHT VIEW

### ENLARGED X-SECTION

OVERSIZED ROUTED ALUMINUM FACE W/ ALUMINUM ANGLE CHANNEL @ BOTTOM EDGE FOR LED HALO LIGHTING, EXTENDING FULL WIDTH OF SIGN CABINET SIDE RETURNS OF CABINET FABRICATED TO CONCEAL VIEW OF LIGHTING CHANNEL

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



### EAST ELEVATION

SIGN AREA: 55.23<sup>2</sup> (5.13 m<sup>2</sup>)  
COPY AREA: 2.89<sup>2</sup> + 4.03<sup>2</sup> + 1.04<sup>2</sup> = 7.96<sup>2</sup> (0.74 m<sup>2</sup>)  
COPY TO SIGN AREA RATIO: 14.41%

### TOTAL EXISTING SIGN AREA FOR THE BUILDING:

38.53<sup>2</sup> (S.1 - SIGN 1 - SOUTH) + 105<sup>2</sup> (S.3 - SIGN 2 - NORTH) + 105<sup>2</sup> (S.4 - SIGN 3 - WEST) = 248.53<sup>2</sup> (23.09 m<sup>2</sup>)

NORTH ELEVATION BUILDING AREA = ± 1,508 m<sup>2</sup>  
EAST ELEVATION BUILDING AREA = ± 1,158 m<sup>2</sup>  
SOUTH ELEVATION BUILDING AREA = ± 1,657 m<sup>2</sup>  
WEST ELEVATION BUILDING AREA = ± 1,255 m<sup>2</sup>

FACE	LINEAL DIMENSION	COVERAGE ALLOWED
NORTH	79'-11 3/4"	239.75 sf
EAST	65'-3 3/4"	195.75 sf
SOUTH	79'-7 1/2"	238.75 sf
WEST	64'-10"	194.5 sf



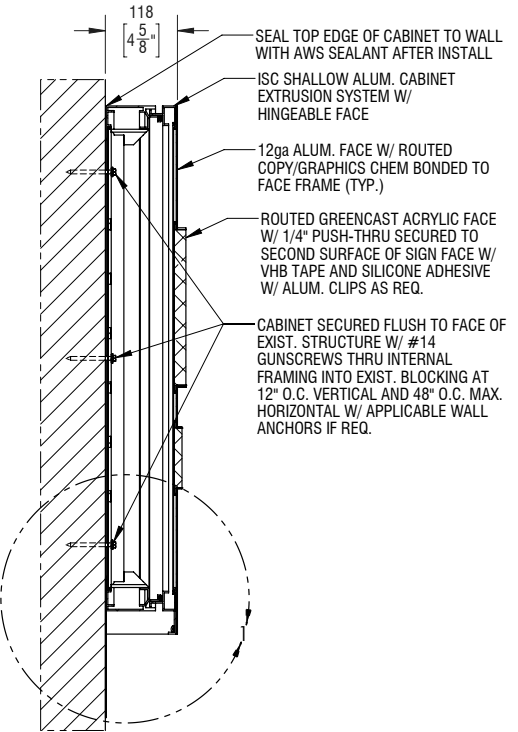
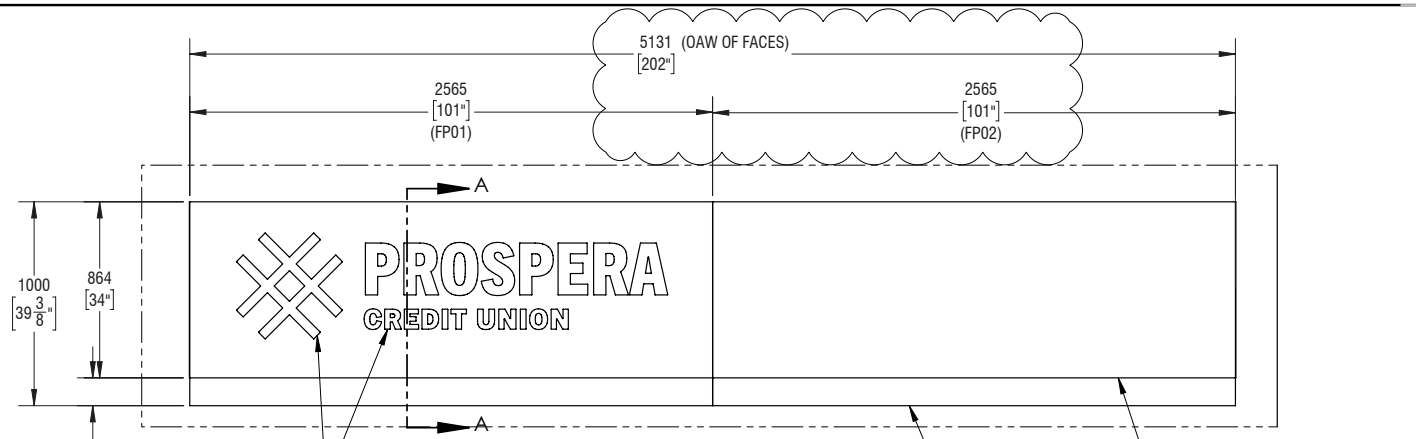
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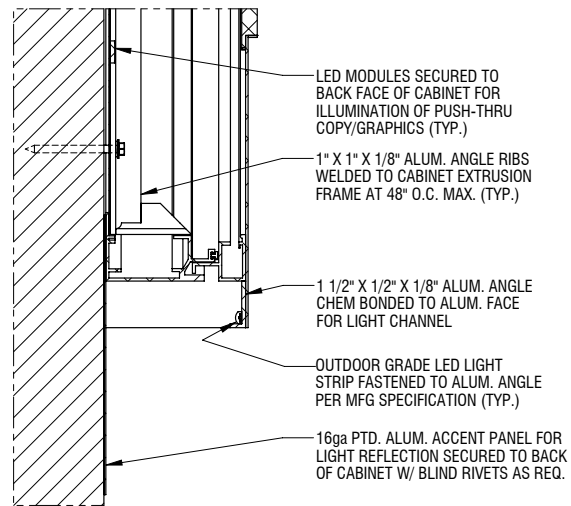
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SCALE	DESIGN#	SALES	CLIENT	PROJECT
3/16" = 1'-0"	21-14326	PURCELL/ WILSON	PROSPERA CREDIT UNION	PROSPERA - GRANDVIEW CENTRAL BRANCH, 16090 - 24TH AVE, SURREY, BC
PRINT DATE	DWS. DATE	DESIGNER	FILE NAME	CLIENT APPROVAL / DATE
AUG/26/2022	AUG/26/2022 (JUN/14/2021)	LENARCZYK/ SCHNEIDER	G:\DESIGN\ART2\PERMITS\2022\PROSPERA CREDIT UNION\GRANDVIEW\SO 18835 S.2\GRAPHIC DRAWINGS S.2	

REVISION 1



**SECTION A-A**  
SCALE: 1 1/2" = 1'-0"



**DETAIL 1**  
SCALE: 1 : 4

**GENERAL NOTES:**

- 1. SEE DESIGN DRAWINGS FOR COPY/GRAPHICS LAYOUTS AND FINISHES.
- 2. ALL STRUCTURAL ALUM. SHAPES SHALL BE GRADE 6061 UNO.

DATE:	REVISIONS:
09/23/22	REVISED CABINET SIZE

ELECTRICAL / PERMIT SPECS  
 CIRCUITS: ONE 15 AMP / 120V  
 WEIGHT: 275lb / 125kg  
 COPY AREA:  
 VALUE:



IMPERIAL SIGN CORPORATION  
 2821 HUNTINGTON PLACE  
 PORT COQUITLAM, BC,  
 V3C 4T3

PH: 604-464-1211  
 FAX: 604-941-8496  
 EMAIL: info@imperialsign.com

THIS DRAWING, ITS PRINTS AND ALL PARTS THEREOF ARE AND SHALL REMAIN THE SOLE PROPERTY OF IMPERIAL SIGN CORPORATION AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

PROJECT:  
**PROSPERA GRANDVIEW BRANCH**  
 16090 24th AVE  
 SURREY, BC  
**S.2**

PROV. CERTIFICATE #LEL0004625  
 CSA # LL48748

DATE:	11/30/21
SCALE:	3/8" = 1'-0"
DWG:	4327-9 S2 SUBMITTAL R1
DESIGN #:	21-14326
DRAWN BY:	EES
SHEET:	1 OF 2
TITLE:	FAB/INSTALL VIEWS
JOB NO:	

**GV21-4327C (9)**

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0303-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance 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 variance permit.
2. This development variance 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: 026-497-212

Lot 1 Section 13 Township 1 New Westminster District Plan BCP20884 Except Plans  
BCP40140 and BCP49442

16090 - 24 Avenue (2332 - 160 Street)

(the "Land")

3. Surrey Zoning By-law, 1999, No. 13656, as amended is varied as follows:
  - (a) to increase the maximum fascia signs for a single premises from two (2) to three (3); and
  - (b) to increase the maximum combined sign area for a single building from 1 square metre per 1 metre of linear premises frontage (24.26 sq. m) to 1.16 square metres per 1 metre of linear premises frontage (28.22 sq. m).
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Brenda Locke

---

City Clerk – Jennifer Ficocelli





DESIGN#	SALES
21-14326	PURCELL / WILSON
SCALE	DESIGNER
NTS	LENARCZYK / TROTTIER
PRINT DATE	DWG DATE
AUG/26/2022	AUG/26/2022 (NOV/19/2021)

FILE NAME  
G:\DESIGN\ART2\PERMITS\2022\PROSPERA CREDIT UNION\GRANDVIEW S.2 PERMIT DOCUMENTS\SITEPLAN S.2

FONTS  
PROXIMA NOVA

CLIENT  
PROSPERA CREDIT UNION

CLIENT APPROVAL

DATE

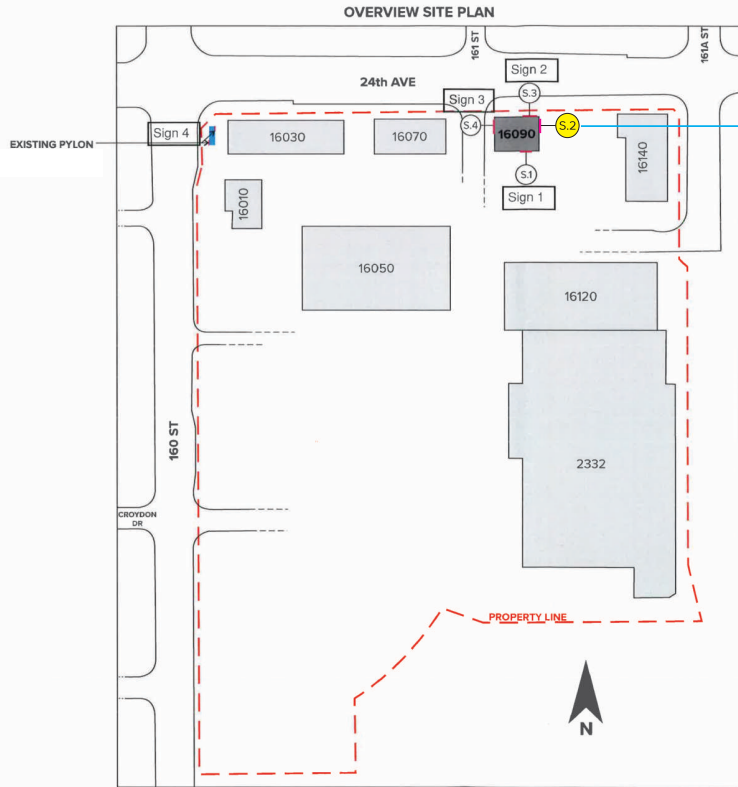
PROJECT  
PROSPERA - GRANDVIEW CENTRAL BRANCH, 16090 - 24TH AVE SURREY, BC

REVISIONS

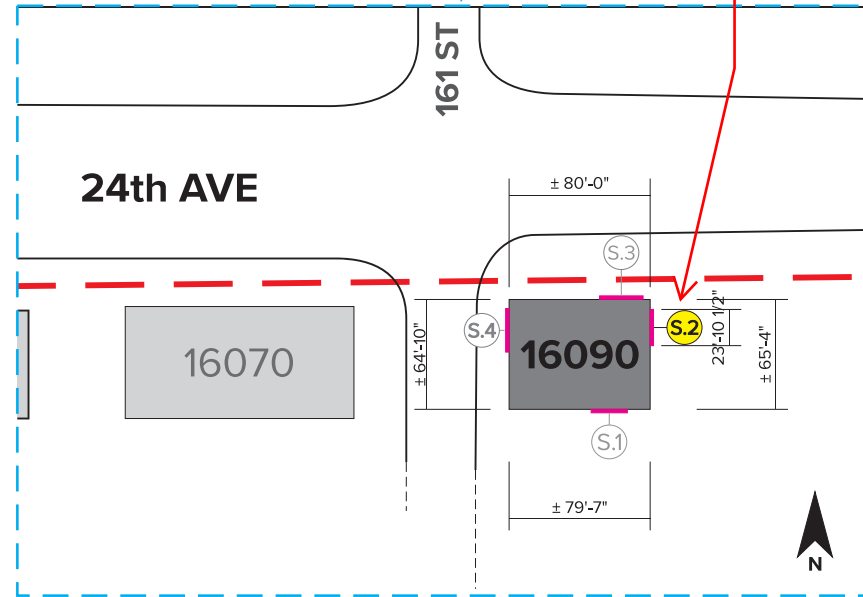
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**DVP 7922-0303-00:**  
**(a) to increase the maximum fascia signs for a commercial premises from two (2) to three (3).**



EXPANDED VIEW

# SIGN DETAIL: FASCIA

## S.2 - EAST ELEVATION

1X S/F ILLUMINATED FASCIA DISPLAY W/ HALO LIGHTING ACCENT FIN

- ALUMINUM CABINET W/ CNC ROUTED ALUMINUM FACE PAINTED BLUE SB172.50 (PMS 541 C) W/ MATTE CLEAR COAT
- CLEAR ACRYLIC GRAPHICS PUSHED THRU 1/2" & 1/4" W/ ROSE MAUVE 68 VINYL C/W CLEAR OVERLAM, APPLIED 1ST SURFACE
- ALUMINUM FIN PAINTED BLUE SB172.50 (PMS 541 C) W/ MATTE CLEAR COAT, HALO LIT W/ WHITE LED
- NO VISIBLE WELDS, CONSTRUCTION ATTACHMENTS, ELECTRICAL CONNECTION



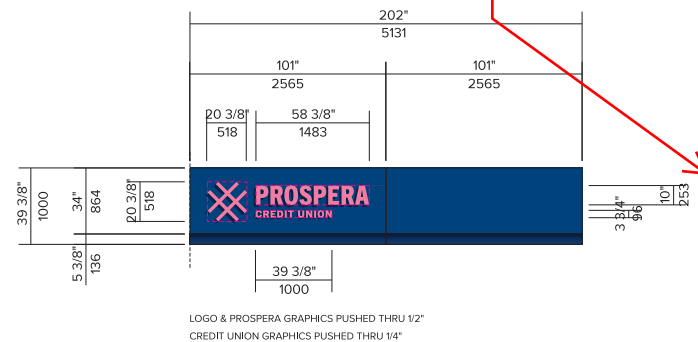
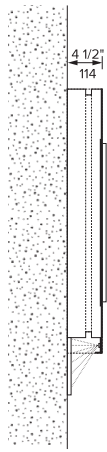
EXISTING EAST ELEVATION

DVP 7922-0303-00: (b) to increase the maximum combined sign area for a single building from 1 square metre per 1 linear metre of premises frontage to 1.16 square metres per 1 metre of linear premises frontage.

### ENLARGED X-SECTION

OVERSIZED ROUTED ALUMINUM FACE W/ ALUMINUM ANGLE CHANNEL @ BOTTOM EDGE FOR LED HALO LIGHTING, EXTENDING FULL WIDTH OF SIGN CABINET SIDE RETURNS OF CABINET FABRICATED TO CONCEAL VIEW OF LIGHTING CHANNEL

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



LOGO & PROSPERA GRAPHICS PUSHED THRU 1/2" CREDIT UNION GRAPHICS PUSHED THRU 1/4"



ILLUMINATED NIGHT VIEW

### EAST ELEVATION

SIGN AREA: 55.23<sup>2</sup> (5.13 m<sup>2</sup>)  
 COPY AREA: 2.89<sup>2</sup> + 4.03<sup>2</sup> + 1.04<sup>2</sup> = 7.96<sup>2</sup> (0.74 m<sup>2</sup>)  
 COPY TO SIGN AREA RATIO: 14.41%

### TOTAL EXISTING SIGN AREA FOR THE BUILDING:

38.53<sup>2</sup> (S.1 - SIGN 1 - SOUTH) + 105<sup>2</sup> (S.3 - SIGN 2 - NORTH) + 105<sup>2</sup> (S.4 - SIGN 3 - WEST) = 248.53<sup>2</sup> (23.09 m<sup>2</sup>)

NORTH ELEVATION BUILDING AREA = ± 1,508 m<sup>2</sup>  
 EAST ELEVATION BUILDING AREA = ± 1,158 m<sup>2</sup>  
 SOUTH ELEVATION BUILDING AREA = ± 1,657 m<sup>2</sup>  
 WEST ELEVATION BUILDING AREA = ± 1,255 m<sup>2</sup>

FACE	LINEAL DIMENSION	COVERAGE ALLOWED
NORTH	79'-11 3/4"	239.75 sf
EAST	65'-3 3/4"	195.75 sf
SOUTH	79'-7 1/2"	238.75 sf
WEST	64'-10"	194.5 sf



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