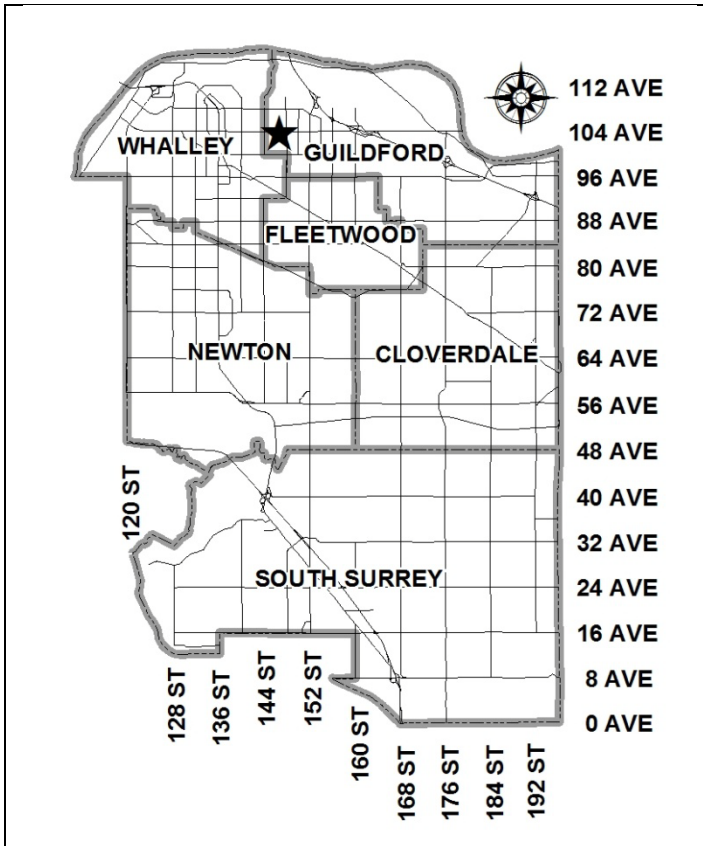


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0128-00

Planning Report Date: July 9, 2012



**PROPOSAL:**

- Development Permit
- Development Variance Permit

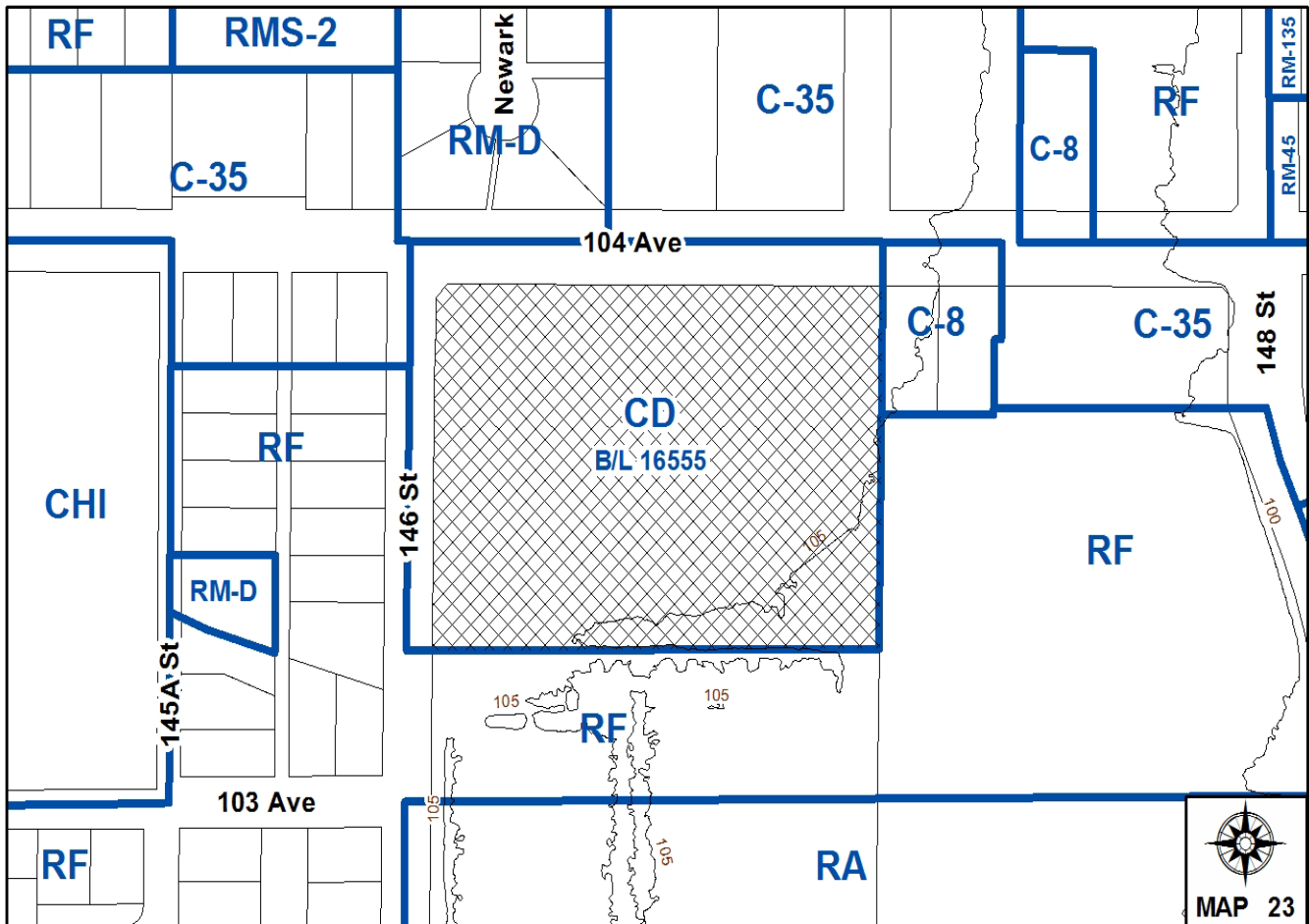
in order to permit an increase in the number of fascia signs for the Real Canadian Superstore.

**LOCATION:** 14650 - 104 Avenue

**OWNER:** Loblaw Properties West Inc

**ZONING:** CD By-law No. 16555

**OCP DESIGNATION:** Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an increase in the number of permitted fascia signs from 2 to 5.

RATIONALE OF RECOMMENDATION

- The proposed fascia signs are consistent in design and scale with the existing building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0128-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0128-00 (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to vary Surrey Sign By-law, 1999, No. 13656, as amended, to permit an increase in the maximum number of fascia signs from 2 to 5.

REFERRALS

Engineering: No comments required.

SITE CHARACTERISTICS

Existing Land Use: Real Canadian Superstore

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 104 Avenue):	Duplex residential and vacant lots (under Development Application No. 7908-0037-00, currently pre-Council).	Multiple Residential	RM-D and C-35
East:	Hjorth Road Park.	Multiple Residential	RF and C-8
South:	Hjorth Road Park.	Multiple Residential	RF
West (Across 146 Street):	Single family homes.	Multiple Residential	RF and C-35

DEVELOPMENT CONSIDERATIONS

Background:

- The subject property located at 14650 – 104 Avenue is zoned CD (By-law No. 16555) and designated Commercial in the Official Community Plan (OCP).

- The Real Canadian Superstore was initially developed under Development Application No. 7900-0267-00 to create a 14,195-square foot grocery store. Council subsequently approved Development Application No. 7902-0153-00 on June 24, 2002 to permit a fascia sign on the east side building where there is no road frontage.
- In February 2008, Council approved an OCP amendment from Multiple Residential to Commercial, a rezoning from RM-15 to CD (By-law No. 16555) and a Development Permit in order to establish the appropriate OCP designation for the existing Superstore and to facilitate the subdivision to expand Hjorth Road Park and the construction of additional parking spaces for the park (Application No. 7907-0263-00).
- On March 7, 2012 a sign permit was issued for signs labelled A and E on the site plan (Appendix II), to replace the existing signs located on the North and East sides of the building.
- The Sign By-law currently permits this single-tenant building to have one fascia sign for each lot frontage, for a total of 2 fascia signs. The applicant is requesting a Development Permit and Development Variance Permit in order to increase the number of permitted fascia signs from 2 to 5 by allowing 4 fascia signs on the north building elevation and by retaining 1 fascia sign on the east elevation.

#### DESIGN PROPOSAL AND REVIEW

- The Real Canadian Superstore has recently adopted new corporate colours. Formerly the corporate colours consisted of a green building façade with yellow sign copy. The new corporate colours are a white building façade with blue and red accents.
- On March 7, 2012 a sign permit was issued for signs labelled A and E on the site plan (Appendix II), to replace the existing signs located on the north and east sides of the building. Signs A and E are not subject to this Development Permit and Development Variance Permit application.
- Proposed fascia signs A through D are located on the north elevation, facing 104 Avenue, as shown on the attached site plan (Appendix II). A sign permit already exists for sign A. Proposed signs B through D are new signs and are subject to this proposed Development Permit and Development Variance Permit.
- Proposed fascia sign E is located on the east elevation, facing Hjorth Road Park and 148 Street, as shown on the attached site plan (Appendix II). A sign permit already exists for this sign.
- Proposed fascia sign B is a new sign on the north elevation. This sign copy is "the home of President's Choice" in black cursive font with the "PC" logo in red. The proposed fascia sign will be non-illuminated reverse channel letters and will be 2.9 metres (9.5 ft) high and 22 metres (72 ft) long, for a total sign area of 63.8 square metres (684 sq.ft.). This sign will be located under the canopy covering the pedestrian walkway that leads from the parking garage to the upper shopping level.

- Proposed fascia sign C is a new "Joe Fresh" sign on the north elevation. The proposed fascia sign will be a non-illuminated flexible-face sign and located towards the west side of the north elevation, as shown in Appendix II. This sign will have an orange background with white copy and will be 2.0 metres (6.5 ft) high and 4.6 metres (15 ft) long, for a total sign area of 9.5 square metres (103 sq.ft.).
- Proposed fascia sign D is a new "Pharmacy / Primacy Medical Clinic" sign on the north elevation. The proposed fascia sign will be a non-illuminated flexible-face sign and located towards the west side of the north elevation, as shown in Appendix II. This sign will have a blue background with white copy at the top and white background with blue copy on the bottom. This sign will be 2.0 metres (6.5 ft) high and 5.3 metres (17 ft) long, for a total sign area of 10.7 square metres (115 sq.ft.).
- The proposed new fascia signs comply with the maximum fascia sign area permitted by the Sign By-law. The Sign By-law permits a maximum fascia sign area of 176 square metres (1,899 sq.ft.) for the north elevation, and the total sign area of signs A through D is 137.8 square metres (1,482 sq.ft.).

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Part 5 Section 27(2)(a) of the Sign By-law, 1999, No. 13656 to increase the maximum number of fascia signs for this single-tenant building from 2 to 5.

Applicant's Reasons:

- The purpose of this sign project is to replace and upgrade the existing outdated store image to the present Real Canadian Superstore brand identity program in use throughout Canada.
- The new corporate image for this particular brand includes the following signs: the "Home of President's Choice", the "Joe Fresh", and the "Pharmacy/Primacy Medical Clinic" signage, all of which form an integral part of their identification.
- In addition, since this is a fairly large building, the above mentioned signs all help identify the products and services offered without overexposure.
- The proposed new signs do not exceed the maximum permitted sign area for this property.

Staff Comments:

- Part 5(2) of the Sign By-law permits one fascia sign per lot frontage or premises frontage. In the case of the subject site, the subject single-tenant building has one premise frontage and two lot frontages.

- The applicant is requesting three additional signs for the premises frontage which is reasonable given the business function of the Real Canadian Superstore, and given the size and design of the proposed signage.
- The proposed signs comply with the maximum sign area permitted under the Sign By-law, and fit with the overall design and scale of the existing building.
- Staff support the requested variance.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed signage
Appendix III.	Development Variance Permit No. 7912-0128-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

SAL/kms

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. 7/5/12 8:41 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                International Neon  
                         Address:                5790 Ferrier Street  
   Mount Royal PQ  
  
   Tel:                    1-514-937-0044
  
2.      Properties involved in the Application
  - (a)      Civic Address:                14650 - 104 Avenue
  
  - (b)      Civic Address:                14650 - 104 Avenue  
                 Owner:                        Loblaw Properties West Inc., Inc. No. 74514A  
                 PID:                                    027-393-836  
                 Lot 1 Section 30 Block 5 North Range 1 West New Westminster District Plan BCP34906
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7912-0128-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY



CLIENT: LOBLAW PROPERTIES LIMITED  
 ADDRESS: 1 PRESIDENT'S CHOICE CIRCLE  
 CITY: BRAMPTON, ONTARIO P.C.: L6Y 5S5  
 TEL: (905) 459-2500 FAX: (905) 459-2500

SITE: RC SUPERSTORE • #1556 - Surrey, BC  
 ADDRESS: 14650 - 104TH AVENUE  
 CITY: SURREY, BC P.C.:  
 TEL: FAX:

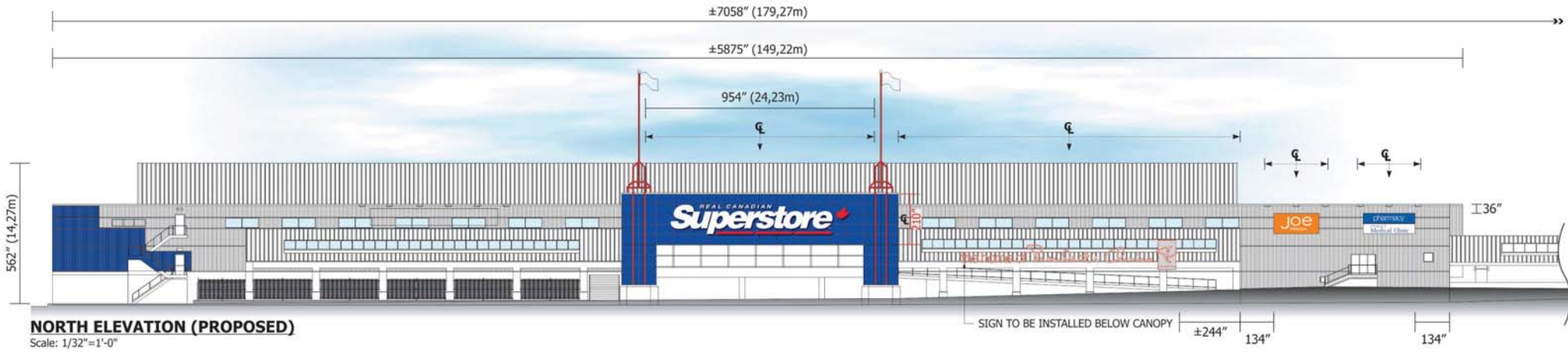
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 DATE: REV. DATE:  
 SCALE: DRAWN BY:  
 DIR: WIP2011\LOBLAW BRANDS\SUPERSTORE\1556-SURREY, BC\COR\SIGNAGE



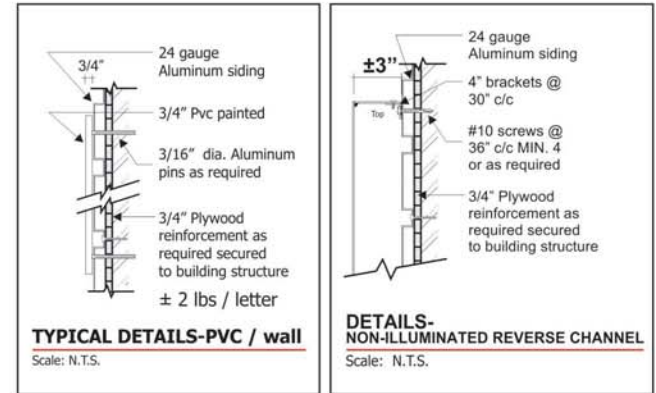
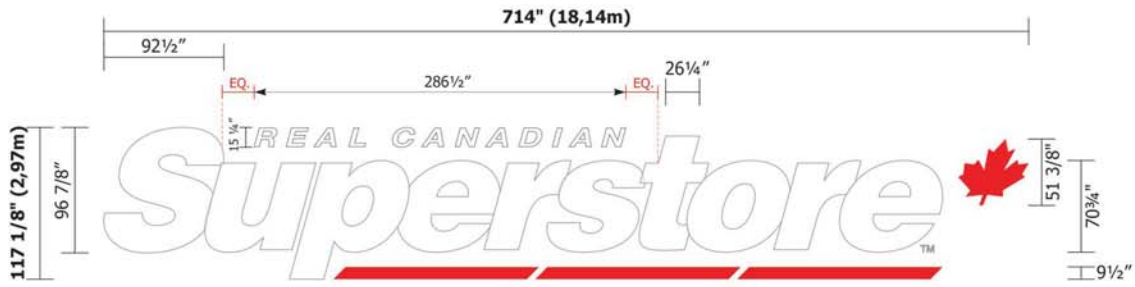
RC SUPERSTORE • #1556 - Surrey, BC

1-800  
 906  
 NEON





**NORTH ELEVATION (PROPOSED)**  
Scale: 1/32" = 1'-0"



NOT TO SCALE

**A NEW NON-ILLUMINATED REVERSE CHANNEL LETTERS X1**  
Scale: 1/8" = 1'-0"

**DESCRIPTION:**  
"SUPERSTORE": **NEW NON-ILLUMINATED REVERSE CHANNEL LETTERS**  
"REAL CANADIAN": **NEW PVC CUT-OUT LETTERS 3/4" PIN MOUNTED**  
**Copy area: 296.04 ft<sup>2</sup> or 27.50 m<sup>2</sup>**

**NON ILLUMINATED**

<b>DETAILS "REAL CANADIAN"</b> DESCRIPTION: HD PVC CUT-OUT LETTERS SIDE: WHITE L-TYPE MOLDING: N/A FACE: WHITE	<b>DETAILS "SUPERSTORE"</b> DESCRIPTION: NON-ILLUMINATED CHANNEL SIDE: WHITE L-TYPE MOLDING: N/A FACE: ALUMINUM WHITE	<b>DETAILS "UNDERLINE"</b> DESCRIPTION: NON-ILLUMINATED CHANNEL SIDE: RED PMS 485 L-TYPE MOLDING: N/A FACE: ALUMINUM RED PMS 485
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ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY

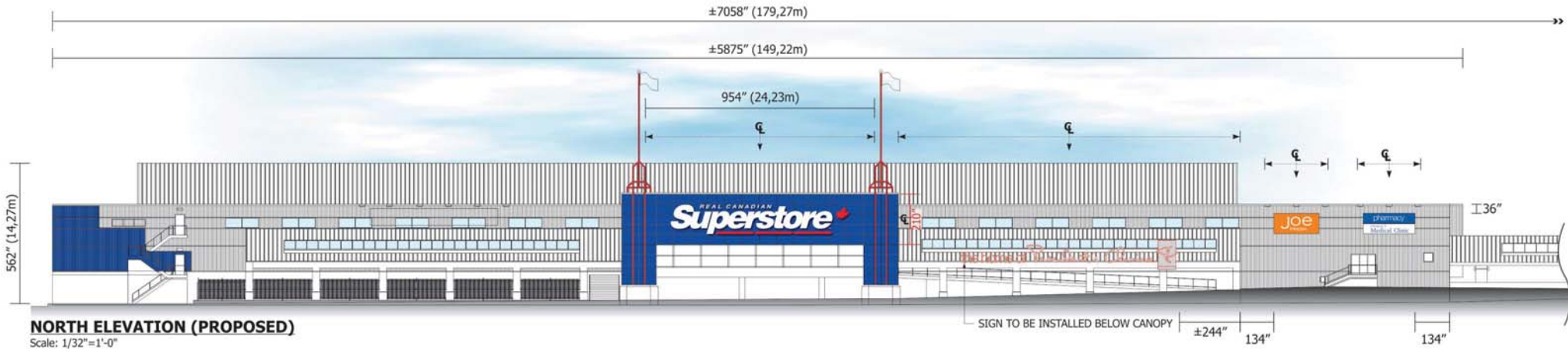
**RC SUPERSTORE • #1556 - Surrey, BC**



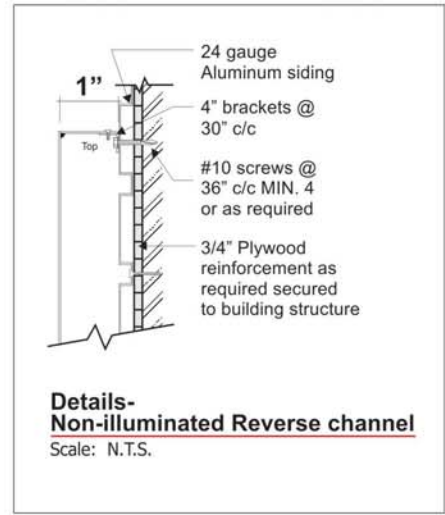
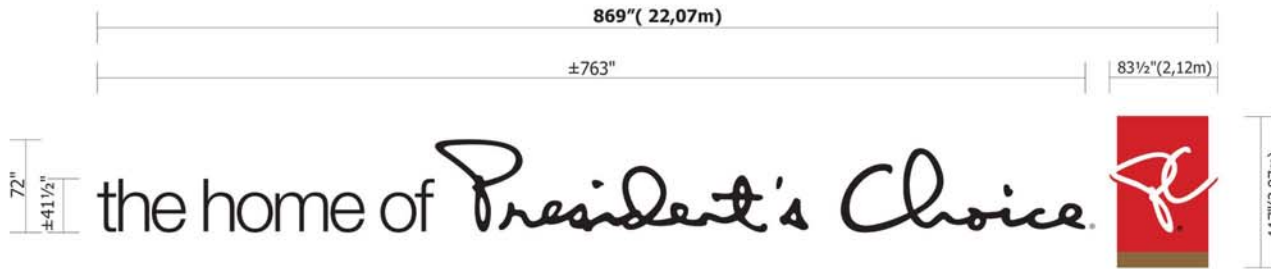
<b>CLIENT:</b> LOBLAW PROPERTIES LIMITED <b>ADDRESS:</b> 1 PRESIDENT'S CHOICE CIRCLE <b>CITY:</b> BRAMPTON, ONTARIO P.C.: L6Y 5S5 <b>TEL:</b> (905) 459-2500 <b>FAX:</b> (905) 459-2500	<b>SITE:</b> RC SUPERSTORE • #1556 - Surrey, BC <b>ADDRESS:</b> 14650 - 104TH AVENUE <b>CITY:</b> SURREY, BC P.C.: <b>TEL:</b> <b>FAX:</b>	<b>DRAWING:</b> <b>DATE:</b> <b>REV. DATE:</b> <b>SCALE:</b> <b>DRAWN BY:</b> <b>DIR:</b> WIP20111\LOBLAWS BRANDS\SUPERSTORE\1556-SURREY_BC\CDR\SIGNAGE
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1-800  
906  
NEON



**NORTH ELEVATION (PROPOSED)**  
Scale: 1/32" = 1'-0"

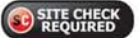


**Details-  
Non-illuminated Reverse channel**  
Scale: N.T.S.

**B** **NEW NON-ILLUMINATED REVERSE CHANNEL LETTERS** **X1**  
Scale: 1/8" = 1'-0"  
Copy area: 83.65 ft<sup>2</sup> or 7.77 m<sup>2</sup>

**ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY**

**RC SUPERSTORE • #1556 - Surrey, BC**



**CLIENT:** LOBLAW PROPERTIES LIMITED  
**ADDRESS:** 1 PRESIDENT'S CHOICE CIRCLE  
**CITY:** BRAMPTON, ONTARIO P.C.: L6Y 5S5  
**TEL:** (905) 459-2500 **FAX:** (905) 459-2500

**SITE:** RC SUPERSTORE • #1556 - Surrey, BC  
**ADDRESS:** 14650 - 104TH AVENUE  
**CITY:** SURREY, BC P.C.:  
**TEL:** **FAX:**

**DRAWING:**  
**DATE:** **REV. DATE:**  
**SCALE:** **DRAWN BY:**  
**DIR:** WIP20111\LOBLAW BRANDS\SUPERSTORE\1556-SURREY\_BC\CDR\SIGNAGE

**1-800  
906  
NEON**



**B** NEW NON-ILLUMINATED REVERSE CHANNEL LETTERS **X1**  
NOT TO SCALE

PHOTOGRAPHIC VIEW (APPROX.)

SC SITE CHECK  
REQUIRED

ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY

RC SUPERSTORE • #1556 - Surrey, BC

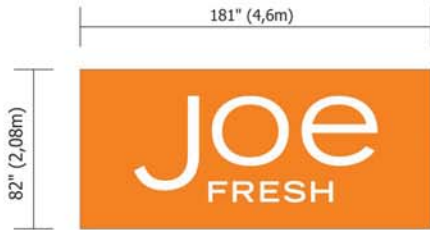


CLIENT: LOBLAW PROPERTIES LIMITED  
 ADDRESS: 1 PRESIDENT'S CHOICE CIRCLE  
 CITY: BRAMPTON, ONTARIO P.C.: L6Y 5S5  
 TEL: (905) 459-2500 FAX: (905) 459-2500

SITE: RC SUPERSTORE • #1556 - Surrey, BC  
 ADDRESS: 14650 - 104TH AVENUE  
 CITY: SURREY, BC P.C.:  
 TEL: FAX:

DRAWING:  
 DATE: REV. DATE:  
 SCALE: DRAWN BY:  
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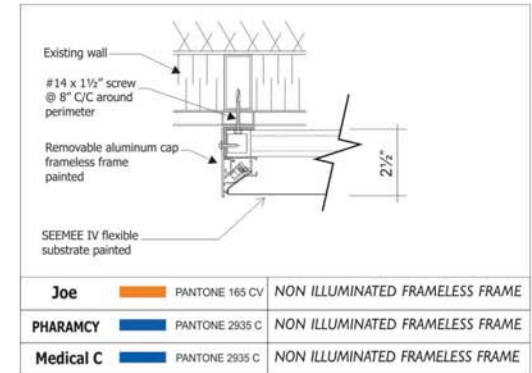
**C NEW NON-ILLUMINATED FLEXIBLE FACE SIGN X1**

Scale: 3/16" = 1'-0"  
**Description:**  
 One (1) new non illuminated "frameless" frame and a flexible face c/w vinyl graphics graphics front applied.  
 PANTONE 165 CV  
**Sign area: 103.01 ft<sup>2</sup> or 9,57 m<sup>2</sup>**  
**Copy area: 11.8 ft<sup>2</sup> or 1,1 m<sup>2</sup>**



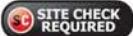
**D NEW NON-ILLUMINATED FLEXIBLE FACE SIGN X2**

Scale: 3/16" = 1'-0"  
**Description:**  
 One (1) new non illuminated "frameless" frame and a flexible face c/w vinyl graphics graphics front applied.  
 PANTONE 2935 C  
**D1 Sign area: 57.64 ft<sup>2</sup> or 5,35 m<sup>2</sup>**  
**Copy area: 4.22 ft<sup>2</sup> or 0,39 m<sup>2</sup>**  
**D2 Sign area: 57.64 ft<sup>2</sup> or 5,35 m<sup>2</sup>**  
**Copy area: 4.22 ft<sup>2</sup> or 0,39 m<sup>2</sup>**



ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY

RC SUPERSTORE • #1556 - Surrey, BC

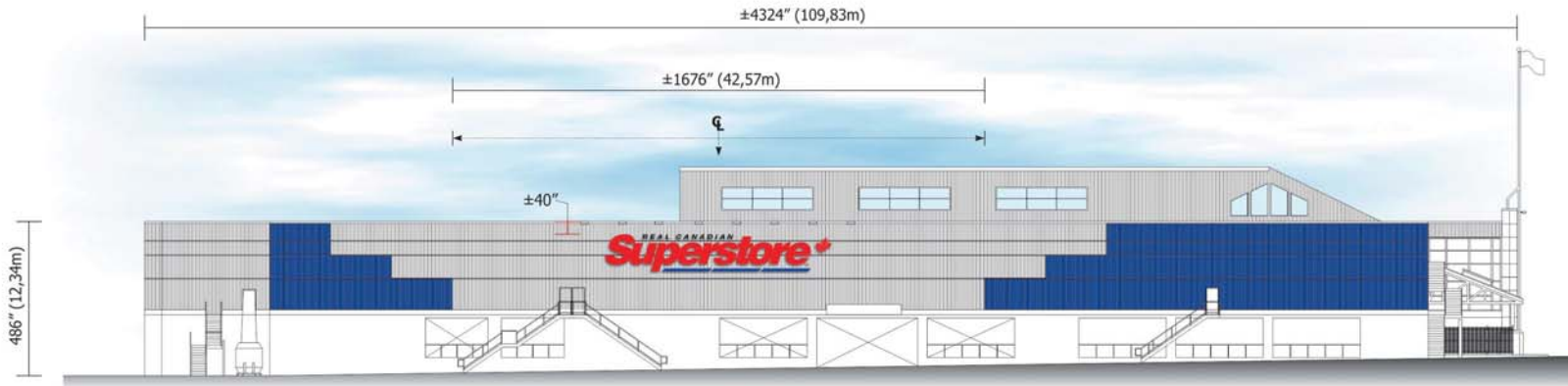


**CLIENT:** LOBLAW PROPERTIES LIMITED  
**ADDRESS:** 1 PRESIDENT'S CHOICE CIRCLE  
**CITY:** BRAMPTON, ONTARIO P.C.: L6Y 5S5  
**TEL:** (905) 459-2500 **FAX:** (905) 459-2500

**SITE:** RC SUPERSTORE • #1556 - Surrey, BC  
**ADDRESS:** 14650 - 104TH AVENUE  
**CITY:** SURREY, BC P.C.:  
**TEL:** **FAX:**

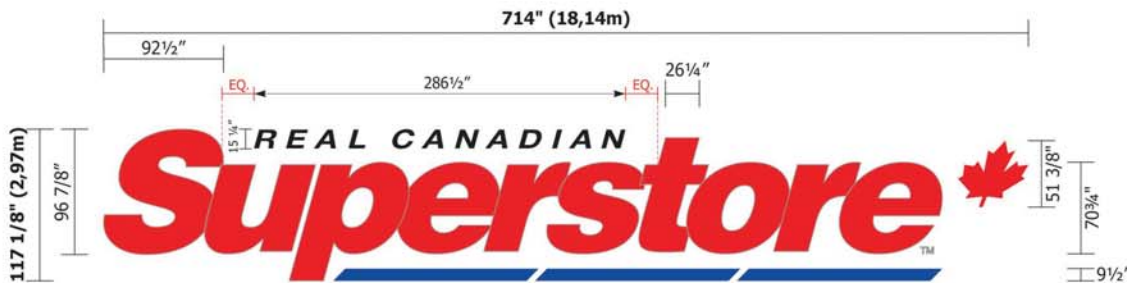
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**DIR:** WIP20111\LOBLAWS BRANDS\SUPERSTORE\1556-SURREY, BC\CDR\STORAGE

1-800  
906  
NEON



**EAST ELEVATION (PROPOSED)**

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



Scale: 1/8"=1'-0"

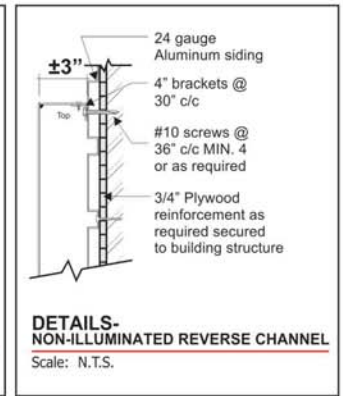
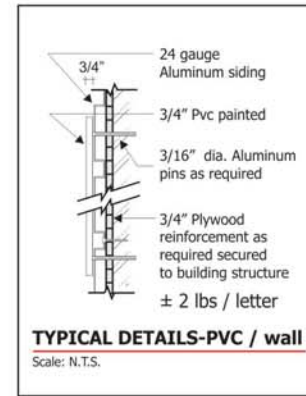
**E DESCRIPTION:**  
 "SUPERSTORE": NEW NON-ILLUMINATED REVERSE CHANNEL LETTERS  
 "REAL CANADIAN": NEW PVC CUT-OUT LETTERS 3/4" PIN MOUNTED  
**Copy area: 296.04 ft<sup>2</sup> or 27.50 m<sup>2</sup>**

NON ILLUMINATED

<b>DETAILS "REAL CANADIAN"</b>	
DESCRIPTION:	HD PVC CUT-OUT LETTERS
SIDE:	BLACK
L-TYPE MOLDING:	N/A
FACE:	BLACK

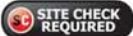
<b>DETAILS "SUPERSTORE"</b>	
DESCRIPTION:	NON-ILLUMINATED CHANNEL
SIDE:	RED PMS 485
L-TYPE MOLDING:	N/A
FACE:	ALUMINUM RED PMS 485

<b>DETAILS "BLUE LINE"</b>	
DESCRIPTION:	NON-ILLUMINATED CHANNEL
SIDE:	BLUE PMS 293
L-TYPE MOLDING:	N/A
FACE:	ALUMINUM BLUE PMS 293



ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY

RC SUPERSTORE • #1556 - Surrey, BC



<b>CLIENT:</b>	LOBLAW PROPERTIES LIMITED
<b>ADDRESS:</b>	1 PRESIDENT'S CHOICE CIRCLE
<b>CITY:</b>	BRAMPTON, ONTARIO P.C.: L6Y 5S5
<b>TEL:</b>	(905) 459-2500 FAX: (905) 459-2500

<b>SITE:</b>	RC SUPERSTORE • #1556 - Surrey, BC
<b>ADDRESS:</b>	14650 - 104TH AVENUE
<b>CITY:</b>	SURREY, BC P.C.: _____
<b>TEL:</b>	_____ FAX: _____

<b>DRAWING:</b>	DATE: _____ REV. DATE: _____
	SCALE: _____ DRAWN BY: _____
	DIR: WIP20111\LOBLAWS BRANDS\SUPERSTORE\1556-SURREY, BC\CDR\SIGNAGE

1-800  
906  
NEON

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0128-00

Issued To: LOBLAW PROPERTIES WEST INC.

("the Owner")

Address of Owner: c/o Loblaw Properties Ltd.  
3225 – 12<sup>th</sup> Street, N.E.  
Calgary, Alberta T2E 7S9

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: 027-393-836

Lot 1 Section 30 Block 5 North Range 1 West New Westminster District Plan BCP34906

14650 - 104 Avenue

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
  - (a) To vary Part 5 Section 27(2)(a) to increase the maximum number of fascia signs from 2 to 5.
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 within two (2) years after Development Permit No. 7912-0128-00 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 – Dianne L. Watts

---

City Clerk – Jane Sullivan



SITE PLAN NTS

ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY



**CLIENT:** LOBLAW PROPERTIES LIMITED  
**ADDRESS:** 1 PRESIDENT'S CHOICE CIRCLE  
**CITY:** BRAMPTON, ONTARIO P.C.: L6Y 5S5  
**TEL:** (905) 459-2500 **FAX:** (905) 459-2500

**SITE:** RC SUPERSTORE • #1556 - Surrey, BC  
**ADDRESS:** 14650 - 104TH AVENUE  
**CITY:** SURREY, BC P.C.:  
**TEL:** **FAX:**

**DRAWING:**  
**DATE:** **REV. DATE:**  
**SCALE:** **DRAWN BY:**  
**DIR:** WIP2011\LOBLAWS BRANDS\SUPERSTORE\1556-SURREY, BC\COR\SIGNAGE

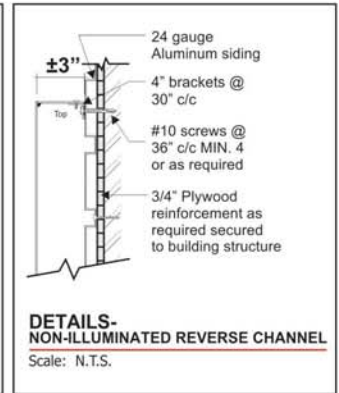
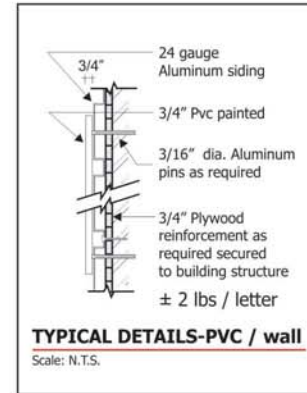
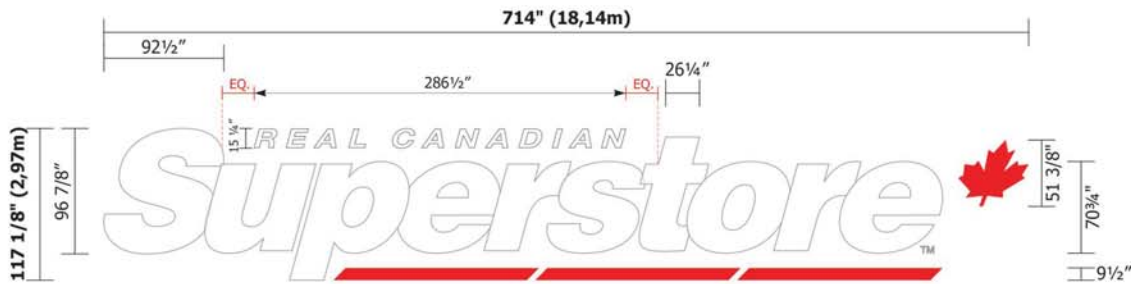
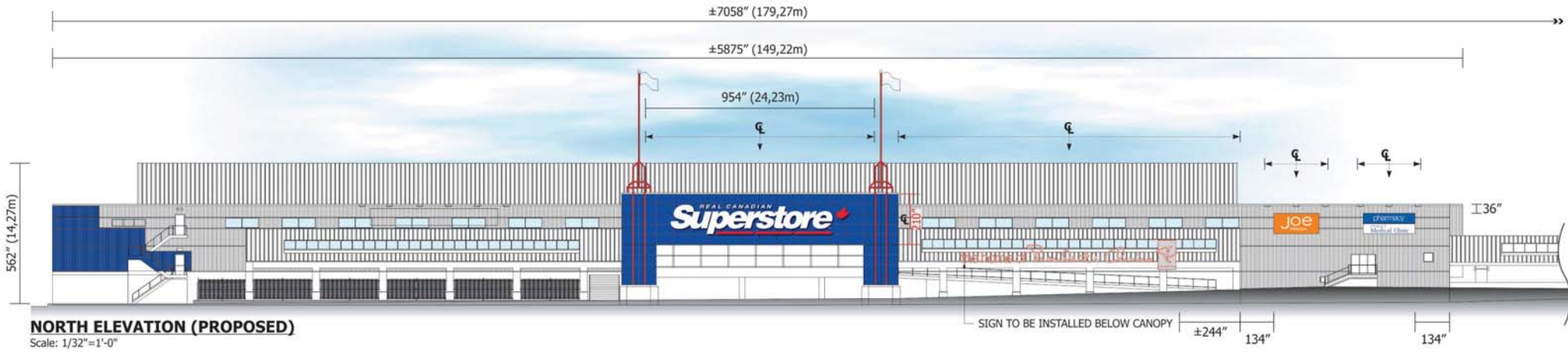


RC SUPERSTORE • #1556 - Surrey, BC

1-800  
906  
NEON

Schedule A





NOT TO SCALE

**A NEW NON-ILLUMINATED REVERSE CHANNEL LETTERS X1**  
Scale: 1/8" = 1'-0

**DESCRIPTION:**  
"SUPERSTORE": **NEW NON-ILLUMINATED REVERSE CHANNEL LETTERS**  
"REAL CANADIAN": **NEW PVC CUT-OUT LETTERS 3/4" PIN MOUNTED**  
**Copy area: 296.04 ft<sup>2</sup> or 27.50 m<sup>2</sup>**

NON ILLUMINATED

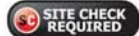
<b>DETAILS "REAL CANADIAN"</b> DESCRIPTION: HD PVC CUT-OUT LETTERS
SIDE: WHITE
L-TYPE MOLDING: N/A
FACE: WHITE

<b>DETAILS "SUPERSTORE"</b> DESCRIPTION: NON-ILLUMINATED CHANNEL
SIDE: WHITE
L-TYPE MOLDING: N/A
FACE: ALUMINUM WHITE

<b>DETAILS "UNDERLINE"</b> DESCRIPTION: NON-ILLUMINATED CHANNEL
SIDE: RED PMS 485
L-TYPE MOLDING: N/A
FACE: ALUMINUM RED PMS 485

ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY

RC SUPERSTORE • #1556 - Surrey, BC

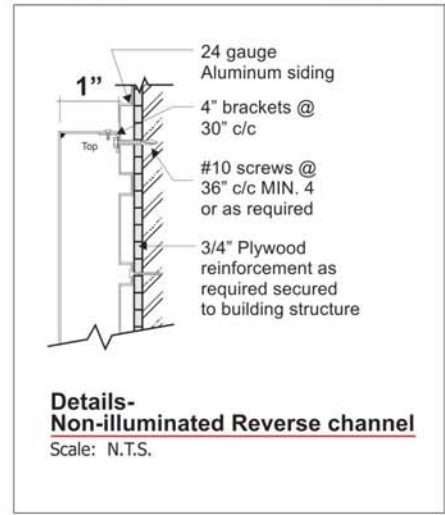
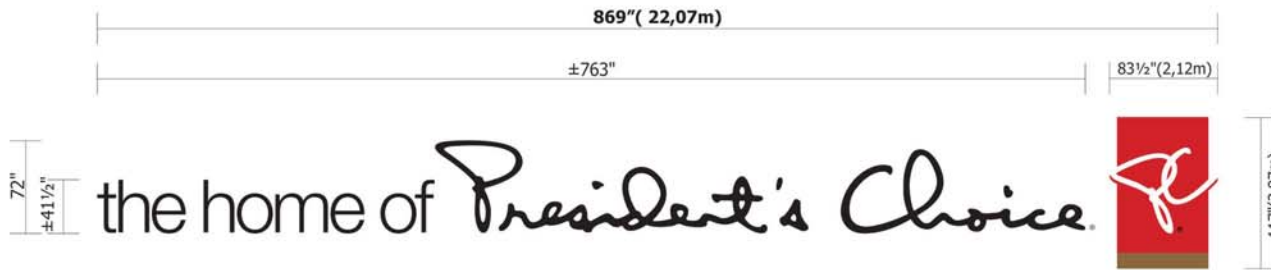
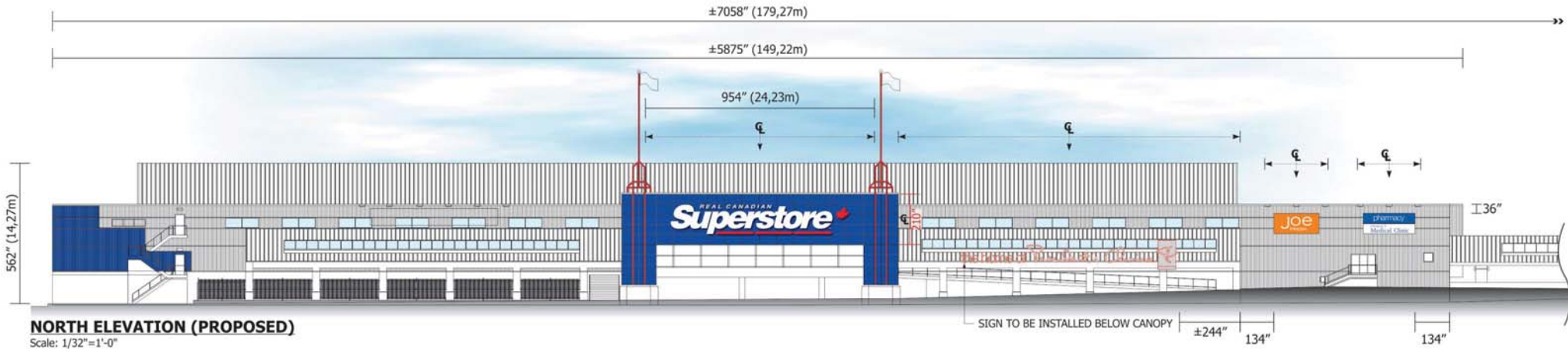


<b>CLIENT:</b> LOBLAW PROPERTIES LIMITED
ADDRESS: 1 PRESIDENT'S CHOICE CIRCLE
CITY: BRAMPTON, ONTARIO P.C.: L6Y 5S5
TEL: (905) 459-2500 FAX: (905) 459-2500

<b>SITE:</b> RC SUPERSTORE • #1556 - Surrey, BC
ADDRESS: 14650 - 104TH AVENUE
CITY: SURREY, BC P.C.:
TEL: FAX:

<b>DRAWING:</b>
DATE: REV. DATE:
SCALE: DRAWN BY:
DIR: WIP2011\LOBLAWS BRANDS\SUPERSTORE\1556-SURREY, BC\CDR\SIGNAGE

1-800  
906  
NEON



**B** **NEW NON-ILLUMINATED REVERSE CHANNEL LETTERS** **X1**  
Scale: 1/8" = 1'-0"  
Copy area: 83.65 ft<sup>2</sup> or 7.77 m<sup>2</sup>

ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY

RC SUPERSTORE • #1556 - Surrey, BC



<b>CLIENT:</b> LOBLAW PROPERTIES LIMITED	<b>SITE:</b> RC SUPERSTORE • #1556 - Surrey, BC	<b>DRAWING:</b>
ADDRESS: 1 PRESIDENT'S CHOICE CIRCLE	ADDRESS: 14650 - 104TH AVENUE	DATE: _____ REV. DATE: _____
CITY: BRAMPTON, ONTARIO P.C.: L6Y 5S5	CITY: SURREY, BC P.C.: _____	SCALE: _____ DRAWN BY: _____
TEL: (905) 459-2500 FAX: (905) 459-2500	TEL: _____ FAX: _____	DIR: WIP20111,LOBLAW BRANDS(SUPERSTORE)1556-SURREY,BC(CDR)SIGNAGE

1-800  
906  
NEON



**B** NEW NON-ILLUMINATED REVERSE CHANNEL LETTERS **X1**  
NOT TO SCALE

PHOTOGRAPHIC VIEW (APPROX.)

SC SITE CHECK REQUIRED

ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY

RC SUPERSTORE • #1556 - Surrey, BC

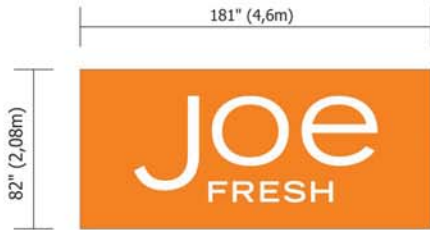


CLIENT: LOBLAW PROPERTIES LIMITED  
 ADDRESS: 1 PRESIDENT'S CHOICE CIRCLE  
 CITY: BRAMPTON, ONTARIO P.C.: L6Y 5S5  
 TEL: (905) 459-2500 FAX: (905) 459-2500

SITE: RC SUPERSTORE • #1556 - Surrey, BC  
 ADDRESS: 14650 - 104TH AVENUE  
 CITY: SURREY, BC P.C.:  
 TEL: FAX:

DRAWING:  
 DATE: REV. DATE:  
 SCALE: DRAWN BY:  
 DIR: WIP20111\LOBLAWS BRANDS\SUPERSTORE\15566-SURREY, BC\CDR\STORAGE

1-800  
906  
NEON



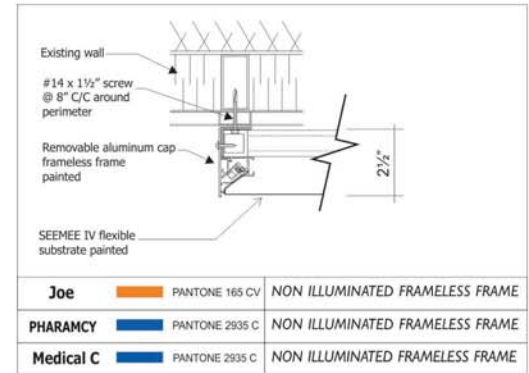
**C NEW NON-ILLUMINATED FLEXIBLE FACE SIGN X1**

Scale: 3/16" = 1'-0"  
**Description:**  
 One (1) new non illuminated "frameless" frame and a flexible face c/w vinyl graphics graphics front applied.  
 PANTONE 165 CV  
**Sign area: 103.01 ft<sup>2</sup> or 9,57 m<sup>2</sup>**  
**Copy area: 11.8 ft<sup>2</sup> or 1,1 m<sup>2</sup>**



**D NEW NON-ILLUMINATED FLEXIBLE FACE SIGN X2**

Scale: 3/16" = 1'-0"  
**Description:**  
 One (1) new non illuminated "frameless" frame and a flexible face c/w vinyl graphics graphics front applied.  
 PANTONE 2935 C  
**D1 Sign area: 57.64 ft<sup>2</sup> or 5,35 m<sup>2</sup>**  
**Copy area: 4.22 ft<sup>2</sup> or 0,39 m<sup>2</sup>**  
**D2 Sign area: 57.64 ft<sup>2</sup> or 5,35 m<sup>2</sup>**  
**Copy area: 4.22 ft<sup>2</sup> or 0,39 m<sup>2</sup>**



ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY

RC SUPERSTORE • #1556 - Surrey, BC

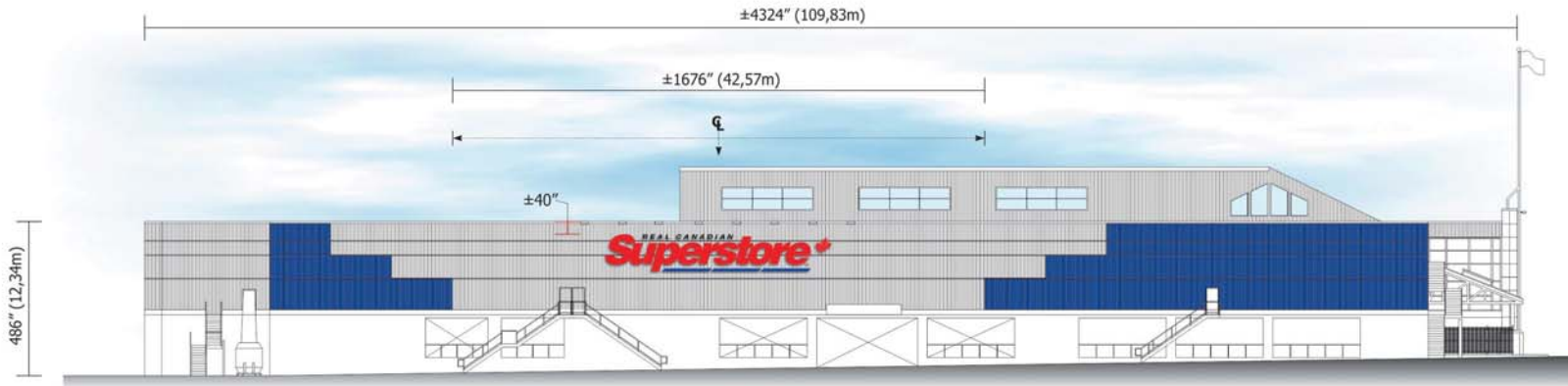


**CLIENT:** LOBLAW PROPERTIES LIMITED  
**ADDRESS:** 1 PRESIDENT'S CHOICE CIRCLE  
**CITY:** BRAMPTON, ONTARIO P.C.: L6Y 5S5  
**TEL:** (905) 459-2500 **FAX:** (905) 459-2500

**SITE:** RC SUPERSTORE • #1556 - Surrey, BC  
**ADDRESS:** 14650 - 104TH AVENUE  
**CITY:** SURREY, BC P.C.:  
**TEL:** **FAX:**

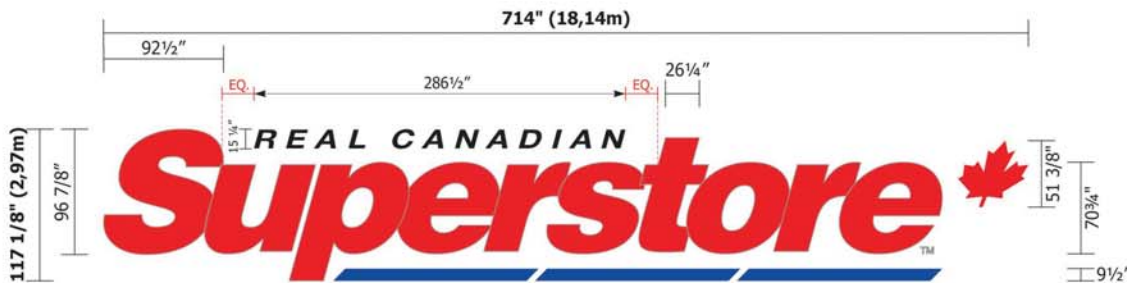
**DRAWING:**  
**DATE:** **REV. DATE:**  
**SCALE:** **DRAWN BY:**  
**DIR:** WIP2011\LOBLAWS BRANDS\SUPERSTORE\1556-SURREY, BC\CDR\STORAGE

1-800  
906  
NEON



**EAST ELEVATION (PROPOSED)**

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



Scale: 1/8"=1'-0

**E**

**DESCRIPTION:**

"SUPERSTORE": **NEW** NON-ILLUMINATED REVERSE CHANNEL LETTERS  
 "REAL CANADIAN": **NEW** PVC CUT-OUT LETTERS 3/4" PIN MOUNTED

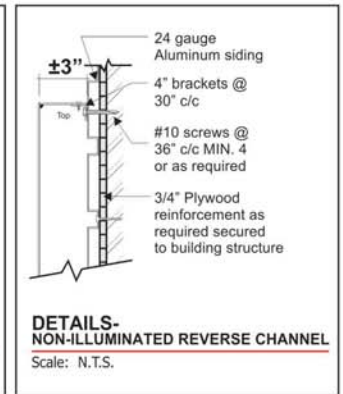
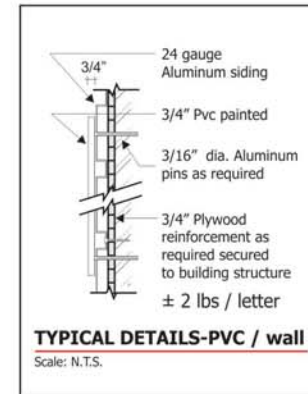
**Copy area: 296.04 ft<sup>2</sup> or 27.50 m<sup>2</sup>**

NON ILLUMINATED

<b>DETAILS "REAL CANADIAN"</b>	
DESCRIPTION:	HD PVC CUT-OUT LETTERS
SIDE:	BLACK
L-TYPE MOLDING:	N/A
FACE:	BLACK

<b>DETAILS "SUPERSTORE"</b>	
DESCRIPTION:	NON-ILLUMINATED CHANNEL
SIDE:	RED PMS 485
L-TYPE MOLDING:	N/A
FACE:	ALUMINUM RED PMS 485

<b>DETAILS "BLUE LINE"</b>	
DESCRIPTION:	NON-ILLUMINATED CHANNEL
SIDE:	BLUE PMS 293
L-TYPE MOLDING:	N/A
FACE:	ALUMINUM BLUE PMS 293



**SC SITE CHECK REQUIRED**

**ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY**

**RC SUPERSTORE • #1556 - Surrey, BC**



<b>CLIENT:</b>	LOBLAW PROPERTIES LIMITED
<b>ADDRESS:</b>	1 PRESIDENT'S CHOICE CIRCLE
<b>CITY:</b>	BRAMPTON, ONTARIO P.C.: L6Y 5S5
<b>TEL:</b>	(905) 459-2500 FAX: (905) 459-2500

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<b>ADDRESS:</b>	14650 - 104TH AVENUE
<b>CITY:</b>	SURREY, BC P.C.:
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<b>DRAWING:</b>	DATE:	REV. DATE:
	SCALE:	DRAWN BY:
	DIR:	WIP20111\LOBLAWS BRANDS\SUPERSTORE\1556-SURREY, BC\CDR\SIGNAGE

**1-800  
906  
NEON**