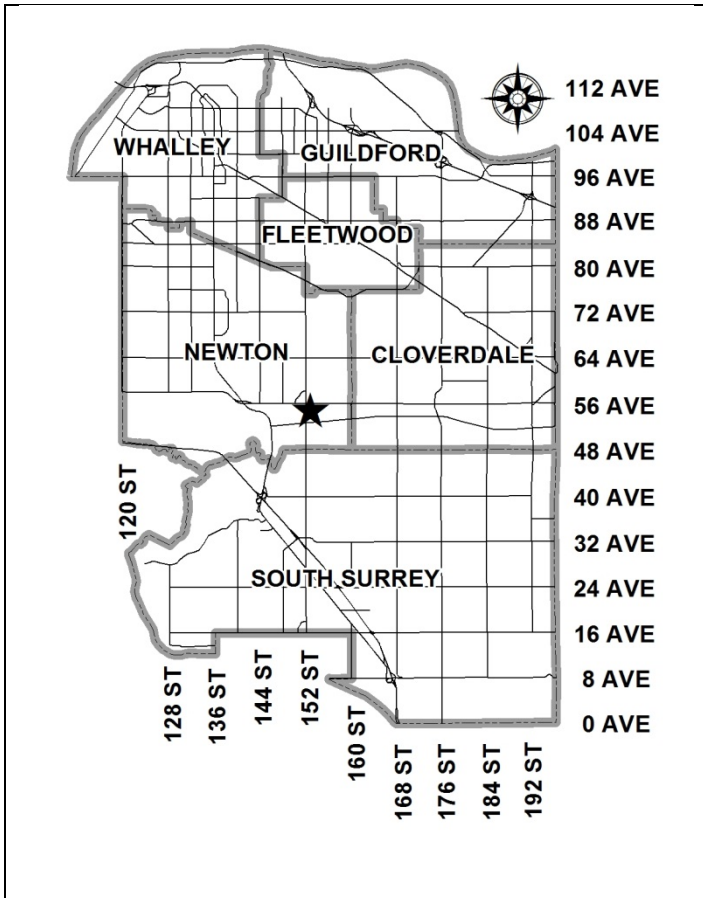


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0116-00

Planning Report Date: September 9, 2013



PROPOSAL:

- **Development Permit**

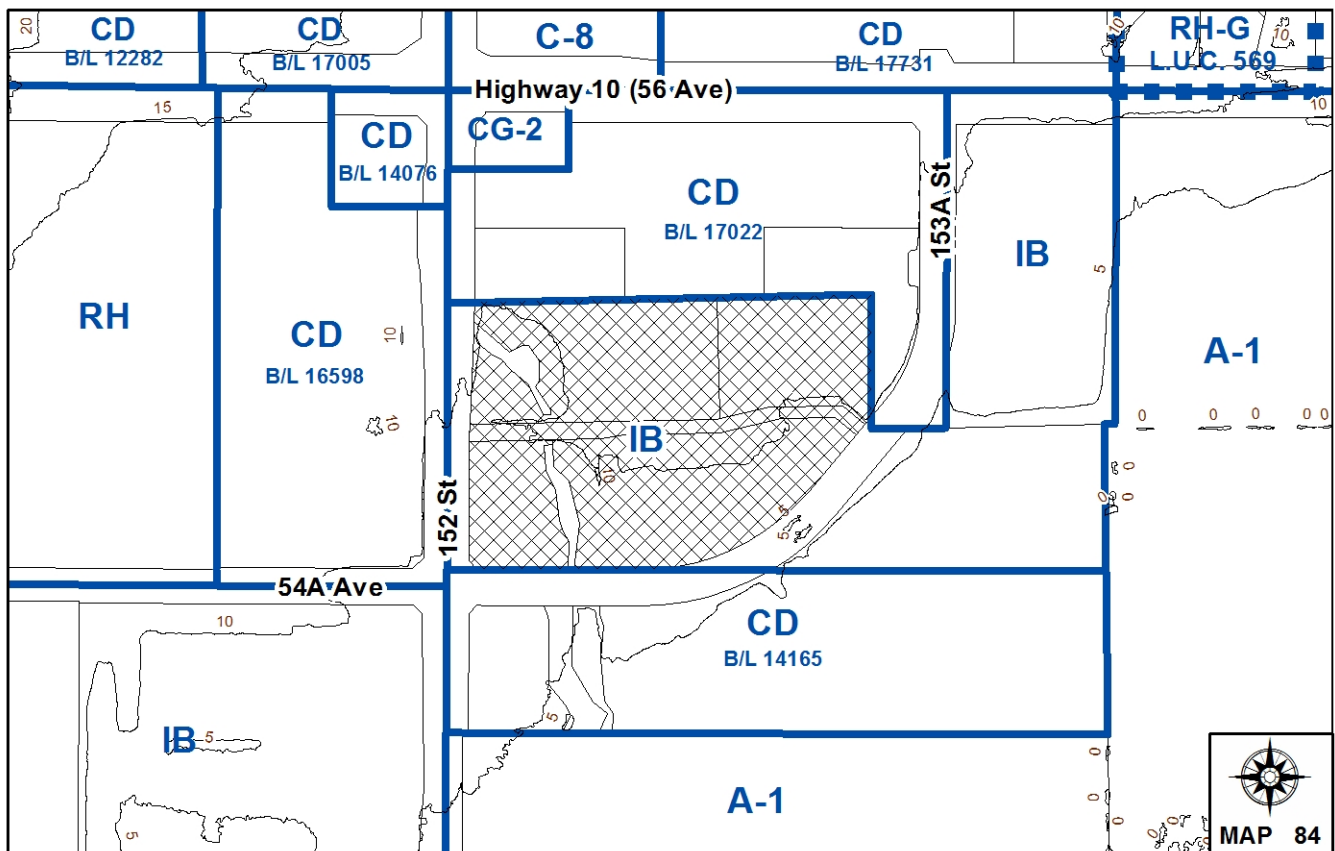
in order to permit three (3) free-standing signs on two (2) of the subject properties.

LOCATION: 5450, 5460, 5500 and 5550 - 152 Street

OWNER: Prado Holdings Ltd.

ZONING: IB

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to vary signage regulations.
- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The three (3) proposed free-standing signs are part of a comprehensive sign design package for Panorama Office Park, which operates as a single business park complex.
- The three (3) proposed free-standing signs are of high quality, and are consistent with the form and character of the buildings on the subject site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Sign By-law as described in Schedule A of Appendix II.
2. Council approve Development Permit No. 7913-0116-00 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 and signage, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

Engineering: The Engineering Department has no objection to application.

SITE CHARACTERISTICS

Existing Land Use: Industrial business park

Adjacent Area:

Direction	Existing Use	OCP/NCP or LAP Designation	Existing Zone
North:	Multi-tenant commercial office buildings.	Business Park	CD (By-law No. 17022)
East (Across 153A Street):	Industrial building and vacant industrial parcel.	Industrial	IB
South (Across 54A Avenue):	Three-storey industrial office building. Largely vacant parcel, except for Montessori daycare operating in the heritage McKettrick House located at the western end of the site.	Industrial Private School / Business Park	CD (By-law No. 14165) CD (By-law No. 14165)
West (Across 152 Street):	Industrial business park.	Business Park	CD (By-law No. 16598)

DEVELOPMENT CONSIDERATIONS

Background

- The four (4) subject properties form Panorama Office Park, which is located at the north-east corner of 54A Avenue and 152 Street. The parcels are zoned "Business Park Zone (IB)", designated "Industrial" in the Official Community Plan (OCP), and "Business Park" in the East Panorama Ridge Local Area Plan (LAP).
- The four (4) properties are addressed 5450, 5460, 5500 and 5550 – 152 Street, and as a whole, the four (4) properties are 3.3 hectares (8 acres) in size.
- The four (4) properties function as part of a single, large business office park with reciprocal access easements for shared driveways and on-site parking.
- A total of four (4) industrial office buildings are located at Panorama Office Park – one on each property. The current businesses on-site include lawyers, travel agents, medical services comprising of massage therapy and physiotherapy, as well as other company offices.

Current Proposal

- The applicant is proposing to install three (3) free-standing signs for Panorama Office Park. One (1) of the proposed free-standing signs is to be installed at the south-west corner of the property at 5500 – 152 Street, facing 152 Street. The two (2) remaining free-standing signs are proposed at the south-west corner and the east corner of the property at 5460 – 152 Street, facing 54A Avenue. No signs are proposed on the two (2) remaining properties at 5450 and 5550 – 152 Street.
- Currently, there are two (2) existing free-standing signs on the Panorama Office Park site. One of the existing free-standing signs is located near the south-west corner of 5450 - 152 Street, and will remain. The second existing free-standing sign is located at 5500 - 152 Street, and is to be removed and replaced in the same location with a new free-standing sign as part of the subject development application.

New Sign By-law

- Corporate Report No. R117 was forwarded to Council on June 17, 2013 proposing amendments to the current Sign By-law No. 13656. The associated amendment by-law (No. 17984) was approved on July 29, 2013.
- Under Part 1 'Introductory Provisions', Section 9 'Variance' of the amended Sign By-law No. 13656, Council may now grant variances through the approval of a Development Permit. This is considered when a Development Permit application has been submitted to Council that includes a comprehensive sign design package containing signs that require variances of the applicable provisions of the Sign By-law.
- The three (3) proposed free-standing signs, as part of the subject development application, are considered a comprehensive sign design package. As a result, Council may approve the proposed free-standing signs through a Development Permit without a Development Variance Permit.

- Although Council approval of a Development Variance Permit is not required for the subject development application; as reference, staff has noted the applicable variance in this Planning Report, below, and in Schedule A of Appendix II.
- Section 11 'General Provisions' of the Sign By-law No. 17984 states that third-party advertising on non-temporary signs are limited to 30% of the allowable copy area for industrial-zoned properties.
- The applicant has requested to increase the third-party advertising from 30% to 100%, provided that the third-party advertising on the three (3) proposed free-standing signs is limited to businesses and services located within the four (4) properties within Panorama Office Park. The four (4) properties include Strata Lots 1 to 4, which are addressed 5500, 5450, 5460, and 5550 - 152 Street, respectively.
- The third-party advertising on the three (3) proposed free-standing signs are supported since the existing buildings on-site operate as a single, large business park with multiple tenants.
- No third-party advertising involving businesses or services beyond Panorama Office Park is permitted on the proposed free-standing signs.
- No other variances are applicable.
- Council approved a similar variance for the commercial site to the north (Panorama Place), which operates as a single retail complex. On April 8, 2013, Council approved Development Variance Permit No. 7913-0032-00, which allows an increase in the maximum third-party advertising from 30% to 100% for the free-standing signs at Panorama Place.

DESIGN PROPOSAL AND REVIEW

- The three (3) proposed free-standing signs are architecturally designed to correlate with the existing buildings within Panorama Office Park.
- All three (3) proposed free-standing signs are illuminated and consist of an aluminum structure painted taupe with blue display panels. A red LED strip will accent the vertical column, which will be installed on a concrete base.
- Proposed free-standing sign #1 (located at the south-west corner of the property at 5500 - 152 Street) is double-faced with panels for a multi-tenant display. The proposed free-standing sign is 5.0 metres (16.5 ft.) high and 2.9 metres (9.5 ft.) wide, with a total sign area of 22.3 square metres (240 sq.ft.). The Sign By-law permits a maximum height of 6.0 metres (20 ft.) and a sign area of 27.8 square metres (300 sq.ft.).
- Proposed free-standing sign #2 (located near the south-west driveway access of the property at 5460 - 152 Street) is also double-faced with panels for a multi-tenant display; however, it is only 4.5 metres (15 ft.) high and 2.6 metres (8.5 ft.) wide. The proposed free-standing sign has a total sign area of 17.4 square metres (187 sq.ft.).
- Proposed free-standing sign #3 (located at the east end of the property at 5460 - 152 Street) is single-faced with one (1) panel displaying 'Panorama Office Park' and the site addresses. The

proposed free-standing sign is only 2.3 metres (7.5 ft.) high and 2.6 metres (8.5 ft.) wide, with a total sign area of 5.2 square metres (56 sq.ft.).

- Proposed free-standing signs #1 and #2 are similar in size to the existing free-standing signs in the area. The existing free-standing signs at the industrial office park (Benchmark Business Centre) to the west, across 152 Street, are up to 4.6 metres (15 ft.) in height, while the existing free-standing signs at the commercial office complex to the north (Panorama Place) are up to 6.0 metres (20 ft.) in height.
- All three (3) proposed free-standing signs will be set back at least 2.0 metres (6.6 ft.) from any property line, as required by the Sign By-law.
- The proposed free-standing signs will be surrounded by existing landscaping, which is comprised of a mix of flowering shrubs. Any disturbance to existing landscaping through the installation of the new free-standing signs will be replanted.
- The proposed free-standing signs are well-designed and architecturally coordinated with the site. Staff have reviewed the proposed free-standing signs and consider them acceptable.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|--------------|-------------------------------------|
| Appendix I. | Lot Owners and Action Summary |
| Appendix II. | Development Permit No. 7913-0116-00 |

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DN/da

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CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7913-0116-00

Issued To: Prado Holdings Ltd

("the Owner")

Address of Owner: 5550 - 152 Street, Unit 100
Surrey, BC V3S 5J9

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: 025-170-104

Strata Lot 1 District Lot 167 Group 2 And Section 2 Township 2
New Westminster District Strata Plan LMS4513 Together With An Interest
In The Common Property In Proportion To The Unit Entitlement Of
The Strata Lot As Shown On Form V.

5500 - 152 Street

Parcel Identifier: 025-170-139

Strata Lot 2 District Lot 167 Group 2 And Section 2 Township 2
New Westminster District Strata Plan LMS4513 Together With An Interest
In The Common Property In Proportion To The Unit Entitlement Of
The Strata Lot As Shown On Form V.

5450 - 152 Street

Parcel Identifier: 025-170-139

Strata Lot 3 District Lot 167 Group 2 And Section 2 Township 2
New Westminster District Strata Plan LMS4513 Together With An Interest
In The Common Property In Proportion To The Unit Entitlement Of
The Strata Lot As Shown On Form V.

5460 - 152 Street

Parcel Identifier: 025-170-163
Strata Lot 4 Section 2 Township 2 New Westminster District Strata Plan LMS4513
Together With An Interest In The Common Property In Proportion To The
Unit Entitlement Of The Strata Lot As Shown On Form V.

5550 - 152 Street

(the "Lands")

3. This development permit applies to only the free-standing signs shown in accordance with the drawings numbered 7913-0116-00(A) through to and including 7913-0116-00(I) (the "Drawings"), which are attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
5. The character of the development including the siting, form and design of the free-standing signs shall be in accordance with the drawings numbered 7913-0116-00(A) through to and including 7913-0116-00(I).
6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form and design of the free-standing signs on the Land may be permitted subject to the approval of the City.
7. Surrey Sign By-law, 1999, No. 13656, as amended, is varied as outlined on Schedule A which is attached hereto and forms part of this development permit, and as shown on the comprehensive sign design package drawings numbered 7913-0116-00(A) through to and including 7913-0116-00(I).
8. This development permit supplements Development Permit Nos. 7997-0172-00, 7999-0062-00, 7904-0416-00.
9. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit provided that third-party advertising of 100% of the allowable copy area for the free-standing signs is limited to premises within the subject properties on Lots 1, 2, 3 and 4, as shown on the attached map.
10. 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.

11. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
12. This development permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE _____ DAY OF _____, 2013.

ISSUED THIS _____ DAY OF _____, 2013.

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

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

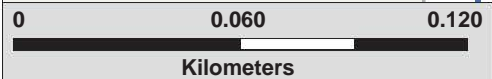
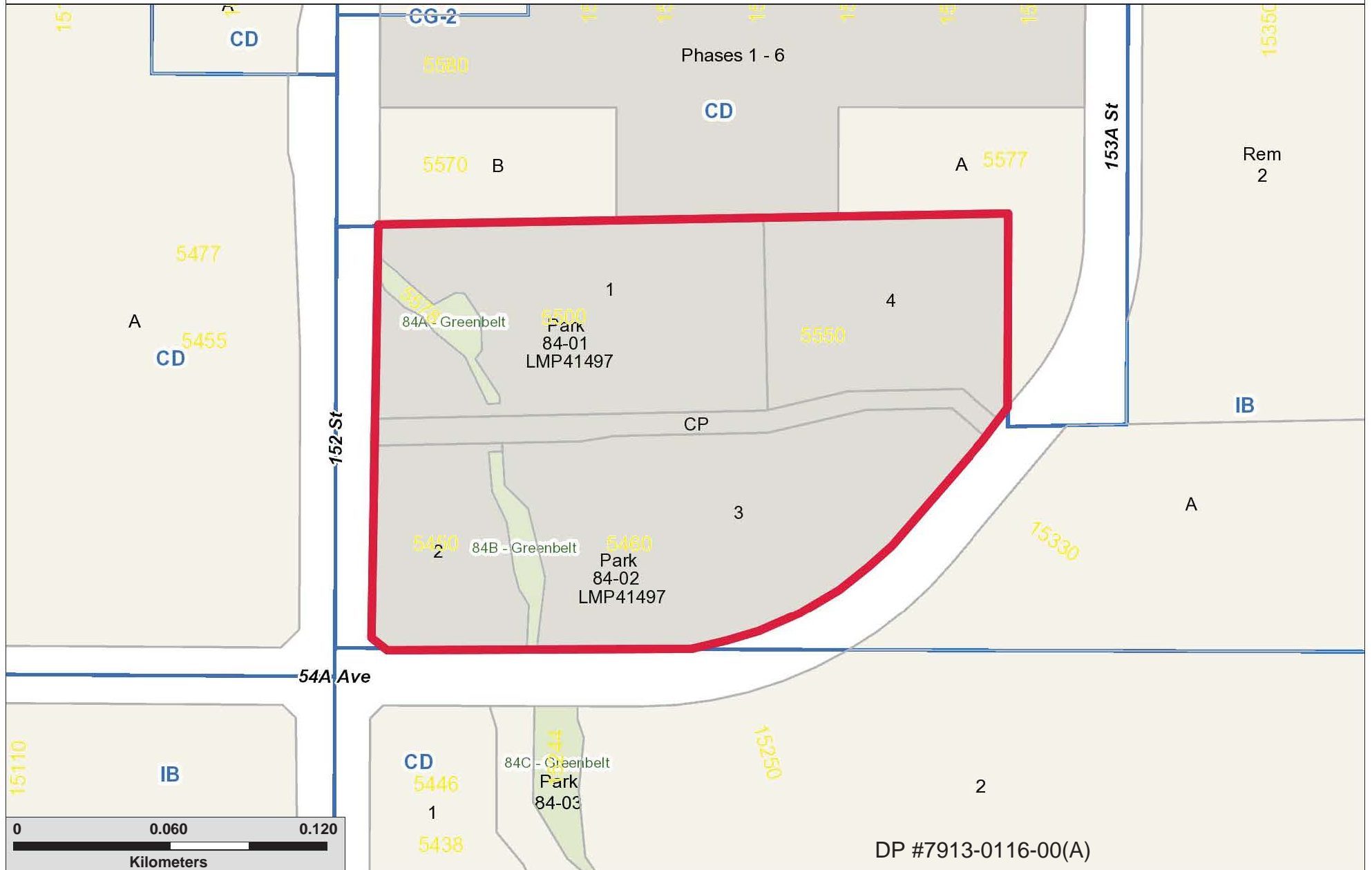
Authorized Agent: (Signature)

Name: (Please Print)

OR

Owner: (Signature)

Name: (Please Print)

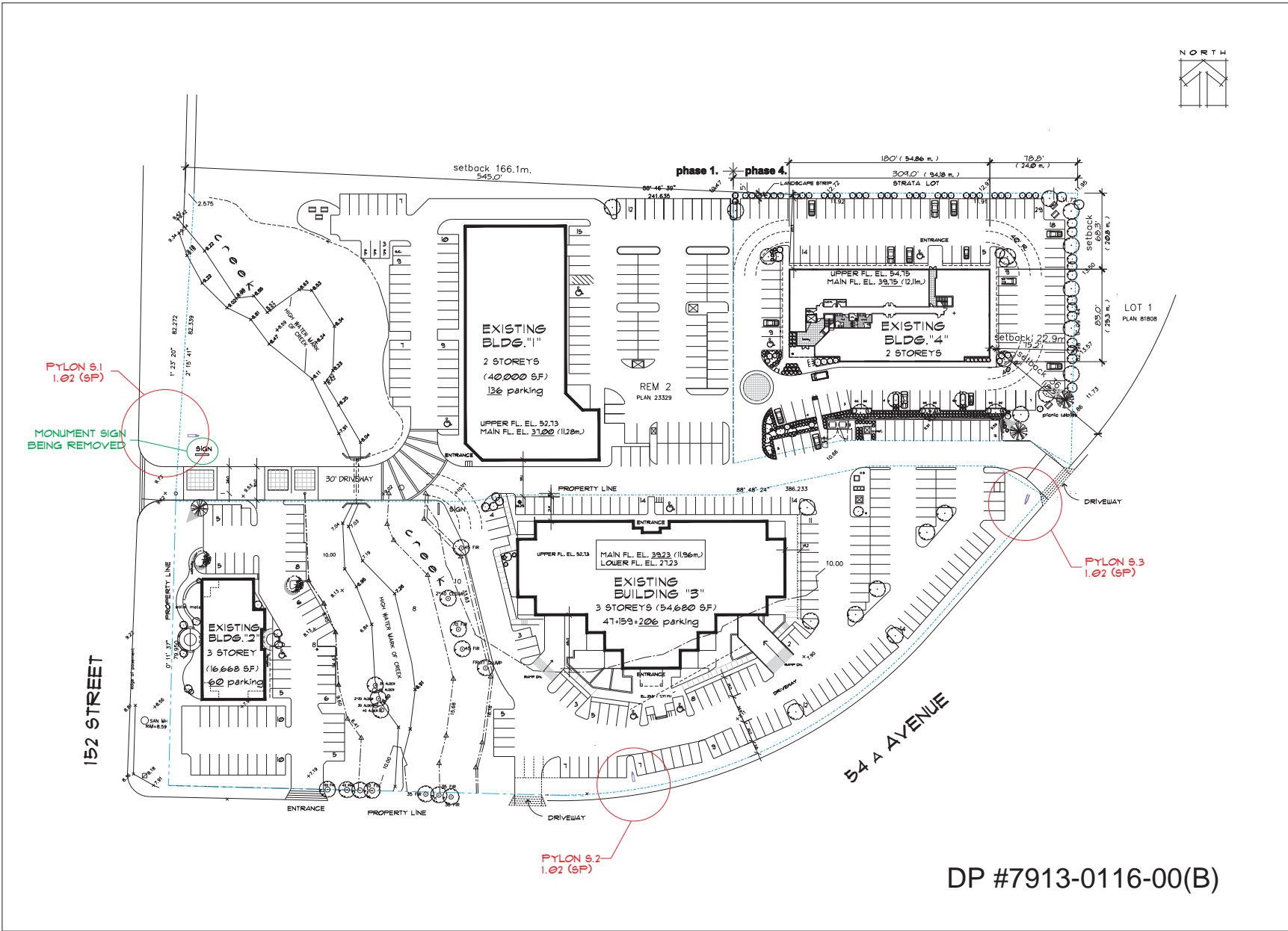


DP #7913-0116-00(A)

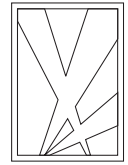
The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description

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Map created on: August-20-13



(ELECTRICAL / PERMIT SPECS) WEIGHT:	lbs	COPY AREA:	\$	VALUE:	\$	VA
CIRCUITS:-						
REVISIONS:						
DATE:						



IMPERIAL SIGN

2821 HUNTINGTON PLACE
PORT COQUITLAM, BC.
V3C 4T3

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

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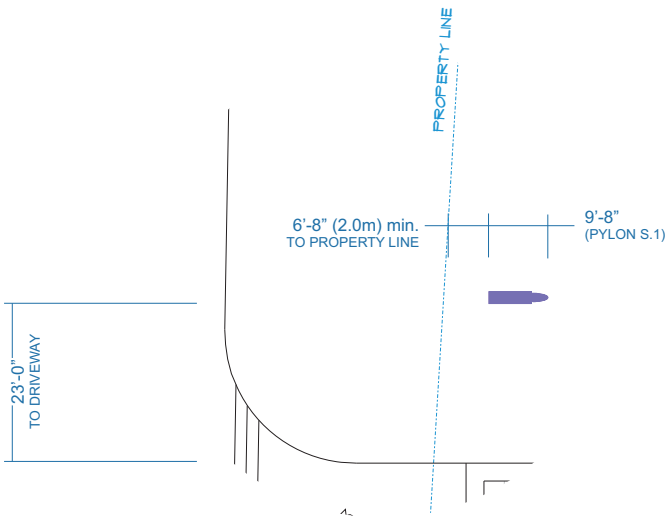
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PANORAMA OFFICE PARK
5450 - 152 STREET
SURREY, BC.

SITE PLAN

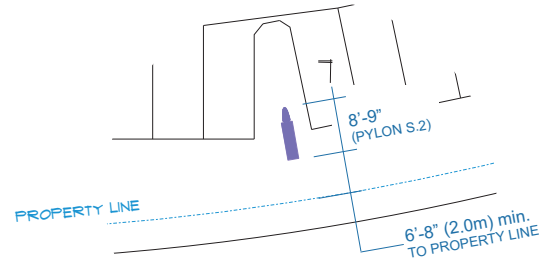
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Date: MAY 28/13 Design #: 13-12620
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Dwg: 1.01 (SP) Sheet: 1

JOB No: **GV13-3919C**

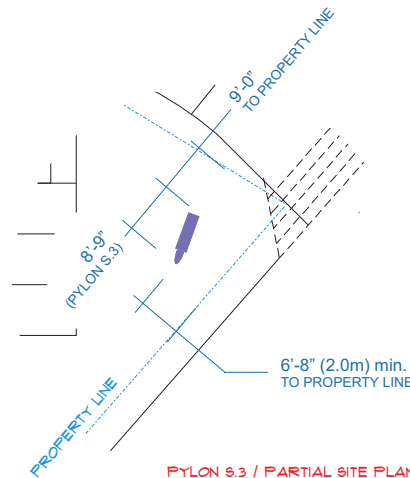
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PYLON S.1 / PARTIAL SITE PLAN



PYLON S.2 / PARTIAL SITE PLAN



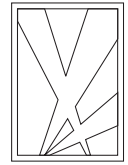
PYLON S.3 / PARTIAL SITE PLAN



DP #7913-0116-00(C)

(ELECTRICAL / PERMIT SPECS) WEIGHT: lbs COPY AREA: \$ VALUE: \$ VA

DATE:	REVISIONS:				
AUG 16/13	RELOCATE S.1				



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PROJECT:
PANORAMA OFFICE PARK
5450 - 152 STREET
SURREY, BC.

PARTIAL SITE PLANS

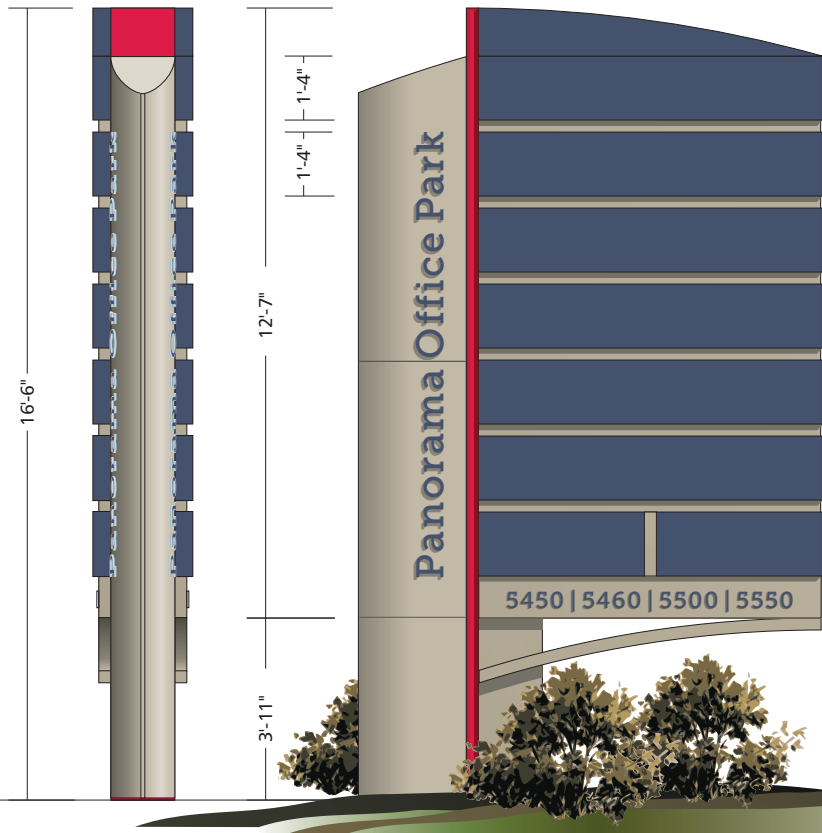
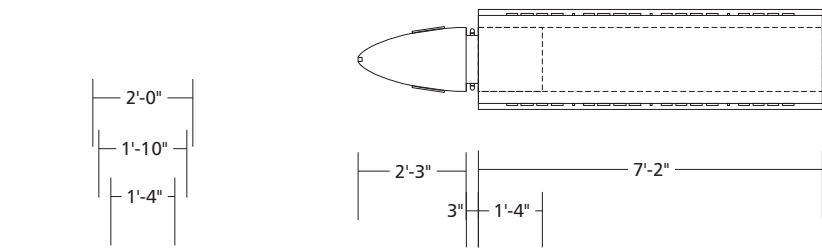
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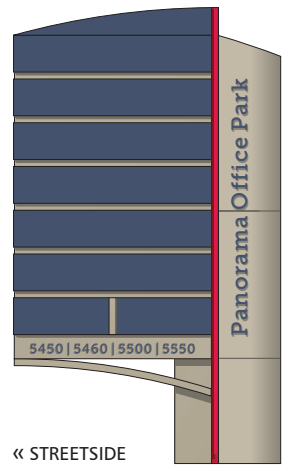
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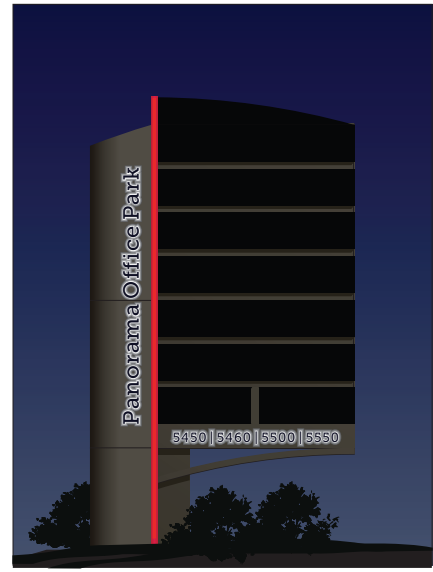
SIDE A.

STREETSIDE »



« STREETSIDE

SIDE B.



TYPICAL ILLUMINATED NIGHT VIEW

S.1

1X D/F ILLUMINATED MULTI-TENANT PYLON DISPLAY

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- MULTI-TENANT DISPLAY: ALUMINUM CABINET PAINTED LT. TAUPE SM071.50
- TENANT PANELS: RETAINERS & ROUTED ALUM. FACES PAINTED SHADOW BLUE SB045.50- CONTROLLED BKGD. COLOR FOR ALL TENANTS; BACKED W/ WHITE ACRYLIC
- ADDRESS NUMBERS: ROUTED, PUSHED THRU 1/2" CLEAR ACRYLIC W/ APPLIED SHADOW BLUE 7725-177 VINYL FACES



IMPERIAL SIGN

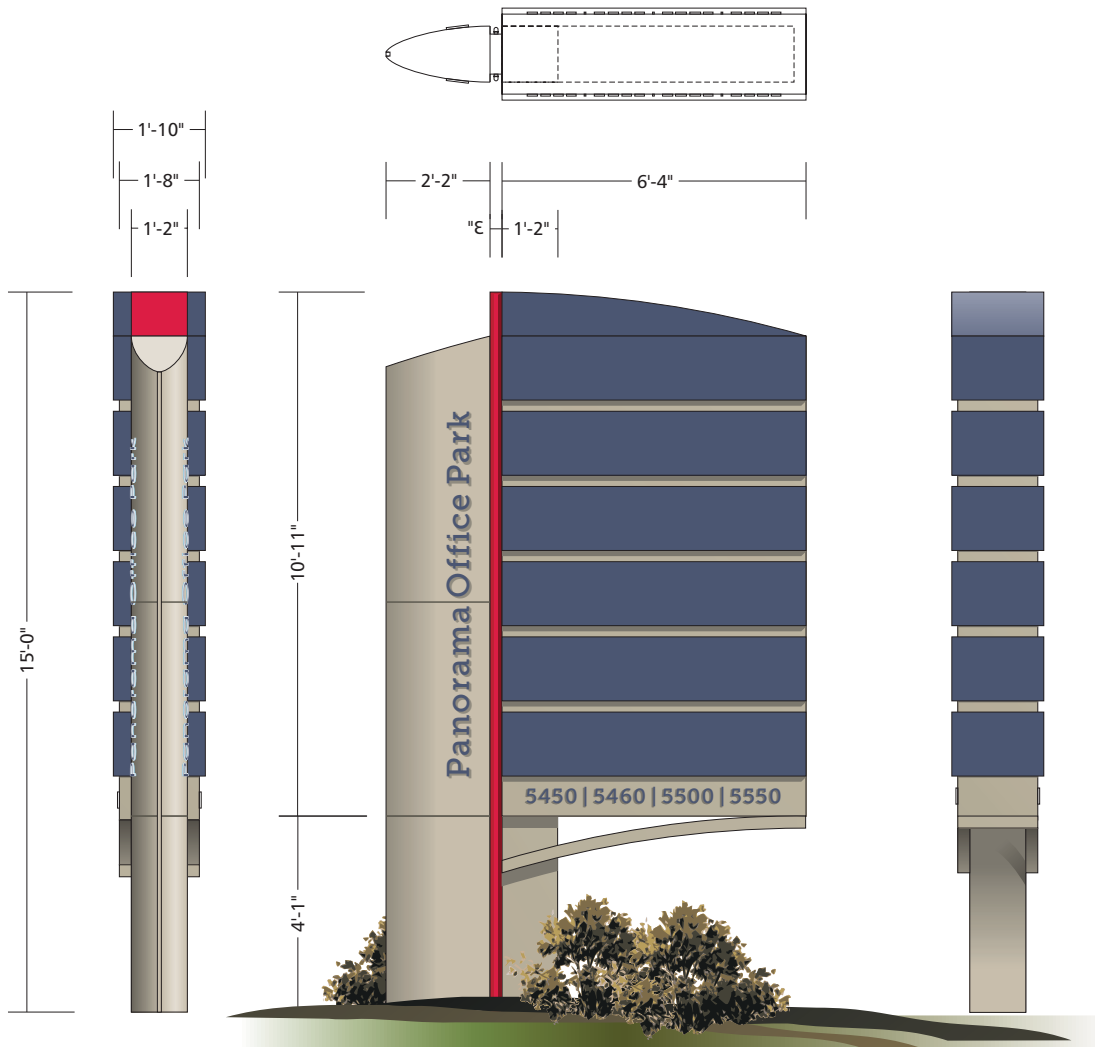
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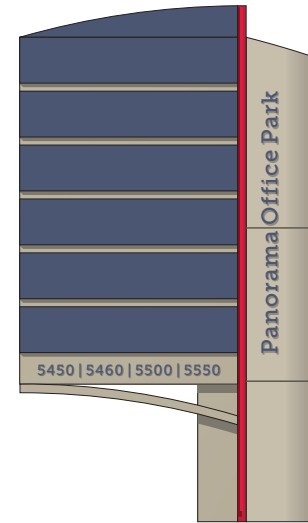
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DP #7913-0116-00(D)



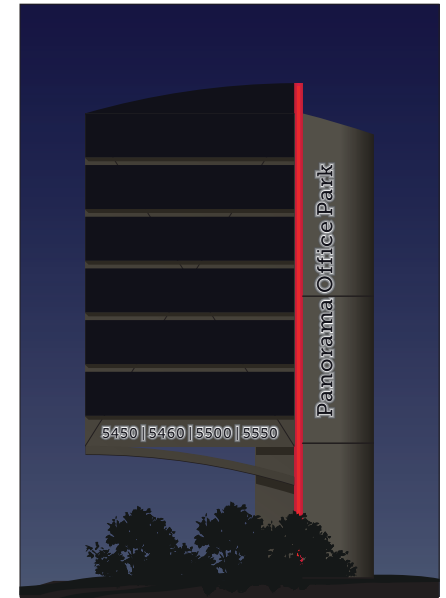
SIDE A.

STREETSIDE »



« STREETSIDE

SIDE B.



TYPICAL ILLUMINATED NIGHT VIEW

S.2

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- MULTI-TENANT DISPLAY: ALUMINUM CABINET PAINTED LT. TAUPE SM071.50
- TENANT PANELS: RETAINERS & ROUTED ALUM. FACES PAINTED SHADOW BLUE SB045.50- CONTROLLED BKGD. COLOR FOR ALL TENANTS: BACKED W/ WHITE ACRYLIC
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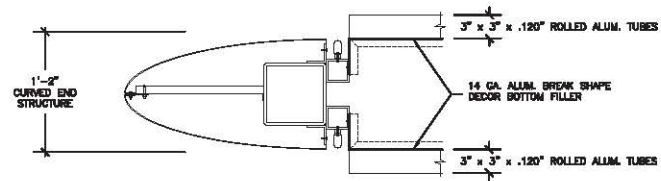
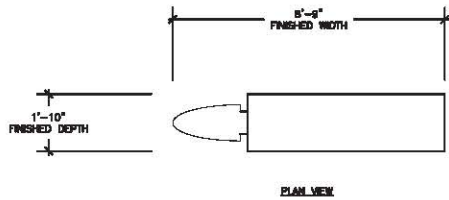
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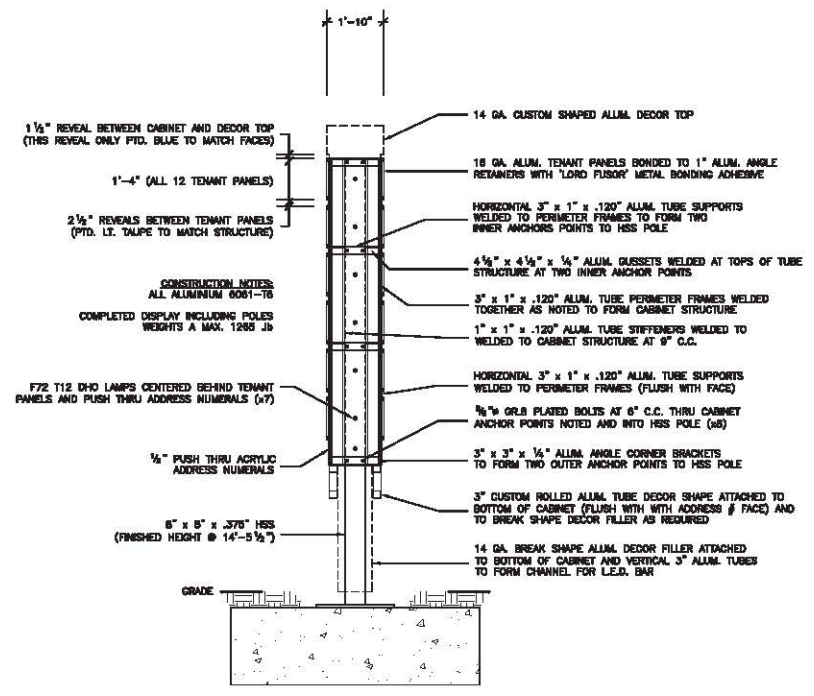
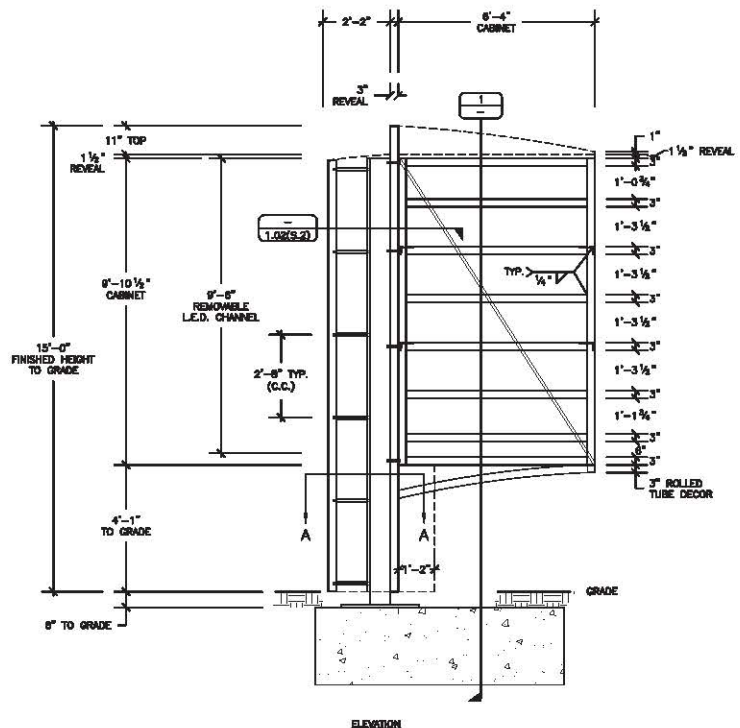
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PRINT DATE	DWG. DATE	DESIGNER	FILE NAME	CLIENT APPROVAL / DATE
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DP #7913-0116-00(F)



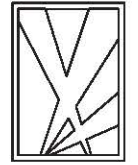
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1 - FULL END SECTION

DP #7913-0116-00(G)

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PORT COQUITLAM, BC
V3C 4T3

PH: 604-464-1211
FAX: 604-941-8498
EMAIL: info@imperialgn.com

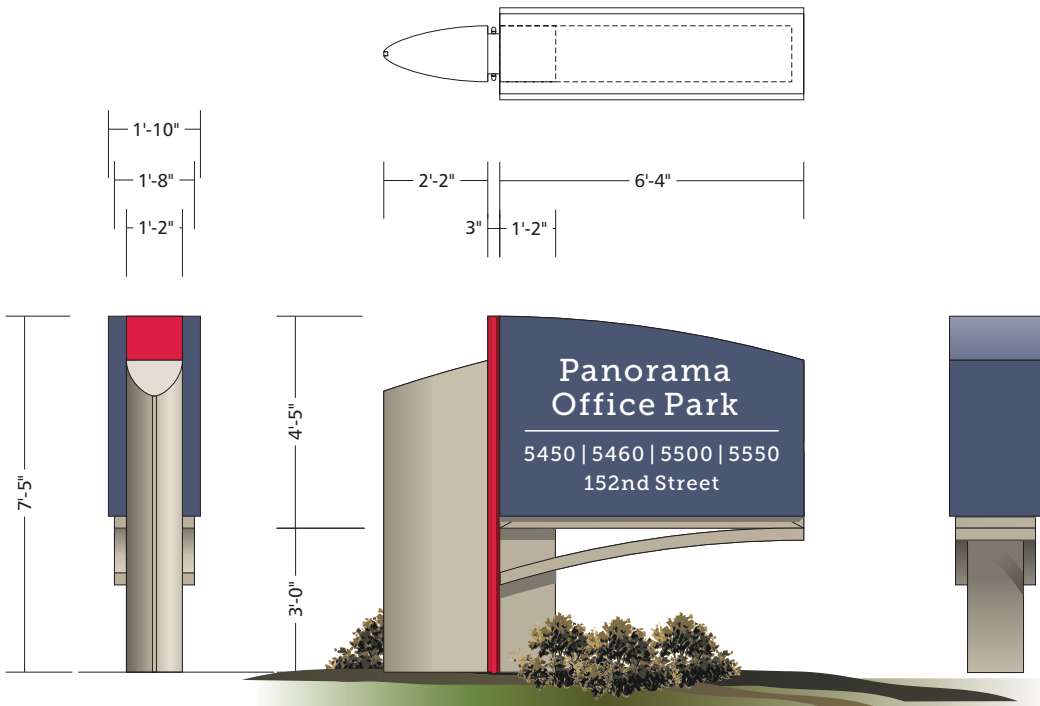
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PROJECT:
PANORAMA OFFICE PARK
5450 - 152 STREET
SURREY, BC

PLYON S.2:
-CONSTRUCTION DETAILS

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JOB No: **GV13-3919C**



TYPICAL ILLUMINATED NIGHT VIEW

S.3

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- ID DISPLAY: ALUMINUM CABINET PAINTED LT. TAUPE SM071.50; RETAINERS & ROUTED ALUM. FACES PAINTED SHADOW BLUE SB045.50; BACKED W/ WHITE ACRYLIC



IMPERIAL SIGN

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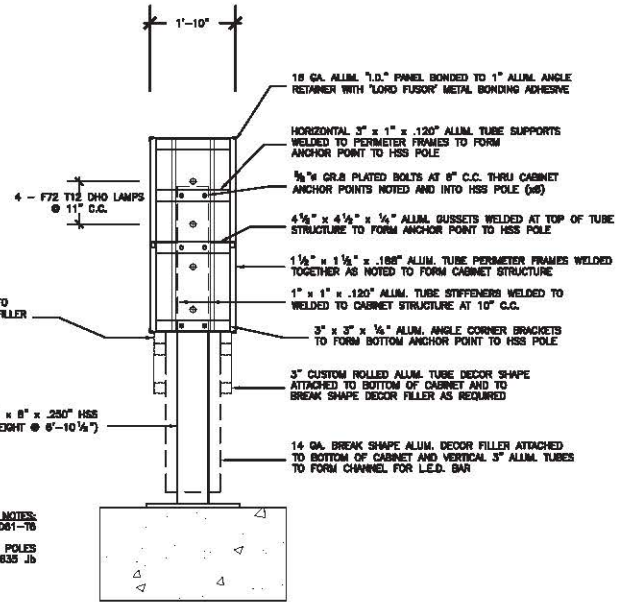
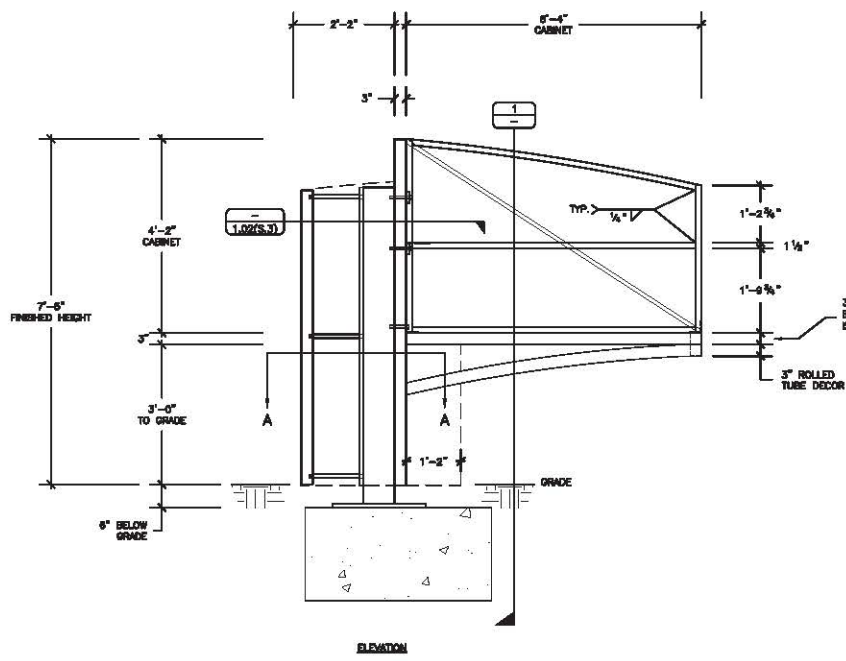
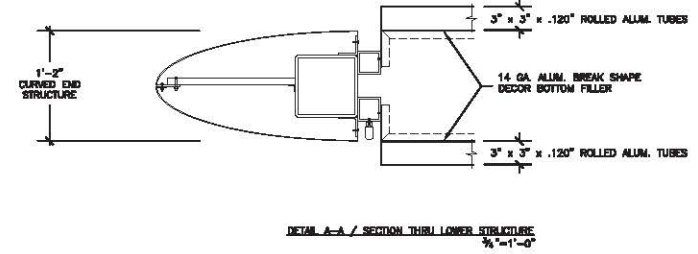
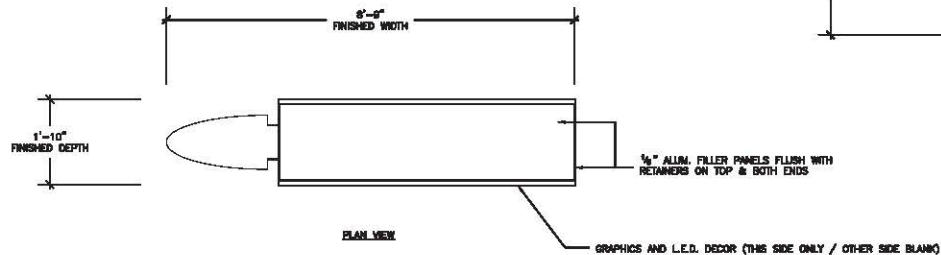
THE COLOURS SHOWN IN THIS PRESENTATION MAY VARY SLIGHTLY FROM THOSE USED IN THE FABRICATION OF YOUR DISPLAY, FOLLOW SPECIFICATIONS ONLY.

DP #7913-0116-00(H)

SCALE	DESIGN#	SALES	CLIENT	PROJECT
1/4" = 1'-0"	13-12620	MAXINE	PRADO HOLDINGS	PANORAMA OFFICE PARK, 5450 - 152ND ST., SURREY
PRINT DATE	DWG. DATE	DESIGNER	FILE NAME	CLIENT APPROVAL / DATE
APR/12/2013	APR/12/2013 (MAR/27/2013)	SCHNEIDER	A1/MAXINE/2013/COMMERCIAL/PANORAMA OFFICEPARK-S.3	



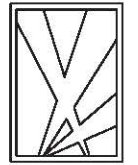
SHEET
3.2



CONSTRUCTION NOTES:
ALL ALUMINUM 6061-T6
COMPLETED DISPLAY INCLUDING POLES
WEIGHTS A MAX. 635 LBS.

DP #7913-0116-00(I)

(ELECTRICAL / PERMIT SPECS) WEIGHT: 635 LBS	COPY AREA	% VALUE	\$	VA
CIRCUITS: ONE 20 AMP / 120V				
DATE:				
REVISIONS:				



IMPERIAL SIGN

2821 HUNTINGTON PLACE
PORT COQUILAM, BC
V0C 4T3

PH: 604-464-1211
FAX: 604-941-8486
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 OR USED FOR ANY PURPOSE WITHOUT WRITTEN CONSENT.

PROJECT:
PANORAMA OFFICE PARK
5450 - 152 STREET
SURREY, BC

PLYON S.3:
-CONSTRUCTION DETAILS

PROV. CERTIFICATE #11104825 CBA #L48748
Date: MAY 06/13 Design #: 13-12620
Scale: 3/8"=1'-0" Drawn by: MB
Dwg: 1.01 (S.3) Sheet: 3

JOB No: GV13-3919C

#	PROPOSED VARIANCE	SIGN BY-LAW REQUIREMENT
1	To increase the third-party advertising from 30% to 100%, provided that the third-party advertising on the three (3) proposed free-standing signs is limited to businesses and services located within the four (4) properties within Panorama Office Park.	Section 11 'General Provisions' of the Sign By-law No. 17984 states that third-party advertising on non-temporary signs are limited to 30% of the allowable copy area for industrial-zoned properties.