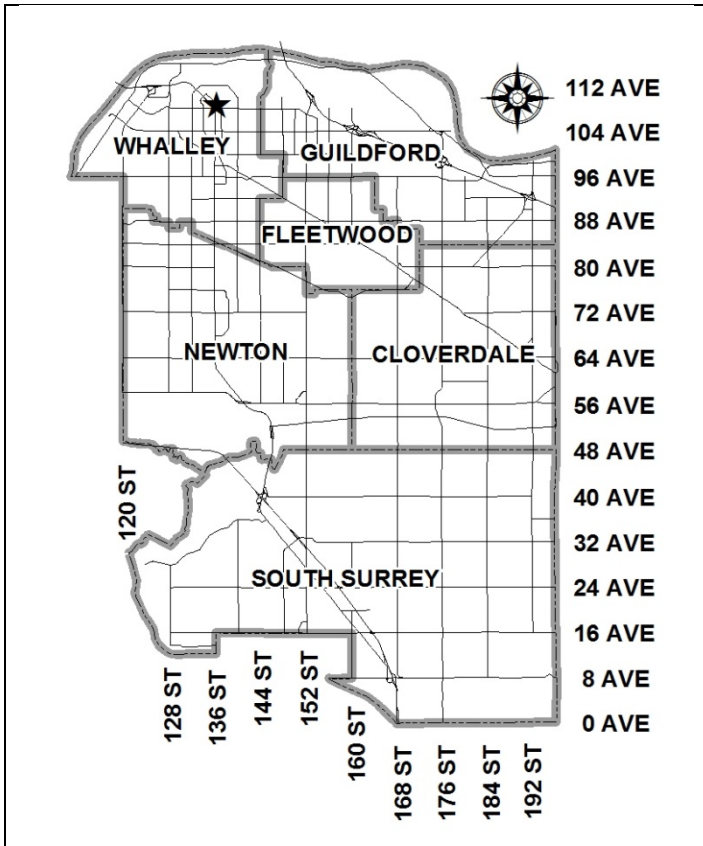


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0112-00

Planning Report Date: May 26, 2014



PROPOSAL:

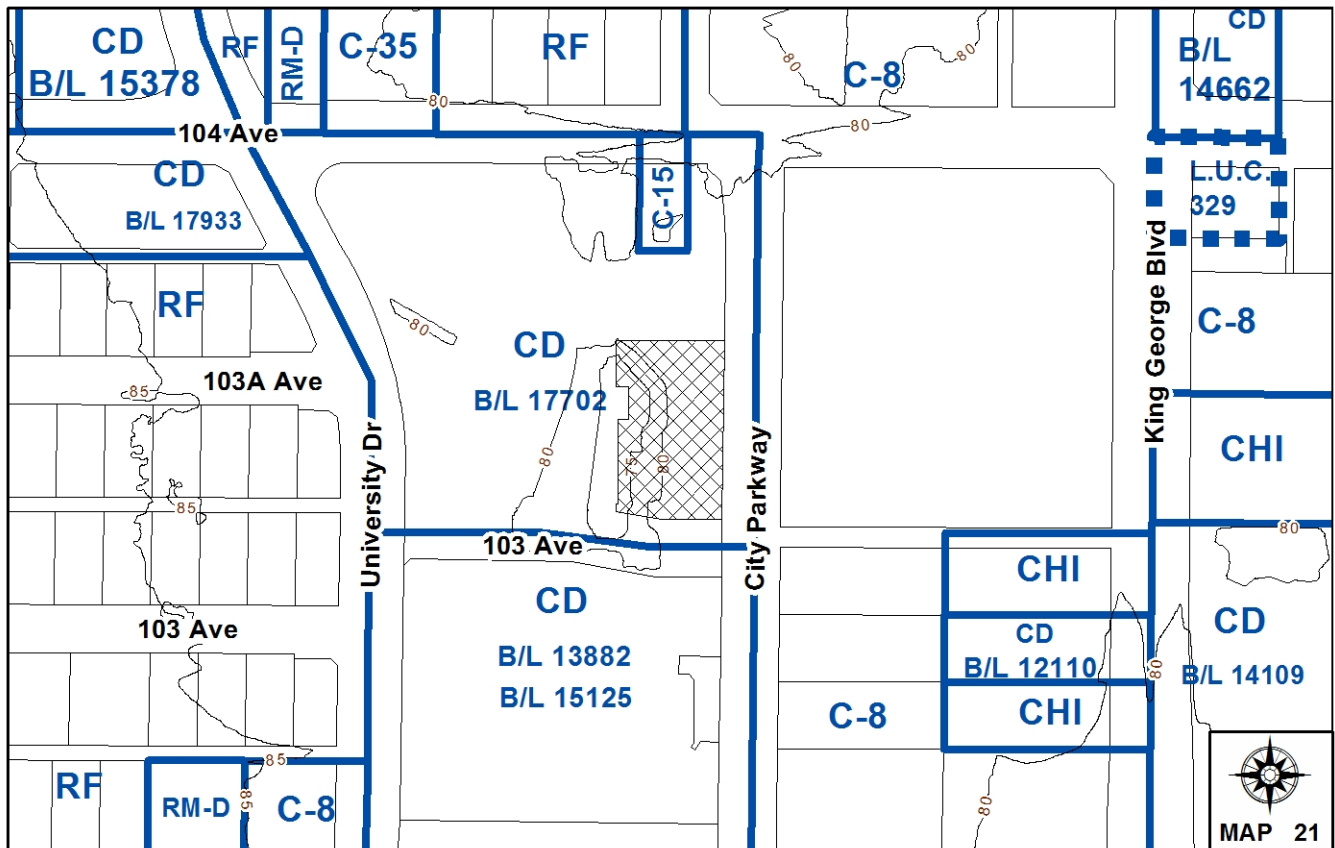
- **Development Permit**
 in order to permit a comprehensive sign design for the
 3 Civic Plaza mixed-use development.

LOCATION: 13483 - 103 Avenue

OWNER: Surrey Centre Tower Holdings
 (Hotel #1) Ltd. et al.

ZONING: CD By-law No. 17702

OCP DESIGNATION: City Centre



RECOMMENDATION SUMMARY

- Council support the applicant's signage concept for the 3 Civic Plaza mixed-use development.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The applicant is seeking support from Council of the proposed signage concept in order to finalize leases of various spaces of the development to major tenants.
- The signage has been comprehensively designed to be integrated with the design of the building and provides a comprehensive look for the development.
- The proposed signs are required to provide way-finding from the new civic plaza, and also to provide identification of the various tenants from the ground level, for passengers travelling on SkyTrain and from the road frontages.
- The proposed signage is of high quality and of appropriate scale for the development.
- Once the leases are secured, precise variances to the Sign By-law can be finalized and presented to Council for approval with the associated Development Permit for signage.

RECOMMENDATION

The Planning & Development Department recommends that Council support the applicant's proposal of their signage concept for the 3 Civic Plaza mixed-use development and that Council refer the application back to staff to work with the applicant to ensure that the applicant submits a full and complete Development Permit and Development Variance Permit application for the signage, when the detailed signage has been developed.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Site currently under excavation for mixed-use, high rise development.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	New City Hall and Surrey Eye Care Centre.	City Centre	C-15
Northwest:	Surrey City Hall.	City Centre	CD By-law No. 17702
East (Across City Parkway):	Safeway supermarket.	City Centre	C-8
South (Across 103 Avenue):	Small CRUs and North Surrey Recreation Centre.	City Centre	CD By-law No. 13882, amended by By-law No. 15125
West:	Civic Plaza and City Centre Library.	City Centre	CD By-law No. 17702

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is at 13483 - 103 Avenue, just to the immediate southeast of the new City Hall and east of the City Centre Library.
- The site is zoned "Comprehensive Development Zone (CD)" (By-law No. 17702) and is designated "City Centre" in the Official Community Plan (OCP).
- A proposed mixed-use multiple residential, hotel, office and retail development is proposed for the subject site, a partnership between the Surrey City Development Corporation (SCDC) and Century Group. The development was approved by Council on April 8, 2013 under Application No. 7911-0334-00.

Current Proposal

- The current application includes a comprehensive sign design package to permit new signs for the 3 Civic Plaza development. The comprehensive sign package includes free-standing, fascia and banner signage around the site and on the building.
- The sign concept has been designed to be fabricated from high quality materials and integrated with the architectural design of the development.
- The design package includes signage for five (5) major tenants, which may include a major academic institution, a proposed hotel, a proposed fitness centre, a bank, a restaurant and smaller commercial/retail units (CRUs).
- The signs are intended for way-finding to guide patrons to the development, but also to allow for identification from the road, as well as from the SkyTrain.

Free-Standing Signs

- A total of six (6) free-standing signs are proposed around the perimeter of the subject site. These signs are to advertise the proposed main tenants of the new development, including a proposed hotel, a proposed academic institution, a restaurant, a café and a fitness centre.
- All but the proposed hotel free-standing sign are to be double-faced, with aluminum panels mounted on a stone base.
- The proposed hotel free-standing sign will include an internally illuminated LED light panel, supported on a formed aluminum pylon anchored to a concrete base.

Fascia Signs

- A total of nineteen (19) fascia signs are proposed for the development, as follows:
 - Five (5) on the north elevation of the building;
 - Two (2) on the south elevation of the building;
 - Six (6) on the east elevation of the building; and
 - Six (6) on the west elevation of the building.
- The fascia signs will be comprised of wall-mounted internally illuminated plaques, sign boxes and channel lettering.
- At the north elevation, two (2) sign boxes are proposed for the potential fitness centre, two (2) sign boxes are proposed for a proposed academic institutional tenant and one (1) sign in individual channel lettering is proposed for the hotel at the parapet of the building. The sign at the parapet level shall be in halo-illuminated individual LED letters. A similar illuminated sign shall be mounted on a grill of horizontal rods at the ground level
- At the south elevation, two (2) channel letter signs are proposed for the hotel. One at the ground level and one at the parapet level, both will be similar to those proposed for the hotel at the north elevation.

- At the east elevation, a total of six (6) sign boxes are proposed. One (1) sign is proposed for each CRU premise, but additional signs are proposed for a proposed academic institution and one for the fitness centre.
- The proposed fascia signs along the west elevation include five (5) small identically sized "tiles", to be arranged in a vertical orientation. A very thin, highly efficient LED technology is proposed for these signs. Another channel letter sign, which will be internally illuminated, is proposed for the hotel at this elevation, which will be mounted onto a grill of horizontal rods at the ground level.

Banner Signs

- One (1) single faced banner sign is proposed at the west elevation to advertise a future academic institution.
- The banner sign will be single faced, constructed of perforated aluminum, mounted onto a grill anchored to the building. The sign will include an external halogen or LED illumination.

DESIGN PROPOSAL AND REVIEW

- Although it appears that there are numerous signs, staff have reviewed the signage in context with the proposed scale and scope of the proposed development. The signs are required to advertise the multiple tenants within the building, to be visible from Civic Plaza, viewable from the road frontages and for passengers travelling on the SkyTrain.
- All of the proposed signs are well designed and integrated into the architectural design of the development and will be of high quality.
- Staff support the proposed signage concept.
- Once the leases are secured for the major tenants, the applicant can finalize the precise variances to the Sign By-law, which staff will forward to Council for approval with the associated signage Development Permit.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary
Appendix II. Comprehensive Signage Concept

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/da

\\file-server1\net-data\csdc\generate\areaproduct\save\14139260035.doc
DRV 5/21/14 3:40 PM

Information for City Clerk

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

1. (a) Agent: Name: Maurice Ouellette
Century Group

Address: #1870, 13450 - 102 Avenue
Surrey, BC V3T 5X3

Tel: 604-943-2203

2. Properties involved in the Application

(a) Civic Address: 13483 - 103 Avenue

(b) Civic Address: 13483 - 103 Avenue
Owner: Surrey Centre Tower Holdings (Hotel #1) Ltd.
Surrey Centre Tower Holdings (Retail #1) Ltd.
Surrey Centre Tower Holdings (Parking #1) Ltd.
Surrey Centre Tower Holdings (Residential #1) Ltd.
Surrey Centre Tower Holdings (Office #5) Ltd.
Surrey Centre Tower Holdings (Office #4) Ltd.
Surrey Centre Tower Holdings (Office #3) Ltd.
Surrey Centre Tower Holdings (Office #2) Ltd.
Surrey Centre Tower Holdings (Office #1) Ltd.

PID: 028-907-973

Lot 1 Section 27 Block 5 North Range 2 West New Westminster District Plan BCP51303

3. Summary of Actions for City Clerk's Office

Schedule of Detail Design Drawings

<i>A.01</i>	<i>Sign Module Hierarchy</i>
<i>B.01</i>	<i>Perforated metal Banner</i>
<i>K.01</i>	<i>Freestanding Illuminated Pylon</i>
<i>N.01</i>	<i>Illuminated Tiles</i>
<i>N.02</i>	<i>Illuminated Storefront Signs</i>
<i>N.03</i>	<i>Illuminated Letters</i>

Schedule of Sign Location Drawings

<i>SG.L.01</i>	<i>Site Plan</i>
<i>SG.A 301N</i>	<i>North Elevation</i>
<i>SG.A 301NS</i>	<i>North & South Elevations</i>
<i>SG.A 301S</i>	<i>South Elevation</i>
<i>SG.A 302E</i>	<i>East Elevation</i>
<i>SG.A 303W</i>	<i>West Elevation</i>

*SCD_3 Civic Plaza
Surrey BC*

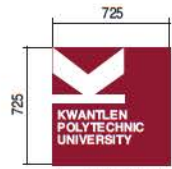
*Exterior Illuminated and Non-Illuminated
Sign Program*

Concept Phase

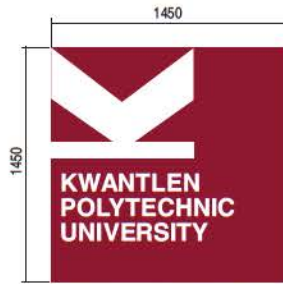
SCD/813

*February 01, 2014
Rev. 14/14/15
Rev. 14/05/08*

*Gallop/Varley
3574 W 13th Avenue
Vancouver, B.C.
Canada V6R 2S3
T 604 736 1895
e gallopvarley@shaw.ca*



Type N.60: 50 thick x 1450 x 1500mm internally-illuminated (L.E.D.) sign box.



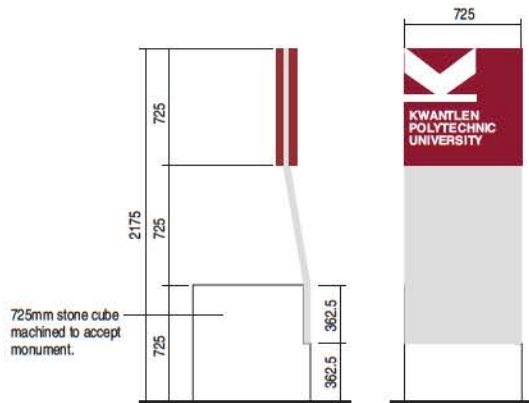
Type N.57: 50± thick x 1450* x 1450*mm internally-illuminated (L.E.D.) sign box. * Dim. to fit store front opening.



Type N.85: 50± thick x 2175 x 2175mm internally-illuminated (L.E.D.) sign box.



Type N.114: 50± thick x 2900 x 2900mm internally-illuminated (L.E.D.) sign box.



725mm stone cube machined to accept monument.

Type K.80 DF (double-faced): 725 x 2175mm aluminum monument w/applied 25 x 725 x 725mm internally-illuminated (L.E.D.) pan. Anchored to plaza in landscape - see plan.

Gallop/Varley
 3574 W 13th Avenue
 Vancouver, B.C.
 Canada V6R 2S3
 T 604 736 1895
 e gallopvarley@shaw.ca

This document contains information proprietary to Gallop/Varley and shall not be reproduced or transferred to other documents, or disclosed to others, or used for any purpose other than that for which it is intended without the prior written permission of Gallop/Varley.

Revisions:

Date: 14/03/21

Scale: 1:30

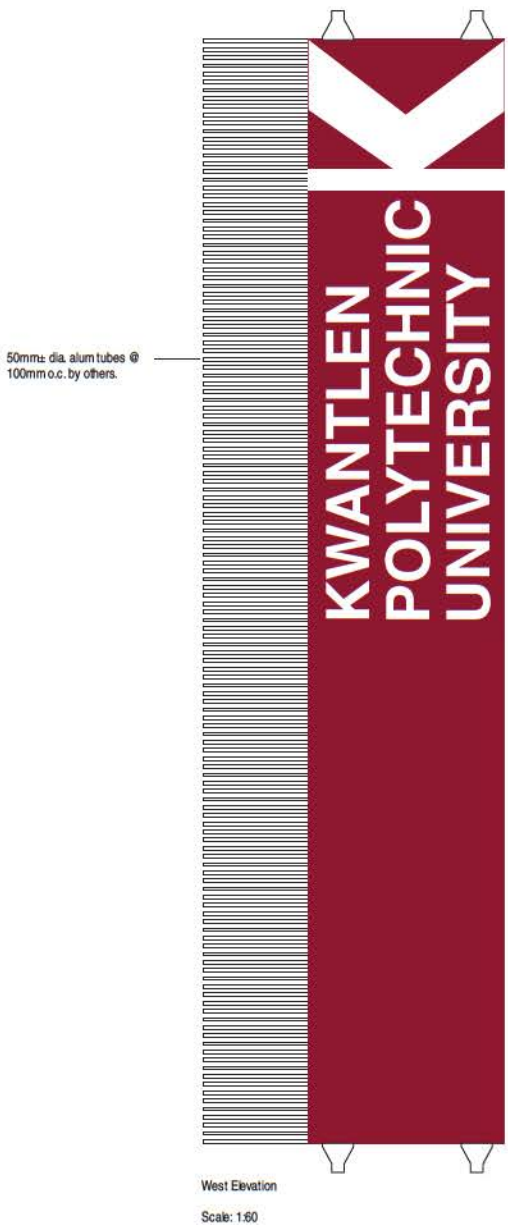
Project No: 813

Project:
 Kwantlen Polytechnic University
 3 Civic Plaza, Surrey BC
 Exterior Sign Program

Dwg. Title:
 Exterior Sign Module Hierarchy

Sign Type:

Dwg. No: A.01

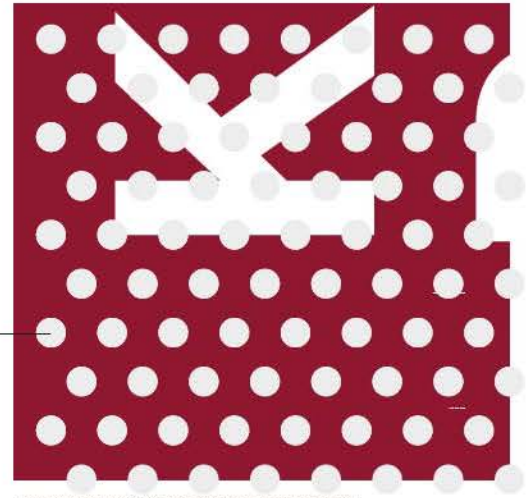


External Halogen of L.E.D. sign luminaire. To be designed and sealed by an Electrical Engineer Licensed to practice in the Province of British Columbia. 110v power supply by others. El. hookup by Sign Contractor.

Type B.96 SF (single-faced); 3 x 2400 x 13,500mm. 1/4" round on 1/2" staggered perforated alum. banner mounted onto grille. All designed and sealed by an Engineer licensed to practice in the Province of British Columbia.

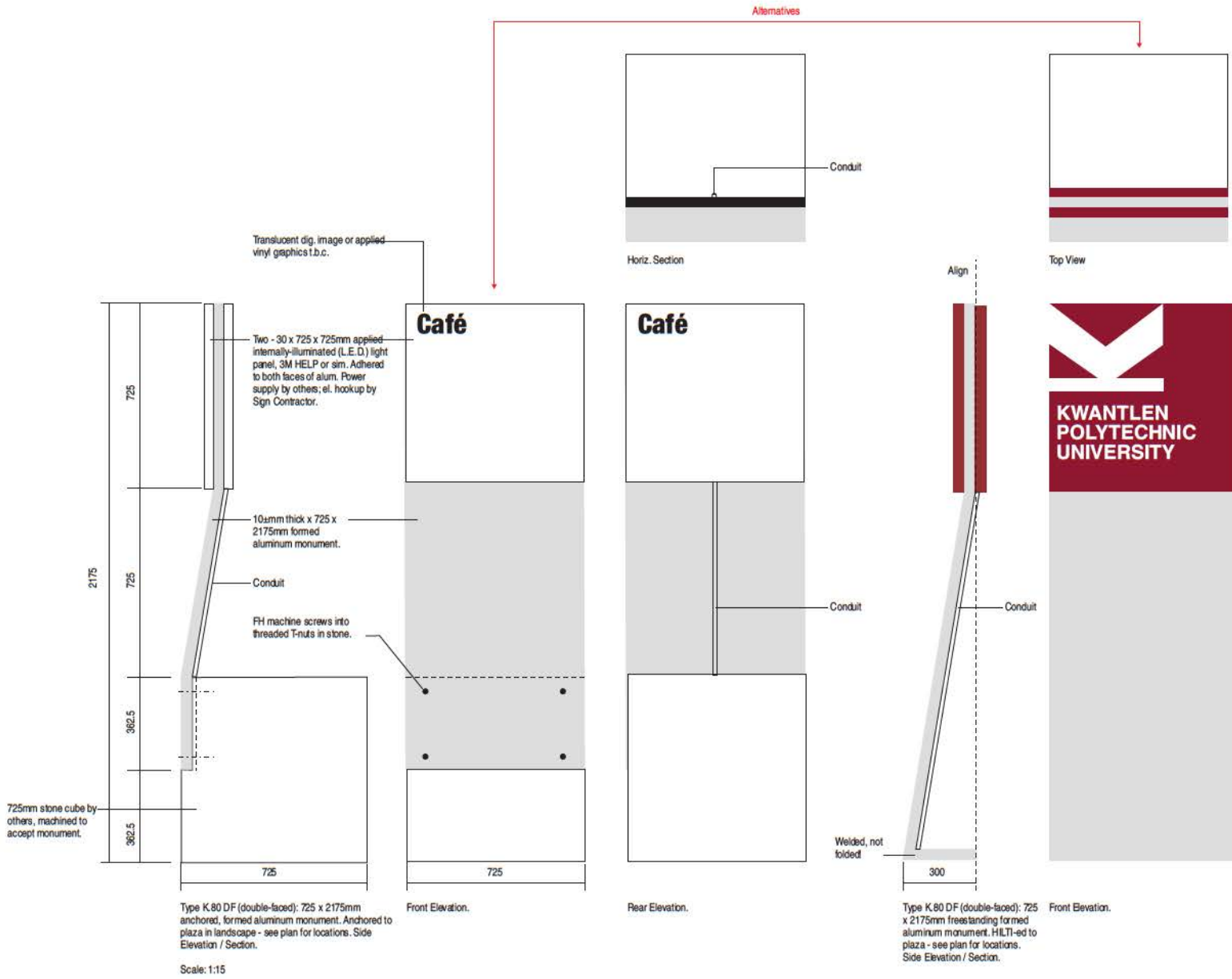
See dwg SG.A-301W for sign location.

External Halogen of L.E.D. sign luminaire. To be designed and sealed by an Electrical Engineer Licensed to practice in the Province of British Columbia. 110v power supply by others. El. hookup by Sign Contractor.

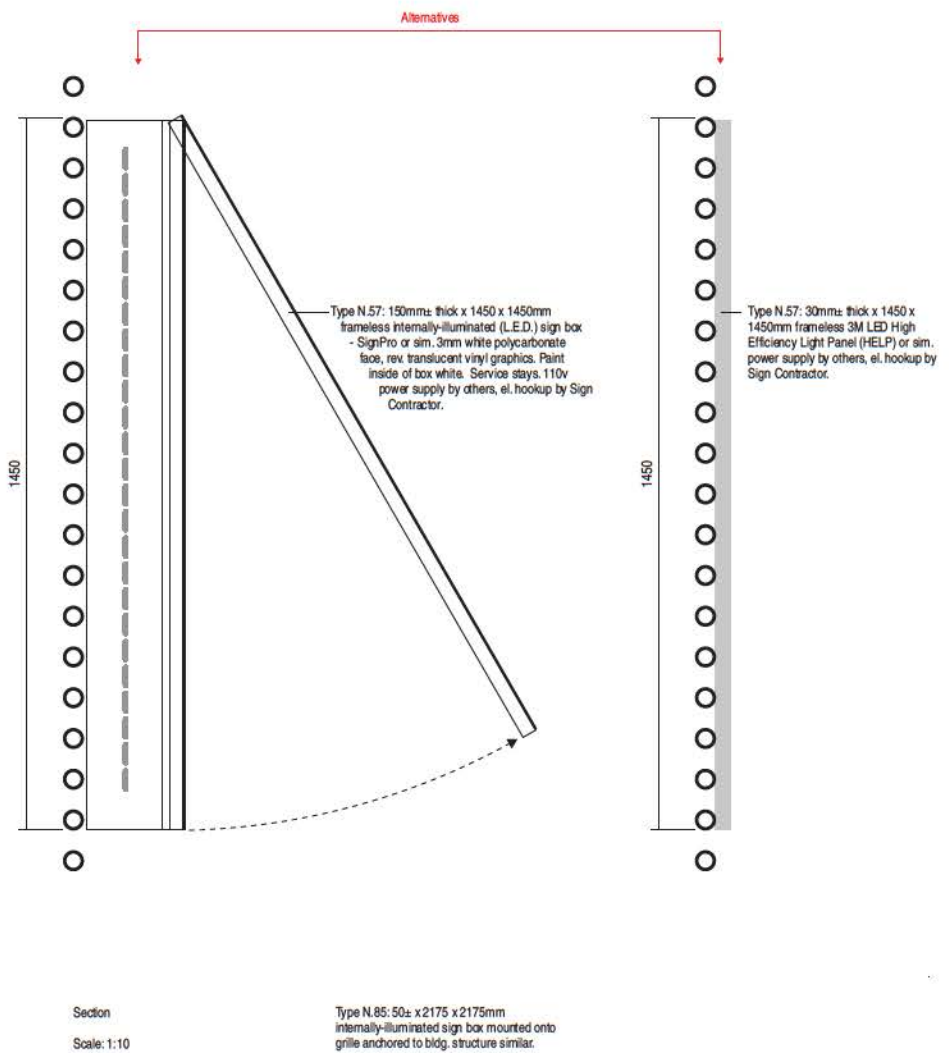
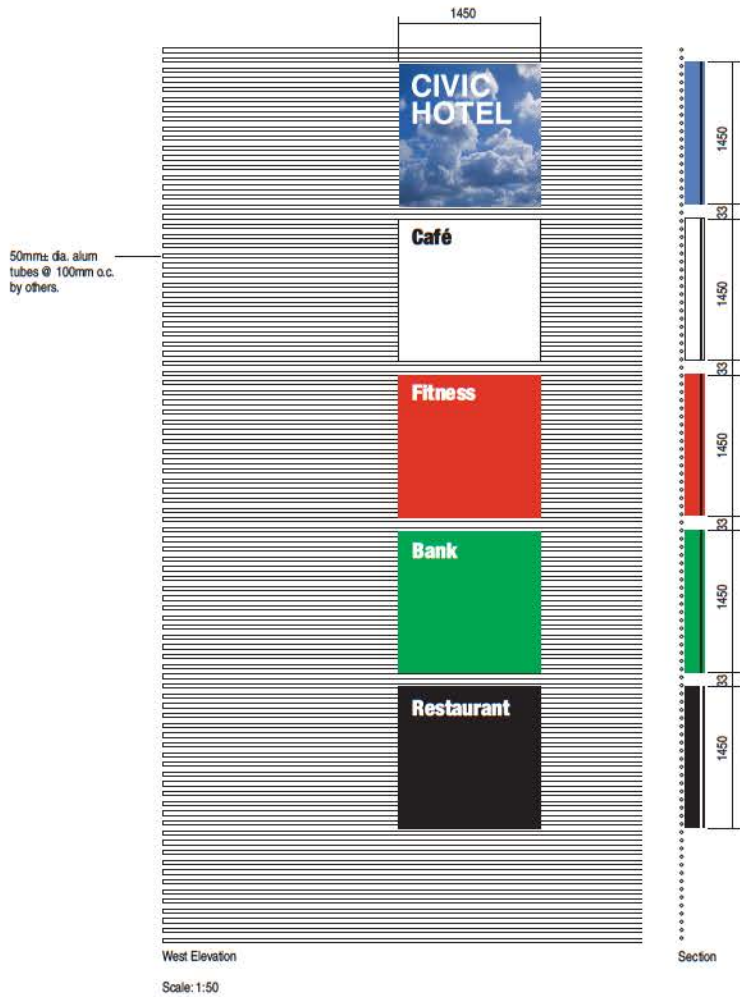


1/4" round holes on 1/2" staggered perforated alum. banner, painted.
Scale: FS

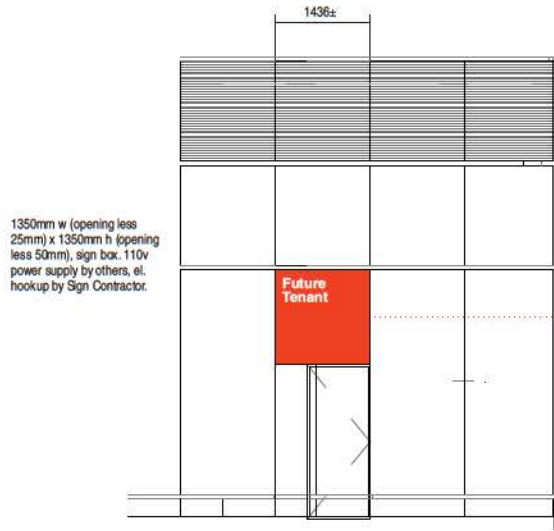
<p>Gallop/Varley</p> <p>3574 W 13th Avenue Vancouver, B.C. Canada V6R 2S3</p> <p>T 604/736 1895 e gallopvarley@shaw.ca</p>	
<p>This document contains information proprietary to Gallop/Varley and shall not be reproduced or transferred to other documents, or disclosed to others, or used for any purpose other than that for which it is intended without the prior written permission of Gallop/Varley.</p>	
<ol style="list-style-type: none"> 1. Site survey and measure req'd. 2. All sign locations to be site confirmed. 3. Shop dwg. req'd. 4. FS per plot req'd. 5. Painted, perforated material sample req'd. 6. To be designed and sealed by Structural and Electrical Engineers licensed to practice in the Province of British Columbia. 7. Permit req'd. 	
<p>Revisions:</p>	
<p>Date: 14/05/01</p>	
<p>Scale: 1:60</p>	
<p>Project No: 813</p>	
<p>Project: Kwantlen Polytechnic University 3 Civic Plaza, Surrey BC Exterior Sign Program</p>	
<p>Dwg. Title: Banner</p>	
<p>Sign Type:</p>	
<p>Dwg. No: B.01</p>	



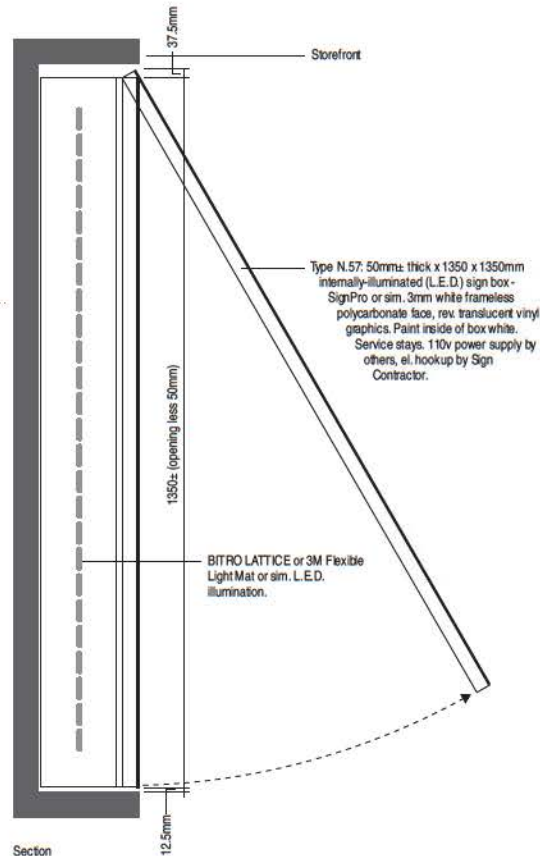
<p>Gallop/Varley</p> <p>3574 W 13th Avenue Vancouver, B.C. Canada V6R 2S3</p> <p>T 604/736 1895 e gallopvarley@shaw.ca</p>	
<p>This document contains information proprietary to Gallop/Varley and shall not be reproduced or transferred to other documents, or disclosed to others, or used for any purpose other than that for which it is intended without the prior written permission of Gallop/Varley.</p>	
<ol style="list-style-type: none"> 1. Site survey req'd. 2. All sign locations to be site confirmed. 3. Machined stone base by others. 4. Power supply by others; el. hookup by Sign Contractor. 5. Shop dwg. req'd. 6. One (1) powered sample sign req'd. 	
<p>Revisions:</p>	
<p>Date: 14/05/01</p>	
<p>Scale: as noted</p>	
<p>Project No: 813</p>	
<p>Project: Kwantlen Polytechnic University 3 Civic Plaza, Surrey BC Exterior Sign Program</p>	
<p>Dwg. Title: Freestanding Illuminated Pylon</p>	
<p>Sign Type: K</p>	
<p>Dwg. No: K.01</p>	



<p>Gallop/Varley</p> <p>3574 W 13th Avenue Vancouver, B.C. Canada V6R 2S3</p> <p>T 604/736 1895 e gallopvarley@shaw.ca</p>	
<p>This document contains information proprietary to Gallop/Varley and shall not be reproduced or transferred to other documents, or disclosed to others, or used for any purpose other than that for which it is intended without the prior written permission of Gallop/Varley.</p>	
<ol style="list-style-type: none"> 1. Site survey and measure req'd. 2. All sign locations to be site confirmed. 3. Shop dwg. req'd. 4. FS pen plots req'd. 5. One (1) powered sample tile req'd. 6. To be designed and sealed by an Engineer licensed to practice in the Province of British Columbia. 7. Permit req'd. 	
<p>Revisions:</p>	
<p>Date: 14/05/01</p>	
<p>Scale: 1:60</p>	
<p>Project No: 813</p>	
<p>Project: Kwantlen Polytechnic University 3 Civic Plaza, Surrey BC Exterior Sign Program</p>	
<p>Dwg. Title: Illuminated Tiles</p>	
<p>Sign Type:</p>	
<p>Dwg. No: N.01</p>	



West Elevation (partial)
Scale: 1:75



Section
Scale: 1:10

Gallop/Varley
3574 W 13th Avenue
Vancouver, B.C.
Canada V6R 2S3
T 604/736 1895
e gallopvarley@shaw.ca

This document contains information proprietary to Gallop/Varley and shall not be reproduced or transferred to other documents, or disclosed to others, or used for any purpose other than that for which it is intended without the prior written permission of Gallop/Varley.

1. Site survey and measure req'd.
2. All sign locations to be site confirmed.
3. Shop dwg. req'd.
4. FS pen plots req'd.
5. Applicable descriptive literature req'd.
6. To be designed and sealed by an Engineer licensed to practice in the Province of British Columbia.
7. Permits req'd if applicable.

Revisions:

Date: 14/05/01

Scale: 1: as noted.

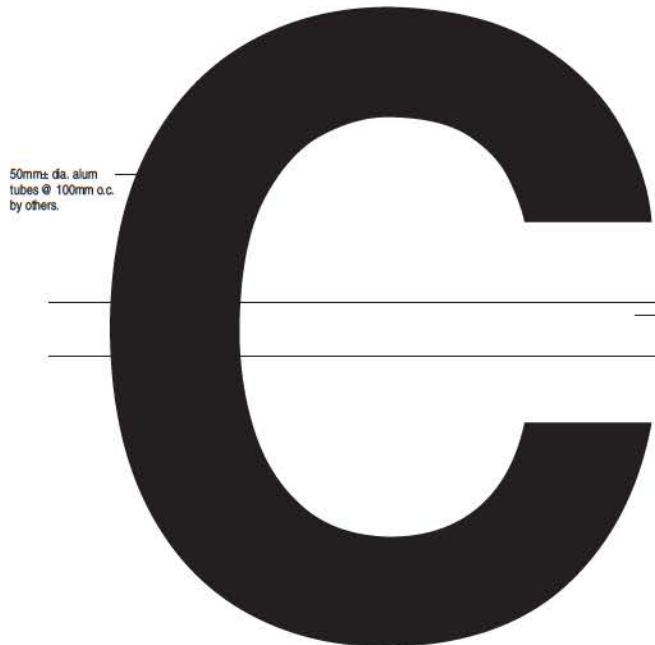
Project No: 813

Project:
Kwantlen Polytechnic University
3 Civic Plaza, Surrey BC
Exterior Sign Program

Dwg. Title:
West Elevation: Illuminated Signs in Storefront

Sign Type:

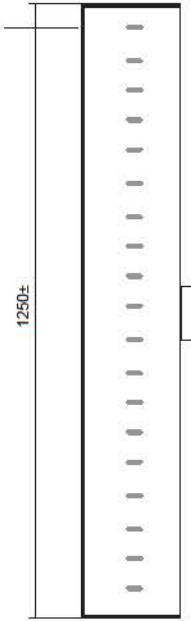
Dwg. No: N.02



50mm± dia. alum tubes @ 100mm o.c. by others.

150 - 200mm (total depth) formed SF illum. metal characters w/mech. retainers w/3/16" sign white polycarbonate High Impact or 'Flexface' faces. Paint metal (2-component epoxy) black.
Bright white L.E.D. illumination.
Halo illumination.

Power bar(s) as req'd. Paint to match conc.



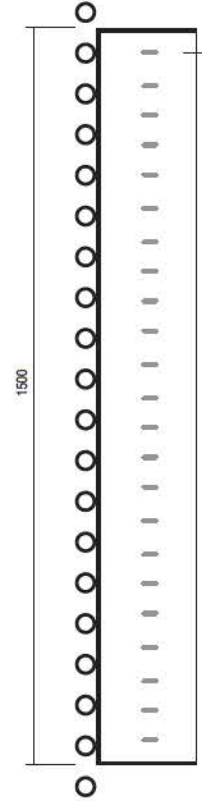
1250±

Section



Conc. wall

Power bar(s) as req'd. Paint to match conc.



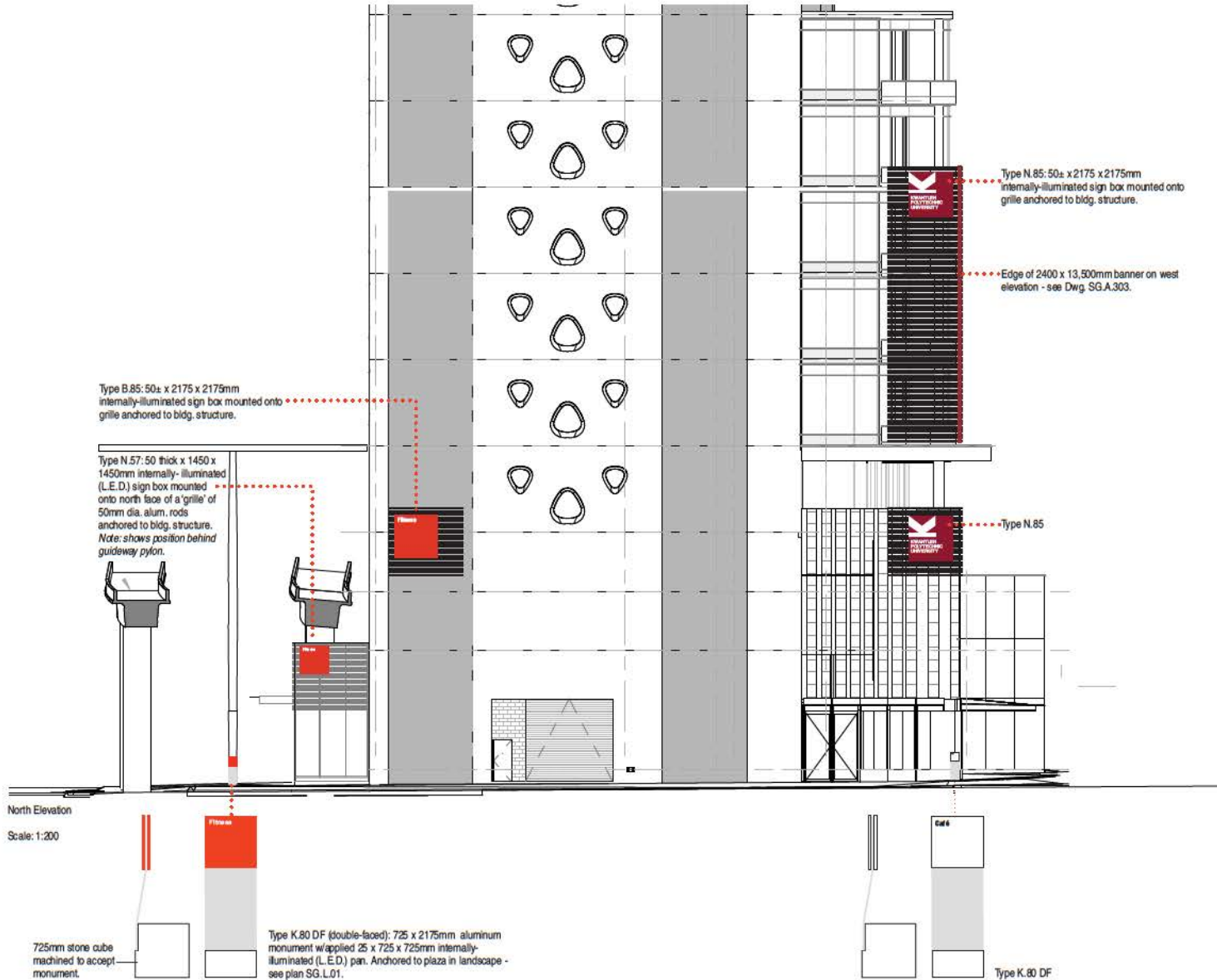
1500

300mm (total depth) x 1500mm h formed SF illum. metal characters w/mech. retainers w/3/16" sign white polycarbonate High Impact faces. Paint metal (2-component epoxy) colour t.b.c. Internally-illuminated (L.E.D.) letters. Mounted onto a grill of 50mm dia. alum. rods anchored to bldg. structure. 110v power supply by others, el. hookup by Sign Contractor.

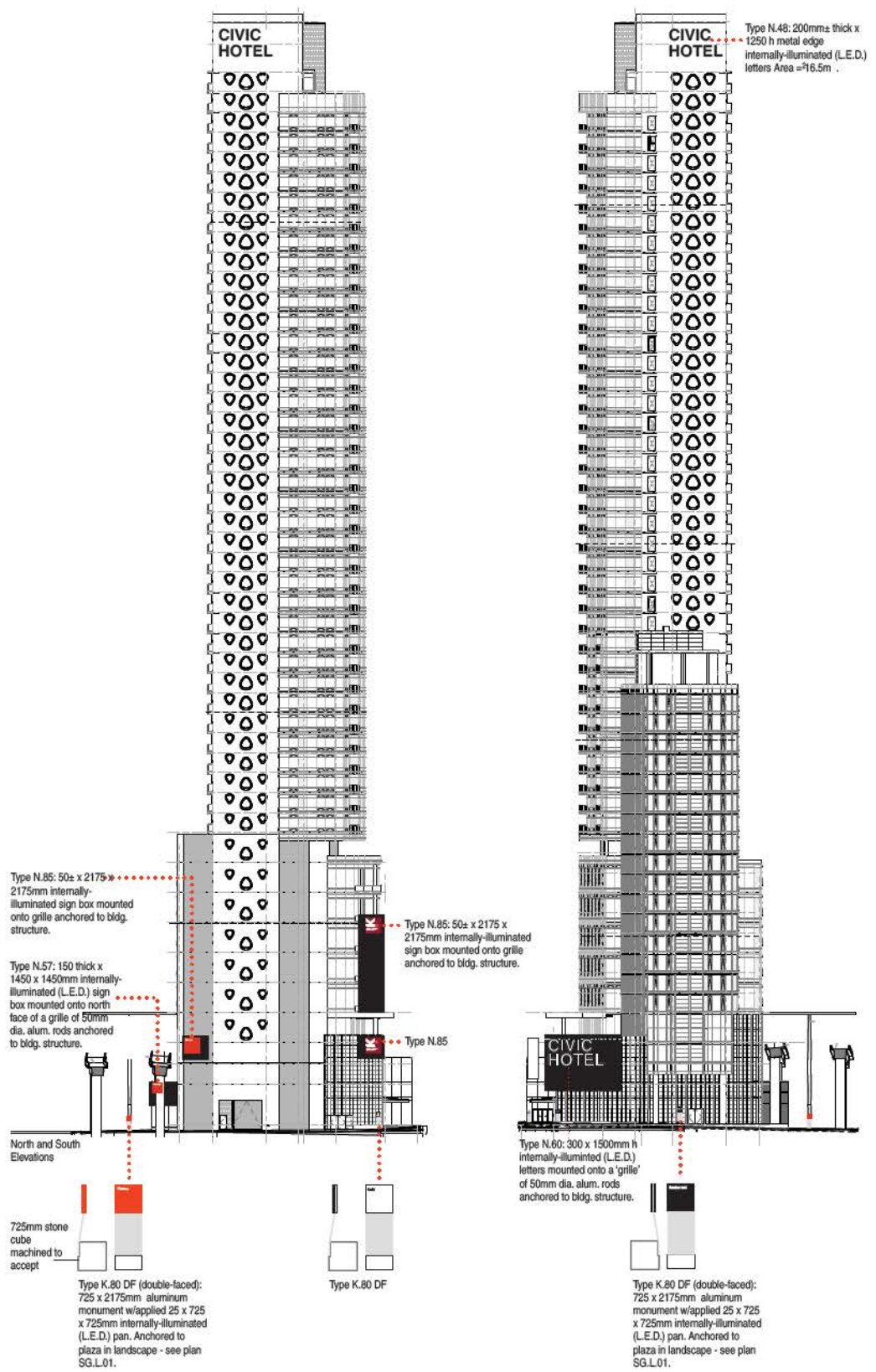
Type N.60: 300 x 1500mm h internally-illuminated (L.E.D.) letters. Section.

Type N.48: 200mm± thick x 1250 h halo-illuminated sign. Elevation.
Scale: 1:10

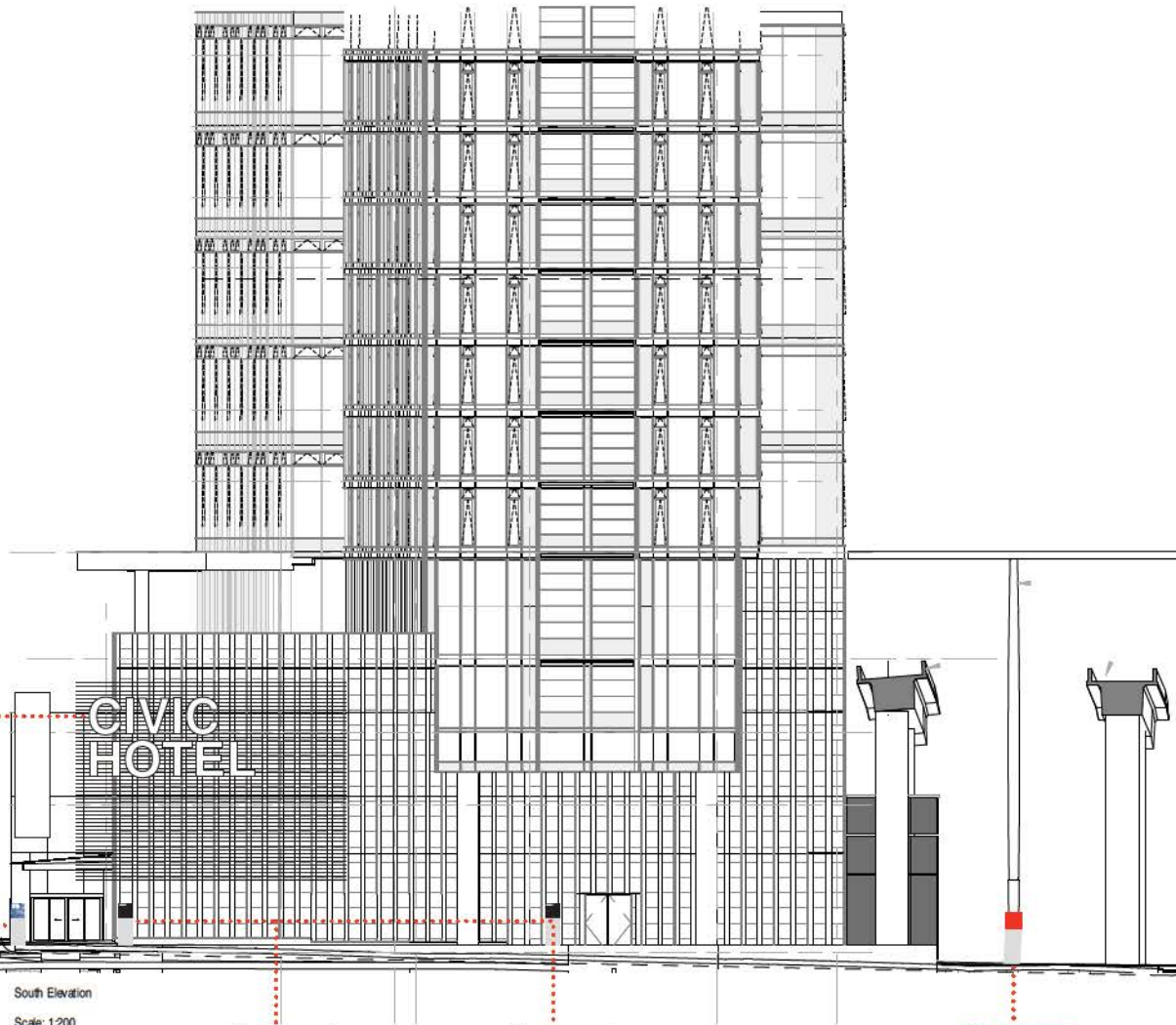
<p>Gallop/Varley 3574 W 13th Avenue Vancouver, B.C. Canada V6R 2S3 T 604/736 1895 e gallopvarley@shaw.ca</p>	
<p><i>This document contains information proprietary to Gallop/Varley and shall not be reproduced or transferred to other documents, or disclosed to others, or used for any purpose other than that for which it is intended without the prior written permission of Gallop/Varley.</i></p>	
<ol style="list-style-type: none"> 1. Site survey and measure req'd. 2. All sign locations to be site confirmed. 3. Shop dwg. req'd. 4. FS pen plots req'd. 5. Material sample req'd. 6. To be designed and sealed by an Engineer licensed to practice in the Province of British Columbia. 7. Permit req'd. 	
<p>Revisions:</p>	
<p>Date: 14/05/01</p>	
<p>Scale: 1:60</p>	
<p>Project No: 813</p>	
<p>Project: Kwantlen Polytechnic University 3 Civic Plaza, Surrey BC Exterior Sign Program</p>	
<p>Dwg. Title: Illuminated Letters</p>	
<p>Sign Type: N</p>	
<p>Dwg. No: N.03</p>	



<p>Gallop/Varley</p> <p>3574 W 13th Avenue Vancouver, B.C. Canada V6R 2S3</p> <p>T 604/736 1895 e gallopvarley@shaw.ca</p>	
<p>This document contains information proprietary to Gallop/Varley and shall not be reproduced or transferred to other documents, or disclosed to others, or used for any purpose other than that for which it is intended without the prior written permission of Gallop/Varley.</p>	
<ol style="list-style-type: none"> 1. Site survey req'd. 2. All sign locations to be site confirmed. 3. Designed by an Engineer licensed to practice in the Province of British Columbia. 4. Permit req'd. 	
<p>C 14/05/08 Add KPU sign Type N.85. Rev. 'Fitness' sign locations.</p>	
<p>B 14/04/21 Add sign to both sides on cantilevered grille.</p>	
<p>A 14/04/16 Rev. KPU 'banner' sign.</p>	
<p>Revisions:</p>	
<p>Date: 14/02/01</p>	
<p>Scale: as noted</p>	
<p>Project No: 813</p>	
<p>Project: Kwantlen Polytechnic University 3 Civic Plaza, Surrey BC Exterior Sign Program</p>	
<p>Dwg. Title: North Elevation Sign Location Plan</p>	
<p>Sign Type:</p>	
<p>Dwg. No: SGA.301N</p>	<p>C</p>



<p>Gallop/Varley 3574 W. 13th Avenue Vancouver, B.C. Canada V6H 2S3 T 604/736-1895 e gallopvarley@shaw.ca</p>	
<p>This document contains information proprietary to Gallop/Varley and shall not be reproduced or transferred to other documents, or disclosed to others, or used for any purpose other than that for which it is intended without the prior written permission of Gallop/Varley.</p>	
<ol style="list-style-type: none"> 1. Site survey req'd. 2. All sign locations to be site confirmed. 3. Designed by an Engineer licensed to practice in the Province of British Columbia. 4. Permit req'd. 	
<p>Revisions:</p> <p>Date: 14/03/17</p> <p>Scale: as noted</p> <p>Project No: 813</p> <p>Project: Kwantlen Polytechnic University 3 Civic Plaza, Surrey BC Exterior Sign Program</p> <p>Dwg. Title: North & South Elevations Sign Location Plan</p> <p>Sign Type:</p>	
Dwg. No: SG.A.301MS	B



300mm (total depth) x 1500mm h formed SF illum. metal characters w/mech. retainers w/3/16" sign white polycarbonate High Impact faces. Paint metal (2-component epoxy) colour tb.c. internally-illuminated (L.E.D.) letters. Mounted onto a grill of 50mm dia. alum. rods anchored to bldg. structure. Power supply by others, el. hookup by Sign Contractor.

Two - 30 x 725 x 725mm applied internally-illuminated (L.E.D.) light panel, 3M HBLP or sim. Adhered to both faces of alum.

725mm stone cube by others, machined to accept monument.

Type K.80 DF (double-faced): 725 x 2175mm aluminum monument w/applied 30x x 725 x 725mm internally-illuminated (L.E.D.) pan. Anchored to plaza in landscape - see plan SGL.01.

Type K.80 DF

Type K.80 DF

Type K.80 DF

South Elevation
Scale: 1:200

Gallop/Varley
3574 W 13th Avenue
Vancouver, B.C.
Canada V6R 2S3
T 604/736 1895
e gallopvarley@shaw.ca

This document contains information proprietary to Gallop/Varley and shall not be reproduced or transferred to other documents, or disclosed to others, or used for any purpose other than that for which it is intended without the prior written permission of Gallop/Varley.

1. Site survey req'd.
2. All sign locations to be site confirmed.
3. 110v power supply by others; el. hookup by Sign Contractor.
4. Shop dwgs req'd.
5. Designed by an Engineer licensed to practice in the Province of British Columbia.
6. Permit req'd.

Revisions:

Date: 14/05/01

Scale: as noted

Project No: 813

Project:
Kwantlen Polytechnic University
3 Civic Plaza, Surrey BC
Exterior Sign Program

Dwg. Title:
South Elevation
Sign Location Plan

Sign Type:

Dwg. No: SGA 301S

Gallop/Varley

3574 W 13th Avenue
Vancouver, B.C.
Canada V6R 2S3

T 604/736 1895
e gallopvarley@shaw.ca

This document contains information proprietary to Gallop/Varley and shall not be reproduced or transferred to other documents, or disclosed to others, or used for any purpose other than that for which it is intended without the prior written permission of Gallop/Varley.

1. Site survey req'd.
2. All sign locations to be site confirmed.

C 14/05/08 Add 'Fitness' monument.

B 14/04/16 Relocate south tenant door / signs.

A 14/03/24 Rev. Elevations

Revisions:

Date: 14/03/17

Scale: as noted

Project No: 813

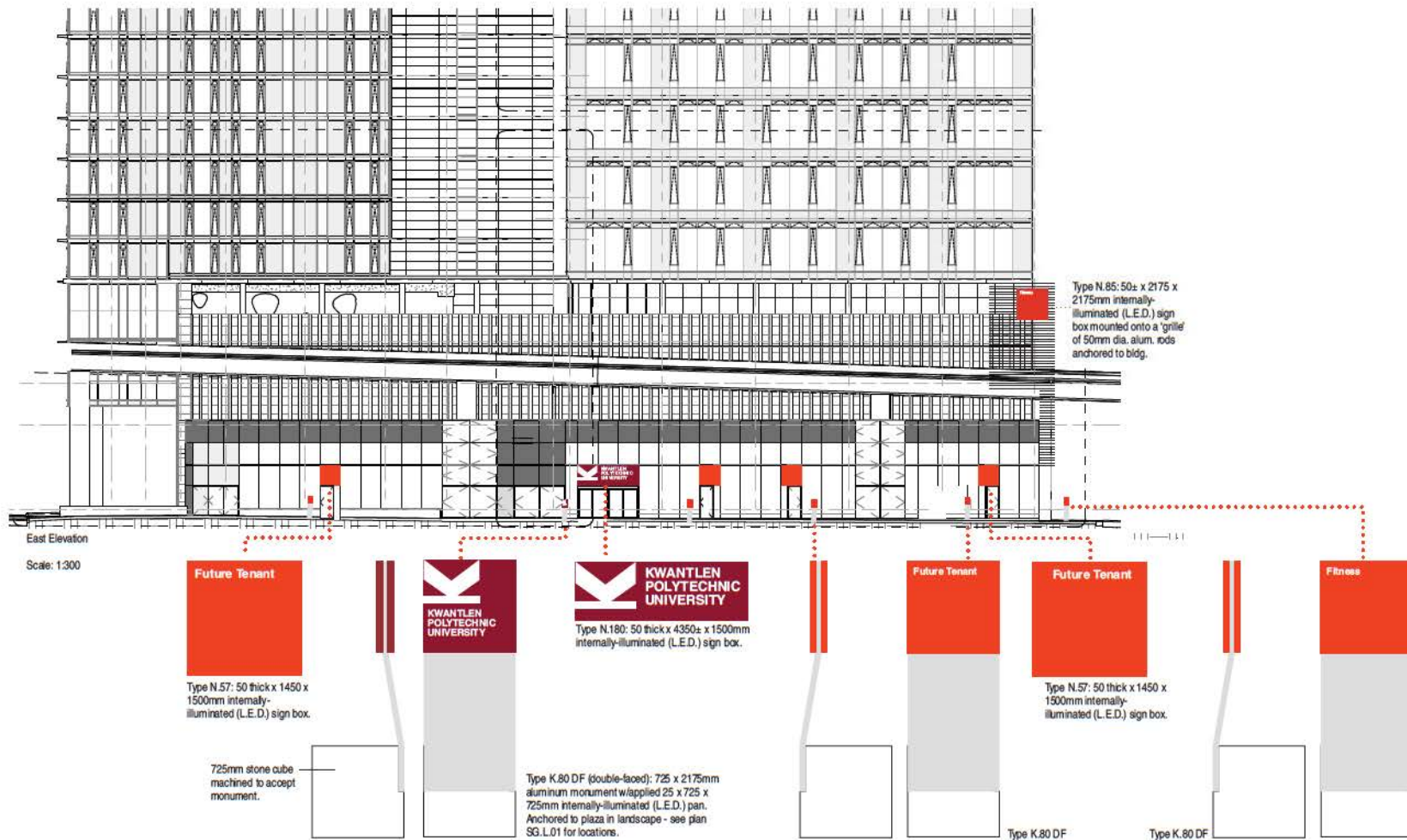
Project:
Kwantlen Polytechnic University
3 Civic Plaza, Surrey BC
Exterior Sign Program

Dwg. Title:
East Elevation
Sign Location Plan

Sign Type:

Dwg. No: SG.A 302

C



Gallop/Varley

3574 W 13th Avenue
 Vancouver, B.C.
 Canada V6R 2S3

T 604/736 1895
 e gallopvarley@shaw.ca

This document contains information proprietary to Gallop/Varley and shall not be reproduced or transferred to other documents, or disclosed to others, or used for any purpose other than that for which it is intended without the prior written permission of Gallop/Varley.

1. Site survey req'd.
2. All sign locations to be site confirmed.
3. Type B.96, N.60: to be designed by an Engineer licensed to practice in the Province of British Columbia.
4. Obtain permits.

C 14/04/16 Rev. KPU and five (5) tenant ID signs.

B 14/03/25 Enlarge KPU signs.

A 14/03/24 Rev. Elevations.

Revisions:

Date: 14/03/17

Scale: as noted

Project No: 813

Project:
 Kwantlen Polytechnic University
 3 Civic Plaza, Surrey BC
 Exterior Sign Program

Dwg. Title:
 West Elevation
 Sign Location Plan

Sign Type:

Dwg. No: SGA 303

C

