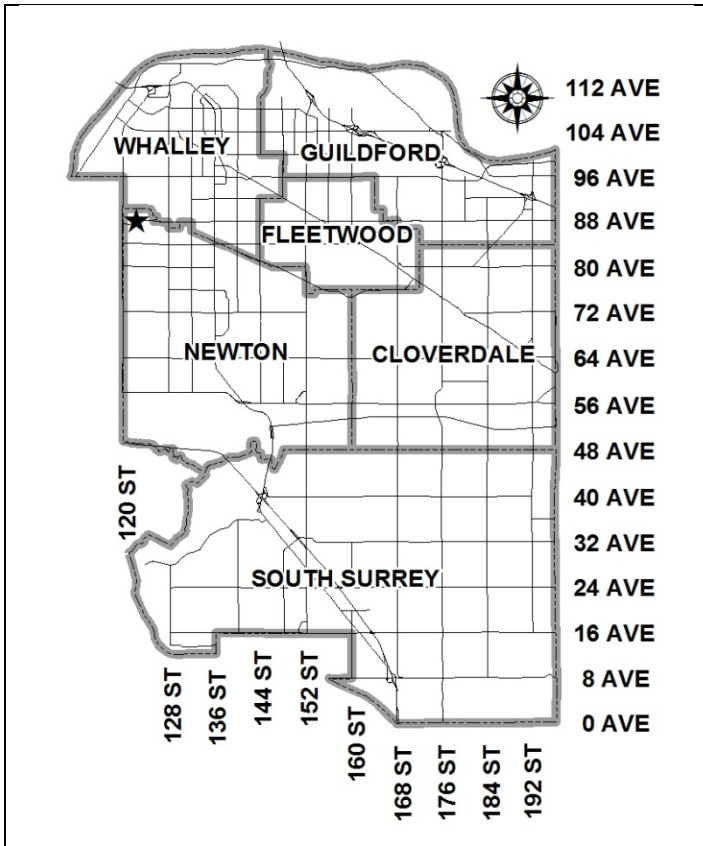


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0148-00

Planning Report Date: October 20, 2014



**PROPOSAL:**

- **Development Permit**
- **Development Variance Permit**

in order to allow a free-standing, electronic message board on Nordel Way.

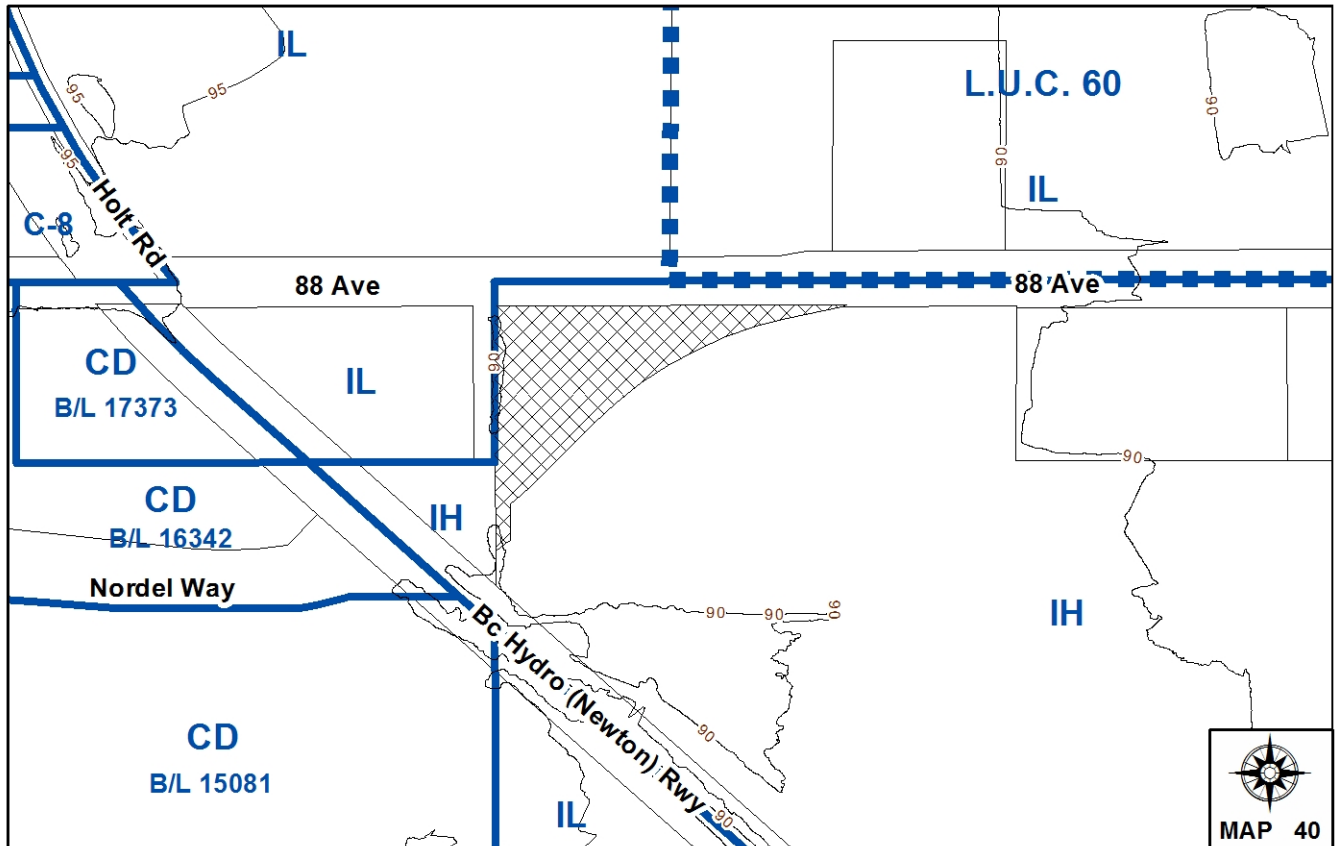
**LOCATION:** 12172 - 88 Avenue

**OWNER:** City of Surrey

**ZONING:** IH

**OCP DESIGNATION:** Industrial

**LAP DESIGNATION:** General Industrial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed free-standing, electronic message board sign does not comply with the Sign By-Law.

### RATIONALE OF RECOMMENDATION

- The proposed free-standing, electronic message board sign is part of a pilot project by the City.
- Currently, there are four (4) approved and installed free-standing, electronic message board signs in Surrey, as part of the pilot project. These signs were approved in 2010 and 2011, and they are located at the Guildford Recreation Centre, the Surrey Sports and Leisure Centre, east of the Pattullo Bridge, and east of the Port Mann Bridge.
- The proposed free-standing, electronic message board sign is of high quality and incorporates the same unique design as the four (4) others currently in operation.
- The proposed sign will allow the City to generate additional revenue and also use the sign as a communication tool to relay information to the public.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7914-0148-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7914-0148-00 (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to allow a free-standing electronic message board sign to be installed on City property;
  - (b) to allow third party advertising to exceed 30% of the allowable copy area on the proposed free-standing electronic message board sign;
  - (c) to reduce the minimum setback from any lot line from 2 metres [6.5 ft.] to 0.5 metres [1.6 ft.].
  - (d) to increase the maximum total sign area for the proposed double-sided free-standing electronic message board sign from 28 square metres [300 sq. ft.] to 37.2 square metres [400 sq. ft.]; and
  - (e) to increase the maximum height of the proposed free-standing sign in Commercial/Industrial Zones from 4.5 metres [15 ft.] to 9.82 metres [32.2 ft.].
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) ensure all necessary requirements and approvals from utility companies are addressed.

## REFERRALS

Engineering: The Engineering Department has no objection to the project. The applicant is required to enter into an agreement with the sign owner/operator requiring the sign owner/operator to undertake any improvements considered necessary by the City over and above the typical design standards to meet the operational and safety requirements for any future traffic signal at 88 Avenue and Nordel Way. These improvements include, but are not limited to, the potential relocation of the sign and/or any necessary alterations, adjustments, additions to the design of the signal and related infrastructure.

SITE CHARACTERISTICS

Existing Land Use: vacant property

Adjacent Area:

| Direction                  | Existing Use   | OCP/LAP Designation  | Existing Zone |
|----------------------------|--|--|---------------|
| North (Across 88 Avenue):  | Pacific Newspaper Group (The Vancouver Sun and The Province) | Industrial / General Industrial                            | IL            |
| East (Across Nordel Way):  | BC Hydro Campus lands  | Industrial / General Industrial                            | IH            |
| South (Across Nordel Way): | BC Hydro Campus lands  | Industrial / General Industrial and High Impact Industrial | IH            |
| West:                      | Automotive Training Centre                                   | Industrial / General Industrial                            | IL            |

DEVELOPMENT CONSIDERATIONSBackground

- In September 2009, following a public request for proposals process, Council awarded a digital sign program to Pattison Outdoor Advertising Ltd. ("Pattison"). As part of this program, four (4) signs have been installed so far:

| Location                                 | Size                                | Height               | Application No.  | Date of Approval |
|--|-------------------------------------|----------------------|------------------|------------------|
| Guildford Community Centre on 152 Street | 3 m x 6 m<br>[10 ft. x 20 ft.]      | 10.5 m<br>[34.2 ft.] | No. 7910-0012-00 | April 12, 2010   |
| Surrey Sports and Leisure Centre         | 3 m x 6 m<br>[10 ft. x 20 ft.]      | 10.5 m<br>[34.2 ft.] | No. 7910-0036-00 | April 12, 2010   |
| East of the Pattullo Bridge              | 4.2 m x 14.6 m<br>[14 ft. x 48 ft.] | 19.5 m<br>[64 ft.]   | No. 7910-0013-00 | October 04, 2010 |
| East of the Port Mann Bridge             | 4.2 m x 14.6 m<br>[14 ft. x 48 ft.] | 19.5 m<br>[64 ft.]   | No. 7910-0304-00 | Jan 09, 2012     |

- The advertising space on each of the digital signs is presented in continuing one-minute cycles consisting of nine (9) separate advertising spots. Each advertising spot presents a static image that remains on the sign for approximately six (6) seconds, and then moves to the next static advertising message for another six (6) seconds and so on. The signs do not display any streaming or live video.
- The City has been allocated one or more advertising spots in each one-minute cycle on each sign. To date, the City's messages have included information regarding fire prevention, water conservation, recycling services, recreational programs and promotion of City events.

- Pattison has advised that advertising sales for the signs have exceeded expectations, with all four [4] signs having achieved nearly full capacity. Advertisers include Alaska Airlines, B.C. Lotteries, Langley Hyundai, Guildford Mall, McDonald's, Sheraton Guildford, Surrey Auto Mall and Purdy's. The City receives the greater of a guaranteed minimum revenue stream or a percentage of the advertising revenues generated by each sign.
- Strong support for the digital signs and their advertising opportunities has been shown by the local business community. Once the signs became operational, staff received a high volume of calls from businesses regarding advertising availability. Pattison is responsible for all aspects of the signs, from selling the advertising spots to maintenance. Pattison is now displaying a sales contact phone number in one of the digital display spots.
- Pattison will be making applications to the City for additional signs. Staff will continue to gauge the effectiveness of the signs, the acceptability of such signs to the public and other related matters and will provide further reports to Council in due course.

#### Current Proposal

- The current application proposes a smaller format double-sided, free-standing, electronic message board sign. The smaller format signs are 3 m x 6 m [10 ft. x 20ft.], and 9.82 metres [32.2 ft.] in height.
- The proposed sign location is on a City-owned lot on the east corner of Nordel Way and 88 Avenue (property 12172-88 Avenue). The site is a vacant lot, with a yellow-coded creek and some vegetation. The creek is not proposed to be impacted by the proposed sign, and some vegetation is proposed to be removed (there are no By-Law size trees on the site). The sign will act as a gateway sign into Surrey for eastbound vehicles, as the location is just 350 m east of 120 Street and the border with the Corporation of Delta.
- The proposed free-standing, electronic message board will require a Development Permit, and Council will also need to consider several variances to the Sign By-Law:

| <b>Part varied</b>                                      | <b>From</b>   | <b>To</b>  |
|---|---|--|
| Part 1, Prohibited Signs (10)(13)                       | Electronic message board sign are prohibited                            | Allow a free-standing electronic message board sign to be installed on City property   |
| Part 1, General Provisions (6)(11)                      | Third party advertising restricted to a maximum of 30% of the copy area | Allow third party advertising to exceed 30% of the allowable copy area on the proposed free-standing electronic message board sign |
| Part 5, Signs in Commercial/Industrial Zones (27)(1)(e) | Minimum setback from any lot line is 2 metres [6.5 ft.]                 | Reduce minimum setback to be reduced to 0.5 m [1.6 ft.]  |
| Part 5, Signs in Commercial/Industrial Zones (27)(1)(g) | Maximum total sign area is 28 square metres [300 sq. ft.]               | Increase maximum total sign area to 37.2 square metres [400 sq. ft.]   |
| Part 5, Signs in Commercial/Industrial Zones (27)(1)(k) | maximum height is 4.5 metres [15 ft.]                                   | Increase maximum height to 9.82 metres [32.2 ft.]  |

## PRE-NOTIFICATION

- Pre-notification letters were not required as part of the development application, however, the City Clerk will initiate the Public Notification process as a result of the Development Variance Permit, should Council allow the application to proceed.

## DESIGN PROPOSAL AND REVIEW

- The proposed free-standing electronic message board sign is 9.82 metres [32.2 ft.] high, double-sided, with a total sign area of 37.2 square metres [400 sq. ft.].
- The sign is proposed to be supported by a solid pole with aluminum cladding painted metallic, which will be installed on a concrete foundation. The existing grass lawn will be re-sod after sign installation. The concrete base is 3.7 m by 7.6 m [12 ft. x 25 ft.], and it is setback 4.3 metres [14 ft.] from the sidewalk/pathway along the north side of Nordel Way.
- The proposed sign will be capped with a curved aluminum roof and a perforated aluminum structure that will accommodate the City of Surrey logo.
- The two (2) electronic message boards on the proposed free-standing sign will be angled towards the street, to increase readability for passersby. The angled board creates a bold and distinctive design unlike many standard electronic billboard signs.
- The proposed free-standing, electronic message board sign is of high-quality with a unique design. The sign utilizes state-of-the-art light-emitting diode (LED) digital technology, which is designed to provide clear, precise reproduction of still images and artwork. The sign has been designed to be more energy efficient and produce less glare compared to standard digital signs without LED technology.
- Nordel Way is built partly on this lot, and no road dedication will be required as part of the DP and DVP. However, the applicant is requesting a variance for the minimum setback based on future road dedication.
- The sign will be visible from both eastbound and westbound traffic on Nordel Way.
- At least 10% of the advertising time will be dedicated to real-time City, RCMP, public service, emergency situations, and economic development messaging. The messaging on the proposed free-standing sign will not include streaming or live videos (static images will be displayed for six [6] seconds each).
- No By-Law-size trees were identified on the site.
- An environmental assessment was made, as well as a peer review, and recommendations include a 2 m [6.5 ft.] setback for Streamside Protection & Enhancement Area (SPEA) from the top of back, with removal of invasive species and restoration planting.
- Where possible, SPEA expansions beyond the 2 m setback should be considered following the installation of the sign. The establishment of native shrub species which do not conflict with

the sign infrastructure or operations will provide additional habitat values in the area and mitigate erosion concerns adjacent to the Class B drainage ditch.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to allow a free-standing electronic message board sign to be installed on City property.

Applicant's Reasons:

- The proposed sign is part of a City-program to generate revenue and provide high-quality electronic message board for City use and for third party advertising.

Staff Comments:

- The proposed free-standing, electronic message board is of high-quality design, in a highly visible location, which will increase the effectiveness of the messages.
- The site and surrounding area is primarily industrial, which makes it an appropriate candidate site for this type of sign.
- In the recent review of the Sign By-Law ([Corporate Report R117](#)), electronic message boards were listed as "Prohibited Signs", so that any application would need to go through a Development Variance Permit consultation.
- Staff support this variance proceeding to Public notification.

(b) Requested Variance:

- to allow third party advertising to exceed 30% of the allowable copy area on the proposed free-standing electronic message board sign.

Applicant's Reasons:

- Third party advertising is important to the feasibility of the proposed free-standing electronic message board sign.

Staff Comments:

- In addition to acting as a communication tool for the City to relay information to the public, the proposed free-standing, electronic message board sign will offer third parties an opportunity to advertise their goods and services. At given times, it is expected that third party advertising may occupy 100% of the copy area.
- The proposed free-standing, electronic message board sign is a significant financial venture. Thus, the success and viability of the proposed sign is contingent on third party advertising.
- Staff support this variance.

## (c) Requested Variance:

- to vary Part 5, Signs in Commercial/Industrial Zones (27)(1)(e) to reduce the minimum setback from any lot line from 2 metres [6.5 ft.] to 0.5 metres [1.6 ft.].

## Applicant's Reasons:

- The proposed sign is behind the Wildflower Greenway and will not impact pedestrian traffic or vehicular traffic.

## Staff Comments:

- Nordel Way is built partially on the subject site, and this variance will allow the sign to remain in place when the road is dedicated in the future.
- The proposed sign is located north of the Wildflower Greenway, and the overhang of the sign will maintain a 0.5 metres [1.6 ft.] clearance from the pathway. The base of the sign is over 4 metres [13 ft.] setback from the pathway. The part of the sign that is 0.5 metres [1.6 ft.] is over 4.5 metres [14.8 ft.] elevated, and will not impact pedestrians on the pathway. The sign location does not conflict with pedestrian movement on the pathway, or with future signal heads at the intersection of Nordel Way and 88 Avenue, should they be needed.
- Staff support this variance.

## (d) Requested Variance:

- to increase the maximum total sign area for the proposed double-sided free-standing electronic message board sign from 28 square metres [300 sq. ft.] to 37.2 square metres [400 sq. ft.]

## Applicant's Reasons:

- The size of the proposed free-standing sign will optimize the impact for the advertiser and provide adequate size and clarity to ensure brand recall and message understanding.
- The proposed free-standing sign will reduce glare and light pollution compared to standard digital signs without LED technology. The proposed digital message board sign will be energy efficient, particularly at night, as the LED lights automatically adjust to ambient light levels.

## Staff Comments:

- The sign area comprises only the digital messaging area of the proposed free-standing, electronic message board sign, and does not include the architectural elements or the sign pole. The proposed sign is well-designed and utilizes state-of-the-art LED digital technology to relay information to the public. The City will be dedicated at least 10% of the advertising time for real time City, RCMP, public service, emergency, community event, and economic development messaging.



- The proposed sign area of a single side of the double-sided free-standing sign is 18.6 m<sup>2</sup> [200 sq. ft.], 3.05 metres by 6.1 metres or [10 ft. x 20 ft.]
- Staff support this variance.

(e) Requested Variance:

- to increase the maximum height of the proposed free-standing sign in Commercial/Industrial Zones from 4.5 metres [15 ft.] to 9.82 metres [32.2 ft.].

Applicant's Reasons:

- The proposed free-standing sign is well-designed and utilizes the same LED technology used in the four (4) other signs currently operating in the City. The proposed size will allow for greater clarity and the ability to easily share advertisements and information with the public.

Staff Comments:

- The overall height of the proposed free-standing, electronic message board is 9.82 metres [32.2 ft.], which includes the decorative element affixed above the electronic message board. The height of the sign from the ground to the top of the electronic message board is 8.2 metres [27 ft.].
- The proposed sign has been designed and copyrighted by Pattison to incorporate innovative architectural features and design elements that are unique to Surrey.
- The proposed sign is the shortest compared to other existing electronic message boards installed in the City.
- The proposed sign will provide additional revenue source for the City, which can be used to improve infrastructure and facilities.
- Staff support this variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

|               |  |
|---------------|--|
| Appendix I.   | Lot Owners and Action Summary                |
| Appendix II.  | Location map and Sign Drawings               |
| Appendix III. | Development Variance Permit No. 7914-0148-00 |

INFORMATION AVAILABLE ON FILE

- Environmental Report Prepared by Envirowest Consultants Inc. Dated July 25, 2013.
- Peer Review Environmental Report Prepared by Enkon Environmental. Dated June 16, 2014.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

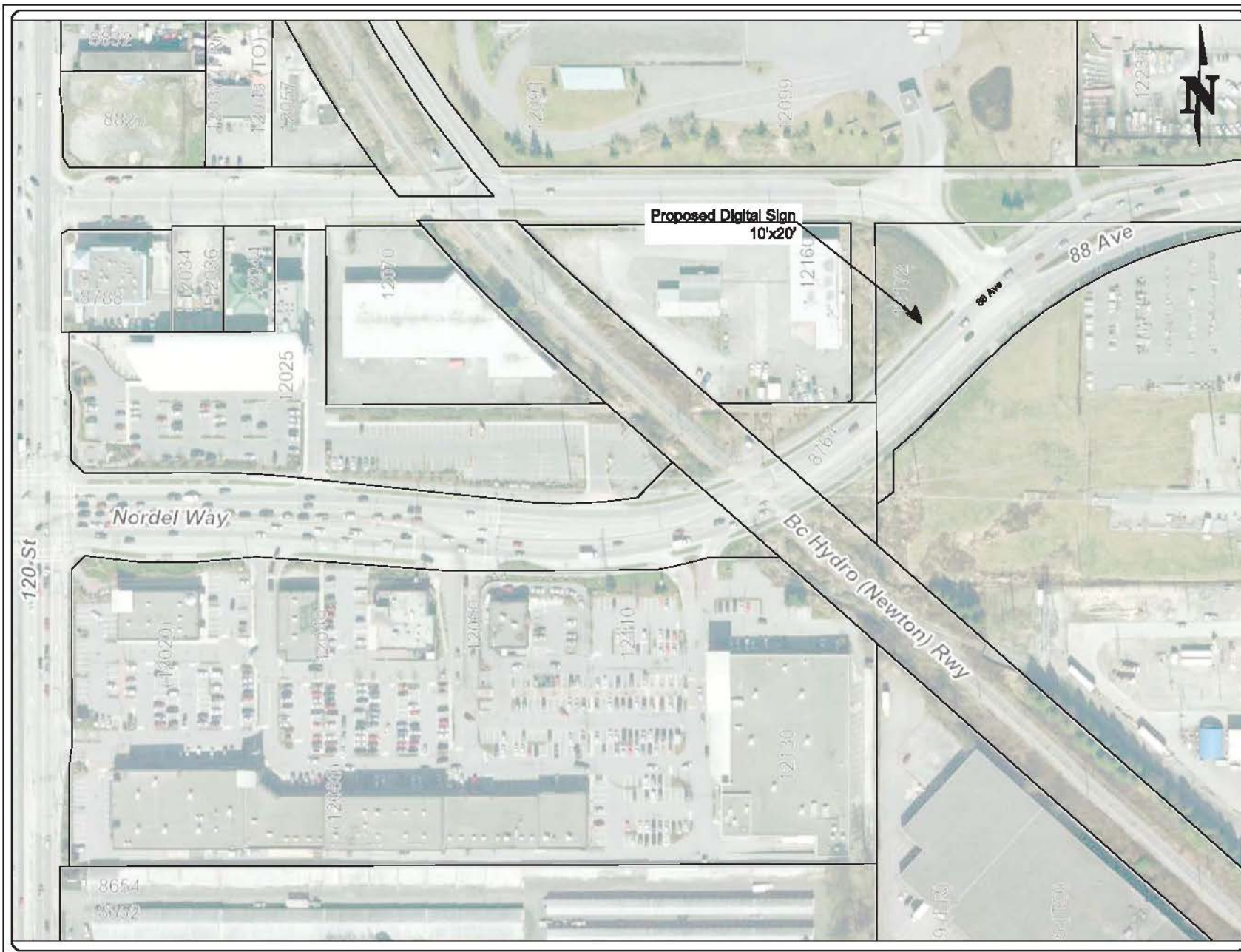
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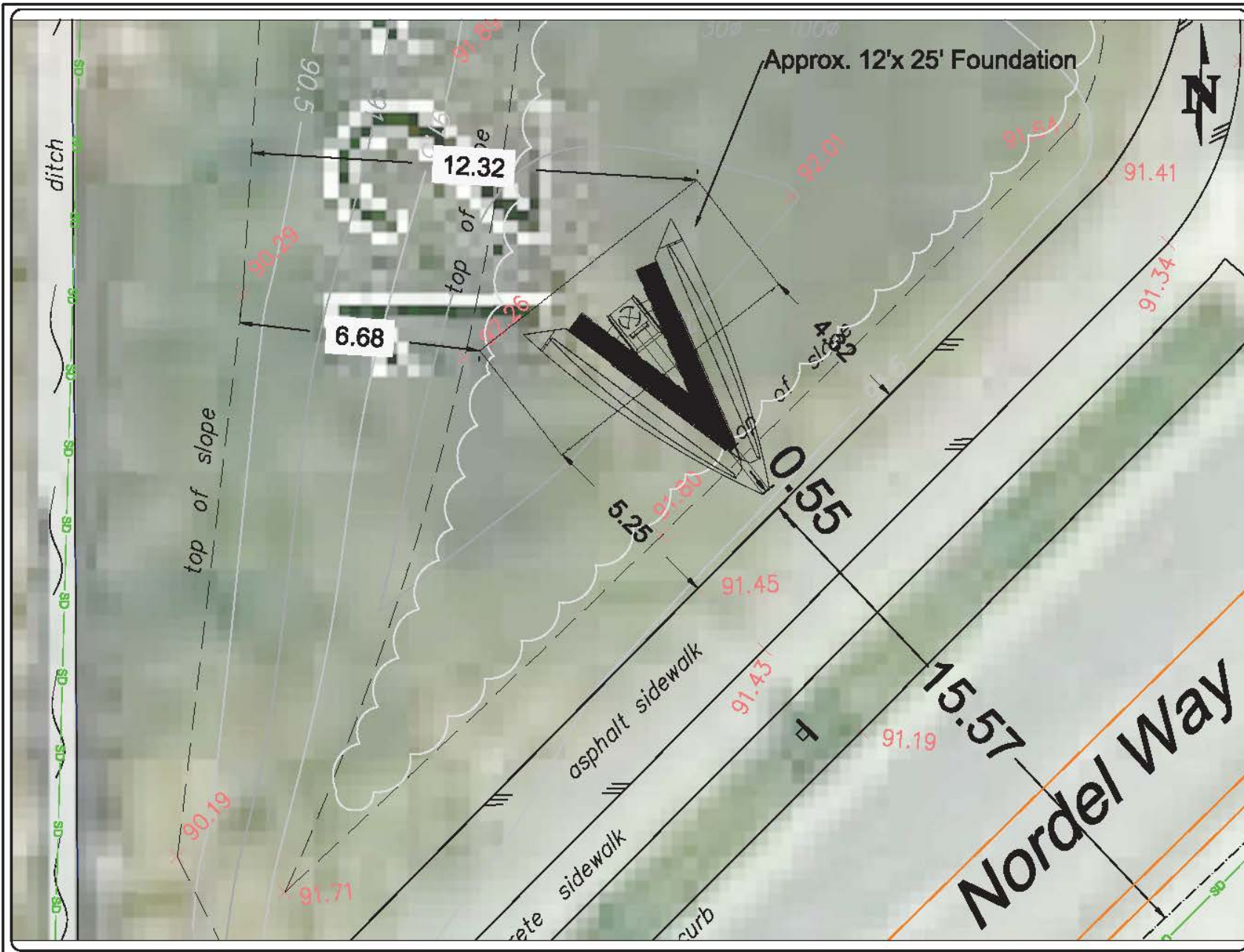
Information for City Clerk

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

1. (a) Agent:      Name:                    Oleg Verbenkov  
   Pacific Land Group  
   Address:               Suite 101, 7485 - 130 Street  
   Surrey, BC V3W 1H8  
  
   Tel:                        604-501-1624 - Primary  
   604-501-1624 - Fax
  
2.            Properties involved in the Application
  - (a)      Civic Address:                12172 - 88 Avenue
  
  - (b)      Civic Address:                12172 - 88 Avenue  
   Owner:                                City Of Surrey  
   PID:                                    024-956-694  
   Lot 1 Section 30 Township 2 New Westminster District Plan LMP48951
  
3.            Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7914-0148-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final approval of the associated Development Permit.



|   |             |
|---|-------------|
|  <p><b>Pacific Land Group</b><br/>Land Use, Development &amp; Environmental Strategists</p> <p><b>Pacific Land Resource Group Inc.</b></p> <p>Suite 101 - 7485 130 Street<br/>Surrey, British Columbia<br/>Canada V3W 1H8<br/>Tel: 604-501-1624<br/>Fax: 604-501-1625<br/>www.pacificlandgroup.ca<br/>info@pacificlandgroup.ca</p> |             |
| PROJECT:  |             |
| <b>Digital Sign</b>   |             |
| DRAWING TITLE:  |             |
| <b>Site 11 Location Plan<br/>(88 Avenue &amp; Nordel Way)</b>   |             |
| PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM<br>FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES   |             |
| CLIENT:   |             |
| <b>City of Surrey</b>   |             |
| SCALE:  |             |
| <b>1:1500</b>   |             |
| DATE:   |             |
| <b>February 24, 2014</b>  |             |
| PROJECT No:   |             |
| <b>13-1131</b>  |             |
| DRAWING No:   |             |
| <b>02</b>   |             |
| DESIGNED BY:  | CHECKED BY: |
| <b>EW</b>   | <b>OV</b>   |



**Pacific Land Resource Group Inc.**

Suite 101 - 7485 130 Street  
 Surrey, British Columbia  
 Canada V3W 1H5

Tel: 604-501-1624  
 Fax: 604-501-1625

www.pacificlandgroup.ca  
 info@pacificlandgroup.ca

PROJECT:

**Digital Sign**

DRAWING TITLE:

**Site 11 Base Plan  
 (88 Avenue & Nordel Way)**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM  
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

**City of Surrey**

SCALE:

**1:100**

DATE:

**March 27, 2014**

PROJECT No:

**13-1131**

DRAWING No:

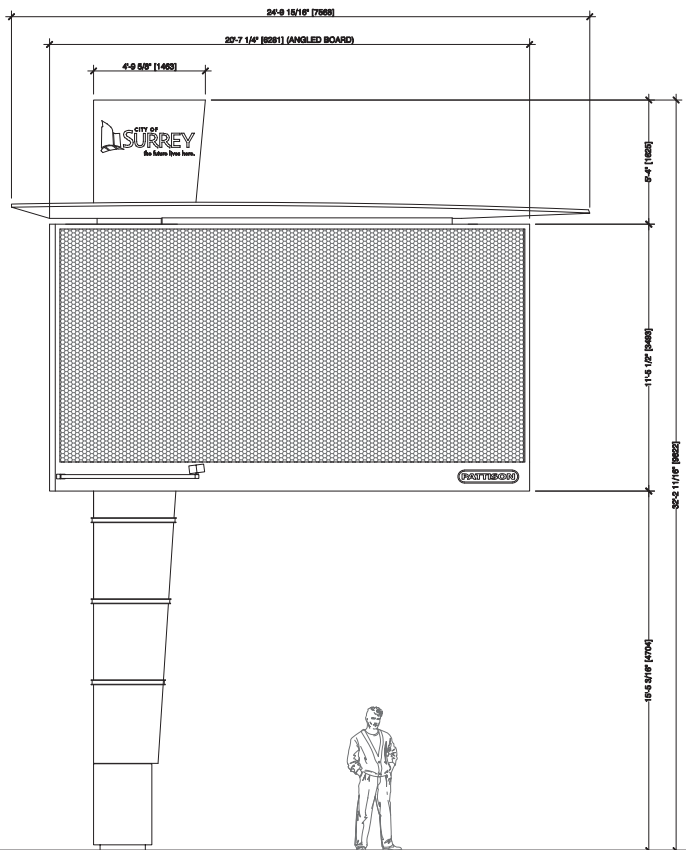
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DESIGNED BY:

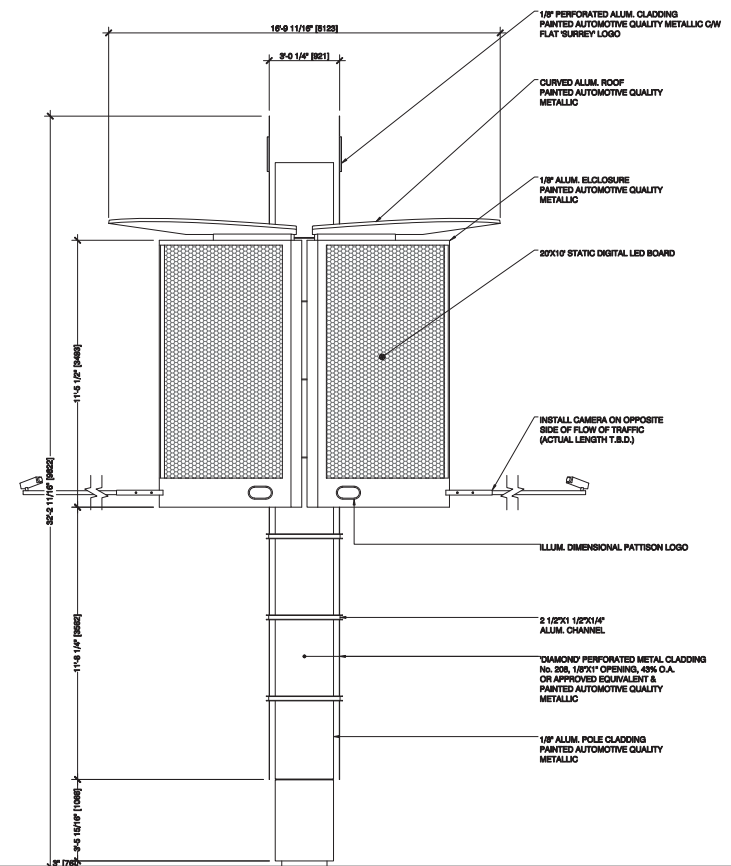
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CHECKED BY:


**OV**

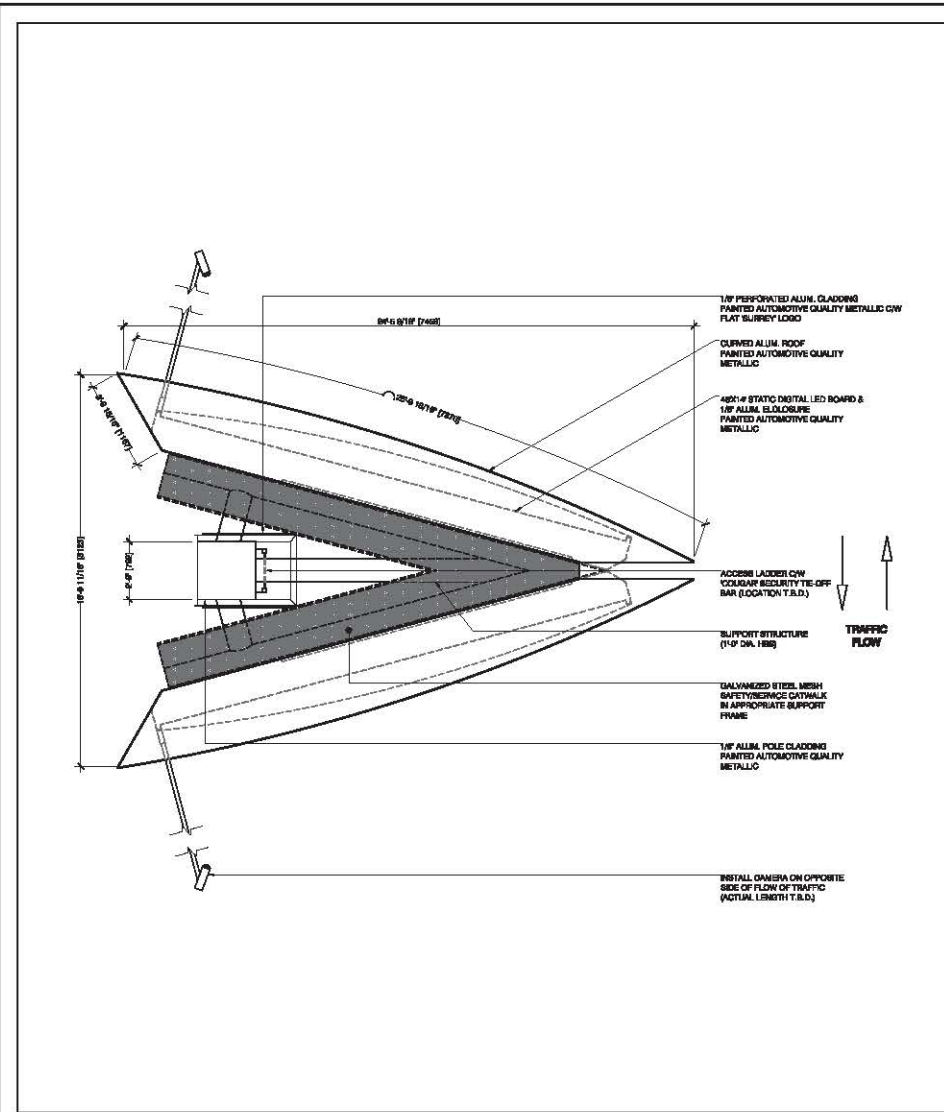


1 10'X20' LED Digital Billboard Board Elevation  
W2.0 3/16" = 1'-0"



2 10'X20' LED Digital Billboard Head-on Elevation  
W2.0 3/16" = 1'-0"

|  |   |   |   |  |                       |
|--|---|---|---|--|-----------------------|
|  Kramer<br>Design<br>Associates<br>Tel: 416.921.1078<br>Fax: 416.921.9934<br>www.kramer-design.com | <b>CLIENT</b><br>Pattison Outdoor<br>2285 Wyecroft Road, Oakville<br>ON, L6L 5L7  | <b>PROJECT</b><br>Digital Billboard Program<br>Surrey, British Columbia | <b>DATE</b><br>Issued for Review<br>Jun. 14, 2013 | <b>TITLE</b><br>10'X20' LED Digital Billboard Elevations | <b>DWG No</b><br>W2.0 |
|  | These documents are not to be scaled. The design and documents remain the property of KDA and are protected by law. They may not be altered, issued, or reproduced without expressed written consent from KDA. All documents to be returned to KDA at completion of work. Contractor to site verify all details and dimensions and report any and all discrepancies to KDA before commencing with that related portion of the work. Only signed, sealed and stamped documents are to be used for construction purposes. |   |   | <b>APPROVAL</b>  |                       |



10'X20' LED Digital Billboard  
Plan

W2.1 3/16" = 1'-0"

**KDA** Kramer Tel: 416.921.1078  
Design Fax: 416.921.9934  
Associates www.kramer-design.com

|               |   |
|---------------|---|
| <b>CLIENT</b> | Pattison Outdoor<br>2285 Wyecroft Road, Oakville<br>ON, L6L 5L7 |
|---------------|---|

|                |   |
|----------------|---|
| <b>PROJECT</b> | Digital Billboard Program<br>Surrey, British Columbia |
|----------------|---|

|             |                                 |
|-------------|---------------------------------|
| <b>DATE</b> | Issued for Review Jun. 14, 2013 |
|-------------|---------------------------------|

|                 |                                       |
|-----------------|---------------------------------------|
| <b>TITLE</b>    | 10'X20' LED Digital Billboard<br>Plan |
| <b>APPROVAL</b> |                                       |

|               |      |
|---------------|------|
| <b>DWG No</b> | W2.1 |
|---------------|------|

These documents are not to be scaled. The design and documents remain the property of KDA and are protected by law. They may not be altered, issued, or reproduced without expressed written consent from KDA. All documents to be returned to KDA at completion of work. Contractor to site verify all details and dimensions and report any and all discrepancies to KDA before commencing with that related portion of the work. Only signed, sealed and stamped documents are to be used for construction purposes.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0148-00

Issued To: CITY OF SURREY

("the Owner")

Address of Owner: 13450 - 104 Avenue  
Surrey, BC V3T 1V8

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: 024-956-694  
Lot 1 Section 30 Township 2 New Westminster District Plan LMP48951

12172 - 88 Avenue

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
  - (a) In Part 1, Prohibited Signs (10)(13), to allow a free-standing Electronic Message Board sign to be installed on the Land;
  - (b) In Part 1, General Provisions (6)(11) to allow third party advertising to exceed 30% of the allowable copy area on the proposed free-standing electronic message board sign;
  - (c) In Part 5, Signs in Commercial/Industrial Zones (27)(1)(e) to reduce the minimum setback from any lot line from 2 metres [6.5 ft.] to 0.5 metres [1.6 ft.];
  - (d) In Part 5, Signs in Commercial/Industrial Zones (27)(1)(g) to increase the maximum total sign area for the proposed double-sided free-standing electronic message board sign from 28 square metres [300 sq. ft.] to 37.2 square metres [400 sq. ft.]; and



- (e) In Part 5, Signs in Commercial/Industrial Zones (27)(1)(k) to increase the maximum height of the proposed free-standing sign in Commercial/Industrial Zones from 4.5 metres (15 ft.) to 9.82 metres (32.2 ft.).
4. The siting of buildings and structures shall be in accordance with the drawings numbered 7914-0148-00 (A) through to and including 7914-0148-00 (D) (the "Drawings") which are attached hereto and form part of this development variance permit.
  5. 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.
  6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  7. 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.
  8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  9. This development variance permit is not a building permit.

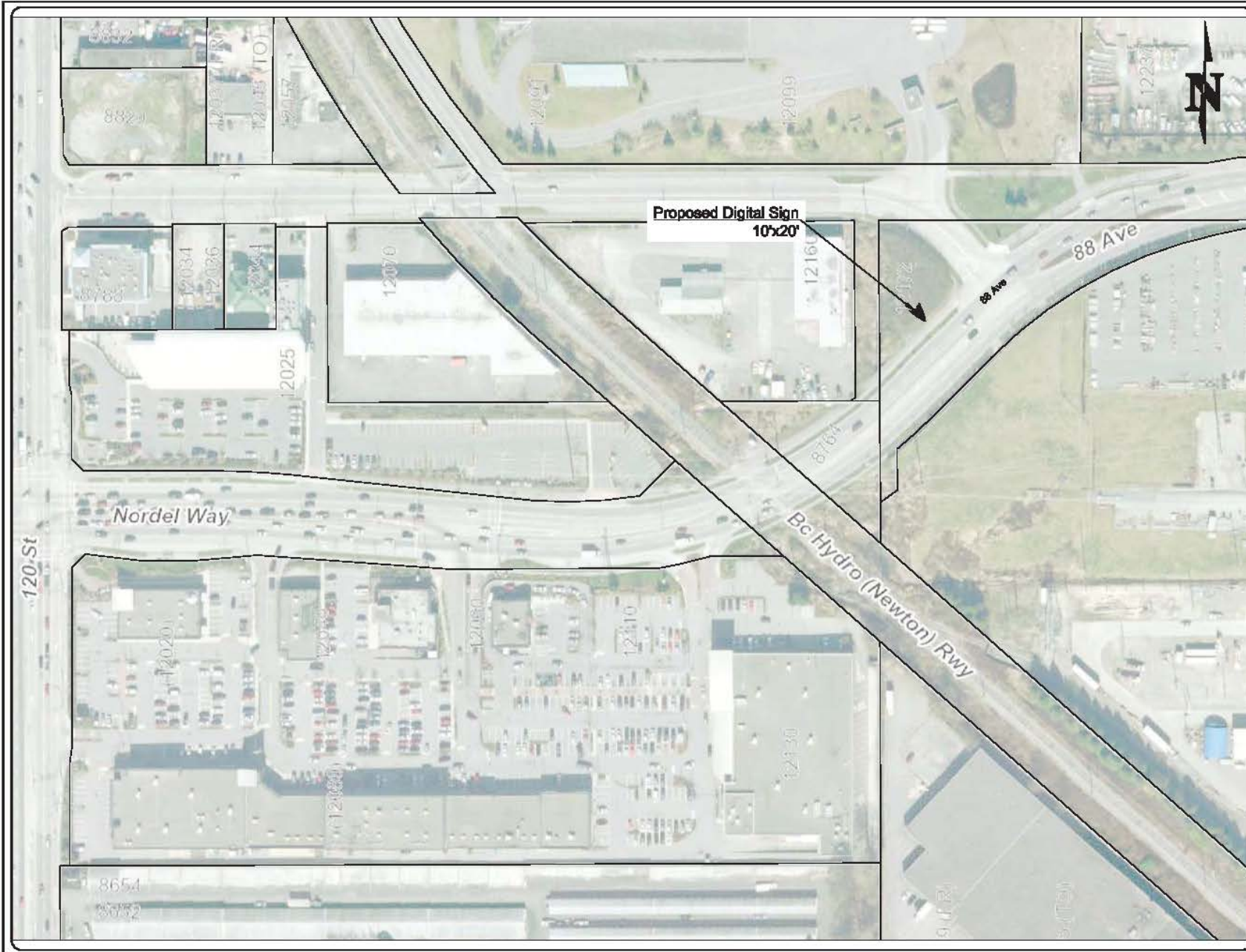
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ISSUED THIS      DAY OF      , 20   .


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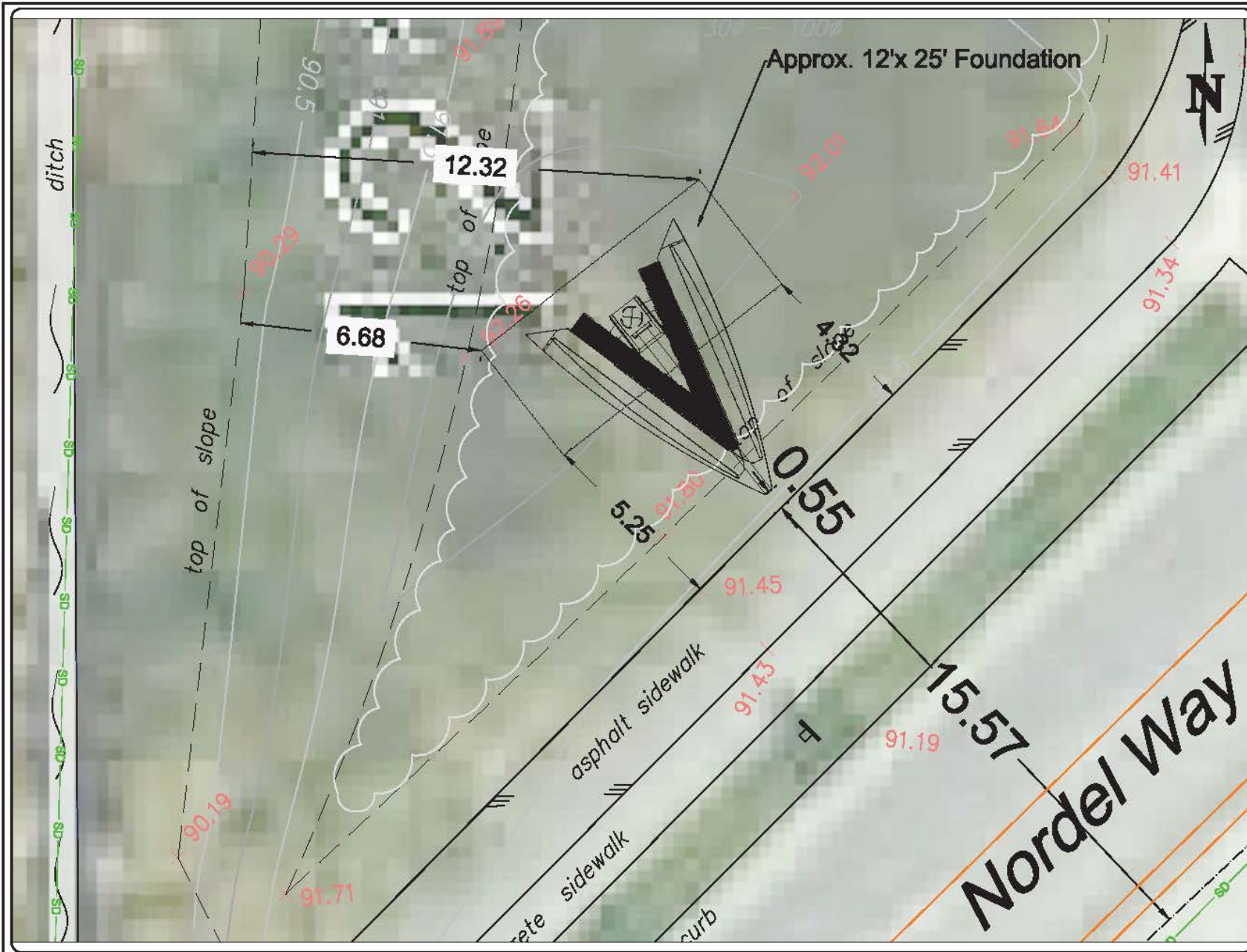
Mayor – Dianne L. Watts


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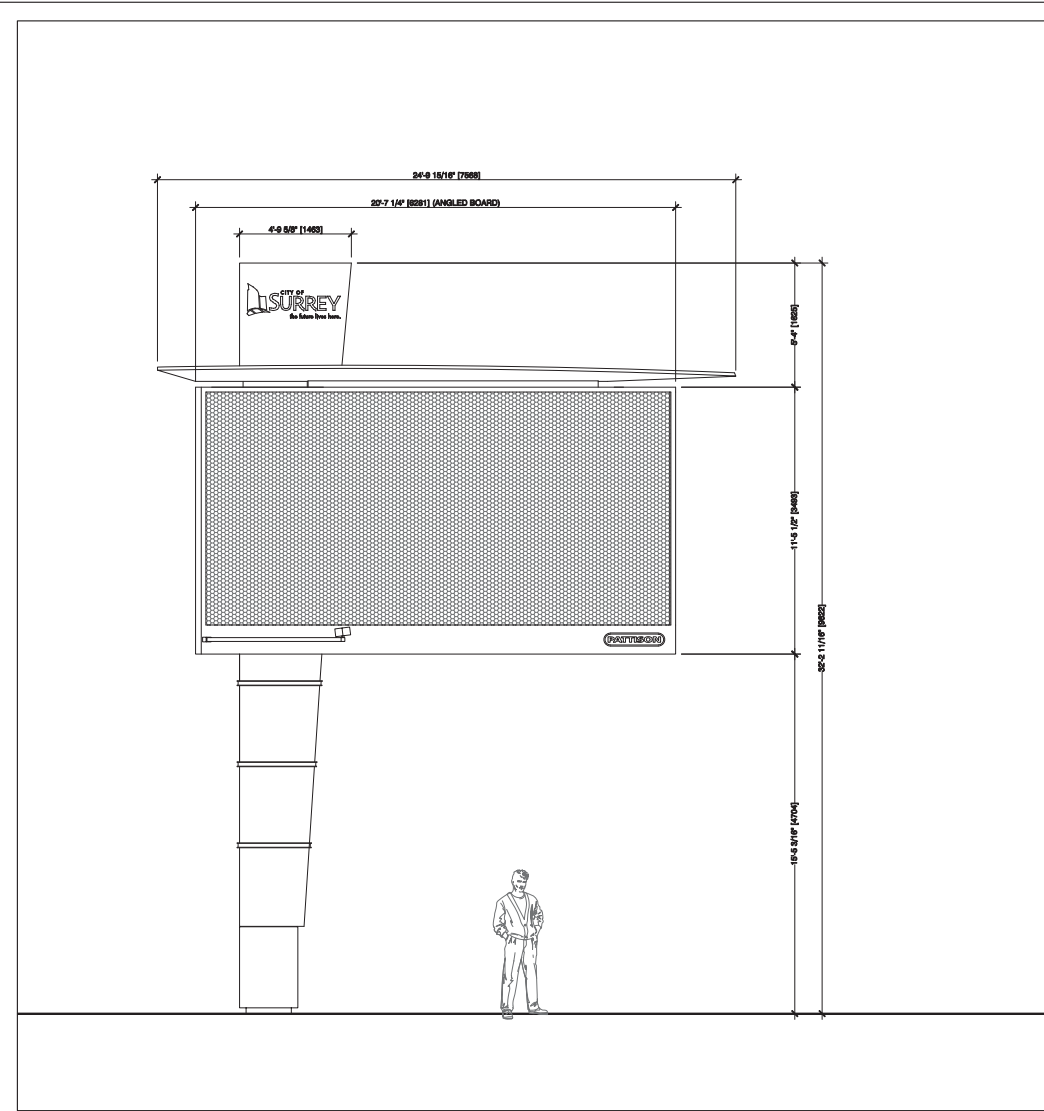
City Clerk – Jane Sullivan



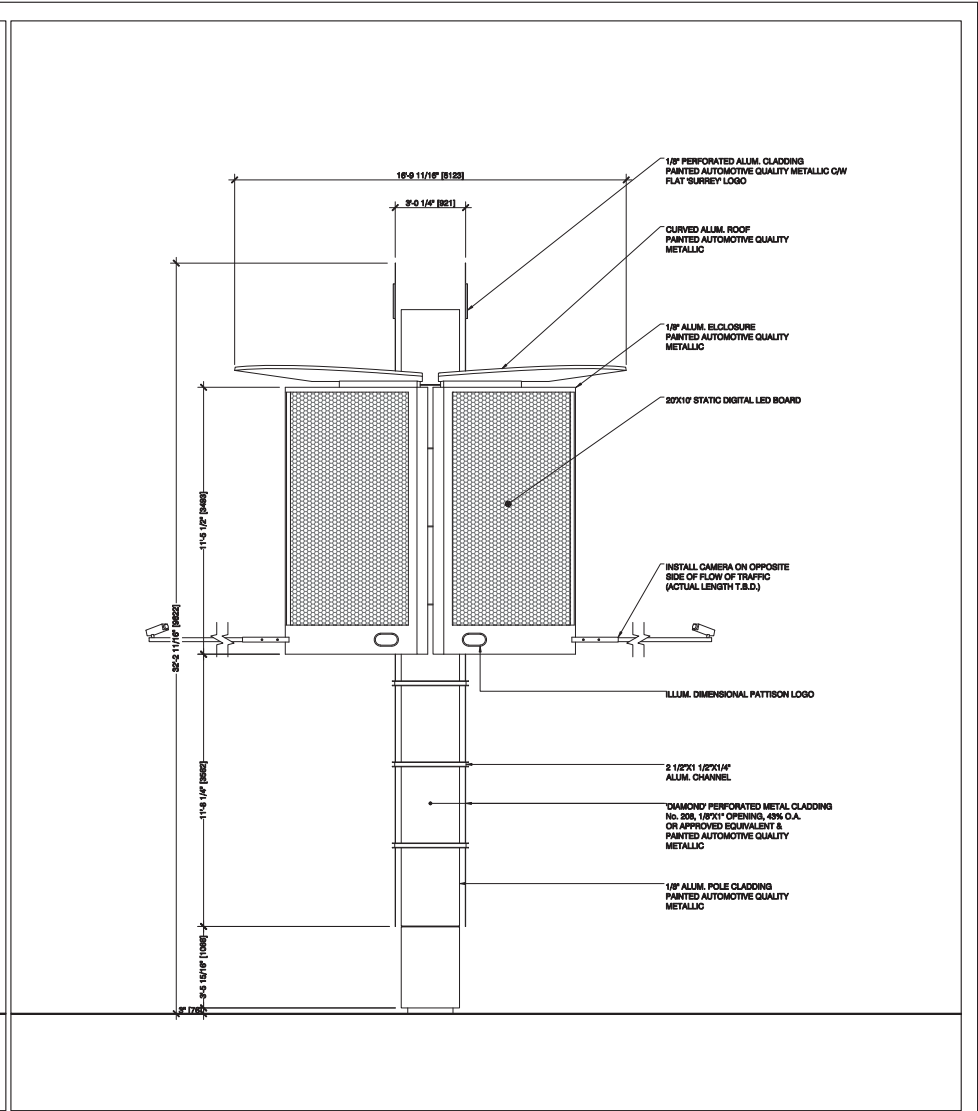
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|--|---|
|  <p><b>Pacific Land Group</b><br/><i>Land Use, Development &amp; Environmental Strategists</i></p> <p><b>Pacific Land Resource Group Inc.</b></p> <p>Suite 101 - 7485 130 Street<br/>Surrey, British Columbia<br/>Canada V3W 1H8<br/>Tel: 604-501-1624<br/>Fax: 604-501-1625<br/>www.pacificlandgroup.ca<br/>info@pacificlandgroup.ca</p> |   |
| <p>PROJECT:</p> <p style="text-align: center;"><b>Digital Sign</b></p>   |   |
| <p>DRAWING TITLE:</p> <p style="text-align: center;"><b>Site 11 Location Plan<br/>(88 Avenue &amp; Nordel Way)</b></p>   |   |
| <p>PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM<br/>FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES</p> <p>CLIENT:</p> <p style="text-align: center;"><b>City of Surrey</b></p>  |   |
| <p>SCALE:</p> <p style="text-align: center;"><b>1:1500</b></p>   |   |
| <p>DATE:</p> <p style="text-align: center;"><b>February 24, 2014</b></p>   |   |
| <p>PROJECT No:</p> <p style="text-align: center;"><b>13-1131</b></p>   |   |
| <p>DRAWING No:</p> <p style="text-align: center;"><b>02</b></p>  |   |
| <p>DESIGNED BY:</p> <p style="text-align: center;"><b>EW</b></p>   | <p>CHECKED BY:</p> <p style="text-align: center;"><b>OV</b></p> |




|  |             |
|--|-------------|
|  <p><b>PACIFIC LAND GROUP</b><br/>Land Use, Development &amp; Environmental Strategists</p> <p><b>Pacific Land Resource Group Inc.</b></p> <p>Suite 101 - 7485 130 Street<br/>Surrey, British Columbia<br/>Canada V3W 1H8</p> <p>Tel: 604-501-1624<br/>Fax: 604-501-1625<br/>www.pacificlandgroup.ca<br/>info@pacificlandgroup.ca</p> |             |
| PROJECT:   |             |
| <b>Digital Sign</b>  |             |
| DRAWING TITLE:   |             |
| <b>Site 11 Base Plan<br/>(88 Avenue &amp; Nordel Way)</b>  |             |
| PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES   |             |
| CLIENT:  |             |
| <b>City of Surrey</b>  |             |
| SCALE:   |             |
| <b>1:100</b>   |             |
| DATE:  |             |
| <b>March 27, 2014</b>  |             |
| PROJECT No:  |             |
| <b>13-1131</b>   |             |
| DRAWING No:  |             |
| <b>01</b>  |             |
| DESIGNED BY:   | CHECKED BY: |
| <b>EW</b>  | <b>OV</b>   |

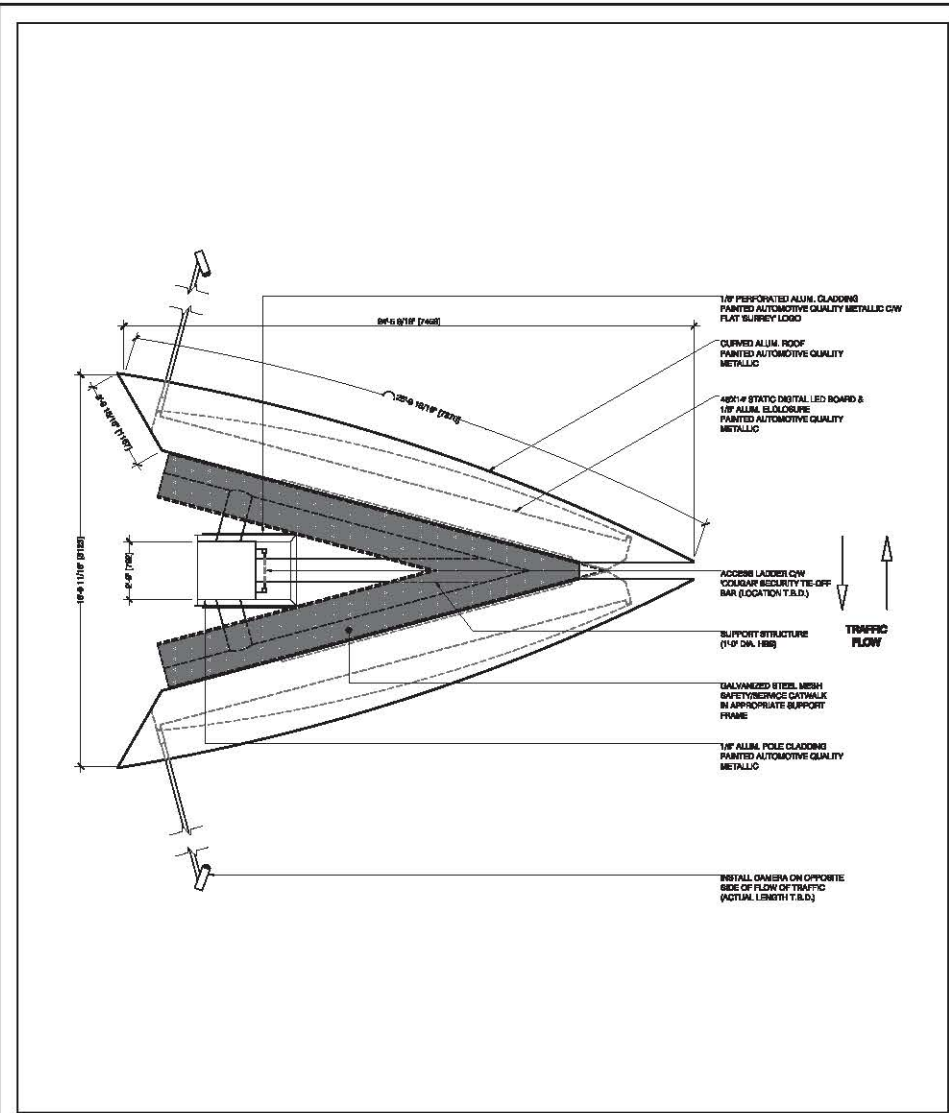


1 10'X20' LED Digital Billboard Board Elevation  
W2.0 3/16" = 1'-0"




2 10'X20' LED Digital Billboard Head-on Elevation  
W2.0 3/16" = 1'-0"

|   |   |  |  |   |                           |
|---|---|--|--|---|---------------------------|
|  Kramer Tel: 416.921.1078<br>Design Fax: 416.921.9934<br>Associates www.kramer-design.com | <b>CLIENT</b> Pattison Outdoor<br>2285 Wyecroft Road, Oakville<br>ON, L6L 5L7   | <b>PROJECT</b> Digital Billboard Program<br>Surrey, British Columbia | <b>DATE</b><br>Issued for Review Jun. 14, 2013 | <b>TITLE</b> 10'X20' LED Digital Billboard Elevations | <b>DWG No</b><br><br>W2.0 |
|   | APPROVAL  |  |  |   |                           |
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10'X20' LED Digital Billboard  
Plan  
W2.1 3/16" = 1'-0"

|  |   |   |  |   |                       |
|--|---|---|--|---|-----------------------|
|  Kramer<br>Design<br>Associates<br>Tel: 416.921.1078<br>Fax: 416.921.9934<br>www.kramer-design.com | <b>CLIENT</b><br>Pattison Outdoor<br>2285 Wyecroft Road, Oakville<br>ON, L6L 5L7  | <b>PROJECT</b><br>Digital Billboard Program<br>Surrey, British Columbia | <b>DATE</b><br>Issued for Review Jun. 14, 2013 | <b>TITLE</b><br>10'X20' LED Digital Billboard<br>Plan | <b>DWG No</b><br>W2.1 |
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|  |   |   |  |   |                       |