

**PROPOSAL:**

- **Development Variance Permit**

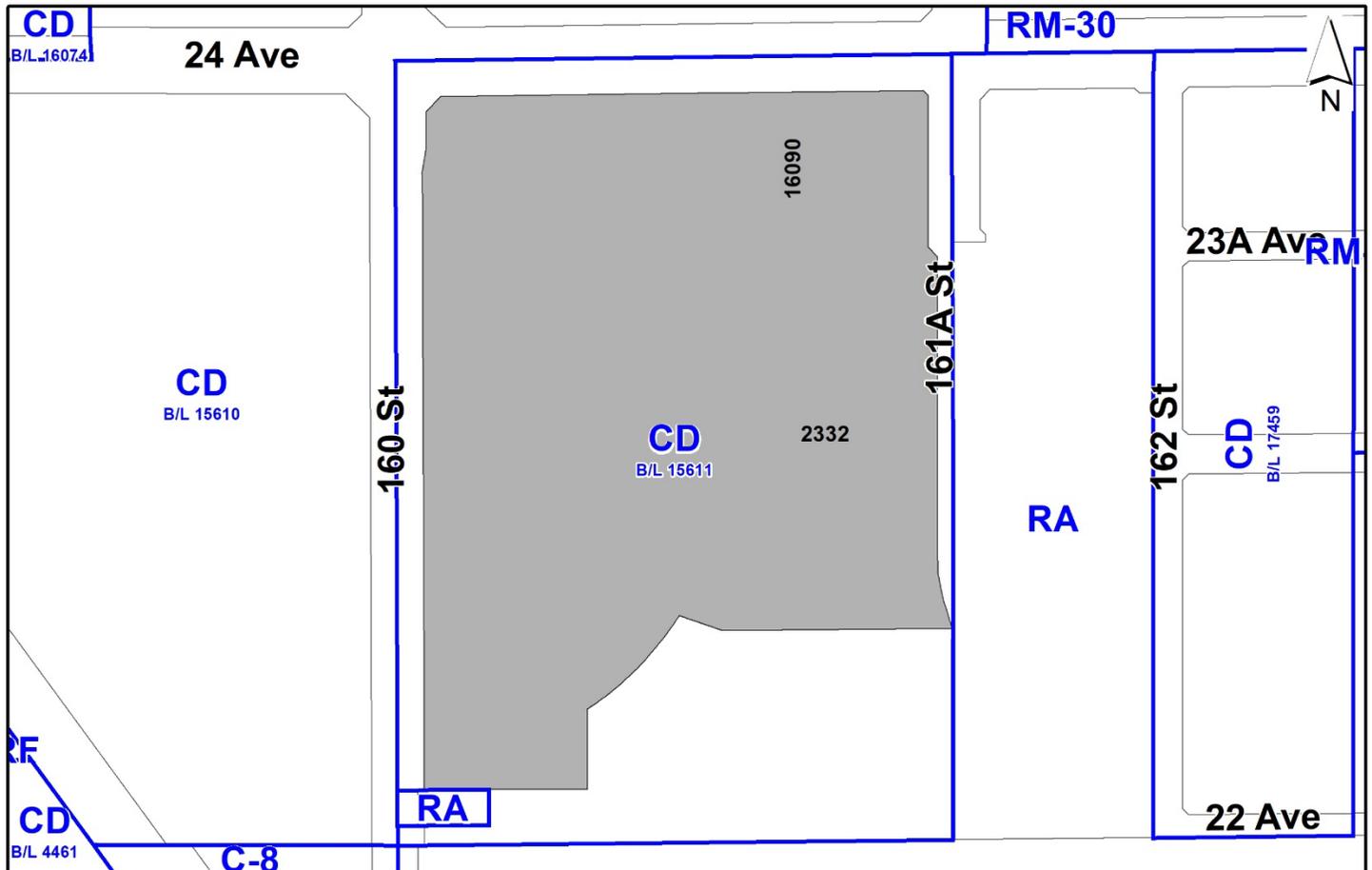
to increase the permitted number of fascia signs and sign area to allow an additional fascia sign.

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

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

**OCP DESIGNATION:** Commercial

**LAP DESIGNATION:** Commercial and Buffers



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

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

**RATIONALE OF RECOMMENDATION**

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

## RECOMMENDATION

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

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

## SITE CONTEXT & BACKGROUND

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

### Context & Background

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

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

## DEVELOPMENT PROPOSAL

### Planning Considerations

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



**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

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

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

JK/ar

## PROPOSED SIGN BY-LAW VARIANCES

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



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

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

FONTS  
PROXIMA NOVA

CLIENT  
PROSPERA CREDIT UNION

CLIENT APPROVAL

DATE

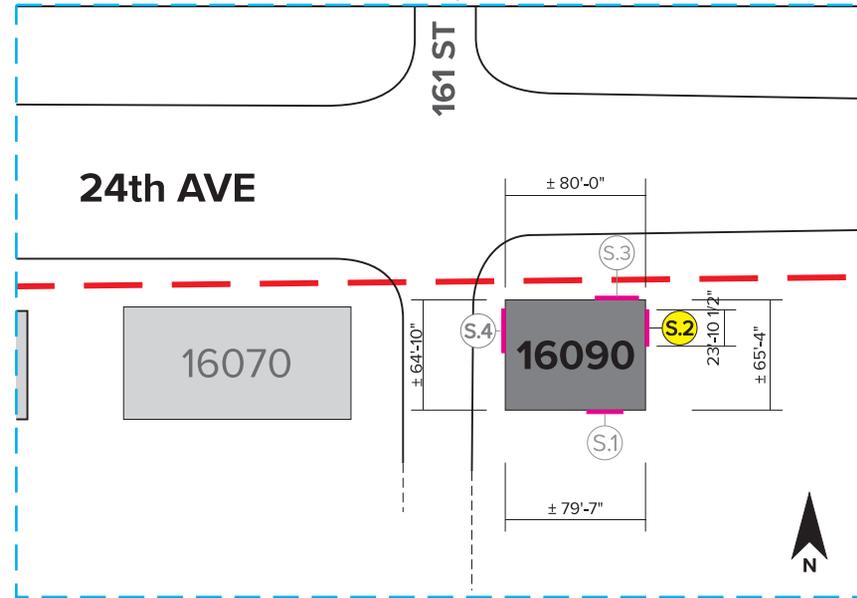
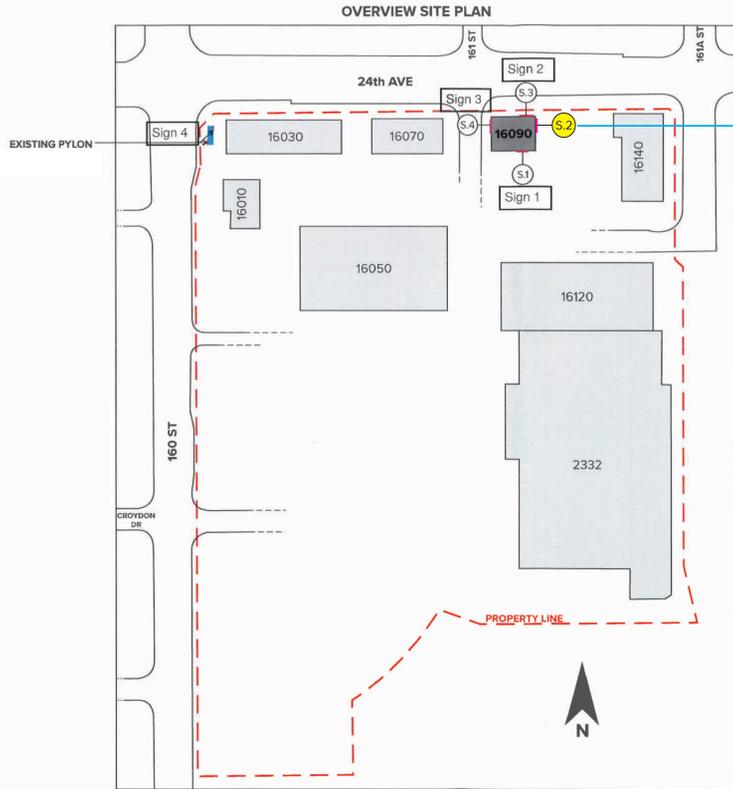
PROJECT  
PROSPERA - GRANDVIEW CENTRAL BRANCH, 16090 - 24TH AVE SURREY, BC

REVISIONS

THIS DRAWING IS FOR THE COMMUNICATION OF DESIGN INTENT ONLY AND SPECIFICS SIZE, COLOUR, MATERIAL & LOCATION ONLY. IT IS NOT TO BE USED FOR FABRICATION.

WRITTEN CONSENT MUST BE OBTAINED FOR ANY USE OR APPLICATION OF THIS DESIGN BEYOND THE PRESENTATION, AS THE RIGHTS TO SAME BELONG TO IMPERIAL SIGN CORP.

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



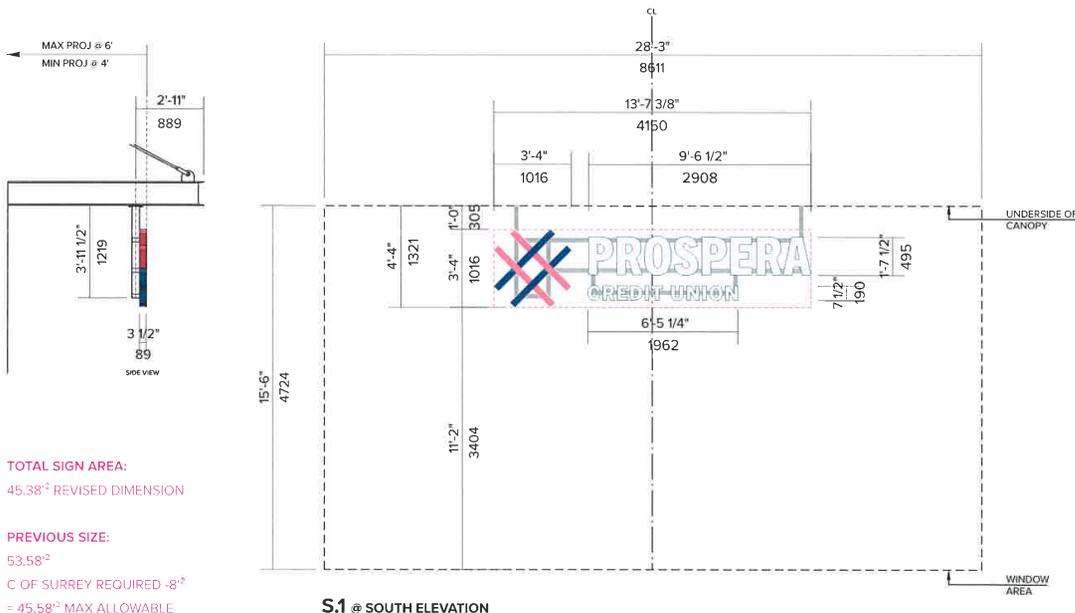
# SIGN DETAIL: RAIL MOUNTED CHANNELS

## S.1 - SOUTH ELEVATION

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

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

SITE SURVEY REQUIRED TO DETERMINE EXACT DIMENSIONS



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

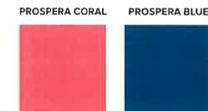
PREVIOUS SIZE:  
53.58<sup>2</sup>  
C OF SURREY REQUIRED - 8<sup>2</sup>  
= 45.58<sup>2</sup> MAX ALLOWABLE



TYPICAL ILLUMINATED NIGHT VIEW



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



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



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| SCALE         | DESIGN#  | SALES          | CLIENT                |
|---------------|----------|----------------|-----------------------|
| 3/16" = 1'-0" | 21-14326 | PURCELL/WILSON | PROSPERA CREDIT UNION |

| PRINT DATE  | DWG. DATE                    | DESIGNER  | FILE NAME   |
|-------------|------------------------------|-----------|---|
| FEB/22/2022 | FEB/22/2022<br>(JUN/14/2021) | SCHNEIDER | G:\DESIGN\AR11\2021\WILSON_PURCELL\PROSPERA CREDIT UNION\LOCATIONS\GRANDVIEWCENTRAL_R 2 |

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

CLIENT APPROVAL / DATE

REVISION 8

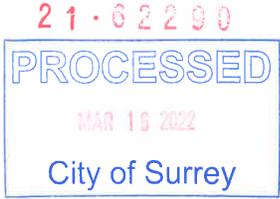
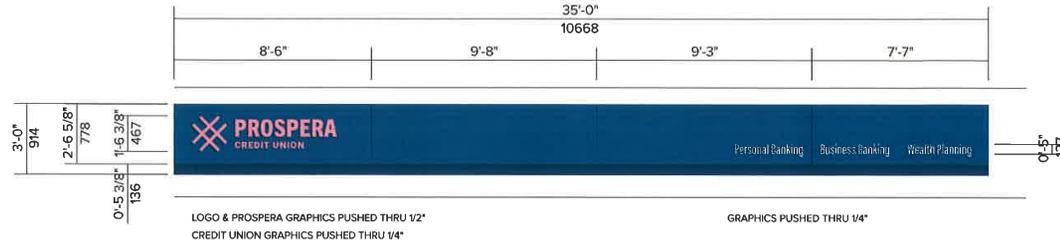
# SIGN DETAIL: FASCIA

## S.3 - NORTH ELEVATION

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

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

SITE SURVEY REQUIRED TO DETERMINE EXACT DIMENSIONS



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



ILLUMINATED NIGHT VIEW



### ENLARGED X-SECTION

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

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

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



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|                   |                              |                     |  |   |
|-------------------|------------------------------|---------------------|--|---|
| <b>SCALE</b>      | <b>DESIGN#</b>               | <b>SALES</b>        | <b>CLIENT</b>  | <b>PROJECT</b>  |
| 3/16" = 1'-0"     | 21-14326                     | PURCELL/WILSON      | PROSPERA CREDIT UNION  | PROSPERA - GRANDVIEW CENTRAL BRANCH, 16090 - 24TH AVE, SURREY |
| <b>PRINT DATE</b> | <b>DWG. DATE</b>             | <b>DESIGNER</b>     | <b>FILE NAME</b>   | <b>CLIENT APPROVAL / DATE</b>                                 |
| FEB/22/2022       | FEB/09/2022<br>(JUN/14/2021) | LENARCZYK/SCHNEIDER | G:/DESIGN/ARTV2021/WILSON_PURCELL/PROSPERA CREDIT UNION/LOCATIONS/GANDVIEWCENTRAL_R2 |   |

# SIGN DETAIL: FASCIA

## S.4 - WEST ELEVATION

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

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

21-62290

PROCESSED

MAR 16 2022

City of Surrey

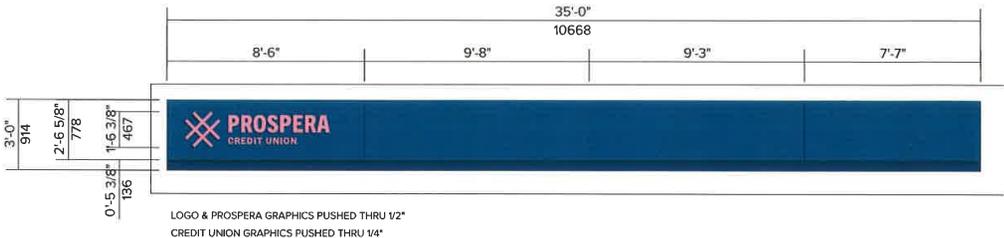


EXISTING WEST ELEVATION - DISPLAY @ 3' x 35' ±



ILLUMINATED NIGHT VIEW

SITE SURVEY REQUIRED TO DETERMINE EXACT DIMENSIONS



**ENLARGED X-SECTION**

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

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



- |  |   |
|--|---|
| <p>TO MATCH PMS 709 C VINYL<br/>• 3M ROSE MAUVE 68 PAINT<br/>• 1777 BASF DIAMONT</p> | <p>TO MATCH PMS 541 C VINYL<br/>• 3M EURO BLUE 137 PAINT<br/>• SB172.50</p> |
|--|---|



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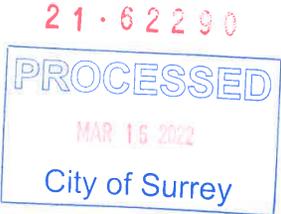
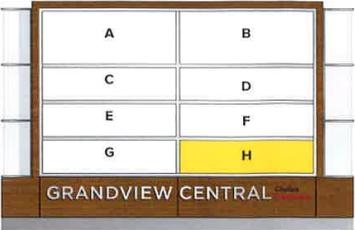
| SCALE         | DESIGN#                      | SALES                   | CLIENT   | PROJECT   |
|---------------|------------------------------|-------------------------|--|---|
| 3/16" = 1'-0" | 21-14326                     | PURCELL/<br>WILSON      | PROSPERA CREDIT UNION  | PROSPERA - GRANDVIEW CENTRAL BRANCH, 16090 - 24TH AVE, SURREY |
| PRINT DATE    | DWG. DATE                    | DESIGNER                | FILE NAME  | CLIENT APPROVAL / DATE  |
| FEB/22/2022   | FEB/09/2022<br>(JUN/14/2021) | LENARCZYK/<br>SCHNEIDER | G:\DESIGN\ART1\2021\WILSON_PURCELL\PROSPERA CREDIT UNION\LOCATIONS\GRANDVIEWCENTRAL_R2 |   |

# SIGN DETAIL: TENANT PANEL

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

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

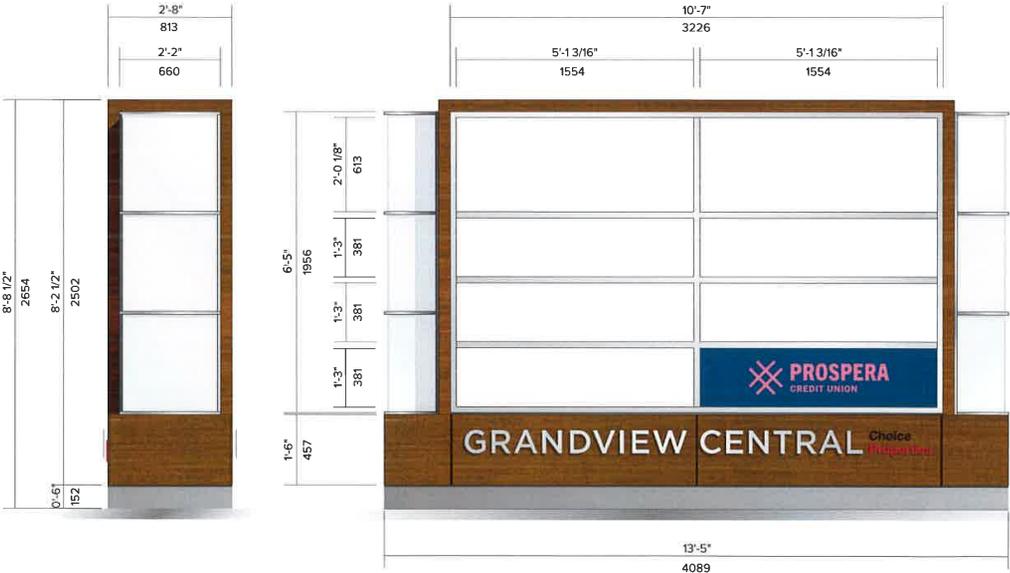
- TO REPLACE EXISTING WESTMINSTER SAVINGS PANELS (H)
- NEW WHITE ACRYLIC FACES W/ OPAQUED EURO BLUE 137 & TRANSLUCENT ROSE MAUVE 68 VINYLs C/W CLEAR OVERLAM, APPLIED 1ST SURFACE



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



ILLUMINATED NIGHT VIEW



PROSPERA CORAL      PROSPERA BLUE



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

TO MATCH PMS 541 C VINYL  
- 3M EURO BLUE 137 PAINT  
- SBT72.50



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| SCALE        | DESIGN#                      | SALES              | CLIENT   | PROJECT   |
|--------------|------------------------------|--------------------|--|---|
| 3/8" = 1'-0" | 21-14326                     | PURCELL/<br>WILSON | PROSPERA CREDIT UNION  | PROSPERA - GRANDVIEW CENTRAL BRANCH, 16090 - 24TH AVE, SURREY |
| PRINT DATE   | DWG. DATE                    | DESIGNER           | FILE NAME  | CLIENT APPROVAL / DATE  |
| FEB/22/2022  | AUG/24/2021<br>(JUN/14/2021) | SCHNEIDER          | G:\DESIGN\AR1\2021\WILSON_PURCELL\PROSPERA CREDIT UNION\LOCATIONS\GRANDVIEWCENTRAL_R.2 |   |

REVISION

5.0

# SIGN DETAIL: FASCIA

## S.2 - EAST ELEVATION

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

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



EXISTING EAST ELEVATION



NTS

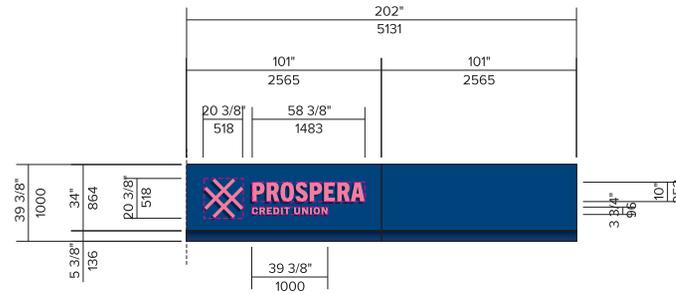
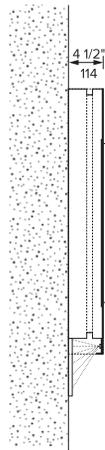


ILLUMINATED NIGHT VIEW

### ENLARGED X-SECTION

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

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



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

### EAST ELEVATION

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

### TOTAL EXISTING SIGN AREA FOR THE BUILDING:

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

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

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



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

REVISION 1



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0303-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 026-497-212

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

16090 - 24 Avenue (2332 - 160 Street)

(the "Land")

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

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

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

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Mayor – Brenda Locke

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City Clerk – Jennifer Ficocelli



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

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

FONTS  
PROXIMA NOVA

CLIENT  
PROSPERA CREDIT UNION

CLIENT APPROVAL

DATE

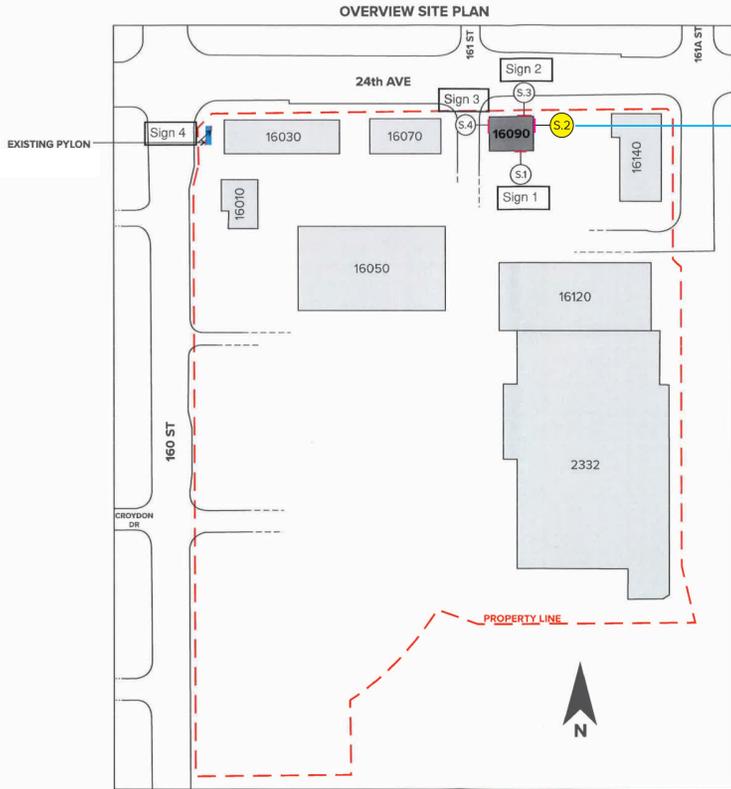
PROJECT  
PROSPERA - GRANDVIEW CENTRAL BRANCH, 16090 - 24TH AVE SURREY, BC

REVISIONS

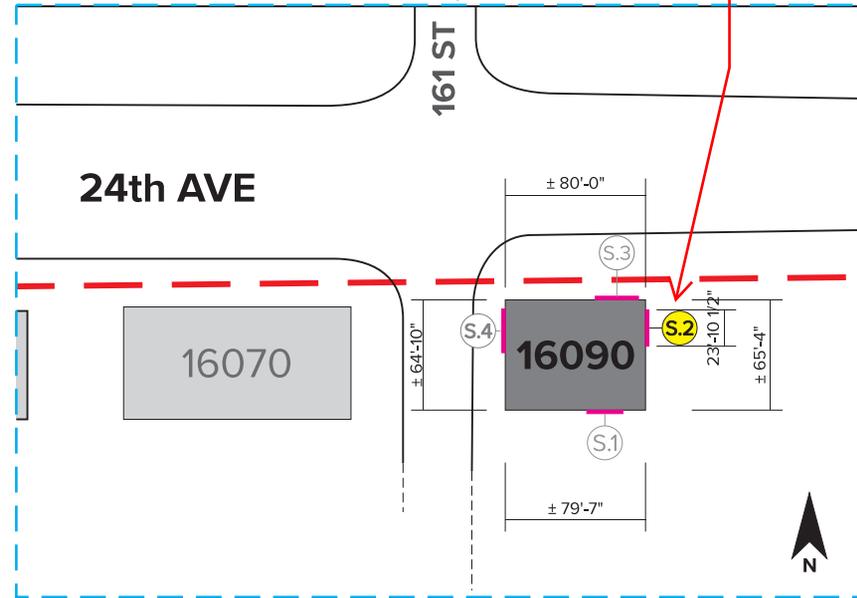
THIS DRAWING IS FOR THE COMMUNICATION OF DESIGN INTENT ONLY AND SPECIFICS SIZE, COLOUR, MATERIAL & LOCATION ONLY. IT IS NOT TO BE USED FOR FABRICATION.

WRITTEN CONSENT MUST BE OBTAINED FOR ANY USE OR APPLICATION OF THIS DESIGN BEYOND THE PRESENTATION, AS THE RIGHTS TO SAME BELONG TO IMPERIAL SIGN CORP.

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



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



EXPANDED VIEW

# SIGN DETAIL: FASCIA

## S.2 - EAST ELEVATION

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

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



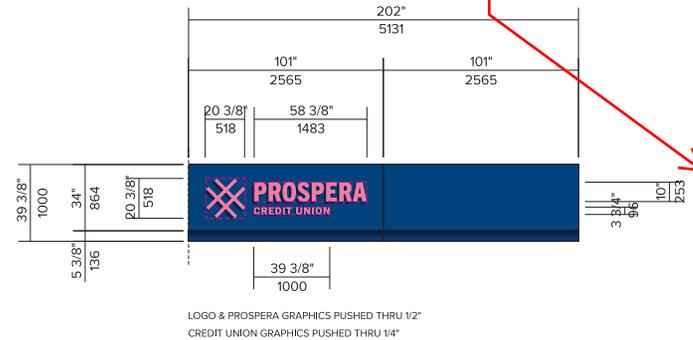
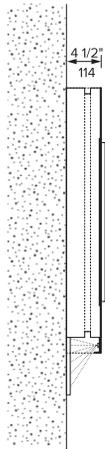
EXISTING EAST ELEVATION

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

### ENLARGED X-SECTION

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

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



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



ILLUMINATED NIGHT VIEW

### EAST ELEVATION

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

### TOTAL EXISTING SIGN AREA FOR THE BUILDING:

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

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

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



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