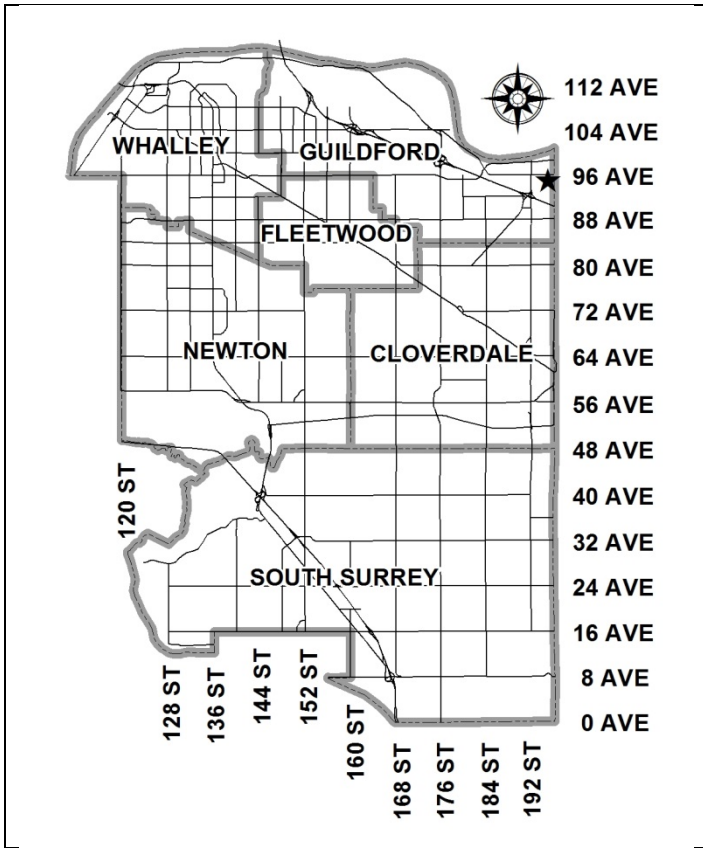


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0111-00

Planning Report Date: May 2, 2016



**PROPOSAL:**

- **Development Variance Permit**

to permit two (2) second floor fascia signs to extend above the roofline of a two-storey industrial building.

**LOCATION:**

9515 - 195 Street

**OWNER:**

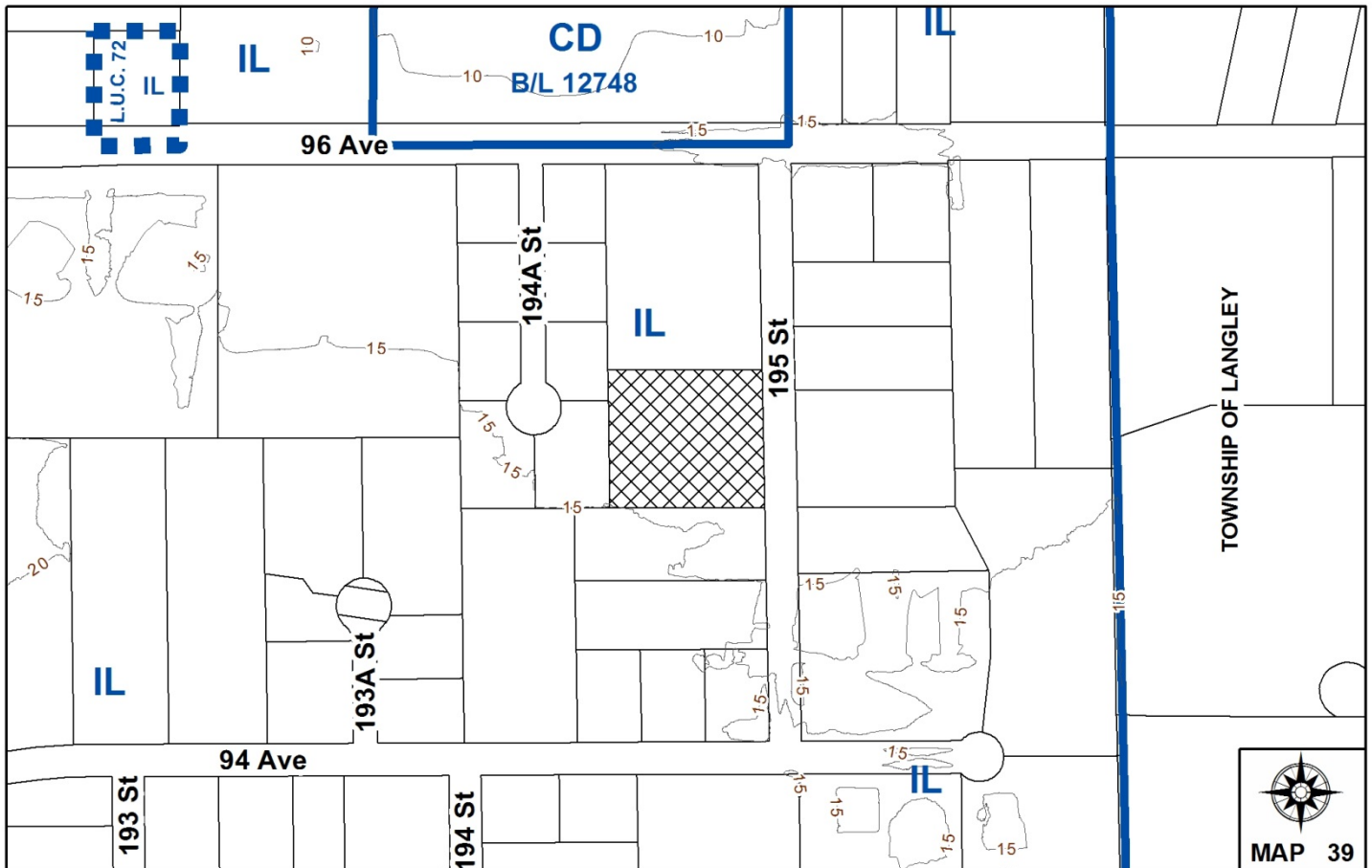
Timberline Investments (2005) Inc.

**ZONING:**

IL

**OCP DESIGNATION:**

Industrial



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### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to the Sign By-law to permit two (2) second floor fascia signs to extend above the roofline of a two-storey industrial building.

### RATIONALE OF RECOMMENDATION

- The industrial building on the subject site is constructed with extensive glazing and architectural elements to enhance the building articulation. The two (2) proposed fascia signs are installed on ornamental metal grates along the north and east building elevations and do not detract from the strong form and character of the building.
- The proposed fascia signs are red and white vinyl sign boxes (oval shaped), which match the red and white colours that are used on the building.
- The proposed fascia signs are of an appropriate size and scale in relation to the building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7915-0013-00 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to vary the Sign By-law to allow one (1) second-storey fascia sign on the north building elevation (non lot frontage) of a two-storey industrial building;
  - (b) to vary the Sign By-law to allow two (2) non channel letter fascia signs (sign boxes) above the first storey of a two-storey industrial building; and
  - (c) to vary the Sign By-law to allow two (2) fascia signs to extend above the roofline of a two-storey industrial building.

REFERRALS

Engineering: The Engineering Department has no objection to the proposed fascia signs.

SITE CHARACTERISTICS

Existing Land Use: Industrial building

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single-storey industrial building	Industrial	IL
East (Across 195 Street):	Two-storey industrial office and warehouse buildings.	Industrial	IL
South:	Two-storey industrial warehouse building.	Industrial	IL
West:	Two-storey industrial warehouse buildings.	Industrial	IL

### Background

- The subject site is located at 9515 – 195 Street in Port Kells. The property is designated Industrial in the Official Community Plan (OCP) and zoned “Light Impact Industrial Zone (IL)”.
- A Terasen Gas utility right-of-way (ROW) runs east / west through the middle of the subject property, while a BC Hydro utility ROW runs east / west over the entire southern half of the site.
- Building Permit No. 12-24479-04 was issued to allow an expansion to the existing 465-square metre (5,000 sq.ft.) warehouse building on the subject property. The building expansion, which includes service bays and additional warehouse and office space, results in a building approximately 1,500 square metres (16,100 sq.ft.) in size. A Development Permit was not required for this industrial building expansion as the site is not visible from an arterial road.
- The building expansion on the subject site is complete and the building is occupied by Peterbilt Motors, a large truck manufacturer.

### Current Proposal

- The applicant proposes to install two (2) fascia signs (sign boxes) on the north and east building elevations, above the second floor roofline of the two-storey industrial building on the subject site.
- According to the Sign By-law, only one (1) fascia sign per lot frontage is permitted above the first storey of the industrial building, provided the fascia sign consists of individual channel letters. Additionally, a fascia sign may not extend above the roofline of the building face to which it is attached. Therefore, the applicant has requested variances to the Sign By-law (see By-law Variances section).
- In June 2013, Council approved a series of amendments to the Sign By-law, 1999, No. 13656. One amendment included introducing restrictions on upper floor fascia signage, which is intended to prevent the proliferation of signage on the upper levels of commercial and industrial buildings. The table below summarizes the restrictions on upper floor fascia signage as well as fascia signs above the roofline, and how the proposed fascia signs on the subject building comply or deviate from the restrictions:

Sign By-law Requirement	Current Proposal
Part 5 Section 27(2)(a.1)(i): A maximum of one (1) fascia sign per lot frontage may be located above the first storey of a building to identify the name and/or address of the building to which it is attached.	One (1) fascia sign is proposed along the east building elevation (lot frontage), while one (1) is proposed along the north building elevation (non lot frontage).
Part 5 Section 27(2)(a.1)(ii): A maximum of one (1) fascia sign per lot frontage may be located above the first storey of a building, pertaining to the tenant that occupies the largest percentage of the total floor area above the first storey.	The subject tenant (Peterbilt) will occupy the entire building; however, two (2) upper floor fascia signs are proposed.
Part 5 Section 27(2)(a.1)(iii):	The proposed fascia signs comply with this

Sign By-law Requirement	Current Proposal
All fascia signs above the first storey shall be located on the top floor of the building.	requirement.
Part 5 Section 27(2)(a.1)(iv): All fascia signs above the first storey must be comprised of individual channel letters.	The proposed fascia signs are sign boxes.
Part 1 Section 6(1.3): A fascia sign shall not extend beyond the end of the building face nor above the roofline of the building face to which it is attached.	The proposed fascia signs extend above the roofline of the two-storey industrial building.

### DESIGN PROPOSAL AND REVIEW

- The two (2) fascia signs are each installed on an ornamental metal grate affixed to the parapet on the second floor of the subject industrial building. The fascia signs are installed along the north and east building elevations.
- The fascia signs are red and white internally illuminated, vinyl sign boxes (oval shaped) depicting the Peterbilt company logo. The red and white signs match the colours of the building.
- The proposed fascia signs are each 1.2 metres (4 ft.) high and 2.9 metres (9.5 ft.) in length, resulting in a total sign area of 7.0 square metres (75 sq.ft.) for both fascia signs, which complies with the maximum permitted sign area in the Sign By-law.

### BY-LAW VARIANCES AND JUSTIFICATION

#### (a) Requested Variances:

- To vary Part 5 Section 27(2)(a.1)(i) of the Sign By-law, 1999, No. 13656 to allow one (1) second-storey fascia sign on the north building elevation (non lot frontage) of the two-storey industrial building on the subject site;
- To vary Part 5 Section 27(2)(a.1)(iv) of the Sign By-law, 1999, No. 13656 to allow two (2) non channel letter fascia signs (sign boxes) above the first storey of the two-storey industrial building; and
- To vary Part 1 Section 6(1.3) of the Sign By-law, 1999, No. 13656 to allow two (2) fascia signs to extend above the roofline of the two-storey industrial building on the subject site.

#### Applicant's Reasons:

- The two proposed (2) fascia signs will maintain the Peterbilt corporate standard for signage across North America.
- The proposed fascia signs will be installed on an architectural feature attached to the parapet of the building, and is an appropriate location for the proposed fascia signs.

**Staff Comments:**

- The industrial building on the subject site is well-designed with the extensive use of glazing and structural elements to enhance the building articulation. The two (2) proposed fascia signs are installed in appropriate locations without detracting from the strong form and character of the building.
- The proposed fascia signs are red and white vinyl sign boxes that are centered on the architectural metal grates along the north and east building elevations. The fascia signs match the red and white colours that are used on the building, and are in the form of a shaped logo. The metal grates contributed to the architectural character and quality of the building.
- The proposed fascia signs are of an appropriate size and scale in relation to the building.
- No other fascia signs or any free-standing signs are proposed.
- Staff support the variances.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary  
Appendix II Development Variance Permit No. 7916-0111-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

DN/dk

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0111-00

Issued To: TIMBERLINE INVESTMENTS (2005) INC.  
("the Owner")

Address of Owner: 19470 – 96 Avenue  
Surrey, BC V4N 4C2

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: 015-011-798  
Lot 3 Section 34 Township 8 Plan 83119 New Westminster District

9515 – 195 Street

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
  - To vary Part 5 Section 27(2)(a.1)(i) to allow one (1) second-storey fascia sign on the north building elevation (non lot frontage) of the two-storey industrial building on the subject site;
  - To vary Part 5 Section 27(2)(a.1)(iv) to allow two (2) non channel letter fascia signs (sign boxes) above the first storey of the two-storey industrial building on the subject site; and
  - To vary Part 1 Section 6(1.3) to allow two (2) fascia signs to extend above the roofline of the two-storey industrial building on the subject site.



4. This development variance permit applies to only the buildings and structures on the Land shown on 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.

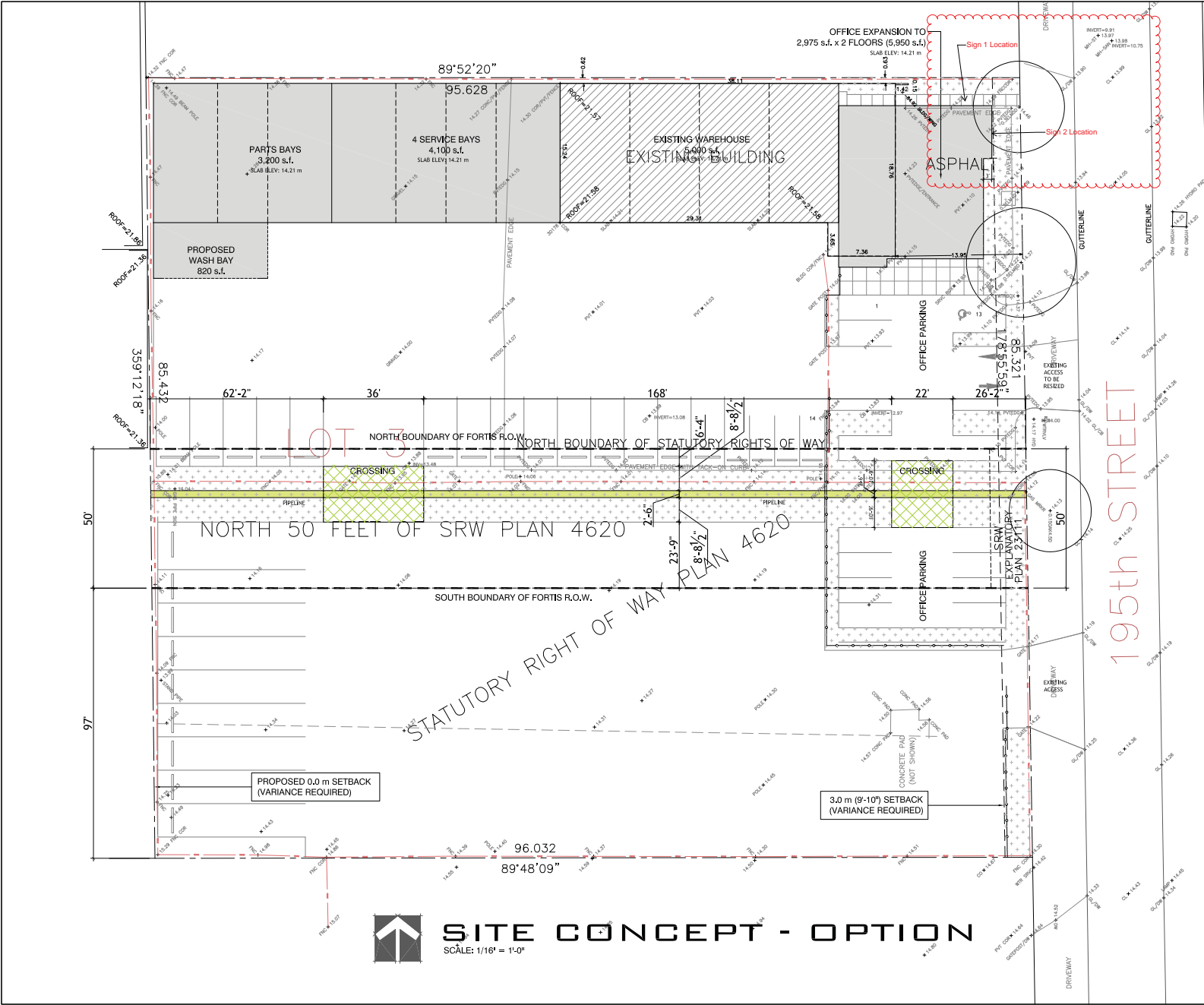
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE            DAY OF            , 2016.  
ISSUED THIS            DAY OF            , 2016.

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan



**SITE DATA:**

Civic Address: 9515 - 195th Street, Surrey B.C.  
 Legal: Lot 3, Section 34, Township 8, NWD Plan 83119  
 Lot Area: 88,058 s.f. (8,180 s.m.) = 2.021 Acres  
 Building Area:  
 Existing: 5,000 s.f.  
 Proposed: 11,095 s.f.  
 Total: 16,095 s.f.

Lot Coverage:  
 16,095 s.f. / 88,058 s.f. = 18.3%

**PARKING CALCULATIONS:**

Parking Required:  
 Existing Warehouse:  
 5,000 s.f. / 1,075 s.f. = 4.65 Stalls  
 Proposed Warehouse:  
 8,120 s.f. / 1,075 s.f. = 7.55 Stalls  
 Proposed Office:  
 5,950 s.f. / 1,075 s.f. = 5.53 \* 3 = 16.6 Stalls  
 Total Required: 28.8 = 29 Stalls  
 Parking Provided:  
 Warehouse Parking:  
 18 Stalls  
 Office Parking:  
 13 Stalls  
 Total Provided: 31 Stalls

**NOTE:**  
 - SLOPE EXTERIOR SIDEWALKS, STAIRS, DECKS & LANDSCAPED AREAS TO DRAIN  
 - ALL RETAINING WALLS OVER 4'-0" HIGH TO BE ENGINEERED WITH P.ENG SEALED SHOP DRAWINGS: SEE GEOTECHNICAL & CIVIL  
 - SEE CIVIL ENGINEER'S DRAWINGS FOR PAVED AREA DRAINAGE, SITE ELEVATIONS, SANITARY AND SEWER LINES, OTHER SERVICES, ETC.  
 - VERIFY ALL SITE INFORMATION, BUILDING AREA, DIMENSIONS AND BEARINGS WITH LEGAL SURVEY PLAN  
 - SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING ETC.



ISSUES & REVISIONS LIST		
NO.	DESCRIPTION	DATE
1.	SITE CONCEPT	11/10/18
2.	ISSUED FOR PERMITS	11/11/18
3.	BOARD OF VARIANCE APPLICATION	12/01/19
4.	BP APPLICATION	12/02/19
5.	BP RESUBMITTED	12/02/19
6.	ISSUED FOR CONSTRUCTION	12/10/19
7.	OWNING REVISIONS	14/10/22
8.	BP AMENDMENT	14/10/22

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The client is also responsible for ensuring that the plan and design is in accordance with all applicable patent standards.



**SITE CONCEPT - OPTION**

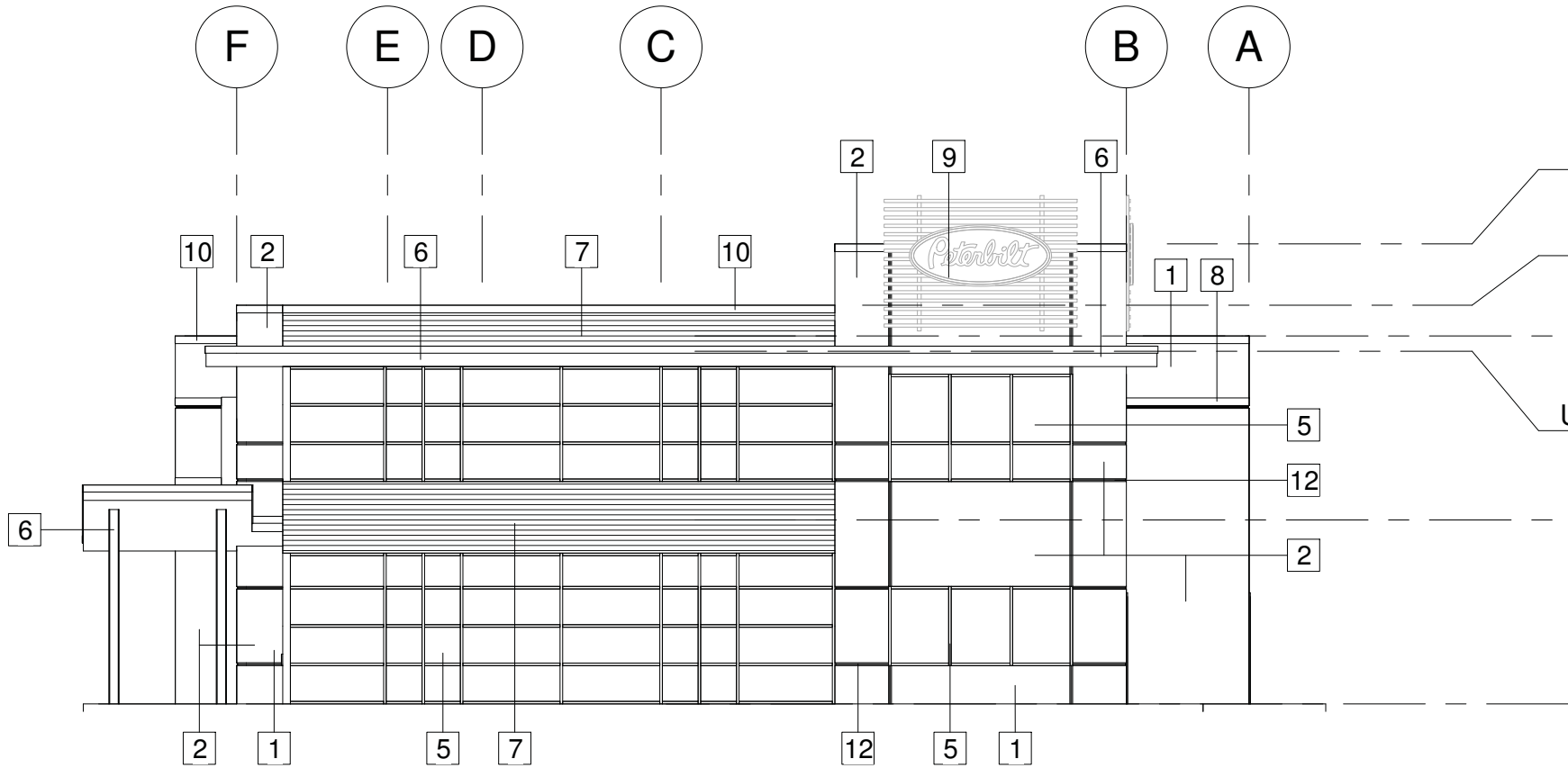
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**PROJECT**  
**SURREY PETERBILT DEVELOPMENT**  
 9515 - 195 STREET  
 SURREY, B.C.  
 SHEET TITLE

**SITE CONCEPT**

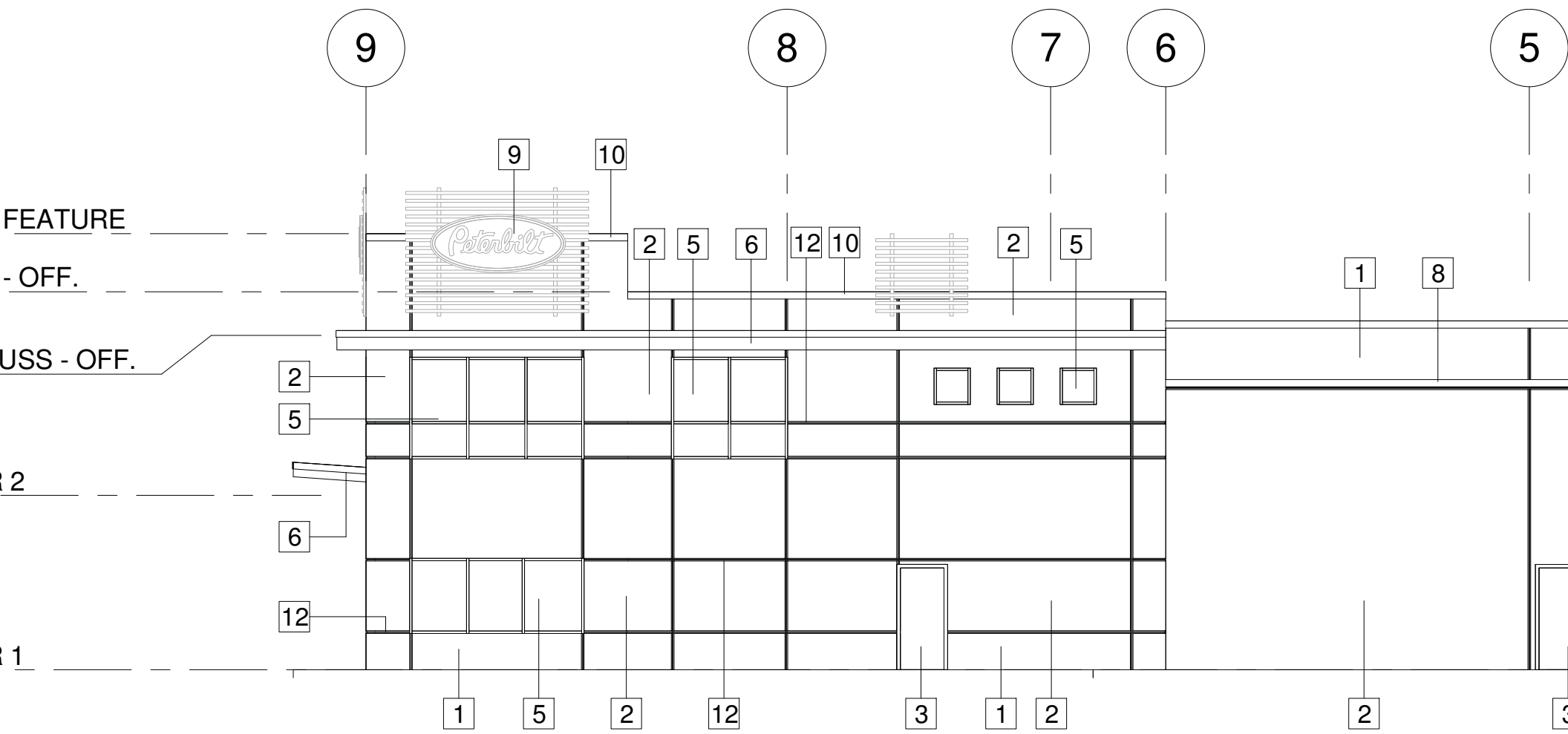
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Scale:	AS NOTED		
Start Date:	OCT. 11		
Drawn:	LW		

SCALE: 3/32" = 1'-0"



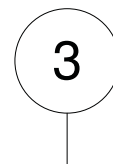
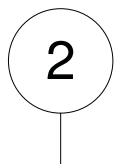
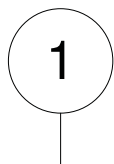
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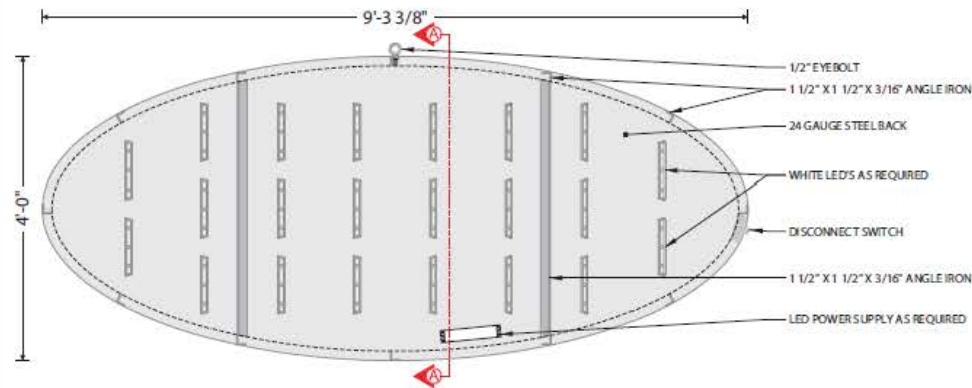
SCALE: 3/32" = 1'-0"



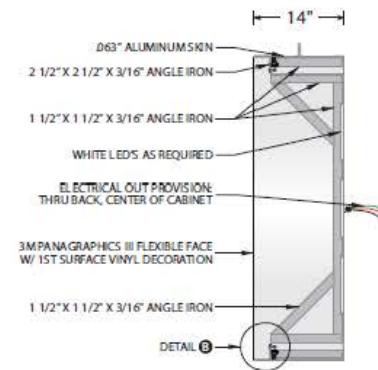
# NORTH ELEVATION

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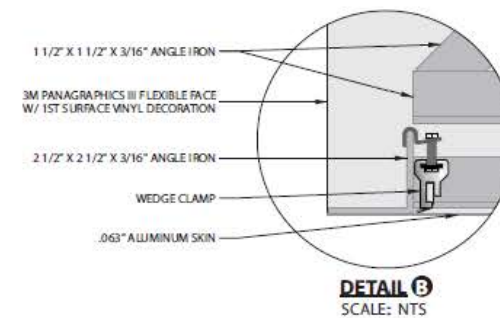




**FRAME & LAMP DETAIL**  
SCALE: 1/2" = 1'-0"



**CROSS SECTION A-A**  
SCALE: 1/2" = 1'-0"



**DETAIL B**  
SCALE: NTS



**GRAPHIC DETAIL**  
SCALE: 1/2" = 1'-0"

**FACE DETAIL:**  
3M PANAGRAPHS III FACE W/  
1ST SURFACE VINYL DECORATION:  
■ 3630-2516 RED - BACKGROUND  
& OUTSIDE BORDER  
□ WHITE - "PETERBILT" COPY &  
INSIDE BORDER

**FRAME DETAIL:**  
DESIGN FACTOR: TBD  
14" X 2 1/2" X 3/16" REVERSE ANGLE IRON FRAME  
BLEED FACE  
EXTERIOR FINISH: SATIN WHITE  
INTERIOR FINISH: STAR-BRIGHT WHITE  
SKINS REMOVABLE FOR SERVICE ACCESS  
U.L. APPROVED  
ELECTRICAL: 2.55 AMPS, 120 VOLTS  
SQUARE FOOTAGE: BOXED = 37.13  
ACTUAL = 29.12

Customer: <b>PETERBILT</b>	Date: <b>01/27/14</b>	Prepared By: <b>RA</b>	<small>Note: Color output may vary be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are inaccurate, please provide the correct PMS number and attention in this drawing will be made.</small>	<b>PERSONA</b> SIGN MAKERS/IMAGE BUILDERS	<b>DISTRIBUTED BY SIGN UP COMPANY</b> 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com
Item Number: PET-4X9SFLEDSIGN-5	File Name: <b>PET PM09 4 X 9 SINGLE FACE LED</b>		Revision: <b>1</b>		





Peterbilt

Peterbilt

9515





Patebilt

9515





9'-4"

Peterbilt

27'-6"

9515



9'-4"

Peterbilt

27'-6"

