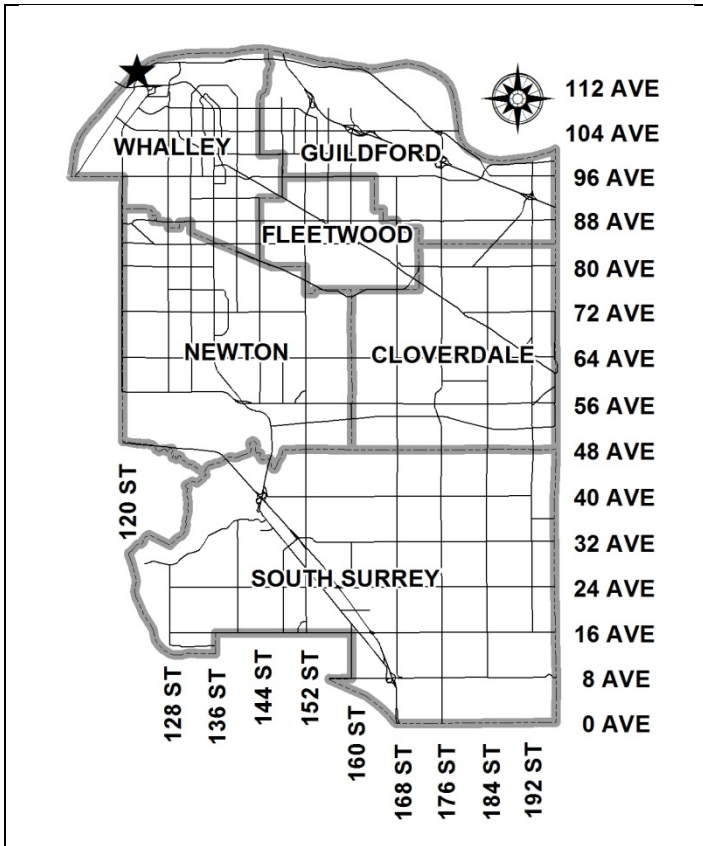


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0067-00

Planning Report Date: May 27, 2013



PROPOSAL:

- **Development Variance Permit**
 in order to permit four fascia signs for a proposed corporate head office in Bridgeview.

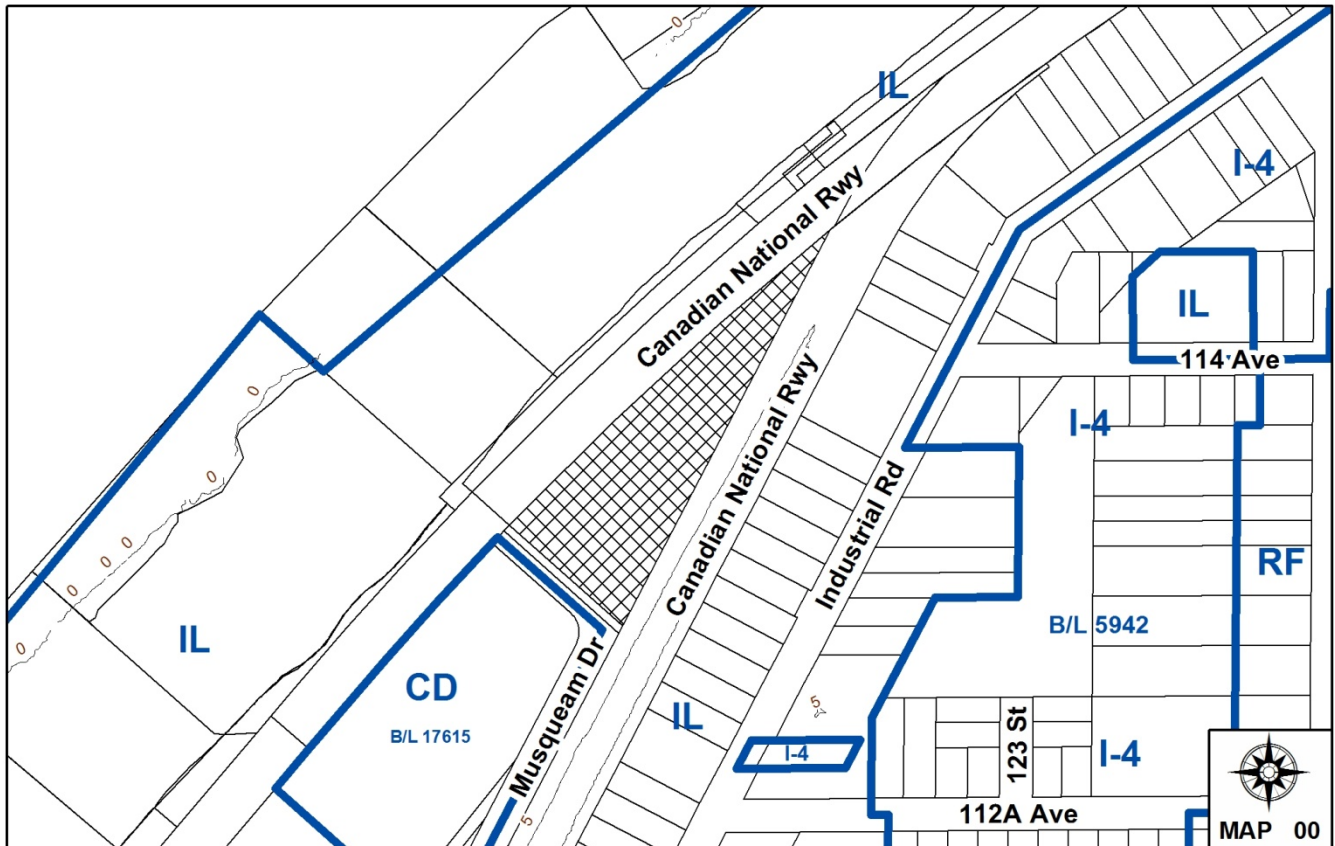
LOCATION: 12195 - Musqueam Drive

OWNER: Schnitzer Steel B.C. Inc

ZONING: IL

OCP DESIGNATION: Industrial

LAP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an increase in the number of permitted fascia signs for one tenant, from 2 to 4.

RATIONALE OF RECOMMENDATION

- The proposed signs are of a high quality design.
- The proposed fascia signage is appropriately scaled to the size of the proposed building.
- The proposed sign area falls below the maximum allowable under the Sign By-law.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0067-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to vary Surrey Sign By-law, 1999, No. 13656, as amended, to permit an increase in the maximum number of fascia signs from 2 to 4.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant land.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North-East (Across rail right-of-way):	Various industrial uses	Industrial	IL
North-West (Across rail right-of-way):	Amix Recycling and foreshore lot controlled by Fraser Port Authority	Industrial	IL
South-East (Across rail right-of-way):	Various industrial uses	Industrial	IL
South-West (Across Musqueam Drive):	Ocean Concrete plant and foreshore lot controlled by Fraser Port Authority	Industrial	CD By-law No. 17615 and IL

DEVELOPMENT CONSIDERATIONS

- The subject site at 12195 Musqueam Drive, adjacent to the Fraser River just north of the Pattullo Bridge in Bridgeview, is designated Industrial under the Official Community Plan (OCP) and is zoned "Light Impact Industrial Zone (IL)".
- The subject site is the site of the future corporate office for Schnitzer Steel B.C. Inc., a company that recovers and recycles scrap metal products.

- The applicant has submitted a land development application to permit a total of 4 fascia signs on the proposed building, with one sign located on each of the 4 building elevations.
- The fascia signs are comprised of the name Schnitzer, along with the Schnitzer company logo.
- The proposed signs are comprised of solid white aluminum.
- The Sign By-law restricts the combined sign area of all signs on the lot, excluding free standing signs, to a maximum of 0.3 square metres (3 sq.ft.) per linear foot of premise frontage. The premise frontage is 38.7 metres (127 ft.), which allows for 38.1 square metres (410 sq. ft.) of sign area. The proposed total sign area is 1.96 square metres (21 sq. ft), which complies with the By-law.
- The Sign By-law permits one fascia sign for each premise or lot frontage in commercial zones. As a result, in the case of the subject site, 2 fascia signs are permitted. The applicant is proposing four fascia signs, which does not comply with the By-law, and therefore a Development Variance Permit is required.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Sign By-law to increase the maximum number of fascia signs from 2 to 4.

Applicant's Reasons:

- The proposed building has views on all four sides and the applicant wishes to have visibility from all directions.
- Schnitzer corporate identity and branding requires signage on all four sides of the building.

Staff Comments:

- Part 5(2) of the Sign By-law permits one fascia sign per lot frontage or premise frontage. In the case of this site, the subject building has one lot frontage and one premise frontage.
- The applicant is requesting one sign for the lot frontage, one sign for the premise frontage, and one sign for both the north and east building faces, which is reasonable given the business function, the building size, and the design of the proposed signage.
- The proposed signs comply with the maximum sign area permitted under the Sign By-law.
- The signs incorporate the logo of the company as well as business identification. The fascia signs are of an appropriate size and scale in relation to the building.

- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners, Action Summary
Appendix II. Development Variance Permit No. 7913-0067-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LM/da

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DRV 5/23/13 10:45 AM

Information for City Clerk

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

1. (a) Agent: Name: Ashley Skender
 Krahn Engineering Ltd.
 Address: 34077 - Gladys Avenue
 Abbotsford, BC V2S 2E8

 Tel: 604-853-8831

2. Properties involved in the Application
 - (a) Civic Address: 12195 - Musqueam Drive

 - (b) Civic Address: 12195 - Musqueam Drive
 Owner: Schnitzer Steel BC Inc
 PID: 013-197-606
 Parcel "H" (Plan with Fee Deposited 26635E) Section 7 Block 5 North Range 2 West New Westminster District

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7913-0067-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0067-00

Issued To: SCHNITZER STEEL BC, INC., NO. 0896069
("the Owner")

Address of Owner: 3200 - NW Yeon Avenue
Portland, OR 97210
USA

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: 013-197-606
Parcel "H" (Plan with Fee Deposited 26635E) Section 7 Block 5 North Range 2 West New
Westminster District

12195 - Musqueam Drive

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) In Part 5 Signs in Commercial/Industrial Zones, Section 27. 2(a), the number of fascia signs is increased from 2 to 4.
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.

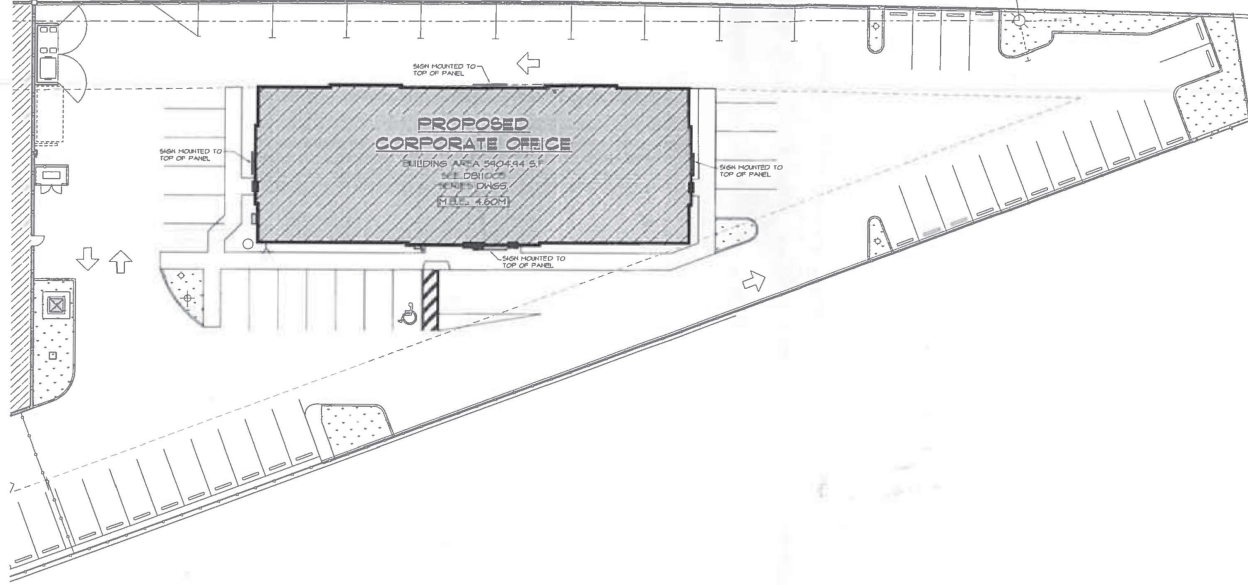
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

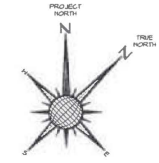
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

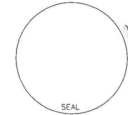
City Clerk – Jane Sullivan



SIGN LOCATION SITE PLAN
 SCALE: 1" = 16'-0"



AMIX RECYCLING
 A business of Schnitzer Steel B.C. Inc.
 12301 Musquam Drive
 Surrey B.C. Canada V3V 3T2
 Tel: (604) 566-0251
 Fax: (604) 566-1822



Brock Croome
 BROCK CROOME ARCHITECT

BROCK CROOME ARCHITECT
 ARCHITECTURE, PLANNING, LEASING, LEASE PROBLEMS
 4451 DICK STREET, SUITE 1000, VANCOUVER, BC, V6N 1G1
 (604) 273-1111 FAX: (604) 929-9760
 Project: DB11005-02
 PROPOSED BUILDING FOR
 SCHNITZER STEEL B.C. Inc.
 CHOC. 12195 MUSQUAM DRIVE, SURREY BC
 LEGAL 200-11-BLOCK ON WEST 21.80M HIGH SHOP 26433K

SIGN LOCATION SITE PLAN

NO.	DESCRIPTION	DATE	BY
01	PRELIMINARY SIGN PLAN	MAR 9 2011	JK
02	REVISED SIGN PLAN	FEB 12 2011	JK
03	REVISED SIGN PLAN	MAR 23 2011	JK
04	REVISED SIGN PLAN	MAR 23 2011	JK
05	REVISED SIGN PLAN	MAR 23 2011	JK
06	REVISED SIGN PLAN	MAR 23 2011	JK
07	REVISED SIGN PLAN	MAR 23 2011	JK
08	REVISED SIGN PLAN	MAR 23 2011	JK
09	REVISED SIGN PLAN	MAR 23 2011	JK
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17	REVISED SIGN PLAN	MAR 23 2011	JK
18	REVISED SIGN PLAN	MAR 23 2011	JK
19	REVISED SIGN PLAN	MAR 23 2011	JK
20	REVISED SIGN PLAN	MAR 23 2011	JK

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SCHEDULE A



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"

28	ISSUED TO CITY - SITE PLAN	MAR 3, 2023
27	1218S - SIGN PERMIT	FEB 22, 2023
26	1218S - SIGN PERMIT	DEC 21, 2022
25	1218S - SIGN PERMIT	DEC 14, 2022
24	1218S - SIGN PERMIT	DEC 14, 2022
23	1218S - SIGN PERMIT	DEC 14, 2022
22	1218S - SIGN PERMIT	DEC 14, 2022
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5	1218S - SIGN PERMIT	DEC 14, 2022
4	1218S - SIGN PERMIT	DEC 14, 2022
3	1218S - SIGN PERMIT	DEC 14, 2022
2	1218S - SIGN PERMIT	DEC 14, 2022
1	1218S - SIGN PERMIT	DEC 14, 2022

SEAL

Handwritten signature

AMIX RECYCLING
A business of Schnitzer Steel BC, Inc.
12201 Macgregor Drive
Surrey, B.C. Canada V3V 3T2
Tel: (604) 580-0251
Fax: (604) 580-1822

BROCK CROOME ARCHITECT
4352 62ND ST. #1000, STEWART, B.C. V8K 5H5
(604) 929-1181 FAX: (604) 929-9782

Project: **DB11005-02**
PROPOSED BUILDING FOR SCHNITZER STEEL B.C. Inc.
(SND) 1218S WOODSTOCK DRIVE, SUITE 100
(LOCAL) P.O. BOX 100, BLOCK 10, DIST. 7, TOWN, 22ND, NW/SP 248336

DATE: AS NOTED
BY: JUNE 10, 2023
JOB: SIGN PERMIT ELEVATIONS

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