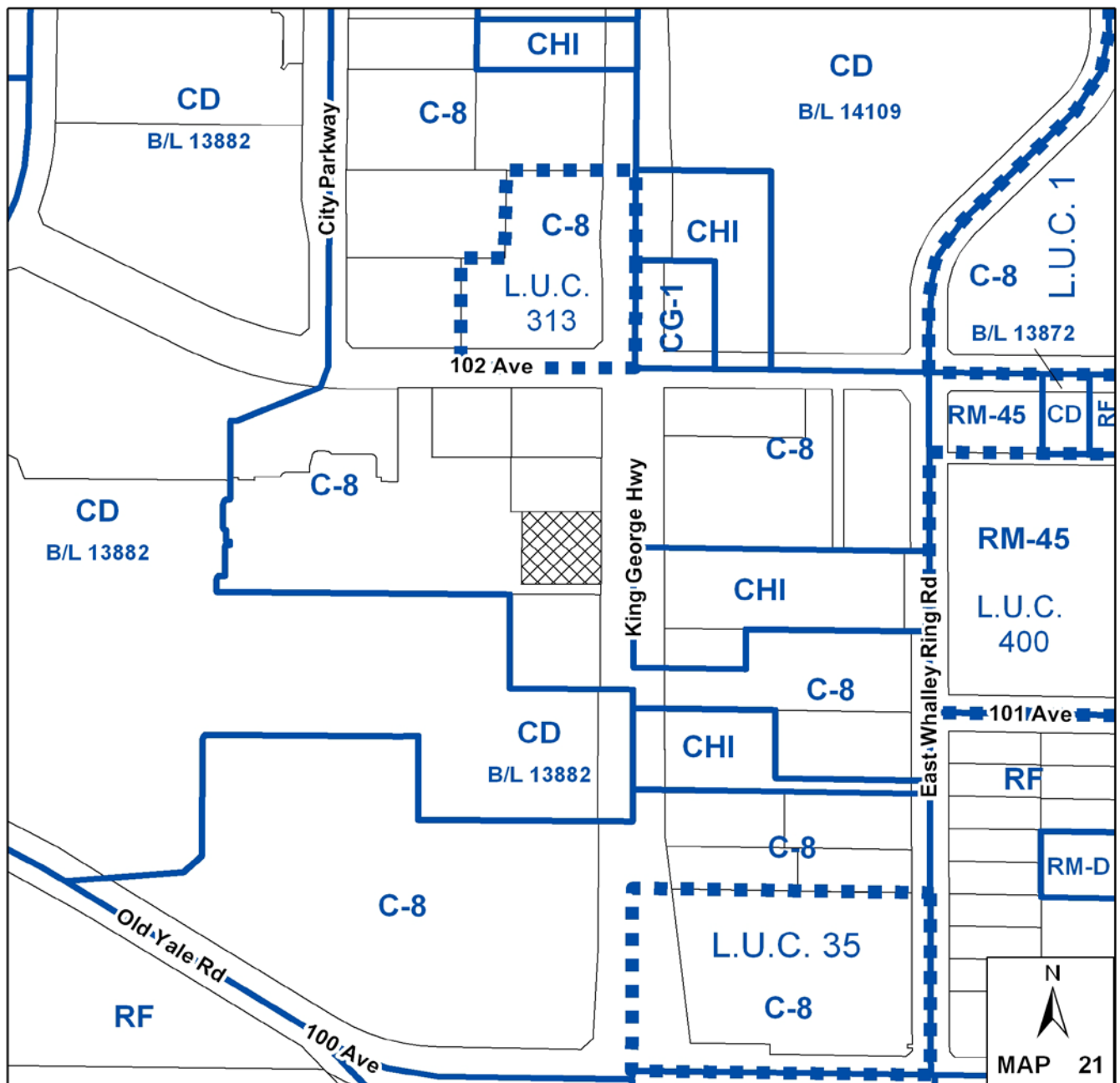


**Proposal:** Development Permit to permit the construction of a patio.

**Recommendation:** Approval

**Location:** 10145 King George Hwy    **Zoning:** C-8  
**OCP Designation:** City Centre    **Owner:** Glen Developments Ltd.



## PROJECT TIMELINE

Completed Application Submission Date: August 4, 2005  
Application Revision & Re-submission Date: February 28, 2006  
Planning Report Date: May 29, 2006

## PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the development of an outdoor patio.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7905-0248-00 (Appendix V), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

## REFERRALS

Engineering: The Engineering Department has no objection to the project (Appendix VI).

## SITE CHARACTERISTICS

- **Existing Land Use** One-storey commercial building housing a bank and a vacant restaurant.
- **East:** Across King George Highway, Staples and multi-tenant commercial building, zoned CHI and C-8, designated Commercial.
- **South:** Surface parking lot, zoned C-8, designated City Centre.
- **West:** Central City Mall and Zellers, zoned CD (By-law No. 13882) and C-8, designated City Centre.
- **North:** Surface parking lot, zoned C-8, designated City Centre.

### DEVELOPMENT CONSIDERATIONS

- The subject site at 10145 King George Highway in Surrey City Centre is currently designated City Centre under the Official Community Plan and is currently zoned C-8 which allows a wide variety of commercial uses, including eating establishments.
- The existing one-storey commercial building on the lot houses the Bank of Montreal in the northern portion of the building. The southern portion of the building is currently being renovated to accommodate the new Willy's Roadhouse Saloon restaurant.
- The applicant has applied for a development permit to construct an outdoor patio on the south side of the building that is attached to, and forms part of, Willy's Roadhouse Saloon.
- As the subject site is surrounded on three sides by the parking lot for the Central City Mall, no residential developments will be impacted by the proposed patio.

### DESIGN PROPOSAL AND REVIEW

- The proposed patio will be located on the southern side of the existing building in the same location as a former patio that was associated with Boston Pizza, the previous occupant of the southern portion of the building.
- The proposed patio will measure 3.8 metres x 12 metres (12.5 ft. x 40 ft.) and will contain seating for 24 patrons.
- The patio will be enclosed by 1.8-metre (6 ft.) high black rebar with black metal cross bars, with posts located every 1.8 metres (6 ft.) and painted black to match the rebar.
- Gates will be located at the east and west ends of the patio.
- The south side of the patio, which adjoins a driveway that leads to the Central City Mall parking lot, will be screened with a cedar hedge.

### ADVISORY DESIGN PANEL

- This application was not referred to the ADP but was reviewed by staff and found satisfactory.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Site Plan and Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Development Permit No. 7905-0248-00

INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaire prepared by David S. Mah dated May 16, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

GAG/kms

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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:                 David Mah  
                         Address:             106 - 3380 Maquinna Drive  
   Vancouver, B.C.  
   V5S 4C6  
                         Tel:                     604-437-1855
  
2.      Properties involved in the Application
  - (a)      Civic Address:             10145 King George Highway
  
  - (b)      Civic Address:             10145 King George Highway  
                 Owner:                     Glen Developments Ltd.  
                 PID:                             001-445-324  
                 Lot 120 Section 27 Block 5 North Range 2 West New Westminster District  
                 Plan 37312
  
3.      Summary

CONTOUR MAP FOR SUBJECT SITE

