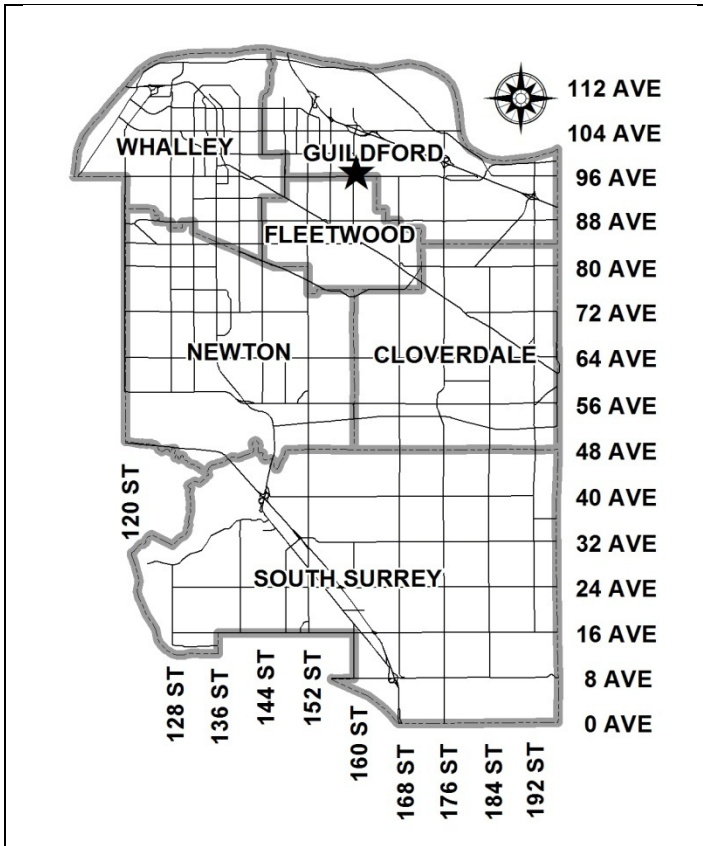


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0096-00

Planning Report Date: June 13, 2011

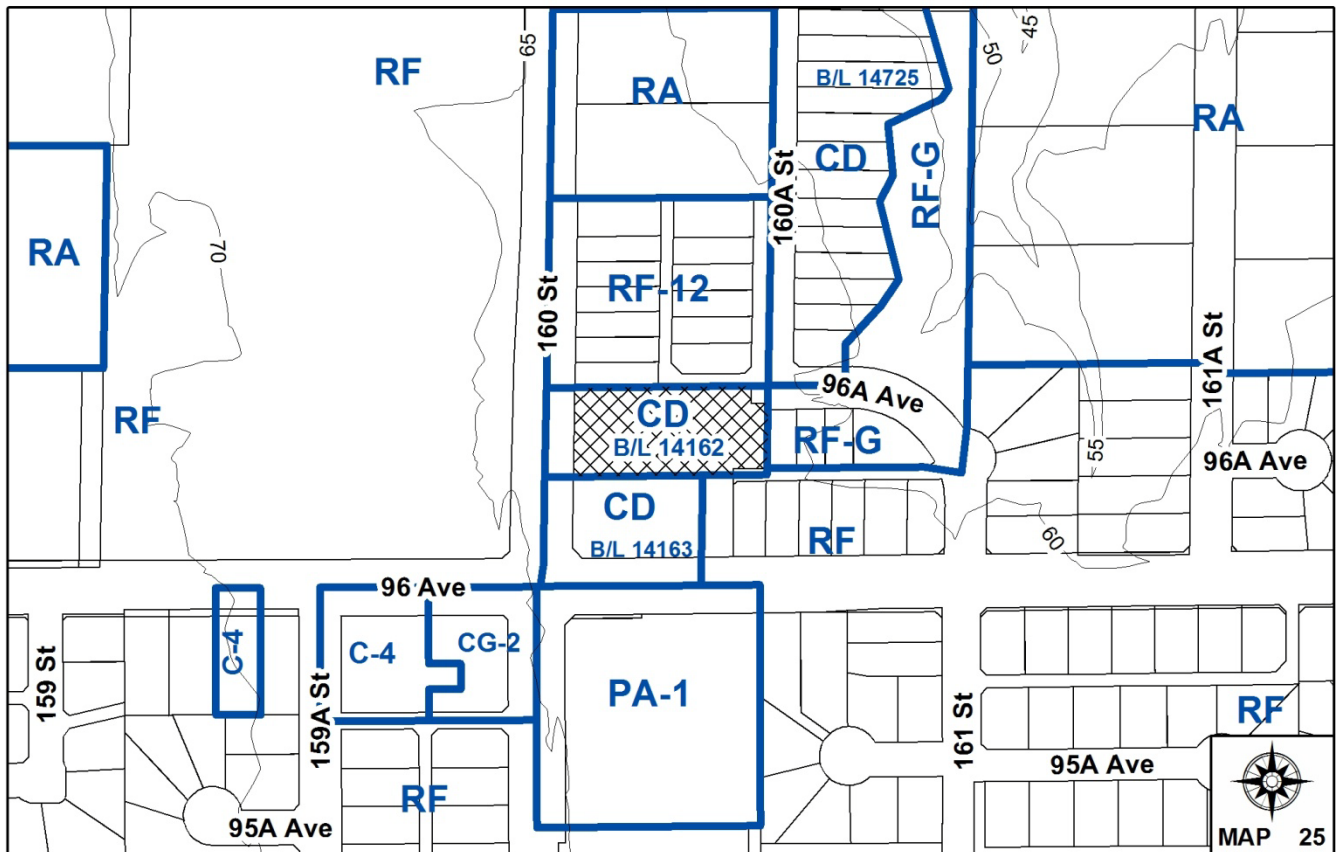


PROPOSAL:

- **Development Permit**

in order to permit exterior renovations to the existing fast-food restaurant building (McDonald's).

LOCATION: 9638 - 160 Street
OWNER: McDonald's Restaurants of Canada Limited
ZONING: CD (By-law No. 14612)
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Authorize execution of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The proposed exterior renovations to the existing building is an opportunity to upgrade the existing conditions of the building.

RECOMMENDATION

The Planning & Development Department recommends that the Mayor and Clerk be authorized to execute Development Permit No. 7911-0096-00.

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: McDonald's fast food restaurant

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RF-12
East:	Single family dwellings.	Urban	RF-G
South:	Gas station and single family dwellings.	Urban	CD (By-law No. 13937) and RF
West (Across): 160 Street	North Surrey Secondary School.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 9638 – 160 Street near the northeast corner of 96 Avenue and 160 Street. The property is zoned Comprehensive Development (CD By-law No. 14162) and designated Urban in the Official Community Plan (OCP). A McDonald's drive-through restaurant occupies the site.
- The existing McDonald's restaurant was approved by Council on February 26, 2001 under Development Application No. 7900-0093-00. The applicant has now applied for a Development Permit to allow exterior renovations to the existing building, including new fascia signage.

DESIGN PROPOSAL AND REVIEW

- The applicant proposes a number of exterior modifications and improvements to the existing McDonald's building. The building façade will be re-painted from the existing beige colour to a frost grey with red accents, while the metal roof will be repainted from the existing baby blue to charcoal grey.
- The proposal includes the removal of five (5) of the six (6) roof gables on the existing building. Most of the gables will be replaced with metal cladding panels. The proposed metal panels on the north elevation will be painted white, while the larger panels along the west and south building elevations will be painted red.
- The proposed renovations will provide a more contemporary look to the building, and reflect a corporate design change in order to include a McCafé within the restaurant. A McCafé is a line of specialty drinks, including espresso coffees, offered at select McDonald's restaurants.
- Existing decorative lighting on the exterior of the subject building will be removed during the renovation and reinstalled. Additional building lights are proposed along the east and north elevations adjacent the drive-through. Existing building masonry will be cleaned and painted regent grey.
- The renovation and reconfiguration of interior space will require the removal of several exterior windows. One of the windows to be removed from the west building elevation will be replaced with a chestnut brown hardiplank panel.

Signage and Landscaping

- There are currently three (3) fascia signs on the subject building. The applicant proposes to remove and replace the fascia signs with two (2) 'M' logo signs – one (1) on the west building elevation and one (1) on the south elevation. The 'M' signs are approximately 1.52 metres (5 ft) in height, 1.74 metres (5.7 ft) in width, and are illuminated. The two (2) fascia signs will be installed on the red metal panels above each entrance.
- All existing landscaping and trees on the subject site will remain. No new landscaping is proposed.

ADVISORY DESIGN PANEL

- The proposal was not referred to the ADP, but was reviewed by staff and found to be satisfactory.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary
Appendix II Development Permit No. 7911-0096-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/kms

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. 6/8/11 2:27 PM

Information for City Clerk

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

1. (a) Agent: Name: Jonathan Pedlow, McDonald's Restaurants of Canada Ltd.
 Address: 4400 Still Creek Drive
 Burnaby, BC V5C 6C6
 Tel: 604-293-4884
 604-318-5949

2. Properties involved in the Application
 - (a) Civic Address: 9638 - 160 Street

 - (b) Civic Address: 9638 - 160 Street
 Owner: McDonald's Restaurants of Canada Limited, Inc. No. 33482A
 PID: 011-221-712
 Lot 2, Except Parts Of Dedicated Road On Plan LMP48957, Section 35 Block 5 North
 Range 1 West New Westminster District Plan 10649

3. Summary of Actions for City Clerk's Office

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7911-0096-00

Issued To: MCDONALD'S RESTAURANTS OF CANADA LIMITED, INC. NO. 33482A
("the Owner")

Address of Owner: 4400 Still Creek Drive
Burnaby BC
V5C 6C6

1. This development 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 permit.
2. This development 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: 011-221-712

Lot 2, Except Parts Of Dedicated Road On Plan LMP48957, Section 35 Block 5 North
Range 1 West New Westminster District Plan 10649

9638 - 160 Street

(the "Land")

3. This development permit applies to only to that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
5. The character of the development including landscaping and the siting, form, exterior design and finish of buildings and structures shall be in accordance with the drawings numbered 7911-0096-00(A) through to and including 7911-0096-00(E) (the "Drawings") which are attached hereto and form part of this development permit.
6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design and finish of buildings and structures on the Land, may be permitted subject to the approval of the City.
7. This development permit amends Development Permit No. 7900-0093-00.
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

- 9. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
- 10. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 11. This development permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 2011.
 ISSUED THIS DAY OF , 2011.

 Mayor – Dianne L. Watts

 City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

 Authorized Agent: (Signature)

 Name: (Please Print)

OR

 Owner: (Signature)

 Name: (Please Print)

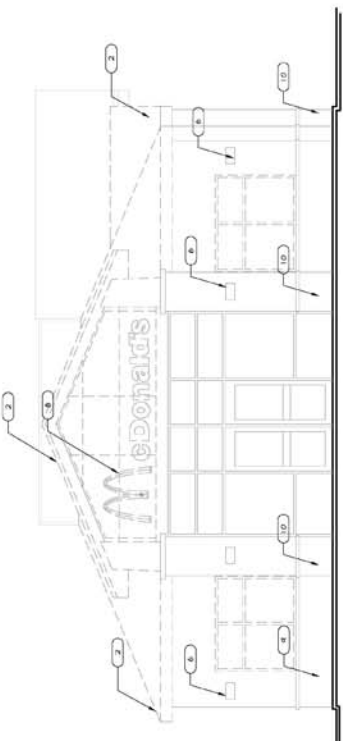
NO.	DATE	DESCRIPTION
01	04/12/11	ISSUED FOR PERMITTING AND P&I
02	02/24/11	ISSUED FOR CLIENT REVIEW
03		
04		
05		

Stantec
 1100-111 Pinnacle St.
 Toronto, ON M5G 6A5
 www.stantec.com

McDonald's
 4400 STILL CREEK DRIVE, BURNABY B.C. V5C 8C8

PROJECT: MCDONALD'S RESTAURANT
 SHEET: 1100-111 Pinnacle St.
 DATE: 04/12/11

A4.3
 SCOPE OF WORK



1B. EXISTING NEST ELEVATION
 1/8" = 1'-0"



2B. PROPOSED NEST ELEVATION
 1/8" = 1'-0"

NOTES		DEMOLITION KEYNOTES		MCD COLOR CHART						MATERIAL				
1.	CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY INTERIOR ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.	(1)	ALUM. FINISHES TO BE REMOVED	A	RED	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT
2.	ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.	(2)	PORTION OF (E) ROOF STRUCTURE TO BE REMOVED	B	WHITE	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT
3.	ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.	(3)	PORTION OF (E) ROOF STRUCTURE TO BE REMOVED	C	WHITE	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT
4.	ALL DEMOLISHED MATERIALS NOT FOR REUSE TO BE IMMEDIATELY REMOVED FROM SITE & PROPERLY DISPOSED OF.	(4)	PORTION OF (E) ROOF STRUCTURE TO BE REMOVED	D	WHITE	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT
5.	REPAIRS ALL DEMOLITION DISCREPANCIES AND STOP WORK IMMEDIATELY IN ADVANCE OF OBTAINING APPROVAL BEFORE STARTING THIS WORK.	(5)	PORTION OF (E) ROOF STRUCTURE TO BE REMOVED	E	WHITE	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT
6.	REPAIRS ALL DEMOLITION DISCREPANCIES AND STOP WORK IMMEDIATELY IN ADVANCE OF OBTAINING APPROVAL BEFORE STARTING THIS WORK.	(6)	PORTION OF (E) ROOF STRUCTURE TO BE REMOVED	F	WHITE	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT
7.	REPAIRS ALL DEMOLITION DISCREPANCIES AND STOP WORK IMMEDIATELY IN ADVANCE OF OBTAINING APPROVAL BEFORE STARTING THIS WORK.	(7)	PORTION OF (E) ROOF STRUCTURE TO BE REMOVED	G	WHITE	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT
8.	REPAIRS ALL DEMOLITION DISCREPANCIES AND STOP WORK IMMEDIATELY IN ADVANCE OF OBTAINING APPROVAL BEFORE STARTING THIS WORK.	(8)	PORTION OF (E) ROOF STRUCTURE TO BE REMOVED	H	WHITE	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT
9.	REPAIRS ALL DEMOLITION DISCREPANCIES AND STOP WORK IMMEDIATELY IN ADVANCE OF OBTAINING APPROVAL BEFORE STARTING THIS WORK.	(9)	PORTION OF (E) ROOF STRUCTURE TO BE REMOVED	I	WHITE	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT
10.	REPAIRS ALL DEMOLITION DISCREPANCIES AND STOP WORK IMMEDIATELY IN ADVANCE OF OBTAINING APPROVAL BEFORE STARTING THIS WORK.	(10)	PORTION OF (E) ROOF STRUCTURE TO BE REMOVED	J	WHITE	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT	REGENT

McDonald's RESTAURANTS OF CANADA LIMITED
 4400 STILL CREEK DRIVE, BURNABY B.C. V5C 8C8

DP #7911-0096-00(D)

