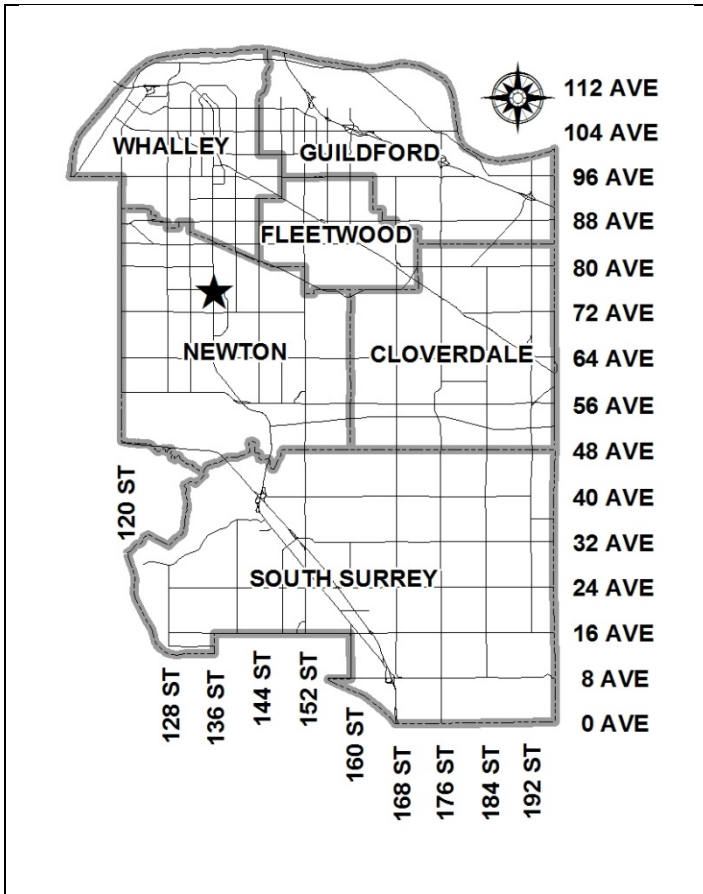


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0004-00

Planning Report Date: July 21, 2014

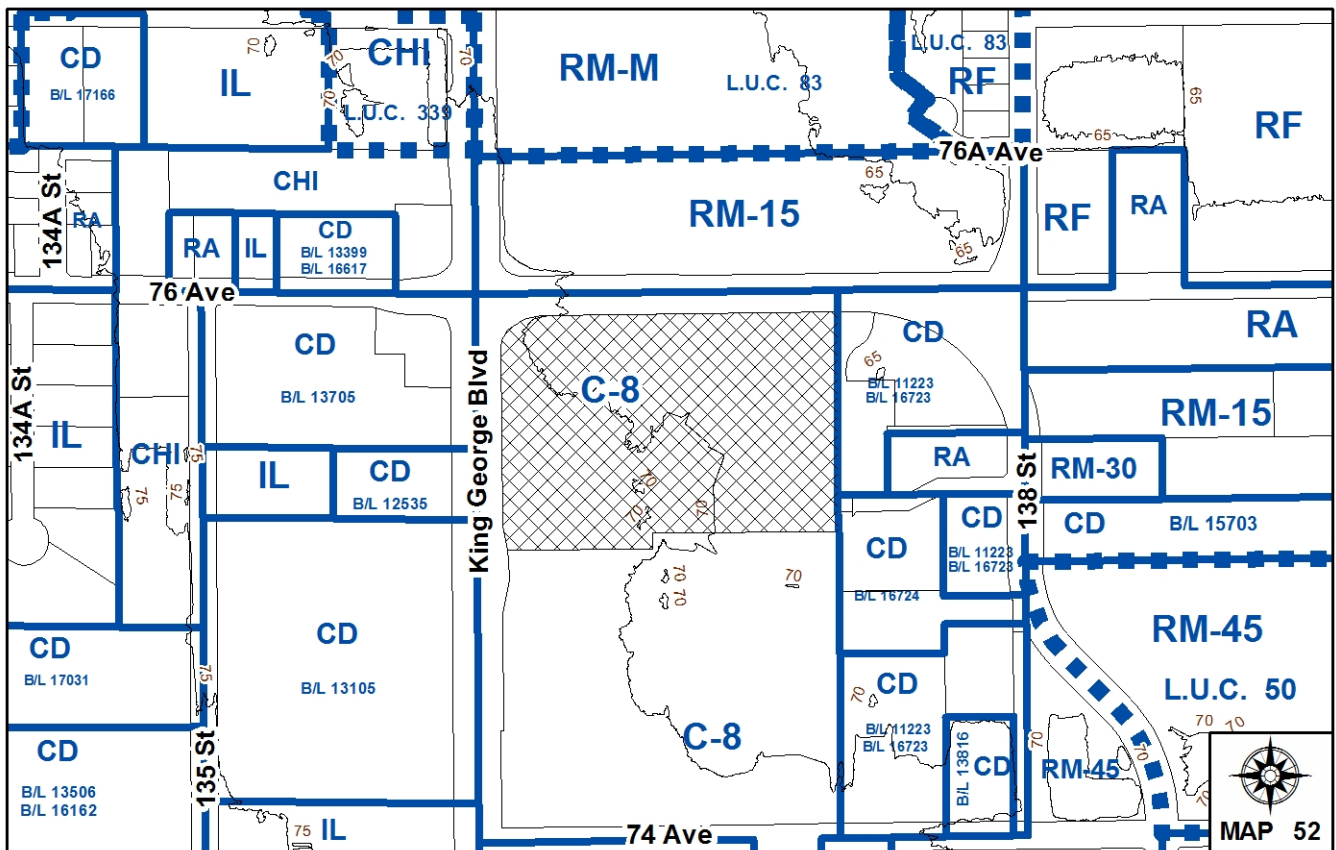


PROPOSAL:

- **Rezoning** from C-8 to CD (Based on C-8 and CG-2)
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a gas station on a commercial shopping centre site in the Newton Town Centre.

LOCATION: 7550 - King George Boulevard
OWNER: Loblaw Properties West Inc., Inc.
 No. 74514A
ZONING: C-8
OCP DESIGNATION: Commercial
SECONDARY PLAN DESIGNATION: Mass Merchandising



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Rezoning
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A DVP is requested to vary the Sign By-law in order to allow one (1) additional canopy sign.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Newton Town Centre Plan.
- The proposal includes a level 3 electric vehicle charging station, in accordance with City Policy No. O-58 on alternative fuel infrastructure related to gasoline stations (Appendix VIII).
- The existing sidewalk on 76 Avenue between King George Boulevard and the 76 Avenue entrance to the site is proposed to be relocated to allow for a landscaped boulevard between the sidewalk and the curb. This will increase pedestrian safety and improve the public realm.
- Landscape improvements on the 76 Avenue side in front of the proposed gas station which will improve the 76 Avenue streetscape.
- The proposed gas bar design addresses the challenge of creating a suitable design which integrates with the existing Superstore building and the townhouse residential development north of 76 Avenue.
- The proposed gasoline station use is considered appropriate for the site as a component of the larger retail commercial development. The proposed location meets the gasoline service station locational criteria as it is on an arterial road, at an intersection, and in a commercial area combined with a shopping centre. There is no other gasoline service station at this intersection.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Community Commercial Zone (C-8)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7912-0004-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7912-0004-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to increase the number of permitted canopy signs from 1 to 2.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of financial securities to ensure the installation of a level 3 electric vehicle charging station on the site, to the satisfaction of the General Manager, Planning & Development.

REFERRALS

- Engineering: The Engineering Department has no objection to the project [subject to the completion of Engineering servicing requirements] as outlined in Appendix III.
- Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Existing large-format retail store (Loblaw Superstore).

Adjacent Area:

Direction	Existing Use	OCP/Secondary Plan Designation	Existing Zone
North (Across 76 Avenue):	Townhouse complex	Urban/Urban Residential	RM-15
East:	Multiple residential buildings	Multiple Residential/High Density Residential	CD (By-law Nos. 11223, 16723 and 16724)
South:	Shopping centre (King's Cross)	Commercial/Mass Merchandising	C-8
West (Across King George Boulevard):	Retail and office buildings	Industrial/Mass Merchandising	CHI and CD (By-law Nos. 13705 and 12535)

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located on the southeast corner of King George Boulevard and 76 Avenue. The site is occupied by a large-format retail store (Superstore) and associated parking areas.
- In 1989, Council considered and approved an application (File No. 5689-589-2) for rezoning from Full-Serve and Self-Serve Gasoline Station (CG(2)) Zone of Zoning By-law, 1979, No. 5942 to Shopping Centre Zone (C-S) of Zoning By-law, 1979, No. 5942 to permit the development of a proposed shopping centre.
- In March 1993 the applicant submitted a Development Permit application to construct a full service gasoline station at the northwest corner of the site. At this time, the site was zoned C-S under Zoning By-law No. 5942. This zone permitted a full service gasoline station provided it does not constitute a singular use on the site.
- On September 13, 1993 the current Zoning By-law, 1993, No. 12000 was adopted by Council. The subject site was converted to the C-8 Zone of Zoning By-law, 1993, No. 12000, which does not permit a gasoline station. Subsequently, Development Application No. 56/6793-0093-00 was made to rezone the property from C-8 to CD in order to permit the development of a gas station on the site. This proposal was supported by Planning staff at the time, but was denied by Council on May 17, 1994.

Proposal

- The subject application includes a rezoning from C-8 to CD and Development Permit in order to permit the development of a combined self-service and full-service gas bar fronting 76 Avenue (Appendix II). The gas bar is sited on 76 Avenue adjacent to the Superstore building.

- The proposed location of the gas bar is considered to be appropriate, as it allows for future redevelopment along King George Boulevard, of lands currently occupied by the Superstore parking lot.
- The proposal is supportable given the following:
 - The proposal includes a level 3 electric vehicle charging station, in accordance with City Policy No. O-58 on alternative fuel infrastructure related to gasoline stations. In accordance with the Policy, the applicant will be required to provide a letter of credit in the amount of \$75,000 in order to secure the installation of the alternative fuel infrastructure. This letter of credit will be released upon the completion and installation of the propane refueling station;
 - The proposed gasoline station use is considered appropriate for the site as a component of the larger retail commercial development. The proposed location meets the gasoline service station locational criteria as it is on an arterial road, at an intersection, and in a commercial area combined with a shopping centre. There is no other gasoline service station at this intersection;
 - The existing sidewalk on 76 Avenue between King George Boulevard and the 76 Avenue entrance to the site is proposed to be relocated to allow for a landscaped boulevard between the sidewalk and the curb. This will increase pedestrian safety and improve the public realm;
 - Proposed landscaping on the 76 Avenue side in front of the proposed gas station which will improve the 76 Avenue streetscape;
 - The design of the proposed gas bar addresses the challenge of creating a suitable design which integrates with the existing Superstore building and the townhouse residential development north of 76 Avenue; and
 - The incorporation of the gas bar on the Superstore site adds convenience for shoppers.

Comprehensive Development Zone

- The proposed Comprehensive Development Zone (Appendix V) includes two (2) blocks (Appendix I). Block A as shown on Appendix I attached covers the existing shopping centre portion of the site, and is based on the C-8 Zone. Block B as shown on Appendix I attached covers the proposed gas bar portion of the site, and is based on the CG-2 Zone.
- The density and lot coverage requirements for the site are based on the C-8 Zone.
- The setback requirements are the same as the C-8 Zone for principal and accessory buildings and structures, with the exception of the zero lot line side yard setback, to reflect the existing siting of the Superstore building. The gas bar setback requirements are reflective of the proposed gas bar siting. The side yard on flanking street setback (76 Avenue) is 12 metres (40 ft.), which is the same as the CG-2 Zone requirement.

- The maximum height of the gas bar kiosk and pump island canopies is higher than what is permitted in the CG-2 Zone, at 8.7 metres (28 ft.) versus 6 metres (20 ft.) permitted in the CG-2 Zone. This height is requested in order to permit the proposed peaked roofline. The design has been reviewed by the City Architect, Urban Designer, and Advisory Design Panel and the roofline is considered to be an attractive design feature which allows for a suitable transition between the townhouses to the north and the Superstore building to the south.

PRE-NOTIFICATION

Pre-notification letters were mailed on August 2, 2012 and staff received two (2) letters in response. Both respondents indicated opposition the proposal, for the following reasons:

- Both respondents indicated that there is no need for another gas station.

(The applicant has conducted a market review of the site and have indicated that an additional gas bar in the area is a viable business proposition. The applicant is also working within a national standard of adding gas bars to existing Superstore sites to capitalize on the synergies between the two uses.)

- Both respondents cited concern that the proposed gas bar would be a detriment to the environment.

(The proposed gas bar meets and/or exceeds all national fuel regulations and utilized a number of modern environmentally protective features including double-walled underground fuel storage tanks and double-walled fuel lines. The proposal includes an alternative fuel source in accordance with City policy. Further, landscape enhancements are proposed.)

- One (1) respondent indicated that the gas station would not provide any community benefit and would be inconsistent with the future development plan for the Newton Town Centre.

(The proposal includes the provision of an alternative fuel source (level 3 electric vehicle charging station), sidewalk relocation to improve the pedestrian treatment on 76 Avenue, and streetscape improvements on 76 Avenue fronting the gas bar portion of the site. These are all considered to be community benefits.

The site is designated "Mass Merchandising" in the existing Newton Town Centre Plan, which was adopted by Council in 1990. The proposal complies with this land use designation. The proposed gasoline station use also complies with the locational criteria for gasoline service stations.)

- One (1) respondent expressed concern that the gas bar would add to traffic congestion in the area.

(A large number of the gas bar customers are anticipated to be customers that will also be utilizing the existing Superstore. Any new vehicular traffic generated by the proposed gas bar is not anticipated to have a significant impact on the road network.)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 13, 2012. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• The site is located in the Newton Town Centre plan area.
2. Density & Diversity (B1-B7)	• N/A
3. Ecology & Stewardship (C1-C4)	• N/A
4. Sustainable Transport & Mobility (D1-D2)	• Pedestrian infrastructure on 76 Avenue is proposed to be improved.
5. Accessibility & Safety (E1-E3)	• The site incorporates CPTED design principles.
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• Public notification occurred through the standard procedural requirements including a development proposal sign and pre-notification letters to surrounding residents.

DESIGN PROPOSAL AND REVIEW

- The proposed gas bar is sited on 76 Avenue away from King George Boulevard in anticipation of future redevelopment of the parking lot portion of the site in front of the Superstore building in the future.
- The proposed building orientation will reinforce the sidewalk on 76 Avenue and improve the streetscape along this street.
- The proposed gas bar building includes a peaked roofline and design details that reference the Superstore building, in order to provide a suitable transition between the townhouse development on the north side of 76 Avenue and the existing Superstore building.
- The proposed building includes concrete support columns, steel poles and structural I-beam beneath a pre-finished metal roof.
- Ample landscaping is proposed south of the proposed gas bar kiosk, including ornamental grasses, drought-tolerant perennials and trees.

- A pedestrian connection is planned to connect from the Superstore to the bus stop on 76 Avenue, which is located adjacent to the proposed gas bar kiosk.
- There are four (4) existing trees proposed to be removed, including one (1) Tilia tree and three (3) Sumac trees. The Tilia tree is located close to the Superstore building on the northwest side, and the Sumac trees are located within existing parking islands. The trees require removal to allow for the reconfiguration of the driving lanes to allow for access to the proposed gas bar. 17 new trees are proposed to be planted.
- The proposed architectural and landscaping design was well-received by the Advisory Design Panel (ADP).

ADVISORY DESIGN PANEL

- ADP Meeting Date: June 28, 2012 (see Appendix IV).
- The ADP recommendations have been addressed as documented in Appendix IV.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum number of canopy signs permitted in the Sign By-law from 1 to 2.

Applicant's Reasons:

- The additional canopy signage is requested because the gas bar is approached from two directions, and the additional sign will signal customers approaching from both directions (from the street and from the Superstore).

Staff Comments:

- The proposed canopy signage is attractive. Allowing one additional canopy sign will not have any negative impact on the design of the proposed building.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments
Appendix V.	Proposed CD By-law
Appendix VI.	Development Variance Permit No. 7912-0004-00
Appendix VII.	Newton Town Centre Plan
Appendix VIII.	City Policy No. O-58

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HK/da

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on C-8 and CG-2)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		41,620 m ²
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	31.2%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)	Gas Bar siting:	Gas Bar siting:
Side Yard Flanking (North)	12 m	12 m
Rear (East)	50 m	Not less than 50m
Front (West)	110 m	Not less than 110m
Side (South)	110 m	Not less than 110m
BUILDING HEIGHT (in metres/storeys)		
Principal	8.7 m (gas bar)	8.7 m (gas bar)
Accessory		
NUMBER OF RESIDENTIAL UNITS		N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		N/A
FLOOR AREA: Commercial		N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.8	Less than 0.8
AMENITY SPACE (area in square metres)		N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		561
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		561
Number of disabled stalls	5	6
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

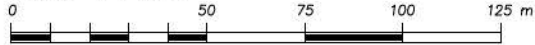
Heritage Site	NO	Tree Survey/Assessment Provided	NO
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SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW OF A PORTION OF LOT 1 SECTION 21 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 83554

FOR REZONING PURPOSES
BCGS 92G.016
CITY OF SURREY

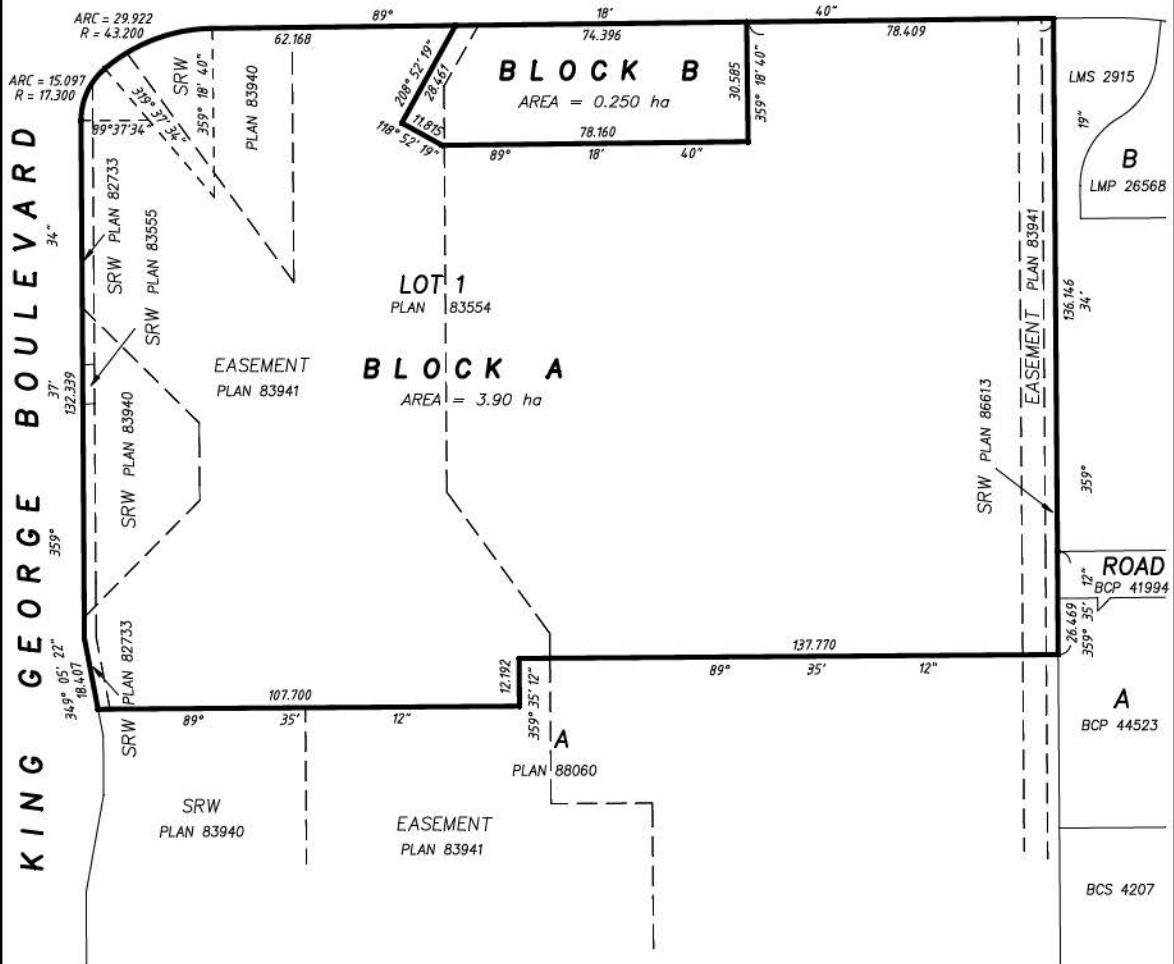


SCALE 1 : 1250



ALL DISTANCES ARE IN METRES;
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH
BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:1250

76TH AVENUE



THIS PLAN IS BASED ON THE FOLLOWING LAND TITLE
AND SURVEY AUTHORITY OF BC RECORDS:
PLAN 83554.

SPENCER HAGEN, BCLS 915
17TH DAY OF JUNE, 2014

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

HAGEN LAND SURVEYS
PO BOX 111 STN A
V2T 6Z5 ABBOTSFORD, B.C.
TEL: (604) 807.0123

FILE: 14015_1



PERTINENT DATA:

CIVIC ADDRESS:
7500 KING GEORGE BOULEVARD, SURREY, B.C.

LEGAL DESCRIPTION:
TO BE DETERMINED

ZONING: SURREY ZONING BY-LAW 12000
CS - COMMUNITY COMMERCIAL ZONE

SITE AREA: 41,620.0m² (10,286ac) EXISTING
MINUS (-) 2,184.5m² (0.546ac) PROPOSED OUT-PARCEL
SITE AREA 39,435.5m² (9,744ac) REMAINING

BUILDING AREA:
EXISTING SUPERSTORE 12,944.59 sq. 139,339 sq'

LOT COVERAGE:
MAXIMUM ALLOWED = 50.0%
ACTUAL = 39.7%

BUILDING SETBACKS:		
	REQUIRED	PROVIDED
FRONT (KING GEORGE)	7.5m (25 R.L.)	31.85m (104.5 R.L.)
SIDE (76th AVENUE)	7.5m (25 R.L.)	40.76m (133.8 R.L.)

HEIGHT:
ALLOWED: MAX. HEIGHT 12.0m (40'-0")

PARKING SUMMARY
PARKING RATIO REQ'D:
RETAIL (SUPERSTORE)
CATEGORY 3 - 4.845 sp/100 sqm (50,000 sq ft)
2.5 PARKING SPACES / 100 sqm/m² OF GFA
(12,945/100) = 3 = 308 STALLS

PARKING PROVIDED:
PARKING AREA "A" = 195 STALLS
PARKING AREA "B" = 87
PARKING AREA "C" = 194
PARKING AREA "D" = 82
TOTAL = 558 STALLS

PARKING STALL & AREA DIMENSIONS:
STALL = 2.80m x 5.5m (9'-0" x 18")
ABLE = 7.00m (23'-0")
PROVIDED STALL = 2.80m x 5.10m (9'-0" x 16'-0")
REQUIRED ABLE = 7.60m (25'-0")
OVERALL DEPTH = 16.80m (55'-0")
A/C CAR STALLS = 3.7m x 6.10m (12'-0" x 20'-0")

Proposed OUT PARCEL (Gas Station)

ZONING:
Proposed Re-Zoning: CG-1 Self Service Gasoline Station Zone

SITE AREA: 2,501 sqm (0.6186ac) 0.25 ha

BUILDING AREA:
PROPOSED GAS BAR 80.35 sqm 850 sq'

LOT COVERAGE:
MAXIMUM ALLOWED = 30.0%
(81.0 / 2184.5) ACTUAL = 2.8 %

BUILDING SETBACKS:		
	REQUIRED	PROVIDED
NORTH (76th AVE.)	12.0m (40 R.L.)	16.3m (53'-0")
EAST	4.0m (13 R.L.)	14.70m (48'-0")
SOUTH	4.0m (13 R.L.)	7.3m (24'-0")
WEST	4.0m (13 R.L.)	14.46m (47'-0")

HEIGHT:
ALLOWED: MAX. HEIGHT 8.0m (26'-0")
PROPOSED GAS BAR HEIGHT: 7.3m (24'-0")

GASOLINE SERVICE STATIONS:
2.0 PARKING SPACES / 100 sqm/m² OF GFA
(85/100) = 3 = 2 STALLS

PARKING PROVIDED: = 3 STALLS



REVISED

Date	Issued for
DEC. 16/11	REVISED FOR REVIEW
JAN. 05/12	REVISED FOR DEVELOPMENT PERMIT
MAR. 23/12	RE-REVISED FOR DEVELOPMENT PERMIT
JAN. 14/13	REVISED SITE LAYOUT
JAN. 27/13	ADP
APR. 18/13	REVISED SERVICE
JAN. 02/14	ADDED ELECTRIC CHARGING STATION
JAN. 16/14	FULL SERVICE CHANGING
MAY. 03/14	CONCRETE REVIEW

REVISIONS

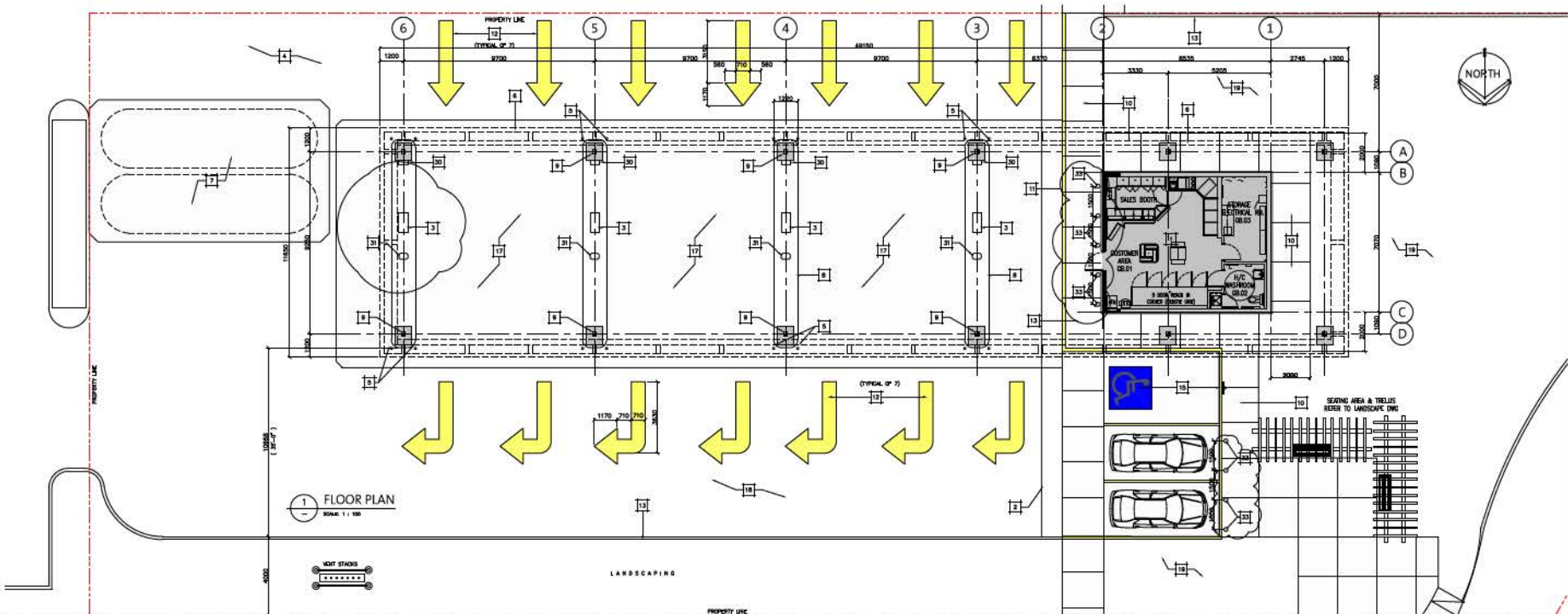
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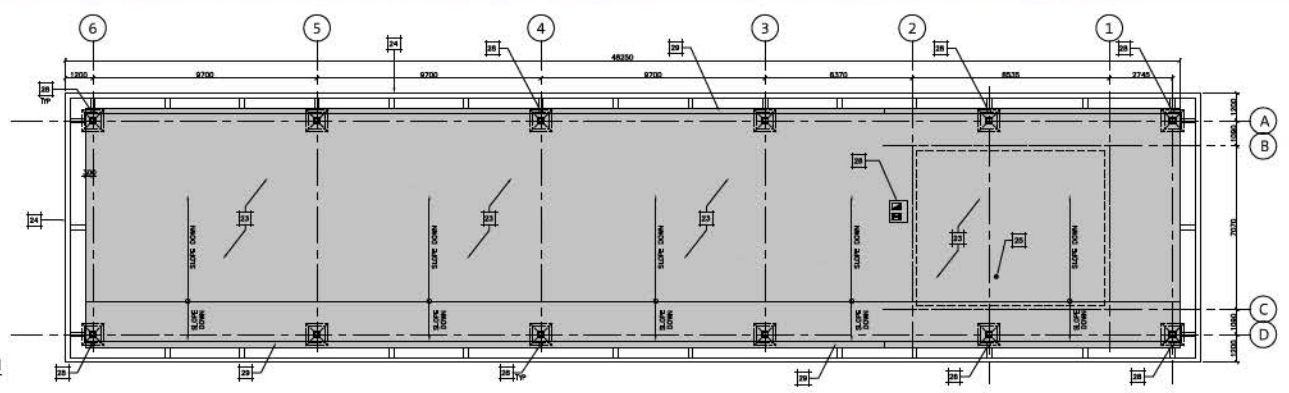
Drawn: CL Designed:
Checked: pD Checked:
Project Number

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.
100-11000 101st Avenue, Surrey, BC V3R 1A4
Tel: 604.681.2887 Fax: 604.681.2211
www.omicronvc.com

SITE PLAN, LOCATION PLAN AND PERTINENT DATA DP-A1.0



1 FLOOR PLAN
SCALE 1:100



2 ROOF PLAN
SCALE 1:100

KEY NOTES:

- | | | | | | |
|---|--|--|--|--|--|
| 1 GAS BAR NOSE | 6 LINE OF CANOPY/ROOF OVER | 10 CONCRETE SIDEWALK | 16 4" WIDE STRIPING, 45 DEGREE AT 24" ON CENTER WITH A 4" WIDE CONTINUOUS BORDER. PAINT TRAFFIC YELLOW | 20 LAMP STANDARD
SEE ELECT DRAWING | 26 ROOF DRAIN |
| 2 CONCRETE 1/2" THICK GRIP CONCRETE RAMP DOWN FROM TOP OF SIDEWALK TO EDGE OF CONCRETE SLAB. LEANER EDGE OF RAMP TO CREATE A SMOOTH TRANSITION. | 7 CONCRETE SLAB OVER 2 UNDERGROUND DOUBLE WALL 1/2" RIB STORAGE TANKS C/W ANCHOR STRIPS (AS PER MANUFACTURER). SLOPE OF SLAB TO MATCH SITE GRADE TO CREATE SMOOTH TRANSITION TO ASPHALT. | 11 EDGE OF CONCRETE SIDEWALK FACE AND TOP 1/2" MIN PAINTED TRAFFIC YELLOW (ALL ROAD GAS BAR ROOF). | 17 CONCRETE SLAB ON GRADE. | 21 PREFABRICATED CORRUGATED METAL ROOFING COLOUR: GREY | 27 FINISH ROOF BUTTER COLOUR TO MATCH WALL PANELS. |
| 3 GAS RAMP SUPPLIED BY OWNER. INSTALLED BY PETROLEUM CONTRACTOR. | 8 TYPICAL GAS PUMP CONCRETE ISLAND PROVIDES CONTINUOUS METAL EDGING (STEEL ISLAND FORMS) PAINTED BLACK ISLAND CURVE WITH 4" ABSOLUTE PAD. | 12 PAINTED ARROWS, TYPICAL. | 18 STANDARD DUTY ASPHALT. | 22 PAINTED STRUCTURAL "I" BEAM COLOUR: DARK GRAY | 28 WINDSHIELD SERVICE ACCESSORY FASTENED TO STEEL COLUMN (FOR) |
| 4 HEAVY DUTY ASPHALT | 9 U.S.S. COLUMN ANCHORED/CAST ON TOP OF THE CLIP CONCRETE BASE. SLAB WITH CONCRETE BLOCK COLUMN. SEE CLIP. | 13 CONCRETE CURB | 19 LANDSCAPE AREA. | 23 4" YELLOW PAINTED STALL MARKERS, TYPICAL. | 29 WASTE RECEPTACLE ATTACHED TO CONCRETE ISLAND C/W FASTENER 1/2" NUTS/BARS MIN.) TYP. (FOR) |
| 5 CONCRETE FILLED 4" X STEEL BOLLARD COLOUR: TO MATCH PANTONE #330 B TRAFFIC YELLOW | | 14 PROPANE | 24 4" YELLOW PAINTED STALL MARKERS, TYPICAL. | 24 ROOF TOP EQUIPMENT BELOW | 30 WOOD TOLLUS FEATURE SEE LANDSCAPING PLAN FOR DETAILS. |
| | | 15 H/C PAINTED SYMBOL AND STALL SIGN. | 25 NEXT STAKES C/W 4" BOLLARD PROTECTION (SEE SITE PLAN) | 25 R/L | 31 STEEL BOLLARD COLOUR: GREY |

NOTE: STANDARD PANIC ALARM LIGHT AND VIDEO CAMERA TO BE PROVIDED

REVISIONS

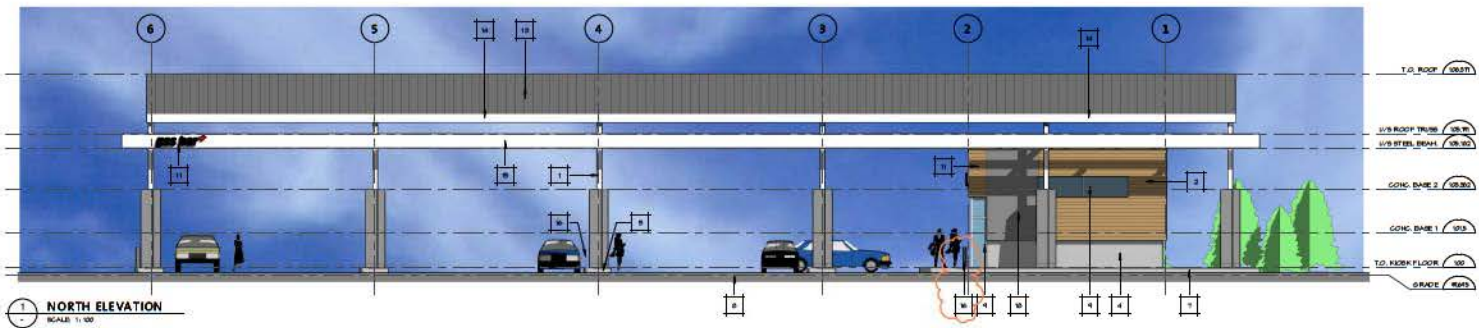
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JAN 10/22	REVISED FOR DEVELOPMENT POINT
MAR 23/22	REVISED FOR DEVELOPMENT POINT
APR 13/22	REVISED FOR DEVELOPMENT POINT
MAY 02/24	CONSENT RECEIVED

REVISIONS

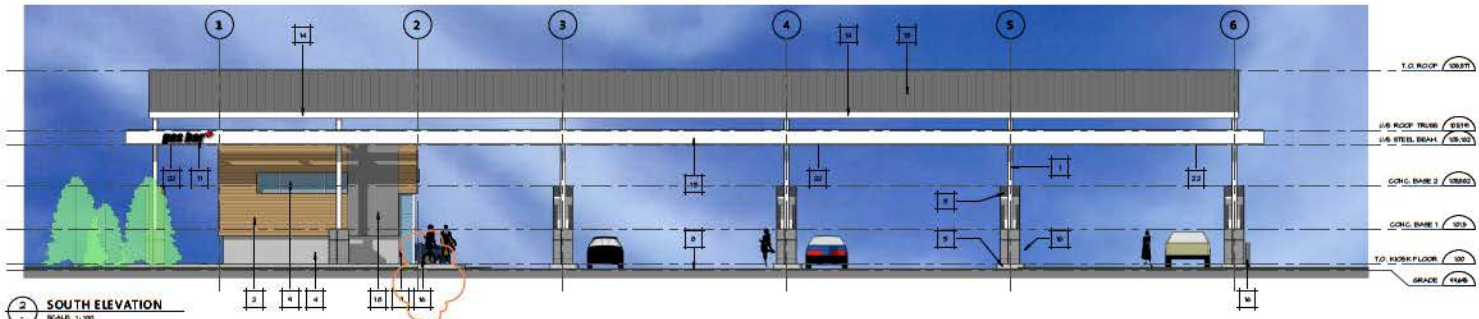
Date	Remarks

REAL CANADIAN Superstore
King George Boulevard
(Proposed Gas Bar)
7530 KING GEORGE BOULEVARD, SUITE B.L.C.

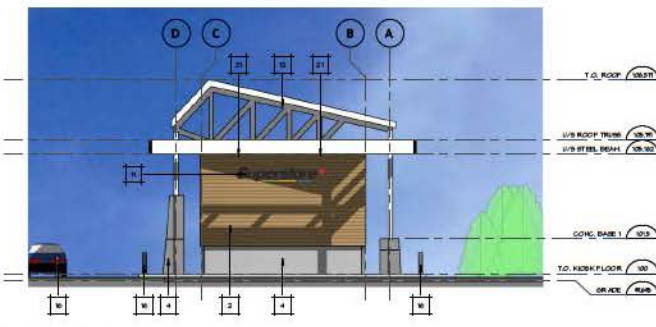
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Checked: PD
Project Number: 10 09 247



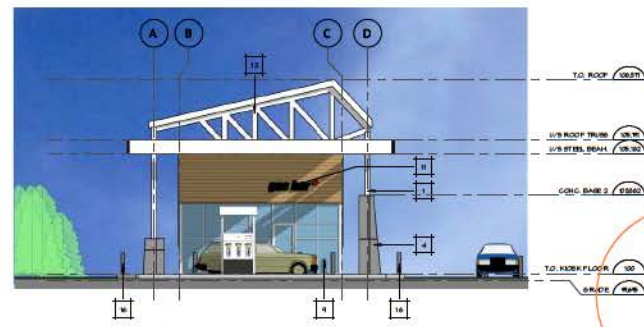
1 NORTH ELEVATION
SCALE: 1/100



2 SOUTH ELEVATION
SCALE: 1/100



3 WEST ELEVATION
SCALE: 1/100



4 EAST ELEVATION
SCALE: 1/100

KEY NOTES:

- 1 HEB COLUMN ANCHORED AND BOLTED ON TOP OF THE SOLID CONCRETE BASE COL. I.H. P.P.S. DIMENSION FROM TO HATCH GC 000 BRIGHT WHITE
- 2 FLOOD CLADDING
- 3 GAS DEFENDER (I.H.C.)
- 4 G.P.P. CONCRETE BASE G.P. REVEALS
- 5 8" HIGH CONCRETE BLIND
- 6 MECHANICAL HIT
- 7 CONCRETE RETENAK
- 8 CONCRETE SLAB
- 9 STOREFRONT DOOR FRAME WITH 5/8" S.D.S. SAFETY SLAB. COLOUR, CLEAR ANCHORED ALUMINUM
- 10 PARTS REEPLACEMENT ATTACHED TO CONCRETE BLIND AND PARTNER IV FINISHERS H.H. TOP. (P.C.L.)
- 11 SHW TO BE CUT-OUT FROM 34" GREENISH GRANITE (CON. G.I.) I.H.C. TO PROVIDE SUPPORT BEHIND SHAWNEE (AS REQUIRED)
- 12 STEEL STRUCTURE
- 13 PREFINISHED STANDING BEAM METAL ROOFING. COLOUR GRAY
- 14 PREFINISHED METAL PANELS/CLADDING COLOUR TO MATCH BEHIND HOOD FLOOR GC 00 BRIGHT WHITE
- 15 PAINT STRUCTURAL 1" DEEP P.P.S. DIMENSION FROM TO HATCH GC 000 BRIGHT WHITE
- 16 STEEL BOLLARD. COLOUR GREY
- 17 PREFINISHED METAL BOFFICE COLOUR TO MATCH BEHIND HOOD FLOOR GC 00 BRIGHT WHITE
- 18 COBENT PANEL CLADDING
- 19 HEB COLUMN ANCHORED AND BOLTED ON TOP OF THE SOLID CONCRETE BASE COL. I.H. P.P.S. DIMENSION FROM TO HATCH GC 000 BRIGHT WHITE
- 20 PRECAST CONCRETE G.P.
- 21 UNDER CANOPY LIGHTING
- 22 METAL SECURITY CHAIRS

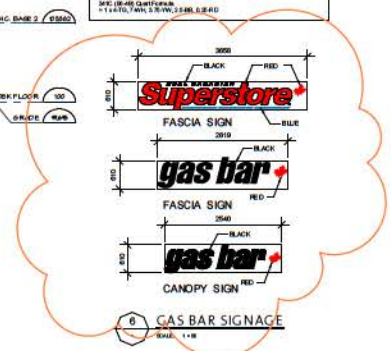
EXTERIOR SIGNAGE SCHEDULE:

NOTE: DIMENSIONS COLOURS FOR REFERENCE ONLY

SIGNAGE	COLOUR REQUIREMENTS
'STOREFRONT'	SHW TO MATCH COOR BEHIND COLOURS & F.W. P.H.S.
'BARBAR'	SHW TO MATCH COOR BEHIND TO MATCH INTERIOR TRUCK.
SELF-SERVING PERFORMANCE	SEE DIMENSIONS DETAILS

FORMULA LEGEND

HEB. WICKER FORMULA	300 - 18 HUB. CAN. FORM. + 2" TO BELL. CAN.
HEB. WICKER FORMULA	300 - 18 HUB. CAN. FORM. + 2" TO BELL. CAN.
HEB. WICKER FORMULA	300 - 18 HUB. CAN. FORM. + 2" TO BELL. CAN.
HEB. WICKER FORMULA	300 - 18 HUB. CAN. FORM. + 2" TO BELL. CAN.



5 GAS BAR SIGNAGE
SCALE: 1/100

CONSULTANT

Drawn: _____
Author: _____
Checked: _____
Designer: _____
Checker: _____
Approver: _____

REVISIONS

Date	Revised	By
1	2024-09-24	DP-A3.1

- REVISIONS
- | No. | Date | Revised | By |
|-----|------------|---------|---------|
| 1 | 2024-09-24 | DP-A3.1 | DP-A3.1 |
| 2 | 2024-09-24 | DP-A3.1 | DP-A3.1 |
| 3 | 2024-09-24 | DP-A3.1 | DP-A3.1 |
| 4 | 2024-09-24 | DP-A3.1 | DP-A3.1 |

STATUS

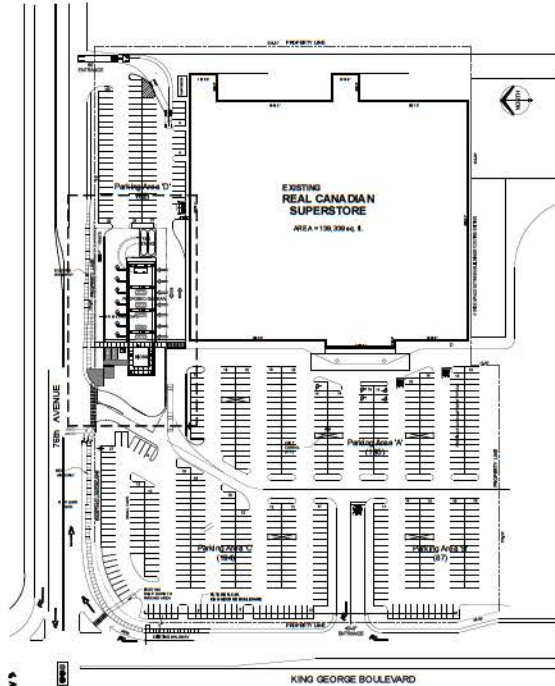
PROPOSED GAS BAR

RCSS KING GEORGE

7550 KING GEORGE BOULEVARD, SURREY, B.C.

Drawn: _____
Author: _____
Checked: _____
Designer: _____
Checker: _____
Approver: _____

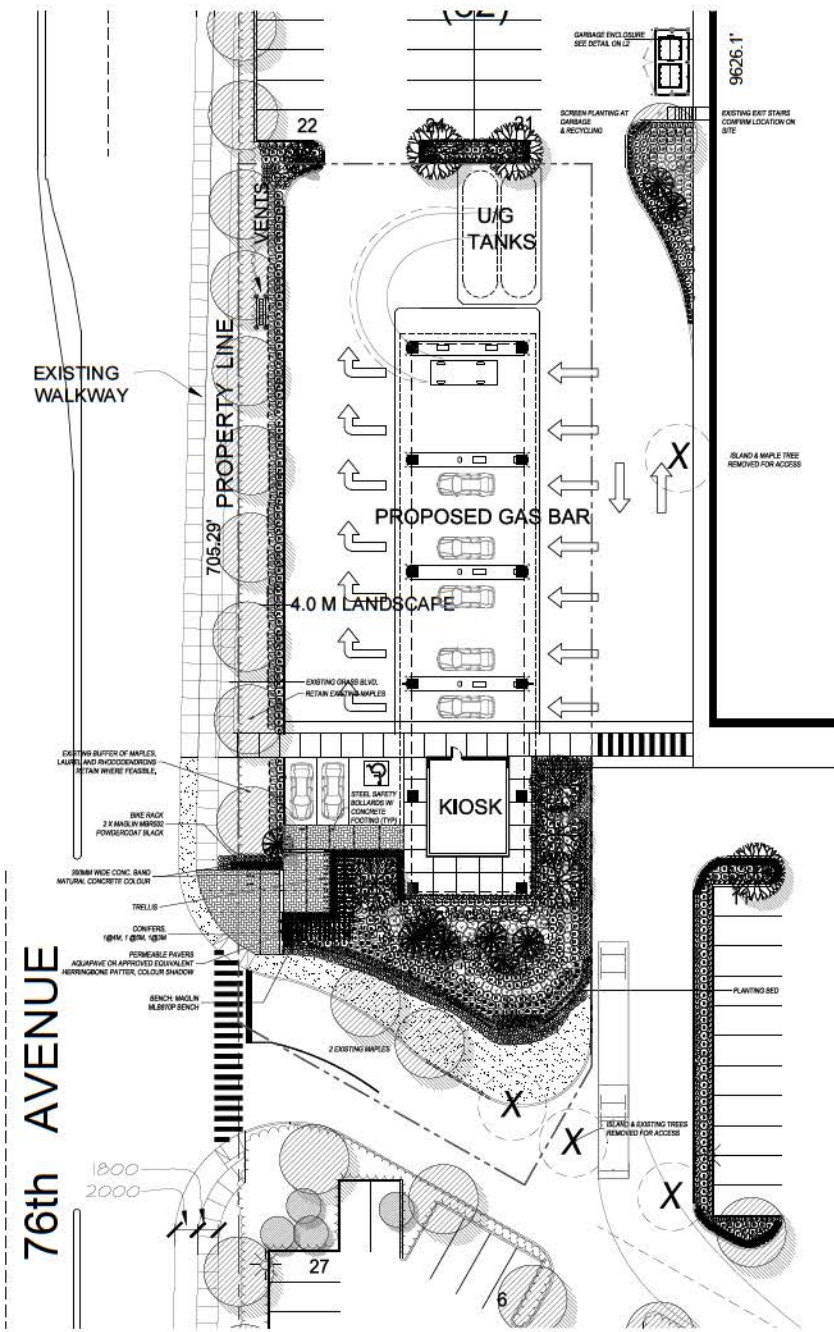
Project Number: 10 09 247



KEY PLAN

PLANT SCHEDULE		COMMON NAME	CMG JOB NUMBER: 11243
EST. QTY	BOTANICAL NAME	PLANTED @ 15' SPACING	
	USE 8" BIR TREES		
10	FRAXINUS AMERICANA	SEMI-WHITE BIRCH	20 20 FT. 30MM HT. 40MM HT. 8" DB
7	QUERCUS ROBUR VARIETAS 'A'	PATRIOT OAK	10M CALL. 1.5M STD. 8" DB
SHRUBS			
10	BERBERIS THUNBERGII SUNGATA CM	SUNGATA BARBERRY	#8 POT, 50CM
CH	3	CHEIRYA TENATA	MEXICAN MOCK ORANGE
LO	144	LOQUERUS FRAXINATA	PRIME THORN BRUSH
PH	3	PHORADENDRUM TENAX VAR. 'NARROW'	NEW ZEALAND FLAX, NARROW VAR.
PO	50	FRAXINUS LAECOCARPUS 'OTTO LUYVEN'	OT TOULIER LAUREL
R	271	ROSA 'NOBLESSE'	QUEEN ROSE, WHITE
I	8	TAXUS BLACKATA	ENGLISH YEW
X	85	'MIRAMINI' Y. 'SLAMMER' (NOV. PLANT)	SLAMMER YEW, BLUE VIBURNUM
GRASS			
C	72	CAREX MORTUARIA 'ALICE' (WINDMILL)	GOLDEN VEGGATED JAPANESE SEDGE
CO	5	CORDEA BELLONIA	PAN-PAN GRASS
F	445	PENNISETUM ALONICURVENS 'MOULDER'	MOULDER FOUNTAIN GRASS
PERENNIAL			
BE	317	BERBERIS AEGIDIOPOLIA WHITE	WATER BERBERIS, WHITE FLOWERING
Z	152	BERBERIS VERNICATA 'SHOW-LINE'	CHOCOLYT
GC			
E	154	ERICA D. WHITE PERFECTION	HEATH

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED ARE PER ONTARIO STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO THE SPECIFICATIONS FOR PERENNIAL CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEEDS AND ROOTS FROM MAJOR PLANT MATERIAL SUPPLIERS ARE AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRINCE GEORGE VALLEY. * SUBSTITUTIONS, OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY. * ALLOW A MINIMUM OF FIVE DAYS PRIOR TO ORDERING FOR PRODUCTS TO BE SUBSTITUTED. * USE TRUTHINGS ARE SUBJECT TO BC LANDSCAPE STANDARD, EDITION OF CONCRETE OR AVAILABLE. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD, LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE-FREE NURSERY.



76th AVENUE

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Suite C100 - 4185 88th Street Drive
Burnaby, British Columbia, V5C 5G9
p: 604-294-0211 | f: 604-294-0222

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	15 JUN 16	ADD TO SIGNAGE PLAN	SL
2	15 JUN 16	TO COMMENTS	SL/BA
3	15 JUN 16	REV. PER SIGNATURE	SL
4	15 JUN 16	REV. PER SIGNATURE	SL
5	15 JUN 16	REV. PER SIGNATURE	SL
6	15 JUN 16	REV. PER SIGNATURE	SL

CLIENT:

PROJECT:
SUPERSTORE GAS BAR
KING GEORGE HIGHWAY
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 11/NOV/22 DRAWING NUMBER:
SCALE: 1:200
DRAWN: BA **L2**
DESIGN: BA
CHKD: PCM **OF 3**

INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **July 15, 2014**

PROJECT FILE: **7812-0004-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 7550 King George Blvd**

REZONE

Property and Right-of-Way Requirements

- Dedicate 1,986 metres fronting King George Boulevard for a special 42 m arterial road.

Works and Services

- Construct Bus Shelter pad on 76 Avenue.
- Re-construct sidewalk on 76 Avenue.
- Provide Water Quality and Sediment Control measures on site.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit.



Rémi Dubé, P.Eng.
Development Services Manager

LR

B. NEW SUBMISSIONS

6. 8:15 PM

File No.:	7912-0004-00
New or Resubmit:	New
Description:	Newton Superstore Gas Bar
Address:	7550 King George Blvd.
Developer:	Daniel Jay, Loblaw Properties West
Architect:	Jordan Levine, Omicron
Landscape Architect:	Pat Campbell, PMG Landscape Architects
Planner:	Heather Kamitakahara
Urban Design Planner:	Hernan Bello

The **Urban Design Planner** presented an overview of the proposed project and highlighted the following:

- The gas bar is located adjacent to Superstore at 76 Avenue and King George Boulevard.
- The current location is considered preferable and avoids conflict with on-site parking and passenger vehicles by situating the proposed gas bar east of the existing driveway entrance.
- The presence of significant vehicle traffic and pedestrian circulation reduces CPTED issues.
- The proposed roofline provides a suitable transition from Superstore toward the townhouse development located directly north of 76 Avenue and unifies the buildings proposed on-site.
- The proposed building orientation will reinforce the sidewalk along 76 Avenue and creates a safer pedestrian linkage from King George Boulevard without crossing the existing parking lot. Additional landscaping is proposed directly adjacent to the northern driveway entrance.

The **City Architect** presented an overview of the project description

- The applicant has successfully responded to previous comments from ADP and City staff.
- The proposal addresses the challenge of creating a suitable design and appropriate massing which integrates with Superstore and townhouse residential properties north of 76 Avenue.

The **Project Architect** presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- The applicant was challenged to provide a suitable transition from Superstore toward the townhouse development across 76 Avenue. In response, the proposed building includes a peaked roofline and includes design details that reference Superstore (e.g. block flag poles).
- The proposed building includes battered concrete support columns, steel poles and painted structural I-beam beneath a pre-finished metal roof. A strong base of cast-in-place concrete is accented with cement panel cladding, wood panel cladding as well as storefront glazing.

- The existing sidewalk is upgraded to provide a shorter pedestrian linkage which redirects pedestrian circulation from King George Boulevard away from the existing parking lot. In addition, the applicant is proposing a boulevard sidewalk configuration along 76 Avenue.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- The major drive aisle is angular and located immediately adjacent to the proposed building.
- The proposed building was located further north providing better pedestrian circulation.
- The removal of several on-site trees is required from existing parking islands.
- Several large maple trees existing along 76 Avenue.
- Additional landscaping is proposed which includes an arbour that frames the pedestrian connection from 76 Avenue as well as ornamental grasses, drought-tolerant perennials and small trees alongside public benches, bike racks and porous pavers at the corner entrance.

In response to questions the following information was provided by the project architect:

- The underground gasoline storage tanks are located directly north of the proposed building.
- The existing driveway access off 76 Avenue permits left-turning movements. However, a small island could be added for safety reasons to improve the existing pedestrian crossing.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Newton Superstore Gas Bar

7550 King George Blvd.

File No. **7912-0004-00**

It was

Moved by W. Francl

Seconded by B. Shigetomi

That the Advisory Design Panel (ADP) recommends

that the applicant address the following recommendations and revise and resubmit to planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

Context

- The proposal addresses the challenge of creating a suitable design and appropriate massing which integrates with Superstore and townhouse residential properties north of 76 Avenue.
- The proposed building will address several blind spots and activate unused parking spaces.

Vehicle Circulation

- The proposed building will significantly improve the driveway entrance off 76 Avenue.

Pedestrian Circulation

- The pedestrian circulation which utilizes existing sidewalks is well-designed and efficient.

Form and Character

- The applicant proposes an innovative building typology and canopy design which includes asymmetrical columns, concrete buttresses, floating horizontal I-beam and atypical roofline.
- The applicant should consider lowering the roofline along the southern building façade and separate the trusses to reduce the distance between vertical and horizontal elements thereby creating an overhang where the trusses and I-beam intersect. Expanding the roofline further ensures the building appears more in-line with the proposed signage (e.g. size, shape, etc.).

Landscaping

- The proposed landscaping is considered generally attractive.

CPTED

- The presence of significant vehicle traffic and pedestrian circulation reduces CPTED issues.
- Install security cameras to encourage surveillance of outdoor seating areas.
- Illuminate the undercanopy and provide additional lighting on the southern building façade.

The Developer made the following comments on the Statement of Review:

- The comments are helpful.
- The applicant will consider expanding the roofline.

C. RESUBMISSION**7. 9:00 PM**

<i>File No.:</i>	7912-0086-00
<i>New or Resubmit:</i>	Resubmit
<i>Last Submission Date:</i>	May 31, 2012
<i>Description:</i>	DP for business park/industrial building with 2nd floor banquet hall
<i>Address:</i>	6638 – 152A Street
<i>Developer:</i>	Elegant Development, Jay Minhas
<i>Architect:</i>	Sanford Design Group Dave Sanford
<i>Landscape Architect:</i>	M2
<i>Planner:</i>	Melissa Johnson
<i>Urban Design Planner:</i>	Hernan Bello

Note: Statement of review from May 31, 2012 minutes included.

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended

.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: COMMUNITY COMMERCIAL ZONE (C-8)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 015-289-354
Lot 1 Section 21 Township 2 New Westminster District Plan 83554

7550 - King George Boulevard

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a community shopping centre and a combined full-service and self-service *gasoline station* in a *comprehensive design*.

The *Lands* are divided into Blocks A and B as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Spencer Hagen, B.C.L.S. on the 17th day of June, 2014.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. Block A

- (a) *Retail stores* excluding *adult entertainment stores*, *secondhand stores* and *pawnshops*;
- (b) *Personal service uses* excluding *body rub parlours*;
- (c) *General service uses* excluding *funeral parlours* and *drive-through banks*;
- (d) *Beverage container return centres* provided that:
 - i. The use is confined to an enclosed *building* or a part of an enclosed *building*; and
 - ii. The *beverage container return centre* does not exceed a gross floor area of 418 sq. metres [4,500 sq. ft.];
- (e) *Eating establishments* excluding *drive-through restaurants*;
- (f) *Neighbourhood pubs*;
- (g) *Liquor store*;
- (h) *Office uses* excluding *social escort services* and *methadone clinics*;
- (i) *Parking facilities*;
- (j) *Automotive service uses* of *vehicles* less than 5,000 kilograms [11,023 lbs] *G.V.W.*, provided that such use is associated with a use permitted under Sub-section B.1.(a) of this Zone;
- (k) *Indoor recreational facilities*;
- (l) *Entertainment uses* excluding *arcades* and *adult entertainment stores*;
- (m) *Assembly halls*;
- (n) *Community services*; and
- (o) *Child care centres*.

2. Block B

- (a) *Gasoline station* provided that:

- i. *Alternative fuel infrastructure* shall be available on the same lot; and
- ii. Where self-service hoses are available, at least an equal number of full-service hoses shall be available on the same lot; and

(b) All uses permitted in Section B.1 of this Zone.

C. Lot Area

Not applicable to this Zone.

D. Density

The *density* shall not exceed a *floor area ratio* of 0.8.

E. Lot Coverage

The *lot coverage* shall not exceed 50%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Buildings and Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	0.0 m. [25 ft.]	7.5 m. [25 ft.]
<i>Pump Islands and Kiosk</i>		110 m. [360 ft.]	50 m. [164 ft.]	110 m. [360 ft.]	12 m. [40 ft.]
Canopies		110 m. [360 ft.]	50 m. [164 ft.]	110 m. [360 ft.]	12 m. [40 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Block A:
 - (a) Principal building: The *building height* shall not exceed 12 metres [40 ft.]; and
 - (b) Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].
2. Block B:
 - (a) Kiosk and pump island canopies: The *building height* shall not exceed 8.7 metres [28 ft.]; and
 - (b) Accessory buildings and structures: The *building height* shall not exceed 4.0 metres [13 ft.].

H. Off-Street Parking

1. Refer to Table C.2 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* may be permitted for company fleet vehicles.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Except in those portions where a *building* abuts the *lot line*, screen planting at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
5. Loading areas, garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

6. Open display or storage shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fence and/or substantial *landscaping* strips of not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screens and in no case shall these materials be piled to the height of more than 3.5 metres [11.5 ft.].

J. Special Regulations

1. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent to any *residential lot*.
2. Outdoor storage or display of any goods, materials or supplies shall apply to each Block as follows:

(a) Block A:

Outdoor storage or display of any goods, materials or supplies is permitted provided that:

- i. Such area is ancillary to a *retail store* having a *gross floor area* of more than 4,645 square metres [50,000 sq. ft.];
- ii. The total area shall not exceed a maximum of 8% of the *gross floor area* of the associated *retail store*;
- iii. The outdoor storage and display area must be attached to and integrated with the *retail store building* and enclosed by a decorative metal fence of not less than 2.5 metres [8 ft.] in height that is architecturally consistent with the *retail store building*; and
- iv. The outdoor storage or display area shall not be located within 30 metres [100 ft.] of any *highway*; and

(b) Block B:

The outdoor storage or display of any goods, materials or supplies is specifically prohibited.

3. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
4. *Land* and *structures* shall be used for the uses permitted in this Zone only if such uses do not emit noise in excess of 60 dB measured at any point on any boundary of the *lot* on which the use is located.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4 hectares [10 acres]	150 metres [100 ft.]	240 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the “Community Commercial Zone (C-8)” (for Block A) and “Combined Service Gasoline Station Zone (CG-2)” (for Block B) as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the “Community Commercial Zone (C-8)” (for Block A) and “Combined Service Gasoline Station Zone (CG-2)” (for Block B).
8. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.

9. Development permits may be required in accordance with the *Surrey Official Community Plan, 1996*, By-law No. 12900, as amended.
 10. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
 11. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, Chapter 267, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

READ A THIRD TIME ON THE _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW OF A PORTION OF LOT 1 SECTION 21 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 83554

FOR REZONING PURPOSES
BCGS 92G.016
CITY OF SURREY

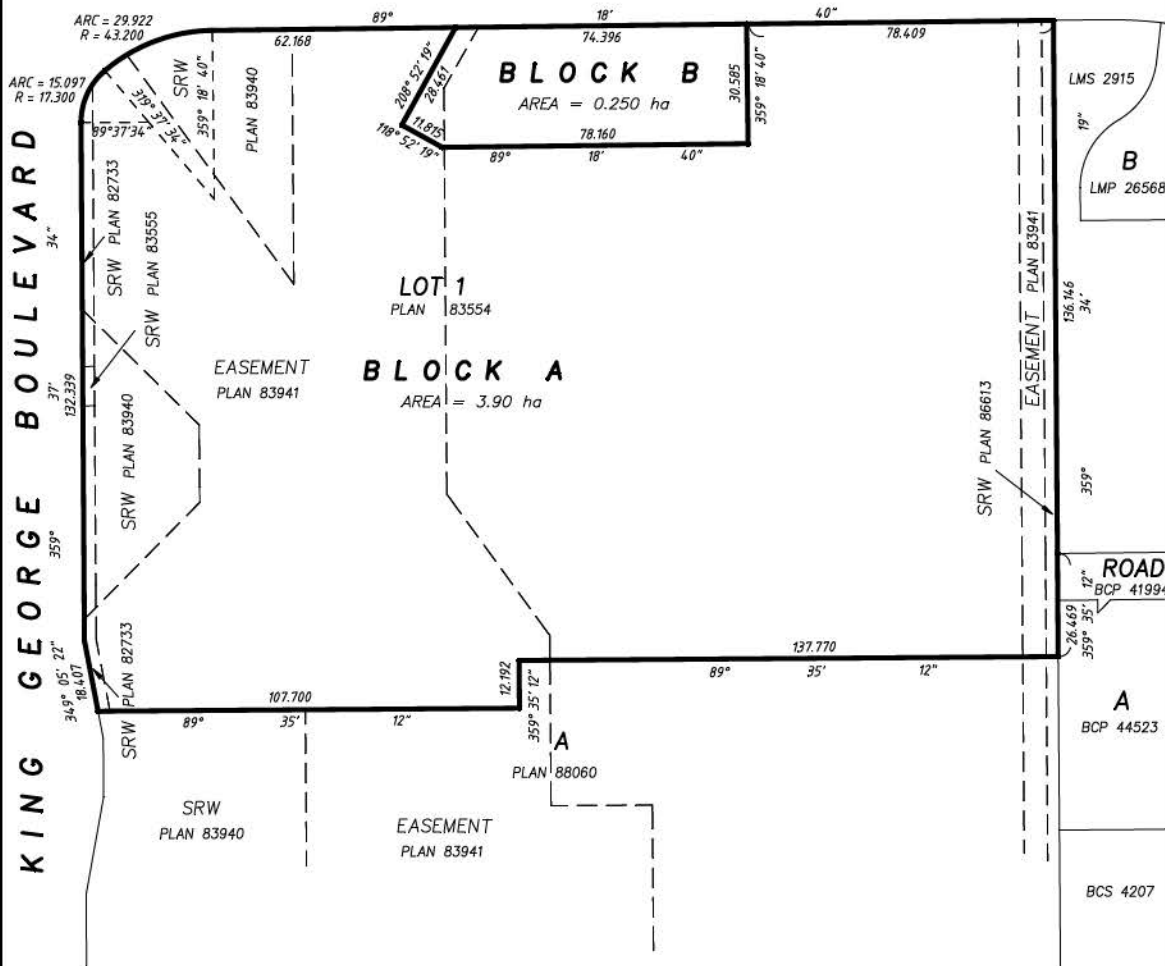
SCALE 1 : 1250



ALL DISTANCES ARE IN METRES;
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH
BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:1250



76TH AVENUE



THIS PLAN IS BASED ON THE FOLLOWING LAND TITLE
AND SURVEY AUTHORITY OF BC RECORDS:
PLAN 83554.

SPENCER HAGEN, BCLS 915
17TH DAY OF JUNE, 2014

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

HAGEN LAND SURVEYS
PO BOX 111 STN A
V2T 6Z5 ABBOTSFORD, B.C.
TEL: (604) 807.0123

FILE: 14015_1

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0004-00

Issued To: LOBLAW PROPERTIES WEST INC., INC. NO. 74514A
("the Owner")

Address of Owner: 3225 - 12th Street NE
Calgary, AB T2E 7S9

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: 015-289-354
Lot 1 Section 21 Township 2 New Westminster District Plan 83554
7550 - King George Boulevard

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) Section 31 "Signs in Gasoline Station Zones", sub-section 3(a) is amended to allow an increase in the number of canopy signs from 1 to 2.
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.

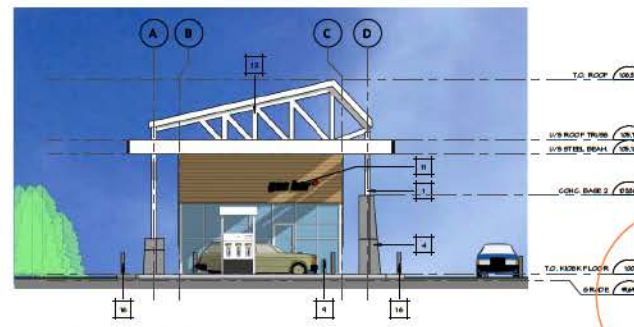
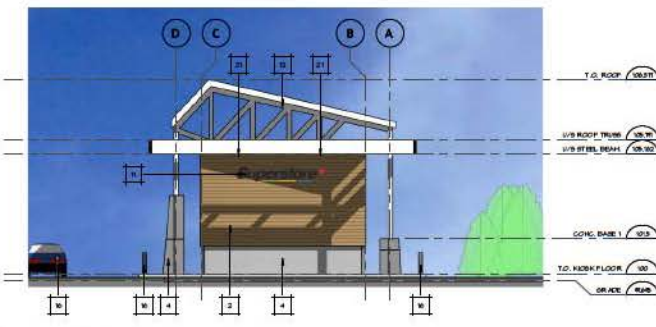
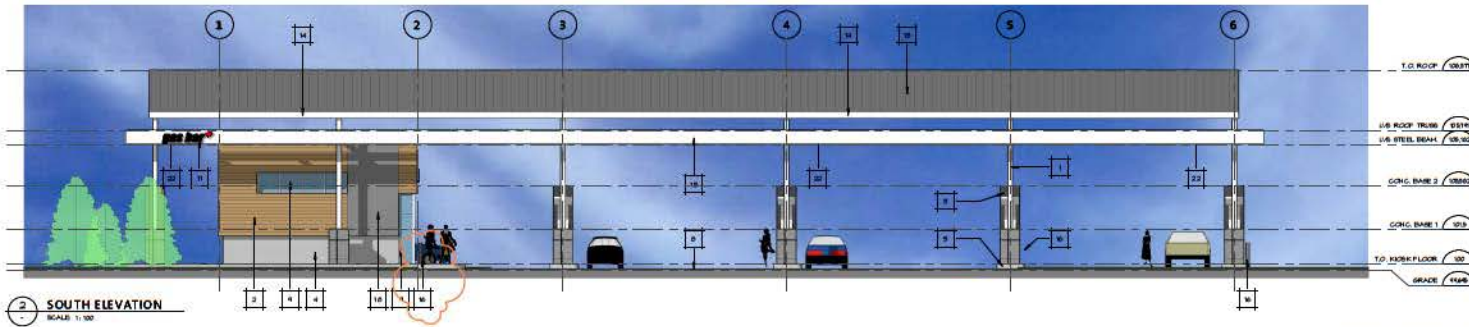
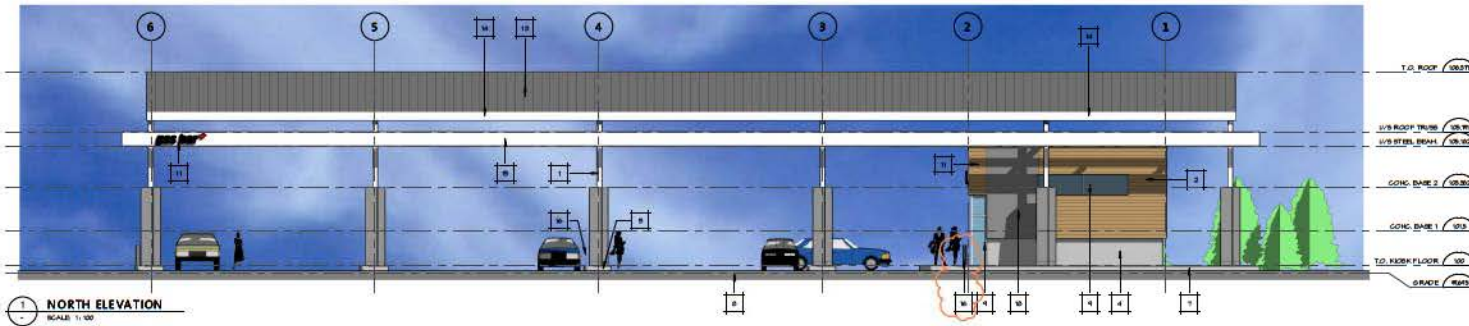
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit 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

Schedule A



KEY NOTES:

- 1. MBR COLUMN ANCHORED AND BOLTED ON TOP OF THE SOLID CONCRETE BASE COL. I.H. P.P.S. EXHAUST PIPES TO HATCH GC #109 BRIGHT WHITE
- 2. FOOD CLADDING
- 3. GAS DEFENDER (I.D.G.)
- 4. G.P.P. CONCRETE BASE G.P. REVEALS
- 5. 8" HIGH CONCRETE BLIND
- 6. MECHANICAL HIT
- 7. CONCRETE RETENAK
- 8. CONCRETE SLAB
- 9. STOREFRONT DOOR FRAME WITH 3/4" H.S.G. SAFETY SLAB. COLOUR, CLEAR ANGLEZED ALUMINUM
- 10. PARTS REEPLACEMENT ATTACHED TO CONCRETE BLIND AND PARTNER IV FINISHERS H.H. TOP. (P.D.L.)
- 11. SIGN TO BE CUT-OUT FROM 3/4" GREENISH GRANITE (CON. G.I.) I.D.C. TO PROVIDE SUPPORT BEHIND SIGNAGE (AS REQUIRED)
- 12. STEEL STRUCTURE
- 13. PREFABRICATED STANDING BEAM METAL ROOFING. COLOUR GRAY
- 14. PREFABRICATED METAL PANELS/CLADDING COLOUR TO MATCH SIGNAGE HATCH GC #109 BRIGHT WHITE
- 15. PAINT STRUCTURAL STEEL WITH P.P.S. EXHAUST PIPES TO HATCH GC #109 BRIGHT WHITE
- 16. STEEL BOLLARD. COLOUR GREY
- 17. PREFABRICATED METAL BOFFICE COLOUR TO MATCH SIGNAGE HATCH GC #109 BRIGHT WHITE
- 18. COBALT PAINT CLADDING
- 19. MBR COLUMN ANCHORED AND BOLTED ON TOP OF THE SOLID CONCRETE BASE COL. I.H. P.P.S. EXHAUST PIPES TO HATCH GC #109 BRIGHT WHITE
- 20. PRECAST CONCRETE G.P.
- 21. UNDER CANOPY LIGHTING
- 22. METAL SECURITY CHAIRS

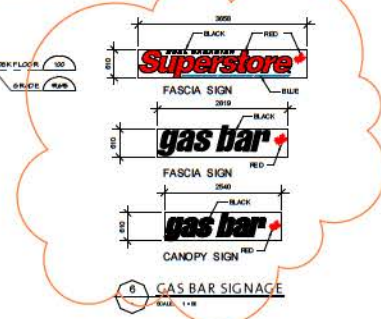
EXTERIOR SIGNAGE SCHEDULE:

NOTE: SIGNAGE COLOURS FOR REFERENCE ONLY

SIGNAGE	COLOUR REQUIREMENTS
'STOREFRONT'	SEND TO SIGNAGE COLOURS & FINISHES
'GASBAR'	SEND TO SIGNAGE COLOURS & FINISHES TO MATCH SIGNAGE
SELF-SERVING PERFORMANCE	SEE SIGNAGE DETAILS

FORMULA LEGEND

SEN. MCRF FORMULA	SEN. 18" x 18" x 18" CONCRETE
SEN. MCRF FORMULA	SEN. 18" x 18" x 18" CONCRETE
SEN. MCRF FORMULA	SEN. 18" x 18" x 18" CONCRETE
SEN. MCRF FORMULA	SEN. 18" x 18" x 18" CONCRETE



OMICRON
TOTAL BUILDING SOLUTIONS
First Floor, Three Borchers Centre, 100 West 1st Street, Suite 1000
100 West 1st Street, Suite 1000
V1X 3M1 CANADA
www.omicron.ca

CONSULTANT

REVISED	DATE	REASON

REVISIONS

NO.	DATE	REVISION
1	2024-09-24	ISSUE FOR REVIEW
2	2024-09-24	ISSUE FOR PERMIT
3	2024-09-24	ISSUE FOR PERMIT
4	2024-09-24	ISSUE FOR PERMIT

Status

PROPOSED GAS BAR


RCSS KING GEORGE
7550 KING GEORGE BOULEVARD, SUITE 101, B.C.

Drawn	Author	Designer	Designer
Checked	Checker	Checked	Approver
Project Number	10 09 247		

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.
This is a preliminary drawing and is not to be used for construction. It is subject to change without notice. The client is responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided.

EXTERIOR ELEVATIONS

DP-A3.1

 CITY OF SURREY	<h1 style="text-align: center;">City of Surrey Policy</h1> No. O-58
Policy Title: Approval Date: Revision Date: Department:	Requirement for Alternative Fuel Infrastructure Related to Gasoline Stations 25 JUNE 2012 NEW (RES. R12-1378) Planning and Development Department

Policy Statement

The Zoning By-law was amended to add the requirement for alternative fuel infrastructure as part of the permitted uses of the Self-Service Gasoline Station Zone (CG-1) and the Combined Service Gasoline Station Zone (CG-2). Any new Comprehensive Development Zone that permits a gasoline station must require that alternative fuel infrastructure be constructed in conjunction with the gasoline station on the same lot, or that a level-3 electric vehicle charging station (also known as a DC fast charger), or its equivalent, be constructed off-site in conjunction with the construction of the gasoline station, all subject to the approval of the City of Surrey.

1. Reason for Policy

The City of Surrey strives to reduce Greenhouse Gas (GHG) emissions produced by the transportation sector by encouraging and supporting the adoption of alternative fuel vehicle technologies. A critical requirement for the mainstream uptake of alternative fuel vehicles is the public availability of alternative fuel refuelling and recharging infrastructure. The City of Surrey can motivate the development of this infrastructure by requiring gasoline stations to provide alternative fuels in addition to the conventional transportation fuels that gasoline stations currently offer.

2. Definitions

The Zoning By-law defines Alternative Fuel Infrastructure as any one of the following:

- Level-3 electric vehicle charging station (also known as a DC fast charger), or its equivalent;
- Fast-fill compressed natural gas (CNG) vehicle refuelling station;
- Hydrogen vehicle refuelling station; and/or
- Liquefied petroleum gas (propane) *vehicle* refuelling station.

This policy is subject to any specific provisions of the Local Government Act, or other relevant legislation or Union agreement.

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3. Responsibilities

3.1 To secure the installation of the alternative fuel infrastructure the City of Surrey will take a letter of credit in the amount of \$75,000 from the owner of the gasoline station which will be released upon the completed installation.

This policy is subject to any specific provisions of the Local Government Act, or other relevant legislation or Union agreement.

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