

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0143-00

Planning Report Date: January 14, 2013

PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

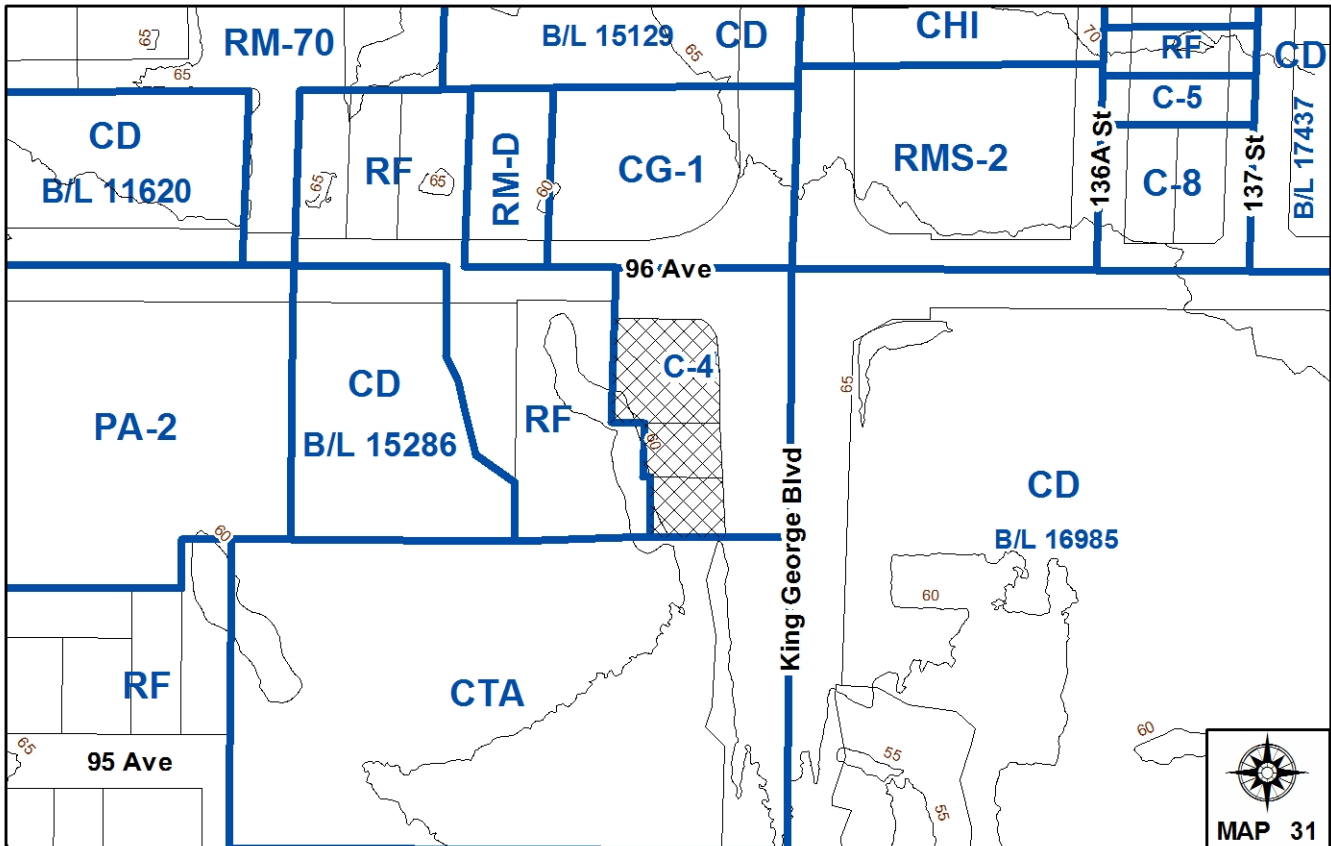
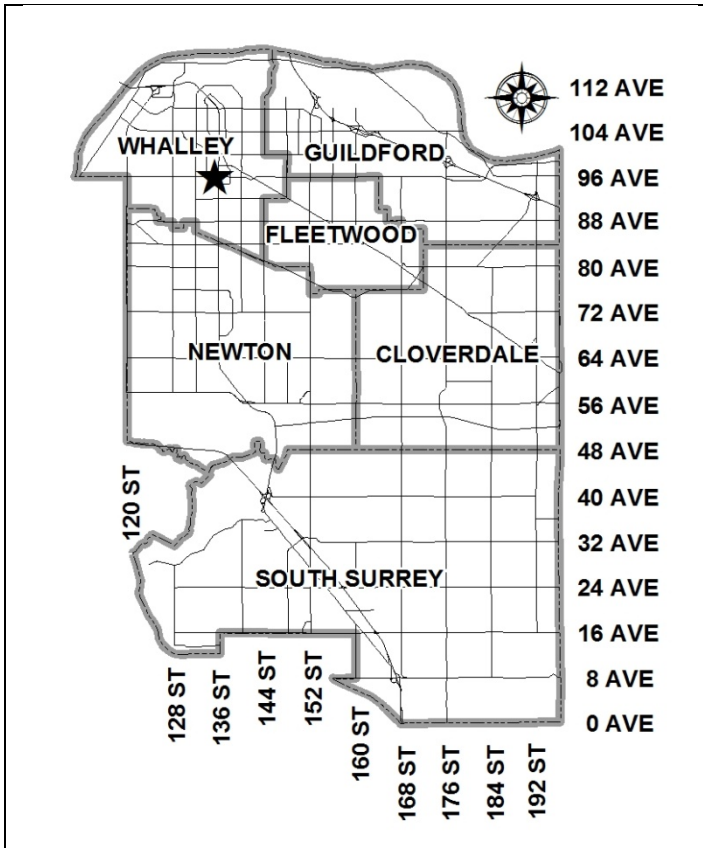
in order to permit façade and parking lot upgrades to an existing Tim Hortons in City Centre.

LOCATION: 9575 and 9595 King George Boulevard

OWNER: Tim Donut Limited

ZONING: C-4

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking approval for a reduced landscaping strip along King George Boulevard.

RATIONALE OF RECOMMENDATION

- Applicant is proposing to relocate the existing King George Boulevard driveway further south, away from the intersection of 96 Avenue and King George Boulevard, which will improve traffic safety.
- General façade upgrades will improve the character of the existing building.
- A reduced landscaping strip along King George Boulevard is appropriate for this part of City Centre, in order to create a more urban, and less suburban, pedestrian environment.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0143-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0143-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the C-4 Zone to reduce the minimum width of the landscaping strip within the lot adjacent to King George Boulevard, from 1.5 metres (5 ft.) to 0 metre.
3. Council instruct staff to resolve the following issues prior to approval:
 - (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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) removal of unauthorized fill from the adjacent Quibble Creek setback area to the satisfaction of the Engineering Department; and
 - (d) consolidation of the subject site, to the satisfaction of the Planning & Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Tim Hortons restaurant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	Gasoline service station.	Commercial	CG-1

Direction	Existing Use	OCP Designation	Existing Zone
East (Across King George Boulevard):	Surrey Memorial Hospital.	City Centre	CD By-law No. 16985
South (Across West Quibble Creek):	Mobile home park.	Urban	CTA
West (Across West Quibble Creek and Greenbelt):	Townhouses.	Multiple Residential	CD By-law No. 15286

DEVELOPMENT CONSIDERATIONS

- The subject site is located at the southwest corner of King George Boulevard and 96 Avenue at 9575 and 9595 King George Boulevard in Surrey City Centre. The properties are zoned Local Commercial Zone (C-4). The subject site is designated "Mixed-Use 3.5 FAR" under the Surrey City Centre Land Use and Density Concept, which was approved by Council on July 25, 2011 (Corporate Report No. R151).
- The original Tim Hortons building was located at the southernmost portion of the site and was one of the first Tim Hortons in Western Canada.
- The original building was demolished and became a parking lot after a new Tim Hortons building was constructed in 1988 towards the centre of the site. Development Variance Permit No. 6987-0329-00 was issued in 1987 to reduce the setback of this new Tim Hortons building along King George Boulevard from 7.5 metres (25 ft.) to 3.1 metres (10 ft.).
- The existing Tim Hortons building is approximately 248 square metres (2,668 sq. ft.) in size and has a floor area ratio (FAR) of 0.09, after consolidation of the three properties, which is well below the maximum permitted FAR of 0.40 of the C-4 Zone.
- Redevelopment of the site is problematic. Quibble Creek runs along the western and southern property line and, so as a result, almost the entire site falls within the 30-metre (100 ft.) stream setback protection area.
- The applicant has applied for a Development Permit to permit façade upgrades to the existing Tim Hortons building as well as parking lot upgrades including relocation of the King George Boulevard driveway. A Development Variance Permit is required to reduce the landscaping strip within the lot along King George Boulevard (see By-law Variance section).
- Erosion has been an issue along the western property line, along the steep bank of the adjoining Quibble Creek. Over time the owner of the subject site placed unauthorized fill and undertook other unauthorized works to stabilize the bank. The applicant has agreed to remove the unauthorized fill prior to consideration of final approval.

PRE-NOTIFICATION

- A development proposal sign was installed on the development site on October 8, 2012 and staff received no comments.

DESIGN PROPOSAL AND REVIEW

- The existing Tim Hortons building is located in the centre of the subject site facing King George Boulevard.
- The applicant proposes façade and signage upgrades to the building as well as parking space reconfiguration, landscaping, entrance and circulation upgrades to the southern portion of the parking lot.
- To increase vehicle safety, the applicant proposes to relocate the existing King George Boulevard driveway approximately 11 metres (36 ft.) to the south, further away from the intersection of 96 Avenue and King George Boulevard.
- Relocation of the driveway requires reconfiguration of the southern portion of the parking lot to create four east-west oriented rows of parking spaces. In total, the reconfigured parking spaces will reduce the number of surface parking spaces by one, creating approximately 40 parking spaces, exceeding the 20 required parking spaces.
- The applicant proposes to install two light poles within the parking lot. Both lights will shine away from King George Boulevard and will have flashing to prevent light from shining into residential areas to the south and west.
- Proposed changes to the façade include removing the large existing overhangs and adding simulated masonry veneer along the entire front (King George Boulevard) elevation and around the north and south entrances. Above each entrance and window will be red and brown striped fabric awnings. The masonry veneer will have downward facing gooseneck lights.
- The existing overhangs on the north, south and west elevations are to be removed and replaced with "middlebury brown" stucco. The existing brown brick base along the lower portion of the building is to remain.
- The applicant proposes to replace the existing fascia sign facing King George Boulevard with a new illuminated sign which is the same size and colour and constructed of plastic. The proposed sign is approximately 5 metres (16.5 ft.) wide and 1 metre (3.5 ft.) tall with an area of 5.4 square metres (58 sq. ft.) which is within the size limits of the Sign By-law. The existing free-standing sign located at the corner of the site, near King George Boulevard and 96 Avenue, is to remain.
- The existing landscaping at the corner of King George Boulevard and 96 Avenue is in relatively good condition and will remain. The applicant proposes to add a grassed landscaping strip along portions of King George Boulevard.

- Due to the curve of the eastern property line and the location of parking spaces within the site, a Development Variance Permit is required to reduce the minimum width of this landscaping strip from 1.5 metres (5 ft.) to 0 metre along a portion of King George Boulevard (see the By-law Variance section).

ADVISORY DESIGN PANEL

- Due to the scale of the proposed development the design was not reviewed by the Advisory Design Panel.
- The design was reviewed by City staff and determined to be acceptable.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the C-4 Zone to reduce the minimum width of the landscaping strip within the lot from 1.5 metres (5 ft.) to 0 metres between parking spaces and King George Boulevard.

Applicant's Reasons:

- Due to the shape of the lot and creek area setback it is difficult to provide the full 1.5 metres (5 ft.) of landscaping strip without losing parking spaces.

Staff Comments:

- Landscaping is being provided along portions of the east property line. However, due to the constrained and odd shape of the site, the location of drive aisles and parking spaces, and the curve of the western property line, there are some areas along King George Boulevard which cannot accommodate landscaping.
- As the site is located within City Centre, reducing the landscaping strip will have less of an impact on the pedestrian environment than on a similar site in a more suburban location.
- The proposed variance is minor and facilitates parking lot improvements and the relocation of the driveway.
- Staff support the proposed variance.

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.	Proposed Site Plan and Building Elevations
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7912-0143-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/kms

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DEVELOPMENT DATA SHEET

Existing Zoning: C-4

Required Development Data	Minimum Required / Maximum Allowed	Proposed
SITE AREA (in square metres)		
Gross Total		2,668.5 sq. m.
Road Widening area		N/A
Undevelopable area		N/A
Net Total		2,668.5 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	40%	9%
Paved & Hard Surfaced Areas		80%
Total Site Coverage		89%
SETBACKS (in metres)		
Front	7.5 m	23.5 m
Rear	7.5 m	45.0 m
Flanking Side #1 (East)	7.5 m	3.64 m *
Side #2 (West)	6.0 m	17.4 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	6 m
Accessory	4 m	N/A
NUMBER OF RESIDENTIAL UNITS		
Bachelor		N/A
One Bed		N/A
Two Bedroom		N/A
Three Bedroom +		N/A
Total		N/A
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
	370 sq. m.	237 sq. m.
Retail		N/A
Office		N/A
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		237 sq. m.

* *DVP No. 6987-0329-00-00 was issued to reduce flanking side yard setback.*

Development Data Sheet cont'd

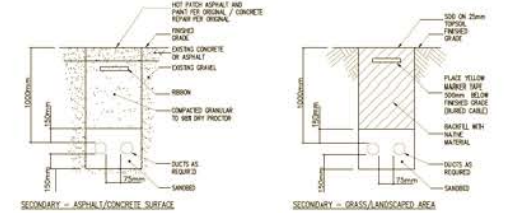
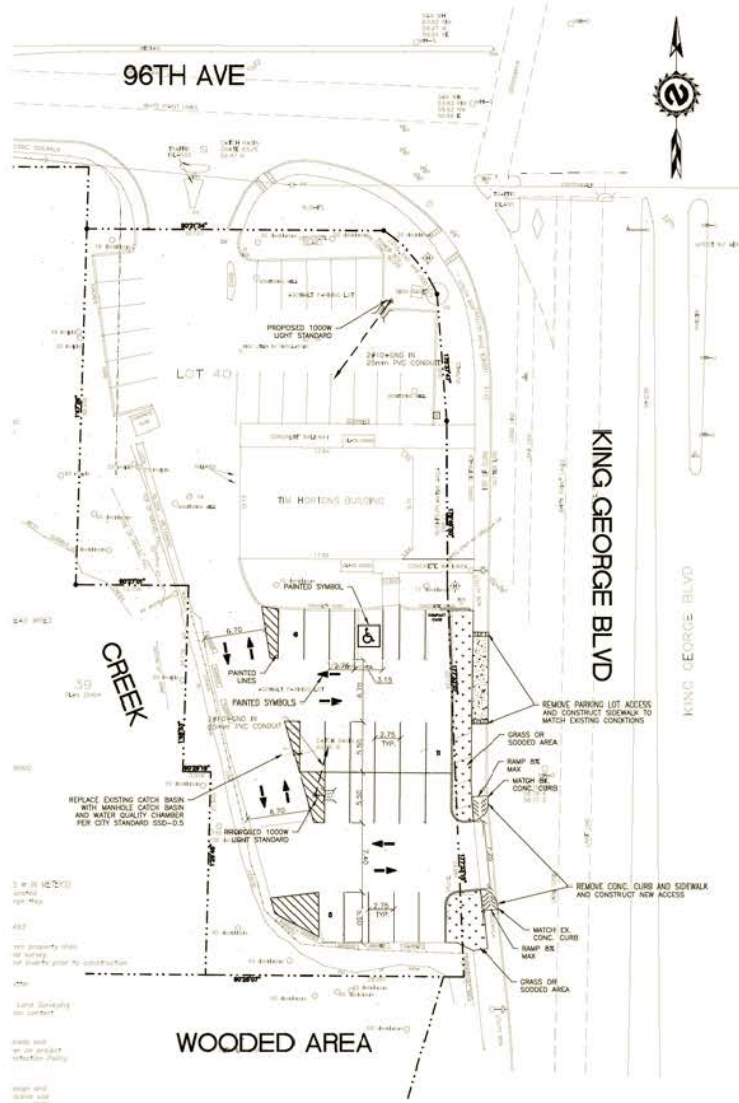
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	0.40	0.09
FAR (net)	0.40	0.09
AMENITY SPACE (area in square metres)		
Indoor		N/A
Outdoor		N/A
PARKING (number of stalls)		
Commercial	20	40
Industrial		N/A
Residential Bachelor + 1 Bedroom		N/A
2-Bed		N/A
3-Bed		N/A
Residential Visitors		N/A
Institutional		N/A
Total Number of Parking Spaces	20	40
Number of disabled stalls		1
Number of small cars		1
Tandem Parking Spaces: Number / % of Total Number of Units	N/A	N/A
Size of Tandem Parking Spaces width/length	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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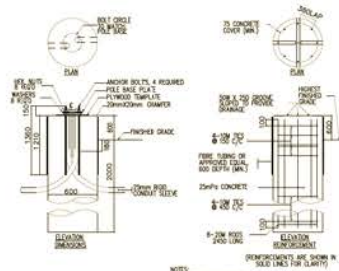


KEY PLAN
N.T.S

DETAILS OF DEVELOPMENT			
DATA	REQUIRED	PROVIDED	
ZONING			
BACKLASH	RY	UB	EX
	RY	UB	EX
	RY	UB	EX
	RY	UB	EX
	RY	UB	EX
	RY	UB	EX
NET LOT AREA (M² / FT²)			
	0.00 (0.00)	7600.00 (85.00)	NA
BUILDING COVERAGE			
	0.00	EX	
BUILDING HEIGHT			
	0.00	EX	
GROSS FLOOR AREA			
	EX		
NO. OF LEVELS			
	NA	1	NA
DT STACKING			
	NA		NA
LOADING SPACES			
	NA		1
PARKING (PARKING SPOTS)			
	30 (MINIMUM)	30	
BARBER FREE			
	UB	Z	
STALL LENGTH			
	NA	5.00m	
STALL WIDTH			
	UB	2.75m	
aisle width			
	UB	0.75m (24")	
OTHER			



ELECTRICAL CONDUIT DETAIL
N.T.S



LIGHTING POLE BASE DETAIL
N.T.S

1	ISSUED FOR REVIEW	SEP 27/22	1
2	ISSUED FOR REVIEW	OCT 10/22	1
3	ISSUED FOR REVIEW	OCT 20/22	1
4		11	
5		12	
6		13	
7		14	

PROJECT
SURREY, B.C.
3555 KING GEORGE HIGHWAY
RESTAURANT NO. 0087

DRAWING TITLE
SITE PLAN
DATE: 2022
SCALE: 1:250



THE TDL GROUP CORPORATION

HEAD OFFICE: 674 BRACKLE ROAD, CARLETON, ON, L2K 2Y1, PH: (905) 845-8811, FX: (905) 845-8551

WESTERN OFFICE: 7400 - 5th STREET SE, CALGARY, AB, T2C 6M4, PH: (403) 263-7430, FX: (403) 263-7430

QUÉBEC OFFICE: 1050 CHEMIN CÔTE DE L'ÉCUSE, LAFRANÇOIS, QC, H9T 1A4, PH: (514) 596-2229, FX: (514) 596-5313

ATLANTIC OFFICE: 476 MARUMON ROAD, BOX 280, SHERBROOKE, QC, J1M 1S5, PH: (819) 863-2322, FX: (819) 863-2301

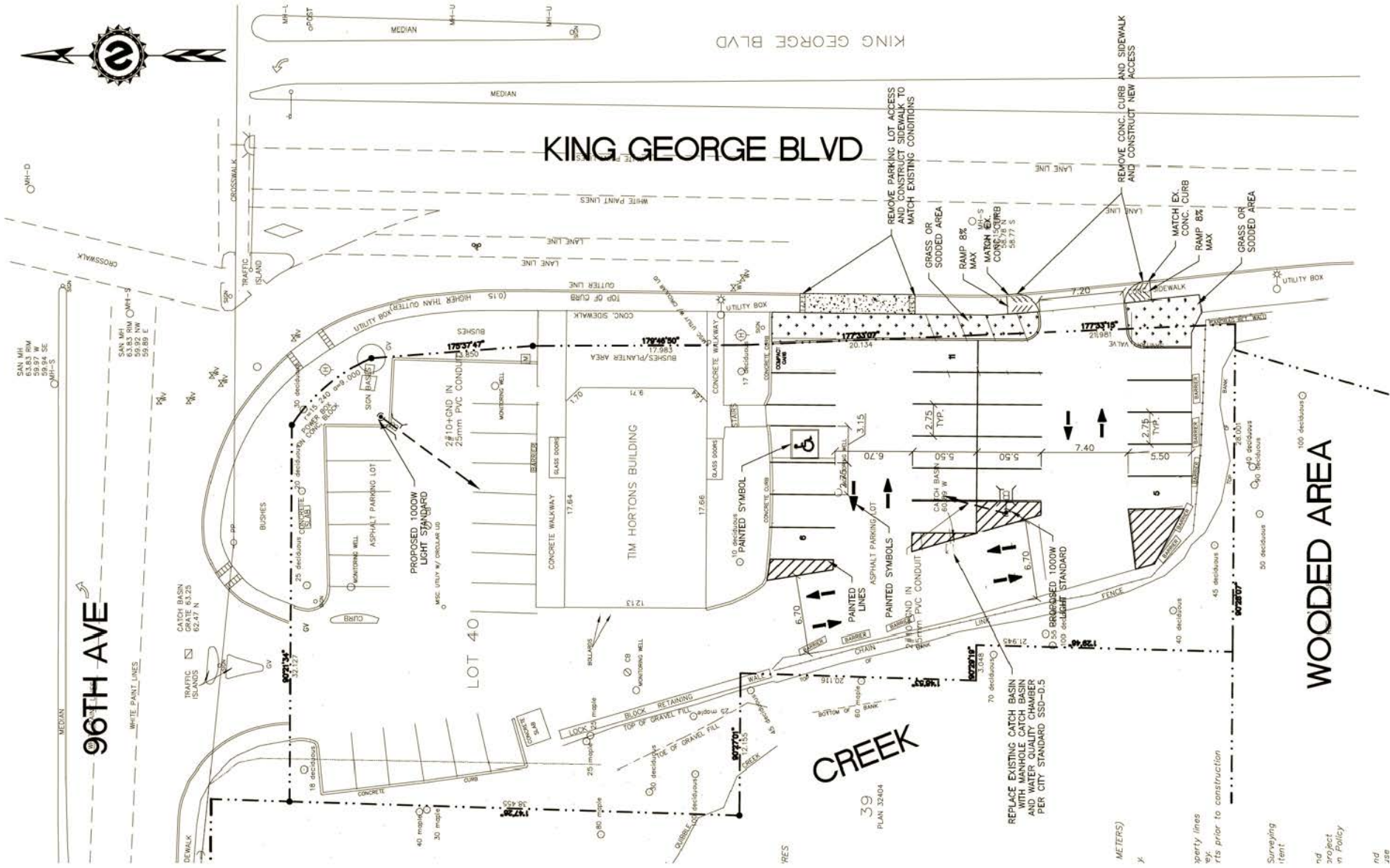
US OFFICE: 4150 FULLER ROAD, DUBLIN, OH, 43017, PH: (614) 793-4220, FX: (614) 791-4234



96TH AVE

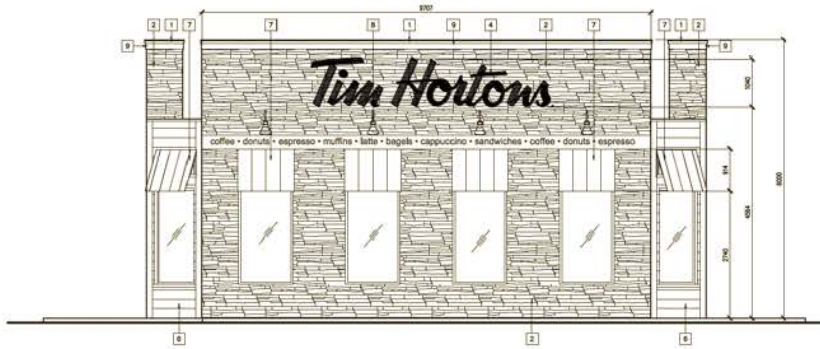
KING GEORGE BLVD

WOODED AREA

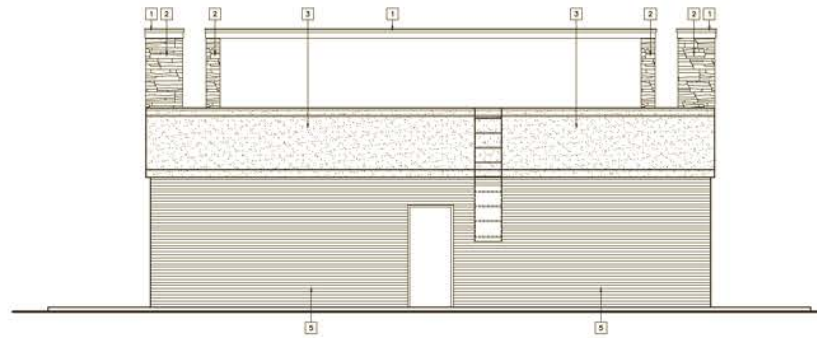


39
PLAN 32404

- METERS)
- Party lines
- Items prior to construction
- Surveying item
- nd project in Policy
- nd



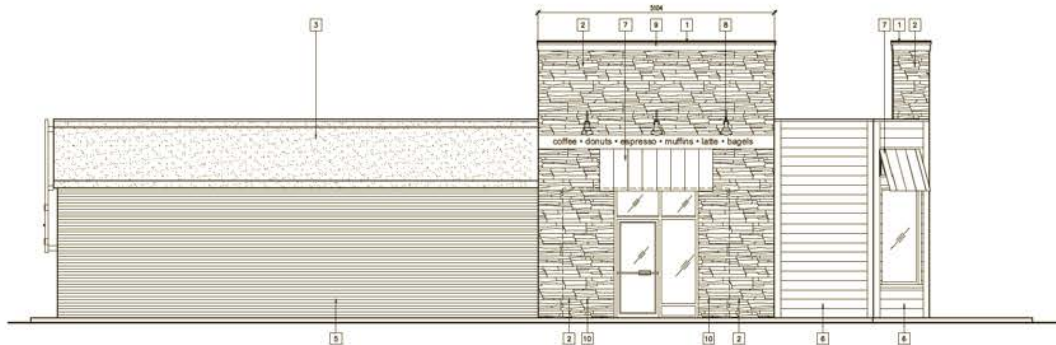
1 FRONT ELEVATION
SCALE = 1:50



2 BACK ELEVATION
SCALE = 1:50



3 SIDE ELEVATION
SCALE = 1:50



4 SIDE ELEVATION
SCALE = 1:50

NOTE:
GENERAL CONTRACTOR IS TO
CONFIRM ALL FINISHES WITH TDL.

EXTERIOR FINISH SCHEDULE			
PRODUCT	MANUF.	TYPE & COLOUR	SUPPLIER/CONTACT
SIMULATED MASONRY VENEER	NICHIA CULTURED STONE	SIMULATED MASONRY VENEER - FIELD KURASTONE COLOUR: BICENT	NICHIA CONTACT: TDL INSTALL AS PER MANUFACTURERS WRITTEN INSTRUCTIONS
	NICHIA STONE TRANSITIONS	SIMULATED MASONRY WATERTABLE	NICHIA CONTACT: TDL INSTALL AS PER MANUFACTURERS WRITTEN INSTRUCTIONS
NEW ACRYLIC STUCCO SYSTEM		PAINT TO MATCH BENJAMIN MOORE 'WOODLEBURY BROWN' HC-68	
PRE-FINISHED METAL FLASHING	FRESTONE	ALL FLASHING AT AROUND BAND FINISH: COLOUR: SIERRA TAN SE ALL FLASHING AT WINDOWS TO BE CLEAR ANODIZED	
CORNICE BAND	CANAMOULD	CORNICE BAND: S1B-002 SHERWIN WILLIAMS CHURCH BUSH JHW754	
NICHIA PLANK LAP SIDING	NICHIA	FIBER CEMENT PLANK LAP SIDING TEXTURE: SELECT COLOUR: EXPOSURE 171W (7). FINISH: PRIMED BY MANUFACTURER. COLOUR: PAINTED ON SITE, SHERWIN WILLIAMS 1 180	NICHIA CONTACT: TDL
NICHIA TRIM PLANKS	NICHIA	FIBER CEMENT 20 x 140 TRIM PLANKS. WIDTHS VARY SEE EXTERIOR ELEVATION NOTES. FINISH: PRIMED BY MANUFACTURER. COLOUR: PAINTED ON SITE, SHERWIN WILLIAMS 1 180	

- NEW ELEVATION NOTES:
1. NEW PREFINISHED METAL FLASHING.
 2. REMOVE CANOPY AND BRICK AND INSTALL NEW SIMULATED MASONRY VENEER. REFER TO FINISH SCHEDULE.
 3. REMOVE EXISTING CANOPY AND INSTALL NEW STUCCO FASCIA C/W NEW PREFINISHED FLASHING (FLASHING TO MATCH BENJAMIN MOORE 'WOODLEBURY BROWN' HC-68). FASCIA TO BE PAINTED BENJAMIN MOORE 'WOODLEBURY BROWN' HC-68.
 4. NEW FASCIA SIGN.
 5. EXISTING BRICK TO REMAIN.
 6. REMOVE EXISTING CANOPY AND BRICK AND INSTALL NEW PLANK SIDING C/W TRIM PLANKS. REFER TO FINISH SCHEDULE.
 7. NEW FABRIC AWNINGS.
 8. NEW GOOSNECK LIGHT.
 9. NEW CORNICE BAND.
 10. REMOVE EXISTING VESTIBULE.

ISSUE TABLE		
No.	Date	Description
01	03-16-2012	ISSUED FOR REVIEW
02	03-09-2012	ISSUED FOR D.P.
03	06-05-2012	ISSUED FOR TENDER

REVISIONS		
No.	Date	Description

DRAWINGS REVISED AS PER DESIGN BULLETIN		
No.	Date	Description



PROJECT NORTH

ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON THE SITE

MacLEOD PROJECTS INC.
413 - 29 Avenue N.E.
Calgary, Alberta
T2E 2G6
Tel: 403 860-1681
Fax: 403 277-3390

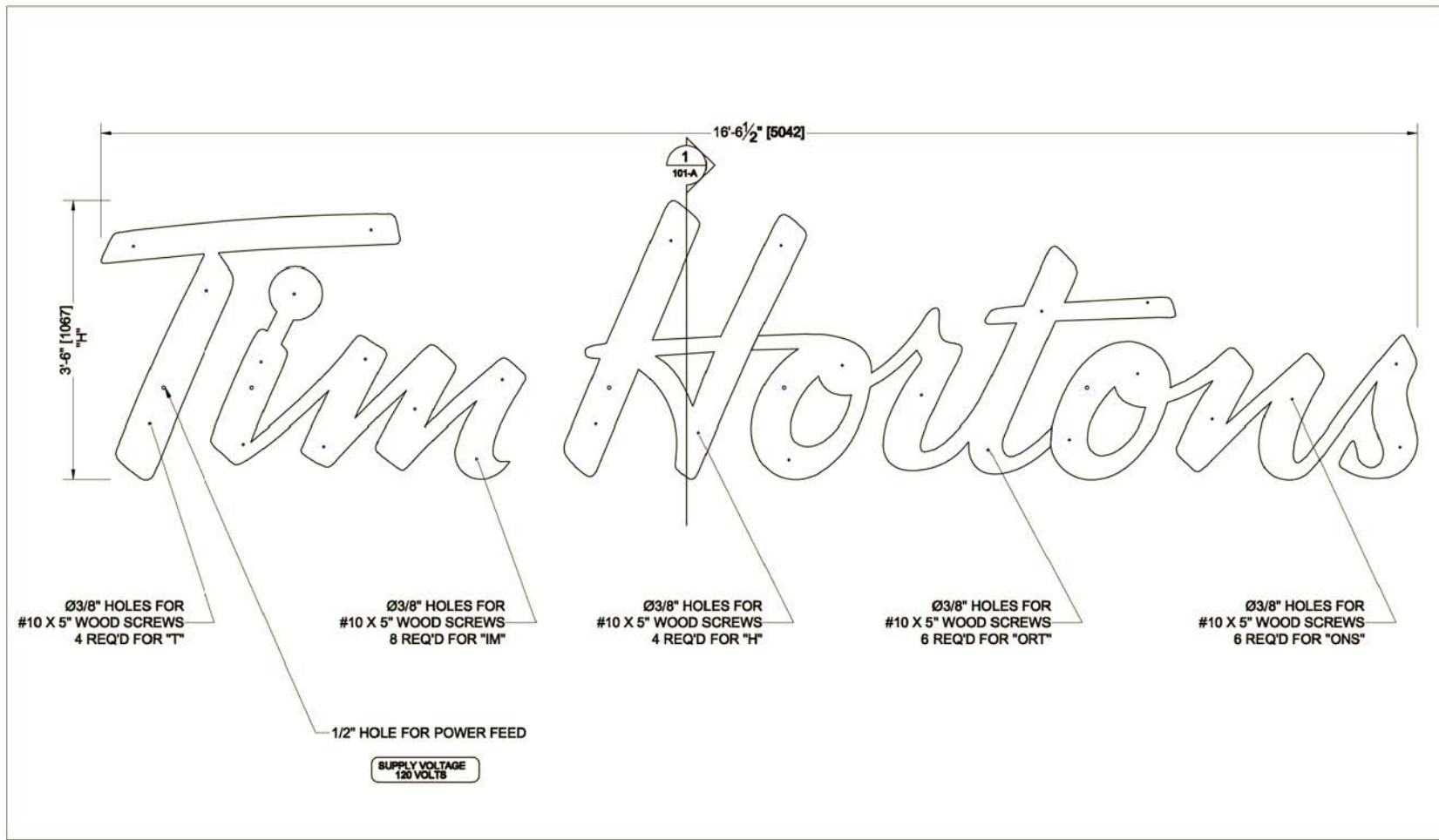
Project
Tim Hortons

Store Type
OPTION 'B' RENOVATION

Location
STORE #100087
9595 KING GEORGE BLVD.
SURREY, B.C.

Drawing Title
PROPOSED
EXTERIOR
ELEVATIONS

Drawn	Checked
CBM	
Date	Date
AS NOTED	MAR. 2012
Project No.	Drawing No.
2012-105	DP1



DESIGN WIND PRESSURE IS
20 PBF SUCTION

TOTAL SIGN AREA:
87.81 FT² [8.38 MF]

ESTIMATED SIGN WEIGHT:
73.8 LBS [33.54 Kgs]

REVISIONS:
1-

ELECTRICAL REQUIREMENTS
LED ILLUMINATION

(1) 1/8" OCT'S REQ'D @ 120 VOLT

ANCHOR BOLTS TO BE MIN. 4W STEEL
MIN YIELD 44,000 LBS/TONS

dia	a	b	c
1/2"	30 1/2"	4 1/2"	4"
3/4"	30 1/2"	4 1/2"	4 3/4"
1"	48 1/2"	8"	8 1/2"
1 1/4"	48 1/2"	8 1/2"	8"
1 1/2"	81"	8"	8"
1 3/4"	81"	8"	8"
2"	81"	10"	8"

ALL HRS TO CSA G40.21 - 50W
ALL ROLLED SECTIONS AND PLATES
TO CSA G40.21 - 44W
ALL WELDS AND WELDING TO CSA W58
AND WELDERS CERTIFIED UNDER W47.1
CONCRETE TO BE MIN. 25 MPa
@ 28 DAYS
SOIL TO BE MOIST TO DRY WITH A
BEARING CAPACITY OF 3000 PBF MIN.
POUR AGAINST UNDISTURBED SOIL
RESIN TO CSA G90-12M GRADE 400

1 SECTION THRU
SCALE: 3/4" = 1'-0"

IDWG-ARCHICUSTOMERTIM HORTONS/TIMS AND COLD STONE



37 Esna Park Drive, Markham, Ont. L3R 1C9 (905) 474-1678		Fax (905) 474-0976		DEPT: 20 30 40 50 60 80 ALL	
customer: TDL	date: MAR 3/11	sales: PETER DEVOLIN	w/o no: 20358		
site address: VARIOUS	store #: 385	design: KB	art dwg no: PD 11098-A, B		
job description: ILLUMINATED CHANNEL LETTERS AND LOGO	eng: M CURTIS	CAD dwg no: 100-A			
customer approval:	date:	sheet 1	of 4		

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

FROM: Development Services Manager, Engineering Department

DATE: November 15, 2012 **PROJECT FILE: 7812-0143-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 9575 & 9595 King George Blvd.**

DEVELOPMENT PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit:

- Construct new driveway access at the south end of the site fronting King George Blvd.
- Remove and reinstate existing driveway on King George Blvd.
- Provide service connections to the site, and abandon old connections.


Bob Ambaradar, P.Eng.
Development Project Engineer

BA

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0143-00

Issued To: TIM DONUT LIMITED

("the Owner")

Address of Owner: 900 - West Pender Street, Suite 202
Vancouver, BC

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: 010-168-206

Lot "C" Except: Part Within Heavy Outline on Highway Statutory Right of Way Plan 62493;
Section 32 Township 2 New Westminster District Plan 16450

9595 - King George Blvd

Parcel Identifier: 005-378-478

Lot 40 Except: Part Within Heavy Outline on Highway Statutory Right of Way Plan 62493;
Section 32 Township 2 New Westminster District Plan 32404

9575 - King George Blvd

(the "Land")

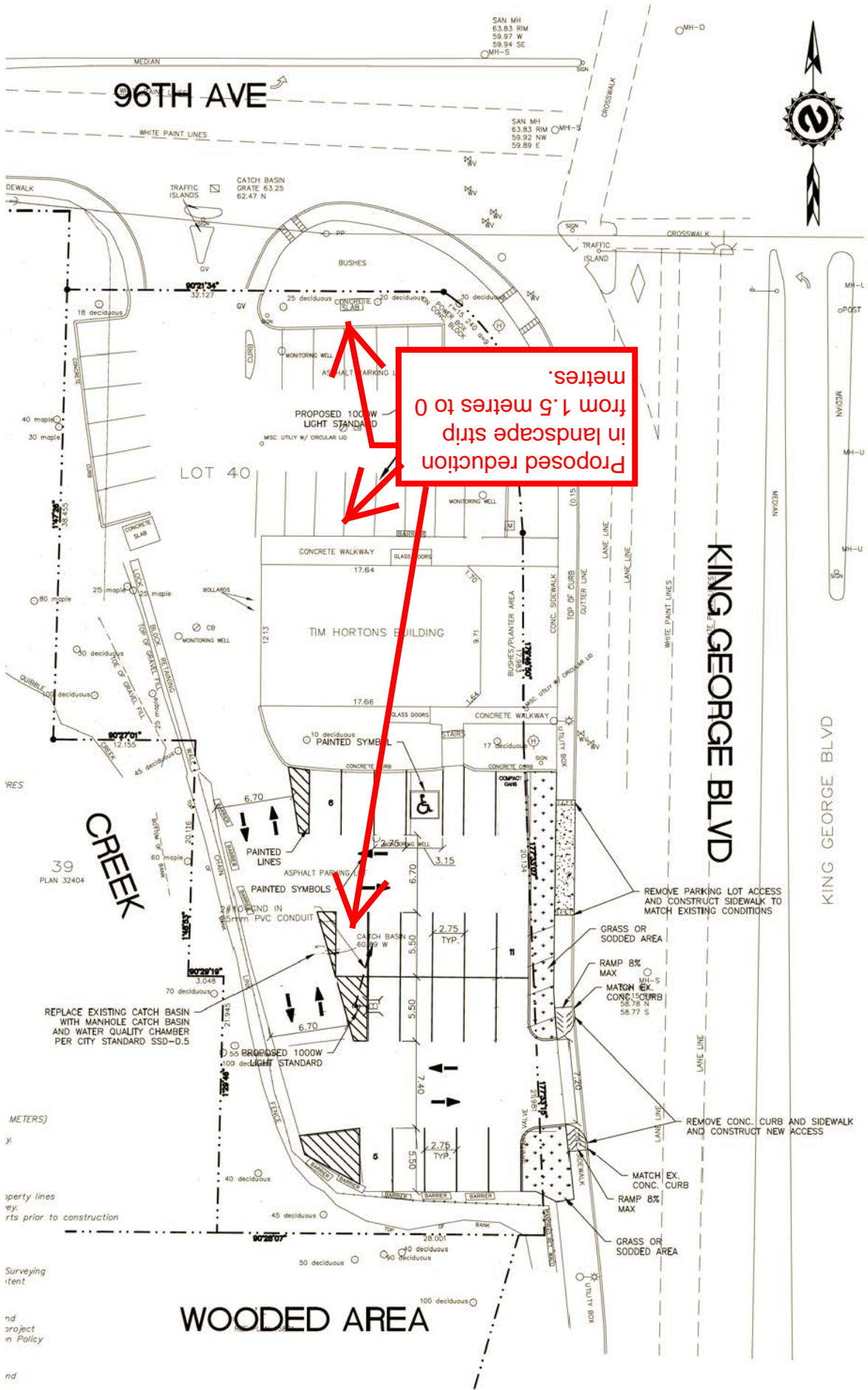
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 1.2 of Part 34 Local Commercial Zone (C-4) the minimum width of the landscaping strip within the lot is reduced from 1.5 metres (5 ft.) to 0 metre.
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawing numbered 7912-0143-00(A) (the "Drawing") which are attached hereto and form part of this development variance permit.

5. This development variance permit applies to only the portion of landscaping on the Land shown on the Drawing. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on the Drawing.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. 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



96TH AVE

KING GEORGE BLVD

KING GEORGE BLVD

CREEK

WOODED AREA

Proposed reduction in landscape strip from 1.5 metres to 0 metres.

