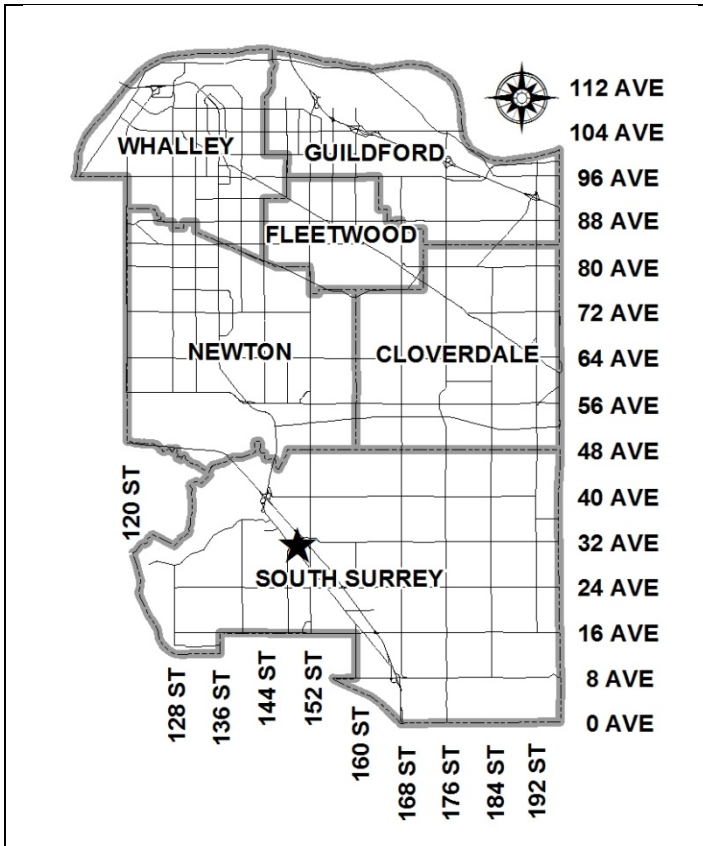


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0251-00

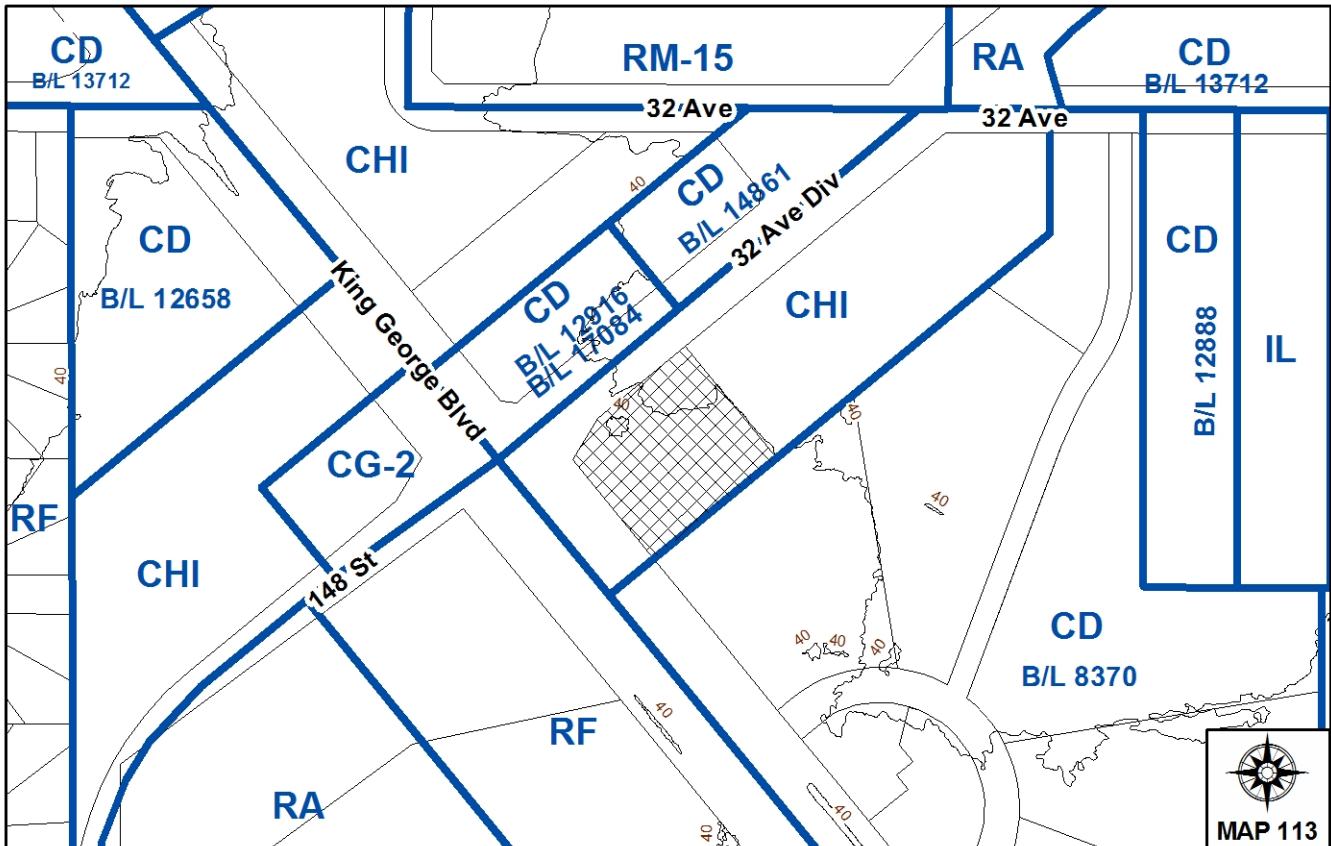
Planning Report Date: October 22, 2012



PROPOSAL:

- **Development Permit**
 in order to permit alterations to an existing McDonald's drive-through to accommodate a dual lane drive-through.

LOCATION: 3104 King George Boulevard
OWNER: 384451 BC Ltd. (Inc. No. 384451)
ZONING: CHI
OCP DESIGNATION: Commercial
LAP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- Complies with the King George Highway Corridor Plan.
- Provides six (6) additional queuing spaces.
- Provides for a more efficient drive-through with enhanced landscaping.

RECOMMENDATION

The Planning & Development Department recommends that the Mayor and Clerk be authorized to execute Development Permit No. 7912-0251-00 (Appendix II).

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.

Surrey Fire Department: The Fire Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: McDonald's restaurant with drive-through.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
Northwest (Across 32 Avenue Diversion):	Black Forest Restaurant.	Commercial	CD By-law No. 12916, as amended
Northeast:	Nissan dealership.	Commercial	CHI
Southeast:	South Surrey Auto Mall.	Commercial	CD By-law No. 8370, as amended
Southwest (Across King George Boulevard):	Single family dwelling on acreage.	Commercial	Split-zoned RF and RA

DEVELOPMENT CONSIDERATIONS

- The subject site is located at the south-east corner of King George Boulevard and the 32 Avenue Diversion, immediately north of the South Surrey Auto Mall.
- The drive-through component of the restaurant is permitted in the CHI Zone and was included the original Development Permit No. 7900-0215-00, approved on October 16, 2000.
- The applicant is proposing to reconfigure the existing drive-through in order to increase the speed with which orders can be taken, and to increase the number of queuing spaces from 7 to 13.

- Currently 51 parking spaces are provided on site and 41 parking spaces are required under the Zoning By-law. With the reconfiguration of the drive-aisles for the drive-through, 5 parking spaces are being removed, resulting in a total of 46 parking spaces, which is 5 more parking spaces than required.
- The proposal increases the amount of on-site landscaping with the provision of landscaping in the centre of the drive-through aisles and along the southwest property line, abutting the existing hedge.

DESIGN PROPOSAL AND REVIEW

The application was not referred to the Advisory Design Panel (ADP), but was reviewed by staff and was found to be satisfactory.

- There are no proposed changes to the building. The changes to the site plan are limited to the drive-through configuration and the enhanced landscaping along the south-east property line and within the centre of the u-shaped, drive-through drive-aisles.
- Under the existing drive-through arrangement, vehicles enter the drive-through from the west side and place their orders along the south side of the building and proceed to the two (2) pick-up windows on the east side of the building.
- The area on the east side of the building currently contains eight (8) vehicle parking stalls and two (2) drive-through pick-up windows.
- The area on the east side of the building is proposed to be modified to allow vehicles to enter and place their orders through two separate drive-aisles, which merge into a single line for order pick-up at the existing drive-through windows on the east side of the building.
- The space in the middle of the proposed u-shaped drive-through is proposed to contain three (3) parking stalls and the remaining area is proposed to be landscaped.
- The garbage enclosure will be relocated from the south-east corner of the property to the south side of the building.
- The existing hedgerow along the south-east property line will not be impacted by the proposed changes to the drive-through and is being augmented with a row of rhododendrons.

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. 7912-0251-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

TH/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\26213998021.doc
. 10/18/12 10:00 AM

Information for City Clerk

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

1. (a) Agent: Name: Darrell Horst
 McDonalds Restaurant
 Address: 4400 Still Creek Drive
 Burnaby BC V5C 6C6
 Tel: 604-297-4316

2. Properties involved in the Application

(a) Civic Address: 3104 King George Boulevard

(b) Civic Address: 3104 King George Boulevard
 Owner: 384451 BC Ltd. (384451 BC Ltd.)

Director Information:

Bernard Rosenblatt

Officer Information as at March 23, 2012

Bernard Rosenblatt (President, Secretary)

PID: 018-575-510

Lot 1 Section 22 Township 1 New Westminster District Plan LMP13783

3. Summary of Actions for City Clerk's Office

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7912-0251-00

Issued To: 384451 BC LTD. (384451 BC LTD.)

Address: 6 - 3050 King George Boulevard
Surrey BC V4P 1A2

Issued To: MCDONALD'S RESTAURANTS OF CANADA LTD.

Address: Attn: Real Estate
100-2 McDonalds Place
North York, Ontario M3C 3L4

(collectively referred to as the "Owner")

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: 018-575-510
Lot 1 Section 22 Township 1 New Westminster District Plan LMP13783

3104 King George Boulevard

(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 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 7912-0251-00 (A) through to and including 7912-0251-00 (E) (the "Drawings") which are attached hereto and form part of this development permit.

5. 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.

6.
 - (a) The landscaping shall conform to drawing numbered 7912-0251-00 (F) (the "Landscaping").

 - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.

 - (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$12,416.10

(the "Security")

 - (d)
 - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.

 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.

 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

7. This development permit supplements Development Permit No. 7900-0215-00.

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 , 20 .
ISSUED THIS DAY OF , 20 .

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)

Darrell Horst
Senior Real Estate Manager

Name: (Please Print)

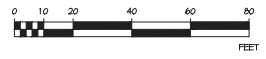
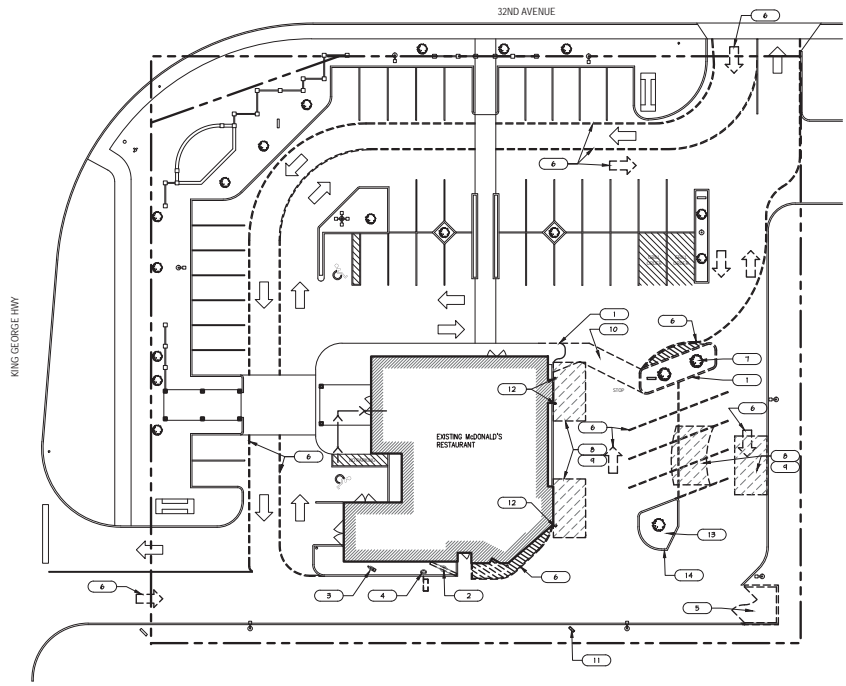
OR

Owner: (Signature)

Name: (Please Print)

P:\Projects\2012\2012-02-51-00\44792020-48-46-95\South Service\2012-02-51-00\Drawings\2012-02-51-00-01.dwg
 Drawn by: JAC
 Checked by: JAC
 Date: 2012-02-20 10:20:00
 Project: 44792020-48-46-95
 Drawing: 2012-02-51-00-01.dwg
 Title: SITE DEMOLITION PLAN

1 SITE DEMOLITION PLAN
 SP0 1" = 20'-0"



SITE DATA

- 1 (E) CURB TO BE REMOVED
- 2 (E) MENU BOARD TO BE REMOVED
- 3 (E) PRE-SELL BOARD TO BE REMOVED
- 4 (E) CUSTOMER ORDER DISPLAY TO BE REMOVED
- 5 (E) GARBAGE ENCLOSURE TO BE REMOVED AND RELGATED
- 6 (E) STRIPING/GRAPHICS TO BE REMOVED
- 7 (E) LANDSCAPE TO BE REMOVED
- 8 (E) CONCRETE PAD TO BE REMOVED FOR NEW DETECTOR LOOPS. SEE SHEET SP2.
- 9 (E) ASPHALT OR CONCRETE PAVING TO BE REMOVED. NEW ASPHALT HEREIN NECESSARY FOR INSTALL. OF NEW CURBS AND PAVING PER SP2. ALSO KENS AND TRENCH PAVING AS NECESSARY FOR NEW CONDUIT. PATCH AS NECESSARY. SEE ELECTRICAL DRAWINGS.
- 10 (E) SIDEWALK TO BE REMOVED.
- 11 (E) DO NOT ENTER SIGN TO BE REMOVED.
- 12 (E) BOLLARDS TO BE REMOVED
- 13 (E) LANDSCAPING TO REMAIN.
- 14 (E) CURB TO REMAIN.

REV	DATE	DESCRIPTION
1	2012.10.15	ISSUED FOR ENVIRONMENT PERMIT
1	2012.10.12	ISSUED FOR POST TENDER APPROVAL
1	2012.10.09	ISSUED FOR CONSTRUCTION
1	2012.08.12	ISSUED FOR TENDER # 8
1	2012.08.11	ISSUED FOR TENDER # 8
1	2012.08.11	ISSUED FOR PRELIMINARY REVIEW

Stantec Architecture Ltd. Tel: 604.696.8000
 1100-1111 Dunmuir St. Fax: 604.696.8100
 Vancouver, BC V6B 8B3 www.stantec.com

MCDONALD'S RESTAURANTS OF CANADA LIMITED,
 4400 STILL CREEK DRIVE, BURNABY B.C. V5C 6C6

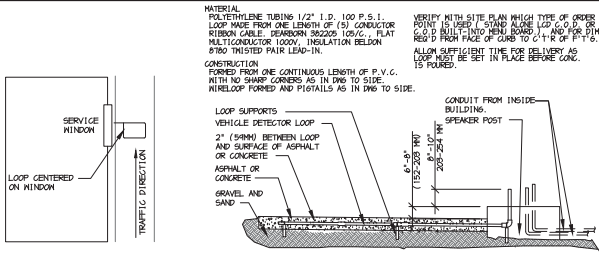
GENERAL NOTES

- ALL SITE FEATURES ARE TO REMAIN UNLESS OTHERWISE NOTED.
- THESE DRAWINGS ARE COMPILED FROM INFORMATION SUPPLIED BY MRN AND SHALL BE SITE VERIFIED BY CONTRACTOR AT BID TIME.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PERTINENT TO WORK BEING PERFORMED, PRIOR TO STARTING CONSTRUCTION, AND REPORT ANY DISCREPANCIES OR VARIANCES TO MRN P.H.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR SAME.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.
- MAKE GOOD ALL EXISTING THAT IS DISTURBED BY NEW WORK.
- RESONSIBLE FOR ANY REPAIRS OR RELOCATION ASSOCIATED WITH CURB/ASPHALT/CONC. BASE WORK.
- WALKWAYS AND PATIOS TO BE POWERWASHED AT THE COMPLETION OF BUILDING CONSTRUCTION.

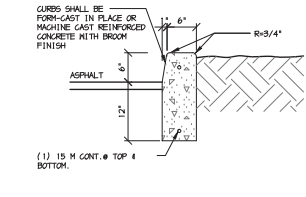
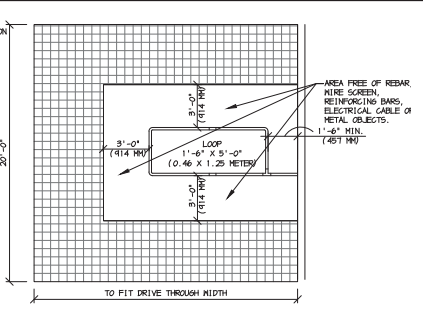
PLAN LEGEND

CL	= CENTER LINE	P.O.C.	= POINT OF CURVATURE
COL	= COLLUM	R.O.M.	= RIGHT OF WAY
CD	= CENTERLINE	SHT	= SHEET
P.O.C.	= POINT OF CURB	SIM	= SYMBOL
P.O.S.	= POINT OF SIDE	TYP	= TYPICAL
P.O.F.P.	= POINT OF FOUNDATION	FSE	= FINISH SLAB ELEVATION
(N)	= NEW		

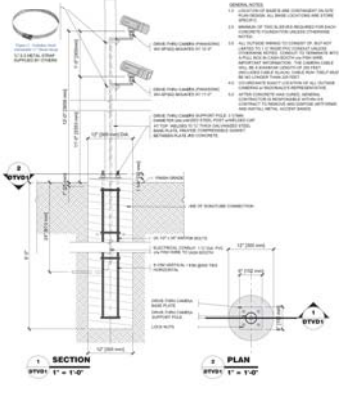
---	(E) CONCRETE CURB
---	(E) CONCRETE CURB TO BE REMOVED
---	LIMIT OF ASPHALT TO BE REMOVED
---	PROPERTY LINE
---	ACCESSIBLE PATH OF TRAVEL
---	ASPHALT AND / OR ASPHALT AND CONCRETE BASE TO BE REMOVED



17 VEHICLE DETECTOR LOOP
SP2 1/4" = 1'-0"



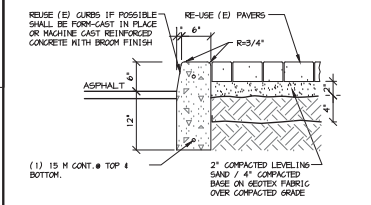
1 TYPICAL NEW CURB
SP2 1" = 1'-0"



6 DRIVE THRU CAMERA POST DETAIL
SP4 NTS

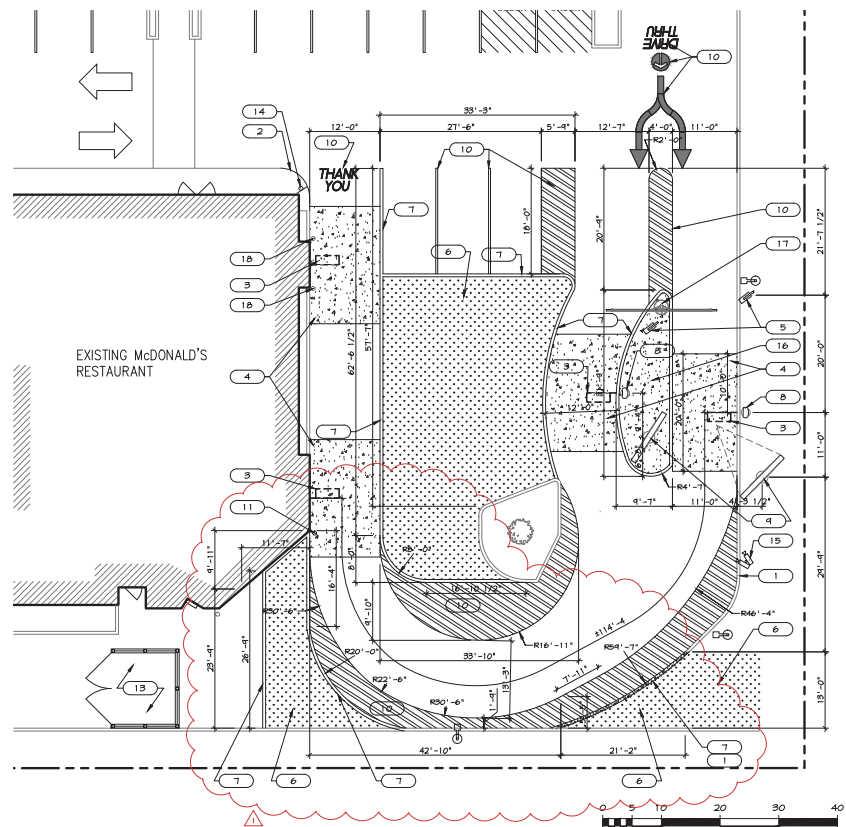
SITE PLAN - KEY NOTES

- 1 GC TO VERIFY IF SITE DRAINS TO THIS AREA. IF IT DOES DO NOT INSTALL CURB. STRIPE ONLY.
- 2 (N) CURB AT (E) PAVERS, SEE DETAIL 15/SP2.
- 3 (N) VEHICLE DETECTOR LOOP, SEE 17/SP2 AND ELECTRICAL DRAWINGS.
- 4 (N) CONCRETE TO ALIGN WITH EXISTING. SLOPE TO DRAIN SEE 20/SP2.
- 5 (N) PRE-SELL BOARD, SEE 4/SP3.
- 6 (N) LANDSCAPING, EXTEND ANY IRRIGATION SYSTEM AS REQUIRED.
- 7 (N) CURB, SEE DETAIL 1/SP2.
- 8 (N) GCP, SEE DETAIL 2/SP3.
- 9 (N) MENU BOARD, SEE DETAIL 1/SP3.
- 10 (N) PAINTED STRIPINGS, SEE 8/SP3.
- 11 (N) BOLLARD PER 2/SP4.
- 12 (N) BOLLARD PER 3/SP4.
- 13 RELOCATED (E) GARAGE ENCLOSURE, PROVIDE (N) FOOTINGS FOR POSTS AS NECESSARY. VERIFY LOCATION IN FIELD.
- 14 (N) STOP SIGN MOUNTED TO CAPPED AND GALVANIZED STEEL POLE.
- 15 (N) NPS CAMERAS, GC SHALL COORDINATE INSTALL AND LOCATION WITH ATLAS/NPS. GC TO PROVIDE 1 1/2" CONDUIT.
- 16 (N) CONCRETE ISLAND.
- 17 (N) VEHICLE HEIGHT DETECTOR PER 3/SP3.
- 18 (E) BOLLARD TO REMAIN.

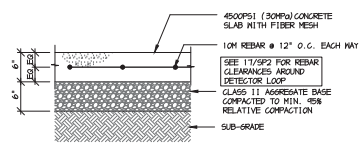


15 (N) CURB AT (E) PAVERS
SP2 1" = 1'-0"

COORDINATE THE RELOCATION OF THE MERGE POINT CAMERA AND DANGER CAMERA WITH ATLAS ALARMS.



12 DRIVE THRU LAYOUT
SP2 1" = 10'-0"

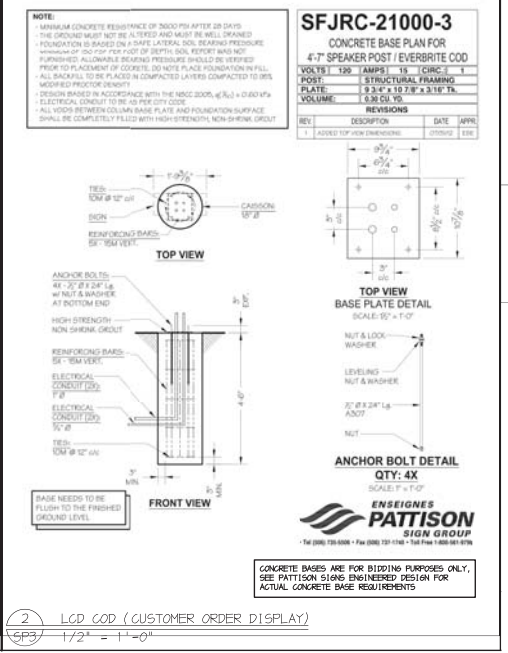
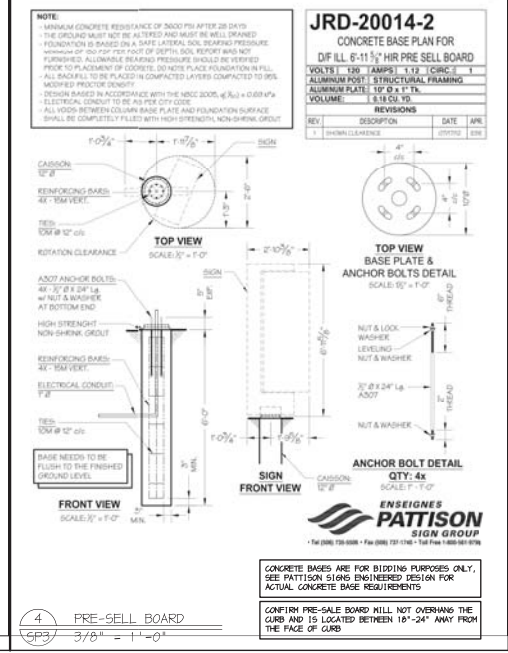
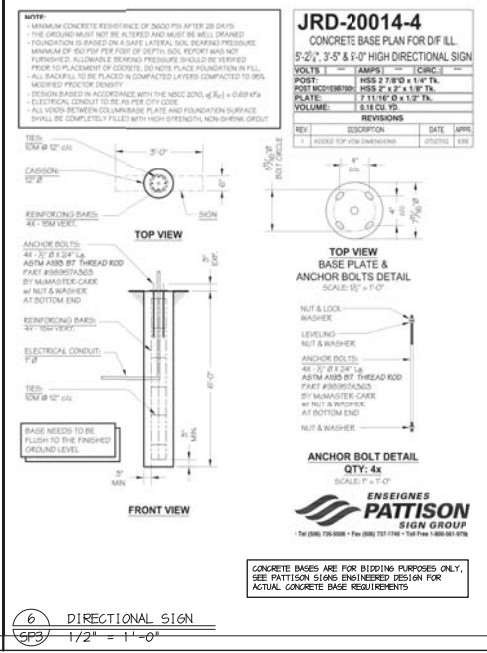
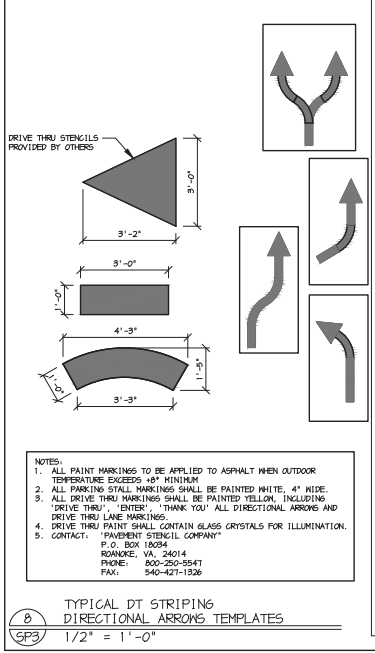
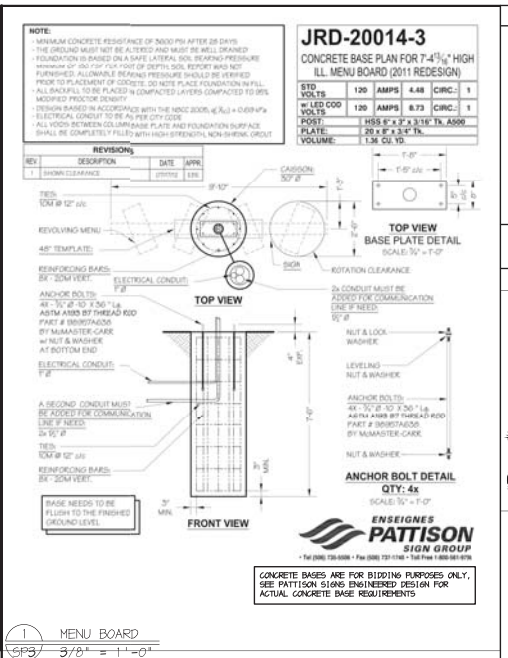
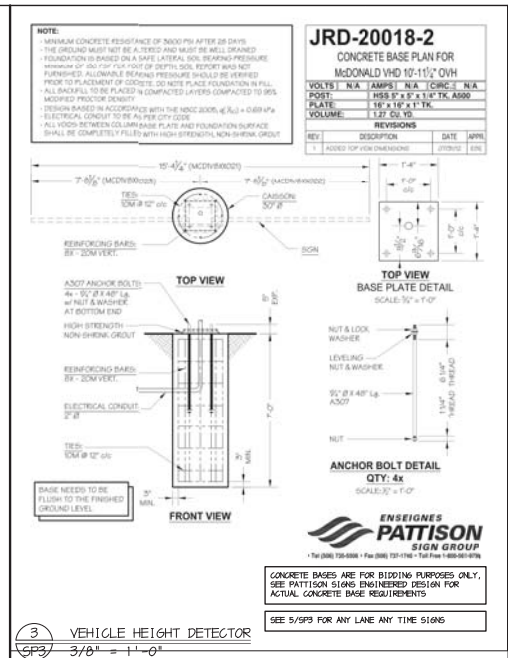
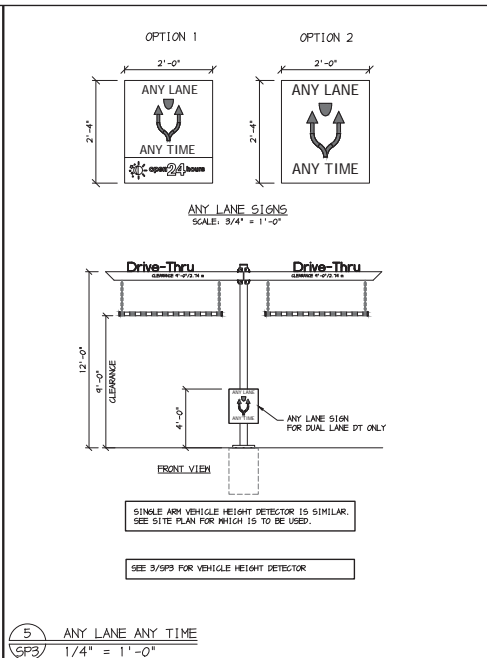
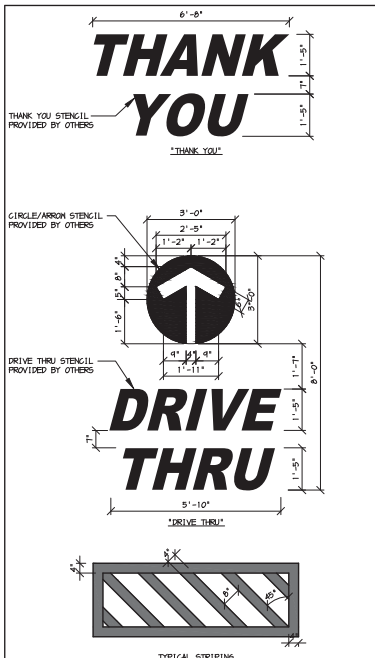


20 CONCRETE PAVING
SP2 1" = 1'-0"

REV	DATE	ISSUED FOR	DESCRIPTION
1	2012.10.15	RE-PAVED FOR EMPLOYMENT FRONT	
1	2012.10.12	ISSUED FOR POST THRU APPROVAL	
1	2012.10.09	ISSUED FOR CONSTRUCTION	
1	2012.08.12	ISSUED FOR TRENCH & P	
1	2012.08.11	ISSUED FOR PRELIMINARY REVIEW	
1	2012.08.11	ISSUED FOR PRELIMINARY REVIEW	

Stantec
Stantec Architecture Ltd. Tel: 604-696-8000
1100-1111 Dunsmuir St. Fax: 604-696-8100
Vancouver, BC V6B 8B3 www.stantec.com

McDonald's
McDONALD'S RESTAURANTS OF CANADA LIMITED,
4400 STILL CREEK DRIVE, BURNABY BC, V5C 6C6



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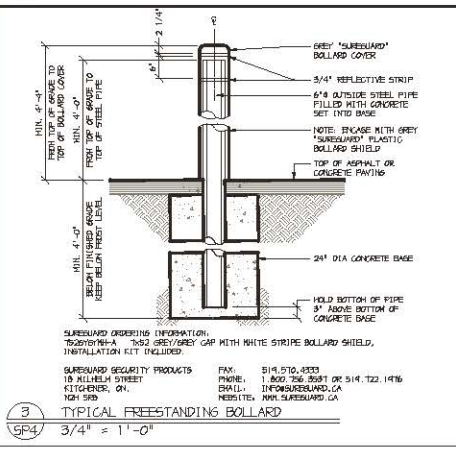
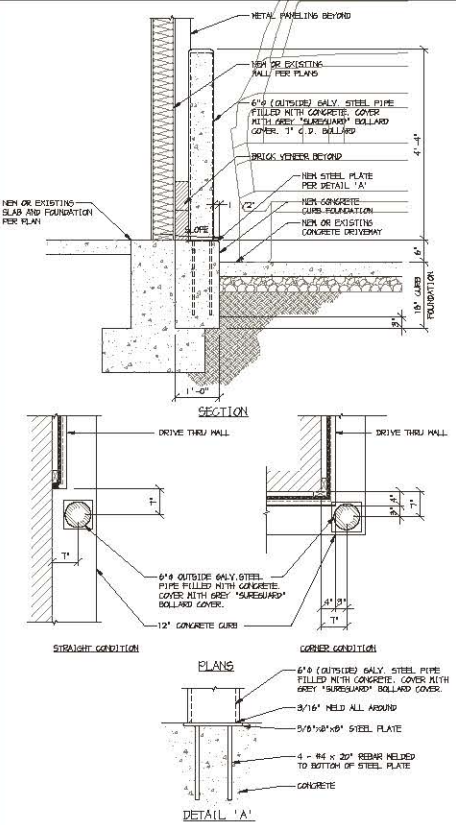
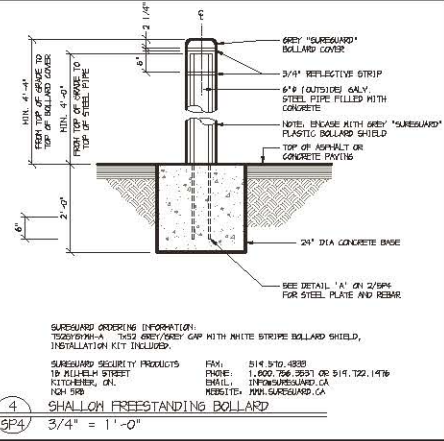
McDonald's
MCDONALD'S RESTAURANTS OF CANADA LIMITED
4400 STILL CREEK DRIVE, BURNABY, BC, V5C 6C6

7912-0251-00 (D)

REV	DATE	DESCRIPTION	DATE	APPROV
1	2012.10.15	REVISED FOR EMPLOYMENT PERMIT		
2	2012.10.12	ISSUED FOR PERMIT		
3	2012.10.09	ISSUED FOR CONSTRUCTION		
4	2012.08.12	ISSUED FOR BIDDING		
5	2012.08.11	ISSUED FOR BIDDING		
6	2012.08.11	ISSUED FOR BIDDING		

C:\Program Files\Autodesk\AutoCAD 2014\Help\HelpFiles\2014\2D\2D.dwg Dimension 48 175x100x77 Plot: 175x100x77.dwg Dimension 48 175x100x77.dwg
 Plot Date: 2014-08-14 10:00:00 AM
 Plotter: HP DesignJet 5000 Series
 Plot Size: 11x17 inches (280x430 mm)

9 NOT USED
 SP4 NT5



2012.01.05	REVISED FOR DEVELOPMENT PERMIT	REV
2012.01.05	ISSUED FOR PERMIT DEVELOPMENT	REV
2012.01.05	ISSUED FOR SUBMITTAL	REV
2012.01.05	ISSUED FOR TENDER 1.00	REV
2012.08.14	ISSUED FOR SUBMITTAL 1.00	REV
2012.08.14	ISSUED FOR PROCEEDING 1.00	REV
2012.08.14	ISSUED FOR PROCEEDING 1.00	REV
2012.08.14	ISSUED FOR PROCEEDING 1.00	REV

Stantec
 Stantec Architecture Ltd. TEL: 604.696.8000
 1100-1111 DAVENPORT ST. VANCOUVER, BC V6C 4B3
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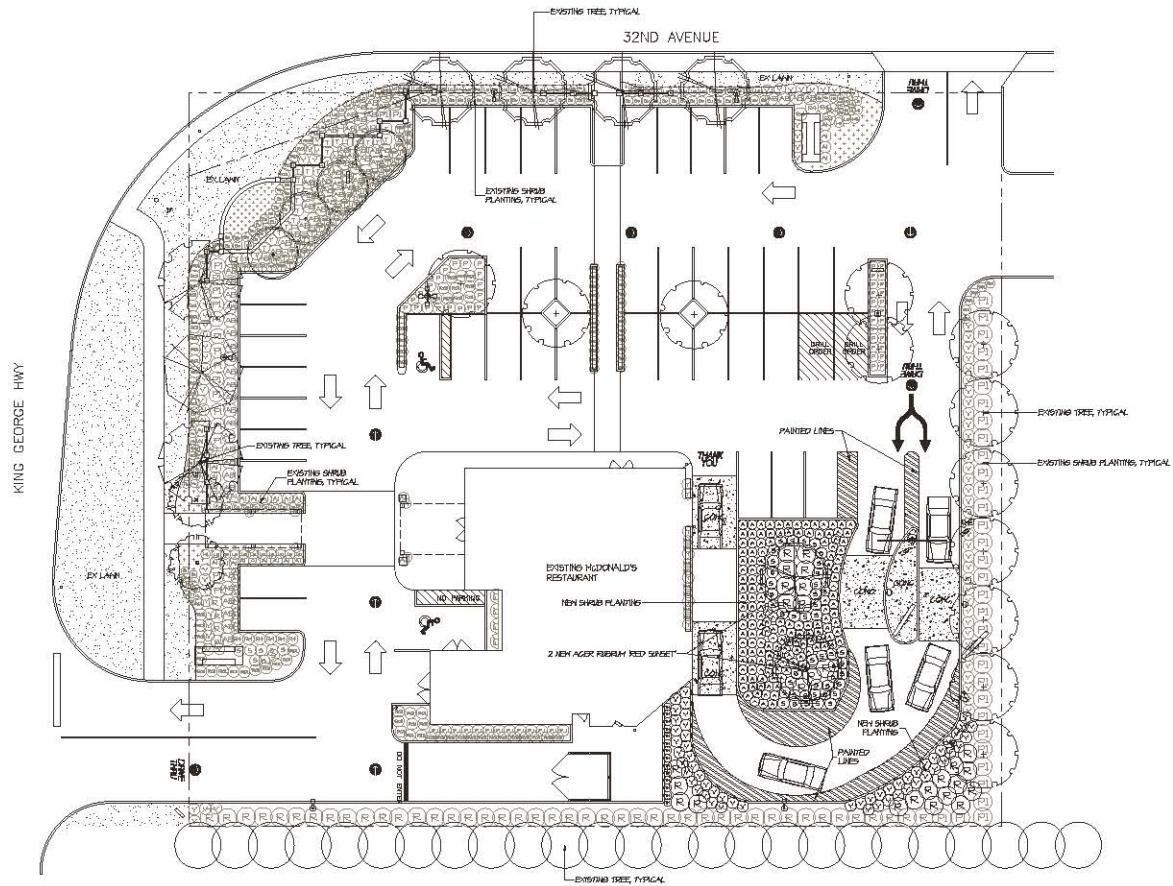
McDonald's
 McDONALD'S RESTAURANTS OF CANADA LIMITED
 4400 STILL CREEK DRIVE, BURNABY B.C. V5C 0G8

SCALE:

PLANT SCHEDULE				PMG JOB NUMBER: 12-165
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
19	2	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	6CM GAL, 24 STD, DBH
27		RHODODENDRON 'ANNA KRUSCHKE'	RHODODENDRON BLUE	#6 POT, 60CM
45		SPRINGERA JAPONICA 'LITTLE PRINCESS'	SPRINGERA	#5 POT
14		THALIA OCCIDENTALIS 'SHAWWACK'	BEHALED GREEN CEDAR	1.8M DBH
35		VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT, 30CM
53		ALGUA REPTANS 'ATROCARPUSKA'	CARPET BLUE	#1 POT, 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER OVA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



NO.	DATE	REVISION DESCRIPTION	DR.
1	12.OCT.12	NEW SITE PLAN	DO
	12.OCT.09	ISSUED FOR CONSTRUCTION	MCY

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

McDonald's
RESTAURANT

3106 KING GEORGE HWY
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 12.SEP.07
SCALE: 1/16"=1'-0"
DRAWN: DO
DESIGN: DO
CHKD: MCY

12165-2.DWG PMG PROJECT NUMBER: