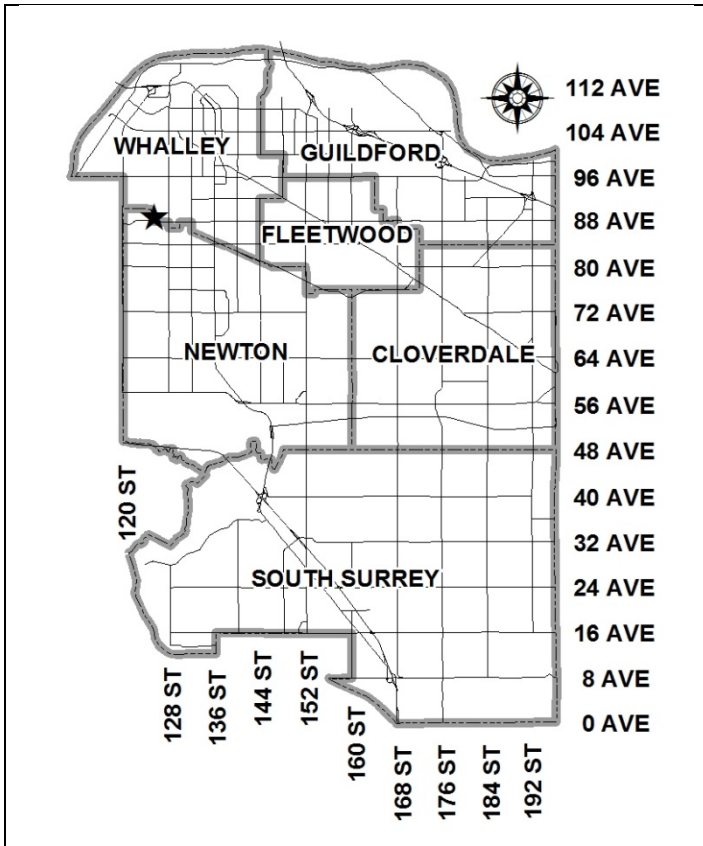


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0035-00

Planning Report Date: April 14, 2014

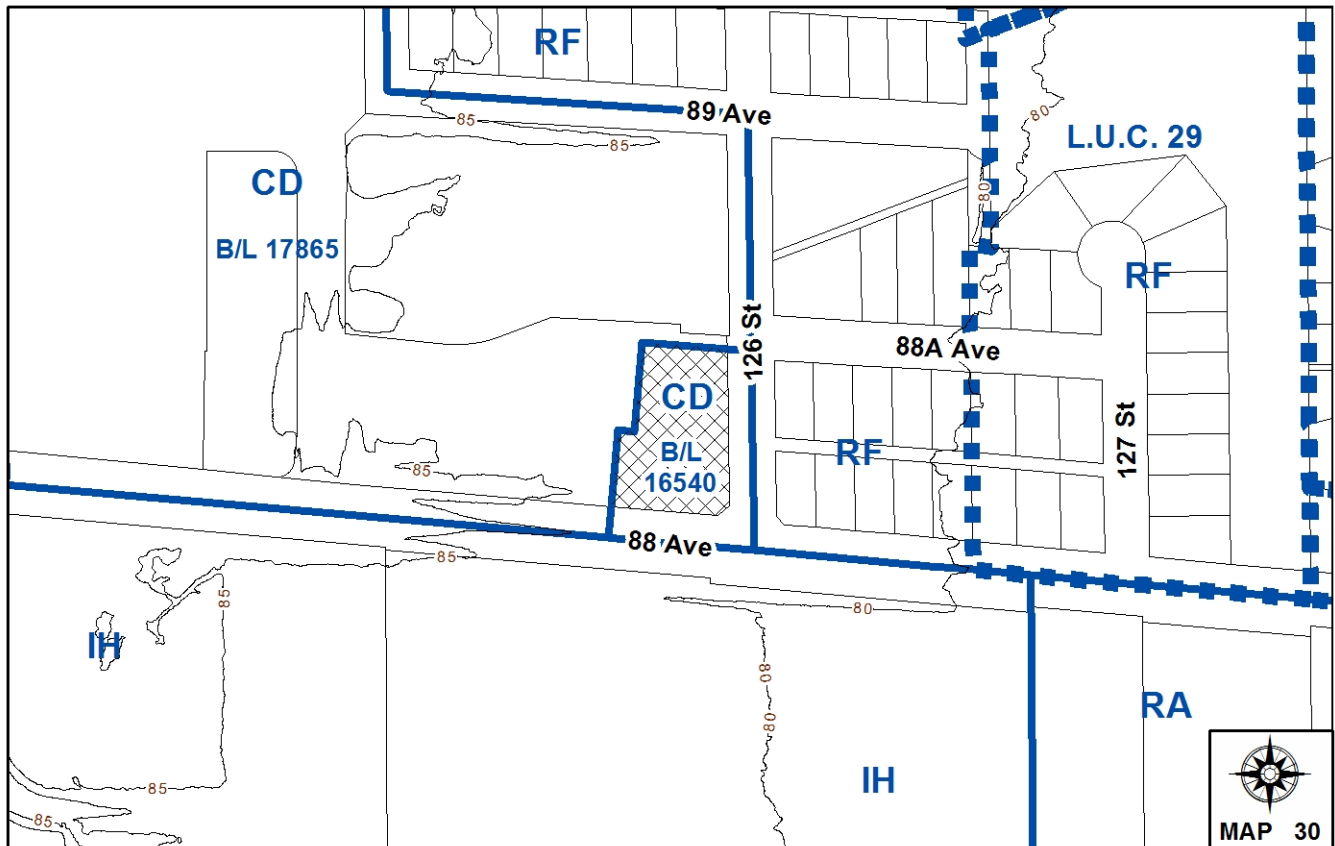


PROPOSAL:

- Amend CD By-law No. 16540 (based on CG-2)
- **Development Permit**

in order to allow a drive-through restaurant as a permitted use on a commercial property, and allow on-site signage as part of a comprehensive sign package.

LOCATION: 8811 - 126 Street
OWNER: Suncor Energy Inc.
ZONING: CD No. 16540
OCP DESIGNATION: Commercial
LAP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning
- Approval to vary the Sign By-law through a comprehensive sign design package.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- A drive-through already exists on the site to serve the convenience store. The proposed drive-through restaurant complements the other uses on the site.
- The proposed comprehensive sign package complements the building, with total sign area below the maximum allowed and signage of high quality, and in appropriate relation to the scale of the building

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 16540, by adding drive-through restaurant as a permitted accessory use, and a date be set for Public Hearing.
2. Council approve the applicant's request to vary the Sign By-Law as described in Appendix II.
3. Council authorize staff to draft Development Permit No. 7914-0035-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).
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;

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix IV.

SITE CHARACTERISTICS

Existing Land Use: gas station and drive-through convenience store. The site is traversed by a BC-Hydro right-of-way, on its northwest corner.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Retail Centre (Wal-Mart as the anchor tenant)	Commercial	CD By-Law No. 17865
East (Across 126 Street):	Single family houses	Urban	RF
South (Across 88 Avenue):	Outdoor BC Hydro storage facility	Industrial	IH
West:	Retail Centre (Sleep Country store and Burger King, with Wal-Mart as the anchor tenant)	Commercial	CD By-Law No. 17865

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the northwest corner of 88 Avenue and 126 Street. The site is designated Commercial in the Official Community Plan (OCP), and zoned CD By-Law No. 16540.
- The site was originally zoned CD By-Law No. 15241 under Application No. 7903-0153-00 to permit the development of a large format retail centre. A Wal-Mart and a Burger King were already under operation on the larger site, with other commercial retail units (CRUs) approved under Application No. 7906-0056-00, and a Sleep Country Canada under Application 7907-0112-00.
- The subject site was rezoned from CD By-Law No. 15241 to CD By-Law No. 16540 (based on CG-2) as part of Application No. 7907-0292-00, to allow the development of a gas station and a drive-through convenience store, which included existing fascia and free-standing signs (with subsequent Minor Amendments to change the name of the convenience store).
- The surrounding sites to the north and west have had subsequent development. A Development Permit was issued to allow for a Tim Horton's (Application No. 7912-0019-00), a two-storey multi-tenant building (Application No. 7913-0091-00), and for a one-storey multi-tenant building (Application No. 7913-0125-00).

Proposal

Rezoning (from CD to CD)

- The subject site is on an arterial road (88 Avenue), with an existing gas station and convenience store with a drive-through. The addition of a drive-through restaurant as an accessory use is a supportable use. "A&W" is the proposed tenant for the restaurant.
- The drive-through restaurant is being restricted to 150 m² (1,614 sq. ft.) in area. This requires 3 parking spaces, in addition to the 5 spaces required for the convenience store. With a total of 8 spaces required, and 12 spaces provided on-site (one accessible), the parking requirements are met.
- The total floor area of the convenience store and the restaurant combined is 257 m² (2,766 sq. ft.). There is no formal separation between the spaces, and they are being considered 50% for each use (128.5 m² [1,383 sq. ft.] for each use).
- The current CD By-Law is based on CG-2. This amendment to CD By-Law No. 16540 proposes to add a drive-through restaurant as a permitted accessory use, with a maximum floor area at 150 square metres [1,614 sq. ft.]" The proposed amendment to CD By-Law No. 16540 is attached as Appendix V.
- No external changes are proposed to the building to accommodate the new use, apart from the new signage.

Development Permit (Signage)

- The proposed Development Permit for signage is consistent with the proposed uses. A variance is required to allow for additional signs, and is included in the comprehensive sign package.
- The proposed signs are as follows:
 - Proposed free-standing signs:
 - 2 signs are proposed at existing locations, with reimaging as the only proposed change (sign design and location approved in Development Permit No. 7907-0292-00). The proposed reimaging will include signage for “Petro Canada” and for "A&W Drive Thru"; and
 - 1 additional free-standing sign is proposed as a gateway and height restriction sign, at the drive-through entrance. This sign will include one non-illuminated "A&W" logo facing north, and one "Drive-Thru" sign in channel letters. The logo is 1 m [3.3 ft.] wide and 0.5 m [1.6 ft.] in height with an area of 0.5 m² [5.4 sq. ft.], and the "Drive-Thru" sign is 3.5 m [11.5 ft.] wide, and 0.3 m [1 ft.] in height, with an area of 1.05 m² [11.3 sq. ft.]. A variance is required for the third sign, and also for the proximity to the lot line. The sign is proposed at 1.5 m [5 ft.] from the side lot line, and the minimum permitted is 2 m [6.5 ft.]. The site is constrained by the existing drive-through lane, and the proximity will not impact pedestrians or traffic. The total height of the proposed sign is 4.5 m [15 ft.].
 - One menu board is proposed for the drive-through
 - One small directional sign at the Drive-through exit: "Thanks A&W" on one side, and "Exit" on the other side (permit not required for directional signage)
 - Proposed fascia signs:
 - The applicant is requesting to increase the maximum number of allowed fascia signs per premise on the Sign By-Law, from 2 signs to 3 signs, all on different façades (for the same premise);
 - Total sign area is well under the maximum allowed, and is appropriate in relation to the scale of the buildings;
 - Signage is of high quality, with appropriate size, and complements the existing building;
 - Total of 6 signs proposed, 2 on each elevation: North elevation (facing gas station and parking lot), South elevation: facing 88 Avenue, and East elevation (facing 126 Street);
 - One "Neighbours" sign is proposed on each elevation for the convenience store, and one "A&W" sign is proposed on each elevation for the restaurant. On

the East elevation, "A&W" will be supplemented with "Home of the Burger Family" in channel letters;

- Details regarding the proposed fascia signs are provided on the table below:

Elevation	Sign	Size	Details
North	Neighbours	2.159 m [7.08 ft.] x 0.964 m [3.16 ft.] = 2.08 m ² [22.4 sq. ft.]	New sign face, applied on existing illuminated sign box
North	A&W	2.591 m [8.5 ft.] x 1.222 m [4 ft.] = 3.17 m ² [34 sq. ft.]	New illuminated sign box
South	Neighbours	2.159 m [7.08 ft.] x 0.964 m [3.16 ft.] = 2.08 m ² [22.4 sq. ft.]	New illuminated sign box
South	A&W	2.160 m [7.08 ft.] x 0.964 m [3.16 ft.] = 2.08 m ² [22.4 sq. ft.]	New sign face, applied on existing illuminated sign box
East	Neighbours	2.159 m [7.08 ft.] x 0.964 m [3.16 ft.] = 2.08 m ² [22.4 sq. ft.]	New sign face, applied on existing illuminated sign box
East	A&W Home of the Burger Family	Logo: 2.134 m [7 ft.] x 1.007 m [3.3 ft.] = 2.15 m ² [23.1 sq. ft.] Text: 4.762 m [15.62 ft.] x 0.406 m [1.33 ft.] = 1.93 m ² [20.8 sq. ft.]	Logo in illuminated sign box, and channel letters not illuminated

PRE-NOTIFICATION

Pre-notification letters were sent on March 20, 2014, and staff has received no response.

TREES

No trees are being impacted and no changes to the landscaping are proposed.

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 Sign By-law Variances Tables
Appendix III.	Proposed Site Plan, Building Elevations and Sign Details
Appendix IV.	Engineering Summary
Appendix V.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural Plans prepared by PetroCanada: A Suncor Energy Business, dated April 04, 2014.

Original signed by Nicholas Lai for
Jean Lamontagne
General Manager
Planning and Development

LFM/da

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LFM 4/10/14 10:49 AM

Information for City Clerk

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

1. (a) Agent: Name: Anna Stilwell
 Suncor Energy Inc.
 Address: Suite 200, 4838 – Richard Road SW
 Calgary, AB T3E 6L1
 Tel: 403-767-2672

2. Properties involved in the Application

(a) Civic Address: 8811 - 126 Street

(b) Civic Address: 8811 - 126 Street
 Owner: Petro-Canada Inc
 PID: 027-636-054
 Lot: 1, LT 1 SC 31 T2 PLBCP37899

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

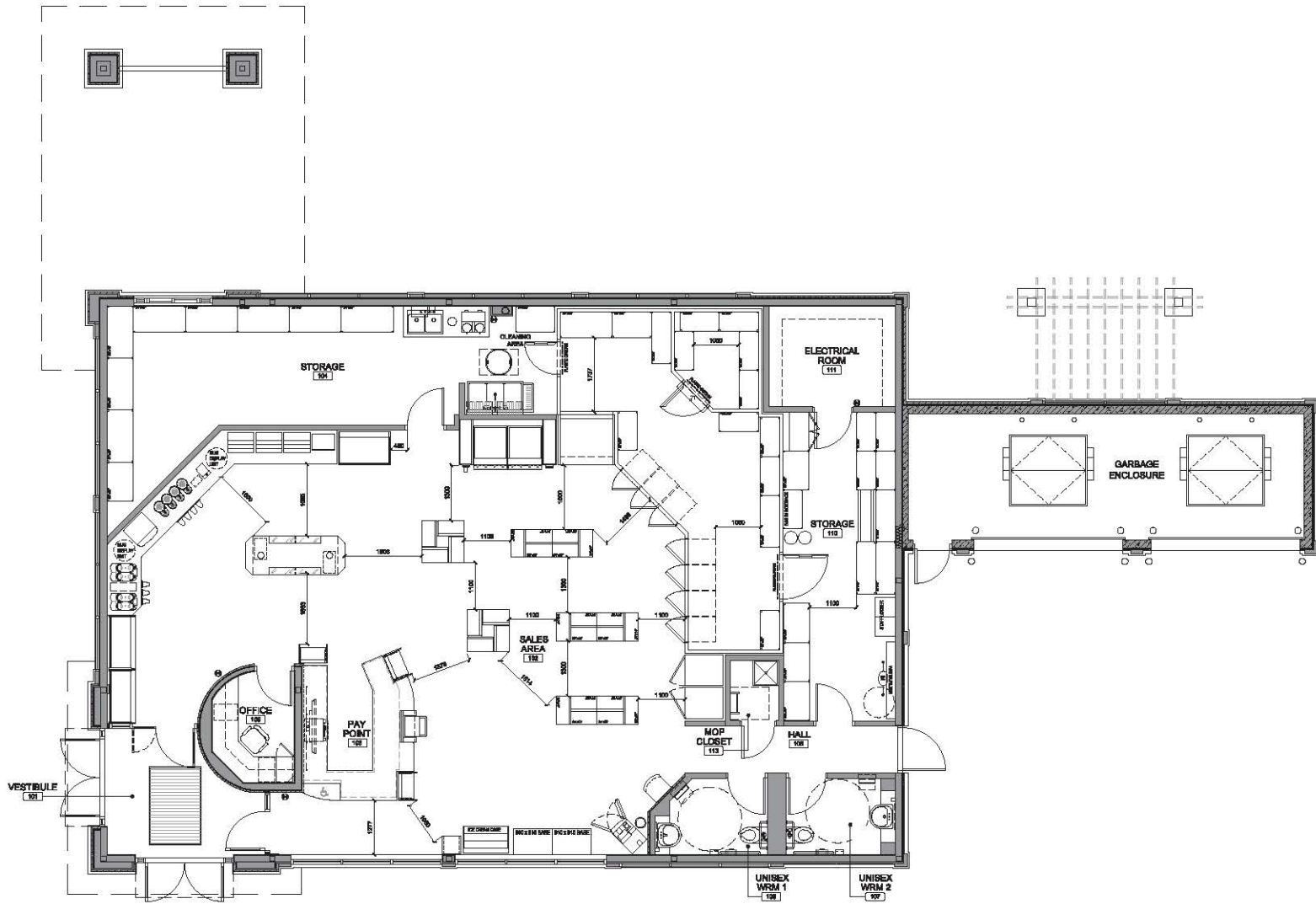
Proposed/Existing Zoning: CD (based on CG-2)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,520 m ²
Net Total		3,520 m ²
LOT COVERAGE (in % of net lot area)		
Total Site Coverage	30%	23%
SETBACKS (in metres) - Building		
Front	4 m	4 m
Rear	48.3 m	48.3 m
Side #1 (on Flanking Street)	14.7 m	14.7 m
Side #2 (W)	6.3 m	6.3 m
BUILDING HEIGHT (in metres/storeys)		
Principal (Canopy)	8.3 m	8.3 m
Principal (Building)	8.3 m	6.7 m
FLOOR AREA: Residential		n/a
FLOOR AREA: Commercial		
Retail	257 m ²	257 m ²
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA	257 m ²	257 m ²
DENSITY		
FAR (net)	0.3	0.1
PARKING (number of stalls)		
Commercial	8	12
Total Number of Parking Spaces	8	12
Number of disabled stalls		1

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow one (1) additional fascia signs for a total of three (3) for each premise.	A maximum of two (2) fascia signs are permitted for each premise (Part 5, Section 27(2)(a))	The proposed fascia signs are of an appropriate size and scale in relation to the proposed building
2	To allow one (1) additional free-standing sign for a total of three (3) on the site.	Only one (1) free-standing sign is permitted for each lot line.	There are two existing free-standing signs along 126 Street and 88 Avenue. The additional proposed sign will help with wayfinding and entrance to the drive-through
3	To allow one (1) free-standing sign to be located at 1.5 m [5 ft.] from a side lot line.	Free-standing signs shall be located at a minimum of 2 m [6.5 ft.] from any lot line.	The minimum distance for the sign is restricted by the location of the drive-through, which is already existing. Given that this is a side lot line, there will not be an impact on pedestrians and traffic.



Metric

- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR TO CHECK/VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE REPORTED TO THE PROJECT DESIGNER.
- DO NOT SCALE DRAWINGS.

Revisions

REV.	DESCRIPTION	DRAWN	APP'D.
			DATE

Issue Table

TO	FOR	DATE
	ISSUES FOR DEVELOPMENT POINT	NOV 09 2013



SCALE

A PAUL ARCHITECT INC.
 5488 Burnaby (Maple Dr. Suite 200), Oakville, Ontario, L4T 1Y1
 www.apaularchitect.com
 905.277.4922 905.277.1584



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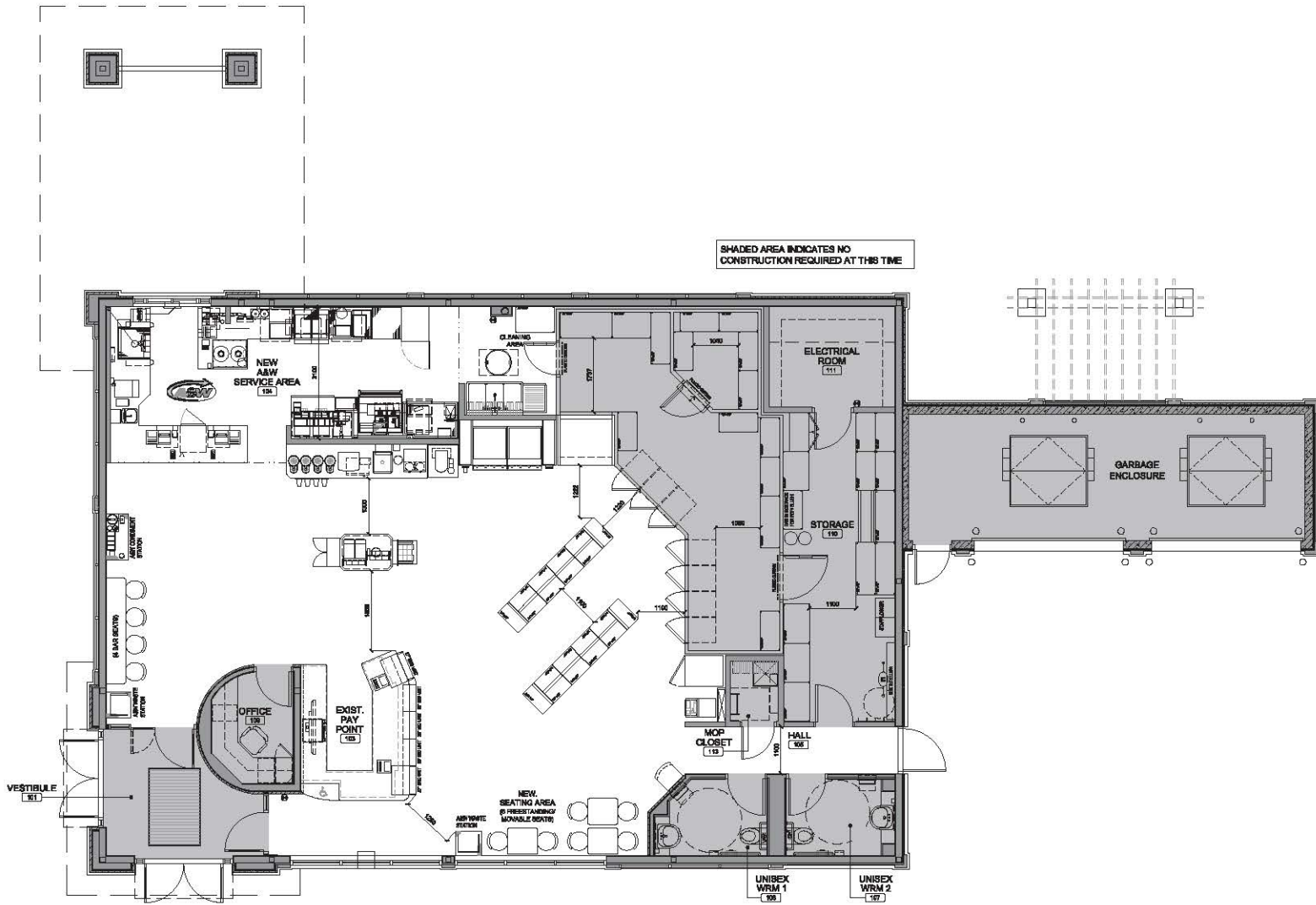
EXISTING FLOOR PLAN

PROJECT:
NEIGHBOURS (AAW) REBRANDING
8811 - 126TH STREET
SURREY, BRITISH COLUMBIA

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 APPROVED BY: _____

CONSULTANT CAD FILE No.
 PLOT SCALE
 PLOT DATE
 PLOT CONFIGURATION

STD No./OUTLET No.
70007 **PLAN(EX)**



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Revisions

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		DATE	DATE

Issue Table

TO	FOR	DATE



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905.277.4922 905.277.1554



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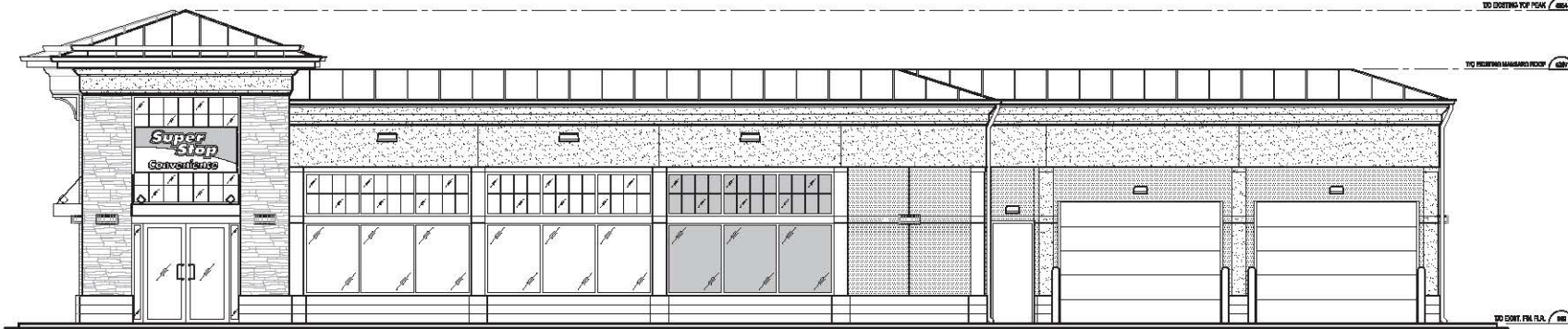
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PROJECT:
NEIGHBOURS (AAW) REBRANDING
8811 - 126TH STREET
SURREY, BRITISH COLUMBIA

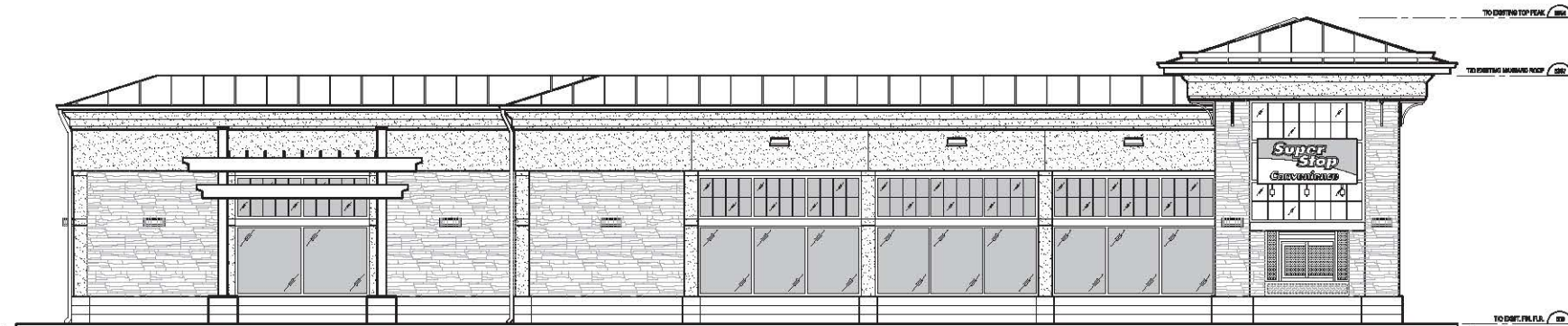
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CONSULTANT CAD FILE No.
PLOT SCALE
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PLOT CONFIGURATION

STD No./OUTLET No.
70007 **PLAN**



1 NORTH ELEVATION (EXISTING)
SCALE 1/8"



2 SOUTH ELEVATION (EXISTING)
SCALE 1/8"

Metric

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Revisions		
REV.	DESCRIPTION	DATE
R1	REVISED AS PER CITY COMMENTS ON SIGNAGE REMOVAL	MAR 28 2014

Issue Table		
TO	FOR	DATE
	ISSUED FOR DEVELOPMENT PERMIT	JUN 13 2014

SEAL

K. PAUL ARCHITECT INC.

2440 Sheppard Avenue East, Suite 205, Oak-Ridge, Ontario, L4T 1P9
www.kpaularchitect.com
516-291-1989 Fax 516-291-1986

PETRO-CANADA
A Sunoco Energy Business

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DRAWING TITLE:
EXISTING EXTERIOR ELEVATIONS

PROJECT:
NEIGHBOURS (A&W) REBRANDING
8811 - 126TH STREET
SURREY, BRITISH COLUMBIA

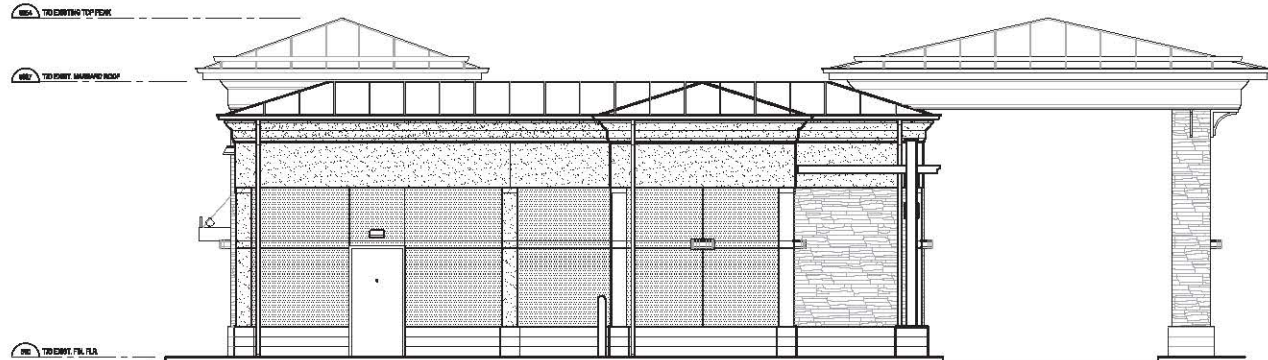
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	PLOT DATE
	PLOT CONFIGURATION

STD No./OUTLET No.
70007

ELEV-EX1



1 EAST ELEVATION (EXISTING)
SCALE: 1/8"



2 WEST ELEVATION (EXISTING)
SCALE: 1/8"

Metric

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REV.	DESCRIPTION	DATE
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Issue Table		
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SCALE

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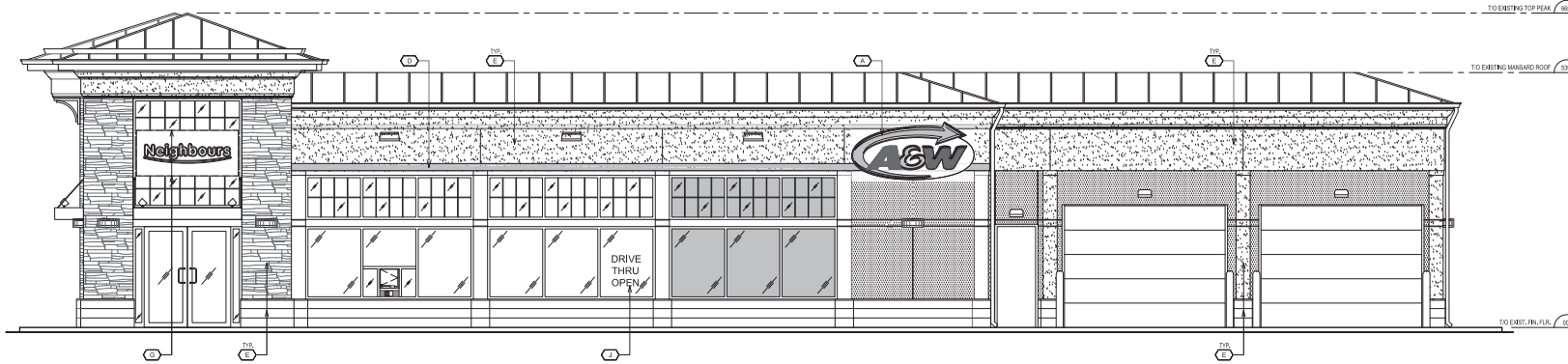
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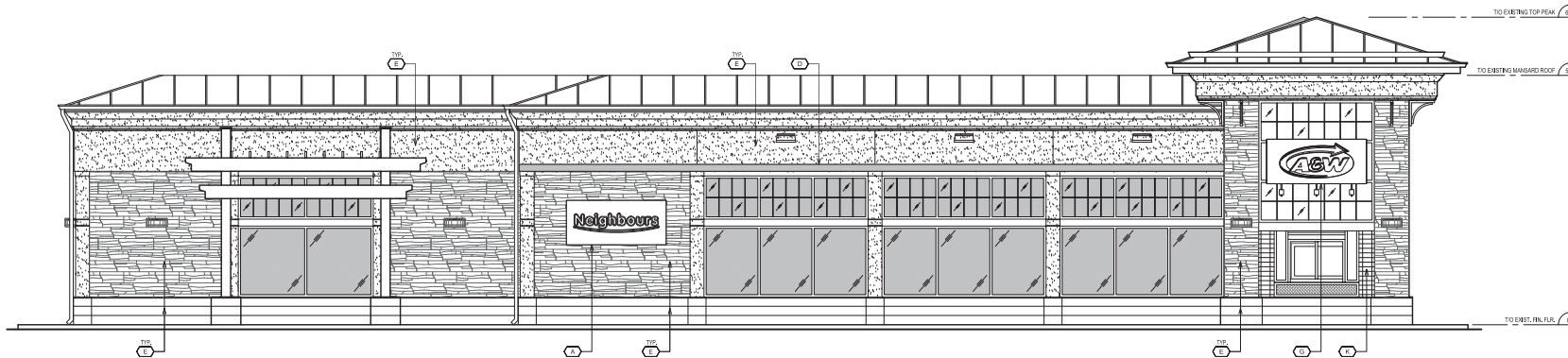
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APPROVED BY: _____	PLOT DATE
	PLOT CONFIGURATION

STD No./OUTLET No.
70007

ELEV-EX2



1 NORTH ELEVATION
SCALE 1/8"



2 SOUTH ELEVATION
SCALE 1/8"

NO.	PRODUCT	SPECIFICATION & COLOUR	MANUF.	REMARKS
(A)	NEW ILLUMINATED SIGNAGE			
(B)	NEW NON-ILLUMINATED SIGNAGE			
(C)	NOT USED			
(D)	6" CONTINUOUS METAL BAND	COLOUR: TO MATCH BENJAMIN MOORE K214-20 RUBBER ORANGE OR MATCH PANTONE 165		SUPPLIED BY G.C.
(E)	EXISTING EXTERIOR FINISH	PATCH & REPAIR WHERE RECD. (SITE VERIFY)		
(F)	NOT USED			
(G)	NEW SIGN FACE	APPLY ON EXISTING ILLUMINATED SIGN BOX		
(H)	NOT USED			
(I)	A&W DRIVE THRU OPEN VINYL GRAPHIC (A&W)	ON GLAZING (INTERIOR APPLICATION)		PROVIDED BY A&W
(J)	EXTERIOR GRADE TILE	TO MATCH DAL TILE Q79 MANDARIN, SIZE: 4" x 8" C/W GROUT - FLEXITILE MANDARIN RED #102		

3 EXTERIOR FINISH SCHEDULE
SCALE 1/16"

Metric

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Revisions		
REV.	DESCRIPTION	DRAWN APP'D. DATE

Issue Table		
TO	FOR	DATE
	ISSUED FOR DEVELOPMENT PERMIT	MAR 20 2014

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(905) 337-1800 Fax (905) 337-2966

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WESTERN REGION

DRAWING TITLE:
PROPOSED EXTERIOR ELEVATIONS

PROJECT:
NEIGHBOURS (A&W) REBRANDING
8811 - 126TH STREET
SURREY, BRITISH COLUMBIA

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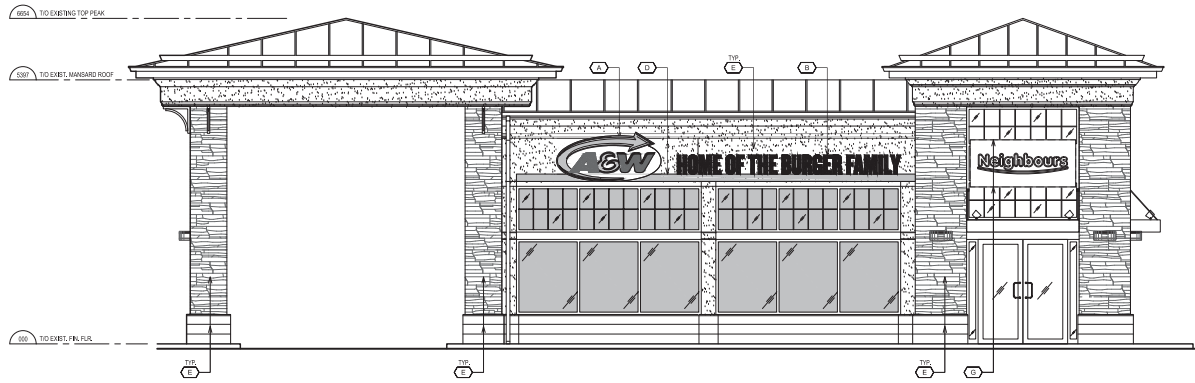
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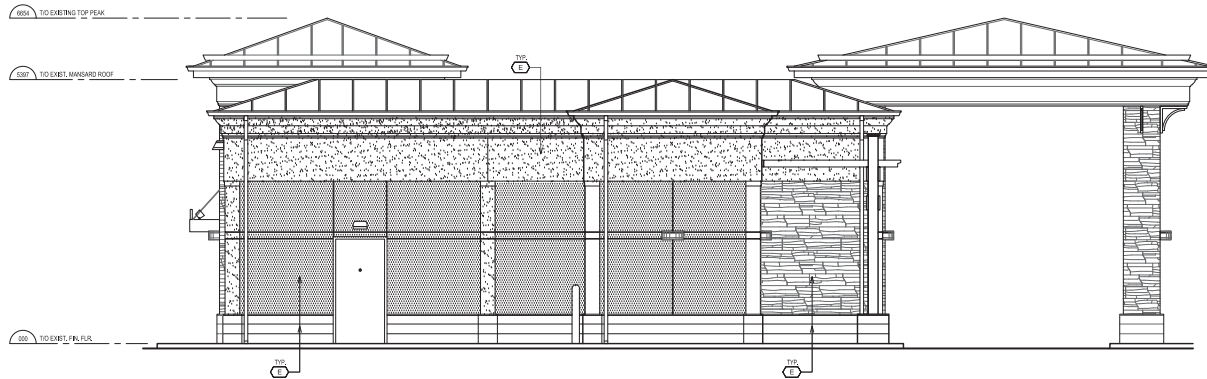
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APPROVED BY: _____
PLOT DATE _____
PLOT CONFIGURATION _____

STD No./OUTLET No.
70007 ELEV-1



1 EAST ELEVATION
SCALE: 1/50



2 WEST ELEVATION
SCALE: 1/50

NO.	PRODUCT	SPECIFICATION & COLOUR	MANUF.	REMARKS
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(B)	NEW NON-ILLUMINATED SIGNAGE			
(C)	NOT USED			
(D)	6" CONTINUOUS METAL BAND	COLOUR: TO MATCH BENJAMIN MOORE A2014-20 RUBBER ORANGE OR MATCH PANTONE 165		SUPPLIED BY G.C.
(E)	EXISTING EXTERIOR FINISH	PATCH & REPAIR WHERE RECD. (SITE VERIFY)		
(F)	NOT USED			
(G)	NEW SIGN FACE	APPLY ON EXISTING ILLUMINATED SIGN BOX		
(H)	NOT USED			
(I)	A&W DRIVE THRU OPEN VINYL GRAPHIC (A&W)	ON GLAZING (INTERIOR APPLICATION)		PROVIDED BY A&W
(J)	EXTERIOR GRADE TILE	TO MATCH DAL TILE Q793 MANDARIN, SIZE: 4" x 8" C/W GROUT - FLEXITILE MANDARIN RED #102		

3 EXTERIOR FINISH SCHEDULE
SCALE: N/A

Metric
 • ALL DIMENSIONS ARE IN MILLIMETRES UNL.O.
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Revisions		
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Issue Table		
TO	FOR	DATE
	ISSUED FOR DEVELOPMENT PERMIT	MAR 20 2014



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WESTERN REGION

DRAWING TITLE:
PROPOSED EXTERIOR ELEVATIONS

PROJECT:
 NEIGHBOURS (A&W) REBRANDING
 8811 - 126TH STREET
 SURREY, BRITISH COLUMBIA

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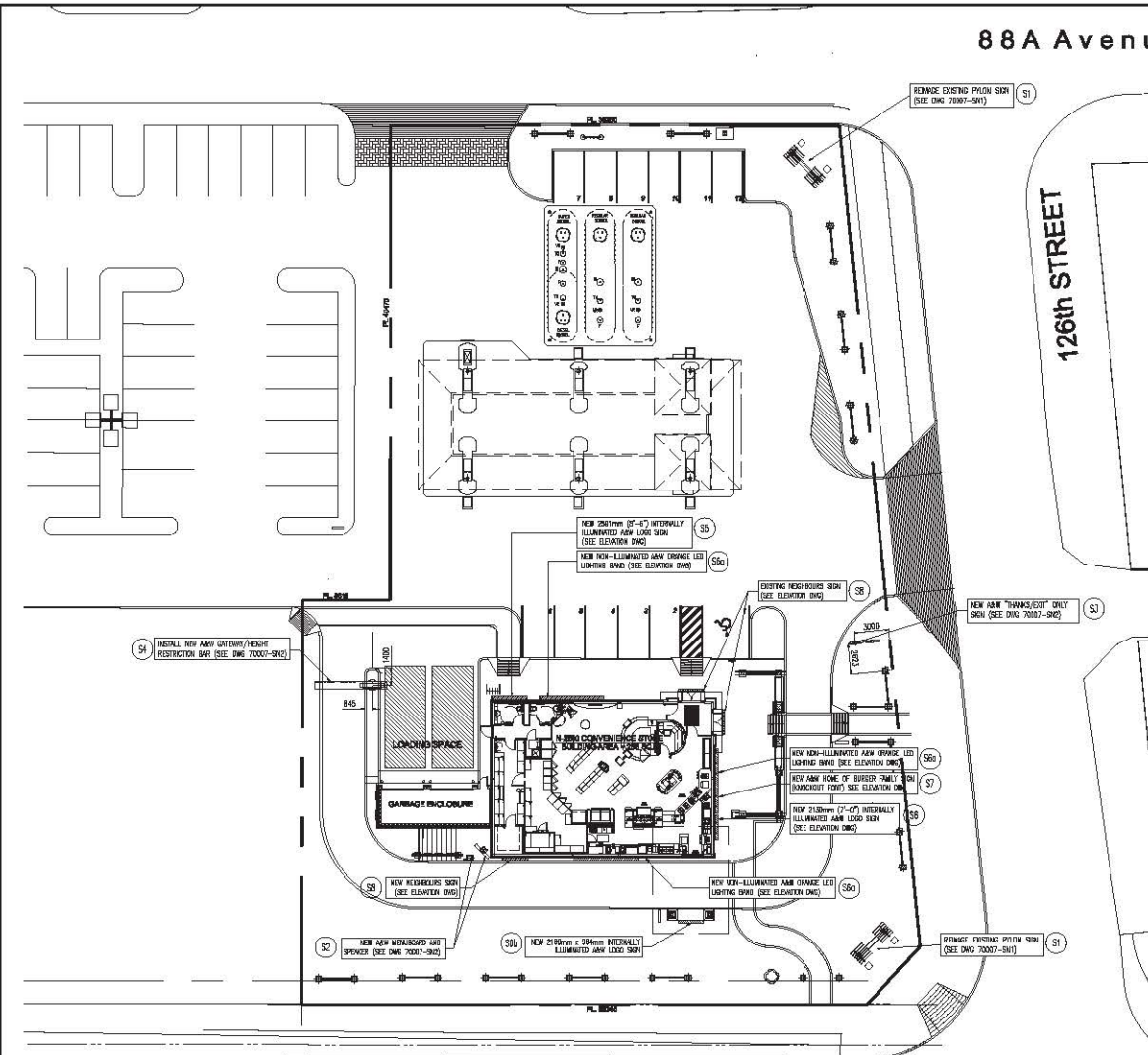
APPROVED BY: _____
 PLOT CONFIGURATION

STD No./OUTLET No.
 70007 ELEV-2

88A Avenue

126th STREET

88th AVENUE



A&W GROUND SIGNS:				QTY	AREA per SIDE (sq. m.)	TOTAL (sq. m.)	REMARKS
S1	MAIN ID SIGN (SEE DWG 7007-S1 FOR GRAPHIC ELEVATION)	2	7.31 (EXISTING)	29.22 (EXISTING)			GROUND SIGN
S2	A&W "MENU/BOARD" SIGN (SEE DWG 7007-S2 FOR GRAPHIC ELEVATION)	1	2.41	2.41			GROUND SIGN
S3	A&W "THANKS/EXIT" SIGN (SEE DWG 7007-S3 FOR GRAPHIC ELEVATION)	1	0.723	1.45 (double face)			GROUND SIGN
S4	A&W EXTERNALLY LIT "GATEWAY/HT RESTRICTION BAR" (SEE DWG 7007-S4 FOR GRAPHIC ELEVATION)	1	8.10	6.10 (single face)			GROUND SIGN
TOTAL AREA						41.18	

STORE BUILDING EAST ELEVATION SIGNS:				QTY	AREA per SIDE (sq. m.)	TOTAL (sq. m.)	REMARKS
S5	BLDG EXTERIOR "A&W" 210mm (7'-0") INTERNALLY ILLUM LOGO SIGN BOX (SEE DWG 7007-S5 FOR GRAPHIC ELEVATION)	1	1.58	1.58			BUILDING SIGN
S5a	STOREFRONT 150mm HT NON-ILLUMINATED A&W ORANGE LED LIGHTING BAND (SEE DWG 7007-S5a FOR GRAPHIC ELEVATION)	1	1.22	1.22			BUILDING SIGN
S7	STOREFRONT 4572mm (15'-0") A&W "HOME OF BURGER FAMILY" LETTERS SIGN (SEE DWG 7007-S7 FOR GRAPHIC ELEVATION)	1	1.66	1.66			BUILDING SIGN
S8	EXISTING STOREFRONT NEIGHBOURS SIGN (SEE DWG 7007-S8 FOR GRAPHIC ELEVATION)	1	2.08 (EXISTING)	2.08 (EXISTING)			BUILDING SIGN
TOTAL SIGN AREA						6.54	
EAST WALL TOTAL AREA						60.00	
TOTAL PERCENTAGE OF SIGNAGE						11 %	

STORE BUILDING SOUTH ELEVATION SIGNS:				QTY	AREA per SIDE (sq. m.)	TOTAL (sq. m.)	REMARKS
S5a	STOREFRONT 150mm HT NON-ILLUMINATED A&W ORANGE LED LIGHTING BAND (SEE DWG 7007-S5a FOR GRAPHIC ELEVATION)	1	2.29	2.29			BUILDING SIGN
S5b	BLDG EXTERIOR "A&W" 210mm x 964mm INTERNALLY ILLUM LOGO SIGN BOX (SEE DWG 7007-S5b FOR GRAPHIC ELEVATION)	1	2.08 (EXISTING)	2.08 (EXISTING)			BUILDING SIGN
S8	STOREFRONT NEIGHBOURS SIGN (SEE DWG 7007-S8 FOR GRAPHIC ELEVATION)	1	2.08 (EXISTING)	2.08 (EXISTING)			BUILDING SIGN
TOTAL SIGN AREA						6.45	
SOUTH WALL TOTAL AREA						133.87	
TOTAL PERCENTAGE OF SIGNAGE						5 %	

STORE BUILDING NORTH ELEVATION SIGNS:				QTY	AREA per SIDE (sq. m.)	TOTAL (sq. m.)	REMARKS
S5	STOREFRONT "A&W" 2561mm (8'-6") INTERNALLY ILLUM LOGO SIGN BOX (SEE DWG 7007-S5 FOR GRAPHIC ELEVATION)	1	2.1	2.1			BUILDING SIGN
S5a	STOREFRONT 150mm HT NON-ILLUMINATED A&W ORANGE LED LIGHTING BAND (SEE DWG 7007-S5a FOR GRAPHIC ELEVATION)	1	2.22	2.22			BUILDING SIGN
S8	EXISTING STOREFRONT NEIGHBOURS SIGN (SEE DWG 7007-S8 FOR GRAPHIC ELEVATION)	1	2.08 (EXISTING)	2.08 (EXISTING)			BUILDING SIGN
TOTAL SIGN AREA						6.4	
NORTH WALL TOTAL AREA						136.60	
TOTAL PERCENTAGE OF SIGNAGE						5 %	

Metric
 • ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED
 • CONTRACTOR TO CHECK AGAINST ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE REPORTED TO THE PROJECT DESIGNER.
 • DO NOT SCALE DRAWINGS

Revisions		
REV.	DESCRIPTION	ISSUED/APP'D DATE
▲	UPDATED AREA SCHEDULE AS PER QTY COMMENTS	W/T 2014-03-31
▲		
▲		
▲		
▲		
▲		
▲		
▲		
▲		
▲		
▲		
▲		
▲		
▲		

Issue Table		
TO	FOR	DATE
CITY	ISSUED FOR DEVELOPMENT PERMIT	2013-11-15

SEAL:

CONSULTANT



WESTERN REGION

DRAWING TITLE:
SIGNAGE LAYOUT PLAN

PROJECT:
8811 126TH STREET
 SURREY, BRITISH COLUMBIA

DRAWN BY: W. TURNER
 DRAWING SCALE: 1:200
 DATE DRAWN: 2013-10-24

CHECKED BY:
 APPROVED BY:

STN No./OUTLET No.
70007

SHEET No.
SLP

1 SITE PLAN
 SPP.2 SCALE: 1:150
 TRUE NORTH PROJECT NORTH

Metric

- ALL DIMENSIONS ARE IN MILLIMETRES U.N.C.
- CONTRACTOR TO CHECK/VIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE REPORTED TO THE PROJECT DESIGNER.
- DO NOT SCALE DRAWINGS

Revisions

REV.	DESCRIPTION	DRAWN/APP'D	DATE

Issue Table

TO	FOR	DATE

SCALE

CONSULTANT



WESTERN REGION

DRAWING TITLE

MAIN ID SIGNAGE

PROJECTS

8811 126TH STREET

SURREY, BRITISH COLUMBIA

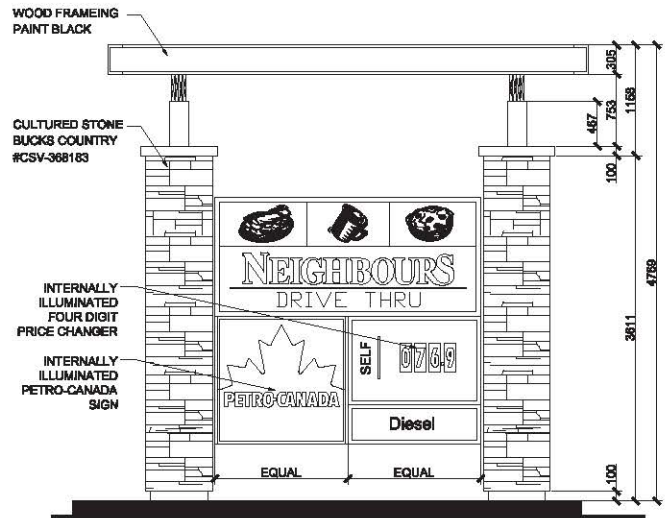
DRAWN BY: W. TURNER DRAWING SCALE: 1:20 DATE DRAWN: 2013-11-14 CHECKED BY: APPROVED BY:	CAD FILE: SHEET SIZE: (D) (300 x 889) PETRO-CANADA P&ID FILE No. CONSULTANT P&ID FILE No. PLOT SCALE: 1:1 PLOT DATE: PLOT CONFIGURATION PARAMETERS
---	---

STD No./OUTLET No.

70007

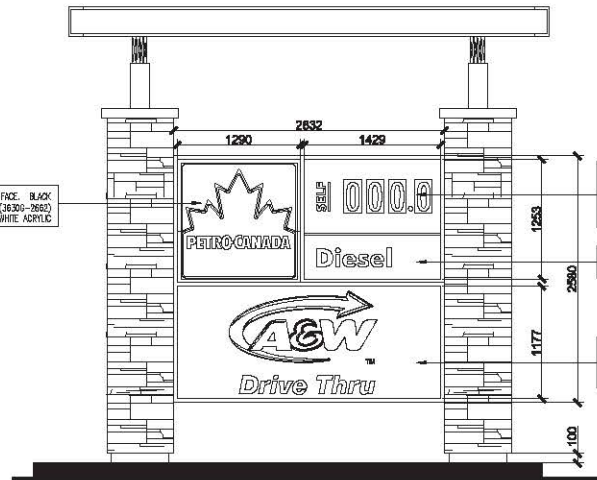
SHEET No.

SN1



EXISTING MAIN ID SIGN #1 & 2

PAINED INTERNALLY ILLUMINATED SIGN FACE. BLACK TEXT (7725-12) AND RED BACKGROUND (3630-2682) ON WHITE ACRYLIC

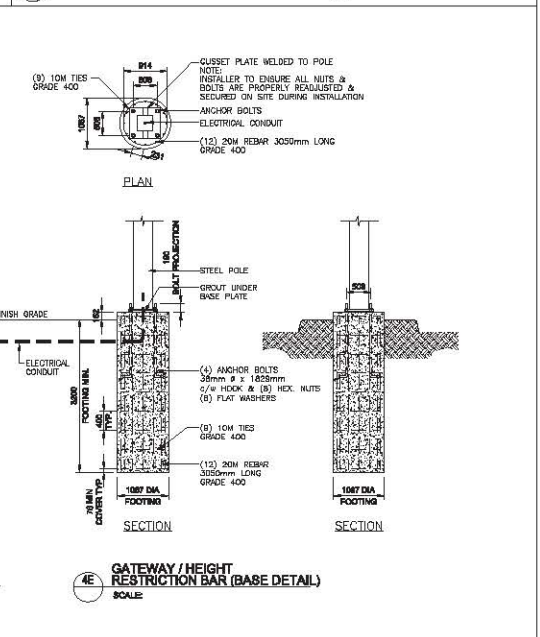
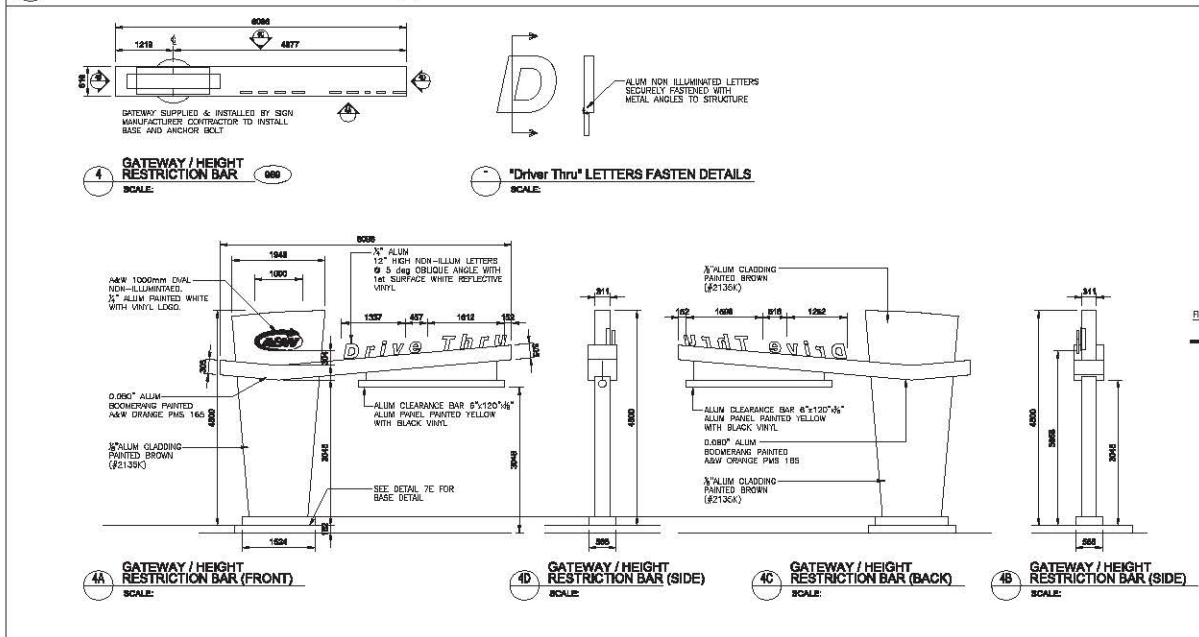
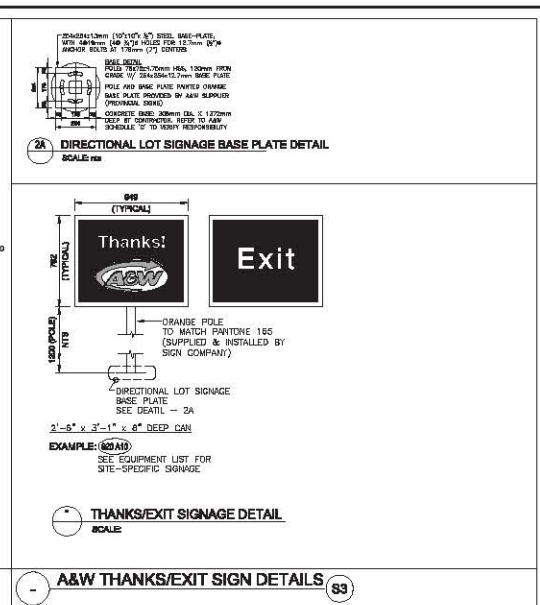
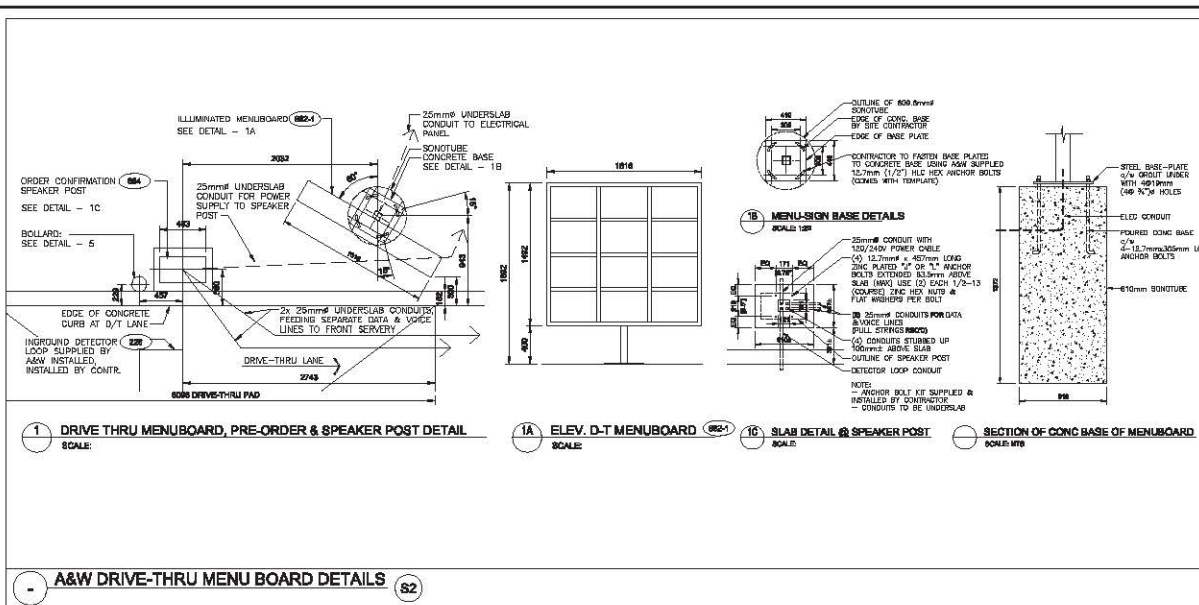


WHITE TEXT (3630-20) WITH RED UNDERLINE (3630C-2682) ON BLACK BACKGROUND (7725-12), RELOCATED 303mm (12") DISCREPANT PRICE CHANGER. VINYL APPLIED TO 2ND SURFACE OF CLEAR ACRYLIC/RELOCATE EXISTING PRICE CHANGER.

WHITE TEXT (3630-20) ON BLACK BACKGROUND (7725-12). VINYL APPLIED TO 2ND SURFACE OF CLEAR ACRYLIC.

NEW INTERNALLY ILLUMINATED SIGN FACE ONLY AS PER AAW SPECIFICATIONS - ORANGE AND RED ARROW WITH BROWN, ORANGE AND RED TEXT ON WHITE. WHITE DRIVE THRU TEXT ON ORANGE BACKGROUND.

PROPOSED MAIN ID SIGN #1 & 2



Metric
 • ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
 • CONTRACTOR TO CHECK/VERIFY ALL DIMENSIONS BEFORE COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE REPORTED TO THE PROJECT DESIGNER.
 • DO NOT SCALE DRAWINGS.

Revisions

REV.	DESCRIPTION	DRAWN / REV'D.	DATE
1	ADJUSTED THE SIZE OF THE GATEWAY AS PER CITY COMMENTS	WT	2014-04-24

Issue Table

TO	FOR	DATE
CITY	ISSUED FOR SIGN PERMIT	2013-12-11

SEAL

CONSULTANT

WESTERN REGION

DRAWING TITLE:
A&W REIMAGE MENUBOARD, DIRECTIONAL, GATEWAY SIGN AND THANKS/EXIST SIGN

PROJECT:
8811 126TH STREET

SURREY, BRITISH COLUMBIA

DRAWN BY: **W. TURNER**

DRAWING SCALE: **n/s**

DATE DRAWN: **2013-11-14**

CHECKED BY:

APPROVED BY:

STO No./OUTLET No.: **70007**

SHEET No.: **SN2**

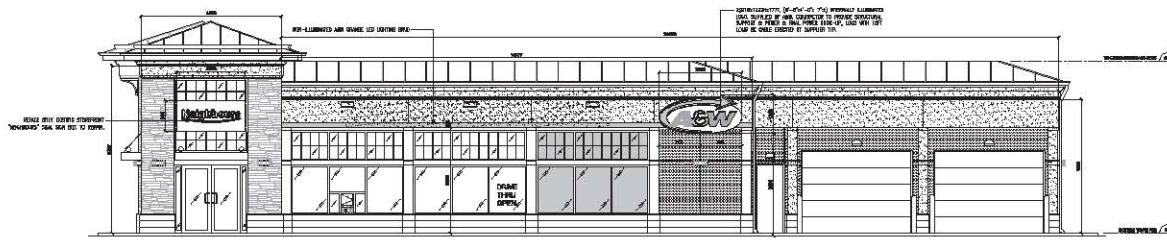
CAD FILE No.: **70007_S12**

CONSOLE FILE No.:

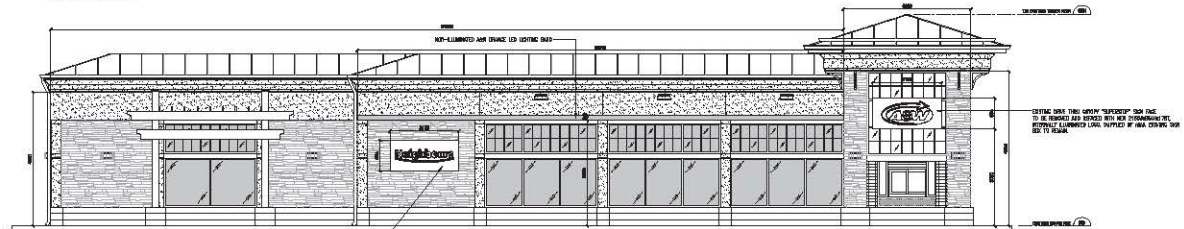
PLOT SCALE:

PLOT DATE:

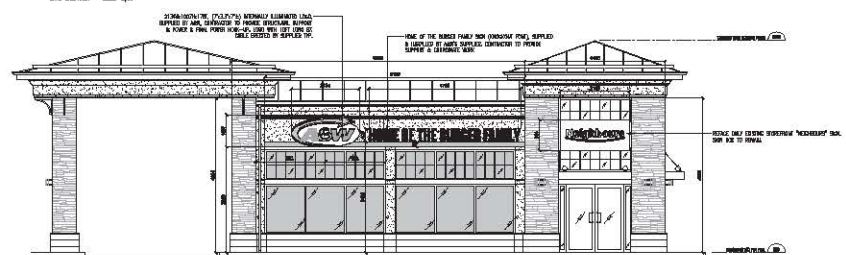
PLOT CONFIGURATION PARAMETERS:



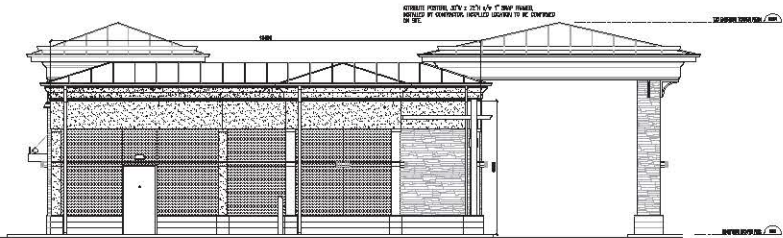
(S5) (S6a) (S8) NORTH ELEVATION
SCALE
NOTE:
EVERYTHING TO BE CONSIDERED EXISTING UNLESS NOTED OTHERWISE.
TOTAL WALL AREA = 162.00 SQ.M.



(S5) (S6a) (S8) SOUTH ELEVATION
SCALE
NOTE:
EVERYTHING TO BE CONSIDERED EXISTING UNLESS NOTED OTHERWISE.
TOTAL WALL AREA = 162.00 SQ.M.



(S5) (S6a) (S7) (S8) EAST ELEVATION
SCALE
NOTE:
EVERYTHING TO BE CONSIDERED EXISTING UNLESS NOTED OTHERWISE.
TOTAL WALL AREA = 162.00 SQ.M.



WEST ELEVATION
SCALE
NOTE:
EVERYTHING TO BE CONSIDERED EXISTING UNLESS NOTED OTHERWISE.
TOTAL WALL AREA = 162.00 SQ.M.

Metric
• ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
• CONTRACTOR TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE REPORTED TO THE PROJECT DESIGNER.
• DO NOT SCALE DRAWINGS.

Revisions

REV.	DESCRIPTION	DATE	DRAWN/APP'D.
WT	UPDATED AS PER CITY COMMENTS	2014-03-21	

Issue Table

TO	FOR	DATE
CITY	ISSUED FOR DEVELOPMENT PERMIT	2013-11-16

SCALE

CONSULTANT



WESTERN REGION

DRAWING TITLE:
PROPOSED ELEVATIONS

PROJECT:
8811 126TH STREET
SURREY, BRITISH COLUMBIA

DRAWN BY: W. TURNER	CAD FILE NO.
DRAWING SCALE: 1:75	SHEET SIZE: D (36" x 54")
DATE DRAWN: 2013-11-13	PETRO-CANADA CAD FILE No.
CHECKED BY:	CONSULTANT CAD FILE No.
APPROVED BY:	PLOT SCALE: 1:1
	PLOT DATE:
	PLOT CONFIGURATION PARAMETERS:

STD No./DUPLICATE No. **70007** SHEET No. **SN3**

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

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

DATE: **April 8, 2014** PROJECT FILE: **7814-0035-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 8811 126 Street**

REZONE

Property and Right-of-Way Requirements

- There are no additional road dedications required, nor are there any existing road dedication issues or requirements at this location.

Works and Services

- Confirm condition and adequacy of the existing storm drainage, water and sanitary service connections, and upgrade if required.
- Abandon and cap at the main all existing service connections that are no longer required.

A Servicing Agreement for this application is not required; however, should the existing service connections require to be upgraded, a Mini-Servicing Agreement will be required to be executed before the proposed Rezone can be completed. A processing fee of \$2,929.50 (GST included) will be required for the Mini-Servicing Agreement.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

IK1

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16540"

.....

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

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16540" is hereby amended as follows:

Section 2.B.2 is deleted and replaced with the following:

"2. *Accessory uses* limited to the following:

- (a) *Retail stores* limited to *convenience store*, including the sale of automotive accessories, provided that the total sales and display area open to the public is not more than 257 square metres [2,766 sq. ft.]; and
- (b) *Drive-through restaurant*, provided that the maximum floor area does not exceed 150 square metres [1,614 sq. ft.]"

- 2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16540, Amendment By-Law, 2014, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20 .

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

PASSED THIRD READING 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