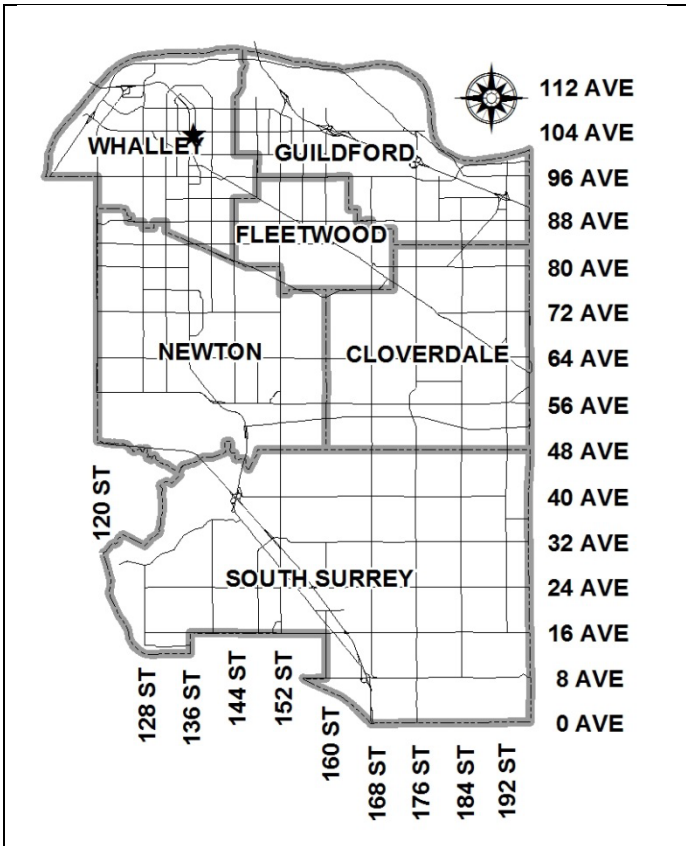


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0214-00

Planning Report Date: December 1, 2014

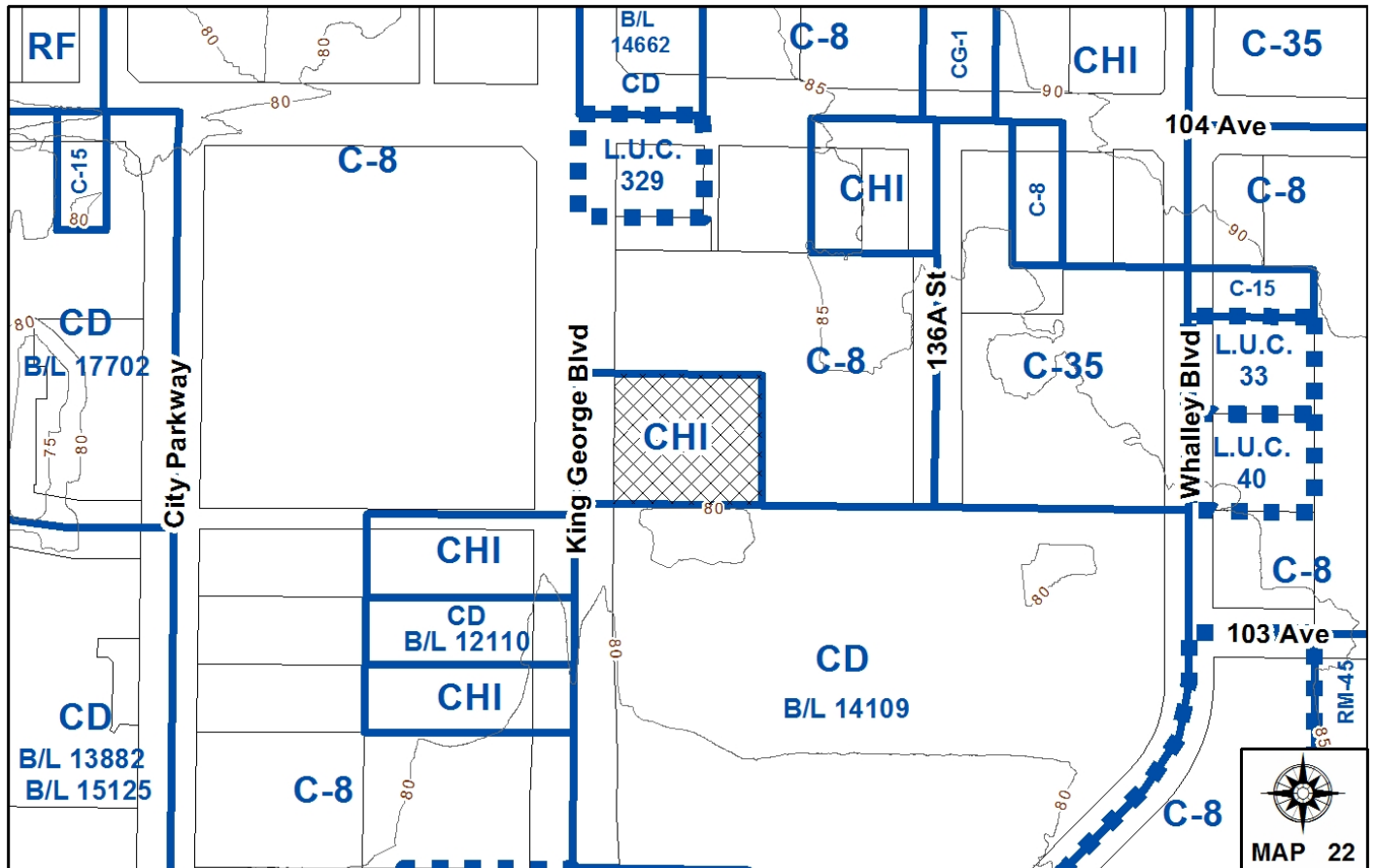


PROPOSAL:

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

in order to permit renovations to an existing drive-through restaurant (Burger King) in City Centre.

LOCATION: 10344 - King George Blvd
OWNER: London Station Holdings Ltd.
ZONING: CHI
OCP DESIGNATION: Central Business District



RECOMMENDATION SUMMARY

- Approve the applicant's request to vary the Sign By-law through a comprehensive sign design package.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires a variance to the front yard (west) setback from 7.5 metres (25 ft.) to 5.7 metres (19 ft.).
- The proposal also requires a variance to the Sign By-law for four (4) additional fascia signs.

RATIONALE OF RECOMMENDATION

- The existing Burger King drive-through restaurant on the subject site is proposed to be renovated. The exterior renovations will include the installation of aluminum outriggers / beams along the west building elevation (which will enhance the building design) and will result in the roof overhang encroaching an additional 0.8 metre (2.5 ft.) into the existing 6.5-metre (21 ft.) front yard (west) building setback. As a result, the applicant has requested a minor relaxation to the front yard (west) building setback of 5.7 metres (19 ft.).
- The proposed renovations improve the overall aesthetics at the site for an interim use, as it is anticipated that the subject site and adjacent properties will redevelop in the future at a density more consistent with the ultimate vision for this area of City Centre.
- The applicant proposes four (4) additional fascia signs for a total of six (6) fascia signs, for the Burger King drive-through restaurant. One (1) fascia sign is also proposed for the second tenant, which will be created by re-partitioning the interior walls of the building, and result in a total of seven (7) fascia signs proposed for the existing building. The proposed fascia signs are of an appropriate size and scale in relation to the building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
2. Council authorize staff to draft Development Permit No. 7914-0214-00 including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7914-0214-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (west) setback of the CHI Zone from 7.5 metres (25 ft.) to 5.7 metres (19 ft.).
4. Council instruct staff to resolve the following issues prior to final 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) 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; and
 - (d) issuance of a temporary highway license agreement in order to allow the retention of the existing free-standing sign at the south-west corner of the subject site.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Burger King drive-through restaurant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Three-storey retail / office building sharing a common wall with the London Drugs store	Central Business District	C-8

Direction	Existing Use	OCP Designation	Existing Zone
East:	Single-storey retail building (London Drugs)	Central Business District	C-8
South:	Single-storey retail building (Save On Foods)	Central Business District	CD (By-law No. 14109)
West (Across King George Boulevard):	Single-storey retail building (Safeway)	Central Business District	C-8

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at 10344 King George Boulevard in City Centre and is approximately 3,285 square metres (0.8 acre) in size. The site is designated Central Business District in the Official Community Plan (OCP) and is zoned "Highway Commercial Industrial Zone (CHI)". The site is currently occupied by a single-storey drive-through restaurant (Burger King).
- Since November 1, 2004, drive-throughs are not permitted in the CHI Zone for sites within City Centre. However, as the subject drive-through was in place at that time, its use may continue.
- The previous owner had applied for a Development Permit (DP) and Development Variance Permit (DVP) under Development Application No. 7912-0188-00 to replace the existing single-storey drive-through restaurant with a new single-storey drive-through restaurant on the subject site. The Planning Report was forwarded to Council on November 26, 2012, at which time Council approved the DVP to proceed to public notification and authorized staff to draft the Development Permit.
- The subject site was sold prior to consideration of final approval of the DP and DVP associated with Development Application No. 7912-0188-00, and the file was closed by Council on June 9, 2014.

Current Proposal

- The new property owner has applied for a Development Permit in order to allow exterior renovations to the existing single-storey drive-through restaurant, including new fascia signage and landscaping.
- The owner has also requested a Development Variance Permit to reduce the front yard (west) setback (see By-law Variance section), and to vary the Sign By-law through the Development Permit to allow four (4) additional fascia signs as part of a comprehensive sign design package for the building (see Appendix II).
- The applicant proposes to re-partition the interior walls of the building in order to create two tenant spaces. Burger King will remain the primary tenant, occupying approximately two-thirds of the building. The remaining space (south-west corner of the building) will be leased to a second business that has yet to be determined.

- The applicant proposes to demolish a 30-square metre (300-sq.ft.) portion at the northwest corner of the existing building, to accommodate a second entrance to the building, further improving the street interface along King George Boulevard.
- The floor area of the building is 485 square metres (5,216 sq. ft.), resulting in a floor area ratio (FAR) of 0.15, which complies with the maximum FAR of 1.0 permitted in the CHI Zone.
- The Surrey City Centre Land Use and Density Concept indicates that the subject site is appropriate for mixed-use developments with densities up to 3.5 FAR. The current building and land use is considered an interim use and it is anticipated that the subject site and adjacent properties will consolidate in the future and redevelop at a density more consistent with the ultimate vision for this area of Surrey City Centre.

DESIGN PROPOSAL AND REVIEW

- The existing single-storey Burger King drive-through restaurant is located at the southwest corner of the subject site. The applicant proposes exterior modifications and improvements to the existing building.
- The existing driveway along King George Boulevard, as well as the shared access with the abutting property (London Drugs) to the north and east, will remain unchanged.
- The applicant has agreed to provide a 3.0-metre (10 ft.) wide right-of-way (ROW) along the west property line for the future widening of King George, as well as a 5.0-metre x 5.0-metre (16-ft. x 16-ft.) corner cut at the south-west corner of the site.

Building Design

- The existing building will remain largely intact and will be repaired, cleaned, and re-painted.
- New beige metal panel cladding with aluminum reveals are proposed along all building elevations, but will be most prevalent along the north and west building elevations.
- The applicant proposes to install silver-coloured aluminum outriggers at the northwest corner of the building. The outriggers will be supported by vertical metal-clad beams painted to match the outriggers.
- A back-lit red acrylic panel band is proposed along the north and west building elevations, which matches the existing identification band along the roofline of the existing building.
- A red, metal-clad vertical column installed on a concrete base is proposed along the west building elevation, and will delineate the two (2) tenant spaces.
- The existing building glazing will be cleaned and will remain.

Drive-Through and Parking

- The existing parking lot and drive-through lane will remain in the same locations. The existing parking space demarcations will be repainted.
- The site accommodates 41 parking stalls, which complies with the Zoning By-law.
- Currently, a 3.7-metre (12 ft.) utility right-of-way exists along the south property line for a storm sewer main. As requested by Land Development Engineering, the applicant has agreed to remove the concrete block garbage enclosure located within the right-of-way, near the south-east corner of the existing building.
- The owner notes that the existing garbage bin will remain at its current location, and is lockable to prevent theft or rummagers. To ensure access to the storm sewer, the garbage bin will be screened by shore pin trees in large planters, proposed along the south property line.

Landscaping

- The existing trees located on the subject site will remain, including a deciduous tree (redbud) near the east property line.
- The applicant proposes to install seven (7) trees (maple and oak) and low-level landscaping throughout the subject site, including the installation of three (3) trees along King George Boulevard.
- Two (2) new landscape islands / planter beds are proposed along the north and west lot lines, while the existing landscape islands are to be cleaned and enhanced.
- An additional eight (8) shore pin trees will be placed in large planters and installed along the south property line.

Proposed Signage

- The applicant proposes seven (7) new fascia signs on the building – six (6) for Burger King and one (1) for the second tenant.
- Three (3) of the six (6) proposed fascia signs for Burger King are illuminated logo signs, which will be installed on aluminum outriggers along the north, west and east building elevations. A 'Home of the Whopper' fascia sign and a 'Drive Through' fascia sign consisting of illuminated channel letters are also proposed along the north and east building elevations.
- Two (2) additional channel letter fascia signs are proposed along the west building elevation. One (non-illuminated) fascia sign is proposed for the building address / tenant suite number and the other (illuminated) fascia sign is proposed for the new tenant.
- The Sign By-law allows a maximum of two (2) fascia signs for each premises provided that both of the fascia signs are not located on the same façade of the premises.
- Burger King proposes a total of six (6) fascia signs, and as a result, a relaxation is required to allow four (4) additional fascia signs.

- The applicant proposes to retain the existing 5.0-metre (16-ft.) high, double-sided free-standing sign at the south-west corner of the site.
- The applicant has agreed to provide a 3.0-metre (10 ft.) wide right-of-way (ROW) along the west property line, as requested by the Transportation Planning Division. The existing free-standing sign will be located within the 3.0-metre wide ROW, and therefore, the applicant must obtain a temporary highway license agreement with the Realty Division in order to allow the retention and continued use of the existing free-standing sign on the subject site.
- No changes, beyond painting or minor repairs, are proposed to the existing free-standing sign since it will be located within the 3.0-metre wide ROW and may need to be removed / relocated in the future.
- The existing menu board signs near the south-east corner of the site and two (2) existing directional signs located adjacent to the driveway entrance off King George Boulevard will also be retained.
- The proposed fascia signs, which form part of the subject Development Permit application, are considered a comprehensive sign package. As a result, Council may approve the proposed signage through a Development Permit without a Development Variance Permit. The applicable variance to the Sign By-law is described in Appendix II.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard (west) setback of the CHI Zone from 7.5 metres (25 ft.) to 5.7 metres (19 ft.).

Applicant's Reason:

- The proposed setback relaxation is as a result of exterior renovations to the existing building. The proposed renovations will improve the articulation of the building and allow the continued operation of the business.
- The proposed setback relaxation is minor and is consistent with interim City objectives for the subject site.

Staff Comments:

- The existing building is situated approximately 6.5 metres (21 ft.) from the front (west) property line. The proposed installation of the aluminum outriggers along the west building elevation (which will enhance the building design) will result in the roof overhang encroaching an additional 0.8 metre (2.5 ft.) into the front yard (west) building setback. As a result, the applicant has requested a relaxation to the front yard (west) building setback to 5.7 metres (19 ft.).
- The proposed setback relaxation improves the design aesthetic of the building along King George Boulevard, and is appropriate until future redevelopment of the subject

site establishes a density more consistent with the ultimate vision for this area of City Centre.

- Staff support the proposed front yard relaxation.

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 Variance Table
Appendix III.	Site Plan, Building Elevations, Landscape Plans
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7914-0214-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/da

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DRV 11/27/14 11:23 AM

Information for City Clerk

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

1. (a) Agent: Name: Carman Kwan
 Hearth Architectural Inc.
 Address: 1730 - West 2nd Avenue, Unit 205
 Vancouver, BC V6J 1H6

 Tel: (604) 266-4677

2. Properties involved in the Application
 - (a) Civic Address: 10344 - King George Boulevard

 - (b) Civic Address: 10344 - King George Boulevard
 Owner: London Station Holdings Ltd.
 PID: 006-107-877
 Lot 86 Section 26 Block 5 North Range 2 West New Westminster District Plan 46809

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7914-0214-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final approval of the associated Development Permit.

DEVELOPMENT DATA SHEET

Existing Zoning: CHI

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		3,285 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	15%
Paved & Hard Surfaced Areas		75%
Total Site Coverage	50%	90%
SETBACKS (in metres)		
Front (West)	7.5 metres	5.7 metres*
Rear (East)	7.5 metres	30 metres
Side #1 (North)	7.5 metres or 0.0 metres	19 metres
Side #2 (South)	7.5 metres or 0.0 metres	4.0 metres
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 metres	6.8 metres
Accessory	9.0 metres	N/A
NUMBER OF RESIDENTIAL UNITS		
Bachelor		N/A
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
		N/A
FLOOR AREA: Commercial		
Retail		485 sq.m.
Office		
Total		485 sq.m.
FLOOR AREA: Industrial		
		N/A
FLOOR AREA: Institutional		
		N/A
TOTAL BUILDING FLOOR AREA	3,285 sq.m.	485 sq.m.

*Variance requested

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)	1.00	0.15
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		4 ¹
Industrial		N/A
Residential Bachelor + 1 Bedroom		N/A
2-Bed		
3-Bed		
Residential Visitors		N/A
Institutional		N/A
Total Number of Parking Spaces	39	4 ¹
Number of disabled stalls		1
Number of small cars		0
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

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

#	Proposed Variance	Sign By-law Requirement	Rationale
1	To allow four (4) additional fascia signs for the Burger King drive-through restaurant for a total of six (6) fascia signs.	A maximum of two (2) fascia signs are permitted for each premises (Part 5, Section 27(2)(a)).	The proposed fascia signs are of an appropriate size and scale in relation to the proposed building.



NORTHWEST VIEW - KING GEORGE HWY



WEST VIEW - KING GEORGE HWY



SOUTHWEST VIEW - KING GEORGE HWY

SITE CONTEXT MAP



DRAWING LIST	
DWG NO	DRAWING NAME
DP100	TITLESHEET - BURGER KING
DP101	SITE PLAN
DP201	MAIN FLOOR PLAN - PROPOSED
DP202	ROOF PLAN
DP301	WEST & NORTH ELEVATIONS
DP302	EAST & SOUTH ELEVATIONS
DP401	SECTIONS
L-1	LANDSCAPE PLAN

PROJECT STATISTICS:

- CIVIC ADDRESS:** 10344 KING GEORGE HIGHWAY, SURREY, BC
- LEGAL DESCRIPTION:** LOT 86 SEC 26 BK 5 N R 2 W NWD PLAN 46809
PID: 006-107-877
- SITE AREA:** 35,382 SF (32875M)
- FLOOR AREA:** 5,537SF (514SM) EXISTING
5,216SF (485M) PROPOSED
- SCOPE OF WORK:**

THE EXISTING BURGER KING BUILDING LOCATED AT THIS ADDRESS HAS SEEN SEVERAL RENOVATIONS SINCE IT WAS FIRST PURPOSE BUILT FOR A FAMILY RESTAURANT THAT AT ONE TIME HOUSED THE FULLER'S RESTAURANT. THE PREDOMINANT HEAVY ROOF LINE OF THE ORIGINAL BUILDING WAS THEN RECLADDED TO ACCOMMODATE FOR THE FAST FOOD SECTOR WHICH SHOWCASED A MORE INDUSTRIAL MATERIAL LANGUAGE OF CORRUGATED METAL CLADDING THAT HAS SINCE MADE A REAPPEARANCE IN RECENT FAST FOOD ARCHITECTURAL TYPOLOGY. THE PROPOSED EXTERIOR RENOVATION IS TO FRESHEN UP THE EXISTING METAL CLADDING AND TO BRING IN A STRONG CONTEMPORARY FORM THAT ENHANCES THE ORIGINAL ARCHITECTURAL FORM OF THE BUILDING.

THE PROPOSED SCOPE OF WORK INCLUDES THE EXTERIOR RENOVATION TO AN EXISTING BUILDING. INTERIOR RE-DEMISING OF THE BUILDING TO CREATE ONE NEW SUITE AND AN INTERIOR RENOVATION OF THE EXISTING BURGER KING TENANT SUITE.

THE FRONT YARD SETBACK FACING KING GEORGE HIGHWAY IS AN EXISTING NON-CONFORMING CONDITION. THE PROPOSED RENOVATION REQUIRES A DEVELOPMENT VARIANCE TO ALLOW FOR A NEW ROOF OVERHANG THAT OVERHANGS THE ALLOWABLE FRONT YARD SETBACK BY 6.25FT. THE REMAINING SETBACKS EITHER CONFORM OR THERE IS NO PROPOSED CHANGE.

ZONING

- ZONING:** CHI (HIGHWAY COMMERCIAL INDUSTRIAL)

2 0 5 - 1 7 3 0 West 2nd Avenue
Vancouver BC V6J 1H6
T 604.266.4677 F 604.266.4679

www.HEARTHworks.ca

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

It is the Builder's responsibility to lay out and carry out the work as detailed in the contract documents. It is therefore necessary for the Builder to pay very close attention to actual site dimensions, easements and conditions which may vary from those indicated on the drawings.

Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work. Written dimensions shall have precedence over scaled dimensions.

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REVISIONS

No.	Description	Date
2	DP DRAFT FOR CLIENT REVIEW	2014 JUNE 6
3	DP DRAFT FOR CLIENT REVIEW	2014 JULY 07
4	DP SUBMISSION	2014 JULY 15

PROJECT:
BURGER KING - SURREY

10344 KING GEORGE HIGHWAY

DRAWING TITLE

TITLESHEET - BURGER KING

Date	2014 JULY 15	Project number	1418
Scale			
Drawn by	CK	DP100	
Approved by	CK		



NORTHWEST ENTRY VIEW - PROPOSED RENOVATION

PLAN: 06/16/2014 11:00 AM (GMT-7)



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REVISES

No.	Description	Date

PROJECT:

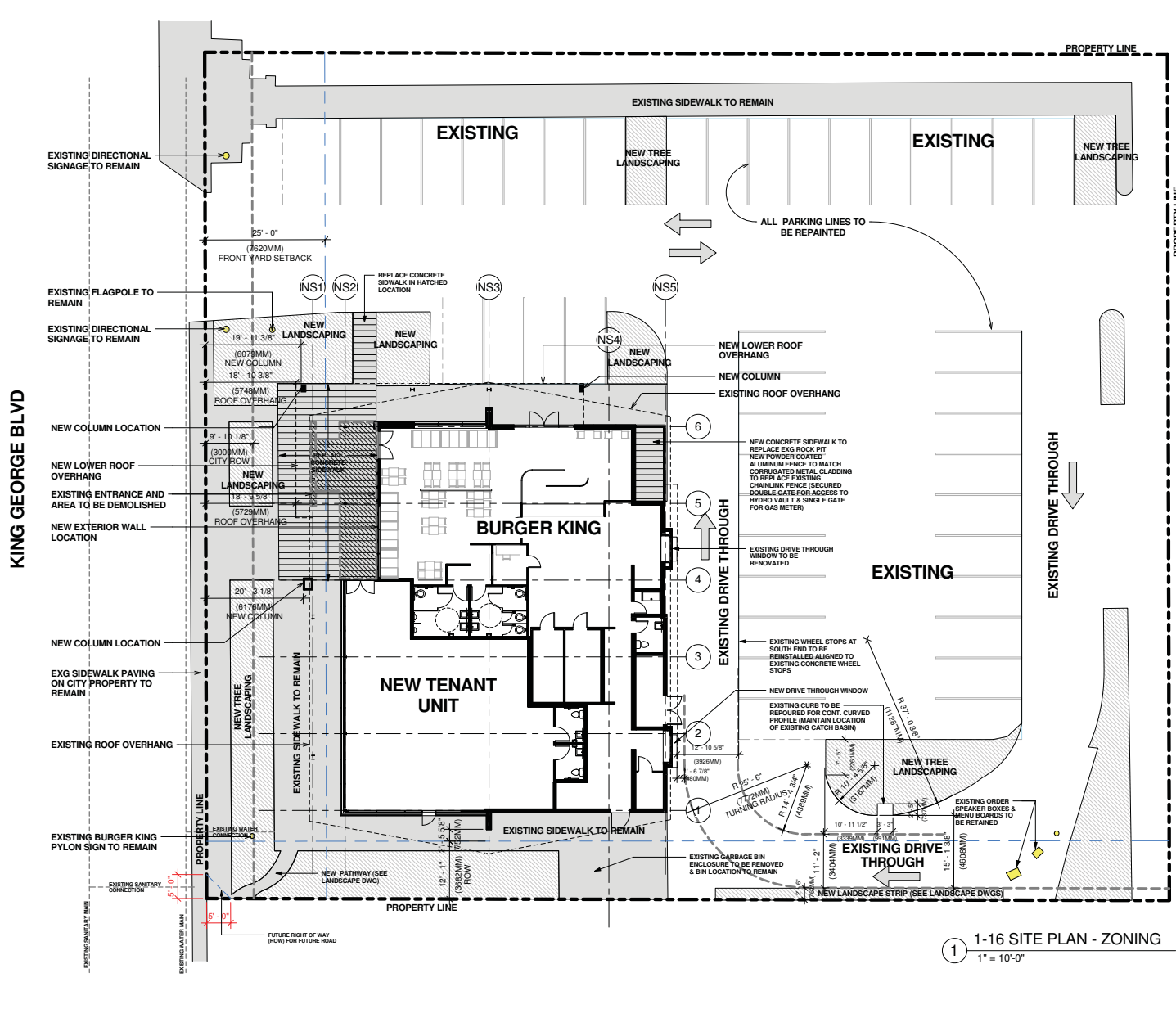
BURGER KING - SURREY
10344 KING GEORGE HIGHWAY

DRAWING TITLE

SITE PLAN

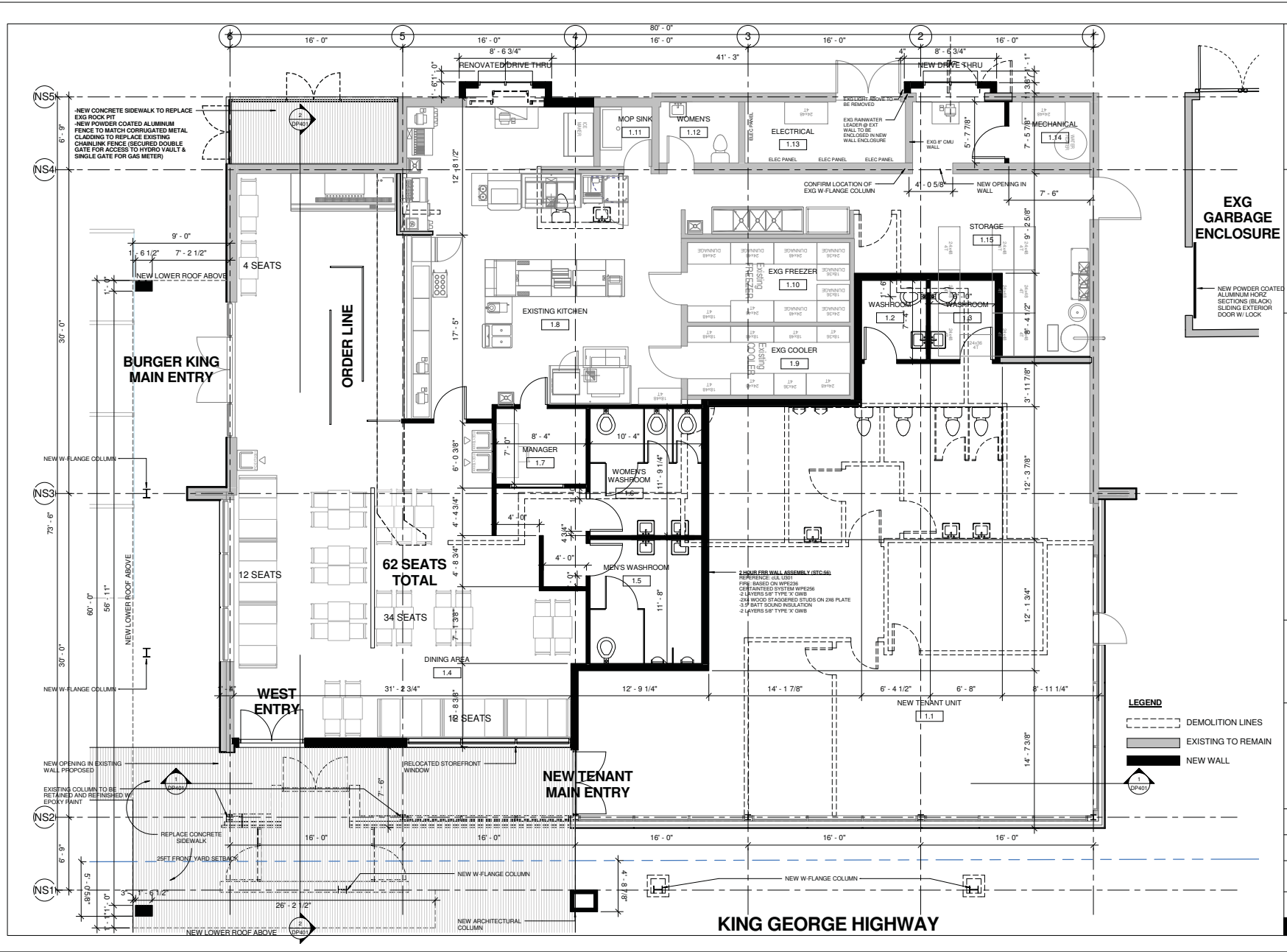
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Drawn by	CK		
Approved by	CK		

DP101a



1 1-16 SITE PLAN - ZONING
1" = 10'-0"

14/11/2014 12:28:00 PM



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No.	Description	Date
1	ISSUED FOR CLIENT REVIEW	2014 MAR 24
2	DP DRAFT FOR CLIENT REVIEW	2014 JUNE 6
3	DP DRAFT FOR CLIENT REVIEW	2014 JULY 07
4	DP SUBMISSION	2014 JULY 15

PROJECT:
BURGER KING - SURREY

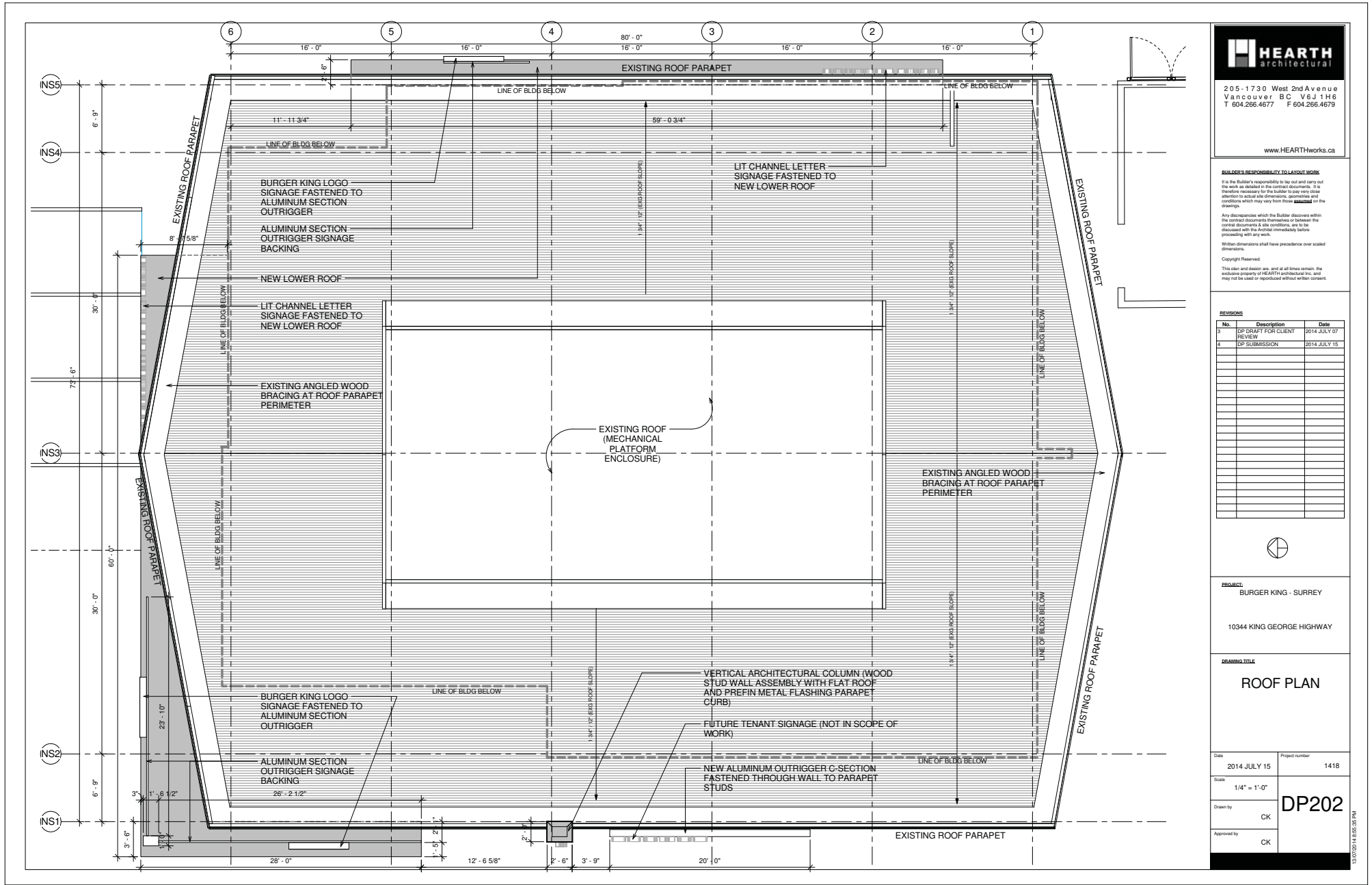
10344 KING GEORGE HIGHWAY

DRAWING TITLE

MAIN FLOOR PLAN - PROPOSED

Date	2014 JULY 15	Project number	1418
Scale	As indicated		
Drawn by	CK		
Approved by	CK		

DP201



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REVISIONS

No.	Description	Date
3	DP DRAFT FOR CLIENT REVIEW	2014 JULY 07
4	DP SUBMISSION	2014 JULY 15

PROJECT:
BURGER KING - SURREY

10344 KING GEORGE HIGHWAY

DRAWING TITLE
ROOF PLAN

Date	2014 JULY 15	Project number	1418
Scale	1/4" = 1'-0"		
Drawn by	CK	DP202	
Approved by	CK		

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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Any dimensions which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work.

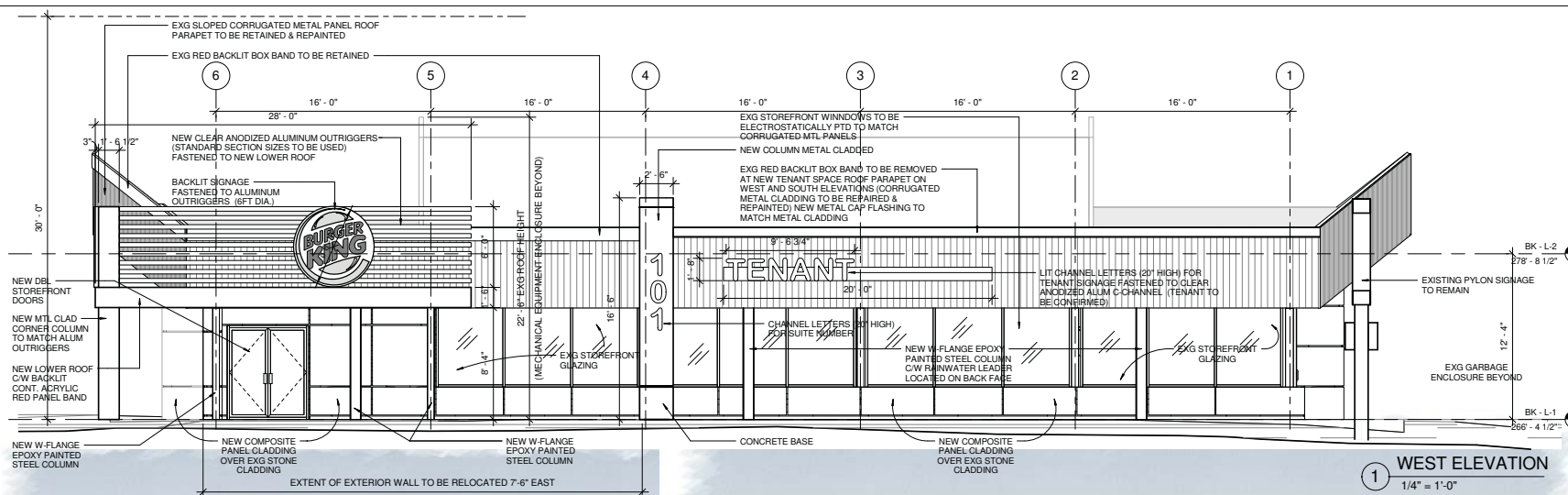
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3	DP DRAFT FOR CLIENT REVIEW	2014 JULY 07
4	DP SUBMISSION	2014 JULY 15



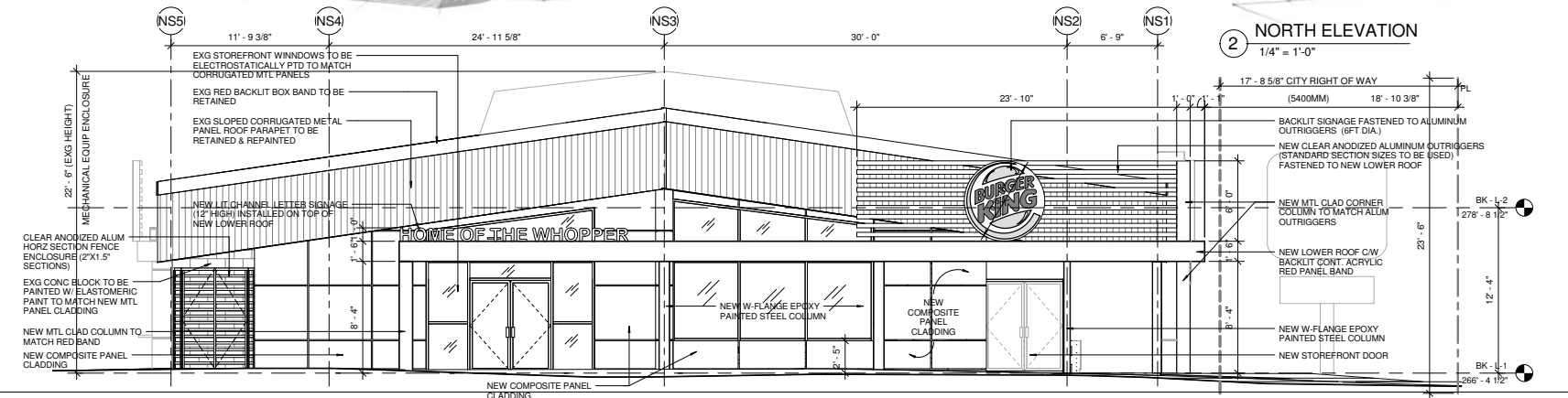
1 WEST ELEVATION
1/4" = 1'-0"



NORTH VIEW



WEST VIEW



2 NORTH ELEVATION
1/4" = 1'-0"

PROJECT:
BURGER KING - SURREY

10344 KING GEORGE HIGHWAY

DRAWING TITLE
WEST & NORTH ELEVATIONS

Date	2014 OCT 30	Project number	1418
Scale	1/4" = 1'-0"		
Drawn by	CK		
Approved by	CK		

DP301



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BUILDER RESPONSIBILITY TO LAYOUT WORK

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REVISIONS

No.	Description	Date
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2	DP DRAFT FOR CLIENT REVIEW	2014 JULY 07
3	DP DRAFT FOR CLIENT REVIEW	2014 JULY 07
4	DP SUBMISSION	2014 JULY 15

PROJECT: BURGER KING - SURREY

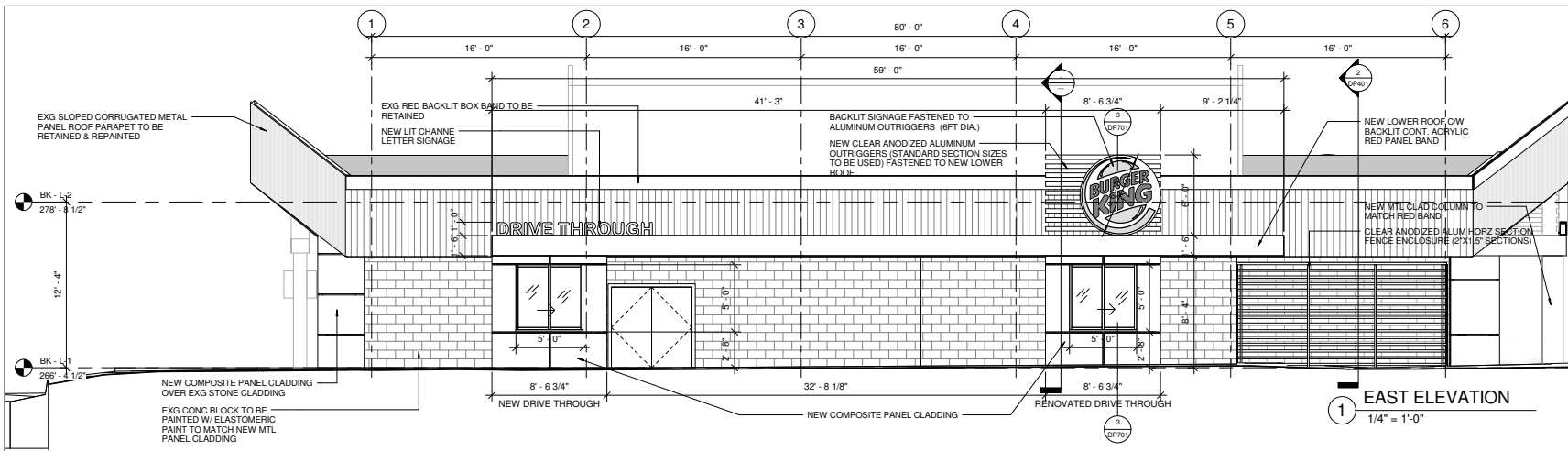
10344 KING GEORGE HIGHWAY

DRAWING TITLE

EAST & SOUTH ELEVATIONS

Date	2014 OCT 30	Project number	1418
Scale	1/4" = 1'-0"		
Drawn by	CK		DP302
Approved by	CK		

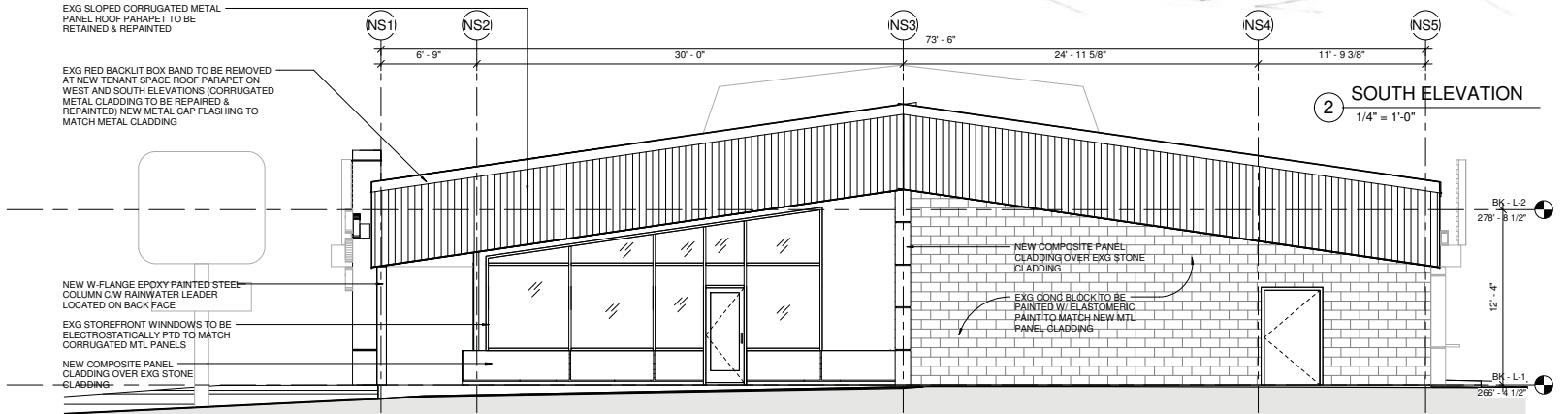
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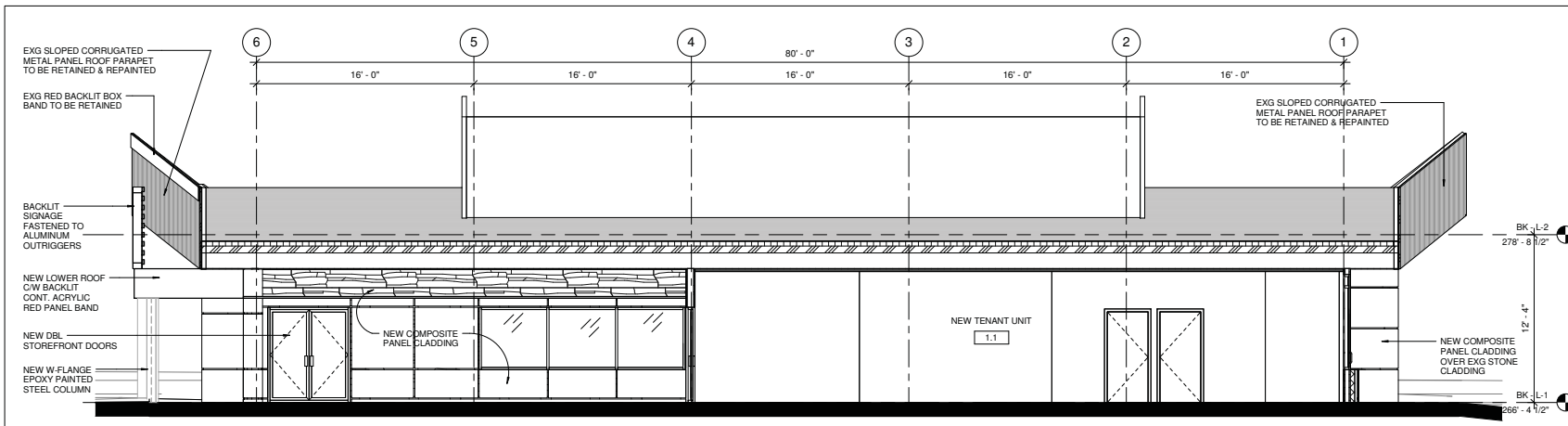
1 EAST ELEVATION
1/4" = 1'-0"



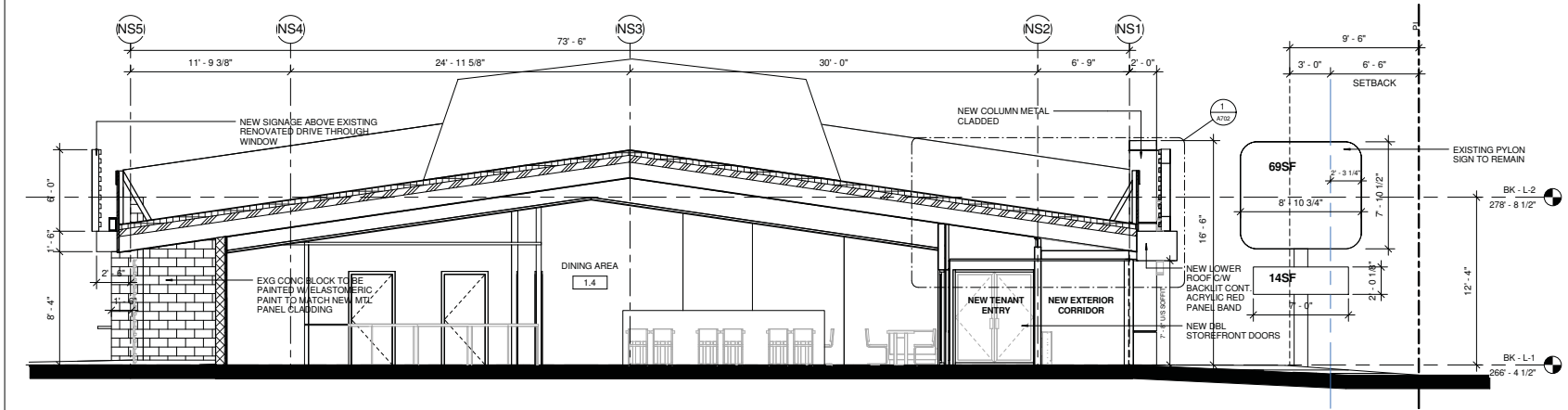
SOUTHWEST VIEW



2 SOUTH ELEVATION
1/4" = 1'-0"



1 SECTION - THRU NEW TENANT ENTRY
1/4" = 1'-0"



2 SECTION - EAST-WEST
1/4" = 1'-0"

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BUILDER'S RESPONSIBILITY TO LAYOUT WORK
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REVISIONS

No.	Description	Date
2	DP DRAFT FOR CLIENT REVIEW	2014 JUNE 6
3	DP DRAFT FOR CLIENT REVIEW	2014 JULY 07
4	DP SUBMISSION	2014 JULY 15

PROJECT:
BURGER KING - SURREY
10344 KING GEORGE HIGHWAY

DRAWING TITLE
SECTIONS

Date	2014 NOV 14	Project number	1418
Scale	1/4" = 1'-0"	<p>DP401</p>	
Drawn by	CK		
Approved by	CK		

LANDSCAPE NOTES

- Sizes on the planting plan shall be considered minimum sizes.
- All landscape construction to meet the current edition of the British Columbia Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington, Oregon, California, and B.C.
- Root balls to be free of pernicious weeds.
- Top soil mixtures for the project shall be tested for particle size, Ph, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf plantings. Off soil, min. soil depths are 9" for lawn areas, 3'-0" for trees, 18" for shrub beds and ground cover plantings. Install 2 inches of composted organic mulch on all shrub beds after planting and rake smooth.
- Provide positive grades away from buildings and toward lean drains and catch basins. Slope away from building at a minimum of 2%. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Slope towards lawn basins at min. 4%.
- Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 "Groomed" as per British Columbia Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.
- Protection of existing trees/shrubs to remain. Install temporary tree protection fencing at drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing and landscape as directed.

LEGEND

TREE PROTECTION
To City of Surrey Tree By-Law



Plant ID	Latin Name	Common Name	Quantity	Schedule	Notes
TREES					
AP10	Acer platanoides 'Princeton Gold'	Princeton Gold Norway Maple	3	8cm cal	B & B
P1C	Pinus contorta var. contorta	Shore Pine	6	12-20 pot	Cont.
QC1S	Quercus robur 'Crimson Spire'	Crimson Spire' fastigate oak	4	5cm cal	B & B
SHRUBS AND GROUND COVER					
DR	Dracopis sp. 'Victoria'	Knoxhock	122	11 pot	Cont.
CV	Ceanothus 'Victoria'	California Lilac	3	13 pot	Cont.
DR	Dracopis sp. 'Victoria'	Dwarf Fountain Bush	10	13 pot	Cont.
FR	Fuchsia sp. 'Roulette Blue'	Blue Fuchsia	32	11 pot	Cont.
LP	Lonicera pileata	Prayer Honey-suckle	123	12 pot	Cont.
DR	Dracopis sp. 'Victoria'	Dwarf Fountain Bush	27	11 pot	Cont.
PR	Prunella laetevirens	Portulacaria Laurel	25	15 pot	Cont.
S	Salvia sp.	Sage	10	11 pot	Cont.
SC1C	Sedum album 'Coral Carpet'	Coral Carpet Stonecrop	40	11 pot	Cont.
SC	Sorbus domestica	Goldmund Sorus	12	12 pot	Cont.
VT	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	24	12 pot	Cont.



Oct 30 '14	Issued for DP
July 14 '14	Issued for Development Permit
June 11 '14	Issued for DP

Revisions:

Jonathan Coose Ltd.
Landscape Architecture

8102 - 1663 W. 2nd Ave
Vancouver, B.C. V6J 1A3
Tel: 604 669 1003
Email: info@jonathancoose.com

Project:
Burger King
1834 King George Highway
Surrey, B.C.

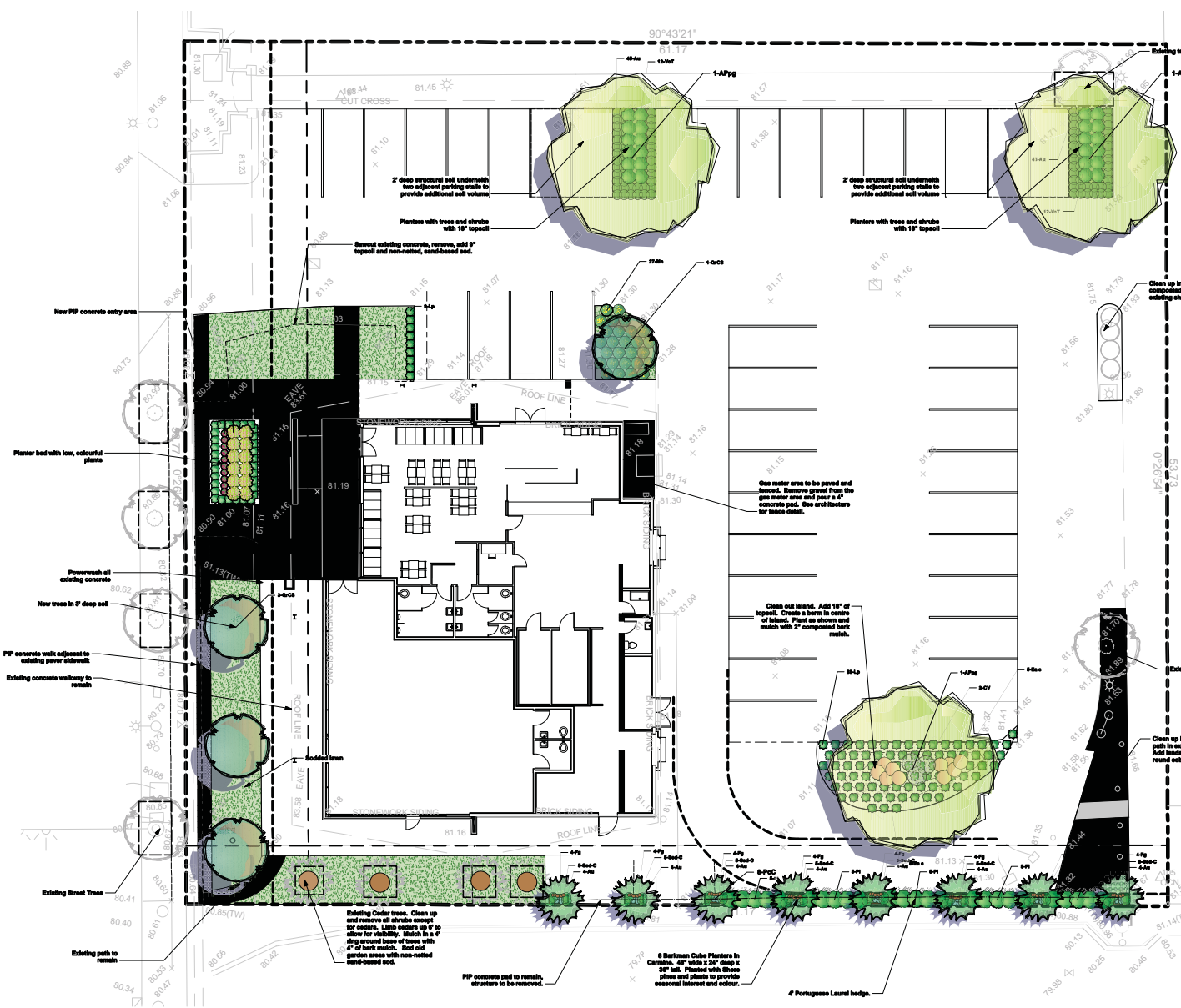
Sheet Title:
Landscape Plan

Scale:
1"=10'-0"

Date:
2014-04

Project No:
2014-04

L-1



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

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

DATE: **November 25, 2014**

PROJECT FILE: **7814-0214-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 10344 King George Blvd**

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

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

Property and Right-of-Way Requirements

- 3.0 metre wide statutory rights-of-way (SROW) along King George Boulevard including 5.0 x 5.0m corner cut at south-west corner of the site.

Works and Services

- Construct 300mm water main along King Georg Boulevard frontage.
- Upgrade and construct sanitary, storm and water service connections, as required.
- Register restrictive covenant for water quality/sediment control facility
- Register restrictive covenant for sanitary pumped connection if required.
- Modification of existing drainage SROW document, if required.
- Legal documentation related to resolution of access easement with neighbouring properties.

A Servicing Agreement is required prior to issuance of Building Permit.



Rémi Dubé, P.Eng.
Development Services Manager

HB

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0214-00

Issued To: LONDON STATION HOLDINGS LTD.
("the Owner")

Address of Owner: C/O Calibro Properties Ltd.
ATTN: Anka Cornea
#201, 8322 - 130 Street

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: 006-107-877
Lot 86 Section 26 Block 5 North Range 2 West New Westminster District Plan 46809

10344 - King George Blvd

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to reduce the minimum front yard (west) setback of the CHI Zone from 7.5 metres (25 ft.) to 5.7 metres (19 ft.).
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.
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

City Clerk

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REVISIONS

No.	Description	Date



PROJECT:
BURGER KING - SURREY

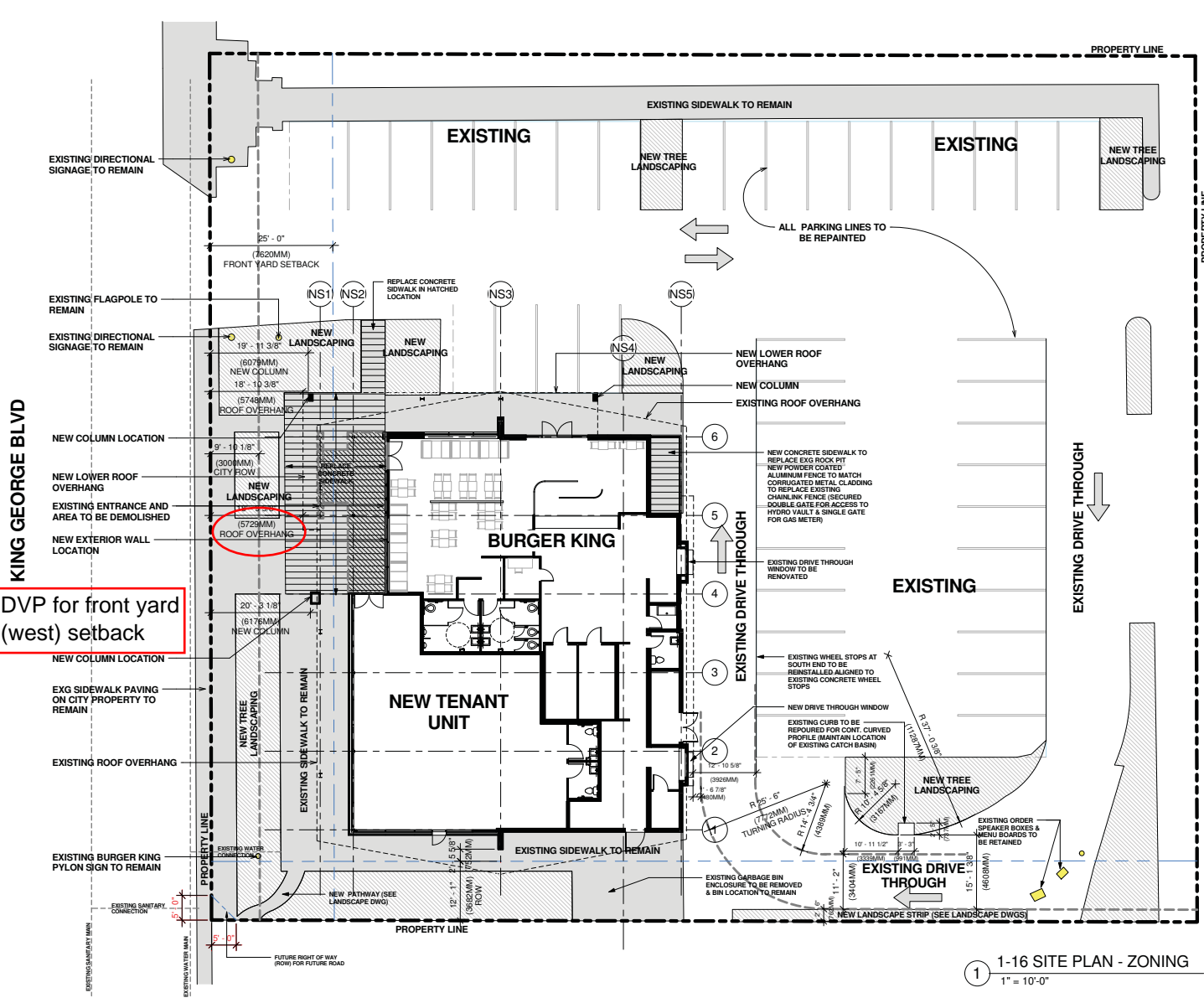
10344 KING GEORGE HIGHWAY

DRAWING TITLE
SITE PLAN

Date	2014 NOV 14	Project number	1418
Scale	1" = 10'-0"		
Drawn by	CK		
Approved by	CK		

DP101a

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DVP for front yard (west) setback

KING GEORGE BLVD

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PROJECT:
BURGER KING - SURREY

10344 KING GEORGE HIGHWAY

DRAWING TITLE
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