

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0173-00

Planning Report Date: December 21, 2020

**PROPOSAL:**

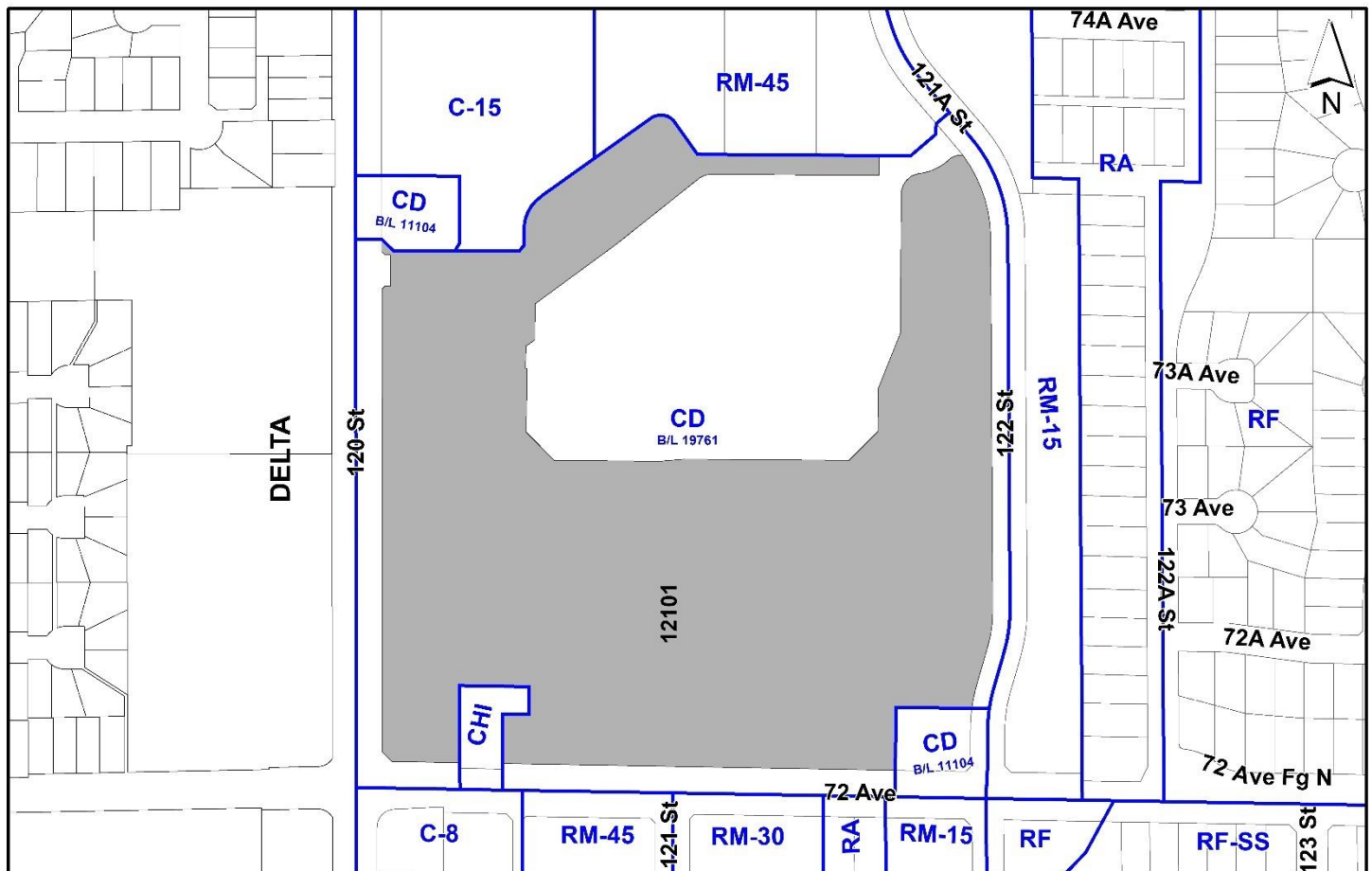
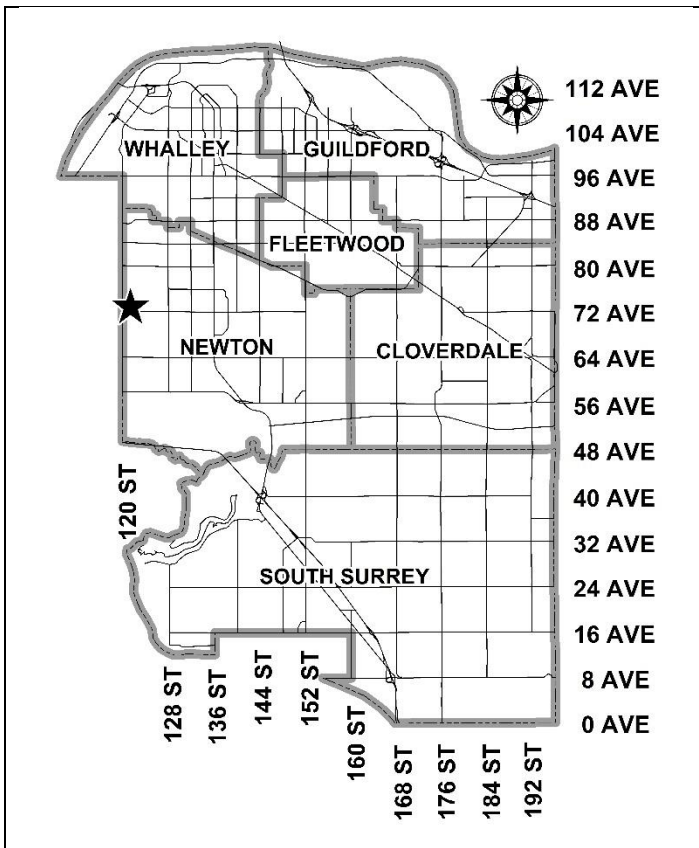
- Development Permit
- Development Variance Permit

to permit the development of a new 311 square metre stand-alone restaurant building.

**LOCATION:** 12101 - 72 Avenue

**ZONING:** CD By-law No. 19761

**OCP DESIGNATION:** Commercial



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- The applicant is proposing a variance to the rear yard setback (north) from 7.5 metres to 3.3 metres.
- The applicant is seeking to vary the Sign Bylaw through a comprehensive sign design package to increase the number of proposed fascia, awning/canopy and under awning/canopy signs and to vary some of the signage dimensions and projections.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Commercial designation in the Official Community Plan (OCP).
- The proposed restaurant building has a contemporary design with high quality materials and will activate 72 Avenue and improve the streetscape.
- The proposed setback variance is located adjacent an existing commercial use and in particular the parking associated with this use. The proposed setback will not negatively impact the adjacent property.
- The applicant's proposed signage has been reviewed as a comprehensive sign design package. The proposed signs are of an appropriate size and scale in relation to the proposed building.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Surrey Sign By-law, No. 13656 through a Comprehensive Sign Design Package as described in Appendix I.
2. Council authorize staff to draft Development Permit No. 7920-0173-00 including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7920-0173-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard (north) setback of the CD Bylaw No. 19761 from 7.5 metres to 3.3 metres.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Strawberry Hill Shopping Centre	Commercial	CD By-law No. 19761
North:	Townhouses, apartment building, commercial buildings and R.A. Nicholson Park	Commercial/Multiple Residential	RM-45, C-15, CD (By-law No. 11104)

Direction	Existing Use	OCP Designation	Existing Zone
East (Across 122 Street):	Townhouses	Multiple Residential	RM-15
South (Across 72 Avenue):	Commercial buildings, apartment buildings, townhouses, and single family dwellings.	Commercial/Multiple Residential	C-8, RM-45, RM-30, RA, RM-15
South (adjacent site):	Commercial building and gas station	Commercial	CHI, CD (By-law No. 11104)
West (Across 120 Street):	Commercial shopping mall in the City of Delta.	N/A	N/A

### Context & Background

- The subject site, on which the Strawberry Hill Shopping Centre is currently located, is situated at the north-east corner of 120 Street and 72 Avenue, is designated Commercial in the Official Community Plan (OCP) and is zoned ""Town Centre Commercial Zone (C-15)"".
- The Strawberry Hill Shopping Centre was developed to serve as a retail, office, recreation, and service commercial facility serving a portion of the Newton community. The Shopping Centre currently contains 35 units totaling approximately 21,710 square metres of commercial floor area. The Scottsdale Transit Exchange and the Strawberry Hill Branch of Surrey Libraries are also located on the Shopping Centre site.
- The owner of the Strawberry Hill Shopping Centre, RioCAN Real Estate Investment Trust (REIT), are preparing for future consumer needs and looking to redevelop the shopping centre into a vibrant mixed-use centre in the future. Their larger plans for redevelopment are still in the initial planning phases and will require a comprehensive planning process, including the rezoning of the site.
- Council recently approved Development Application No. 7919-0185-00, a Form and Character Development Permit to permit a 6-storey purpose-built rental building on the subject site. The Development Permit was issued at the April 20, 2020 Regular Council Land Use meeting.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- The applicant is proposing a Development Permit for Form and Character to allow the construction of a new stand alone restaurant building at the Strawberry Hill Shopping Centre.

- A Development Variance Permit is also being proposed to reduce the rear yard setback (north) requirement from 7.5 metres to 3.3 metres.

	Proposed
<b>Lot Area</b>	
Net Site Area:	10.5 hectares
<b>Number of Lots:</b>	1
<b>Building Height:</b>	6.6 metres
<b>Floor Area Ratio (FAR):</b>	0.30 (for the entire site, including the proposed apartment building)
<b>Floor Area</b>	
Residential:	9,287 m <sup>2</sup> (DP approved under Application 7919-0185-00)
Existing Commercial:	21,967 m <sup>2</sup> (Existing)
Proposed Commercial:	311 m <sup>2</sup>
Total:	31,565 m <sup>2</sup>

### Referrals

- Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.
- Surrey Fire Department: No concerns.
- Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

### Transportation Considerations

- No new vehicular accesses are proposed. The proposed new restaurant will be accessed from the existing 72 Avenue shopping centre entrance.
- The applicant proposes to utilize the "Alternate Hours of Use" provision in the Zoning Bylaw (Part 5, Section C.2), which allows shared parking for 2 or more establishments when they have different temporal distributions (alternate hours) of parking demand. The applicant's transportation consultant provided a Technical Memorandum – Parking Review Study which has been reviewed and accepted by Transportation Engineering. There is ample parking on the site to accommodate the proposed new restaurant.

### Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The proposal complies with the General Urban designation in the RGS.

## Official Community Plan

### Land Use Designation

- The proposal complies with the Commercial designation in the OCP.

### **CD Bylaw No. 19761**

- The subject site was recently rezoned from "Town Centre Commercial Zone (C-15)" to "Comprehensive Development Zone (CD)" based on C-15, in order to permit arcades with a maximum of 20 machines as a permitted use associated with the existing entertainment use permitted on the property. CD By-law No. 19761 was granted Final Adoption on July 22, 2019.
- The table below provides an analysis of the development proposal in relation to the requirements of CD By-law No. 19761.

CD By-law No. 19761	Permitted and/or Required	Proposed
<b>Floor Area Ratio:</b>	1.5	0.30 (cumulative)
<b>Lot Coverage:</b>	80%	23.6%
<b>Yards and Setbacks</b>		
North:	7.5 m	3.3 m *DVP Required*
East:	0.0 m	233.4 m
South:	2.0 m	2.0 m
West:	0.0 m	0.15 m
<b>Height of Buildings</b>		
Principal buildings:	14 m	6.6 m
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Commercial:	1,758	1,683 *Alternate Hours of Use Provision Utilized*

### Setback Variance

- The applicant is requesting the following variances:
  - to reduce the minimum rear yard (north) setback of the CD Bylaw No. 19761 from 7.5 metres to 3.3 metres.
- There is an adjacent lot to the west and north of the proposed restaurant footprint, at 12041 – 72 Avenue. This is a separate property which is "notched-out" of the Strawberry Hill Shopping Centre site. This property has an L-shape and is adjacent to the proposed restaurant on the west and north sides. The northern side is considered a rear yard setback by the Zoning Bylaw and therefore a rear yard setback variance is requested.
- The proposed setback variance is located adjacent an existing commercial use and in particular the parking associated with this use. From a design and interface perspective with the abutting property, staff have no concerns with this proposed variance.

- Staff support the requested variances to proceed for consideration.

## **PUBLIC ENGAGEMENT**

- A Development Proposal Sign was installed on December 9, 2020. Staff have not received any correspondence or telephone calls in response.

## **DEVELOPMENT PERMITS**

### **Form and Character Development Permit Requirement**

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The proposed new restaurant's primary entrance is on the east side of the building adjacent to the parking lot, but it also has a strong presence on 72 Avenue. A patio is proposed along 72 Avenue which will improve and enliven the 72 Avenue streetscape at this location.
- The proposed building has a contemporary restaurant design. Building materials include acrylic stucco finish, wood-like cementitious cladding, prefinished metal cladding and aluminum storefront. The roofing is proposed to be white Thermoplastic Polyolefin (TPO).
- The applicant proposes two (2) awning/canopy signs, two (2) under-awning canopy signs and four (4) fascia signs. The awning/canopy signs are for "Jollibee, Chicken Burgers Spaghetti" signs at the entrance on the east side of the building, and on the south side facing 72 Avenue. The fascia signs are for 2 double-sided fascia signs with the Jollibee logo on them. See Appendix I for the proposed Sign Bylaw variances.
- The proposed signage design has been reviewed by staff and found to be acceptable. The location and scale of the proposed signage is modest and complementary to the building design. The signage is constructed of high-quality materials.

### Landscaping

- The landscaping includes a mix of hardscape and softscape, with square concrete unit pavers to match the adjacent existing paving, and new planting beds with a mix of trees and shrubs.

## **TREES**

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	2	2	0
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Lime, Caucasian	2	0	2
Maple, Red	2	1	1
Maple, Japanese	4	4	0
Tulip Tree	2	0	2
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>10</b>	<b>5</b>	<b>5</b>
<b>Total Retained and Replacement Trees</b>	<b>23</b>		

- The Arborist Assessment states that there is a total of 10 mature trees on the site within the proposed building footprint, excluding Alder and Cottonwood trees. Two (2) existing trees, approximately 16% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 5 trees can be retained as part of this development proposal.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 12 replacement trees on the site. The applicant is proposing 18 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Dawych Gold Beech, Slender Silhouette Sweetgum, Serbian Spruce and Green Vase Zelkova.
- In summary, a total of 23 trees are proposed to be retained or replaced on the site.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Variances to the Sign By-law
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation and Tree Plan
Appendix V.	Development Variance Permit No. 7920-0173-00

*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

HK/cm

## PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To permit a total of four (4) 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.
2	To permit a total of two (2) awning/canopy signs.	A maximum of one (1) awning/canopy sign is permitted for each premises (Part 5, Section 27(3)(a)).	The proposed fascia signs are of an appropriate size and scale in relation to the proposed building.
3	The east awning/canopy projects from the exterior wall by 0.8 metres, and the south awning/canopy projects from the exterior wall by 2.2 metres.	The awning/canopy is projected from the exterior wall by a minimum of 1.2 metres and a maximum of 1.8 metres.	The canopy projections are architecturally coordinated with the building. The canopy on the south side provides weather protection for the patio.
4	To permit a total of two (2) under awning/canopy signs.	A maximum of one (1) under awning/canopy sign is permitted for each premises (Part 5, Section 27(4)(a)).	The proposed fascia signs are of an appropriate size and scale in relation to the proposed building.
5	The under awning/canopy signs are proposed to be located parallel to the wall.	The under awning/canopy sign is to be located perpendicular to the wall to which the awning/canopy is attached (Part 5, Section 27(4)(c)).	This signage needs to be parallel to the wall, not perpendicular to it. While it is considered under canopy signage each of these reads as a singular sign with the awning/canopy signage above.
6	The dimensions of the under awning/canopy signs are 0.23 metres by 4.19 metres.	The vertical and horizontal dimensions of the sign shall not exceed 0.3 metres and 1.5 metres respectively.	The proposed dimensions are appropriate given the nature of the sign, which reads as a singular sign with the awning/canopy signage above.



1 VIEW FROM 72 AVE. (SOUTH)



2 VIEW FROM PARKING LOT (EAST)



3 VIEW FROM ADJACENT LOT (WEST)

PROJECT SUMMARY

CIVIC ADDRESS	12101 72ND AVENUE, SURREY, BC
LEGAL DESCRIPTION	PARCEL IDENTIFIER: 017-964-075 LOT 1, EXCEPT PART SUBDIVIDED BY PLAN LMP45199, SECTION 19, TOWNSHIP 2, NWD, PLAN LMP5880 AND PARCEL IDENTIFIER : 024-736-074 LOT 2, SECTION 19, TOWNSHIP 2, NWD PLAN LMP45199
ZONE (EXISTING)	CD ZONE, TOWN CENTRE COMMERCIAL ZONE
PROPOSED USE	DINE IN FOOD ESTABLISHMENT
PROPOSED FLOOR AREA	310.94m²
PROPOSED BUILDING HEIGHT	6.88m
OVERALL COMMERCIAL OFF-STREET PARKING	ALTERNATE HOURS OF USE APPROVED REFER TO A SEPARATE PARKING REVIEW STUDY ISSUED BY BUNT & ASSOCIATES FOR DETAILS

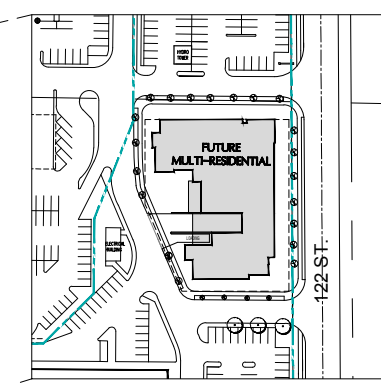
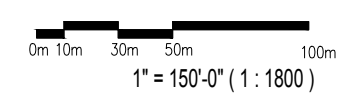
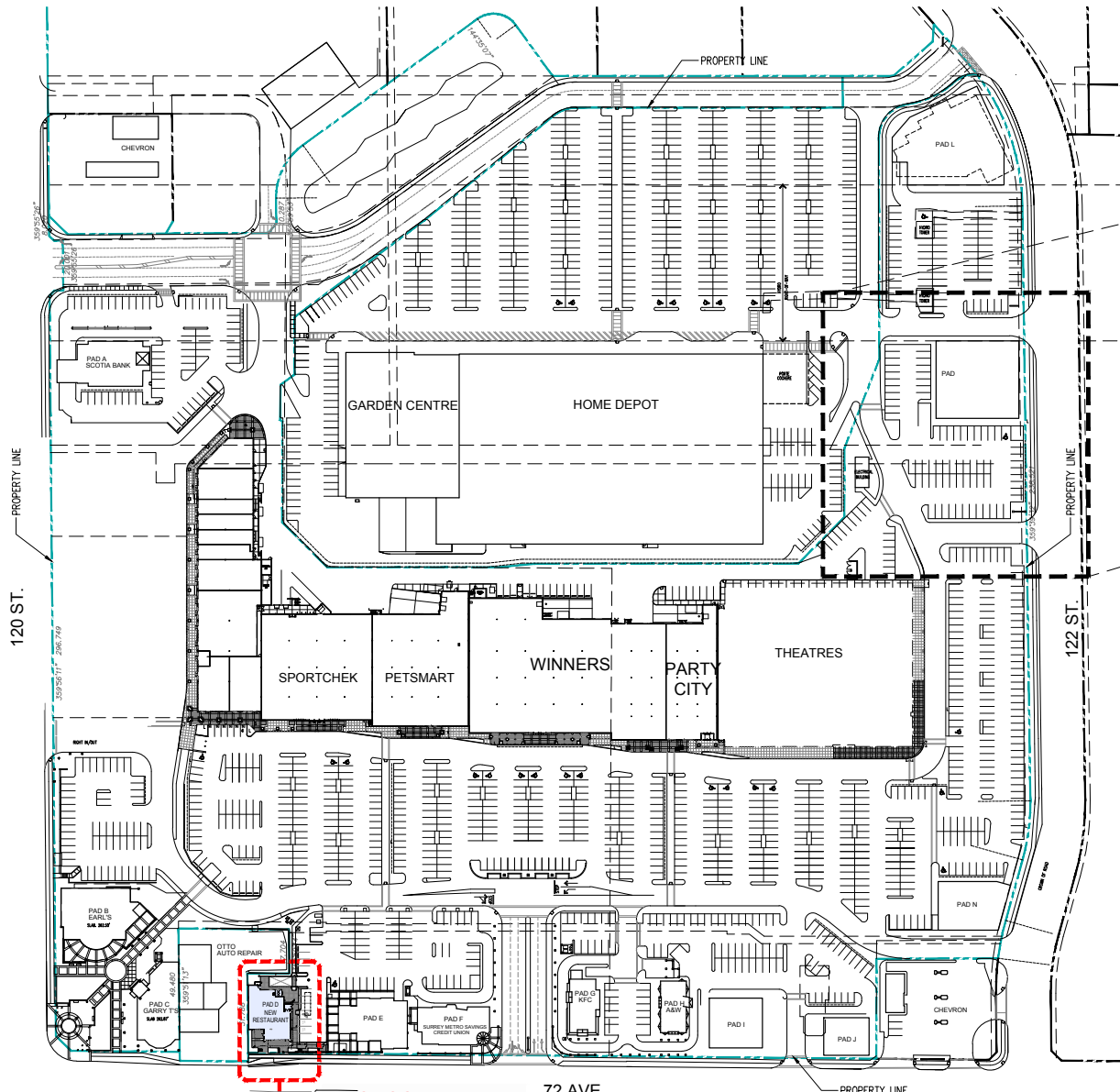
PROJECT TEAM

CLIENT	RIO CAN RIOCAN YONGE EGLINTON CENTRE 2300 YONGE ST. SUITE 500 BOX 2386 TORONTO, ON M4P 1E4 TEL. 416-866-3033
ARCHITECT	WA ARCHITECTS 301-1444 ALBERNI STREET, VANCOUVER, BC V6G 2Z4 TEL. 604-685-3529
ELECTRICAL	NEMETZ & ASSOCIATES LTD. 2009 WEST 4TH AVENUE, VANCOUVER, BC V9N 6V4 TEL. 604-736-6562
CIVIL	CITYWEST CONSULTING LTD. 101-9030 KING GEORGE BLVD., SURREY, BC V3V 7Y3 TEL. 604-591-2213
LANDSCAPE	PMG LANDSCAPE ARCHITECTS LTD. SUIT C100-4185 STILL CREEK DRIVE, BURNABY, BC V5C 6G9 TEL. 604-294-0011

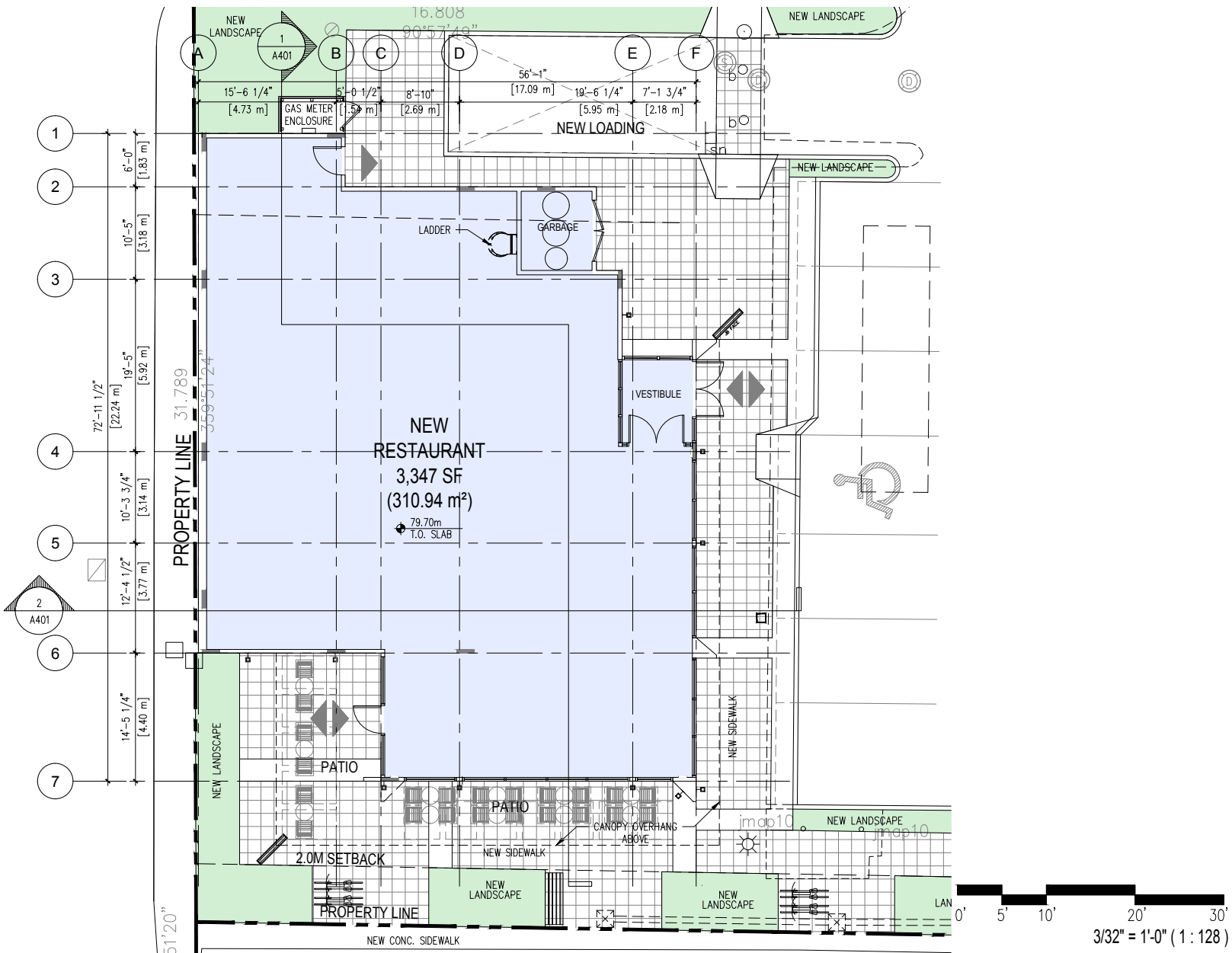
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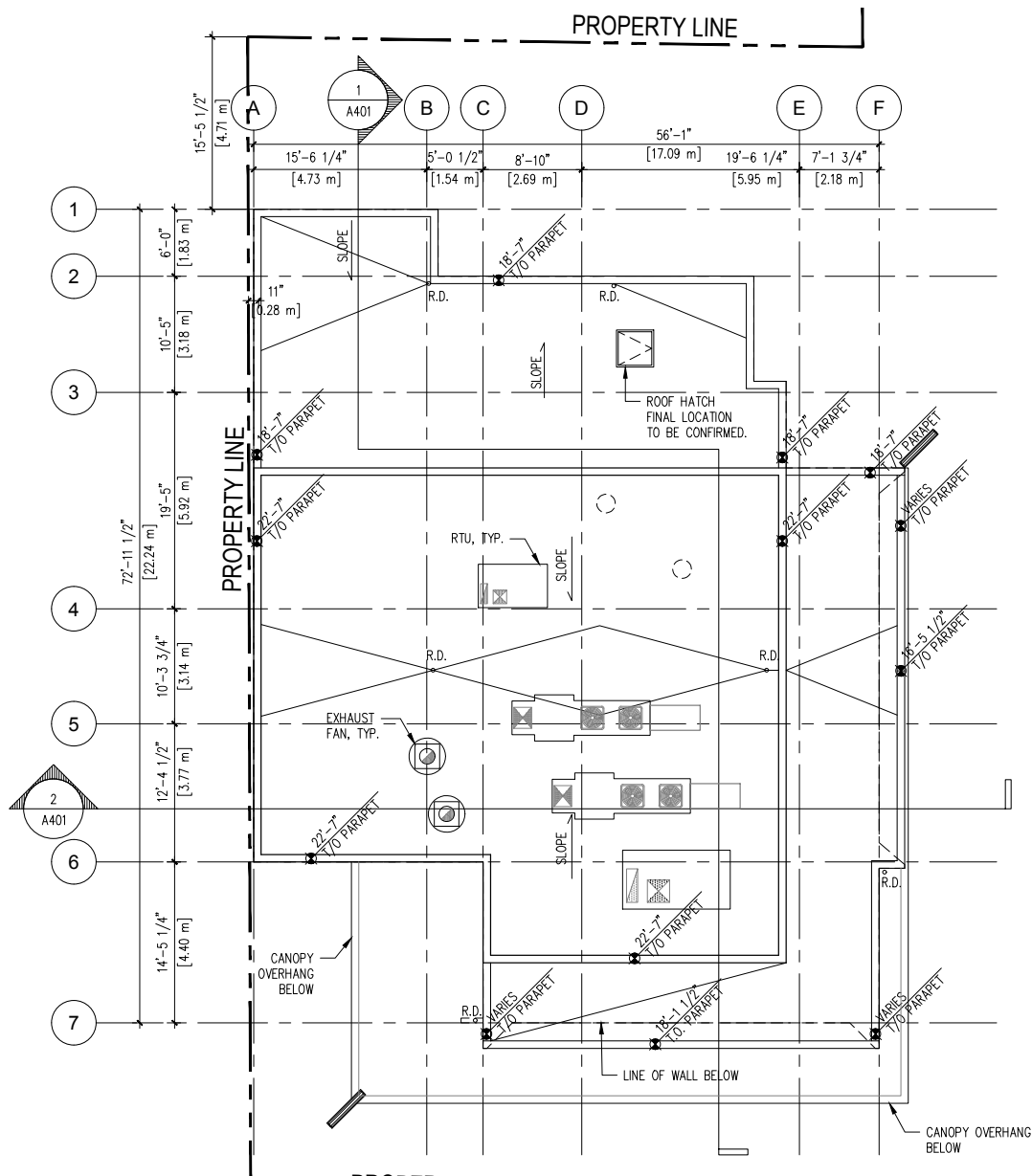
ZONING BYLAW		PERMITTED/ REQUIRED	EXISTING	PROPOSED	NOTES	VARIANCE REQUIRED	
LOT AREA (m <sup>2</sup> )	LOT 1	N/A	104,870	NO CHANGE	* EXISTING HOME DEPOT & GARDEN CENTRE		
	LOT 2*	N/A	38,338	NO CHANGE			
	TOTAL		143,208	NO CHANGE			
FLOOR AREA (m <sup>2</sup> )	LOT 1	COMMERCIAL		20,928.72	21,239.66	** INCLUDES DATA OF FUTURE MULTIPLE UNIT RESIDENTIAL BUILDING CURRENTLY UNDER A SEPARATE DP APPLICATION	
		INSTITUTIONAL		1,038.0	NO CHANGE		
		RESIDENTIAL		N/A	9,287.0**		
		LOT 1 TOTAL		21,966.72	31,564.66 **		
	LOT 2	COMMERCIAL		12,251.36	NO CHANGE		
		LOT 2 TOTAL		12,251.36	NO CHANGE		
FLOOR AREA RATIO, LOT 1 ONLY		1.50 MAX.	0.21	0.30**			
BUILDING AREA, LOT 1 ONLY (m <sup>2</sup> )		83,896 MAX.	21,966.72	24,084.66**			
LOT COVERAGE, LOT 1 ONLY (%)		80 MAX.	20.9	23.0**			
BUILDING SETBACKS FOR PROJECT BUILDING ONLY (m)	FRONT YARD (S)	2.0 MIN.	N/A	2.0	72ND AVE.	YES	
	REAR YARD (N)	7.5 MIN.	N/A	3.37	ADJOINING REPAIR GARAGE		
	SIDE YARD (W)	0.0***	N/A	0.15	ADJOINING REPAIR GARAGE		
	SIDE YARD (E)	0.0***	N/A	233.41	ADJOINING GAS STATION		
*** NOTE: 0.0m IF SIDE YARD JOINS A LOT OTHER THAN A RESIDENTIAL LOT							
BUILDING HEIGHT, PROJECT BUILDING ONLY (m)		14 MAX.	N/A	6.58			
OFF-STREET PARKING LOT 1 & 2 COMBINED	COMMERCIAL	1,745	1,758	1,683**** (62 STALLS LESS)	**** ALTERNATE HOURS OF USE PROPOSED AND APPROVED BY ENGINEERING DEPT.		
	RESIDENTIAL	N/A	N/A	170**			
OFF-STREET PARKING, PROPOSED CRU ONLY	EATING ESTABLISHMENT	10 SPACE FOR 100 m <sup>2</sup> OF GROSS FLOOR AREA & PATIO AREA			6 REGULAR STALLS (2 EV STALLS INCLUDED) + 1 H/C STALL + 4 SMALL CAR STALLS PROPOSED		
		33	12 REGULAR STALLS	11**** (REDUCED BY 1)			
PARKING DIMENSIONS		W X L X H (m)	AISSLE WIDTH (m)	NOTES			
90 DEGREES	REGULAR	2.9 X 5.5 X 2.1	6.1	0.6m TO BE ADDED TO WIDTH OF DEAD END STALL			
	SMALL CAR	2.9 X 4.9 X 2.1	6.1	UP TO 35% OF REQUIRED STALLS			
	ACCESSIBLE	3.4 X 5.5 X 2.1	6.1	MIN. 2% OF REQUIRED STALLS			
	ELECTRICAL VEHICLE	N/A	N/A	MIN. 20% OF COMMERCIAL STALLS			
LOADING DIMENSIONS		4.0 X 9.2 X 4.5	7.5				



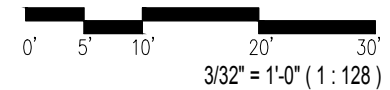






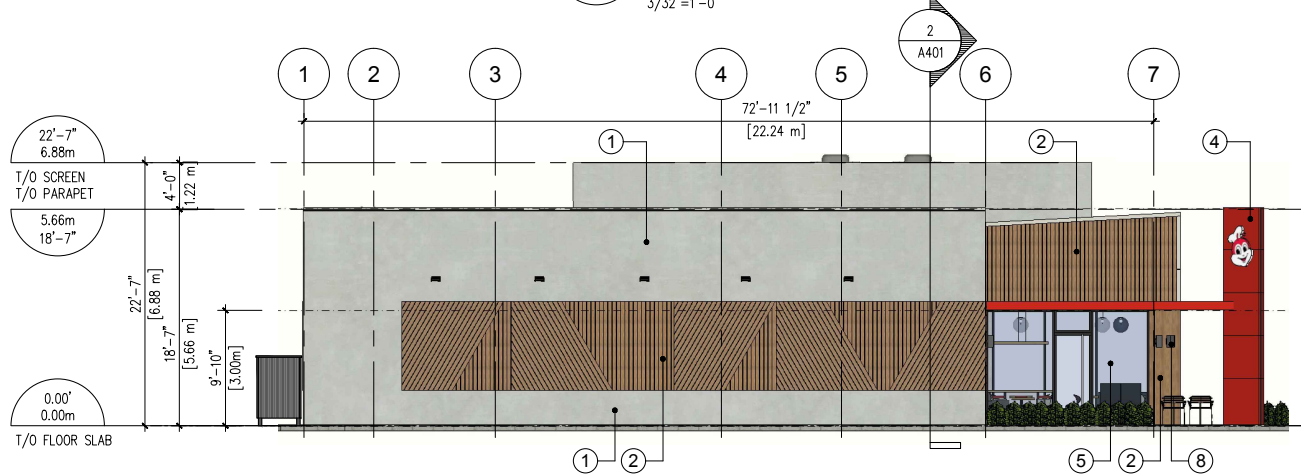


NOTE:  
 1. ROOFING TO BE WHITE TPO.  
 2. ALL ROOF TOP EQUIPMENT SHOWN IS PRELIMINARY AND FINAL LOCATIONS TO BE CONFIRMED.





**1 EAST ELEVATION**  
FACING PARKING LOT  
A301  
3/32" = 1'-0"



**2 WEST ELEVATION**  
FACING ADJACENT LOT  
A301  
3/32" = 1'-0"

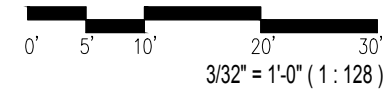
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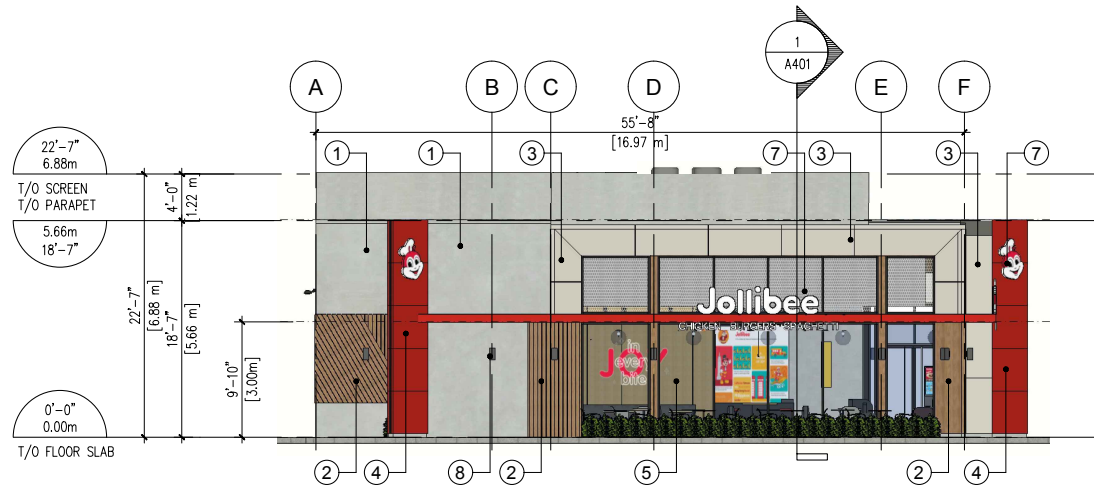
1. SIGNS SHOWN AS SCHEMATIC ONLY
2. ALL SIGNS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL

NOTE: INTERIOR ELEVATIONS SHOWN ARE INFORMATION ONLY.

### EXTERIOR FINISHES

①	EIFS W/ ACRYLIC STUCCO FINISH COLOUR: TWILIGHT GRAY
②	WOOD LIKE CEMENTITIOUS CLADDING COLOUR: CEDAR
③	PREFINISHED METAL CLADDING COLOR: CHAMPAGNE
④	PREFINISHED METAL CLADDING COLOUR: RED
⑤	ALUMINUM SHOREFRONT COLOUR: SILVER-CLEAR ANODIZED ALUMINIUM
⑥	PREFINISHED METAL SIDING COLOR: CHARCOAL
⑦	TENANT SIGNAGE BY OTHERS
⑧	LIGHTING FIXTURE

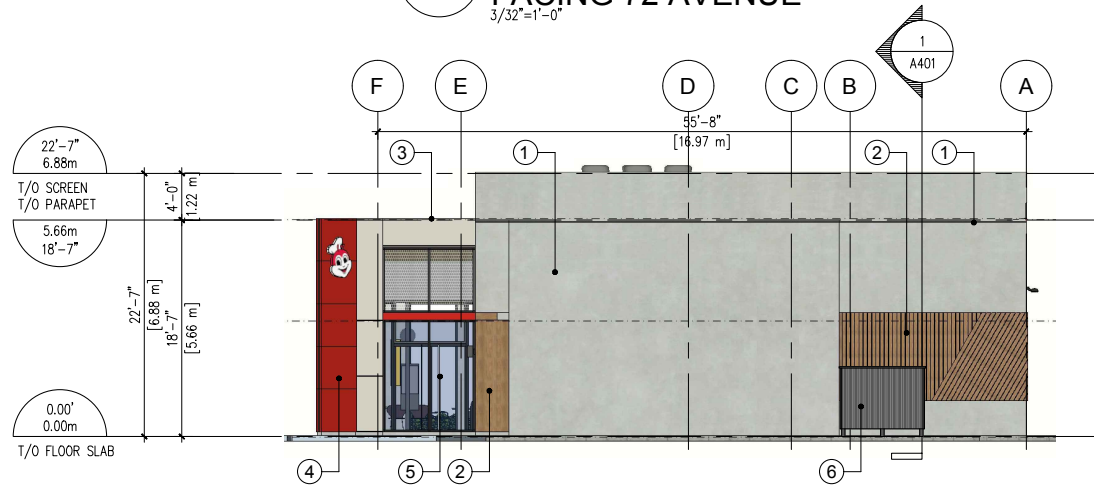




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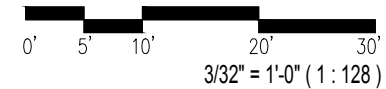
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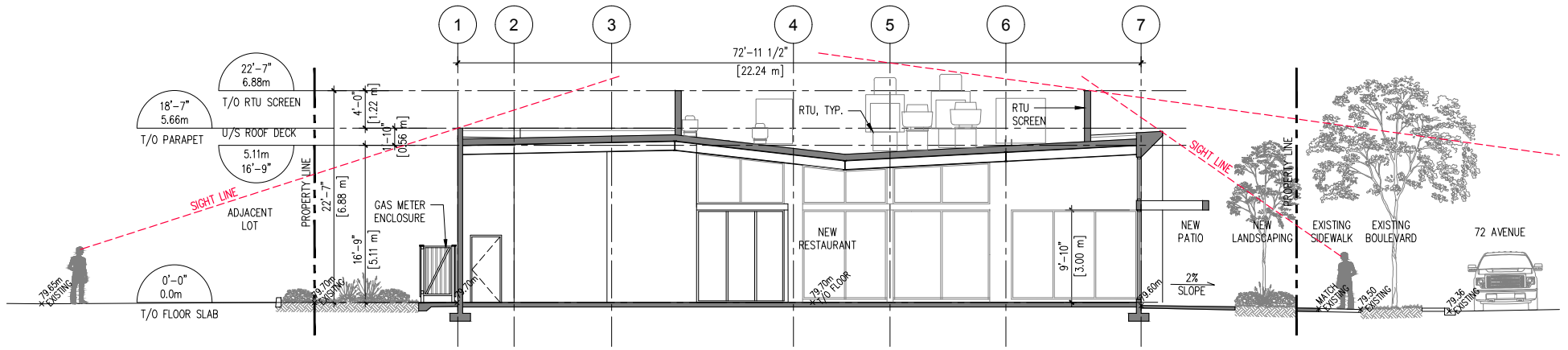
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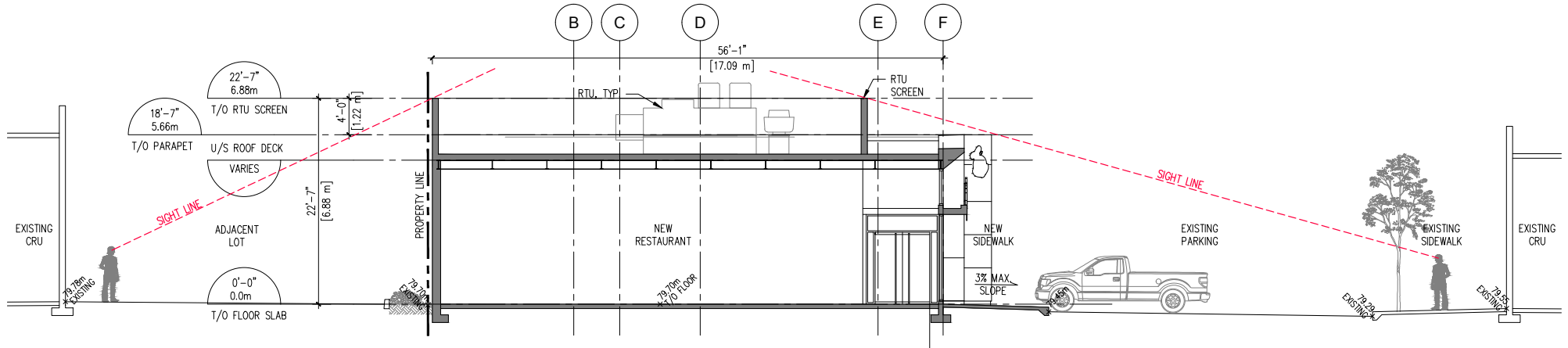
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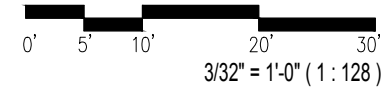


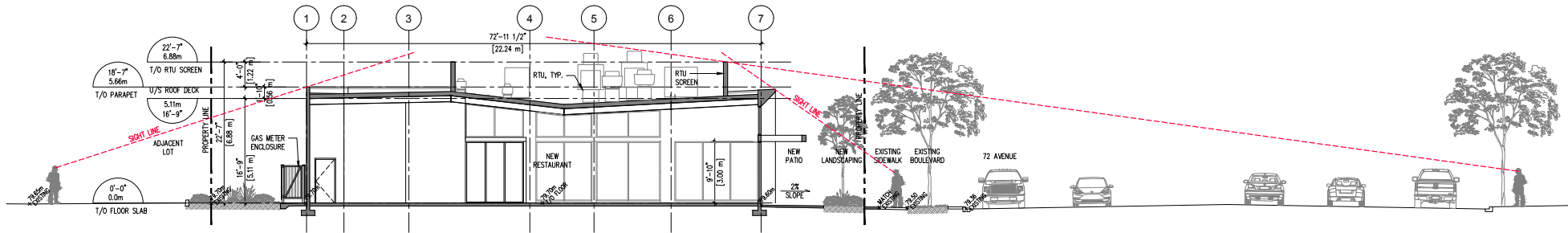


**1 BUILDING SECTION**  
A201  
3/32"=1'-0"



**2 BUILDING SECTION**  
A201  
3/32"=1'-0"





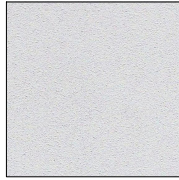
**A** SITE SECTION  
SIGHT LINE FROM 72 AVE.  
1/16" = 1'-0"



1/16" = 1'-0" ( 1 : 192 )

## MATERIAL IMAGE

## MATERIAL DESCRIPTION



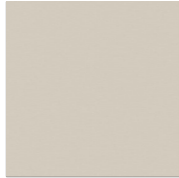
①

E.I.F.S.  
COLOUR: TWILIGHT GRAY  
TEXTURE: SANTA BARBARA



②

WOOD LIKE CEMENTITIOUS CLADDING  
COLOUR: CEDAR  
TEXTURE: N/A



③

PREFINISHED METAL CLADDING  
COLOUR: CHAMPAGNE  
TEXTURE: SMOOTH

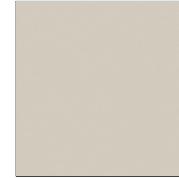
## MATERIAL IMAGE

## MATERIAL DESCRIPTION



④

PREFINISHED METAL CLADDING  
COLOUR: RED  
TEXTURE: SMOOTH



⑤

CLEAR ANODIZED ALUMINIUM STOREFRONT  
COLOUR: SILVER  
TEXTURE: SMOOTH



⑥

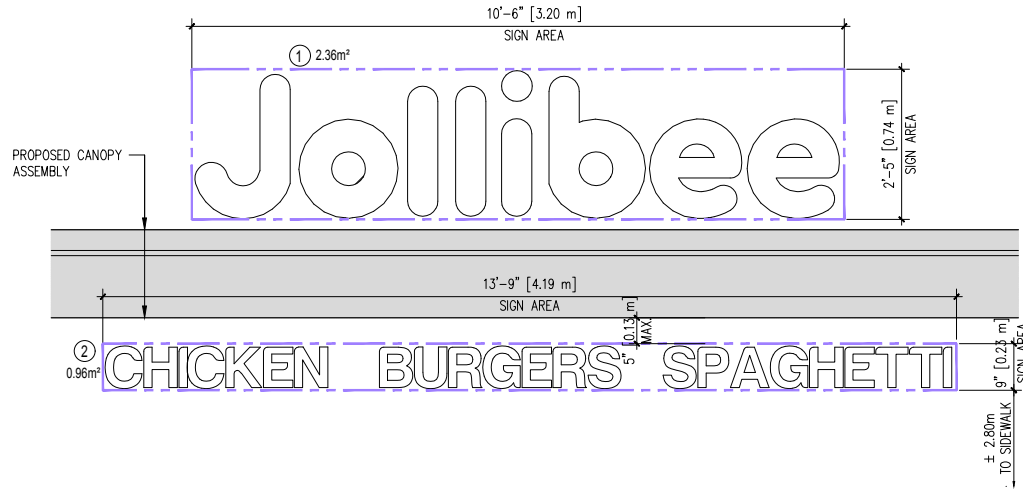
PREFINISHED METAL SIDING  
COLOUR: CHARCOAL  
TEXTURE: SMOOTH

LEGEND

SIGN AREA

SIGN AREA NUMBER

②



**SIGN TYPE - AWNING / CANOPY SIGN**

1. INTERNALLY ILLUMINATED INDIVIDUAL LETTERS, NUMBERS AND/OR LOGOS MOUNTED ABOVE AND BELOW THE CANOPIES OF THE BUILDING
2. 0.3m DEEP INDIVIDUAL LETTERS, NUMBERS OR LOGO.
3. ALL CONDUIT/ CABLEING TO RUN CONCEALED WITHIN SIGNAGE FRAME STRUCTURE.

**AWNING / CANOPY SIGN SUMMARY**

	PERMITTED	PROPOSED	NOTES
NUMBER OF SIGNS	1	2* SOUTH & EAST	* SIGN VARIANCE REQUIRED
SIGN AREA		71.38 SF (6.64m²)	1 25.38 SF (2.36m²) 2 10.31 SF (0.96m²) 35.69 SF (3.32m²) x 2
UNDER CANOPY SIGN DIMENSIONS	MAX. 0.3m x 1.5m (VERT. x HOR.)	MAX. 0.23m X 4.19m*	* SIGN VARIANCE REQUIRED
PROJECTION FROM EXTERIOR WALL	MIN. 1.2m & MAX. 1.8m	EAST 2'-7" (0.80m)* SOUTH 7'-2" (2.20m)*	* SIGN VARIANCE REQUIRED
HEIGHT CLEARANCE	MIN. 2.4m & MAX. 3.0m	9'-2" (2.80m)	MAX. 5cm CLEARANCE PERMITTED BELOW CANOPY AND TOP OF SIGN
SIGN ORIENTATION	PERPENDICULAR TO WALL	PARALLEL TO WALL*	* SIGN VARIANCE REQUIRED

MAX. COPY AREA IGNORED FOR CHANNEL LETTER'S CALCULATIONS PER CITY'S COMMENTS MADE ON 07 OCT. 2020

2

A701

**AWNING/CANOPY SIGN PERSPECTIVE**

NTS

**SIGN BYLAW SUMMARY**

	PERMITTED	PROPOSED
PREMISES FRONTAGE	HORIZONTAL DIMENSION OF THE SIDE WHICH CONTAINS MAIN ENTRANCE TO THE PREMISES	EAST 47.05' (14.34m)
MAX. SIGN AREA CRITERIA (ALL SIGN TYPES COMBINED EXCLUDING PYLON SIGN)	1 m² PER LINEAR FOOT OF PREMISES FRONTAGE	
TOTAL MAX. SIGN AREA	154.36 SF (14.34 m²)	103.06 SF (9.58 m²)

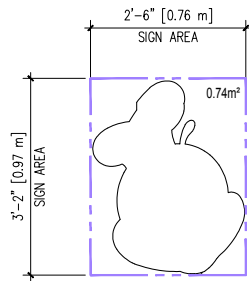
MAX. COPY AREA IGNORED FOR CHANNEL LETTER'S CALCULATIONS PER CITY'S COMMENTS MADE ON 07 OCT. 2020

1

A701

**AWNING/CANOPY SIGN**

1/2"=1'-0"



**SIGN TYPE - FASCIA SIGN**

1. INTERNALLY ILLUMINATED LOGO MOUNTED ON SIGNAGE FRAMEWORK.
2. 0.3m DEEP LOGO.
3. SIGNAGE TO BE CENTERED HORIZONTALLY WITHIN WIDTH OF THE FRAMEWORK.
4. ALL CONDUIT/ CABLING TO RUN CONCEALED WITHIN SIGNAGE FRAME STRUCTURE.

**FASCIA SIGN SUMMARY**

	PERMITTED	PROPOSED	NOTES
NUMBER OF SIGNS	2	4* SOUTH & EAST	2 DOUBLE SIDED FASCIA SIGNS * SIGN VARIANCE REQUIRED
SIGN AREA		31.68 SF (2.94m²)	7.92 SF (0.74m²) x 4
MAX. PROJECTION FROM BUILDING FACE TO WHICH SIGN IS ATTACHED	0.5m	1'-0" (0.3m)	
HEIGHT CLEARANCE	MIN. 2.4m	13'-6" (4.11m)	

MAX. COPY AREA IGNORED FOR CHANNEL LETTER'S CALCULATIONS PER CITY'S COMMENTS MADE ON 07 OCT. 2020

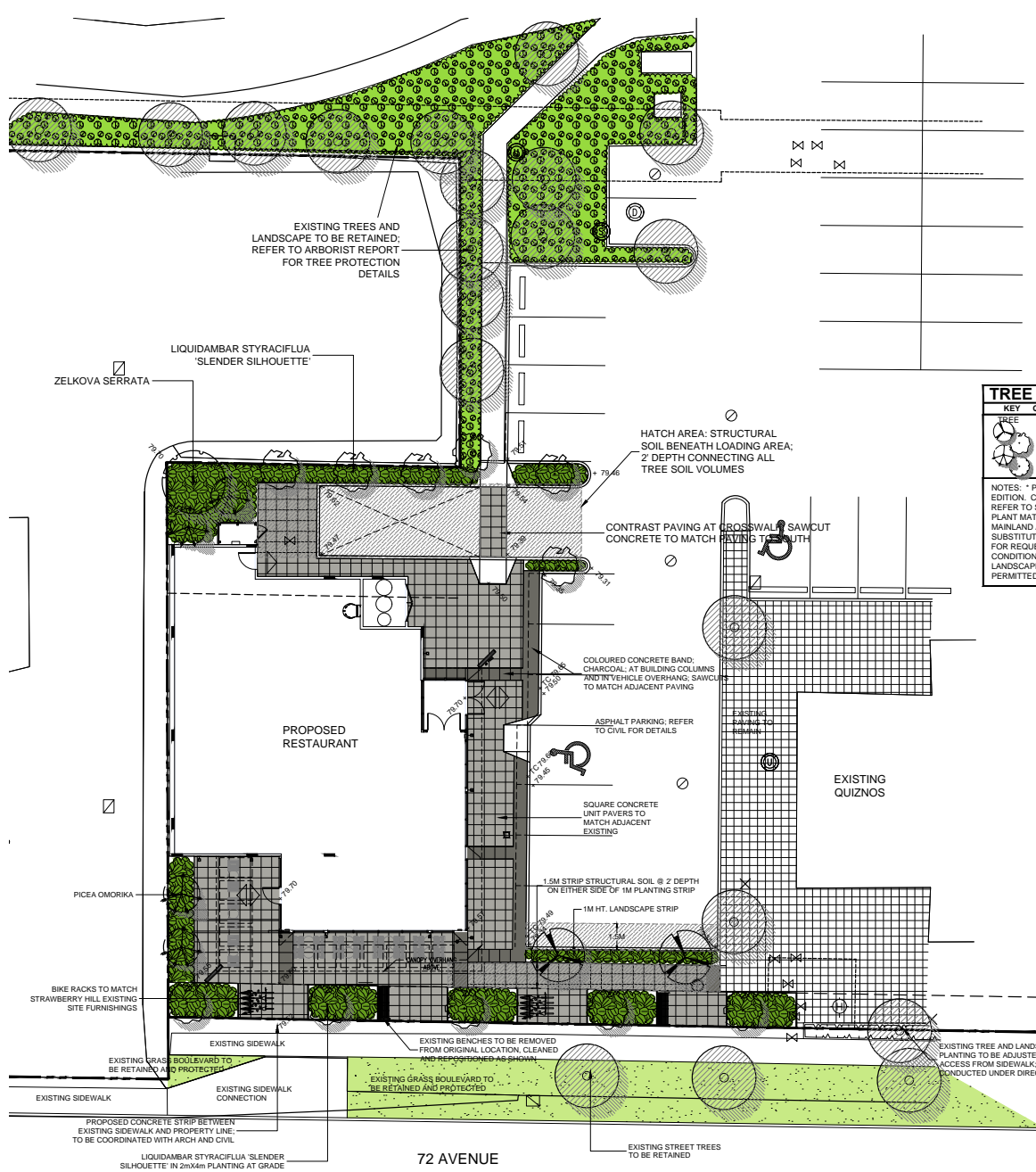


2 FASCIA SIGN PERSPECTIVE

A702 NTS

1 FASCIA SIGN

A702 1/2"=1'-0"



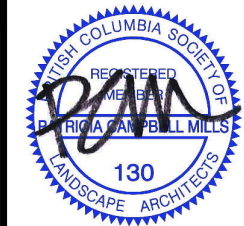
TREE SCHEDULE					PMG PROJECT NUMBER: 20-046
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE	2	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	6CM CAL; B&B	
	11	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL; 1.5M STD; B&B	
	4	PICEA OMORIKA	SERBIAN SPRUCE	3M HT; B&B	
	1	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	6CM CAL; 1.5M STD; B&B	
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. 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 AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.					

NOTE: HIGH EFFICIENCY DESIGN/BUILD DRIP IRRIGATION SYSTEM TO BE INSTALLED IN ALL SOFT LANDSCAPE AREAS



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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022



1	20 DEC 11	RE-ISSUED FOR DEVELOPMENT PERMIT	CW
2	20 OCT 25	REV. PER NEW SITE PLAN/ CITY COMMENTS	CW
3	20 JUL 27	REVISED PER NEW SITE PLAN/ CITY COMMENTS	CW

NO.	DATE	REVISION DESCRIPTION	DR.
-----	------	----------------------	-----

CLIENT:

PROJECT:  
**JOLLIBEE STRAWBERRY HILL**  
**12101 72 AVENUE SURREY**

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 20 APR 02  
SCALE: 1:250  
DRAWN: CW  
DESIGN: CW  
CHKD: PCM

DRAWING NUMBER:  
**L1**  
OF 2

## INTER-OFFICE MEMO

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

**FROM:**       **Development Engineer, Engineering Department**

**DATE:**       **December 15, 2020**                      **PROJECT FILE:**   **7820-0173-00**

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**RE:**           **Engineering Requirements (Commercial/Industrial)  
Location: 12101 72 Ave**

### **DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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

### **BUILDING PERMIT**

The following issues are to be addressed as conditions of Building Permit associated with proposed development:

- Due to increase in impervious area, install on-site drainage mitigation according to the Cougar Creek ISMP. Verify and follow any existing Drainage RCs on the property.
- Install backflow preventers (both domestic and fire lines) on existing 300mm water service connection.

A Servicing Agreement is not required.



Jeff Pang, P.Eng.  
Development Engineer

## Tree Preservation Summary

Surrey Project No: 20-0173-00

Address: Jollibee Restaurant, Surrey, BC

Registered Arborist: Tim Vandenberg

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	12
<b>Protected Trees to be Removed</b>	7
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	5
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 2 X one (1) = 2  - All other Trees Requiring 2 to 1 Replacement Ratio 5 X two (2) = 10	12
<b>Replacement Trees Proposed</b>	18
<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	NA
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

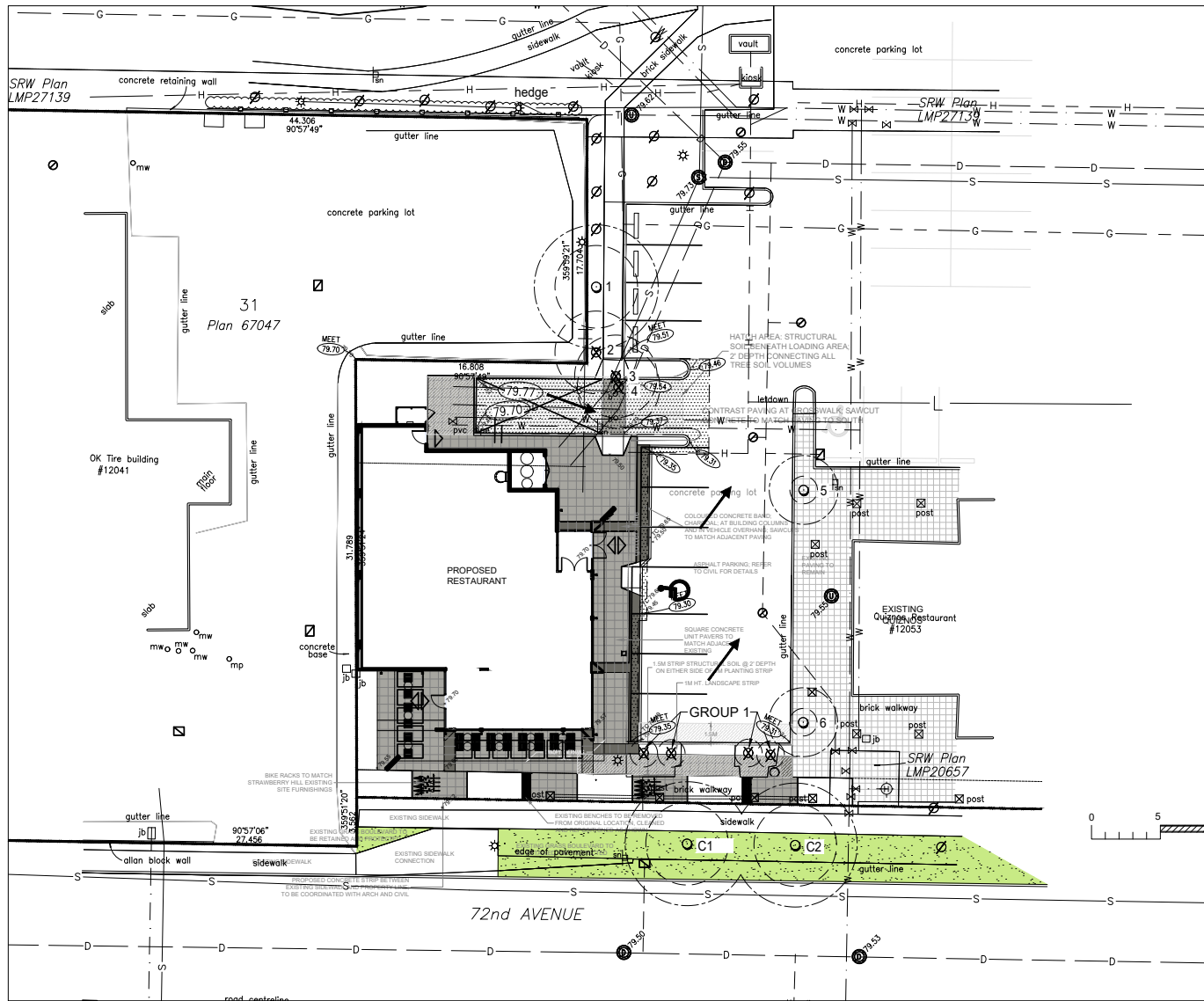
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:



Date: December 15, 2020





#### LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE NOT ASSESSED

STAMP	NO.	DATE	BY	REVISION
	1	MAR27/20	MK	SERVICING/GRADING PLAN
	2	DEC14/20	MK	SITE PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

#105, 8277 129 St.  
Surrey, British Columbia  
V3W 0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Email: [mfadum@fadum.ca](mailto:mfadum@fadum.ca)

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PROJECT TITLE  
**JOLLIEBEE  
STRAWBERRY HILL  
SURREY, B.C.**

SHEET TITLE  
**T1 - TREE REMOVAL AND  
PRESERVATION PLAN**  
CLIENT \_\_\_\_\_

DRAWN MK  
SCALE AS SHOWN  
DATE MARCH 24, 2020

**T-1**  
SHEET 1 OF 2

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0173-00

Issued To:

(the "Owner")

Address of Owner:

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: 017-964-075

Lot 1 Except: Part Subdivided by Plan LMP45199; Section 19 Township 2 New Westminster District Plan LMP5880

12101 - 72 Avenue

(the "Land")

3. (a) If the civic address changes, the City Clerk is directed to insert the new civic address for the Land, as follows:

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4. Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19761 is varied as follows:
  - (a) In Section F, the minimum rear yard (north) setback is reduced from 7.5 metres to 3.3 metres.

5. This development variance permit applies to the building labelled "New Restaurant" as shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, the building labelled "New Restaurant" as shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
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 – Doug McCallum

---

City Clerk – Jennifer Ficocelli

## Schedule A

Rear (north) yard setback variance from 7.5 m to 3.3 m

