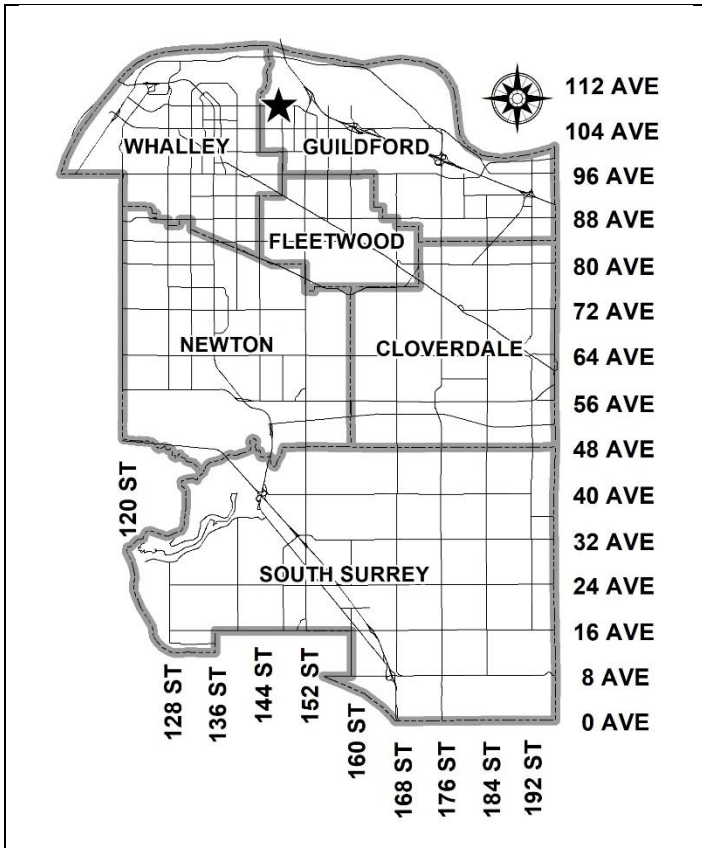


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0297-00

Planning Report Date: May 15, 2023



PROPOSAL:

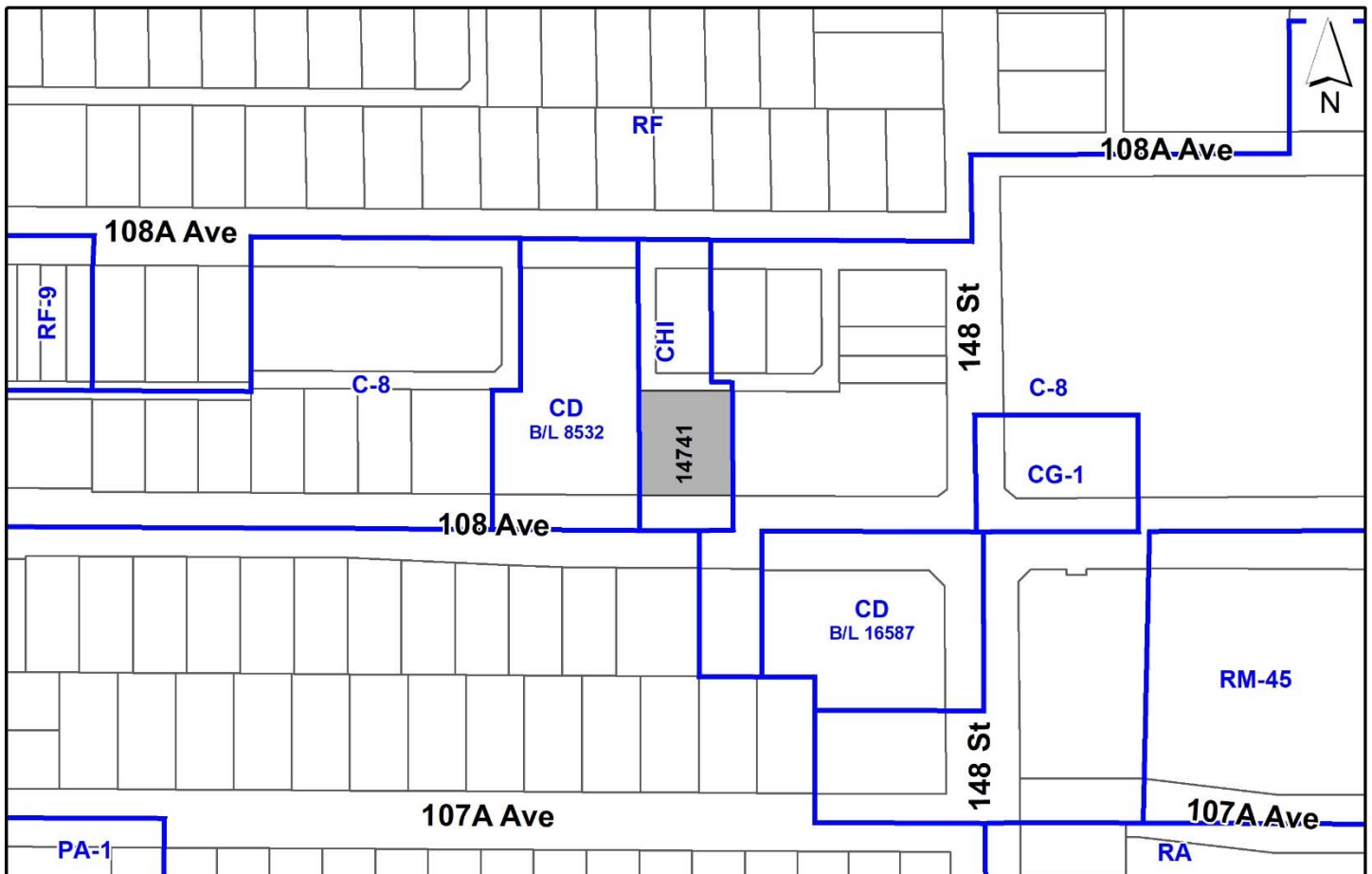
- **Development Permit**
- **Development Variance Permit**

to permit exterior changes to an existing eating establishment, including changes to the surface parking lot, to accommodate a drive-through restaurant window and associated queuing.

LOCATION: 14741 - 108 Avenue

ZONING: CHI

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.
- Approval to vary the Sign By-law through a comprehensive sign package.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- To reduce the minimum off-street parking requirements of Part 5 of the Surrey Zoning Bylaw for a proposed drive-through restaurant from 33 to 11 parking stalls.
- To reduce the minimum front (south) yard setback of the CHI Zone from 7.5 metres to 6.0 metres for an existing drive-through restaurant building (Dairy Queen) on the subject property.
- To vary the Surrey Sign By-law, for a free-standing sign along the 108 Avenue frontage, through a comprehensive sign package.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed exterior and interior alterations to the existing building achieve an attractive architectural built form, which utilizes high quality materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the existing building and the public realm.
- The existing site currently provides 15 parking stalls on-site, with the parking demand in line with a small-scale eating establishment. The applicant is proposing to provide a total of 11 parking stalls on-site, equivalent to a rate of approximately 5 stalls per 100 sq.m., with the parking demand anticipated to be generally in line with the existing demand as a small-scale, higher turnover eating establishment, which have typical parking requirements of 3 stalls per 100 sq.m.
- The Surrey Zoning Bylaw requires a total of 33 stalls to be provided on-site, equivalent to a parking rate of 10 stalls per 100 sq.m.
- Based on the site's proposed continued operation as a small-scale, high turnover eating establishment, the proposed parking rate is anticipated to adequately serve the parking needs of the site.
- The proposed setback reduction will allow the applicant to retain the existing building on the subject site, which is set to undergo both exterior and interior alterations under the subject development application.

-
- The applicant has agreed to relocate the existing free-standing sign along the 108 Avenue frontage, as the existing location now falls within the 2.08-metre anticipated future widening of 108 Avenue. The majority of the relocated free-standing sign, including the structural support element, is outside of the 2.0-metre setback. The existing free-standing sign has been located on the subject property for approximately 14 years and has not prompted any sightline or nuisance issues.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7922-0297-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix I).
2. Council approve the applicant's request to vary the Sign By-law as described in Appendix IV.
3. Council approve Development Variance Permit No. 7922-0297-00 (Appendix III), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum off-street parking requirements for a proposed drive-through restaurant (eating establishment) from 33 to 11 parking stalls; and
 - (b) to reduce the minimum front (south) yard setback of the CHI Zone from 7.5 metres to 6.0 metres for the existing restaurant building on the subject site.
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; and
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Eating establishment (Dairy Queen)	Commercial (OCP)	CHI
North (Across Lane):	Two-storey commercial building (Prime Collision Autoshop) and one-storey multi-tenant commercial building (Ur restaurant and public laundromat)	Commercial (OCP)	CHI and C-8

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	One-storey multi-tenant commercial building	Commercial (OCP)	C-8
South (Across 108 Avenue):	One-storey commercial building (Little Valley Learning Center & Daycare) and vacant residential lot.	Urban (OCP), Low Rise Apartment (Guildford Town Centre – 104 Avenue Corridor Stage 1 Plan)	C-8 and RF
West:	Two-storey, multi-tenant commercial building.	Commercial (OCP)	CD (Bylaw No. 8532)

Context & Background

- The 1,171-square metre subject property, located in 14741 – 108 Avenue in Guilford, is currently designated “General Urban” under the Metro Vancouver 2050 Regional Growth Strategy (RGS), “Commercial” under the Official Community Plan (OCP) and zoned “Highway Commercial Industrial Zone (CHI)”.
- While the subject property is located within the northern Council-approved expansion areas of the Guildford Town Centre – 104 Avenue Corridor Plan no site-specific land use designations for this portion of the secondary plan area have yet been endorsed by Council.
- The subject property currently contains a one-storey, 221-square metre eating establishment (Dairy Queen), constructed in 1972, approximately 14 surface parking stalls and a 6.0-metre high free-standing sign along the 108 Avenue frontage. Primary access to the subject property is provided by two driveway access points along 108 Avenue in addition to a lane outlet to the north which provides connection to 108A Avenue.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit exterior renovations to an existing eating establishment, including revisions to the existing surface parking lot to accommodate a drive-through restaurant window with associated queuing, the applicant requires the following:
 - **Development Permit** for Form and Character; and
 - **Development Variance Permit** for reduced off-street parking requirements and setbacks.

	Proposed
Lot Area	
Gross Site Area:	1,171 square metres
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	1,171 square metres

	Proposed
Number of Lots:	1
Building Height:	6.0 metres
Floor Area Ratio (FAR):	0.3
Floor Area	
Commercial:	325 sq.m.
Total:	325 sq.m.

Referrals

- Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
- Surrey Fire Services:** No concerns. Comments provided to be addressed as part of the associated Building Permit.
- Advisory Design Panel:** The application was not referred to the ADP but was reviewed by Area Planning staff and found satisfactory.

Transportation Considerations

Access:

- Access is proposed to be via 108 Avenue, retaining the existing driveway locations, in addition to two access point along the proposed rear lane.

Parking:

- The existing eating establishment currently provides 15 parking stalls on-site, with the parking demand in line with a small-scale eating establishment. The applicant is proposing to provide a total of 11 parking stalls on-site, equivalent to a rate of approximately 5 stalls per 100 sq.m., with the parking demand anticipated to be generally in line with the existing demand as a small-scale, higher turnover eating establishment, which have typical parking requirements of 3 stalls per 100 sq.m.
- The Surrey Zoning Bylaw requires a total of 33 stalls to be provided on-site, equivalent to a parking rate of 10 stalls per 100 sq.m.
- Based on the site's proposed continued operation as a small-scale, high turnover eating establishment, the proposed parking rate is anticipated to adequately serve the parking needs of the eating establishment.

Special Building Setback:

- 108 Avenue, which flanks the south side of the subject property, is classified as an arterial road. Part 7 Special Building Setbacks of the Surrey Zoning Bylaw stipulates that the setback of buildings on a lot abutting an existing or future major road shall be the sum of one-half of the ultimate road width, as measured from the centreline of the ultimate road allowance, plus the required setback of the Zone in which the lot is located.

- The Engineering Department has confirmed that approximately 2.08 metres of future road widening is required from the subject site in order to ultimately widen 108 Avenue to the City's Arterial Road Standard. As the subject development application does not require the rezoning of the subject site no additional road dedication is required, however, the Part 7 Special Building Setback noted above applies.

Transit and/or Active Transportation Routes:

- The Bon Accord Greenway, running north-south along the west side of 144 Street, is approximately 650 metres to the west of the subject site.
- The subject site is directly abutting TransLink Bus Route No. 335 (Newton Exchange / Surrey Central Station) and is approximately 90 metres from TransLink Bus Route No. 373 (Guildford Exchange / Surrey Central Station).

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 existing "General Urban" designation of the subject site under the Metro Vancouver *Regional Growth Strategy*.

Official Community Plan

Land Use Designation

- The proposal complies with the existing "Commercial" designation of the subject site under the Official Community Plan.

Zoning By-law

Off-Street Parking and Front (South) Yard Setback

- The applicant is requesting the following variances:
 - To reduce the minimum off-street parking requirements of Part 5 of the Surrey Zoning Bylaw for a proposed drive-through restaurant from 33 to 11 parking stalls; and
 - To vary the minimum front (south) yard setback of the CHI Zone, from 7.5 metres to 6.0 metres, for an existing commercial building on the subject site.

- The existing site currently provides 15 parking stalls on-site, with the parking demand in line with a small-scale eating establishment. The applicant is proposing to provide a total of 11 parking stalls on-site, equivalent to a rate of approximately 5 stalls per 100 sq.m., with the parking demand anticipated to be generally in line with the existing demand as a small-scale, higher turnover eating establishment, which have typical parking requirements of 3 stalls per 100 sq.m.
- The Surrey Zoning Bylaw requires a total of 33 stalls to be provided on-site, equivalent to a parking rate of 10 stalls per 100 sq.m.
- Based on the site's proposed continued operation as a small-scale, high turnover eating establishment, the proposed parking rate is anticipated to adequately serve the parking needs of the site.
- The front (south) yard setback for the subject property is approximately 2.08 metres of anticipated future widening of 108 Avenue, as measured from the centreline of the ultimate arterial road allowance, plus the required setback of the CHI Zone which is 7.5 metres (see Transportation Consideration section of this report for more details on the Part 7 Special Building Setback).
- The proposed setback reduction, from 7.5 metres to 6.0 metres as measured from the ultimate property line along 108 Avenue, will allow the applicant to retain the existing restaurant building on the subject site, which is set to undergo both exterior and interior alterations under the subject development application.
- No changes to the overall footprint of the existing commercial building are proposed under the subject development application. As such the existing and proposed use as well as the existing building complies with all other requirements of the CHI Zone of the Surrey Zoning Bylaw except those listed above.
- Staff support the requested variance to proceed for consideration.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and generally complies with the Form and Character Development Permit guidelines in the OCP.
- The applicant proposed both interior and exterior changes to an existing commercial building containing an eating establishment (Dairy Queen) in order to provide one (1) drive-through restaurant window along the west side of the building. Additional changes to the existing surface parking lot are also proposed under the subject development application.
- The existing flat-topped mansard roof, clad in red aluminum shingles, is to be retained. The existing white aluminum siding is also to be retained within the roof gable ends.

- Extensive glazing is proposed along the southern half of the east and west facades, as well as the entirety of the south façade, in addition to red and white painted stucco cladding along the base. The existing side entrances to the indoor dining room are to be removed and a glazed double door installed along the south façade, adjacent to the proposed patio.
- Concrete block walls, painted taupe, are to be retained along the northern half of the east and west facades as well as the entirety of the north façade.
- The proposed changes to the existing commercial building are considered attractive, well designed and appropriate within the existing commercial context of this portion of 108 Avenue in Guildford.

On-Site Parking

- Under the Surrey Zoning Bylaw, a total of 33 parking stalls are required on-site to accommodate the proposed drive-through restaurant in addition to a minimum of eight (8) vehicle queuing spaces in advance of the drive-through window.
- The applicant is seeking a variance to the Zoning Bylaw in order to provide a minimum of 11 off-street parking stalls, approximately 22 less than required under the Zoning Bylaw. Seven (7) angled parking stalls, including one (1) van-accessible stall, are proposed along the east lot line with an additional four (4) parallel stalls located along the west lot line. One-way drive aisles, with appropriate signage, are proposed to the east and west of the building to provide access to the reconfigured parking stalls.
- The applicant will provide eight (8) queuing spaces in advance of the drive-through window in addition to the one (1) van-accessible parking stall, which meets the minimum requirements of the Surrey Zoning Bylaw.

Landscaping

- The four (4) southernmost existing parking stalls, located between the building and the front (south) lot line are proposed to be converted into a small patio area with patterned hardscaping and a picnic table.
- Four (4) new landscaped beds, containing deciduous trees, low-lying shrubs, and grasses, are proposed along the 108 Avenue frontage. New trees on the site will consist of both Flowering Ash and Eastern Redbud.
- On-site stamped pavement treatment, approximately 6.0 metres in depth, is proposed along both the 108 Avenue driveway entrances as well as along the rear (north) lane to delineate the public realm from the subject site.

Signage

- The applicant proposes a total of four (4) signs on the subject site, which including the following (see Appendix I for details):

- An existing 6.1-metre tall free-standing sign on a black metal pole containing both a 8.4-square metre Dairy Queen logo in red, white, orange, and dark blue as well as a 4.6-square metre menu sign in black with changeable white letters;
 - An existing 5.9-square metre fascia sign consisting of a 4.33-square metre Dairy Queen logo in red, white, orange, and dark blue and a 1.62-square metre “Grill & Chill” sign in red, orange, black and white; and
 - Two proposed drive-through menu board signs at the north (rear) side of the property within the proposed drive-through window queuing storage lanes.
- The existing free-standing and fascia signs were installed under an approved Sign Permit in early 2009.
 - The applicant has agreed to relocate the existing free-standing sign along the 108 Avenue frontage, as the existing location now falls within the 2.08-metre anticipated future widening of 108 Avenue.
 - No additional changes to the previously approved free-standing and fascia sign are proposed as part of the subject development application.
 - The two proposed drive-through menu board signs comply with the maximum permitted under the Sign By-law.
 - The existing and proposed signage is constructed of high-quality materials, is modest in scale and complements the building design.

TREES

- No protected trees are to be impacted by the proposed re-development of the subject site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Signage Details
Appendix II.	Engineering Summary
Appendix III.	Development Variance Permit No. 7922-0297-00
Appendix IV.	Proposed Variance to the Sign By-law

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

CL/ar

Drawing List

DWG. NO.	DRAWING TITLE
Architectural	
0.1	SURVEY DETAIL
A1.1	SITE PLAN
A1.2	FLOOR PLAN
A1.3	EQUIPMENT PLANS
A1.4	ROOF PLAN
A2.1	ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	LANE DEVELOPMENT

DWG. NO.	DRAWING TITLE
Civil	
3	PRELIMINARY KEY PLAN

DWG. NO.	DRAWING TITLE
Survey	
-	SURVEY PLAN

DWG. NO.	DRAWING TITLE
Landscape	
L1	LANDSCAPE SITE PLAN
L2	LANDSCAPE DETAILS



Gerry Blonski
 architect a.i.b.c.
 Suite 1A - 12468 - 82nd Ave., Surrey, B.C. V3W 3E9
 Tel: 604-572-3608
 Fax: 604-572-3760
 Email: gblonski@blonskiarchitect.com

DAIRY QUEEN RESTAURANT DRIVE-THRU ALTERATIONS

14741 108 AVE.
Surrey B.C.

Owner:
NAME NAME
Architectural:
GERRY BLONSKI ARCHITECT

TEL: (604) 572 3608
FAX: (604) 572 3760
EMAIL: gerry@blonskiarchitect.com
CONTACT: Gerry Blonski, a.i.b.c.

Civil:
HUB ENGINEERING

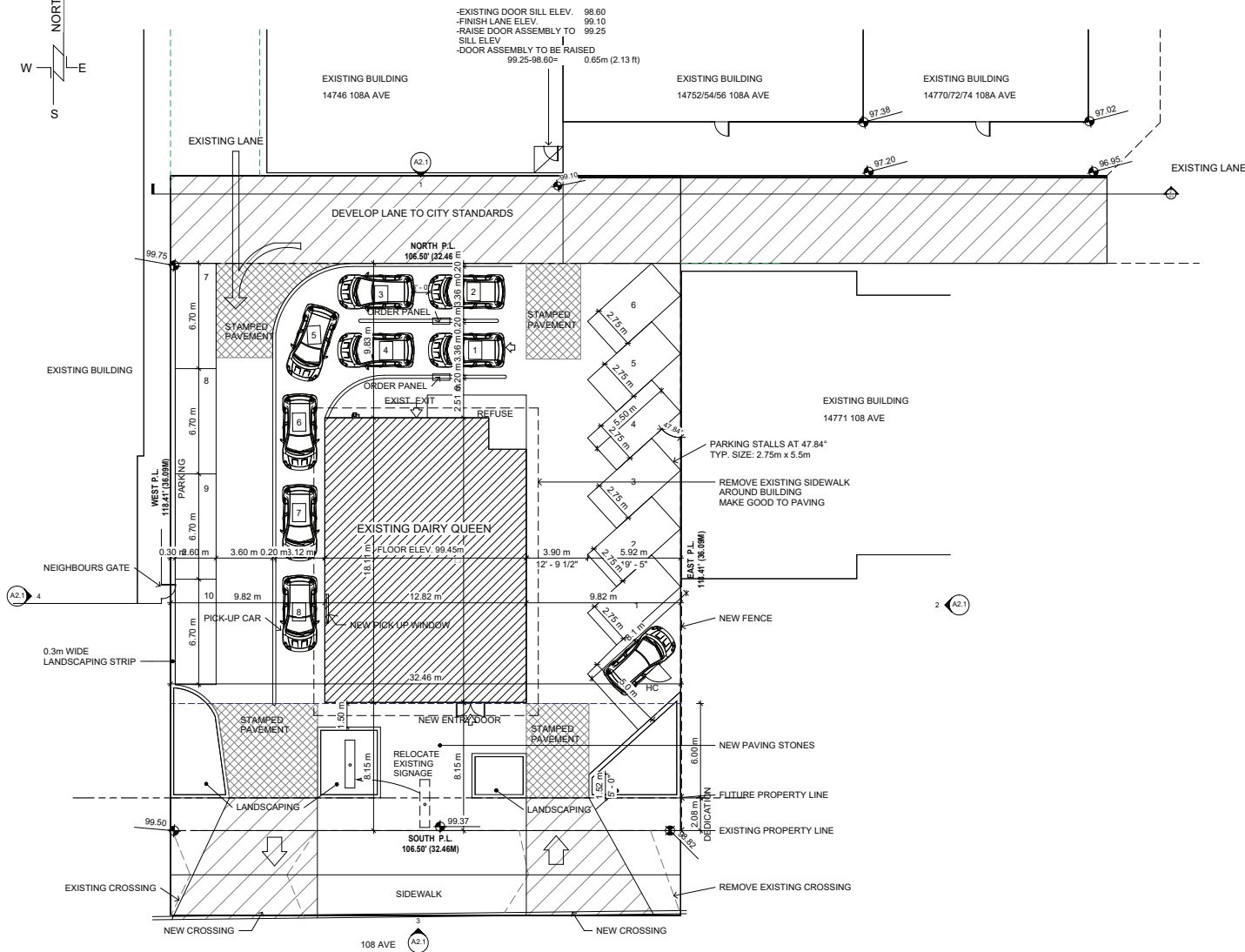
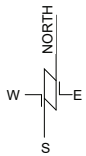
SUITE 212 - 12992 - 72 AVE.,
SURREY, B.C. V3W 2V6
TEL: 604 572 4328
EMAIL: Davidd@hub-inc.com
CONTACT: David Doan, EIT

Survey:
**GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS**

SUITE 204 - 15299 - 69 AVE.
SURREY, B.C. V3S 2C1
TEL: 604 597 8567
EMAIL: Office@GrewalSurveys.com
CONTACT:

Landscape:
**HOMING LANDSCAPE
ARCHITECTURE CORP.**

1423 W1109 AVENUE
VANCOUVER, B.C. V6H 1K9
TEL: 778 323 3536
EMAIL: hominglandscape@gmail.com
CONTACT: Eason Li



LEGAL DESCRIPTION

LOT 51
BLOCK 5
SECTION 18
NORTH RANGE, WEST
NWP
PLAN 25102

ZONING SYNOPSIS

ZONE: C-4
SITE AREA: 1,171 SQM

FLOOR AREA
MAX PERMITTED: 370 SQM
EXISTING BASEMENT: 104
FIRST FLOOR: 221
TOTAL: 325 SQM

BUILDING HEIGHT
MAX PERMITTED: 9M
EXISTING: 6M

LOT COVERAGE
MAX PERMITTED: 40%
EXISTING: 221/1171: 19%

DRIVE-THRU CUE
REQUIRED: 8
PROVIDED: 8

PARKING

PARKING REQUIRED: 10
PARKING PROVIDED: 10
HC REQUIRED: 0
HC PROVIDED: 1
TOTAL REQUIRED: 10
TOTAL PROVIDED: 11

1 SITE PLAN
3/32" = 1'-0"

REVISED APRIL 21/2023

SITE PLAN
A1.1

DAIRY QUEEN RESTAURANT
DRIVE-THRU ALTERATIONS

Gierry Blonski
architect a.i.b.c.

14741 108 AVE.
Surrey B.C.

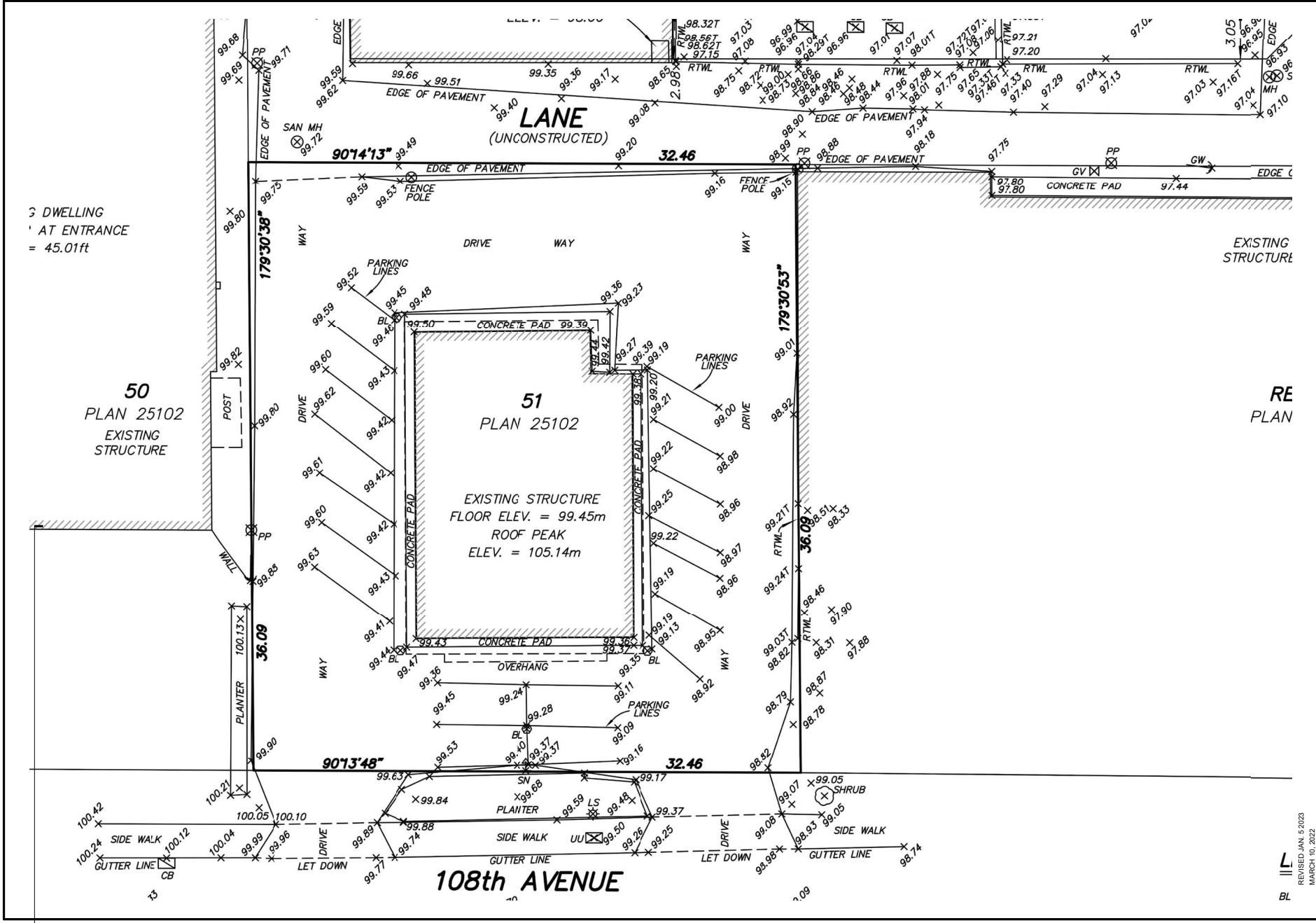
Job No. 21-09 Drawn: NM

Checked:

Ph: 604.672.3069

www.gierryblonski.com

Site: 14, 13468, 4501 Ave. Surrey, B.C. V3W 3E9



3 DWELLING
' AT ENTRANCE
= 45.01ft

EXISTING
STRUCTURE

RE
PLAN

Ph: 604.272.3636
www.gerryblonsti.com

Gerry Blonsti
architect a.i.b.c.
Suite 15, 1368 - 50th Ave. Surrey, B.C. V3W 3E9

**DAIRY QUEEN RESTAURANT
DRIVE-THRU ALTERATIONS**

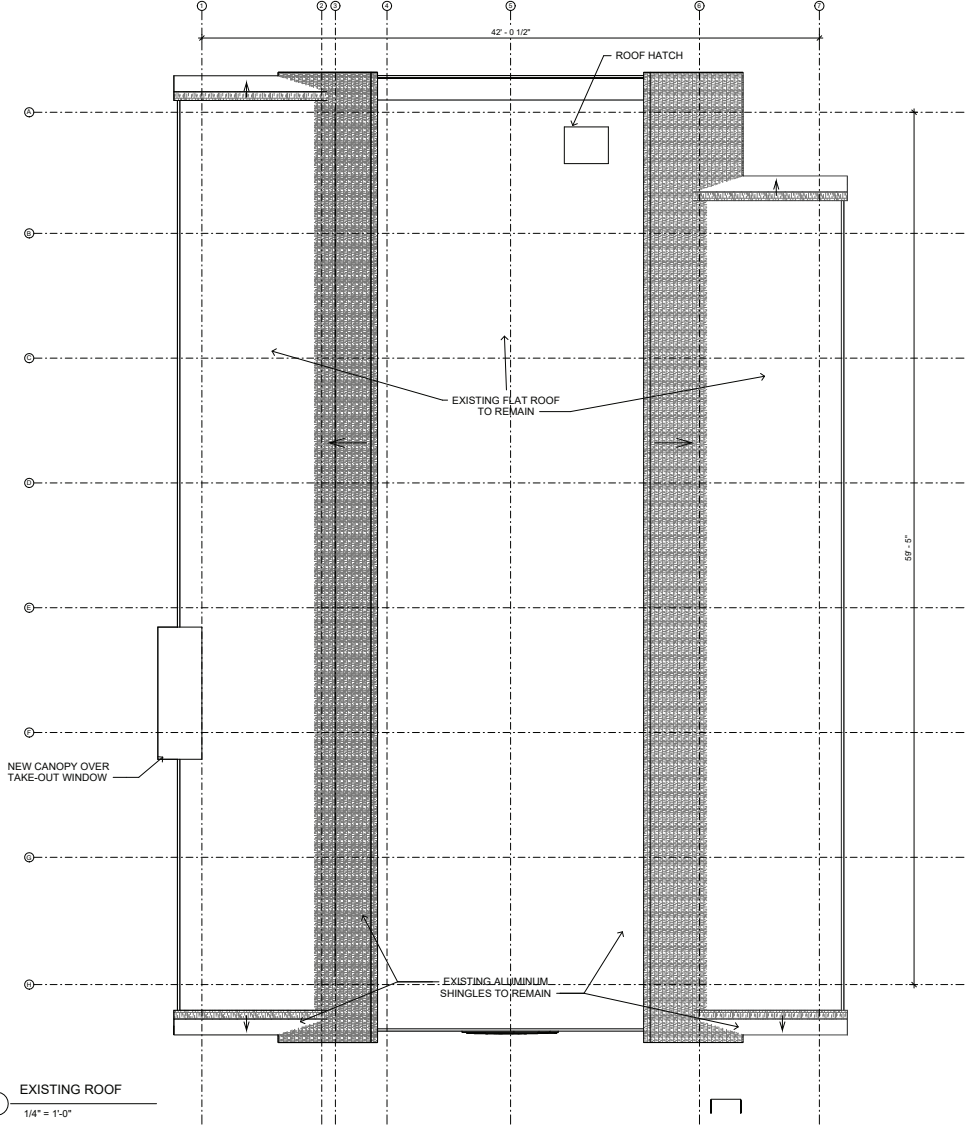
SURVEY DETAIL

Job No. 21-09 Drawn: NM Checked: -

REVISED JAN. 5 2023
MARCH 10, 2022

0.1

BL



1 EXISTING ROOF
1/4" = 1'-0"

REVISED JAN. 5 2023
MARCH 10, 2022

ROOF PLAN

DAIRY QUEEN RESTAURANT
DRIVE-THRU ALTERATIONS
14741 108 AVE.
Surrey B.C

Gerry Blonski
architect a.i.b.c.

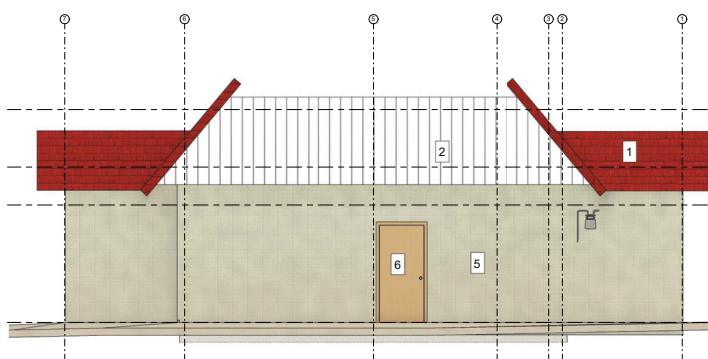
Ph: 604.272.3688
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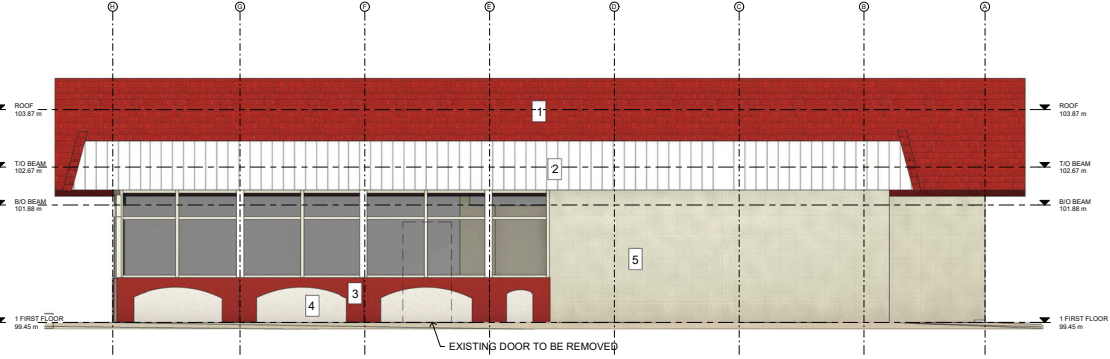
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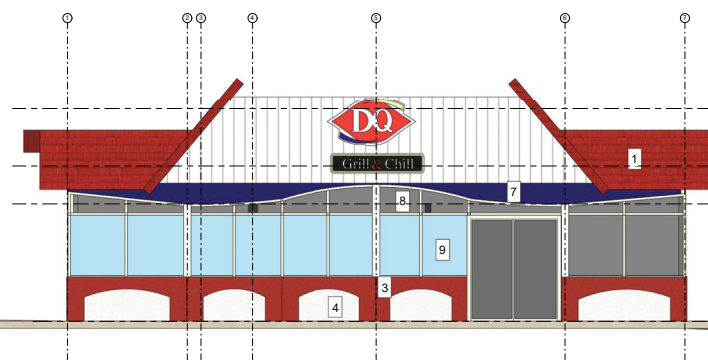
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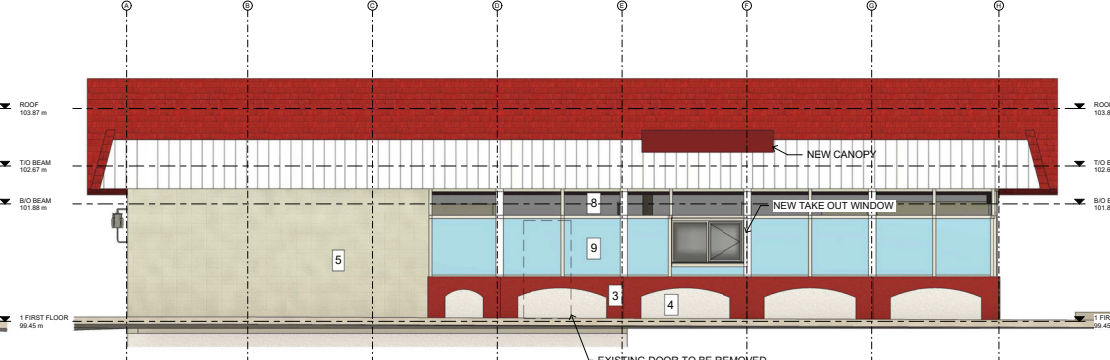
1 NORTH ELEVATION
1/4" = 1'-0"



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



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



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

EXTERNAL FINISH SCHEDULE

EXISTING

- 1 ALUMINUM SHINGLES TO REMAIN - RED
- 2 ALUMINUM SIDING TO REMAIN - WHITE
- 3 STUCCO BASE
PAINT RED TO MATCH SHINGLES
- 4 STUCCO REVEAL
PAINT WHITE TO MATCH #2
- 5 CONCRETE BLOCK
PAINT BM 990, HAMPSHIRE TAUPE
- 6 METAL DOOR
PAINT BM 990, HAMPSHIRE TAUPE
- 7 BEAM
PAINT BM 2066-10, BLUE

NEW

- 8 NEW CLEAR SEALED GLAZING
ALUMINUM STORE FRONT FRAME CLEAR ANODIZED FINISH
- 9 NEW SPANDREX GLASS BLUE
ALUMINUM STORE FRONT FRAME CLEAR ANODIZED FINISH

REVISED JAN. 5 2023
MARCH 10, 2022

ELEVATIONS

A2.1

Job No. 21-09

Drawn/Author

14741 108 AVE.

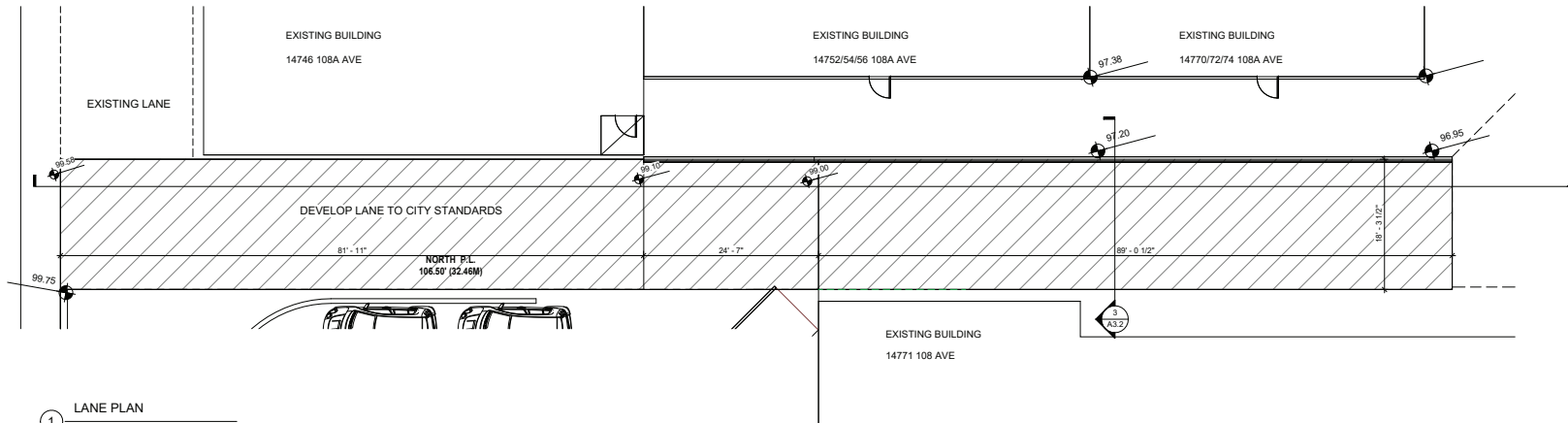
DAIRY QUEEN RESTAURANT
DRIVE-THRU ALTERATIONS

architect a.i.b.c.

Ph: 604.272.3048
www.aibc.com

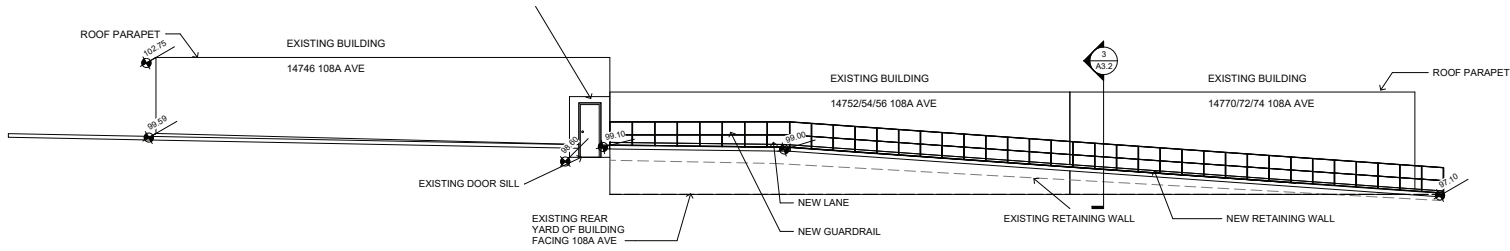
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Check/Checker

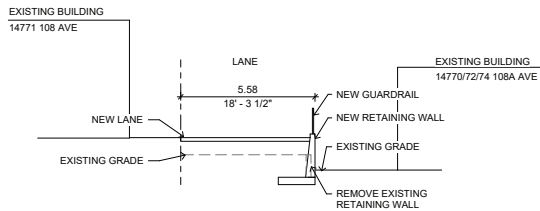


1 LANE PLAN
1/8" = 1'-0"

- EXISTING DOOR SILL ELEV. 98.60m
- FINISH LANE ELEV. 99.10m
- RAISE DOOR ASSEMBLY TO 99.25m SILL ELEV
- DOOR ASSEMBLY TO BE RAISED $99.25-98.60= 0.65m (2.13 ft)$



2 LANE SECTION
1/8" = 1'-0"



3 LANE SECTION 2
1/8" = 1'-0"

REVISED JAN. 5 2023
MARCH 10, 2022

LANE DEVELOPMENT

A3.2

Job No. 21-09 Drawn: NM

Checked:

DAIRY QUEEN RESTAURANT
DRIVE-THRU ALTERATIONS

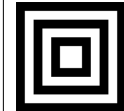
14741 108 AVE.
Surrey B.C.

Gerry Blonski
architect a.i.b.c.

Suite 15, 12468 - 85th Ave. Surrey, B.C. V3W 3E9

Ph: 604-272-3068

www.gerryblonski.com



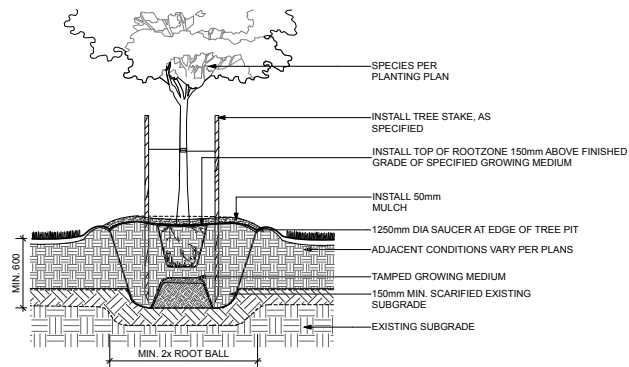
HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1423 W11TH AVENUE,
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-323-3556
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

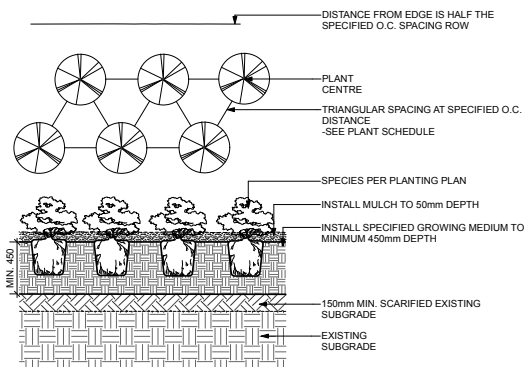
DO NOT SCALE THE DRAWINGS. COPYRIGHT RESERVED.
IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS
AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT
ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL
BE REPORTED IN WRITING TO THE LANDSCAPE
ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL
BEFORE PROCEEDING WITH WORKS.

Revisions

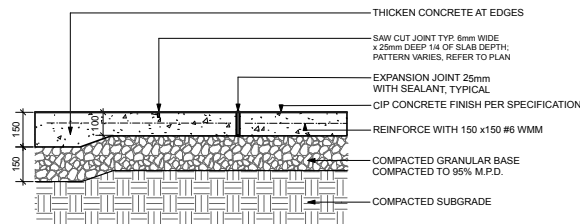
NO.	Date	Note
1	2022-10-07	ISSUED FOR DP
2	2023-02-18	ISSUED FOR DP



1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



2 PLANTING ON GRADE (TYPICAL)
Scale: 1:20



NOTES:
1. EXPANSION JOINTS 6m O.C. MAX. CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

3 CIP CONCRETE ON GRADE (TYPICAL)
Scale: 1:10



NOTES:
8' Long SuperSaver™ Commercial Rectangular Picnic Tables by Barco Products Canada

4 PICNIC TABLE AND BENCHES
Scale: N/A

DAIRY QUEEN RESTAURANT DRIVE-THRU ALTERATIONS

PROJECT ADDRESS:
14741 108 Avenue Surrey

PROJECT NUMBER: 22-24

SCALE: AS SHOWN

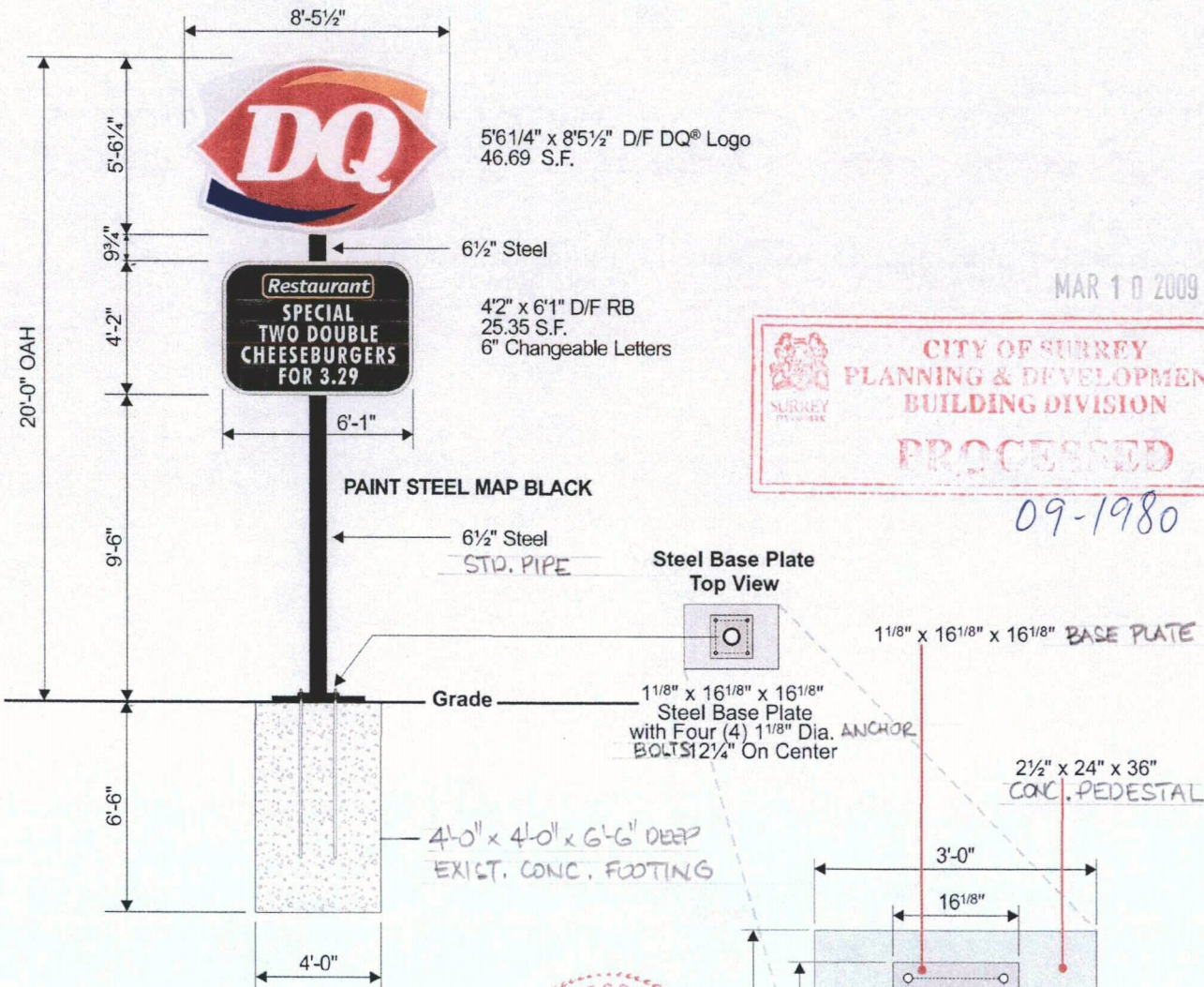
DRAWN BY: EL

REVIEWED BY: EL

Landscape Details

Elevation View

Pylon Elevation



MAR 10 2009

CITY OF SURREY
PLANNING & DEVELOPMENT
BUILDING DIVISION
PROCESSED
09-1980



Project Information

Client
International Dairy Queen

Location
14741 108th Ave
Riverside Surrey, BC V3R 1V9

File
DQ26978_P Riverside Surrey, BC

Sales House Design CtW Project Manager MB

Date / Description

Date	Description
02/23/09	Issue Date
1	
2	
3	

Client Review Status

Allen Industries, Inc. requires that an Approved drawing be obtained from the client prior to any production release or production release revision.

Approved Approved as Noted Revise & Resubmit

Name _____

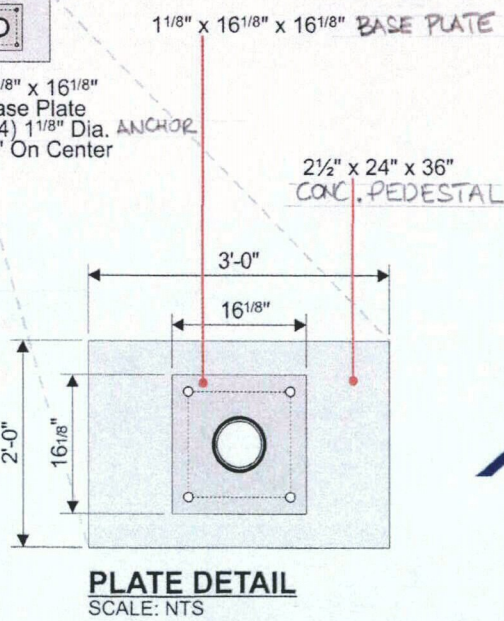
Title _____ Date _____

Notes

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PYLON ELEVATION VIEW
SCALE: 3/16" = 1'-0"

PROFESSIONAL
BRITISH COLUMBIA
ENGINEER
L. PETRIK
MAR 09 2009

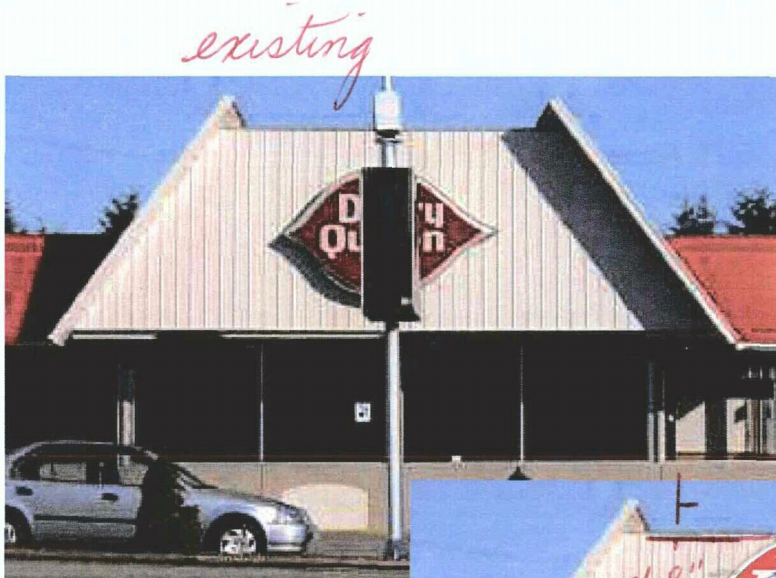


Allen Industries
Corporate Identity Programs

Architectural Signage Division
4100 Sheraton Court, Greensboro, NC 27410
Phone 888-294-2007 Fax 336-294-4333

Because Image Is Everything™

Front Elevation Views



*B6540
May 12.*

65H



5'6¼" (1.68 m) x 8'5½" (2.58 m) S/F DQ® Logo
46.69 S.F. (4.33 m²)

2'1" (0.63 m) x 8'5" (2.57 m) S/F DQ Restaurant®
17.53 S.F. (1.62 m²)

MAR 10 2009



09-1980



Project Information

Client
International Dairy Queen

Location
14741 108th Ave
Riverside Surrey, BC V3R 1V9

File
DQ 26978_R2 Riverside Surrey, BC

Sales	Design	Project Manager
House	SS	SMcG

Date / Description

10/08/08	Issue Date
10/08/08	Revision 1 SS
10/10/08	Revision 2 SS

Client Review Status

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Approved **Approved as Noted** **Revise & Resubmit**

Name _____

Title _____ Date _____

Notes

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4100 Sheraton Court, Greensboro, NC 27410
Phone 888-294-2007 Fax 336-294-4333

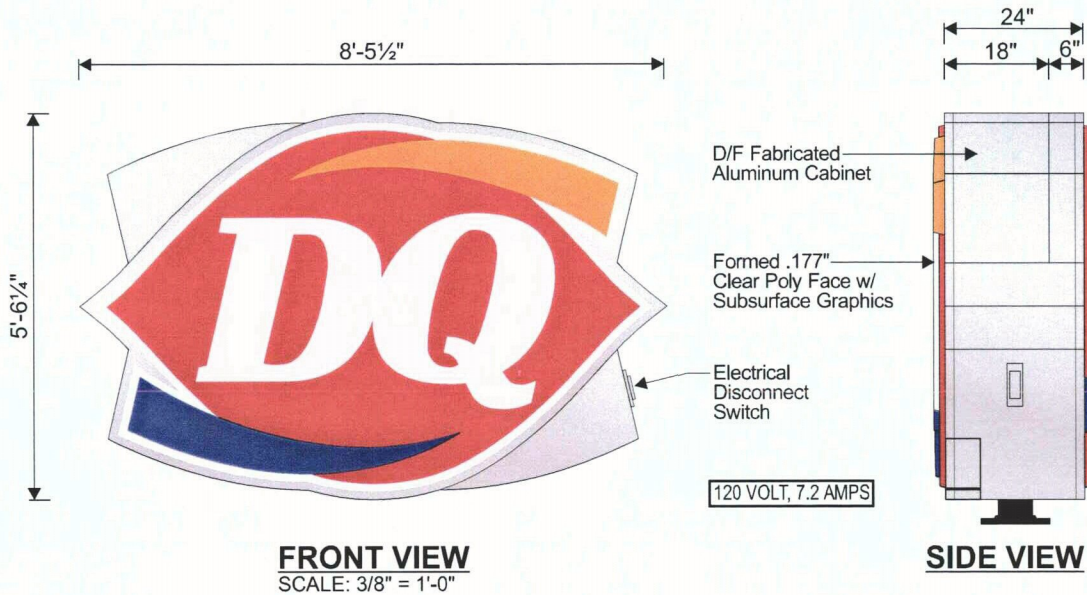
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Elevation Views

Scale 1/8" = 1'-0"

5'-6¹/₄" x 8'-5¹/₂" Pylon D/F DQ[®] Logo

46.69 SqFt



Project Information

Client
International Dairy Queen

Location
14741 108th Ave
Riverside Surrey, BC V3R 1V9

File
DQ26978_P Riverside Surrey, BC

Sales House	Design CtW	Project Manager MB
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Date / Description

Date	Description
02/23/09	Issue Date

Client Review Status

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Approved **Approved as Noted** **Revise & Resubmit**

Name _____
 Title _____ Date _____

Notes

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GENERAL SPECIFICATIONS:

Sign cabinet fabricated from aluminum angle and clad in .080" thk. aluminum. Faces to be formed .177" thk. clear polycarbonate with embossed graphics and all color applied second surface. Illumination provided by 120V, high output fluorescent lamps with external disconnect switch. Sign to match plate mount to existing steel; plates provided by Allen.

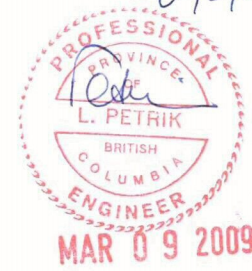
Program Colors

- PMS 185 Red
- PMS 300 Blue
- Brushed Aluminum Polyurethane
- PMS 1375 Orange
- Translucent White
- Black

MAR 10 2009



09-1980

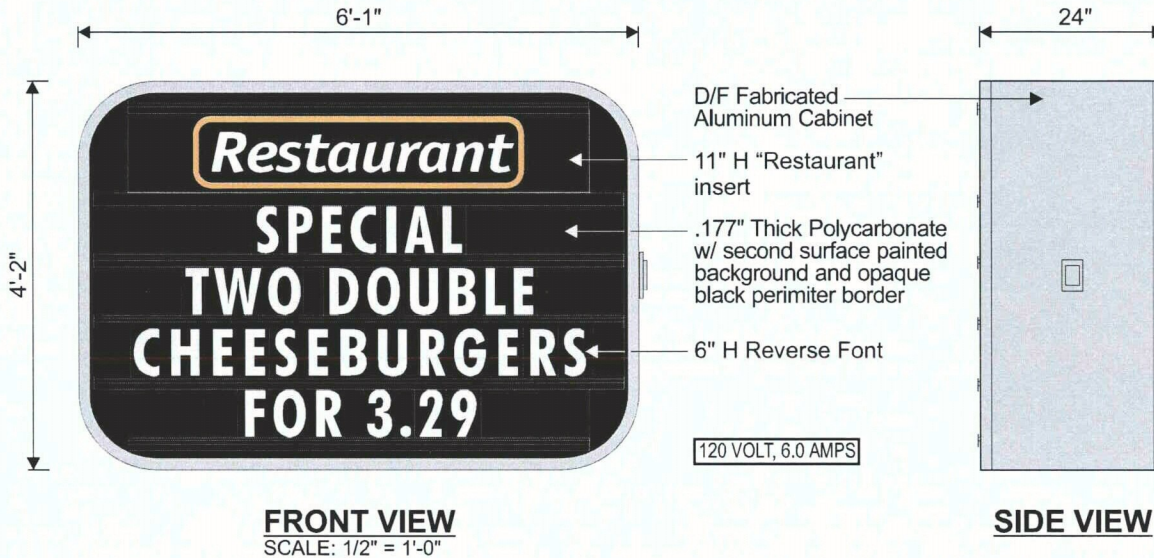


Architectural Signage Division
 4100 Sheraton Court, Greensboro, NC 27410
 Phone 888-294-2007 Fax 336-294-4333

Because Image Is Everything™

4'-2" x 6'-1" Pylon D/F Reader Board

25.35 SqFt



Project Information

Client
International Dairy Queen

Location
14741 108th Ave
Riverside Surrey, BC V3R 1V9

File
DQ26978_P Riverside Surrey, BC

Sales House **Design** CtW **Project Manager** MB

Date / Description

Date	Description
02/23/09	Issue Date

Client Review Status

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Approved Approved as Noted Revise & Resubmit

Name _____

Title _____ Date _____

Notes

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GENERAL SPECIFICATIONS:

Sign cabinet fabricated from aluminum angle and clad in .080" thk. aluminum. Faces to be flat .177" thk. clear polycarbonate with second surface painted background and opaque black perimeter border. Sign to have four lines of changeable copy, 6" H "Reverse Font" (black background with clear letters) and 11" H "Restaurant" insert. Illumination provided by 120V, high output fluorescent lamps with external disconnect switch. Sign to sleeve over existing square structural steel.

Program Colors

	PMS 185 Red		PMS 300 Blue		Brushed Aluminum Polyurethane
	PMS 1375 Orange		Translucent White		Black

MAR 10 2009



09-1980



Architectural Signage Division
4100 Sheraton Court, Greensboro, NC 27410
Phone 888-294-2007 Fax 336-294-4333

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INTER-OFFICE MEMO

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

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

DATE: **May 02, 2023** PROJECT FILE: **7822-0297-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 14741 108 Ave**

DEVELOPMENT VARIANCE PERMIT

Engineering has no servicing requirements related to the proposed Development Variance Permit to reduce the minimum off-street parking requirements from 31 parking stalls to 11 parking stalls for an existing eating establishment other than those listed below.

DEVELOPMENT PERMIT

The following conditions are associated with the Development Permit but can be addressed through Building Permit Process prior to issuance of the Building Permit.

- Construct new letdowns onto 108 Avenue; register Restrictive Covenants for right-in/right-out only.
- Construct rear lane to 108A Avenue.
- Construct drainage main in the rear lane, along with service connection.
- Replace existing sanitary in the rear lane with 200mm main, along with service connection.
- If there is a new water service to the new building, submit water service connection and meter sizing calculation. If there is a separate on-site fire service, confirm there is a separate detector type back flow preventer.
- Follow on-site Restrictive Covenants, if any, for drainage detention requirements.

A Servicing Agreement is required.



Jeff Pang, P.Eng.
Development Services Manager

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0297-00

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: 008-715-238
Lot 51 Section 18 Block 5 North Range 1 West New Westminster District Plan 25102
14741 - 108 Avenue
(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 5 "Off-Street Parking and Loading/Unloading", the minimum off-street parking requirements are reduced from 33 parking stalls to 11 parking stalls for the proposed drive-through restaurant within the existing commercial building on the subject property.
 - (b) In Section F. Yards and Setbacks of Part 39 "Highway Commercial Industrial Zone (CHI)", the minimum front yard setback is reduced from 7.5 metres to 6.0 metres for an existing commercial building on the subject site.

4. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) In Sub-section 27.(e) the minimum setback for a free-standing sign is reduced from 2.0 metres to 0.6 metres for the existing, relocated free-standing sign on the subject property.

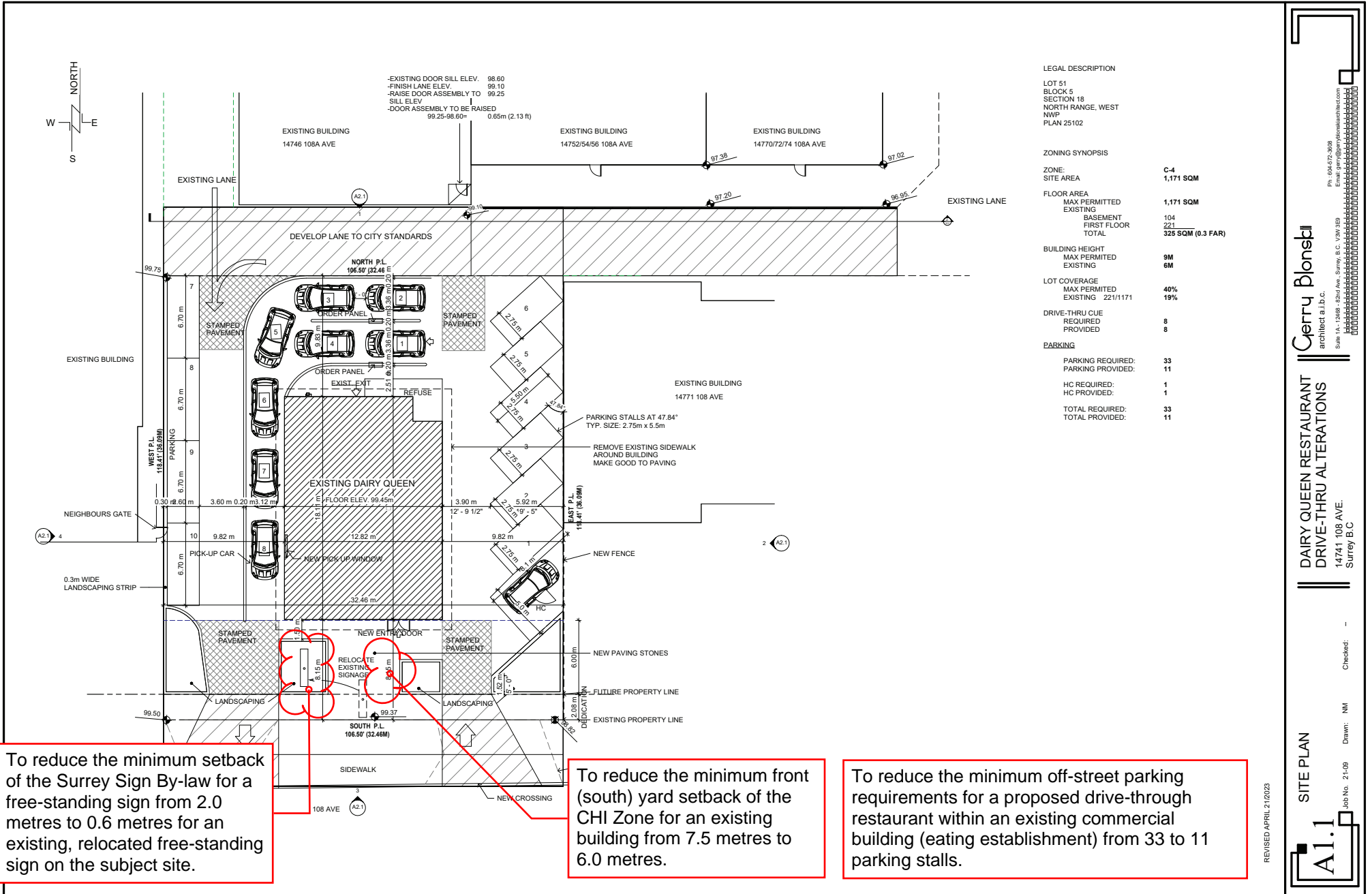
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings 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 – Brenda Locke

City Clerk – Jennifer Ficocelli

SCHEDULE A



LEGAL DESCRIPTION	
LOT 51	
BLOCK 5	
SECTION 18	
NORTH RANGE, WEST	
NWP	
PLAN 25102	
ZONING SYNOPSIS	
ZONE:	C-4
SITE AREA	1,171 SQM
FLOOR AREA	
MAX PERMITTED	1,171 SQM
EXISTING	
BASEMENT	104
FIRST FLOOR	221
TOTAL	325 SQM (0.3 FAR)
BUILDING HEIGHT	
MAX PERMITTED	9M
EXISTING	6M
LOT COVERAGE	
MAX PERMITTED	40%
EXISTING	19%
DRIVE-THRU CUE	
REQUIRED	8
PROVIDED	8
PARKING	
PARKING REQUIRED:	33
PARKING PROVIDED:	11
HC REQUIRED:	1
HC PROVIDED:	1
TOTAL REQUIRED:	33
TOTAL PROVIDED:	11

Ph: 604-272-3069
www.gerryblondbi.com

Gerry Blondbi
architect a.i.b.c.
Suite 15, 1368 - 52nd Ave, Surrey, B.C. V3W 3E9

**DAIRY QUEEN RESTAURANT
DRIVE-THRU ALTERATIONS**
14741 108 AVE.
Surrey B.C.

SITE PLAN

A1.1

Job No. 21-09
Drawn: NM
Checked: -
REVISÉ APRIL 21/2023

PROPOSED SIGN BY-LAW VARIANCE

#	Proposed Variance	Sign By-law Requirement	Rationale
1	To reduce the minimum setback for a free-standing sign within the front (108 Avenue) frontage from 2.0 metres to 0.6 metres for an existing, relocated free-standing sign on the subject property.	The free-standing sign shall be located at a minimum 2-metre setback from any lot line.	<p>The majority of the relocated free-standing sign, including the vertical structural element, is located outside of the required 2-metre setback.</p> <p>The free-standing sign, which is modest in size and complements the architectural character of the existing commercial building, has been located along the 108 Avenue frontage for approximately 14 years.</p>