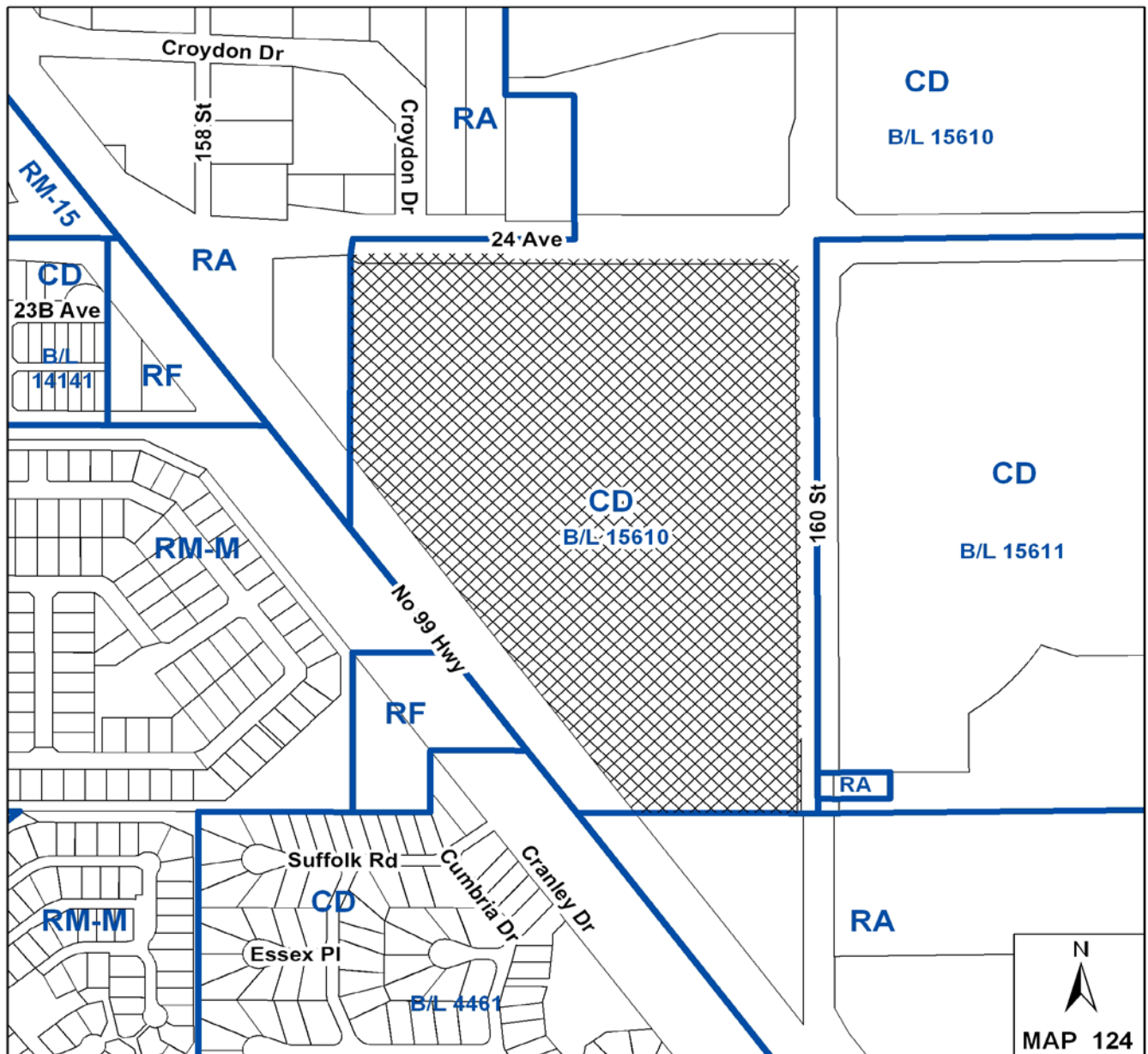


Proposal:	Development Permit to permit the development of a 4,806 square metre (52,000 sq.ft.) addition to the Wal-Mart store.		
Recommendation:	Approval		
Location:	2355 - 160 Street	Zoning:	CD (By-law No. 15610)
OCP Designation:	Commercial	Owner:	Surrey South Shopping Centres Limited
LAP Designation:	Commercial		



PROJECT TIMELINE

Completed Application Submission Date: September 20, 2006
Planning Report Date: December 4, 2006

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the development of a 4,806 square metre (52,000 sq.ft.) addition to the Wal-Mart store.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7906-0410-00 (Appendix VII), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

REFERRALS

Engineering: The Engineering Department has no objection to the project (Appendix IV).

BC Hydro: No concerns (Appendix V)

SITE CHARACTERISTICS

- **Existing Land Use** The site is currently vacant.
- **East:** Across 160 Street, proposed Real Canadian Superstore, zoned CD (By-law No. 15611), designated Commercial in the OCP.
- **South:** Part of Grandview Corners commercial development proposed for future fashion and entertainment uses in the overall master plan, zoned CD (By-law No. 15610), designated Commercial in the OCP.
- **West:** Highway No. 99 and one existing suburban residential lot fronting 24 Avenue proposed for commercial use in the Highway 99 Corridor Local Area Plan.

- **North:** Across 24 Avenue fronting 160 Street, Home Depot store under construction, zoned CD (By-law No. 15610), designated Commercial in the OCP. Across 24 Avenue at Croydon Drive, existing suburban residential homes, zoned RA, designated Suburban in the OCP and currently under OCP Amendment and rezoning application (No. 7906-0147-00) for a proposed mixed-use lifestyle village.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- Located at the southwest corner of 24 Avenue and 160 Street, the site is currently designated Commercial in the Official Community Plan (OCP) and is proposed for large-format commercial uses in the Highway 99 Corridor Local Area Plan approved by Council in February 2004.
- The site is part of the overall Grandview Corners commercial development, which comprises all four quadrants of 24 Avenue and 160 Street - approximately 30 hectares (74 acres) in land area. The site was subject to an OCP Amendment and Rezoning Application (No. 7904-0112-00) to allow for the development of large-format commercial buildings and small-scale commercial buildings in a comprehensive design. The OCP Amendment By-law No. 15584 to re-designate the site from Suburban to Commercial and Rezoning By-law No. 15610 to rezone the properties from Golf Course Zone (CPG) and One-Acre Residential Zone (RA) to Comprehensive Development Zone (CD) received final adoption by Council on July 25, 2005.
- The generalized Development Permit No. 7904-0112-00 to establish an overall development scheme for Grandview Corners with an overall site plan, access and circulation system, pedestrian connections, design guidelines dealing with the general form and character of buildings, and landscaping details was approved by Council on October 14, 2005. This generalized Development Permit did not permit construction to occur, but established the guidelines for the evaluation of future Development Permits in the area.
- On July 27, 2006, Council approved the detailed Development Permit (No. 7905-0237-00) for the initial phase of the Wal-Mart store. The design of this Wal-Mart store meets the Grandview Corners Shopping District Design Guidelines approved by Council on October 14, 2006, and is considered unique from traditional Wal-Mart design. This Wal-Mart design also contributes to sustainability through its drastically reduced surface parking area.
- The approved Development Permit for the initial phase of the Wal-Mart store identified a future expansion area to the south. It was also understood at the time that a future Development Permit application for this expansion would be required.

- Construction on the approved initial phase of the Wal-Mart store has not yet begun.

Proposed Wal-Mart Expansion

- The subject Development Permit application is for a 4,806 square metre (52,000 sq.ft.) addition to the south side of the approved Wal-Mart store. The proposed expansion area closely resembles the area highlighted for future expansion in the original approved Wal-Mart Development Permit (No. 7905-0237-00). The proposed expansion also meets all the provisions of the CD Zone (By-law No. 15610) including density, lot coverage, parking and setbacks.
- The proposed Wal-Mart addition only generates an additional 2 surface parking stalls (366-368). An additional 156 parking stalls are proposed underground (393-549). The total number of parking stalls proposed for the entire site (surface & underground) is 917. The proposed addition improves the overall percentage of underground parking stalls from 42% (366 of 759) to 60% (549 of 917) of total parking stalls.
- The CD By-law (No. 15610) limits the amount of surface parking stalls to a maximum of 3.0 parking spaces for every 100 square metres of gross floor area on the lot. All other parking stalls must be provided either underground or in a structure. The Wal-Mart building, including the proposed addition, has 1.8 surface parking stalls for every 100 square metres of gross floor area. The master plan for Grandview Corners identifies a parking structure as part of the fashion/entertainment node to the south of the Wal-Mart building on the subject lot. The combination of this future parking structure and underground parking in the Wal-Mart building will ensure surface parking does not exceed the 3/100m² maximum required by the CD By-law (No. 15610) on this lot.
- The proposed expansion includes the same design elements and design articulation as the original Wal-Mart building that set it apart from the traditional Wal-Mart design.

PRE-NOTIFICATION

- Under current Council policy, the City is not required to send pre-notification letters to surrounding property owners for Development Permit applications. However, pursuant to Corporate Report No. L007 considered by Council on July 5, 2005, for detailed Development Permit applications in Grandview Corners, notification letters are to be forwarded to owners of surrounding properties using the pre-notification criteria for rezoning applications (i.e. properties within 100 metres (300 ft.) from application site, but in any case, a minimum of three lots in any direction from the building site) and to respective Residents Associations and community groups. A preliminary notice on this Development Permit application was sent out on October 3, 2006 in accordance with the above notification criteria.
- For Development Permit applications, Council policy requires that Development Proposal Signs be installed on each frontage of the building site. The applicant installed three signs: one fronting 24 Avenue, one fronting 160 Street and one fronting Highway 99 on the subject property.
- Staff received the following comments from the Pre-notification letters and Development Proposal Signs:

- Staff received two phone calls in support of the proposed expansion.
- Staff received one phone call from a resident who opposed a Wal-Mart at this location.

(The Rezoning By-law and original Development Permit permitting a Wal-Mart at this location has already been approved by Council. This Development Permit application is for an addition that was anticipated in the original Development Permit.)

- A Public Information Meeting for this Development Permit application was not considered necessary for the following reasons:
 - Staff only received 3 responses to the Pre-notification letters and Development Proposal Signs, 2 of which were positive; and
 - A Public Information Meeting was held for the initial phase of the Wal-Mart building on May 31, 2006 as part of Development Permit Application No. 7905-0237-00. Over 75% of the responses from that Public Information Meeting were positive, and the subject Development Permit application is only an addition to this previously approved building.

DESIGN PROPOSAL AND REVIEW

- The expansion features the same combination of higher quality materials as the original Wal-Mart. Composite metal panels and cultured stone are used abundantly and the amount of stucco has been minimized. Cultured stone and glazing is also used significantly. The expansion also features the same vertical elements incorporated in the original design to break up the length of the building.
- The colour scheme of the addition is the same as the approved Wal-Mart DP, which includes beige composite metal panels, 'Autumn' cultured stone, dark tan and white E.I.F.S, stone grey canopies, and pre-finished blue metal flashing.
- The expansion does not add any additional fascia signage to the building. The original DP included 1 'Wal-Mart' fascia sign and 1 'McDonalds' fascia sign on the north elevation facing 24 Avenue and 1 'Wal-Mart' fascia sign on the east elevation facing 160 Street. The signage is muted, and there is no Wal-Mart peak typical of traditional Wal-Mart stores.
- The expansion brings the back of the building closer to Highway 99 but this interface has been addressed through design articulation and landscaping. The back of the building includes much of the same design articulation as on the front including significant glazing, metal panels and cultured stone. Loading areas at the back of the building are screened by cultured stone screen walls and the trash compactor is screened with an ornamental metal fence.
- As part of the original Rezoning and Development Permit, a major environmental area was required along the southwest portion of the site abutting Highway 99. This habitat area will be significantly planted in a naturalistic planting pattern with large-scale trees in groups. The habitat area will form a natural buffer between the Wal-Mart building and Highway 99.

- An additional layer of landscaping is proposed along the southwest edge of the building to further buffer it from Highway 99. This layer of planting includes a combination of trees and shrubs in a variety of species.
- Lighting is proposed to be used along the southwest corner of the building to address CPTED concerns.

ADVISORY DESIGN PANEL

ADP Meeting Date: October 19, 2006

ADP comments and suggestions have been satisfactorily addressed.

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.	Contour Map
Appendix III.	Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	BC Hydro Comments
Appendix VI.	ADP Comments and Applicant's Response
Appendix VII.	Development Permit No. 7906-0410-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated October 18, 2006.
- Soil Contamination Review Questionnaire prepared by Nathan Hildebrand dated September 21, 2006.

How Yin Leung
Acting General Manager
Planning and Development

RG/kms

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DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 15610)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		88,100 m ²
Future development area		26,768 m ²
Undevelopable area		7,009 m ²
Net Total		54,323 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	max. 50%	37%
Paved & Hard Surfaced Areas		50%
Total Site Coverage		87%
SETBACKS (in metres)		
Front (24 Avenue)	7.5 m	21.7 m
Rear (South)	7.5 m	176.9 m
Side #1 (East) (160 Street)	7.5 m	97.4 m
Side #2 (West)	4.0 m	60.9 m
Side #3 (Highway No. 99)	18.0 m	34.3 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	9 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		20,303 m ²
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	21,729 m ²	20,303 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

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)	0.40	0.37
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	609	917
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	609	917
Number of disabled stalls	10	22
Number of small cars	152	65
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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CONTOUR MAP FOR SUBJECT SITE

