

Proposal: Development Permit to permit development of 7 free-standing signs in the Grandview Corners Shopping District.

Recommendation: Approval to Proceed

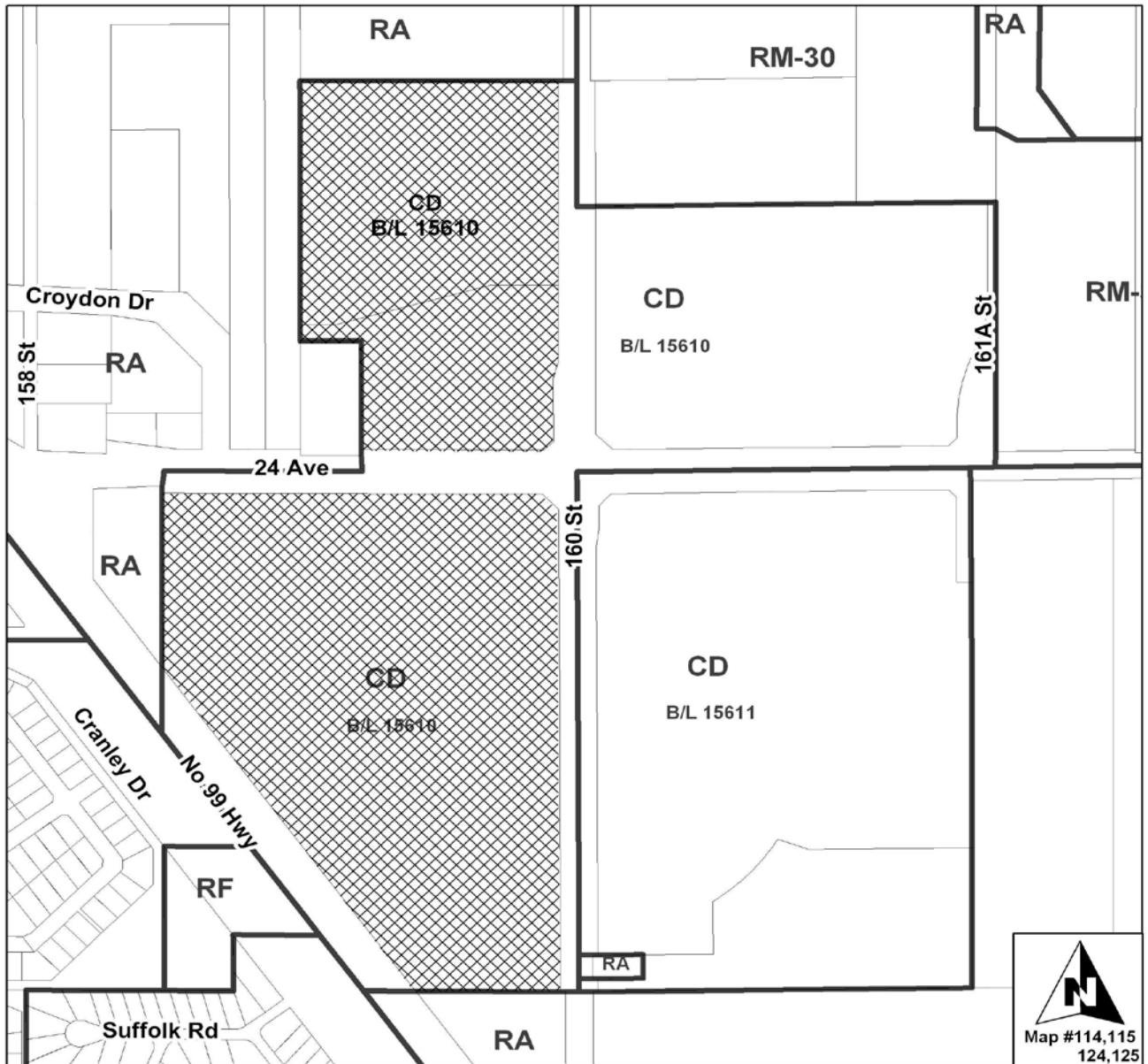
Location: 2355 and 2525 - 160 St. and 15937 - 24 Ave

Zoning: CD (By-law No. 15610)

OCP Designation: Commercial

LAP Designation: Commercial

Owners: Surrey South Shopping Centres Limited



PROJECT TIMELINE

Completed Application Submission Date: October 2, 2006
Planning Report Date: December 18, 2006

PROPOSAL

The applicant is proposing:

- a Development Permit to permit the development of 7 free-standing signs in the Grandview Corners Shopping District.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7906-0420-00 (Appendix V), 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: No concerns (Appendix IV).

BC Hydro: No concerns.

SITE CHARACTERISTICS

- **Existing Land Use** The subject site consists of 3 properties located in the Grandview Corners Shopping District, which comprises all 4 quadrants of 24 Avenue and 160 Street. The Grandview Corners Shopping District is zoned CD (By-laws No. 15610 and 15611), and is designated Commercial in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site consists of 3 properties, all of which are part of the Grandview Corners commercial development, which comprises all four quadrants of 24 Avenue and 160 Street - approximately 30 hectares (74 acres) in land area. The Grandview Corners commercial development site is zoned CD (By-law No. 15610) on the northeast, northwest, and southwest quadrants, and CD (By-law No. 15611) on the southeast quadrant. The site is designated Commercial in the OCP. The site is also proposed for large-format commercial uses in the Highway 99 Corridor Local Area Plan approved by Council in February 2004.
- The 30-hectare (74-acre) Grandview Corners site was initially subject to 2 OCP Amendment and Rezoning Applications (Nos. 7904-0112-00 & 7904-0312-00) to allow for the development of large-format commercial buildings and small-scale commercial buildings in a comprehensive design. Application No. 7904-0112-00 was initiated by First Professional Management (West) Inc., and Application No. 7904-0312-00 was initiated by Loblaw Properties West Inc.
- The First Professional Management (West) Inc. application proposed an Official Community Plan (OCP) amendment to redesignate the properties at the southwest, northwest, and northeast quadrants of 24 Avenue and 160 Street from Suburban to Commercial, and a Rezoning of the subject properties from Intensive Agriculture Zone (A-2), One-Acre Residential Zone (RA) and Golf Course Zone (CPG) to Comprehensive Development Zone (CD), to allow the development of a retail shopping centre in those 3 quadrants including a Wal-Mart store and Home Depot store.
- The Loblaw Properties West Inc. application proposed an Official Community Plan (OCP) amendment to redesignate the properties at the southeast quadrant of 24 Avenue and 160 Street from Suburban to Commercial, and a Rezoning of the subject properties from One-Acre Residential Zone (RA) to Comprehensive Development Zone (CD) to allow the development of a Real Canadian Superstore, a gar bar with car wash facility and smaller scale commercial buildings in that quadrant.
- The OCP amendment By-law (No. 15584) for both of these initial applications, and the 2 Rezoning By-laws (No. 15610 & 15611) all received final adoption from Council on July 25, 2005.
- The 2 initial applications (Nos. 7904-0112-00 & 7904-0312-00) for the Grandview Corners commercial development also included a generalized Development Permit to establish an overall development scheme with a generalized site plan, access and circulation system, pedestrian connections, and guidelines detailing the general form and character of buildings, and landscaping details. The generalized DP (No. 7904-0112-00) was approved by Council and issued on October 17, 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.

- Since the approval of the generalized Development Permit, Council has approved detailed Development permits for some of the individual buildings. Council approved the detailed Development Permits (No. 7905-0189-00 & No. 7905-0235-00) for the Real Canadian Superstore and the Home Depot store on October 17, 2005. Council approved the detailed Development Permit (No. 7905-0237-00) for the Wal-Mart store on July 27, 2006. A subsequent Development Permit (No. 7906-0410-00), for an addition to the Wal-Mart store, was approved by Council on December 4, 2006.
- Construction of the Home Depot is underway. Construction of the Wal-Mart store and Real Canadian Superstore has not yet begun.

Proposed Freestanding Signage Development Permit

- The subject Development Permit application is for 7 freestanding signs on 3 properties, on the west side of 160 Street, in the Grandview Corners commercial development. The freestanding signage consists of 3 monument signs, 3 corner signs, and 1 gateway obelisk sign. The signs are proposed to be located as follows (all as shown on the site plan attached in Appendix III):
 - Monument signs:
 1. On the Wal-Mart site fronting 24 Avenue;
 2. On the Wal-Mart site fronting 160 Street; and
 3. On the Home Depot site fronting 160 Street.
 - Corner Signs:
 1. On the southeast corner of 24 Avenue & Croydon Drive (Wal-Mart site).
 2. On the southwest corner of 24 Avenue & 160 Street (Wal-Mart site);
 3. On the northwest corner of 24 Avenue & 160 Street; and
 - Gateway obelisk:
 1. On the northwest quadrant fronting 160 Street.
- The number of signs proposed, as well as their location and size, complies with the provisions of the Surrey Sign By-law (By-law No. 13656). The signs are also generally in compliance with the Grandview Corners Design Guidelines approved by Council on October 17, 2005, as discussed below.

DESIGN PROPOSAL AND REVIEW

- The 3 proposed monument signs make up 3 of the 8 monument signs proposed on the schematic site signage location plan included in the Grandview Corners Design Guidelines. The purpose of the monument signage is for tenant identification in lieu of pylon signage.
- The proposed monument signs are 2.4 metres (8 ft.) in height and 4.0 metres (13 ft.) in width. The signage area consists of metal panels that are backlit so only the lettering will illuminate. The signage area is framed on the bottom and both sides with cultured stone columns. The top of the sign is framed with a decorative metal steel beam.

- The two corner signs proposed for the northwest and southwest corners of 24 Avenue and 160 Street make up two of the four corner signs proposed at that intersection on the schematic site signage location plan included in the Grandview Corners Design Guidelines. The purpose of these corner signs is to highlight the central intersection in Grandview Corners. The corner sign proposed for the southeast corner of 24 Avenue and Croydon Drive replaces the two gateway obelisks anticipated on the Grandview corners schematic site signage location plan. The reason for replacing the two obelisks with one corner sign is that the properties north of 24 Avenue on either side of Croydon Drive are not part of the Grandview corners commercial development. It is unlikely the owner of these properties will want to install a Grandview Corners gateway obelisk. As such, since only one obelisk can be achieved, a corner sign was considered a better option to highlight this key entry point.
- The proposed corner signs are approximately 1.0 metres (3 ft.) in height by 4.0 metres (13 ft.) in width and are curved. The signs are concrete with a bird/foilage pattern sandblasted in. The signs will include the words "Grandview Corners".
- The proposed gateway obelisk sign makes up 1 of the 8 proposed gateway obelisks proposed on the schematic site signage location plan included in the Grandview Corners Design Guidelines. The purpose of the gateway obelisks to highlight the 4 gateway entrances into Grandview Corners.
- The proposed obelisk is 2.5 metres (8 ft.) in height by 1.0 metre (3 ft.) in width. The small sign area in the centre of the obelisk will include the words "Grandview Corners" in decorative writing. The obelisk is constructed with cultured stone and concrete with a triangular shaped decorative light on the top.
- All of the proposed signage is designed to coordinate with the architectural character and design of the buildings in Grandview Corners, as well as the landscaping. Additional signage proposed on the Grandview Corners schematic site signage location plan will be reviewed through subsequent Development Permit applications and will be required to retain the same design features and quality.

ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by staff and found satisfactory.

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, Elevations and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Development Permit No. 7906-0420-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated December 12, 2006.
- Soil Contamination Review Questionnaire prepared by Nathan Hildebrand dated October 2, 2006.

How Yin Leung
Acting General Manager
Planning and Development

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Information for City Clerk

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

1. (a) Agent: Name: Nathan Hildebrand, Surrey South Shopping Centres Limited
 Address: #201 - 11120 Horseshoe Way
 Richmond, B.C.
 V7A 5H7
 Tel: 604-448-9112

2. Properties involved in the Application

(a) Civic Address: 2355 and 2525 - 160 Street and 15937 - 24 Avenue

(b) Civic Address: 2355 - 160 Street
 Owner: Surrey South Shopping Centres Limited, Inc. No.
 A-63002
 PID: 026-589-435
 Lot A Section 24 Township 1 New Westminster District Plan BCP22198

(c) Civic Address: 2525 - 160 Street
 Owner: Surrey South Shopping Centres Limited, Inc. No.
 A-63002
 PID: 026-585-995
 Lot 1 Section 23 Township 1 New Westminster District Plan BCP22199

(d) Civic Address: 15937 - 24 Avenue
 Owner: Surrey South Shopping Centres Limited, Inc. No.
 A-63002
 PID: 026-586-100
 Lot 2 Section 23 Township 1 New Westminster District Plan BCP22199

3. Summary of Actions for City Clerks Office

CONTOUR MAP FOR SUBJECT SITE

