

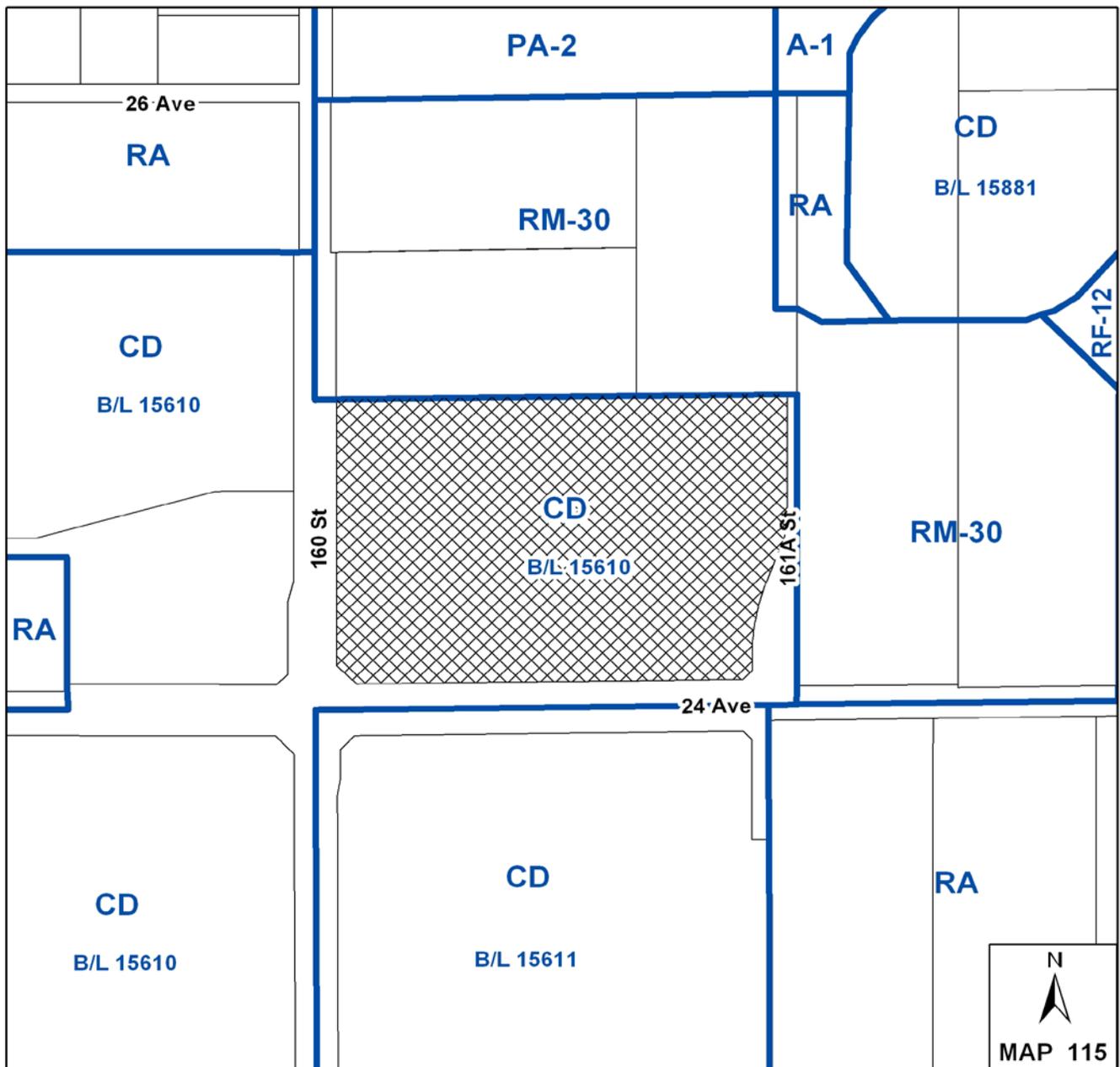
Proposal: Development Permit to permit the development of a retail shopping centre.

Recommendation: Approval

Location: 2444 - 160 Street **Zoning:** CD (By-law No. 15610)

OCP Designation: Commercial

LAP Designation: Commercial **Owner:** Surrey South Shopping Centres Limited



PROJECT TIMELINE

Completed Application Submission Date: October 4, 2006
Planning Report Date: March 12, 2007

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the development of a retail shopping centre at the northeast corner of Grandview Corners.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7906-0426-00 (Appendix VI, 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). The servicing for this site was addressed under the previous rezoning for this application in Grandview Corners.

SITE CHARACTERISTICS

- **Existing Land Use** The site is currently vacant.
- **East:** Across 161A Street, future townhouses, zoned RM-30, designated Multiple Residential in the OCP and 20-30 upa Medium-High Density in the Morgan Heights NCP.
- **South:** Across 24 Avenue, proposed Real Canadian Superstore and gas bar, zoned CD (By-law No. 15610), designated Commercial in the Highway 99 Corridor LAP.
- **West:** Across 160 Street, Home Depot store and future retail commercial centre, zoned CD (By-law No. 15610), designated Commercial in the OCP and Commercial in the Highway 99 Corridor LAP.
- **North:** Future townhouses, zoned RM-30, designated Multiple Residential in the OCP and 20-30 upa Medium-High Density in the Morgan Heights NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Commercial. Complies.

LAP Designation: Commercial. Complies.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- Located at the northeast corner of 24 Avenue and 160 Street, the site is currently designated Commercial in the Official Community Plan (OCP) and is also proposed for 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 Shopping District, which comprises all four quadrants of 24 Avenue and 160 Street - approximately 30 hectares (74 acres) in land area.
- To the west of the site is the recently opened Home Depot store and a future retail commercial shopping centre, zoned CD (By-law No. 15610), designated Commercial in both the OCP and in the Highway 99 Corridor LAP. To the south of the site is the Real Canadian Superstore, approved by Council but not yet constructed, and a gas bar with preliminary approval by Council (Project No. 7906-0177-00), designated Commercial in both the OCP and in the Highway 99 Corridor LAP.
- To the north and east of the site are future 3-storey townhouses, zoned RM-30, designated Multiple Residential in the OCP and "20 – 30 upa Medium-High Density" in the Morgan Heights Neighbourhood Concept Plan (NCP). Development permits for these 2 townhouse projects (Nos. 7905-0310-00 & 7905-0307-00) were approved by Council in October 2006, but building permits have not yet been issued.
- The original Grandview Corners 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, received final adoption by Council on July 25, 2005. The OCP Amendment By-law No. 15584 re-designated the subject site from Suburban to Commercial, and the Rezoning By-law No. 15610 rezoned the site from Golf Course Zone (CPG) and One-Acre Residential Zone (RA) to Comprehensive Development Zone (CD) (By-law No. 15610).
- 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 establishes the guidelines for the evaluation of future Development Permits in the area including the subject site.

Proposed Lifestyle Shopping Centre

- The subject proposal is a detailed Development Permit application for a retail shopping centre. The proposed shopping centre consists of 41 commercial retail units (CRUs), totaling 15,315 square metres (164,852 sq.ft.) of retail commercial space, and a two-level 210 stall parking structure. The proposed shopping centre meets all the provisions of the CD Zone (By-law No. 15610) including density, lot coverage, parking, and setbacks.
- 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 proposed shopping centre meets this requirement by providing 437 surface parking stalls, which equals 2.9 surface parking spaces for every 100 square metres of gross floor area, and a 210 stall parking structure.

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 31, 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 2 signs, one fronting 24 Avenue, and one fronting 160 Street.
- Staff received only 1 response from the pre-notification letters and development proposal signs. This response came in the form of an e-mail from the developer of the approved townhouses to the north and east of the subject site, IntraCorp. This correspondence consisted of a variety of design recommendations intended to improve the future interface between the subject shopping centre and the neighbouring townhouses. These recommendations were taken into consideration during the design review process.
- The applicant held a Public Information Meeting for this Development Permit application on February 7, 2007. Invitations were sent to all property owners within 100 metres (330 ft.) of the subject site. An advertisement for the meeting was also placed in the local newspapers. Sixty-nine (69) people attended the meeting and 25 comment sheets were received over the course of the evening. Of the 25 comment sheets received, 13 respondents noted they supported the proposal, 5 noted they did not support the proposal, and 7 did not indicate their level of support. A number of design comments were received including colour scheme, parking configuration, vehicular access and traffic movement, pedestrian accessibility, signage, landscaping, and architectural design. The comments received at the Public Information Meeting were forwarded to the project architect and landscape architect for consideration and implemented where possible.

DESIGN PROPOSAL AND REVIEW

- Under the Grandview Corners Design Guidelines the subject site is envisioned as a village node that creates an urban retail interface with the proposed residential areas to the north and east. To create this urban village atmosphere, the Design Guidelines require the subject site to incorporate a central "Main Street" with boulevards, medians, and parallel parking, similar to a municipal street. In addition, the Design Guidelines require readily identifiable, safe and convenient, pedestrian connections with public spaces and plazas to create a lively pedestrian environment.
- The site plan, architectural design and landscaping of the proposed shopping centre meet the Grandview Corners Design Guidelines and the generalized Development Permit. The buildings are sited around 2 internal main streets with angled parking stalls and pedestrian sidewalks. Buildings are designed to specifically address the pedestrian experience along the main street but also take into consideration the visual appeal of the buildings from 24 Avenue, 160 Street, and 161A Street. While some adjustments to the conceptual site plan included in the Generalized Development Permit have been made, these changes are supported, as they maintain the overall concept and character of the guidelines.
- A hierarchy of open spaces and pedestrian routes has been developed. The main pedestrian area is the central plaza at the intersection of the 2 internal streets. This plaza includes decorative paving in unique paving patterns, way finding signage, benches, detailed landscaping, and pedestrian scale lighting. The central intersection will be raised to ensure that traffic movements are slow. Secondary plazas are located around the site and share many of the same design elements of the main plaza (decorative paving, pedestrian scale lighting, detailed landscaping, benches) but at a smaller scale. All of the plazas are connected by well-defined pedestrian linkages.
- The site access and egress locations have been confirmed by the City's Transportation Engineer and are consistent with the locations approved in the generalized Development Permit.
- The 41 commercial units proposed range in size from 89 square metres (963 sq.ft.) to 726 square metres (726 sq.ft.). The largest unit, proposed Building VD1, will be approximately 2,837 square metres (30,543 sq.ft.) in size is not part of the subject Development Permit application. A subsequent Development Permit application will be made to confirm the design of this building.
- The site features a two-storey, 210 stall, concrete parking structure on the northwest portion of the site. The parking structure has exit stairs at both ends and an elevator. The parking structure is screened from the neighbouring townhouses to the north by a 10 metre (33 ft.) wide landscaped berm and 1.8 metre (6 ft.) high wood acoustic fence. In addition, the parking structure features screening elements with metal framework and mesh, which will be covered with vines to further screen the parked cars. The top level of the parking structure will be landscaped with landscaped islands and decorative planter boxes. The parking structure is well lit, will have surveillance cameras, and will be locked after hours.

- The shopping centre features a combination of high quality building materials used in a variety of combinations to create a unified architectural expression. Materials include stucco, 2 types of cultured zone, metal panels, concrete and wood. The colors palette chosen is from the warmer end of the scale and compliments the architectural design elements and landscaping
- The buildings will feature canopies in a variety of styles and locations to create a friendlier pedestrian environment particularly during inclement weather.

Signage

- The proposed freestanding signage on the site complies with the Sign By-law. A total of 5 freestanding signs are proposed including 3 monument signs and 2 corner signs. 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 proposed corner signs are approximately 1.0 metre (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 freestanding signage generally complies with the Grandview Corners Design Guidelines. One of the gateway obelisk features anticipated in the Guidelines at the southeast corner of 24 Avenue and 161A Street has been replaced by a corner sign. A corner sign was considered a better entrance feature at this key corner and also matches the entry treatment at the corner of 24 Avenue and Croydon Drive on the Wal-Mart site. Two (2) additional monuments sign, previously not anticipated in the Guidelines, have been added to the site, one fronting 160 Street and 1 fronting 161A Street. The proposed additional freestanding signage meets the sign By-law, and considering the quality of these signs, is not expected to negatively impact the site design or visual impression of the development.
- All of the proposed free-standing signage is designed to coordinate with the architectural character and design of the buildings on the site, as well as the landscaping. The free-standing signage is identical to the signage accepted for the other approved developments in Grandview Corners including Wal-Mart, Real Canadian Superstore, and Home Depot. Future free-standing signage proposed through subsequent Development Permit applications in Grandview Corners will be required to retain the same design features and quality.
- All proposed fascia signage also complies with the sign By-law. All of the fascia signage will consist of individual channel lettering as opposed to sign boxes. Some of the buildings will feature outdoor display boxes for improved window-shopping.

Landscaping

- The proposed landscaping plan for the site features a generous combination of trees and shrubs in a variety of species. The parking areas and pedestrian linkages are well treed through landscape islands and trees planted in tree grates. The corner of 24 Avenue and 160 Street will be highlighted by 3 palm trees of varying heights which will be lit from the bottom to create an impressive nighttime effect. Arbours, similar to the ones used on the Home Depot site, will frame the pedestrian entries along 24 Avenue.

- The 10 metre (33 ft.) berm along the north property line will be heavily landscaped with trees and, when combined with a 1.8 metre (6 ft.) high solid acoustic wood fence at the centre of the berm, will provide adequate screening for the neighbouring townhouses to the north. There will also be a meandering public pathway along the north edge of the berm.
- Garbage bins will be fully concealed by decorative enclosures.

ADVISORY DESIGN PANEL

ADP Meeting Date: January 25, 2007

All of the ADP comments and suggestions, as well as comments from City staff have been satisfactorily addressed. Staff are satisfied the proposal meets or exceeds the standards adopted in the Design Guidelines for Grandview corners, and support the proposal on this basis.

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.	ADP Comments and Applicant's Response
Appendix VI.	Development Permit No. 7906-0426-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 25, 2007.
- Soil Contamination Review Questionnaire prepared by Nathan Hildebrand dated October 4, 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 Ltd.
 Address: 11120 Horseshoe Way
 Richmond, B.C.
 V7A 5H7
 Tel: 604-448-9112 (ext. 33)

2. Properties involved in the Application

(a) Civic Address: 2444 - 160 Street

(b) Civic Address: 2444 - 160 Street
 Owner: Surrey South Shopping Centres Limited, Inc., No.
 A63002

PID: 026-589-435
Lot A Section 24 Township 1 New Westminster District Plan BCP22200

3. Summary of Actions for City Clerk's Office

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		54,813 sq.m.
Road Widening area		2,722 sq.m.
Undevelopable area		2,843 sq.m.
Net Total		49,248 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	31%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	3.0 m	
Rear	3.0 m	
Side #1 (North)	13.5 m	
Side #2 (South)	3.0 m	
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	5 m - 9.1 m
Accessory	4.5 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail	15,759 m ²	15,315 m ²
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	15,759 m ²	15,315 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)	0.32	
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	458	647
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls	6	17
Number of small cars		42
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

