

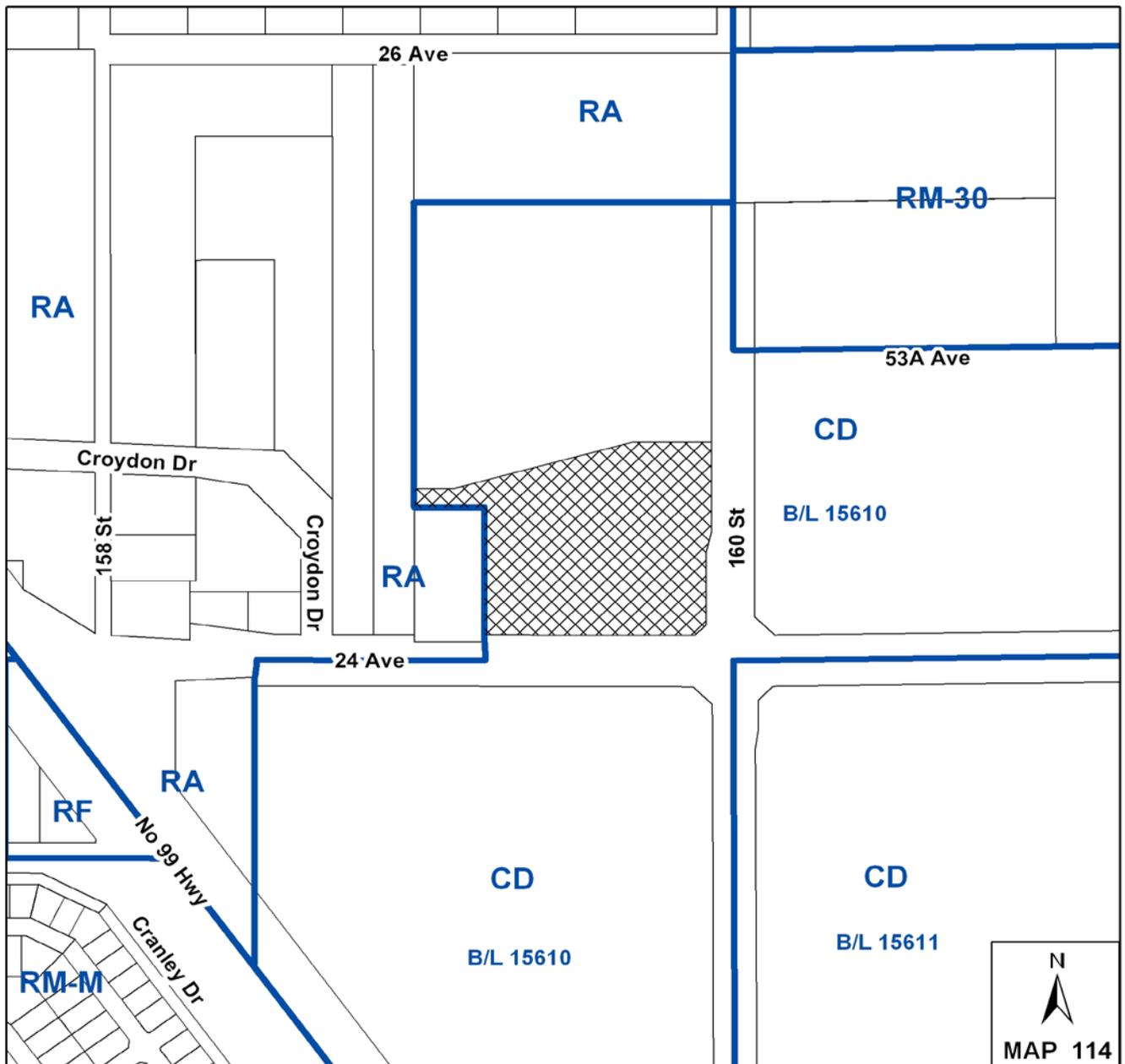
Proposal: Development Permit to permit the development of a retail shopping centre.

Recommendation: Approval

Location: 15937 - 24 Avenue **Zoning:** CD (By-law No. 15610)

OCP Designation: Commercial

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



PROJECT TIMELINE

Completed Application Submission Date: February 7, 2007
Planning Report Date: July 9, 2007

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the development of a retail shopping centre in the northwest quadrant of Grandview Corners.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7907-0031-00 (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. The servicing for the site was addressed under the rezoning application for this site in Grandview Corners (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** The subject site is vacant.
- **Significant Site Attributes** There are no trees on the site.
- **East:** Across 160 Street, retail shopping centre approved under Development Permit No. 7906-0426-00 but not yet under construction, designated Commercial in both the OCP and Highway 99 Corridor LAP.
- **South:** Across 24 Avenue, Wal-Mart store under construction, zoned CD (By-law No. 15610), designated Commercial in both the OCP and Highway 99 Corridor LAP.
- **West:** Proposed mixed-use lifestyle centre under Development Application No. 7906-0137-00 recently rezoned to CD (By-law No. 16074), designated Commercial in the OCP and Mixed Commercial/Residential in the Highway 99 Corridor LAP.

- **North:** Home Depot store, zoned CD (By-law No. 15610), designated Commercial in both the OCP and Highway 99 Corridor LAP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Commercial. Complies.

LAP Designation: Commercial. Complies.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- Located on the west side of 160 Street, north of 24 Avenue, 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 (LAP) 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.
- A BC Hydro right-of-way extends through the southwest portion of the site.
- 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 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 Shopping Centre

- The subject proposal is a detailed Development Permit application for a retail shopping centre. The proposed shopping centre consists of 5 commercial retail units (CRUs) and 1,917 square metres (20,637 sq.ft.) of office space, in 2 buildings. The total proposed floor area is 5,122 square metres (55,132 sq.ft.). 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 153 surface parking stalls, which equals 3.0 surface parking spaces for every 100 square metres of gross floor area.

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 April 5, 2007 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 no response to the pre-notification letters and development proposal signs.
- The applicant held a Public Information Meeting for this Development Permit application and the Development Permit application at 2355 - 160 Street in Grandview Corners (No. 7907-0053-00), on April 25, 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. Forty-five (45) people attended the meeting and 15 comment sheets were received over the course of the evening. Of the 15 comment sheets received, 6 respondents noted they supported the proposal, 4 noted they did not support the proposal, and 5 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. Some of the changes made as a result of the input received at the Public Information meeting include increased landscaping throughout the site, better defined pedestrian routes, and amendments to the colour palette.

DESIGN PROPOSAL AND REVIEW

- Under the Grandview Corners Design Guidelines the subject site was envisioned as being part of the 'Home Improvement Node' with the major anchor being the Home Depot store. In keeping with the 'work' focus of this node, a Mark's Work Wearhouse store is proposed on this site. Additional proposed uses include financial institutions, smaller retailers, and office space.
- There are 2 buildings proposed on the site. The first building (P1), is located on the northeast edge of the site, and is a single storey building with approximately 1,300 square metres (14,000 sq.ft.) of retail floor area. This building will be occupied by the Mark's Work Wearhouse store. The second building (P2-P6), is located on the southeast edge of the site, and is a 2-storey building with 1,885 square metres (20,295 sq.ft.) of ground floor commercial space (retail and financial institutions), and 1,917 square metres (20,637 sq.ft.) of second floor office space.

- The buildings and parking areas are sited around a north-south internal street with sidewalks on both sides, which will provide vehicular and pedestrian access to the Home Depot store and to a signalized intersection on 160 Street. The alignment of internal streets throughout Grandview Corners are designed to create safe and effective vehicular and pedestrian movements around the shopping centre.
- 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.
- The main entrances to the buildings are oriented towards the parking area to the west but the buildings are also designed to address 160 Street to the east. A variety of design features and elements have been included to animate the facades including varied roof forms, articulated piers, tower elements, glazing and canopies.
- 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, cultured stone, metal cladding, and glass. The colour palette chosen is muted and similar to the colour combination used in the northeast quadrant.
- 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 buildings will feature canvas awnings and metal canopies in a variety of styles and locations to create a friendlier pedestrian environment particularly during inclement weather.
- The site plan, architectural design and landscaping of the proposed shopping centre meet the Grandview Corners Design Guidelines and the generalized Development Permit.

Signage

- There is 1 freestanding monument sign proposed on the south side of the site fronting 24 Avenue. The proposed monument sign is 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.
- There is also a corner sign proposed on the southeast corner of the site at the intersection of 24 Avenue and 160 Street. The proposed corner sign is approximately 1.0 metre (3 ft.) in height by 4.0 metres (13 ft.) in width and is curved. The sign is concrete with a bird/foilage pattern and the words "Grandview Corners" sandblasted into it.
- The proposed freestanding signage also complies with the Grandview Corners Design Guidelines, which calls for 1 freestanding monument sign for tenant identification on the subject site, and 1 corner sign to highlight the intersection of 24 Avenue and 160 Street.

- The proposed freestanding signage is designed to coordinate with the architectural character and design of the buildings on the site, as well as the landscaping. The freestanding signage is identical to the signage accepted for the other approved developments in Grandview Corners including Wal-Mart, Real Canadian Superstore, Home Depot, and the northeast quadrant. Future freestanding signage proposed through subsequent Development Permit applications in Grandview Corners will be required to retain the same design features and quality.
- All proposed free-standing and fascia signage complies with the Sign By-law.

Landscaping

- The proposed landscaping has been designed to reflect the requirements set out in the Guidelines and includes native vegetation of evergreen and deciduous trees and shrubs in a variety of species. The parking areas and pedestrian linkages are well treed in landscape islands and tree grates throughout the site. Arbours, similar to the ones used on the Home Depot site and the northeast quadrant, will frame the pedestrian entries to the site.
- 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. This is the same treatment as used on the opposite corner across 160 Street.
- The landscaping is kept low in key areas to improve visibility and reduce concealment opportunities. Low shrubs are located adjacent to the buildings where possible, to discourage graffiti on the walls.
- Garbage bins will be fully concealed by decorative enclosures and surrounded by landscaping.

ADVISORY DESIGN PANEL

ADP Meeting Date: April 26, 2007

ADP comments and suggestions 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. 7907-0031-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated June 5, 2007.
- Soil Contamination Review Questionnaire prepared by Nathan Hildebrand dated February 7, 2007.

How Yin Leung
Acting General Manager
Planning and Development

RG/kms

v:\wp-docs\planning\plncom07\06051431.rg.doc
KMS 6/5/07 3:39 PM

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		
Road Widening area		
Undevelopable area		17,400 m ²
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	18%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	5.0 m	5.0 m
Rear	5.0 m	103.0 m
Side #1 (North)	5.0 m	5.0 m
Side #2 (South)	3.0 m	3.14 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12.0 m	11.0 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial	8,700 m ²	5,122 m ²
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	8,700 m ²	5,122 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)	0.44	0.30
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	153	153
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		4
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----

CONTOUR MAP FOR SUBJECT SITE

