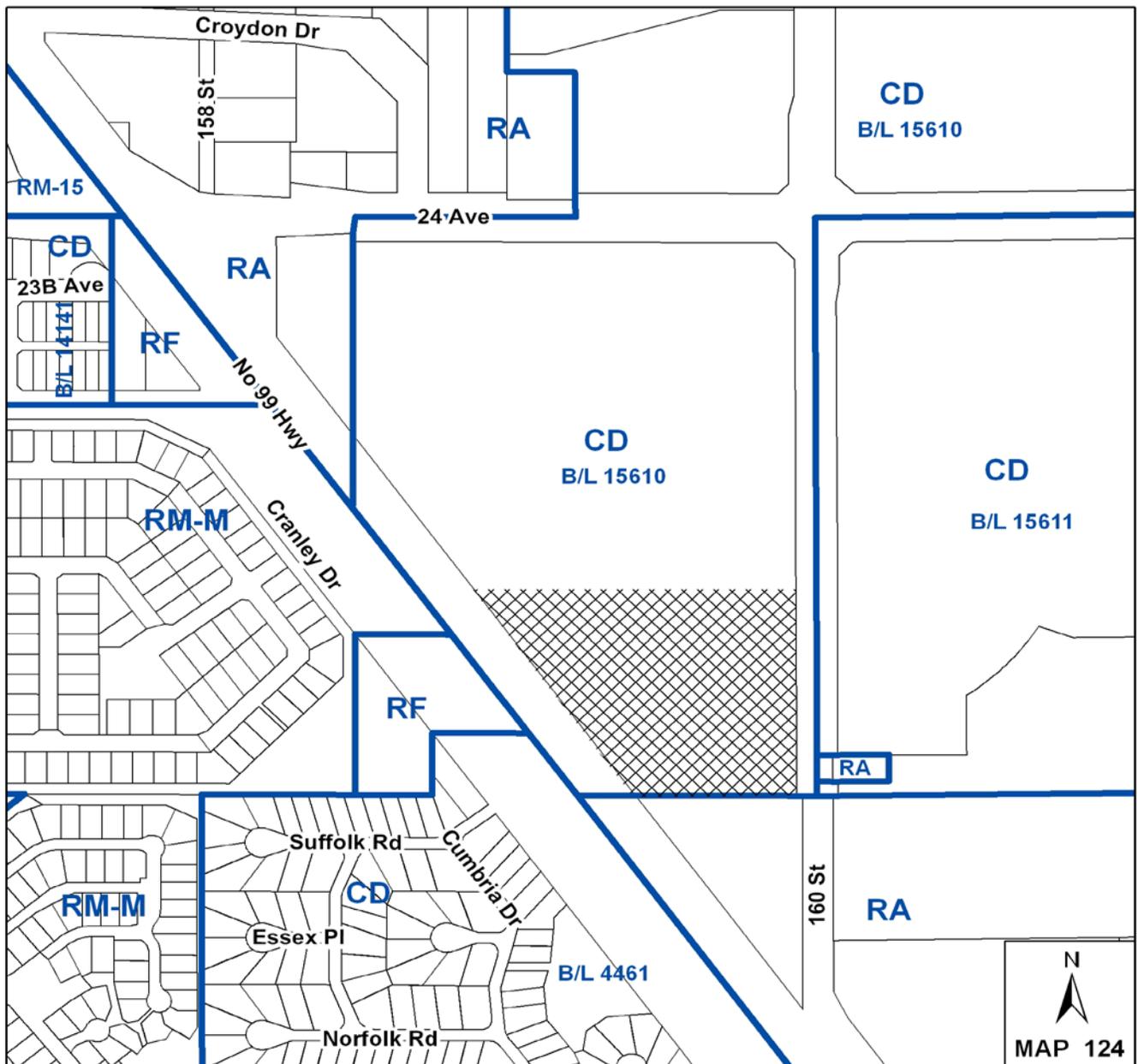


<b>Proposal:</b>	Development Permit to permit the second phase of a retail shopping centre.		
<b>Recommendation:</b>	Approval		
<b>Location:</b>	2355 - 160 Street	<b>Zoning:</b>	CD (By-law No. 15610)
<b>OCP Designation:</b>	Commercial		
<b>LAP Designation:</b>	Commercial	<b>Owner:</b>	Surrey South Shopping Centres Limited



## PROJECT TIMELINE

Completed Application Submission Date: February 27, 2007  
Planning Report Date: June 11, 2007

## PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the development of the second phase of a retail shopping centre in the southwest quadrant of Grandview Corners at 160 Street and 24 Avenue.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7907-0053-00 (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 this site was addressed under the rezoning application for this site in Grandview Corners. A reciprocal access easement has been secured to provide vehicular access to the south.

## SITE CHARACTERISTICS

- **Existing Land Use** Wal-Mart store under construction on the northern portion.
- **Significant Site Attributes** There are no trees on the site.
- **East:** Across 160 Street, approvals have been granted for the Real Canadian Superstore and gas bar, zoned CD (By-law No. 15611), designated Commercial in the Highway 99 Corridor LAP and commercial in the OCP. The site is not yet under construction.
- **South:** Vacant land, zoned RA, designated Commercial in the Highway 99 Corridor LAP and Commercial in the OCP.
- **West:** Across Highway 99, single family dwellings and manufactured homes, zoned RF and RM-M, designated Urban in the OCP.

- **North:** Across 24 Avenue, proposed shopping centre, zoned CD (By-law No. 15610), designated Commercial in the Highway 99 Corridor LAP and Commercial in the OCP.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Commercial. Complies.

LAP Designation: Commercial. Complies.

### DEVELOPMENT CONSIDERATIONS

#### Background and Site Context

- Located at the southwest corner of 160 Street and 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 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.
- 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 establishes the guidelines for the evaluation of future Development Permits in the area including the subject site.
- On December 4, 2006, Council approved a detailed Development Permit (No. 7906-0410-00) for the northerly portion of the site to allow development of a Wal-Mart store. This building is under construction.
- The applicant now proposes a detailed Development Permit to proceed with the southerly portion of this shopping centre site.

#### Phase 2 Proposal

- The subject proposal is a detailed Development Permit application for the second phase of the retail shopping centre on the southern portion of the site. Phase 2 consists of 18 commercial retail units (CRUs) in 3 buildings, a Future Shop store, and a drive-thru restaurant. The total proposed floor area is 6,702 square metres (72,138 sq.ft.). The proposed shopping centre, combined with the Wal-Mart store on Phase 1, 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 201 surface parking stalls, which equals 3.0 surface parking spaces for every 100 square metres of gross floor area. There are an additional 57 structured parking stalls proposed under the Future Shop building.

### 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 3 signs, one fronting 24 Avenue, one fronting Highway 99, 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 15937 - 24 Avenue in Grandview corners (No. 7907-0031-00) 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 (PIM) were forwarded to the project architect and landscape architect for consideration and implemented where possible. Some of the changes implemented as a result of the comments received at the PIM include adjusting colours and materials to create a more cohesive expression, adding more public spaces and patios and adding more landscaping features including pergolas, wave walls and decorative paving.

## DESIGN PROPOSAL AND REVIEW

- Under the Grandview Corners Design Guidelines the subject site was envisioned as a potential fashion and entertainment node to compliment the merchandising focus of the neighbouring Wal-Mart store to the north. After a detailed market analysis, the applicant has indicated that an entertainment venue, and fashion-oriented retail, is not viable at this location. Instead the applicant proposes a Future Shop store, to anchor the site, complimented by smaller retail and service oriented businesses, and a drive-thru restaurant.
- The site plan, architectural design and landscaping of the proposed shopping centre meet the Grandview Corners Design Guidelines and the generalized Development Permit established for the site.
- Of the 5 buildings proposed, the most prominent is the Future Shop store (Building D), which is a stilted, 2,378 square metre (25,600 sq.ft.) mid-sized building, with underground parking. This building is located closest to the Wal-Mart store to the north. The other 3 smaller, lower, retail buildings, ranging in size from 725 square metres (7,800 sq.ft.) to 1,750 square metres (18,840 sq.ft), and the small 154 square metres (1,658 sq.ft.) drive-thru restaurant, are located further to the south and east.
- The buildings and parking areas are sited around a main L-shaped internal street with angled parking stalls and pedestrian sidewalks. This internal street aligns with the internal streets of the Wal-Mart site and the Real Canadian Superstore site, creating safe and effective vehicular and pedestrian movements. Buildings are designed to animate the internal street facing facades through major design elements such as varied roof forms, articulated piers, glazing and canopies. 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 small central plaza is located at the intersection of the internal driveways. This plaza includes decorative paving in unique paving patterns, benches, detailed landscaping, and pedestrian scale lighting. This central intersection will be raised to ensure that traffic movements are slow and ensure pedestrian safety.
- 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 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 Future Shop building includes more glazing and cultured stone accents than the typical prototype to break up the massing.
- 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 architecture and design is consistent with Phase 1 of the site.

### Signage

- The Grandview Corners Design Guidelines identified a gateway sign and a monument sign for this phase of the shopping centre (Appendix VII). The proposal complies with these guidelines.
- The applicant proposes 1 freestanding monument sign and 1 gateway obelisk proposed on the east side of the site fronting 160 Street. 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. 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. The proposed freestanding signage complies with the Sign By-law.
- 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.
- 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.
- All proposed free-standing and fascia signage also comply 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 entry at the northeast corner of the site.

### Highway 99 Landscape Buffer and Environmental Area

- 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 15.0 metre (50 ft.) wide 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 Future Shop building and Highway 99. A screen wall and an additional layer of landscaping is proposed along the west side of the Future Shop building to further buffer the loading and garbage areas.
- 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 including architectural design, landscaping, pedestrian accessibility and parking 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. 7907-0053-00
Appendix VII.	Signage Location Plan - Grandview Corners Design Guidelines

## INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated June 6, 2007.
- Soil Contamination Review Questionnaire prepared by Brent Savard dated February 26, 2007.

How Yin Leung  
Acting General Manager  
Planning and Development

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## DEVELOPMENT DATA SHEET

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

Required Development Data	Minimum Required / Maximum Allowed	Proposed (Site including Wal-Mart)
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		88,056 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	50%	32%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	5.5 m	6.39 m
Rear	5.0 m	5.06 m
Side #1 (West)	4.0 m	7.19 m
Side #2 (East)	3.0 m	3.16 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12 m	10 m
Accessory	4.5 m	
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>	35,222 m <sup>2</sup>	27,670 m <sup>2</sup>
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	35,222 m <sup>2</sup>	27,670 m <sup>2</sup>

*\* 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	0.32
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	659	
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	659	905
Number of disabled stalls		
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
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CONTOUR MAP FOR SUBJECT SITE

