

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0279-00

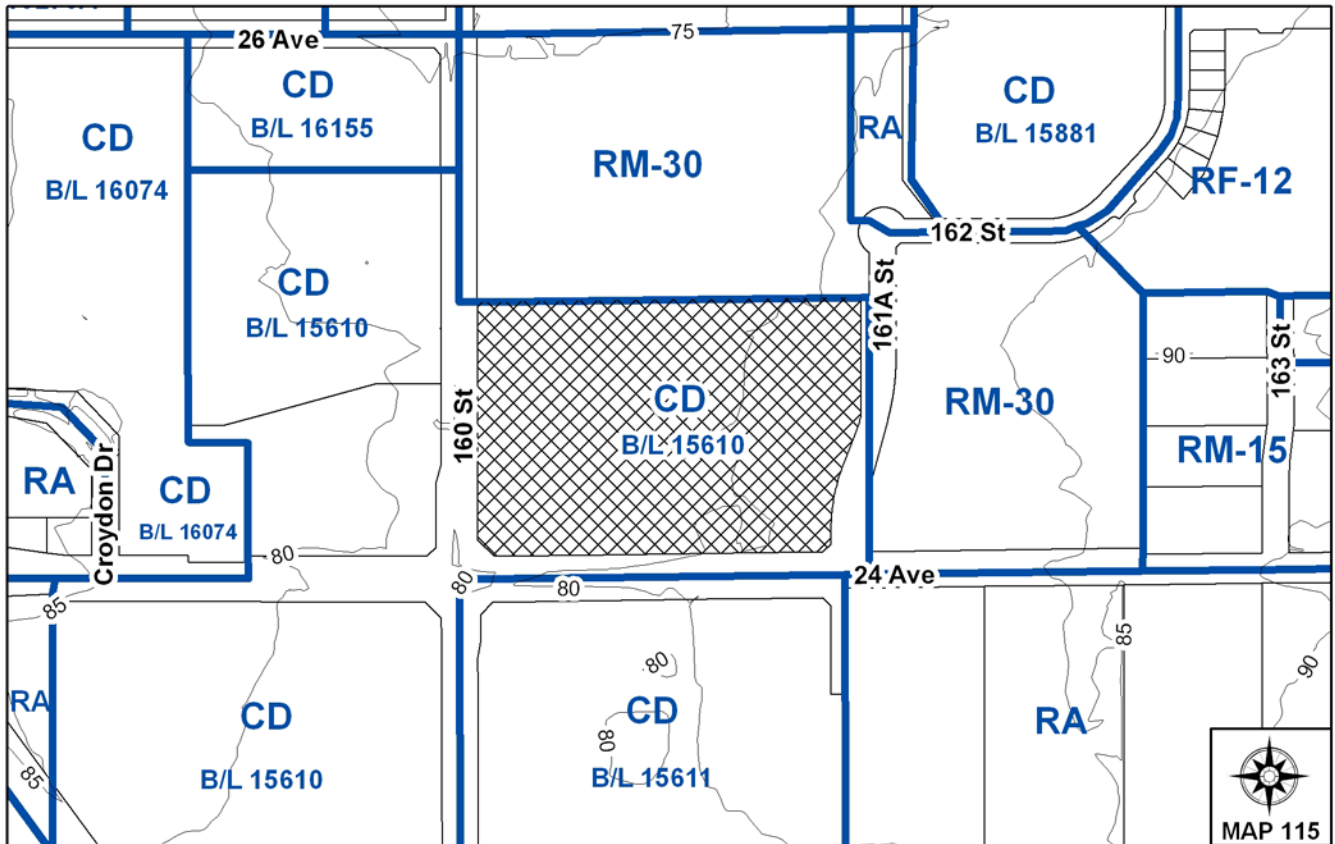
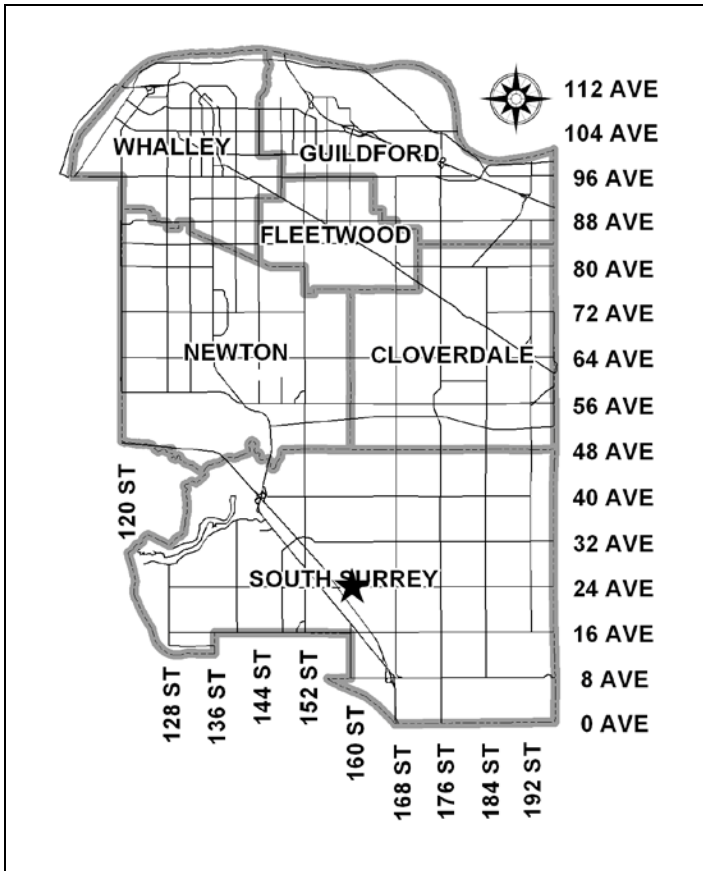
Planning Report Date: January 14, 2008

**PROPOSAL:**

- Development Permit
- Development Variance Permit

in order to permit the development of a retail commercial building in the northeast quadrant of the Grandview Corners Shopping District, and to permit a canopy sign to be located above a canopy.

**LOCATION:** 2444 - 160 Street  
**OWNER:** Surrey South Shopping Centres Limited  
**ZONING:** CD (By-law No. 15610)  
**OCP DESIGNATION:** Commercial  
**LAP DESIGNATION:** Commercial



### RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The Sign By-law permits the installation of a canopy sign; however, a canopy sign is not permitted to be above the canopy. The proposal is to have a canopy sign that is above the canopy.

### RATIONALE OF RECOMMENDATION

- Complies with the Grandview Corners Shopping District Design Guidelines.
- Complies with Generalized Development Permit No. 7904-0112-00.
- The location of the proposed canopy sign above the canopy is supported as the sign is a high quality architectural features designed to compliment the form and character of the building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7907-0279-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0279-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) vary the Sign By-law to allow a canopy sign to be located on the canopy roof on the southwest elevation of the proposed retail building.

REFERRALS

Engineering:

The Engineering Department has no objection to the project as outlined in Appendix III. The servicing for this site was addressed under the rezoning for this site in Grandview Corners.

SITE CHARACTERISTICS

Existing Land Use: Shopping centre under construction (northeast quadrant of Grandview corners Shopping District).

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Townhouses under construction.	Multiple Residential/ 20-30 upa Medium-High Density	RM-30
East (Across 161A Street):	Townhouses under construction.	Multiple Residential/20-30 upa Medium-High Density	RM-30
South (Across 24 Avenue):	Proposed Real Canadian Superstore and Gas Bar.	Commercial/Commercial	CD (By-law No. 15611)
West (Across 160 Street):	Home Depot store and future retail commercial centre.	Commercial/Commercial	CD (By-law No. 15610)

## 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 retail commercial shopping centre under construction, 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 3-storey townhouses under construction, zoned RM-30, designated Multiple Residential in the OCP and "20 – 30 upa Medium-High Density" in the Morgan Heights Neighbourhood Concept Plan (NCP).
- 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 established the guidelines for the evaluation of future Development Permits in the area.
- A detailed Development Permit (No. 7906-0426-00) to permit the first phase of a retail shopping centre on the subject site was approved by Council on March 12, 2007. The shopping centre, which consists of 44 commercial retail units (CRUs), totaling 15,550 square metres (167,381 sq.ft.) of retail commercial space, and a two-level 210 stall parking structure, is currently under construction (Appendix V).

### Proposed Development Permit

- The subject proposal is a detailed Development Permit application to permit the second, and final phase of the shopping centre on the subject site. The second phase consists of only one 2,830 square metre (30,500 sq.ft.) retail commercial building (Indigo/Golf Town). The siting and orientation of this proposed building has already been established through the Development Permit for the first phase of the shopping centre (No. 7906-0426-00).

- The proposed retail commercial building meets all the provisions of the CD Zone (By-law No. 15610, including density, lot coverage, parking, and setbacks. However, a Development Variance Permit (DVP) is proposed as part of this application to vary the Sign By-law to permit a canopy sign to be located above the canopy roof. Detailed information and justification for this DVP is provided later in this report
- 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. With the 53 additional surface parking stalls proposed as part of this application, the shopping centre on the site will meet this By-law parking requirement by providing a total of 427 surface parking stalls, which equals 2.7 surface parking spaces for every 100 square metres of gross floor area, and 210 structured parking stalls.

### 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 15, 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 160 Street, and one fronting 161A Street.
- Staff received only 1 response from the pre-notification letters and development proposal signs. This response came from the developers of the neighbouring townhouses to the north and east of the subject site who had some concerns with the visibility of the proposed loading area on the east side of the building from 161A Street and the adjacent townhouses.

*(The possibility of relocating the loading area to the north or west side of the building was explored, but it was determined that it was not possible to achieve the necessary turning movements for delivery trucks on these sides. The applicant has responded to the concern by proposing a dense landscaping treatment along the north and east property lines. A 10 metre (33 ft.) wide landscaped berm is proposed along the north property line with a 1.8 metre (6 ft.) high solid acoustic wood fence at the centre of the berm. In addition, a 4 metre (13 ft.) wide landscape buffer is proposed along the north edge of the loading area. A 3 metre (10 ft.) wide landscape buffer is also proposed along the east property line. These landscape areas will be well planted with trees and shrubs including coniferous varieties, which will provide year-round screening, and will sufficiently screen the loading. Additional trees are also proposed to be planted in landscape islands located throughout the parking area. The Advisory Design Panel (ADP) specifically reviewed the screening of the loading area and found the proposed treatment to be satisfactory. The ADP also noted that the loading area is located over 60 metres (200 ft.) from the*

*eastern property line and as such the impact on the pedestrian environment on 161A Street should be minimal.)*

- Although Public Information Meetings are typically required for all Development Permit applications in Grandview Corners, a Public Information Meeting is not considered warranted for this Development Permit application, given the amount of public consultation already conducted through previous Development Permit applications on this shopping centre site, and the minimal responses received from pre-notification letters and development proposal signs. It is noted that the shopping centre site plan presented to the community at the Public Information Meeting for the Phase 1 Development Permit (No. 7906-0426-00), which was held on February 7<sup>th</sup> of this year, included the proposed retail building. As such, the community has already had an opportunity to comment on the siting and orientation of the building. Staff did request that the applicant consult the developer of the neighbouring townhouses to the north and east and address any concerns they might have prior to proceeding to Council. The only concern raised by the townhouse developer was the visibility of the proposed loading area, which the applicant has responded to with landscape screening throughout the site. The final landscaping design for this interface has been approved by the Advisory Design Panel.

#### DESIGN PROPOSAL AND REVIEW

- Under the Grandview Corners Design Guidelines the subject site is envisioned as a village node with an urban village atmosphere. The Design Guidelines require the subject site to incorporate a central "Main Street" with boulevards, medians, and parallel or angled 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 Phase 1 Development Permit for this shopping centre (No. 7906-0426-00) established a site plan that is in keeping with these Design Guidelines.
- The proposed retail commercial building is the largest (2,830 square metres / 30,500 sq.ft.) of all the buildings in this shopping centre and is therefore appropriately located on the corner of the two internal Main Streets. The building is demised into two separate retail units; an Indigo book store of 1,656 square metres (17,800 sq.ft.) oriented towards the intersection of the two internal Main Streets and adjacent plaza, and a Golf Town store of 1,161 square metres (12,500 sq.ft.), directly facing the internal Main Street. Angled parking stalls are located in front of the building and the building is easily accessible via pedestrian sidewalks and cross walks.
- The proposed building continues with the established architectural vocabulary and building materials applied throughout this shopping centre. Common design elements include stone pier and base elements, canvas awnings, metal canopies, and tower elements. Building materials include combinations of glass, stone, and stucco.
- The Indigo store features a curving storefront with dramatic lighting and storefront displays, which will provide animation to the adjacent plaza throughout the day and evening. The strong corporate colour of the Indigo store will also add visual prominence to the main internal intersection.
- The building canopies help create a friendlier pedestrian environment particularly during inclement weather.

- All proposed fascia signage complies with the Sign By-law with the exception of the "Indigo" sign located on the southwest elevation of the building on the roof of the canopy, which is discussed below.
- All fascia signage will consist of individual channel lettering with through-wall construction as opposed to sign boxes.
- The proposed landscaping plan builds upon the generous combination of trees and shrubs proposed for this shopping centre under the Phase 1 Development Permit (No. 7906-0426-00). The buffer areas located on the eastern property line and on the north edge of the building are well treed with a focus on coniferous species that will provide year round screening. The parking area features landscape islands in key locations, which are large enough to accommodate a tree. Concrete pots with seasonal plants and flowers are proposed along the front of the building.
- A 10 metre (33 ft.) berm located 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.
- A decorative light column/obelisk feature is proposed on the northeast edge of the site fronting 161A Street matching the same feature on the opposite edge of the site fronting 160 Street. The obelisk is constructed with cultured stone and concrete with a triangular shaped galvanized metal lamp on the top.
- Garbage bins will be fully concealed by decorative enclosures.

#### ADVISORY DESIGN PANEL

- ADP Meeting Date: November 1, 2007.
- All ADP suggestions have been satisfactorily addressed (Appendix IV).

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Sign By-law to permit a canopy sign to be located above the canopy on the southwest elevation of the proposed retail commercial building.

Applicant's Reasons:

- The tenant (Indigo) requests a canopy sign above the entrance of their store. The applicant contends that the sign, erected on the roof of the canopy, is a unique feature that adds character to the building.

**Staff Comments:**

- The proposed sign meets all the requirements of a canopy sign under the Sign By-law, with the exception of its location on the roof of the canopy. As such, if it were located on the face of the canopy, it would be a permitted sign at its proposed location on the building.
- The Advisory Design Panel (ADP) has reviewed the sign and agrees with the applicant that the sign is a unique feature that complements the design and architecture of the building. The individual letters are only 1.0 metres (3.3 ft.) in height and are in keeping with the scale of the building.
- Staff support the proposed variance.

**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.	Site Plan, Building Elevations and Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments and Applicant's Response
Appendix V.	Development Variance Permit No. 7907-0279-00
Appendix VI.	Previous Development Permit (Phase I) Site Plan

**INFORMATION AVAILABLE ON FILE**

- Complete Set of Architectural and Landscape Plans prepared by Chandler Associates Architecture Inc. and DMG Landscape Architects, respectively, dated December 20, 2007 and December 21, 2007.

Jean Lamontagne  
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, BC  
   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
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7907-0279-00.

## DEVELOPMENT DATA SHEET

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

Required Development Data	Minimum Required / Maximum Allowed	Proposed Total for Shopping Centre
<b>LOT AREA*</b> (in square metres)		
Gross Total		54,814 m <sup>2</sup>
Road Widening area		
Undevelopable area		
Net Total		49,249 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	50%	30%
<b>SETBACKS</b> ( in metres)		
Front	3.0 m	3.0 m
Rear	3.0 m	3.0 m
Side #1 (North)	13.5 m	13.5 m
Side #2 (South)	3.0 m	3.0 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12 m	9.1 m
Accessory	4.5 m	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail	15,760 m <sup>2</sup>	15,550 m <sup>2</sup>
Office		
Total	15,760 m <sup>2</sup>	15,550 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	15,760 m <sup>2</sup>	15,550 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)	0.32	0.30
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	459	637
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	459	637
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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