

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0354-00

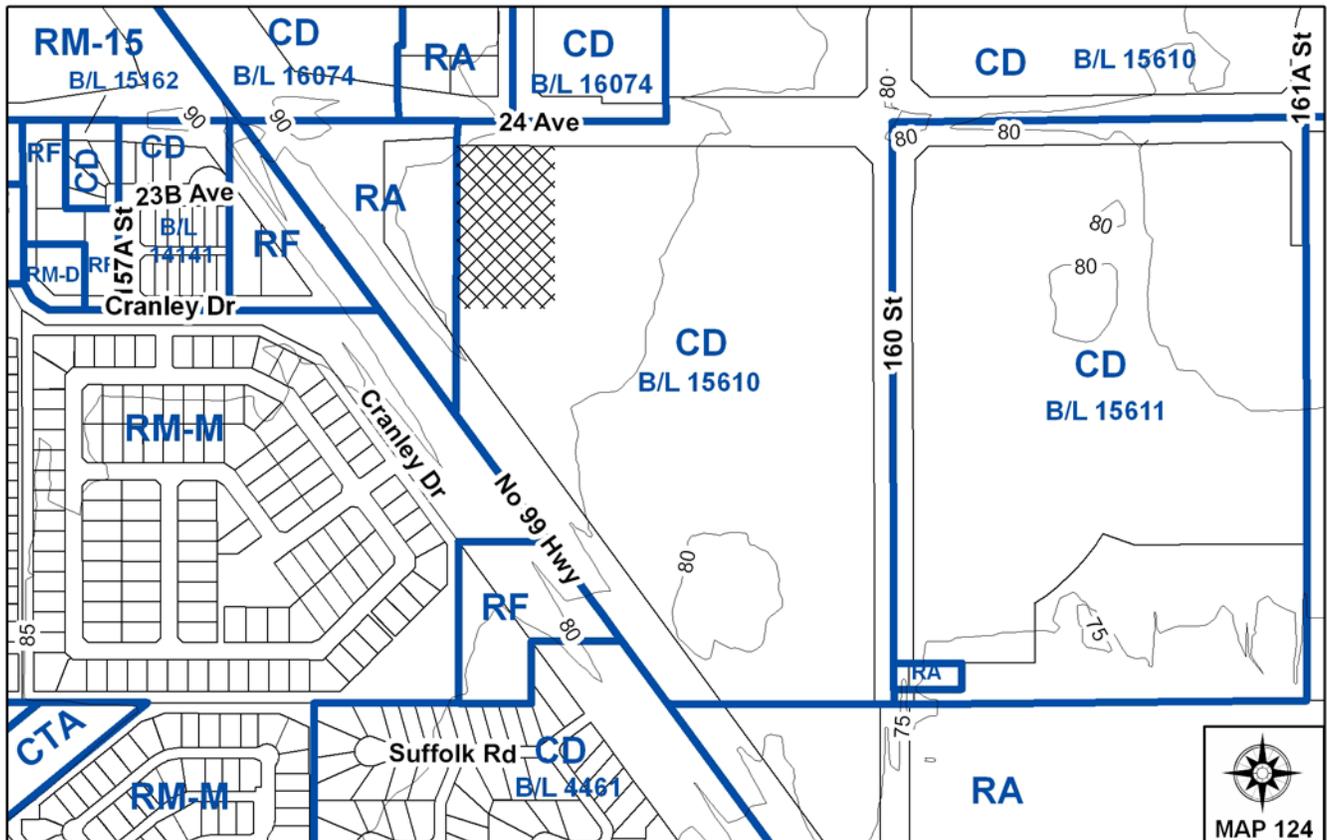
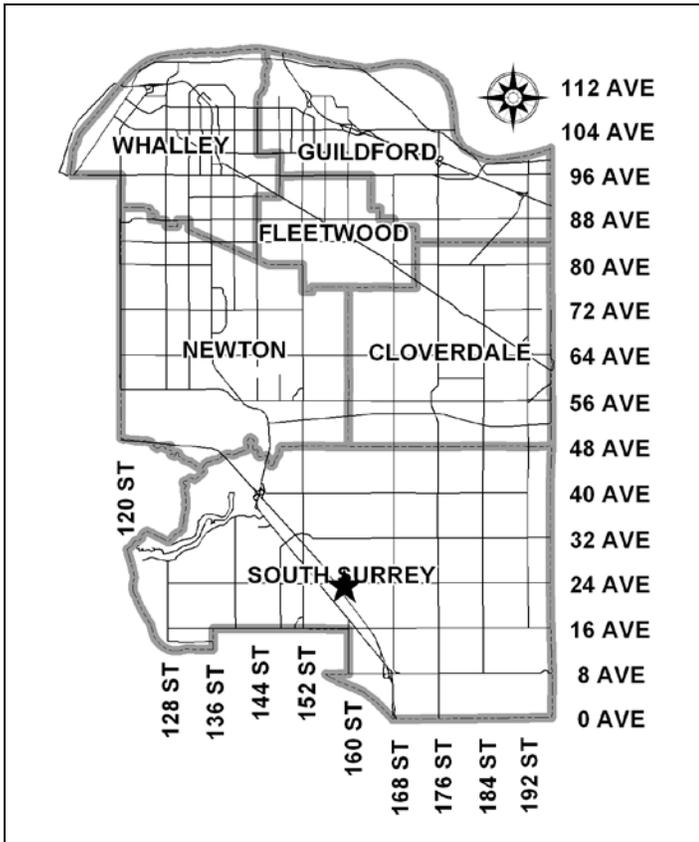
Planning Report Date: March 10, 2008

**PROPOSAL:**

- **Development Permit**

in order to permit the development of a commercial retail building and update the signage component of the Grandview Corners Shopping District design guidelines.

**LOCATION:** 2355 - 160 Street  
**OWNER:** Surrey South Shopping Centres Limited  
**ZONING:** CD (By-law No. 15610)  
**OCP DESIGNATION:** Commercial  
**LAP DESIGNATION:** Commercial



### RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed free-standing (monument) sign fronting the site was not identified in the Grandview Corners Shopping District Design Guidelines for this location.

### RATIONALE OF RECOMMENDATION

- The proposed building location, site design, landscaping and architectural treatment and finishing complies with the Grandview Corners Shopping District Design Guidelines approved under Generalized Development Permit No. 7904-0112-00.
- The additional monument sign for this site can be supported given the few number of free-standing signs along 24 Avenue. The proposed monument sign is consistent with the high-quality signage of the Grandview Corners Shopping District and has been evaluated to ensure coordination with the other free-standing signs in the area.
- The subject proposal will allow the signage component of the Grandview Corners Shopping District Design Guidelines to be updated and adjusted in response to the recent developments.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7907-0354-00 (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.
2. Council approve an amendment to the Signage component of the Grandview Corners Shopping District Design Guidelines by replacing pages 58 to 61 of the Guidelines with the revised pages attached in Appendix VII.

REFERRALS

Engineering: The Engineering Department has no objection to the project. The servicing for this site was addressed under the rezoning application for this site in Grandview Corners.

SITE CHARACTERISTICS

Existing Land Use: Shopping centre under construction (southwest 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 (Across 24 Avenue):	Vacant land, lifestyle village and shopping centre under construction.	Suburban and Commercial /Commercial	RA and CD (By-law Nos. 16074 and 15610)
East (Across 160 Street):	Approved Real Canadian Superstore not yet under construction.	Commercial/Commercial	CD (By-law No. 15611)
South:	Vacant land.	Suburban/Commercial	RA
West:	Development Application No. 7907-0116-00 (Third Reading) proposing a 3-storey professional office building.	Suburban/Commercial	RA

## 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, landscaping and signage 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 now under construction.
- On June 11, 2007, Council approved a detailed Development Permit (No. 7907-0053-00) for the southerly portion or second phase of the site to allow development of 18 commercial retail units (CRUs) in 3 buildings, a Future Shop store, and a drive-thru restaurant. This second phase is also now under construction.
- The applicant now proposes a detailed Development Permit to proceed with the northwesterly corner and third phase of this shopping centre site.

### Phase 3 Proposal - The Brick

- The subject proposal is a detailed Development Permit application for the third phase of the retail shopping centre on the northwesterly portion of the site. Phase 3 consists of a 2-storey retail building (The Brick). The total proposed floor area of this building is 2,069 square metres (22,268 sq.ft.). The proposed retail building, combined with Phase 1 and Phase 2 of this 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 Brick building meets this requirement by providing 41 surface parking stalls which, when combined with surface and structured parking stalls provided in Phases 1 and 2, equates to 2.16 surface parking spaces for every 100 square metres of gross floor area. In total, 1,235-combined surface and structured

parking stalls will be provided for all 3 Phases, which equals 4.25 parking spaces for every 100 square metres of gross floor area. This exceeds the 3/100 parking requirement for retail development under the Zoning By-law.

### 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 November 29, 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 responses to the pre-notification letters and development proposal signs.
- The applicant held a Public Information Meeting for this Development Permit application on February 4, 2008. Invitations were sent to all property owners within 100 metres (330 ft.) of the subject site. Six (6) people attended the meeting and 1 comment sheet was received over the course of the evening. The comment sheet received was submitted by the owner/developer of the neighbouring site to the west (15844- 24 Avenue) whose 3-storey office building (Southridge Square) proposal is currently at 3<sup>rd</sup> Reading (File No. 7907-0116-00). This neighbouring office building will share access to 24 Avenue with the proposed Brick building via a reciprocal access agreement that was registered as a condition of final adoption of the rezoning By-law for Grandview Corners. The concerns expressed by the neighbouring owner/developer have resulted in further discussions and changes as documented below:

### Adjacent Property (15844 - 24 Avenue) Concerns

1. Parking: The proposed 41 stall parking area south of the Brick store is insufficient based on the By-law requirements for a retail building of this size, and the Southridge Square parking lot may become an attractive option for overflow parking given its close proximity to the Brick store entry.

*(The proposed Brick retail building requires 62 parking stalls based on the By-law required rate. The proposed surface parking lot immediately south of the building provides 41 of these required stalls. The additional 21 required stalls are located in close proximity to the building within walking distance of the front entrance either in the surface parking lot on the north side of the Wal-Mart building or in the underground parkade of the Wal-Mart building. All of the 1253 parking stalls proposed on this shopping centre site are intended for the shared use of employees and customers of all the retailers in this quadrant of Grandview Corners. The Southridge Square parking lot*

*could be regulated through appropriate signage advising people that the Southridge Square parking lot is for the use of Southridge Square employees and patrons only.)*

2. **Grading:** The proposed grade at the property line between the Brick site and the Southridge Square site is too low to permit a reasonable access to Southridge Square along the access easement.

*(Grading on this site was largely established as part of the approval process for the adjacent Wal-Mart store and as such, the ability to modify the grades is limited. However, the applicant did meet with the neighbouring owner/developer and his architect to discuss their concerns with the proposed grading plan and the elevation difference between the 2 properties. At that meeting, the applicant agreed to raise the grade along their west property line by approximately 7% which will reduce the burden on the neighbouring property owner to either reduce their grades or accept a more sloping driveway entrance into their site).*

3. **Loading Area:** The proposed location of the loading area on the south side of the building is problematic as it creates an unsightly entry to the Southridge Square site.

*(The applicant and City staff investigated the possibility of moving the loading area to the southwest corner of the building, where it could be better screened; however, it was not possible to achieve the necessary truck turning movements. It was also undesirable to locate the loading area on the north side of the building where it would be visible from 24 Avenue. As such, the proposed location was the only feasible location for the loading area. The applicant has responded to the neighbouring property owners concerns by screening the loading area with a solid screen wall on the east side and adding a trellis and decorative paving pattern on the south side. This design solution has been found acceptable by the City Architect.)*

- The neighbouring owner/developer has advised staff that he is generally pleased with the progress made to resolve the above-mentioned issues. However, he still has some concerns with the amount of parking being provided, and the possibility of Brick customers using the Southridge Square parking lot, as well as the proposed grading plan and the resultant costs he will have to bear to lower his site to achieve a level driveway. Staff have advised the neighbouring owner/developer that the proposed parking exceeds the By-law and that his parking lot can be regulated. In addition, staff advised that the ability to modify grades is limited by the grading pattern established by the approved Wal-Mart store and that given these limitations, the applicant has adequately accommodated access to his site.

## DESIGN PROPOSAL AND REVIEW

- Under the Grandview Corners Design Guidelines the subject site was envisioned as a general merchandise node with the Wal-Mart store as the anchor. The proposed Brick retail store is in keeping with this intent.
- The site plan, architectural design and landscaping of the proposed retail store meets the Grandview Corners Design Guidelines and the generalized Development Permit established for the site.

- The proposed 2-storey retail building (The Brick) is located on the northern portion of the site fronting 24 Avenue. The proposed parking enclave is located on the south side of the building, as is the main entry to the store.
- Access to 24 Avenue and 160 Street will be via a statutory right-of-way, which was registered as part of the original rezoning application for this quadrant of Grandview Corners. The neighbouring site to the west (15844 – 24 Avenue) will also access this right-of-way through the subject site via a registered easement.
- The building incorporates major design elements used throughout Grandview Corners such as pilasters, stone base elements, metal canopies, and glazed tower elements. The building's massing reflects the intent of the Grandview Corners Design Guidelines through the use of modulated rooflines and articulated building forms.
- Building materials include combinations of glass, stone, pre-finished metal cladding and stucco, as suggested in the Design Guidelines. The colour palette for the proposed building is muted, similar to the colours used throughout Grandview Corners and is highlighted with the corporate colour of the tenant (red). Exterior materials will be impact resistant and come with graffiti resistant finishes (texturing and coating).

#### Proposed Brick Signage

- The subject application proposes 1 monument sign and 1 gateway obelisk fronting the site within a landscaped plaza area. The monument sign and obelisk are both proposed on the north side of the building fronting 24 Avenue. This monument sign will provide advertising for the Brick as well as for commercial units south of the Wal-Mart building along 160 Street. The Gateway obelisk is proposed to act as a street furniture element to enhance the site frontage. The monument sign and obelisk are identical in size and design as the other monument signs and obelisks already approved in Grandview Corners, and match the design and specifications in the Grandview Corners Design Guidelines. The obelisk was not shown in the Grandview Corners Design Guidelines, but it does not include any signage, and as such it can be considered a decorative landscape feature, which will highlight the landscaping and plaza area fronting 24 Avenue.
- The proposed monument (free-standing advertising) sign was also not shown in the Grandview Corners Design Guidelines, therefore the applicant was requested to provide justification for this monument sign, and ensure such a sign would be coordinated with the overall sign package for Grandview Corners. This monument sign will be one of only 2 monument signs on this site fronting 24 Avenue and the 2 signs will be approximately 200 metres (650 ft.) apart. The number of monument signs on this frontage will still comply with the sign By-law and the signs are high quality. As such, the additional monument sign is supportable. As per staff's request, the applicant has provided an updated and coordinated signage package for the Grandview Corners Design Guidelines, as discussed below.

- The applicant proposes two (2) "The Brick" fascia signs; one on the west elevation and one on the northeast elevation. Both of these signs will have individual channel lettering with a maximum letter height of 1.5 metres (5 ft.). An additional "The Brick" sign is proposed on the south elevation but it will be behind glass and therefore is not considered a fascia sign. The proposed fascia signage meets the Sign By-law.
- Three (3) canopy signs ("Furniture", "Appliances", "Electronics") are proposed along the northeast elevation of the building. The lettering is decorative and the maximum letter height is 0.3 metres (1 ft.). The proposed canopy signs also meet the Sign By-law.

### Grandview Corners Shopping District - Free-Standing Signage Package Update

- The Grandview Corners Design Guidelines identified schematic locations of monument signs, corner signs, and gateway obelisks for all 4 quadrants of this shopping centre. These schematic locations have subsequently been adjusted and fine-tuned through the detailed evaluation of site plans and buildings as part of previous development permit applications for each phase. The figures provided in Appendix VI offer a comparison between the schematic site signage location plan shown in the Grandview Corners Design Guidelines, and the signage that has been approved through the detailed development permit process.
- The following table provides a comparison of the total number and type of free-standing signs approved in the Grandview Corners Design Guidelines, versus the updated amount based on what has been approved, as well as proposed with the subject proposal:

	<b>Number approved in Grandview Corners Design Guidelines</b>	<b>Updated number based on approved detailed development permits and current proposal</b>
Obelisks	8	13 (signage removed)
Corner Signs	4	6
Monument Signs	8	12
<b>TOTAL</b>	<b>20</b>	<b>31</b>

### Gateway Obelisks

- The number of gateway obelisks has been increased from 8 to 13. Originally, these obelisks were to be installed at the four key gateway entrances to Grandview Corners to act as gateway features. Through the detailed development permit process, the signage that was proposed to be located on the side of these obelisks was removed, and as such the obelisks have become attractive landscape features with a more widespread application. The subject Development Permit will amend the gateway obelisks design to eliminate any signage for this element. The additional obelisks are now used to enhance the landscaping in other key entry areas throughout the shopping centre. The obelisks are 2.4 metres (8 ft.) in height and are constructed of cultured stone with a triangular shaped bronzelite lamp on the top (Appendix VII).

### Corner (Entry) Identification Signs

- The number of corner signs has been increased from 4 to 6. Originally, the 4 corner signs were proposed to be located in the plazas at the 24 Avenue and 160 Street intersection. Through the detailed development permit process it was determined that 2 additional corner signs should be added at the easternmost and westernmost entries to Grandview Corners along 24 Avenue to highlight the plazas at these 2 locations. The corner signs are only 1 metre (3.3 ft.) in height and are attractive concrete signs with a foliage pattern and the words "Grandview Corners" sandblasted in. These corner signs can actually be considered more like landscape features than signage, as they do not advertise any particular tenant (Appendix VII).

### Monument (Advertising) Signs

- The number of monument signs has been increased from 8 to 12. Two (2) additional monument signs have been added fronting 160 Street, one in the northeast quadrant and 1 in the southwest quadrant; 1 additional monument sign has been added fronting 160A Street in the northeast quadrant; and one additional monument sign is proposed on the subject site in front of The Brick. The monument signs are only 2.4 metres (8 ft.) in height and 4.0 metres (13 ft.) in width and are high-quality design. 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. In addition, the shopping centre properties are large sites with long frontages and as such the additional monument signage will not overwhelm the streetscape (Appendix VII).
- The updated signage package has been reviewed by the City Architect and deemed acceptable. Staff recommend that Council amend the Signage Component of the Grandview Corners Shopping District Design Guidelines by replacing pages 58 to 61 of the Guidelines with the updated pages attached in Appendix VII which reflect the changes documented above.

### Landscaping

- A small plaza area is located on the northeast side of the building fronting 24 Avenue to match the plaza on the opposite side of the drive-aisle in front of the Wal-Mart store. This plaza includes a curved arbour, decorative paving, and benches.
- The proposed landscaping has been designed to reflect the requirements set out in the GCSD Guidelines and includes native vegetation of evergreen and deciduous trees and shrubs in a variety of species. The parking areas and sidewalks are well treed in landscape islands and tree grates throughout the site.
- 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.
- The garbage bin will be fully concealed by decorative enclosures and surrounded by landscaping.

ADVISORY DESIGN PANEL

ADP Meeting Date: January 17, 2008

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.	Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments
Appendix V.	Existing Signage Component of the Grandview Corners Shopping District Design Guidelines (approved in 2005) and Amended Signage Component
Appendix VI.	Development Permit No. 7907-0354-00
Appendix VII.	Amended Signage Package (pages 58 to 61) of Grandview Corners Shopping District Design Guidelines

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Chandler Associates Architecture Inc. and DMG Landscape Architects, respectively, dated February 25, 2008 and February 21, 2008.

Jean Lamontagne  
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 Shopping Centre Total
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		81,088.65 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	50%	36%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	5.5 m	5.8 m
Rear	5.0 m	n/a
Side #1 (West)	4.0 m	4.5 m
Side #2 (East)	3.0 m	n/a
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12.0 m/2 storeys	12.0 m/2 storeys
Accessory		
<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		29,089.71 m <sup>2</sup>
Office		
Total	32,435.46 m <sup>2</sup>	29,089.71 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	32,435.46 m <sup>2</sup>	29,089.71 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	0.36
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	873	1,235
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	873	1,235
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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