

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0040-00

Planning Report Date: July 14, 2008

**PROPOSAL:**

- **Development Permit**

in order to permit exterior renovations to an existing commercial building.

**LOCATION:**

10355 King George Highway

**OWNER:**

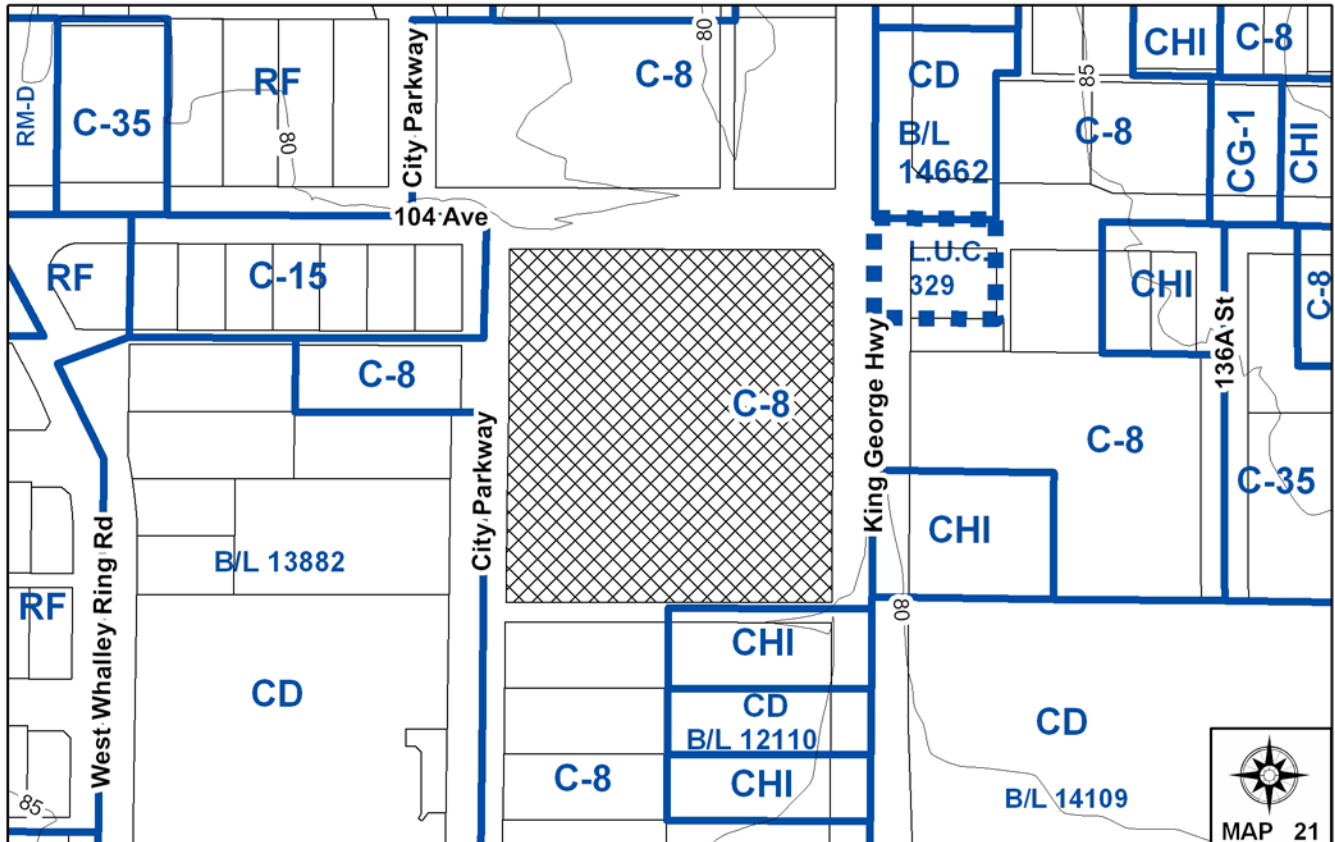
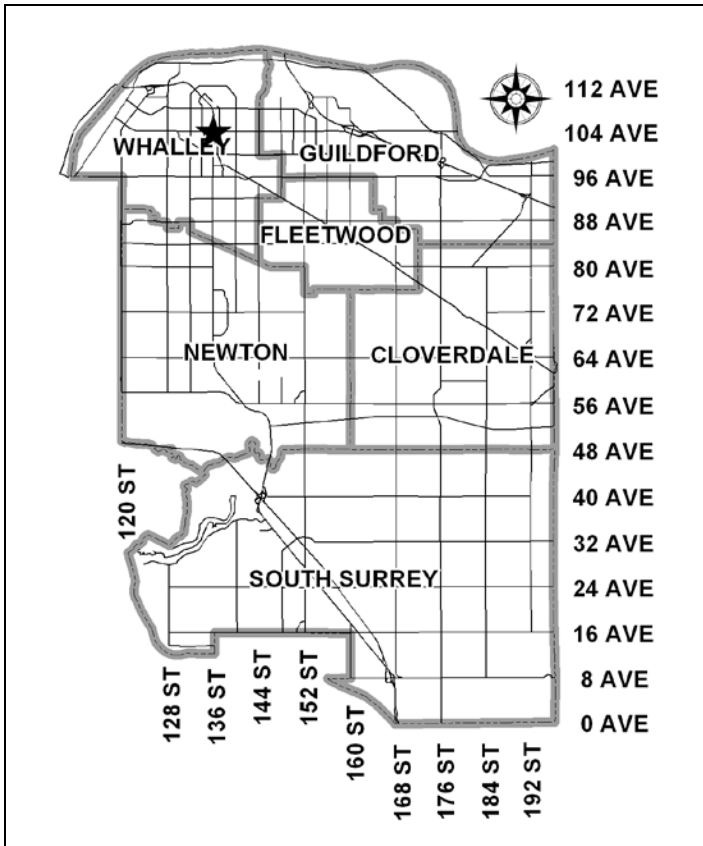
Canada Safeway Ltd., Inc. No. 73849A

**ZONING:**

C-8

**OCP DESIGNATION:**

City Centre



### RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- The proposed renovations represent a considerable upgrade to the existing conditions.
- Proposed changes to parking lot will create better and safer pedestrian connections.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7908-0040-00 (Appendix III), 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: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Safeway grocery store (southeast corner) and a HSBC bank (northwest corner).

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North (Across 104 Avenue):	Furniture store and TD Canada Trust bank.	City Centre	C-8
East (Across King George Highway):	Commercial building.	Commercial	Land Use Contract No. 329 (underlying C-8) C-8
	Commercial building and a three-storey multi-tenant commercial building.	Commercial	
	Fast-food restaurant	Commercial	CHI
South (Across Lane):	Multi-tenant commercial building including a restaurant and salon.	City Centre	C-8
	Automobile rental.	City Centre	CHI
West (Across City Parkway and SkyTrain Guideway):	Mixed commercial and retail businesses.	City Centre	C-15 and C-8
	Whalley Library and North Surrey Recreation Centre.	City Centre	CD (By-law No. 13882)

## DEVELOPMENT CONSIDERATIONS

- The subject property located at 10355 King George Highway, is zoned C-8 and designated City Centre in the Official Community Plan (OCP). A Safeway grocery store and HSBC building currently occupy the site.
- A Building Permit was issued in August 1986 for a grocery store to be built on the subject property. The existing Safeway building underwent a significant exterior renovation under Development Application No. 7997-0280-00, which was approved by Council on February 23, 1998. The HSBC building was also constructed under this development application.
- The applicant is proposing to renovate the exterior façades of the existing Safeway building, including upgrades to signage. Improvements to the pedestrian walkways within the parking lot and the construction of a new garbage enclosure are also proposed. There are no renovations proposed for the HSBC building.
- Sign permits were issued in 1999 and 2000 for additional fascia signage to the Safeway building approved under Development Permit No. 7997-0280-00. There are currently ten (10) fascia signs installed on the subject building. The applicant proposes to remove and replace them with eight (8) new fascia signs.
- The subject property is also under a separate subdivision application (No. 7907-0009-00). The application proposes to subdivide the property to allow Safeway and HSBC to operate on two separate parcels. The application is a straight subdivision and is currently pre-PLA.
- The subject site is located within City Centre and adjacent to Surrey Central SkyTrain station. As such, the property has significant redevelopment potential. However, the applicant has stated that the owner (Canada Safeway Ltd) is not planning to redevelop the subject property in the near future. The proposed renovations are only to upgrade the subject building to the current company standards, with plans to redevelop the site in the long-term future.

## PRE-NOTIFICATION

- Pre-notification letters were not required for this application, however, a development proposal sign was installed on the subject property and staff received no comments.

## DESIGN PROPOSAL AND REVIEW

- The applicant is proposing to modify and improve the exterior façade of the existing Safeway building, particularly the north building elevation. The alucobond finish that currently exists on the building will be replaced with a stucco finish, which is consistent with the new logo and company image introduced in early 2005. The colour scheme for the stucco finish will consist largely of shades of taupe and beige, with grey accents.

- A new façade feature will be installed to highlight a new entryway located on the north building face, which fronts the parking lot. Stacked natural ledgerstone support columns will be used to accentuate the entrance feature, and will greatly enhance the design and appearance of the building.
- The applicant proposes to clean the existing masonry and windows on all building elevations, and repaint all doors, window frames, handrails and bollards. A new trellis and exterior seating area (for eight patrons) is proposed along the north building elevation adjacent to the new entrance. The proposed seating area is for the Starbucks coffee shop located within the Safeway building.
- The applicant proposes to remove the existing signage on the Safeway building and replace them with eight (8) illuminated channel letter fascia signs. A total of five (5) fascia signs are proposed on the premise frontage (north building elevation), two (2) of which are ‘Safeway’ signs which include the signature Safeway ‘S’ logo. The three (3) remaining fascia signs proposed on the premise frontage identify services (pharmacy, café, and Starbucks) within the store.
- One (1) fascia sign is proposed for each of the remaining building elevations (south, east and west), which depict the standard ‘Safeway’ lettering and ‘S’ logo. The fascia sign proposed on the west elevation consists of smaller lettering, but a slightly larger ‘S’ logo. The eight (8) proposed fascia sign dimensions, including the proposed sign area, comply with the Surrey Sign By-law.
- A proposed garbage enclosure is to be located near the southwest corner of the Safeway building adjacent to the existing loading dock, and will be 3.0 metres (10 ft) high and 4.5 metres (15 ft) wide. The proposed garbage enclosure is constructed with a hollow steel frame. Crezon plywood (a durable, exterior grade plywood) will be bolted to the frame to provide adequate screening. The proposed enclosure will be painted to match the building.
- The applicant also proposes to enhance the pedestrian connections on the subject property. Five (5) new pedestrian walkways are proposed to provide better connections to the store. The existing speed bumps on the subject site will be removed and replaced with improved speed humps to slow vehicle traffic and provide increased safety to pedestrians.
- All existing lamp standards and parking stall lines on the subject site will be repainted, while existing cart corals will be replaced with new ones. Additional parking spaces for the disabled and extra bicycle racks are also proposed.

#### ADVISORY DESIGN PANEL

- The proposal was not referred to the ADP, but was reviewed by staff and found to be satisfactory.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Existing Building Elevations
- Appendix III. Development Permit No. 7908-0040-00

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:                      Abbarch Architecture Inc. (Mirela Kalajdzic)  
                         Address:                      1830 Bentall One, 505 Burrard Street  
                                                              Box 79  
                                                              Vancouver, BC  
                                                              V7X 1M6  
                         Tel:                                      604-669-4041
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      10355 King George Highway
  
  - (b)      Civic Address:                      10355 King George Highway  
                         Owner:                                      Canada Safeway Limited, Inc. No. 73849A  
                         PID:    004-863-917  
                         Lot A Section 27 Block 5 North Range 2 West New Westminster District Plan  
                         72648
  
3.      Summary of Actions for City Clerk's Office