

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0186-00

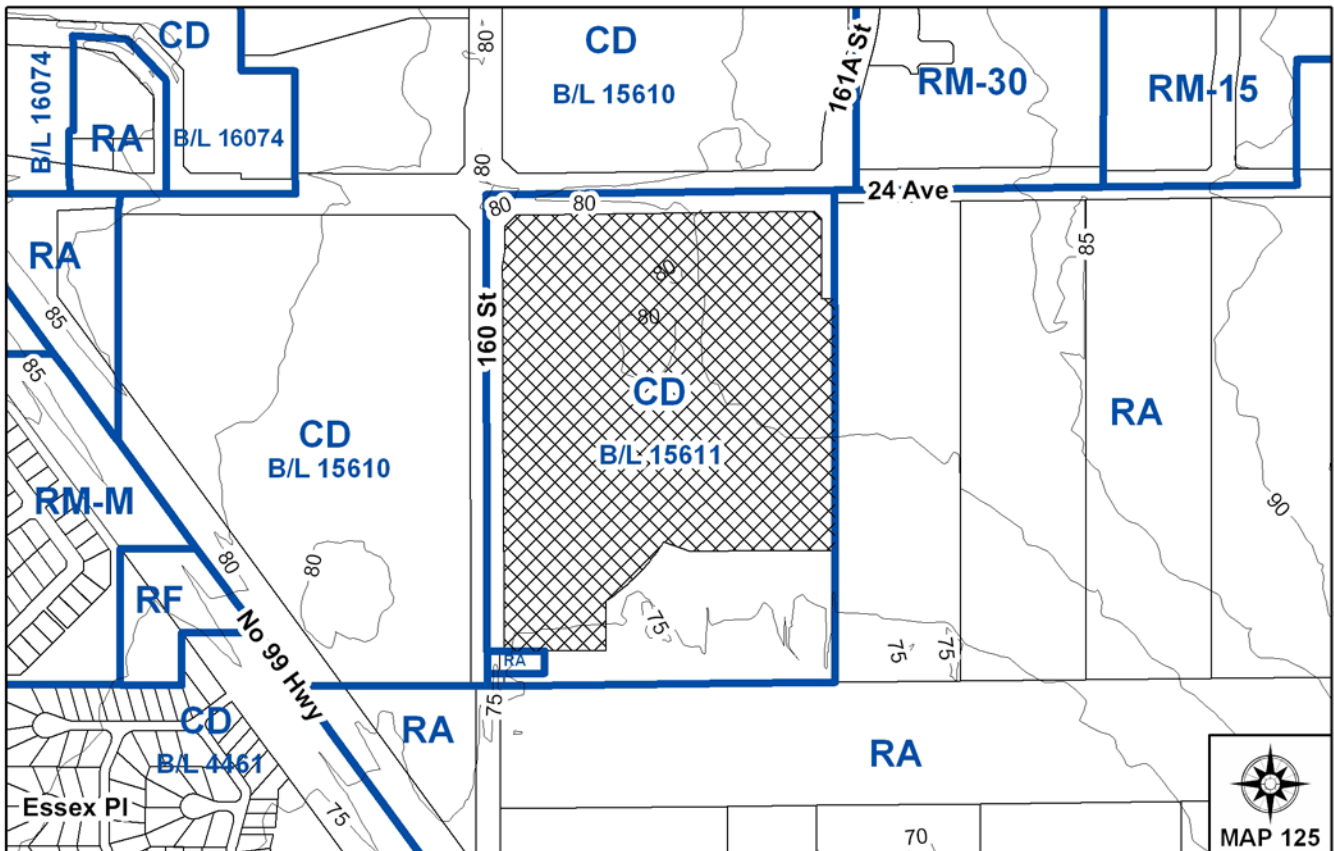
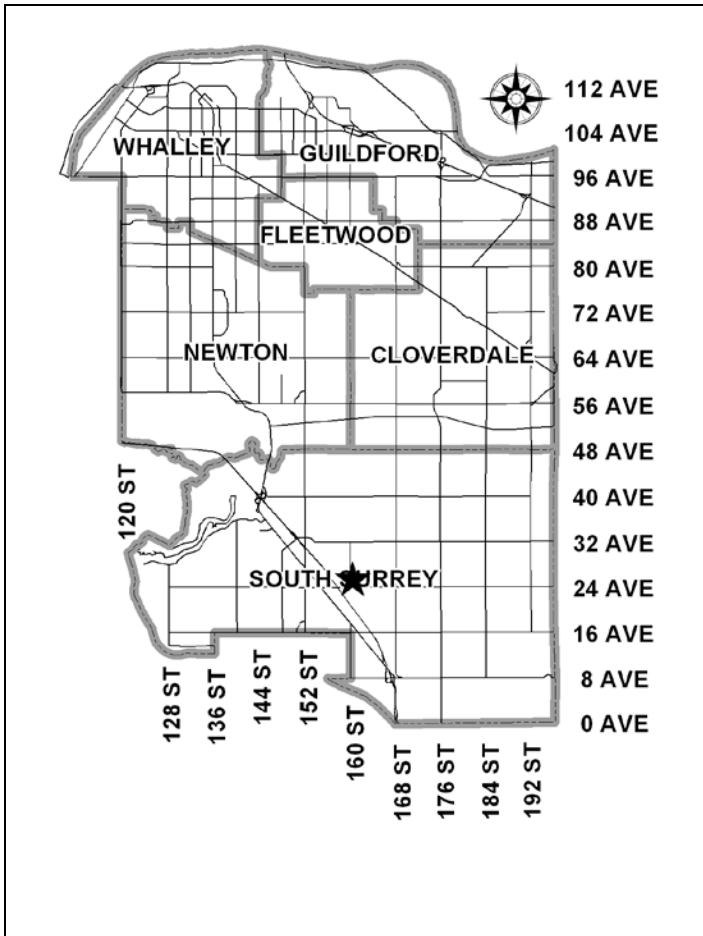
Planning Report Date: December 15, 2008

**PROPOSAL:**

- **Development Permit** to permit development of a retail store (Loblaw Superstore) in Grandview Corners
- **Development Variance Permit**

in order to permit an additional fascia sign on the west elevation of the building.

**LOCATION:** 2332 - 160 Street  
**OWNER:** Loblaw Properties West Inc., Inc.  
 No. A47145  
**ZONING:** CD (By-law No. 15611)  
**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

- One additional fascia sign is proposed on the west elevation of the building.

### RATIONALE OF RECOMMENDATION

- The revised Loblaw Superstore design complies with the Grandview Corners Design Guidelines and the generalized Development Permit established for this site and is of high architectural quality.
- The proposed additional fascia sign on the west elevation of the building replaces a permitted sign on the north elevation. The total sign area of all proposed fascia signage meets the sign area permitted under the Sign By-law and the sign is high quality.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7908-0186-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7908-0186-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to vary Part 5 Section 27(2)(a) of the Surrey Sign By-law (By-law No. 13656) to permit an additional fascia sign on the west elevation of the building.
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) submission of a finalized landscaping plan and landscaping cost estimate to the satisfaction of the City Landscape Architect.

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 (Appendix III).
- BC Hydro:** BC Hydro has no objection in principle to the proposal but cannot give final approval until more detailed plans are received. The applicant will be required to obtain final approval from BC Hydro prior to building permit issuance.

SITE CHARACTERISTICS

Existing Land Use: Vacant land.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across 24 Avenue):	Retail commercial buildings.	Commercial/Commercial	CD (By-law No. 15610)
East:	Single family dwellings.	Suburban/Multiple Residential (15-45 upa)	RA

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
South:	Detention pond.	Commercial/Commercial	CD (By-law No. 15611)
West (Across 160 Street):	Retail commercial buildings.	Commercial/Commercial	CD (By-law No. 15610)

## DEVELOPMENT CONSIDERATIONS

### Background and Site Context

- Located at the southeast corner of 24 Avenue and 160 Street, the site is currently designated Commercial in the Official Community Plan (OCP) and is proposed for large format commercial uses in the Highway 99 Corridor Local Area Plan (LAP), approved by Council in February 2004.
- The site is encumbered by a BC Hydro Right-of-Way which extends through centre of the site.
- The site is part of the overall Grandview Corners commercial development, which includes all four quadrants of 24 Avenue and 160 Street comprising approximately 30 hectares (74 acres) of land area.
- To the north (across 24 Avenue) and west of the site (across 160 Street) are approved retail commercial building in Grandview Corners that are either recently open for business or under construction. To the east of the site are older single family dwellings on large acreages that are designated for multi-family development under the Grandview Heights Neighbourhood Concept Plan (NCP). To the south of the site is a detention pond with a perimeter public pathway.
- The original OCP Amendment and Rezoning application (No. 7904-0312-00) which permitted the development of large format commercial buildings, a gas bar with car wash, and small-scale commercial buildings in a comprehensive design on the subject site, received final approval from Council on July 25, 2005. The site is currently zoned CD (By-law No. 15611)
- The generalized Development Permit (No. 7904-0312-00) to establish an overall development scheme 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 received final approval from Council on October 14, 2005.
- A detailed Development Permit (No. 7905-0189-00) to permit development of a Loblaw Superstore on the subject site was approved by Council on October 17, 2005. The approved Loblaw Superstore had a total floor area of 17,231 square metres (185, 473 sq.ft.) and included a large retail sales area, garden centre, warehouse and receiving area, medical centre, fitness studio, community meeting rooms, staff administration area, a parking vestibule, and storage areas. The owner never proceeded with construction of this approved store.
- A detailed Development Permit (No. 7906-0177-00) to permit a gas bar on the southwest corner of the site received preliminary approval from Council on December 18, 2006 and will likely be presented to Council for final approval in the near future.

### Project Description

- Due to market conditions, the owner does not wish to construct the previously approved Loblaw Superstore but instead proposes a smaller store with a total floor area of 13,136 square metres (141,393 sq.ft.). The applicant is also pursuing a different design concept for the building. To accommodate these proposed changes, an amended Development Permit is proposed.
- The proposed Loblaw Superstore is a two level building with one level of underground parking. The main floor of the building contains a large retail sales area, optical centre, bakery, coolers and freezers, and a receiving area. The mezzanine level contains a medical centre, staff lounge, meeting room, and offices. A seasonal garden centre is proposed at the southwest corner of the building near the underground parkade entrance.
- The proposed building complies with all provisions of the CD Zone (By-law No. 15611) including density, lot coverage, building height and setbacks.
- Under Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law No. 12000, 394 parking spaces are required based on a ratio of 3.0 parking spaces per 100 square metres (1,076 sq.ft.) of gross floor area. The proposed development exceeds this requirement by providing a total of 570 parking spaces. The total parking count includes 10 disabled parking stalls and 57 small car parking spaces.
- In addition, under the CD Zone (By-law No. 15611), the maximum number of surface parking spaces cannot exceed a total of 3 parking spaces per 100 square metres (1,076 sq.ft.) of gross floor area. Based on this ratio, the maximum number of surface parking spaces that can be provided on the site is 394 and the proposed development meets this requirement by providing only 356 surface parking spaces and 214 spaces in the underground parkade.

### Access and Site Circulation

- There are 5 vehicular access points to the site, one on 24 Avenue, one on 161A Street, and three on 160 Street. Three of these accesses are signalized intersections, and one is a restricted right-in/right-out access. These access points have been approved by the City's Transportation Engineer and are consistent with the locations established as part of the original Rezoning and generalized Development Permit application on the subject site.
- The applicant will be providing additional road dedication on 161A Street to accommodate an improved alignment for that access.
- Primary internal circulation routes, "main streets", allow for strong connections to the signalized intersections, surface parking and underground parkade. This includes a major north-south route connecting to 24 Avenue across the front of the store and an east-west route connecting to 160 Street.
- The loading and unloading area is proposed to be located on the south side of the building and is recessed so that it is out of the direct line of sight.

- The design guidelines for Grandview Corners put a strong emphasis on encouraging pedestrian movement throughout the development site. This guideline is met through a combination of primary and secondary pedestrian access routes throughout the site. The primary pedestrian routes align with the major vehicular routes providing access to the various signalized intersections, and the City's Pioneer Greenway trail system which runs along 160 Street on the west side of the site. Secondary pedestrian routes allow for movement through the parking areas and provide links to the gas bar and the pathway around the detention pond to the south of the site.

### PRE-NOTIFICATION/PUBLIC CONSULTATION

- 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 consider 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 August 6, 2008 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 two signs: one fronting 24 Avenue and one fronting 160 Street.

### Public Information Meeting

- The applicant held a public information meeting for this proposal on November 10, 2008. Invitations were sent to all property owners within 100 metres/300 ft. of the development site and to respective residents associations and community groups. Only 4 people attended the meeting all of which were in favor of the project and none completed comment sheets.

### DESIGN PROPOSAL AND REVIEW

- The site plan, architectural design, and landscaping plan for the proposed Loblaw Superstore meet the Grandview Corners Design Guidelines and the Generalized Development Permit established for this site.
- Due to the constraints of the BC Hydro right-of-way, the buildable portion of the site is limited to the eastern and northern portions of the site. The proposed building, which is approximately 147.8 metres (485 ft.) in length and 91.4 metres (300 ft.) in width, is therefore sited on the eastern portion of the site with surface parking the hydro right-of-way area. The building is setback at a distance of 13.5 metres (44.3 ft.) from the east property line to provide a significant landscape area between the store and the future pedestrian pathway and multi-family development to the east.

- The northern portion of the site is proposed for future commercial development and will be subject to a separate Development Permit application. In the interim, this area will be grassed or hydro seeded. No temporary parking will be allowed in this area.
- The architect's design concept for the building is to create a fresh, clean, and bright look through building articulation and volumes, high quality materials, and colours.
- To break up the long facades, the architect has peeled out sections of the building creating varying planes with rectangular expressions and bold colours. The two main entries to the store on the west side of the building are highlighted with large expanses of glazing and bright yellow steel canopies. Glazing is also used strategically at the corners of the building and along the roof line on all four sides.
- The building materials consist of all durable materials including corrugated and sheet metal and the colour palette contrasts neutral (charcoal/grey/white) and bright tones (sapphire blue/yellow) for a contemporary appearance.
- The importance of the pedestrian environment is reflected in the ample and inviting ramp and stairwells at the building entrances. There are also two elevators provided.
- A total of four fascia signs are proposed for this building, three on the west elevation and one on the north elevation. The 2 proposed "Superstore" signs as well as the "Primacy Medical Clinic" sign are permitted under the Sign By-law. However; a Development Variance Permit is proposed to permit the "Joe" sign. Justification for this variance is provided later in this report. The proposed scale of the fascia signage is in keeping with the fascia signage approved for other building in Grandview Corners. All of the proposed fascia signage consists of individual channel letters with thru-wall construction. There are no box type signs, raceways, or backgrounds proposed in accordance with the Grandview Corners Design Guidelines.
- There is one monument sign proposed for this site fronting 160 Street in accordance with the Grandview Corners Design Guidelines and as permitted under the Sign By-law. The monument sign is identical to the other freestanding signs approved for Grandview Corners. The sign is 2.4 metres (8 ft.) in height and 4.0 metres (13 ft.) in width. The sign is framed on the bottom and both sides by cultured stone columns and the top is framed by a decorative metal steel beam.

### Landscaping

- The landscaping design for the Loblaw Superstore includes many of the same elements used throughout the Grandview Corners Shopping Centre. The concept is to provide a safe pedestrian environment, effective storm water management, attractive landscaping features, and a combination of plantings that will provide visual interest throughout the year.
- Raised crosswalks provide safe crossing for pedestrians and decorative paving and pedestrian scale lighting along pedestrian routes assist in way finding, help delineate pedestrian areas from vehicular, and provide an urban aesthetic.

- Landscaping under the B.C. Hydro right-of-way, is restricted to a maximum 3 metre (10 ft.) growing height at maturity, so specific species have been selected for these areas that will provide effective visual buffer of the parking areas and a lush appearance despite the height limitation.
- Special treatments have been proposed to minimize the impacts of the B.C. Hydro transmission tower bases on the landscape including: river rock placed on the landscape fabric within the tower bases; surrounding the tower bases with a decorative metal fence of 1.8 metres (6 ft.) high while still allowing access to the tower bases; providing informal mounding of topsoil around the bases to create variation in the depth and height of landscape material; and planted material being species that have a horizontal growth effect to detract from the vertical nature of the tower bases.
- The buffer area on the east side of the building is heavily landscaped and secured at each end with gates. This buffer area also includes decorative landscaped features and articulated fencing in anticipation of a future pedestrian walkway along that edge. A cantilevered screen wall and a wide landscaping strip are provided along the south elevation of the building to provide screening of the truck loading activities. The entry to the truck loading area on the west side of the building features a decorative metal gate to provide additional screening.
- Parking areas will drain towards vegetated bioswales which provide natural storm water drainage and additional softening in these paved areas.

#### Sustainable Design Features

- The proposed Loblaw Superstore building employs the following sustainable design techniques :
  - Durable building materials will be used which ensure longevity of the building;
  - Efficient lighting and plumbing fixtures will be used;
  - Bioswales are proposed which protect fish habitat and reduce impacts on municipal storm system infrastructure;
  - Highly-reflective roof systems will be used which reduce the heat island effect;
  - Low volatile organic compounds and forest stewardship certified materials will be used;
  - Efficient mechanical systems that use environmentally accepted refrigerants will be employed;
  - Recycled content building materials will be used and waste reducing measures during construction will be taken;
  - Underground parking is proposed which reduces the surface parking ratio and paved surfaces required.



### Crime Prevention through Environmental Design (CPTED)

- The following Crime Prevention Through Environmental Design (CPTED) features have been incorporated in the design of Grandview Corners:
  - Visibility into the parking areas from the streets to allow cars and pedestrians a good level of surveillance from passing traffic.
  - Pathways will have low plantings at the edges to provide a secure, visible corridor with no unusual areas of concealment.
  - Buffer plantings will include a number of thorny plants to discourage traffic into the buffer areas.
  - Lighting levels are appropriate with a proper balance between light pollution and security.
  - The underground parkade is properly designed to ensure that it is a safe and inviting environment this includes: securing the area with a decorative metal fence, painting the walls and columns white, installing hard-wired video surveillance equipment, avoiding hidden corners and installing convex mirrors as needed, providing vision panels in all doors leading to publicly accessible areas, and ensuring adequate lighting.

### ADVISORY DESIGN PANEL

ADP Meeting Date: July 14, 2005 and September 15, 2005 (See Appendix IV).

- All of the ADP recommendations have been addressed as documented in Appendix IV.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Part 5 Section 27 (2) (a) of the Surrey Sign By-law (By-law No. 13656) to permit an additional fascia sign on the west elevation of the building.

Applicant's Reasons:

- The owner wishes to provide exposure for "Joe", which is one of Loblaw Superstore's important product lines.

Staff Comments:

- Under the Sign By-law the proposed building can have a total of 4 fascia signs because the site has 2 frontages and 2 licensed businesses (Superstore and Primacy Medical Clinic). The applicant is proposing 2 "Superstore" fascia signs, one on the north elevation and one on the west elevation, one "Primacy Medical Clinic" sign on the west elevation, and one "Joe" sign on the west elevation. Although there are 4 total signs proposed, the "Joe" sign is not

- permitted because it will not have its own business license (it is a product line carried by Superstore).
- The owner is essentially replacing a "Primacy Medical Clinic" sign that is permitted on the north elevation with a "Joe" sign on the west elevation. The owner has confirmed that they will not be applying for a second "Primacy Medical Clinic" sign for the north elevation in the future and as such the total number of signs meets the number of signs permitted for the building.
  - The west elevation of the building is the longest elevation and the additional fascia sign does not clutter the facade.
  - The total combined sign area of all proposed fascia sign meets the total sign area permitted under the Sign By-law and the scale of the signage is in keeping with fascia signs approved throughout Grandview Corners.
  - The proposed "Joe" sign is a, high quality, attractive sign consisting of individual channel letters installed on top of glazing.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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|---------------|---|
| Appendix I.   | Lot Owners, Action Summary and Project Data Sheets                      |
| Appendix II.  | Proposed Site Plan, Building Elevations Landscape Plans and Perspective |
| Appendix III. | Engineering Summary   |
| Appendix IV.  | ADP Comments  |
| Appendix V.   | Development Variance Permit No. 7908-0186-00                            |

#### INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Omicron and DMG Landscape Architects, respectively, dated December 10, 2008 and December 11, 2008.

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:                      Paul Dabbs, Omicron Consulting Group  
                         Address:                      5<sup>th</sup> Floor, 595 Burrard Street  
                                                              Vancouver, BC  
                                                              V7X 1L4  
                         Tel:                                      604-632-4136

2.      Properties involved in the Application

(a)      Civic Address:                      2332 - 160 Street

(b)      Civic Address:                      2332 - 160 Street  
                         Owner:                                      Loblaw Properties West Inc., Inc. No. 74514A  
                         PID:    026-497-212  
                         Lot 1 Section 13 Township 1 New Westminster District Plan BCP20884

3.      Summary of Actions for City Clerk's Office

(a)      Proceed with Public Notification for Development Variance Permit No. 7908-0186-00.

## DEVELOPMENT DATA SHEET

**Existing Zoning: CD (By-law No. 15611)**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		24,405 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	52%	49%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	3.0 m	133.3 m
Rear	5.0 m	5.0 m
Side #1 (East)	13.5 m	13.5 m
Side #2 (West)	5.5 m	165.3 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12 m	7 m
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		
Office		
Total	13,136 m <sup>2</sup>	13,136 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	13,136 m <sup>2</sup>	13,136 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)	0.54	0.54
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	394	570
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	394	570
Number of disabled stalls	6	10
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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