

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0033-00

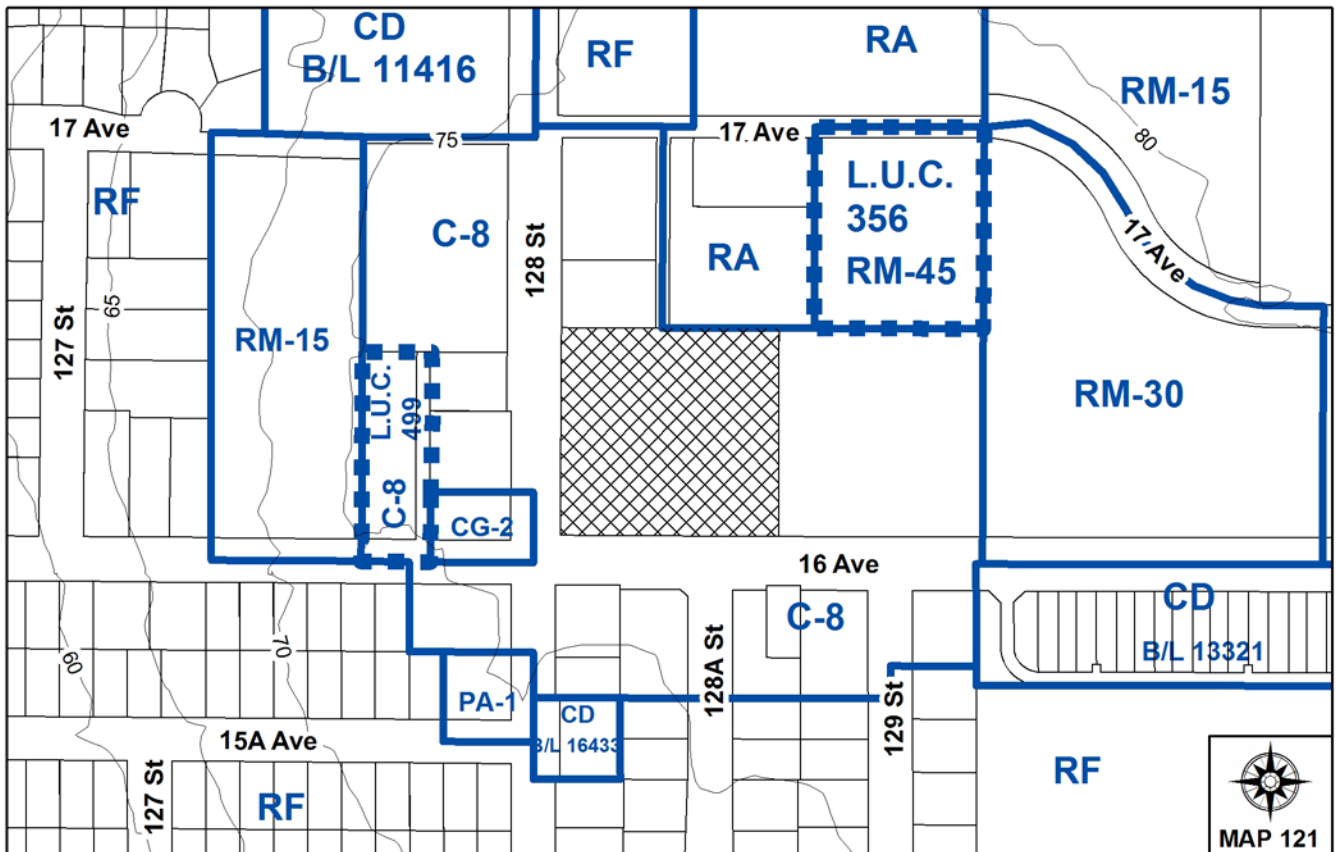
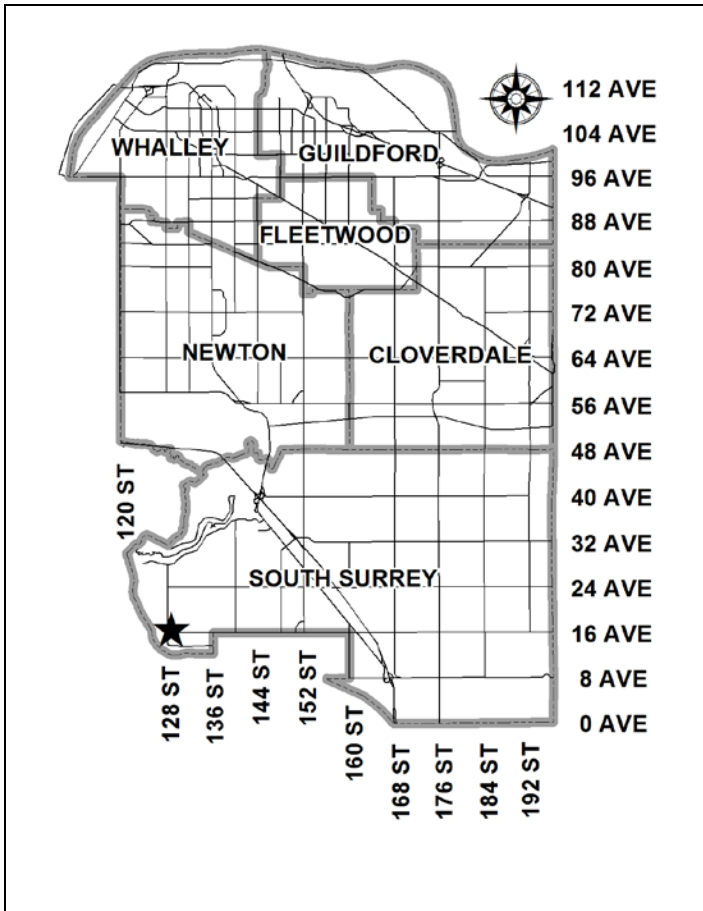
Planning Report Date: June 13, 2011

**PROPOSAL:**

- **Development Permit**
- **Development Variance Permit**

to permit building renovation and on-site upgrades to the Ocean Park Safeway and to vary the Sign By-law to allow for a total of five fascia signs on site.

**LOCATION:** 12825 - 16 Avenue  
**OWNER:** Canada Safety Limited  
**ZONING:** C-8  
**OCP DESIGNATION:** Commercial  
**LAP DESIGNATION:** Retail Commercial



### RECOMMENDATION SUMMARY

- It is recommended application #7910-0033-00 be referred back to staff for further enhance the design of the proposed renovation.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- Canada Safeway is currently in the midst of updating, rebranding and modernizing three of their older stores in South Surrey.
- Typically the company's "Exterior Lifestyle Renovation Program" involves repainting, repairing and renovating the exterior facades of stores to include new colours, finishes and LED lit signage in keeping with the corporation's branding strategy.
- While the renovation program provides appropriate treatment for modern stores, Ocean Park's Safeway was built in the early 1980s and is in need of better quality finishes and treatments to update and bring the store into compliance with today's standards.
- Staff, therefore, recommend that the Development Permit (DP) and Development Variance Permit (DVP) application #7910-0033-00 be referred back to staff to improve the look and function of the store.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council refer the application back to staff to work with the applicant to improve the design quality of the proposed renovation.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Safeway grocery store in a small commercial centre.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Commercial stores, City Library and townhouse residential development.	Commercial, Multiple Residential/ Retail Commercial, Institutional	C-8, RA, RM-45 (under LUC 356)
East:	Commercial shopping complex	Commercial/Retail Commercial	C-8
South (Across 16 Avenue):	Commercial and office use, including a bank and pub	Commercial/Retail Commercial	C-8
West (Across 128 Street):	Commercial shopping complex, automotive station	Commercial/ Retail Commercial	C-8, CG-2

DEVELOPMENT CONSIDERATIONSSite Context

- Ocean Park Safeway (Store #109) is located at 12825 - 16 Avenue, at the northeast corner of 128 Street and 16 Avenue in South Surrey. The site is designated Commercial in Official Community Plan, Retail Commercial in the Semiahmoo Peninsula Plan and is zoned for Neighbourhood Commercial (C-8) development.
- The store is located directly adjacent to the Ocean Park commercial plaza. The Ocean Park Community Library is located directly north of the Safeway, across the lane, within walking distance of the both retail complexes.

### Proposal

- Canada Safeway is currently in the midst of updating, rebranding and modernizing their older stores through their "Exterior Lifestyle Renovation Program".
- Altogether three stores in South Surrey have applied for Development Permits (DP) and Development Variance Permits (DVPs) to facilitate exterior renovations and vary the sign by-law to allow for the proposed fascia signage. Of the three stores, the Ocean Park Safeway is the oldest store, most in need of repair.
- The upgrades proposed for the Ocean Park Safeway presently include cleaning, power washing, repainting and refinishing the store's existing masonry, parapets, awnings and metal work in keeping with new corporate colours and finishes.
- The upgrade also involves replacing the existing signage with LED lit fascia signage. Altogether five (5) new, energy efficient, channel letter and logo fascia signs are proposed at the south and west elevations of the building. The fascia signs, in keeping with Safeway's new corporate image, are flat signs mounted parallel to the building. A DVP is required to vary the Sign Bylaw to accommodate the proposed fascia signage.
- As part of the upgrade, the applicant is proposing to renovate the existing free standing sign at the southwest corner of the site by replacing the existing pylon signage panels with rebranded panels.
- To improve the parking lot area, the applicant has also proposed a series of upgrades including saw cutting and replacing asphalt, cleaning and repainting the existing lamp standards, providing landscaping curbs, and adding stamped asphalt to H/C parking stalls.

### Additional Site Upgrades

- Staff have also worked with the applicant to improve the look and function of the site by cleaning up the loading bay area, replacing damaged bollards, relocating garbage bins and screening electrical kiosks.
- New trees, planting beds and pedestrian connections and delineated walkways are also now planned for the site from 24 Avenue, 152 Street, the library and the bus stop to the store's main entrance. These walkways, all 1.5 metres (5 ft.) in width, will serve pedestrians and provide wheelchair access to the disabled in keeping with the OCP design guidelines.

### Outstanding Design Issues

- Yet despite these measures, more could be done to upgrade and enhance the appearance of the Ocean Park Safeway store. The changes to the building proposed by applicant are largely cosmetic in nature and higher quality features and finishes could help bring the older Safeway store into compliance with today's design standards.

- Staff have therefore provided numerous examples and suggestions, including Safeway stores in Vancouver (Appendix III) on how to improve the look of the store and provide for better onsite pedestrian comfort and safety. Some of the urban design and architectural treatments suggested by staff include:
  - Revising the lattice structures over the south entries. For example, using contemporary glass boxes, lighted from inside, would provide a more sophisticated, modern look;
  - Replacing the glass block at the entries with clear storefront to improve sightlines, informal supervision into and out of the store;
  - Providing improved new canopies at the south and west of the building to provide continuous weather protection. In particular, using lowered or extended steel and glass canopies would allow for natural light penetration;
  - Providing lifestyle photos on the west and south elevations to add interest and break up the building's façades;
  - Providing decorative paving at vehicle entries to the site, e.g., tinted, saw cut concrete;
  - Improving pedestrian safety by separating paths through the parking lot with planting;
  - Using a smooth decorative paving surface, e.g., tinted concrete in lieu of stamped asphalt to assist with wheelchair access; and
  - Providing shared access aisles and curb letdowns around H/C parking areas as appropriate.
- While such changes would significantly improve the look of the building and parking area, the applicant, has unfortunately declined to make any further changes and advised the City this type of work is beyond the scope of Canada Safeway's current renovation program.
- Given this, staff are recommending the project be referred by Council back to staff (and possibly the Advisory Design Panel (ADP)) for further review to improve the design quality of the proposed renovation.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Site Plan, Building Elevations Landscape Plans and Renderings
Appendix III.	Examples of recently renovated Safeway stores on Robson and Davie, Vancouver.

*original signed by Nicholas Lai*  
Jean Lamontagne  
General Manager  
Planning and Development

HP/kms

v:\wp-docs\planning\plncom10\07131019gm.doc  
. 7/13/10 12:39 PM

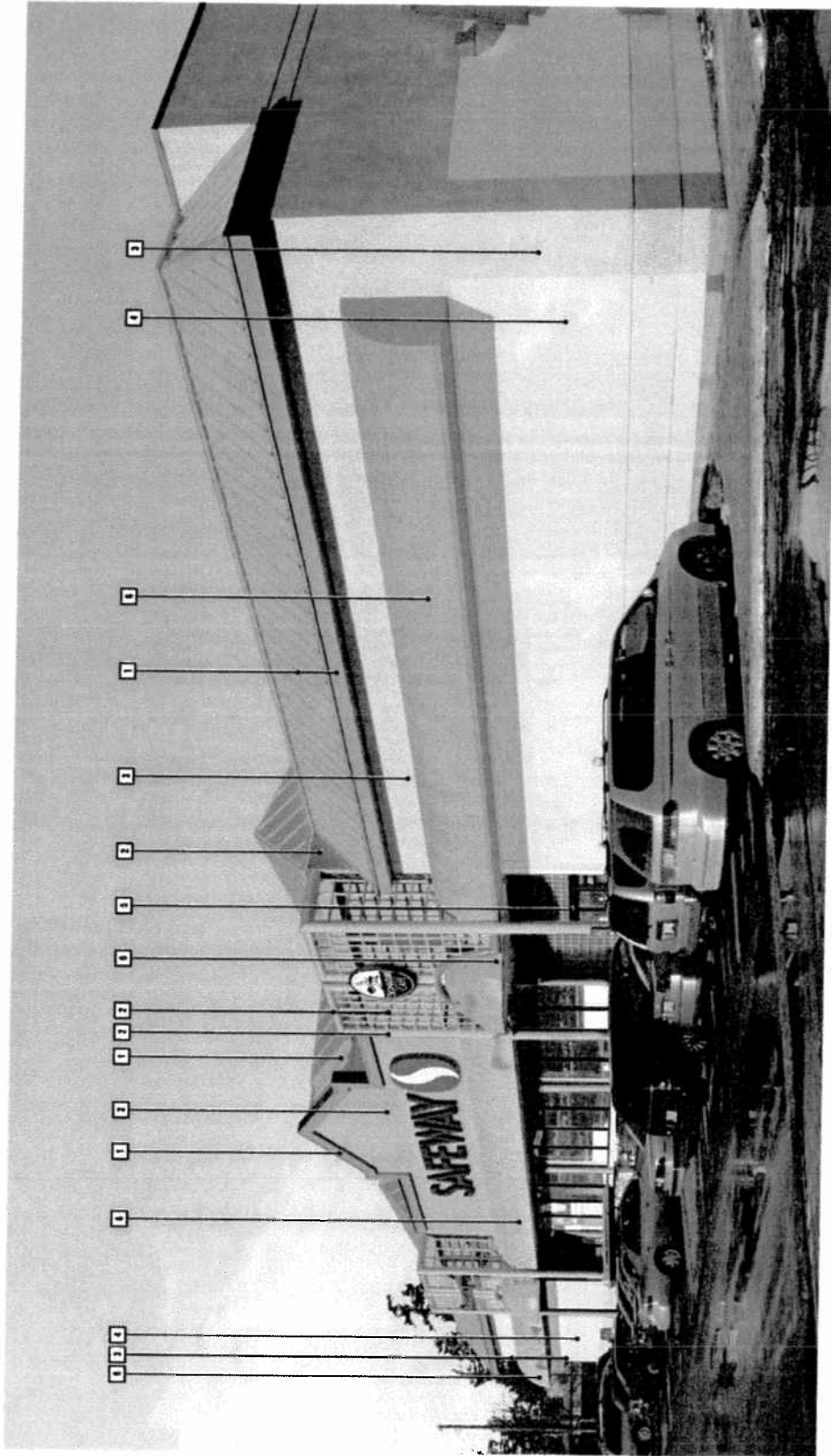
Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                Elsa Yip - Abbarch Architecture  
                         Address:            1830 Bentall One – 505 Burrard Street  
   Vancouver, BC  
   Tel:                 604-609-4041

2.      Properties involved in the Application

- (a)      Civic Address:            12825 – 16 Avenue
  
- (b)      Civic Address:            12825 – 16 Avenue  
                 Owner:                    Canada Safeway Limited, Inc. No. A79559  
                 PID:                        006-515-967  
                 Lot 6 Section 17 Township 1 New Westminster District Plan 30630



**SAFeway**

VIEW FROM SOUTHEAST

Store #0109

12825 16 Ave, Surrey, BC

Store Design - Canada

Proposed Scheme 5

May 26, 2011

**Materials Legend**

1. Gargoyle - BM 1546  
(Benjamin Moore Paint)



2. Desert Gray - DEC760 with  
25% darkener (Dunn Edwards  
Paint)



3. Bangalore Taupe - DE 6172  
(Dunn Edwards Paint)



4. Great Beige - BM HC-83  
(Benjamin Moore Paint)



5. Black - DEA 187 (Dunn  
Edwards Paint)

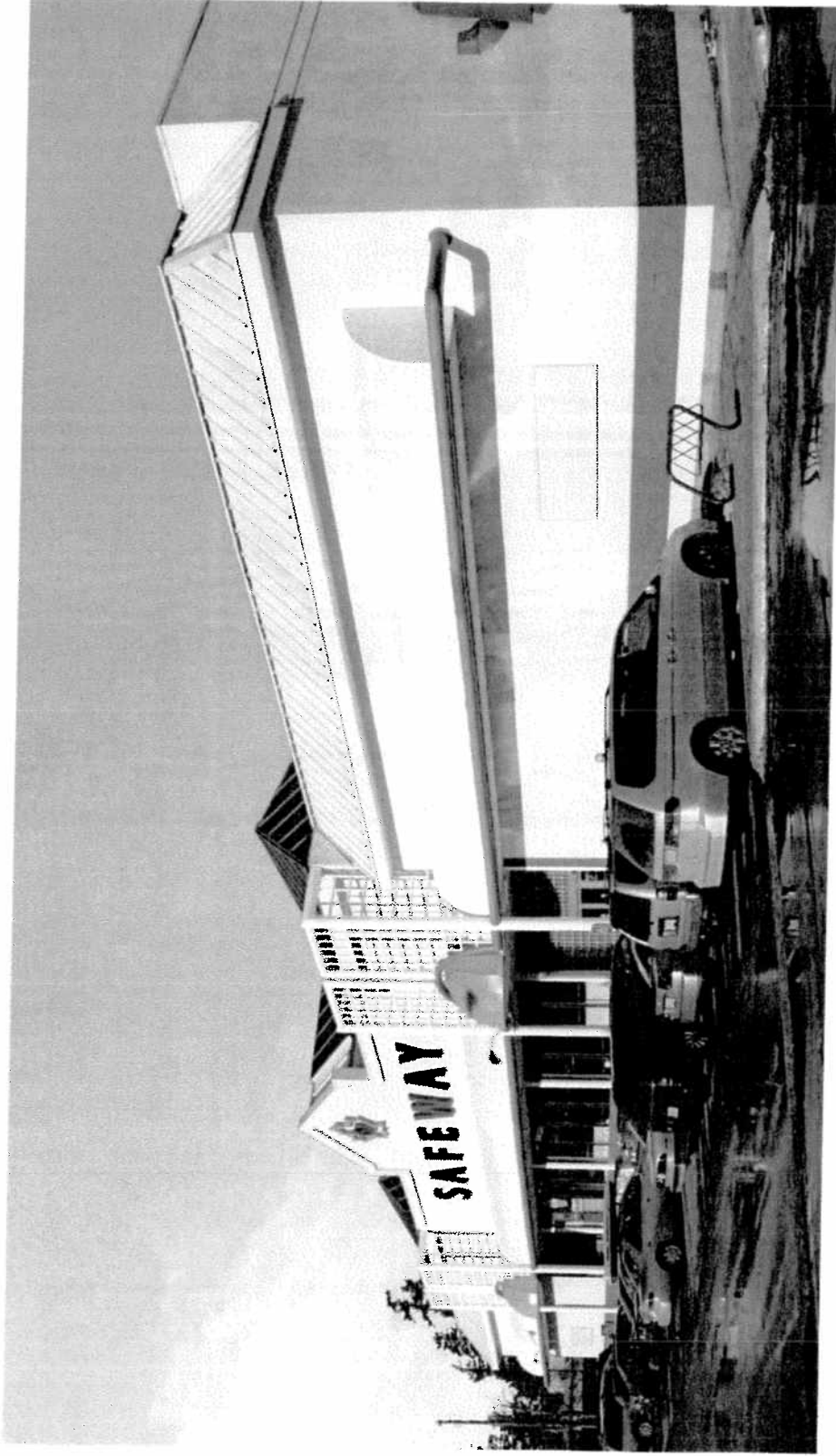


6. Fabric Canopy - Color to  
match "Gargoyle" (BM 1546)



**Notes**

- Pharmacy sign, 2'-0" text
- Safeway horizontal sign, 5'-0" text
- Safeway Café sign, 5'-0" diameter
- Safeway horizontal sign, 3'-0" text (left elevation)
- Safeway compact sign, 1'-0" text (left elevation)
- Existing phone sign to be rebranded



**SAFEWAY** 

**VIEW FROM SOUTHEAST**

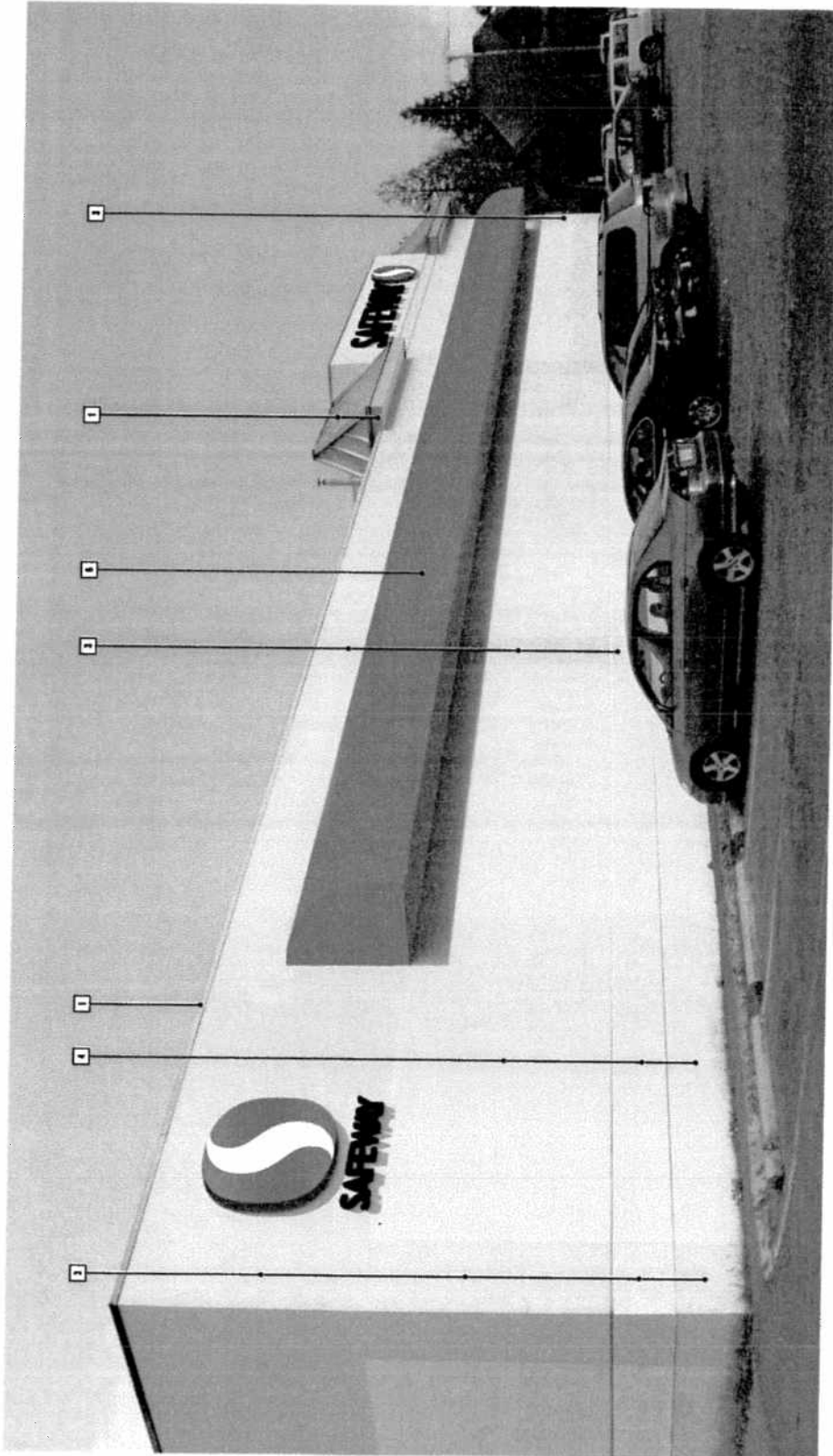
Store #0109

12825 16 Ave, Surrey, BC

Store Design - Canada

Existing Photo











# SAFeway

**VIEW FROM NORTHWEST**  
 Store #0109  
 12825 16 Ave, Surrey, BC  
 Store Design - Canada  
 Proposed Scheme 5  
 May 26, 2011

## Materials Legend

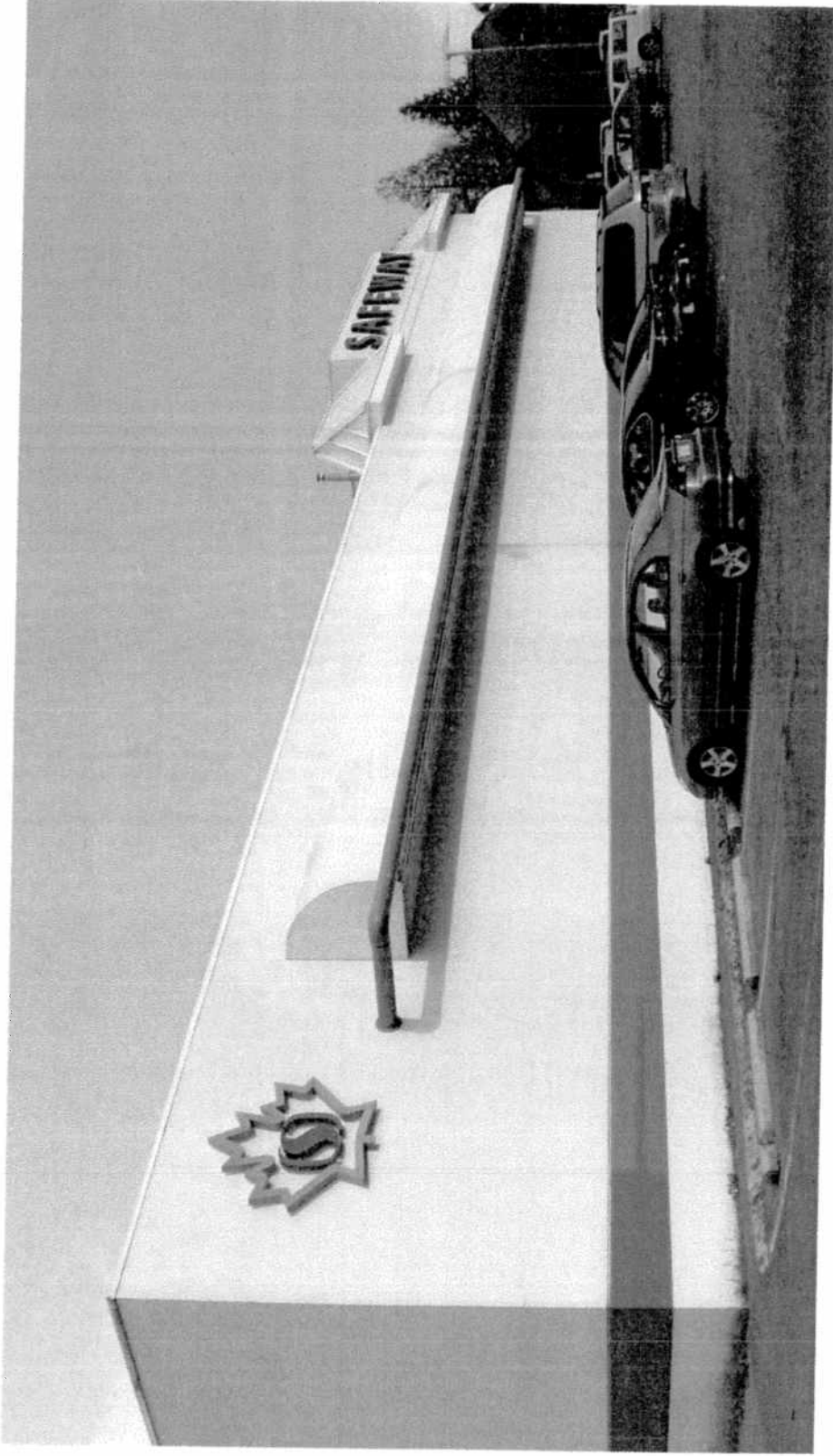
-  1. Gargoyle - BM 1546 (Benjamin Moore Paint)
-  2. Desert Gray - DEC760 with 25% darkener (Dunn Edwards Paint)

-  3. Bangalore Taupe - DE 6172 (Dunn Edwards Paint)
-  4. Grand Inigo - BM HC-83 (Benjamin Moore Paint)

-  5. Black - DEA 187 (Dunn Edwards Paint)
-  6. Fabric Canvas - Color to match "Gargoyle" (BM 1546)

## Notes

- Pharmacy sign, 2'-0" feet
- Safeway horizontal sign, 5'-0" feet
- Safeway Café sign, 5'-0" diameter
- Safeway horizontal sign, 3'-0" feet (left elevation)
- Safeway compound sign, 1'-0" feet (left elevation)
- Existing phone sign to be rebranded



**SAFETYWAY** 

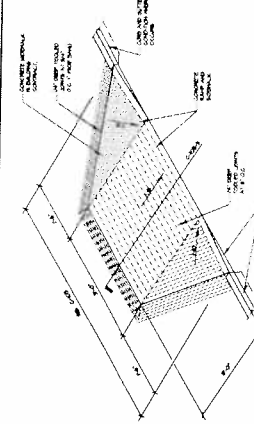
**VIEW FROM NORTHWEST**

Store #0109

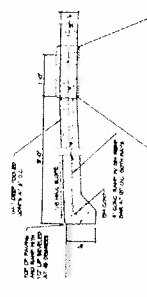
12825 16 Ave, Surrey, BC

Store Design - Canada

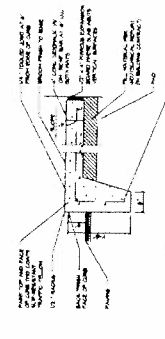
Existing Photo



**2 CURB RAMP**  
 1/4" = 1'-0"



**3 RAMP SECTION**  
 1/4" = 1'-0"

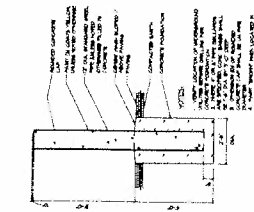


**4 CONCRETE SIDEWALK AND CURB DETAIL**  
 1/4" = 1'-0"

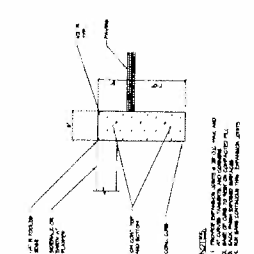
**NOTES:**  
 1. NEW DESIGN WILL REQUIRE REVIEW WITH LOCAL BYLAWS AND A DEVELOPMENT PERMIT.  
 2. THERE IS NO CHANGE IN BUILDING FLOOR ELEVATIONS.  
 3. ALL EXISTING INFORMATION BASED ON EXISTING DRAWINGS SUPPLIED BY SAFEMAN AND SURVEY INFORMATION.

**DATA SUMMARY:**

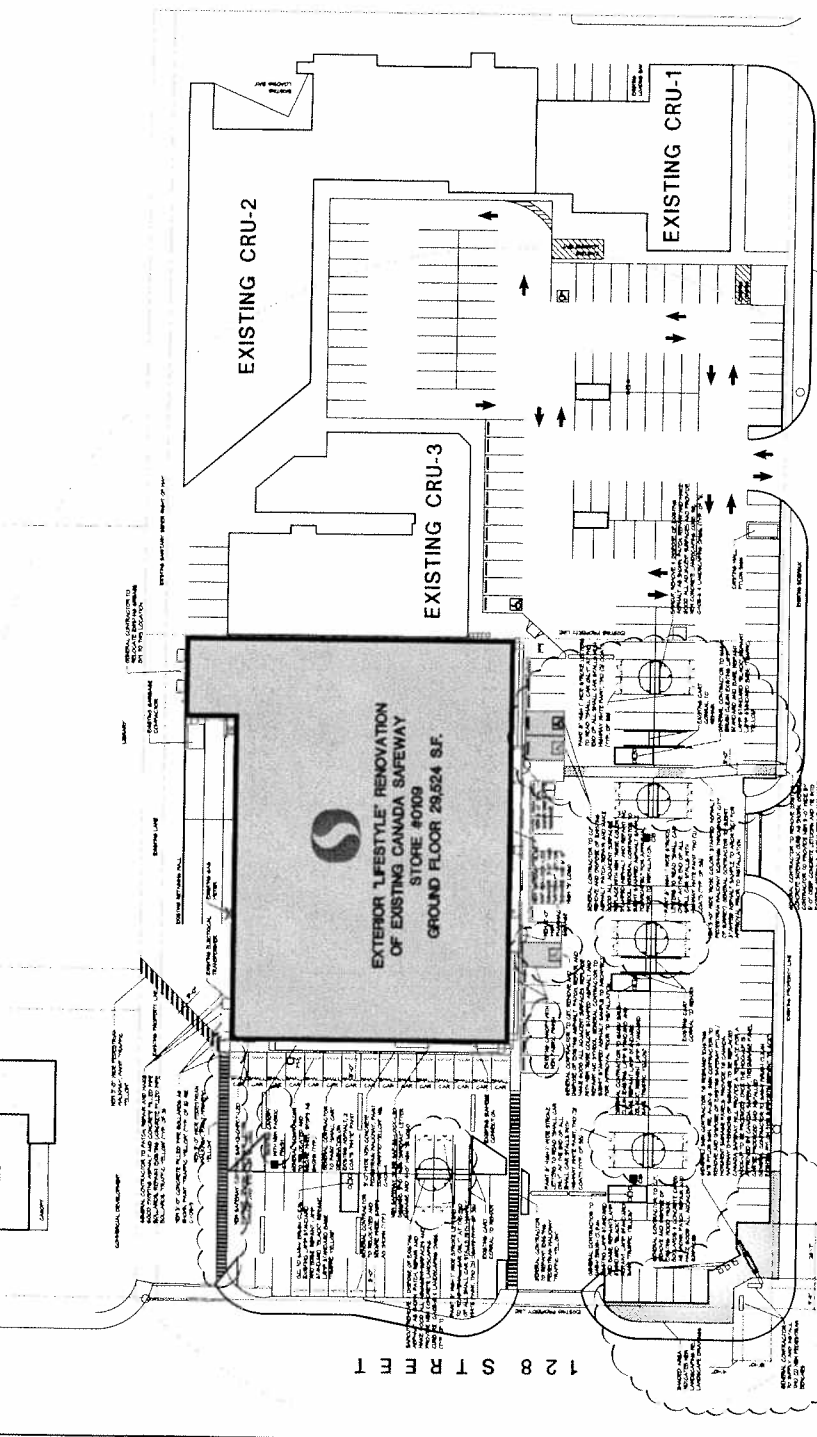
LEGAL DESCRIPTION	EXISTING	PROPOSED
MUNICIPAL ADDRESS	EXISTING	PROPOSED
SITE AREA	EXISTING	PROPOSED
EXISTING BUILDING AREAS:	EXISTING	PROPOSED
Garage	EXISTING	PROPOSED
Office	EXISTING	PROPOSED
Retail	EXISTING	PROPOSED
Storage	EXISTING	PROPOSED
Total	EXISTING	PROPOSED
PARKING COUNT	EXISTING	PROPOSED
Number of Spaces	EXISTING	PROPOSED
Number of Full	EXISTING	PROPOSED
Number of Half	EXISTING	PROPOSED



**5 EXTERIOR PIPE BOLLARD**  
 1/4" = 1'-0"



**6 STYLE 'X' CURB**  
 1/4" = 1'-0"



16 TH AVENUE

128 STREET



**1 SITE PLAN**  
 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
1	12/15/00	ISSUED FOR PERMIT
2	01/10/01	ISSUED FOR PERMIT
3	01/10/01	ISSUED FOR PERMIT
4	01/10/01	ISSUED FOR PERMIT
5	01/10/01	ISSUED FOR PERMIT
6	01/10/01	ISSUED FOR PERMIT
7	01/10/01	ISSUED FOR PERMIT
8	01/10/01	ISSUED FOR PERMIT
9	01/10/01	ISSUED FOR PERMIT
10	01/10/01	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION
1	12/15/00	ISSUED FOR PERMIT
2	01/10/01	ISSUED FOR PERMIT
3	01/10/01	ISSUED FOR PERMIT
4	01/10/01	ISSUED FOR PERMIT
5	01/10/01	ISSUED FOR PERMIT
6	01/10/01	ISSUED FOR PERMIT
7	01/10/01	ISSUED FOR PERMIT
8	01/10/01	ISSUED FOR PERMIT
9	01/10/01	ISSUED FOR PERMIT
10	01/10/01	ISSUED FOR PERMIT

**6 REVED NOTES, MATERIALS, FINISHES AND COLOR SCHEME**

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

2. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

3. ALL MATERIALS AND FINISHES SHALL BE MATCHED TO THE SAMPLES PROVIDED.

4. ALL MATERIALS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

5. ALL MATERIALS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

6. ALL MATERIALS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

7. ALL MATERIALS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

8. ALL MATERIALS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

9. ALL MATERIALS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

10. ALL MATERIALS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

**7. SIGNAGE / LIGHTING**

1. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

2. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

3. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

4. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

5. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

6. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

7. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

8. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

9. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

10. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

**8. ELECTRICAL**

1. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

2. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

4. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

5. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

6. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

7. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

8. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

9. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

10. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

**9. GENERAL NOTES**

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

**10. EXTERIOR ELEVATIONS**

1. ALL EXTERIOR ELEVATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

2. ALL EXTERIOR ELEVATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

3. ALL EXTERIOR ELEVATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

4. ALL EXTERIOR ELEVATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

5. ALL EXTERIOR ELEVATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

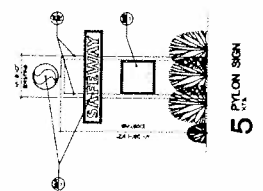
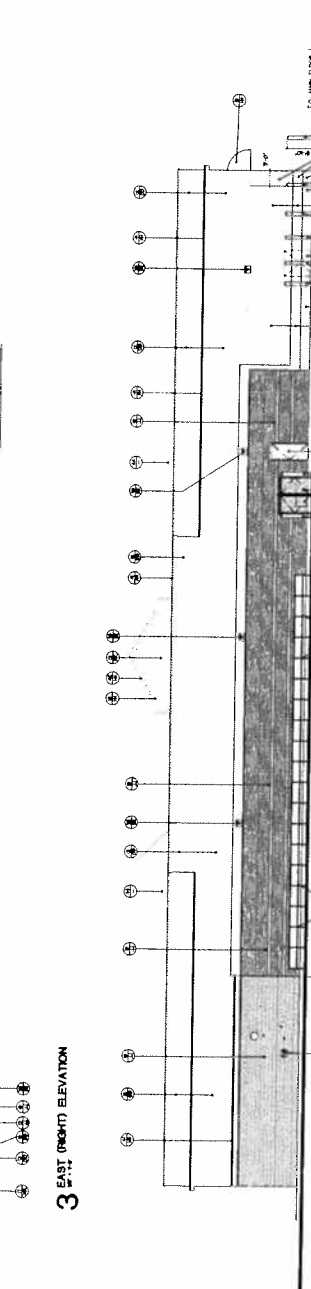
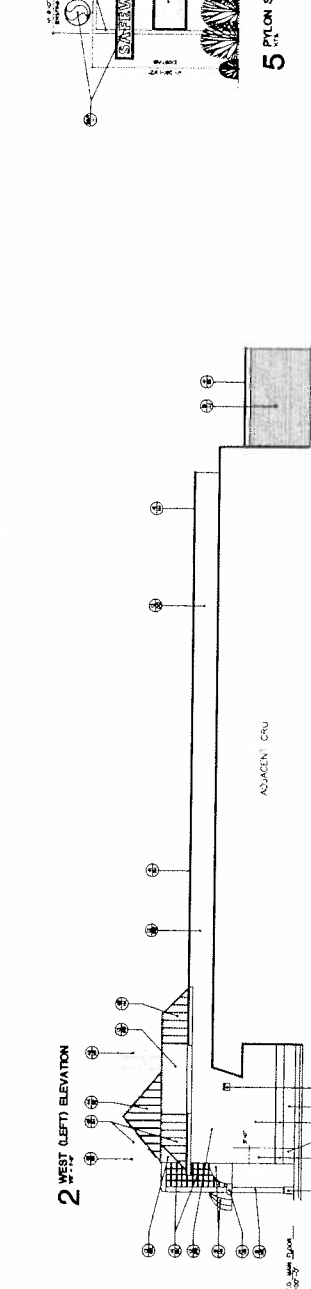
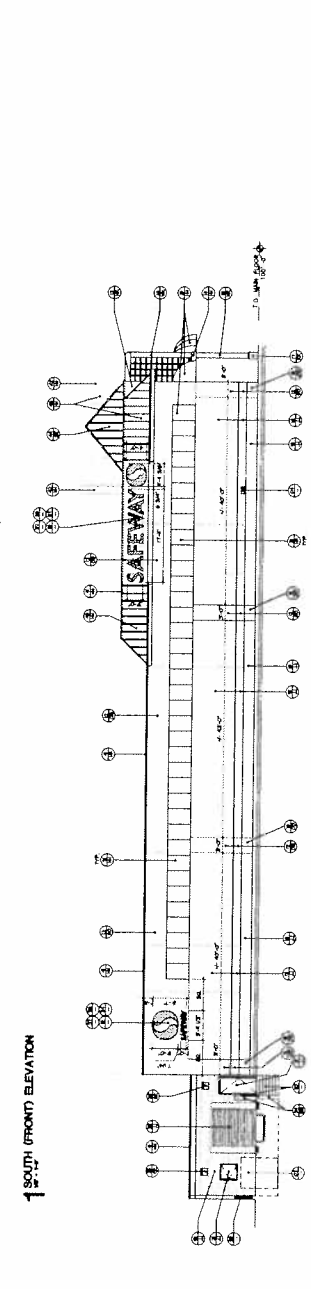
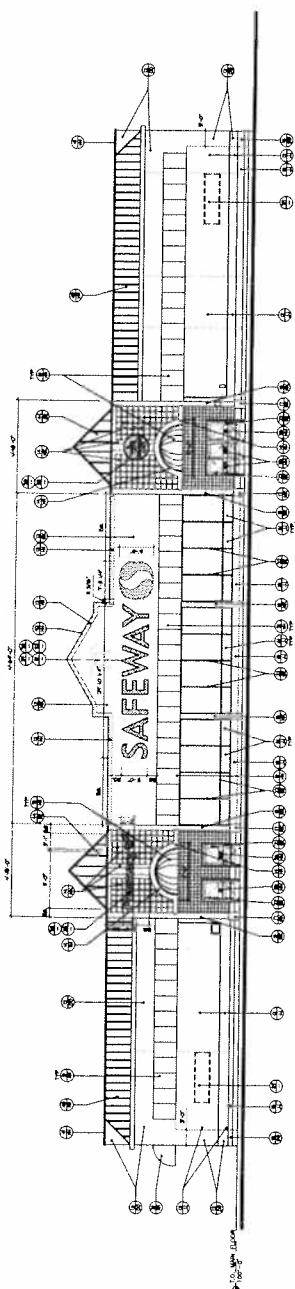
6. ALL EXTERIOR ELEVATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

7. ALL EXTERIOR ELEVATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

8. ALL EXTERIOR ELEVATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

9. ALL EXTERIOR ELEVATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE CODES AND REGULATIONS.

10. ALL EXTERIOR ELEVATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

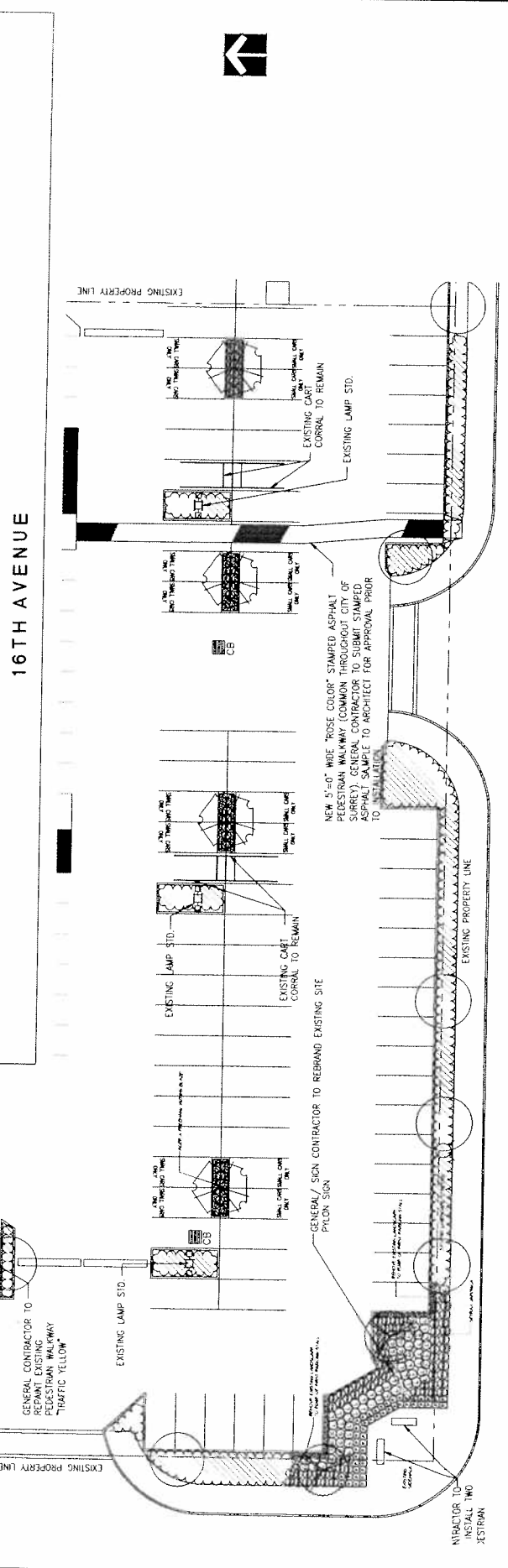
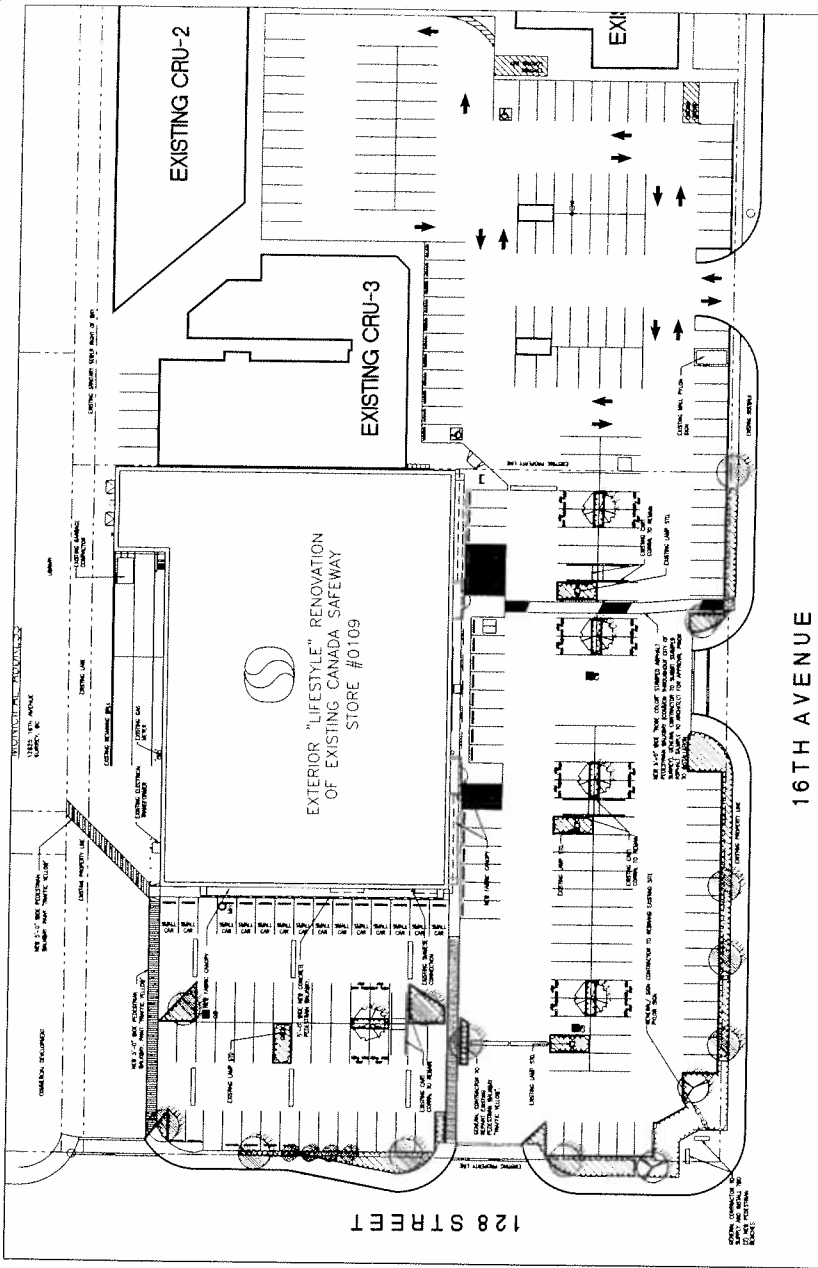




SAFEMAX STORE # 0109  
 SURREY, BRITISH COLUMBIA  
 ACTIVITY NO. - 01-0109000-002  
 12825 16TH AVENUE

LANDSCAPE PLAN

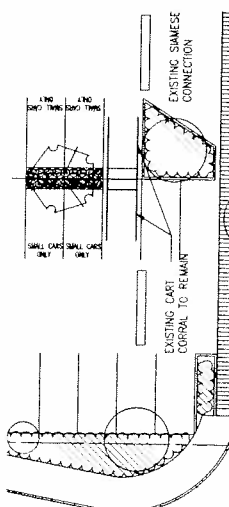
L1



**PLANT SCHEDULE**

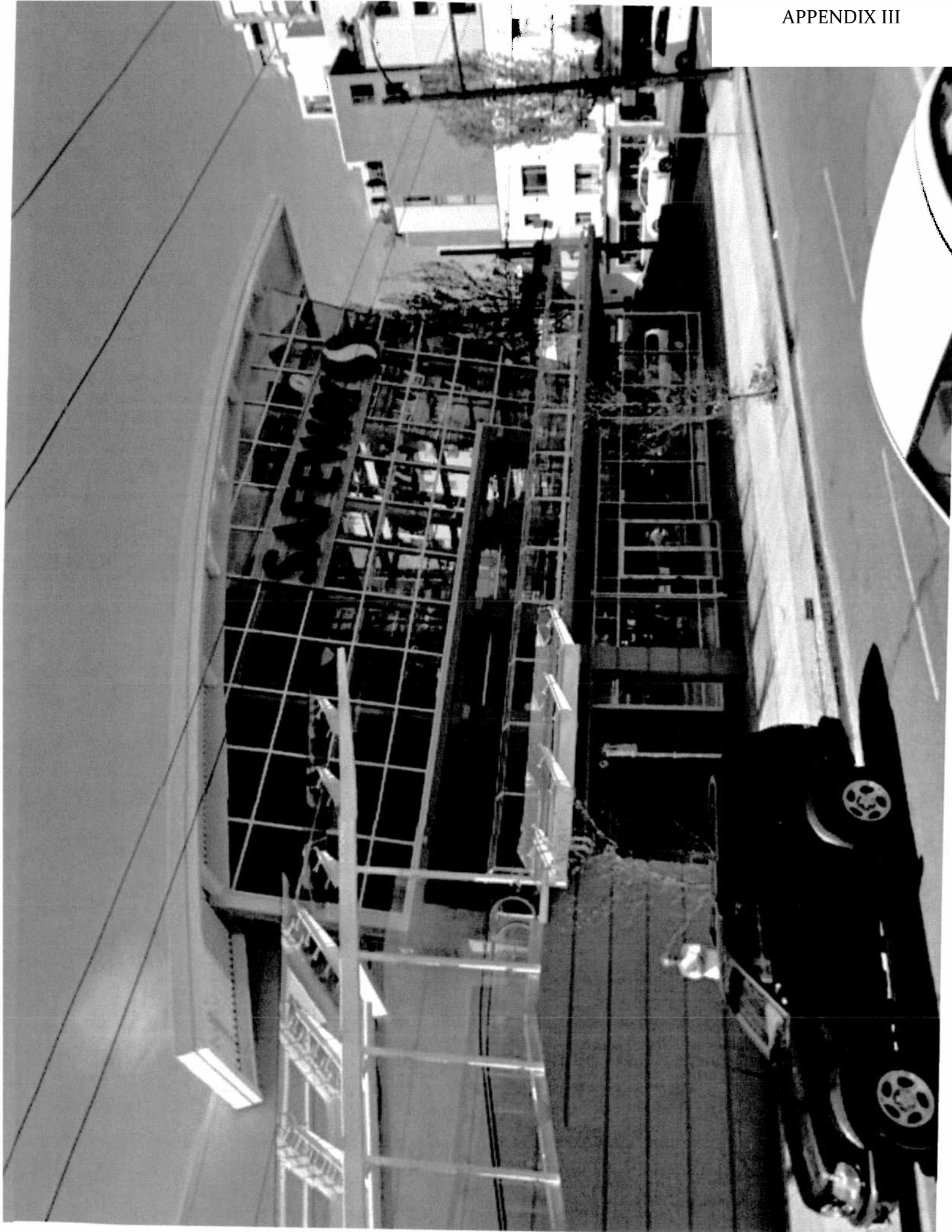
NO.	SYMBOL	PLANT NAME	COMMON NAME	REMARKS
1	(Symbol)	PLANT NAME	COMMON NAME	REMARKS
2	(Symbol)	PLANT NAME	COMMON NAME	REMARKS
3	(Symbol)	PLANT NAME	COMMON NAME	REMARKS
4	(Symbol)	PLANT NAME	COMMON NAME	REMARKS
5	(Symbol)	PLANT NAME	COMMON NAME	REMARKS
6	(Symbol)	PLANT NAME	COMMON NAME	REMARKS
7	(Symbol)	PLANT NAME	COMMON NAME	REMARKS
8	(Symbol)	PLANT NAME	COMMON NAME	REMARKS
9	(Symbol)	PLANT NAME	COMMON NAME	REMARKS
10	(Symbol)	PLANT NAME	COMMON NAME	REMARKS

ALL PLANT MATERIAL MUST BE PROVIDED PRIOR TO COMMENCEMENT OF CONSTRUCTION. PROVIDER OF CONTRACTOR TO VERIFY.

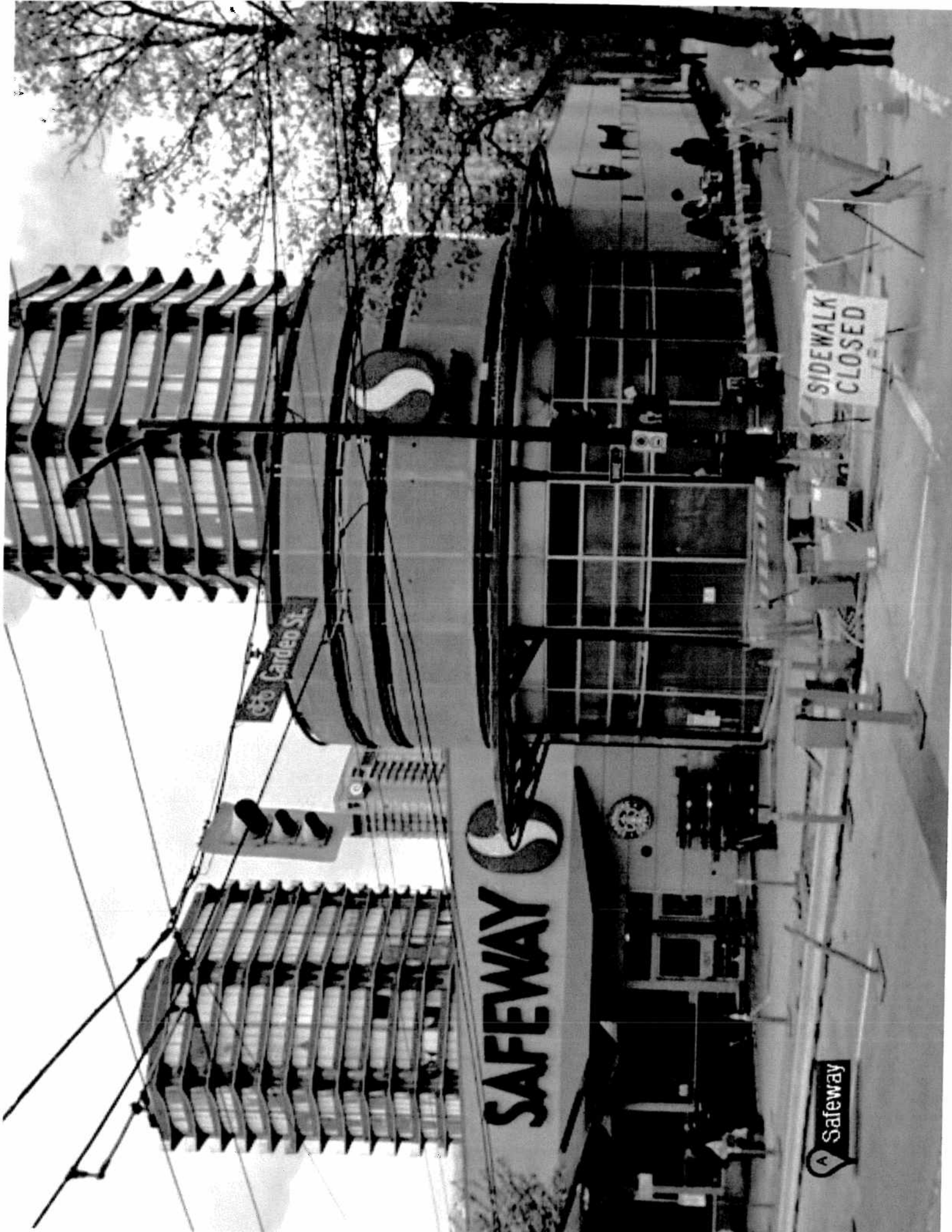


LANDSCAPE ENLARGEMENT









SIDEWALK  
CLOSED

870 Cardero St.



SAFeway





