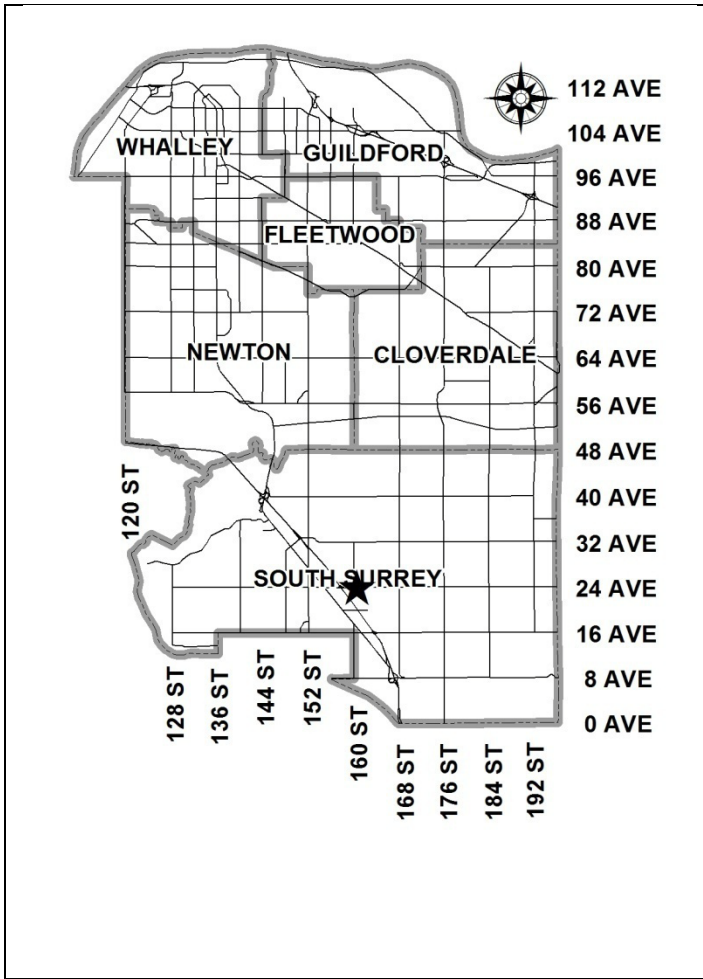


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0319-00

Planning Report Date: May 30, 2011

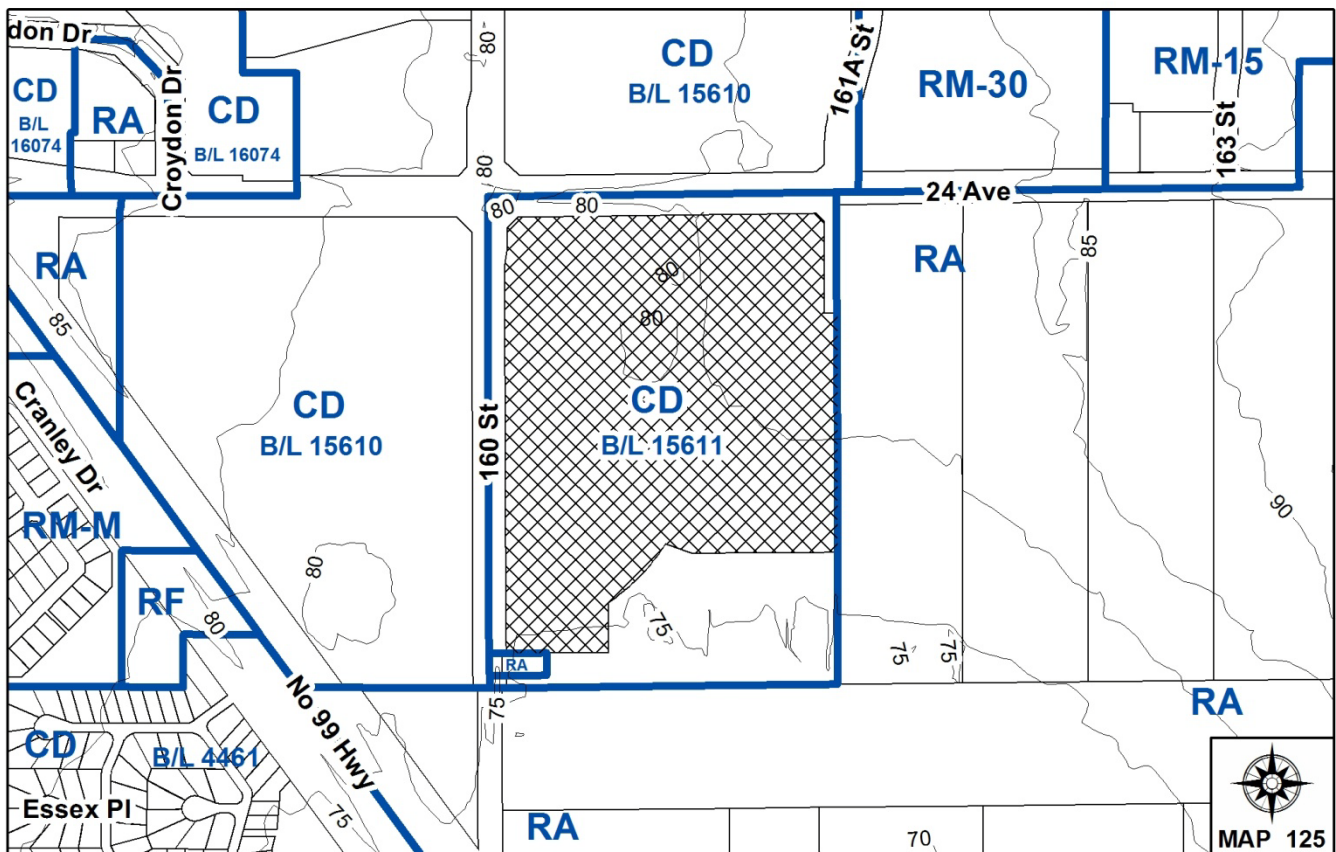


**PROPOSAL:**

- Development Permit
- Development Variance Permit

in order to permit development of a retail store (Loblaw Superstore) in Grandview Corners and to vary the east side yard setback and permit additional fascia signage.

**LOCATION:** 2332 - 160 Street  
**OWNER:** Loblaw Properties West Inc., Inc. No. 74514A  
**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

- The applicant proposes to vary the east side yard setback from 13.5 metres (45 ft.) to 2.0 metres (6.6 ft.) for entry features.
- The applicant proposes to vary the number of allowed fascia signs from 3 to 6.

### 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 Sunnyside Heights Neighbourhood Concept Plan (NCP) shows a road (161A Street) to the east of the subject site. The proposed east side yard setback variance, from 13.5 metres (45 ft.) to 2.0 metres (6.6 ft.) for entry features, is proposed in order to facilitate the dedication of 8.0 metres (26 ft.) for 161A Street. This dedication assists the City in implementing the Sunnyside Heights NCP.
- The architect has re-designed the east façade of the building, taking into account the future multi-residential development on the east side of 161A Street. There is more articulation on the east façade, signage, and pedestrian and vehicular access to the store.
- The proposed additional fascia signage meets the maximum sign area permitted under the Sign By-law, is of high quality, and is well-coordinated. The scale of the signage is in keeping with the fascia signs approved throughout Grandview Corners.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7910-0319-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7910-0319-00 (Appendix V) varying the following to proceed to Public Notification:
  - (a) to reduce the minimum side yard setback (east) of the CD Zone (By-law No. 15611) from 13.5 metres (45 ft.) to 2.0 metres (6.6 ft.) for entry features; and
  - (b) to vary Part 5 Section 27(2)(a) of the Surrey Sign By-law (By-law No. 13656) to increase the maximum number of fascia signs from 3 to 6.
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

## REFERRALS

- Engineering: The Engineering Department has no objection to the project. The site servicing 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:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 24 Avenue):	Retail commercial buildings.	Commercial / Commercial	CD (By-law No. 15610)
East:	Single family dwellings.	Suburban / Multiple Residential (30-45 upa)	RA
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 CONSIDERATIONSBackground 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 diagonally through the centre of the site.
- The 8.2 hectare (20.3 acre) 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 buildings in Grandview Corners that are currently operational. To the east of the site are older single family dwellings on large acreages that are designated for multi-family development under the recently approved Grandview Heights Neighbourhood Concept Plan (NCP) Area 2 – Sunnyside Heights. To the south of the site is a detention pond and wetland area.
- 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 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 development proposed had a total floor area of 17,231 square metres (185,743 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, and this Development Permit expired on October 17, 2007.
- A detailed Development Permit (No. 7906-0177-00) to permit a gas bar on the southwest corner of the site was approved on December 18, 2006. The owner never proceeded with construction of this approved gas bar. Development Permit No. 7906-0177-00 expired on December 15, 2010.
- Subsequent to the approval of Development Permit No. 7905-0189-00, the owner made a revised application for a smaller Loblaw Superstore under Development Permit Application No. 7908-0186-00. Development Permit No. 7908-0186-00 was approved by Council on May 25, 2009. The revised approved Loblaw Superstore had a total floor area of 13,136 square metres (141,393 sq. ft.), and included a large retail sales area, optical centre, bakery, coolers and freezers, receiving area, medical centre, staff lounge, meeting room, and offices. A garden centre was proposed at the southwest corner of the building near the underground parkade entrance. The change in the proposal was made due to market conditions at the time. This Development Permit expires on May 25, 2011.

### Project Description

- The applicant is proposing modifications to the previously approved Loblaw Superstore under Development Permit No. 7908-0186-00. These changes are proposed in order to make the store more functional, and to better meet the store's operational requirements. The latest proposed store has a further reduced total floor area of 11,398 square metres (122,692 sq. ft.).
- The revised proposal also takes into account the new context considering the proposed new road, 161A Street, and multi-family housing on the east side of the street, which is proposed in the Sunnyside Heights Neighbourhood Concept Plan (NCP), approved by Council on November 15, 2010.
- When the previous DP was approved for the site, the road network for the Sunnyside Heights neighbourhood was unknown. The new 161A Street was not envisioned at this time.
- The architect has also re-designed the east façade of the building, taking into account the future multi-residential development across 161A Street. There is more articulation on the east façade, signage, and pedestrian and vehicular access to the store.
- The applicant has also made a separate application, Development Application No. 7910-0321-00, for a gas bar on the site. The gas bar is now proposed in a different location, closer to the southern boundary of the site, off of 160 Street, as shown on the site plan (Appendix II). In the previous proposal, the gas bar was located closer to 160 Street, north of its currently proposed location. The CD Zone (By-law 15611) specifies the location of the gas bar with a zoning block plan. Because the CD Zone specifies the location of the gas

bar in the previously proposed location, the CD Zone must be amended. The CD Zone amendment will proceed concurrently with the Development Permit application for the gas bar (7910-0321-00).

- The proposed Loblaw Superstore is a two-storey 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 staff lounge, meeting room, and offices. A seasonal garden centre is proposed at the southwest corner of the building, at the underground parkade level.
- The proposed building complies with most of the provisions of the CD Zone (By-law No. 15611) including density, lot coverage, building height. The proposed building does not comply with the side yard setback (east) requirement; a Development Variance Permit is required in this regard, as discussed in the "By-law Variance and Justification" section of this report.
- Under Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law No. 12000, 342 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 497 parking spaces. The total parking count includes 8 disabled spaces and 54 small car 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 342 and the proposed development meets this requirement by providing 335 surface parking spaces and 162 spaces in the underground parkade.

### Access and Site Circulation

- There are six vehicular access points to the site; one on 24 Avenue, two on 161A Street, and three on 160 Street. Three of these accesses are signalized intersections, one is a restricted right-in/right-out access, and one is a one-way access to enter the underground parkade. 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 has agreed to provide an additional 8.0 metre (26 ft.) wide dedication for 161A Street.
- In the interim, 161A Street will be constructed as a 1-way street. There will be access to the underground parking lot from 161A Street. Truck access will also be permitted from 161A Street. Trucks will enter from 161A Street, and exit onto 160 Street. This is a significant improvement in truck access and circulation from the previous proposal.
- When the site to the east develops, the remainder of 161A Street will be dedicated and constructed, and it will function as a 2-way street.

- The east underground parking entrance aligns with the future 23 Avenue, which is a road that has been identified in the Sunnyside Heights NCP, and intersects with 161A Street.
- 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 Gateway trail system which runs along 160 Street on the west side of the site.
- The applicant is also proposing a pedestrian route along the southern end of the site to connect pedestrians from 160 Street to 161A Street.
- 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

- 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 the application site, but in any case, a minimum of three (3) lots in any direction from the building site) and to respective Resident's Associations and community groups.
- A preliminary notice of this Development Permit application was sent out on January 14, 2011 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 (2) signs: one fronting 24 Avenue and one fronting 160 Street.
- Seventeen telephone calls and letters were received in response to the notification.
  - Eight respondents indicated support for the proposal. These residents indicated that they drive far distances in order to shop at Superstore and welcome the proposal to have a Superstore in South Surrey.

- Eight respondents indicated opposition to the proposal. These residents expressed concern regarding (1) traffic congestion, (2) poor quality architectural design, and (3) lack of demand for another large-format grocery store.

*The Loblaw Superstore was anticipated as part of the Grandview Corners development. Traffic, architectural design, and market demand issues were all addressed under Development Application No. 7904-0312-00.*

*A Traffic Impact Study was prepared as part of this application by Ward Consulting Ltd. All transportation impacts and upgrading requirements for the development have been met.*

*The architectural design is of high quality, and conforms to the Grandview Heights Design Guidelines and Generalized Development Permit established for the site. The architect's design concept for the building is to create a fresh, clean, bright look through the building articulation and volumes, and includes high quality materials.*

*A Retail Market Assessment & Impact Study was also prepared. This study demonstrated the retail space proposed for Grandview Corners was warranted. This demand will only increase as the Grandview Heights neighbourhood continues to develop.*

- One respondent indicated concern regarding the number of fascia signs proposed (6), and the scale of the large "Superstore" sign on the west side of the building.

*The applicant has requested a variance to increase the number of allowable fascia signs from 3 to 6 (see the "By-law Variances and Justification" section of this report). Staff have reviewed the proposed signage and consider it to be acceptable, for the following reasons:*

- *The signage proposed adds interest and variation to the building, while breaking up the building's long façade.*
- *The additional signs provide additional exposure for Superstore's individually operating functions, including "Joe", "President's Choice", and the store's Pharmacy. If Superstore held separate business licenses for these functions, these signs would be permitted without a variance.*
- *Superstore's premise frontage is on the west side of the building, which fronts 160 Street. The building is set back 166 metres (545 ft.) from 160 Street. Given the size and siting of the proposed building, the large "Superstore" sign is considered appropriate.*

#### 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 (ROW), the buildable portion of the site is limited to the eastern and northern portions of the site. The proposed building is therefore sited on the eastern portion of the site with surface parking in the Hydro ROW area.
- 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 material, 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 blue steel canopies. Glazing is also used strategically at the corners of the building and along the roof line on all four sides.
- The importance of the pedestrian environment is reflected in the ample and inviting stairs and ramps at the entrances, benches and planting; the attention to the variation of walking surfaces; and the careful planning of safe and inviting places around the building.
- The future multi-family residential use to the east of the subject site has been considered in the building design.
- The heavily planted strip at the foot of the façade's modulating expression, its varying colours and its texture will help to mitigate the impact of the large building façade.
- Lighting is minimal on this façade beyond the parkade entrance signage portal.
- Unsightly mechanical units on the roof are enclosed with louvers that match the design of the building.
- A total of 6 fascia signs are proposed for this building, 4 on the west elevation, 1 on the east elevation, and 1 on the north elevation. The 2 proposed "Superstore" signs and the "President's Choice" sign on the north elevation are permitted under the Sign By-law. However, a Development Variance Permit (DVP) is proposed to permit the "Joe", "Pharmacy", and "President's Choice" signs on the west elevation. Justification for this variance is provided later in this report. 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 1 monument sign proposed for this site fronting 160 Street in accordance with the Grandview Corners Design Guidelines and is 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 produced to minimize the impacts of the B.C. Hydro transmission tower bases on the landscaping 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 the landscape material; and planted material being species that have a horizontal growth effect to detract from the vertical nature of the tower bases.
- As previously mentioned, heavy landscape planting will be installed along the eastern building façade, in order to provide varying expression along the façade, in order to assist in mitigating the impact of the large building façade on future multi-family residential development to the east of the site.
- Parking areas will drain towards vegetated bioswales which provide natural storm water drainage and additional softening in these paved areas.
- Future development areas of the site will have an interim landscape treatment. These areas are proposed to be edged with a 3.5 metres (11.5 ft.) wide band of sod lawn along all road edges with all undeveloped areas having infill of hydroseeded lawn.

### Sustainable Design Features

- The proposed Loblaw Superstore building employs the following sustainable design techniques:
  - Durable building materials will be used which ensure the 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; and
- The development has access to public transit and provides bicycle parking.

#### 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; and
  - The underground parkade is properly designed to ensure that it is a safe and inviting environment. This includes: 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: March 17, 2011 (See Appendix IV).
- All of the ADP recommendations have been addressed as documented in Appendix IV.

BY-LAW VARIANCES AND JUSTIFICATION

## (a) Requested Variance:

- To reduce the minimum side yard setback (east) of the CD Zone (By-law No. 15611) from 13.5 metres (45 ft.) to 2.0 metres (6.6 ft.) for entry features.

## Applicant's Reasons:

- Variance required to accommodate new city requested 161A street extension.

## Staff Comments:

- The applicant has agreed to dedicate 8.0 metres (26 ft.) for 161A Street, a road that has been envisioned through the planning process for the Sunnyside Heights NCP. To allow the building siting to remain the same, the setback from the property line is proposed to be 5.5 metres (18 ft.).
- The east building face will be set back 6.1 metres (20 ft.) from the property line. However, there are some entry features including a protruding wall that are closer to the property line. Therefore, the setback is proposed to be varied to 2.0 metres (6.6 ft.). A site plan will be attached to the Development Variance Permit which will specify the siting of buildings and structures (Appendix V).
- The entry features which extend closer to the property line than the east building face provide a sense of entry into the underground parking lot for both vehicles and pedestrians.
- The architect has also re-designed the east façade of the building, taking into account the future multi-residential development across 161A Street. There is more articulation on the east façade, signage, and pedestrian and vehicular access to the store.
- Staff welcome the opportunity to begin to implement the Sunnyside Heights NCP by obtaining this road dedication, and support this variance.

## (b) Requested Variance:

- To vary Part 5 Section 27(2)(a) of the Surrey Sign By-law (By-law No. 13656) to increase the maximum number of fascia signs from 3 to 6.

## Applicant's Reasons:

- This variance is required to provide additional exposure to individually operating store operations including 'Joe' apparel and 'Presidents Choice' brand products, and the store's Pharmacy.

## Staff Comments:

- Under the Sign By-law the proposed building can have a total of 3 fascia signs because the site has 3 frontages. The applicant is proposing six signs in total, as follows:

<b>Sign Type</b>	<b>Number of Signs</b>	<b>Elevation</b>
"Superstore"	2	West and East
"President's Choice"	2	West and North
"Joe"	1	West
"Pharmacy"	1	West
<b>Total:</b>	<b>6</b>	

- The west elevation of the building, where 4 signs are proposed, has a long façade and the additional fascia signage does not clutter the façade.
- The proposed signage adds interest and variation to the building.
- The total combined sign area of all proposed fascia signage meets the maximum sign area permitted under the Sign By-law. The maximum sign area permitted is 141 square metres (1,517 sq. ft.), and the applicant has proposed a total sign area of 140 square metres (1,510 sq. ft.). The scale of the signage is in keeping with the fascia signs approved throughout Grandview Corners.

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.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments
Appendix V.	Development Variance Permit No. 7910-0319-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Omicron and DMG Landscape Architects, respectively, dated April 26, 2011 and May 17, 2011.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HK/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\11109923028.doc  
. 5/26/11 9:50 AM



## 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	103,557 m <sup>2</sup>	
Road Widening area	1,584 m <sup>2</sup>	
Undevelopable area	41,520 m <sup>2</sup>	
Habitat dedication	21,330 m <sup>2</sup>	
Net Total	39,123 m <sup>2</sup>	
<b>LOT COVERAGE</b> (in % of net lot area)	59%	29%
<b>SETBACKS</b> ( in metres)		
Front (16o Street)	5.5 m	166 m
Rear (161A Street)	13.5 m	2.03 m
Side (North)	3.0 m	122.7 m
Side #2 (South)	5.0 m	10.9 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12.0 m	7.0 m
Accessory	4.5 m	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>	n/a	
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>	n/a	
<b>FLOOR AREA: Commercial</b>		
Retail		11,168 m <sup>2</sup>
Office		230 m <sup>2</sup>
Total		11,398 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>	n/a	
<b>FLOOR AREA: Institutional</b>	n/a	
<b>TOTAL BUILDING FLOOR AREA</b>		11,398 m <sup>2</sup>

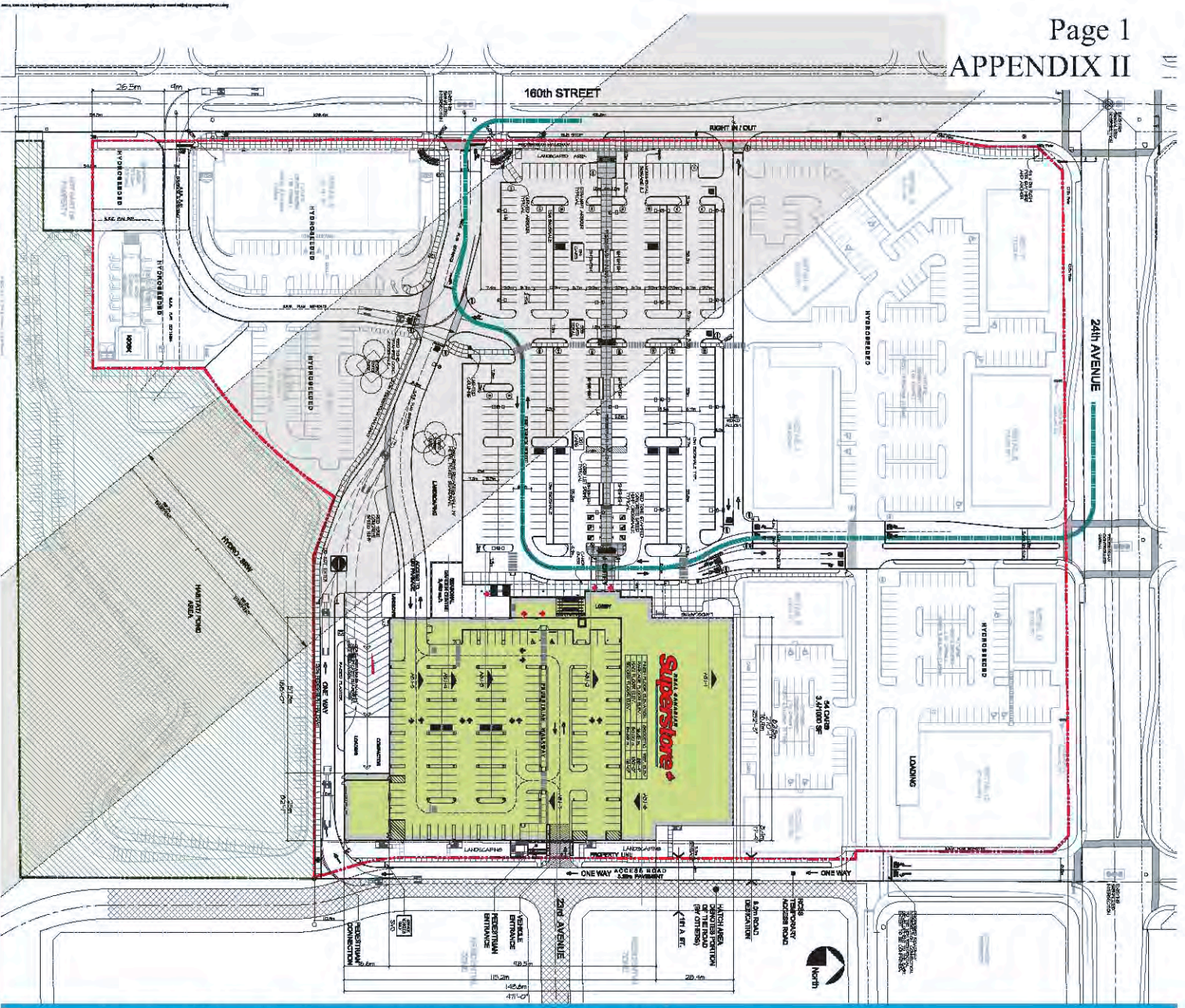
*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

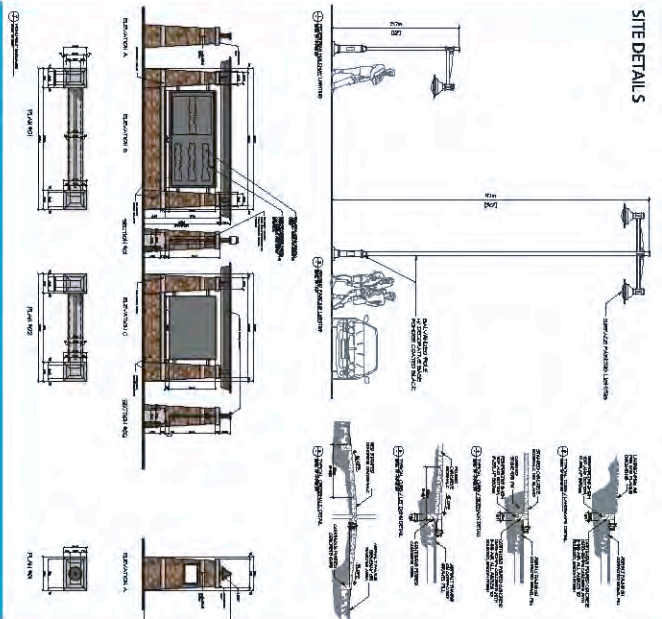
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.54	0.29
AMENITY SPACE (area in square metres)		
Indoor	n/a	
Outdoor		
PARKING (number of stalls)		
Commercial		335 Surface 162 Parkade
Industrial		n/a
Residential Bachelor + 1 Bedroom		n/a
2-Bed		
3-Bed		
Residential Visitors		n/a
Institutional		n/a
Total Number of Parking Spaces	342	497
Number of disabled stalls		8
Number of small cars		54
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----





SITE DETAILS



PERMIT DATA

**GENERAL NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CALGARY ZONING BY-LAW AND THE CALGARY ZONING BY-LAW.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALGARY ZONING BY-LAW AND THE CALGARY ZONING BY-LAW.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALGARY ZONING BY-LAW AND THE CALGARY ZONING BY-LAW.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALGARY ZONING BY-LAW AND THE CALGARY ZONING BY-LAW.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALGARY ZONING BY-LAW AND THE CALGARY ZONING BY-LAW.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALGARY ZONING BY-LAW AND THE CALGARY ZONING BY-LAW.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALGARY ZONING BY-LAW AND THE CALGARY ZONING BY-LAW.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALGARY ZONING BY-LAW AND THE CALGARY ZONING BY-LAW.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALGARY ZONING BY-LAW AND THE CALGARY ZONING BY-LAW.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALGARY ZONING BY-LAW AND THE CALGARY ZONING BY-LAW.

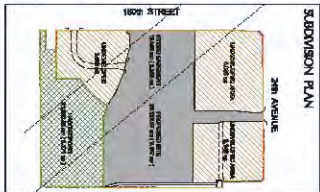
**PERMIT DATA:**

NO.	DESCRIPTION	DATE	BY
1	PERMIT APPLICATION	2018-01-15	J. SMITH
2	PERMIT REVIEW	2018-01-25	M. JONES
3	PERMIT APPROVAL	2018-02-01	K. BROWN
4	PERMIT CANCELLATION	2018-02-15	L. GREEN
5	PERMIT REVISION	2018-02-20	P. BLACK
6	PERMIT CLOSURE	2018-03-01	R. WHITE
7	PERMIT RE-OPENING	2018-03-15	S. GRAY
8	PERMIT TRANSFER	2018-03-30	T. BLUE
9	PERMIT SURRENDER	2018-04-15	V. RED
10	PERMIT RE-APPROVAL	2018-04-30	W. PURPLE

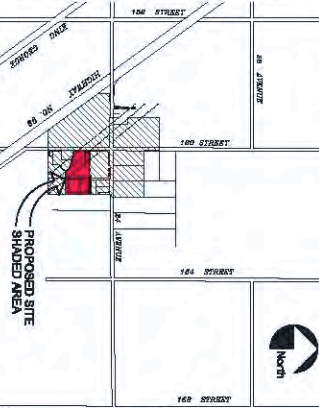
BUILDING AREA BREAKDOWN

NO.	DESCRIPTION	AREA (SQ. METERS)	AREA (SQ. FEET)
1	FLOOR AREA	10,000.00	107,639.10
2	ROOF AREA	5,000.00	53,819.55
3	WALL AREA	2,000.00	21,527.82
4	CEILING AREA	1,000.00	10,763.91
5	LANDSCAPING AREA	1,000.00	10,763.91
6	PARKING AREA	1,000.00	10,763.91
7	DRIVEWAY AREA	1,000.00	10,763.91
8	LOADING DOCK AREA	1,000.00	10,763.91
9	STAIRWELL AREA	1,000.00	10,763.91
10	ELEVATOR SHAFT AREA	1,000.00	10,763.91
11	MECHANICAL ROOM AREA	1,000.00	10,763.91
12	ELECTRICAL ROOM AREA	1,000.00	10,763.91
13	PLUMBING ROOM AREA	1,000.00	10,763.91
14	RESTROOM AREA	1,000.00	10,763.91
15	STORAGE AREA	1,000.00	10,763.91
16	OFFICE AREA	1,000.00	10,763.91
17	RECEPTION AREA	1,000.00	10,763.91
18	CONFERENCE ROOM AREA	1,000.00	10,763.91
19	TRAINING ROOM AREA	1,000.00	10,763.91
20	LABORATORY AREA	1,000.00	10,763.91
21	WORKSHOP AREA	1,000.00	10,763.91
22	WAREHOUSE AREA	1,000.00	10,763.91
23	STOCK ROOM AREA	1,000.00	10,763.91
24	RETAIL AREA	1,000.00	10,763.91
25	SALES AREA	1,000.00	10,763.91
26	CUSTOMER SERVICE AREA	1,000.00	10,763.91
27	RECEPTION AREA	1,000.00	10,763.91
28	OFFICE AREA	1,000.00	10,763.91
29	CONFERENCE ROOM AREA	1,000.00	10,763.91
30	TRAINING ROOM AREA	1,000.00	10,763.91
31	LABORATORY AREA	1,000.00	10,763.91
32	WORKSHOP AREA	1,000.00	10,763.91
33	WAREHOUSE AREA	1,000.00	10,763.91
34	STOCK ROOM AREA	1,000.00	10,763.91
35	RETAIL AREA	1,000.00	10,763.91
36	SALES AREA	1,000.00	10,763.91
37	CUSTOMER SERVICE AREA	1,000.00	10,763.91
38	RECEPTION AREA	1,000.00	10,763.91
39	OFFICE AREA	1,000.00	10,763.91
40	CONFERENCE ROOM AREA	1,000.00	10,763.91
41	TRAINING ROOM AREA	1,000.00	10,763.91
42	LABORATORY AREA	1,000.00	10,763.91
43	WORKSHOP AREA	1,000.00	10,763.91
44	WAREHOUSE AREA	1,000.00	10,763.91
45	STOCK ROOM AREA	1,000.00	10,763.91
46	RETAIL AREA	1,000.00	10,763.91
47	SALES AREA	1,000.00	10,763.91
48	CUSTOMER SERVICE AREA	1,000.00	10,763.91
49	RECEPTION AREA	1,000.00	10,763.91
50	OFFICE AREA	1,000.00	10,763.91

SUBDIVISION PLAN



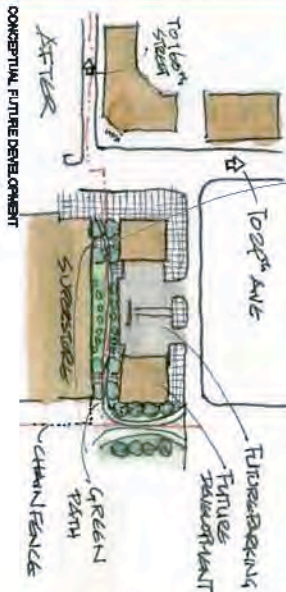
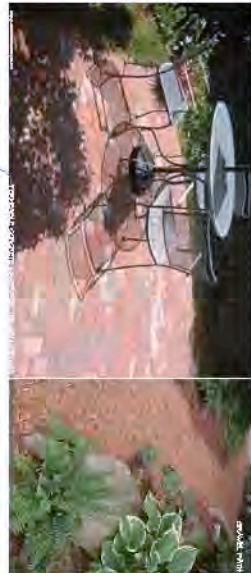
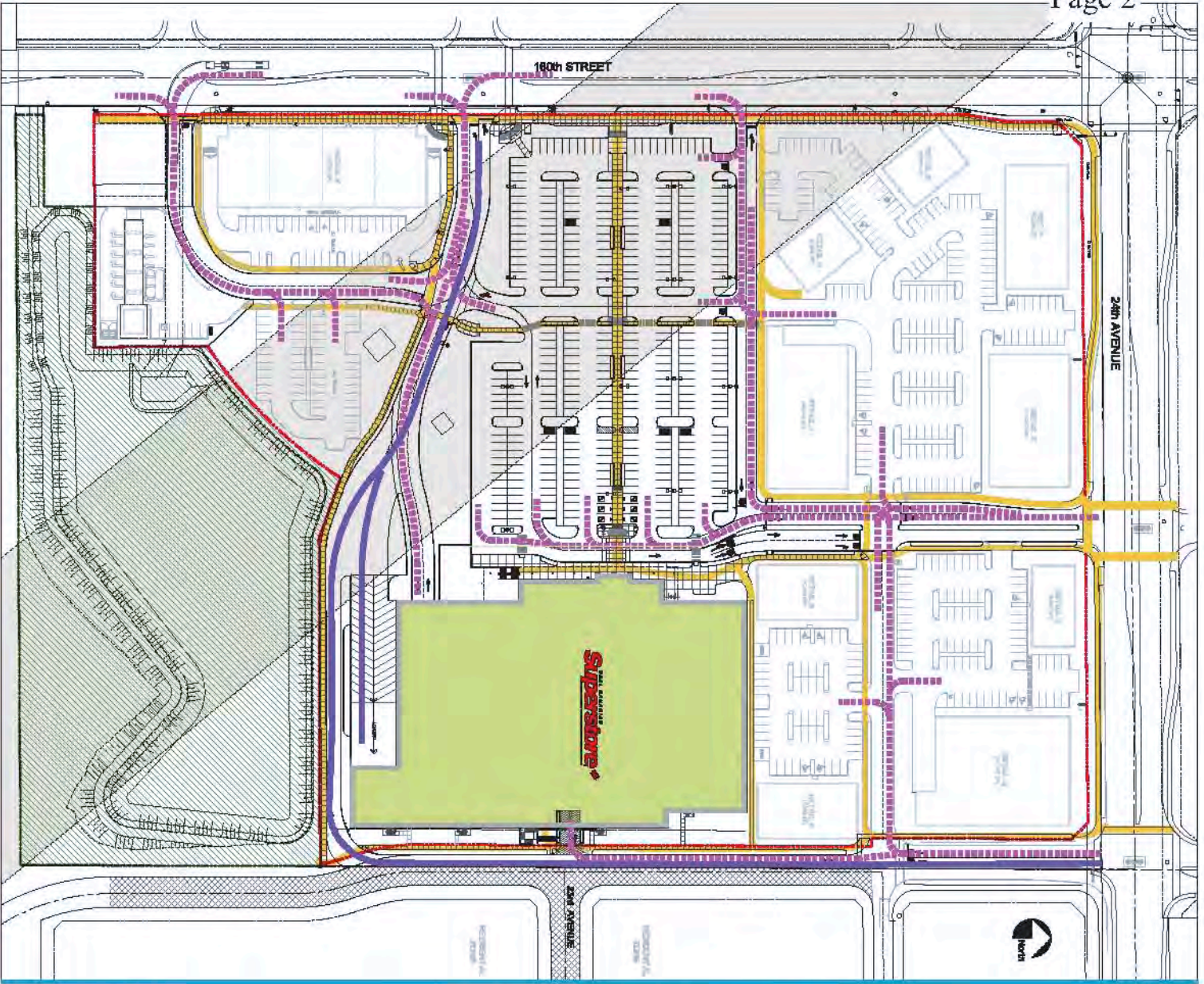
VICINITY PLAN

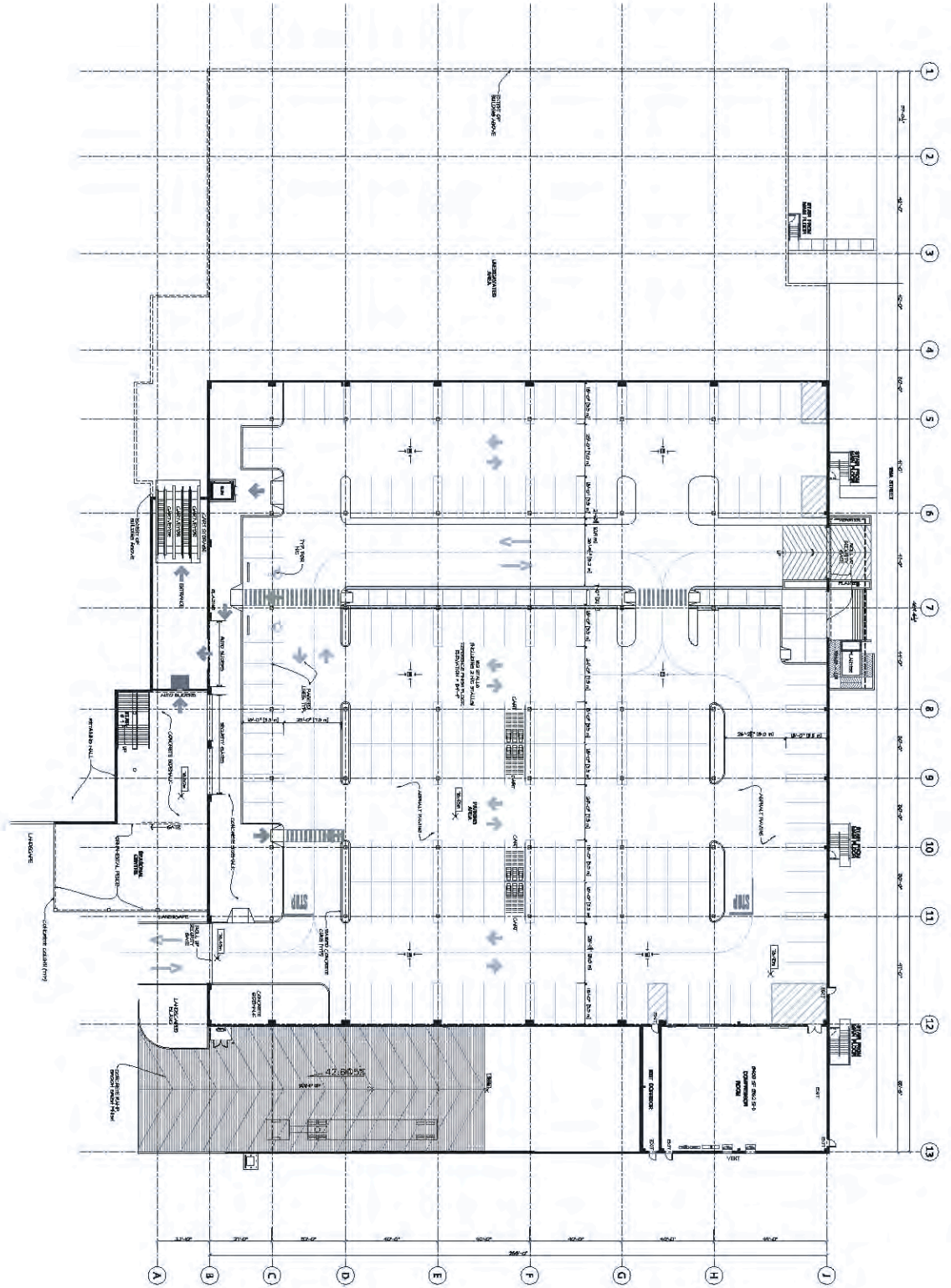


NOTES

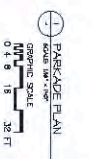
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CALGARY ZONING BY-LAW AND THE CALGARY ZONING BY-LAW.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALGARY ZONING BY-LAW AND THE CALGARY ZONING BY-LAW.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALGARY ZONING BY-LAW AND THE CALGARY ZONING BY-LAW.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALGARY ZONING BY-LAW AND THE CALGARY ZONING BY-LAW.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALGARY ZONING BY-LAW AND THE CALGARY ZONING BY-LAW.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALGARY ZONING BY-LAW AND THE CALGARY ZONING BY-LAW.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALGARY ZONING BY-LAW AND THE CALGARY ZONING BY-LAW.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALGARY ZONING BY-LAW AND THE CALGARY ZONING BY-LAW.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALGARY ZONING BY-LAW AND THE CALGARY ZONING BY-LAW.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALGARY ZONING BY-LAW AND THE CALGARY ZONING BY-LAW.





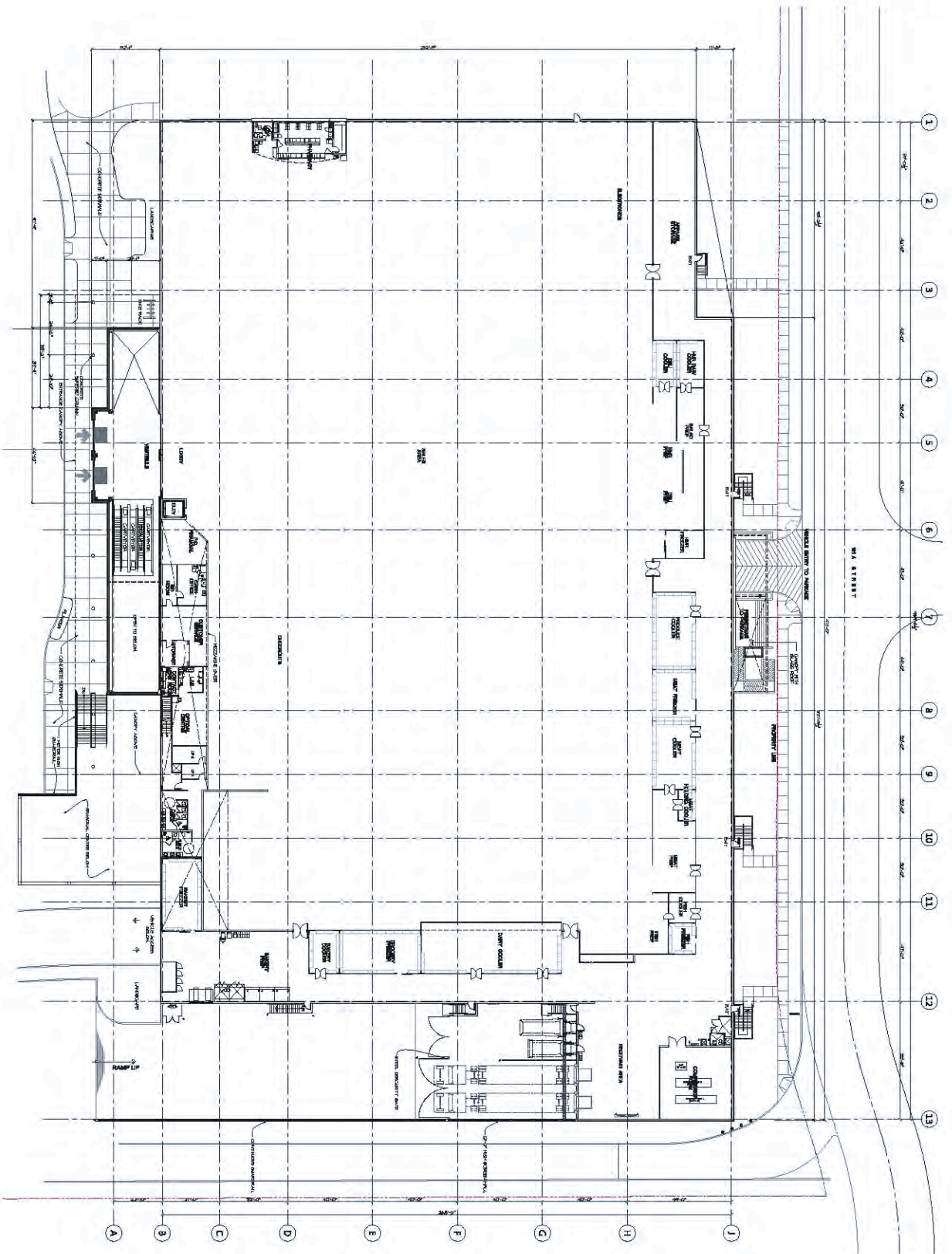


- o FINISH THE UNDERGROUND PARKING WALLS & COLUMNS WHITE.
- o INSTALL LIGHT-WIGGERS VIBRO AIRFLEX JAMES EQUIPMENT IN UNDERGROUND PARKING.
- o AVOID ROUND CORNERS AND INTERNAL CORNER INTERSECT AS NOTED IN UNDERGROUND PARKING AND STAIRWELLS (E.G., AT ENTRY).
- o PROVIDE VIBRO PANELS IN ALL CORERS IN UNDERGROUND PARKING LEAVENS TO PUBLICLY ACCESSIBLE AREAS.
- o DENOTE ADEQUATE LIGHTING THROUGHOUT THE UNDERGROUND PARKING.



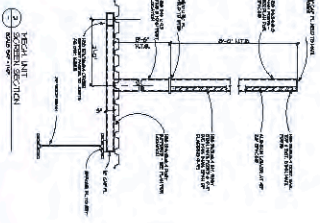
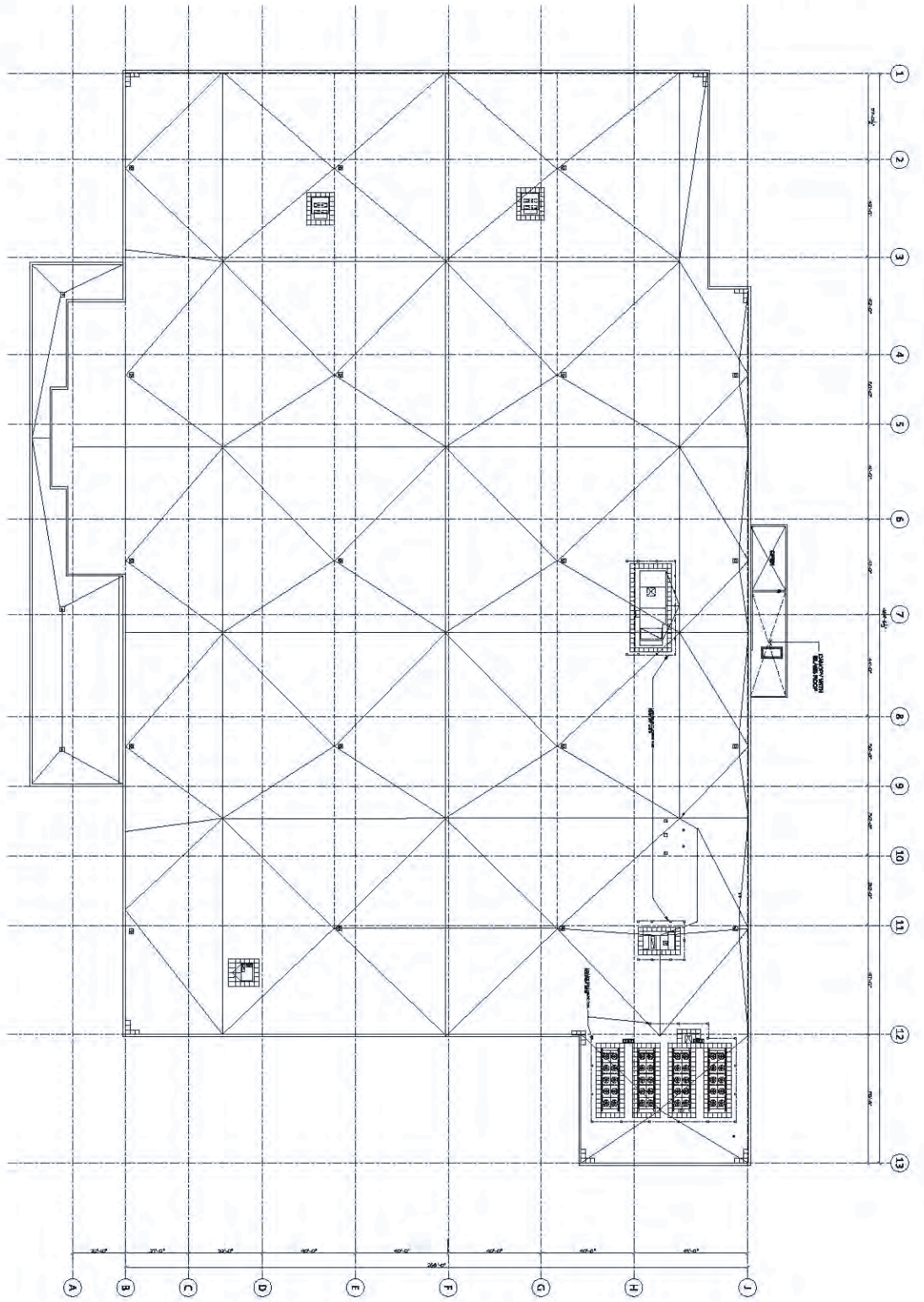
PARKADE FLOOR PLAN

DP-A2.1



MAIN FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 FT

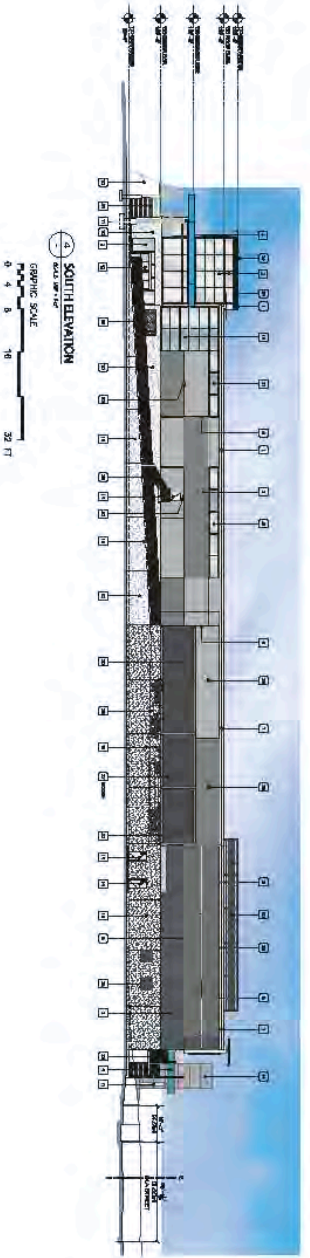
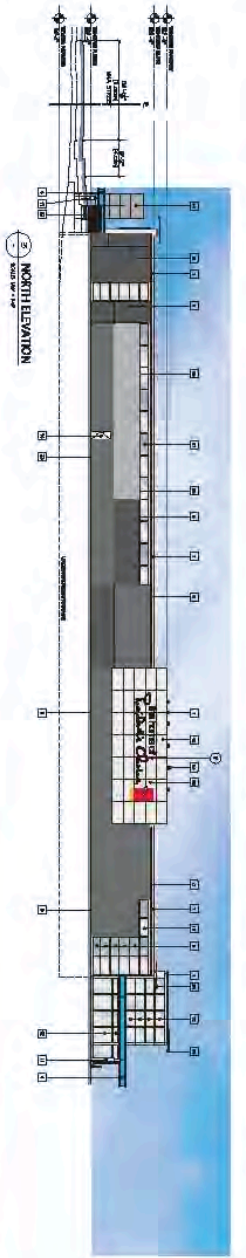
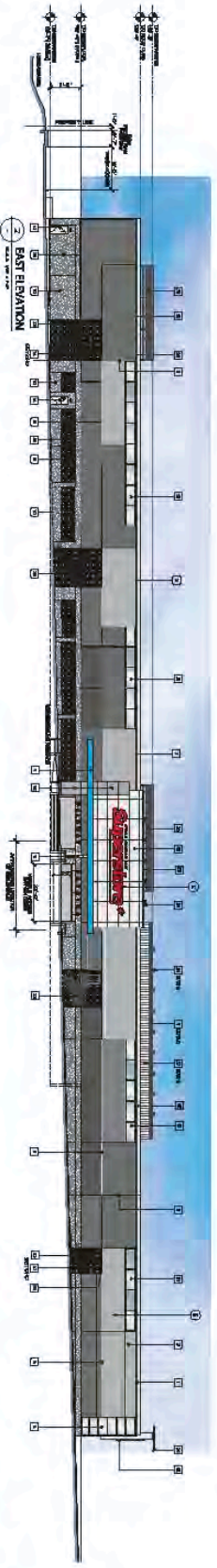
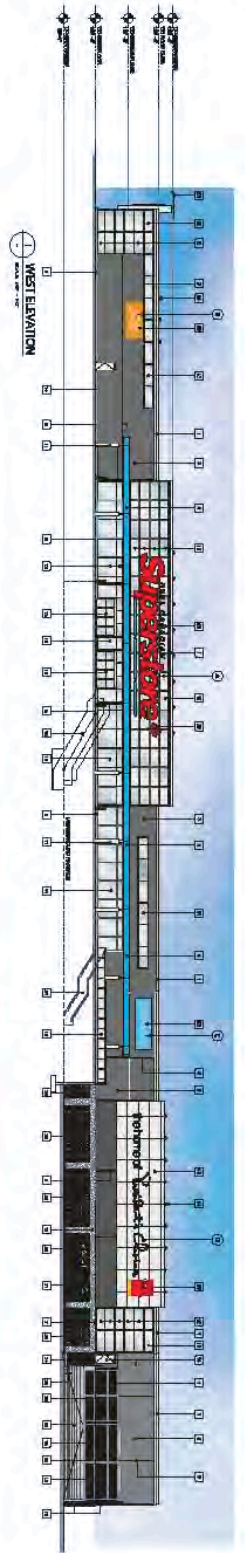




OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

ROOF PLAN

DP-A2.4



GRAPHIC SCALE  
0 4 8 16 32 FT

EXTERIOR ELEVATION NOTES:

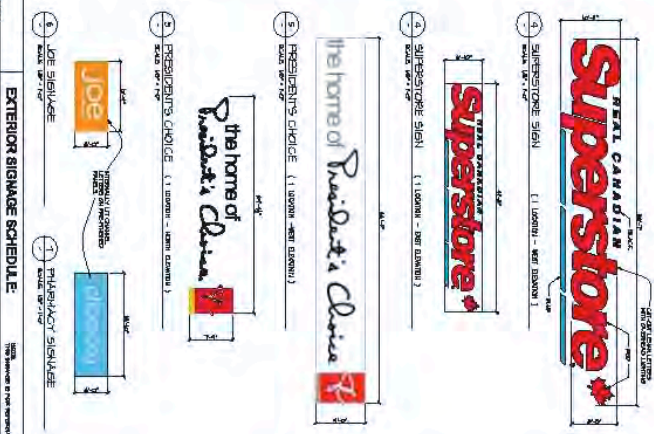
- 1. EXTERIOR FINISHES TO BE AS SHOWN UNLESS NOTED OTHERWISE.
- 2. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISHES AS SHOWN.
- 3. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISHES AS SHOWN.
- 4. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISHES AS SHOWN.
- 5. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISHES AS SHOWN.
- 6. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISHES AS SHOWN.
- 7. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISHES AS SHOWN.
- 8. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISHES AS SHOWN.
- 9. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISHES AS SHOWN.
- 10. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISHES AS SHOWN.
- 11. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISHES AS SHOWN.
- 12. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISHES AS SHOWN.
- 13. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISHES AS SHOWN.
- 14. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISHES AS SHOWN.
- 15. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISHES AS SHOWN.
- 16. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISHES AS SHOWN.
- 17. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISHES AS SHOWN.
- 18. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISHES AS SHOWN.
- 19. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISHES AS SHOWN.
- 20. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EXTERIOR FINISHES AS SHOWN.

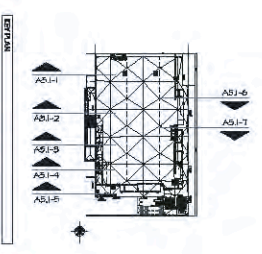
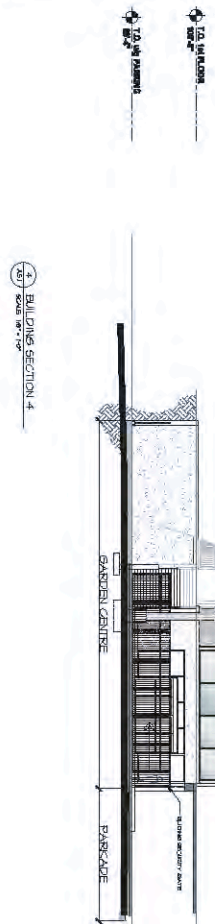
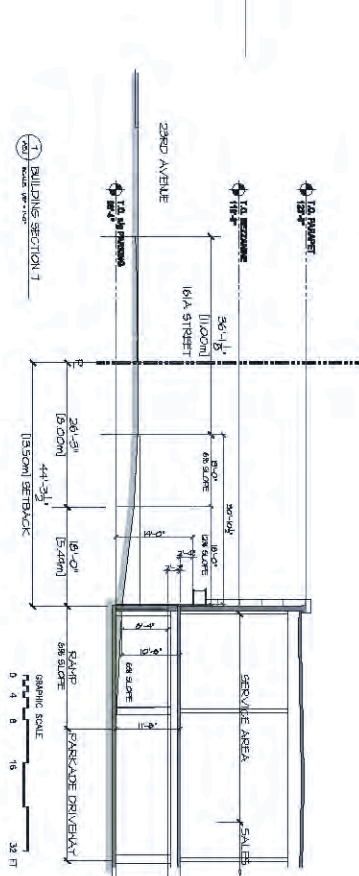
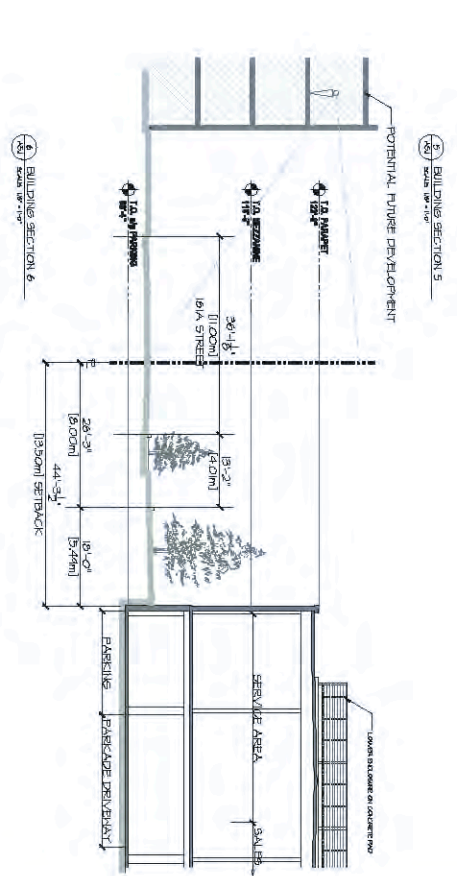
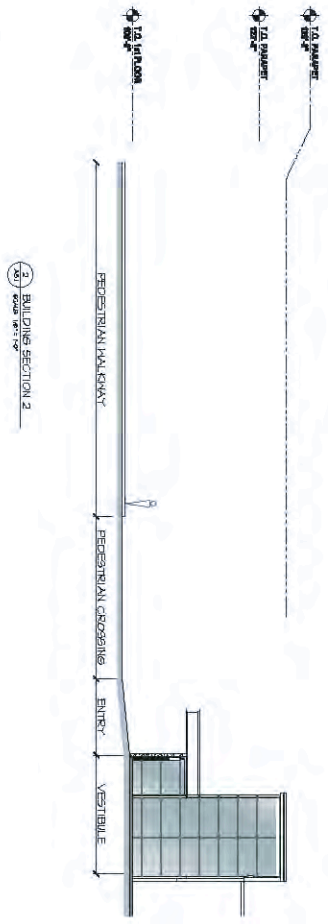
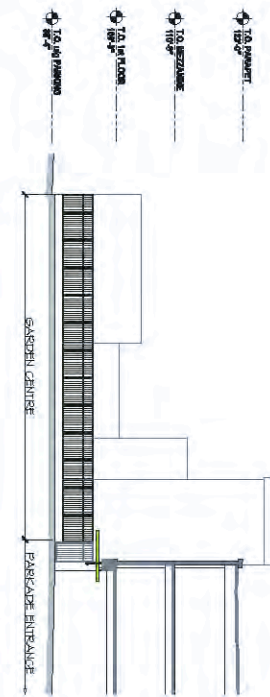
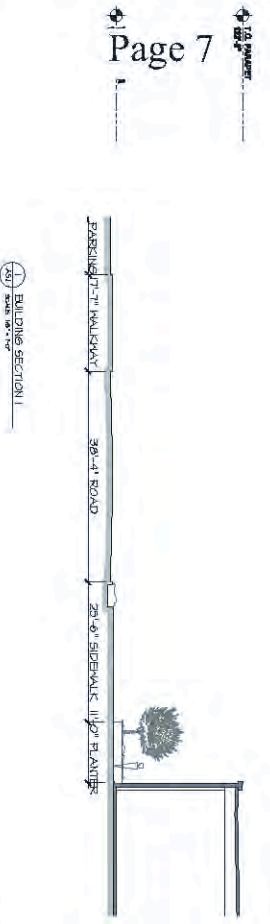
SIGNAGE AREAS:

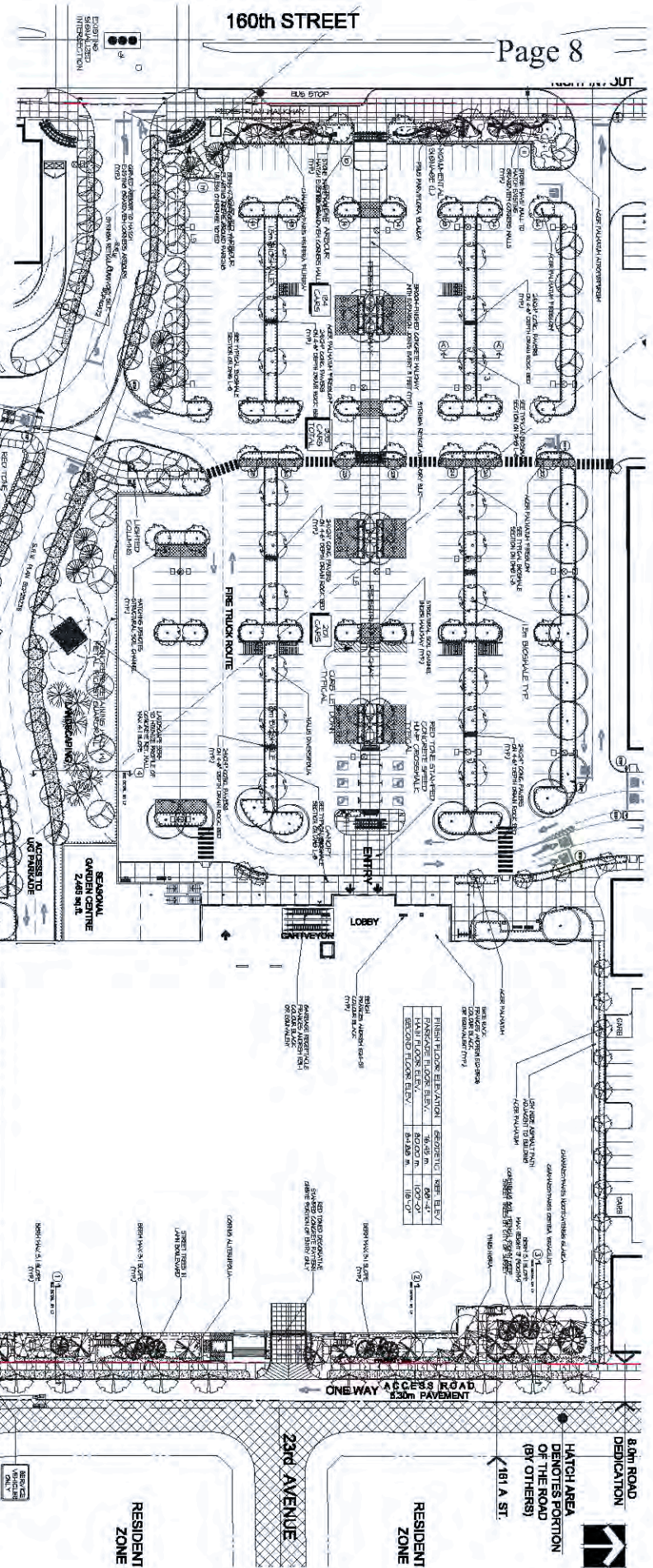
NO.	TYPE	SIZE	LOCATION	NOTES
1	Signage	10' x 10'	West Elevation	Superstore Sign
2	Signage	10' x 10'	North Elevation	Superstore Sign
3	Signage	10' x 10'	South Elevation	Superstore Sign
4	Signage	10' x 10'	East Elevation	Superstore Sign
5	Signage	10' x 10'	West Elevation	Product's Choice Sign
6	Signage	10' x 10'	North Elevation	Product's Choice Sign
7	Signage	10' x 10'	South Elevation	Product's Choice Sign
8	Signage	10' x 10'	East Elevation	Product's Choice Sign

EXTERIOR SIGNAGE SCHEDULE

NO.	TYPE	SIZE	LOCATION	NOTES
1	Signage	10' x 10'	West Elevation	Superstore Sign
2	Signage	10' x 10'	North Elevation	Superstore Sign
3	Signage	10' x 10'	South Elevation	Superstore Sign
4	Signage	10' x 10'	East Elevation	Superstore Sign
5	Signage	10' x 10'	West Elevation	Product's Choice Sign
6	Signage	10' x 10'	North Elevation	Product's Choice Sign
7	Signage	10' x 10'	South Elevation	Product's Choice Sign
8	Signage	10' x 10'	East Elevation	Product's Choice Sign







**PLANT SCHEDULE**

ITEM NO.	PLANT NAME	QUANTITY	NOTES
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...
11	...	...	...
12	...	...	...
13	...	...	...
14	...	...	...
15	...	...	...
16	...	...	...
17	...	...	...
18	...	...	...
19	...	...	...
20	...	...	...
21	...	...	...
22	...	...	...
23	...	...	...
24	...	...	...
25	...	...	...
26	...	...	...
27	...	...	...
28	...	...	...
29	...	...	...
30	...	...	...
31	...	...	...
32	...	...	...
33	...	...	...
34	...	...	...
35	...	...	...
36	...	...	...
37	...	...	...
38	...	...	...
39	...	...	...
40	...	...	...
41	...	...	...
42	...	...	...
43	...	...	...
44	...	...	...
45	...	...	...
46	...	...	...
47	...	...	...
48	...	...	...
49	...	...	...
50	...	...	...

**PLANT SCHEDULE - TREES UNDER R.O.W.**

ITEM NO.	PLANT NAME	QUANTITY	NOTES
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...
11	...	...	...
12	...	...	...
13	...	...	...
14	...	...	...
15	...	...	...
16	...	...	...
17	...	...	...
18	...	...	...
19	...	...	...
20	...	...	...
21	...	...	...
22	...	...	...
23	...	...	...
24	...	...	...
25	...	...	...
26	...	...	...
27	...	...	...
28	...	...	...
29	...	...	...
30	...	...	...
31	...	...	...
32	...	...	...
33	...	...	...
34	...	...	...
35	...	...	...
36	...	...	...
37	...	...	...
38	...	...	...
39	...	...	...
40	...	...	...
41	...	...	...
42	...	...	...
43	...	...	...
44	...	...	...
45	...	...	...
46	...	...	...
47	...	...	...
48	...	...	...
49	...	...	...
50	...	...	...

**DRAINAGE LIST**

- 1 - TREE PLAN
- 2 - LANDSCAPE SHADE PLAN
- 3 - LANDSCAPE SHADE PLAN
- 4 - LANDSCAPE SHADE PLAN
- 5 - LANDSCAPE SHADE PLAN
- 6 - LANDSCAPE DETAILS
- 7 - LANDSCAPE DETAILS
- 8 - LANDSCAPE DETAILS
- 9 - LANDSCAPE DETAILS
- 10 - LANDSCAPE ELEVATIONS
- 11 - LANDSCAPE ELEVATIONS
- 12 - LANDSCAPE ELEVATIONS
- 13 - LANDSCAPE ELEVATIONS
- 14 - LANDSCAPE ELEVATIONS
- 15 - LANDSCAPE ELEVATIONS
- 16 - LANDSCAPE ELEVATIONS
- 17 - LANDSCAPE ELEVATIONS
- 18 - LANDSCAPE ELEVATIONS
- 19 - LANDSCAPE ELEVATIONS
- 20 - LANDSCAPE ELEVATIONS
- 21 - LANDSCAPE ELEVATIONS
- 22 - LANDSCAPE ELEVATIONS
- 23 - LANDSCAPE ELEVATIONS
- 24 - LANDSCAPE ELEVATIONS
- 25 - LANDSCAPE ELEVATIONS
- 26 - LANDSCAPE ELEVATIONS
- 27 - LANDSCAPE ELEVATIONS
- 28 - LANDSCAPE ELEVATIONS
- 29 - LANDSCAPE ELEVATIONS
- 30 - LANDSCAPE ELEVATIONS

**REAL CANADIAN Superstore**

Grandview Corners

2332 190th Street, South Surrey, B.C.

**DMG**

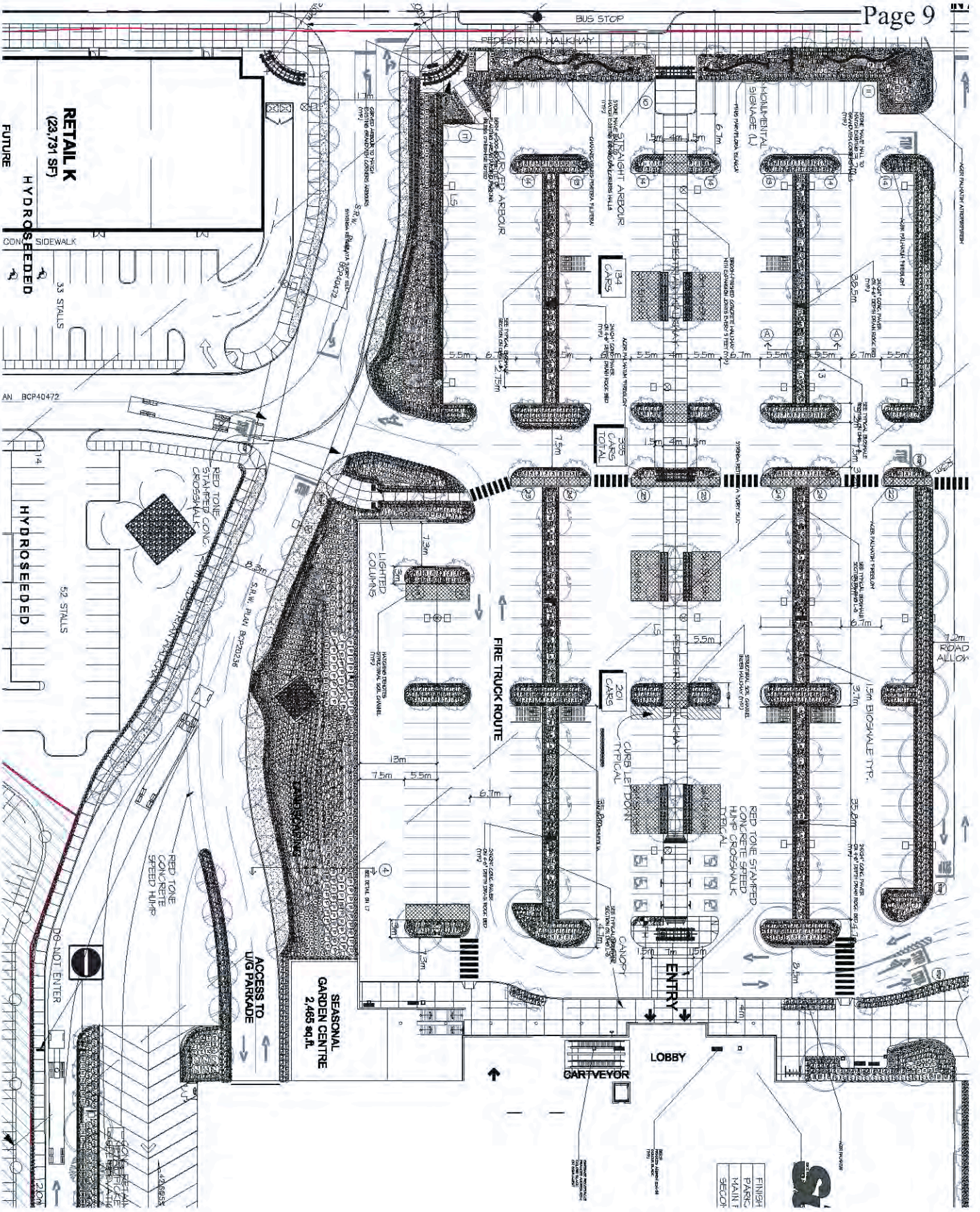
DESIGN MANAGEMENT GROUP

2100 BROADVIEW AVENUE, SUITE 200, RICHMOND, B.C. V6X 3E9

**OMICRON SOLUTIONS**

2100 BROADVIEW AVENUE, SUITE 200, RICHMOND, B.C. V6X 3E9





OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.  
 10000 170th Street, Surrey, BC V3W 1S8  
 Tel: 604.581.1111  
 Fax: 604.581.1112  
 www.omicron-ae.com

LANDSCAPE  
 SHRUB PLAN  
 10/2018

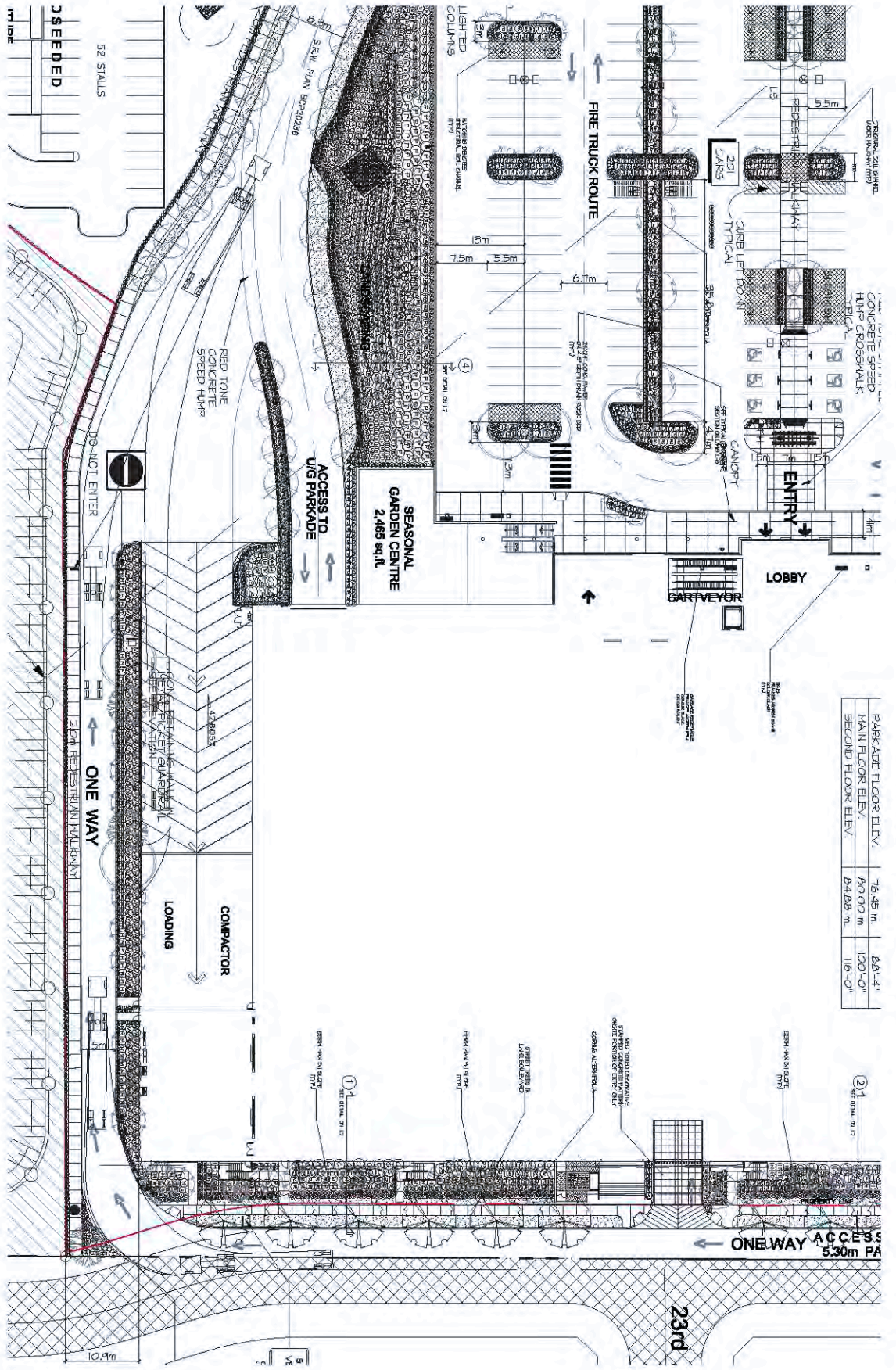
L-2

**REAL CANADIAN Superstore**  
 Grandview Corners  
 2332 150th Street, South Surrey, B.C.

Notes: 1. See drawing for details.  
 2. All dimensions are in meters unless otherwise specified.  
 3. All materials to be installed in accordance with the manufacturer's instructions.  
 4. All work to be done in accordance with the applicable building codes and standards.

**OMICRON**  
 TOTAL BUILDING SOLUTIONS  
 10000 170th Street, Surrey, BC V3W 1S8  
 Tel: 604.581.1111  
 Fax: 604.581.1112  
 www.omicron-ae.com

**DMG**  
 10000 170th Street, Surrey, BC V3W 1S8  
 Tel: 604.581.1111  
 Fax: 604.581.1112  
 www.dmg.com



OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.  
 2332 120th Street, South Surrey, B.C. V4A 4L1  
 TEL: 604.581.1111 FAX: 604.581.1112  
 WWW.OMICRONAEC.COM

LANDSCAPE SHRUB PLAN

L-3

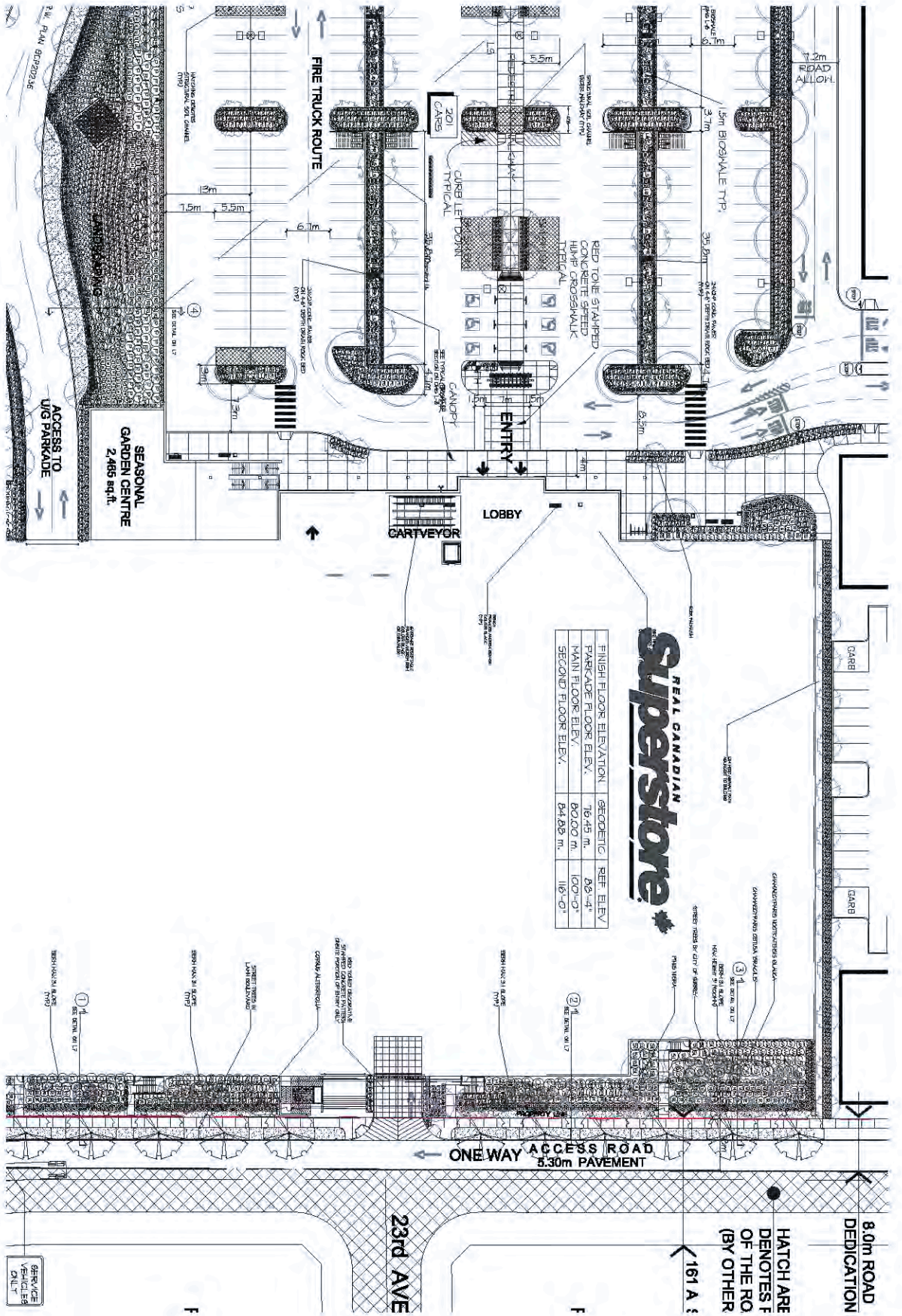
Scale: 1/2" = 1'-0"  
 Date: 10/23/20

**REAL CANADIAN Superstore**  
 Grandview Corners  
 2332 120th Street, South Surrey, B.C.

Notes:  
 1. SEE THE SITE SPECIFICATIONS FOR THE SEASONAL GARDEN CENTRE FOR THE SEASONAL GARDEN CENTRE AND THE SEASONAL GARDEN CENTRE FOR THE SEASONAL GARDEN CENTRE.

**OMICRON TOTAL BUILDING SOLUTIONS**  
 2332 120th Street, South Surrey, B.C. V4A 4L1  
 TEL: 604.581.1111 FAX: 604.581.1112  
 WWW.OMICRONAEC.COM

**DMG**  
 2332 120th Street, South Surrey, B.C. V4A 4L1  
 TEL: 604.581.1111 FAX: 604.581.1112  
 WWW.DMGARCHITECTURE.COM



OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.  
 1000-10100-102nd Street, Surrey, BC V4N 1C8  
 TEL: 604-591-1111 FAX: 604-591-1112  
 WWW.OMICRON-ARCHITECTURE.COM

LANDSCAPE SHRUB PLAN

L-4

**REAL CANADIAN Superstore**  
 Grandview Corners  
 2312 120th Street, South Surrey, B.C.

**OMICRON**  
 TOTAL BUILDING SOLUTIONS  
 1000-10100-102nd Street, Surrey, BC V4N 1C8  
 TEL: 604-591-1111 FAX: 604-591-1112  
 WWW.OMICRON-ARCHITECTURE.COM

**DMG**  
 2000-10100-102nd Street, Surrey, BC V4N 1C8  
 TEL: 604-591-1111 FAX: 604-591-1112  
 WWW.DMG-ARCHITECTURE.COM

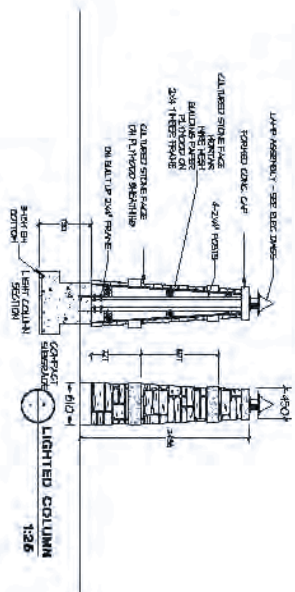


⊖ TYPICAL LANDSCAPE BENCH  
FORMS PLAINWELL

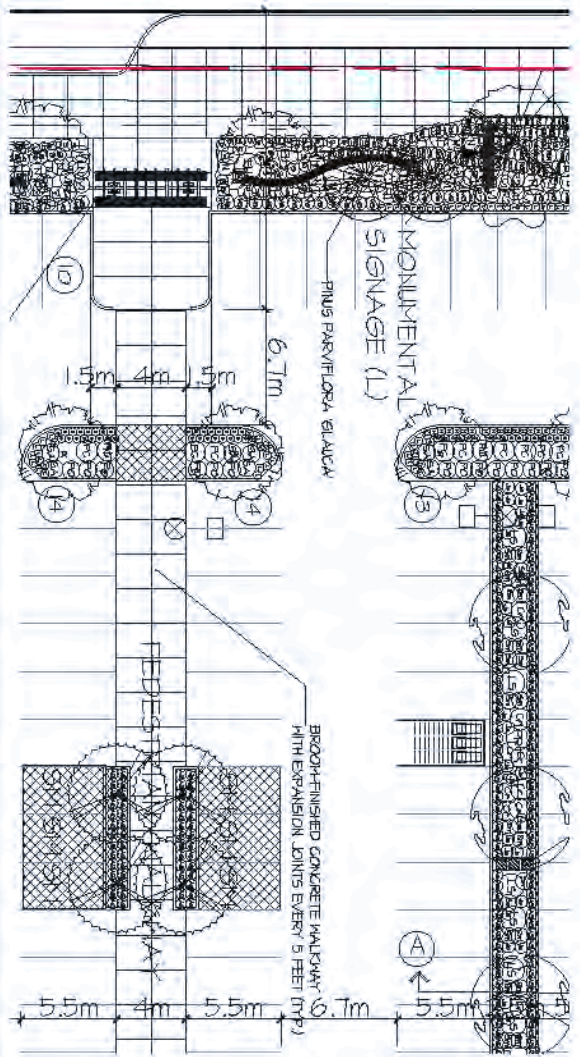


⊖ TYPICAL LANDSCAPE HEPTAGOLE  
FORMS PLAINWELL

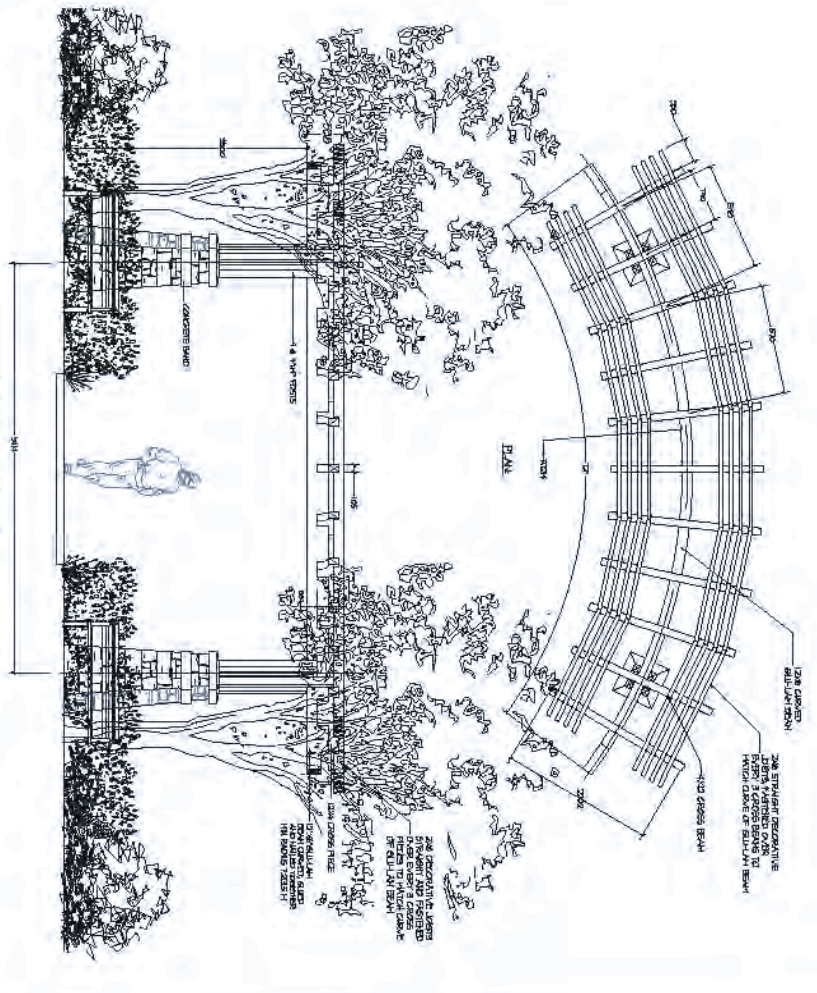
- NOTES**
1. ALL TREE PITS TO BE OPEN FOR A PERIOD OF 60 DAYS FROM DATE OF COMPLETION OF CONSTRUCTION.
  2. STAKES TO BE SET OUT AND MAINTAINED THROUGHOUT CONSTRUCTION PERIOD.
  3. BEST AVAILABLE SOIL TO BE USED FOR REPLANTING AND TOPSOIL TO BE 150mm DEEP.
  4. ALL TREE PITS TO BE OPEN FOR A PERIOD OF 60 DAYS FROM DATE OF COMPLETION OF CONSTRUCTION.
  5. ALL TREE PITS TO BE OPEN FOR A PERIOD OF 60 DAYS FROM DATE OF COMPLETION OF CONSTRUCTION.



⊖ TYPICAL PLANTING SCHEME  
SCALE 1:100

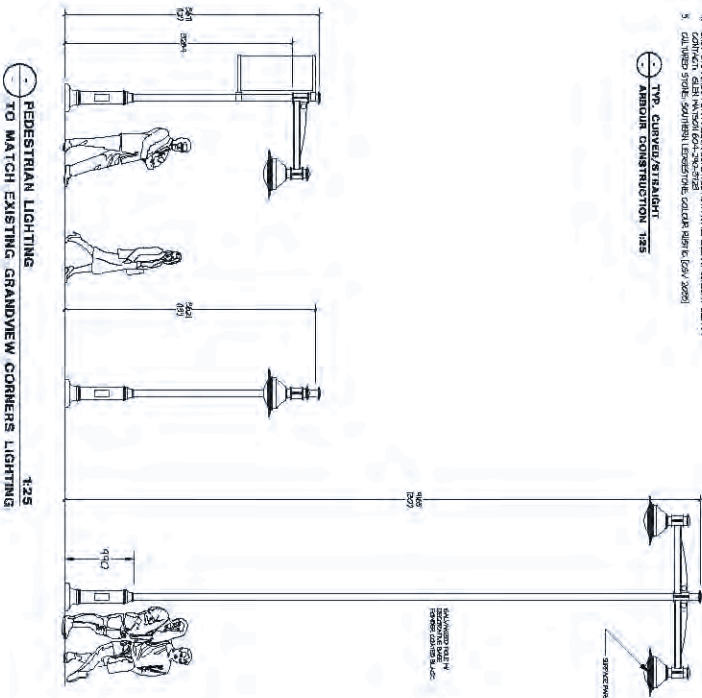
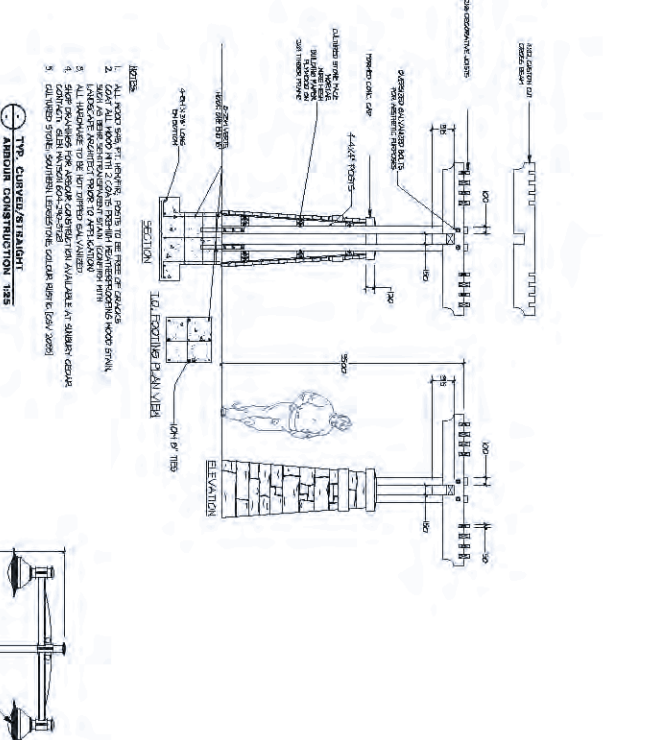
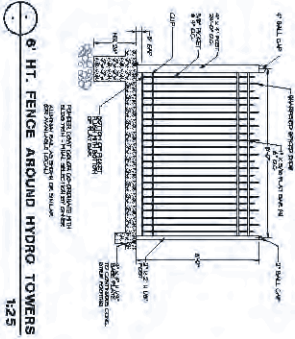
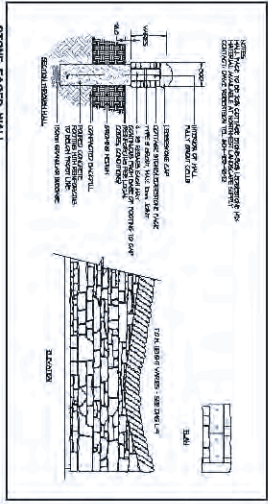
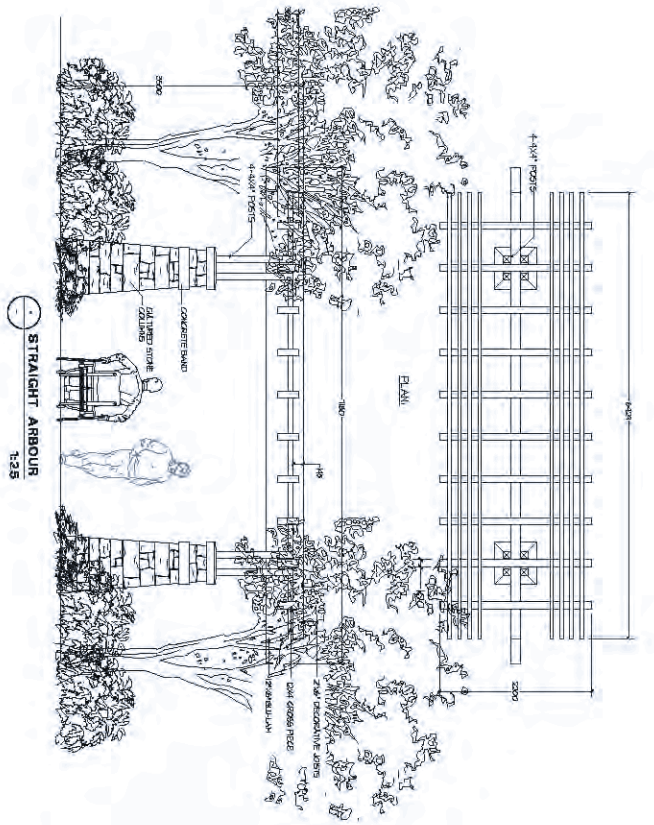


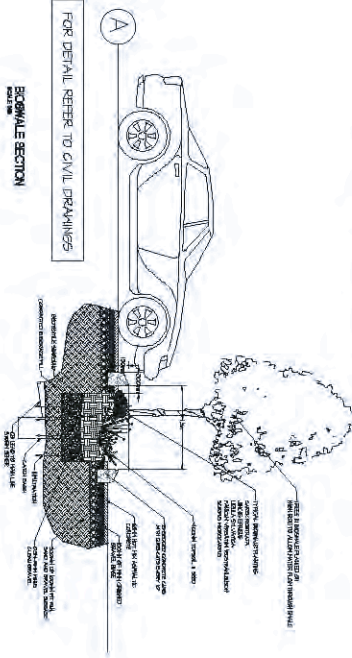
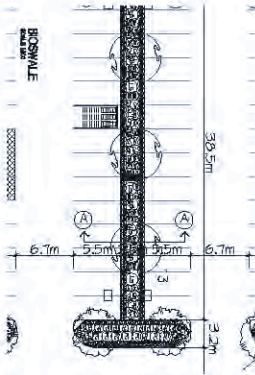
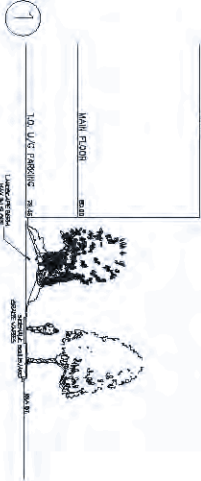
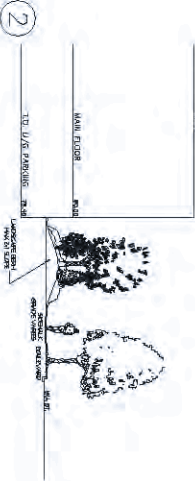
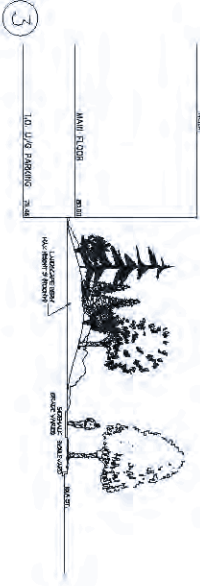
⊖ CURVED ARBOUR 1:25



DMG  
 DESIGN & BUILDING SOLUTIONS  
 1111 127th Street, Surrey, BC V4A 4L9  
 TEL: 779-1526 FAX: 779-1527





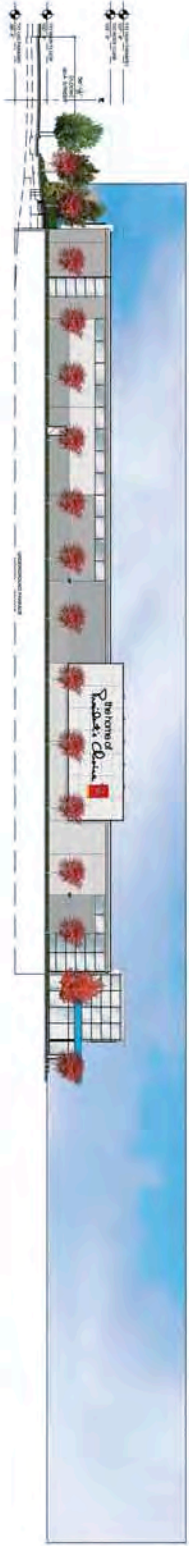




WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION







---

TO: **Manager, Area Planning & Development  
- South Surrey Division  
Planning and Development Department**

FROM: **Acting Development Services Manager, Engineering Department**

DATE: **May 24, 2011**

PROJECT FILE: **7810-0319-00**

---

RE: **Engineering Requirements (Commercial)  
Location: 2332 160 Street**

#### DEVELOPMENT PERMIT

The applicant will be required to provide road dedication for 24 Avenue and 161A Street, and register statutory rights-of-way on the lands along 24 Avenue and between 160 and 161A Streets within the southerly area of the site.

A Servicing Agreement will be required as condition of Building Permit issuance.



Rémi Dubé, P.Eng.  
Acting Development Services Manager

KH

**Chair:**

L. Mickelson

**Panel Members:**T. Ankenman  
N. Baldwin  
B. Bentley  
R. Bernstein  
N. Couttie  
W. Francl  
J. Makepeace  
R. Myers**Guests:**Jordan Levine, Omicron  
Pat Campbell, DMG Landscape Architects  
Joe Minten, JM Architecture Inc.  
Jenny Liu, JHL Design Group Inc.  
Gen Yada, Gen Yada Architect  
Keith Koroluk, Keith Koroluk Landscape Architect  
Alan Chang  
Tim Ankenman, Ankenman Marchand Architects  
Jim Cox, SCDC  
Ken Killam**Staff Present:**T. Ainscough, Planning & Development  
H. Bello, Planning & Development  
J. Hunter, Legislative Services  
M. B. Rondeau, Planning & Development**A. INTRODUCTIONS**

Mr. N. Baldwin was introduced and welcomed as the newest member of the Advisory Design Panel. S./Sgt. B. Bentley was introduced and welcomed as the RCMP representative filling in for Cpl. M. Searle.

**B. RECEIPT OF MINUTES**

It was

Moved by  
Seconded byThat the minutes of the Advisory Design  
Panel meeting held on February 17, 2011 be received.Carried**C. SUBMISSIONS**

1. File No.: 7910-0319-00  
New or Resubmit: New  
Description: Development Permit to allow for the construction of an 11,132 square metre (119,835 sq. ft.) large-format retail store (Loblaw Superstore).  
Address: 2332 160 Street, South Surrey  
Developer: Loblaw Properties West, Steve Thompson  
Architect: Omicron, Paul Dabbs and Jordan Levine  
Landscape Architect: DMG Landscape Architects, Pat Campbell  
Planner: Heather Kamitakahara  
Urban Design Planner: Hernan Bello

The Urban Design Planner and the City Architect presented background information and an overview of the proposed project and highlighted the

following:

- The proposed one-storey Superstore food store is located at Grandview Corners, 2332 160<sup>th</sup> Street and is approximately 11,100 square metres in size.
- This project has appeared before the ADP twice before – in 2005 and again in 2009. Since then the applicant has revised the project, and the land to the east has been designated as an NCP area.
- Future development and a road alignment (23<sup>rd</sup> Avenue) are planned to the east, making the approach and view from the east more important. At the moment, the development to the east is planned for townhouses but there is the ability to develop apartment buildings on this property.

The Project Architect presented an overview of the site plan, pedestrian circulation, parkade floor plan, and building elevations and highlighted the following:

- The significant change from the previous two presentations to the ADP has been the NCP plan to extend 161 Street with residential use on the east side of the building. In response the applicant has activated the east facade allowing more pedestrian activity and separated vehicle and pedestrian traffic as much as possible.
- Traffic flow north-south is along 160<sup>th</sup> Street and east-west is along 24<sup>th</sup> Avenue
- A multi-use accessible pathway is located along the south property line flanking the wetland habitat.
- Vehicle access through the underground links from 23<sup>rd</sup> Avenue to the other entrance.
- Truck movement on the site is reduced.
- Constraining factors on the development include the hydro right of way, the new road and operational requirements of the store.
- Pedestrian access includes linkages with delineation of surfaces in pedestrian areas and raised pedestrian walkways. Emphasis is on arteries for safe movement.
- Crime prevention fundamentals have been applied.
- Design principles include good quality materials, composition and attention to detail.
- Glazing makes an improved pedestrian environment, visual interest.
- Landscape is a significant component of the project.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- The retaining wall has been built at a 4:1 grade and landscaped so it is not a significant element that shows.
- There is a significant amount of landscape on this site - more than any other Superstore.
- Stormwater is directed to bioswales in the parking area, these bioswales are large, widened landscape areas to include car overhangs and trees.
- Pedestrian crosswalks are raised, there are no barriers to pedestrians with buggies, trees are planted along pedestrian walkways.

- Trees have a lot of growing medium so they can thrive.
- Seating area provided outside store.
- Variety of trees and shrubs, mix of conifers and deciduous, small and large trees.

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

2332 160 Street, South Surrey

File No. 7910-0319-00

It was

Moved by R. Bernstein.

Seconded by W. Francl

That the Advisory Design Panel (ADP)

recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and resubmit to staff.

Carried

#### STATEMENT OF REVIEW COMMENTS

##### Context and Site Planning

- Provide a better east side "front door" for cars and pedestrians with a scale appropriate to the residential across the street.  
Reworked the East Elevation has been design to provide appropriate scale to the eastern residential developments.
- Consideration could be given to having weather protection through the parking lot (along the spine) and along the front of the building.  
Has been determined that this could not be accomplished as the scope and ultimate cost would not provide a practical solution.
- Movators are exposed to the weather and there could be a liability issue.  
The addition of a full height glazed screen wall provides the protection required.
- Entry east side – if there is pedestrian entry it should be visually indicated. The pedestrian entry has to be indicated to people so they know they can go that direction.  
Design re-worked to provide pedestrian focus and scale.
- Pedestrian circulation – need for north south connections between parking bays to allow crossing over to get to car.  
The addition of stepping stones/pavers across the Bio-swales creates the circulation requested.
- Visual clues to direction finding at some pedestrian entry points – minimize pedestrian circulation on drive lanes.  
Has been determined that the current design provides numerous walkways giving pedestrians safe travel options throughout the parking areas.
- There are a couple of points on the site where pedestrians may not be clear where to go and it's not clear which way they should walk. If pedestrians find themselves on the wrong side of bioswales there should be connecting walkways so they can cross. The drive lanes are narrow, and more care could be taken regarding how pedestrian circulation works.  
Has been determined that the current design provides numerous walkways

- giving pedestrians safe travel options throughout the parking areas.
- Don't have an issue with the bioswales because don't see north south desire line, if you look carefully at vehicle versus pedestrian circulation it looks well thought out (one panel member).  
No Issue
- Some pedestrians will walk through the parking lot taking the shortest route so there should be 2 or 3 more identified crosswalks.  
The addition of two painted crosswalks to the storefront sidewalk will address this issue

### Form and Character

- This prototype is refreshing, like the materials, like the modernism.  
No Issue
- Parapet line of east facade is very long and unbroken – could be more articulated.  
Addressed the item by raising the 'Superstore' sign billboard.
- East elevation needs design development; entry needs more definition. Scale needs to be broken down to provide smaller scale addressing residential across the street. Consider a more vigorous architectural entry treatment for the east facade of the building, particularly for pedestrians.  
We have re-designed the entrance feature by scaling down and adding a free standing concrete tower which supports a horizontal painted steel structural beam. This new structure encompasses generous stair and disabled persons ramp accesses to the parkade.
- Tone down signage along east façade.  
Reduced the size of the 'Superstore' sign and removed the 'Presidents Choice' sign.
- Keep east elevation simple with strong landscaping in front except at the pedestrian entry, which should be celebrated more, i.e., focus interest at the entry and not the full elevation.  
Concentrated most of the design elements at the car and pedestrian entrance focusing the attention at this point of the building face. Also, placed architectural screen walls at each exit stair, reducing the starkness of these required operational items.
- Along east elevation break down with pergolas, green wall to soften that entire elevation.  
Have provided large amounts of strategically placed trees and shrubbery to soften the transition at the wall base.
- People will enter off 23<sup>rd</sup> Avenue and the pedestrian entrance needs to be scaled down and treated like an entrance.  
We have re-designed the entrance feature by scaling down and adding a free standing concrete tower which supports a horizontal painted steel structural beam. This new structure encompasses generous stair and disabled persons ramp accesses to the parkade.
- It's the longest unbroken elevation, pump up the stair, add screening and landscape it and / or break the parapet line; like the differentiation and shadow line on wall.  
As above
- Issue is east facade where it fronts onto the residential – another level of detail can be added to that facade and help it relate to the scale of the future residential across the street.  
As above

- The signage on the east side is huge and it should be more pedestrian oriented on that side. It is way too over scale and too corporate; huge signs should not be facing someone's living room; don't need as much corporate gesture as being shown.  
As above
- More windows on the portal side (west elevation).  
The addition of a glazed screen wall at the Cartveyors and adding landscaped areas along the main sidewalk will reduce the amount of featureless walls.
- More features could be added on the west facade, it is a pretty blank wall, there could be an opportunity to display merchandise.  
As above
- More day lighting into building potentially via skylights.  
Day lighting has been achieved by large sections of clerestory windows around the perimeter of the building and the large glazed entry portal.

### Landscaping

- Landscape is well done. Structural soil, bioswales – great!! Landscaping is quite vigorous and commends the applicant. Landscaping in the parking lot is extremely well done.  
No issue
- Landscape hard elements are not related to the style of the building, e.g., walls, arbour details. Create relationship between landscape furnishings, hard landscape and building character.  
These elements are in keeping with the theme of the surrounding developments. They are important to tie together the Grandview Corners Commercial district together.
- Issue with hard landscaping. It is not consistent with the building, seems foreign to the architecture, don't see a reason for stone, there is a huge disconnect between hard landscaping and the building. The landscape park features need to jump forward a decade and catch up with the building façade.  
As above
- Trees that are under hydro lines should be appropriate for the height constraints - if they are tall they may be rudely maintained in the future which defeats the purpose. Confirm trees are appropriate and approved by BC Hydro/ transmission.  
All the landscaping has been designed to allow for the future growth of each tree specimen and will not exceed the clearances required within the BC Hydro right of way.

### CPTED

- Historical crime trends in this area are quite low.  
Provided safe well lit walkways.
- Continuation of recent development to the area.  
Provided controlled and secure access to all parking areas.
- The design is clean, open and inviting which encourages positive use.  
No comment required
- RCMP district commander is aware of the project and is very supportive of the new store.  
No comment required

### Accessibility

- Have a concern with crowding disabled parking in front of project. Should consider spreading spaces out. [This will serve disabled with motorized wheelchairs and provide more choice of parking.]  
Have reviewed this issue and have determined that concentrating the placement insures a safe and defined location.
- Washrooms should be according to building code with disabled access with towel dispenser, etc. at level accessible to the disabled.  
All washrooms will be designed per the current Disabled Building Codes.
- Consider adding [more] pedestrian walkways from parking to entrance.  
Addition of two painted crosswalks.

**Sustainability**

- Green initiatives look good.  
No response required.  
Refrigeration heat recovery and secondary loop systems should be included in this store.  
Loblaws maintains and mandates full operational guidelines for all current stores covering their Corporate Social Responsibility.  
Consider installing solar panels on this large roof, e.g., PV for hot water.  
British Columbia currently does not have procedures in place to take advantage of this industry. Loblaws will be working with BC Hydro to establish building systems that will establish overall building cost reductions and long term power use reductions.
- Sustainability and landscaping - is any water being collected to allow recycle irrigation?  
All plantings will be selected to suit the weather extremes of the lower mainland and will require minimal irrigation to sustain growth.



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7910-0319-00

Issued To: LOBLAW PROPERTIES WEST INC., INC. NO. 74514A  
("the Owner")

Address of Owner: 3225 12<sup>th</sup> Street, NE  
Calgary, Alberta  
T2E 7S9

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 026-497-212  
Lot 1 Section 13 Township 1 New Westminster District Plan BCP20884  
2332 160 St  
(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F Sub-section 1(c) of Part 2 of Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15611 the minimum setback is varied from 13.5 metres (45 ft.) to 2.0 metres (6.6 ft.).
4. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
  - (a) Part 5 "Signs in Commercial/Industrial Zones", Section 27 Sub-section 2(a) the number of fascia signs is increased from 3 to 7.
5. The siting of buildings and structures shall be in accordance with the site plan shown on Schedule A which is attached hereto and form part of this development variance permit.
6. This development variance permit applies to only the fascia signs shown on Schedule B which is attached hereto and forms part of this development variance permit.

7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after Development Permit No. 7910-0319-00 is issued.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. This development variance permit is not a building permit.

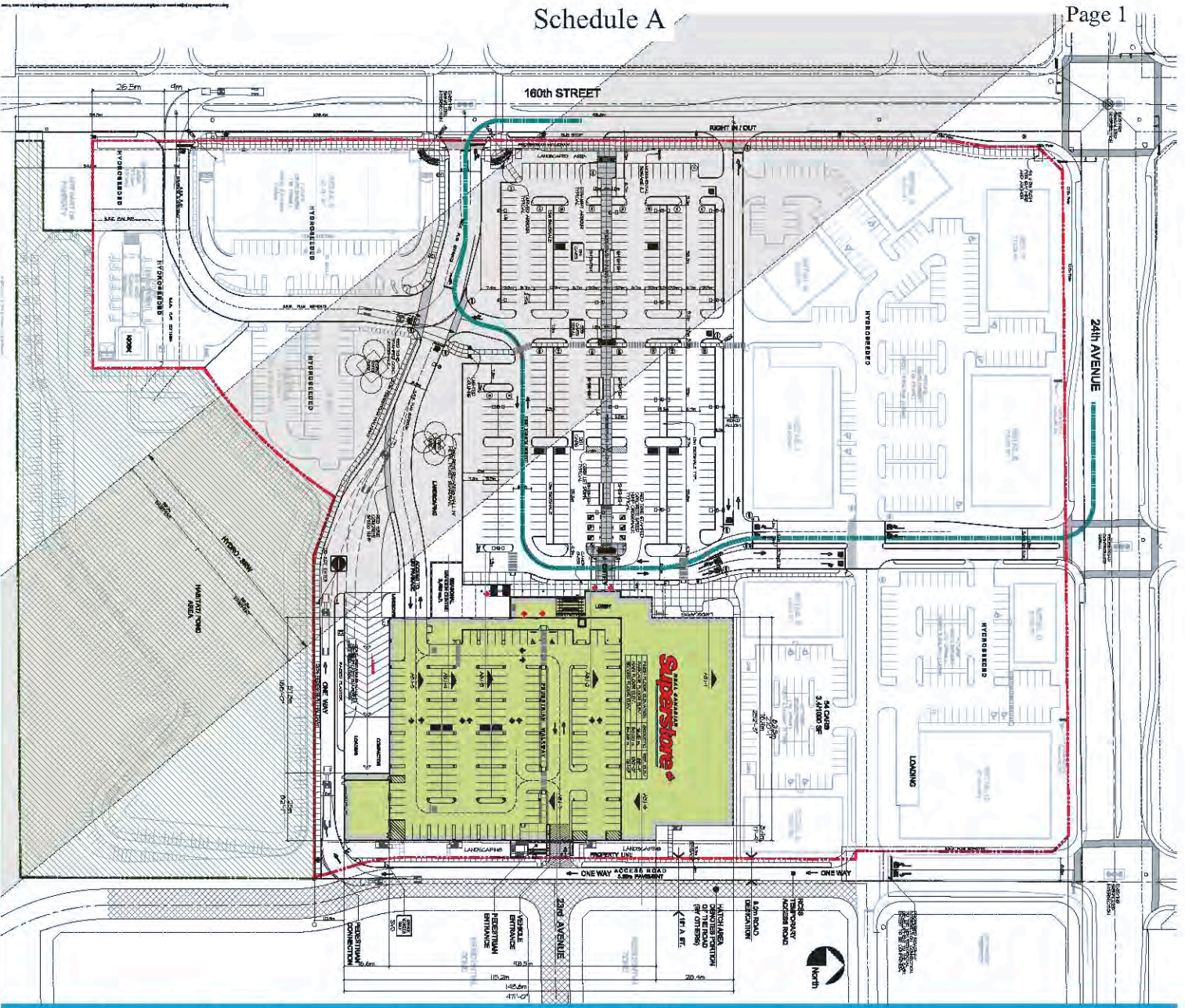
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

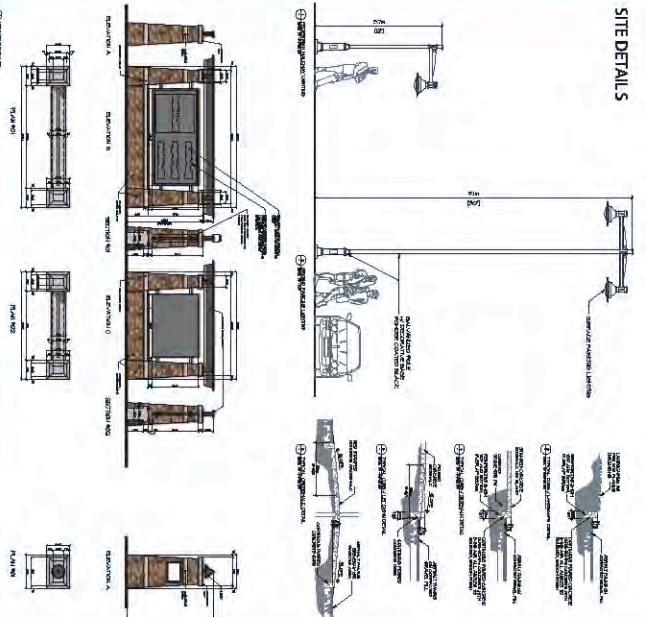
Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan



SITE DETAILS



PERMIT DATA

**GENERAL NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CALGARY ZONING BY-LAW AND THE CITY OF CALGARY DEVELOPMENT PERMITTING BY-LAW.
2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF CALGARY.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SERVICES.
5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE.
6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND PARKING.
7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING FENCES AND WALLS.
8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIGNAGE.
9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SERVICES.
10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE.

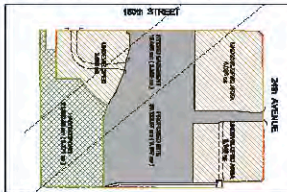
**PERMIT DATA:**

NO.	DESCRIPTION	DATE	STATUS
1	DEVELOPMENT PERMIT	2024-01-15	ISSUED
2	LANDSCAPE PERMIT	2024-01-15	ISSUED
3	LANDSCAPE PERMIT	2024-01-15	ISSUED
4	LANDSCAPE PERMIT	2024-01-15	ISSUED
5	LANDSCAPE PERMIT	2024-01-15	ISSUED
6	LANDSCAPE PERMIT	2024-01-15	ISSUED
7	LANDSCAPE PERMIT	2024-01-15	ISSUED
8	LANDSCAPE PERMIT	2024-01-15	ISSUED
9	LANDSCAPE PERMIT	2024-01-15	ISSUED
10	LANDSCAPE PERMIT	2024-01-15	ISSUED

BUILDING AREA BREAKDOWN

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
1	RETAIL	100,000	75%
2	OFFICE	20,000	15%
3	WAREHOUSE	50,000	38%
4	PARKING	100,000	75%
5	LANDSCAPE	10,000	7.5%
6	UTILITIES	5,000	3.75%
7	DRIVEWAYS	10,000	7.5%
8	LANDSCAPE	10,000	7.5%
9	UTILITIES	5,000	3.75%
10	DRIVEWAYS	10,000	7.5%
TOTAL		133,333	100%

SUBDIVISION PLAN



VICINITY PLAN

