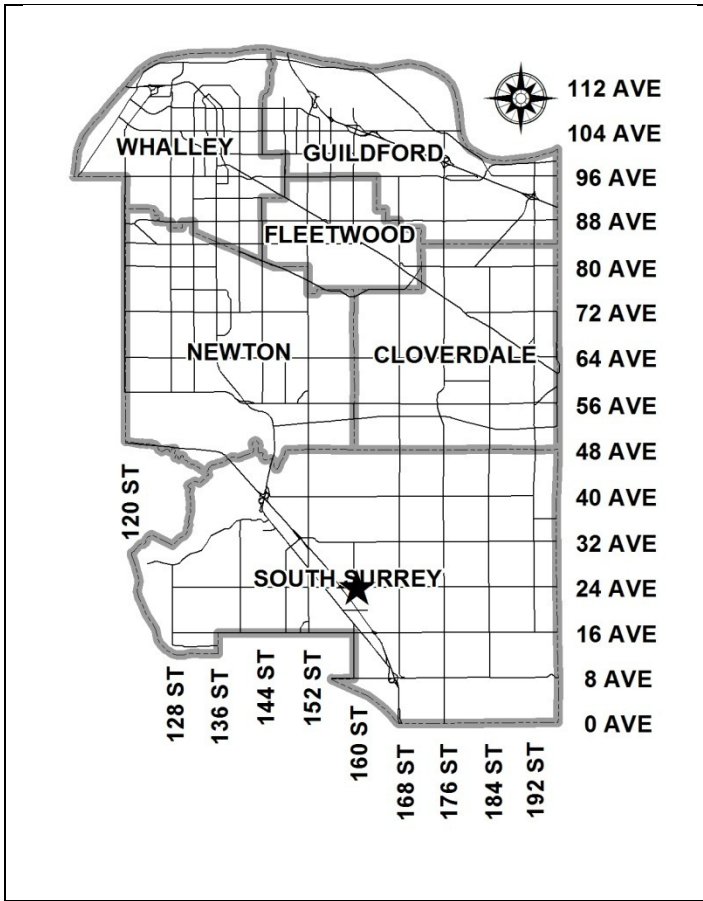


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0321-00

Planning Report Date: July 23, 2012

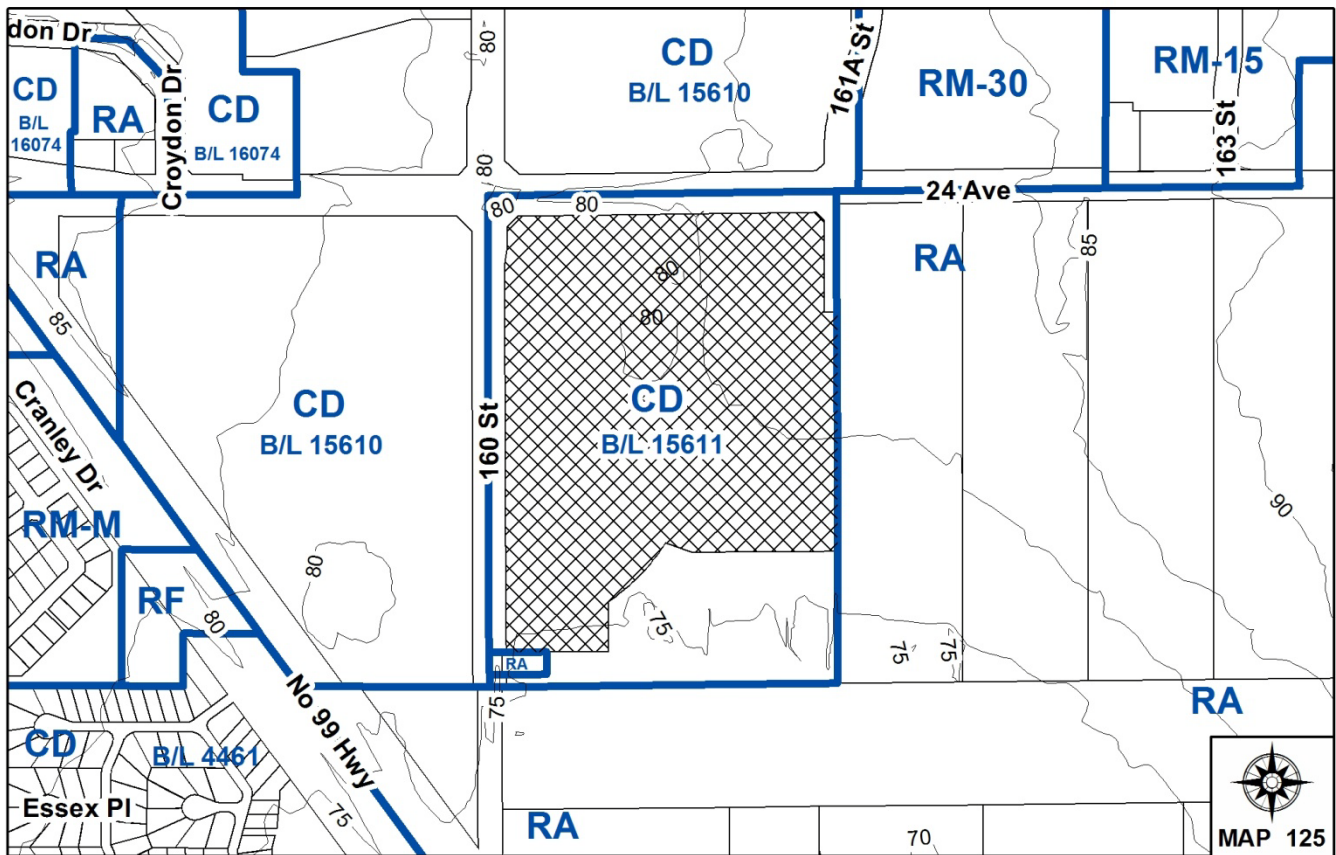


PROPOSAL:

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

in order to permit the development of a gas station on a commercial shopping centre site in Grandview Corners.

LOCATION: 2332 - 160 Street
OWNER: Loblaw Properties West Inc.
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.
- Approval to introduce an amendment to CD By-law No. 15611 to include the requirement of alternative fuel.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires a variance to the side yard on flanking street (160 Street) setback requirement, from 12 metres (40 ft.) to 7.4 metres (24 ft.) and a variance to the height requirement, from a maximum of 6 metres (20 ft.) to 8 metres (26 ft.).

RATIONALE OF RECOMMENDATION

- The gas bar was anticipated as part of the overall commercial centre, which is anchored by Loblaw Superstore, as per the original OCP Amendment and Rezoning Application (No. 7904-0312-00).
- The gas bar design complies with the Grandview Corners Design Guidelines and the generalized Development Permit established for the site.
- The proposal includes a liquefied petroleum gas (propane) refueling station, in accordance with the recently approved City Policy on alternative fuel infrastructure related to gas stations.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7910-0321-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7910-0321-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard on flanking street setback for principal and accessory buildings and structures for Block E of the CD Zone (By-law No. 15611) from 12 metres (40 ft.) to 7.4 metres (24 ft.); and
 - (b) to vary the maximum height of the principal building and pump island canopies for Block E of the CD Zone (By-law No. 15611) from 6 metres (20 ft.) to 8 metres (26 ft.).
3. Council instruct staff to draft an amendment to CD By-law No. 15611 to include the requirement of alternative fuel on the site, and bring forward for consideration at a later date.
4. 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;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) final approval from BC Hydro; and
 - (d) submission of financial securities to ensure the installation of a liquefied petroleum gas (propane) vehicle refueling station on the site to the satisfaction of the General Manager, Planning & Development.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Fire: No concerns. As part of the previous application, Development Application No. 7906-0177-00, the Fire Department recommended that a sprinkler system be installed in the gas bar and under the canopy to control any fire, and that a fire connection be provided close to the 160 Street property line to augment the sprinkler system while keeping away from the high voltage transmission line. A Restrictive Covenant to secure the requirements was registered on the property to deal with this issue as a condition of approval for Application No. 7906-0177-00.

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 Development 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/habitat pond	Commercial/Commercial	CD (By-law No. 15611)
West (Across 160 Street):	Retail commercial buildings	Commercial/Commercial	CD (By-law No. 15610)

DEVELOPMENT CONSIDERATIONS

Background

- 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 site is part of the overall Grandview Corners commercial development, which comprises all four quadrants of 24 Avenue and 160 Street being approximately 30 hectares (74 acres) in land area.

- To the north (across 24 Avenue) and the west (across 160 Street) of the site are approved retail commercial buildings in Grandview Corners that are currently operational. To the east of the site is a large acreage property that is designated for multi-family development in Grandview Heights Neighbourhood Concept Plan 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 the general form and character of the buildings, and landscaping details received approval from Council on October 14, 2005.
- There have been three (3) approved detailed Development Permits (Nos. 7905-0189-00, 7908-0186-00, and 7910-0321-00) for the Loblaw Superstore building. The first two have expired. The third, Development Permit No. 7910-0321-00, was approved by Council on October 17, 2011. However, the applicant has not yet applied for a Building Permit for the Superstore building.
- A detailed Development Permit (No. 7906-0177-00) to permit a gas bar was approved by Council on December 15, 2008. The owner never proceeded with the construction of this gas bar and the Development Permit expired on December 15, 2010.

Proposed Gas Station & Alternative Fuel Station

- As the previous Development Permit for the gas bar has expired, the applicant has made a new application for the development of a gas bar.
- The applicant is proposing to develop a gas bar as part of the overall commercial centre, which is anchored by Loblaw Superstore. The proposal is very similar to the previous one, under Development Application No. 7906-0177-00. The gas bar will feature two islands (8 fuelling positions), one liquefied petroleum gas (propane) refueling station, and a small convenience store in the gas bar kiosk.
- While the current CD Zone (By-law No. 15611) does not require it, the applicant has agreed to include a liquefied petroleum gas (propane) refueling station in order to satisfy the City Policy entitled “Requirement for Alternative Fuel Infrastructure Related to Gasoline Stations”, which was recently approved by Council on June 25, 2012. Propane is one of the four eligible alternative fuel refueling or recharging infrastructures outlined in the City Policy. In accordance with the Policy, the applicant will be required to provide a letter of credit in the amount of \$75,000 in order to secure the installation of the alternative fuel infrastructure. This letter of credit will be released upon the completed installation of the propane refueling station.

- In order to ensure that the alternative fuel infrastructure is retained in the long term, the City (Planning & Development Department) will initiate an amendment to the CD Zone (By-law No. 15611) in order to amend the "Permitted Uses" section to allow a gas station provided that alternative fuel infrastructure is available on the same lot.
- In accordance with CD By-law No. 15611, two (2) of the total number of fuelling stations are proposed to be full-serve. The gas bar kiosk is 60 square metres (646 sq. ft.) in size.
- The proposal complies with the requirements of the approved CD Zone (By-law No. 15611), except with regards to the side yard on flanking street setback and building height requirements. The applicant has applied to vary these requirements, as discussed in the "By-law Variance and Justification" section of this report.
- The land use and location of the gas station were approved under the generalized Development Permit and CD Zone adopted by Council. Although the CD By-law allows a gas bar with a car wash, the car wash is not included within this application and the applicant does not plan to construct one as part of the gas bar development.

PRE-NOTIFICATION

- Under current Council policy, the City is not required to send pre-notification letters to surrounding property owners for Development Permit (DP) or Development Variance Permit (DVP) 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 application was sent out on January 11, 2012 in accordance with the above notification criteria.
- Three (3) letters were received in response to the notification. All respondents were opposed to the construction of a gas bar on the site from a land use perspective, and indicated that there are already a sufficient number of gas stations in the surrounding neighbourhood.

(The proposed gas station use is permitted in CD By-law No. 15611, and was always anticipated as part of the Grandview Corners development. The subject DP/DVP application involves a review of the form and character of the development, not the land use itself, which has already been approved by Council through the rezoning application (Development Application No. 7904-0312-00)).

SUSTAINABILITY CHECKLIST

- The applicant has submitted a sustainable development checklist for the proposed development.
- Sustainable design techniques for the gas bar include:
 - Durable building materials will be used which ensure the longevity of the building;
 - High efficiency lighting directed to the underside of the roof, reducing direct light spillage; and
 - An improved stormwater management system.
- The gas bar includes an outdoor seating area adjacent to 160 Street and the Pioneer Greenway. This seating area provides the gas bar with more of a relationship with the street and pedestrian activity.
- The applicant has also agreed to provide alternative fuel infrastructure (a liquefied petroleum gas (propane) vehicle refueling station), which will assist the City in achieving its sustainability goals of energy security and sustainable transportation options (*Sustainability Charter* policies EC8 and EN15 respectively).

DESIGN PROPOSAL AND REVIEW

- The proposed Superstore gas bar siting and design is very similar to the design and siting previously approved under Development Permit No. 7906-0177-00. Some modifications have been made to the previously approved site plan, landscaping plan, and elevations; these changes are considered to be positive.
- The Grandview Corners Shopping Centre District is subject to numerous Design Guidelines to ensure the consistency in design, form and character for the neighbourhood allowing flexibility during the detailed Development Permit stage. The Design Guidelines cover issues such as Boundary Conditions, Site Planning, Unifying Elements, Landscaping, Architecture, Environmental, and Community Access and Safety. Some of the design elements have been addressed in the generalized Development Permit (No. 7904-0312-00), including Site Planning, Environmental and Community Access and Safety; other design elements are addressed through the detailed Development Permit stage. The elements listed below are addressed for this development for the purposes of issuing the detailed Development Permit:
 - Boundary Conditions: For the Gas Bar site, the BC Hydro Right-of-Way (ROW) is the only Boundary Condition to be satisfied. In this regard, no structure is located under the BC Hydro ROW.
 - Unifying Elements addressed by the development during the detailed Development Permit stage are listed below:

- Internal Streets: The design and location of all internal streets is addressed during the generalized DP stage and is reflected in the approved design and location of the Gas Bar site.
 - Pedestrian Connections: As with the internal street element, the design and location of pedestrian connections have been determined. The site of the Gas Bar is adjacent to a multi-purpose regional pathway on 160 Street. The detailed site plan presents the pathway as suggested within the guidelines.
 - Soft Urban Edge: The Gas Bar site is identified to have a "soft urban edge" treatment and will require high quality landscaping. The landscaping plan of the site emulates the desired outcome of the plan and is worked into the detailed design features of the site.
- Landscaping: The applicant is proposing very high quality landscaping, subject to the approval of the City Landscape Architect and will complement the surrounding sites. The project landscape architect has incorporated the previously approved concepts, materials and plant list into the site plan. An outdoor seating area has been included to the south of the gas bar, adjacent to 160 Street and the Pioneer Greenway.
 - Architecture: Most of the architectural elements have been discussed through the Advisory Design Panel and will be addressed by the architect. Generally, the building and canopy incorporate high quality materials as presented in the generalized Development Permit.
- Two (2) fascia signs and two (2) canopy signs are proposed. All of the proposed signage complies with the Sign By-law. The fascia signage includes one (1) "Superstore" sign on the west elevation (160 Street), and one (1) "gas bar" sign on the east elevation. Two additional "gas bar" canopy signs are proposed, on the north and south sides of the gas bar canopy. All signage consists of channel letters and is of high quality. The gas bar signage complements the Loblaw Superstore building signage as shown in the approved Development Permit for the large-format retail store (Development Permit No. 7910-0321-00).
 - The access points to the gas station site are off of 160 Street. A signalized intersection on 160 Street provides the main access/egress to the site. The other access/egress point is located to the south along 160 Street, is not signalized and offers full movements.
 - Staff have evaluated the proposal on the basis of the adopted design guidelines and confirm that these are being addressed satisfactorily.

ADVISORY DESIGN PANEL

- ADP Meeting Date: June 28, 2012 (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 on flanking street (160 Street) for principal and accessory buildings and structures for Block E of the CD Zone (By-law No. 15611) from 12 metres (40 ft.) to 7.4 metres (24 ft.).

Applicant's Reasons:

- The setback relaxation is proposed in order to better align the kiosk with adjacent future retail buildings which have a smaller required side yard setback of 5.5 metres (18 ft.).

Staff Comments:

- The applicant is providing a landscaped seating area adjacent to 160 Street and the Pioneer Greenway which gives the gas bar a relationship with the street and greenway. This will encourage pedestrians and bicyclists to use the amenity; for example, they may wish to purchase a drink from the gas bar kiosk and/or sit in the outdoor seating area. Because the facility has more of a relationship with the street and greenway than originally anticipated, the requested setback variance, to allow the building to be closer to the street, is considered appropriate.

(b) Requested Variance:

- To increase the maximum height for the principal building and pump island canopies for Block E of the CD Zone (By-law No. 15611) from 6 metres (20 ft.) to 8 metres (26 ft.).

Applicant's Reasons:

- The increased building height is proposed to achieve the architectural roof curve geometry.

Staff Comments:

- The design of the building has been reviewed by City staff, including the City Architect and Urban Designer, as well as the Advisory Design Panel (ADP). The building height is considered to be acceptable from an architectural and urban design perspective.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. ADP Comments
- Appendix V. Development Variance Permit No. 7910-0321-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HK/kms

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. 7/19/12 9:26 AM

Information for City Clerk

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

1. (a) Agent: Name: Paul Dabbs
 Address: Omicron Architecture Engineering Construction Ltd.
 5th Floor, 595 Burrard Street
 Vancouver, BC V7X -1L4

 Tel: 604-632-3350

2. Properties involved in the Application
 - (a) Civic Address: 2332 - 160 Street

 - (b) Civic Address: 2332 - 160 Street
 Owner: Loblaw Properties West Inc.
 PID: 026-497-212
 Lot 1 Section 13 Township 1 New Westminster District Plan 20884 Except: Plan BCP 40140

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7910-0321-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the execution of Development Permit No. 7910-0321-00.

DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law 15611

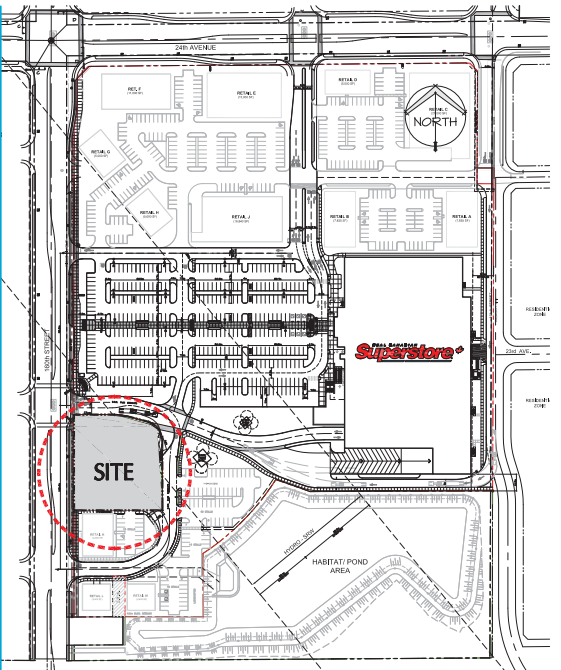
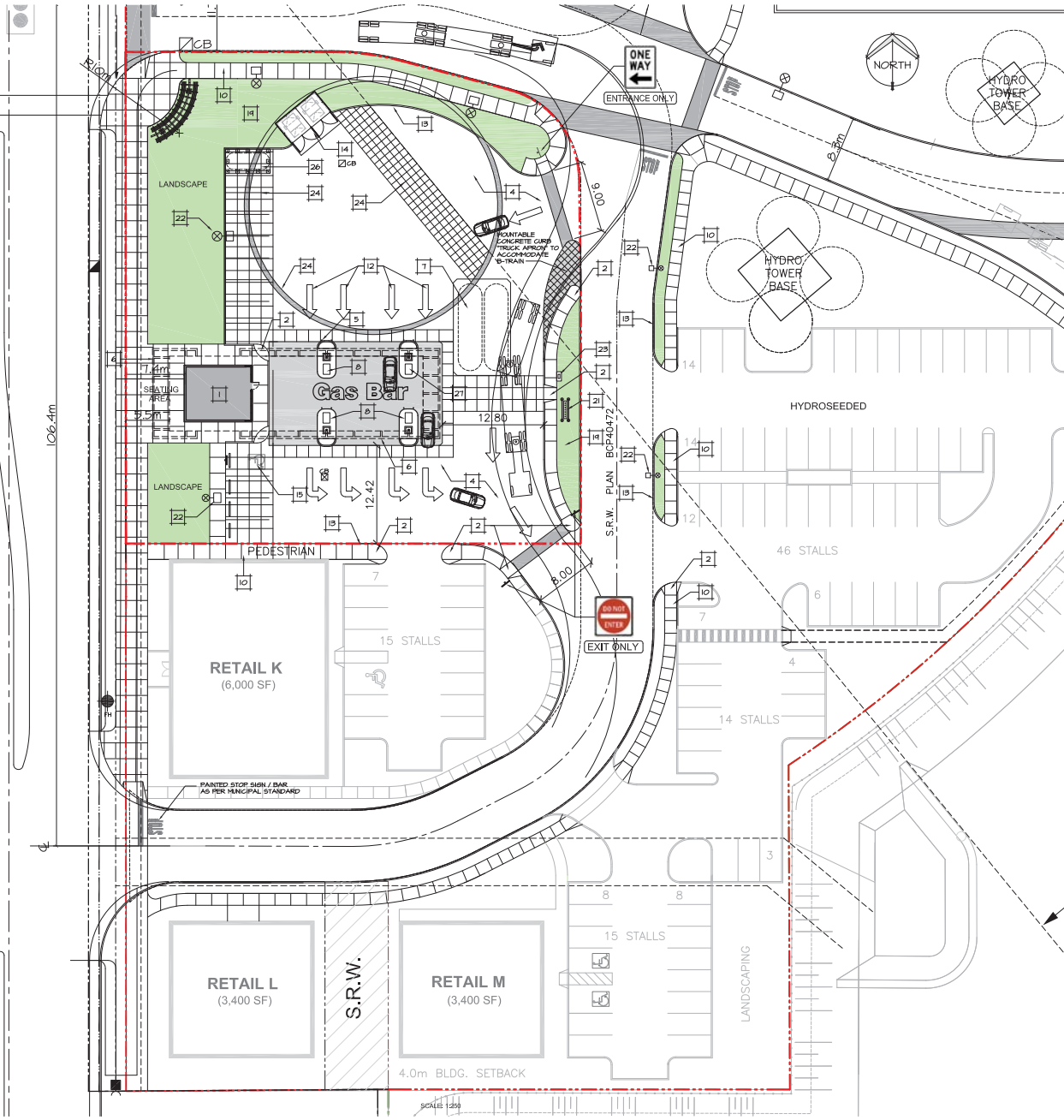
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,458 m ²
Road Widening area		
Undevelopable area		
Net Total		3,458 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	1.7%
Paved & Hard Surfaced Areas		77%
Total Site Coverage		78.7%
SETBACKS (in metres)		
Front	12 m	25.95 m
Rear	4 m	17.07 m
Side #1 (West – Flanking Street)	12 m	7.5 m
Side #2 (East)	4 m	20.26 m
BUILDING HEIGHT (in metres/storeys)		
Principal	6 m	8 m
Accessory		
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial		60 m ²
Retail		
Office		
Total		
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		60 m ²

** 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)	N/A	N/A
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.1	0.02
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	2	13
Industrial	N/A	N/A
Residential Bachelor + 1 Bedroom	N/A	N/A
2-Bed		
3-Bed		
Residential Visitors		
Institutional	N/A	N/A
Total Number of Parking Spaces	2	13
Number of disabled stalls	1	1
Number of small cars	N/A	N/A
Tandem Parking Spaces: Number / % of Total Number of Units	N/A	N/A
Size of Tandem Parking Spaces width/length	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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LOCATION PLAN SCALE: 1:1500

KEY NOTES:

- 1 GAS BAR KIOSK. SEE CHS DP-A2.0.
- 2 1:12 SLOPE (MAX) HIC LET DOWN CURB.
- 3 GAS PUMP SUPPLIED BY OWNER INSTALLED BY PETROLEUM CONTRACTOR.
- 4 HEAVY DUTY ASPHALT.
- 5 CONCRETE FILLED 4"X STEEL BOLLARD. COLOUR: TO MATCH PANTONE 1930 D TRIMROSE YELLOW.
- 6 LINE OF CANOPY/ROOF OVER.
- 7 CONCRETE SLAB OVER 2 UNDERGROUND DOUBLE HALL U.L.C. FUEL STORAGE TANKS (AS PER MANUFACTURER) SLOPE OF SLAB TO MATCH SITE GRADING TO CREATE SMOOTH TRANSITION TO ASPHALT.
- 8 TYPICAL GAS PUMP CONCRETE ISLAND PROVIDE CONTINUOUS METAL EDGING (STEEL ISLAND FORMS) PAINTED BLACK. ISLAND CURB MIN. 6" ABOVE PAD.
- 9 H.S.B. COLUMN ANCHOR/BOLTED ON TOP OF THE CLIP. CONCRETE BASE CLAD WITH CULTURED STONE FINISH. COLOUR: SEE ELEVATION.
- 10 CONCRETE SIDEWALK.
- 11 EDGE OF CONCRETE SIDEWALK FACE AND TOP 6" PAINTED TRAFFIC YELLOW (ALL ROAD GAS BAR KIOSK).
- 12 PAINTED ARROWS, TYPICAL.
- 13 CONCRETE CURB.
- 14 GARBAGE ENCLOSURE.
- 15 HIC PAINTED SYMBOL AND STALL SIGN.
- 16 4" WIDE STRIPPING, 49 DEGREES AT 24" ON CENTER WITH A 4" WIDE CONTINUOUS BORDER. PAINT TRAFFIC YELLOW.
- 17 CONCRETE SLAB ON GRADE.
- 18 STANDARD DUTY ASPHALT.
- 19 LANDSCAPE AREA. SEE LANDSCAPE DRAININGS.
- 20 4" YELLOW PAINTED STALL MARKERS, TYPICAL.
- 21 VENT STACKS C/W 4" BOLLARD PROTECTION.
- 22 LAMP STANDARD. SEE ELECT. DRAWING.
- 23 AIR SERVICE UNIT SUPPLIED BY OWNER INSTALLED BY GC ON POURED CONCRETE SLAB.
- 24 PATTERNED STAMPED CONCRETE PAVING.
- 25 BIKE RACK FASTENED TO SIDEWALK.
- 26 CONCRETE SLAB OVER THE UNDERGROUND PROPANE TANK. STORAGE TANKS C/W ANCHOR STRAPS (AS PER MANUFACTURER) SLOPE OF SLAB TO MATCH SITE GRADING TO CREATE SMOOTH TRANSITION TO ASPHALT.
- 27 PROPANE DISPENSER.

PERTINENT DATA:

Civic Address:
GRANDVIEW CORNERS, 2332 - 16th Street
SURREY, BRITISH COLUMBIA

LEGAL DESCRIPTION:
PART OF LOT 1 SECTION 15, TOWNSHIP 1, N.H.D., PLAN BCF 20584

ZONING:
CURRENT CD - COMPREHENSIVE DEVELOPMENT
PROPOSED CD - COMPREHENSIVE DEVELOPMENT

GAS BAR SITE AREA: 3,420m² (8,580sf)

BUILDING AREA, FLOOR AREA RATIO (F.A.R.)		
GAS BAR	60 SM	644 SF

FLOOR AREA RATIOS		
	MAXIMUM ALLOWED + 150%	
	(60 / 3881) ACTUAL = 150%	

BUILDING SETBACKS		
R.C.S. - BLOCK E	REQUIRED	PROVIDED
FRONT (16th Street)	12.0m (40'-0")	14.0m (24'-5")
REAR (EAST)	4.0m (13'-0")	20.26m (66'-8")
SIDE (NORTH)	4.0m (13'-0")	25.5m (83'-7")
SIDE (SOUTH)	4.0m (13'-0")	11.0m (36'-0")

HEIGHT:
ALLOWED: MAX HEIGHT 12.0m (40'-0")
PROPOSED GAS BAR KIOSK: 1.2m (2'-6")

PARKING SUMMARY
PARKING RATIO REQ'D: Max. OF 3000 S.M. OF G.L.A. (BRAC02) ÷ 8 = 2 STALLS
PARKING PROVIDED: 12 STALLS

PARKING STALL & LANE DIMENSIONS:
STALL = 2.40m x 5.5m (8'-0"x18'-0")
PROVIDED STALL = 2.75m x 5.5m (9'-0"x18'-0")
REQUIRED ASBLE = 7.00m (23'-0") GRADE
OVERALL LENGTH = 15.00m (49'-0")
HIC CAR STALLS = 37m x 5.5m (12'-0"x18'-0")
HIC STALLS PROVIDED = 1 STALL

NOTE:
1. SEE CHS DP-A1.0, DP-A2.0, DP-A3.0, DP-A4.0, DP-A5.0, DP-A6.0, DP-A7.0, DP-A8.0, DP-A9.0, DP-A10.0, DP-A11.0, DP-A12.0, DP-A13.0, DP-A14.0, DP-A15.0, DP-A16.0, DP-A17.0, DP-A18.0, DP-A19.0, DP-A20.0, DP-A21.0, DP-A22.0, DP-A23.0, DP-A24.0, DP-A25.0, DP-A26.0, DP-A27.0, DP-A28.0, DP-A29.0, DP-A30.0, DP-A31.0, DP-A32.0, DP-A33.0, DP-A34.0, DP-A35.0, DP-A36.0, DP-A37.0, DP-A38.0, DP-A39.0, DP-A40.0, DP-A41.0, DP-A42.0, DP-A43.0, DP-A44.0, DP-A45.0, DP-A46.0, DP-A47.0, DP-A48.0, DP-A49.0, DP-A50.0, DP-A51.0, DP-A52.0, DP-A53.0, DP-A54.0, DP-A55.0, DP-A56.0, DP-A57.0, DP-A58.0, DP-A59.0, DP-A60.0, DP-A61.0, DP-A62.0, DP-A63.0, DP-A64.0, DP-A65.0, DP-A66.0, DP-A67.0, DP-A68.0, DP-A69.0, DP-A70.0, DP-A71.0, DP-A72.0, DP-A73.0, DP-A74.0, DP-A75.0, DP-A76.0, DP-A77.0, DP-A78.0, DP-A79.0, DP-A80.0, DP-A81.0, DP-A82.0, DP-A83.0, DP-A84.0, DP-A85.0, DP-A86.0, DP-A87.0, DP-A88.0, DP-A89.0, DP-A90.0, DP-A91.0, DP-A92.0, DP-A93.0, DP-A94.0, DP-A95.0, DP-A96.0, DP-A97.0, DP-A98.0, DP-A99.0, DP-A100.0, 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REVISIONS

NO.	DATE	BY	REASON
1	FEB. 28/22	REVISION	
2	MAR. 30/22	REVISION	
3	APR. 30/22	REVISION	
4	APR. 30/22	DEVELOPMENT PERMIT	
5	JUN. 14/22	DEVELOPMENT PERMIT	
6	JUN. 28/22	ADP	
7	JUL. 18/22	ADP	

Date: _____
Remarks: _____

REAL CANADIAN
Superstore

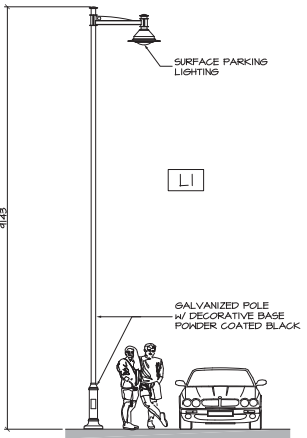
GAS BAR
Grandview Corners
2332-166TH STREET, SURREY, B.C.

Drawn: CL Designed: _____
Checked: PD Checked: _____
Project Number: 10 11 025

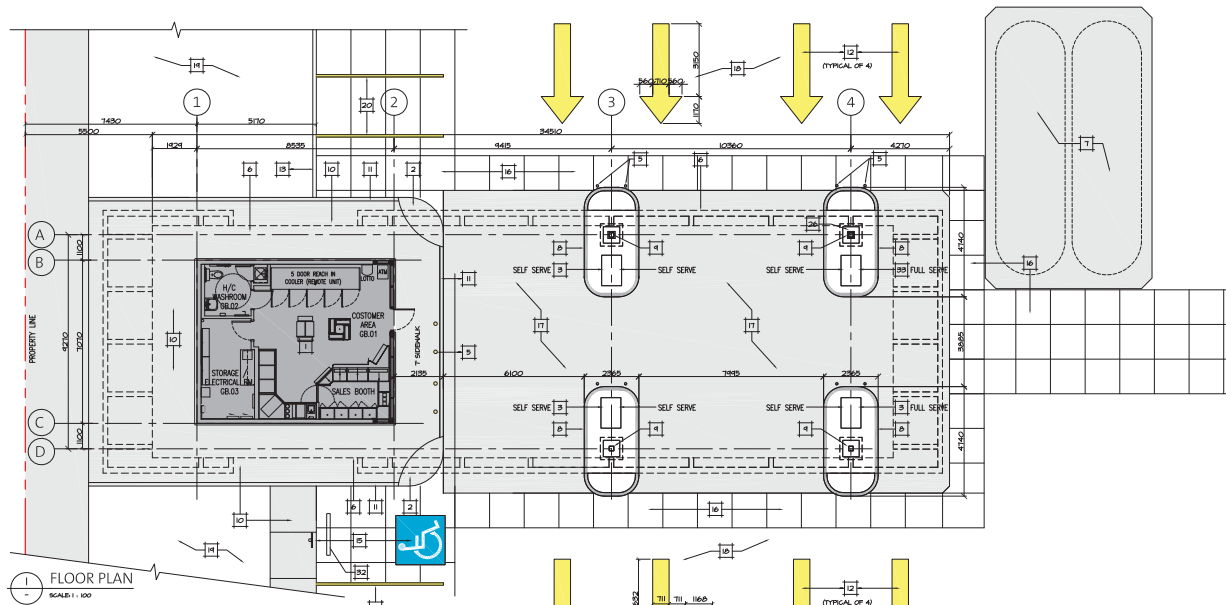


IP IMPACT CYLINDER

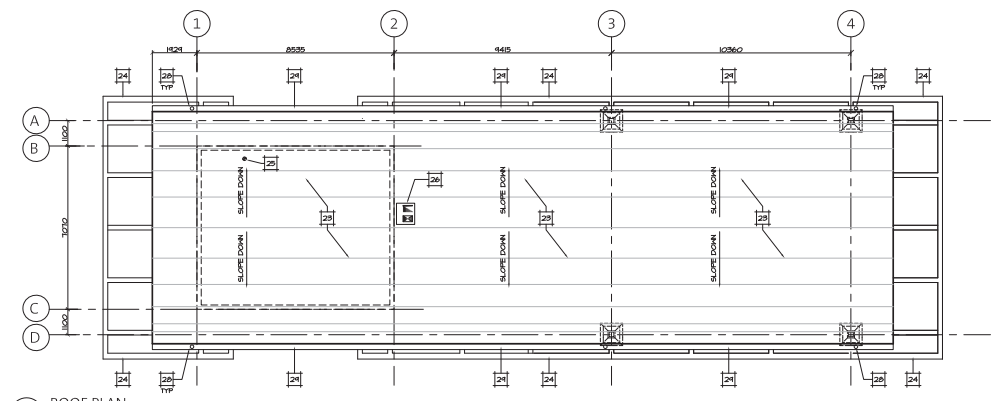
- 50 - 175W
- Pulse Start Metal Halide
- High Pressure Sodium
- Metal Halide
- 26 - 84W
- Compact Fluorescent
- FULL CUTOFF
- WALL MOUNT LUMINAIRE



3 LAMP STANDARD DETAIL
SCALE: 1/8" = 1'-0"



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 ROOF PLAN
SCALE: 1/8" = 1'-0"

KEY NOTES:

- | | | | | | |
|---|--|---|---|--|---|
| <ul style="list-style-type: none"> 1 GAS BAR KIOSK 2 CONCRETE LETDOWN DROP CONCRETE RAMP DOWN FROM TOP OF SIDEWALK TO EDGE OF CONCRETE SLAB. FEATHER EDGE OF RAMP TO CREATE A SMOOTH TRANSITION. 3 GAS PUMP SUPPLIED BY OWNER. INSTALLED BY PETROLEUM CONTRACTOR. 4 HEAVY DUTY ASPHALT 5 CONCRETE FILLED 4" STEEL BOLLARD COLOUR TO MATCH PANTONE 1930 B TRIMPOSE YELLOW | <ul style="list-style-type: none"> 6 LINE OF CANOPY/ROOF OVER 7 CONCRETE SLAB OVER 2 UNDERGROUND DOUBLE HALL ILC FUEL STORAGE TANKS. CAN ANCHOR STRAPS (AS PER MANUFACTURER). SLOPE OF SLAB TO MATCH SITE GRADING TO CREATE SMOOTH TRANSITION TO ASPHALT. 8 TYPICAL GAS PUMP CONCRETE ISLAND PROVIDE CONTINUOUS METAL EDGING (STEEL ISLAND FORM) PAINTED BLACK. ISLAND CURB MIN. 6" ABOVE PAD. 9 H.S.S. COLUMN ANCHORCASTED ON TOP OF THE C.I.P. CONCRETE BASE. CLAD WITH CULTURED STONE FINISH COLUMN SEE ELEV. | <ul style="list-style-type: none"> 10 CONCRETE SIDEWALK 11 EDGE OF CONCRETE SIDEWALK FACE AND TOP. 5/8" PAINTED TRAFFIC YELLOW (ALL ROAD GAS BAR KIOSK). 12 PAINTED ARROWS, TYPICAL. 13 CONCRETE CURB 14 GARBAGE ENCLOSURE 15 HG PAINTED SYMBOL AND STALL SIGN. | <ul style="list-style-type: none"> 16 PATTERNED STAMPED CONCRETE PAVING 17 CONCRETE SLAB ON GRADE. 18 STANDARD DUTY ASPHALT. 19 LANDSCAPE AREA. SEE LANDSCAPE DRAWINGS. 20 4" YELLOW PAINTED STALL MARKERS, TYPICAL. 21 VENT STACKS C/W 4" BOLLARD PROTECTION | <ul style="list-style-type: none"> 22 LAMP STANDARD SEE ELEC. DRAWING 23 PREFINISH CORRUGATED METAL ROOFING. COLOUR: GREY. 24 PAINTED STRUCTURAL "I" BEAM COLOUR: WHITE 25 VENT THRU ROOF PIPE C/W GOODENCK 4 BRIGGS/BLACK BEYOND. 26 ROOF TOP EQUIPMENT BEYOND. 27 RSL 28 ROOF DRAIN | <ul style="list-style-type: none"> 29 PREFINISH ROOF GUTTER. COLOUR TO MATCH HALL PANELS. 30 WINDSHIELD SERVICE ACCESSORY FASTENED TO STEEL COLUMN (POIC) 31 WASTE RECEPTACLE ATTACHED TO CONCRETE ISLAND (IF FASTENER W/ WASHERS MIN TYP. (POIC) 32 WHEEL STOP 33 PROPANE DISPENSER SUPPLIED BY OWNER. INSTALLED BY PROPANE CONTRACTOR. |
|---|--|---|---|--|---|

NOTE:
STANDARD PANIC ALARM LIGHT AND VIDEO CAMERA TO BE PROVIDED

OMICRON
TOTAL + BUILDING + SOLUTIONS

14100 South Fraser Road, Suite 100
515 Burrard Street
V5T 0P9 (604) 270-0000
www.omicron.ca

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V5T 0P9 (604) 270-0000
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CONSULTANT

REVISIONS

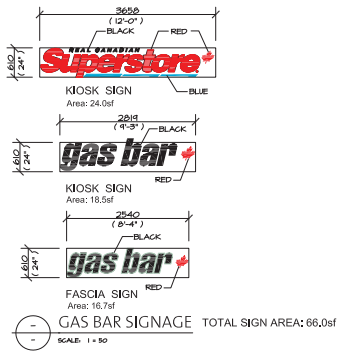
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MAR 28/12	REVISION	
APR 30/12	REVISION	
APR 30/12	DEVELOPMENT PERMIT	
MAY 17/12	RE-ISSUED FOR DEVELOPMENT PERMIT	
JUN 20/12	RE-ISSUED FOR DEVELOPMENT PERMIT	
JUL 18/12	RE-ISSUED FOR ADP	

REVISIONS
Date Remarks

REAL CANADIAN Superstore

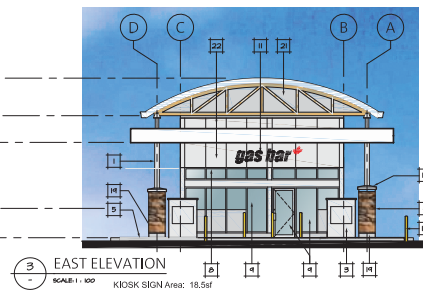
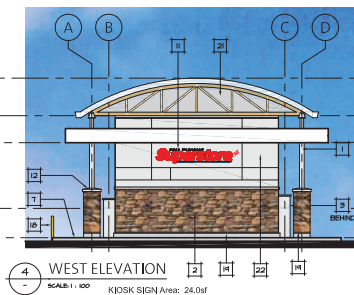
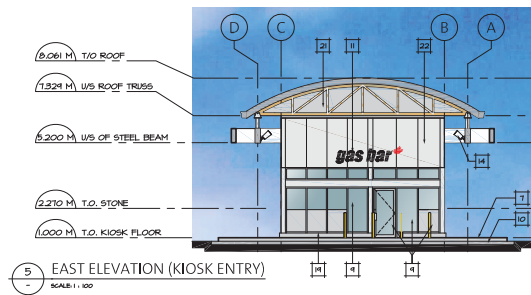
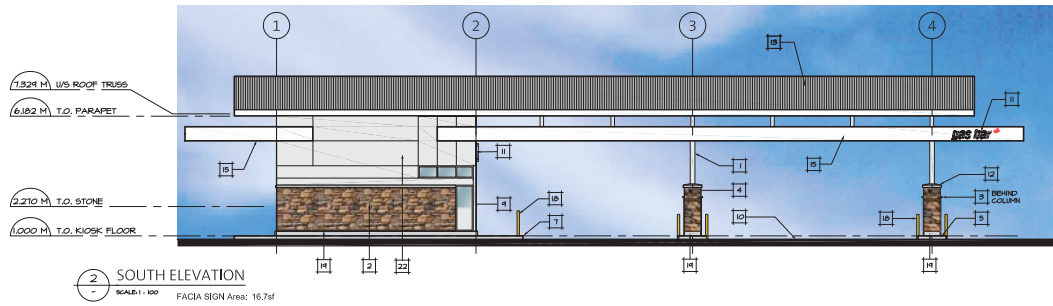
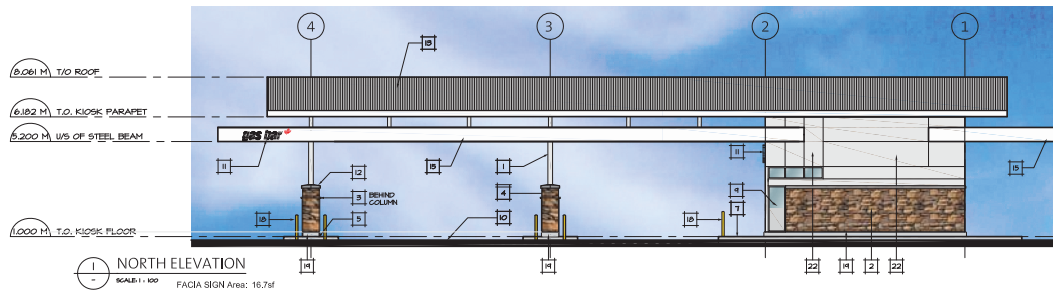
GAS BAR
Grandview Corners
2332 160th STREET, SOUTH SUDBURY, B.C.

Drawn: AM
Checked: PD
Project Number: 10 11 025



EXTERIOR SIGNAGE SCHEDULE:

FORMULA LEGEND	NOTE: THIS SIGNAGE IS FOR REFERENCE ONLY.	COLOUR REQUIREMENTS
BEN MOORE FORMULA 293C (96-4B) Quartz Formula + 2 x 10-BB, 24-9F	NOTE: THIS SIGNAGE IS FOR REFERENCE ONLY.	1-SHIFT GRaining COAT BULLETIN TO MATCH PANTONE BLACK
BEN MOORE FORMULA 296C (96-4B) Quartz Formula + 2 x 8-BB, 9-5-YA, 2-5-IM, 0-5-RD		1-SHIFT GRaining COAT BULLETIN TO MATCH PANTONE BLACK
BEN MOORE FORMULA 334C (96-4B) Quartz Formula + 1 x 4-TB, 7-4H, 5-TD-YA, 2-5-BB, 0-2-5-RD		1-SHIFT GRaining COAT BULLETIN COLOUR NO. 25 (P. 88)
gas bar		SEE LOGO/BA SIGN DETAILS



KEY NOTES:

- 1 HSS COLUMN ANCHORED AND BOLTED ON TOP OF THE SOLID CONCRETE BASE COLUMN.
- 2 THIN ASHLAR (RANDOM PATTERN) POLISHED STONE WALL FINISH COLOUR TO MATCH EXISTING LANDSCAPE CALIPIPED STONE FINISH (S.G. TO SUBMIT SAMPLE TO OWNER'S APPROVAL)
- 3 GAS DISPENSER (N.C.)
- 4 C/P CONCRETE BASE C/W COLURED STONE FINISH (S.L.M)
- 5 4' HIGH CONCRETE ISLAND.
- 6 HOLLOW METAL DOOR PAINTED FINISH
- 7 CONCRETE SIDEWALK.
- 8 NOT USED.
- 9 STOREFRONT DOOR 4 HINGERS 2/4 HSS/D.S. SAFETY GLASS COLOUR: CLEAR ANODIZED ALUM.
- 10 CONCRETE SLAB.
- 11 SIGN TO BE CUT-OUT FROM 6/4" GYPSUM GRAPHICS (D.S.C.I.) S.G. TO PROVIDE SUPPORT BEHIND SIGNAGE AS REQUIRED. (SEE EXT. COLOUR SCHEDULE ON THIS SHEET FOR COLOUR REQUIREMENTS).
- 12 PRECAST CONCRETE CAP.
- 13 PREFINISHED CORRUGATED METAL ROOFING
- 14 LIGHT FIXTURE.
- 15 PAINTED STRUCTURAL T/B BEAM COLOUR: WHITE
- 16 SOLID WOOD TRUSS, CLEAR STAIN FINISH TO EXPOSED OR END TRUSS.
- 17 CONCRETE FILLED BOLLARD COLOUR: TO MATCH PANTONE 650 B PINKISH YELLOW
- 18 4' HIGH CONCRETE BASE SANDELAGST FINISH
- 19 PREFINISHED METAL GUTTY COLOUR TO MATCH BERLANN MOORE 80-31 IRON WHITE OR SUSPENDED STEEL STUDS FINISH # 1P O/C
- 20 PREFINISHED METAL GLAZING SIMILAR TO KEY NOTE #20 INSTALL BEHIND THE FRONT AND BACK WOOD TRUSS.
- 21 PREFINISHED METAL WALL PANEL TO MATCH VIGRETT COLOUR: SILVER ALUMINIZED (P. 88) DURANAL ALU SILVER GRAY
- 22

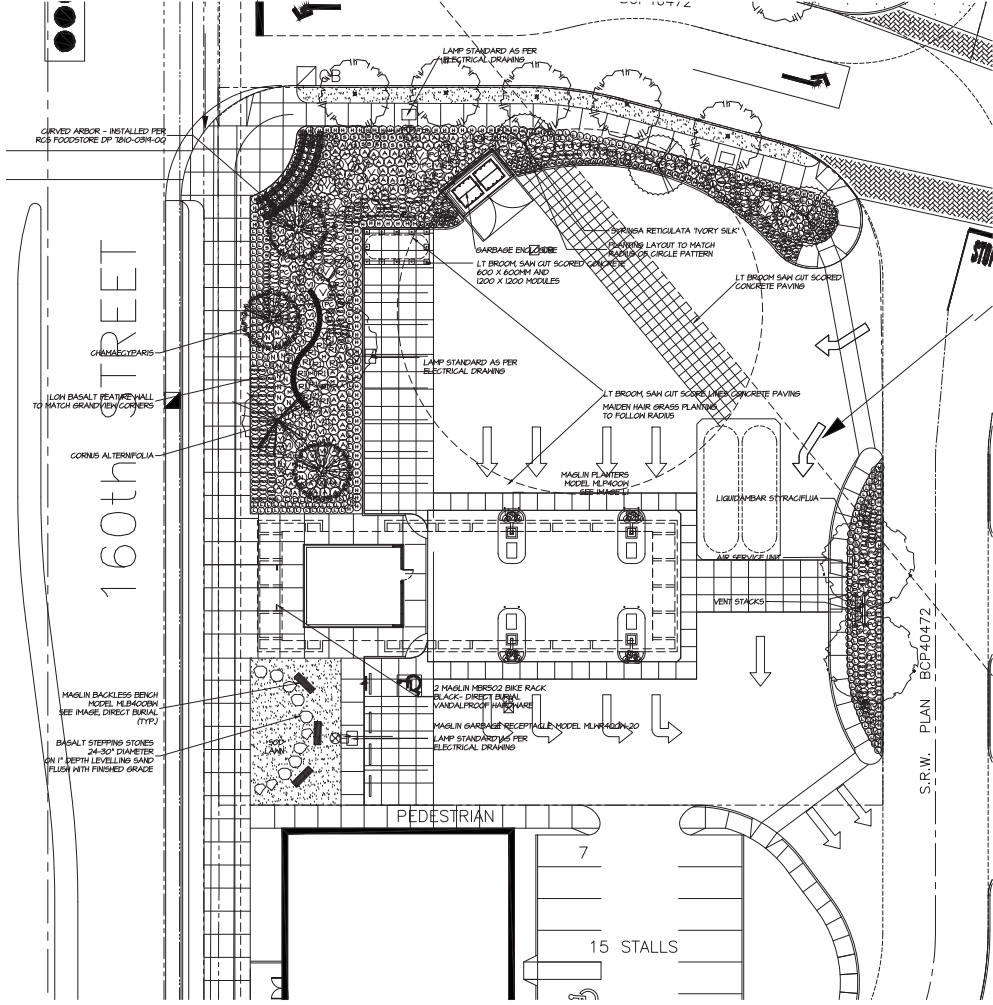
REVISED	DATE	ISSUED FOR
	MAY 11/2	RE-ISSUED FOR DEVELOPMENT PERMIT
	JUN 2012	RE-ISSUED FOR DEVELOPMENT PERMIT
	JUL 2012	RE-ISSUED FOR NFP

REVISIONS	DATE	REMARKS

RE-ISSUED FOR DP: MAY 17, 2012



Drawn:	AM	Designed:
Checked:	PD	Checked:
Project Number:	10 11 025	



LANDSCAPE PLAN



BIKE RACK
NORTH SIDE OF KIOSK



BENCH IN SEATING AREA



PLANTERS AT GAS PUMPS



TRASH RECEPTACLE
IN SEATING AREA



LOW BASALT FEATURE WALL

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TRE	2	ACER PALMATUM 'BRISELON'	JAPANESE MAPLE	6CM CAL, B4B, 15M STD
	3	CHAMAECYPARIS OBUSA 'GRACILIS'	SLENDER HOOKY CYPRESS	3M HT, B4B
	2	CORNUS ALTERNIFOLIA	PRINCESS DOGWOOD	6CM CAL, 12M HT, B4B
	2	LIQUIDAMBAR STRACIFILIA	SHEET GUM	6CM CAL, 2M STD, B4B
	4	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	6CM CAL, 12M STD, B4B
SHR	A	10B AZALEA JAPONICA 'HINO WHITE'	AZALEA, HARDY WHITE	#2 POT, 40CM
	L	27N LAVANDELA AUSTRIACOLA 'HIGGOTE'	ENGLISH LAVENDER	#2 POT, 25CM
	N	27I NANDINA DOMESTICA	HEAVENLY BAMBOO	#5 POT, 50CM
	pc	18P PINK MUGO 'PINKLIP'	DMARF MUGO PINE	#2 POT, 25CM
	PO	45P PRUNUS LAUROBRASSIS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#5 POT, 50CM
	R2	47 RHODODENDRON 'BOH BELLS'	RHODODENDRON, PINK	#5 POT, 50CM
	R1	20 RHODODENDRON 'SACH LADY'	RHODODENDRON, WHITE	#5 POT, 50CM
	RO	59H ROSA 'ALBA HEIDI LAUD'	ALBA HEIDI LAUD ROSE, WHITE	#2 POT, 40CM
	V1	66 VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT, 50CM
	V	5 VIBURNUM P.T. 'MARIESI'	MARIE'S DOUBLE FILE VIBURNUM	#2 POT, 40CM
GRASS	H	50 HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT, HEAVY
	M	44 MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	#2 POT
VINE	S	55 SIPHA TENNISIANA	MEXICAN FEATHER GRASS	#1 POT, HEAVY
VN	2	HYSTERIA F LONGISSIMA ALBA	WHITE JAPANESE HISTERIA	#2 POT, 60CM, STAKED
GC	A1	70 ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINKKINICK	#1 POT, 20CM
	V6	4b ERICA CARNEA 'SPRINGWOOD WHITE'	HEATH	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR CERTIFIED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRAZER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - CERTIFICATION OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6S9
p: 604 294-0011; f: 604 294-0022

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NO.	DATE	REVISION DESCRIPTION	DR.
10	12 JUL 13	REV PER NEW SITE PLAN / ADD DETAIL	NT
9	12 JUN 13	REV PER NEW SITE PLAN	SA
8	12 JUN 14	REVISION PER NEW SITE PLAN	NT
7	12 JUN 08	REV PER NEW SITE PLAN	SA
6	12 JUN 02	REV PER NEW SITE PLAN	NO
5	12 APR 06	REV PER NEW SITE PLAN	SA
4	12 JAN 17	REV PER NEW SITE PLAN/ISSUED FOR ADP	SA
3	13 JUL 04	REV PER NEW SITE PLAN	SA
2	12 APR 06	REV PER NEW SITE PLAN	SA
1	10 DEC 02	REV PER NEW SITE PLAN	SA
		ISSUED FOR OP	SA
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:
**REAL CANADIAN SUPERSTORE GAS BAR
GRANDVIEW CORNERS**
**2332 160TH STREET
SURREY BC**

DRAWING TITLE:
**LANDSCAPE
PLAN**

DATE: 10/DEC/07
SCALE: 1:200
DRAWN: BA
DESIGN: BA
CHKD: PCM

DRAWING NUMBER:

L1

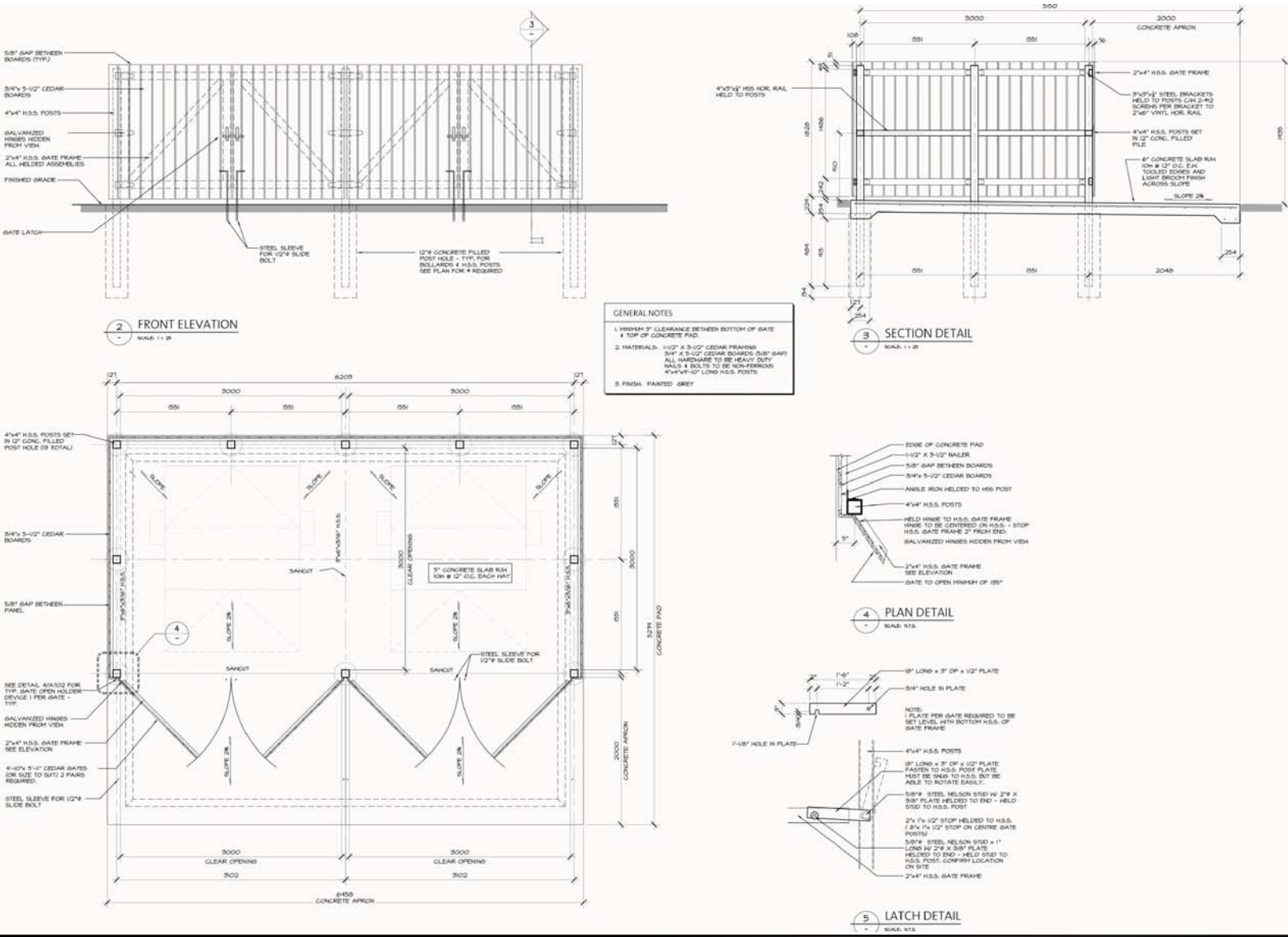
PMG PROJECT NUMBER:



10229-12.07P

OF 3

10-129



GENERAL NOTES

- MINIMUM 3" CLEARANCE BETWEEN BOTTOM OF GATE & TOP OF CONCRETE PAD.
- MATERIALS:** 1-1/2" X 3-1/2" CEDAR FRAMING
3/4" X 3-1/2" CEDAR BOARDING (3/8" GAP)
ALL HARDWARE TO BE HEAVY DUTY NAILS & BOLTS TO BE NON-FERROUS
4"x4" H.S.S. POSTS
- FRESH PAINTED GREY



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NO.	DATE	REVISION DESCRIPTION	DR.
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7	12 JUN 08	REV PER NEW SITE PLAN	SA
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5	12 APR 02	REV PER NEW SITE PLAN	SA
4	12 JAN 17	REV PER NEW SITE PLAN/ISSUED FOR ADP	SA
3	12 JUL 06	REV PER NEW SITE PLAN	SA
2	12 APR 06	REV PER NEW SITE PLAN	SA
1	10 DEC 02	REV PER NEW SITE PLAN	SA
		ISSUED FOR CP	SA
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT: REAL CANADIAN SUPERSTORE GAS BAR
GRANDVIEW CORNERS
2332 160TH STREET
SURREY BC

PROJECT: COMPARTMENT RECYCLE CENTRE PLAN

DATE: 12 JUL 16
SCALE: 1:25
DRAWN: .
DESIGN: .
CHKD: PCM
DRAWING NUMBER:
L2
PMG PROJECT NUMBER: 10229-12.ZIP

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

PART TWO SCOPE OF WORK

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PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

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PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

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PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

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Table with columns: NO., DATE, REVISION DESCRIPTION, DR.

Table with columns: CLIENT, PROJECT, DRAWING TITLE

REAL CANADIAN SUPERSTORE GAS BAR GRANDVIEW CORNERS 2332 160TH STREET SURREY BC

Table with columns: DATE, SCALE, DRAWN, DESIGN, CHECK, DRAWING NUMBER, PMG PROJECT NUMBER

LANDSCAPE SPECIFICATIONS L3 OF 3

INTER-OFFICE MEMO

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

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

DATE: **June 26, 2012** PROJECT FILE: **7810-0321-00**

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

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

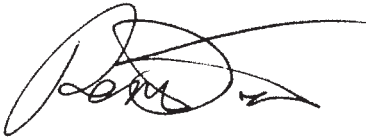
There are no engineering requirements relative to issuance of the Development Permit/
Development Variance Permit.

BUILDING PERMIT

The following issues are to be addressed as a condition of issuance of the Building Permit:

Works and Services

- Provide service connections to the proposed site
- Provide access to the proposed development.
- Provide 'B' train movement within the proposed development
- Provide legal documents.
- Pay 100% DCC fees.



Rémi Dubé, P.Eng.
Development Services Manager

LR

Present:

Chair – D. Lee
Panel Members:
 W. Francl
 T. Wolf
 B. Shigetomi
 T. Ankenman
 D. Lee
 S. Vincent
 M. Searle

Guests:

Mathew Cheng, Matthew Cheng Architect Inc.
 Pat Campbell, PMG Landscape Architects Ltd.
 Colin Hogan, Focus Architecture Inc.
 Mary Chan Yip, PGM Landscape Architects
 Patrick Cotter, Cotter Architects
 Rob Whetter, Cotter Architects
 Mark van der Zalm, van der Zalm & Associates
 Hermann Nuessler, Bosa Properties
 Darryl Condon, HCMA Architects
 Melissa Higgs, HCMA Architects
 Chris Phillips, Phillips Farevaag Smallenberg
 Paul Dabbs, Omicron
 Jordan Levine, Omicron
 Harve Fuller, Sanford Design Group
 Meredith Johnson, M2 Landscape Architects

Staff Present:

T. Ainscough, City Architect -
 Planning & Development
 H. Bello, Senior Planner – Planning
 & Development
 M. Rondeau, Senior Planner –
 Planning & Development
 M. Jørgensen, Associate Planner –
 Planning & Development

B. SUBMISSION

5. 7:30 PM

<i>File No.:</i>	7910-0321-00
<i>New or Resubmit:</i>	Resubmit
<i>Last Submission Date:</i>	(January 26, 2012 - on different site)
<i>Description:</i>	Grandview Corners Superstore Gas Bar
<i>Address:</i>	2332 160 Street
<i>Developer:</i>	Michel Avigliano, Loblaw Properties West
<i>Architect:</i>	Jordan Levine, Omicron
<i>Landscape Architect:</i>	Pat Campbell, PMG Landscape Architects
<i>Planner:</i>	Heather Kamitakahara
<i>Urban Design Planner:</i>	Hernan Bello

Note: Statement of review from January 26, 2012 minutes included.

The **Urban Design Planner** presented an overview of the proposed project and highlighted the following:

- The subject property is located in Grandview Corners in South Surrey.
- City staff support the proposed gas bar location adjacent to 160 Street.
- A multi-use pathway is proposed adjacent to Walmart.
- The multi-use pathway should become more intensively used as Croydon Drive develops.
- The applicant should provide opportunities for pedestrians and cyclists to stop in front of the gas bar and take a break by creating an appealing rest area (e.g. glass, plaza, sitting area, etc.).

- The applicant should address CPTED issues on the west side of the proposed building due to the absence of windows and location of washrooms/storage space at the rear of the building.
- The applicant should encourage more pedestrian activities located around the site edge.

The City Architect presented an overview of the project description

- The applicant previously submitted a similar proposal for a different location.
- The previous ADP comments included the following: [1] prefer a darker colour scheme; [2] install more glazing; [3] extend stone accents (i.e. higher on kiosk); [4] provide details on the garbage enclosure; [5] ensure quality lighting on the underside of the canopy; [6] provide a public washroom; [7] improve vehicle circulation; and [8] increase sustainability features.
- The applicant has responded to previous ADP comments in the current submission package.

The Project Architect presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- The applicant has relocated the gas bar and reinforced the proposed multi-use pathway.
- Public amenity space is provided along the western boundary of the subject property.
- The extensive asphalt surface is further softened by introducing patterned stamped concrete within the queuing area north of the gas bar that visually references the adjacent powerlines.
- Pedestrian linkages are massively improved with direct access to 160 Street and Superstore.
- The proposed building includes added glazing, high-quality materials and takes visual queues from proposed buildings located directly south of the subject property (e.g. "Building K").

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

- An outdoor seating area is proposed along the eastern boundary of the subject property.
- The proposed landscaping is consistent with landscaping throughout Grandview Heights.
- The landscaping includes numerous small shrubs, a low-level curved retaining wall on 160 Street, small outdoor amenity space with bike racks and wooden benches as well as curved arbour at the northwest corner of the subject property.
- The applicant further proposes to upgrade the surface paving materials to include patterned stamped concrete and scored concrete which provide for quality pedestrian crosswalks and clearly mark on-site pedestrian networks that connect directly to 160 Street and Superstore.
- No permeable paving surfaces are currently proposed.
- The proposed landscaping includes coniferous and deciduous species which reflect the street trees located along the north side of the internal drive aisle as well as respect the B.C. Hydro corridor with irrigated landscaping and drought tolerant plant species (e.g. rhododendrons).

In response to questions the following information was provided by the project architect:

- The canopy includes solid wood trusses and metal soffit which provide an arched-shaped architectural expression. In addition, the soffit will assist in properly lighting the gas bar.
- A painted structural I-beam is located below the roofline directly above the stone columns.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Grandview Corners Superstore Gas Bar

2332 160 Street

File No. 7910-0321-00

It was

Moved by

Seconded by

That the Advisory Design Panel (ADP) recommends

that the applicant address the following recommendations and revise and resubmit to planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

Note: the Project Architect's responses are in brackets and italics below the applicable review comment.

Form and Character

- The proposed building is generally attractive and provides a suitable urban edge.
- The architectural expression, bicycle parking and rest area are attractive and well-designed.
- The cultured stone elements should be reduced not extend upward toward the wood trusses.
(This was changed to suit.)
- The exposed trusses could attract birds and should be replaced with a solid soffit. This will be dealt with as a maintenance issue.
(Exposed trusses were requested in the previous ADP.)
- The building elevation drawings include attractive and high-quality materials. However, the alucobond elements should be wrapped around corners on the northern and southern façades.
(This was changed to suit.)
- The applicant should extend the clear-storey windows above the indoor retail shelving to create the sense of continuous surveillance toward the public seating area and 160 Street.
(This was done to the extent possible.)
- The patterned stamped concrete within the vehicle queuing area north of the gas bar should reflect a grid-like pattern or playful elements not visually reference the adjacent powerlines.
(We have elected to leave as designed; the patterning on the paved area will provide visual relief and serve to break the large expanse as requested by the Urban Planner.)

Landscaping

- The proposed landscaping is considered attractive.

CPTED

- The canopy should be well-lit to ensure public safety. This will be included in the final design.
- The western building elevation requires additional lighting. The applicant could re-design the proposed building to improve sight lines from the gas bar to 160 Street or consider installing spandrel glass along the western building façade to provide the perception of surveillance.
(Camera surveillance will be proposed to Owner to mitigate security concerns.)
- The OCP guidelines for service stations require additional landscaping on highway frontages which creates CPTED issues (e.g. attracts loitering). As a result, the landscaping proposed on 160 Street and absence of surveillance on the western building façade are CPTED concerns. The applicant should consider a motion detecting sprinkler system to prevent future loitering.
(Under consideration.)
- Low-level planting buffers located along the building exterior would create defensible space.
- The applicant may prevent loitering by expanding the sidewalk directly north and south of the proposed building with additional landscaping to provide greater continuity of greenspace.
(This was changed to suit.)
- The surrounding commercial land-uses will attract local youth which requires protecting public spaces from loitering, mischief, garbage, graffiti as well as skateboard activities.

The Developer made the following comments on the Statement of Review:

- Comments are helpful.
- On similar projects, the architect successfully introduced exposed tresses which provided an interesting architectural element without requiring the installation of netting or solid soffits.
- In order to achieve a functional building envelope, the storage area and proposed washrooms are located along the western façade. Therefore, providing additional windows or clear-storey elements is extremely challenging and may not improve visibility or encourage surveillance.
- The architect will consider further scaling-back the cultured stone elements.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7910-0321-00

Issued To: LOBLAW PROPERTIES WEST INC
("the Owner")

Address of Owner: 3225 12th Street, NE
Calgary, AB
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 20884 Except: Plan BCP40140

2332 - 160 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F Sub-section 2 of Part 2 of Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15611 the minimum side yard setback on flanking street for principal and accessory buildings and structures is varied from 12 metres (40 ft.) to 7.4 metres (24 ft.).
 - (b) In Section G Sub-section 2(a) of Part 2 of Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15611 the maximum building height is varied from 6 metres (20 ft.) to 8 metres (26 ft.).
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

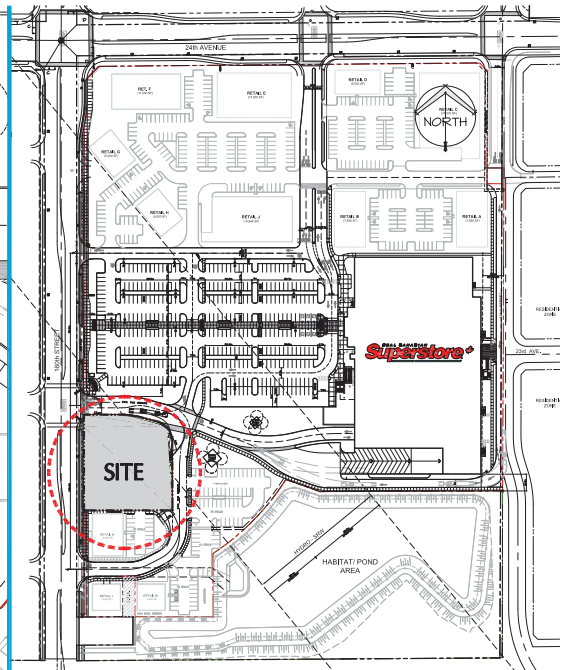
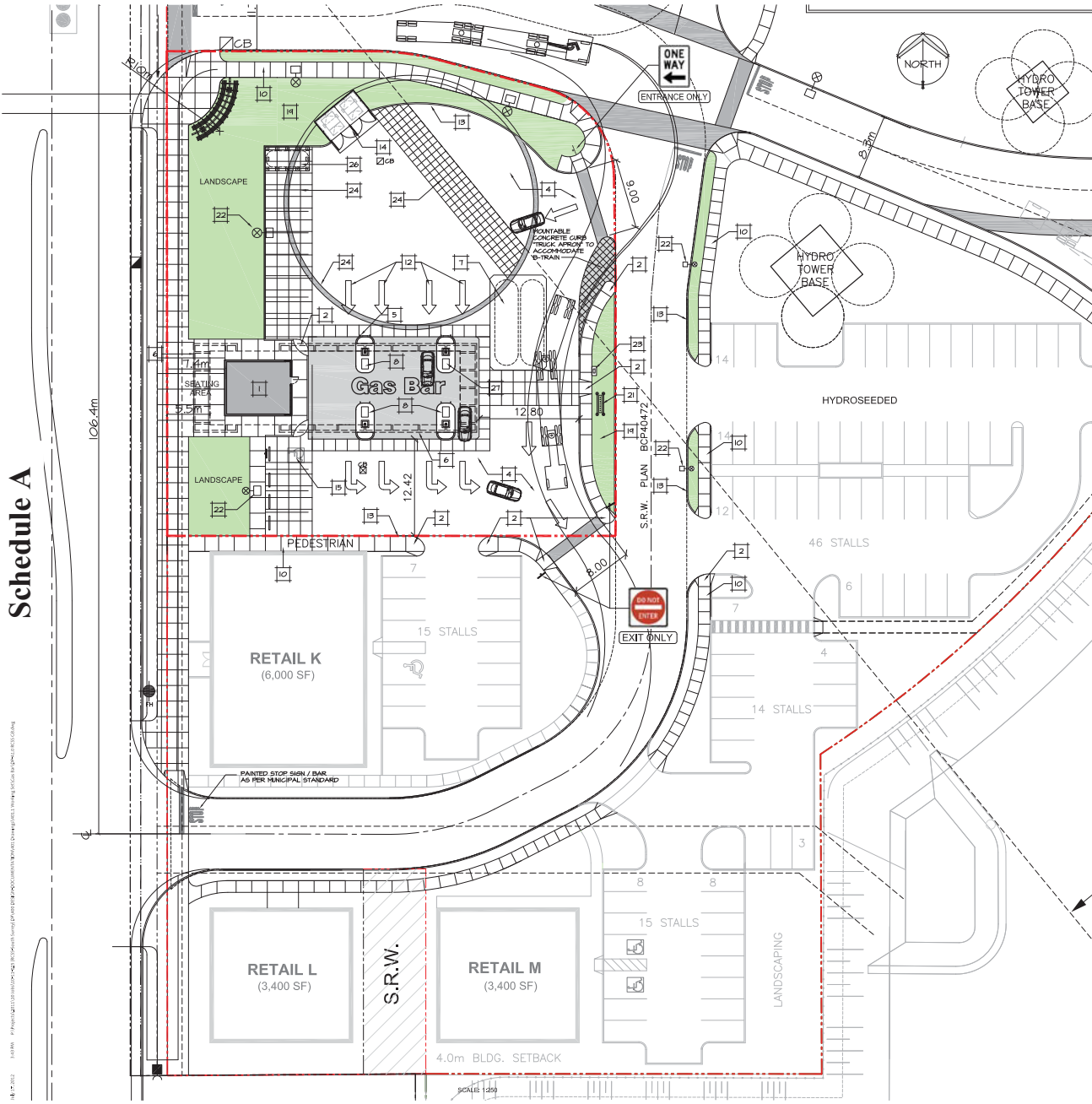
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. 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

Schedule A



LOCATION PLAN SCALE: 1:1500

- KEY NOTES:**
- 1 GAS BAR KIOSK. SEE CHS DP-A2.0.
 - 2 1 : 12 SLOPE (MAX) HIC LET DOWN CURB.
 - 3 GAS PUMP SUPPLIED BY OWNER INSTALLED BY PETROLEUM CONTRACTOR
 - 4 HEAVY DUTY ASPHALT
 - 5 CONCRETE FILLED 4"X STEEL BOLLARD (AS PER MANUFACTURER) SLOPE OF SLAB TO MATCH SITE GRADING TO CREATE SMOOTH TRANSITION TO ASPHALT.
 - 6 LINE OF CANOPY/ROOF OVER
 - 7 CONCRETE SLAB OVER 2 UNDERGROUND DOUBLE HALL U.G. FUEL STORAGE TANKS (AS PER MANUFACTURER) SLOPE OF SLAB TO MATCH SITE GRADING TO CREATE SMOOTH TRANSITION TO ASPHALT.
 - 8 TYPICAL GAS PUMP CONCRETE ISLAND PROVIDE CONTINUOUS METAL EDGING (STEEL ISLAND FORMS) PAINTED BLACK. ISLAND CURB MIN. 6" ABOVE PAD.
 - 9 H.S. COLUMN ANCHORED/BOLTED ON TOP OF THE CLIP. CONCRETE BASE CLAD WITH CULTURED STONE FINISH. SEE ELEVATION.
 - 10 CONCRETE SIDEWALK.
 - 11 EDGE OF CONCRETE SIDEWALK FACE AND TOP 6" PAINTED TRAFFIC YELLOW (ALL ROAD GAS BAR KIOSK).
 - 12 PAINTED ARROWS, TYPICAL.
 - 13 CONCRETE CURB.
 - 14 GARAGE ENCLOSURE
 - 15 HIC PAINTED 5"X6" AND STALL SIGN
 - 16 4" WIDE STRIPING, 45 DEGREE AT 24" ON CENTER WITH A 4" WIDE CONTINUOUS BORDER. PAINT TRAFFIC YELLOW
 - 17 CONCRETE SLAB ON GRADE.
 - 18 STANDARD DUTY ASPHALT.
 - 19 LANDSCAPE AREA. SEE LANDSCAPE DRAWINGS.
 - 20 4" YELLOW PAINTED STALL MARKERS, TYPICAL.
 - 21 VENT STACKS C/W 4" BOLLARD PROTECTION
 - 22 LAMP STANDARD. SEE ELECT. DRAWING
 - 23 AIR SERVICE UNIT SUPPLIED BY OWNER INSTALLED BY GC ON POURED CONCRETE SLAB
 - 24 PATTERNED STAMPED CONCRETE PAVING
 - 25 BIKE RACK FASTENED TO SIDEWALK
 - 26 CONCRETE SLAB OVER THE UNDERGROUND PROPANE TANK STORAGE TANKS (W/ ANCHOR STRIPS) (AS PER FRAME) SLOPE OF SLAB TO MATCH SITE GRADING TO CREATE SMOOTH TRANSITION TO ASPHALT.
 - 27 PROPANE DISPENSER

PERTINENT DATA:

Civic Address:
GRANDVIEW CORNERS, 2552 - 160th Street
SURREY, BRITISH COLUMBIA

LEGAL DESCRIPTION:
PART OF LOT 1 SECTION 15, TOWNSHIP 1, N.H.D., PLAN BCF 20584

ZONING:
CURRENT CD - COMPREHENSIVE DEVELOPMENT
PROPOSED CD - COMPREHENSIVE DEVELOPMENT

GAS BAR SITE AREA: 3,428m² (8,866 sq ft)

BUILDING AREA FLOOR AREA RATIO (F.A.R.)	GAS BAR
60 SQM	644 SF

FLOOR AREA RATIO: MAXIMUM ALLOWED = 50.0% (60 / 3881) ACTUAL = 15.0%

REAR SETBACK	REQUIRED	PROVIDED
FRONT (160th Street)	12.0m (40'-0")	14.0m (24'-5")
REAR (EAST)	4.0m (13'-0")	20.26m (66'-6")
SIDE (NORTH)	4.0m (13'-0")	25.5m (83'-7")
SIDE (SOUTH)	4.0m (13'-0")	11.07m (36'-0")

HEIGHT:
ALLOWED: MAX HEIGHT 12.0m (40'-0")
PROPOSED GAS BAR KIOSK: 1.2m (2'-6")

PARKING SUMMARY:
PARKING RATIO REQ'D: Max. OF 3000 S.M. OF G.L.A. (BRACD) ÷ 8 = 2 STALLS
PARKING PROVIDED: 12 STALLS

PARKING STALL & LANE DIMENSIONS:
STALL = 2.40m x 5.5m (8'-0"x18')
LANE = 2.75m x 5.5m (9'-0"x18')
REQUIRED ASBLE = 7.00m (23'-0") GRADE
OVERALL LENGTH = 15.00m (49'-0")
HIC CAR STALLS = 87m x 5.5m (28'-0"x18')
HIC STALLS PROVIDED = 1 STALL

NOTE:

1. SEE CHS DP-A1.0 FOR SITE PLAN.
2. SEE CHS DP-A2.0 FOR TRUCK ROUTE PLAN.
3. SEE CHS DP-A3.0 FOR TRUCK ACCESS ROUTE PLAN.
4. SEE CHS DP-A4.0 FOR TRUCK ACCESS ROUTE PLAN.
5. SEE CHS DP-A5.0 FOR TRUCK ACCESS ROUTE PLAN.

REVISIONS

NO.	Date	By	For
REV. 28/02			REVIEW
REV. 30/02			REVIEW
REV. 30/02			REVIEW
REV. 30/02			DEVELOPMENT PERMIT
REV. 14/02			DEVELOPMENT PERMIT
REV. 28/02			APP
REV. 18/02			APP



Drawn: CL (Design)
Checked: PD (Check)
Project Number: 10 11 025