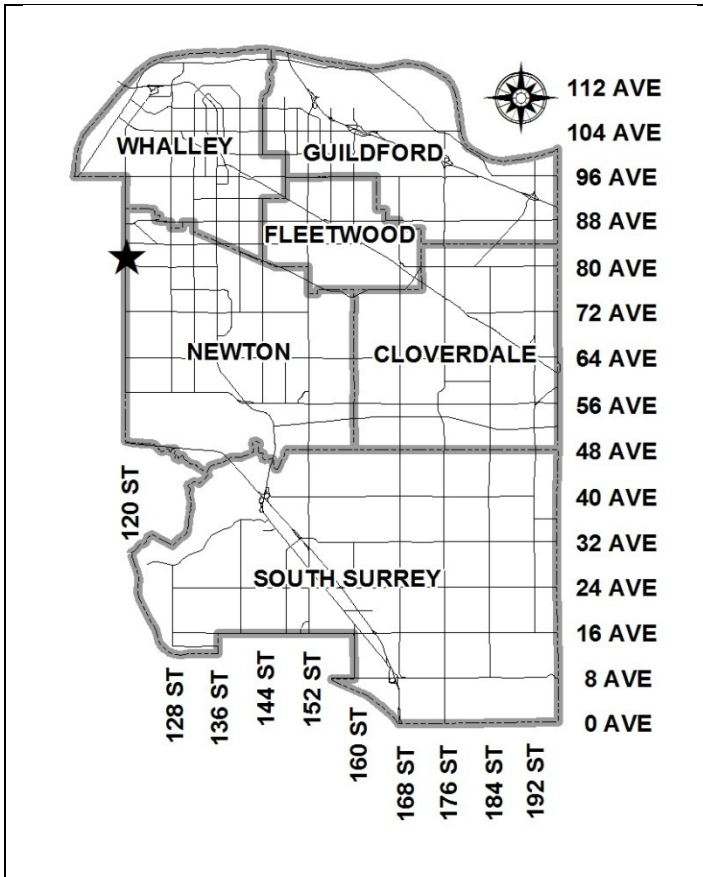


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0332-00

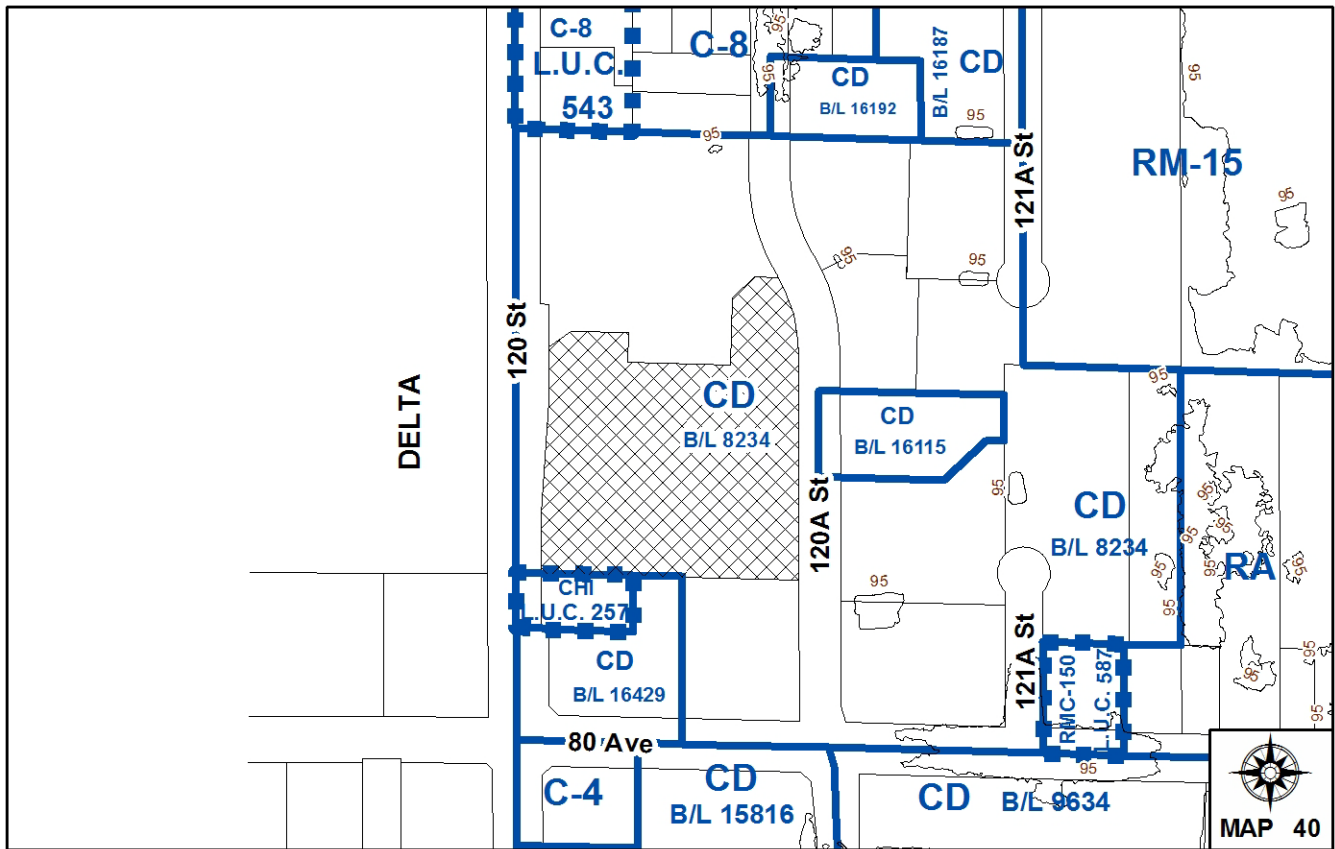
Planning Report Date: May 28, 2012



PROPOSAL:

- **Development Permit**
 in order to allow for exterior renovations to an existing retail shopping centre.

LOCATION: 8066 - 120 Street
OWNER: Scott Road 120 Street Holdings Ltd., Inc. No. 372,556
ZONING: CD (By-law No. 8234)
OCP DESIGNATION: Commercial
LAP DESIGNATION: Shopping Centre



MAP 40

RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The DP provides for proposed updates to the existing commercial buildings and site signage, which will modernize and enhance the overall appearance of the existing shopping centre.
- Pedestrian access to the shopping centre will be improved with a new curb extension and crossing at the site's east entrance on 120A Street, which will provide a safer crossing for neighbourhood residents.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Permit No. 7911-0332-00 and authorize the Mayor and Clerk to execute the Permit.

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

Engineering: The Engineering Department has no objection to the project. A Servicing Agreement will be required at the Building Permit stage for the construction of a curb extension and pedestrian crossing on 120A Street, as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Retail shopping centre

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Commercial buildings.	Commercial/Shopping Centre	CD By-law No. 8324
East (Across 120A Street):	Low-rise apartment buildings.	Multiple Residential/Multiple Residential	CD By-law No. 8324 & CD By-law No. 16115
South:	Commercial buildings.	Commercial/Retail Commercial	CD By-law No. 8234, CD By-law No. 16429 & LUC No. 257
West (Across 120 Street):	Shopping centre in the Corporation of Delta.	Not applicable	Not applicable

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on 120 Street, north of 80 Avenue. It is designated "Commercial" in the Official Community Plan (OCP) and "Shopping Centre" in the Newton Local Area Plan (LAP).
- The site was rezoned from Land Use Contract No. 587 to a Comprehensive Development Zone (By-law No. 8234) in 1985. The original rezoning was to permit a comprehensive commercial and multiple residential development involving twelve separate sites. The subject site is located within the land area identified by the number 12 on the Explanatory Plan attached to the CD Zone. The twelve sites regulated by the CD Zone were subdivided into twelve separate lots in 1986. Lot 12 of this subdivision, which incorporates the subject site, was further subdivided into two separate lots in 1988.
- Council approved the Development Permit for the subject site in 1989 (Development Permit No. 6788-0540-00). The shopping centre development ("Scott Road Centre") consists of four (4) retail commercial buildings, built in the late 1980s in accordance with the CD Zone and the original Development Permit.

Current Proposal

- The applicant has made an application to update the existing buildings and freestanding signage on the site. The proposed scope of work includes:
 - the refacing of key corners of the buildings;
 - the demolition of freestanding towers on the east side of the site to be replaced by a revitalized landscape design; and
 - the refinishing of two (2) existing freestanding signs on 120 Street and the installation of an additional freestanding directional sign on 120A Street.

DESIGN PROPOSAL AND REVIEW

- The key corners of the existing buildings are topped by pyramid skylight structures, popular in the 1980s. These skylight structures are no longer architecturally relevant. The proposed design is to update these architectural features by integrating lighting in the design of a recladded tower to create and reinforce a strong visual identity to the shopping centre.
- The architectural materials used in the recladded towers include metal panels and horizontal metal louvers along with backlit coloured polycarbonate panels. The proposed changes are intended to bring a robust language that reinforces the design vision of creating a unique destination on 120 Street (Scott Road).
- The building exteriors will also be painted as part of the overall upgrade.

- There are four (4) existing freestanding structures located at the east entry to the site. These freestanding structures are proposed to be demolished and replaced with landscaping. The landscape design incorporates two rows of columnar trees framing the entry surrounded by a new diagonal geometry of colourful ground cover and medium sized plants.
- There is an existing pedestrian walkway to the east, across 120A Street. In order to allow for safer pedestrian crossing at this location, the applicant has volunteered to construct a curb extension and pedestrian crossing at the east site entry. This will be a benefit to the community as it will improve pedestrian accessibility for neighbourhood residents.
- There are two (2) existing 7.6 metre (25 ft.) freestanding signs on 120 Street, which are proposed to be refinished in order to reflect and complement the proposed new design elements and create continuity among the freestanding signs and the proposed redesign of the building facades. The proposed refinishing of these signs includes the painting of existing posts and illuminated sign cabinet frames to match the buildings, and the recladding of the top peak section of the cabinet with aluminum panels painted to match tower panels on the buildings.
- A third freestanding directional sign is proposed on 120A Street. This modest 1.2 metre (4 ft.) high sign is intended to be seen by vehicular and pedestrian traffic on 120A Street. This sign is proposed to match the 120 Street refinished signage and will consist of an aluminum framework and horizontal dividers to reflect the design of the building facades.
- The Development Permit, which includes the architectural, landscape and signage drawings, is attached as Appendix II. The drawings have been reviewed by staff and found to be acceptable. The proposal is considered to be an upgrade that will improve the overall appearance and aesthetics of this existing shopping centre.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Development Permit No. 7911-0332-00
Appendix III.	Engineering Summary

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

HK/kms

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CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7911-0332-00

Issued To: SCOTT ROAD 120 STREET HOLDINGS LTD., INC. NO. 372,556
("the Owner")

Address of Owner: 5755 Cowrie Street
PO Box 400
Sechelt, BC
VoN 3A0

1. This development 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 permit.
2. This development 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: 015-570-088
Lot B Section 30 Township 2 New Westminster District Plan 84061

8066 - 120 Street

(the "Land")

3. This development permit applies to only to that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
5. The character of the development including landscaping and the siting, form, exterior design and finish of buildings and structures shall be in accordance with the drawings numbered 7911-0332-00(A) through to and including 7911-0332-00(M) (the "Drawings") which are attached hereto and form part of this development permit.

6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design and finish of buildings and structures on the Land, may be permitted subject to the approval of the City.

7.
 - (a) The landscaping shall conform to drawings numbered 7911-0332-00(N) through to and including 7911-0332-00(P) (the "Landscaping").

 - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.

 - (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

Cash or an Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$57,330.33

(the "Security")

 - (e)
 - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.

 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.

 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

8. This development permit supplements Development Permit No. 6788-0540-00.

9. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

10. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.

- 11. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

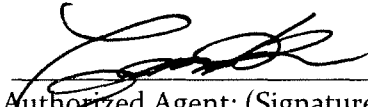
- 12. This development permit is not a building permit.

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

Mayor - Dianne L. Watts

City Clerk - Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.



Authorized Agent: (Signature)

CARMEL KWAN

Name: (Please Print)

OR





Owner: (Signature)


Name: (Please Print)

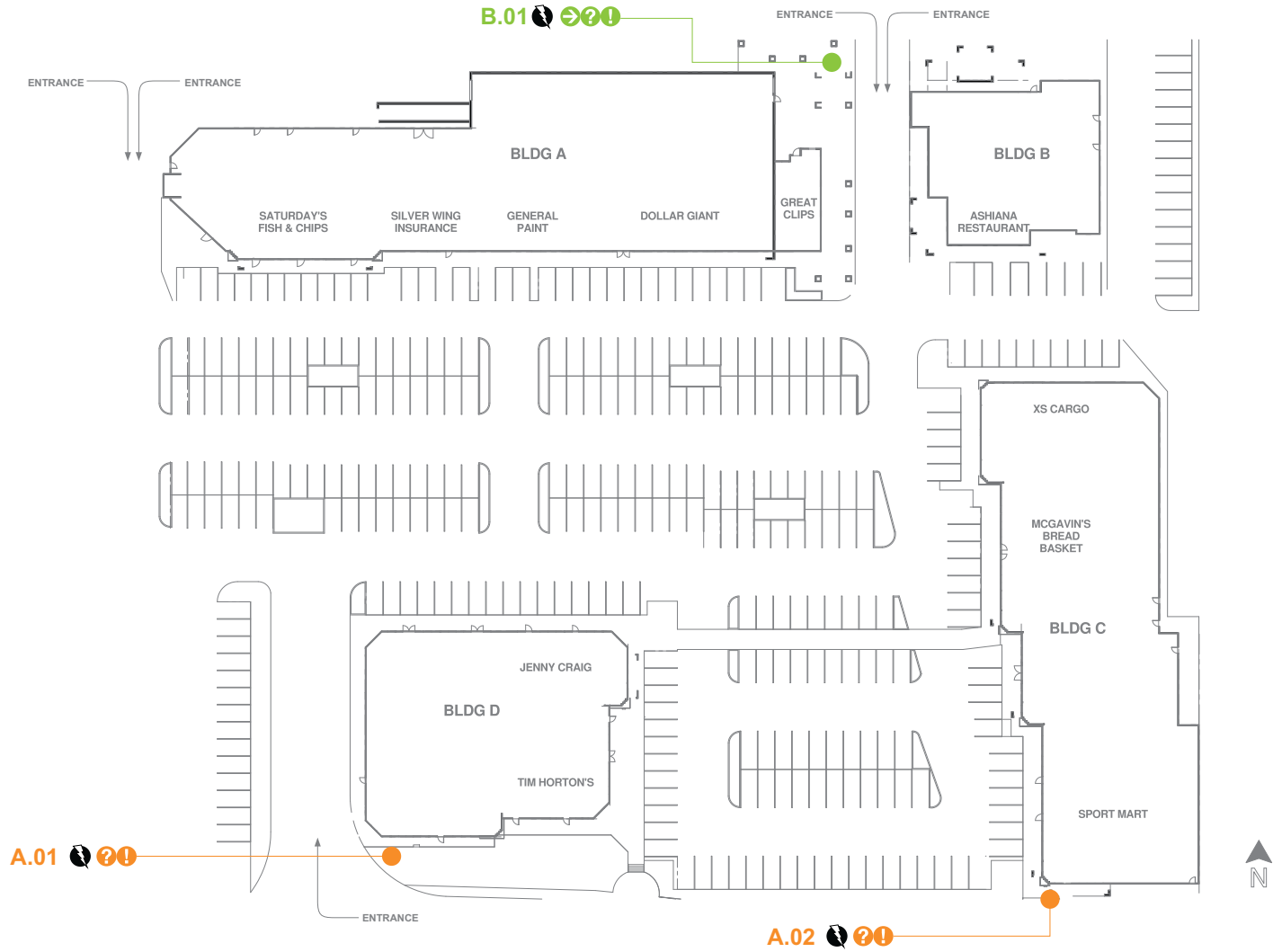
7911-0332-00(K)

8806 Scott Road | Exterior Main Site Plan

Sign Purposes:

-  **Directional** (Arrows points direction of traffic)
-  **Orientation & Information**
-  **Prohibitory/ Warning**
-  **Identification**

-  **Electrical Supply Needed**



8066 Scott Road | **Sign Type B** | New Single Sided Entrance Directional Signage

Purpose:
The directional sign is intended to be seen by vehicular and pedestrian traffic in and around back entrance of the shopping centre as an entrance identifier.

Design Intent:
The design of this sign is to reflect and compliment modern design elements creating continuity among the freestanding signs and the proposed redesign of the building facades.

- Materials:**
- Aluminum framework and bottom cabinet painted silver/grey colour to match nickel finish on the horizontal grating on building facades
 - Middle cabinet to be painted to match the accent colour of the translucent tower panels on the buildings
 - Aluminum horizontal dividers to reflect design on building facades
 - Forward cut vinyl text applied to face of panel
 - LED lights within horizontal dividers to downlight and uplight text on the sign

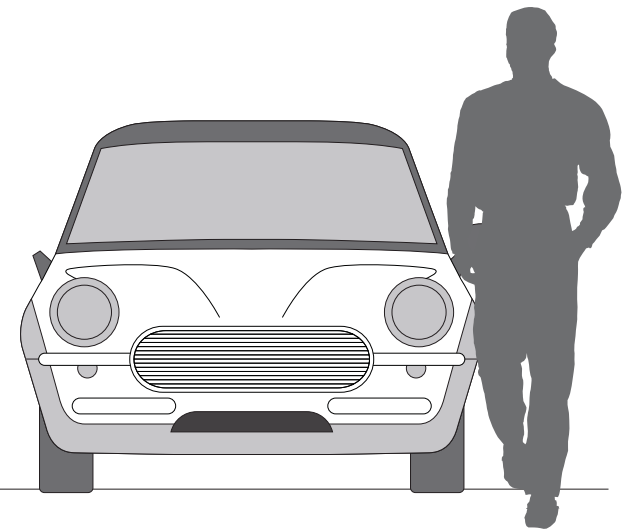
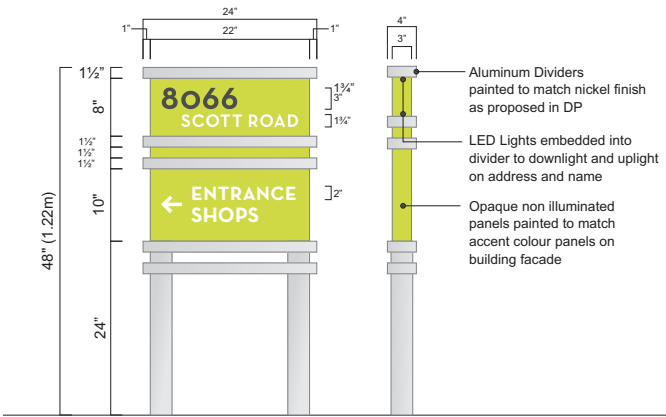
- Installation:**
- Cabinet to be securely mounted to grass landscaping
 - Location to be coordinated with architects
 - Electrical hook up required. Power supplied by Owner.

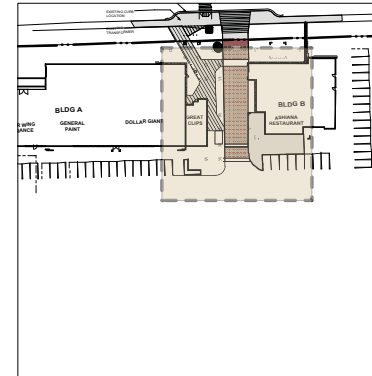
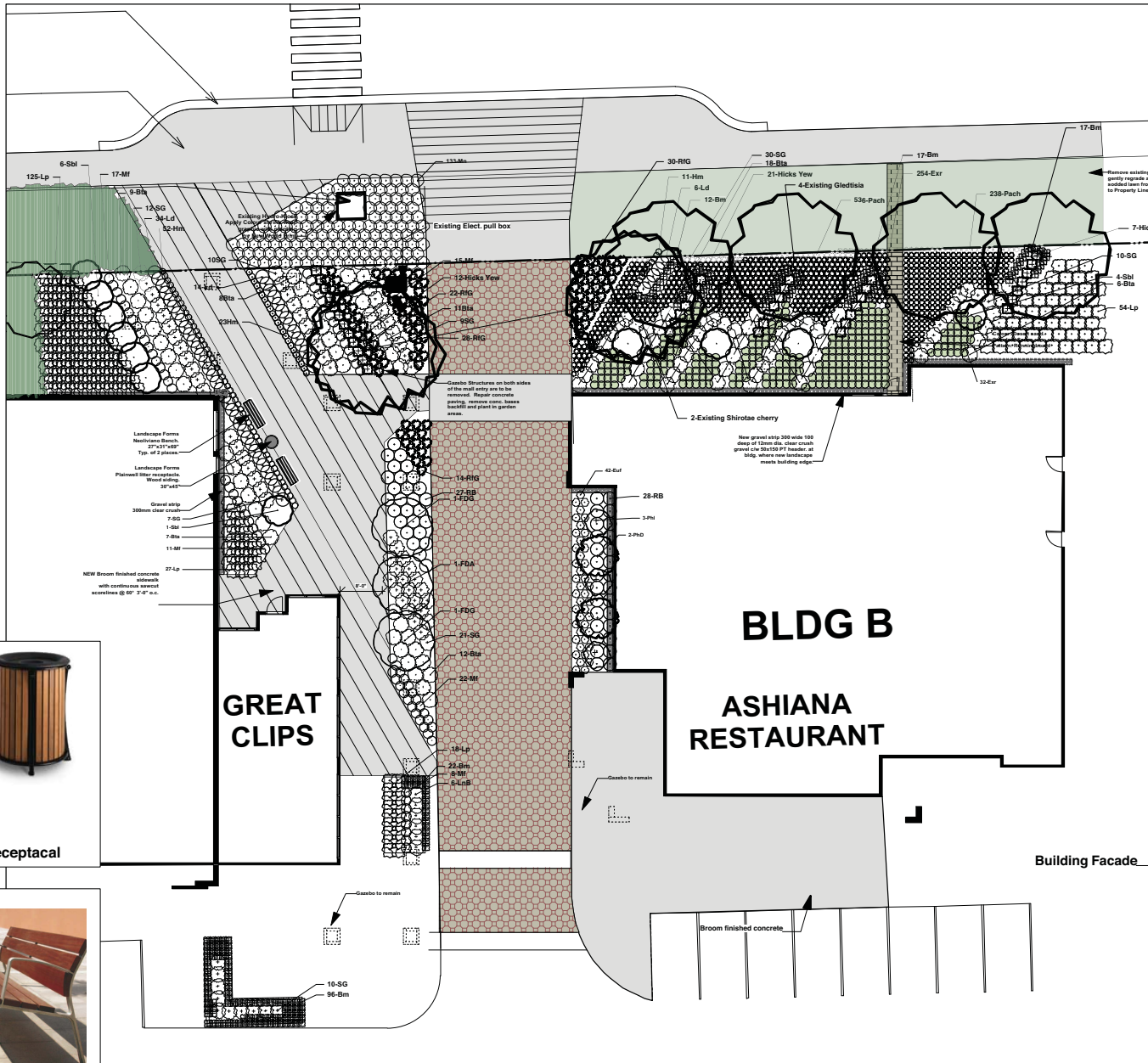
Dimensions:
Sign Dimensions: 24"W x 23 1/2"H
Sign Area: 3.92 sq.ft

B.01
Single Sided

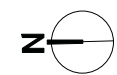


DESIGN INSPIRATION
DP Proposal





KEY PLAN



May 22, 2012	Re-Issue For DP Amendment
May 7, 2012	Re-Issue For DP Amendment
Mar. 27, 2012	Re-Issue For DP Amendment
Dec. 16, 2011	Issue For DP Amendment
Dec. 14, 2011	Issue For DP
Dec. 6, 2011	Issue For DP
Dec. 6, 2011	For Review

Revisions :



#102 - 1661 W. 2nd Ave.
Vancouver, B.C. V6J 1H3
Ph: 604-669-1003 Fax: 604-669-0402
E-mail: info@jonathanlosee.com

Project:
SCOTT CENTRE
Surrey, B.C.

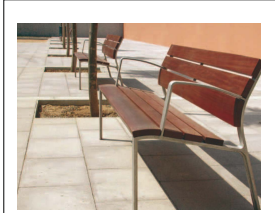
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**East Entry Precinct
Option Cv NOTES:**

Scale: 1"=20'-0"
Date: _____
Project No.
2011-30

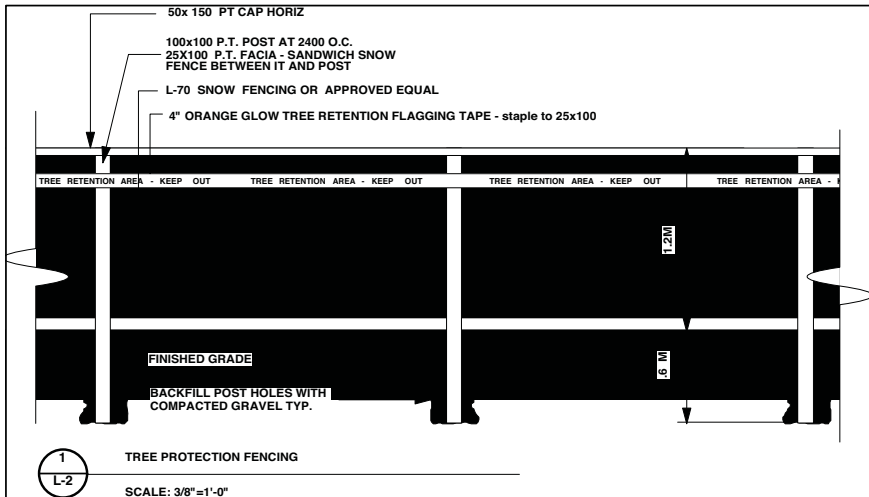
L-1



Landscapeforms Plainwell litter Receptacal



Landscapeforms Neoliviano bench.



PLANTING PLAN NOTES

- Sizes on the planting plan shall be considered minimum sizes.
- All landscape construction to meet the current edition of the British Columbia Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington, Oregon, California, and B.C.
- Root balls to be free of pernicious weeds.
- All sod used on site to be non-netted.
- Top soil mixtures for the project shall be tested for particle size, Ph, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Off slab, min. soil depths are 6" for lawn areas, 18" for shrub beds and ground cover plantings. Install 2 inches of composted organic mulch on all shrub beds after planting and rake smooth.
- Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Slope towards lawn basins at min. 4%.
- Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 'Groomed' as per British Columbia Landscape Standard. Contractor to provide a one year guarantee for all plant material.
- All new landscaping to be irrigated with automatic pop-up irrigation system to IIABC standards.

PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES					
FDA	Fagus sylvatica 'Daywickii atropurpureum'	Fastigiata Purple Leaf Beech	1	5 cm cal	B & B
FDG	Fagus sylvatica 'Daywickii Gold'	Fastigiata Golden Leaf Beech	2	5 cm cal	B & B
SHRUBS					
Grasses					
Bta	Berberis thunbergii var.atropurpurea 'Nana'	Dwarf Japanese Barberry	71	#3	Cont
Bm	Buxus microphylla 'Blondy'	Golden Boxwood	198	#2	Cont.
Mf	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	73	#2	Cont
Euf	Euonymus fortunei- emerald 'n gold	emerald and gold wintercreeper	42		
Hm	Hakonechloa macra	Japanese Forest Grass	86	#1	pot
Ld	Ligularia dentata 'Othello'	Summer ragwort	54	#2	cont.
LnB	Lonicera nitida 'Baggesen's Gold	'Baggesen's Gold' Honeysuckle	6	#3	Cont.
Lp	Lonicera pileata	Privet Honeysuckle	224	#2	pot
PhD	Physocarpus 'diablo'	Diablo Ninebark	2	#3 pot	
Phl	Physocarpus lutea	golden ninebark	3	#3 pot	
RB	Rhododendron holei	Rhododendron	55	#5	Cont.
RfG	Rudbeckia fulgida 'Goldsturm'	Black eyed Susan	94	#1 pot	
Sbl	Sambucus nigra 'Black lace'	Black leaf Elder	11	#3	Cont
SG	Spiraea 'Goldmound'	Goldmound Spirea	109	#2	Cont.
Txm	Taxus x media 'Hicksii'	Hicks Yew	40	#3	Count
GROUND COVER					
Pach	Pachysandra terminalis	Pachysandra	774	#SP3	pot
Exr	Epimedium x rubrum	Bishops Mitre	286	#SP3	pot
Mn	Mahonia nervosa	Dull oregon grape	133	10cm	
Assorted perennials selected by Landscape Architect			100	#1	Cont.

May 22, 2012	Re-Issue For DP Amendment
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Revisions :



Jonathan Losee Ltd.
Landscape Architecture

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E-mail: info@jonathanlosee.com

Project:

SCOTT CENTRE

Surrey, B.C.

Sheet Title:

**East Entry Precinct
Option Cv NOTES:**

Scale: 1/16"=1'-0"

Date: _____

Project No.
2011-30

L-2

INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **April 18, 2012** PROJECT FILE: **7811-0332-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 8066 120 St.**

DEVELOPMENT PERMIT

There are no engineering issues relative to issuance of the Development Permit. The following issues are to be addressed as a condition of issuance of the subsequent Building Permit:

- Construct curb extension and pedestrian crossing on 120A Street.

Bob Ambardar, P.Eng.
Development Project Engineer

BA

