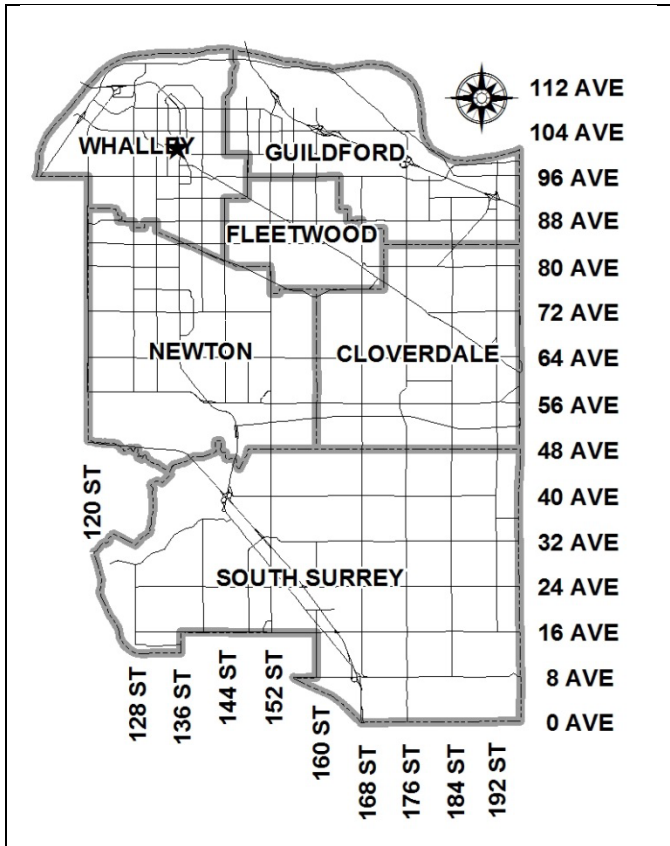


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0356-00

Planning Report Date: February 2, 2015



**PROPOSAL:**

- **Development Permit**

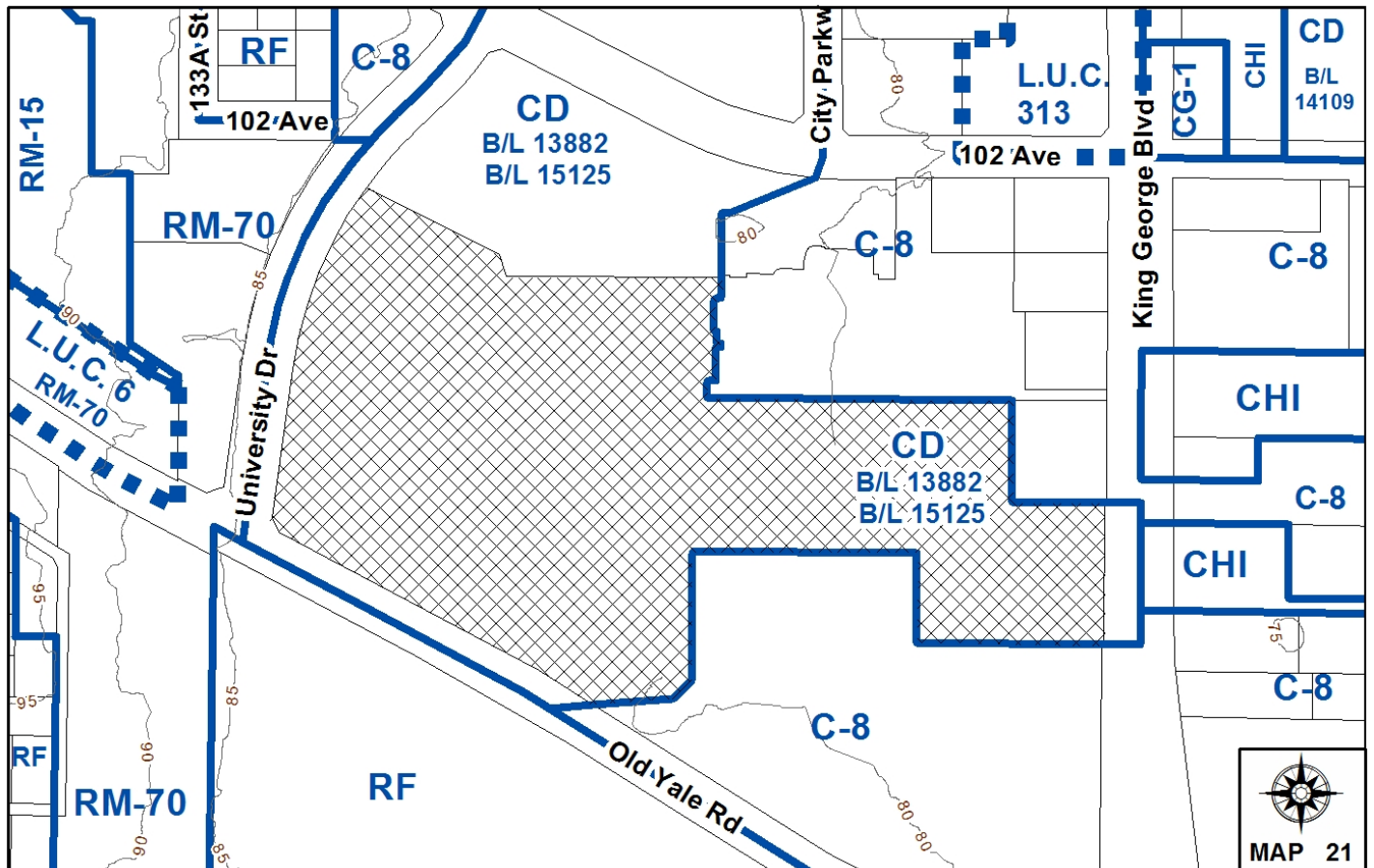
in order to permit the renovation of an entry feature at the east elevation of the existing Central City Mall.

**LOCATION:** 10153 - King George Blvd

**OWNER:** CC Retail Holdings Ltd.

**ZONING:** CD By-law No. 13882, amended by By-law No. 15125

**OCP DESIGNATION:** Central Business District



### RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- The proposal is to renovate the existing east entry to the Central City Mall.
- The renovation will modernize the look of the mall, allowing it to be competitive in attracting new tenants. The design character is consistent with the contemporary style of the newer mall entries along 102 Avenue.
- The signage proposed on the new entry façade has been comprehensively designed to be integrated with the design of the building and is high quality and appropriate in scale.
- Further renovations to modernize the east façade are anticipated, once the tenancy is determined for the existing Target store.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7914-0356-00 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, including signage, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

**Engineering:** The Engineering Department has no requirements, due to the scope of this project, as outlined in Appendix II.

**Surrey Fire Department:** No comments.

**TransLink:** A referral was made to TransLink for general information only. However, as construction equipment may fall within the "Limits of Approach" of the SkyTrain guideway, the applicant has been requested to provide TransLink with information regarding the proposed work plan prior to construction commencing.

SITE CHARACTERISTICS

Existing Land Use: Central City Mall, with commercial, office and institutional land uses.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	Part of Central City Mall.	Central Business District	CD By-law No. 13882, amended by By-law No. 15125 and C-8
Further North (across 102 Avenue):	Parking lot for North Surrey Recreation Centre, bus loop, North Surrey Recreation Centre and existing commercial development.	Central Business District	CD By-law No. 13882, amended by By-law No. 15125, C-8 and LUC No. 313

Direction	Existing Use	OCP Designation	Existing Zone
East (Across King George Boulevard):	Existing commercial and highway commercial uses.	Central Business District	C-8 and CHI
Southeast:	Part of Central City Mall.	Central Business District	C-8
South (Across Old Yale Road):	Holland Park.	Multiple Residential	RF and CD By-law No. 10911
West (Across University Drive):	Yale Road Centre, a seniors' care facility operated by Fraser Health, existing 4-storey apartment buildings and parking lot.	Central Business District	LUC No. 6 (underlying RM-70), RM-70 and C-8

### DEVELOPMENT CONSIDERATIONS

- The Central City Mall is an existing mixed-use development in the City Centre, which encompasses retail, office and educational uses including the Surrey SFU campus.
- Although the mall site functions as one large site, a number of legal lots comprise the subject site, with different zoning. The primary focus of the development application is on the property individually addressed as 10153 - King George Boulevard, which is zoned Comprehensive Development By-law No. 13882, amended by By-law No. 15125. The larger site is addressed under one consolidated address, 10045 - King George Boulevard.
- The applicant, Bing Thom Architects, has submitted a Development Permit application, on behalf of Blackwood Partners Management Corporation, which manages the mixed-use development on behalf of the Central City Mall owner CC Retail Holdings Ltd., in order to renovate the east entrance of the existing mall.
- The proposed renovation is the first step towards a phased renovation of the mall, to make it more contemporary in nature.
- There is other interior work proposed, which is adjacent to the east entry and this work will require a Tenant Improvement Permit (TIP).
- The proposed renovation to the east entry is a further step in improving the east façade. Staff suggested the remaining façade also be upgraded.
- Blackwood Partners advised they had already discussed the possibility of modernizing the signage of Ricky's restaurant (located to the south of the east mall entry) with the franchise owner. The Ricky's franchise owner is amenable to updating the sign to tie in with other new signage installed on the east elevation of the mall. A sign permit application would be required for this work. It is anticipated that a more comprehensive renovation of the Ricky's entry façade to complement the character of the proposed new mall entry will be undertaken as part of a future phase, likely upon expiry of the lease in 2 years' time.

- Blackwood Partners also met with the Boston Pizza franchisee (located to the north of the east mall entry), and they have indicated that they will not be updating their design in the foreseeable future. Decisions regarding updating the franchise come from the head office and no plans have been mentioned at this time. The franchisee has indicated that they will re-evaluate once the new entry is constructed, as they do not want their restaurant to look dated in comparison.
- On January 15, 2015, Target announced that it would cease its operations in Canada, due to slumping sales. Currently, Target is one of the anchor tenants at Central City Mall and has a separate entry at the east façade. It is anticipated that once Blackwood Partners is able to secure a new tenant for this commercial/retail unit, that there will be a more comprehensive renovation plan for the remaining east façade, which could include Boston Pizza.

### DESIGN PROPOSAL AND REVIEW

- The proposed work will encompass two storeys of the existing east commercial façade (facing King George Boulevard), including the removal of the existing entry portal, canopy and associated structure, along with the existing sign. The new entry will not affect the overall floor area of the existing mall.
- The new construction will include a new entry façade, which will include a new roof, wall panels, paralam beams, glazing, sliding doors, with a new zinc-cladded vestibule.
- The new entry is in keeping with the design of the three newer entry portals along 102 Avenue, which reflect a clean and modern character.
- The height of the entry will be increased to 15.37 metres (50 ft.) from the current 12-metre (39 ft.) height. The proposed height complies with the CD Zone (By-law No. 13882 as amended by By-law No. 15125).
- Although the renovation will change the look of the east façade, it was determined that due to the small scope of work, the project was not required to proceed to the Advisory Design Panel (ADP). However, the proposed renovation has been reviewed by staff and has been determined to be acceptable.
- A new sign with the new branded mall logo will replace the existing "Central City" sign on the entry façade. The new sign was previously approved as part of a Comprehensive Sign Permit (Application No. 7913-0209-00) application. The sign is to be generally at the same location approved in the Comprehensive Sign Permit, but will be slightly larger at a height of 0.75 metre (2.5 ft.) and a length of 10 metres (32.6 ft.). The sign will consist of internally illuminated back-lit white aluminum channel letters with acrylic face. The logo will consist of an acrylic face with transparent vinyl film applied to the face.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Engineering Summary
- Appendix III. Development Permit No. 7914-0356-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

PL/da

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DRV 1/28/15 3:32 PM

Information for City Clerk

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

1. (a) Agent:     Name:                Jesenska Curak  
  Bing Thom Architects  
  Address:            1430 - Burrard Street  
  Vancouver, BC V6Z 2A3  
  
  Tel:                 604-682-1881
  
2.       Properties involved in the Application
  - (a)     Civic Address:           10153 - King George Blvd
  
  - (b)     Civic Address:           10153 - King George Blvd  
          Owner:                 CC Retail Holdings Ltd.  
          PID:                  025-867-075  
          Lot B Except: Part Subdivided by Air Space Plan BCP9441; Section 27 Block 5 North Range  
          2 West New Westminster District Plan BCP9437
  
3.       Summary of Actions for City Clerk's Office

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

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

**DATE: January 28, 2015**                      **PROJECT FILE: 7814-0356-00**

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**RE: Engineering Requirements (Commercial/Industrial)  
Location: 10045 (10153) King George Blvd**

**DEVELOPMENT PERMIT**

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

It should be noted that works and services will be triggered through the future development of the site. The details of the potential servicing requirements are being provided to the applicant for future reference.



Rémi Dubé, P.Eng.  
Development Services Manager

HB



CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7914-0356-00

Issued To: CC RETAIL HOLDINGS LTD  
("the Owner")

Address of Owner: 2153, 10153 - King George Boulevard  
Surrey, BC V3T 2W1

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: 025-867-075

Lot B Except: Part Subdivided By Air Space Plan BCP9441; Section 27 Block 5 North Range 2 West New Westminster District Plan BCP9437

10153 - King George Boulevard

(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 By-law, 2013, No. 18020, as amended.

5. The character of the development including the siting, form, exterior design, finish of buildings, structures and signage shall be in accordance with the drawings numbered 7914-0356-00(A) through to and including 7914-0356-00(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, finish of buildings, structures and signage on the Land, may be permitted subject to the approval of the City.
7. This development permit supplements Development Permit Nos. 7999-0188-00, 7900-0114-00 and 7913-0209-00.
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
9. 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.
10. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

11. This development permit is not a building permit.

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

\_\_\_\_\_  
Mayor – Linda Hepner

\_\_\_\_\_  
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.

Blackwood Partners Management Corporation  
duly authorized agents for Surrey CC Properties Inc

  
\_\_\_\_\_  
Authorized Agent: (Signature)

**W. V. (Bill) Rempel**  
**Vice President & General Manager**  
**Blackwood Partners Management Corporation**

Name: (Please Print)

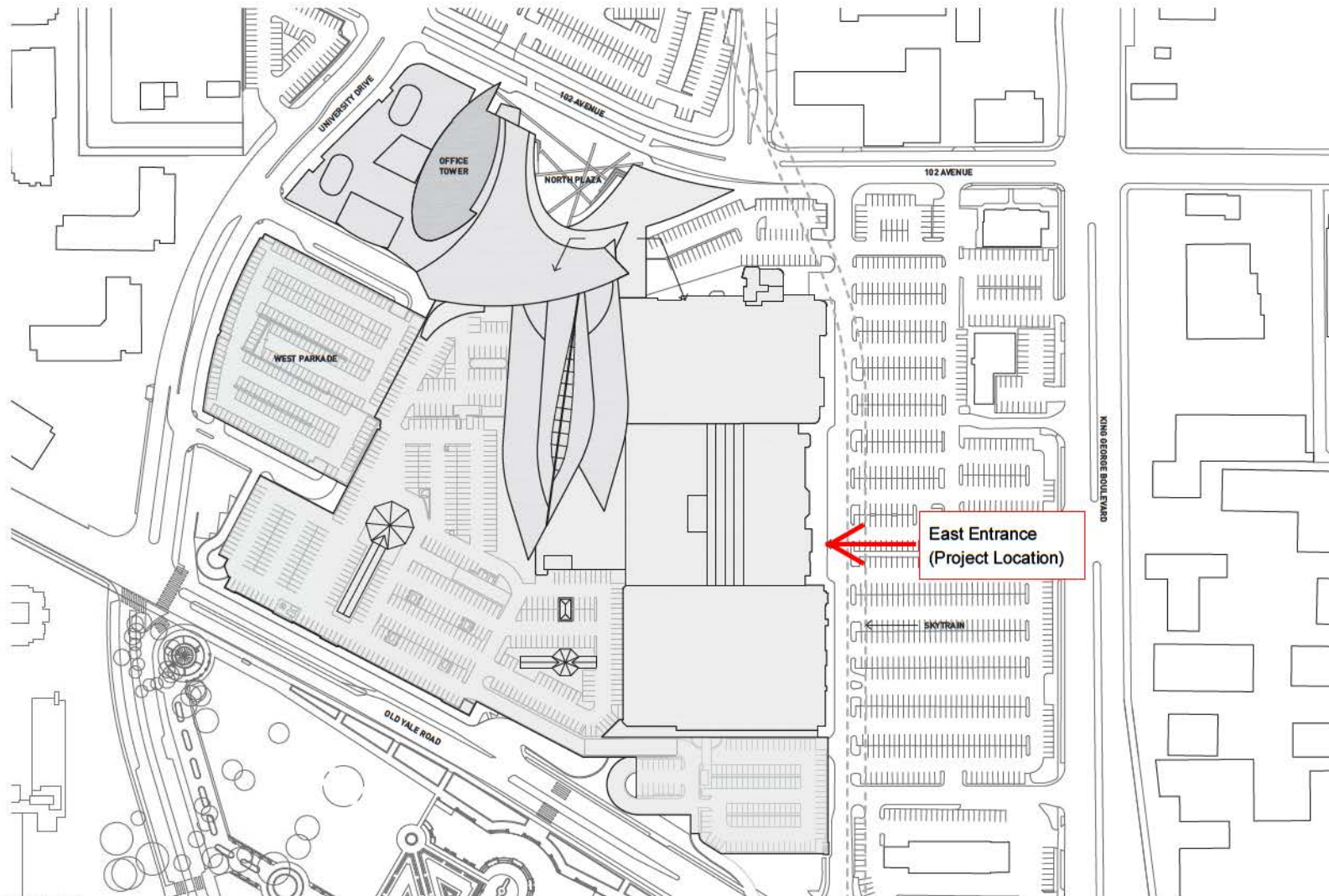
OR

\_\_\_\_\_  
Owner: (Signature)

\_\_\_\_\_  
Name: (Please Print)

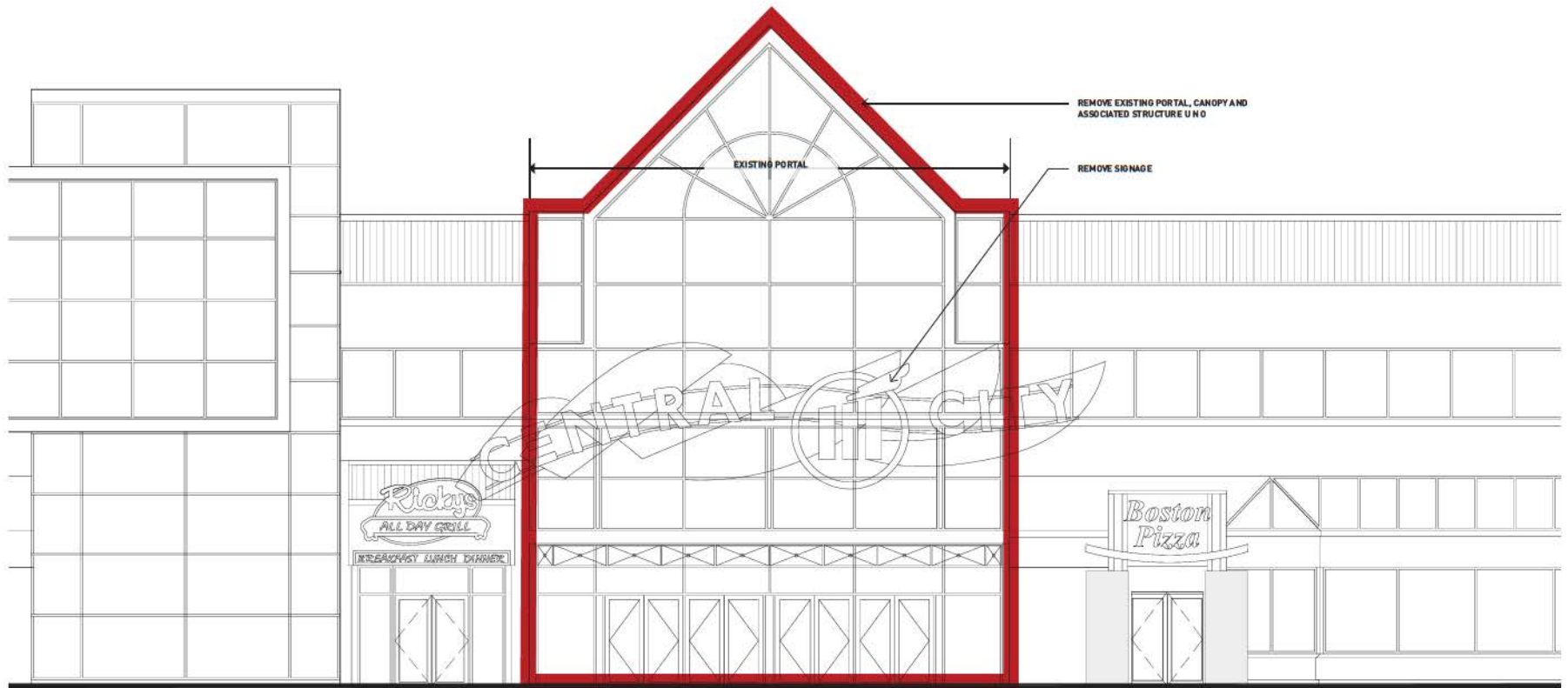


CCSC EAST ENTRY UPGRADE  
Context Plan



CONTEXT PLAN

CCSC EAST ENTRY UPGRADE  
Phase 1

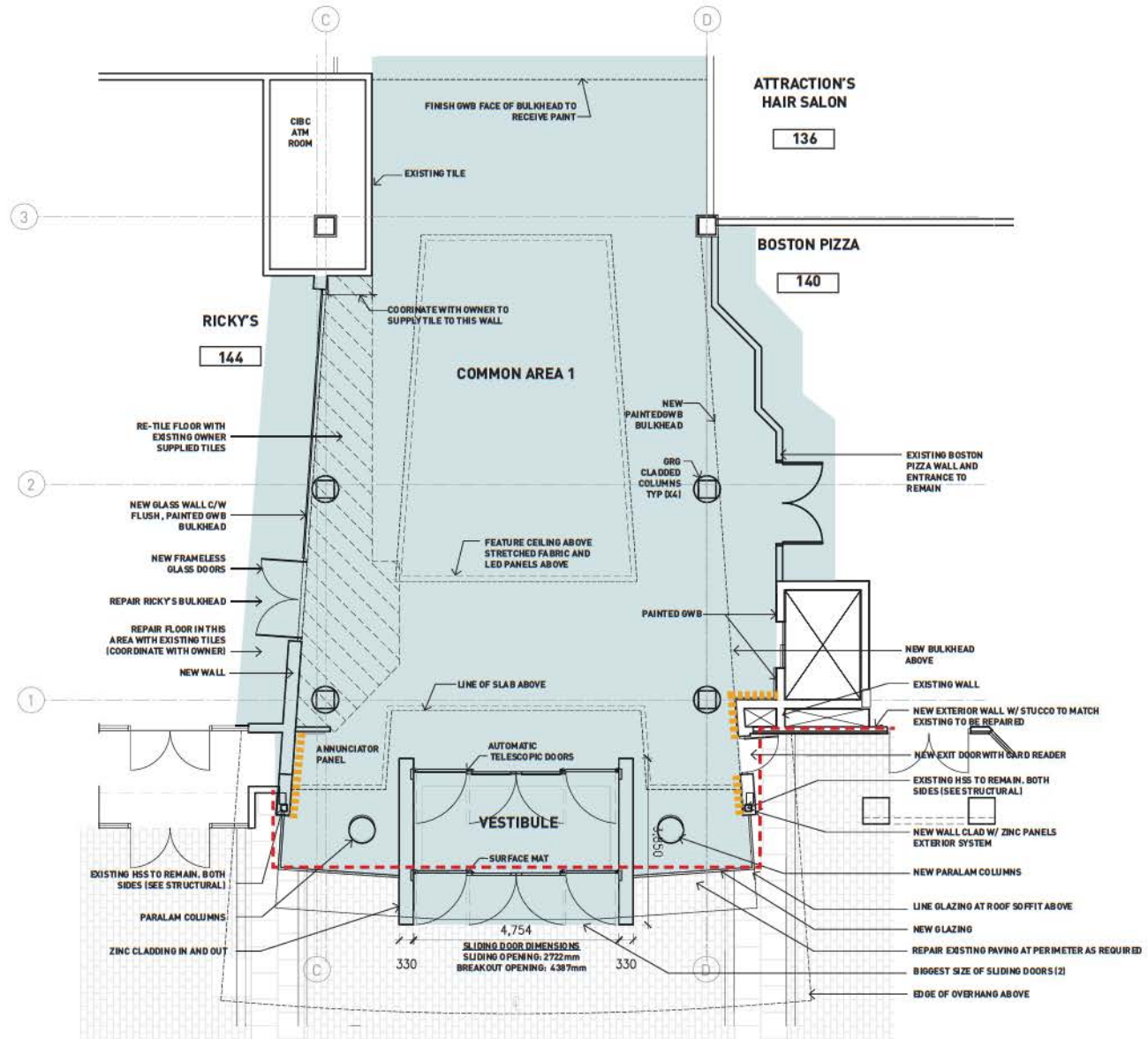


TO BE REMOVED

DEMOLITION ELEVATION



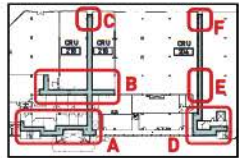
CCSC EAST ENTRY UPGRADE  
Phase 1



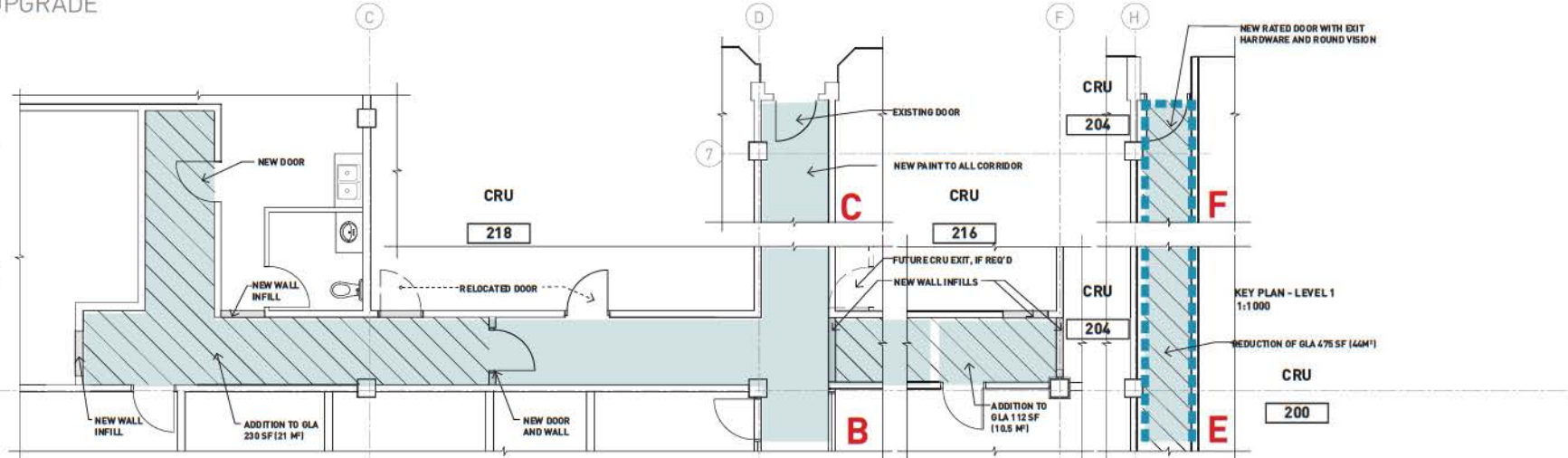
NEW PLAN - MAIN LEVEL



CCSC EAST ENTRY UPGRADE  
Phase 1



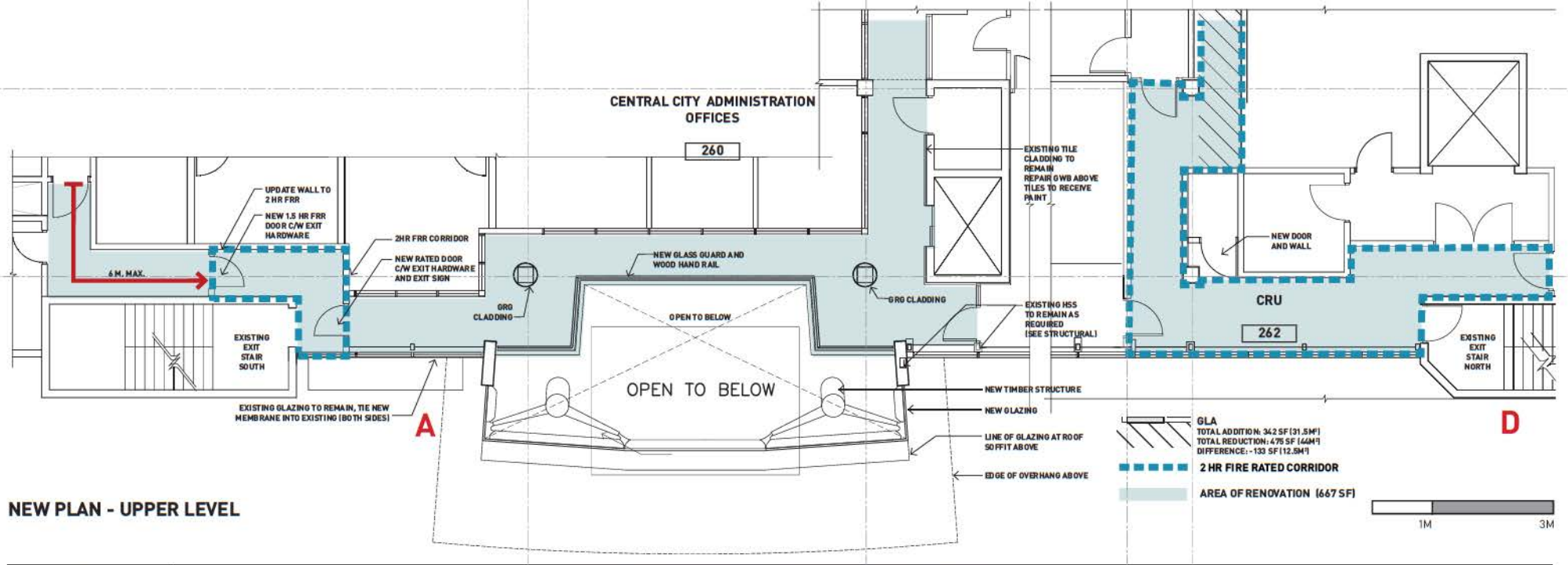
KEY PLAN - LEVEL 1



3

2

1



NEW PLAN - UPPER LEVEL

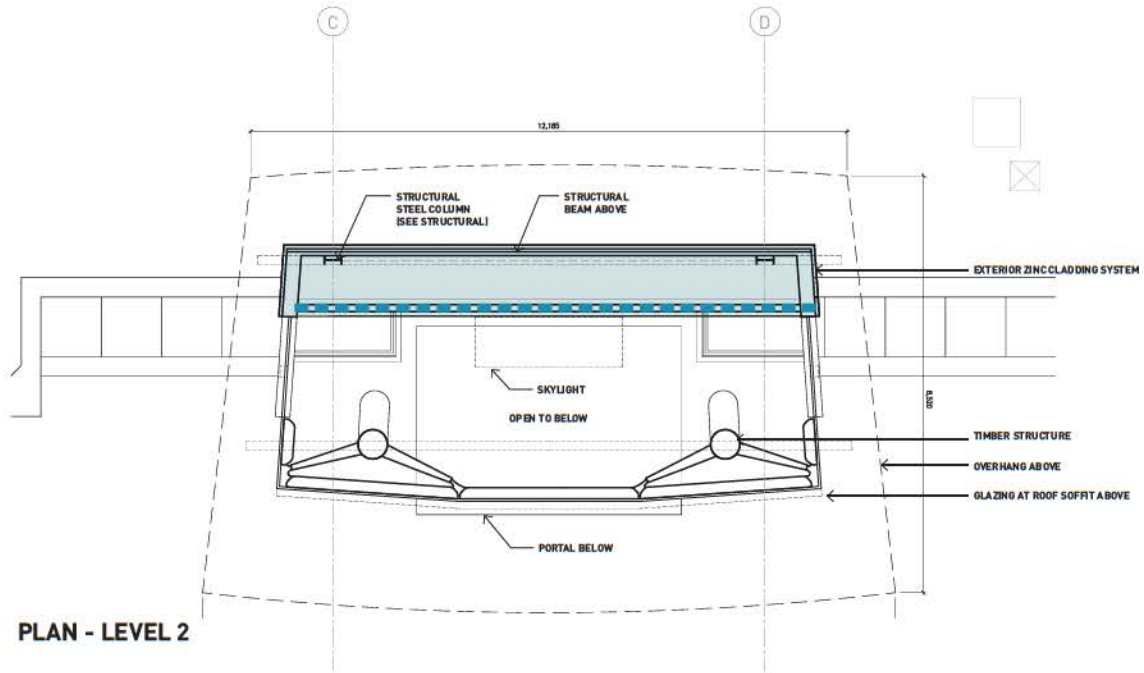
GLA  
TOTAL ADDITION: 342 SF (31.5M<sup>2</sup>)  
TOTAL REDUCTION: 475 SF (44M<sup>2</sup>)  
DIFFERENCE: -133 SF (12.5M<sup>2</sup>)

2 HR FIRE RATED CORRIDOR

AREA OF RENOVATION (667 SF)



CCSC EAST ENTRY UPGRADE  
Phase 1



■ ■ ■ ■ ■ 2 HR FIRE RATED WALL  
 AREA OF RENOVATION  
 (172 SF / 16M<sup>2</sup>)  
**NEW PLAN - ROOF**

**PLAN - LEVEL 2**

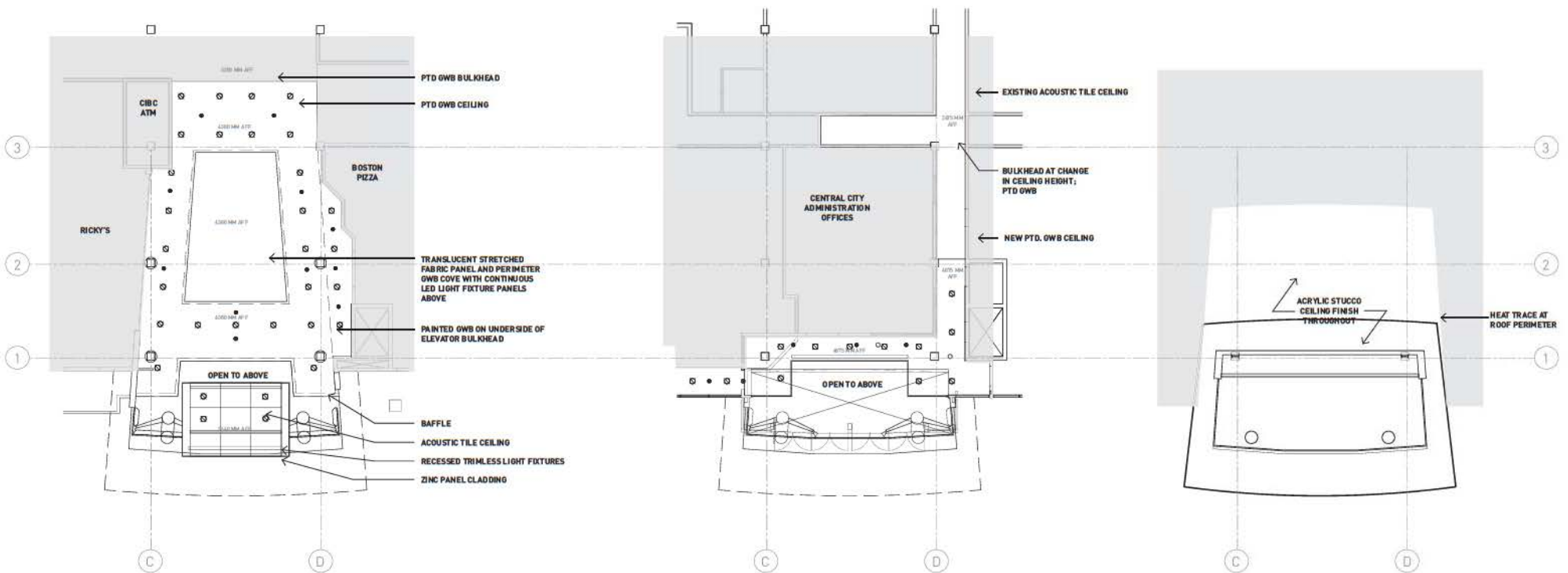




CCSC EAST ENTRY UPGRADE  
Phase 1



- SPRINKLER HEAD
- ◐ RECESSED POT LIGHT
- CEILING MOUNTED SPEAKER WITH NEW COVER PLATE
- EXIT SIGN
- CEILING MOUNTED SMOKE ALARM
- NOT IN CONTRACT



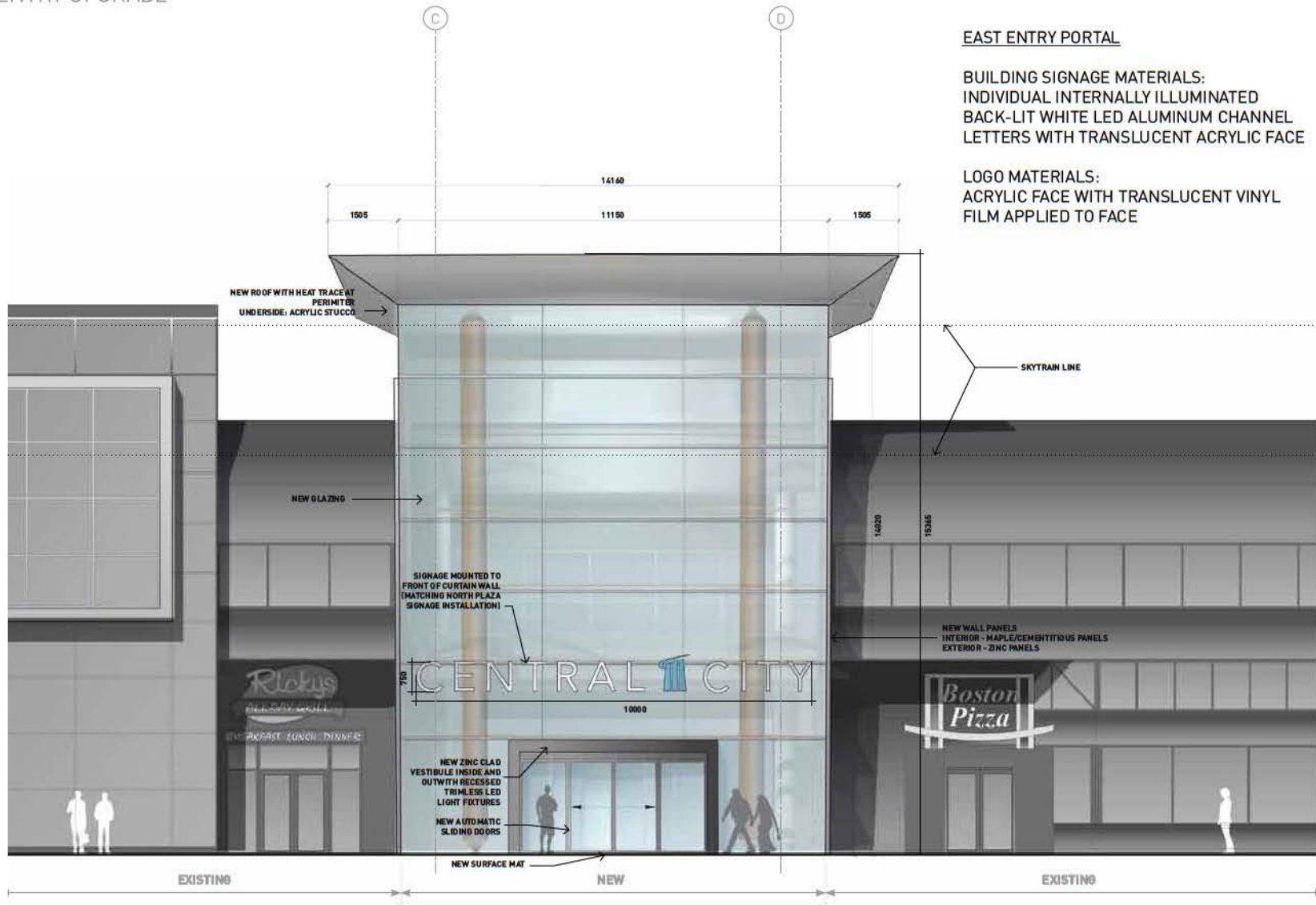
RCP - MAIN LEVEL

RCP - UPPER LEVEL

RCP - ROOF



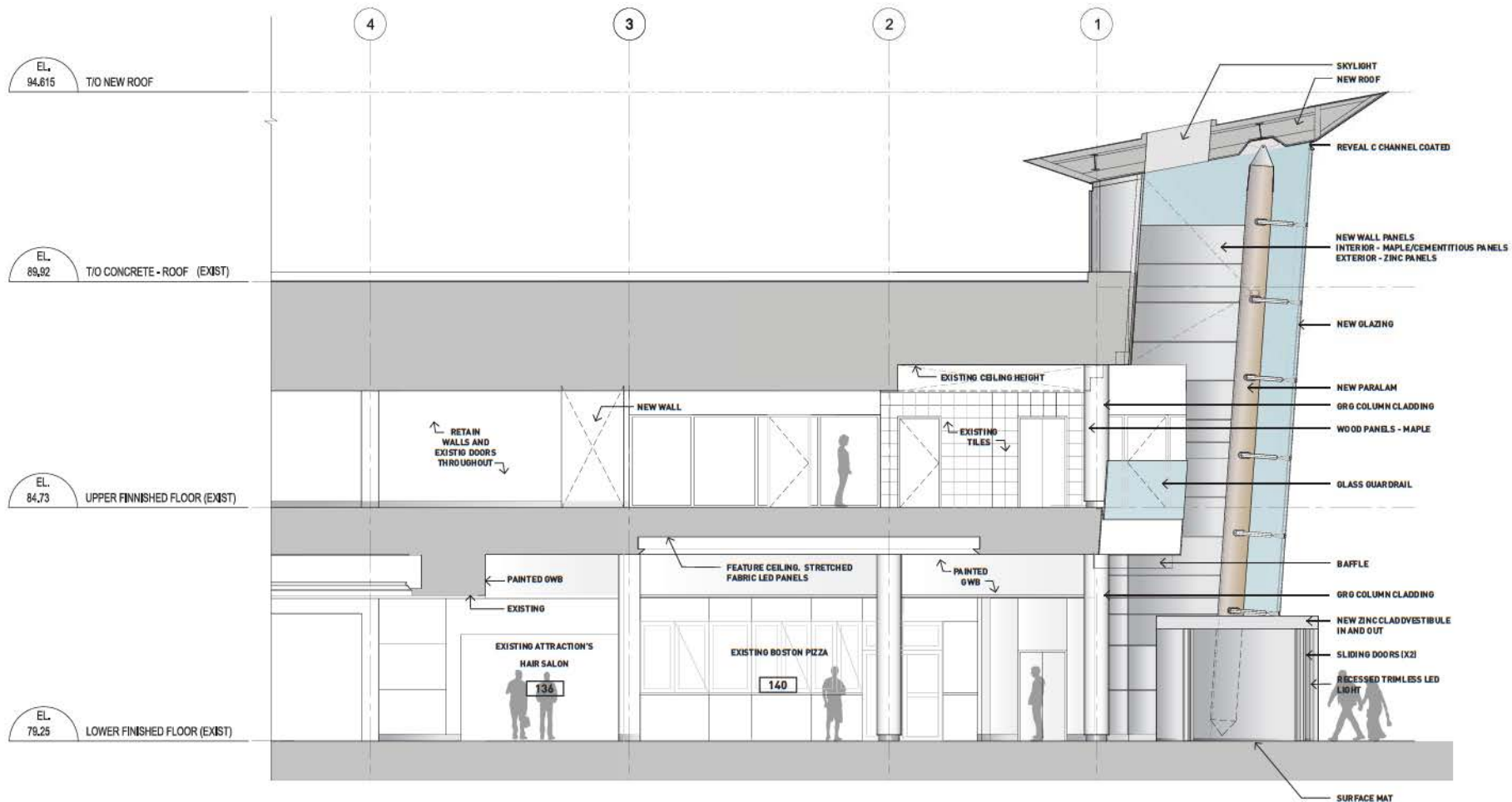
CCSC EAST ENTRY UPGRADE  
Phase 1



NEW ELEVATION



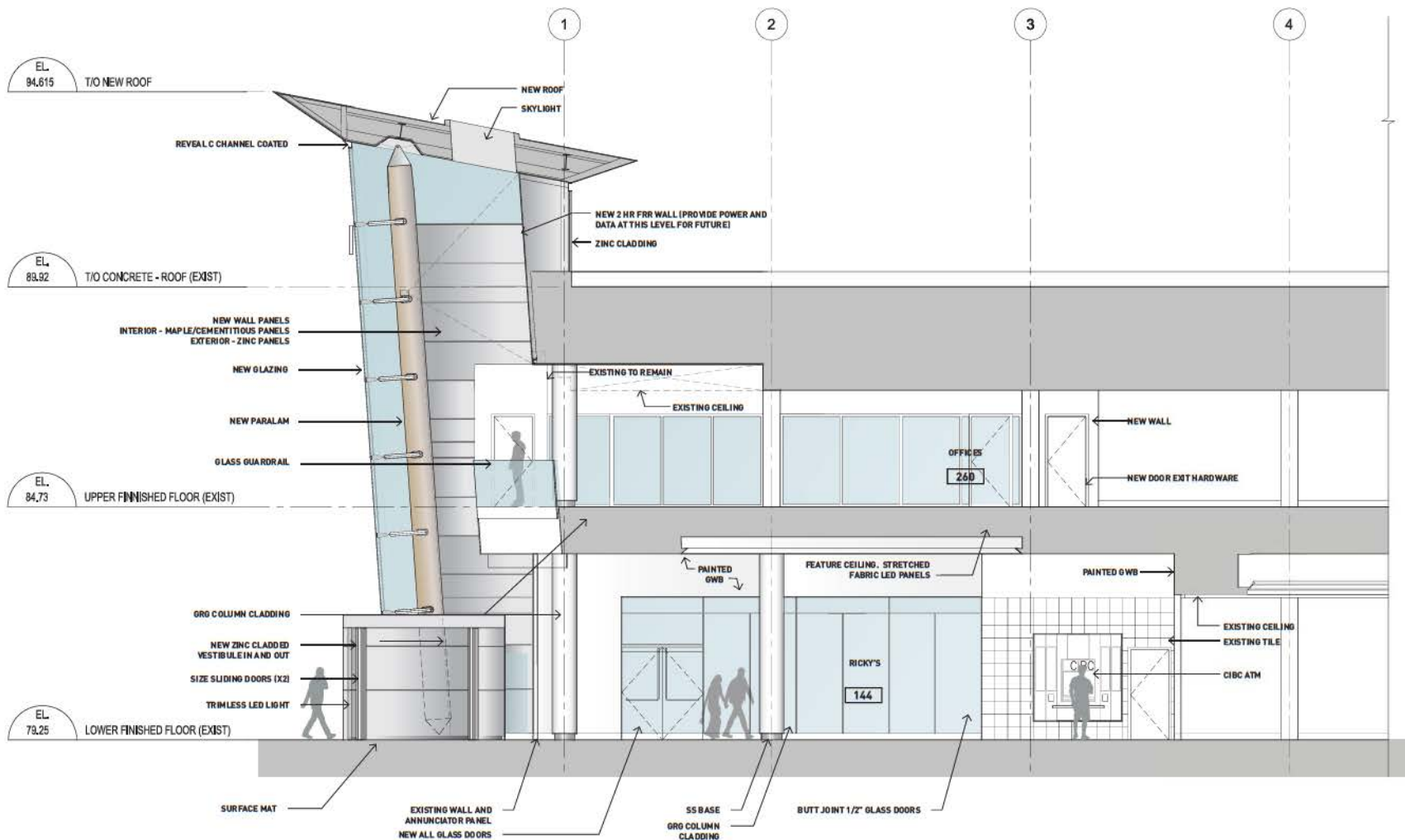
CCSC EAST ENTRY UPGRADE  
Phase 1



SECTION 1 LOOKING NORTH



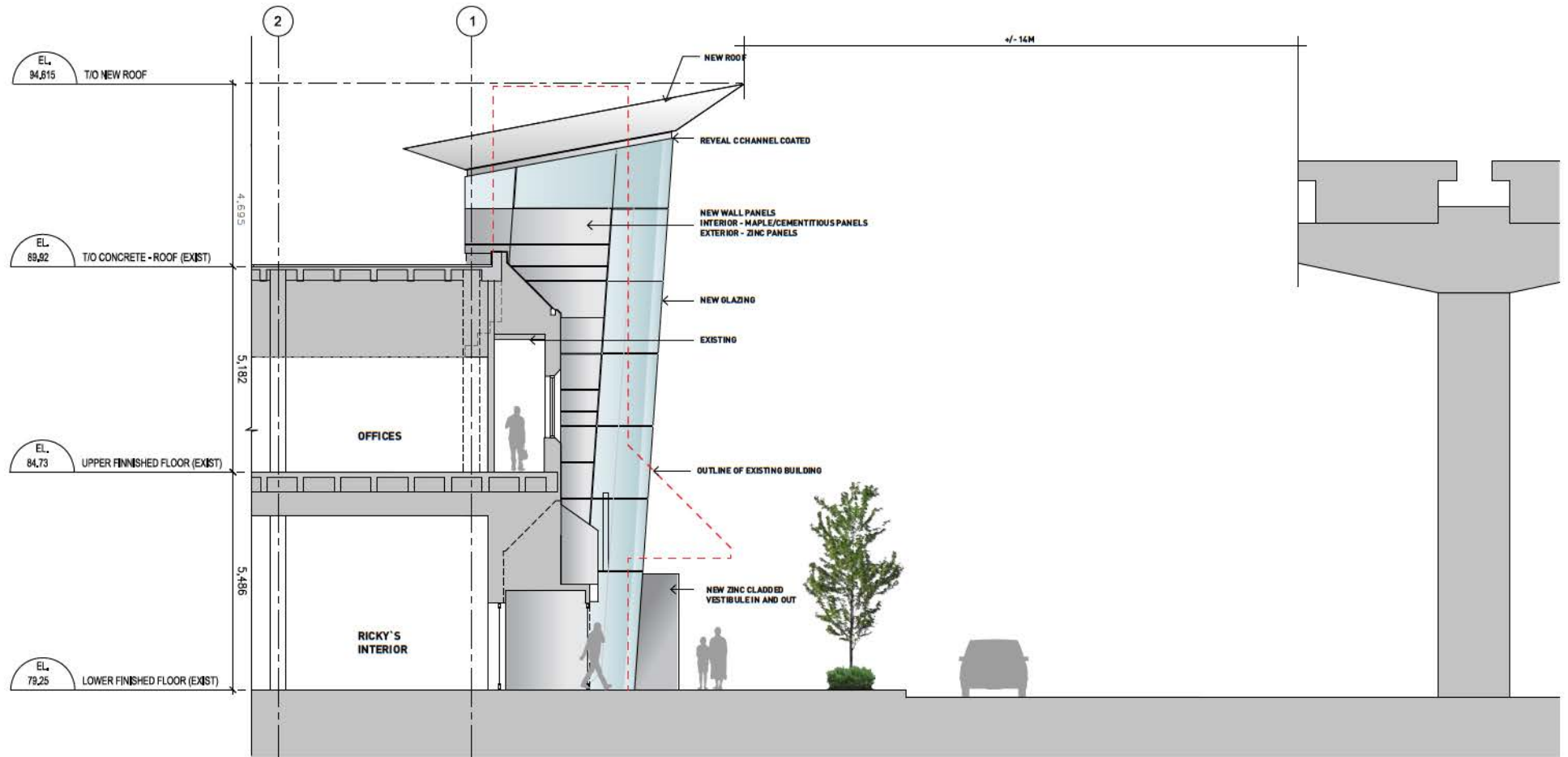
CCSC EAST ENTRY UPGRADE  
Phase 1



SECTION 2 LOOKING SOUTH



CCSC EAST ENTRY UPGRADE  
Phase 1



SECTION 3





CCSC EAST ENTRY UPGRADE  
Phase 1



**INTERIOR RENDERING**

CCSC EAST ENTRY UPGRADE  
Phase 1



EXTERIOR RENDERING

CCSC EAST ENTRY UPGRADE  
Phase 1



EXTERIOR RENDERING