

City of Surrey PLANNING & DEVELOPMENT REPORT File: 7915-0164-00

Planning Report Date: September 14, 2015

PROPOSAL:

- Amend CD By-law No. 15611
- Development Permit
- Development Variance Permit

to permit the development of a commercial retail plaza.

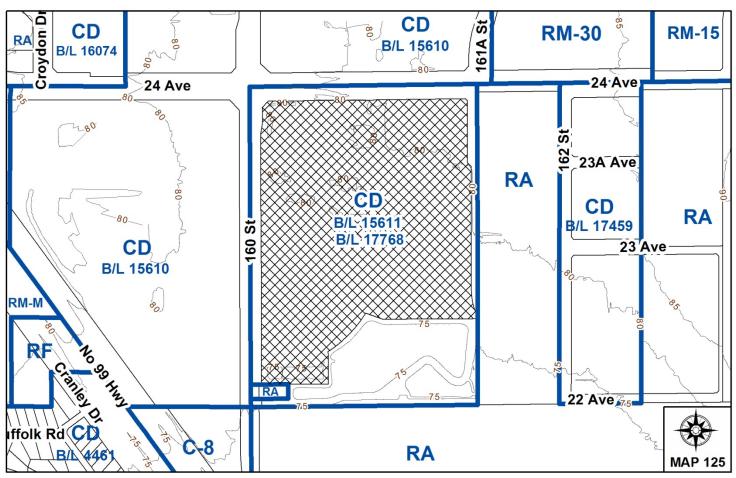
LOCATION: 2332 - 160 Street

OWNER: CP REIT BC Properties Ltd.

ZONING: CD (By-law Nos. 15611 & 17768)

OCP DESIGNATION: Commercial

LAP DESIGNATION: Commercial and Buffers



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for amending CD By-law No. 15611.
- Approval to vary the Sign By-law through a comprehensive sign design package.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A CD By-law amendment is required to allow for an automotive service use that is not associated with a retail store.
- The applicant is requesting a variance to reduce the easterly side yard setback from 13.5 metres (45 feet) to 5.4 metres (18 feet) for Building 5 and to 11.2 metres (37 feet) for the southeast portion of Building 6.
- The applicant is proposing to vary the Sign By-law to permit additional fascia signs, as described below in the report.

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- Complies with the Highway 99 Corridor Local Area Plan.
- The proposed CD By-law amendment to allow for an automotive service use that is not associated with a retail store is proposed by the applicant to accommodate a new business format for the British Columbia Automobile Association (BCAA) which pairs automotive service uses with their standard office use (insurance, trip planning, etc). The proposed building is designed to commercial retail standards and the automotive service use is fully enclosed within the building.
- The proposed setback reduction on 161A Street is for a small portion of Building 6. At Building 5, the reduced setback helps to anchor the northeast corner of the site, while also providing a sufficient landscape buffer.
- 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.
- The proposed density and building form generally corresponds to the generalized Development Permit No. 7904-0312-00 which established an overall development scheme with an overall site plan, pedestrian connections, design guidelines dealing with general form and character of buildings, and landscaping details.

RECOMMENDATION

The Planning & Development Department recommends that:

- 1. a By-law be introduced to amend Comprehensive Development By-law No. 15611 and a date be set for Public Hearing.
- 2. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
- 3. Council authorize staff to draft Development Permit No. 7915-0164-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).
- 4. Council approve Development Variance Permit No. 7915-0164-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum easterly side yard setback of CD By-law No. 15611, as amended, from 13.5 metres (45 feet) to 5.4 metres (18 feet) for Building 5 and to 11.2 metres (37 feet) for the southeast portion of Building 6.
- 5. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) approval from BC Hydro;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

REFERRALS

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

has no comments as the site has been serviced under prior

development applications on the subject site.

Surrey Fire Department: The Fire Department has no concerns with the rezoning or

Development Permit. Proposed Buildings 1 and 7 will need to be sprinklered due to the proximity to the BC Hydro right-of-way. Building 7 will also need to comply with By-law No. 15740 for E-Comm Radio Amplification. All of the proposed buildings need to be addressed from 24 Avenue. These items will be addressed at

the Building Permit stage.

BC Hydro:

The applicant is currently working on a report that shows that the two buildings adjacent to the BC Hydro right-of-way (ROW) meet the Institute of Electrical and Electronics Engineers (IEEE) standard, as required by BC Hydro. The applicant is required to ensure the project complies with BC Hydro's requirements prior to completing the rezoning.

SITE CHARACTERISTICS

Existing Land Use: Partially vacant site, with a Real Canadian Superstore building under

construction in the centre of the site.

Adjacent Area:

Direction	Existing Use	OCP/NCP or LAP	Existing Zone
		Designation	
North (Across 24 Avenue):	Retail commercial	Commercial/	CD (By-law
	buildings.	Commercial	No. 15610)
East (Across 161A Street):	Japanese Bonsai	Multiple	RA
	business.	Residential/	
		Multiple Residential	
		(30-45 upa)	
South:	Detention pond	Commercial/	CD (By-law Nos.
	and single family	Commercial	15611 and 17768)
	dwelling.		and RA
West (Across 160 Street):	Retail commercial	Commercial/	CD (By-law No.
	buildings.	Commercial	15610)

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The subject site (2332 160 Street) is located at the southeast corner of 24 Avenue and 160 Street. The site is partially vacant and also contains a Loblaw Superstore building currently under construction in the central portion of the site. The parcel is designated "Commercial" in the Official Community Plan (OCP) and is proposed for large format commercial uses and also a buffer along the easterly property line in the Highway 99 Corridor Local Area Plan (LAP).
- The site is encumbered by a BC Hydro Right-of-Way which extends diagonally through the site. The applicant is currently working on a report that shows that the two buildings (Buildings 1 and 7) adjacent to the BC Hydro right-of-way (ROW) meet the Institute of Electrical and Electronics Engineers (IEEE) standard, as required by BC Hydro. The applicant is required to ensure the project complies with BC Hydro's requirements prior to completing the rezoning.

• The 8.0 hectare (19.8 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. The site is bordered on the east by a Japanese Bonsai business and to the south by a single family dwelling and a City-owned detention pond and wetland area.
- The original OCP Amendment and Rezoning application for the site (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 in 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 in 2005.
- A Development Permit (No. 7910-0319-00) to permit development of a Loblaw Superstore on the subject site was issued by Council in 2011. A Development Permit (No. 7910-0321-00) to permit development of a gas bar on the subject site was issued by Council in 2013. The Loblaw Superstore building is currently under construction.

Proposed Development

- The applicant is proposing to develop the northern portion of the site and is requesting:
 - o a CD By-law amendment to allow for an automotive service use that is not associated with a retail store;
 - o a Development Permit to allow for the construction of seven commercial retail buildings with a combined floor area of 11,858 sq.m. (127,640 sq.ft.); and
 - o a Development Variance Permit to reduce the easterly side yard setback from 13.5 metres (45 feet) to 5.4 metres (18 feet) for Building 5 and to 11.2 metres (37 feet) for the southeast portion of Building 6.
- The proposed CD By-law amendment is proposed by the applicant to accommodate a new business format for the proposed British Columbia Automobile Association (BCAA) building which pairs automotive service uses with their standard office use (insurance, trip planning, etc). The proposed building is designed to commercial retail standards and the automotive service use is fully enclosed within the building.
- The proposed building complies with most of the provisions of the CD Zone (By-law No. 15611) including density, lot coverage and heights. Two of the seven proposed buildings do not comply with the side yard setback (east) requirement; a Development Variance Permit is required, as discussed below.

• Under Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law No. 12000, 516 parking spaces are required in the northern portion of the site, based on the various uses proposed. The applicant is proposing to provide 346 parking spaces on the northerly portion of the site. The central portion of the site has a surplus of 195 parking spaces. The overall required number of parking spaces is 882 and 918 spaces are proposed, for a surplus of 36 spaces on the overall site. The parking count on the northern portion of the site includes 18 disabled spaces and 73 small car spaces. The applicant is also providing 55 bike parking 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 sq.m. (1,076 sq. ft.) of gross floor area. The applicant meets this requirement and is proposing a ratio of 2.89 surface parking stalls per 100 sq.m. (1,075 sq. ft.) of gross floor area for the overall site. Of the 918 proposed parking spaces, 223 parking spaces are underground stalls below the Superstore building currently under construction.

Access and Site Circulation

- There are two vehicular access points to the northerly portion of the site: one from 24 Avenue, and one from 161A Street. These access points are consistent with the locations established as part of the original Rezoning and generalized Development Permit application (7904-0312-00) on the subject site.
- Primary internal circulation routes allow for strong connections to the site egresses. This
 includes a major north-south route connecting 24 Avenue and the front of the Superstore
 building.
- The loading and unloading areas for proposed Buildings 6 and 7 are proposed to be located within the buildings, behind an overhead door.
- 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 well-designed pedestrian access routes throughout the site and also to the adjacent greenways along 160 Street and 24 Avenue.

DESIGN PROPOSAL AND REVIEW

Building and Site Design

- The applicant is proposing six one-storey buildings and one two-storey building with office on the second floor and retail on the ground floor. The total floor area proposed is 11,858 sq.m. (127,640 sq.ft.).
- The site design reflects an effort to place more buildings along the street frontage (as opposed to the interior of the site), reducing the amount of parking visible from the street and providing an attractive interface with the public realm. The corners of the street-fronting buildings are expressed largely by glazed elements which are oriented to the public realm.

• The applicant is providing two large plaza areas along the street frontage which allows for a pleasant pedestrian entry to the site. These plazas are located between proposed Buildings 1, 2 and 3. The applicant is also providing six outdoor patio areas, which further enhances the human-scale of the proposed commercial development and adds to the vitality of the shopping area. The importance of the pedestrian environment is further reflected in the attention to the variation of walking surfaces, the provision of benches and the careful planning of inviting places around the building.

• The buildings are well designed and provide visual interest through the use of articulation and high quality finishing materials. The proposed finishing materials include significant amounts of glazing, thin ceramic tile and metal cladding. Metal weather canopies and differentiation between the individual units further enhance the building design. The mechanical units on the roof are screened with metal screens.

Signage

- There are two monument signs proposed for this site fronting 24 Avenue in accordance with the Grandview Corners Design Guidelines. The sign is 2.4 metres (8 ft.) in height and 4.0 metres (13 ft.) in width.
- The applicant is proposing illuminated channel letter fascia signs and high quality logos for the buildings. The fascia signage varies in height, largely based on the size of the tenant. There are no box type signs proposed in accordance with the Grandview Corners Design Guidelines.
- The applicant proposes to vary the Sign By-law by way of a comprehensive sign package and Development Permit, to permit additional fascia signs, as described in Appendix II. The Sign By-law allows Council to vary the sign bylaw through approval of a Development Permit that contains a comprehensive sign design package.

Landscaping

- The landscaping 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. The applicant is proposing to plant approximately 190 trees on the northerly portion of the site, including maples, cypress, spruce, pine, katsura trees. The main north-south drive aisle in particular has been enhanced with generous planting, creating a boulevard-like entryway into the site.
- Decorative lighting, planters, benches, litter receptacles, special surfacing materials, and artistic decorative signage in the plaza along 24 Avenue will enhance the experience of the site.
- 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 while respecting the height limitation.

- In accordance with the Highway 99 Corridor LAP's "Buffers" designation on the easterly portion of the site, care has been taken to provide heavy landscape planting along the eastern property line (161A Street), in order to assist in mitigating the impact of the larger building façades on future multi-family residential development to the east of the site. Approximately 24 trees and numerous shrubs are proposed to be planted in this landscape buffer area. In addition, the buildings along 161A Street have been designed with high quality materials and glazing on the eastern facades.
- Parking areas will drain towards vegetated bioswales which provide natural storm water drainage and additional softening in these paved areas.
- Several refuse enclosures are proposed in the parking area to adequately screen the garbage and recycling containers. The materials used will be in keeping with the character of the proposed buildings.

ADVISORY DESIGN PANEL

This application was referred to the Advisory Design Panel (ADP) on August 6, 2015 (Appendix IV). The ADP comments and suggestions have been satisfactorily addressed.

TREES

There are no existing trees on the site. The applicant is proposing to plant approximately 190 trees on the site, as discussed above.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 25, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability	Sustainable Development Features Summary	
Criteria		
1. Site Context &	• The subject site is with the Highway 99 Corridor Local Area Plan.	
Location		
(A1-A2)		
2. Density & Diversity	• n/a	
(B1-B7)		

Sustainability	Sustainable Development Features Summary
Criteria	
3. Ecology & Stewardship (C1-C4)	• The applicant is proposing to utilize absorbent soils greater than 30 cm (1 foot) in depth, roof downspout disconnection, on-site infiltration trenches or sub-surface chambers, and bio-swales. The
(C1 C4)	applicant is proposing to plant 253 trees on-site. Recycling and organic waste pick-up are proposed.
4. Sustainable Transport & Mobility (D1-D2)	• There are pedestrian walkways on site and many connections with City greenways and sidewalks. Covered outdoor waiting areas will be provided. Bike racks will also be provided.
5. Accessibility & Safety (E1-E3)	CPTED principles are incorporated in the landscaping and site design.
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	The typical pre-notification and development proposal signage process was followed. A sustainable features document will be created and given to tenants.

PRE-NOTIFICATION

Pre-notification letters were sent on July 10, 2015 and staff received one email and four phone calls. Three callers and the email writer were curious about the proposed development and had no concerns. One caller mentioned concern about the potential for noise from the proposed automotive service use.

(The proposed automotive use is within a fully enclosed building and is not anticipated to create much noise.)

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

• To reduce the minimum easterly side yard setback of CD By-law No. 15611, as amended, from 13.5 metres (45 feet) to 5.4 metres (18 feet) for Building 5 and to 11.2 metres (37 feet) for the southeast portion of Building 6.

Applicant's Reasons:

• The proposed setback variances allow for a more efficient use of the site.

Staff Comments:

• The proposed setback reduction on 161A Street is for a small portion of Building 6. At Building 5, the reduced setback helps to anchor the northeast corner of the site, while also providing a sufficient landscape buffer.

• Heavy landscape planting will be installed along the eastern property line (161A Street), in order to assist in mitigating the impact of the larger building façades on future multi-family residential development to the east of the site.

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 Sign By-law Variances Tables

Appendix III. Proposed Site Plan, Building Elevations, Landscape Plans and Perspective

Appendix IV. August 6, 2015 ADP Comments and Applicant's Response

Appendix V. Proposed CD By-law Amendment

Appendix VI. Proposed Development Variance Permit No. 7915-0164-00

original signed by Nicholas Lai

Jean Lamontagne General Manager Planning and Development

KB/da

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Information for City Clerk

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

1. (a) Agent: Name: Celso Stifelmann

Musson Cattell Mackey Partnership Architects

Address: Two Bentall Centre Box 264

555 - Burrard Street, Suite 1600

Vancouver, BC

V7X 1M9

Tel: 604-646-1156

2. Properties involved in the Application

(a) Civic Address: 2332 - 160 Street

(b) Civic Address: 2332 - 160 Street

Owner: CP REIT BC Properties Ltd.

PID: 026-497-212

Lot 1 Section 13 Township 1 New Westminster District Plan BCP20884 Except Plans

BCP40140 and BCP49442

- 3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.
 - (b) Proceed with Public Notification for Development Variance Permit No. 7915-0164-00 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 final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law No. 15611

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		8.0 ha (19.8 ac)
Road Widening area		
Undevelopable area		
Net Total		8.0 ha (19.8 ac)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	52%	28%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres) (northern portion)		
North (24 Avenue)	3.om	4.4m
East (161 A Street)	13.5m	See DVP section
West (160 Street)	5.5m	11.7m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	11.1m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		11,858 sq.m.
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		11,858 sq.m.

^{*} 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		
Outdoor		
PARKING (number of stalls)		
Commercial	882	918
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	882	918
Number of disabled stalls		27
Number of small cars		97
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow for additional fascia	A maximum of two (2)	The proposed signage is
	signs as shown in the	fascia signs are permitted for	channel letter signage or
	attached signage drawings	each premises.	high quality logo signage, is
	(Appendix III).		within the maximum
			permitted sign area and is
			appropriate in relation to
			the scale of the building.

CONTEXT IMAGE

CONSULTANT LIST

OWNER

CHOICE PROPERTIES LIMITED PARTNERSHIP 3225 - 12TH STREET NE CALGARY AB. T2E 7S9

DEVELOPMENT MANAGER

PC LIBRAN PROPERTIES CORP. PC URBAN PROPERTIES CORP SUITE 880 1090 W. GEORGIA STREET VANCOUVER BC. V6E 3V7 PHONE: 604-282-6085 FAX: 604-608-9469 PCURBAN.CA

ARCHITECT

MUSSON CATTELL MACKEY PARTNERSHIP ARCHITECTS DESIGNERS PLANNERS 1600 - TWO BENTALL CENTER 555 BURRARD STREET, BOX 264 555 BURKARD STREET, BOX 264 VANCOUVER, BC. CANADA - V7X 1M9 PHONE: 604-687-2990 FAX: 604-687-1771 MCMPARCHITECTS.COM

LANDSCAPE ARCHITECT

PMG LANDSCAPE ARCHITECT SUITE C100 - 4185 STILL CREEK DRIVE BURNABY, BC. CANADA - V5C 6G9 PHONE: 604-294-0011 FAX: 604-294-0022

CIVIL ENGINEER

WEDLER ENGINEERING SUITE# 202 - 10216 128TH STREET SURREY, BC, CANADA - V3T 2Z3

TRANSPORATION PLANNING & ENGINEER BUNT & ASSOCIATES

ELECTRICAL ENGINEER
SMITH + ANDERSEN
338 - 6450 ROBERTS STREET

PHONE: 604-294-8414

GBACAN.COM

BURNABY, BC. CANADA - V5G 4E1

CODE CONSULTANT GAGE-BABCOCK & ASSOCIATES

SUITE 228 - 1195 WEST BROADWAY VANCOUVER, BC. CANADA - V6H 3X5 PHONE: 604-732-3751

1050 W PENDER ST #1550 VANCOUVER, BC. CANADA - V6E 4T3 PHONE: 604-685-6427 BUNTENG.COM

STRUCTURAL ENGINEER READ JONES CHRISTOFFERSEN

3RD FLOOR 1285 WEST BROADWAY PHONE: 604-738-0048

MECHANICAL ENGINEER BYCAR ENGINEERING

105A - 7808 132ND STREET SURREY, BC. CANADA - V3W 4N1 PHONE: 604-591-2766 BYCAR.CA

DEVELOPMENT DATA SHEET

PROJECT DESCRIPTION: EXPANSION TO EXISTING SHOPPING 2015. APRIL 9 CENTRE RETAIL AND PARKING DP NUMBER-CIVIC ADDRESS: 7915-0164-00 2332 160th St. SURREY, BRITISH COLUMBIA ZONE-CD - COMPREHENSIVE LEGAL ADDRESS: DEVELOPMENT LOT 1 SECTION 13

REQUIRED DEVELOPMENT DATA

PLAN BCP 20884

SETBACKS FRONT (24th Ave.) REAR (South) SIDE (East) at Bullding 6 'MECHANICAL, where aligned with Superstore SIDE (East) at Bullding 5, where aligned with	REQUIRED 3.0m (10.0ft) 5.0m (16.4ft) 13.5m (45.0ft) 13.5m (45.0ft) 5.0m (16.4ft)	PROPOSED 4.4m (14.7ft) MIN 5.0m (16.4ft) 11.6m (38.0ft) MIN 11.3m (36.9ft) 5.5m (18.0ft)
Superstore SIDE (160th St.)	5.5m (18.0ft)	11.7m (38.4ft) MIN

SEE DP-0-101A FOR SITE PLAN NORTH PARCEL PROPERTY LINES FOR EXACT SETBACK DIMENSIONS

MAX. BUILDING HEIGHT	40.0 (10.00
PRINCIPAL BUILDINGS	12.0m (40.0
ACCESSORY BLDGS & STRUCTURES	4.5m (15.0f

GROSS SITE AREA ENTIRE SITE: RCSS SITE (REZONING # 7910-0319-00) NORTH PARCEL BEING DEVELOPED SUBJECT TO THIS APPLICATION: 33,841 sm (8.36 acres) 0.54 ESR ALLOWED DENSITY: PROPOSED DENSITY: 22,626 SM 59.0% 28.0% SITE COVERAGE AREA: SITE COVERAGE ALLOWED: SITE COVERAGE PROPOSED 2 STOREYS ABOVE GROUND 1 STOREY - 20'-0" ft 2 STOREY - 36'-6" ft NUMBER OF STOREYS: PROPOSED BUILDING

80,643 sm (19.93 acres) 46,802 sm (11.57 acres)

3.2.2.25 - BUILDING 1, 2 & 3

3 2 2 66 - BUILDINGS 4 & 5

3.2.2.67 - BUILDINGS 6 & 7

GROUP E & GROUP A-2

AUTOMOTIVE (NOTED ON SITE PLANS)

1 STOREY - BUILDINGS 1, 2, 3, 4, 5 & 6 2 STOREYS - BUILDING 7

B C B C 2012

3.2.2.66 - YES 3.2.2.67 - NO

YES NO NO NO NO YES YES NO

BUILDING CODE SUMMARY

CODE SUMMARY CLASSIFICATIONS

HEIGHT.

GOVERNING CODE: DESCRIPTION: MAJOR OCCUPANCIES: OTHER OCCUPANCIES

NUMBER OF STOREYS:

SPRINKLERED: FACING # OF STREETS:

FIRE ALARM REQUIRED STAND PIPE REQUIRED HIGH-RISE BUILDING:
EMERGENCY GENERATOR REQUIRED:
EMERGENCY LIGHTING REQUIRED:
EXIT SIGN REQUIRED: ALTERNATE SOLUTIONS REQUIRED:

BUILDING AREAS:

PROPOSED (NORTH PARCEL)

	MAJOR OCC.	GROSS (sf)	GROSS (sqm)
BUILDING 01	GROUP A-2	5,388	500.6
BUILDING 02	GROUP A-2	11,766	1,093.1
BUILDING 03	GROUP A-2	7,815	726.0
BUILDING 04	GROUP E RETAIL	5,167	480.0
BUILDING 05	AUTOMOTIVE	11,335	1,053.0
BUILDING 06	GROUP E RETAIL	29,115	2,704.9
BUILDING 07 LL	GROUP E RETAIL	41,087	3,817.1
BUILDING 07 UL	GROUP A-2	15,968	1,483.5
TOTAL		127,641	11,858.2

MAIN FLOOR AREA : 119,758 SF (11,125 SQM) PARKADE FLOOR :116,800 SF (10,855 SQM)	

OVERALL (NORTH + SOUTH PARCELS) 258,754 24,039.0

* NOT SUBJECT TO THIS APPLICATION. FOR INFORMATION PURPOSES ONLY. REFER TO REZONING BYLAW 7910-0319-00

PARKING STATISTICS:

PROPOSED (NORTH PARCEL)

	REQUIRED	PROVIDED	DIFFERENCE
ON GRADE	516	346	-170
REGULAR STALL: 285 STALLS			
SMALL STALL : 43 STALLS			
ACCESSIBLE : 18 STALLS			
BICYCLE : UP TO 55 SPACE	S (17 RACKS)		

EXISTING SOUTH PARCEL - PCSS

EXISTING GOOTH TARGET - 10000			
ON GRADE		336	
U/G PARKADE		223	
TOTAL	364	559	+195
REGULAR STALL : 497 STALLS			
SMALL STALL : 54 STALLS			
ACCESSIBLE : 8 STALLS			
DIOVOLE . 44 CDACEC			

EXISTING SOUTH PARCEL - GAS STATION KIOSK

ON GRADE	2	13	+11
REGULAR STALL : 12 STALLS			
SMALL STALL : 0 STALL			
ACCESSIBLE : 1 STALL			
BICYCLE : 0 SPACES			

TOTAL PARKING (ON GRADE ONLY, EXCLUDING GAS BAR)	*719 MAX	682	
TOTAL PARKING (TOTAL ON GRADE ONLY)		695	
TOTAL PARKING OVERALL (INCLD. U/G PARKADE)	882	918	+36
REGULAR STALL : 794 STALLS			

SMALL STALL : 97 STALLS (MAX ALLOWED = 238 STALLS) ACCESSIBLE : 27 STALLS (MIN REQUIRED = 10 STALLS) BICYCLE : 31 SPACES (MIN REQUIRED = 14 SPACES)	
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SEE DP-0-005 FOR ADDITIONAL PARKING INFORMATION. * MAXIMUM 3.0/ 1,075 SF FOR SUPERSTORE & NORTH PARCEL (EXCLUDES GAS BAR

PARKING RATIO (EXCLUDING GAS

BAR):	RATIO	
OVERALL SITE (@ GRADE ONLY)	2,89	MAX OF 3 0 / 1 075 SF OF G F A

M C M

Musson Cattell Mackey

Partnership

1600 - Two Bentall Centre 555 Burrard Street, Box 264 Vancouver, British Columbia Canada V7X 1M9





GRANDVIEW

2332 160th Stree Surrey, British Co

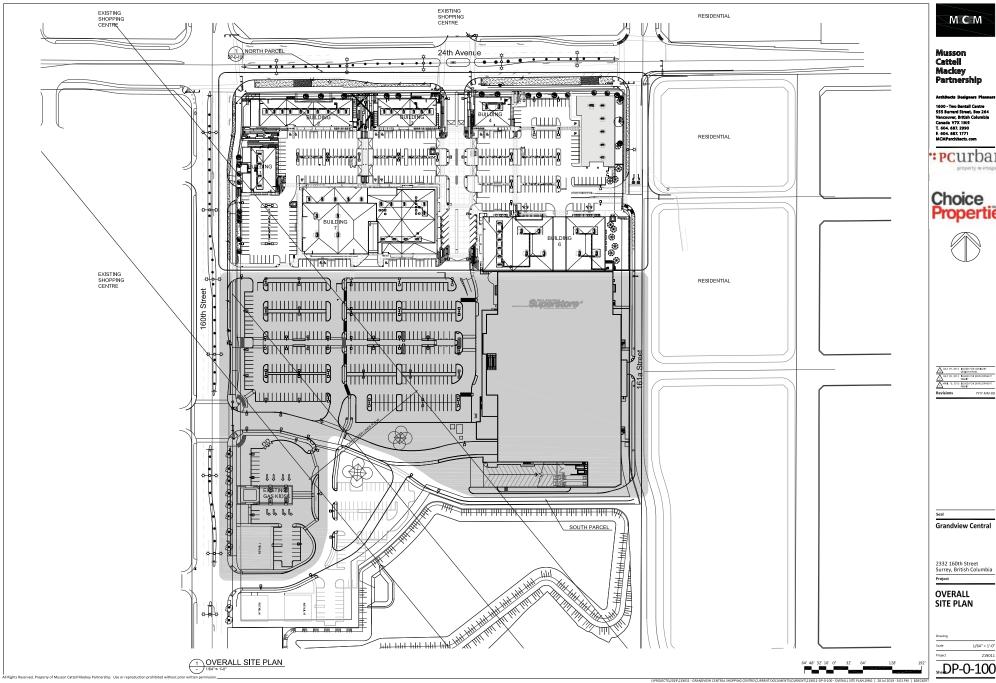
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sheDP-O-

GRANDVIEW CENTRAL ADVISORY DESIGN PANEL

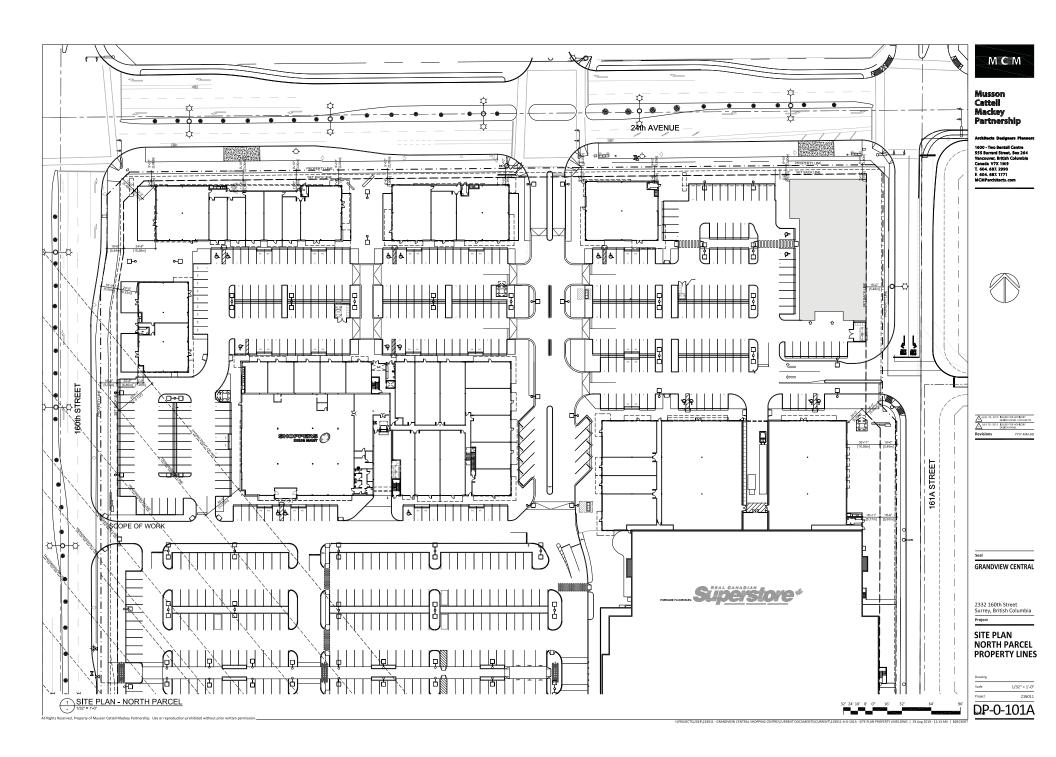
JULY 29, 2015

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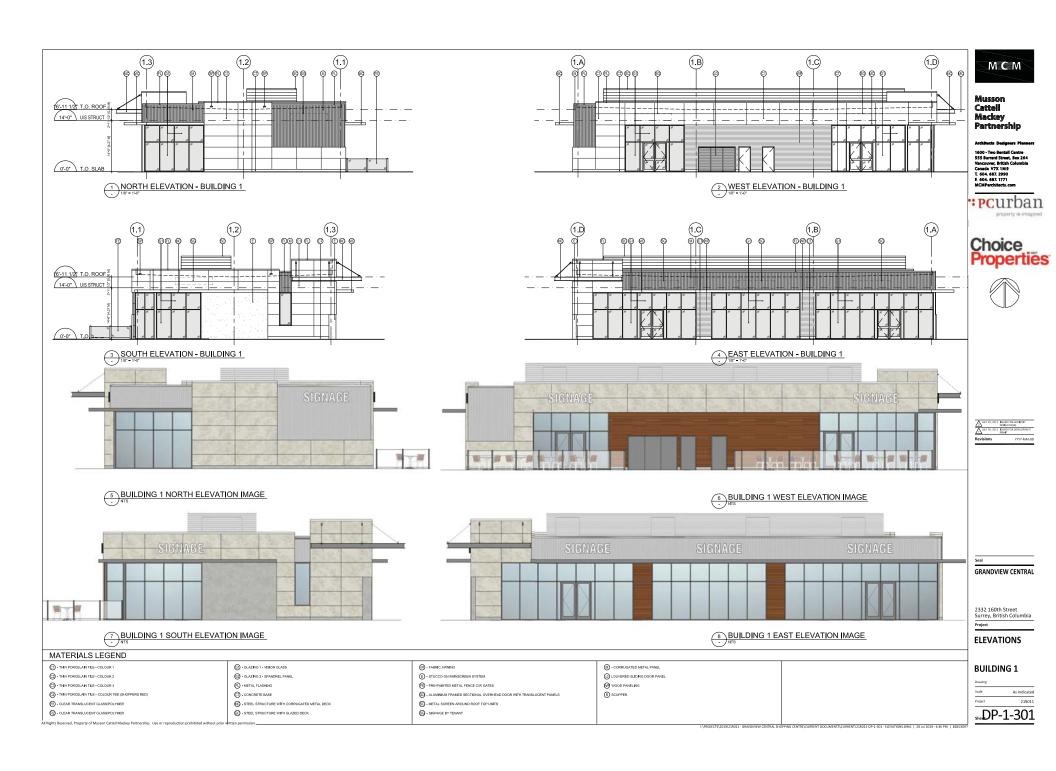
GRANDVIEW CENTRAL

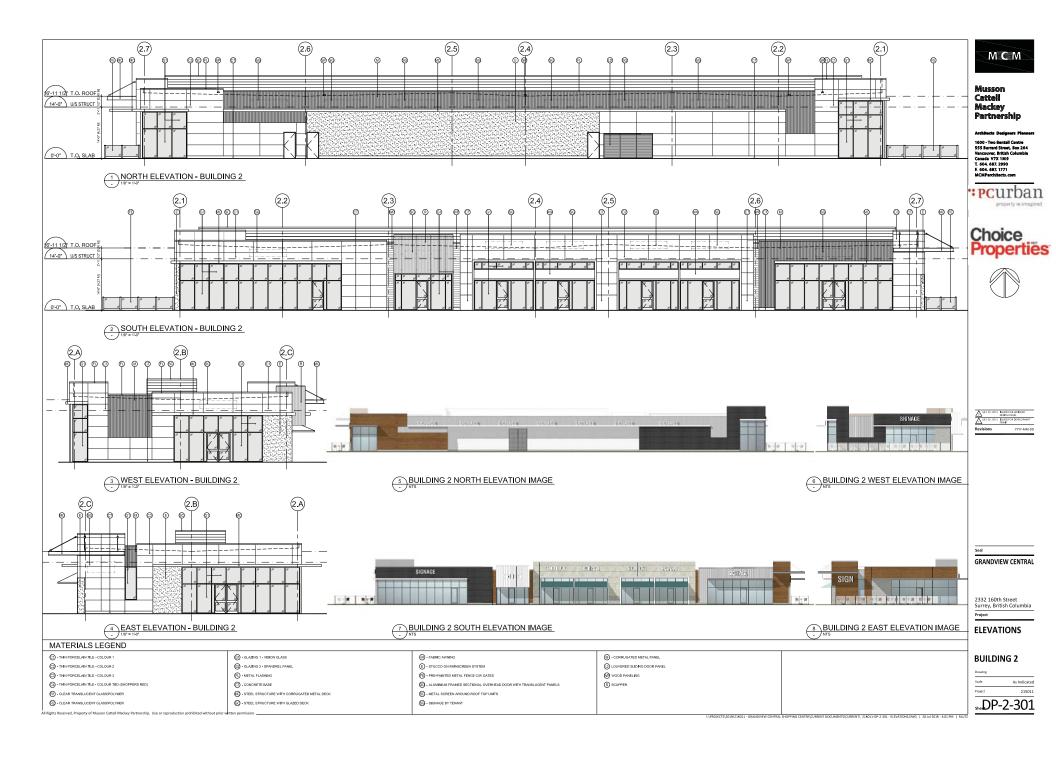
2332 160th Street Surrey, British Columbia Project

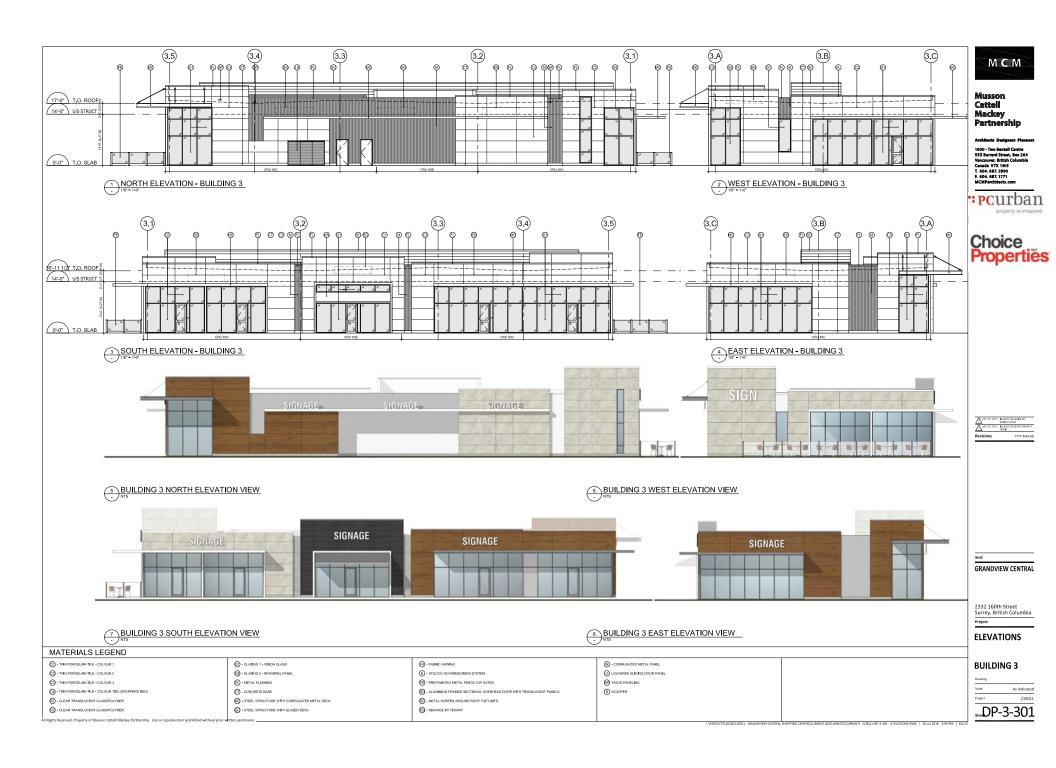
RENDERINGS

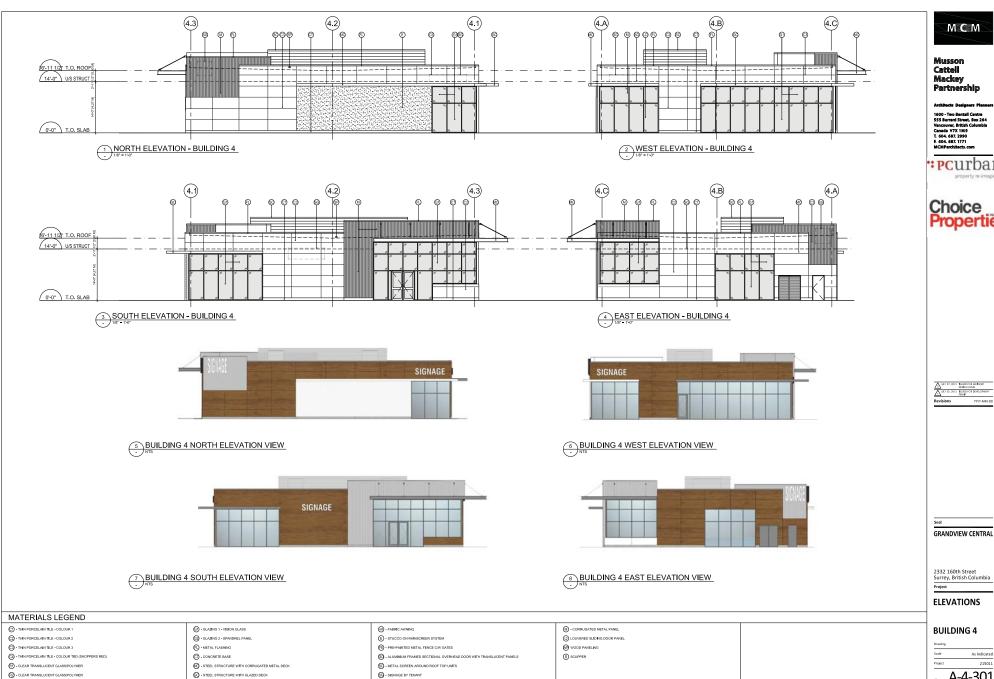
SITE

DP-0-310









MCM

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Sheet A-4-301



MCM

Architects Designers Planner

Musson Cattell Mackey Partnership

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ABBARCH ARCHITECTURE INC

VANCOUVER, BC 664,669,4041 EDMONTON, AB 780,424,4041 TORONTO, ON 416,340,8441

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AULY 29, 2015 ESUED FOR ADVEORY
DESIGN FRANK
REVISIONS
YYYY-MM-DO

GRANDVIEW CENTRAL

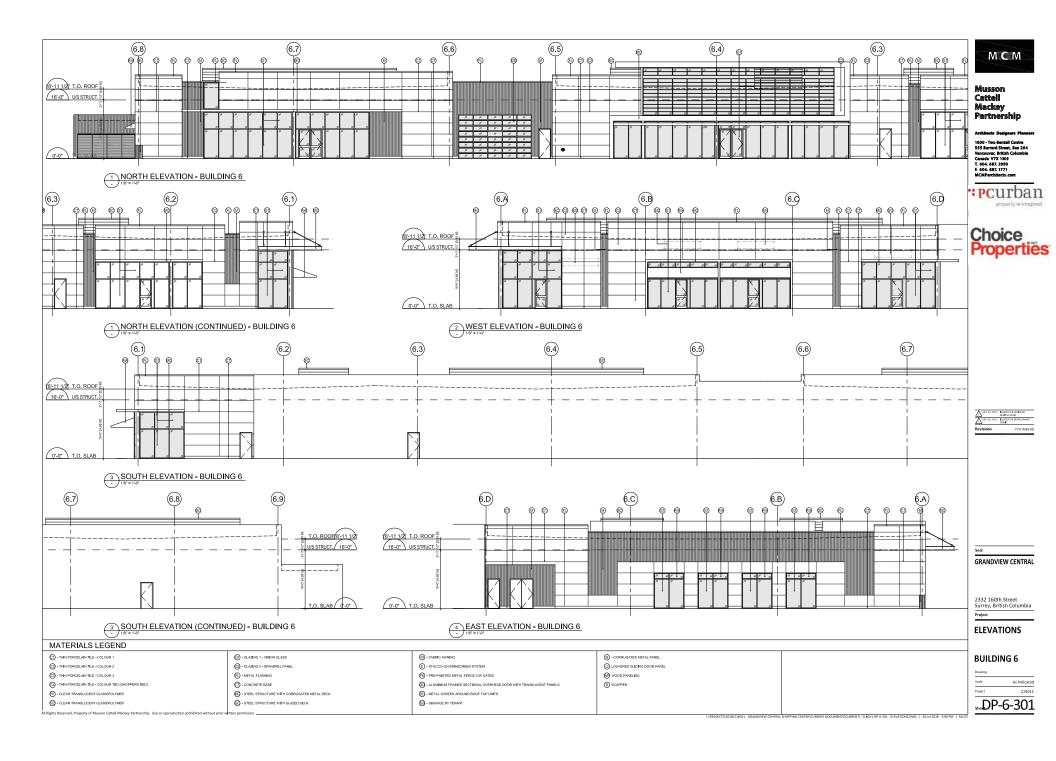
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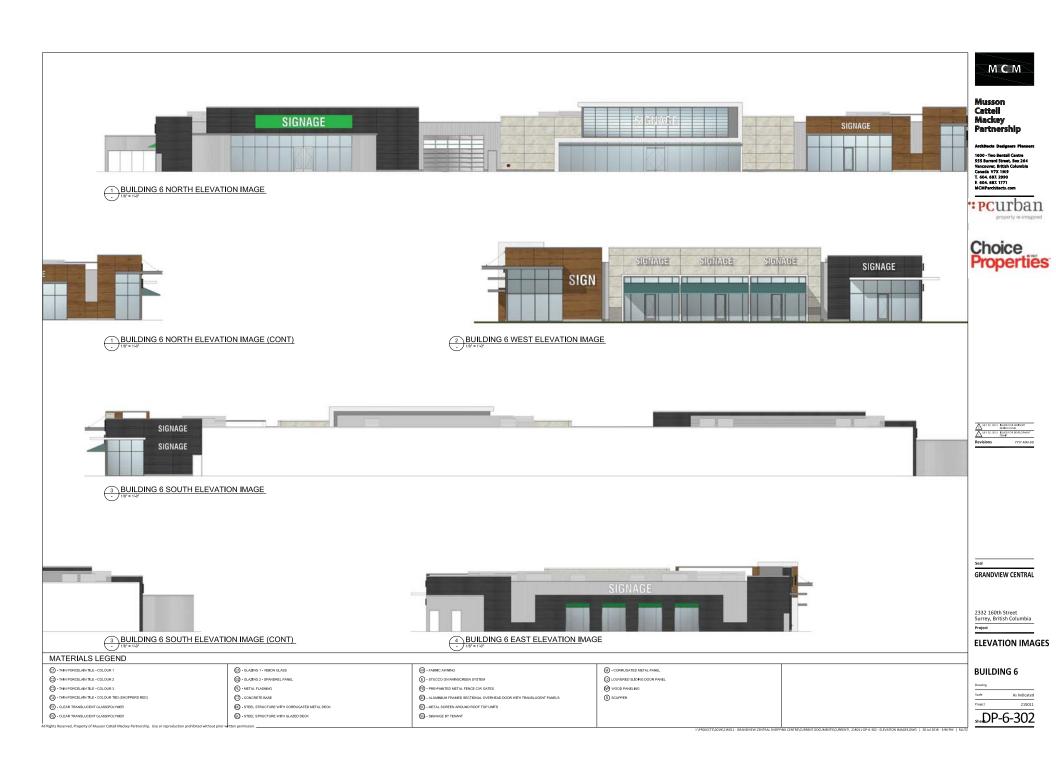
ELEVATIONS

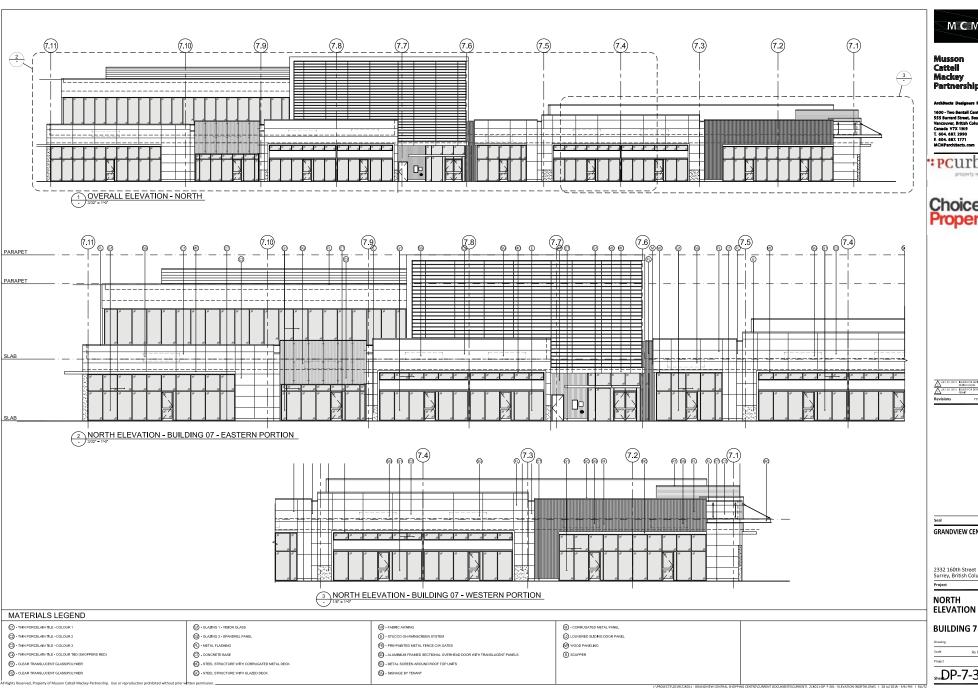
BUILDING 5

As Indicated 215011

sheet A-5-301







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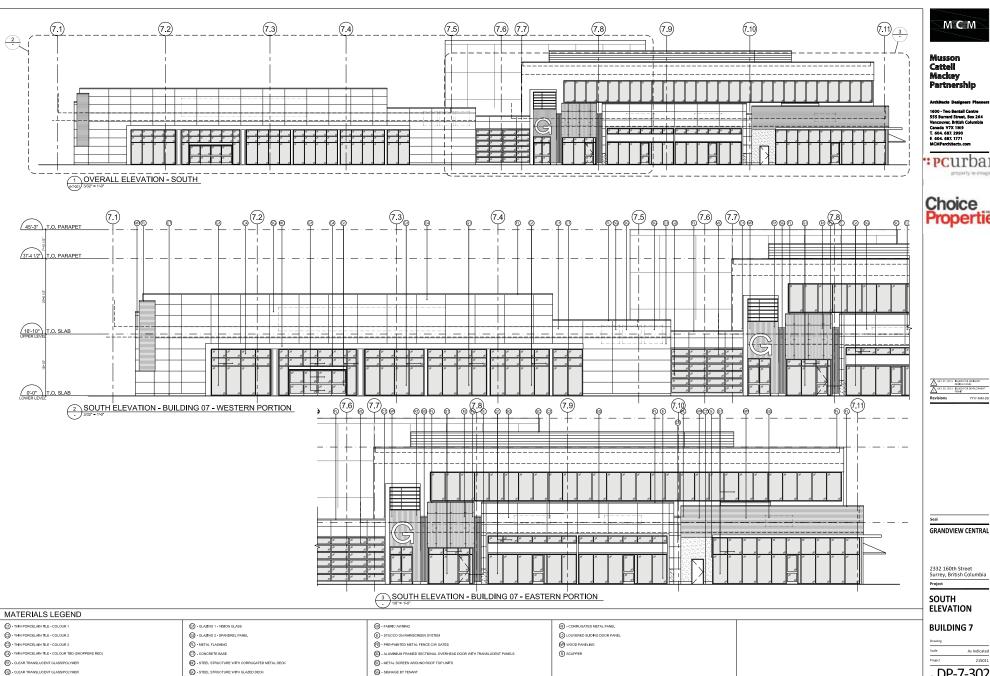


GRANDVIEW CENTRAL

2332 160th Street Surrey, British Columbia

BUILDING 7

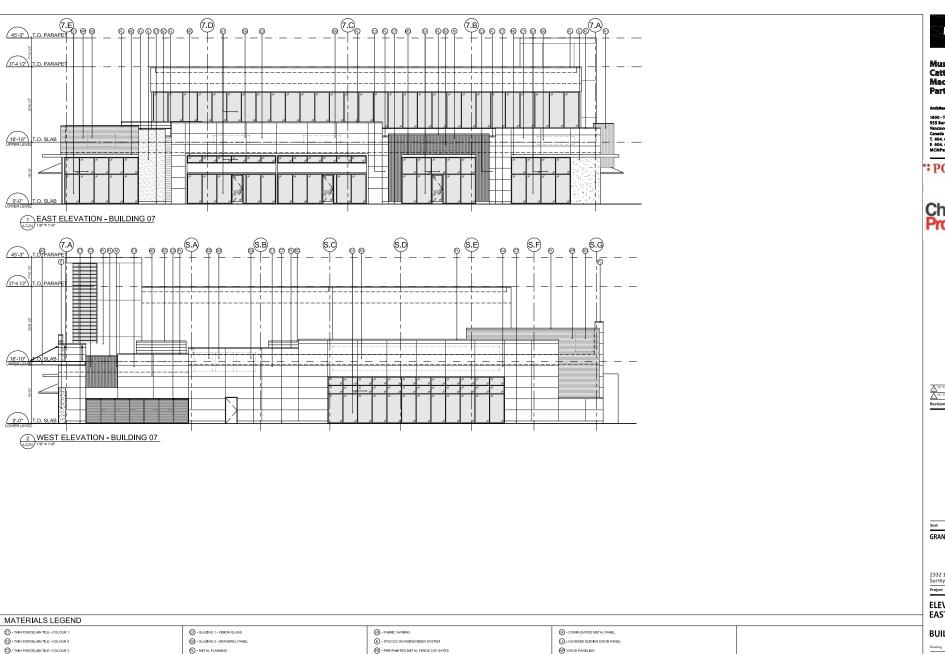
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Choice Properties

sheDP-7-302



(i) - ALUMINIUM FRAMED SECTIONAL OVERHEAD DOOR WITH TRANSLUCENT PANELS

O - METAL SCREEN AROUND ROOF TOP UNITS

G - SIGNAGE BY TENANT

S SCUPPER

(SHOPPERS RED)

(R) - CLEAR TRANSLUCENT GLASS/POLYMER

(2) - CLEAR TRANSLUCENT GLASS/POLYMER

CONCRETE BASE

(K) - STEEL STRUCTURE WITH CORRUGATED METAL DECK

STEEL STRUCTURE WITH GLAZED DECK

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GRANDVIEW CENTRAL

2332 160th Street Surrey, British Columbia

ELEVATIONS EAST & WEST

BUILDING 7

215011 DP-7-303



(E) - STUCCO ON RAINSCREEN SYSTEM

G - SIGNAGE BY TENANT

PRE-PAINTED METAL FENCE CAY GATES

(I) - ALUMINIUM FRAMED SECTIONAL OVERHEAD DOOR WITH TRANSLUCENT PANELS

(D) LOUVERED SLIDING DOOR PANEL

WOOD PANELING

(2) - THIN PORCELAIN TILE - COLOUR 2

3 - THIN PORCELAIN TILE - COLOUR 3

R1) - CLEAR TRANSLUCENT GLASS/POLYMER

(SHOPPERS RED)

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(2) - GLAZING 2 - SPANDREL PANEL

(K) - STEEL STRUCTURE WITH CORRUGATED METAL DECK

3 - STEEL STRUCTURE WITH GLAZED DECK

(· METAL FLASHING

CONCRETE BASE

MCM

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Architects Designers Plan

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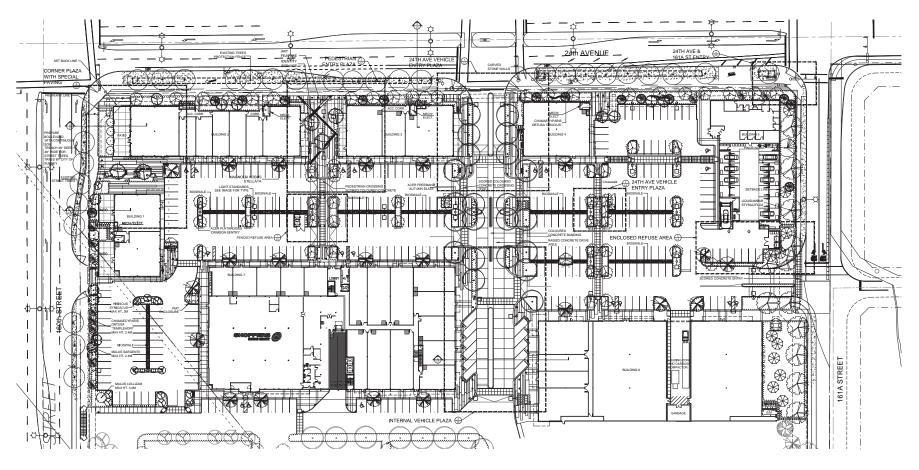
GRANDVIEW CENTRAL

2332 160th Street Surrey, British Columbia

RENDERED **ELEVATIONS**

BUILDING 7

215011 DP-7-304



SITE FURNISHINGS



STANDARD'S LATEST EDITION, ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSEI

223 REPLACEMENT TREES ARE PROPOSED
ALL STREET TREES BY CITY OF SURREY











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LANDSCAPE ARCHITECTS Suite C100 - 4185 Suil Creek Drive

SEAL:



\$ 15.5.25 DESIGNATION AND ADDRESS OF THE PROPERTY OF THE PROPE

CLIENT:

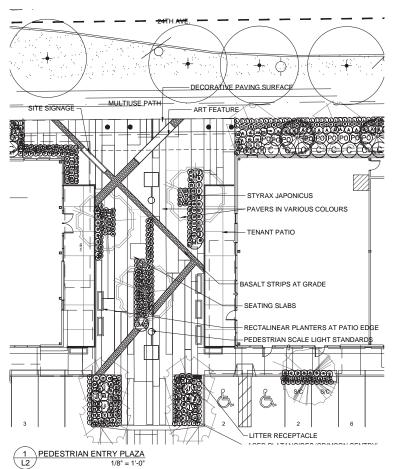
DO IECT:

GRANDVIEW CENTRAL

24th Avenue & 160th Street Surrey, BC

LANDSCAPE PLAN

DATE: 15.APR.01 DRAWING NUMBER
SCALE: 1*-30'-0'
DRAWN: BA
DESIGN: BA



		CHEDULE		PMG PROJECT NUMBER: 15-02
	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
IRUB				
SOCIONI DE LE COCONO DE LA COCONO DEL COCONO DE LA COCONO DEL LA COCONO DE LA COCONO DE LA COCONO DEL LA COCONO DE LA COCONO DEL LA COCONO DE LA COC	443	AZALEA JAPONICA 'HINO WHITE'	AZALEA; HARDY WHITE	#2 POT; 40CM
8	865	BUXUS SEMPERVIRENS	BOXWOOD	#2 POT; 25CM
œ.	107	CAMELLIA JAPONICA 'KRAMER'S SUPREME'		#3 POT; 60CM
2	179	CORNUS SERICEA 'KELSEYI'	DWARF KELSEY DOGWOOD	#2 POT; 50CM
₹.	98	ESCALLONIA NEWPORT DWARF		#1 POT; 25CM
22	131	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	#3 POT; 50CM
×.	200	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#2 POT; 30CM
₩.	55	NANDINA DOMESTICA 'HARBOUR DWARF'		#3 POT; 50CM
29	527	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT; 45CM
₹.	107	RHODODENDRON 'YAKU PRINCESS'	RHODODENDRON; PINK TO WHITE	#3 POT; 50CM
≓ 9	36	ROSA 'NOASHNEE'	CARPET ROSE; WHITE	#2 POT; 40CM
≥)	537	ROSA 'NOASON'	CARPET ROSE; YELLOW	#2 POT; 40CM
⊚ .	160	ROSA RUGOSA ALBA	WHITE RUGOSA ROSE	#2 POT; 40CM
ၶ	9	TAXUS BACCATA 'REPANDENS'	SPREADING ENGLISH YEW	#2 POT; 50CM
യ −	13	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	#3 POT; 80CM 1.5M B&B
	7	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 60CM
ASS				
⊗	473	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
0000	275	JUNCUS EFFUSUS	COMMON RUSH	#1 POT; HEAVY
Θ	200	MISCANTHUS SINENSIS 'PURPURASCENS'	FLAME GRASS	#2 POT
(e)	194	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT
REN	NIAL			
9	403	ALYSSUM MONTANUM 'MOUNTAIN GOLD'	BASKET OF GOLD	15CM POT
Э.	1945	COREOPSIS VERTICILLATA 'MOONBEAM'	THREADLEAF COREOPSIS; YELLOW	15 CM POT
Ð	900	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY; YELLOW	#1 POT; 1-2 FAN
9	428	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#1 POT
Ø.	37	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT
ത -	577	VACCINIUM VITIS-IDAEA	LINGONBERRY	#1 POT





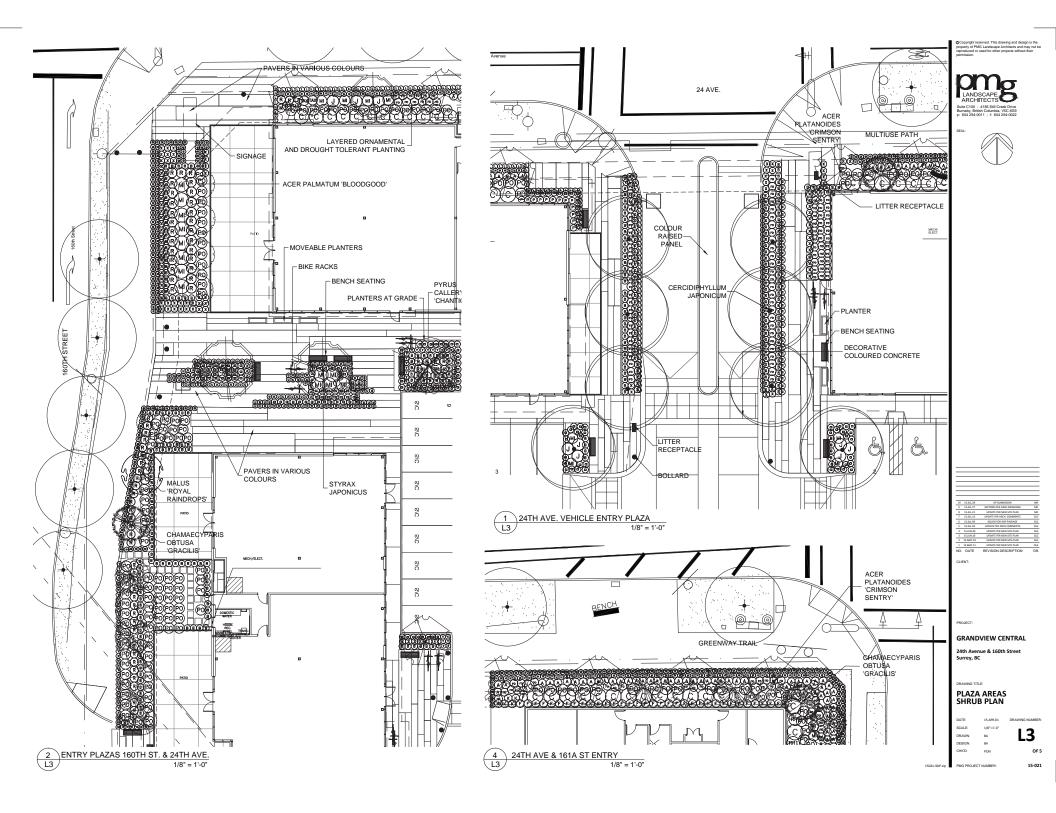
	15.JUL28	DP SUBMISSION	MR
	15.JUL.27	SECTIONS PER ARCH DRAWINGS	MR
	15.JUL21	UPDATE PER NEW SITE PLAN	MR
	15.JUL.16	UPDATE PER ARCH, COMMENTS	CLG
	15.JUL.09	ISSUED FOR ADP PACKAGE	αG
ī	15.JUL.02	UPDATE PER ARCH COMMENTS	CLG
7	15.JUN.30	UPDATE PER NEW SITE PLAN	CLG
	15.JUN.10	UPDATE PER NEW SITE PLAN	CLG
7	15.MAX.19	UPDATE PER NEW SITE PLAN	CLG
	15.MAY.11	UPDATE PER NEW SITE PLAN	cre
	DATE	REVISION DESCRIPTION	DR

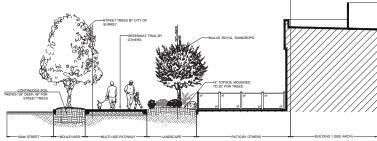
GRANDVIEW CENTRAL

24th Avenue & 160th Street Surrey, BC

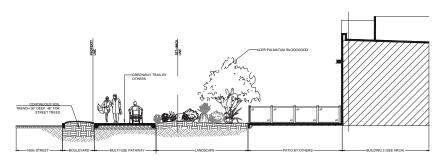
CENTRAL PLAZA AREA SHRUB PLAN

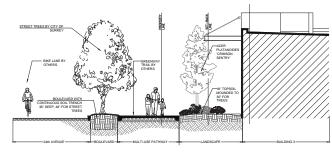
DRAWING NUMBE	15.APR.01	DATE:
	1/8"=1'-0"	SCALE:
- L2	BA	DRAWN:
	BA	DESIGN:
01	PCM	CHKD:





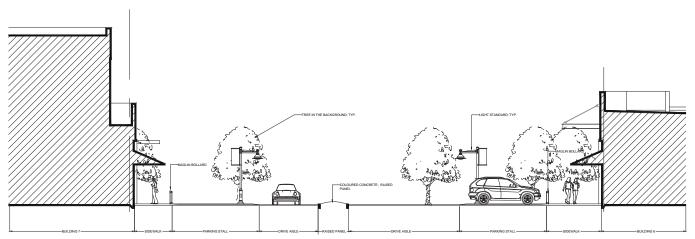






2 BLDG 2 SECTION SHOWING GREENWAY TRAIL 3/16" = 1'-0"





4 BLDG 7 TO BUILDING 6 SECTION SHOWING DRIVE AISLES, PARKING, AND SIDEWALKS
1/0" = 1'-0"





GRANDVIEW CENTRAL

24th Avenue & 160th Street Surrey, BC

DRAWING TITLE: SECTIONS

SCALE: L5 DRAWN: DESIGN:

August 25, 2015

City of Surrey 13540 – 104 Avenue Surrey, BC V3T 1V8

Attention: Keith Broersma

Planner

KBroersma@surrey.ca

Dear Keith:

Re: **GRANDVIEW CENTRAL**

OUR PROJECT #215011 - 1.6.

RESPONSE TO ADVISORY DESIGN PANEL Comments

The following are our responses to the Advisory Design Panel comments outlined in the Advisory Design Panel Minutes: Statement of Review of Comments:

1. Village square feel has been accomplished.

Response:

No response required.

Good attention to pedestrian flow, greenway, transit stops, pedestrian and bike access.

Response:

No response required.

3. Would like to see wider sidewalk frontage in front of smaller internal CRUs to allow for trees, bike racks, café tables and chairs.

Response:

The panel endorsed the project open spaces and amount of plaza areas for amenities. The design provides for generous sidewalks in front of CRUs. The stretch of sidewalk at the south face of buildings 2, 3 & 4 provide 9'-4" wide sidewalks, building 7 provides 8'-6" wide sidewalks and 13'-4" wide sidewalks are provided at building 6. Space is made for trees, bike racks, café tables and chairs.

4. Emphasize pedestrian linkages across the parking to encourage interaction between buildings facing each other.

Response:

This is accomplished with raised paving at pedestrian linkages, plazas and seating opportunities. We understood this to be a compliment and not a request for change from the ADP meeting.

5. Lends itself to small community events.

Response:

No response required.

6. Ensure material and texture changes are reinforced in three dimensional detailing.

Response:

Facades incorporate a variety of material and textures. At each change of

Appendix IV

мсм

Musson Cattell Mackey Partnership

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material there is also a plane change where one material is recessed from another. We received compliments from the ADP for achieving this goal.

7. Simpler material palette and less articulation would be a further improvement.

Response:

The material palette is made of primarily 3 materials: thin porcelain tile, corrugated metal and glazing. In instances where company branding is required, at BCAA and Shoppers, metal paneling with same unit sizes as thin porcelain tile will be used. The response received at the Advisory Design Panel meeting was positive regarding use of a simple, yet varied material approach with articulation at material changes. We will be reviewing the details further as we progress to building permit drawings and will simplify where it would benefit the project.

8. The 24th Avenue façades should not take second place even as back of building stucco.

Response:

24th Avenue provides anchors at building corners as well as varied materials facing 24th Avenue. The response received at the Advisory Design Panel regarding the 24th Avenue facades was complementary of the care taken to ensure that these north building faces did not take second place to the other building faces.

9. Generally, the BCAA building has been well treated given the auto oriented use.

Response:

No response required.

10. Consider screening for rooftop units for better concealment.

Response:

All rooftop units potentially visible to pedestrians are to be screened. Please see sheet DP-0-103 for extent of screening.

11. Signage requires strong design framework and concept.

Response:

Building elements create opportunity for signage to be organized in a consistent way. Comprehensive signage package will address this in more detail.

12. Commend the landscape overall.

Response:

No response required.

13. Nice textures and use of materials.

Response:

No response required.

14. Reinforce for cyclist amenity with spread out, covered bike parking to give choice to patrons.

Response:

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2 bicycle spaces are required under the zoning bylaw and 17 bicycle racks (up to 55 spaces) are provided. Locations of racks have been better distributed to allow customers the opportunity to park adjacent to establishments being frequented. The owner is also reviewing a few pre-manufactured bicycle racks which include weather protection. Given the adjacency of the multi-use path, the landscape plan includes many opportunities to park bikes. 17 Bike rack locations are provided with 5 parking spaces at 2 locations and 3 at the rest for potential parking for 55 bikes. Locations are spread out so that one has opportunity to park adjacent to establishment being frequented.

15. Landscape furnishing choice supports the architectural character very well.

Response:

No response required.

16. Ensure adequate bike parking throughout the site.

Response:

See response in item 14.

17. Bio-swale creates nice break; consider use of pervious paving in conjunction with bio-swales and hard surfaces in pedestrian and driving areas.

Response:

Parking lot is designed to direct all storm water run-off into the bio-swales where the water is filtered through an oil interceptor. Water passing through pervious pavers would then not be filtered through the oil interceptor, lowering the quality of water being percolated back into the water table. We do not recommend the use of pervious paving which would compromise the use of the bio-swale.

18. Make use of Owner Project Requirements to require tenants to meet applicable sustainability goals such as water conservation, IAQ, HVAC, lighting, etc.

Response:

The owner will prepare and distribute tenant guidelines to be used by tenants during their fixturing and operations.

19. Consider potential to re-use collected rain water for car wash.

Response:

This comment will be passed along to BCAA for their review.

20. Encourage applicant to create a more developed and well defined sustainability strategy.

Response:

The applicant has reviewed the ADP comments and as suggested in item 18 will be preparing a tenant guideline package as well has committed to installing base building items that provide the latest energy saving technology such as LED site lighting and high efficiency individually controlled heating and cooling units.



Yours truly,

MUSSON CATTELL MACKEY PARTNERSHIP ARCHITECTS DESIGNERS PLANNERS

Beth Deckert LEED AP BD+C

BD:JB:km

Attachments

Architects Designers Planners

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CITY OF SURREY

BY-L	A 1 A 7	NIO	
BI-L	Avv	NU.	

		Amendmen	amend Surrey 2 t By-law, 2004, N	lo. 15611, A	mendment By-	aw, 2012, No. 177	68"
ТНЕ (CITY COU	JNCIL of the	e City of Surrey, i	n open me	eeting assemble	d, ENACTS AS F	OLLOWS:
1.	"Surrey	Zoning By-l	aw, 1993, No. 120	oo, Amen	dment By-law, :	2004, No.15611, A	mendment
	By-law,	2012, No. 17	768" is hereby an	nended as	follows:		
	Part 2,	Section B.1 (a) x. is deleted ar	nd replaced	d with the follo	wing:	
		Automotive G.V.W."	service uses of v	vehicles les	ss than 5,000 ki	lograms [11,023	lbs]
2.	Amend	ment By-law	e cited for purpos v, 2004, No. 15611		, ,		
	1aw, 201	15, No	·				
PASSI	ED FIRST	'AND SECO	ND READING or	n the	th day of	, 20 .	
PUBL	IC HEAR	ING HELD t	hereon on the	th o	lay of	, 20 .	
PASSI	ED THIRI	D READING	ON THE	th day o	of	, 20 .	
	NSIDERI orate Seal		IALLY ADOPTEI th day of	U	y the Mayor an 20 .	d Clerk, and seal	ed with the
			_				MAYOR
\ 03		, , , , , ,	, , <u> </u>				CLERK
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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0164-00

Issued To: CP REIT BC Properties Ltd.

("the Owner")

Address of Owner: 3-3225 - 12 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 BCP20884 Except Plans BCP40140 and BCP49442

2332 - 160 Street

(the "Land")

- 4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to reduce the minimum easterly side yard setback of CD By-law No. 15611, as amended, from 13.5 metres (45 feet) to 5.4 metres (18 feet) for Building 5 and to 11.2 metres (37 feet) for the southeast portion of Building 6.
- 5. This development variance permit applies to only the 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.
- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7.	This development variance permit shall lapse construction with respect to which this development variation (2) years after the date this development variation.	opment variance permit is issued, within two			
8.	The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.				
9.	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 – Linda Hepner			
		City Clerk - Jane Sullivan			

