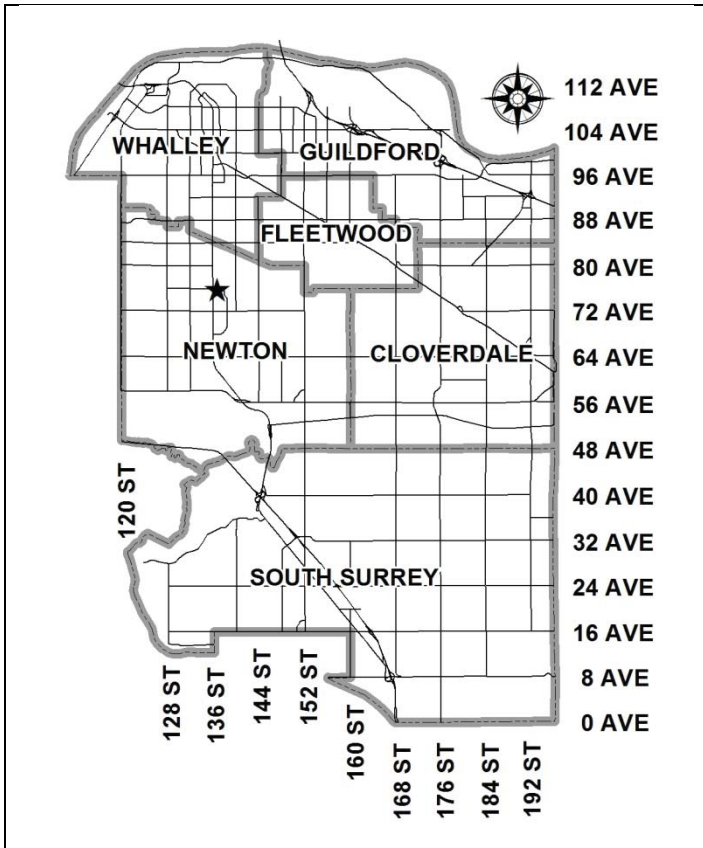


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0321-00

Planning Report Date: January 16, 2017



PROPOSAL:

- **Development Permit**

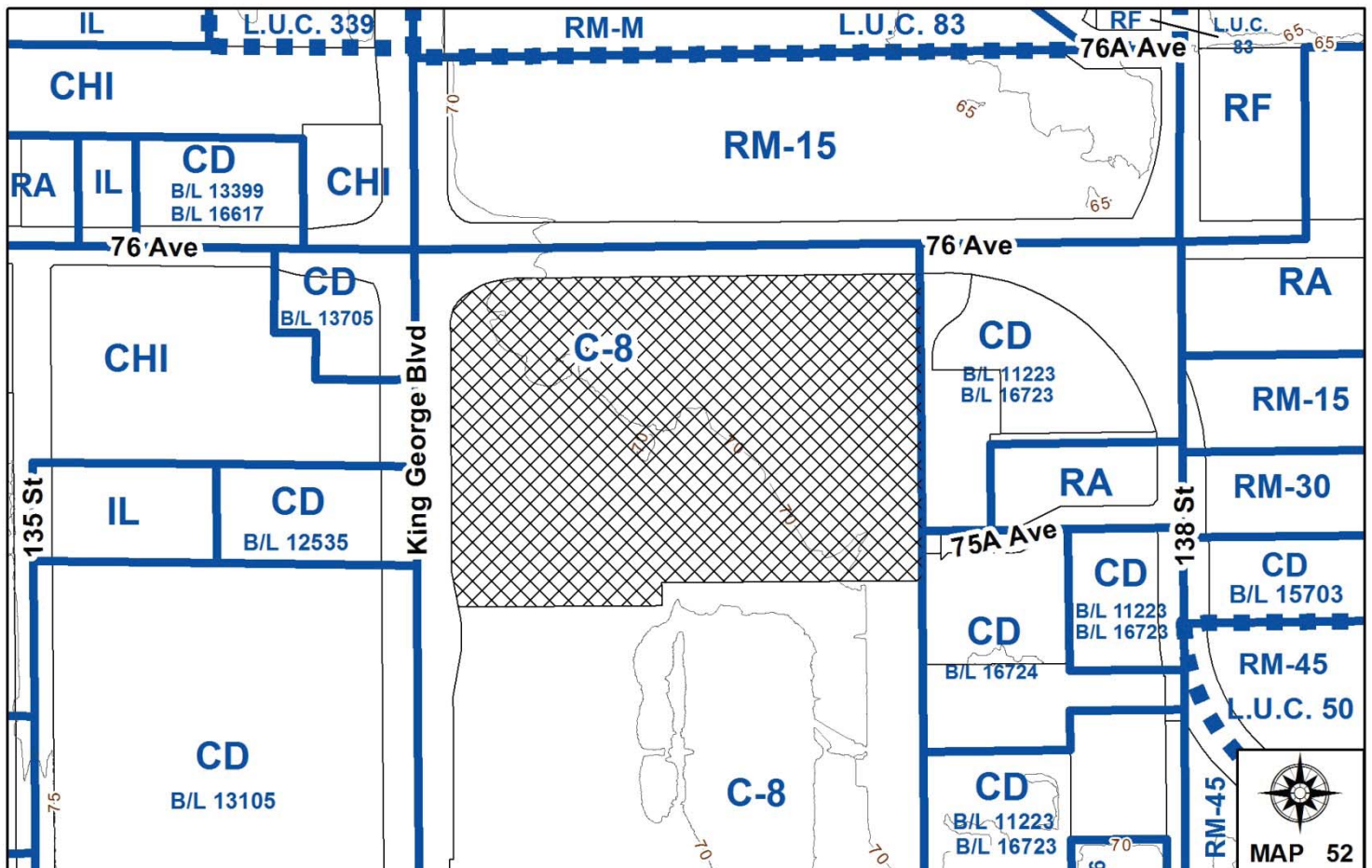
to permit new signage and exterior renovations to an existing commercial building.

LOCATION: 7550 - King George Boulevard

OWNER: Loblaw Properties West Inc.

ZONING: C-8

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The two proposed fascia signs will replace existing signage on the building and are of an appropriate size and scale for the existing building and consist of high quality materials. The combined sign area of all existing and proposed fascia signage is under the maximum sign area permitted under the Sign By-law.
- The proposed exterior renovations to the existing commercial building represent an overall aesthetic consistent with the new corporate branding for Real Canadian Superstores across Canada.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7916-0321-00 (Appendix II) 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, 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 objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Large format retail commercial (Real Canadian Superstore)

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 76 Avenue):	Townhouse residential	Urban	RM-15
East:	4-storey apartment complex	Multiple Residential	CD (By-law Nos. 11223, 16723, and 16724)
South:	Multi-tenant retail commercial buildings	Commercial	C-8
West (Across King George Boulevard):	Retail and office commercial buildings	Industrial	CHI and CD (By-law Nos. 12535 and 13705)

DEVELOPMENT CONSIDERATIONS

- The subject property is located at the southeast corner of King George Boulevard and 76 Avenue within the Newton Town Centre, and is currently occupied by an existing large-format food retail store, "Real Canadian Superstore", constructed in the early 1990's. It is designated "Commercial" in the Official Community Plan (OCP) and zoned "Community Commercial Zone (C-8)".

- The initial Development Permit No. 6786-589-01 for the subject site was issued in 1989, prior to the adoption of the Surrey Sign By-law in 1999. Two fascia signs are shown on the Development Permit drawings, one on each of the north and west elevations.
- A subsequent Development Variance Permit No. 7912-0291-00 was approved to add three (3) additional fascia signs to the west elevation. The three additional signs were intended to advertise additional brands and services offered at this Real Canadian Superstore location, including the "Joe" clothing brand and pharmacy services. These signs are consistent with the corporate branding for Real Canadian Superstores across Canada.
- The applicant is proposing to replace the two "Real Canadian Superstore" fascia logo signs as approved in the original Development Permit, add two (2) free standing signs on site, and complete exterior renovations to the existing building. No changes in floor area of the existing building are proposed.

DESIGN PROPOSAL AND REVIEW

- The existing "Real Canadian Superstore" fascia logo signs each on the north and west elevations as approved in the original Development Permit will be replaced with identical and updated logo fascia signs consistent with new corporate branding. The proposed signs consist of non-illuminated reverse aluminum white and red individual channel letters and a red and blue maple leaf badge. The fascia signs will be mounted on a painted blue background of the building.
- The signs are 17 metres (56 metres) in length and 3 metres (10 ft.) height. The signs will be illuminated by a series of eyebrow LED lighting fixtures above the sign.
- The total combined sign area of all existing and proposed fascia signage is under the maximum sign area permitted under the Sign By-law. The maximum sign area permitted is 151 square metres (495 sq. ft.), and the applicant has proposed a total sign area of 94 square metres (994 sq. ft.).
- The north and west elevations each have long façades and the existing and additional fascia signs are reasonably proportional to the respective elevations.
- Four existing parking spaces north of the main entrance are proposed to be dedicated for a new "Click & Collect Customer Pick Up" area for online shopping order pickups. Two double-sided free-standing signs are proposed to identify these parking spaces, which consist of blue aluminum panels, mounted on concrete filled steel bollards. The signs are 2 metres (6.5 ft.) in height and 0.9 metres (3 ft.) in width. Furthermore, "Click & Collect Customer Pick Up" will be marked on the pavement to identify the four parking stalls.

- The applicant is proposing a number of exterior modifications to update the existing building and to be more consistent with the new Real Canadian Superstore corporate branding. Modifications to the existing building include repainting the exterior of the building from white to grey with accent blue banners to highlight the location of signage on the north and west elevations. Exterior doors, vents, railings, stairways, and flag poles will also be repainted. Other modifications include new cladding and painting of the entrance canopy, installation of a new ramp at a service door on the west elevation, and new LED light fixtures by replacement or relocation of existing light fixtures on the building.

PRE-NOTIFICATION

- A Development Proposal Sign was installed on the site to inform surrounding property owners about the proposed development. Staff did not receive any comments on this proposal.

ADVISORY DESIGN PANEL

- The proposal was not referred to the ADP, but was reviewed by staff and found to be satisfactory.

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. 7916-0321-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DH/dk

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7916-0321-00

Issued To: Loblaw Properties West Inc.
(“the Owner”)

Address of Owner: Loblaw Properties West Inc.
2280 Baron Road
Kelowna, BC V1X 7W3

A. General Provisions

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: 015-289-354
Lot 1 Section 21 Township 2 New Westminster District Plan 83554
7550 King George Boulevard

(the "Land")

3. This development permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached to and forms part of this development permit.
4. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

B. Form and Character

1. The character of the development including landscaping, siting, form, exterior design and finish of buildings and structures, free standing signs, sign design packages and comprehensive sign packages on the Land shall be in accordance with the drawings numbered 7916-0321-00 (1) through to and including 7916-0321-00 (5) (the "Drawings") which are attached hereto and form part of this development permit.
2. Minor changes to the Drawings that do not affect the general form and character of the landscaping, siting, form, exterior design and finish of buildings and structures, free standing signs, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.

C. Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
2. 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. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.
3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.
4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.
5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.

6. This development permit is NOT A BUILDING PERMIT.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

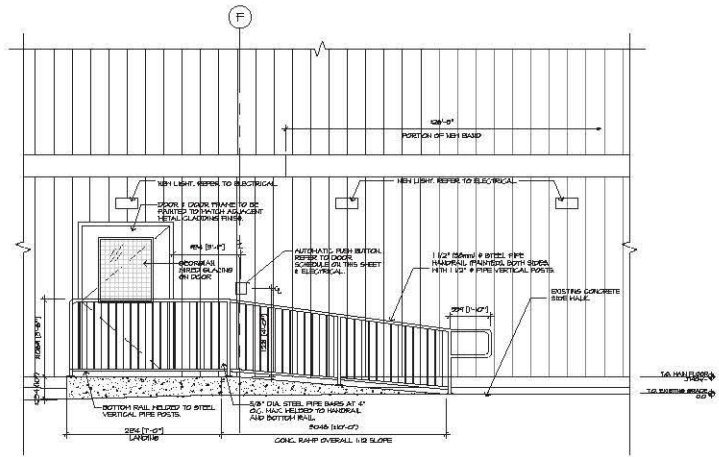
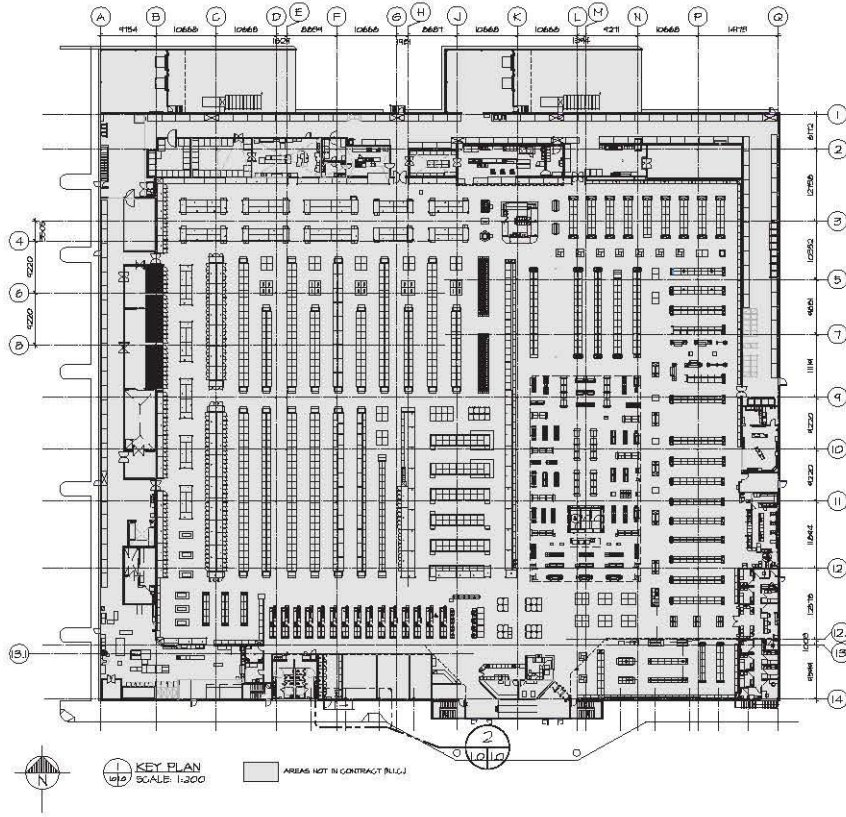
Mayor

City Clerk

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

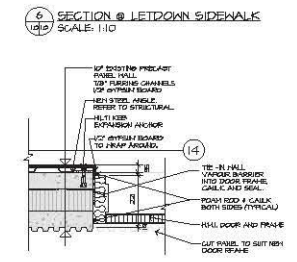
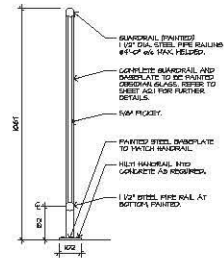
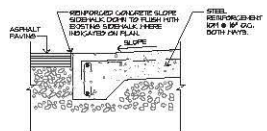
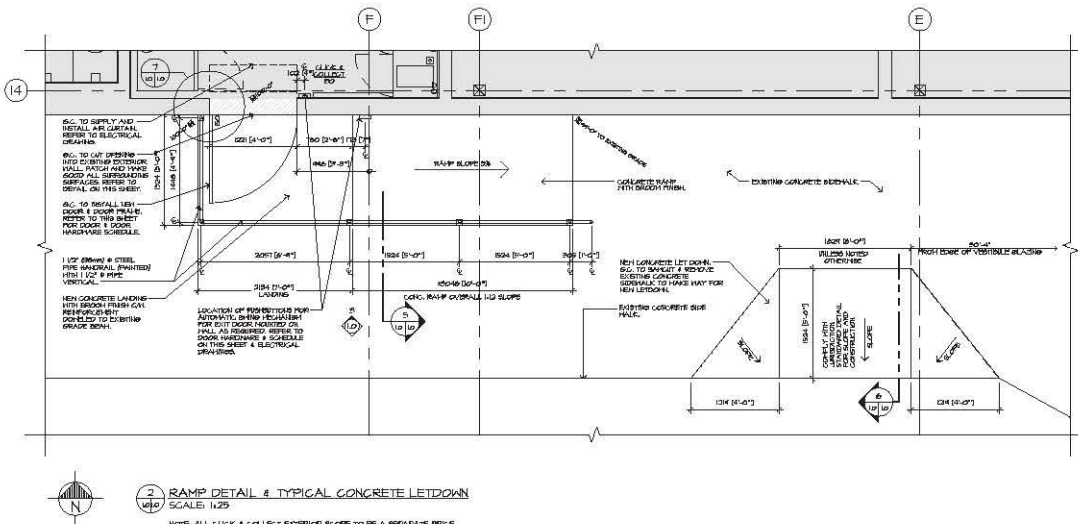
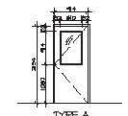
Owner: (Signature)

Name: (Please Print)



DOOR SCHEDULE									
DOOR NO.	LOCATION	MATERIAL	PS. LABEL	DOOR SIZE	DOOR TYPE	FINISH	INSULATION GROUP	REMARKS	REV
10	GLUCK & COLLECT	GLASS	-	DOOR 600 (DOOR 4'0")	A	INT	I	REMARKS: DOOR TO BE FINISHED P.L. EXTERIOR TO BE FINISHED TO MATCH ADJACENT FLOOR FINISH.	

DOOR HARDWARE SCHEDULE									
SYMBOL	DESCRIPTION	MANUFACTURER	FINISH	SIZE	LOCATION				
D	DOOR HANDLE	YALE	BRASS	100	INT				
E	DOOR LOCK	YALE	BRASS	100	INT				
F	DOOR STOP	YALE	BRASS	100	INT				
G	DOOR HINGE	YALE	BRASS	100	INT				
H	DOOR LATCH	YALE	BRASS	100	INT				
I	DOOR STOP	YALE	BRASS	100	INT				
J	DOOR STOP	YALE	BRASS	100	INT				
K	DOOR STOP	YALE	BRASS	100	INT				
L	DOOR STOP	YALE	BRASS	100	INT				
M	DOOR STOP	YALE	BRASS	100	INT				
N	DOOR STOP	YALE	BRASS	100	INT				
O	DOOR STOP	YALE	BRASS	100	INT				
P	DOOR STOP	YALE	BRASS	100	INT				
Q	DOOR STOP	YALE	BRASS	100	INT				
R	DOOR STOP	YALE	BRASS	100	INT				
S	DOOR STOP	YALE	BRASS	100	INT				
T	DOOR STOP	YALE	BRASS	100	INT				
U	DOOR STOP	YALE	BRASS	100	INT				
V	DOOR STOP	YALE	BRASS	100	INT				
W	DOOR STOP	YALE	BRASS	100	INT				
X	DOOR STOP	YALE	BRASS	100	INT				
Y	DOOR STOP	YALE	BRASS	100	INT				
Z	DOOR STOP	YALE	BRASS	100	INT				



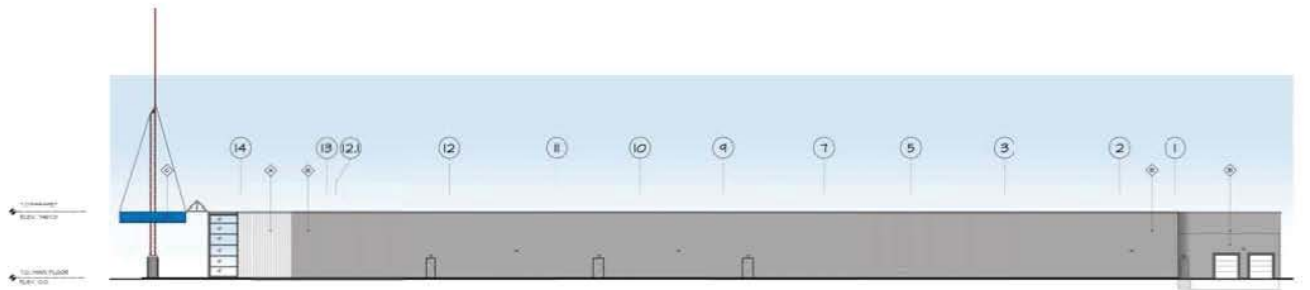
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 2. DEVELOPMENT PERMIT & TENDER: JUNE 16, 2016. SAA
 3. REVISED FOR: DATE: BY:
 DRAWN BY: DS
 PRINTING DATE: JUNE 07, 2016
 STAMP

NEJMARK ARCHITECT
 2-04 Adelaide Street West/100 King Street West, Toronto, ON M5H 2B4
 TEL: 416-593-7775 FAX: 416-593-7788 WWW.NEJMARK.COM

retail hospitality design
 2-04 Adelaide Street West/100 King Street West, Toronto, ON M5H 2B4
 TEL: 416-593-7775 FAX: 416-593-7788 WWW.RETAILHOSPITALITYDESIGN.COM

PROJECT TITLE:
REAL CANADIAN SUPERSTORE
 RENOVATION STORE NO. 1521
 7550 KING GEORGE BLVD
 SURREY, BC

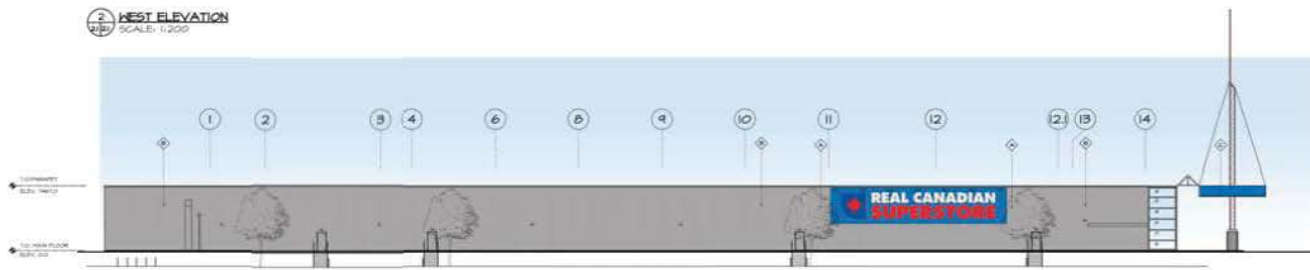
KEY PLAN, CLICK & COLLECT DETAILS & SITE DETAILS
 COMMISSION NUMBER:
 R1567 A1.0



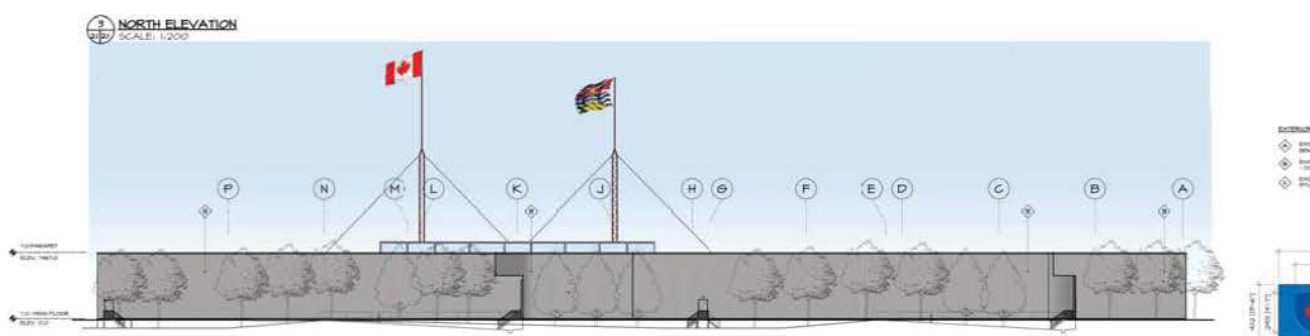
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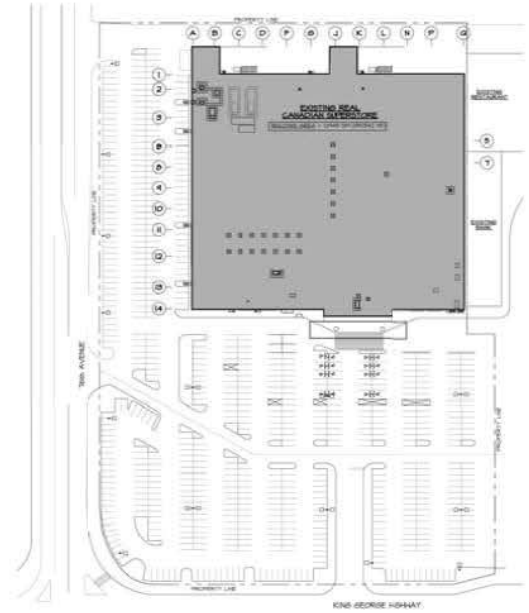
2 WEST ELEVATION
SCALE: 1:200



3 NORTH ELEVATION
SCALE: 1:200



4 EAST ELEVATION
SCALE: 1:200



5 SITE PLAN
SCALE: 1:500

- EXTERIOR ELEVATION LEGEND:**
- ◊ EXISTING PRECAST CONCRETE PANEL - FRESH OFFICE
 - ◊ BRUSHED POLYMER RENDER ON PRECAST SLAB
 - ◊ EXISTING BRICKLAY CONCRETE PANEL - FRESH JOE FRESH
 - ◊ EXISTING BRICK - EXISTING JOE FRESH
 - ◊ EXISTING PRECAST CONCRETE PANEL - FRESH JOE FRESH
 - ◊ BRUSHED POLYMER RENDER ON BRICKLAY SLAB



6 SIGNAGE
SCALE: 1:500

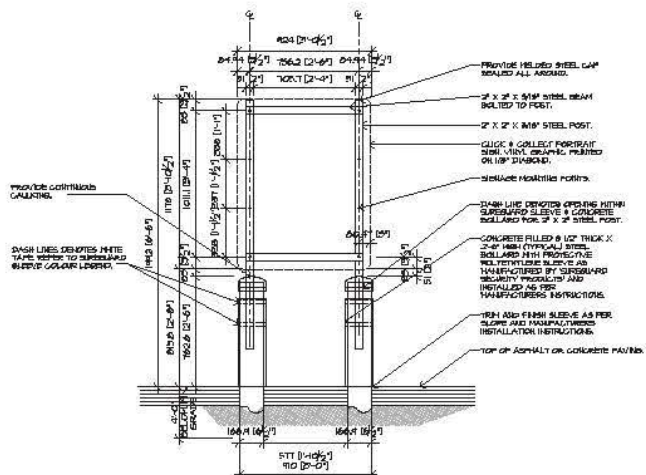
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2	REVISION FOR DEVELOPMENT PERMIT	DECEMBER 14, 2016	2016
3	OWNER REVIEW	DECEMBER 16, 2016	2016
4	PERMITS/NOTICES	JULY 27, 2016	2016
5	REVISION FOR DEVELOPMENT PERMIT	DECEMBER 14, 2016	2016
6	OWNER REVIEW	DECEMBER 16, 2016	2016
7	DEVELOPMENT PERMIT & TRUCK	APRIL 14, 2017	2017
8	NO. SHEETS TOTAL	2017	8/8
DRAWN BY: JG		DATE: 2017	
PROJECT DATE: JUNE 27, 2016			
DRAWN			



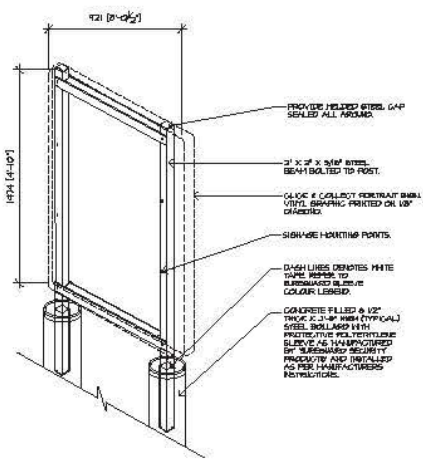
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REAL CANADIAN SUPERSTORE
FRESH HALL EXTERIOR RENOVATION
STORE NO. 1521
7550 KING GEORGE BLVD
SURREY, BC

DRAWN BY:
RENDERED SUPERSTORE EXTERIOR ELEVATIONS

COMMISSION NUMBER: R1567
SHEET NUMBER: A2.1R1



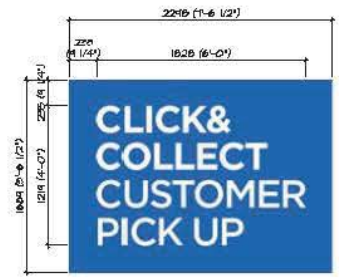
1 CLICK & COLLECT BOLLARD
SCALE: 1/10



2 CLICK & COLLECT BOLLARD 3/4" SCALE: 1/10

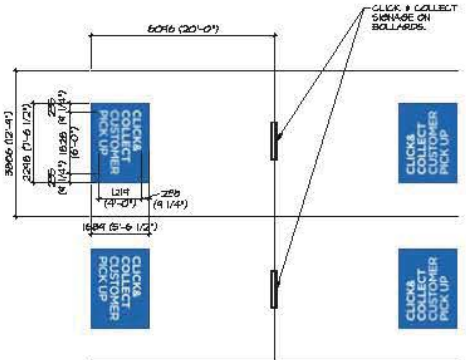
SURVEILLANCE SLEEVE COLOUR LINEED

MODEL	COLOR	TAPE COLOUR
BEHIND	GRAY	WHITE
SUPERSTORE	GRAY	WHITE
VENUE	GRAY	TRIP



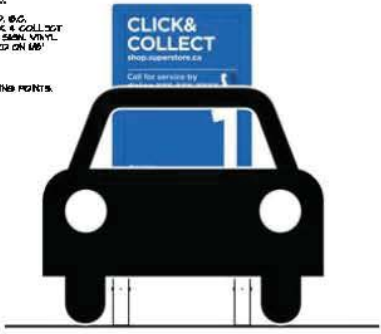
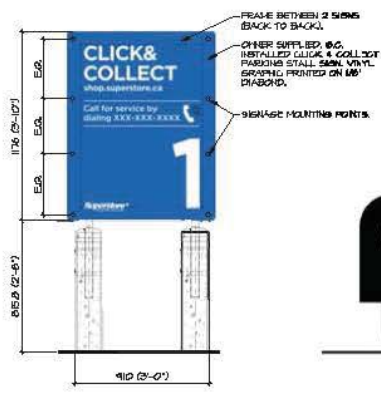
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 FONT: GOTHAM BOLD, GOTHAM MEDIUM
 COLOUR: SUPERSTORE BLUE TO MATCH PMS 500C

CLICK & COLLECT DECOR
 SK. 1



MATERIAL: TRAFFIC PAINT
 FONT: GOTHAM BOLD, GOTHAM MEDIUM
 COLOUR: SUPERSTORE BLUE TO MATCH PMS 500C

CLICK & COLLECT DECOR
 SK. 2



CLICK & COLLECT SUPERSTORE
 SK. 3

3. OF CLARIFICATIONS	OCTOBER 01 2016 5:44
1. GOVERNMENT FORMS TO USE	JUNE 16 2016 5:44
FOR ISSUED FOR	DATE
DRAWN BY: DS	
PRINTING DATE: JUNE 07 2016	
STAMP	



PROJECT TITLE:
REAL CANADIAN SUPERSTORE
 FRESH HALL EXTERIOR RENOVATION
 STORE NO. 1521
 7550 KING GEORGE BLVD
 SURREY, BC

PREPARED BY:
 CLICK & COLLECT STANDARD DETAILS
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 SHEET NUMBER: A3.0