

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0352-00

Planning Report Date: February 11, 2019

**PROPOSAL:**

- **Development Permit**

to permit an addition to a portion of the South Point Exchange Shopping Centre.

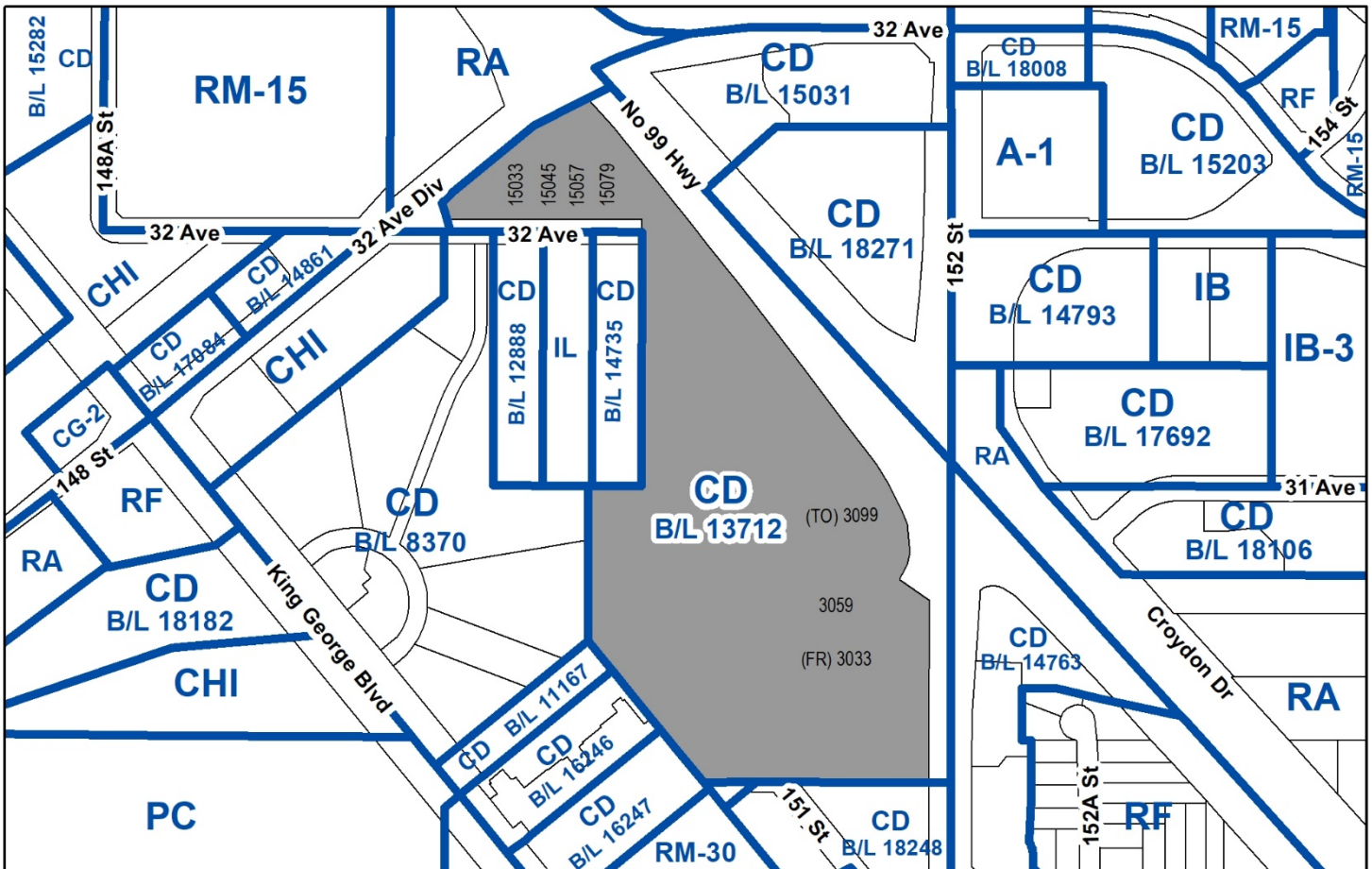
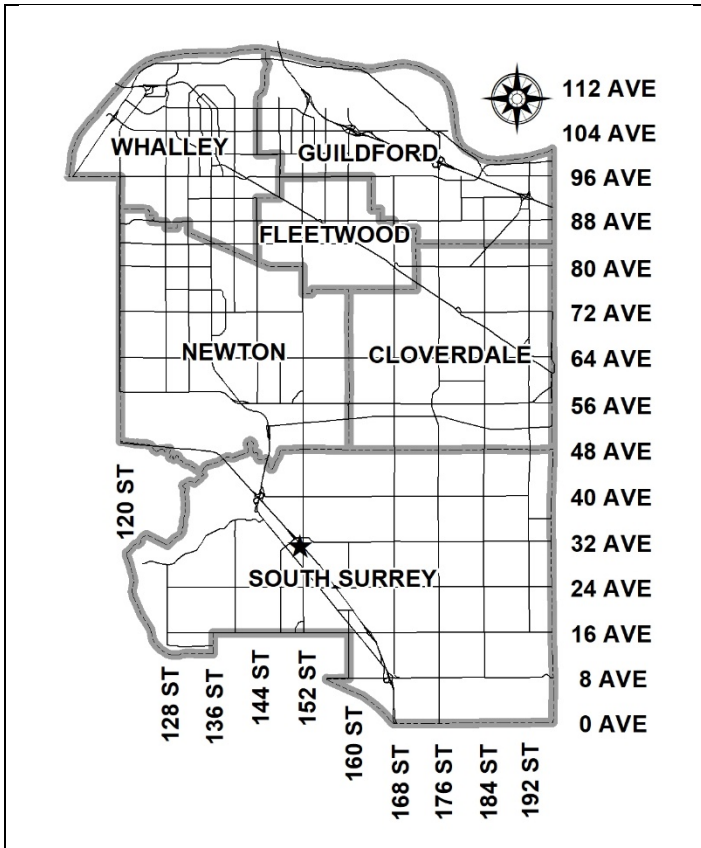
**LOCATION:** 3033 - 152 Street  
 (3059- 152 Street)

**ZONING:** CD (By-law No. 13712)

**OCP DESIGNATION:** Commercial

**DESIGNATION:**

**NCP DESIGNATION:** Industrial/Business Park



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal is to enclose the existing garden center that is associated with the Canadian Tire retail store. The renovations to the existing Garden Centre is an improvement that will enhance the overall appearance and usability of the site.
- There is sufficient onsite parking to accommodate the proposed 437 square meter (4700 sq. ft.) addition.

**RECOMMENDATION**

The Planning & Development Department recommends that Council approve Development Permit No.7918-0352-00 (Appendix III) 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 objection to the project.

**SITE CHARACTERISTICS:**

Existing Land Use: Existing commercial shopping centre

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North:	Commercial uses in the same retail complex as the subject property.	Commercial	CD (By-law No. 13712)
East (Across 152 Street):	North: Rosemary Heights Business Park	Commercial	CD By-law 14763
South:	Commercial uses in the same retail complex as the subject property and townhouse and apartment units.	Commercial and Multiple Residential	CD (By-law Nos. 13712 & 18248)
West:	Commercial uses in the same retail complex as the subject property.	Commercial	CD (By-law BL13712)

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site located at 3059-152 Street in the South Point Exchange Shopping Centre, is designated "Commercial" in the Official Community Plan (OCP), Industrial/Business Park in the King George Corridor Neighbourhood Concept Plan (NCP) and zoned Comprehensive Development (CD By-law No. 13712).
- Council approved the existing shopping centre on the property under Development Application No. 7999-0044-00. The shopping centre development was constructed in three phases, with the subject building completed in Phase 2 under Development Permit No. 7900-0177-00.

### Current Proposal

- The applicant is proposing to amend the existing Development Permit in order to construct a new 437 square metre (4,700 sq. ft.) enclosure over the existing Garden Centre compound that is associated with the Canadian Tire retail store.

## PRE-NOTIFICATION

- The property owners installed a Development Proposal sign at the 152 Street, and 32 Ave entrances to the site.
- To date, staff have not received any correspondence from members of the public with questions or concerns for what is being proposed.

## DESIGN PROPOSAL AND REVIEW

- The proposed 437 square metre (4,700 sq. ft.) Garden Centre enclosure will allow for year-round retailing of outdoor/landscape products. Given the regional climate it has been identified that there is an underserved retail market.
- The proposed Garden Centre enclosure will replace an existing underutilized landscape alcove that has been located along the existing south (front) building façade. The current Garden Centre does not have a permanent roof structure of walls associated with it and is enclosed by fencing.
- The proposed Garden Centre enclosure will be constructed of aluminum and glass. The double-glazed glass walls will allow significant daylighting within the space and showcase the interior products and retail experience. The glazing will replace the existing alcove, worn picket fence and frost house currently placed on the subject site.
- The materials will echo the existing walkway structure and match the updated color scheme for the Canadian Tire store consisting of Light Grey and Dark Grey. At the rear of the building, the existing fence enclosure will be repainted to match.

TREES

- Jeff Ross, ISA Certified Arborist of Mike Fadum and Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b>			
Cascara	2	2	0
Linden	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>3</b>	<b>3</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>0</b>	
<b>Total Retained and Replacement Trees</b>		<b>0</b>	
<b>Contribution to the Green City Fund</b>		<b>\$2,400</b>	

- The Arborist report indicates three trees that will be affected on this portion of the site: two cascara (*Rhamnus purshiana*), and one linden (*Tilia sp.*)
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 6 replacement trees on the site. The deficit of 6 replacement trees will require a cash-in-lieu payment of \$2,400 to the Green City Fund, representing \$400 per tree, in accordance with the City's Tree Protection By-law.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Arborist Report
- Appendix III. Development Permit No. 7918-0352-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	0	0	0
<b>Deciduous Trees</b>			
Cascara	2	2	0
Linden	1	1	0
<b>Total</b> (Not including Alder and Cottonwood)	3	3	0
<b>Additional Trees in the proposed Open Space / Riparian Area</b>	NA	NA	NA
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		TBD	
<b>Total Retained and Replacement Trees</b>		TBD	

**\*TOTALS DO NOT INCLUDE OFFSITE TREES**



CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7918-0352-00

Issued To:

(the "Owner")

Address of Owner:

**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: 024-577-090

Lot A Section 22 and 27 Township 1 New Westminster District Plan LMP42918

3033 - 152 Street

(the "Land")

3. 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, truck parking specifications, free standing signs, sign design packages and comprehensive sign packages on the Land shall be in accordance with the drawings numbered 7918-0352-00 (1) through to and including 7918-0352-00 (4) (the "Drawings").
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, truck parking specifications, free standing signs, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.
3. For Form and Character development permits, or for that portion of a development permit pertaining to Form and Character, the Landscaping shall be installed and completed within six (6) months after the date of the final inspection of the buildings and structures.
4. For Form and Character development permits, Landscaping shall be maintained for a minimum of twelve (12) months after the date of substantial completion.

## **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\_\_ .

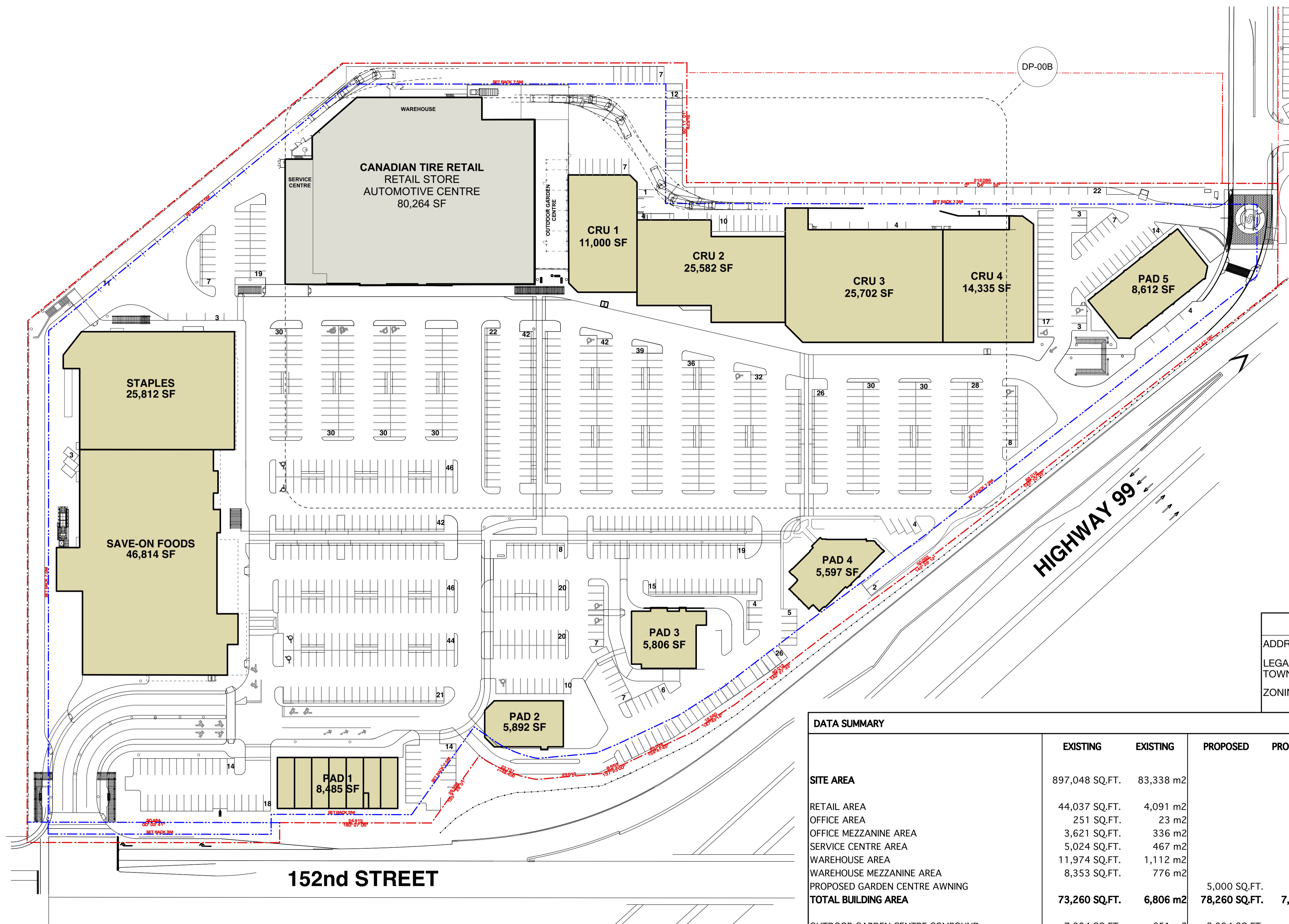
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
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.

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

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



**SITE INFORMATION**  
 ADDRESS: 3059 152nd STREET, SURREY BC V4P 3K1  
 LEGAL DESCRIPTION: PID 024-577-090 LOT A, SECTION 22 & 27,  
 TOWNSHIP 1, N.W.D., LMP 42918  
 ZONING - CD BL13712

DATA SUMMARY		EXISTING	EXISTING	PROPOSED	PROPOSED	USE	PARKING CALCULATION	PROPOSED PARKING
<b>SITE AREA</b>		897,048 SQ.FT.	83,338 m2					
RETAIL AREA		44,037 SQ.FT.	4,091 m2			RETAIL	3/100m2	122.7 STALLS
OFFICE AREA		251 SQ.FT.	23 m2			OFFICE	2.5/100m2	0.6 STALLS
OFFICE MEZZANINE AREA		3,621 SQ.FT.	336 m2			OFFICE	2.5/100m2	13.0 STALLS
SERVICE CENTRE AREA		5,024 SQ.FT.	467 m2			10 SERVICE BAYS	2/BAY	20.0 STALLS
WAREHOUSE AREA		11,974 SQ.FT.	1,112 m2			WAREHOUSE	1/100m2	11.1 STALLS
WAREHOUSE MEZZANINE AREA		8,353 SQ.FT.	776 m2			WAREHOUSE	1/100m2	7.8 STALLS
PROPOSED GARDEN CENTRE AWNING				5,000 SQ.FT.	465 m2	RETAIL	3/100m2	13.9 STALLS
<b>TOTAL BUILDING AREA</b>		<b>73,260 SQ.FT.</b>	<b>6,806 m2</b>	<b>78,260 SQ.FT.</b>	<b>7,271 m2</b>			
OUTDOOR GARDEN CENTRE COMPOUND		7,004 SQ.FT.	651 m2	2,004 SQ.FT.	186 m2	OUTDOOR DISPLAY	1/100m2	1.9 STALLS
<b>TOTAL CT GROUND FLOOR AREA (INCL. COMPOUND)</b>		<b>68,290 SQ.FT.</b>	<b>6,344 m2</b>	<b>68,290 SQ.FT.</b>	<b>6,344 m2</b>			
<b>TOTAL CANADIAN TIRE DEVELOPMENT AREA</b>		<b>80,264 SQ.FT.</b>	<b>7,457 m2</b>	<b>80,264 SQ.FT.</b>	<b>7,457 m2</b>		<b>TOTAL PARKING</b>	<b>191.0 STALLS</b>
SAVE-ON FOODS AREA		46,814 SQ.FT.	4,349 m2			RETAIL	3/100m2	130.5 STALLS
STAPLES AREA		25,812 SQ.FT.	2,398 m2			RETAIL	3/100m2	71.9 STALLS
CRU 1 AREA		11,000 SQ.FT.	1,022 m2			RETAIL	3/100m2	30.7 STALLS
CRU 2 AREA		25,582 SQ.FT.	2,377 m2			RETAIL	3/100m2	71.3 STALLS
CRU 3 AREA		25,702 SQ.FT.	2,388 m2			RETAIL	3/100m2	71.6 STALLS
CRU 4 AREA		14,335 SQ.FT.	1,332 m2			RETAIL	3/100m2	40.0 STALLS
PAD 1 AREA		8,485 SQ.FT.	788 m2			RETAIL	3/100m2	23.6 STALLS
PAD 2 AREA		5,892 SQ.FT.	547 m2			RETAIL/COFFEE	10/100m2	54.7 STALLS
PAD 3 AREA		5,806 SQ.FT.	539 m2			RESTAURANT	10/100m2	53.9 STALLS
PAD 4 AREA		5,597 SQ.FT.	520 m2			RESTAURANT	10/100m2	52.0 STALLS
PAD 5 AREA		8,612 SQ.FT.	800 m2			BANK/RESTAURANT	10/100m2	80.0 STALLS
<b>TOTAL DEVELOPMENT AREA</b>		<b>183,637 SQ.FT.</b>	<b>17,060 m2</b>				<b>TOTAL PARKING</b>	<b>680.3 STALLS</b>
<b>TOTAL GROUND FLOOR AREA</b>		<b>251927 SQ.FT.</b>	<b>23405 m2</b>				<b>PARKING REQUIRED</b>	<b>872</b>
<b>TOTAL DEVELOPMENT AREA</b>		<b>263901 SQ.FT.</b>	<b>24517 m2</b>				<b>PARKING PROVIDED</b>	<b>1025</b>
<b>LOT COVERAGE (CD BY-LAW 13712 MAX 50%)</b>			<b>28 %</b>					
<b>F.A.R. (CD BY-LAW 13712 MAX 0.50)</b>			<b>0.29</b>					
<b>NOTES:</b>								
				1. EXISTING SITE INFORMATION PROVIDED BY OTHERS				
				2. EXISTING BUILDING AREA INFORMATION PROVIDED BY GROSVEHOR CANADA LIMITED				

1 EXISTING - SITE PLAN  
 1:750

REV	DATE	DESCRIPTION	DRAWN	REV
-	2018-08-23	RE-ISSUED FOR DP	CF	RH
-	2018-08-19	RE-ISSUED FOR DP	CF	RH
-	2018-08-04	RE-ISSUED FOR DP	CF	RH
-	2018-08-03	ISSUED FOR DP	CF	RH
-	2018-07-04	CLIENT REVIEW	CF	RH
-	2018-06-26	CLIENT REVIEW	NN	RH
-	2018-06-26	CLIENT REVIEW	NN	RH
-	2018-05-15	CLIENT REVIEW	RH	RH

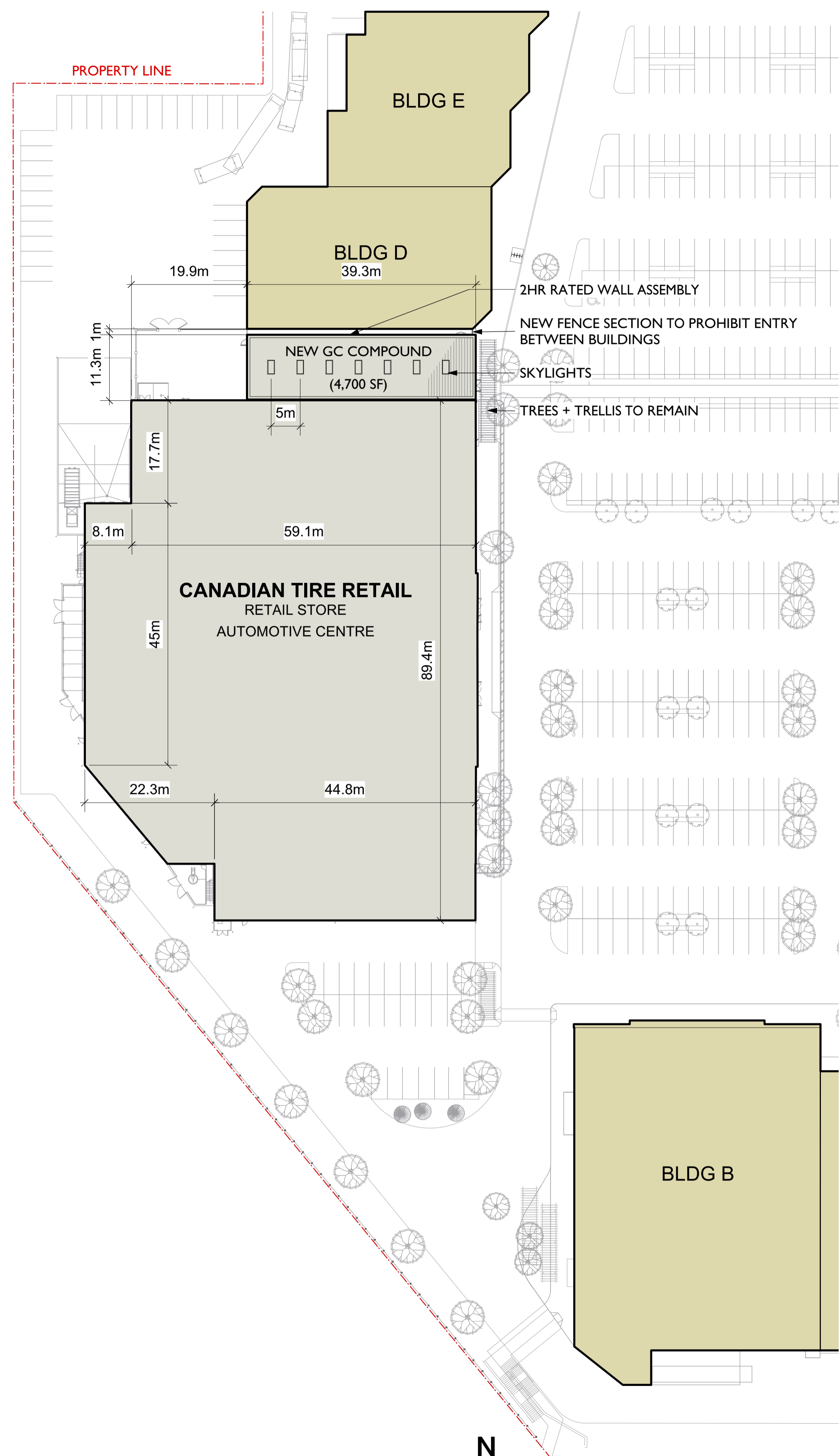
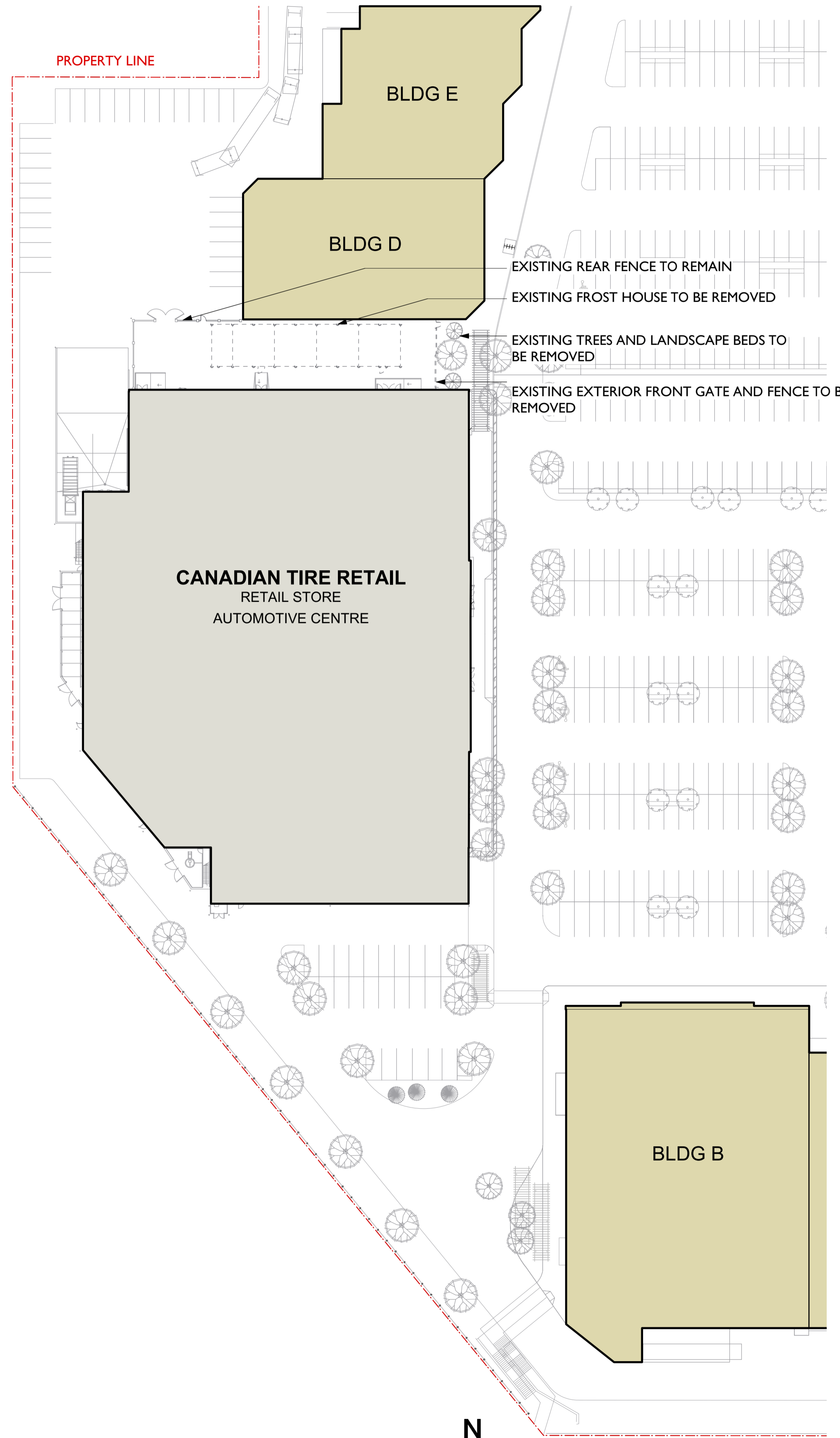
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PROJECT:  
**CANADIAN TIRE**  
 3059 152 ST. SURREY BC  
 V4P 3K1

SHEET TITLE:  
**EXISTING SITE PLAN**

PLT DATE	OCTOBER 23 2018	PROJECT NO.	18048
SCALE	AS NOTED		
DRAWING	<b>DP-00A</b>	REVISION	-

7918-0525-00 (1)



DRAWING LIST	
DP-00	SITE PLAN & PROJECT INFORMATION
DP-01	EXISTING & PROPOSED ELEVATIONS
DP-02	EXISTING & PROPOSED ELEVATIONS

PROJECT INFORMATION	
MUNICIPAL ADDRESS:	3059 152nd STREET SURREY, BC V4P 3K1
LEGAL DESCRIPTION:	PID 024-577-090 LOT A SECTION 22 AND 27, TOWNSHIP 1, NEW WESTMINSTER DISTRICT PLAN LMP42918
ZONING:	CD - COMPREHENSIVE DEVELOPMENT ZONE BLI 3712
PROJECT DESCRIPTION:	PROPOSED 436.6m <sup>2</sup> GARDEN CENTRE ENCLOSURE.

CONSULTANT	
MALLEN GOWING BERZINS ARCHITECTURE INC.	
ATTN: REBEKKA HAMMER	
EMAIL: RHAMMER@MGBA.COM	
TEL: 647 748 8285	

1 EXISTING - SITE PLAN  
1:500

2 PROPOSED - SITE PLAN  
1:500

3 CONTEXT MAP  
NTS

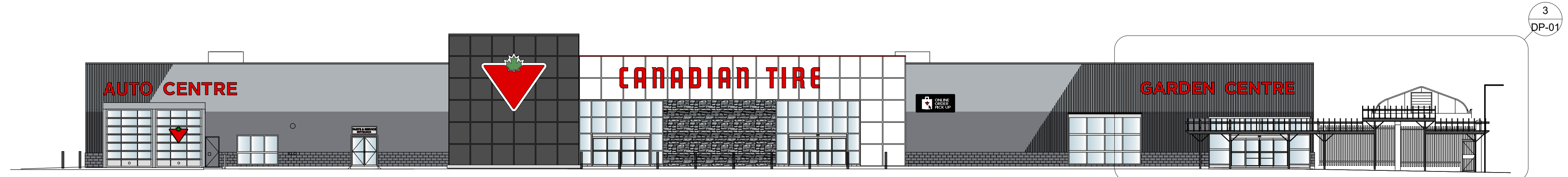
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-	2018-07-04	CLIENT REVIEW	NN	RH
-	2018-06-26	CLIENT REVIEW	NN	RH
-	2018-06-26	CLIENT REVIEW	NN	RH
-	2018-05-15	CLIENT REVIEW	RH	RH

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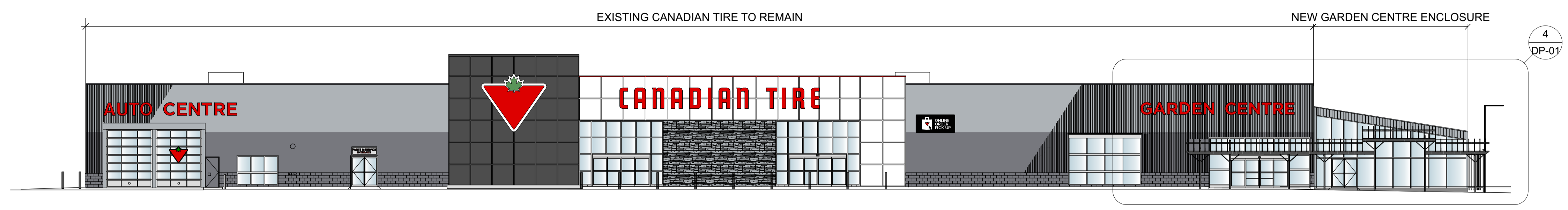
PROJECT:  
**CANADIAN TIRE**  
 3059 152 ST. SURREY BC  
 V4P 3K1

SHEET TITLE:  
**SITE PLAN & PROJECT INFORMATION**

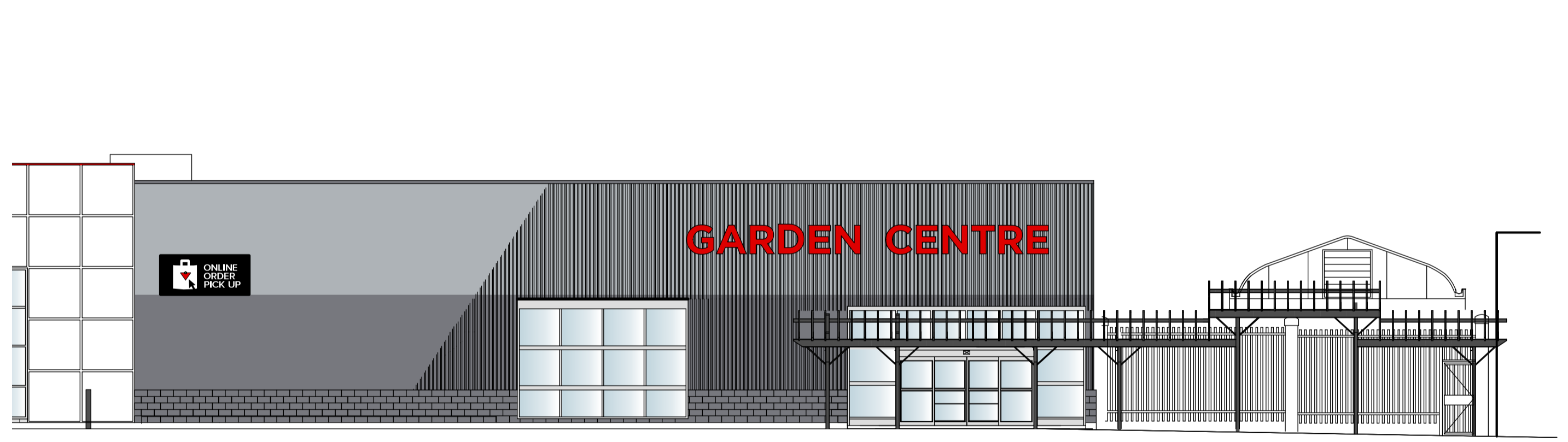
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SCALE	AS NOTED		
DRAWING	<b>DP-00</b>	REVISION	-



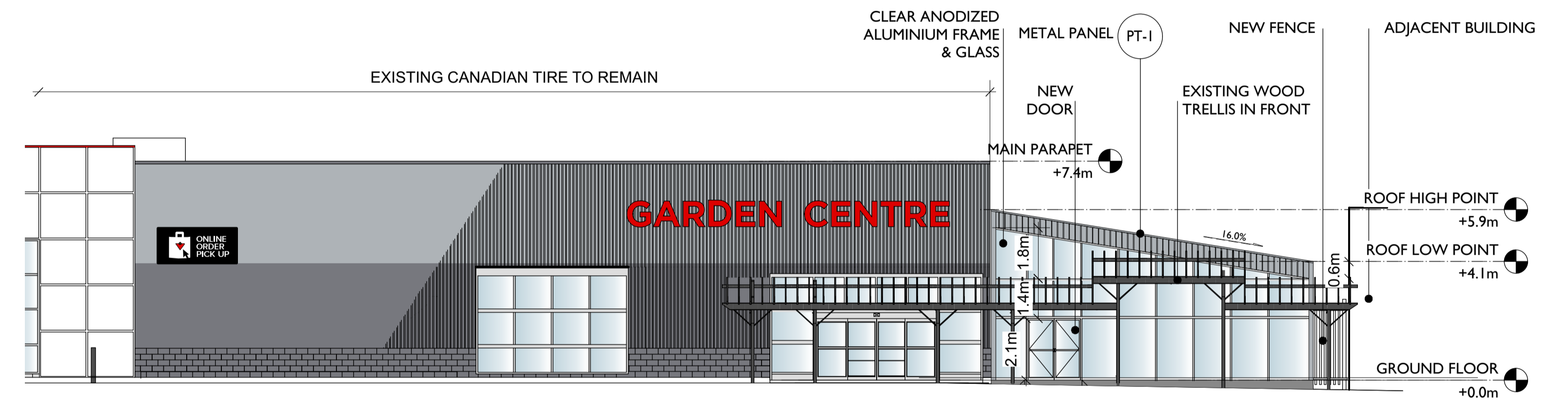
1 EXISTING - EAST ELEVATION  
 1/16" = 1'-0"



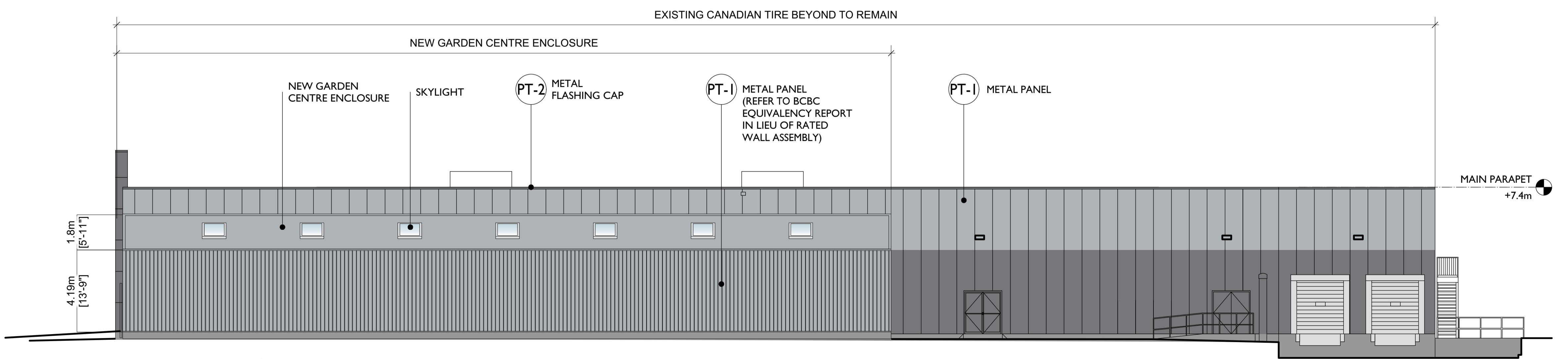
2 PROPOSED - EAST ELEVATION  
 1/16" = 1'-0"



3 EXISTING - EAST ELEVATION  
 3/32" = 1'-0"



4 PROPOSED - EAST ELEVATION  
 3/32" = 1'-0"



5 PROPOSED - NORTH ELEVATION  
 3/32" = 1'-0"

**PAINT SCHEDULE:**

PT-1	LIGHT GREY - THUNDERCLOUD
PT-2	DARK GREY - STEEL WOOL

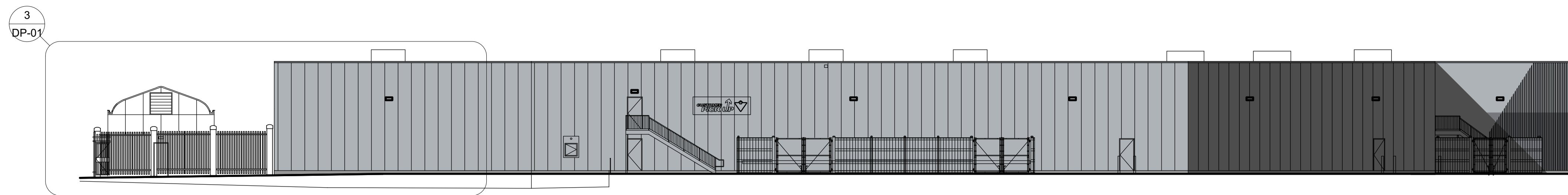
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-	2018-04-26	CLIENT REVIEW	NN	RH
-	2018-05-25	CLIENT REVIEW	RH	RH
-	2018-05-24	CLIENT REVIEW	RH	RH
-	2018-05-23	CLIENT REVIEW	RH	RH

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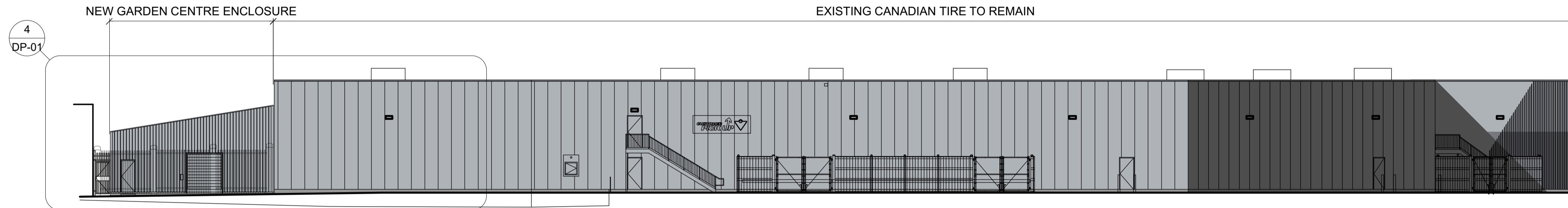
PROJECT:  
**CANADIAN TIRE**  
 3059 152 ST. SURREY BC  
 V4P 3K1

SHEET TITLE:  
**ELEVATIONS**

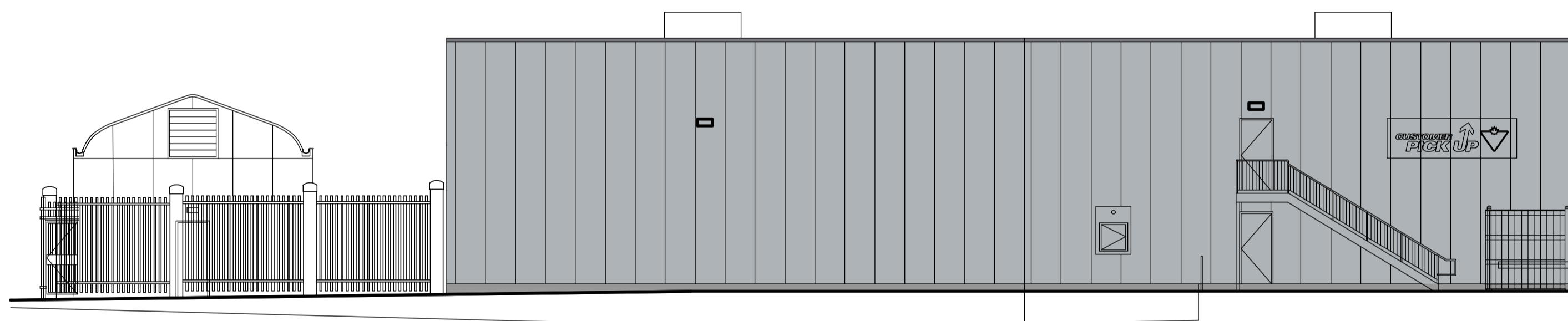
PLOT DATE	AUGUST 03, 2018	PROJECT NO.	18048
SCALE	AS NOTED	REVISION	-
DRAWING	<b>DP-01</b>		



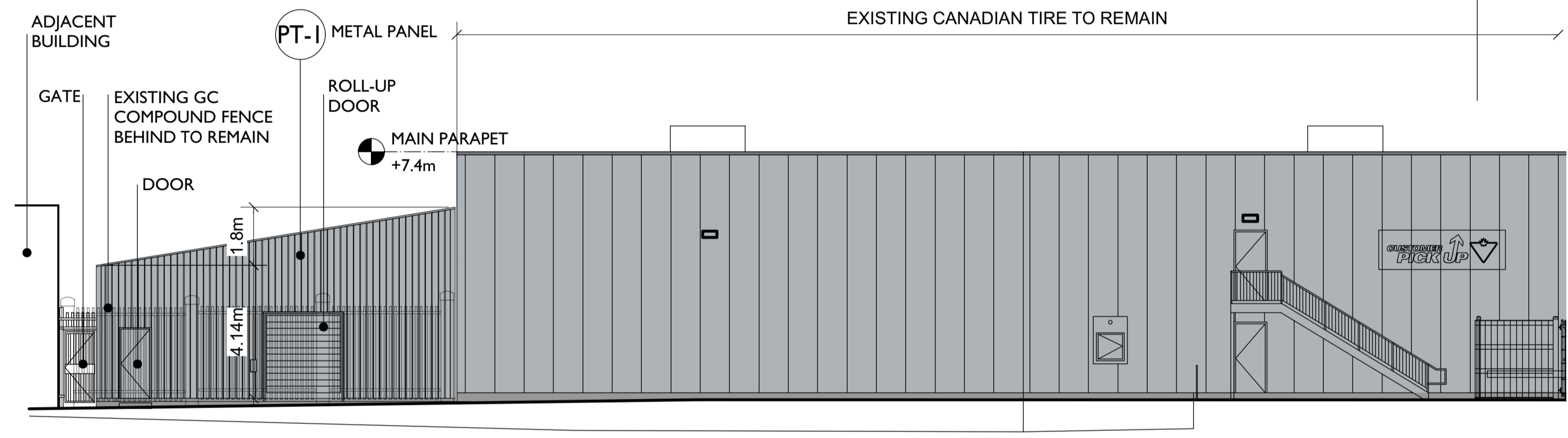
**1** EXISTING - WEST ELEVATION  
 1/16" = 1'-0"



**2** PROPOSED - WEST ELEVATION  
 1/16" = 1'-0"



**3** EXISTING - WEST ELEVATION  
 3/32" = 1'-0"



**4** PROPOSED - WEST ELEVATION  
 3/32" = 1'-0"

**PAINT SCHEDULE:**

- PT-1 LIGHT GREY - THUNDERCLOUD
- PT-2 DARK GREY - STEEL WOOL

REV	DATE	DESCRIPTION	DRAWN	REV
-	2018-08-03	ISSUED FOR DP	CF	RH
-	2018-04-26	CLIENT REVIEW	NN	RH
-	2018-05-25	CLIENT REVIEW	RH	RH
-	2018-05-24	CLIENT REVIEW	RH	RH
-	2018-05-23	CLIENT REVIEW	RH	RH

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PROJECT:  
**CANADIAN TIRE**  
 3059 152 ST. SURREY BC  
 V4P 3K1

SHEET TITLE:  
**ELEVATIONS**

PLOT DATE	AUGUST 03, 2018	PROJECT NO.	18048
SCALE	AS NOTED	REVISION	-
DRAWING	<b>DP-02</b>		