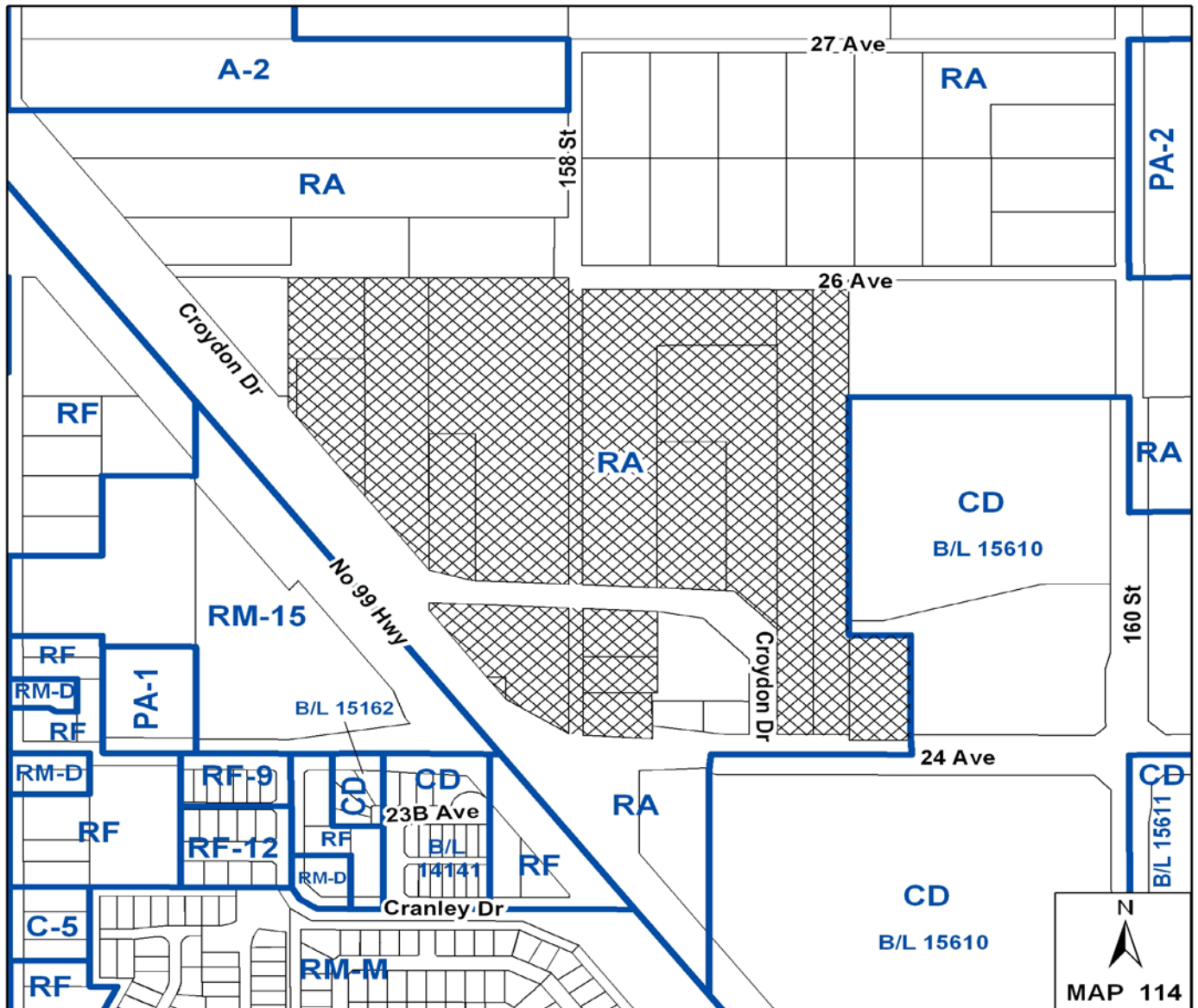


**Proposal:** Amend OCP designation from Suburban to Commercial;  
 Amend NCP designation to Mixed-Commercial/Residential;  
 Rezone from RA to CD; and Development Permit to permit  
 the development of a mixed-use lifestyle centre consisting of  
 retail, office and residential uses.

**Recommendation:** Approval to Proceed to Public Hearing

<b>Location:</b> 24 Avenue and Croydon Drive	<b>Zoning:</b> RA
<b>OCP Designation:</b> Suburban	
<b>LAP/NCP Designations:</b> Comm, Ind. and RM (30-45 upa high density)	<b>Owners:</b> Croydon Crossing Development Corp. et al



### PROJECT TIMELINE

Completed Application Submission Date:	March 31, 2006
Application Revision & Re-submission Date:	July 13, 2006
Planning Report Date:	July 24, 2006
Additional Planning Comments Date:	October 16, 2006

### PROPOSAL

The applicant is proposing:

- an OCP designation amendment from Suburban to Commercial;
- an NCP designation amendment from 30 - 45 upa High Density to Mixed Commercial/Residential uses in the Morgan Heights NCP for the northeast portion of the site;
- a rezoning from RA to CD; and
- a Development Permit

in order to permit the development of a mixed-use lifestyle centre consisting of retail, office and residential uses at 24 Avenue and Croydon Drive in the Highway 99 Corridor and Morgan Heights NCP. The total gross floor area proposed is approximately 84,531 square metres (909,920 sq.ft.).

### RECOMMENDATION

The Planning & Development Department recommends that:

1. Council receive this report as information.
2. a date for Public Hearing be set for the OCP Amendment and Rezoning By-laws (Nos. 16073 and 16074).
3. Council instruct staff to resolve the Engineering issues discussed in this report in addition to the requirements and conditions incorporated in the July 24, 2006 Planning Report and approved by Council on July 24, 2006 (Resolution No. R06-1732).

## BACKGROUND

At the Regular Council – Land Use Meeting on July 24, 2006, Council considered Application No. 7906-0137-00, which involves an OCP amendment, NCP Amendment, Rezoning and Development Permit to permit the development Morgan Crossing, a mixed-use lifestyle centre consisting of retail, office and residential uses at 24 Avenue and Croydon Drive within the Highway 99 Corridor Land Use Plan and Grandview Heights Neighbourhood Concept Plan (NCP) #1 (Morgan Heights) (Appendix B).

OCP Amendment By-law No. 16073 to redesignate the properties from Suburban to Commercial, and Rezoning By-law No. 16074 to rezone the properties from One-Acre Residential Zone (RA) to Comprehensive Development Zone (CD) were introduced, and given First and Second Reading by Council. A Public Hearing for the two by-laws was originally scheduled on Monday, September 11, 2006.

The July 24, 2006 Planning Report identified transportation issues as important considerations in the completion of this significant project. In addition to on-going work related to identifying the scope and need for required off-site transportation improvement in the general area, the developer was in the process of completing consultation with surrounding developers related to the proposed vehicular connection of this project to 26 Avenue and 158 Street to the north. The developer (Larco Investments Ltd.) committed to continue to review these issues prior to the Public Hearing. Additionally, further work is being conducted to address off-site drainage issues.

Staff and the developer have been in discussion throughout the summer months regarding the information necessary to be available in advance of the Public Hearing for the development application to address the transportation and drainage issues. Although progress was made, the technical review and consultation process related to these issues was not concluded by the scheduled September 11, 2006 date, therefore the applicant agreed with staff that the Public Hearing be cancelled and rescheduled pending completion of this review. An inter-office memo dated September 7, 2006 was sent to Mayor and Council recommending that Council pass a resolution to postpone the Public Hearing for Development Application No. 7906-0137-00 (Morgan Crossing) – By-law Nos. 16073 and 16074. Accordingly, at the Regular Council – Public Hearing meeting on September 11, 2006, Council passed a resolution that the Public Hearing for Application No. 7906-0137-00 be cancelled (Council Res. R06-2041).

City Engineering staff have been working with the applicant's consultant team to identify and resolve all servicing issues related to Morgan Crossing, and this review process has now progressed to a satisfactory level to proceed to Public Hearing. The servicing design process will continue to a detailed level should Council grant Third Reading to the OCP Amendment and Rezoning By-laws (Nos. 16073 and 16074). This report is intended to provide a summary and status of the Transportation and Drainage/Environmental issues.

## DISCUSSION

### **Transportation Issues**

#### Required Off-Site Transportation Improvements

Significant roads and traffic improvements have been constructed recently in the vicinity of the Morgan Crossing site as part of the site servicing for the Grandview Corners development. The 24 Avenue

corridor upgrading included a new overpass of Highway No. 99 and full arterial upgrading east of the overpass. 160 Street was similarly upgraded to full arterial standard. Several off site intersections were also upgraded including 24 Avenue at 164 Street and 168 Street and 32 Avenue at 160 Street and 168 Street. The 24 Avenue corridor west of Highway No. 99 to King George Highway was also upgraded through the City Roads Capital Construction Program.

Larco Investments Ltd. retained a transportation engineering consultant to undertake a Traffic Impact Study (TIS) to assess the impact the proposed Morgan Crossing development would have on the City road network. The TIS identified short term improvements required now as part of the development, and long term improvements that may be necessary in the future. In addition to constructing local road works fronting the site (Croydon Drive and 26 Avenue), the following three additional off site traffic improvements have been identified to support the Morgan Crossing Development in the short to medium term:

1. 24 Avenue at Croydon Drive – construct westbound to northbound right turn lane;
2. 160 Street at 26 Avenue – construct intersection complete with channelization and traffic signal and realignment of Southridge School driveway opposite 26 Avenue; and
3. Construct traffic calming measures along 158 Street north of 26 Avenue.

The developer has agreed to construct Items 1 and 2 as a condition of this project, and these elements will form part of their Servicing Agreement. Item 3 (158 Street traffic calming), cannot be effectively done until this section of 158 Street is constructed by adjacent developments. Thus the developer has agreed to provide cash-in-lieu payment for future traffic calming along 158 Street to be utilized as this street is built out through development.

With the proposed road upgrading and improvements, the traffic needs of the Morgan Crossing development as well as the overall background traffic can be accommodated in the short to medium term.

The longer term transportation issues identified in the TIS include larger scale community wide traffic improvement needs such as 24 Avenue on/off ramps at Highway No. 99, and providing more capacity on the arterial road network such as upgrading 16 Avenue, 32 Avenue, 160 Street, and King George Hwy. City Engineering staff are currently undertaking a comprehensive South Surrey Transportation Study that will assess these longer term transportation to develop a strategy to bring these needs forward in future 10 Year Servicing Plans. It is anticipated the South Surrey Transportation Study will be concluded in early 2007. It should be noted that Morgan Crossing will generate in excess of \$4.5 million in Collector/Arterial DCCs payments that will be utilized by the City for Roads Capital improvements in this area.

#### 158 Street and 26 Avenue Access- Further Consultation with Adjacent Developers

As documented in the Planning Report dated July 24, 2006, concerns were expressed by other developers within the Morgan Heights NCP to the north with respect to the proposed access to 26 Avenue and 158 Street. These include Equitas Development Corporation, Amacon and Polygon Homes, all of who currently have active development applications in the area that are under review by City staff. The applicant agreed to meet with representatives from Southridge School, Equitas Development Corporation, Amacon and Polygon Development to satisfactorily resolve this issue prior to Public

Hearing. In response to the concerns, the developer revised the site plan to incorporate a more circuitous route at the 26 Avenue and 158 Street access, as well as completed design modifications to the northeast building to address interface issues to the east, and the location of a commercial loading bay.

The applicant has advised that they met with representatives from Amacon, Equitas and Southridge School separately in August to review the amended plans, and that these developers and Southridge School are all generally satisfied with the proposed change in the site plan. As noted above, to address traffic-calming along 158 Street north of 26 Avenue, the developer will be required to provide cash-in-lieu for future traffic calming measures.

### **Drainage/Environmental Issues**

The majority of the site is located within the Highway No. 99 Corridor Plan. The Grandview Heights/Highway 99 Servicing Study prepared in conjunction with the Highway 99 Corridor Local Area Plan identified the following drainage and environmental issues: habitat preservation in riparian areas; water quality and quantity; and erosion and downstream flooding. The study recommends a combination of strategies (low impact development (LID) techniques, community detention, habitat setbacks and storm sewer diversions) that will address these issues. Furthermore, a large natural reserve is proposed in the southern part of the Corridor and large buffers proposed throughout the corridor. To acquire this reserve, the Highway No. 99 Corridor Plan requires Development Cost Charges (DCCs) to be collected and put aside specifically for the purchase of lands necessary for environmental and biodiversity preservation. Over 40 hectares (or 25%) of the total 158 hectares covered under the Corridor plan are considered high value habitat that will be preserved, enhanced and protected. This component is over and above the landscaping buffers and other low impact strategies and objectives covered under the plan's design guidelines.

Although no detailed plans have been submitted yet, City staff will be working with the Developer's Consultant to ensure these drainage and environmental design guidelines and criteria are met in order to ensure the overall water resources are protected.

The Highway No. 99 Corridor Plan sustainable drainage and environmental criteria will be achieved through methods such as Riparian setbacks, detention facilities with habitat features, and numerous low impact development facilities within the parking lots and surrounding landscaping areas.

### **CONCLUSION**

The servicing proposed for Morgan Crossing conforms to the servicing requirements of the Highway No. 99 Corridor Local Area Plan, the Grandview Heights #1 NCP, and the Surrey Development and Subdivision Bylaw (No. 8830).

The developer, Larco Investments Ltd., will be undertaking local and off-site road works necessary to support the Morgan Crossing Development. In addition to these servicing requirements, the developer has agreed to provide a cash-in-lieu contribution towards future traffic calming on 158 Street north of 26 Avenue as this area develops in future. Engineering staff support these road works and cash contribution as fair and equitable given the impacts the Morgan Crossing development is expected to have in the greater South Surrey context in the short to medium term, and the Collector/Arterial Road DCCs expected to be collected from this development (approx. \$4.5 Million) be utilized by the City for

future Roads Capital improvements in this area. Strategies for longer-term transportation improvements for South Surrey as a whole will be brought forward as part of the South Surrey Transportation Study in early 2007.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix A. Lot Owners, Action Summary and Project Data Sheets
- Appendix B. Planning Report dated July 24, 2006

How Yin Leung  
Acting General Manager  
Planning and Development

GK/RCA/kms

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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:                      Art Phillips, Art Phillips & Associates Inc.  
                            Address:                      521 Bridgeman Road  
    Gibsons, B.C.    V0N 1V1  
                            Tel:                              604-925-2700
  
2.      Properties involved in the Application
  - (a)      Civic Addresses:      15705, 15707, 15745, 15759, 15779, 15827, 15831 and  
    15843 Croydon Drive, 15879, 15891 and 15909 - 24  
    Avenue, 2477 - 158 Street, 15818 Croydon Drive, 2430 -  
    158 Street and 15817 - 24 Avenue and Portion of 158  
    Street road right-of-way to be closed
  
  - (b)      Civic Address:              15705 Croydon Drive  
                            Owner:                          Croydon Crossing Development Corporation  
                            PID:                              007-572-131  
                            Lot B Section 23 Township 1 New Westminster District Plan 74351
  
  - (c)      Civic Address:              15707 Croydon Drive  
                            Owner:                          Croydon Crossing Development Corporation  
                            PID:                              007-572-123  
                            Lot A Section 23 Township 1 New Westminster District Plan 74351
  
  - (d)      Civic Address:              15745 Croydon Drive  
                            Owner:                          Croydon Crossing Development Corporation  
                            PID:                              008-393-427  
                            Lot 15 Section 23 Township 1 New Westminster District Plan 37507
  
  - (e)      Civic Address:              15759 Croydon Drive  
                            Owner:                          Croydon Crossing Development Corporation  
                            PID:                              007-556-900  
                            Lot 12 Section 23 Township 1 New Westminster District Plan 24836
  
  - (f)      Civic Address:              15779 Croydon Drive  
                            Owner:                          Croydon Crossing Development Corporation  
                            PID:                              002-382-148  
                            The East Half of the East Half Legal Subdivision 2 Except: Firstly: Parcel "A"  
                            (Reference Plan 13622) Secondly: Part Subdivided by Plan 24836, Thirdly: Lot  
                            "T" and Highway shown on Plan 25810, Section 23 Township 1 New  
                            Westminster District

- (g) Civic Address: 15827 Croydon Drive  
 Owner: Croydon Crossing Development Corporation  
 PID: 000-534-994  
 Parcel "B" (687194E) Lot 5 Section 23 Township 1 New Westminster District Plan 12551
- (h) Civic Address: 15831 Croydon Drive  
 Owner: Croydon Crossing Development Corporation  
 PID: 017-000-351  
 Lot A Section 23 Township 1 New Westminster District Plan 87266
- (i) Civic Address: 15843 Croydon Drive  
 Owner: Croydon Crossing Development Corporation  
 PID: 017-000-360  
 Lot B Section 23 Township 1 New Westminster District Plan 87266
- (j) Civic Address: 15879 - 24 Avenue  
 Owner: Croydon Crossing Development Corporation  
 PID: 009-570-781  
 Lot 2 Except part dedicated road on Plan BCP20320 Section 23 Township 1 New Westminster District Plan 11734
- (k) Civic Address: 15891 - 24 Avenue  
 Owner: Croydon Crossing Development Corporation  
 PID: 004-389-697  
 Lot 1 Except part dedicated road on Plan BCP20319 Section 23 Township 1 New Westminster District Plan 11734
- (l) Civic Address: 15909 - 24 Avenue  
 Owner: Croydon Crossing Development Corporation  
 PID: 000-643-173  
 Lot A Section 23 Township 1 New Westminster District Plan 21289
- (m) Civic Address: 2477 - 158 Street  
 Owner: Croydon Crossing Development Corporation  
 PID: 008-823-723  
 Parcel T, Except part in Plan LMP38452 East ½ Legal Subdivision 2 Section 23 Township 1 New Westminster District Plan 25810
- (n) Civic Address: 15818 Croydon Drive  
 Owner: Croydon Crossing Development Corporation  
 PID: 009-720-235  
 Lot 5 Except: Firstly: Parcel "A" (Explanatory Plan 14990), Secondly: Portion lying North of Road on Highway Plan 25810 Section 23 Township 1 New Westminster District Plan 12551
- (o) Civic Address: 2430 - 158 Street  
 Owner: Croydon Crossing Development Corporation  
 PID: 003-010-155  
 Parcel "A" (Explanatory Plan 14990) Lot 5 Section 23 Township 1 New Westminster District Plan 12551



- (p) Civic Address: 15817 - 24 Avenue  
Owner: Croydon Crossing Development Corporation  
PID: 009-682-376  
Lot 4, Except: Part on SRW Plan 25810 Section 23 Township 1 New  
Westminster District Plan 12551
  
- (q) Civic Address: Portion of 158 Street Road Right-of-Way between 24  
Avenue and 26 Avenue Dedicated on Plan 12551  
Owner: City of Surrey

3. Summary

- (a) That a date be set for Public Hearing for OCP Amendment By-law No. 16073.
- (b) That a date be set for Public Hearing for Rezoning By-law No. 16074.
- (c) Application is under the jurisdiction of MOT.