

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0223-00

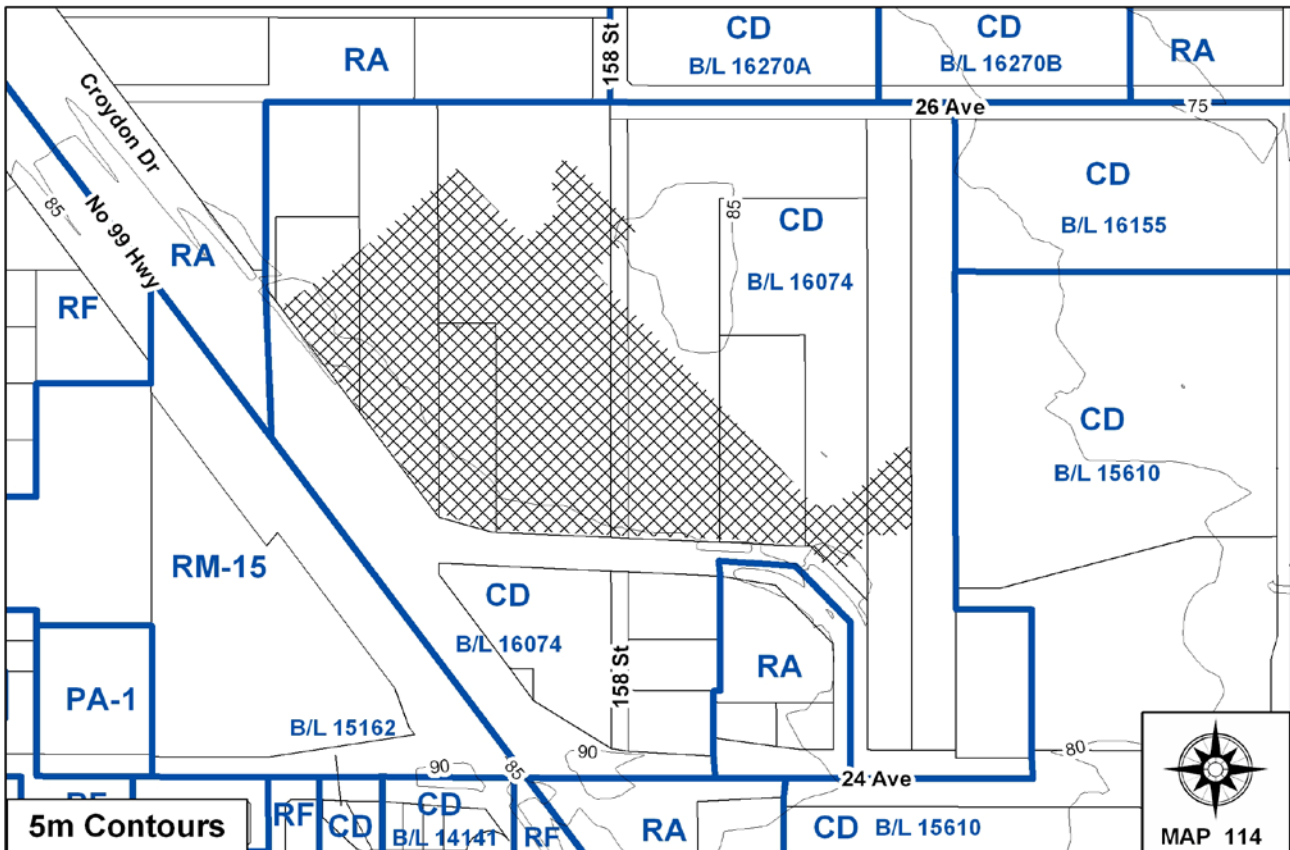
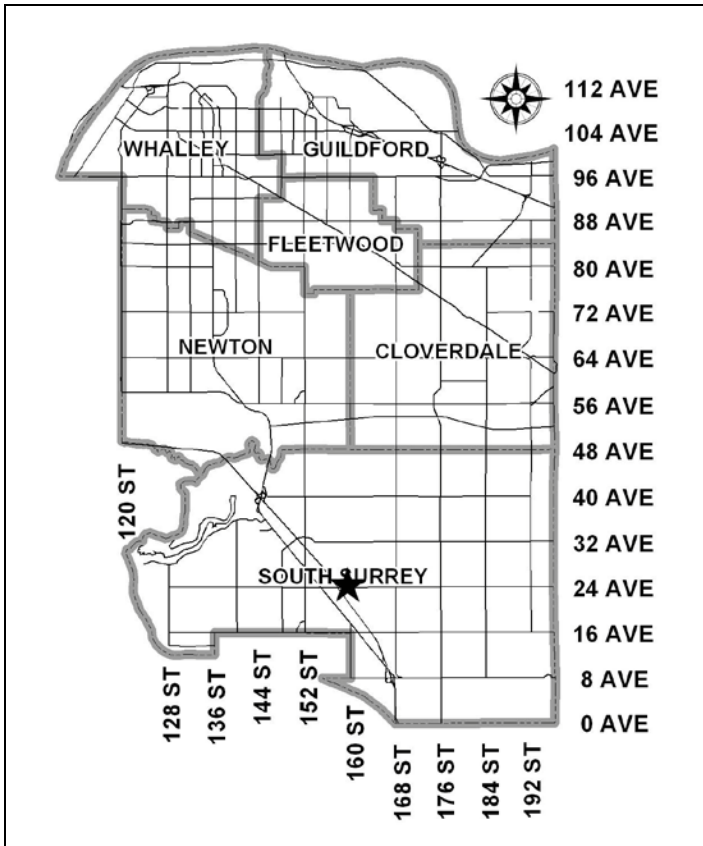
Planning Report Date: September 10, 2007

**PROPOSAL:**

- **Development Permit**

in order to permit the development of six (6) buildings in Phase 2 of the Morgan Crossing mixed-use lifestyle village centre.

**LOCATION:** 15725 Croydon Drive  
**OWNER:** Morgan Crossing Properties Ltd.  
**ZONING:** CD (By-law No. 16074)  
**OCP DESIGNATION:** Commercial  
**NCP/LAP DESIGNATION:** Mixed Commercial/Residential



### RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- The proposed Development Permit is in keeping with the previous rezoning for the site.
- The proposed building and site design is consistent with the generalized Development Permit (No. 7906-0137-00) issued for the Morgan Crossing lifestyle centre and mixed-use development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7907-0223-00 (Appendix V), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

REFERRALS

**Engineering:** The Engineering Department has no objection to the project as outlined in Appendix III.

**Fire Department:** The Fire Department commented that the construction of the common underground parkade shell conforms with the BC Building Code. Civic addresses with graphic map shall be posted at a conspicuous location at the corner of Croydon Drive and main street. The City of Surrey E-comm by-law requirements shall apply to the underground parkade. The applicant will address the comments at building permit stage.

**BC Hydro:** No concerns but reiterate comments relating to construction safety and landscaping within the BC Hydro right-of-way.

SITE CHARACTERISTICS

Existing Land Use: Suburban residential lots, all existing homes have been demolished.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Existing Suburban Residential uses.	Suburban/Business Park-Light Industrial in Highway 99 Corridor Land Use Plan	RA
East:	Existing Home Depot store and future commercial uses. Apartment uses	Commercial/Multiple Residential	CD (By-law No. 15610) CD By-law No. 16155)
South (Across 24 Avenue):	Proposed Wal-Mart store and future commercial uses.	Commercial.	CD (By-law No. 15610)
West:	Highway No. 99	Suburban	RA

## DEVELOPMENT CONSIDERATIONS

### Morgan Crossing OCP Amendment and Rezoning Applications

- At the Regular Council – Land Use meeting on June 25, 2007, Council granted final adoption of 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) to permit the development of a mixed-use lifestyle village (Morgan Crossing 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) (Application No. 7906-0137-00). The development features 40,028 square metres (430,872 sq.ft.) of commercial retail space and a total of 457 residential units, for an overall gross floor area of approximately 84,530 square metres (909,900 sq.ft.).
- Council also passed a resolution to amend a portion of the Highway 99 Corridor Land Use Plan from Business Park/Light Industrial to Mixed Commercial/Residential Uses and a portion of Morgan Heights NCP from 30 – 45 units per acre (upa) High Density to Mixed Commercial/Residential Uses when final adoption of the OCP amendment and rezoning by-laws was achieved.
- At the Regular Council – Land Use meeting on June 25, 2007, Council issued a generalized Development Permit No. 7906-0137-00 which establishes the form and character of the development including an overall site plan, access and circulation system, pedestrian connections, design guidelines dealing with the general form and character of buildings and landscaping details for the Morgan Crossing development.
- Following final adoption of the rezoning by-law, the subdivision plans were approved and the properties were consolidated into two lots: one lot north of Croydon Drive (Lot 1) and one lot south of Croydon Drive (Lot 2).

### Phase 1 Detailed Development Permit (7906-0137-01)

- On June 26, 2007, Council approved and issued Development Permit 7906-0137-01 for Phase 1 of the Morgan Crossing development. This includes the multi-building complex (Buildings K/L/M) at the northeast corner of the site, north of the B.C. Hydro right-of-way. Building permit application was submitted on June 20, 2007 for this phase and is currently in review stage. Phase 1 comprises 11,732 square metres (126,286 sq.ft.) of commercial retail space and a total of 189 residential units.

### Phase 2 Detailed Development Permit (7907-0223-00)

- Phase 2 consists of six (6) mixed-use buildings flanking Croydon Drive and the proposed main street of the Morgan Crossing lifestyle village centre. All the proposed buildings (Buildings C to H) in Phase 2 are separated from Phase 1 development (Buildings K/L/M) by the existing Hydro right-of-way.

- The proposed retail floor area for Phase 2 is approximately 15,808 sq.m. (170,161 sq.ft.) and the proposed residential floor area is approximately 25,391 sq.m. (273,315 sq.ft.), for an overall floor area of 41,199 sq.m. (443,476 sq.ft.). A total of 268 residential units are proposed in the upper storeys of the proposed buildings.
- The proposed floor area ratio (FAR) based on the net site area for density calculation for Phase 2 is approximately 0.64. The proposed lot coverage is about 16.3%. Based on the combined Phase 1 and Phase 2 developments, the proposed FAR and lot coverage amount to 1.10 and 29.4%, which comply with the maximum FAR of 1.21 and lot coverage of 60% permitted in the CD Zone (By-law No. 16074) for Block A.
- All building setbacks comply with the minimum setbacks prescribed in the CD Zone (By-law No. 16074) regulations for Block A.
- The height of the buildings is proposed at 17.7 metres (58 ft.). This complies with the maximum building height of 20 metres (66 ft.) permitted under the Zone.
- Within Phase 2, an indoor amenity room, approximately 92 square metres (990 sq.ft.), is proposed within Building D for use by the residents. In Phase 1, indoor amenity space in the amount of 181.5 square metres (1,954 sq.ft.) has been provided. The overall indoor amenity space provided in the development will be 273.5 square metres (2,944 sq.ft.). Cash-in-lieu for the shortfall of indoor amenity space has been paid by the applicant prior to final adoption of the rezoning by-law.
- In accordance with the site plan in the generalized Development Permit for the Morgan Crossing development, two future commercial buildings (Building B and Building J) and four additional pads for restaurant and eating establishment uses are planned for the site which will be subject to future Development Permit application. No residential units are proposed in future phases.

### Parking

- Under Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law No. 12000, as the proposed retail uses exceed 4,500 sq.m., 396 parking spaces are required based on 2.5 parking spaces per 100 square metres (1,076 sq.ft.) gross floor area and a total of 396 parking spaces are provided at grade. As for the residential components, a total of 383 resident and 54 visitor parking spaces are required for a total of 434 parking spaces. The proposed development will provide one level of underground parking for a total of 437 parking spaces including 7 disabled parking. The proposed parking provision complies with the by-law requirements in terms of the number of required parking spaces.
- In addition, under CD Zone (By-law No. 16074), the maximum number of surface parking spaces shall not exceed a total of 3 parking spaces per 100 square metres (1,076 sq.ft.) of gross floor area. Based on this ratio, the maximum number of surface parking spaces that can be provided on the site is 474. The proposed development will provide a total of 396 surface parking spaces and complies with the maximum number of surface parking spaces that can be provided on the site for this phase.

### Access and Site Circulation

- As per the Generalized Development Permit, there will be three main vehicular access points from Croydon Drive to this lot, one access point at 26 Avenue and 158 Street, and one access point from 26 Avenue to Phase 1 (Buildings K/L/M) under detailed Development Permit application No. 7906-0137-01. The site will contain an internal main street with mixed-use buildings on both side, and pedestrian links into and through the site.
- The main transportation and access elements, including signalizations and road improvements along Corydon Drive, 24 Avenue, 26 Avenue and 160 Street have been secured under the rezoning application of Morgan Crossing. The proposal conforms to the overall transportation pattern established for Morgan Crossing under the original rezoning application and generalized Development Permit.
- Two main access points to buildings (Buildings C to H) are proposed from Croydon Drive.
- Truck access is proposed via Croydon Drive to the loading areas located near Building C and Building D.
- There is a strong pedestrian walkway proposed from Building D, which runs between Building F and G, connecting to Phase 1 of the development (Buildings K/L/M).
- A continuous pedestrian linkage is also proposed on both side of the main street to connect from the entrance of main street at Croydon Drive to the plaza area in front of proposed Building B, which will be subject to a separate Development Permit in future.

## DESIGN PROPOSAL AND REVIEW

### Design Proposal

- The proposed design is consistent with the generalized Development Permit and design guidelines approved by Council for the overall Morgan Crossing site. The site is encumbered by a BC Hydro right-of-way in a northwest and southeast direction, under which no building is permitted. The proposed buildings are located on the west side of the existing Hydro right-of-way, along the main street of the Morgan Crossing lifestyle village centre.
- The buildings (Buildings C to H) consist of 3-storey residential above one level of retail units. All buildings are self-contained and have their own residential lobby. There is residential and visitor parking in the underground parkade accessed from Croydon Drive with the underground parking entrance near Building H. This underground parkade is to be used by residents of all six buildings (drawings are attached to Building H).
- There will be two different security accesses: one for the gated underground parkade under the main street and one to access the residential portion of the building.
- The exterior materials of the building will be completed with high quality finishes along the outside of the buildings including a combination of brick masonry, stone facing, hardiplank siding, panel siding and metal accents. Extensive use of storefront windows is proposed on the

retail component facing the main street. The complex carries through the overall theme of a varied façade using different materials to create interest, variety and a sense of pedestrian scale.

### Signage

- For the commercial retail signage, the applicant is proposing individual channel, relief or reverse channel letters with through-wall construction and/or pin mounted dimensional letters with appropriate fonts. No exposed exterior raceways will be proposed. No box-type or illuminated plastic letters or exposed neon will occur.
- No freestanding sign is proposed as part of this Development Permit application.

### Landscaping

- The guidelines for landscaping are consistent throughout the Morgan Crossing development. The parking lot design creates opportunities for landscaping with several strong pedestrian spines leading to the building.
- A multi-use pathway (Pioneer Greenway) through the Highway 99 Corridor Plan Area is proposed to connect the pathway (already partially constructed) in the Rosemary Heights Business Park to the north and 8 Avenue to the south. The multi-use pathway runs along the entire frontage of Croydon Drive for this development from the north limit of the site to 24 Avenue. Pedestrians and cyclists will then need to cross 24 Avenue at the signalized intersection and continues along the north side of 24 Avenue east to 160 Street.
- Special landscaping treatment has been proposed at the ground level to include water features and decorative paving along pedestrian walkways.
- There will be a sense of openness, a lot of visibility and various planters lining the pedestrian walkways.
- There will be some green elements on the roof top plaza that will be visible from Highway 99.
- The patio areas will have planters with perennials and shrubs that the residents can continue to plant themselves. There will be landscaped areas adjacent to the open spaces areas.
- Plantings proposed under the Hydro right-of-way is limited to a height of 3 metres (10 ft.) at maturity as per B.C. Hydro guidelines. Trellis structures are also proposed along the main pedestrian spine under the Hydro-right-of-way.

### Sustainable Design Approach

- The following sustainable design features have been incorporated:
  - Storm water management is being pursued, specifically in the Hydro right-of-way area.
  - Underground parking in Buildings C to H is provided in accordance with the overall required parking for this phase of the development.
  - Bicycle storage is provided.
  - Roof areas are landscaped as shown in the development permit drawings.

- Water efficiency - the design team is pursuing the option of on-site water storage for irrigation, reviewing the best location and system to be utilized. If incorporated, the cistern would be an underground location, most likely a fiberglass tank, separate from the main building structure, and would not impact other aspects of the site or building.
- Design of HVAC equipment for the retail component is being pursued through the documentation process. The residential suites are not air-conditioned.
- Material and resources – detailed construction specifications will incorporate a requirement for construction waste management and for recycled content.
- Indoor environmental quality – specification of interior finishes in residential areas will take into account air quality issues.

### Crime Prevention Through Environmental Design (CPTED)

- The following Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the design of Morgan Crossing:
  - The design retains the advantages of a mixed-use centre by bringing the maintenance and security aspects of the retail development for the benefit of residents, and the natural surveillance of on-site residents to the common and retail areas.
  - Residential lobbies for Buildings C, D and E face "Main Street", while F, G and H lobbies open to pedestrian-only walkways linking Main Street to the open parking area in the Hydro right-of-way. All lobbies are clearly visible from a distance, with no deep recesses, alcoves or other restrictions to visibility. All lobbies are on or are easily visible from vehicle as well as pedestrian routes.
  - While maintaining openness, landscape and architectural features distinguish the residential entrances and give them a sense of ownership.
  - Natural Surveillance – the residential units look out in all directions.
  - Access Control – all required residential parking is underground through security gates, while all retail parking is at grade.
  - Loading areas are provided on the southwest side of Buildings C and D. They are open to view from the adjacent city street, Croydon Drive. Recesses and hidden areas are avoided.
  - Operationally, the Shopping Centre Management will maintain 24-hour security patrols.

### Public Arts/Place Making

- The applicant is willing to work with the local arts community and the City in the creation of the public art. The applicant has designated five locations throughout the development for placement of public art. While the actual details have yet to be provided, the applicant has prepared estimates for various public art components. A Letter of Credit in the amount of \$533,000 was submitted by the applicant prior to final adoption of rezoning application to ensure the installation of public arts within the entire development.
- The applicant will be embarking on a review of the design of the various locations/public plazas in the development in conjunction with City staff, and will be completing an assessment of public art in these locations as part of subsequent Development Permits for outstanding phases.



ADVISORY DESIGN PANEL

ADP Meeting Date: August 16, 2007 (See Appendix IV).

All ADP recommendations have been satisfactorily addressed.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Proposed Site Plan, Building Elevations Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. ADP Comments
- Appendix V. Development Permit No. 7907-0223-00

Jean Lamontagne  
General Manager, Planning and Development

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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, Morgan Crossing Properties Ltd.  
                      Address:             Suite 300 - 100 Park Royal  
    West Vancouver, B.C.  
    V7T 1A2  
    Tel:                     604-925-8218
  
2.     Properties involved in the Application
  - (a)    Civic Address:         15725 Croydon Drive
  
  - (b)    Civic Address:         15725 Croydon Drive  
          Owner:                 Morgan Crossing Properties Ltd.  
          PID:                     027-169-782  
          Lot 1 Section 23 Township 1 New Westminster District Plan BCP 31949,  
          Except Part in Plan BCP31950
  
3.     Summary of Actions for City Clerk's Office

## DEVELOPMENT DATA SHEET

**Existing Zoning: CD (By-law No. 16074)**

Required Development Data	Minimum Required / Maximum Allowed	Proposed for Building C-H	
<b>LOT AREA*</b> (in square metres)			
Gross Total		105,000 m <sup>2</sup>	
Road Widening area		2,032.8 m <sup>2</sup>	
Undevelopable area		38,521 m <sup>2</sup>	
Net Total		64,446 m <sup>2</sup>	
<b>LOT COVERAGE</b> (in % of net lot area)	Lot 1	Bldg. C-H	Overall
Buildings & Structures	60%	16.3%	29.4%
Paved & Hard Surfaced Areas		20.3%	39.7%
Total Site Coverage	60%		
<b>SETBACKS</b> ( in metres)			
Front			
Rear	10.0 m	56.0 m	
Side #1 (East)	10.0 m	142.5 m	
Side #2 (West)	20.0 m	20.0 m	
Side #3 (Flanking Croydon Drive)	3.0 m	3.2 m	
<b>BUILDING HEIGHT</b> (in metres/storeys)	20 m/4 storeys	17.7 m/4 storeys	
Principal			
Accessory			
<b>NUMBER OF RESIDENTIAL UNITS</b>			
Bachelor			
One Bed		118	
Two Bedroom		137	
Three Bedroom +		13	
Total	457	268	
<b>FLOOR AREA: Residential</b>		25,391 m <sup>2</sup>	
<b>FLOOR AREA: Commercial</b>			
Retail		15,808 m <sup>2</sup>	
Office		0	
Total		15,808 m <sup>2</sup>	
<b>FLOOR AREA: Industrial</b>		n/a	
<b>FLOOR AREA: Institutional</b>		n/a	
<b>TOTAL BUILDING FLOOR AREA</b>		41,199 m <sup>2</sup>	

*\* 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	
		Proposed	Overall
DENSITY			
# of units/ha /# units/acre (gross)			
# of units/ha /# units/acre (net)			
FAR (gross)			
FAR (net)	1.21	0.64	1.1
AMENITY SPACE (area in square metres)			
Indoor*	804 m <sup>2</sup>	92 m <sup>2</sup>	
Outdoor	804 m <sup>2</sup>	3,251 m <sup>2</sup>	
PARKING (number of stalls)			
Commercial	396	396	
Industrial			
Residential Bachelor + 1 Bedroom	154	154	
2-Bed	209	209	
3-Bed	20	20	
Residential Visitors	54	54	
Institutional			
Total Number of Parking Spaces	833	833	
Number of disabled stalls	5	7	
Number of small cars			
Tandem Parking Spaces: Number / % of Total Number of Units			
Size of Tandem Parking Spaces width/length			

Heritage Site	NO	Tree Survey/Assessment Provided	YES (provided with No. 7906-0137-01)
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\* *Cash-in-lieu for shortfall of indoor amenity space was provided for the entire project prior to Final Adoption of rezoning.*

## MULTIPLE BUILDINGS DATA SHEET

Existing Zoning : CD (By-law No. 16074)

Required Development Data	Building C	Building D	Building E
SETBACK (in metres)			
Front (24 Avenue)	164.7 m	135.5 m	235.1 m
Rear (26 Avenue)	113.3 m	185.3 m	56.6 m
Side #1 (East)	265.2 m	202.4 m	223.0 m
Side #2 (West)	27.4 m	135.5 m	77.2 m
Side #3 (Flanking)	6.1 m	3.3 m	97.81 m
Building Height (in metres/storeys)	15.5 m/4 storeys	15.5 m/4 storeys	17.7 m/4 storeys
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor	-	-	-
One Bedroom	27	15	27
Two Bedroom	33	31	33
Three Bedroom +		3	6
TOTAL FLOOR AREA	5,736.7 m	4,687.1 m	6,575.5 m

## MULTIPLE BUILDINGS DATA SHEET

Existing Zoning : CD (By-law No. 16074)

Required Development Data	Building F	Building G	Building H
SETBACK (in metres)			
Front (24 Avenue)	202.4 m	169.8 m	130.4 m
Rear (26 Avenue)	133.8 m	175.03 m	219.7 m
Side #1 (East)	183.2 m	142.5 m	111.5 m
Side #2 (West)	163.0 m	211.0 m	226.5 m
Side #3 (Flanking)	72.0 m	39.4 m	3.3 m
Building Height (in metres/storeys)	15.85 m/4 storeys	15.85 m/4 storeys	15.85 m/4 storeys
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor	-	-	-
One Bedroom	20	17	12
Two Bedroom	13	6	21
Three Bedroom +	-	1	3
TOTAL FLOOR AREA	2,827.6 m	2,075.4 m	3,396.8 m