

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0394-00

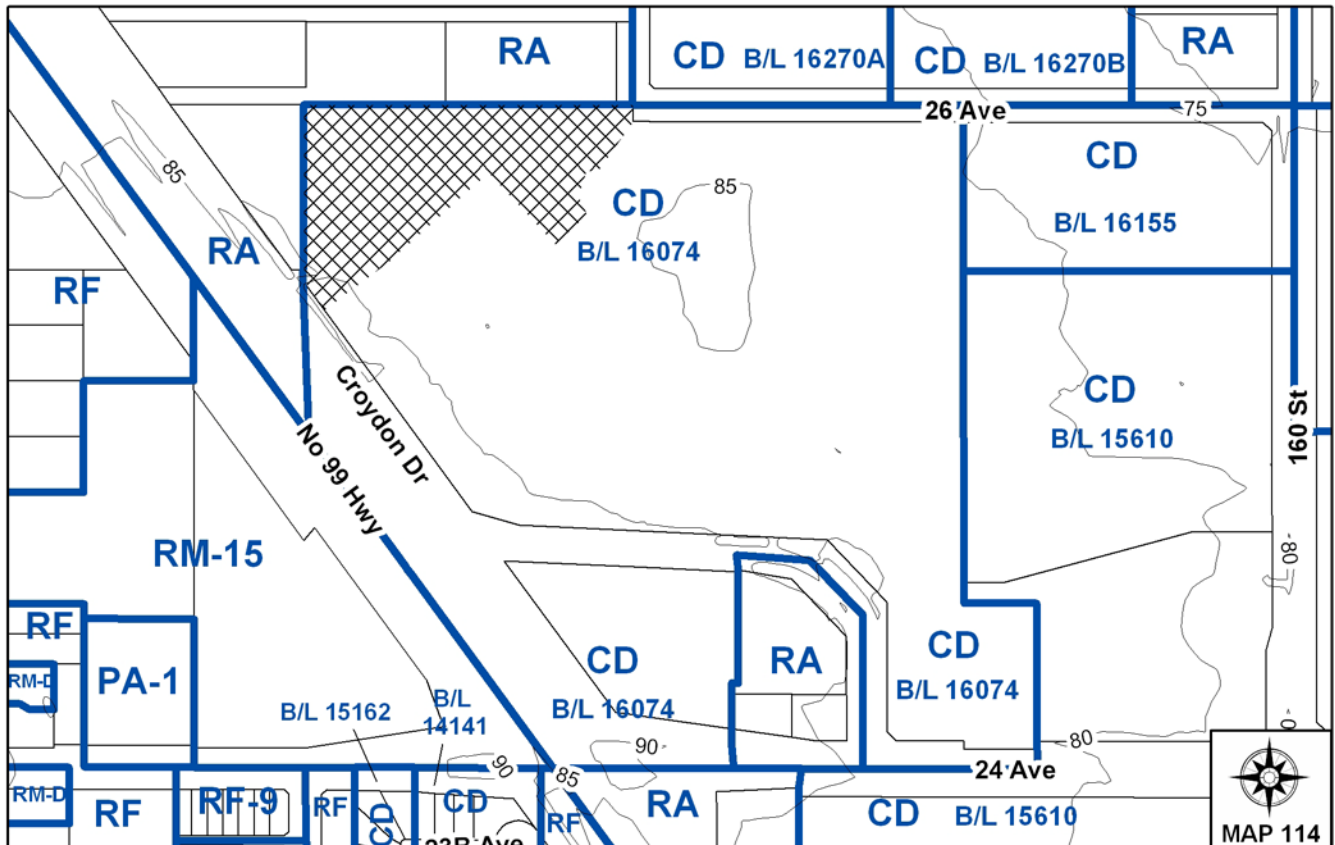
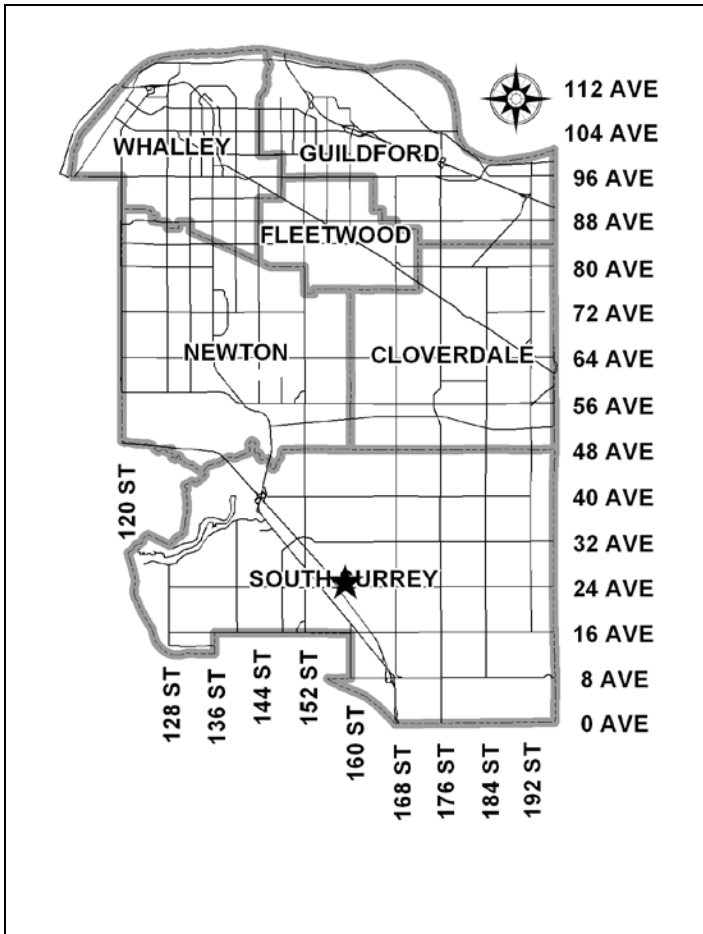
Planning Report Date: February 25, 2008

PROPOSAL:

- **Development Permit**

in order to permit the development of a 2-storey commercial building in the Morgan Crossing mixed-use lifestyle village centre.

LOCATION: 15735 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

- The proposed building and site design is consistent with the site parameters approved for this site under the previous Rezoning and Generalized Development Permit applications (No. 7906-0137-00) for the Morgan Crossing lifestyle centre development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7907-0394-00 (Appendix IV), 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 requirements for this site were addressed under the Rezoning application (No. 7906-0137-00), therefore there are no engineering requirements for this Development Permit.

BC Hydro: BC Hydro approvals for the site were secured as part of the rezoning application. No comment on the 2-storey commercial "Building AB" which is located off the right-of-way. There is no objection to the parking and landscaping on the right-of-way.

Fire Department: No concerns. The applicant must comply with the City of Surrey E-comm by-law requirements.

SITE CHARACTERISTICS

Existing Land Use: Suburban residential lots, all existing homes have been demolished and site preparation works are in progress.

Adjacent Area:

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

DEVELOPMENT CONSIDERATIONS

Morgan Crossing Development Background

- 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 Morgan Crossing Village mixed-use 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.).
- 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.

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)

- On September 10, 2007, Council approved and issued Development Permit No. 7907-0223-00 for Phase 2 of the Morgan Crossing development. This consists of six (6) mixed-use buildings flanking Croydon Drive and the proposed main street of the Morgan Crossing lifestyle village centre. Phase 2 comprises 15,808 sq.m. (170,061 sq.ft.) of commercial retail space and 25,391 sq.m. (273,315 sq.ft.) of residential floor area with a total of 268 dwelling units.

Proposed Phase 3 Detailed Development Permit (7907-0394-00)

- The current proposal involves Phase 3 of the Morgan Crossing application, which comprises a two-storey retail building (Building AB) located at the northwest corner of the site. The proposed retail floor area is approximately 5,889 sq.m. (63,390 sq.ft.). No residential use is proposed in this phase.
- The proposed floor area ratio (FAR) based on the net site area for density calculation for Phase 3 is approximately 0.09. The proposed lot coverage is about 4.6%. Based on the combined Phases 1, 2 and 3 developments, the proposed FAR and lot coverage amount to 1.19 and 34%, 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 12.8 metres (42 ft.). This complies with the maximum building height of 20 metres (66 ft.) permitted under the Zone.
- In accordance with the site plan in generalized Development Permit for the Morgan Crossing development, a future commercial building (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., 147 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 152 parking spaces are provided at grade. 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 177. The proposed development will provide a total of 152 surface parking spaces and is under 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, an additional 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 Croydon 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 Building AB are proposed from Croydon Drive: one from the west via Croydon Drive and one from the south via the main street. There is street front parking directly in front of the building for customers. Overflow parking is available at the rear of the building.
- Truck access is proposed via Croydon Drive to the loading areas located at the rear of Building AB.

- A Section 219 Restrictive Covenant for the purpose of establishing an access easement had been required by Engineering in the original rezoning and DP application to provide access for the property at 2594 Croydon Drive to the west of the site.
- A continuous pedestrian linkage is proposed on both sides of the main street to connect from the entrance of main street at Croydon Drive to the plaza area in front of proposed Building AB, which is the subject of this Development Permit application.
- There is a secondary east-west linkage that connects this building to the access point at 26 Avenue and 158 Street and to Building K/L/M separating by the hydro right-of-way.

DESIGN PROPOSAL AND REVIEW

Architectural and Building Design

- 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 building is located west of the existing Hydro right-of-way, at the north end of the main street of the Morgan Crossing lifestyle village centre.
- The entire site is very pedestrian oriented style development with the "main street" through the site as the most focused area of the development. The main street is lined with retail stores and angled parking for customers in the front of the stores and strong pedestrian linkages on both sides of main street. This proposed 2-storey building (Building AB) is anchored at the north end of the main street and is the apex of "main street" at the north driveway terminus. The concave entrance of the building and the spacious pedestrian plaza feature in front will culminate into one of the main gathering areas for events and activities for this development.
- The exterior materials used are similar to those of the surrounding buildings consisting of brick, stone, hardy plank, fibre cement boards and metal accents. The following have been incorporated: cultured stone on the piers, brick work on the second entry, a metal accent finish and hardiplank in different shades of green.

Signage

- The signage will be carefully controlled and broken up into fairly small segments throughout the site using different materials and different shapes and sizes. 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 runs along the entire frontage of Croydon Drive for this development from the north limit of the site to 24 Avenue.
- Special landscaping treatment has been proposed at the ground level to include interesting varied patterns and planting materials.
- There will be a sense of openness, a lot of visibility and various planters lining the pedestrian walkways. The applicant has added green trellis for vine plantings at the front of the building and a concave entrance with a "main street" design and pedestrian plaza feature.
- The applicant has incorporated pits into the underground parking garage to have trees along streets appear that they are planted at ground level.
- The applicant also proposed to have planters and seating areas throughout the main street area with bollards and varied plantings. The patio areas will have planters with perennials and shrubs that the residents can continue to plant themselves.
- 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.
- A retaining wall about 2.5 metre (8 ft) high and setback at 1 metre (3 ft.) from the north property line has been constructed as part of the site servicing works approved by Building Division. The applicant proposes to provide ivy planting on top of the retaining wall. The properties to the north are designated Business Park/Light Industrial in the Highway 99 Corridor Land Use Plan. No land development application has been received. To minimize visual impacts for development to the north, the applicant has met with a proponent to the north and is prepared to work with that proponent in the future when they submit design drawings to provide an appropriate transition between the two development sites.

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.
 - 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.
 - Material and resources – detailed construction specifications will incorporate a requirement for construction waste management and for recycled content.

Crime Prevention Through Environmental Design (CPTED)

- The following Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the design of Building AB:
 - Although this building is all retail, it retains the advantages of a mixed-use centre in that residents of adjacent buildings maintain an overall view of the street and retail frontage.
 - All retail parking for this building is on surface at grade.
 - Loading areas are provided on the north side of the building. Recesses and hidden areas are avoided.
 - Operationally, the Shopping Centre Management will maintain 24-hour security patrols.
 - Recommendations of the Advisory Design Panel regarding CPTED will be implemented, specifically additional security lighting at the rear of the building, steel doors and security cameras.

Public Plazas/Place-Making

- The applicant has designated five locations throughout the development for the design of public plazas, which may include public art. While the actual details have yet to be provided, the applicant has prepared estimates for possible designs of these plazas, including 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 completion of these public spaces in the entire development.
- The applicant has recently retained a public arts consultant to embark on a review of the design of the various locations/public plazas in the development and concept of definition of these public spaces, coordinating all elements of good public space design including function, relationship, linkages, programming and hierarchy of spaces and to establish a design brief as a basis for further work in consultation with the City.
- Upon completion of the applicant's site overview and design brief, the applicant has committed to working with the City for a design review of these public spaces. The design concept will be forwarded to the Advisory Design Panel for review. Once the design have been vetted through the City, staff would bring forward a detailed Development Permit for these public space nodes, as amendment to previously approved Development Permits.

ADVISORY DESIGN PANEL

ADP Meeting Date: January 17, 2008 (Appendix III)

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. ADP Comments and Applicant's Responses
- Appendix IV. Development Permit No. 7907-0394-00

Jean Lamontagne
General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

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

Required Development Data	Minimum Required / Maximum Allowed	Proposed for Building AB	
LOT AREA* (in square metres)			
Gross Total		105,000 m ²	
Road Widening area		2,032.8 m ²	
Undevelopable area		38,521 m ²	
Net Total		64,446 m ²	
LOT COVERAGE (in % of net lot area)	Lot 1	Bldg. AB	Overall
Buildings & Structures	60%	4.6%	34%
Paved & Hard Surfaced Areas			
Total Site Coverage	60%	4.6%	34%
SETBACKS (in metres)			
Front	10.0 m	10.0 m	
Rear	10.0 m	10.0 m	
Side #1 (East)	20.0 m	20.12 m	
Side #2 (West)	3.0 m	6.1 m	
Side #3 (Flanking Croydon Drive)			
BUILDING HEIGHT (in metres/storeys)			
Principal	20 m (4 storey)	12.8 m (2 storey)	
Accessory			
NUMBER OF RESIDENTIAL UNITS		n/a	
Bachelor			
One Bed			
Two Bedroom			
Three Bedroom +			
Total		n/a	
FLOOR AREA: Residential		n/a	
FLOOR AREA: Commercial			
Retail		5,889 m ²	
Office			
Total		5,889 m ²	
FLOOR AREA: Industrial		n/a	
FLOOR AREA: Institutional		n/a	
TOTAL BUILDING FLOOR AREA		5,889 m ²	

** 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	
		Bldg. AB	Overall
DENSITY			
# of units/ha /# units/acre (gross)			
# of units/ha /# units/acre (net)			
FAR (gross)			
FAR (net)	1.2	0.09	1.19
AMENITY SPACE (area in square metres)		n/a	
Indoor			
Outdoor			
PARKING (number of stalls)			
Commercial	147	152	
Industrial			
Residential Bachelor + 1 Bedroom			
2-Bed			
3-Bed			
Residential Visitors			
Institutional			
Total Number of Parking Spaces	147	152	
Number of disabled stalls	2	2	
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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