

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0113-00

Planning Report Date: July 14, 2008

PROPOSAL:

- **Partial OCP Amendment** from Suburban to Industrial
- **Rezoning** from RA to CD (based on IB) and RH
- **Development Permit**

in order to permit the development of a 4-storey business park/office building and allow retention of an existing house on a remnant lot.

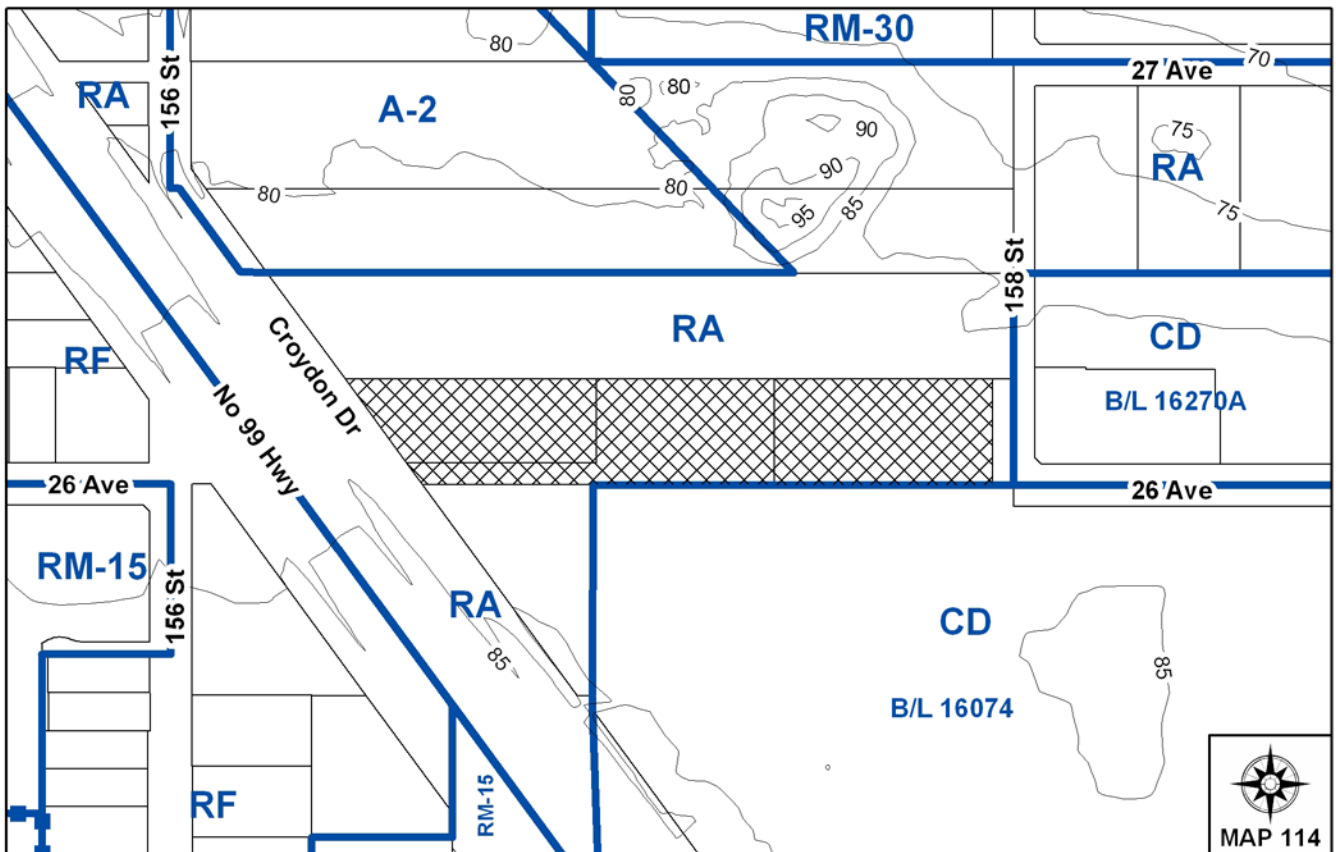
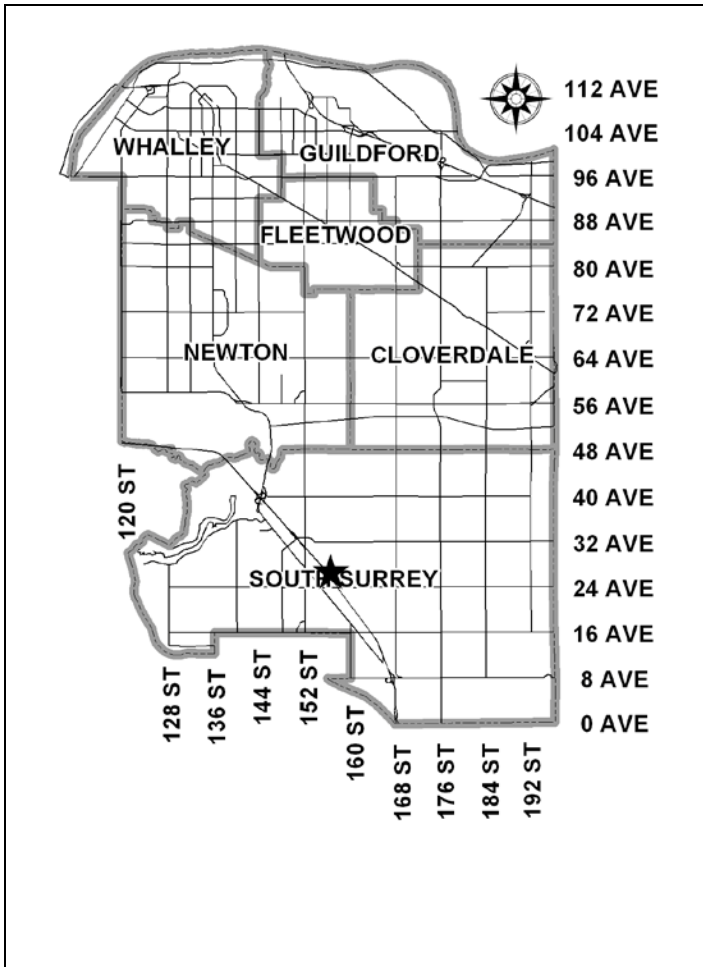
LOCATION: 2612/2618 Croydon Drive and 2609 - 158 Street

OWNER: Jay Michael Chartier et al

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Business Park Light Industrial and 20-30 upa Medium High Density



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Rezoning of the westerly portion of the site for business park use does not comply with OCP Designation. Needs partial amendment from Suburban to Industrial.

RATIONALE OF RECOMMENDATION

- The proposed business park use complies with the Highway 99 Corridor Local Area Plan (LAP). The proposed OCP Amendment was anticipated as part of the normal approval process for applications in the LAP to achieve the approved land use designation.
- Rezoning of the easterly portion of the site to RH Zone is required to retain an existing residential dwelling on a remnant lot. This property will be redeveloped in the future for multi-family uses in accordance with the Grandview Heights (Morgan Heights) Neighbourhood Concept Plan.
- The site design responds to the constraints on the site and adequately satisfies the design guidelines in the Highway 99 Corridor Local Area Plan. The site is heavily impacted by the BC Hydro Corridor, which limits the building location. The proposal also addresses tree retention by retaining a small grove of Douglas Fir trees at the front of the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the properties at 2612 and 2618 Croydon Drive, as well as the portion of the property at 2609 - 158 Street defined as "Block A" on the Survey Plan attached in Appendix I from Suburban to Industrial and a date for Public Hearing be set (Appendix VII).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the properties at 2612 and 2618 Croydon Drive, as well as the portion of the property at 2609 - 158 Street defined as "Block A" on the Survey Plan attached in Appendix I, from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. a By-law be introduced to rezone the portion of the property at 2609 - 158 Street defined as "Block B" on the Survey Plan attached in Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7908-0113-00 in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation;
 - (d) final approval from BC Hydro;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (h) registration of a right-of-way for public passage through a portion of the business park site for a future walkway linkage and submission of a financial contribution for future construction of this greenway;
- (i) registration of a reciprocal access easement for shared access to Croydon Drive with the property to the south (2594 Croydon Drive); and
- (j) registration of a Section 219 Restrictive Covenant for no new building on the eastern portion of the property at 2609 - 158 Street until it is consolidated with the property at 2635 - 158 Street and redeveloped for multi-family development in accordance with the Morgan Heights NCP.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Min. of Transportation: Preliminary approval from the Ministry of Transportation (MOT) has been withheld while a traffic impact review for this area is conducted. The applicant understands that final adoption of the rezoning by-law will be withheld pending final approval of MOT and has indicated in writing that he will address all MOT requirements prior to final adoption of the rezoning by-law.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings, one of which is to be retained, the others are to be demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwelling.	Suburban/Business Park Light Industrial and 20-30 upa Medium High Density	RA
East (Across 158 Street):	Row houses and single detached strata units under construction.	Multiple Residential/ 20-30 upa Medium High Density	CD
South:	Single family dwelling and Morgan Crossing Lifestyle Village under construction.	Suburban and Commercial/ Business Park Light Industrial and Mixed Commercial Residential Land Uses	RA and CD

Direction	Existing Use	OCP/NCP Designation	Existing Zone
West (Across Croydon Drive and Highway No. 99):	Single family dwellings.	Urban/Townhouses 15 upa	RF

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site consists of 3 parcels of property located between Croydon Drive and 158 Street, just north of the Morgan Crossing Lifestyle Village. The combined site area is approximately 3.61 acres (1.46 hectares). The site is currently zoned "One-Acre Residential Zone (RA)" and is designated "Suburban" in the Official Community Plan (OCP). The western portion of the site is designated "Business Park Light Industrial" in the Highway 99 Corridor Local Area Plan (LAP) and the eastern portion of the site is designated "20-30 upa Medium High Density" in the Morgan Heights Neighbourhood Concept Plan (NCP)
- The applicant proposes to subdivide off and redevelop the western 2.92 acres (1.18 hectares) of the site for a 4-storey business park/office building in accordance with the Highway 99 Corridor LAP. An OCP amendment to redesignate this portion of the site from "Suburban" to "Industrial" is required to accommodate this proposal. The proposed OCP amendment was anticipated to achieve the land use designated in the Highway 99 Corridor LAP, which was approved by Council in February 2004. The majority of the lands in the LAP require enabling OCP amendment to achieve the desired use approved in the LAP, and these are brought forward at the rezoning stage.
- The eastern 0.69 acres (0.28 hectares) of the site is not proposed for redevelopment at this time and the existing single-family dwelling in this area is to be retained. As such, the eastern portion of the site will remain designated "Suburban" until such time as it is redeveloped in accordance with the Morgan Heights NCP. A rezoning of this portion of the site to RH Zone is needed as the remaining lot will not comply with the 1-acre minimum area of the RA Zone. The rezoning to RH Zone will facilitate subdivision of the site. A Section 219 Restrictive Covenant will be registered on this lot to ensure no new buildings are built on this portion until this lot is redeveloped for multi-family use as per the approved NCP.

DEVELOPMENT CONSIDERATIONS

- In addition to the proposed enabling OCP amendment, the applicant also proposes to rezone the western portion of the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" to accommodate the proposed 4-storey business park/office building. A Development Permit (DP) is also required.

- The proposed CD Zone is similar to the IB Zone with exceptions as summarized in the table below:

	IB Zone	Proposed CD Zone
Density (FAR)	0.75	0.95
Principal Building Height	12 metres (40 ft.) – 3-storey	18 metres (59 ft.) – 4-storey
Lot Coverage	45%	25%
Setbacks	7.5 metres (25 ft.) from all lot lines. One side yard setback may be reduced to 3.6 metres (12 ft.) if that side yard abuts land that is commercial or industrial.	West Yard: 7.5 metres (25 ft.) East Yard: 7.5 metres (25 ft.) South Yard: 7.5 metres (25 ft.) North Yard: 5.0 metres (16 ft.)

- The proposed floor area ratio (FAR) of 0.95 is higher than the 0.75 FAR permitted under the IB Zone. In addition, the proposed principal building height of 18 metres (59 ft./4-storeys) is higher than the 12 metres (40 ft./3-storeys) permitted under the IB Zone.
- Both the increased density and height are a function of the impact of the BC Hydro Corridor on the site, which is substantial. The site is heavily encumbered by a BC Hydro Corridor, which is considered undevelopable land and therefore is not included in the site area for the purposes of calculating FAR. However; the area under the BC Hydro Corridor can be utilized for parking stalls. As such, the increased FAR and higher principal building height allows for more intensive use of the employment lands outside of the encumbered area and more optimal use of parking stalls provided within the encumbered area.
- The proposed lot coverage of 25% is well below the 45% lot coverage permitted under the IB Zone, which allows for a greater amount of landscaping and provision of additional parking stalls.
- The proposed setbacks are the same as the IB Zone with the exception of the north side yard. The proposed north side yard setback of 5.0 metres (16 ft.) is less than the 7.5 metre (25 ft.) setback required under the IB Zone. It is noted however, that the IB Zone does allow one (1) side yard setback to be reduced to 3.6 metres (12 ft.) if that side yard abuts land that is designated Commercial or Industrial in the OCP. Although the property to the north is not currently designated Industrial in the OCP, it is designated for future Business Park Light Industrial uses in the Highway 99 Corridor LAP, similar to the subject site. As such, it is anticipated that the neighbouring site will be redesignated to Industrial in the OCP in the future and at that time a north side yard setback of 3.6 metres (12 ft.) would be permissible on the subject site.
- As part of this application, the applicant also proposes to rezone the remainder eastern portion of the site from "One Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)". This rezoning will allow the existing single family dwelling on the eastern portion of the site to be retained on a lot that will no longer be a full acre in size. The eastern portion of the site is designated for multi-family development at a density of 20-30 units per acre in the Morgan Heights Neighbourhood Concept Plan (NCP) but will require consolidation with the adjacent property to the north at 2635 – 158 Street before this redevelopment potential can be realized. The applicant will be required to register a "no-build" restrictive covenant on this remainder portion of the site to ensure no new buildings or structures are erected until such time as it consolidated with the property to the north and redeveloped in accordance with the NCP.

PRE-NOTIFICATION

Pre-notification letters were sent on April 25, 2008 and June 4, 2008 and staff received the following comments:

- Early in the development application review process, staff received a letter from the owners of the property at 2609 – 158 Street who were not part of the subject application at that time. They were concerned that the western portion of their property would become land locked by the neighbouring proposal to the west (2612/2618 – Croydon Drive). Subsequently, an agreement was reached between the ownership groups and the property at 2609 – 158 Street was added to the application. Staff later received a follow-up letter from the owners of 2609 – 158 Street indicating that they had come into an agreement with the developer to sell the rear of the property. Also, the letter noted that substantial filling of the property will be needed, and that this is a central component of this development. Engineering staff will be reviewing this issue with the applicant in accordance with City practice.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

- The proposed 4-storey business park/office building has a total floor area of approximately 6,605 square metres (71,096 sq.ft.). The building is intended to be primarily an office building, however, the proposed CD Zone will permit other business park uses permitted under the IB Zone such as service uses, recreational facilities and eating establishments.
- Vehicular access to the site from Croydon Drive will be shared with the property to the south as per the requirements of the City's Transportation Engineer. The property to the south (2594 - Croydon Drive) is also under a development application (File No. 7907-0127), which is currently pre-Council. A reciprocal access easement for shared access will be required to registered prior to final adoption of the rezoning by-laws for these 2 projects.
- A total of 238 parking stalls will be provided on site, which exceeds the 150 parking spaces required under the Zoning By-law for the office uses proposed. The applicant has advised staff that potential future tenants of the building are requesting more parking stalls that the By-law requires.
- Staff is currently working with developers in this area in regard to the potential for the development of a public greenway network between the business park uses on the western side of the BC Hydro Corridor and the multifamily uses on the eastern side of the BC Hydro Corridor. This initiative remains at a conceptual stage at this time. To protect the potential to realize this valuable future greenway network, the applicant has been requested to provide a right-of-way for public passage along the eastern edge of the business park portion of their site,

and a financial contribution towards this future greenway network. A more detailed assessment of this concept, and the impact on the subject site, will be undertaken prior to final approval.

Architectural Design

- The project architect has designed the subject office building to match the character of the existing office buildings that have been developed further north on Croydon Drive within the Rosemary Heights Business Park area.
- The building is tilt-up construction but features a significant amount of glass and spandrel glass on all 4 elevations. The glazing is particularly evident around the main entries and also fronting Croydon Drive. The proposed fascia signage areas will consist of metal panels with cutout backlit letters. The quality of the building is in keeping with the Highway 99 Corridor Local Area Plan Design Guidelines, which specify high-quality attractive materials and generous amounts of glass.
- The proposed colour scheme for the building is simple with beige and taupe as the primary colours with green accents.
- The location of the building on the site does not conform to the Highway 99 Corridor Local Area Plan Guidelines for building siting. The guidelines call for the building to be sited at the front yard setback, such that it has a visual prominence on the street. The proposed building is setback approximately 25 metres (83 ft.) from the front property line with a double row of parking between it and the street. The applicant contends that moving the building closer to the street would be detrimental to the success of the project in that it would impede their ability to provide readily available visitor parking stalls within close proximity of the building and would increase the walking distance to the furthest parking stall under the BC Hydro corridor to well over 130 metres (425 ft.), which they consider to be unreasonable. To create the desired visual prominence on the street the project architect has used substantial glazing and design articulation on the west side of the building. In addition, there will be substantial landscaping along the street edge including the retention of a mature grove of coniferous (Douglas Fir) trees.
- The building features appropriate lighting on all sides as per Crime Prevention Through Environmental Design (CPTED) principles and the rear parking area under the Hydro Corridor will be gated at night.

TREE PRESERVATION AND LANDSCAPING

- The applicant retained Randy Greenizan (Certified Arborist) to undertake a site inspection and prepare an arborist report with recommendation for tree retention and removal on the subject site. Of the 98 mature trees on the subject site, 9 are proposed for retention, all of which are Douglas Firs located in a small cluster on the northwest corner of the site fronting Croydon Drive. Of the 89 trees proposed for removal, 23 are considered to be in poor condition with little retentive value. The remaining 66 trees are within the proposed building envelope, parking areas or drive aisle.

- The table below provides a summary of the tree retention and removal on the subject site:

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Douglas Fir	60	9	51
Cedar	27	0	27
Alder	2	0	2
Magnolia	1	0	1
Hemlock	1	0	1
Walnut	2	0	2
Apple	1	0	1
Birch	1	0	1
Spruce	1	0	1
Pine	1	0	1
Redwood	1	0	1
Total	98	9	89

- To complement the trees being retained on the site, the applicant's landscape architect proposes a generous combination of new trees and shrubs in a variety of species. In total, 70 new trees will be added to the site.
- The landscape architect plans to introduce some soft ferns, Mexican Feather Grass, Magnolia, Maple Trees and Rhododendrons throughout the site to maintain year-round visual interest. At the entrance, the landscape architect proposes to plant cherry trees to provide emphasis.
- The height of planting is limited within the parking area under the BC Hydro Corridor. In this area the landscape architect proposes some small Table Top Pines and Emerald Green Cedars which are low growing but will add colour and break up the parking area.
- The garbage container will be screened by a decorative enclosure, surrounded by shrubbery on three sides.
- A freestanding sign is proposed near the vehicular entry fronting Croydon Drive. The freestanding sign will be designed to complement the design character of the building. The outside edges and base of the sign will have a concrete sandblasted finish and the sign face will be aluminum with recessed lettering.

ADVISORY DESIGN PANEL

ADP Meeting Date: June 19, 2008 and July 3, 2008

- Some of the ADP suggestions have been satisfactorily addressed except for the following which will be addressed prior to final approval:
 - Minor architectural and design details;
 - Landscaping refinements; and
 - Signage details including freestanding sign.

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 Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	ADP Comments
Appendix VI.	NCP Plans (Highway No. 99 and Morgan Heights)
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Ionic Architecture and JHL Design Group Inc., respectively, dated July 9, 2007 and July 2008.

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: Ken Sully, Elkay Developments Ltd.
 Address: #101A - 15252 - 32 Avenue
 Surrey, BC
 V3S 0R7
 Tel: 604-531-6573

2. Properties involved in the Application

- (a) Civic Addresses: 2612 and 2618 Croydon Drive and 2609 - 158 Street
- (b) Civic Address: 2612 Croydon Drive
 Owners: Jay Michael Chartier and Laurel June Chartier
 PID: 016-346-751
 Lot A Section 23 Township 1 New Westminster District Plan 86404
- (c) Civic Address: 2618 Croydon Drive
 Owner: Wilfred Harold London
 PID: 000-835-706
 Lot 1 Section 23 Township 1 New Westminster District Plan 63384
- (d) Civic Address: 2609 - 158 Street
 Owners: Harold Stephen Taylor and Joy Ethel Taylor
 PID: 016-346-769
 Lot B Section 23 Township 1 New Westminster District Plan 86404

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone the property.
- (c) Application is under the jurisdiction of MOT.
 MOT File No. 1-6-25331.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		11,821 m ²
Road Widening area		
Undevelopable area		4,873 m ²
Net Total		6,972 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	25%	24%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	25.5 m
Rear	7.5 m	134.7 m
Side #1 (North)	5.0 m	5.0 m
Side #2 (South)	7.5 m	17.8 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	17.8 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial	6,623 m ²	6,605 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	6,623 m ²	6,605 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
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.95	0.95
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	150	238
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls	3	3
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
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