

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0242-00

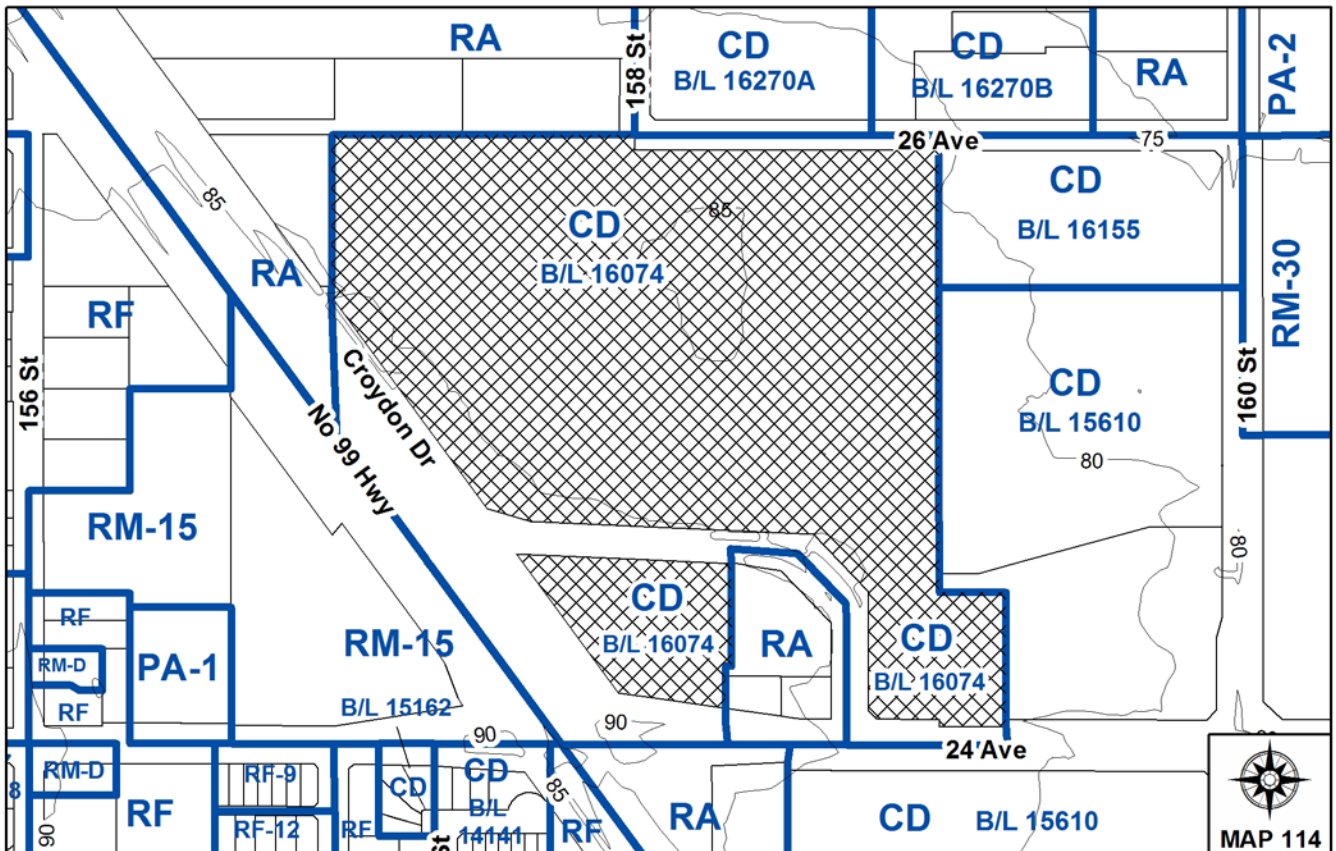
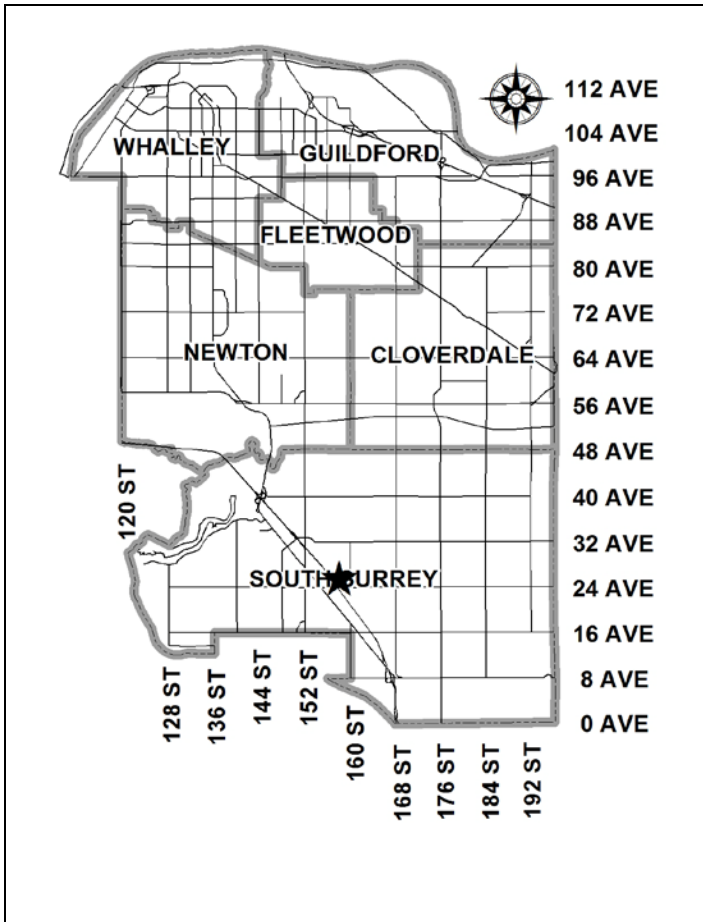
Planning Report Date: October 20, 2008

**PROPOSAL:**

- **Development Permit**

in order to permit development of a new retail commercial building (Best Buy) and to amend the previous Development Permits for the Morgan Crossing Lifestyle Centre to include detailed designs for the public realm and to increase the height of one of the mixed use buildings by 1 metre (3 ft.).

**LOCATION:** 15735/15760 Croydon Drive  
**OWNER:** Morgan Crossing Properties Ltd., Inc. No. BC0742937  
**ZONING:** CD (By-law No. 16074)  
**OCP DESIGNATION:** Commercial  
**NCP DESIGNATION:** Mixed Commercial Residential Land Uses



### RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

### RATIONALE OF RECOMMENDATION

- The proposed Best Buy building and site design are 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.
- The detailed landscaping plans for the Morgan Crossing Public Realm are based on the results of a comprehensive public space analysis coordinating all elements of good public space design.
- The proposed minor height increase to Buildings K,L,M accommodates more desirable floor to ceiling heights in the residential units and results in a negligible increase to the massing of the buildings. The increased height is within the maximum height prescribed in the CD Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7908-0242-00 (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 were secured as part of the rezoning application. There is no objection to the proposed minor height increase to Buildings K,L,M or to proposed landscaping on the right-of-way.

**Fire Department:** The Fire Department has no concerns with the proposed minor height increase to Buildings K,L,M.

SITE CHARACTERISTICS

Existing Land Use: Morgan Crossing Lifestyle Centre under construction.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across 26 Avenue):	Single family dwellings and townhouses.	Suburban & Multiple Residential/Business Park Light Industrial & 20-30 upa Medium-High Density	RA, CD (By-law No. 16270A) and CD (By-law No. 16270B)
East:	Home Depot store and other commercial uses. Apartment under construction.	Commercial & Multiple Residential/Commercial & High Density Residential (30-60 upa)	CD (By-law No. 15610) and CD (By-law No. 16155)
South (Across 24 Avenue):	Single family dwelling, Wal-Mart store and other commercial uses.	Suburban & Commercial/Commercial	RA and CD (By-law No. 15610)
West (Across Highway 99):	Single family dwellings and townhouses.	Urban	RM-15 and RF

## DEVELOPMENT CONSIDERATIONS

### Morgan Crossing Development Background

- The subject application involves the Morgan Crossing Lifestyle Centre which is a large (18.6 acre/7.5 hectare) mixed use development located on the northeast corner of 24 Avenue and Highway 99. The site is zoned Comprehensive Development Zone (CD) (By-law No 16074) which permits a combination of multiple residential housing and a variety of commercial uses. The site is designated for mixed commercial/residential land uses in both the Highway 99 Corridor Land Use Plan and the Grandview Heights Neighbourhood Concept Plan (NCP) #1 (Morgan Heights).
- At the Regular Council – Land Use meeting on June 25, 2007, Council granted final adoption to 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 Lifestyle 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 attached multi-building complex (Buildings K,L,M) at the northeast corner of the site, north of the B.C. Hydro right-of-way. 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 (Buildings CDEFGH). 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.

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

- On February 25, 2008, Council approved and issued Development Permit No. 7907-0394-00 for Phase 3 of the Morgan Crossing Development. This consists of a two-storey retail building (Building AB) located at the northwest corner of the site. Phase 3 comprises 5,889 sq.m. (63,390 sq.ft.) of commercial retail space with no residential component.

### Proposed Phase 4 Detailed Development Permit (7908-0242-00)

- The current proposal is Phase 4 of the Morgan Crossing application and includes 3 components. The first component is a new retail commercial building (Best Buy) which is proposed to be located on the southwest corner of the site, on the south side of Croydon Drive (15760 Croydon Drive). The second component is to amend the previously approved Development Permits for the Morgan Crossing Lifestyle Centre to include detailed designs for the public realm. The third component is to amend previously approved Development Permit No. 7906-0137-01 to increase the building height of Buildings K,L,M by 1.0 metre (3 ft.). All 3 of these components can be accommodated under the same Development Permit.

### PROPOSED BEST BUY STORE (BUILDING J)

- The Best Buy store is proposed to be located on the property at 15760 Croydon Drive which is separated from the rest of the Morgan Crossing development by Croydon Drive. The site fronts 24 Avenue to the south, Croydon Drive to the north, and Highway 99 to the west. The site is within Block B of the CD Zone (By-law No. 16074) for Morgan Crossing. The proposed total retail floor area is approximately 2,554 sq.m. (27,492 sq.ft.).
- The proposed floor area ratio (FAR) based on the net site area is 0.25. The proposed lot coverage is 39%. The proposed FAR and lot coverage comply with the maximum FAR of 0.38 and lot coverage of 40% permitted under the CD Zone (By-law No. 16074) for Block B.
- All proposed building setbacks comply with the minimum setbacks prescribed in the CD Zone (By-law No. 16074) regulations for Block B.
- The proposed building height is at 11.3 metres (37 ft.). This complies with the maximum building height of 20 metres (66 ft.) permitted under the CD Zone.
- In accordance with the site plan established under the generalized Development Permit for the Morgan Crossing development, 2 future commercial pads are planned for this site which will be subject to future Development Permit applications. No residential units are proposed for this site.

### Parking

- Under Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law No. 12000, the proposed retail commercial building requires 77 onsite parking stalls. The proposed parking provision exceeds the by-law requirements by providing a total of 132 on-site parking stalls. 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 77. The proposed development meets this requirement as only 36 of the 132 onsite parking stalls are surface parking spaces, the remainder (96 stalls) are provided as underground parking beneath the building.

### Access and Site Circulation

- As per the Generalized Development Permit, there will be two vehicular access points to this site both from Croydon Drive. Access to 24 Avenue is not possible given the elevation change as it ramps over Highway 99.
- 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.
- Access to both the underground parkade and the loading area are on the north side of the building. There is a car audio installation area on the east side of the building.
- The building is well served with a series of pedestrian linkages, in keeping with the village concept of Morgan Crossing. Crosswalks will be raised to slow vehicular traffic and ensure safe pedestrian movement.

### Architectural and Building Design

- The proposed building design is consistent with the generalized Development Permit and design guidelines approved by Council for the overall Morgan Crossing site.
- The building is located on the southwest corner of the site opening up to Croydon Drive and the rest of the Morgan Crossing Lifestyle Village Centre but the building has been designed to address all view angles including those from both 24 Avenue and Highway 99.
- The exterior materials used are similar to those of the surrounding buildings in Morgan Crossing consisting of stone, composite fibre cement siding, galvanized shingle siding, and EIFS. The main store entry features a significant amount of glazing, and spandrel glass is used strategically to provide the appearance of additional glazing in key locations around the building.
- The loading and car audio installation areas will be enclosed within the building and accessed by overhead doors, keeping them out of site. The access to the underground parkade will be highlighted by a decorative trellis which is aesthetically pleasing and will also help direct customers to the ramp.
- The proposed colour scheme consists of the Best Buy corporate colours (blue/yellow) in combination with a more neutral colour palette that will tie in well with the colour scheme used throughout Morgan Crossing.

### Signage

- The signage package for this building is not available at this time and will be subject to a separate Development Permit application. Staff have provided the applicant with a copy of the design guidelines for signage in Morgan Crossing which specifically prohibits box type, illuminated plastic letters, and/or exposed neon.

### Landscaping

- The site will feature a generous combination of trees and shrubs in a variety of species. The landscaping concept is consistent with the landscaping proposed to be planted throughout the Morgan Crossing development.
- The south and west sides of the building will feature green walls, which when combined with the spandrel glazing and other architectural elements utilized on the back of the building, will ensure an attractive interface with 24 Avenue and Highway 99. The setback areas on the south and west sides of the building will also be heavily landscaped which will create a desirable landscape layering effect in these key interface areas.
- The raised crosswalks throughout the site will be treated with decorative paving to ensure they are easily identified by drivers and pedestrians.
- A plaza area is proposed in front of the entry to the Best Buy store on the northeast side of the building. This plaza will feature decorative paving, benches, bike racks, and evergreen planters and is intended to be an attractive public space within Morgan Crossing. The bollards utilized in this area to prevent smash and grab will be decorative in style. This area is one of the key components of the public realm of Morgan Crossing as described later in this report.

### Crime Prevention Through Environmental Design (CPTED)

- The following Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the design of the Best Buy building:
  - Although this building is all retail, it retains the advantages of a mixed-use centre in that residents of adjacent buildings in Morgan Crossing maintain an overall view of the street and retail frontage;
  - The underground parkade has been designed with CPTED principles in mind including appropriate lighting, white painted walls, security cameras, and adequate directional signage;
  - The building has been designed to minimize recesses and hidden areas; and
  - Operationally, the Shopping Centre Management will maintain 24-hour security patrols.

## PROPOSED DESIGNS FOR THE PUBLIC REALM

- As part of the generalized Development Permit for the Morgan Crossing Lifestyle Centre, five locations were designated for the design of public plazas. The applicant prepared a cost estimate for possible designs of these plazas and submitted a Letter of Credit in the amount of \$533,000 to the City to ensure the completion of these public spaces. It was noted at that time that the final design of these public spaces would be formalized through a subsequent Development Permit which would amend the previously approved Development Permits.
- The applicant retained a public realm consultant (Lynn Werker Architect) to undertake a public realm analysis for the Morgan Crossing Lifestyle Centre, coordinating all elements of good public space design including sense of place, placemaking, function, relationships, linkages, programming, hierarchy of spaces, sun-shade impacts, and wayfinding.
- As part of the public realm analysis the possibility of locating public art pieces in any of the public nodes was assessed in consultation with Parks, Recreation and Culture staff. After considering the objectives and results of the placemaking analysis, staff and the public realm consultant opted to design these nodes around a variety of landscape features and elements (fountains, squares, furnishings) rather than introducing public art pieces.
- Based on the concepts established through the public realm analysis, DMG landscape architects was retained to prepare an overall landscaping vision and subsequent detailed landscaping plans for the public realm.
- DMG's landscape vision includes six key areas, as described below and attached in Appendix III:
  1. The Focal Point Plaza and Market Square: The focal point plaza and adjacent market square area are located directly across from Building AB in the northwest corner of Morgan Crossing. A clock tower is the defining architectural element in this area. The focal point plaza will include a water feature to provide a visual and physical anchor for this space and flowering, broadleaf evergreen trees will provide year round visual interest and landscape character. Contemporary, clean-lined site furnishing will complement the clean lines of this space. The market square is large enough to accommodate up to 500 people for community events and is a significant gathering space. Unit pavers and stamped concrete will be used to define this gathering area and removable bollards are proposed to allow the space to be cordoned off during special events.
  2. The Central Plaza: The central plaza is central to Morgan Crossing and is expected to be a hub of activity. This is the most urban in character of all the public spaces in Morgan Crossing and is defined by street oriented retail and informal cafe seating. A landscape/water feature is proposed at either end of this plaza to anchor the space. The entire area is universally accessible with a variety of seating options including bench seating, built in seating near the water features, and cafe seating associated with the merchants. A distinctive paving pattern and potted plants will draw interest into this area. An oversized chess board will be incorporated into the paving scheme.



3. The Inner Circle: The inner circle is located directly across from Buildings K,L,M in the northeast corner of Morgan Crossing. This area will include a large water feature in the centre of the space complemented by tree planting, casual seating around the pool edge and grove-like planting in the form of grasses and ferns. Basalt columns will define the space and add a natural quality to the area. Unit pavers and concrete banding will help break up the space and make it more pedestrian scale.
  4. West Paseo – The west paseo is located close to the proposed grocery store near the centre of Morgan Crossing. Scored concrete is proposed to maintain an urban aesthetic but limit the amount of noise generated by shopping carts. The paseo will include casual seating in the form of benches and informal seating around tree planters.
  5. East Paseo – The east paseo flows into the Main Street of Morgan Crossing from the parking area under the Hydro Corridor. A small water feature will draw people into this area which will be defined by a decorative paving (granite banding and unit pavers) pattern and concrete planter boxes. Bench groupings will provide conversation areas away from the hustle and bustle of the Main Street.
  6. Building J Plaza – The Building J Plaza is directly across from Building J (Best Buy) in the southwest corner of Morgan Crossing. This plaza area is an informal terminus to the Main Street of Morgan Crossing. As described earlier in this report, this area will feature a decorative circular paving pattern (scored concrete/unit pavers), benches, evergreen trees and shrubs, bike racks, and decorative bollards.
- The proposed detailed landscaping plans for the public realm have been reviewed by the City landscape architect and found to be acceptable. Securities will be collected to ensure the landscaping as proposed is installed and maintained.

#### PROPOSED HEIGHT INCREASE TO BUILDINGS K,L,M

- On June 26, 2007, Council approved and issued Development Permit 7906-0137-01 for Phase 1 of the Morgan Crossing development which consists of the attached multi-building complex (Buildings K,L,M) at the northeast corner of the site, north of the B.C. Hydro right-of-way. Buildings K,L,M feature retail use on the main floor with 3 storeys of residential above and one level of underground parking. Buildings K,L,M comprise 11,732 square metres (126,286 sq.ft.) of commercial retail space and a total of 189 residential units.
- The approved Development Permit (No. 7906-0137-01) for Buildings K,L,M specifies a maximum building height of 17.8 metres (58 ft.). The applicant proposes to increase this maximum height to 18.7 metres (61 ft.). The purpose of the proposed height increase is to accommodate a 0.3 metre (1 ft.) height increase to each of the 3 residential floors above the retail podium level.
- The proposed minor height increase allows for more desirable upscale floor to ceiling heights in the proposed residential units but will not result in any significant change to the building form or massing. The buildings are still 4-storey maximum and still comply with the maximum 20 metre (66 ft.) building height permitted under the CD Zone (By-law No. 16074).

- The City architect has reviewed the proposed building height increase and has no concerns. The Fire Department and BC Hydro have also reviewed the proposed building height increase relative to the adjacent power lines and have no concerns.

### ADVISORY DESIGN PANEL

ADP Meeting dates: September 11, 2008 and September 25, 2008

- The Advisory Design Panel reviewed both the Best Buy store (Building J) and the Public Realm designs. All of the suggestions received from the ADP 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
- Appendix II. Proposed Site Plan, Building Elevations Landscape Plans and Perspective for Best Buy Store (Building J), Analysis, Design Brief and Detailed Landscaping Plans for Morgan Crossing Public Realm and Revised Elevations for Buildings K,L,M
- Appendix III. ADP Comments
- Appendix IV. Development Permit No. 7908-0242-00

### INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Musson Cattel Mackey Partnership and DMG Landscape Architects, respectively, dated September 8, 2008 and July 3, 2008 (Rev. 4).

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 Morgan Crossing Lifestyle Centre	
<b>LOT AREA*</b> (in square metres)				
Gross Total			113,950 m <sup>2</sup>	
Road Widening area				
Undevelopable area (Hydro ROW)			38,521 m <sup>2</sup>	
Net Total			75,429 m <sup>2</sup>	
<b>LOT COVERAGE</b> (in % of net lot area)	Block A	Block B	Block A	Block B
Buildings & Structures	60%	40%	60%	40%
Paved & Hard Surfaced Areas				
Total Site Coverage				
<b>SETBACKS</b> (in metres)	Block A	Block B	Block A	Block B
Front (South - 24 Avenue)	6.0 m	8.0 m	6.0 m	8.0 m
Rear (North - 26 Avenue)	10.0 m	3.0 m	10.0 m	3.0 m
Side #1 (East)	10.0 m	7.5 m	10.0 m	7.5 m
Side #2 (West)	20.0 m	8.0 m	20.0 m	8.0 m
Side #3 (West on Flanking Street - Croydon Drive)	3.0 m	n/a	3.0 m	n/a
<b>BUILDING HEIGHT</b> (in metres/storeys)				
Principal	20 m		20 m/4 storey	
Accessory	4 m		n/a	
<b>NUMBER OF RESIDENTIAL UNITS</b>				
Bachelor				
One Bed			286	
Two Bedroom			171	
Three Bedroom +				
Total			457	
	Block A	Block B	Block A	Block B
<b>FLOOR AREA: Residential</b>			44,503 m <sup>2</sup>	n/a
<b>FLOOR AREA: Commercial</b>				
Retail			35,479 m <sup>2</sup>	3,749 m <sup>2</sup>
Office			800 m <sup>2</sup>	
Total			36,279 m <sup>2</sup>	3,749 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>				
<b>FLOOR AREA: Institutional</b>				
<b>TOTAL BUILDING FLOOR AREA</b>	80,782 m <sup>2</sup>	3,749 m <sup>2</sup>	80,782 m <sup>2</sup>	3,749 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	
	Block A	Block B	Block A	Block B
<b>DENSITY</b>				
# of units/ha /# units/acre (gross)				
# of units/ha /# units/acre (net)			24.5 upa	n/a
FAR (gross)				
FAR (net)	1.21	0.38	1.21	0.38
<b>AMENITY SPACE (area in square metres)</b>				
Indoor	1,371 m <sup>2</sup>		700 m <sup>2</sup>	
Outdoor	1,371 m <sup>2</sup>		8,166 m <sup>2</sup>	
<b>PARKING (number of stalls)</b>				
Commercial	1,639		1,649	
Industrial				
Residential Bachelor + 1 Bedroom	372		374	
2-Bed	257		261	
3-Bed				
Residential Visitors	91		91	
Institutional				
Total Number of Parking Spaces	2,359		2,375	
Number of disabled stalls	12		12	
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	NO
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