

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0096-00

Planning Report Date: June 7, 2010

PROPOSAL:

- **Development Permit**

in order to permit the development of a 516 square metre (5,500 sq.ft.) free-standing restaurant within the Morgan Crossing Lifestyle Centre.

LOCATION:

15715 Croydon Drive

OWNER:

Morgan Crossing Properties Ltd.,
 Inc. No. BC0742937

ZONING:

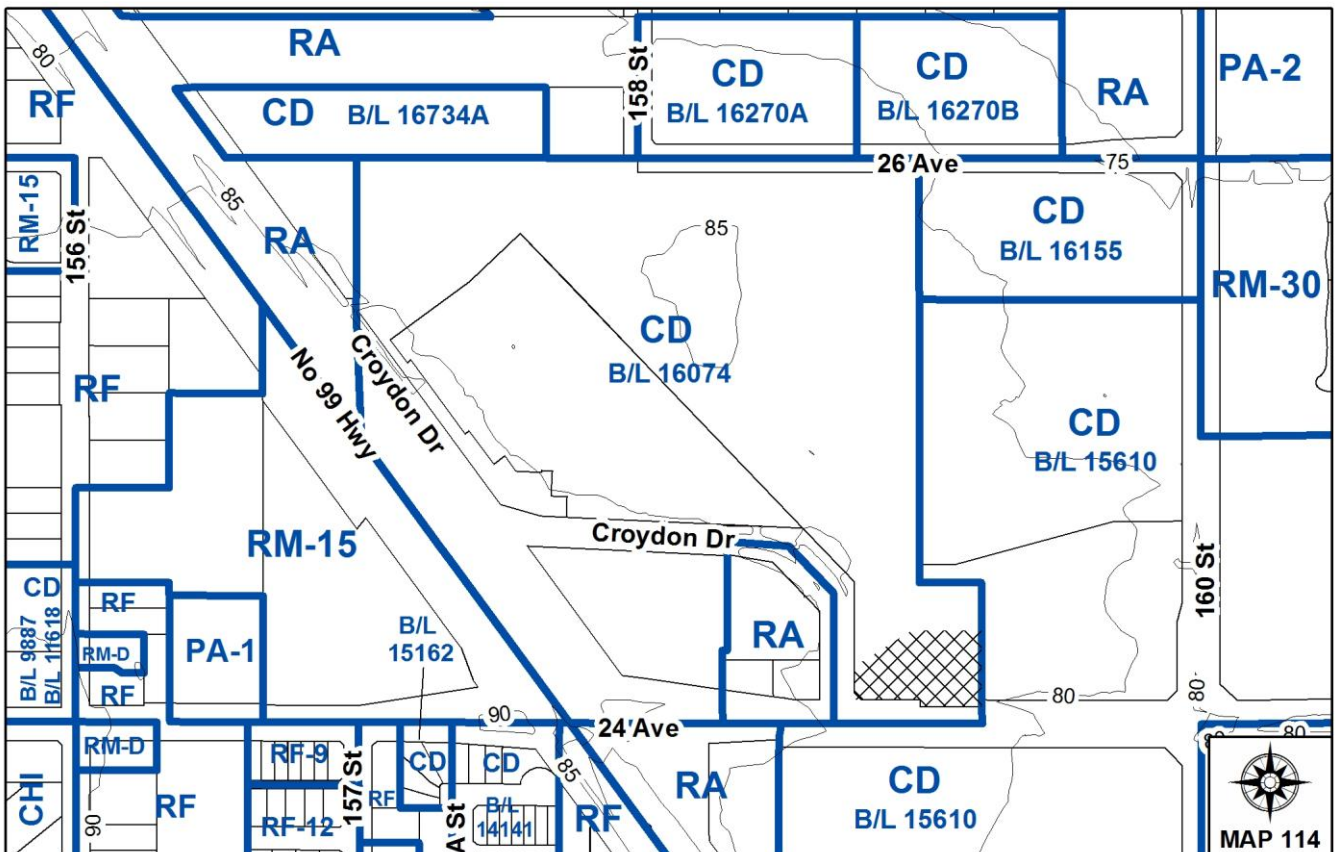
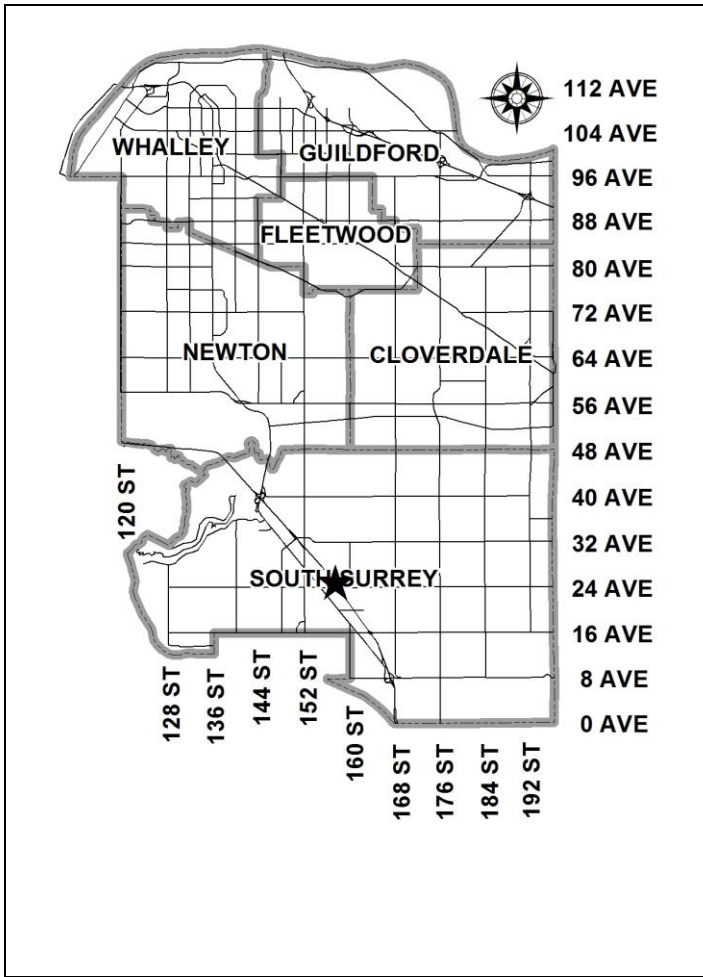
CD (By-law No. 16074)

OCP DESIGNATION:

Commercial

LAP 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 restaurant design is consistent with the generalized Development Permit and design guidelines approved by Council for the overall Morgan Crossing site.
- The exterior materials used are high quality and similar to those of the surrounding buildings in Morgan Crossing consisting of stone, composite fibre cement siding, and galvanized metal siding. The restaurant building features a significant amount of glazing, and timber structures are used strategically to provide an impressive architectural appearance.
- The site will feature a generous combination of trees and shrubs in a variety of species. The landscaping concept is consistent with the landscaping planted throughout the Morgan Crossing development.
- The proposed fascia signage for the restaurant complies with the signage guidelines established for the Morgan Crossing Development and with the Sign By-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7910-0096-00 (Appendix II), 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 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 restaurant or adjacent parking lot and landscaping.
- Fire Department:** The Fire Department has no concerns with the proposal.

SITE CHARACTERISTICS

Existing Land Use: Morgan Crossing Lifestyle Centre.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 26 Avenue):	Office building under construction, single family dwelling and townhouses.	Industrial, Suburban and Multiple Residential/ Business Park Light Industrial and 20-30 upa Medium-High Density	CD (By-law No. 16734A), RA, CD (By-law No. 16270A) and CD (By-law No. 16270B)
East:	Home Depot store, other commercial businesses and apartment building.	Commercial and Multiple Residential/ Commercial and High Density Residential (30-60 upa)	CD (By-law No. 15610) and CD (By-law No. 16155)
South (Across 24 Avenue):	Wal-Mart store and other commercial businesses.	Commercial/Commercial	CD (By-law No. 15610)
West:	Vacant land.	Suburban/Commercial	RA

RATIONALE OF RECOMMENDATION

Morgan Crossing Lifestyle Centre

- 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 Morgan Creek Lifestyle Village features a mixed-use development comprising 40,028 m² (430,872 sq.ft.) of commercial space and a total of 457 apartment units for a total gross floor area of ± 84,530 m² (909,800 sq.ft.) The rezoning, OCP Amendment and Generalized Development Permit for the site were approved by Council in 2007.
- The approved 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. All subsequent development approvals for all phases of Morgan Crossing are intended to be evaluated based on compliance with the generalized Development Permit.

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.

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

- On October 20, 2008, Council approved and issued Development Permit No. 7908-0242-00 for Phase 4 of the Morgan Crossing Development. This consists of a 2,554 square metre. (27,492 sq.ft.) retail building (Building J; Best Buy) on the southwest corner of the site, on the south side of Croydon Drive (15760 Croydon Drive), and detailed designs for the public realm.

Proposed Phase 5 Detailed Development Permit (7910-0096-00)

- The current proposal comprises Phase 5 of the Morgan Crossing application, and includes a 516 square metre (5,550 sq.ft.) free-standing restaurant building (White Spot) on the southeast corner of the site fronting Croydon Drive and 24 Avenue.
- The overall floor area ratio and lot coverage including the proposed restaurant still meets the maximum 1.21 FAR and 60% lot coverage permitted on this portion of the site (Block A) under the CD Zone (By-law No. 16074). All proposed building setbacks also comply with the minimum setbacks prescribed in the CD Zone (By-law No. 16074).
- The proposed building height is at 9.5 metres (31 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 adjacent to the proposed restaurant which will be subject to future Development Permit applications. No residential units are proposed for this portion of the site.

Parking

- Under Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law No. 12000, the proposed restaurant requires 52 onsite parking stalls. The proposed parking provision exceeds the by-law requirement by providing a total of 53 on-site parking stalls to serve the restaurant. In addition, under the 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. All additional parking spaces must be provided in a structure or underground. Although no structured or underground parking is proposed on this portion of the site, the proposed development still meets this requirement through underground parking provided under the previously constructed mixed commercial/residential buildings on the remainder of the site.

Access and Site Circulation

- 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. The main vehicular entry to this portion of the site will be from Croydon Drive. Access to 24 Avenue is not permitted at this location.
- The proposed restaurant 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. A stairwell and wheelchair ramp are proposed to provide convenient access to the sidewalk on 24 Avenue.

Architectural, Building Design and Public Realm

- The proposed restaurant design is consistent with the generalized Development Permit and design guidelines approved by Council for the overall Morgan Crossing site. The proposal is also consistent with the public realm guidelines adopted by Council.

- The building is located close to the intersection of 24 Avenue and Croydon Drive where it will have maximum exposure, convenient pedestrian access, and form a gateway into the Morgan Crossing Lifestyle Village Centre. The building has been designed as a distinctive entry structure to Morgan Crossing and to address all view angles including those from both 24 Avenue and Croydon Drive.
- The exterior materials used are similar to those of the surrounding buildings in Morgan Crossing consisting of stone, composite fibre cement siding, and galvanized metal siding. The restaurant building features a significant amount of glazing, and timber structures are used strategically to provide an impressive architectural appearance.
- The proposed colour scheme consists of a more neutral colour palette that will tie in well with the colour scheme used throughout Morgan Crossing.
- An outdoor patio is proposed on the southwest side of the building closest to the intersection of 24 Avenue and Croydon Drive and will be framed by a cultured stone wall and glass, and covered by a timber trellis.
- The loading area for the proposed restaurant is built into the building and will be enclosed by an overhead metal door which can be opened when there are deliveries.
- A mural depicting the original White Spot restaurant in Vancouver will be painted on the northwest elevation of the building on the proposed block wall. This mural will be temporary, as the buildings proposed to be constructed on the adjacent Pads 3 and 4 will eventually bump up against the side of this building. As such, the mural is intended to improve the visual appeal of this wall until such time as the buildings on Pads 3 and 4 are constructed.

Signage

- The proposed fascia signage for the restaurant complies with the signage guidelines established for the Morgan Crossing Development. Two (2) White Spot fascia logo signs are proposed, one on the southwest elevation and one on the southeast elevation. The logo signs consist of aluminum cabinets with push-thru letters and halo-lit channel letters on top. The proposed fascia signs comply with the Sign By-law.

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 planted throughout the Morgan Crossing development.
- The south and west sides of the restaurant building feature layering of trees and shrubs, which when combined with the glazing, timber, and other architectural elements of the building, will ensure an attractive interface with 24 Avenue and Croydon Drive. Some retention is required adjacent the parking area fronting 24 Avenue, however, the necessary retaining walls will be stepped with landscaping in between them to ensure an attractive interface. The maximum height of the walls will be 0.6 metres (2 ft.) and will be constructed out of Allan block.
- The raised crosswalks and pedestrian gathering areas in front of the restaurant building will be treated with decorative paving.

- Benches, garbage receptacles, and the bollards utilized to protect the restaurant building will be decorative in style, similar to the ones used throughout the Morgan Crossing Development.

Crime Prevention Through Environmental Design (CPTED)

- The following Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the design of the restaurant building:
 - The parking areas and pedestrian linkages are well lit through a combination of pole lights and pedestrian scale bollard lighting. The building will also have decorative lighting on all 4 sides;
 - The building has been designed to minimize recesses and hidden areas; and
 - Operationally, the Shopping Centre Management will maintain 24-hour security patrols.

ADVISORY DESIGN PANEL

ADP Meeting date: May 6, 2010

- All of the ADP recommendations have been satisfactorily incorporated into the proposal.

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
Appendix III.	ADP Comments and Applicant's Response
Appendix IV.	Development Permit No. 7910-0096-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by MCM Architects and DMG Landscape Architects, respectively, dated May 31, 2010.

Jean Lamontagne
General Manager
Planning and Development

RG/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 (Morgan Crossing Properties Ltd.)
 Address: 3rd Floor – 100 Park Royal South
 West Vancouver, BC
 V7T 1A2
 Tel: 604-925-8218

2. Properties involved in the Application
 - (a) Civic Address: 15715 Croydon Drive

 - (b) Civic Address: 15715 Croydon Drive
 Owner: Morgan Crossing Properties Ltd., Inc. No. BCo742937
 PID: 027-169-782
 Lot 1 Section 23 Township 1 New Westminster District Plan BCP31949 Except:
 Firstly: Part Dedicated Road on Plan BCP31950 Secondly: Part Subdivided by Air
 Space Plan BCP42891

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
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total (Subject DP Area Only)		3,160 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	
SETBACKS (in metres)		
Front	6.0 m	6.0 m
Rear	10.0 m	>10.0 m
Side #1 (East)	10.0 m	>10.0 m
Side #2 (West)	3.0 m	3.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	20 m	9.5 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		516 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		516 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)	1.21	<1.21
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	52	53
Number of disabled stalls	1	1
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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