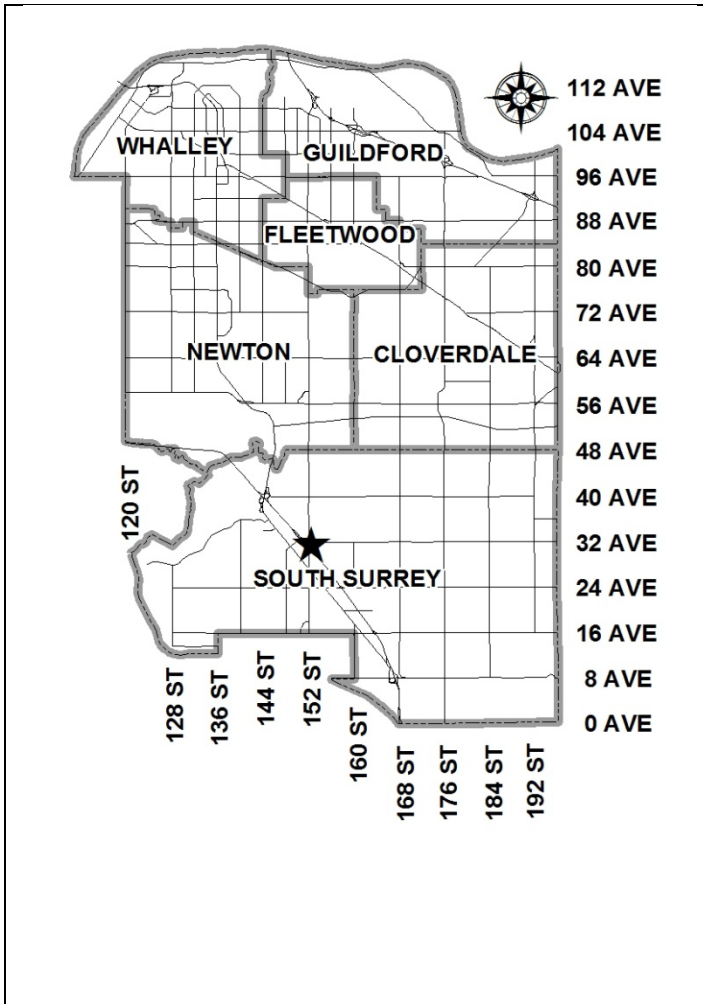


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0327-00

Planning Report Date: June 25, 2012



PROPOSAL:

- **NCP amendment** from "Storm Water Detention Pond" to "Business Park"
- **Rezoning** from RA and IB to CD (based on IB)
- **Development Permit**

in order to permit the development of two business park buildings

LOCATION:

3122 and 3142 Croydon Drive;
 15311 - 31 Avenue

OWNER:

City of Surrey
 Croydon Corporate Centre Inc., Inc.
 No. 0769039

ZONING:

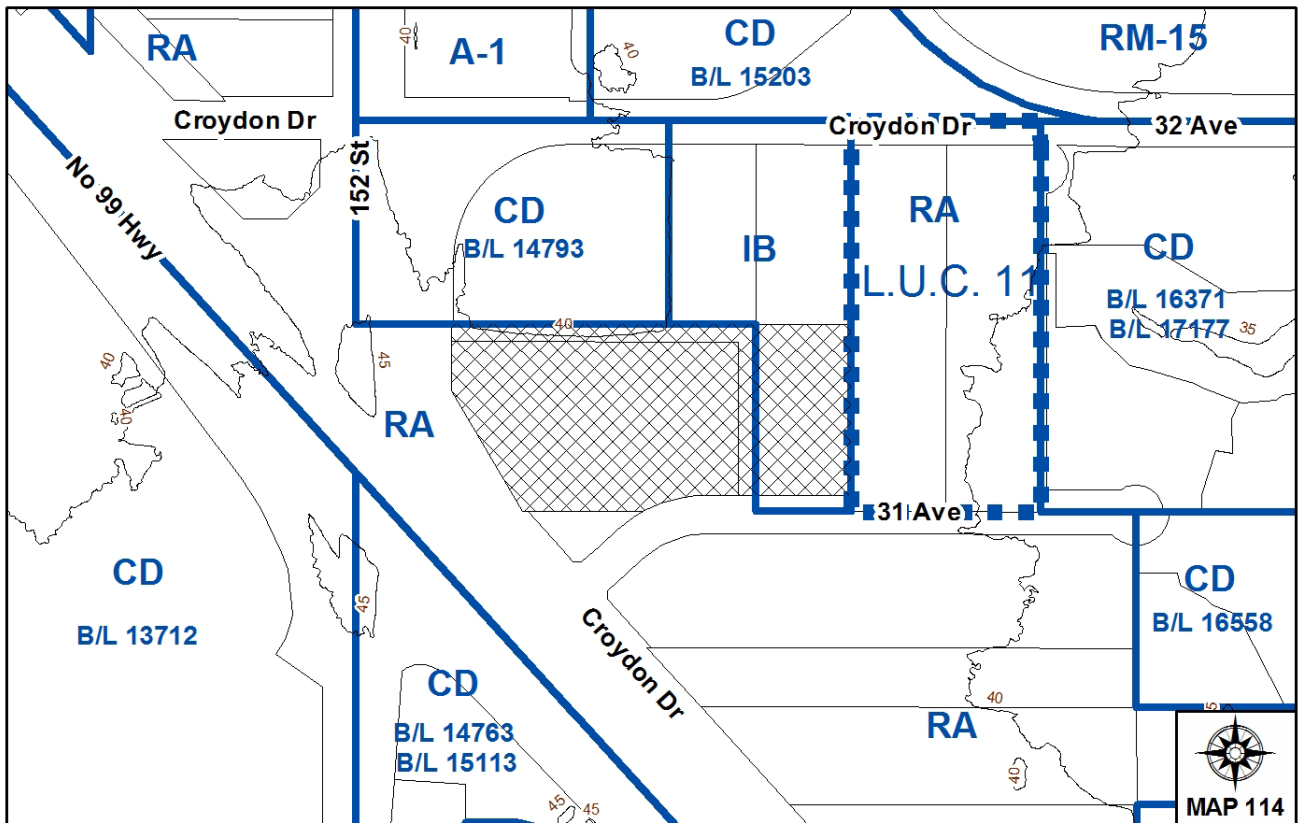
RA and IB

OCP DESIGNATION:

Industrial

NCP DESIGNATION:

Storm Water Detention Pond and
 Business Park



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The Rosemary Heights Business Park Neighbourhood Concept Plan (NCP) designates a portion of this site and the property to the south for a Storm Water Detention Pond. Since the NCP was developed, the Engineering Department has determined that the storm water facility will not be required. The applicant now proposes to re-designate this land for Business Park use.
- The applicant proposes a CD Zone based on the IB Zone to allow a taller building than the IB Zone would permit, and a higher floor area ratio (FAR). Some uses in the CD Zone have also been altered from the IB Zone provisions.

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- Partially complies with the NCP Designation.
- The re-designation of the Storm Water Detention Pond to Business Park in the NCP is supported by the Engineering Department.
- The proposed density and building form and character are appropriate for the Rosemary Heights Business Park NCP area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" and "Business Park Zone (IB)" (By-law No. 12000) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7911-0327-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, 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) input from the Ministry of Transportation & Infrastructure;
 - (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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability;
 - (i) registration of an access easement to allow access and parking to be shared with the property to the north;
 - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
 - (k) discharge of an existing Section 219 Restrictive Covenant for "no-build" until future consolidation of the lots.
4. Council pass a resolution to amend the Rosemary Heights Business Park NCP to redesignate a portion of the land and the neighbouring property from Storm Water Detention Pond to Business Park when the project is considered for final adoption.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks, Recreation & Culture:	Parks requires that the multi-use pathway on this property connect to the portion that has been constructed to the north. Proportions of concrete and asphalt paving should match the existing.
Ministry of Transportation & Infrastructure (MOTI):	Input from the Ministry of Transportation and Infrastructure is required.
Fire Department:	The buildings must be constructed of a non-combustible material and must have sprinkler protection. The applicant must also comply with the Electronic Communication Radio Amplification System By-law.
BC Hydro:	The applicant must either engage a qualified consultant to assess the electric field impacts of the proposed building and recommend appropriate setbacks, or comply with BC Hydro's setback recommendation of 25m from the nearest conductor. Final approval from BC Hydro will be required.

SITE CHARACTERISTICS

Existing Land Use: Vacant land

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Business park buildings.	Industrial in the OCP Business Park in the Rosemary Heights Business Park NCP	CD and IB
East:	Single family homes on acreage lots.	Industrial in the OCP Business Park in the Rosemary Heights Business Park NCP	RA
South (Across 31 Avenue):	Vacant land currently under application to construct business park buildings (no. 7911-0187-00).	Industrial in the OCP Business Park in the Rosemary Heights Business Park NCP	RA
West:	Intersection of Hwy 99 and 152 Street, beyond which is the South Point shopping centre.	Commercial in the OCP	CD

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant proposes to redesignate a portion of the land from "Storm Water Detention Pond" to "Business Park." The redesignation is supported by Engineering because it is consistent with servicing objectives for the area.

DEVELOPMENT CONSIDERATIONSContext

- The subject site is located on Croydon Drive, on the north side of 31 Avenue, in the Rosemary Heights Business Park Neighbourhood Concept Plan (NCP) area. It is designated "Industrial" in the OCP and "Business Park" in the NCP.
- The application includes three properties, which will be consolidated. A small piece of land immediately at the corner of 31 Avenue and Croydon Drive is not part of the application. This land is hooked to the property on the south side of 31 Avenue.
- The hooked lot to the south is currently under application (no. 7911-0187-00) for a similar business park development. A small building is proposed on the northeast corner of Croydon Drive and 31 Avenue, immediately adjacent to the subject site. This application has not yet been presented to Council for first and second readings.
- The BC Hydro corridor significantly impacts the property, rendering approximately 6,850 square metres (1.7 acres) undevelopable. The developable portion of the lot, where the buildings are proposed, is on the eastern side of the site.

Proposal

- The applicant proposes a rezoning from "One-Acre Residential Zone (RA)" and "Business Park Zone (IB)" to a Comprehensive Development Zone (CD) based on the IB Zone. The application also includes a development permit for two four-storey business park/office buildings.

Zoning

- The proposed CD Zone is based on the IB Zone, with differences summarized in the table below. The proposed by-law is attached to this report as Appendix VII:

	IB Zone	Proposed CD Zone
Density	0.75	1.6
Principal Building Height	12 m (40 ft) [3 storeys]	17 m (55 ft) [4 storeys]
Lot Coverage	60%	40%
Setbacks	7.5 m (25 ft) on all sides. One side yard setback may be reduced to 3.6m (12 ft) if that side yard abuts commercial or industrial property	West yard: 80 m (260 ft) East yard: 4 m (13 ft) North yard: 7.5m (25 ft) South yard: 7.5m (25 ft)

	IB Zone	Proposed CD Zone
Uses	<p>Retail: The IB Zone permits retail uses accessory to an industrial use. The CD Zone will not permit any retail uses.</p> <p>Eating Establishment: The IB Zone permits eating establishments as an accessory use only. The CD Zone will restrict eating establishments further by introducing a maximum floor area of 185 square metres (2,000 sq. ft.), and allowing them on the ground floor only.</p>	

Table 1: Summary of differences between IB Zone and CD Zone

- The proposed floor area ratio (FAR) of 1.6 is higher than the 0.75 FAR permitted under the IB Zone. In this case, however, the lands encumbered by the BC Hydro right-of-way are considered undevelopable and therefore excluded from the calculation of FAR. If these lands are considered, the FAR would be 0.61, which is lower than the IB Zone would permit.
- The proposed maximum building height of 17 metres (55 ft) is greater than the IB zone would permit. The height is considered appropriate for the area; there are several three-storey office/business park buildings to the north of the site, and a four-storey live/work development at the east end of 31 Avenue. The availability of parking under the BC Hydro right-of-way also supports the higher FAR and building height.
- Both the increased density and height reflect the impact of the BC Hydro corridor on the site. The lands within the corridor are considered undevelopable, but can be used for parking. As such, the increased FAR and building height allow more efficient use of the employment lands outside of the right-of-way.
- The proposed 40% lot coverage is also below the 60% maximum permitted under the IB Zone. Again, this reflects the encumbrance of the Hydro right-of-way and allows the applicant to provide appropriate landscaping and the number of parking stalls they require.
- The proposed setbacks are consistent with the requirements of the IB Zone. The 4.0 metre (13 ft) setback identified on the east side is located adjacent to industrially-designated lands.
- The IB Zone permits light impact industrial businesses to have an accessory retail component. The accessory retail will not be permitted on this site, which is consistent with other recent rezoning in this area. Staff have noted that the retail provision has been problematic on existing IB-zoned sites throughout the city due to its ambiguity and lack of enforceability. For this reason, retail is discouraged on industrially-designated properties and in IB-based zones.
- Eating establishments are limited on this site to a greater degree than they are in the IB Zone. These limitations maintain consistency with recent rezonings of this nature. Any eating establishment associated with the office buildings in this development would naturally be located on the ground floor.

Lot Consolidation

- The applicant proposes to consolidate the three existing lots into one property.
- A City-owned sewer venting station is located on the northwest corner of the property, currently covered by a right-of-way for access and maintenance. As part of the subject application, a new lot will be created and the land conveyed to the City. The dimensions of the new lot will be the same as those of the existing right-of-way.

PRE-NOTIFICATION

Pre-notification letters were sent on May 3, 2012.

Staff received one letter from the owner of one of the businesses from the office building to the north. The individual expressed concern about parking being provided at appropriate levels. He believes that the number of cars that currently park on Croydon Drive, because of insufficient parking provisions on other lots, creates unsafe road conditions.

(The applicant proposes parking supply well in excess of the Zoning By-law's minimum parking requirements. The Zoning By-law requirements for this application are 231 parking spaces; the applicant will provide approximately 310 spaces. In addition, the applicant is required to provide some dedicated carpool spaces and end-of-trip facilities for cyclists to reduce parking demand.)

DESIGN PROPOSAL AND REVIEW

- The two proposed four-storey business park/office buildings have a combined total floor area of approximately 10,223 square metres (110,039 sq.ft.). The building is intended to primarily be an office building, however the proposed CD Zone will permit some other business park uses, similar to the IB Zone. These include warehouse, distribution and service uses, among others. See Appendix VII for the proposed CD By-law.
- The applicant proposes to seek LEED gold certification for the development.

Access/Parking

- Vehicular access to the site is available from Croydon Drive and 31 Avenue. A cross-access easement is registered to allow vehicles to enter the properties to the north and east through the subject site.
- The applicant proposes approximately 310 parking spaces, which substantially exceeds the minimum 231 spaces required under the Zoning By-law. The parking supply is consistent with other recent developments on Croydon Drive, where parking in excess of the minimum requirements has been justified. The extra parking also addresses the concerns of a neighbour who contacted City staff with questions about parking supply.
- Although the site is adjacent to a future public transit route, the area is not yet well-served by transit and users of the proposed building will be primarily auto-dependent.

- The applicant will provide bicycle facilities in order to encourage alternate forms of travel while transit is unavailable, and because the site is located adjacent to the Pioneer Greenway on Croydon Drive. Bicycle parking will include outdoor racks and some secure storage lockers. The outdoor bicycle racks will be located near the entrances to both buildings. End-of-trip facilities are also proposed in the form of one shower each and change facilities for men and women, provided in both buildings.
- Additionally, the applicant will reserve four parking spaces for staff carpools. These spaces are located close to the buildings.
- Pedestrian pathways are proposed to connect the buildings to 31 Avenue and to the multi-use pathway on Croydon Drive, through the parking lot.

Architectural Design

- The project architect has designed two similar buildings that relate to each other in form and character.
- The building is proposed to be constructed of tilt-up concrete, with wooden columns and trellis detailing at the ground level.
- Signage will be required to comply with the Sign By-law.
- The proposed colour scheme for the building includes beige and grey as the primary colours, with black and wood detailing.
- The buildings are located on the eastern side of the lot, away from Croydon Drive, due to the constraints imposed on the site by the BC Hydro right-of-way. The entrances to both buildings face towards the centre of the lot. A traffic roundabout is located centrally, as an attractive entry feature and to facilitate vehicular movement around the buildings.
- The building orientation and window locations consider CPTED principles to provide maximum surveillance of the site.

Sustainability Considerations

- The applicant will pursue LEED certification, with the objective of achieving LEED Gold. The proposal is designed to provide energy efficient glazing, wall assemblies and HVAC systems.
- Measures to reduce water use within the buildings will be pursued. Stormwater will be addressed through on-lot infiltration and bio-swales. Water use for irrigation will be minimized through the use of native and drought-resistant planting.
- The proposal includes rooftop decks with some planting, accessible to the building tenants.
- The provision of carpool parking spaces and end-of-trip facilities for cycling is also a significant sustainability consideration.

Tree Preservation and Landscaping

- The applicant retained PMG Landscape Architects to undertake a site inspection and prepare a report with recommendations for tree retention and removal. Of the 77 mature trees on the site, 6 are proposed to be retained and 71 removed. Of the trees designated for removal, 3 are considered hazardous. The retained trees are located near the northeast and southwest corners of Building Two.
- The table below provides a summary of the proposed on-site tree retention and removal:

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Douglas Fir	24	4	20
Cedar	22	1	21
Alder	12	1	11
Cottonwood	9	0	9
Big Leaf Maple	5	0	5
Paper Birch	3	0	3
Grand Fir	1	0	1
Cherry	1	0	1
TOTAL	77	6	71

Table 2: Trees proposed for retention and removal

- To supplement the trees being retained, the applicant's landscape architect proposes a combination of new trees and shrubs in a variety of species. According to the Tree Protection By-law, 115 trees are required to replace the 71 to be removed. The applicant proposes to plant approximately 164.
- Because the site will be visible from Highway 99, and because the parking must be located in front of the building, landscaping is of significant importance. Notable landscaping details are as follows:
 - Two landscaped pedestrian pathways are proposed through the site, to connect the buildings with Croydon Drive.
 - Where these pathways intersect with the multi-use pathway, landscaping is enhanced through the use of benches and additional tree planting. These small "rest areas" will be available to all users of the multi-use pathway.
 - Substantial tree planting is proposed within the parking lot to visually break up the large area.
 - A traffic circle with decorative features, including planting, is proposed between the two buildings to enhance the building entrances.
- The height of planting within the parking area is limited because of the BC Hydro right-of-way. In this area the landscape architect proposes some star magnolia and vine maple trees, which are low-growing but will help to visually break up the parking area.

- The garbage enclosure will be screened by a decorative enclosure and surrounded by planting on three sides.
- A free-standing sign is proposed near the vehicle entrance on Croydon Drive. The sign will be designed to complement the design of the building, with a concrete base and stainless steel sign plates.

ADVISORY DESIGN PANEL

ADP meeting dates: May 3 and May 17, 2012

Some of the ADP suggestions have been satisfactorily addressed, except for the following items, which will be addressed prior to final approval:

- Reconfiguration of decorative paving at the vehicle entrances to the site.

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.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	ADP Comments
Appendix VI.	NCP Plan
Appendix VII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Site Lines Architecture and PMG Landscape Architects, respectively, dated June 15, 2012

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MJ/kms

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DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD (based on IB)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		16,705
Road Widening area		
Undevelopable area		10,042
Net Total		6,663
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		40%
Paved & Hard Surfaced Areas		55%
Total Site Coverage		
SETBACKS (in metres)		
Front		80.0
Rear		4.0
Side #1 (north)		7.5
Side #2 (south)		7.5
BUILDING HEIGHT (in metres/storeys)		
Principal		17.0 m / 4 storeys
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		0
FLOOR AREA: Residential		0
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial/office		10,216
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		10,216

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

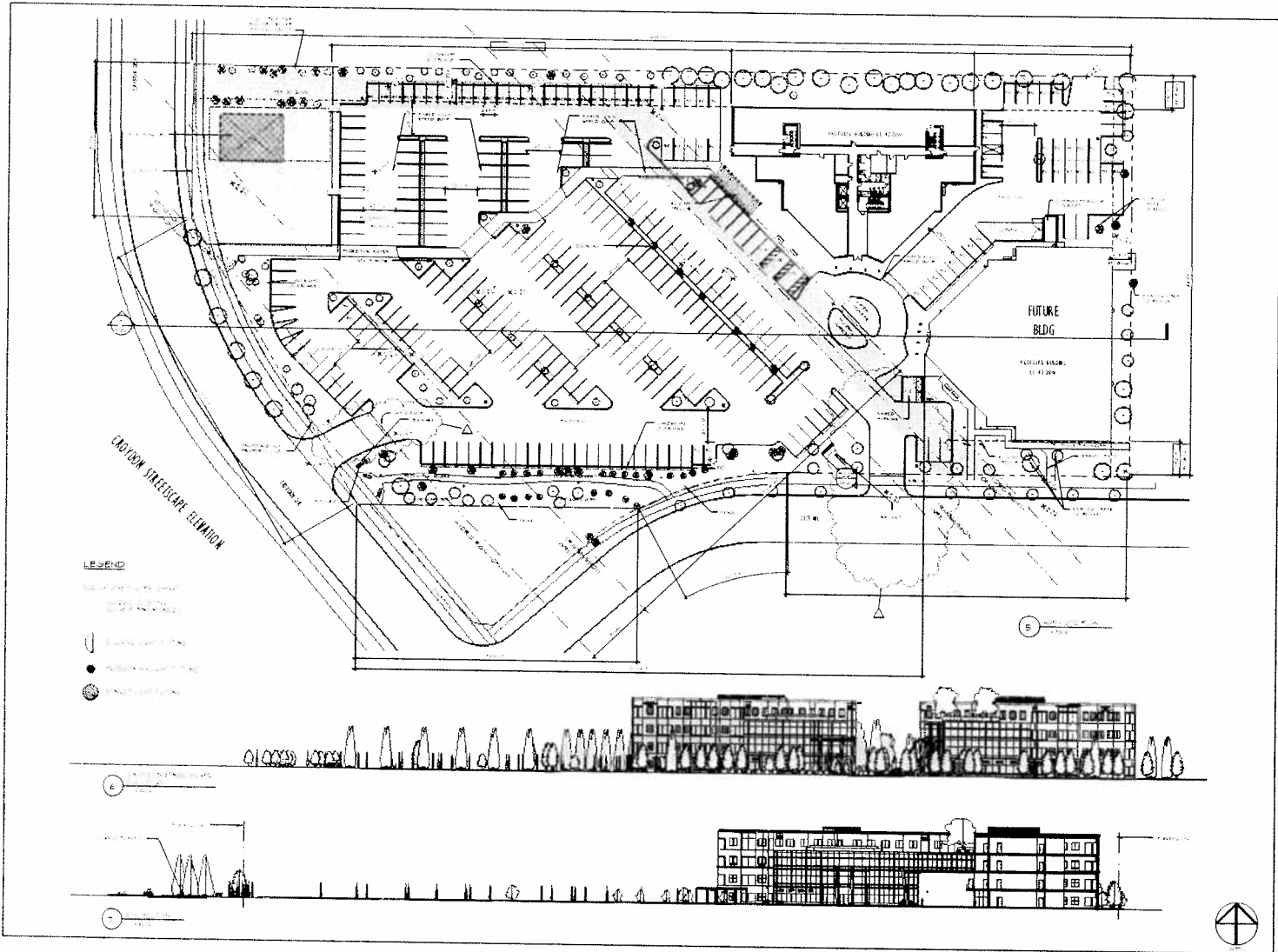
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		0.61
FAR (net)		1.53
AMENITY SPACE (area in square metres)		n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		310
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		310
Number of disabled stalls		4
Number of small cars		71
Tandem Parking Spaces: Number / % of Total Number of Units		0
Size of Tandem Parking Spaces width/length		0

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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MULTIPLE BUILDINGS DATA SHEET

Proposed/Existing Zoning CD (based on IB)

Required Development Data	Building #1	Building #2	Building #3
SETBACK (in metres)			
Front	80.0	125.0	
Rear	34.0	4.0	
Side #1 (north)	7.5	35.0	
Side #2 (south)	42.0	7.5	
Building Height (in metres/storeys)	17 / 4	17 / 4	
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +			
TOTAL FLOOR AREA	4,959	5,257	



LEGEND

- EXISTING TREES
- NEW TREES
- EXISTING PARKING
- NEW PARKING
- EXISTING DRIVE
- NEW DRIVE
- EXISTING CURB
- NEW CURB

SECTION A

SECTION B

SECTION C

PROJECTIONS

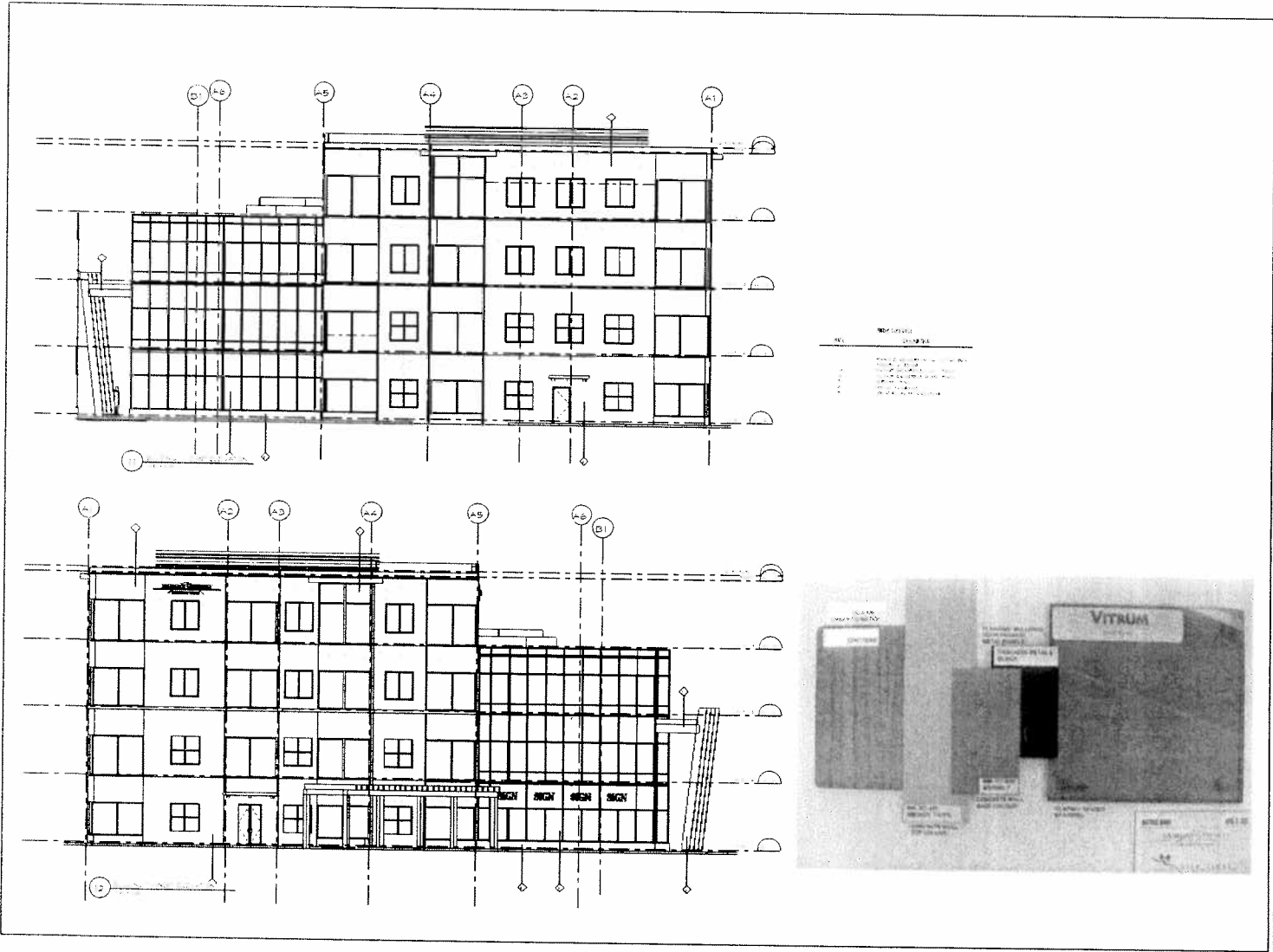
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MORGAN GATEWAY
3122 GORDON DRIVE

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SHEET NO: A1.00

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10/10/17



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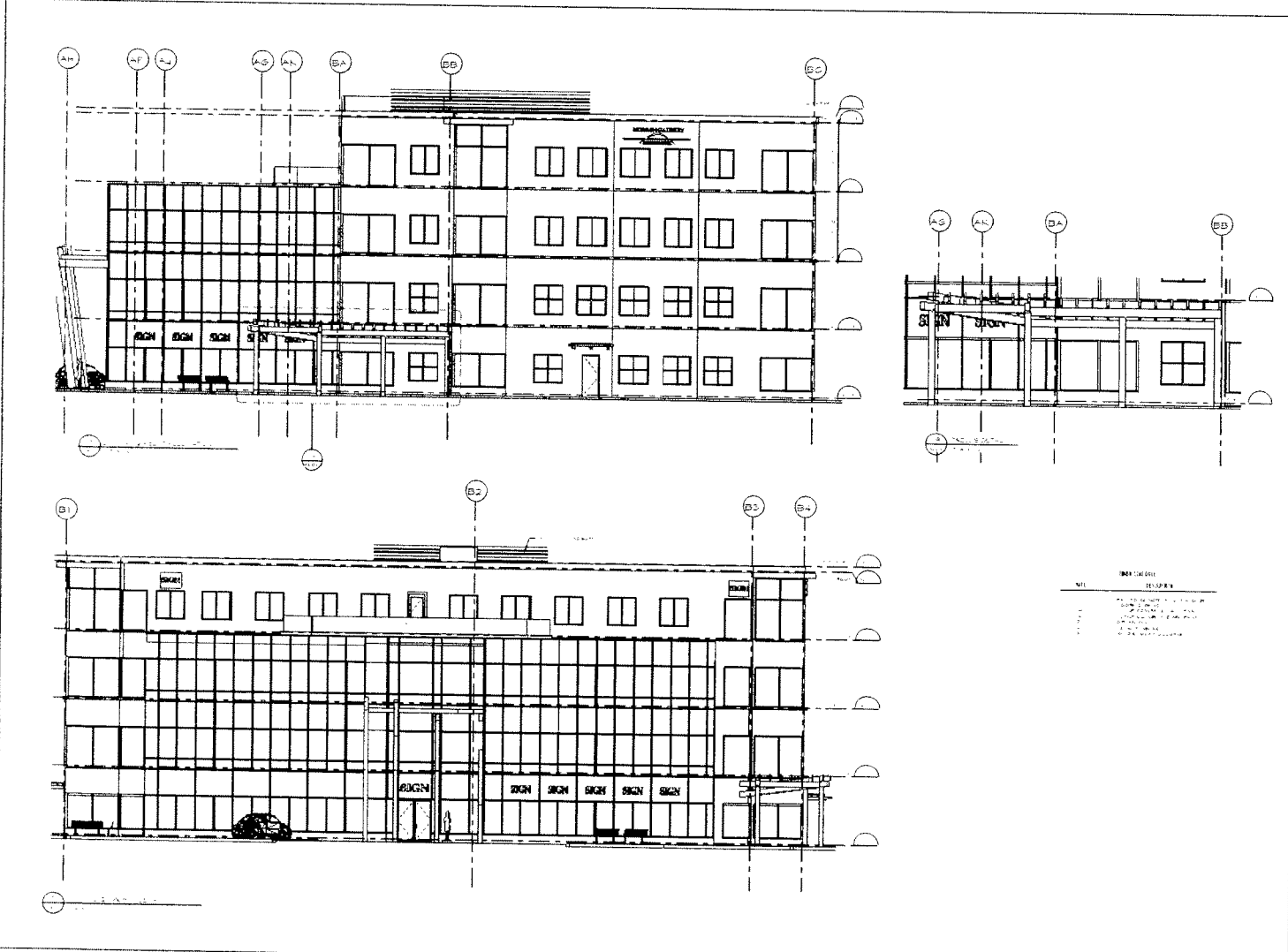
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MORGAN GATEWAY
 3112 CROFTON DRIVE

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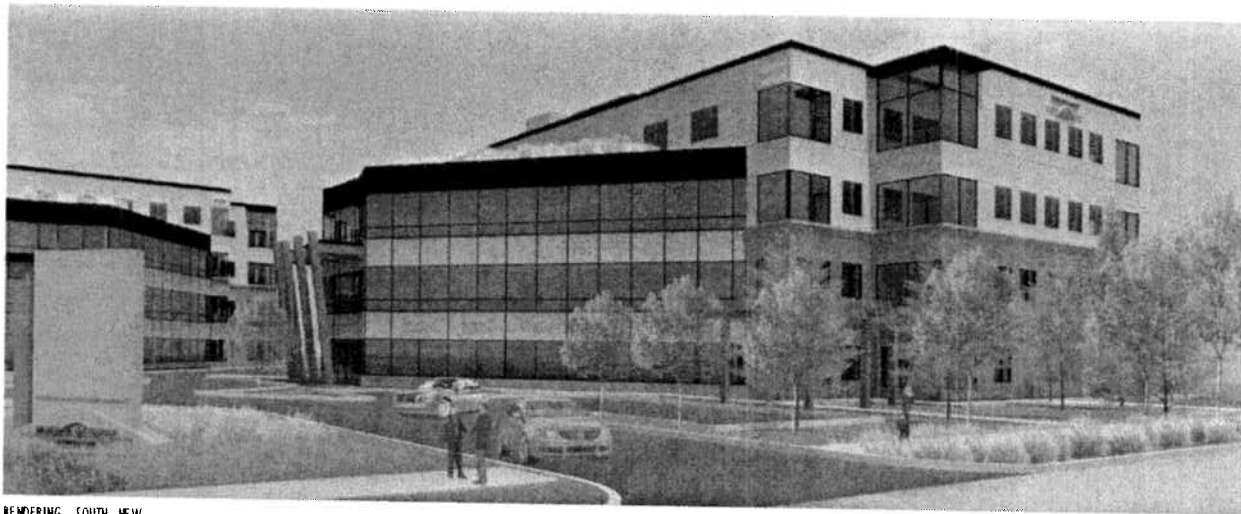
MORGAN GATEWAY
 3122 CROFTON DRIVE

ELEVATIONS - B1
 SCALE: AS SHOWN
 DATE: 2016.01.27
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 JOB NO: 1023
 SHEET NO: A3.04

CONTRACTOR
 [Name]
 [Address]
 [City, State, Zip]
 [Phone]
 [Email]



RENDERING - SOUTHWEST - NEW



RENDERING - SOUTH - NEW

SITE DATA

DATE	10/23/2013
BY	10/23/2013
FILE NO.	1302-001-113
PROJECT	MORGAN GATEWAY
CLIENT	THE UNIVERSITY OF TEXAS AT ARLINGTON
ARCHITECT	STANTEC ARCHITECTURE

NO.	REVISION

MORGAN GATEWAY

3122 CORDON DRIVE

TITLE

RENDERING

SCALE

AS SHOWN

DATE

2013.03.27

DRAWN BY

W checked OK

JOB NO.

1023

SHEET NO.

A4.01

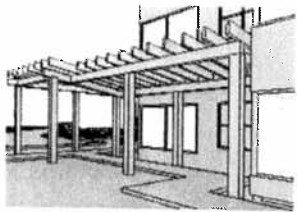
CONSULTANT

STANTEC ARCHITECTURE

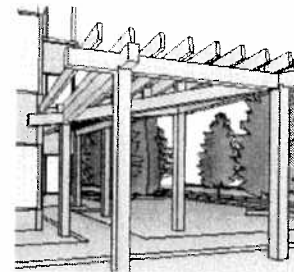
© 2013 STANTEC ARCHITECTURE



AERIAL FROM SOUTHWEST - NEW



GLULAM TRELLIS TO MATCH ENTRY COLUMNS



SITE LINES

PLAN	10/24/11 7:17
REV	10/24/11 21:12
DATE	10/24/11 21:12
BY	10/24/11 10:56
CHKD	10/24/11 10:56
APPV	10/24/11 10:56
DATE	10/24/11 10:56
BY	10/24/11 10:56
CHKD	10/24/11 10:56
APPV	10/24/11 10:56

REVISIONS

NO.	DATE	DESCRIPTION
1	10/24/11	10/24/11 10:56
2	10/24/11	10/24/11 10:56
3	10/24/11	10/24/11 10:56
4	10/24/11	10/24/11 10:56
5	10/24/11	10/24/11 10:56

MORGAN GATEWAY
 3122 GARDEN DRIVE

DATE: 10/24/11
 SCALE: 1/8" = 1'-0"

TITLE: RENDERING - SITE

DATE: 10/24/11

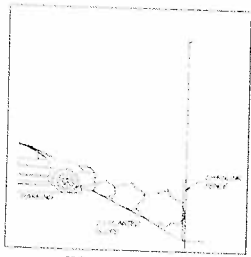
DRAWN BY: W CHECKED BY: GK

JOB NO: 1023

SHEET NO: A4.04

CONSULTANT:

THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

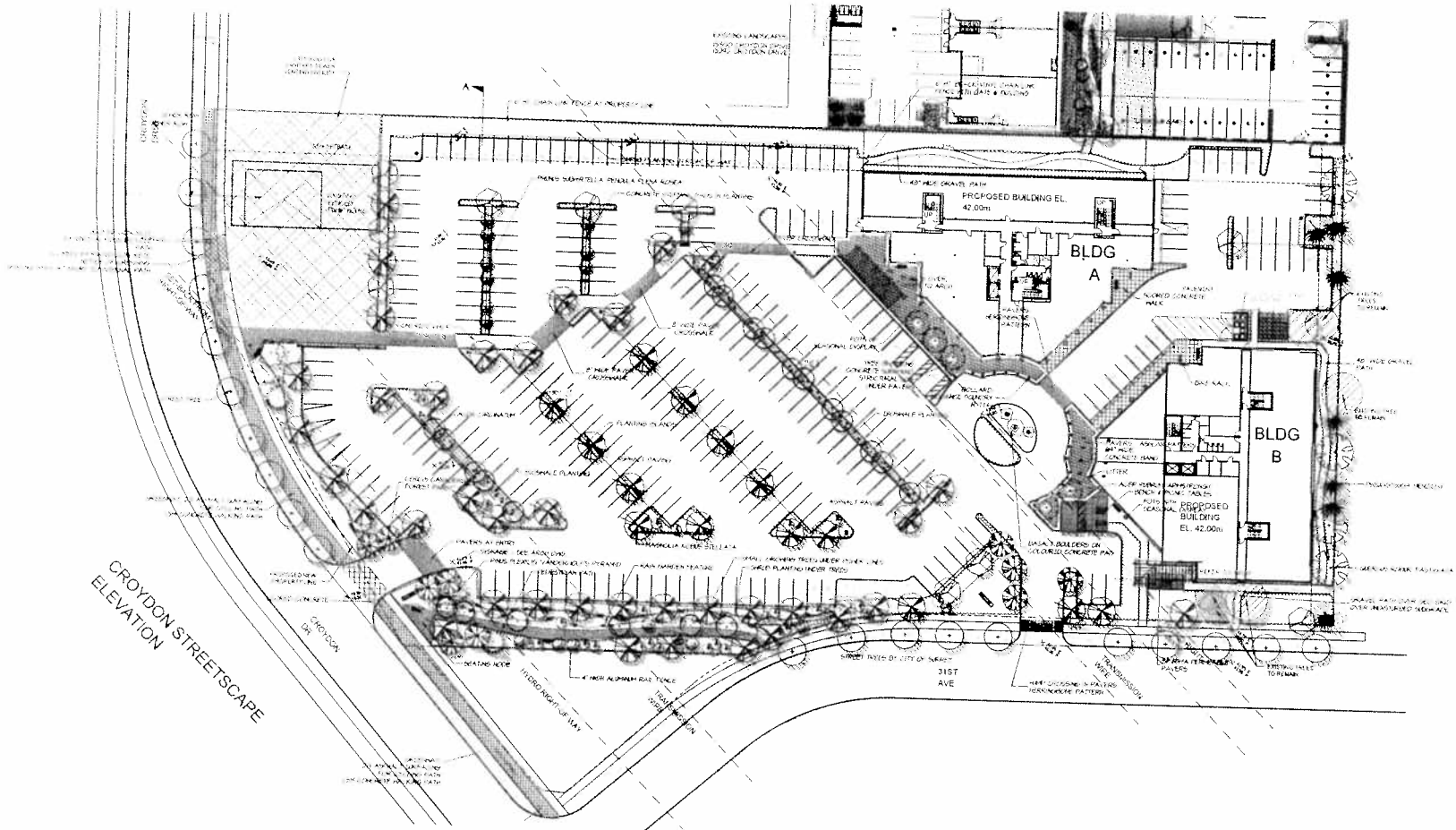


SECTION A

PLANT SCHEDULE				P/MG JOB NUMBER: 12-029	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE/REMARKS	
22		AKER RULMARIUS	ONE STAR	10" H. 1.5" DIA. 1.5" DIA.	
7		AKER PALMARIUS	JAPANESE HAWK	5" H. 1.5" DIA. 1.5" DIA.	
5		AKER RULMARIUS	COLLETTIA RED HAWK	6" H. 1.5" DIA. 1.5" DIA.	
10		AKER RULMARIUS	FLORIDA RED HAWK	25" H. 1.5" DIA.	
32		AKER RULMARIUS	FLORIDA RED HAWK	5" H. 1.5" DIA.	
51		AKER RULMARIUS	FLORIDA RED HAWK	25" H. 1.5" DIA.	
4		AKER RULMARIUS	FLORIDA RED HAWK	25" H. 1.5" DIA.	
1		AKER RULMARIUS	FLORIDA RED HAWK	25" H. 1.5" DIA.	
7		AKER RULMARIUS	FLORIDA RED HAWK	25" H. 1.5" DIA.	
4		AKER RULMARIUS	FLORIDA RED HAWK	25" H. 1.5" DIA.	

NOTES: * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.
 1. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.
 2. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

NOTES:
 1. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.
 2. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



CROYDON STREETSCAPE
ELEVATION

pmg
 3122 CROYDON AVE, SURREY, B.C. V3C 6Y4
 TEL: 604.273.4100 FAX: 604.273.4101
 WWW.PMG-CANADA.COM

PROJECT: MORGAN GATEWAY BUSINESS PARK
 3122 CROYDON AVE, SURREY, B.C.
 DRAWING TITLE: LANDSCAPE PLAN
 DATE: 12/11/12 DRAWING NUMBER: L1
 SCALE: 1/8" = 1'-0"
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 OF 5
 12-029

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **June 19, 2012** PROJECT FILE: **7811-0327-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 3122/3142 Croydon Drive
15311 - 31 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate varying widths for off ramp from Hwy 99.
- provide 3.0 metre SRW for pathway.
- provide a 1.6 metre SRW for Pioneer Greenway.

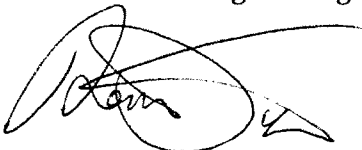
Works and Services

- construct east side of Croydon Drive.
- construct 1.5 metre concrete sidewalk on 31 Avenue.
- construct sanitary sewer.
- construct storm sewer.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit.



Rémi Dubé, P.Eng.
Development Services Manager

LR

TREE PRESERVATION SUMMARY

Surrey Project #
 Project Location: Croydon Corporate Centre, 3122 Croydon Drive, Surrey
 Register Landscape Architect / Arborist / Michael Mills PMG Landscape Architects

Detailed Assessment of the existing trees was prepared for this proposal in February of 2012. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site

- a. The subject on the north side of Croydon Drive just east of Hwy 99 in south Surrey.
- b. Approximately ½ of the site is part of a BC Hydro ROW.
- c. The majority of the existing tree resource is located in the eastern third of the site.
- d. Tree preservation is limited due to the need to position the buildings away from the hydro transmission lines, in the same general area as the existing trees are located.

2. Summary of Proposed Tree Removal and Replacement

○	Number of Protected Trees Identified	77	(A)
○	Number of Protected Trees declared to be hazardous due to natural causes	3	(B)
○	Number of Protected Trees to be Removed	68	(C)
○	Number of Trees to be Retained (A-B-C)	6	(D)
○	# of Replacement Trees Required @ 2:1 – 2 x 48	96	(E1)
○	# of Replacement Trees Required @ 1:1 – 1 x 19	19	(E2)
○	Total Number of Replacement Trees Required	115	(E3)
○	Number of Replacement Trees Proposed	164	(F)
○	Number of Replacement Trees in Deficit (E – F)	0	(G)
○	Total Number of Protected and Replacement Trees (D+F)	254	(H)
○	Number of Lots Proposed in Project	N/A	(I)
○	Average Number of Trees / Lot (H/I)	N/A	

3. Tree Survey and Preservation Plan

 X Tree Survey and Replacement Plan is attached.

 This plan will be available before final adoption.

Summary and plan prepared and submitted by: **Michael J Mills**
ISA Certified Arborist #PN0392
PMG Landscape Architects
April 26th, 2012
Revised June 14, 2012

Present at May 3, 2012 ADP meeting

Chair - L. Mickelson

Panel Members:

T. Ankenman
G. McGarva
T. Wolf
B. Shigetomi
S. Vincent
Cpl. M. Searle
G. Wylie
K. Newbert

A. RE-SUBMISSION

The following comments were submitted by e-mail based on a review by the ADP members who attended the May 3, 2012 ADP meeting.

The ADP review was based on the resubmitted drawings and written response from the architect to the ADP Statement of Review from May 3, 2012.

1. File No.: 11-0327
New or Resubmit: resubmit
Description: Two 4 storey business park buildings
Address: 3122 & 3142 Croydon Dr. and 15311 – 31 Ave.,
Rosemary Heights Business Park
Developer: Ian Mankey, Baywest Developments
Jim Cox, Surrey City Development Corporation
Architect: Gord Klassen, Site Lines Architecture
Landscape Architect: Pat Campbell, PMG Landscape Architects
Planner: Melissa Johnson
Urban Design Planner: Hernan Bello

STATEMENT OF REVIEW COMMENTS

Context and Site Planning

- This is a very large parking lot and every effort should be made to create as many permeable surfaces or surface areas as possible.
- Move picnic bench at south of building 2 to the west for better sun exposure, CPTED. Should provide paved/permeable paver area at benches.

Form and Character

- The exterior elevations are much improved and read more clearly. Overall, find the changes acceptable.

- The changes and refinements to the building are large improvements over what was previously being proposed. The building reads a lot more comprehensively and the articulation between curtain wall assembly and tilt-up are made very clear.
- I believe the changes warrant a positive recommendation and I commend the proponent for listening so carefully and responding so well to their previous concerns.
- To be properly useful the rooftop public access areas should include a portion of overhead sun protection directly oriented for seating areas (some form of pergola). Integrated with the planting area this will be a key amenity to attract tenants.

Landscaping

- Regarding the upper terrace, some trees were added to provide shade, however *Syringa vulgaris* are very broad spreading and are not going to provide much shade, especially in their location in the planter (during mid-day working hours / lunch when it will be needed).
- Consider a better (broader) shade tree (e.g., *Gleditsia tricanthos* var *enermis*) and adding planters in the patio area (e.g., 4'x4' precast) so that chairs / tables could be moved around and underneath, as required. I think it will help to make the space more comfortable in the warmer summer months.
- At the parking entrance off Croydon there is a bike path crossing which should have some special treatment. These are high conflict zones. However, I see it is beyond the property line so it may not be part of the developer's responsibility? If the site servicing agreement allows, the pavers indicating the entrance could be moved to the bike crossing.
- There are two bioswales, one that includes *Acer circinatum*, however the second bioswale does not include it. Is there a reason for this?

CPTED

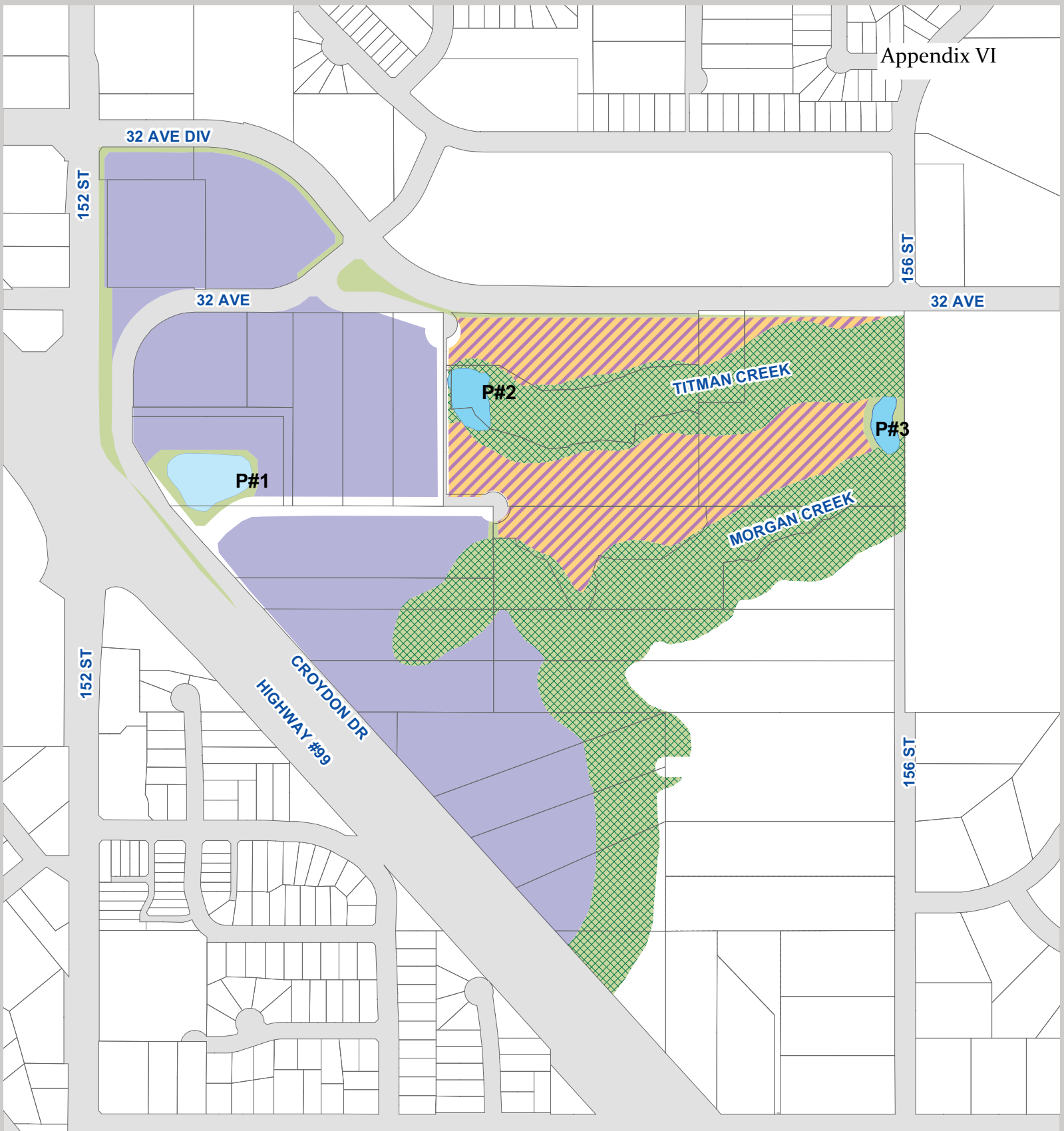
- No further comments; revised drawings have addressed CPTED issues.

Accessibility

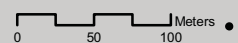
- No further comments.

Sustainability

- Proponent seems to be at least considering some of the sustainability issues raised but has still not committed to LEED Gold certification. They stated they are going to use glass similar to a LEED Gold building but there is a lot more to LEED Gold than just using good glazing.
- A commitment of some sort should be sought on the sustainability goals for the building.
- Exterior elevations still show mass walls, lack of sun controls. How is the applicant dealing with this relative to LEED certification requirements?
- Revised submission is an improvement and acceptable with following comments:
 - Lack of information and strategy for LEED Gold certification that has been proposed by the applicant.
 - Opportunity for the recycling/refuse enclosure to become part of the building design and not just an afterthought at the side of the Building 2.
 - Investigate possibilities for more areas of pervious paving.



- Business Park
- Live & Work or Business Park Areas
- Buffers
- Storm Water Detention Pond (amenity feature City-owned)
- Storm Water Detention Pond (amenity feature privately-owned)
- Hydro Towers
- Creek Preservation Areas
- 15m & 30m Riparian Set Backs
- Hydro Right of Way
- Creeks



ROSEMARY HEIGHTS BUSINESS PARK LAND USE PLAN
 CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved by Council: July 21, 1999

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

- (a) FROM: BUSINESS PARK ZONE (IB)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 028-107-730
 Lot B Section 23 Township 1 New Westminster District Plan BCP43042
 15311 - 31 Avenue

- (b) FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 002-396-092
 Lot 31 Section 23 Township 1 New Westminster District Plan 67410
 3122 Croydon Drive

Parcel Identifier: 002-364-271
 Lot 32 Section 23 Township 1 New Westminster District Plan 67410
 3142 Croydon Drive

(hereinafter both (a) and (b) shall be referred to as the "Lands")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the *comprehensive design* of industrial business parks consisting of *light impact industry*, offices and service uses where *density* bonus is provided. These uses shall be carried out such that no nuisance is apparent outside an enclosed *building*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. Office uses excluding *social escort services* and *methadone clinics*.
2. *Light impact industry*.
3. *General service uses* excluding *drive-through banks*.
4. *Warehouse uses*.
5. *Distribution centres*.
6. *Accessory uses* including the following:
 - (a) *Personal service uses* limited to the following:
 - i. Barbershops;
 - ii. Beauty parlours;
 - iii. Cleaning and repair of clothing; and
 - iv. Shoe repair shops;
 - (b) *Recreational facilities*, excluding go-kart operations, drag racing and rifle ranges;
 - (c) *Eating establishments*, excluding *drive-through restaurants*, provided that
 - i. The *eating establishment* does not exceed a total floor area of 185 square metres [2,000 sq.ft.]; and
 - ii. The *eating establishment* is located only on the ground floor of the *building*;
 - (d) *Community services*;
 - (e) *Assembly halls* limited to *churches*, provided that:
 - i. The *church* does not exceed a total floor area of 700 square metres [7,500 sq. ft.];
 - ii. The *church* accommodates a maximum of 300 seats; and

- iii. There is not more than one *church* on a *lot*, and where a *lot* has been subdivided by a strata plan, then there shall be only one *church* within the strata plan.
- (f) *Child care centre*; and
- (g) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are)
 - i. Contained within a *principal building*;
 - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
 - iii. Restricted to a maximum of 2 *dwelling units* on the *Lands*;
 - iv. Restricted to a maximum floor area of:
 - a. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit*; and
 - b. 90 square metres [970 sq. ft.] for the second *dwelling unit*;

C. Lot Area

Not applicable to this Zone.

D. Density

- 1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or a *building area* of 300 metres [3,230 sq. ft.], whichever is smaller.
- 2. The *density* may be increased to a maximum *floor area ratio* of 1.6 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.

E. Lot Coverage

The *lot coverage* shall not exceed 40%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

Use	Setback	West Yard	East Yard	North Yard	South Yard
<i>Principal Buildings and Accessory Buildings and Structures</i>		80.0m [260 ft.]	4.0m [13 ft.]	7.5m [25 ft.]	7.5m [25 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 17 metres [55 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 6 metres [20 feet].

H. Off-Street Parking

1. Refer to Table C.2 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* may be permitted for company fleet *vehicles*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. The *Lands* and *structures* shall be used for the uses permitted in this Zone only if such uses:
 - (a) Constitute no unusual fire, explosion or safety hazard;
 - (b) Do not emit noise in excess of 60 dB measured at any point on any boundary of the *lot* on which the use is located; and
 - (c) Do not produce heat or glare perceptible from any boundary of the *lot* on which the use is located.
2. Outdoor storage of any goods, materials or supplies is specifically prohibited.
3. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1.6 ha [4.0 acre]	88 metres [285 ft.]	160 metres [520 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the IB Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.

3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the IB Zone.
10. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
11. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
12. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

READ A THIRD TIME ON THE _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK