



Corporate Report

NO: C009

COUNCIL DATE: June 23, 2008

REGULAR COUNCIL

TO: Mayor & Council DATE: June 23, 2008
FROM: General Manager, Planning and Development FILE: 6520-20
(Highway 99 Corridor)
SUBJECT: Delegation Request - Highway 99 Corridor Business Park/Light Industrial
Lands

RECOMMENDATION

The Planning and Development Department recommends that Council receive this report as information.

INTENT

The purpose of this report is to provide Council with background information related to a request for a delegation to Council regarding amendments to the Highway 99 Corridor Plan. On May 12, 2008, Council considered a request from Ron Wall, Pat Humphries and Laurel Mitchell to appear before Council to present information regarding changes to the Highway 99 Corridor Plan in relation to lots in the vicinity of 28 Avenue and 156 Street. Council requested a staff report with detailed information.

BACKGROUND

The Highway 99 Corridor Plan was approved by Council in February 2004. This Local Area Plan generally encompasses the area between Highway 99 and the BC Hydro powerline right-of-way (ROW) running parallel and east of Highway 99, from 28 Avenue in the north to 8 Avenue in the south (map attached as Appendix I).

The Plan was developed in consultation with property owners and the larger community through a series of workshops, public open houses and stakeholder group meetings in 2002 and 2003.

The main objective of the Plan was to increase the area of land available in the City for employment-generating land uses, taking advantage of excellent freeway access and visibility, and proximity to the Douglas ("Peace Arch") and Pacific ("Truck") international border crossings. A significant commercial area was designated at

24 Avenue, where an overpass and potential future Highway 99 access was planned. Smaller mixed commercial/business park areas were identified at 16 Avenue and at 8 Avenue, where there are overpasses and/or interchanges. Another commercial/business park node was designated in the Rosemary Heights Business Park Neighbourhood Concept Plan (NCP) at the 32 Avenue interchange, just north of the Highway 99 Corridor Plan. The areas between these highway crossings were designated for business park and light industrial uses that do not require the same degree of public access as commercial/retail uses.

To improve the distribution and flow of traffic through and within the Plan area, Croydon Drive was proposed to be improved and realigned in places to form a continuous north-south connection through the Plan area. The alignment of Croydon Drive also in some sections serves to separate commercial and industrial traffic from residential neighbourhoods to the east.

Development within the Highway 99 Corridor is well underway, particularly in the areas around the 24 Avenue overpass. In the 32 Avenue area within the Rosemary Heights Business Park NCP, a mix of commercial and business park development has emerged, while construction is underway on several large commercial developments around 24 Avenue. These developments are in keeping with the Highway 99 Corridor Plan. A recent development application (No. 7908-0113-00) for rezoning properties at 2612 and 2618 Croydon Drive to Comprehensive Development to permit business park/office development has been received. This use also conforms to the approved Plan.

On May 12, 2008, Council received a delegation request from landowners who hold property in the triangle formed by 28 Avenue, 156 Street and Highway 99. This subject site is approximately 5.7 acres in area and is comprised of 10 parcels, which have apparently been consolidated by the current owners. The site is encumbered by the BC Hydro power line ROW on its east side. The Highway 99 Corridor Plan shows Croydon Drive extending through the west side of the site, parallel with and immediately adjacent to Highway 99 (Appendices II and III). An application for a Temporary Use Permit (No. 7908-0008-00) and an associated OCP amendment to allow parking of recreational vehicles at 2715 and 2743 - 156 Street, for a period not to exceed two years, was referred back to staff by Council on February 25, 2008, to resolve issues around drainage and landscaping. This application is still pending.

The individuals who have requested an opportunity to appear before Council want the City to amend the Highway 99 Corridor Plan in two ways:

1. To change the land uses in the 28 Avenue area from Business Park/Light Industry to Commercial uses; and
2. To relocate the alignment of Croydon Drive onto the BC Hydro ROW to increase the developable area on these properties, or, alternatively, to eliminate the extension of Croydon Drive between the 28 Avenue and 156 Street alignments by maintaining the 28 Avenue and 156 Street alignments in this area.

Planning staff has previously met with representatives regarding this matter and have conveyed to them the same information as is contained within this report.

The changes that are being requested would constitute a "Major Amendment" to the Local Area Plan, as defined in the Official Community Plan. An application for such an amendment to the Highway 99 Corridor Plan has not been received.

DISCUSSION

Land Use Designation

The rationale for designating the subject lands as Business Park/Light Industrial in the Highway 99 Corridor Plan is based on four principles:

1. Increasing the amount of employment-generating lands in the City;
2. Taking advantage of the visibility offered by the freeway frontage;
3. Concentrating commercial uses (retail) along major arterial roads with an existing or planned Highway 99 access or crossing where they can be served by transit and accessed efficiently by motorists; and
4. Utilizing the BC Hydro ROW for the parking required by Business Park uses, and as a buffer separating the Business Park/Light Industrial land uses from residential land uses to the east of the powerline.

The Business Park/Light Industrial designation is intended to form an attractive development face onto the heavily travelled "gateway" of Highway 99. The Highway 99 Corridor Plan calls for:

"a variety of business park and "high-end" light industrial uses including office and service uses, and wholesale, warehousing and light manufacturing uses that are completely enclosed within a building. Outdoor storage and display is not allowed under this designation. Both single tenant and multi-tenant buildings could be located on these lands".

Since the subject "triangle" site is located along Highway 99, but not along a major arterial road with an existing or proposed freeway access or crossing, the optimal land use is Business Park/Light Industrial.

Croydon Drive Alignment

The proposed alignment for Croydon Drive in the Highway 99 Corridor Plan is based on the need to create a direct north/south road running through the Plan area to distribute traffic effectively, and to separate commercial and industrial traffic from residential neighbourhoods to the east in the Morgan Heights and Grandview Heights areas.

The alignment of Croydon Drive is constrained by the location of existing and future freeway overpasses and interchanges and by the BC Hydro powerline ROW. BC Hydro must approve all development within and immediately adjacent to powerline ROWs.

Buildings and other structures may not be constructed under high-voltage overhead transmission lines. BC Hydro's land development guidelines require public roadway crossings of the powerlines to be as close to perpendicular as possible in order to reduce the possibility of induced electric currents. Based on the Hydro lines within this ROW, this same issue precludes Croydon Drive from running north/south (i.e., under and parallel with the power lines) within the Hydro ROW.

For a direct north/south alignment of Croydon Drive to be realized in the 28 Avenue area, placing the road immediately adjacent to Highway 99 is most effective. This alignment leaves a buildable strip of land between Croydon Drive and the Hydro ROW, with parking areas available under the transmission lines. If properties in the subject "triangle" are assembled as a single development site, the existing 156 Street road allowance could become redundant when Croydon Drive is connected. At that time, the existing 156 Street ROW could potentially be consolidated into the development site.

CONCLUSION

The Business Park/Light Industry designation, as shown in the approved Highway 99 Corridor Plan is appropriate for the subject site, based on the objectives of increasing the area of land available for employment-generating uses, and of concentrating commercial development in "nodes" along major arterials where there is an existing or proposed freeway access or crossing.

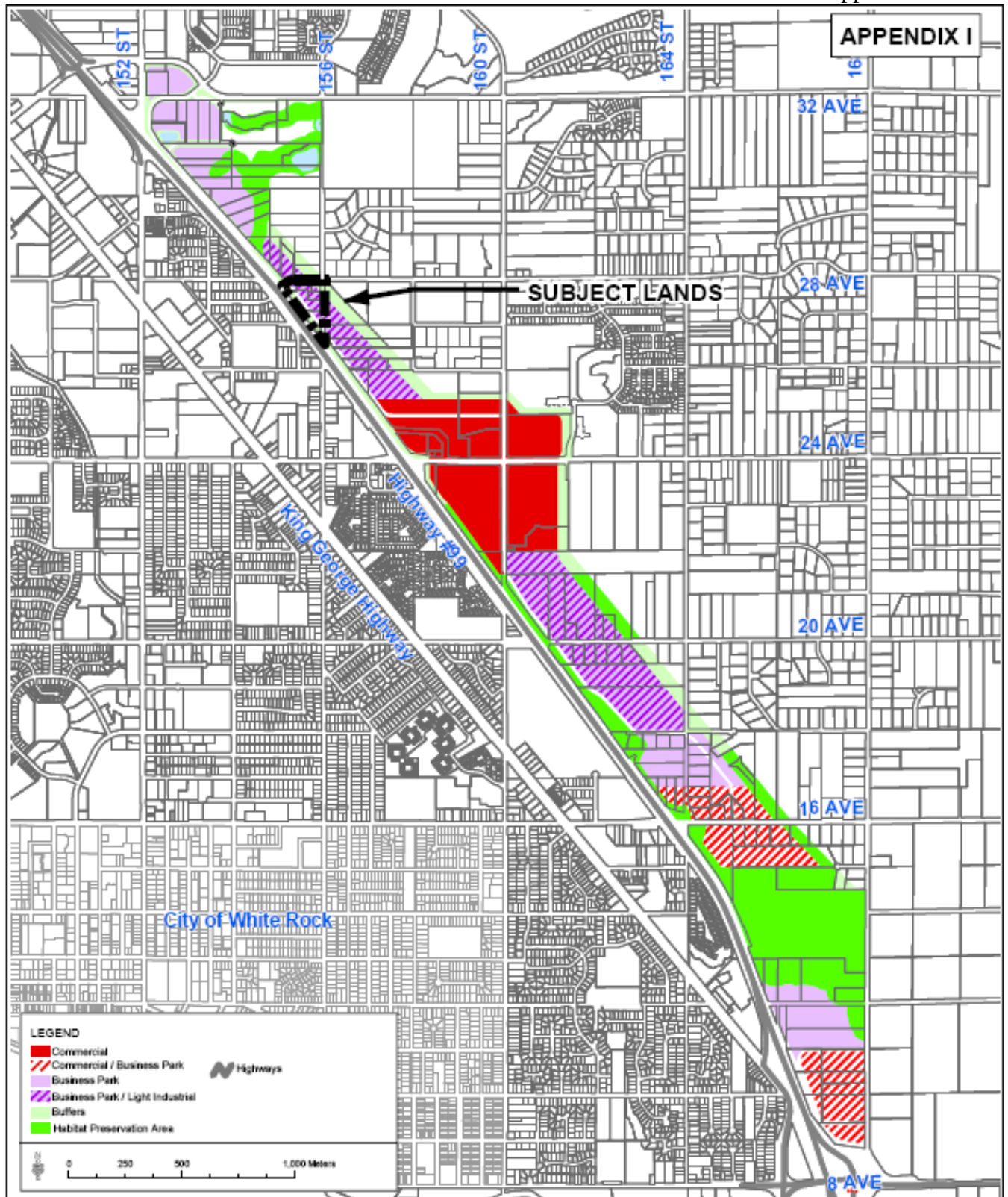
The Croydon Drive connection and alignment shown in the Highway 99 Corridor Plan provides an efficient and direct connection that effectively distributes traffic and separates business/industry traffic from residential neighbourhoods to the east. The alignment of Croydon Drive is also constrained by BC Hydro regulations with respect to locating roads under high voltage power lines. The existing 156 Street ROW may become surplus land when Croydon Drive is connected between 28 Avenue and 156 Street and, if so, could possibly be purchased and consolidated with other parcels to make a more efficient development site.

Jean Lamontagne
General Manager,
Planning and Development

DL/kms/saw

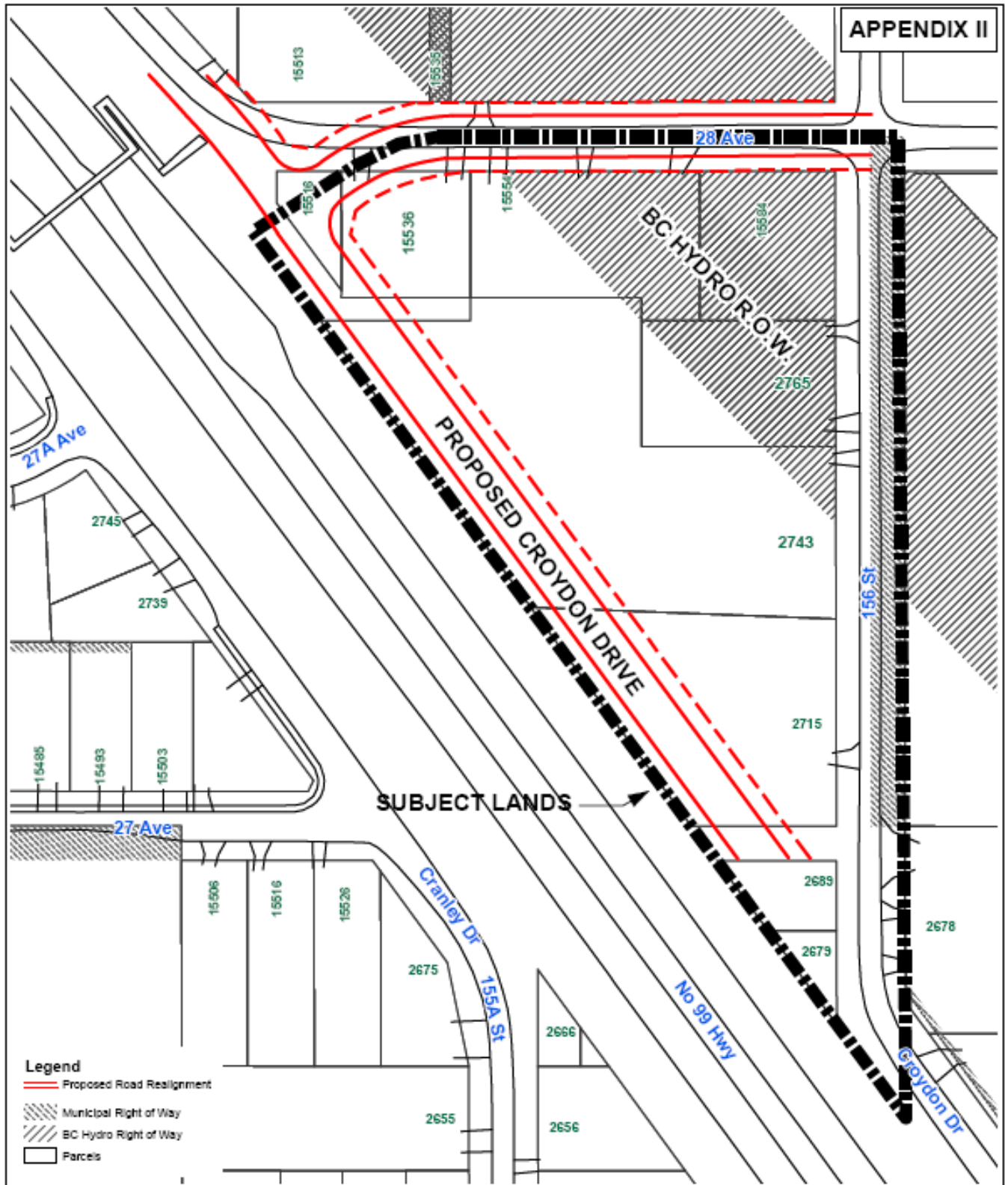
Attachments:

- Appendix I Highway 99 Corridor Land Use Plan
- Appendix II Subject Lands Map
- Appendix III Subject Lands Air Photo



**HIGHWAY # 99 CORRIDOR Stage 1
LAND USE CONCEPT PLAN**

City of Surrey Planning & Development Department



**CROYDON DRIVE CONCEPTUAL ALIGNMENT AND
28 AVENUE CONCEPTUAL REALIGNMENT**

City of Surrey Planning & Development Department



