

***EAST NEWTON
BUSINESS PARK***

***NEIGHBOURHOOD
CONCEPT PLAN***

PLANNING
&

DEVELOPMENT

CITY OF SURREY

DEPARTMENT



SURREY
CITY OF PARKS

***EAST NEWTON
BUSINESS PARK***

***NEIGHBOURHOOD
CONCEPT PLAN***

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**MINUTES / Regular Council / 1999 / Monday, March 29, 1999 / A. ADOPTION OF
MINUTES / Item No. C415 East Newton Business Park and Live/Work Area, Complete
NCP (Development Concept Component)**

Item No. C415 East Newton Business Park and Live/Work Area, Complete NCP
(Development Concept Component)
File: 2350-003/3

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Council:

1. Approve the final and complete Neighbourhood Concept Plan (Development Concept Component in Appendix A) for the East Newton Business Park and Live/Work Area;
2. Approve the arrangements, conditions and design guidelines specified in the Neighbourhood Concept Plan as a means of managing the development and the general provision of services, amenities and facilities for the East Newton Business Park and Live/Work Area;
3. Authorize staff to draft an amendment to Zoning By-law, 1993, No. 12000, as amended, to include an amenity contribution provision for the East Newton Business Park and Live/Work Area;
4. Authorize staff to draft an amendment to Surrey Sign By-law, 1999, No. 13656, to include specific sign regulations for the East Newton Business Park as denoted in the Neighbourhood Concept Plan (Design Guidelines);
5. Authorize staff to prepare a strategy for accommodating live/work developments in the East Newton Live/Work Area and other areas of Surrey;
6. Authorize Economic Development staff to incorporate the approved East Newton Business Park and Live/Work Area Neighbourhood Concept Plan into the City's promotional and marketing initiatives toward attracting business park users to locate in Surrey, and to package the approved Neighbourhood Concept Plan in a format to support this objective; and
7. Authorize City staff (Planning & Development, Engineering and Economic Development) to incorporate the East Newton Business Park and Live/Work Area into a pre-servicing and pre-zoning strategy to be implemented in connection with a program to attract more industry and business park users to Surrey.



Corporate Report

CITY MANAGER'S
DEPARTMENT

NO: C415

COUNCIL DATE: Mar. 22/99

COUNCIL-IN-COMMITTEE

TO: Mayor & Council DATE: March 17, 1999

FROM: General Manager, Planning & Development FILE: 2350-003/3

SUBJECT: East Newton Business Park and Live/Work Area
Complete Neighbourhood Concept Plan (Development Concept Component)

RECOMMENDATION

The Planning & Development Department recommends that City Council:

1. Approve the final and complete Neighbourhood Concept Plan (Development Concept Component in Appendix A) for the East Newton Business Park and Live/Work Area;
2. Approve the arrangements, conditions and design guidelines specified in the Neighbourhood Concept Plan as a means of managing the development and the general provision of services, amenities and facilities for the East Newton Business Park and Live/Work Area;
3. Authorize staff to draft an amendment to Zoning By-law, 1993, No. 12000, as amended, to include an amenity contribution provision for the East Newton Business Park and Live/Work Area;
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5. Authorize staff to prepare a strategy for accommodating live/work developments in the East Newton Live/Work Area and other areas of Surrey;
6. Authorize Economic Development staff to incorporate the approved East Newton Business Park and Live/Work Area Neighbourhood Concept Plan into the City's promotional and marketing initiatives toward attracting business park users to locate in Surrey, and to package the approved Neighbourhood Concept Plan in a format to support this objective; and

7. Authorize City staff (Planning & Development, Engineering and Economic Development) to incorporate the East Newton Business Park and Live/Work Area into a pre-servicing and pre-zoning strategy to be implemented in connection with a program to attract more industry and business park users to Surrey.

INTENT

The intent of this report is to provide an overview of the Neighbourhood Concept Plan for the East Newton Business Park and Live/Work Area (Appendix A), including a summary of:

- (a) the planning process;
- (b) the major components of the plan;
- (c) implementation measures; and
- (d) analyses of the amenity requirements for this Neighbourhood Concept Plan area.

BACKGROUND

General

The East Newton Business Park is located north of approximately 65 Avenue and east of 152 Street. The Business Park area is surrounded on the north, south and east by the Agricultural Land Reserve. The emerging residential neighbourhoods of East Newton (north and south) are located to the west across 152 Street.

The Neighbourhood Concept Plan area consists of 32 lots of various sizes, comprising a total area of approximately 36.5 hectares (90 acres). The area is currently characterized as agricultural/rural residential. A church is located on the south east corner of 68 Avenue and 152 Street neighbored to the south by the SPCA. The two existing streets (66 and 68 Avenues) are currently constructed to an interim standard.

Policy Framework - Surrey's Official Community Plan and the East Newton Local Area Plan

The East Newton Business Park area is designated as INDUSTRIAL in Surrey's Official Community Plan. The Official Community Plan contains a number of directives related to the provision of serviced industrial lands and the creation of jobs for Surrey residents. It further provides guidelines and requirements for the preparation and content of Neighbourhood Concept Plans for Surrey's emerging urban areas.

The East Newton Local Area Plan (approved in February, 1993) designates the subject lands as a business park in order to provide employment opportunities in close proximity to the East Newton area. A copy of the Local Area Plan land use map is attached in Appendix B. The Local Area Plan further directs that a high standard of development and design control should be applied to the area.

The East Newton Business Park and Live/Work Area Neighbourhood Concept Plan was prepared within the above policy framework.

Neighbourhood Concept Plan Process

Overview

A Neighbourhood Concept Plan for the East Newton Business Park was first initiated by a developer in 1994. However, due to the withdrawal of the developer from the process, as well as some disagreements among property owners as to the feasibility of business park development on the subject lands, the process stopped. For several years there was no interest in facilitating a business park plan for the area.

In early 1998, a number of property owners expressed interest in commencing a Neighbourhood Concept Plan for the area. After confirming that the majority of owners wished to directly participate in the process, a Citizen Advisory Committee was established and a number of Committee and public meetings were held to review development options and to allow the owners to voice their concerns and have their comments addressed in the plan.

East Newton Business Park Citizen Advisory Committee (CAC)

To bring local knowledge to the planning process and to facilitate local discussion and communication, a Citizen Advisory Committee was established to assist City staff in preparing the preferred development concept. The Committee consisted of 14 property owners representing the majority of the land area in the Business Park. The Committee met on five occasions, and served as an invaluable resource for reviewing the proposed development concepts, disseminating information and assisting with the selection of a preferred concept.

Public Meetings, Open Houses and Other Communications

The Neighbourhood Concept Plan was initiated in February, 1998 with a public meeting at which a Citizen Advisory Committee was established and general planning issues were identified by owners and the public. A public meeting was held in November, 1998 to allow the public to make comments on and indicate preferences between two development concepts presented. A final public meeting was held in January, 1999 to present the final preferred development concept.

The development concept presented in this report is the concept most preferred by the public and other stakeholders involved in the planning process. It was refined throughout the process to reflect the desires of the participants, and to respond to the various technical issues.

Staff met on various occasions with individual property owners and potential business park developers to resolve potential concerns and facilitate land assembly and interest in the future Business Park.

Summary of Land Owner Concerns

Existing Small Land Parcels Near 66 Avenue and 152 Street (See Map in Appendix C)

The owners of four small land parcels near 66 Avenue and 152 Street have expressed concern that they will not realize the full value of their properties under a Business Park designation because of the size of the parcels (the four lots are 10,000 - 12,000 square feet in size). One of the owners has argued that these parcels should be designated commercial (i.e. shopping centre) to increase their value. Commercial is not appropriate here because two existing commercial centres are located on 152 Street in very close proximity, which will serve the residential neighbourhoods in the area. The Sullivan Station commercial node is located at 152 Street and 64 Avenue. The David Hunter Nursery along with a commercial centre and a gas station will be developed at 152 Street and 72 Avenue.

The East Newton Neighbourhood Concept Plan proposes a small commercial site at 152 Street and 66A Avenue which is intended to serve the commercial needs of the Business Park. The commercial site is located at 66A Avenue rather than at 66 Avenue adjacent to the small parcels because: a) 66A Avenue will be the main entrance into the Business Park; b) 66 Avenue (adjacent to the small parcels) must be closed in order to have a safe and proper intersection at the entrance to the Business Park (it must line up with the existing 66A Avenue on the west side of 152 Street); and c) a commercial centre on the small lots would have poor vehicular access off of 152 Street.

It is noted that the proposed commercial site at 66A Avenue is confined to a small area (0.3 ha. or 0.77 acres) to ensure that it doesn't develop into another large commercial node on 152 Street.

To allay the concerns of the owners of the small lots, the Neighbourhood Concept Plan includes the option for these owners to redevelop as live/work. This designation would allow some degree of land use flexibility (i.e. professional office, small manufacturing and residence) and consequently the value of the lots can be maintained or may increase with the eventual development of the area.

Proposed Business Park Expansion South to 64 Avenue (See Map in Appendix C)

The owner of lands south and adjacent to the Business Park has approached the City to incorporate an additional 25 acres (between the Business Park and 64 Avenue) into the Neighbourhood Concept Plan. These lands are located within the Agricultural Land Reserve and are designated Agriculture in Surrey's Official Community Plan. The owner has prepared a plan for the redevelopment of these lands and has met with City staff to discuss the feasibility of removing the lands from the Agricultural Land Reserve and developing them for business park purposes. This proposal represents a major departure from current development policy, and if it was addressed within the Neighbourhood Concept Plan process, would have caused major time and approval delays. The applicant may be pursuing this proposal through separate application and plan amendment processes.

Input and Review by City Departments, Government and Other Agencies

The City's project team involved in preparing the development concept and servicing/funding strategy included staff from Planning & Development, Engineering, Parks, Recreation & Culture, and Engineering and Environmental consultants. This team-oriented approach has resulted in the optimal development concept which addresses the public, municipal and technical objectives of all stakeholders. Relevant government agencies were also consulted and their concerns have been incorporated into the final Neighbourhood Concept Plan.

Input and Review by Surrey's Agricultural Advisory Committee

The Agricultural Advisory Committee reviewed the Neighbourhood Concept Plan and indicated that it supports the full business park option rather than the live/work option and also noted concern with a cul-de-sac south of 152A Street.

This cul-de-sac has been revised to not end at the Agricultural Land Reserve and the option for a full business park remains.

Work Place (Business Park & Live/Work) Opportunity Study for East Newton

To ensure that the development concept for the Business Park meets market needs, and to confirm the potential viability of the lands for both business park and live/work developments, the City engaged an economic/marketing consultant to evaluate this business park location along with proposed business parks in Rosemary Heights and Clayton.

The results of this study pertinent to the East Newton Business Park & Live/Work Area are:

- the site has excellent accessibility and exposure characteristics,
- there are only limited amounts (if any) of competing business park space in this market, and there is expected to be relatively strong market demand for business park space at this location,
- the existing land use is of a sufficiently low intensity that land acquisition and redevelopment should not be difficult,
- the site is located in close proximity to existing/planned residential neighbourhoods,
- the central location of this site and its rural setting makes it a strong location for a business park,
- the site is of a sufficient size to interest development firms but not so large as to render the land unmarketable, and,
- the site's shape (i.e. square) is positive as it will allow for a number of site plan arrangements.

DISCUSSION

Overview of the Development Concept

The development concept map of the East Newton Business Park & Live/Work Area Neighbourhood Concept Plan is contained in Appendix D. This preferred development concept envisages an executive Business Park which will accommodate low-impact businesses such as high-tech industries, research and development companies, light manufacturing and corporate head offices.

The lands south of 66 Avenue are proposed to accommodate either business park uses or live/work developments. In order to ensure land use compatibility and viable sizes of development sites, development/property groupings are prescribed under which either live/work or business park uses can be developed.

The development concept also proposes a small commercial site at the entrance to the Business Park (152 Street and 66A Avenue), which is intended to provide local commercial services to the Business Park and live/work area.

There is proposed to be a park located at the south east corner of the area which will serve the residents of the live/work area and the employees in the Business Park. It is noted that the park will not be required in the event that the entire area (including the lands south of 66 Avenue) is developed as a Business Park. The necessity of the park will be determined once the lands north of 66 Avenue begin to redevelop and set the tone of the Business Park (development will occur from north to south due to servicing considerations).

To accommodate storm water run-off and quality, a bio-filtration facility (which will resemble marsh land) is proposed at the north east corner of the Business Park. This facility will also serve as an amenity enabling employees to enjoy it as a passive recreation area.

The Business Park will also have gateway features at both entrances, a small plaza and privately owned pathways throughout the development to connect the buildings to the various amenities in the area.

The Business Park is expected to accommodate about 112,500 square metres (1,400,000 square feet) of business park/commercial space (depending on the extent of live/work uses) and could create over 3,000 jobs. The following table documents the basic land use statistics of the Plan:

EAST NEWTON BUSINESS PARK AND LIVE/WORK AREA LAND USE STATISTICS				
Land Use	Area (approx.)	Projected Floor Area (Business)¹	Projected Number of Dwelling Units	Projected No. of Jobs ²
Business Park	22.5 ha. 55.6 acres	112,500 sq. m. 1,210,980 sq.ft.	N/A	3,089
Live/Work	5.91 ha. 14.6 acres	29,550 sq. m. 318,084 sq. ft.	117	175
Park	1.94 ha. 4.8 acres	N/A	N/A	N/A
Neighbourhood Commercial	0.3 ha. 0.77 acres	1,500 sq. m. 16,146 sq. ft.	N/A	7
Existing Church	1.4 ha. 3.48 acres	N/A	N/A	N/A
Bio-filtration Pond	0.93 ha. 2.3 acres	N/A	N/A	N/A
Roads	4.94 ha. 12.2 acres	N/A	N/A	N/A
TOTALS	38 hectares 94 acres	129,879 sq.m. 1,398,052 sq.ft.	117	3,271

Environmental Issues

Raptor Nest Protection

An environmental analysis of the area indicated that there are three important raptor (hawk) nests located at the northern extreme of the Business Park. B.C. Environment has indicated that these nests are a high priority for protection because they are located beside the Agricultural Land Reserve (foraging habitat) and have been highly productive in past years (2-3 young produced in most of the 10+ years that the site has been used).

Consequently, the Neighbourhood Concept Plan identifies the approximate location of the nests and indicates that they must be protected in accordance with B.C. Environment's requirements. The precise protection measures will be formulated and implemented at the time of rezoning. Protection measures may include buffer areas around the nests and retention of the trees and foraging areas.

¹ Projected floor area is based upon an estimated 0.5 FAR.

² Projected number of jobs is based upon one employee per 250 square feet (50% office) and 24 employees per acre (50% light industrial). Live/work employment is based upon 1.5 jobs per unit.

Watercourse Issues

The environmental analysis also included an assessment of all watercourses within the proposed Business Park. The environmental consultant put forth several recommendations regarding the classification of watercourses (mostly ditches). It is noted that the proposed bio-filtration facility will improve the fish habitat in the area. City staff met on numerous occasions with the environmental agencies to work out acceptable storm water management and watercourse protection measures. The environmental agencies generally concurred with the proposals in the Neighbourhood Concept Plan and environmentally sound practices will be implemented accordingly.

Tree Preservation

There are several Sequoia trees located near 152 Street, south of 68 Avenue, as well as a significant wood lot located in the north east corner of the Business Park. Steps will be taken through the implementation of the Design Guidelines to retain and incorporate these trees into the design of business park developments.

Interface with the Agricultural Land Reserve

It is noted that the Business Park is surrounded on three sides by the Agricultural Land Reserve. To negate any land use conflict, a 15 metre (49.2 feet) buffer (landscaped on private property) will be required on all properties in the Business Park that abut the agricultural lands. These buffers will be landscaped in accordance with the specifications recommended by the Agricultural Land Commission.

Buffer design requirements are further identified in the Design Guidelines for the Business Park. In addition, and on the advice of Surrey's Agricultural Advisory Committee, no roads or cul-de-sacs will end at the boundary of the Agricultural Land Reserve.

Design Guidelines

The Neighbourhood Concept Plan contains a set of Design Guidelines which will ensure that a high quality, well landscaped Business Park is achieved. The Design Guidelines address such issues as:

- compatibility of building design,
- the streetscape along 152 Street and internal roads,
- buffer landscaping, and
- gateways, view points, entrance plaza, open space development and tree preservation.

Engineering Services, Phasing and Funding

A general servicing plan, overall road pattern, storm water management strategy, and phasing and funding strategy have been developed as a critical component of the Neighbourhood Concept Plan. These issues are addressed in a consultant's report and

accompanying recommendations from the Engineering Department (to be considered by Council concurrently with this report).

The East Newton Business Park is under consideration for potential pre-servicing arrangements. Pre-zoning the lands would therefore also be considered to assist in attracting new business to the area early and in a timely fashion.

To enhance the quality of the Business Park and create its unique identity, several gateway features (e.g. specially lit and landscaped identification signs, fountain, etc.) are proposed at the entrances to the Business Park. These features will likely be constructed within the road right-of-ways and the details, costs and cost-sharing arrangements (among property owners) will be addressed as part of the pre-servicing strategy for the area.

Amenity Requirements

To address the amenity needs of the proposed new development in this area, at the time of rezoning, development proposals will be required to make a monetary contribution toward the provision of new police and fire protection services and toward the development of the parks, open space and pathways. Live/work developments will also be required to contribute toward the provision of library materials for the residents of the live/work area.

The monetary contributions toward police, fire and library materials will offset the capital costs of providing these services to the new development and are applied on a standardized basis in all of Surrey's Neighbourhood Concept Plan areas. The monetary contributions toward park, open space and pathway development are based upon an estimate of the capital costs of these improvements for this particular Neighbourhood Concept Plan area. The total cost is divided among the anticipated acreage and number of dwelling units to ensure an equitable contribution arrangement.

The estimated cost of developing the park-related amenities is approximately \$186,500, which consists of the following:

Site preparation (2.5 acres)	\$50,000
Playground equipment	\$35,000
Road fronting park	\$15,000
Site furniture and signs	\$11,500
Pathways and trails	\$40,000
Landscaping	\$20,000
Consulting fees/public meetings	\$15,000

A summary of the applicable amenity contributions (per acre or unit) and the estimated revenue the City can expect to receive from this Neighbourhood Concept Plan area are presented in the following table:

EAST NEWTON BUSINESS PARK AND LIVE/WORK AREA AMENITY CONTRIBUTIONS			
	Per Acre Contribution Business Park <i>Approx. 55 acres</i>	Per Acre Contribution Live/Work Area <i>Approx. 15 acres</i>	Anticipated Revenue
Police Protection	\$201.60 per acre	\$201.60 per acre	\$14,112
Fire Protection	\$870.92 per acre	\$870.92 per acre	\$60,964.40
Pathways/Plazas/ Park	\$2,664.30 per acre	\$2664.30 per acre	\$186,500*
Library Materials	N/A	\$113.40 per unit <i>@ 8 units per acre</i>	\$13,267.80
Total Contribution (per acre)	\$3,736.82 per acre	\$3,736.82 per acre plus \$113.40 per unit for libraries	
Total Anticipated Revenue			\$274,844.20

* If the park is not required, the funding which is related to the park development will be used to fund the capital cost of improving open space in the Business Park (e.g., pathways, plazas, enhanced landscaping, etc.)

Implementation of the Neighbourhood Concept Plan

Park Acquisition

It is estimated that at today's value, the proposed park will cost approximately \$720,000 to \$864,000 to acquire. This park is currently not on the City's priority acquisition list. In addition, development in the Business Park will not generate any Development Cost Charge revenue for park land (industrial developments are exempted). It is also unlikely that any substantial revenue will be received through subdivisions in the Business Park and the 5% cash-in-lieu of park dedication (under the Municipal Act), as subdivisions of three or less lots are exempt from this requirement.

However, it is expected that live/work developments (which prompt the necessity of the park) may be required to pay Development Cost Charges for park land. It is expected that some subdivisions for live/work developments may also occur which will allow for the contribution of 5% cash-in-lieu toward the acquisition of park land.

Based upon some preliminary estimates of the development and subdivision potential of the live/work area, it is projected that possibly \$730,000 to \$900,000 could be received from Development Cost Charges on the assumption that all of the land designated for live/work is developed at a density of 6 to 8 units per acre.³

³ This estimate assumes that the area will be developed at 8 units per acre. As of March, 1999, the DCC rate for park land acquisition is \$8,380 per single family (RF) lot.

Development Requirements for Business Park or Live/Work Area (south of 66 Avenue)

To ensure comprehensive and compatible developments in the optional live/work or Business Park area south of 66 Avenue, certain blocks or property groupings should be developed together. The groupings are identified in the attached Neighbourhood Concept Plan.

Design Guidelines

In order to achieve a comprehensively designed Business Park in an open space/campus-like setting, all development proposals in the Business Park will be required to comply with the Design Guidelines forming part of the Neighbourhood Concept Plan.

Sign By-law Amendment

In order to maintain a high quality and visually attractive streetscape in the Business Park, more restrictive sign guidelines are proposed. It is proposed that no free-standing signs be permitted along 152 Street and that low, architecturally co-ordinated signs be maintained throughout the Business Park. Accordingly, Surrey's new Sign By-law will need to be amended to contain specific sign regulations for the East Newton Business Park.

Zoning By-law Amendments

To enact the amenity contribution requirement, Surrey's Zoning By-law will need to be amended to add the East Newton Business Park and Live/Work Area to the list of Neighbourhood Concept Plans within which monetary contributions are required.

Live/Work Developments Study

The concept of designing and building new live/work developments, particularly in the Surrey context, is yet untried, although market research suggests that there is a pent up demand for this unique and innovative housing/business accommodation. The benefits of this type of development are that it would provide more choice and affordability in the housing/business market and could serve as an incubator for small businesses in Surrey.

The City has recently secured a \$10,000 grant from the A-C-T Program (UBCM) to conduct research and develop policies and regulations on the applicability and implementation of live/work developments in Surrey. This study will place particular emphasis on proposed live/work developments in East Newton, Rosemary Heights and East Clayton. A report and recommendations arising from this study will be forwarded to City Council for consideration, and consequent policies and zoning mechanisms will be implemented in conjunction with live/work development proposals.

Raptor Nest Protection

The protection of the three raptor nests in the north east section of the Business Park will be incorporated into the design of any development proposed for this site. Appropriate buffers and other protective measures will be in accordance with the requirements and recommendations of B.C. Environment.

Cost-sharing of Gateway Features

Details of the gateway features, construction costs and cost-sharing arrangements will be addressed through the pre-servicing strategy established for the East Newton Business Park.

Economic Development - Pre-zoning and Pre-servicing

Surrey's Official Community Plan indicates as a key future direction, that the City should provide an adequate supply of accessible and serviced land for commerce and industry, because job creation is a critical element of the City's Economic Development Strategic Plan. The approval of the East Newton Business Park and subsequent rezoning and servicing would meet the following policy directives contained in the Official Community Plan:

- co-ordinate planning and economic development,
- create jobs close to home,
- pre-service sufficient industrial land for new business,
- encourage clean industries,
- service industrial land in advance,
- improve City infrastructure for economic development, and,
- establish industrial and business parks.

To fulfil this mandate, the City should consider pre-servicing and pre-zoning the East Newton Business Park and establish programs to assist with its timely development.

CONCLUSION

A City project team, in consultation with the property owners and the public, have prepared a development concept and engineering/funding/phasing strategy for the East Newton Business Park and Live/Work area.

The Neighbourhood Concept Plan addresses the objectives identified by the property owners and the community, and is consistent with the policy framework identified in Surrey's Official Community Plan and the East Newton Local Area Plan. Strategies have been identified for funding various amenities required for the Business Park and for ensuring that the Business Park will be a high quality, comprehensively designed development within a campus-like setting.

To ensure the successful and early development of the Business Park, programs for promoting development and marketing are proposed to be undertaken. An impending study of live/work developments in the Surrey context will be undertaken to ensure the viability and successful implementation of this new innovative land use.

Subject to Council's concurrence with the related report from the Engineering Department, it is recommended that the Neighbourhood Concept Plan for the East Newton Business Park and Live/Work area and the issues discussed in this report, be endorsed.

**ORIGINAL SIGNED
BY**

Murray D. Dinwoodie
General Manager
Planning & Development Department

WW/ln

Appendices

- Appendix A East Newton Business Park and Live/Work Area Neighbourhood Concept Plan
- Appendix B East Newton Local Area Plan (Land Use Plan)
- Appendix C Land Owner Concerns
- Appendix D East Newton Business Park and Live/Work Area Development Concept Map



EAST NEWTON BUSINESS PARK AND LIVE/WORK AREA

NEIGHBOURHOOD CONCEPT PLAN *(Development Concept Component)*

(Appendix A)

March, 1999

**EAST NEWTON BUSINESS PARK
AND LIVE/WORK AREA NEIGHBOURHOOD CONCEPT PLAN**
(Development Concept Component)

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EAST NEWTON BUSINESS PARK AND LIVE/WORK AREA

NEIGHBOURHOOD CONCEPT PLAN *(Development Concept Component)*

1. INTRODUCTION

A City project team, in consultation with the property owners and the public, have prepared this Neighbourhood Concept Plan (development concept and engineering/funding/phasing strategy) for the East Newton Business Park and Live/Work area in the Newton or central area of Surrey.

The Neighbourhood Concept Plan addresses the objectives identified by the property owners and the community, and is consistent with the policy framework identified in Surrey's Official Community Plan and the East Newton Local Area Plan. Strategies have been identified for funding various amenities required for the Business Park and for ensuring that the Business Park will be a high quality, comprehensively designed development within a campus-like setting.

To ensure the successful and timely development of the Business Park, programs for promoting development and marketing will be implemented. An impending study of live/work developments in the Surrey context will be undertaken to ensure the viability and successful implementation of this new innovative land use.

This Neighbourhood Concept Plan is intended to be conceptual in nature and the components of the development concept (Appendix I) may vary in size but not in general location. Some flexibility has been built in to the Plan to allow alternative local road patterns to accommodate the acreage requirements of potential Business Park users.

Any proposed major or minor amendments to this Neighbourhood Concept Plan must be undertaken in accordance with Council's approved Neighbourhood Concept Plan amendment policy.

2. STUDY AREA CHARACTERISTICS

The East Newton Business Park is located north of approximately 65 Avenue and east of 152 Street in the Newton area of Surrey (see context map in Appendix II). The Business Park area is surrounded on the north, south and east by the Agricultural Land Reserve. The lands offer excellent views of the mountains and surrounding low lands. The

emerging residential neighbourhoods of East Newton (north and south) are located to the west across 152 Street.

The Neighbourhood Concept Plan area consists of 32 lots of various sizes, comprising a total area of approximately 36.5 hectares (94 acres). The area is currently characterized as agricultural/rural residential. A church is located on the south east corner of 68 Avenue and 152 Street neighboured to the south by the SPCA. The two existing streets (66 and 68 Avenues) are currently constructed to a limited standard.

The lands are considered suitable for business park development due to the following characteristics:

- the site has excellent accessibility and exposure characteristics,
- there are only limited amounts (if any) of competing business park space in this market, and there is expected be relatively strong market demand for business park space at this location,
- the existing land use is of a sufficiently low intensity that land acquisition and redevelopment should not be impaired,
- the site is located in close proximity to existing/planned residential neighbourhoods,
- the central location of this site and its rural setting makes it a strong location for a business park,
- the site is of a sufficient size to interest development firms but not so large as to render the land unmarketable, and,
- the site's shape (i.e. square) is positive as it will allow for a number of site plan arrangements.

3. POLICY FRAMEWORK - SURREY'S OFFICIAL COMMUNITY PLAN (OCP) AND THE EAST NEWTON LOCAL AREA PLAN (LAP)

The East Newton Business Park area is designated as INDUSTRIAL in Surrey's Official Community Plan (see OCP map in Appendix III). The Official Community Plan contains a number of directives related to the provision of serviced industrial lands and the creation of jobs for Surrey residents. It further provides guidelines and requirements for the preparation and content of Neighbourhood Concept Plans for Surrey's emerging urban areas.

The East Newton Local Area Plan (approved in February, 1993) designates the subject lands as a business park in order to provide employment opportunities in close proximity to the East Newton area (see LAP land use plan in Appendix IV). The Local Area Plan further directs that a high standard of development and design control should be applied to the area.

The East Newton Business Park and Live/Work Area Neighbourhood Concept Plan was prepared within the above policy framework.

4. OVERVIEW OF THE PLAN

4.1. Business Park and Live/Work (Optional) Area

- 4.1.1. The development concept (see Appendix I) envisages an executive Business Park which will accommodate low-impact businesses such as high-tech industries, research and development companies, light manufacturing and corporate head offices.
- 4.1.2. The lands south of 66 Avenue may accommodate either business park uses or live/work developments. In order to ensure land use compatibility and viable sizes of development sites, development/property groupings (see Appendix V) are prescribed under which either live/work or business park uses can be developed.
- 4.1.3. The Business Park is expected to accommodate about 112,500 metres (1,400,000 square feet) of business park/commercial space (depending on the extent of live/work uses) and could create over 3,000 jobs. The table in Appendix VI illustrates the basic land use statistics of the development concept:
- 4.1.4. While the precise nature of live/work development is largely undefined, the market appeal and affordability potential prompted the inclusion of this innovative housing/business type in the Neighbourhood Concept Plan.
- 4.1.5. The details of density, form and design of this type of development along with regulatory/building code issues will be refined, following the completion of a Live/Work Developments Study.
- 4.1.6. If live/work concept is determined not to be feasible, the Neighbourhood Concept Plan contemplates the option of business park uses for the lands south of 66 Avenue.
- 4.1.7. There is an existing church at the south east corner of 152 Street and 68 Avenue. This site may or may not be redeveloped for business park uses in the future.

4.2. Commercial

- 4.2.1. The development concept contains a small commercial site at the entrance to the Business Park (152 Street and 66A Avenue), which is intended to provide local commercial services to the Business Park and live/work area.

4.3. Park, Pathways, Open Space and Gateways

- 4.3.1. There is proposed to be a park located at the south east corner of the area which will serve the residents of the live/work area and the employees in the Business Park.
- 4.3.2. The park will not be required in the event that the entire area is developed as a Business Park. The necessity of the park will be determined once the lands north of 66 Avenue begin to redevelop and set the tone of the Business Park (development will occur from north to south due to servicing considerations).
- 4.3.3. To accommodate storm water run-off and quality, a bio-filtration facility (which will resemble marsh land) is proposed at the north east corner of the Business Park. This facility will also serve as an amenity enabling employees to enjoy it as a passive recreation area.
- 4.3.4. The Business Park will also have gateway features at both entrances, a small urban plaza and privately owned pathways throughout the development to connect the buildings to the various amenities in the area.

5. ENVIRONMENTAL PROTECTION

5.1. Raptor Nest Protection

- 5.1.1. An environmental analysis of the area indicated that there are three important raptor (hawk) nests located at the northern extreme of the Business Park (see locational map in Appendix VII). B.C. Environment has indicated that these nests are a high priority for protection because they are located beside the Agricultural Land Reserve (foraging habitat) and have been highly productive in past years (2-3 young produced in most of the 10+ years that the site has been used).
- 5.1.2. These nests must be protected in accordance with B.C. Environment's requirements, which will include buffer areas to ensure that the nests are not disturbed. The precise protection measures will be formulated and implemented at the time of rezoning.

5.2. Watercourses

- 5.2.1. Existing watercourses and their classifications have been examined by an environmental consultant and several recommended changes are necessary to implement this Neighbourhood Concept Plan.

- 5.2.2. A letter (and accompanying maps/photos) from Envirowest Environmental Consultants along with a letter from BC Environment (both contained in Appendix VIII) will be used to assist in managing the watercourses and fish habitat within the area.

5.3. Tree Preservation

- 5.3.1. There are several Sequoia (Giant Red Wood) trees located near 152 Street (see locational map in Appendix IX). These trees should be maintained and incorporated into the design of business park developments on the applicable sites
- 5.3.2. There is a significant wood lot located in the north east corner of the Business Park. This wood lot should also be retained and incorporated into the design of business park developments.
- 5.3.3. All significant trees and/or groups of trees should be retained on the sites and incorporated into the design of developments in the Business Park and live/work area.
- 5.3.4. Tree preservation is also addressed in the Design Guidelines for the Business Park (see Appendix X).

6. INTERFACE WITH AGRICULTURAL LANDS

- 6.1. The Business Park is surrounded on three sides by the Agricultural Land Reserve. To negate any land use conflict, a 15 metre (49.2 foot) buffer (landscaped on private property) will be required on all properties in the Business Park that abut the agricultural lands.
- 6.2. These buffers will be landscaped in accordance with the specifications recommended by the Agricultural Land Commission.
- 6.3. Buffer design requirements are further unidentified in the Design Guidelines for the Business Park (Appendix X).
- 6.4. On the advice of Surrey's Agricultural Advisory Committee, no roads or cul de sacs will end at the boundary of the Agricultural Land Reserve.

7. ENGINEERING SERVICES, FINANCING AND PHASING

- 7.1. A general servicing plan, overall road pattern, storm water management strategy, and phasing and funding strategy have been developed as a critical component of the Neighbourhood Concept Plan. These issues are addressed in a report by Aplin

& Martin Consultants. This report forms part of this Neighbourhood Concept Plan.

- 7.2. The East Newton Business Park is under consideration for potential pre-servicing and pre-zoning. Development proponents should contact the Engineering Department to determine the current status of the servicing and financing arrangements.
- 7.3. To enhance the quality of the Business Park and to create its unique identity, several gateway features (e.g. specially lit and landscaped identification signs, fountain, etc.) will be constructed at the entrances to the Business Park.
- 7.4. The details, construction costs and cost-sharing arrangements for these gateway features will be addressed in the pre-servicing strategy for this area.
- 7.5. It is likely that the features may be constructed wholly or partially within road-right-ways.

8. DESIGN GUIDELINES

- 8.1. The Design Guidelines in Appendix X will be applied to all development in order to ensure that a high quality, well landscaped Business Park is achieved.
- 8.2. The Design Guidelines address such issues as:
 - compatibility of building design,
 - the streetscape along 152 Street and internal roads,
 - buffer landscaping, and,
 - gateways, view corridors, urban plaza, open space development and tree preservation.
- 8.3. For illustrative purposes, some preliminary Design Guidelines for the live/work area are contained in Appendix XI. These preliminary Guidelines will be further developed as part of a study undertaken by the Planning & Development Department with the assistance of a consultant.

9. ZONING

- 9.1. Developments for business park uses in the East Newton Business Park will generally be designed and built under the IB - Business Park Zone.
- 9.2. The commercial site will be zoned C4 - Local Commercial.
- 9.3. Zoning mechanisms to accommodate the live/work area will be investigated within the context of a study underway to examine the applicability and

implementation aspects of live/work developments. Development proponents should contact the Planning & Development Department to determine the status of this study and the associated recommendations.

- 9.4. A CD - Comprehensive Development Zone may be used to accommodate mixed integrated developments.

10. DEVELOPMENT RESTRICTIONS FOR THE OPTIONAL BUSINESS PARK OR LIVE/WORK AREA SOUTH OF 66 AVENUE

- 10.1. The lands south of 66 Avenue are proposed to accommodate either business park uses or live/work developments. To ensure compatibility and feasible development areas, certain groups of properties must be developed together as comprehensive developments for business park or live/work. The map in Appendix V identifies three areas (A, B, & C). The properties within each area must be developed together or at least for the same use.
- 10.2. Some preliminary Design Guidelines (see Appendix XI) have been prepared to provide some general ideas on the concept of live/work developments.

11. PARK ACQUISITION

- 11.1. It is estimated that the proposed park will cost approximately \$690,000 to acquire. This park is currently not on the City's priority acquisition list. In addition, development in the Business Park will not generate any Development Cost Charge revenue for park land (industrial developments are exempt). It is also unlikely that any substantial revenue will be received through subdivisions in the Business Park and the 5% cash-in-lieu of park dedication (under the Municipal Act), as subdivisions of three or less lots are exempt from this requirement.
- 11.2. However, it is expected that live/work developments (which prompt the necessity of the park) may be required to pay Development Cost Charges for park land (if they consist of multiple units). It is expected that some subdivisions for live/work developments may also occur which will allow for the contribution of 5% cash-in-lieu toward the acquisition of park land.
- 11.3. Based upon some preliminary estimates of the development and subdivision potential of the live/work area, it is projected that possibly over \$900,000 could be received from both Development Cost Charges given the assumption that all of the land designated for live/work is developed at least 8 units per acre.¹

¹ This estimate assumes that the area will be developed at 8 units per acre. As of March, 1999, DCC rates for park land acquisition is \$8,380 per lot for a single family (RF) lot.

12. LIVE/WORK DEVELOPMENTS STUDY

- 12.1. The concept of designing and building new live/work developments, particularly in the Surrey context, is yet untried, although market research suggests that there is a pent up demand for this unique and innovative housing/business accommodation. The benefits of this type of development are that it would provide more choice and affordability in the housing/business market and could serve as an incubator for small businesses in Surrey.
- 12.2. The City has recently secured a \$10,000 dollar grant from the A-C-T program to conduct research and develop policies and regulations on the applicability and implementation of live/work developments in Surrey. This study will place particular emphasis on proposed live/work developments in East Newton, Rosemary Heights and East Clayton. A report and recommendations arising from this study will be forwarded to City Council for consideration, and consequent amendments to the East Newton Business Park Neighbourhood Concept Plan may be required.

13. AMENITY REQUIREMENTS

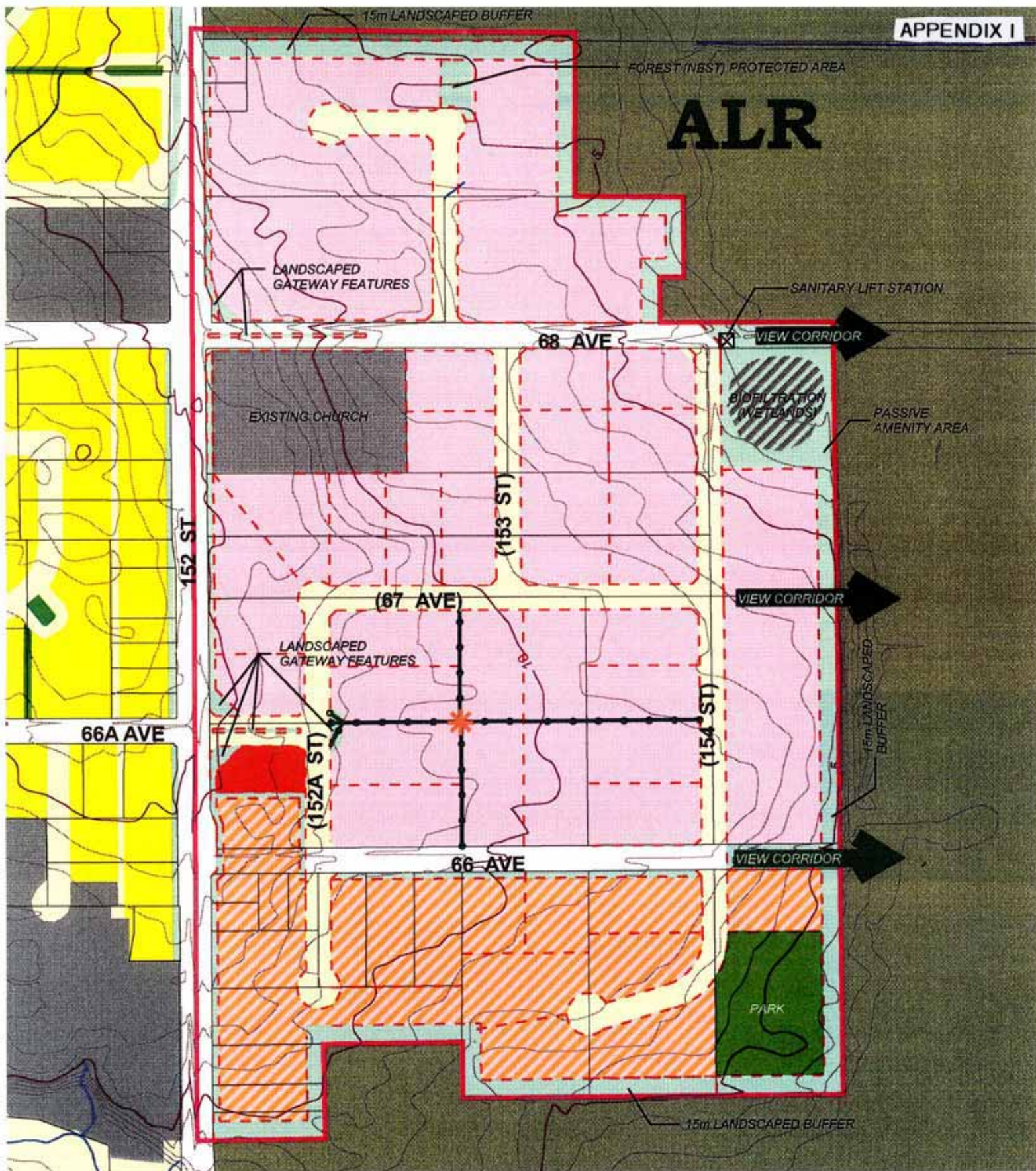
- 13.1. To address the amenity needs of the proposed new development in this area, at the time of rezoning, development proposals will be required to make a monetary contribution toward the provision of new police and fire protection services and toward the development of the parks, open space and pathways.
- 13.2. The monetary contributions toward police, fire and library materials will offset the capital costs of providing these services to the new development and are applied on a standardized basis in all of the Surrey's Neighbourhood Concept Plan areas. The monetary contributions toward park, open space and pathway development are based upon an estimate of the capital costs of these improvements for this particular Neighbourhood Concept Plan area. The total cost is divided among the anticipated acreage and number of dwelling units to ensure an equitable contribution arrangement.
- 13.3. Live/work developments will be required to contribute toward the provision of library materials for the residents of the live/work area.

- 13.4. The estimated cost of developing the park-related amenities is approximately \$186,500, which consists of the following:

Site preparation (2.5 acres)	\$50,000
Playground equipment	\$35,000
Road fronting park	\$15,000
Site furniture and signs	\$11,500
Pathways and trails	\$40,000
Landscaping	\$20,000
Consulting fees/public meetings	\$15,000

- 13.5. A summary of the applicable amenity contributions (per acre or unit) and the estimated revenue the City can expect to receive from this Neighbourhood Concept Plan area are presented in table contained in Appendix XII.

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LN 03/17/99 10:09 AM



East Newton Business Park Neighbourhood Concept Plan Proposed Land Use Concept

City of Surrey Planning & Development Department

NOTE: This Plan is conceptual in nature and is only intended to reflect a general pattern of land uses.

30 0 30 60 Meters

Date: March 3, 1999

LEGEND

- East Newton Business Park NCP Boundary
- Buffers / Natural Areas
- Business Park
- Local Commercial
- Existing Church
- Park
- Live & Work (or future business park)
- Agricultural Land Reserve

- Biofiltration (wetland) Facility
- Proposed Roads & Lots
- Contours 1m
- Contours 5m
- Landscaped Pathways (private property)
- * Possible Small Urban Plaza (privately owned)

V:\DRAFTING\ArcView MapInfo Projects\East Newton\East Newton Business Park\East Newton Business Park - Concept\Map

EAST NEWTON CONTEXT MA

**East Newton
North**

72 AVE

East Newton South

68 AVE

**East
Newton
Business
Park**

66 AVE

64 AVE

South Newton

144 ST

146 ST

148 ST

150 ST

152 ST

60 AVE

AGR

68⁶⁸ AVE

URB

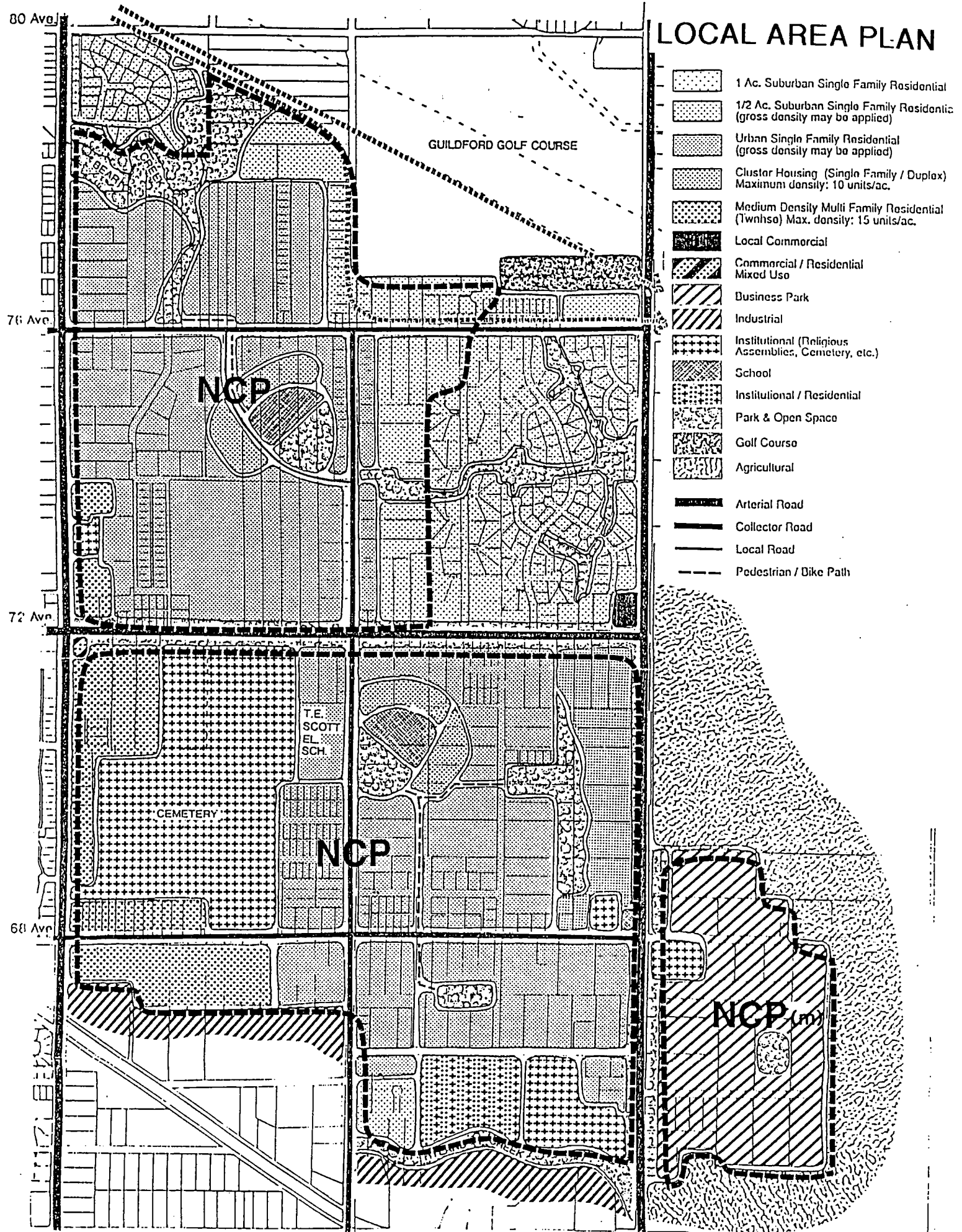
66A AVE

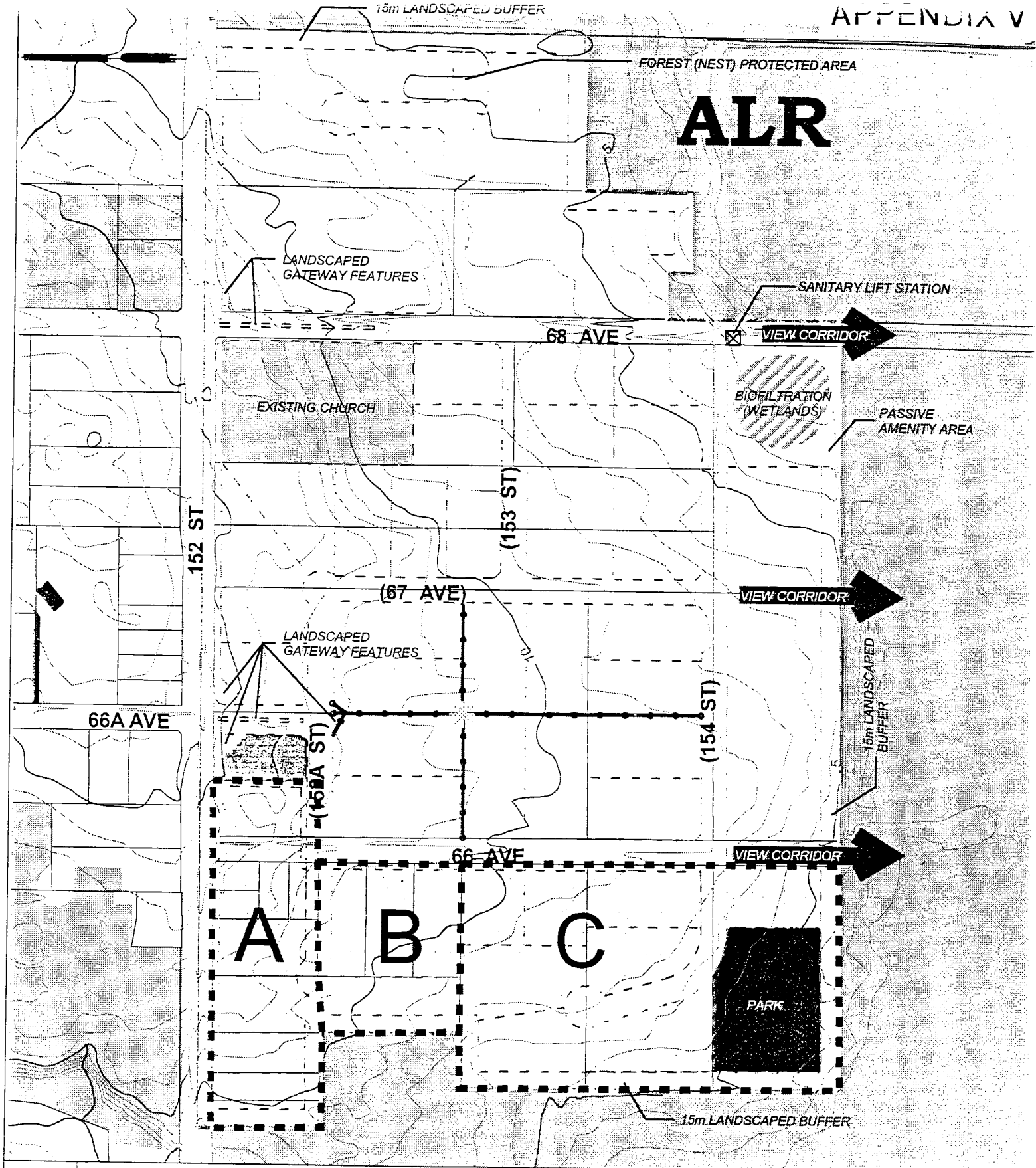
IND

64 AVE

AGR

LOCAL AREA PLAN





**Property Grouping for Development
South of 66 Avenue
Optional Business Park or Live/Work Area**



City of Surrey Planning & Development Department

NOTE: This map is a conceptual illustration of a proposed development and is not intended to be used for legal purposes.

30 0 30 60 Meters

Date: March 3, 1999

LEGEND

- East Newton Business Park NCP Boundary
- Buffers / Natural Areas
- Business Park
- Local Commercial
- Existing Church
- Park
- Live & Work (or future business park)
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- Biofiltration (wetland) Facility
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- Contours 1m
- Contours 5m
- Landscaped Pathways (private property)
- Possible Small Urban Plaza (privately owned)

APPENDIX VI

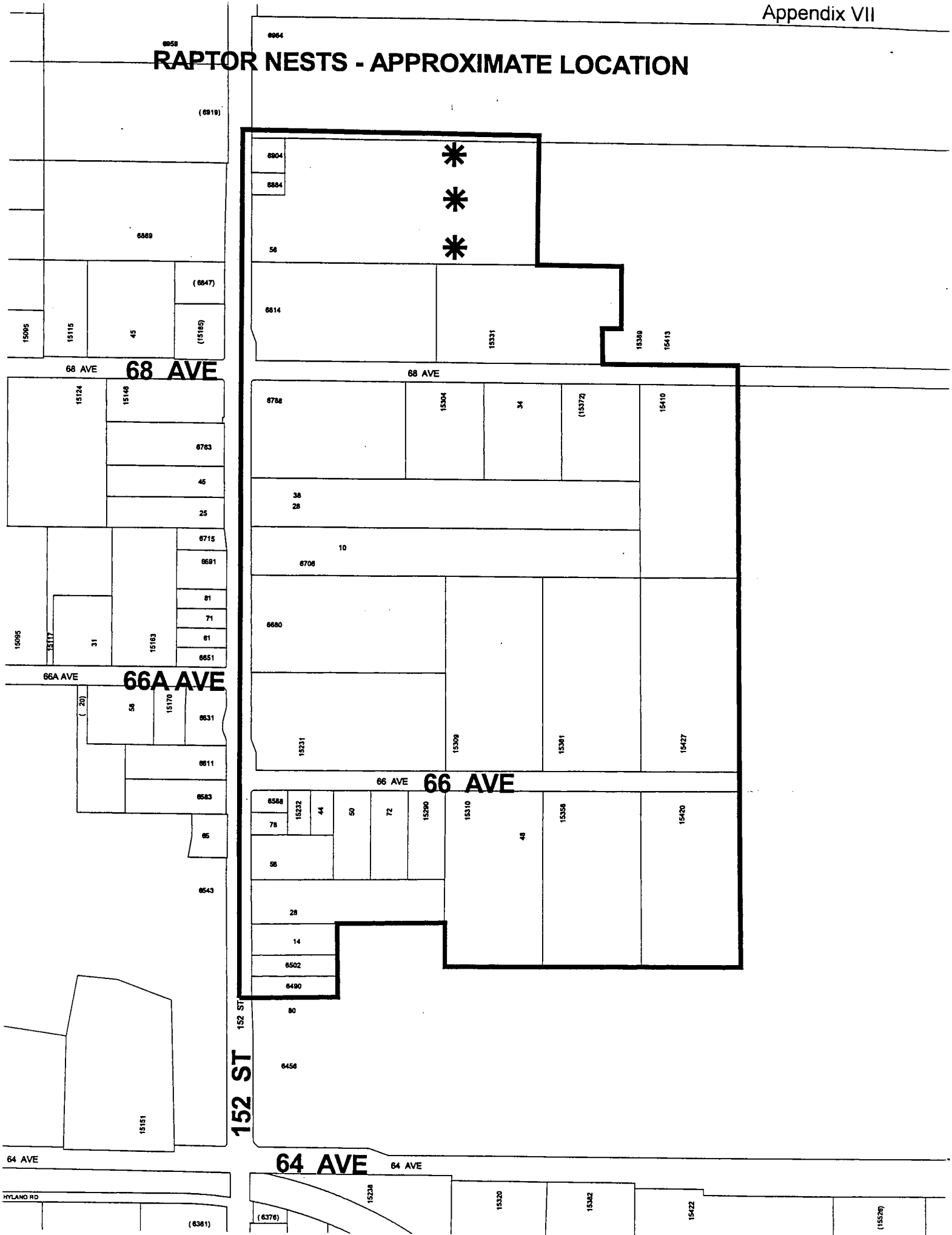
EAST NEWTON BUSINESS PARK & LIVE/WORK AREA LAND USE STATISTICS

EAST NEWTON BUSINESS PARK AND LIVE/WORK AREA LAND USE STATISTICS				
Land Use	Area (approx.)	Projected Floor Area (Business) ²	Projected Number of Dwelling Units	Projected No. of Jobs ³
Business Park	22.5 ha. 55.6 acres	112,500 sq. m. 1,210,980 sq.ft.	N/A	3,089
Live/Work	5.91 ha. 14.6 acres	29,550 sq. m. 318,084 sq. ft.	117	175
Park	1.94 ha. 4.8 acres	N/A	N/A	N/A
Neighbourhood Commercial	0.3 ha. 0.77 acres	1,500 sq. m. 16,146 sq. ft.	N/A	7
Existing Church	1.4 ha. 3.48 acres	N/A	N/A	N/A
Bio-filtration Pond	0.93 ha. 2.3 acres	N/A	N/A	N/A
Roads	4.94 ha. 12.2 acres	N/A	N/A	N/A
TOTALS	38 hectares 94 acres	129,879 sq.m. 1,398,052 sq.ft.	112	3,271

² Projected floor area is based upon an estimated 0.5 FAR.

³ Projected number of jobs is based upon one employee per 250 square feet (50% office) and 24 employees per acre (50% light industrial). Live/work employment is based upon 1.5 jobs per unit.

RAPTOR NESTS - APPROXIMATE LOCATION



APPENDIX VIII

ENVIRONMENTAL LETTERS/CONDITIONS



March 10, 1999

City of Surrey
Planning & Development Department
1425 - 56 Avenue
Surrey, B.C.
V3X 3A2

Your File: 97058

Our File: 48510-20/99.22.001

RECEIVED

MAR 15 1999

PLANNING DEPARTMENT

2350-003/3
xc: NL
EE
ND
ENG. DEPT.

Dear Ms. Whelen:

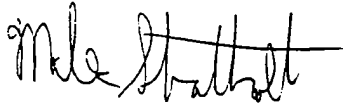
Re: East Newton Business Park Neighbourhood Concept Plan

I have reviewed the correspondence and site plans associated with the above noted planning proposal, and have a number of comments regarding the potential environmental impact this project may have on existing fish and wildlife habitat.

With regard to the existing watercourses; I agree with the majority of the watercourse re-classification scheme suggested by Envirowest, as detailed in the letter from I. Whyte to L. Robertson dated Jan. 14, 1999, with the exception that the 'B' classification given to the roadside ditch on the south side of 68 Avenue should extend further west. The reason for this being that this channel carries water during periods of no precipitation, and contains vegetation that acts to contribute nutrient and improve water quality. The remaining reaches of both channels (north and south side of 68 Ave.) should retain an A(O) classification since they can potentially be used by overwintering salmonids with improvement to access (flap gate on existing culvert). This is as indicated in Table 1, and not as Class A watercourses as indicated in Attachment B of the same document. These areas would be subject to compensation requirements should channel upgrading and/or removal be approved to facilitate adjacent land development. The wetland/biofiltration structure proposed at the end of 68 Avenue may provide an opportunity for some compensation, but this will be dependent upon the extent of existing habitat loss and final design specifications.

The wildlife habitat values in this area will undoubtedly be severely degraded by the development as presently proposed. The upland field and woodland habitats present are almost certainly utilized by a number of bird and small mammal species, and there is no feasible way of incorporating these habitat features into the finished development. This is mitigated to some extent by the existence of similar habitats in the adjacent agricultural land. There is also a significant wood lot present on the northern boundary of the development site which presently supports nesting pairs of raptors. The ministry strongly suggests that these nesting areas be preserved, and the land use around these trees be modified to accommodate their wildlife habitat values. For more information please refer to the letter from T. Plath to L. Robertson, dated Jan. 27, 1999 which addresses this issue in depth.

Yours truly,

A handwritten signature in black ink, appearing to read "Miles Stratholt", with a stylized, cursive script.

Miles Stratholt, M.Sc.
Habitat Officer

/ms

cc: Dave Nanson, Habitat Biologist, DFO



January 27, 1999

Your File: 97058

Our File:

Mr. Len Robertson
Aplin & Martin Consultants Ltd.
Suite 291, 12448 - 82nd Avenue
Surrey, BC
V3W 3E9

Dear : Mr. Robertson

Re: East Newton Business Park - Neighbourhood Concept Plan (NCP)

BC Environment has assessed the site and offers the following comments. The NCP area includes a mature deciduous woodlot with nesting red-tailed hawks. Adjacency with ALR lands combined with suitable nest trees provide an excellent long term location for nesting raptors - specifically red-tailed hawk, Cooper's hawk and great horned owl. Foraging habitat in the immediate vicinity of the nest has made this nest site highly productive in past years, with 2-3 fledged young produced in most of the 10+ years this site has been used.

Although the plan provides a small protected area for the nest, the site will experience a high degree of disturbance on three sides unless a larger buffer is established. BC Environment can not approve a plan that would jeopardize the integrity of this productive nest site. BC Environment requests a minimum 50 meter (variable) buffer from the edge of all nest trees (including alternate nest sites). Due to the nest's close proximity to ALR lands BC Environment considers this a "high" priority site for protection. This area should be protected by a conservation covenant to ensure long-term protection. BC Environment look forward to cooperatively work in developing a plan that will provide a reasonably high likelihood that the nest site will continue to be viable.

Yours truly,

Thomas Plath, Wildlife Technician

cc: Miles Stratholt, Habitat Protection Officer, BC Environment
Ms. Wendy Whelen, City of Surrey