



# Corporate Report

NO: L001

COUNCIL DATE: January 26,

2004

---

## REGULAR COUNCIL – LAND USE

TO: **Mayor & Council**                      DATE: January 22,  
2004

FROM: **General Manager,  
Planning and Development**              FILE: **6520-20  
(Campbell  
Heights)**

SUBJECT: **Campbell Heights Local Area Plan – Development  
Design Guidelines and Review Process**

---

## RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information;
2. Approve the Campbell Heights Development Design Guidelines, attached to this report as Appendix I, as the basis for evaluating site-specific development proposals within the Campbell Heights Business Park;
3. Authorize staff to bring forward amendments to the Surrey Sign By-law, 1999, No. 13656 to reflect the provisions of the Campbell Heights Design Guidelines; and
4. Adopt as policy on a "pilot" basis the Campbell Heights Design Review Process, as documented in Appendix II, for the Phase I lands in Campbell Heights.

## INTENT

The purpose of this report is to obtain Council approval of the Campbell Heights Business Park Development Design Guidelines for the initial phase of development in Campbell Heights.

## BACKGROUND AND DISCUSSION

On June 9, 2003, Council considered Corporate Report No. L008 entitled "Campbell Heights Local Area Plan Amendments – Status Report". Council approved the recommendations of the report, including endorsement in principle, of a design review process on a pilot project basis to replace the Development Permit process for the initial phase of development in Campbell Heights. Appendix II documents the Design Review Process that staff are recommending Council adopt as a policy. The evaluation of site specific design submissions by the Design Review Committee, which is part of the Design Review Process, is to be based on a set of comprehensive design guidelines, known as the Campbell Heights Business Park Development Design Guidelines (the "Design Guidelines") (attached as Appendix I), which are to be registered as a Restrictive Covenant and Building Scheme on the title of each of the lots comprising the initial phase of development in Campbell Heights.

The Design Guidelines are intended to provide overall direction, guidance and context to prospective site developers for the planning and design of individual developments within the first phase of development in Campbell Heights and form the basis upon which the Design Review Committee will evaluate the effectiveness of the design. Furthermore, these Design Guidelines are intended to ensure design

coordination and to maintain a consistently high standard of exterior architectural and landscaping appearance throughout the initial phase of development.

The Design Guidelines are based on the following design objectives:

- To encourage urban design excellence by promoting a high level of visual identity and quality;
- To promote and maintain a high standard of quality in landscaping and building design;
- To integrate urban design and environmental protection into the development process by maintaining, protecting and preserving, and enhancing important elements of the natural environment including creeks, wildlife corridors and trees;
- To provide for a pleasant and diverse pedestrian experience;
- To ensure that a cohesive and harmonious image is maintained;
- To promote and encourage street beautification measures;
- To facilitate coordinated development amongst buildings, landscaping, and site features; and
- To encourage design considerations for sustainable development.

The Design Guidelines will be registered on title (through the subdivision approval process) as a Restrictive Covenant and Building Scheme and be used in a similar manner to the Building Schemes that the City commonly registers on lots in new single-family residential areas.

The Design Guidelines are to be used in conjunction with the development policies and design guidelines for the Campbell Heights area contained within the Campbell Heights Local Area Plan and the Development Permit Area Guidelines contained in the Surrey Official Community Plan ("OCP").

The recommended Design Guidelines restrict the height of freestanding signs to 2.4m (8 ft.). The Sign By-law needs to be amended to reflect this provision.

By adopting the Design Review Process by policy, Council will retain the prerogative to eliminate the Design Review Committee at any time and revert to the Development Permit process defined in the OCP. This will ensure that if the design of development in the Campbell Heights area does not measure up to Council's expectations, that actions can be taken to revert to the Development Permit process that requires Council approval of a Development Permit for each site.

## **CONCLUSION**

Council has previously approved, in principle, the approach of development submissions for the first phase of development in Campbell Heights being reviewed and approved by a Design Review Committee, based on a set of Development Design Guidelines. The intent of the Design Guidelines is to provide overall direction, guidance and context to the planning and design of new developments within the first phase of

development and to ensure design coordination and consistent high standard of architectural design and landscape appearance within this business park. Appendix I documents the recommended Campbell Heights Business Park Development Design Guidelines. These Design Guidelines will be used in conjunction with the development policies and design guidelines contained within the Campbell Heights Local Area Plan and the Development Permit Area Guidelines contained in the Surrey Official Community Plan. Appendix II documents a Design Review Process for the initial phase of Campbell Heights. It is recommended that Council approve the Campbell Heights Business Park Development Design Guidelines as documented in Appendix I and adopt, as Council policy, the Design Review Process documented in Appendix II. It is further recommended that Council authorize staff to bring forward amendments to the Surrey Sign By-law, 1999, No. 13656 to reflect the provisions of the Design Guidelines relative to signs.

Murray Dinwoodie  
General Manager,  
Planning and Development

GF:saw

**Attachments:**

Appendix I - Campbell Heights Business Park Development Design Guidelines  
Appendix II - Campbell Heights Business Park Development Review Process Policy

v:\wp-docs\planning\04data\jan-march\01231016.gf.doc  
SAW 1/26/04 9:27 AM