

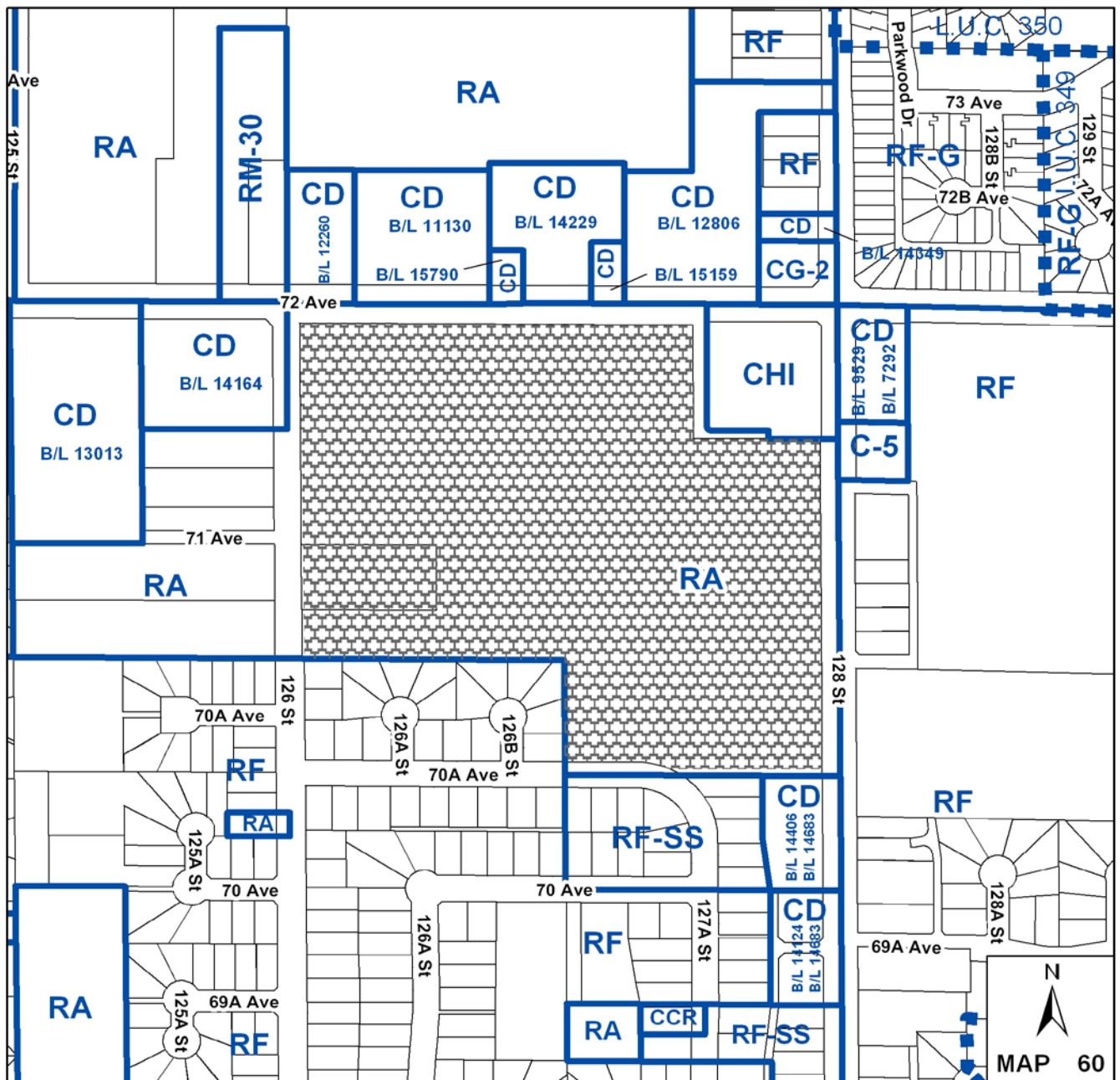
Proposal: Proposed building additions to the Library and Administrative buildings on the Kwantlen University College Campus.

Recommendation: Receive as Information

Location: 12666 - 72 Avenue **Zoning:** RA

OCP Designation: Urban

LAP Designation: Institutional **Owner:** Kwantlen University College



PROJECT TIMELINE

Completed Application Submission Date: November 25, 2005
Planning Report Date: December 12, 2005

PROPOSAL

The applicant is proposing two additions to existing Kwantlen University College Buildings "A" and "C", the Library and the Administrative buildings respectively. Building "A" addition has a gross floor area of 5,350 m² (57,590 sq.ft.). Building "C" addition has a gross floor area of 4,310 m² (46,400 sq.ft.).

RECOMMENDATION

The Planning & Development Department recommends that this report be received as information.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Kwantlen University College - Surrey Campus.
- **Significant Site Attributes** Some significant trees on site, none of which will be affected by the building addition.
- **East:** Across 128 Street, local commercial, Princess Margaret Secondary, BCIT Surrey Campus and single family homes, zoned CD, C-5 and RF respectively and designated Urban in the OCP.
- **South:** Single family homes, zoned RF and RF-SS, designated Urban in the OCP.
- **West:** Across 126 Street, single family homes and neighbourhood shopping centre, zoned RA and CD, designated Urban in the OCP.
- **North:** Across 72 Avenue, multi-family residential and gas station, zoned CD and CG-2, designated Multiple Residential in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the south side of 72nd Avenue between 126th Street and 128th Street in West Newton and is currently occupied by the Kwantlen University College Surrey campus. The site is designated "Urban" in the Official Community Plan (OCP) and "Institutional" in the West Newton Local Area Plan.
- The Kwantlen University College – Surrey Campus is expected to be one of the growth campuses in the future to absorb substantial demand for classroom instruction south of the Fraser. This demand necessitates the building to accommodate the growth.
- A Development Permit is not required on the proposed expansion, as the land use is Institutional and not subject to Development Permits. However, due to the prominence of the site within Surrey and the size of the facility, the University College has submitted plans for a design review process by City staff and ADP. This process is consistent with the previous review process for the expansion to Building "D" that went as information to council September 6th, 2005. The expansions to Buildings "A" and "C" will complete Kwantlen's Phase 1 expansion plans.
- Kwantlen is presently developing a Master Plan process as a basis for future phases of development on the site.
- An expansion to the existing Building "A" proposes an additional floor area of 5,350 sq. metres (57,590 sq. ft.) to the south side of the existing building. An expansion to the existing Building "C" proposes an additional floor area of 4,310 sq. metres (46,400 sq. ft.) to the north side of the existing building fronting 72nd Ave.
- The total gross floor area of all buildings on site is proposed to increase to 36,340m² (391,160 sq. ft.) after the addition of 10,940 sq. metres (117,750 sq. ft.).
- The number of parking stalls proposed is 1,090, which meets the required number of 1,090 stalls. To meet the parking requirement for Phase 1 a temporary parking lot southeast of Building "E" will be created. Future phases will address parking requirements with the introduction of structured parking.

DESIGN PROPOSAL AND REVIEW

- The challenge for Kwantlen University College is knitting future growth with the existing structure and buildings on its campus. Their preliminary master plan proposes maintaining the "cloistered" open plaza as the core of the campus and creating recognizable gateway entries. The proposed buildings will complement existing architectural character but will be an evolution towards a more open and building materials and forms. The building expansion of the campus will be phased, with the additions to Buildings "A" and "C" completing Phase 1.

Building A (Library)

- The proposed addition to the existing library (Building "A") will be located in the south central portion of the lot and added to the south side of the existing building (Appendix III). Sensitivity to the residential interface is important and the City has worked with the applicant to significantly increase the required setback and the proposed planting in the landscape buffer. The three (3) storey addition has addressed the interface with the adjacent residential area through a significantly increased building setback of 19.9m (65 ft) from the south property line (7.5m required) and a layered landscaped buffer with several rows of planting including large pine trees. An access road, constructed of permeable pavers, is proposed within the landscape buffer on the south side of Building "A" connecting to the existing parking lot to allow for infrequent service deliveries with delivery vans. On both the east and west side of Building "A", proposed 3 metre (9.8 ft.) wide concrete pathways will be provided to connect to the existing pathway system.

Building C (Administration)

- The proposed addition to the existing administration building (Building "C") will be located in the north central portion of the lot and added to the north side of the existing building currently occupied by parking. The current vehicular entry to Building "C" will be closed in Phase 2 and the main entry into the campus from 72nd will be relocated further east with a proposed pedestrian plaza replacing the existing road and parking. An interim landscape is proposed for Phase 1 with a water feature in front of the building, which is to be extended in Phase 2 as part of the plaza development.
- Both buildings are three (3) storeys in height to match the height of the existing adjacent buildings. The second and third floors of the proposed buildings are designed around a core atrium space, which brings air and light to the interior of the building. The buildings are to be LEED certified incorporating features like geothermal / radiant heating, aluminum sun shades.
- The muted palette of the existing buildings has been heightened with the introduction of some new materials. The big change is the addition of glass. Clear and tinted glass areas are combined with pre-finished aluminum panels and brick on Building "A". Building "C" employs the use of glass, brick and stone as a feature material at the main entrance. The colour palette is muted in keeping with the existing buildings, but with a warmer tone in the buff brick colour and use of wood for the soffit. The roofing material is a standing seam metal, to match to existing buildings.

Tree Preservation

- The grove of significant coniferous trees to the east of the existing "C", is to be retained and protected. The proposed building massing and proposed landscaping respect the rectangular traditional campus design of courtyard spaces and fit into the existing context of the campus. Kwantlen is very proactive about retaining and/or relocating existing trees. There are 14 mature Pines within the footprint of proposed Building "A" that will be relocated. There are 11 Plane trees within the footprint of the proposed Building "C" that will be relocated to the landscape buffer for Building "A". There are also 4 Cherries that were determined by the arborist not to be worth moving.

ADVISORY DESIGN PANEL

At its November 10th, 2005, the Advisory Design Panel reviewed the proposed additions to Buildings "A" and "C".

The Design Panel complimented the quality of the architectural design. The panel supported the project, and recommended that the applicant address several issues to the satisfaction of the Planning & Development Department (Appendix V)

The College has addressed the comments by Advisory Design Panel as follows:

- The master plan is a preliminary document at this stage and was requested by the City to give conceptual context only for Phase 1. The master plan will be developed in conjunction with the City and reviewed with the submission of Phase 2.
- More detailed landscape plans have since been submitted and reviewed to the satisfaction of staff.
- The landscape design of Building "C's" front plaza off 72 Avenue is only an interim landscape. This area will become the main entry into the campus so Kwantlen is working towards creating, in Phase 2, a major plaza with a reflecting pond where currently there is parking. The landscape design for Phase 1, therefore, is very simple since it will be replaced in the next phase.
- To address the interface with the adjacent residential properties, Building "A" was been moved north approximately 5m (16.4 ft) making the south setback approximately 19.9m (65.3 ft). This provided space for property line buffer (broadleaf evergreen hedge) existing relocated trees, access road, and an additional layer of planting with trees at the building. Light pollution from building discussed but not seen as issue because lights turned off at night and there are proposed window coverings.

CONCLUSION

The Kwantlen University College expansion proposes to add 9,660 square metres (103,983 sq.ft.) of classroom and library space to the existing college. The proposed design has been reviewed by the Advisory Design Panel and Planning & Development staff, and has addressed all concerns. The proposed building additions to Building "A" and "C" have been sensitively designed to match the existing campus, yet provide high quality, modern and environmentally sensitive buildings with substantial architectural merit. The residential interface to the south has been satisfactorily addressed through a substantial setback, building design, and substantial landscaping. Staff is therefore supportive of this proposal, and will continue to work with Kwantlen to develop the Master Plan for the site as a basis for future phases of development.

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. Contour Map
- Appendix III. Proposed Subdivision Layout, Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
- Appendix IV. Engineering Summary
- Appendix V. ADP Comments and Applicant's Response

Murray Dinwoodie
General Manager
Planning and Development

AG/kms

v:\planning\plncom05\11300931.ag.doc
SEH 7/14/10 4:28 PM

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: RA

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	106 m	102,550 m ²
Road Widening area		
Undevelopable area		
Net Total		102,550 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal		12.54 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		9,680 m ²
TOTAL BUILDING FLOOR AREA		17,630 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional	1,090	1,090
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

MULTIPLE BUILDINGS DATA SHEET

Proposed/Existing Zoning _____

Required Development Data	Building #A	Building #C
SETBACK (in metres)		
Front	160 m	54.8 m
Rear	19.9 m	171 m
Side #1 (N,S,E, or W)	114 m	133 m
Side #2 (N,S,E, or W)	224 m	93 m
Side #3 (N,S,E, or W)		
Building Height (in metres/storeys)	3 storeys	3 storeys
NUMBER OF RESIDENTIAL UNITS/	n/a	
SIZE RANGE		
Bachelor		
One Bedroom		
Two Bedroom		
Three Bedroom +		
TOTAL FLOOR AREA		

