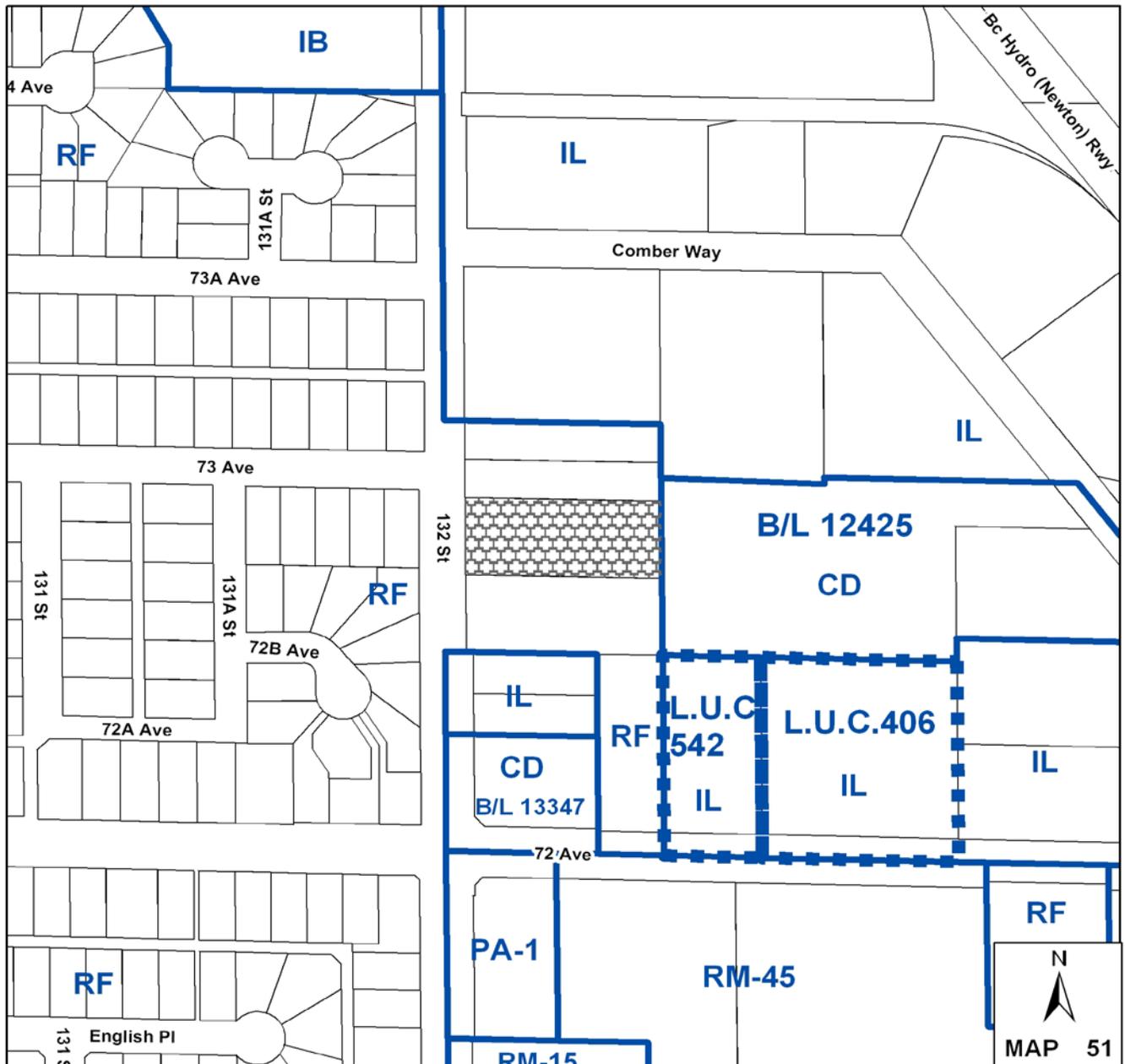


**Proposal:** Development Permit to permit construction of a Fire Hall.  
 Development Variance Permit to reduce the south side yard setback from 7.0 metres (23 ft.) to 0 metre.

**Recommendation:** Approval to Proceed

<b>Location:</b> 7276 - 132 Street	<b>Zoning:</b> RF
<b>OCP Designation:</b> Industrial	
<b>LAP Designation:</b> General Industrial	<b>Owner:</b> City of Surrey



## PROJECT TIMELINE

Completed Application Submission Date: January 3, 2006  
Planning Report Date: March 6, 2006

## PROPOSAL

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulations:
  - reduce the south side yard setback from 7.0 metres (23 ft.) to 0 metre

in order to permit the development of a Fire Hall.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0003-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0003-00, (Appendix V) varying Part 4 General Provisions Section A.1 (a) iv of Zoning By-law No. 12000, to proceed to Public Notification:
  - (a) to reduce the minimum south side yard setback from 7.0 metres (23 ft.) to 0 metre (0 ft.).

## REFERRALS

Engineering: The Engineering Department has no objection to the project.

## SITE CHARACTERISTICS

- **Existing Land Use** A vacant lot.
- **Significant Site Attributes** There are a number of mature trees on the site.
- **East:** Industrial businesses zoned CD (By-law No. 12425), designated Industrial in the OCP.
- **South & North:** Single family dwellings on sites, zoned RF, designated Industrial in the OCP.
- **West:** Across 132 Street, single family residential lots, zoned RF, designated Urban in the OCP.

## DEVELOPMENT CONSIDERATIONS

### Proposal

- The City of Surrey is proposing to construct a Fire Hall on a 0.94 acre site at 7276 – 132 Street in Newton. The proposed Fire Hall is a replacement for Fire Hall #10, an older structure located at 13530 – 72 Avenue. The Fire Hall is intended to serve the Newton area.
- The 1,313 sq.m. (14,100 sq.ft.) Fire Hall is proposed to be sited on the front portion of the site, facing 132 Street. The Fire Hall will contain a large apparatus bay to accommodate the fire trucks, administrative and living space and a parking area.

### Zoning and Plan Designations

- The subject site and two (2) properties to the north and two (2) properties to the south are zoned Single Family Residential (RF) and are designated “Industrial” in the OCP. These five (5) properties are the only remaining residential properties in this industrial designated area. A Fire Hall use is appropriate in an industrial area and the Fire Hall’s attractive front façade interfaces well with the existing residential subdivision across 132 Street.
- The subject property is zoned RF and is designated “Industrial” in the Official Community Plan. The Surrey Zoning By-law permits public facilities such as Fire Halls, to be located in any zone, provided that all minimum setbacks are equal or greater than either the height of the principal building or the setbacks prescribed in the underlying zone. The site is zoned RF, which prescribes a minimum front and rear yard setback of 7.5 metres (25 feet) and a side yard setback of 1.8 metres (6 feet). Based on the proposed height and the underlying zoning, the proposed Fire Hall is required to be sited a minimum of 7.0 metres (23 feet) from the side lot lines and 7.5 metres (25 feet) from the rear and front lot lines. The proposal exceeds the required north side yard, front and rear setback provisions of the Zoning By-law. However, a relaxation is proposed for the south side yard setback, to allow a setback reduction to 0m (0 feet) along the south property line. A Development Variance Permit is required to facilitate this siting.

### Access and Parking

- Vehicular access and pedestrian access is from 132 Street. It is envisioned that with the construction of a median on 132 Street, the northern access will be restricted to right-in/right-out only and the southern access will be restricted to right-in/right-out and left-out only.
- Thirty-five (35) parking spaces are proposed for the Fire Hall, with 3 visitor parking spaces at the front and 32 parking stalls behind the building. Due to the number of people stationed at the Fire Hall and overlapping shifts, a significant number of parking stalls are required. The Zoning By-law does not define the number of parking stalls required for a Fire Hall use.

### Lot Grading

- Due to the low topography of the site, much of the site must be raised to allow for drainage. Approximately 1.3 metres (4 feet) of fill is proposed for the rear portion of the site, gradually sloping to approximately 0.3 metres (1 foot) of fill at the front of the property.
- The applicant explored several options to avoid placing fill on the site, including: rear servicing (drainage through easements to 72 Avenue), pumping the storm water to 132 Street, and lowering the services on 132 Street or using natural infiltration.
- However, there are significant drawbacks to each of these alternatives to filling the site. Rear servicing is difficult because it would involve acquiring servicing easements from several property owners. Pumping the storm water to 132 Street is not desirable as the Fire Hall is a post-disaster facility and as such, a passive, fail-safe system is a preferred option. Lowering the services on 132 Street would be very expensive. Infiltration is not a feasible option on this site because the soil is comprised of dense tills, which will not allow for any infiltration.
- The Fire Hall will likely use a lot of water for washing trucks and also for training exercises. A passive, fail-safe drainage solution is especially important when dealing with a high volume of water.
- Although the site will be required to be filled, this fill is not expected to negatively impact adjoining properties, due to the following:
  - attractive landscaping and a retaining wall will provide an interface with adjoining lots;
  - the adjoining northern and southern lots will likely be filled when redeveloped as industrial parcels; and
  - the adjoining east lot is already industrial and will not be negatively impacted by this fill.

### Tree Preservation and Landscaping

- An Arborist Report dated February 5, 2006 was prepared by BC Plant Health Care Inc. (Appendix VII). There are 50 mature trees on the site. The report recommends that due to the proposed grade changes and proximity of the parking area, only two trees should be retained in the southeast portion of the site. Landscaping will be planted at the front of the building and along all the north, east and south property lines.
- A retaining wall is proposed for the north, east and south sides. The retaining wall will be topped with a 1.2 metre (4 feet) high chain link fence. The north interface will be planted with shrubs and 16 clumps of Vine Maple trees. Each clump contains a minimum of three stems. The east interface will be planted with 4 Red Maples. The south interface may contain some additional coniferous trees (if no additional trees can be retained, replacement trees will be planted) and also a variety of shrubbery.

### Public Consultation

- The applicant erected a Development Sign at the front of the property to inform area residents of the proposal.

- In addition, a Public Open House was held on Tuesday, January 17, from 6 p.m. to 8 p.m. to inform area residents of the proposal. The Open House was advertised in the local paper and flyers were distributed to area residents and businesses. Turnout was low and some concerns were expressed over landscaping, screening, lighting and drainage. The applicant is working to minimize the impact of the proposed Fire Hall on neighbouring properties by using attractive landscaping and retaining some trees in the southeast corner of the lot.

### DESIGN PROPOSAL AND REVIEW

- The proposed Fire Hall will be an attractive building with a number of unique design features. The overall architectural style is inspired by turn-of-the-century New York City Fire Hall architecture. The building itself is proposed to be a concrete block with an emphasis on brick detailing and arches although final details on construction type have yet to be finalized.
- A unique sculpture in the shape of half of a fire bell is proposed for the front walkway and will blend stylistically well with the building. A decorative flag pole is proposed to be placed at an angle above the main entrance, further enhancing the turn-of-the-century New York City aesthetic. A decorative sign identifying the building as “Firehall No. 10” accentuates the entry area. The main garage doors will have transom glazing which will soften that portion of the building and make it more welcoming.
- A hose tower, used for drying hoses, will be placed at the rear of the building and will also incorporate decorative elements.

### ADVISORY DESIGN PANEL

ADP Meeting Date: February 8, 2006

The applicant is working to address the concerns of the Advisory Design Panel, including:

- Resolve treatment and detailing of concrete block versus brick
- Develop north and south facades to create more character

These issues will be resolved prior to final approval and issuance of the Development Permit.

### BY-LAW VARIANCES & JUSTIFICATION

Requested Variance:

- To reduce the south side yard setback from 7.0 metres (23 feet) to 0 metre (0 feet) to permit the development of a new Fire Hall.

Applicant’s Reasons:

- This variance will allow better utilization of the site. Placing the building along the southern property line allows for a greater setback along the northern side yard and a greater opportunity for landscaping at this location.

Staff Comments:

- This site and the adjacent residential zoned lots to the immediate north and south are designated Industrial in the OCP and comprise a pocket of underdeveloped land in this industrial area. It is likely that the adjacent residential properties will develop as industrial parcels in the future.
- The applicant has produced a concept plan for the development of the adjacent southern lot that demonstrates that a 0 metre (0 foot) lot line would work well with any proposed development on the adjacent lot.
- Placing the building on the southernmost portion of the lot allows the fire trucks to exit the site farther from the intersection of 132 Street and 73 Avenue.

This variance allows for a larger landscaping buffer on the north side.

### 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.	Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7906-0003-00
Appendix VI.	ADP Comments
Appendix VII.	Arborist Assessment

### INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 16, 2006.
- Soil Contamination Review Questionnaire prepared by Bernard Perreten dated February 3, 2006.

Murray Dinwoodie  
General Manager  
Planning and Development

KB/kms:rdd

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                Bernard Perreton Architecture Inc.  
                         Address:            431 Helmaken Street  
   Vancouver, B.C.  
   V6B 2E6  
                         Tel:                    604-687-1303
  
2.      Properties involved in the Application
  - (a)      Civic Address:            7276 - 132 Street
  
  - (b)      Civic Address:            7276 - 132 Street  
                 Owner:                    City of Surrey  
                 PID:                            009-736-271  
                 Lot 7 Section 20 Township 2 New Westminster District Plan 12739
  
3.      Summary
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7906-0003-00.

## DEVELOPMENT DATA SHEET

**Proposed/Existing Zoning: RF**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		4,037.6 sq.m.
Road Widening area		214.3 sq.m.
Undevelopable area		
Net Total		3,823.3 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	40%	20%
Paved & Hard Surfaced Areas		72%
Total Site Coverage		92%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	17.2 m
Rear	7.5 m	51.5 m
Side #1 (N,S,E, or W)	7.0 m	0 m
Side #2 (N,S,E, or W)	7.0 m	9.6 m
Side #3 (N, S, E or W)		
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	9.0 m	7.0 m (main bldg) 11.6 m (hose tower)
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		1,313.1 sq.m.
<b>TOTAL BUILDING FLOOR AREA</b>		

**\* 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)	0.48	.33
FAR (net)	0.48	.34
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		35
Total Number of Parking Spaces		35
Number of disabled stalls		1
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
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CONTOUR MAP FOR SUBJECT SITE

