

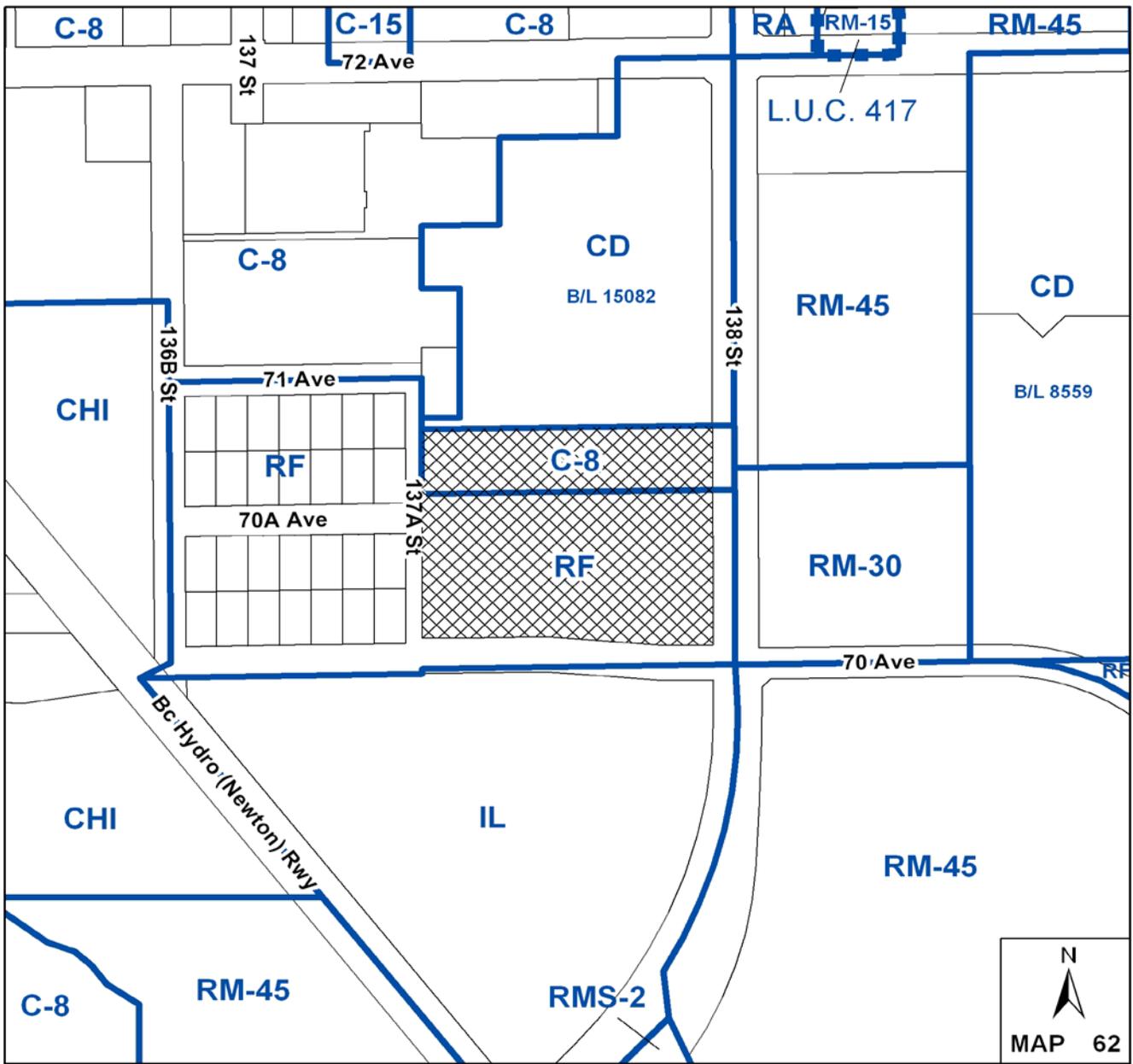
**Proposal:** Development Permit to permit the construction of an addition to the Newton Seniors' Centre. Development Variance Permit to reduce the setback along 137A Street.

**Recommendation:** Approval to Proceed

**Location:** 13775 - 70 Avenue      **Zoning:** RF and C-8

**OCP Designation:** Multiple Residential

**LAP Designation:** Multiple Res.      **Owner:** City of Surrey



## PROJECT TIMELINE

Completed Application Submission Date: March 8, 2006  
Planning Report Date: March 27, 2006

## PROPOSAL

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulations:
  - reduce the west (137A Street) yard setback from 7.85 metres (26 ft.) to 1.5 metres (5 ft.) for the building façade and to 0.5 metres (2 ft.) for the roof overhang

in order to permit the development of a 161 square metres (1,730 sq.ft.) addition to the Newton Senior's Centre.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0095-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0095-00, (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 building setback along 137A Street from 7.85 metres (26 ft.) to 1.5 metres (5 ft.) for building façade and to 0.5 metres (2 ft.) for the roof overhang.
3. Council instruct staff to resolve the following issue prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

## REFERRALS

Engineering: The Engineering Department has no objection to the project (Appendix IV).

## SITE CHARACTERISTICS

- **Existing Land Use** The site is owned by the City of Surrey and contains the Newton Branch of the Surrey Public Library and the Newton Seniors' Centre.
- **Significant Site Attributes** There are a number of mature trees on site. The proposed addition will not impact any trees.
- **East:** Across 138 Street, multi-family residential units, zoned RM-30 and RM-45, designated Multiple Residential in the OCP.
- **South:** Across 70 Avenue, a large, treed, City-owned vacant parcel, zoned IL, designated Multiple Residential in the OCP.
- **West:** Across 137A Street, City-owned single family lots with residential dwellings, zoned RF, designated Multiple Residential in the OCP.
- **North:** A shopping centre, zoned CD (By-law No. 15082), designated Commercial in the OCP.

## DEVELOPMENT CONSIDERATIONS

- The City of Surrey is proposing to construct a 161 sq.m. (1,730 sq.ft.) addition to the Newton Seniors' Centre at 13775 – 70 Avenue. The Newton Seniors' Centre and the Newton Branch of the Surrey Public Library share the site.
- The site is split zoned RF and C-8. The Surrey Zoning By-law permits public facilities, such as Seniors' Centres, 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 height of the Newton Seniors' Centre is 7.85 metres (26 feet). The portion of the site that contains the Seniors' Centre 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). Therefore, the proposed Seniors' Centre addition is required to be sited a minimum of 7.85 metres (26 feet) from all lot lines.
- The proposed 161 sq.m. (1,730 sq.ft.) addition will affect only the west side of the Seniors' Centre, fronting on 137A Street, and consists of two multipurpose rooms and two storage rooms. The multi-purpose rooms will be adjacent to the existing cafeteria and will be separated from the cafeteria by retractable (folding) glazed door panels, allowing for a variety of room set-up options. A Development Variance Permit is required to reduce this setback.

## DESIGN PROPOSAL AND REVIEW

- The application was not referred to the Advisory Design Panel, but was reviewed by staff and found satisfactory.

- The design of the addition has been carefully considered to ensure that it integrates well with the existing structure. To ensure a high level of design and continuity with the original building, staff requested that the architectural plans for the addition be reviewed by John Patkau, the original architect and designer for the Newton Seniors' Centre and Newton Library. Mr. Patkau has endorsed the design for the addition.
- The addition will be constructed with the same materials and colour patterns as the original building. The addition will increase the amount of glazing on the west façade and will increase the articulation of the west façade. A roof overhang is proposed to provide additional architectural interest and weather protection. Landscaping and an attractive trellis feature will further enhance the addition.
- The City is proposing to upgrade the entire building envelope and a rain screen upgrade is proposed to enhance the integrity of the structure. The addition will have a rain screen and the stucco finish will match the re-finished portions of the existing building.
- Landscaping is proposed for the southwestern corner of the building. The proposed landscaping will soften this corner.
- The Zoning By-law requires that five (5) parking spaces be added as a result of the proposed increase in floor area. The applicant is proposing to add seventeen (17) new parking spaces to the existing parking lot which is shared between the Seniors' Centre and the Newton Library. The applicant has surveyed user groups of the Seniors' Centre and they have indicated a need for more parking spaces at this facility.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum west (137A Street) yard setback from 7.85 metres (26 feet) to 1.5 metres (5 feet) for the building façade and 0.5 metres (2 feet) for the canopy overhang.

Applicant's Reasons:

- Due to the internal configuration of the Newton Seniors' Centre and the constraints on the other facades, this is the best location for the proposed addition. The kitchen/cafeteria area is the busiest part of the facility and is also the most constrained in terms of space. This addition will relieve pressure on this area.
- Expansion on the north side of the building is not a good option at this time because the kitchen is located at the south of the building, so an enlargement of the dining area needs to be accommodated near the kitchen. Relocating the kitchen is not a viable option.

**Staff Comments:**

- A 1.5 metre (5 feet) building façade setback for an attractively designed and landscaped building will not negatively impact neighbouring lots across 137A Street. These lots are all owned by the City of Surrey.
- The long-range plans for this area include the development of more civic uses west of the site across 137A Street, and the development of a pedestrian multi-use corridor along the 137A Street right-of-way. This proposal is consistent with this future plan by introducing pedestrian active spaces along this interface.
- The applicant has demonstrated that, due to the existing internal configuration and the demand for cafeteria space, this addition needs to be placed near the existing kitchen/cafeteria.
- The addition is attractively designed and will enhance the building.

**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. 7906-0095-00
Appendix VI.	Newton Local Area Plan

**INFORMATION AVAILABLE ON FILE**

- Detailed Engineering Comments dated March 17, 2006.
- Soil Contamination Review Questionnaire prepared by Ding Torrijos dated March 8, 2006.

Murray Dinwoodie  
General Manager  
Planning and Development

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Information for City Clerk

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

1. (a) Agent:      Name:                    Ding Torrijos  
                         Address:                    14245 - 56 Avenue  
   Surrey, B.C.  
   V3X 3A2  
                         Tel:                            604-590-7223
  
2.      Properties involved in the Application
  - (a)      Civic Address:            13775 - 70 Avenue
  
  - (b)      Civic Address:            13775 - 70 Avenue  
            Owner:                    City of Surrey  
            PID:                        005-453-321  
            Lot 57 Except Part in Plan LMP626 Section 16 Township 2 New Westminster  
            District Plan 56423
  
3.      Summary
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7906-0095-00.

## DEVELOPMENT DATA SHEET

**Existing Zoning: RF**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	7.85 m	130 m
Rear	7.85 m	1.5 m for building façade; 0.5 m for canopy overhang
Side #1 (South)	7.85 m	8 m
Side #2 (North)	7.85 m	70 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal		
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>		161 sq.m. proposed addition
<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**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
<b>AMENITY SPACE (area in square metres)</b>		
Indoor		
Outdoor		
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		17 additional spaces proposed
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	NO
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CONTOUR MAP FOR SUBJECT SITE

