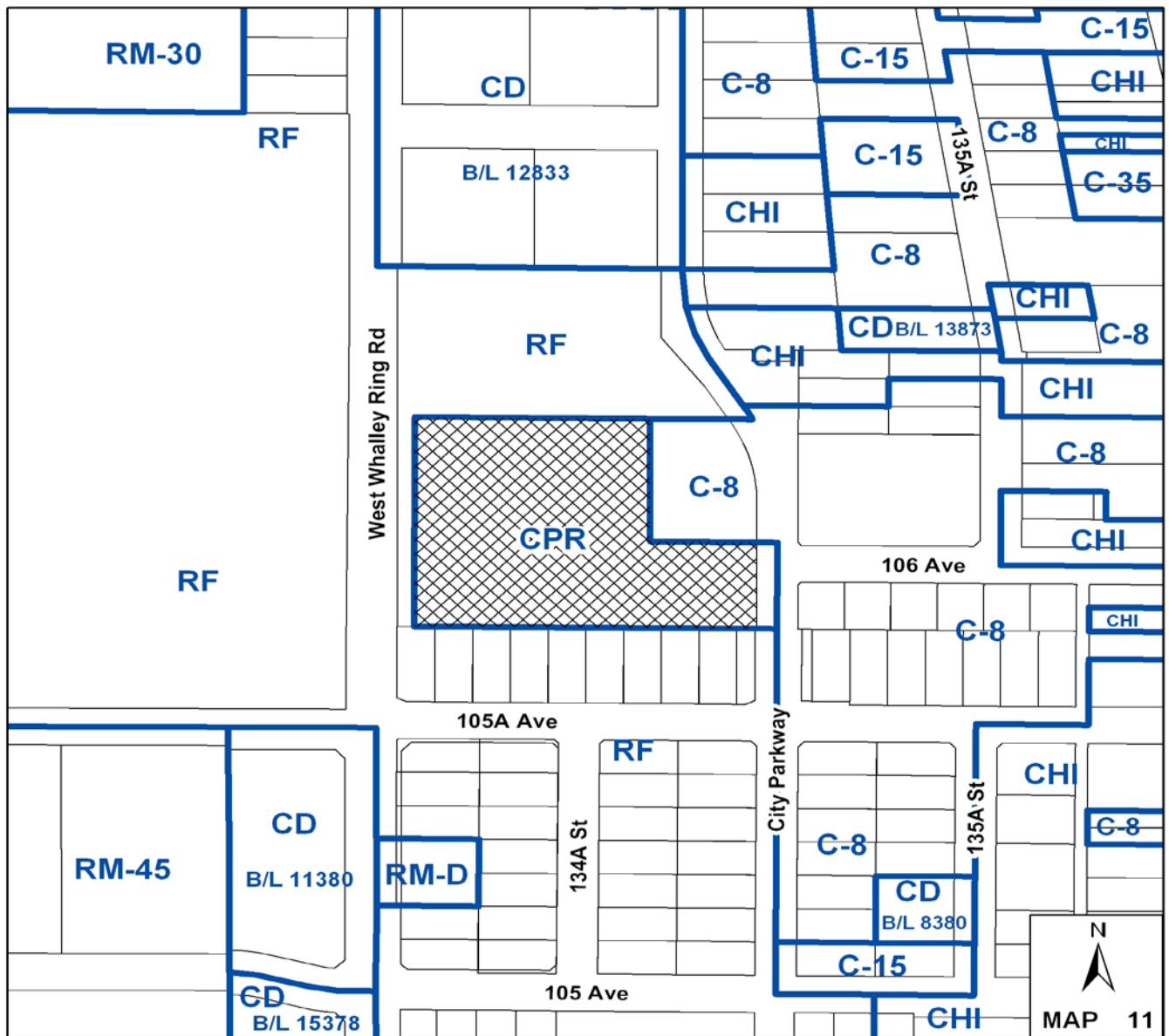


Proposal: Development Variance Permit to reduce the minimum east side yard setback to permit construction of a field house at Tom Binnie Park.

Recommendation: Approval to Proceed

Location: 10601 City Parkway **Zoning:** CPR

OCP Designation: City Centre **Owner:** The Corporation of the District of Surrey



PROJECT TIMELINE

Completed Application Submission Date: November 3, 2006
Planning Report Date: December 18, 2006

PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
 - to reduce the minimum east side yard setback of the CPR Zone from 12.0 metres (40 ft.) to 2.19 metres (7.19 ft.)

in order to permit the development of a field house for an artificial turf field at Tom Binnie Park.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7906-0466-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east side yard setback of the CPR Zone from 12.0 metres (40 ft.) to 2.19 metres (7.19 ft.).

REFERRALS

Engineering: No concerns.

SITE CHARACTERISTICS

- **Existing Land Use** BC Lions practice field and artificial turf field at Tom Binnie Park.
- **Significant Site Attributes** The SkyTrain guideway runs north-south along the west side of the site.
- **East:** Across City Parkway, Whalley Legion Hall, zoned C-8, designated City Centre.
- **South:** City-owned single family lots which form part of Tom Binnie Park. Across 105A Avenue, vacant single family lots and properties under a development application (No. 7903-0277-00 received Third Reading on February 21, 2005) to construct three high-rise apartment buildings and a child care centre, zoned RF, designated City Centre.

- **West:** Across West Whalley Ring Road, recreation fields at Whalley Athletic Park, zoned RF, designated Multiple Residential.
- **North:** Outdoor games court, playground and Whalley Youth Centre at Tom Binnie Park, zoned RF, designated City Centre.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is an irregular shaped lot which forms part of Tom Binnie Park and is located on the west side of City Parkway north of 105A Avenue. The BC Lions practice field is situated in the north portion of the site and an artificial turf field and parking lot extends from the remainder of the property through to 105A Avenue.
- The BC Lions building, a practice facility leased from the City of Surrey at 10605 City Parkway, is located on the adjacent property east of the BC Lions practice field and north of the parking lot on the subject site. The City owns both properties.
- The Parks, Recreation and Culture Department is the applicant and is intending to construct a one-storey, 145.9 sq. m. (1570.7 sq. ft.) field house with change rooms, washrooms, a multi-purpose room and concession stand. The field house would be located between the two fields near the parking lot (Appendix III).
- The proposal is to seek approval to reduce the minimum east side yard setback from 12.0 metres (40 ft.) to 2.19 metres (7.19 ft.) in order to situate the field house close to the artificial turf field it serves and the parking lot. Because the subject site has an irregular shape, the proposed location of the field house would encroach into the minimum required side yard required in the CPR Zone.
- The adjacent BC Lions building is located 14.89 metres (48.9 ft.) from its west property line. There is a diagonal distance of 15.35 metres (50.4 ft.) between the southwest corner of the BC Lions building and the northeast corner of the proposed field house.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum east side yard setback of the CPR Zone from 12.0 metres (40 ft.) to 2.19 metres (7.19 ft.).

Applicant's Reasons:

- The requested variance is for a setback from a property line that separates two properties owned by the City. The Parks, Recreation and Culture Department has long-term plans to consolidate the two parcels, but is unable to do so at this time due to existing leases on the property and a lack of funds necessary to facilitate the transfer of City land to Park land.
- The proposed building location and reduced setback is necessary in order that the field house be situated near the artificial turf field that it serves and close to the parking lot for easy maintenance and service access.
- Utility costs and the SkyTrain right-of-way prohibit the field house from being located towards the west side of the site.

Staff Comments:

- The City-owned RF-zoned lots south of the subject site and fronting 105A Avenue have been incorporated into Tom Binnie Park and the artificial turf field. The proposed field house would be located in the midst of City owned properties and would not have any impacts on neighbouring residential and commercial properties.
- There is adequate separation between the proposed field house and the BC Lions building. The Engineering Department has not identified any concerns relating to the proposed variance.
- Staff support the requested variance.

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 Site Plan
Appendix IV.	Development Variance Permit No. 7906-0466-00

How Yin Leung
Acting General Manager
Planning and Development

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CONTOUR MAP FOR SUBJECT SITE

