

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0193-00

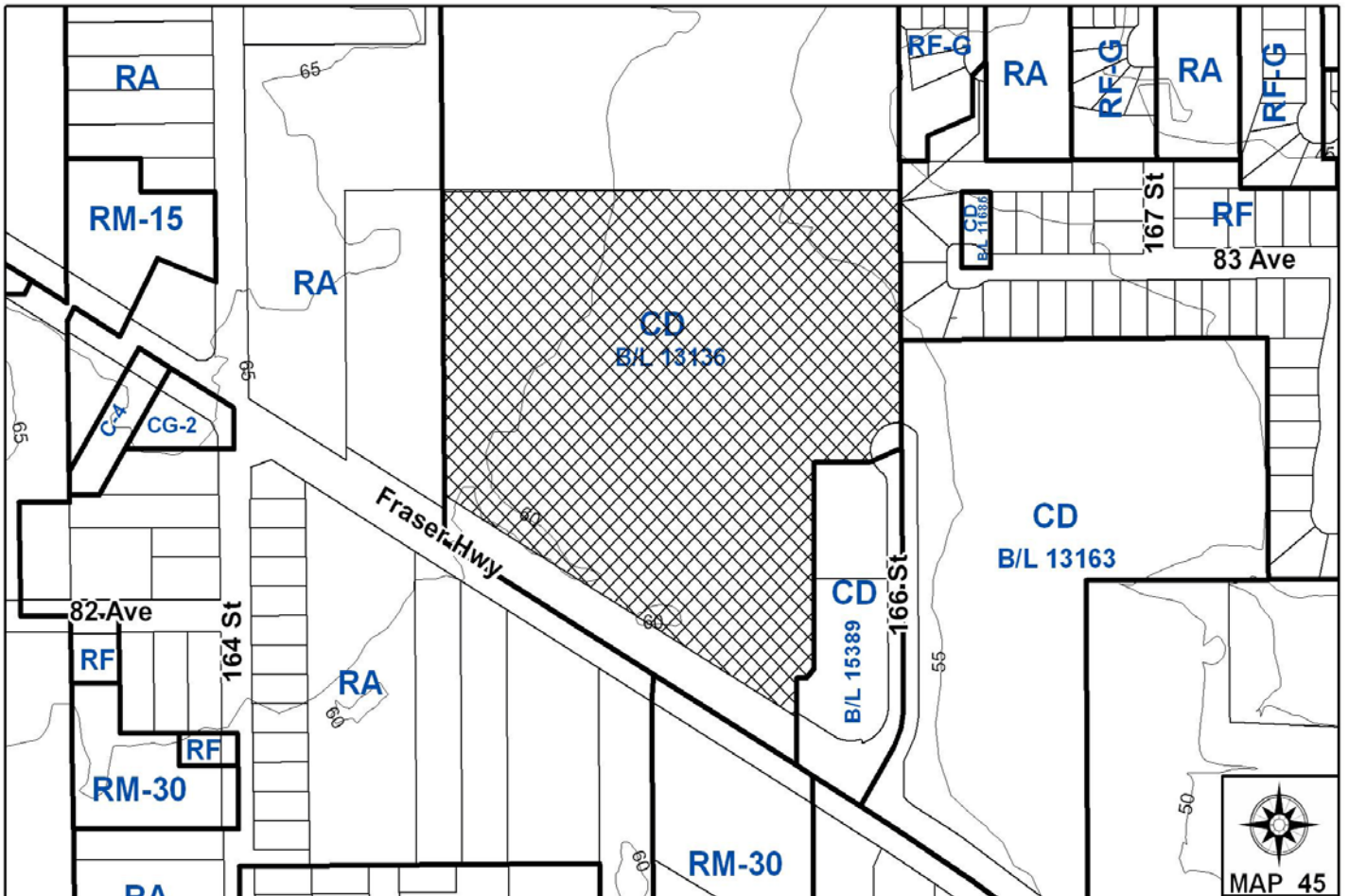
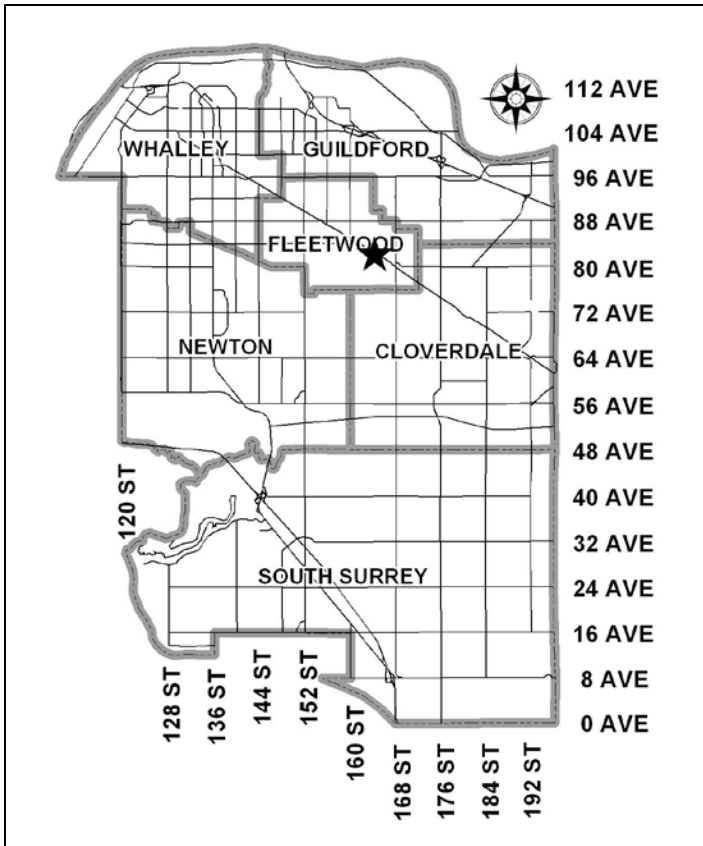
Planning Report Date: September 10, 2007

**PROPOSAL:**

- **Development Permit**

in order to allow the construction of an approximately 3,188 m<sup>2</sup> (34,315 sq.ft.) ice rink arena as an addition to the existing Surrey Sports & Leisure Complex.

**LOCATION:** 16555 Fraser Highway  
**OWNER:** City of Surrey  
**ZONING:** CD (By-law No. 13136)  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Institutional/Commercial



RECOMMENDATION SUMMARY

- Approval of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- The proposed addition follows the form and character of the existing facility.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7907-0193-00 (Appendix II), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

SITE CHARACTERISTICSExisting Land Use:

Surrey Sports and Leisure Complex

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North:	Bonnie Schrenk Park	Parks and Linear Corridor	CD (By-law No. 13136)
East:	Restaurant and pub. Single family subdivision. Retail commercial building	Commercial and Urban	CD (By-law No. 15389), RF & CD (By-law No. 13163)
South (Across: Fraser Highway):	Vacant lands and newly developed townhouse site.	Medium Density Townhouses	RA and RM-30
West:	Fleetwood Athletic Park.	Parks and Linear Corridor	RA

DEVELOPMENT CONSIDERATIONSBackground

- On April 20, 1998, Council gave Final Adoption to Rezoning By-law No. 13136, allowing the development of the original 12.32-hectare (30.44-acre) site under specific uses, some of which are listed below:

Block A:

- Open space.

Block B:

- Recreational facilities;
- Eating establishments;
- Licensed sports lounge; and
- Retail stores limited to book store, convenience store, party supply, pharmacies.

- The Surrey Sports and Leisure Complex was subsequently built on the site, accommodating an aquatic and ice rink facility with a combined floor area of 15,221 sq. m. (163,837 sq. ft.). Approximately 458 parking spaces were installed on the site.
- On July 28, 2004, Council gave approval to a new Rezoning By-law No. 15389, allowing the development of a 0.850-hectare (2.1-acre) portion (located at the northwest corner of Fraser Highway and 166 Street) of the original 12.32-hectare (30.44-acre) site for a 4-storey hotel and an eating establishment. A subdivision creating the 0.850-hectare (2.1-acre) lot was registered in September 2004 and subsequently sold to the applicant. A restaurant and a neighbourhood pub have been established on this parcel, with the proposed hotel currently under construction.
- On May 15, 2007, a further subdivision of the original site was registered at the Land Title Office, creating the 3.87-hectare (9.5-acre) park (Block A) north of the existing complex, as originally envisioned.
- As a result of the previous subdivisions, the City-owned site accommodating the Surrey Sports and Leisure Complex (the current subject site) has been reduced to approximately 7.3 hectares (18 acres).

### Current Application

- The 7.3-hectare ((18-acre) site is located on the north side of Fraser Highway and west of 166 Street in Fleetwood.
- Currently, the ice rink facility has 2 arenas, which based on current demand, fall short of the sporting needs of the community.
- The current application is requesting a Development Permit to allow the construction of a third ice rink.
- The proposed addition to the existing ice rink arena is consistent with the City's goal of making available certain sports and recreational facilities to its residents.
- The proposed 3,188-sq. m. (34,315 sq. ft.) addition will bring the floor area ratio (FAR) to 0.25, which is significantly lower than the permitted FAR of 0.40 under CD By-law No. 13136 governing this site. The proposal is also indicating a 20% lot coverage, which is also much lower than the maximum allowable lot coverage of 40%.
- In anticipation of the additional facility users, 79 new parking spaces will be installed on the north side of the facility, bringing the overall available parking spaces to 537. This exceeds the minimum 500 spaces required under the existing CD By-law No. 13136.

### PUBLIC INFORMATION MEETING

- The applicant conducted a 1.5-hour Public Information Meeting (PIM) on July 31, 2007 at the Multi-purpose Room of the Surrey Sports and Leisure Complex mainly to present the proposal and seek the attendees' comments.

- Ten people came to the PIM, all of whom filled out a questionnaire, confirming support to the proposal. Two respondents noted the need for proper seating.

### DESIGN PROPOSAL AND REVIEW

- The proposed 9.1-metre (29-ft.) high addition will be built on the west side of the existing facility.
- The new addition will be connected to the main lobby of the existing building via an internal corridor that also separates the existing and new arenas from the aquatic pool.
- Vehicular access to the proposed addition will be from the north from 84 Avenue via an existing driveway or via 166 Street to the southeast.
- The design of the proposed addition follows the same form and character that is evident on the existing facility where a combination of corrugated metal cladding and smooth/split face blocks are used. The same colour scheme will be used to maintain a consistent character.
- Unlike the existing arenas where seating is not available, the proposed design incorporates seating for spectators, which will be installed at a later date.
- The proposed landscaping consists of a combination of evergreen and deciduous trees. The majority of this new planting will be installed in and around the proposed parking lot.

### ADVISORY DESIGN PANEL

- The project was not referred to ADP but was reviewed by staff. All design issues have been resolved.

### 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. Development Permit No. 7907-0193-00

### INFORMATION AVAILABLE ON FILE

- CD By-law No. 13136

Jean Lamontagne  
General Manager, Planning and Development

JDM/kms

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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, City of Surrey  
                         Address:                      6645 - 148 Street  
                                                              Surrey, BC  
                                                              V3S 3C7  
                         Tel:                                      604-590-7223

2.      Properties involved in the Application

- (a)      Civic Address:                      16555 Fraser Highway
- (b)      Civic Address:                      16555 Fraser Highway  
                         Owner:                                      City of Surrey  
                         PID:    024-161-845  
                         Lot 1 Except Part in Plan BCP13454 Section 25 Township 2 New Westminster  
                         District Plan LMP 38186

3.      Summary of Actions for City Clerk's Office

## DEVELOPMENT DATA SHEET

**Existing Zoning: CD (By-law No. 13136)**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	73,283 m <sup>2</sup>	73,283 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	40%	20%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front (South)	12 m	12 m
Rear (North)	12 m	60 m
Side #1 (East)	12 m	12 m
Side #2 (West)	12 m	44 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13 m	9.1 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>	n/a	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>	n/a	n/a
<b>FLOOR AREA: Commercial</b>		1,067 m <sup>2</sup>
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>	n/a	n/a
<b>FLOOR AREA: Institutional</b>	n/a	n/a
<b>FLOOR AREA: Recreational</b>	29,313 m <sup>2</sup>	17,342 m <sup>2</sup>
<b>TOTAL BUILDING FLOOR AREA</b>	29,313 m <sup>2</sup>	18,409 m <sup>2</sup>

*\* 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)	0.40	0.25
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Recreational	minimum of 500	537
Industrial		
Residential Bachelor + 1 Bedroom	n/a	n/a
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	minimum of 500	537
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	n/a	n/a
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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