

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0224-00

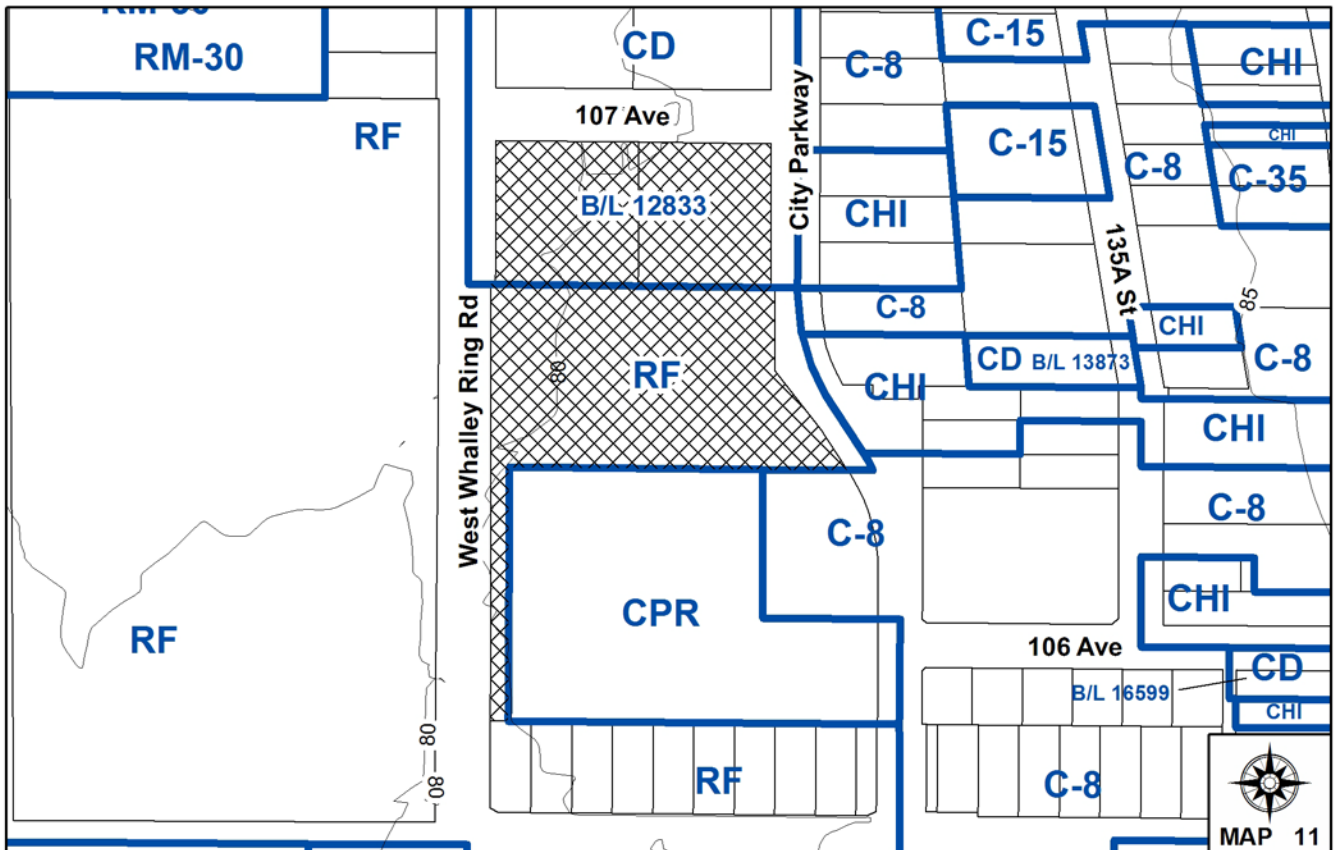
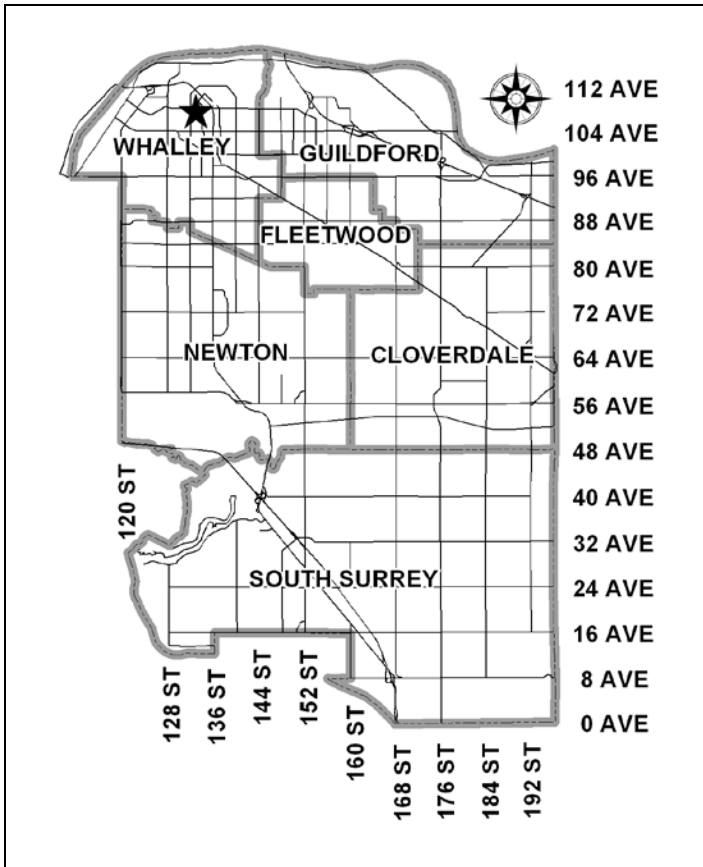
Planning Report Date: September 8, 2008

PROPOSAL:

- **Rezoning** from RF & CD (By-law No. 12833) to CD (based on CPR).
- **Development Permit**

in order to permit the development of a training centre for volunteers for the 2010 Winter Olympic Games and a City of Surrey recreation facility.

LOCATION: 13428/58 - 107 Avenue and 10665 City Parkway
OWNER: City of Surrey
ZONING: RF and CD (By-law No. 12833)
OCP DESIGNATION: City Centre



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Project is a City recreation facility within a City park.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Comprehensive Development Zone (CD)" (By-law No. 12833) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7908-0224-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (b) submission of a landscaping plan to the specifications and satisfaction of the City Landscape Architect; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

SITE CHARACTERISTICS

Existing Land Use: Tom Binnie Park

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 107 Avenue):	Vacant lots (zoned for high-rise apartment buildings).	City Centre	CD (By-law No. 12833)
East (Across City Parkway):	Small commercial buildings.	City Centre	CHI and C-8
South:	BC Lions training facility and BC Lions Practice Field.	City Centre	CPR & C-8
West (Across West Whalley Ring Road):	Whalley Ball Park.	Multiple Residential	RF

DEVELOPMENT CONSIDERATIONS

- The City of Surrey, in partnership with the Vancouver Organizing Committee of the 2010 Winter Olympic Games (VANOC), will be constructing and operating a training centre for Olympic Games volunteers.
- To accommodate these Winter Olympic Games operations, the City is proposing to construct a facility, the Surrey Olympic Training Venue (SOTV) on the southwest corner of 107 Avenue and City Parkway in Surrey City Centre, within Tom Binnie Park.
- The proposed building will house both volunteer training operations and a City of Surrey Parks, Recreation and Culture recreation facility. The portion of the building that will be used for Winter Olympic Games volunteer training will eventually become part of the recreation facility once the 2010 Winter Games are over.
- The three lots on which the SOTV will be built cover an area of 2.02 hectares (5 acres) and are designated City Centre under the Official Community Plan (OCP).
- The two northerly lots along 107 Avenue are zoned Comprehensive Development Zone (CD) By-law No. 12833 while the southerly lot is zoned Single Family Residential Zone (RF).
- As the proposed building straddles the current property line between the lots at 13458-107 Avenue and 10665 City Parkway, the development site will have to be consolidated into one new lot in order to accommodate the proposal.
- However, creating one new lot out of the three existing lots will result in the new lot being split-zoned, with a portion of the new lot being zoned CD (By-law No. 12833) and another portion being zoned RF.
- Surrey Zoning By-law No. 12000 permits development on split-zoned lots, provided that the principal building on the lot is contained within one zone.
- The proposed building, however, straddles the line between the CD and RF zoned portions of the proposed lot and, as a result, the site will have to be rezoned to a new CD zone that can accommodate the proposed facility.
- The proposed CD Zone will also allow for future expansion of the facility and will also permit a limited size and range of commercial uses that may form part of expanded recreation facilities on the site.

Proposed CD Zone

- Under Surrey Zoning By-law No. 12000, municipal buildings are permitted in any zone. As a result, there is no existing zone in the Zoning By-law that relates specifically to the type of facility being proposed.
- The proposed CD By-law, therefore, is tailored to accommodate the proposed project and is loosely based on a combination of the C-5, C-8 and CPR (Commercial Recreation) Zones.

- The proposed CD By-law will allow recreation facilities as a permitted use on the site. The CD By-law will also permit a range of accessory commercial uses that compliment a recreation facility, although no such uses are currently planned for the proposed facility.
- Except for eating establishments, each accessory commercial business will be limited to a maximum of 150 square metres (1,600 sq. ft.) to ensure that these complimentary uses are, in fact, secondary to the principal recreation use.
- Density on the site will be limited to an FAR of 0.4 which is consistent with the density permitted in the CPR Zone and which should be adequate to permit future expansion of the SOTV facility in the future.
- Setbacks along City Parkway and 107 Avenue will be set at 2.0 metres (6 ft.) which are consistent with the setbacks of commercial buildings throughout City Centre and which are consistent with the goal of creating a more urban streetscape in Surrey City Centre.
- The CD By-law will allow a maximum building height of 15 metres which should be adequate to accommodate over height recreational facilities such as gymnasiums.
- The proposed facility is located within 400 metres (1,300 ft.) of the Gateway SkyTrain station and, after the 2010 Olympic Games, is intended to serve the local population, rather than to the larger Surrey area. It is expected, therefore, that users of the facility will walk or take transit to the facility.
- As a result, the parking requirements set out in the proposed CD By-law is 2.5 parking spaces per 100 sq. metres of gross building area, which is slightly less than the 3 parking spaces per 100 square metres required for recreation facilities under Zoning By-law No. 12000.

PRE-NOTIFICATION

Pre-notification letters were sent on August 11, 2008. In response to the Pre-notification letters and Development Proposal Signs, staff received one phone call requesting clarification with respect to the location of the facility.

DESIGN PROPOSAL AND REVIEW

Site Layout

- The proposed building will be located at the northeast corner of the site, at the intersection of 107 Avenue and City Parkway.
- A large public plaza will be created at the corner of the site, between the intersection and the proposed building.
- A surface parking lot containing 57 parking spaces, as well as a drop-off area, will be constructed to the west of the proposed building, which will be accessed from 107 Avenue.

Interior Building Layout and Phasing

- The proposed 2,242-square metre (24,100 sq. ft.) building is rectangular-shaped with a one-storey component on the east side of the building facing City Parkway, and a two-storey component on the west side.
- The one-storey component on the east side of the building will contain approximately 460 square metres (5,000 sq. ft.) of building area, split into 5 multi-purpose rooms that will be used by VANOC in the training of volunteers for the Winter Olympic Games.
- It is anticipated that the portion of the building to be used by VANOC will be completed by February 2009.
- Once the Winter Olympic Games are over, these rooms will revert to the control of Parks, Recreation and Culture. One of these rooms will be converted to a child minding/pre-school area, while the other rooms will be converted to uses that address Parks, Recreation and Culture programming needs at the time, which could include a weight-room, youth activity space, etc.
- It should also be noted that, once the Winter Olympic Games are over, uses and programs currently housed in the existing Whalley Recreation Centre/Whalley Youth Centre facility in Tom Binnie Park will be relocated to the new SOTV building and the existing Whalley Recreation Centre/Whalley Youth Centre facility, which has reached the end of its life-span, will be demolished.
- The west side of the building will contain a full, two-storey high gymnasium with associated washrooms and change rooms and associated storage space.
- It is anticipated that the west side of the building will be completed by September 2009.
- The building has been designed so that future expansion of the building can take place toward the west.

Building Design

- The one-storey portion of the building will contain substantial glazing along City Parkway to provide active uses along the street to help activate the street and to provide passive security surveillance.
- The balance of the one-storey section of the building will be constructed of sand blasted exposed concrete.
- The gymnasium portion of the building will also be constructed of concrete painted white, but creative and interesting use is made of glazing to help lighten the feel of the building.
- The entire south wall of the gymnasium consists of a two-storey high wall of glass that angles outward from the base to the roof of the building that brings enormous amounts of natural light into the gymnasium and maximizes visual penetration of the facility from the outside. To further enhance the appearance of the building and to bring even more light into the building, the glass wall wraps around both the southwest and southeast corners of the gymnasium.

- The entire west wall of the building consists of architectural concrete with a series of punched-out windows and doors arranged in a formal geometric pattern.
- The roof over the western side of the building consists of a dramatic, undulating sweeping roofline that is intended to evoke images of a ski- slope.
- The main architectural feature of the facility, however, is the entry area that is located on the north side of the building, facing the public plaza at 107 Avenue and City Parkway.
- The entry consist of a two-storey, 12-metre (40 ft.) high by 12-metre (40 ft.) wide glass cube that is inset into the building to create a dramatic backdrop, both during the day and at night, to the public plaza.
- The roof of the glass cube is supported by two large wooden columns that are clearly visible from the exterior of the building.
- The glass cube also contains a circular exhibition space mezzanine that leads to landscaped garden and activity areas on the roof of the one-storey portion of the building.

Landscaping and Outdoor Amenity Space

- The proposal includes the creation of the large public plaza at the corner of the intersection of 107 Avenue and City Parkway.
- The plaza will be hard-surfaced with scored concrete that is punched by concentric bands of basalt pavers that radiate out from the glass cube entry.
- At night, the plaza will be animated by LED lights mounted flush with the surface of the plaza.
- The north end of the plaza next to 107 Avenue will be planted and will contain a series of curved seating walls that correspond to the concentric rings of basalt pavers.
- The roof of the one-storey portion of the building will be planted with trees and shrubs located in raised planters and will contain a walking loop and table and seating areas.
- A children's play area for use by children attending the child-minding area within the building, will be located along the west side of the building, between the parking lot and the building.
- The play area will be fenced and will be accessible from inside the building only.

Parking

- A surface parking lot will be located on the western side of the site along 107 Avenue and will be accessed by one driveway along 107 Avenue.
- The parking lot will contain 57 parking spaces, which includes two disabled parking spaces and two bus parking spaces.

- A drop-off and pick-up area will be provided along the east side of the parking area, close to the entry to the building.

ADVISORY DESIGN PANEL

- ADP Meeting: August 14, 2008
- Most of the ADP suggestions have been satisfactorily addressed and are reflected on the attached plans. However, some issues remain outstanding and will need to be addressed prior to final approval. The principal issues that still need to be addressed are as follows:
 - Functionality of the vehicle access to the parking lot and the drop-off area needs further review
 - Pedestrian access through the parking lot to the main entry of the building needs to be strengthened
 - Planting within the plaza area needs further review to ensure CPTED principals are maximized
 - Planting on the east side of the building adjacent to City Parkway needs to be reviewed from a CPTED perspective
 - The size of windows on the east side of the building facing City Parkway needs to be reviewed to ensure maximum glazing is achieved
 - Colour for painted concrete walls needs to be reviewed to ensure compatibility with the colour of exposed concrete walls and to ensure stain-resistance and graffiti-resistance.
- The applicant has agreed to address these issues prior to consideration of Final Reading of the Rezoning By-law and issuance of the Development Permit.

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.	Proposed Site Plan, Building Elevations and Landscape Plans
Appendix III.	ADP Comments
Appendix IV.	Proposed CD By-law

Jean Lamontagne
General Manager
Planning and Development

GAG/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: Richard Bolus, CEI Architecture
 Address: 500 - 1500 West Georgia Street
 Vancouver, B.C. V6G 2Z6
 Tel: 604-687-1898

2. Properties involved in the Application
 - (a) Civic Address: 13428 and 13458 - 107 Avenue; 10665 City Parkway

 - (b) Civic Address: 13428 - 107 Avenue
 Owner: City of Surrey
 PID: 023-611-383
 Lot 1 Section 22 Block 5 North Range 2 West New Westminster District Plan
 LMP30919

 - (c) Civic Address: 13458 - 107 Avenue
 Owner: City of Surrey
 PID: 023-611-391
 Lot 2 Section 22 Block 5 North Range 2 West New Westminster District Plan
 LMP30919

 - (d) Civic Address: 10665 City Parkway
 Owner: City of Surrey
 PID: 012-995-991
 Parcel "A" Section 22 Block 5 North Range 2 West New Westminster District
 Reference Plan 80329

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		20,220 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	40%	10%
Paved & Hard Surfaced Areas		15%
Total Site Coverage		25%
SETBACKS (in metres)		
North	2.0 m.	11.0 m
East	2.0 m.	3.0 m
South	7.5 m	40.0 m
West	15.0 m.	83.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15.0 m.	12.2 m
Accessory	4.5 m.	
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: Recreational		2,242 m ²
TOTAL BUILDING FLOOR AREA	8,088 m ²	2,242 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)	0.4	0.1
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		
Total Number of Parking Spaces	57	57
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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