

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0256-00

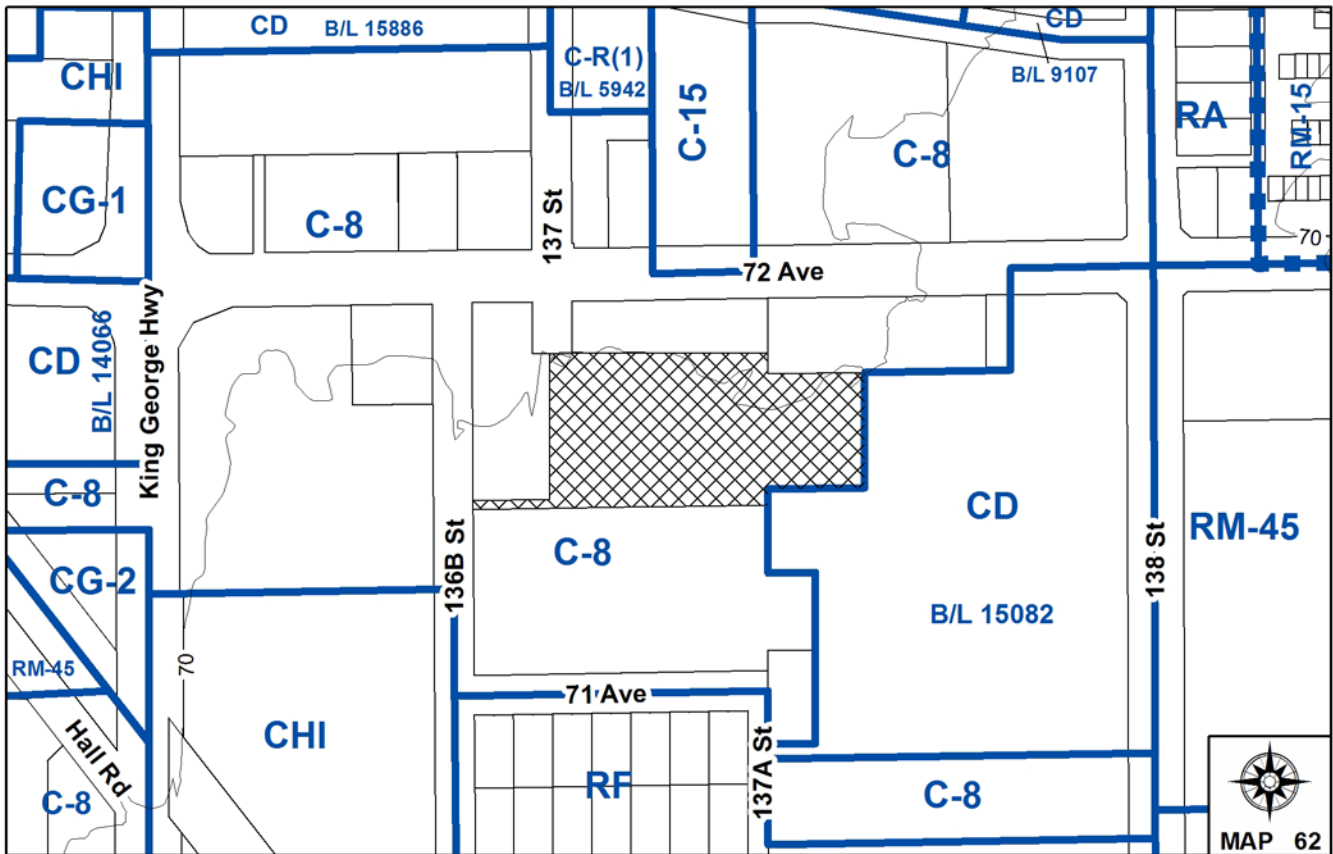
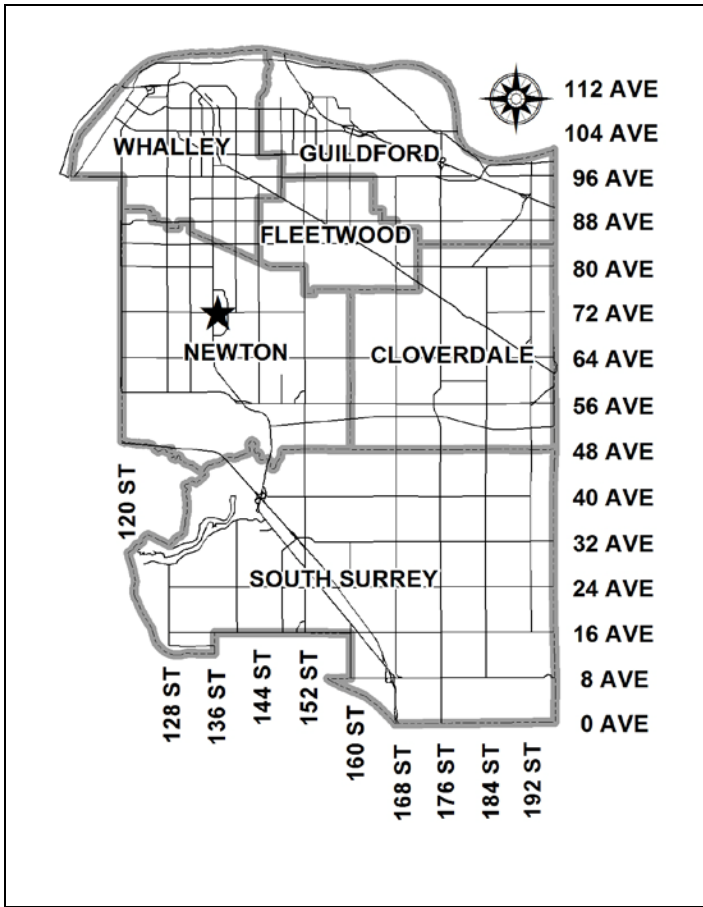
Planning Report Date: December 15, 2008

PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit a 1,169 sq.m. (12,580 sq.ft.) addition to the Newton Wave Pool and Development Variance Permit to allow for a setback relaxation.

LOCATION: 13730 - 72 Avenue
OWNER: City of Surrey
ZONING: C-8
OCP DESIGNATION: Town Centre
LAP DESIGNATION: Retail Commercial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit to vary for a northerly minimum side yard setback from 7.5 metres (25 ft.) to 2.7 metres (9 ft.).

RATIONALE OF RECOMMENDATION

- The proposed design complements the existing Newton Wave Pool building.
- The proposed setback variance matches the existing Newton Wave Pool building northerly setback. In addition, the lot configuration in this area is likely to change in the near future if the transit exchange to the north is likely relocated.
- The proposed addition to the Newton Wave Pool will enhance this City facility and contribute to the vitality of the Newton Town Centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7908-0256-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7908-0256-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum northerly side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 2.7 metres (9 ft.).
3. Council instruct staff to resolve the following issues 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;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

REFERRALS

Engineering: The Engineering Department has no objection to the project and there no engineering requirements.

Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Newton Wave Pool and fitness centre.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Transit exchange and commercial building.	Town Centre/Retail Commercial	C-8
East:	Safeway shopping plaza.	Commercial/Shopping Centre	CD (By-law No. 15082)

Direction	Existing Use	OCP/NCP Designation	Existing Zone
South:	Newton Arena	Town Centre/Institutional	C-8
West:	City-owned parking lot.	Town Centre/Retail Commercial	C-8

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 13730 – 72 Avenue in the Newton Town Centre. The site is 1.144 hectares (2.83 acres) in area, is zoned "Community Commercial Zone (C-8)" and is designated "Retail Commercial" in the Newton Local Area Plan (LAP) and "Town Centre" in the Official Community Plan (OCP). The site contains the Newton Wave Pool. To the immediate south of the subject site is the City-owned Newton Arena and Community Hall.
- The applicant (the City of Surrey) is proposing a Development Permit to allow for a 1,169 sq.m. (12,580 sq.ft.) building addition to the existing Newton Wave Pool. A Development Variance Permit is also proposed to reduce the northerly side yard setback from 7.5 metres (25 feet) to 2.7 metres (9 feet).
- The subject site is within the Newton Town Centre. Staff are currently in the process of updating the Newton Town Centre Plan that was prepared and approved by Council about 20 years ago. The subject proposal corresponds with the long-term goal of increasing civic facilities within the Newton Town Centre as a means of enhancing the Town Centre. The proposed location of the building addition will not conflict with any possible future road realignments within the Newton Town Centre area. It is anticipated that the existing transit exchange located immediately north of the subject site will be relocated to a site to the southwest, and this has implications for the future development of the Newton Wave Pool site.
- The City has various long term options for the Newton Wave Pool facility, including the possibility of adding a second floor above the proposed wrestling room, adding a swimming pool to the west or south of the existing building, and building a 2-storey fitness centre to the north of the existing building after the transit exchange is relocated from that location. The current proposal is part of the City's goal to make the Newton Wave Pool into a recreation centre with diversity of users.

DESIGN PROPOSAL AND REVIEW

Building Design and Architecture

- The existing Surrey Library administration building on the east side of the Newton Wave Pool is proposed to be demolished and the proposed building addition will be located in this area. The applicant is proposing a 1,169 sq.m. (12,580 sq.ft.) building addition to the Newton Wave Pool to provide for a gym, wrestling room and associated storage rooms, washrooms and an office.

- The applicant is proposing to mimic the character and materials of the existing Newton Wave Pool building. The proposed exterior materials include concrete block, metal cladding and stucco. Ample glazing is proposed to allow for surveillance from the proposed gym and wrestling areas to the adjacent outdoor areas.
- The proposed building addition has been designed to accommodate possible future additions, which may include expansion on the north side of the building and/or a second floor above the wrestling room.

Pedestrian Circulation and Parking

- The main entrance to the Wave Pool building is on the south side of the building and access to the proposed building addition would be through this existing entrance. Most vehicle parking is located to the south of the building or to the northwest. The main pedestrian access from the area north of the building (the transit exchange area) is along the westerly side of the building. Secondary pedestrian access is available on the easterly portion of the site, through the treed area located here, but security concerns are higher in this area, so the westerly route is preferred.
- The Newton Wave Pool and Fitness Centre (including the proposed building addition), and the Newton Arena and Community Hall on the adjacent parcel to the south, are required to provide 262 parking spaces. Two hundred forty-two (242) are provided on these two parcels and the adjacent westerly City-owned parking lot.
- The applicant has provided a parking analysis for the City-owned facilities in the immediate area. The different uses (i.e. ice rink, wave pool, fitness centre, community hall, multi-function rooms, proposed gym addition) have differing peak hours, although there is some overlap. The applicant also advises that the northwesterly parking lot is never full and the southwestwesterly parking lot (behind Safeway plaza) is used infrequently (Appendix V).
- Any additional provision of at-grade parking would involve loss of landscaping and/or trees. The shortfall of 20 parking spaces is only 7.6% below the parking requirement and based on the level of shared use and the parking analysis provided by the applicant it appears that a sufficient amount of parking is being provided for these City facilities.

Trees and Landscaping

- The applicant has assessed the trees in the area of the proposed building addition. There are 48 trees in this portion of the site and the applicant is proposing to retain 41 trees and remove 7 trees. Five (5) of the trees proposed for removal are completely within the proposed building envelope and the other 2 trees proposed for removal will be negatively impacted by the proposed construction. A City Arborist will assess the condition of the trees during the demolition of the existing Library Administration building and the construction of the proposed building addition to determine if any further tree removal is required at that time, as root damage may occur during demolition or construction.
- The applicant is proposing to expand the south-facing terrace area south of the proposed wrestling room. This area can be used for outdoor events or activities.

- Various shrubs are proposed along the east elevation of the proposed building addition. These are proposed to be predominantly thorny plants, to discourage vandalism of the building.

CPTED

- There are strong concerns about negative activity occurring in close proximity to the site, especially in the wooded area to the east of the Wave Pool. To discourage illegal activity in the wooded area, outdoor lighting is proposed on the eastern elevation of the proposed building addition. Glazing is also proposed to be used extensively on the proposed addition and this will help with surveillance of the surrounding outdoor areas.
- The design of the proposed building addition maintains straight and clearly visible sight lines around the perimeter of the building to reduce the number of curves and nooks along the building face. In addition, thorny planting is proposed along the east elevation to deter people from getting too close to the building at this location.

ADVISORY DESIGN PANEL

ADP Meeting Date: November 20, 2008.

ADP comments and suggestions have been satisfactorily addressed (Appendix III).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- That in Section F of the C-8 Zone the minimum northerly side yard setback be reduced from 7.5 metres (25 feet) to 2.7 metres (9 feet) to permit the proposed building addition.

Applicant's Reasons:

- The proposed siting of the building addition aligns with the internal configuration of the existing Newton Wave Pool, and also allows for possible future expansions of the facility.

Staff Comments:

- The transit exchange located to the north is likely to be moved in the relatively near future and this parcel may become consolidated with the Newton Recreational Centre site.
- The proposed setback matches the northerly setback of the existing Wave Pool building.
- The proposed setback brings the civic facility closer to the transit exchange area and the proposed ground level windows allow for surveillance of this area.
- Based on the above reasons, staff support the proposed 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. Site Plan, Building Elevations Landscape Plans and Perspective
- Appendix III. ADP Comments and Applicant's Response
- Appendix IV. Development Variance Permit No. 7908-0256-00
- Appendix V. Parking Site Plan

Jean Lamontagne
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: Bernard Perreten, Bernard Perreten Architecture Inc.
 Address: 431 Helmaken Street
 Vancouver, BC
 V6B 2E6
 Tel: 604-687-1303

2. Properties involved in the Application

- (a) Civic Address: 13730 - 72 Avenue
- (b) Civic Address: 13730 - 72 Avenue
 Owner: The City of Surrey
 PID: 027-681-858
 Parcel A (Being a Consolidation of Lots B and C, see BB1017131) North West
 Quarter Section 16 township 2 New Westminster District Plan 74666

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7908-0256-00.

DEVELOPMENT DATA SHEET

Existing Zoning: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		11,440 sq.m.
Road Widening area		
Undevelopable area		
Net Total		11,440 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	43%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres) (for addition)		
Front (West)	7.5 m	7.5 m
Rear (East)	7.5 m	12 m
Side #1 (North)	7.5 m	30 m
Side #2 (South)		
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	11 m (addition)
Accessory		
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: Institutional		1,169 sq.m. (addition)
		4,951 sq.m.
TOTAL BUILDING FLOOR AREA (existing & addition)		

** 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)	.80	.43
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	262	242
Total Number of Parking Spaces	262	242
Number of disabled stalls		6
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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