

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0283-00

Planning Report Date: March 9, 2009

PROPOSAL:

- **Development Permit**

in order to permit the development of a 3,066 square metres (33,000 sq.ft.) building addition and construction of a temporary parking area for the expansion of the Surrey RCMP headquarters.

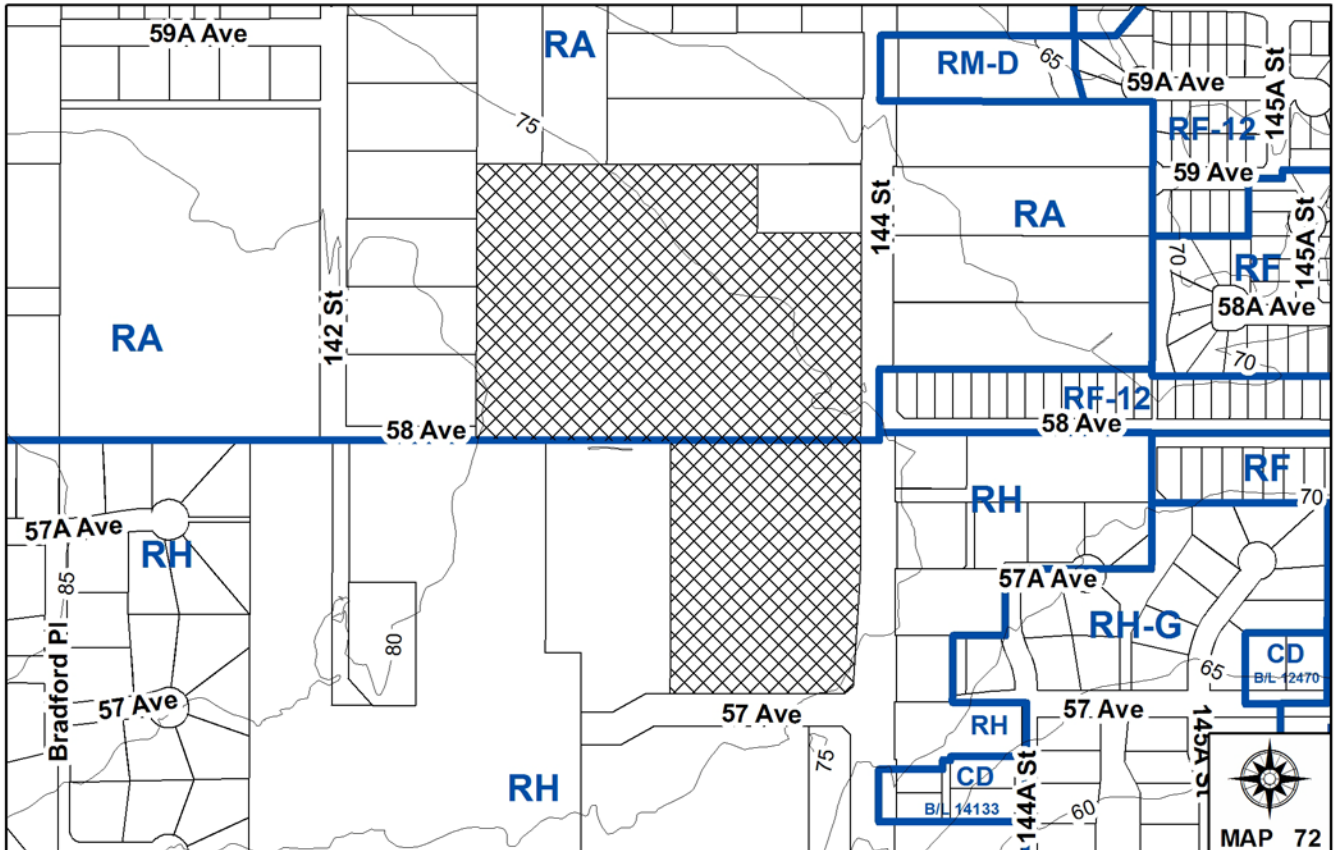
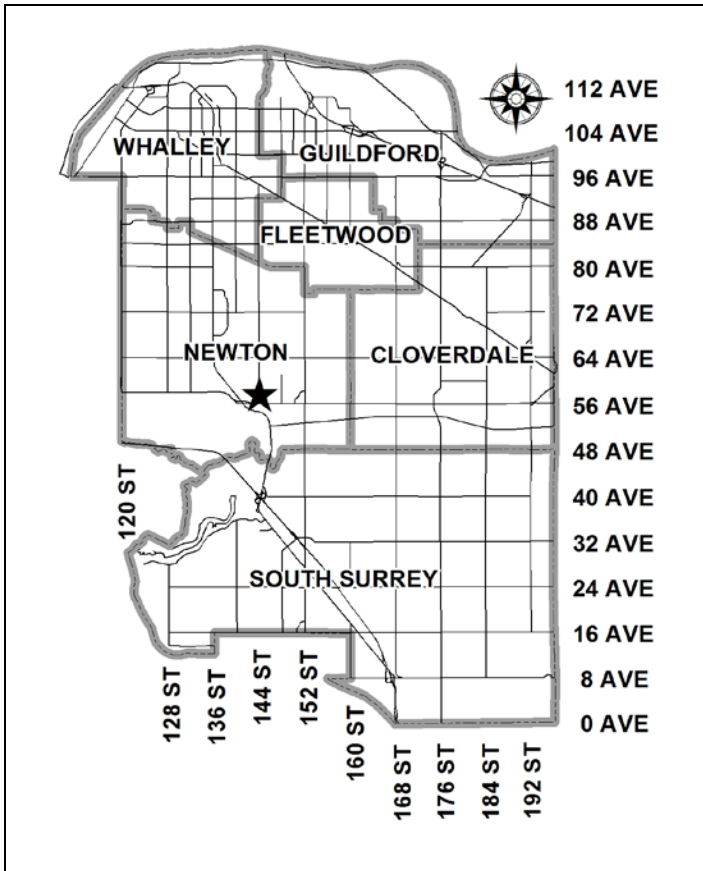
LOCATION: 14355 - 57 Avenue and
 Portion of 5855 - 144 Street

OWNER: City of Surrey

ZONING: RA and RH

OCP DESIGNATION: Urban

NCP DESIGNATION: Institutional and Parks



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The RCMP requires the use of a portion of the parcel at 5853 - 144 Street (which is designated "Parks" in the South Newton Neighbourhood Concept Plan) in the interim for a temporary parking lot.

RATIONALE OF RECOMMENDATION

- The proposed building addition is of a high architectural quality.
- The proposed building addition and temporary parking area are necessary to accommodate an increase in the RCMP's staffing at the existing RCMP headquarters.
- The proposed temporary parking lot on the southerly portion of 5855 - 144 Street is required to address the RCMP parking requirements based on the current functions and staffing at this site. Future parking requirements for this location are subject to long-term planning and operational objectives, which are unknown at this time. This parcel, therefore, will remain designated for long-term park use, as per the NCP. At the current time however, the parking requirements of the RCMP necessitate use of this lot.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7908-0283-00 (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.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: 14355 - 57 Avenue: Surrey RCMP headquarters.
5855 - 144 Street: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential.	Urban/Townhouses, Mixed Use Apartments	RA
East (Across 144 Street):	Single family residential.	Urban/Single Family Residential, Single Family Small Lots, Townhouses (15 upa)	RH, RH and RF-12
South:	Surrey Provincial Law Courts	Urban/Institutional	RH
West:	Surrey Remand Centre, City Hall complex.	Urban/Institutional Urban/Office Park	RH RA

DEVELOPMENT CONSIDERATIONS

- The subject properties are located at 14355 – 57 Avenue and 5855 – 144 Street and are both owned by the City of Surrey.
- The property located at 14355 – 57 Avenue is zoned "Residential Half-Acre Zone" (RH) and is designated "Urban" in the Official Community Plan (OCP) and "Institutional" in the South Newton Neighbourhood Concept Plan (NCP). The site is 2.62 hectares (6.47 acres) in size and is the site of the Surrey RCMP Headquarters building. This property is located within the "Government Precinct" in Newton, with the BC Law Courts to the south, the Remand Centre and School Board offices to the west, and the Surrey City Hall to the southwest of the site.

- The property located at 5855 – 144 Street is immediately north of the RCMP Headquarters site and is zoned "One-Acre Residential Zone" (RA) and is designated "Urban" in the OCP and "Parks" in the South Newton NCP. The City-owned property is 5.43 hectares (13.42 acres) in size and contains a single family dwelling on the northerly portion of the site.

Proposal

- The RCMP is proposing a 3,066 sq.m. (33,000 sq.ft.) two-storey building addition to the existing 7,459 sq.m. (80,290 sq.ft.) RCMP Headquarters building to provide space for additional staff. The expansion is necessary to accommodate increased police services in Surrey. As part of this expansion, the RCMP needs to locate temporary parking on the southerly portion of the parcel at 5855 – 144 Street in order to serve the higher parking demands of the RCMP.
- The proposed RCMP Headquarters expansion, including temporary parking lot, is considered a public use, and is therefore permitted in any zone. However, a Development Permit application has been submitted to complete the necessary review process for this development.

DESIGN PROPOSAL AND REVIEW

Access

- The RCMP Headquarters parcel currently has one access to 144 Street and one access to 57 Avenue. The access to 57 Avenue is proposed to remain but the access 144 Street is proposed to be closed as the building addition is proposed to be built at this location.
- As part of this application 58 Avenue is required to be dedicated. 58 Avenue will be constructed from 144 Street to the proposed parking lot access, and cash-in-lieu will be taken for the construction of the remainder of 58 Avenue (Appendix III).

Building Design and Architecture

- The two-storey building addition is proposed to be located north of the existing building, along 144 Street. The proposed addition was sited with the goal of screening the parking areas from 144 Street.
- An enclosed walkway with extensive glazing and small timber screens is proposed to visually and functionally link the addition with the main building. The proposed addition is to be primarily concrete with abundant glazing. The proposed roof line is enhanced by parapet extensions. The proposed design is attractive, and the addition will enhance the existing RCMP Headquarters building.
- Extensive use of glazed curtain walls will maximize sun exposure which will minimize energy consumption. Glazing on the north elevation is minimized to reduce heat loss. The exposed concrete core collects heat during the day and releases it at night which minimizes heating costs.

Parking

- Based on the Zoning By-law's parking rate of 3 spaces/100 sq.m. (1,075 sq.ft.) for ground floor offices and 2 spaces/100 sq.m. (1,075 sq.ft.) for second floor offices, a total of 277 parking spaces are required for the RCMP Headquarters. The applicant is providing 277 parking spaces on the primary site (14355 – 57 Avenue). The site therefore has enough on-site parking to accommodate office uses in accordance with the Zoning By-law.
- The RCMP advises that they need additional parking to address their unique requirements. The RCMP has indicated that they require 398 more parking spaces due to the overlap of officer staffing shifts, and the need for parking of police vehicles on-site. In addition, the RCMP will be adding approximately 200 staff to the site, and will be losing approximately 70 parking spaces due to construction of the proposed addition. The RCMP is proposing to provide 398 temporary parking spaces in a gravelled parking lot at 5855 – 144 Street, in addition to the 277 parking spaces provided on the main site, for a total of 675 parking spaces.

Temporary Parking Lot (5855 – 144 Street)

- The RCMP advises that the proposed temporary parking at 5855 – 144 Street is not a permanent condition, as staffing levels and organizational configuration and functions at this location are likely to change in the future, depending on the ultimate services that remain at this site.
- The property at 5855 – 144 Street is proposed to stay designated "Parks" in the South Newton NCP. Parks Recreation & Culture Department has indicated that while the intent remains to establish a park as per the South Newton NCP, there are no immediate plans to develop a park at this location.
- The parcel at 5855 – 144 Street is heavily treed. These trees are primarily deciduous trees. The parking lot will be designed to maintain an 18 metre (60 ft.) wide treed buffer along 144 Street.

Landscaping

- No by-law sized trees are being removed from the RCMP Headquarters site. A total of 32 replacement trees are proposed to be planted at 14355 – 57 Avenue. Low-level planting is proposed at the base of the building addition to offer clear sight lines from the building. A landscape strip is proposed along both 144 Street and 58 Avenue, and will be planted with shrubs, ground cover and trees. These landscaped areas are intended to screen the parking area.

ADVISORY DESIGN PANEL

ADP Meeting Date: November 20, 2008.

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

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. 7908-0283-00
- Appendix III. Engineering Summary
- Appendix IV. Advisory Design Panel Comments and Applicant's Response

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: Christopher Bozyk, Christopher Bozyk Architects Ltd.
 Address: #414, 611 Alexander Street
 Vancouver, BC
 V6A 1E1
 Tel: 604-251-3440

2. Properties involved in the Application

(a) Civic Address: 14355 - 57 Avenue and 5855 - 144 Street

(b) Civic Address: 14355 - 57 Avenue
 Owner: The Corporation of the District of Surrey
 PID: 017-234-671
 Lot 2 Section 9 Township 2 New Westminster District Plan LMP21

(c) Civic Address: 5855 - 144 Street
 Owner: The Corporation of the District of Surrey
 PID: 017-234-662
 Lot 1 Section 9 Township 2 New Westminster District Plan LMP21

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

**Existing Zoning: RA (5855 - 144 Street)
RH (14355 - 57 Avenue)**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		26,170 sq.m.
Road Widening area		
Undevelopable area		
Net Total		26,170 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		25%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres of proposed addition)		
Front (South)		~80 m
Rear (North)		40.8 m
Side #1 (East) (144 Street)		10.5 m
Side #2 (West)		~80 m
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		10.5 m (addition)
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 (addition)		3,066 sq.m.
TOTAL BUILDING FLOOR AREA		10,515 sq.m. (Existing & Proposed)

** 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)		
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	277	277
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	Partial
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