

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0078-00

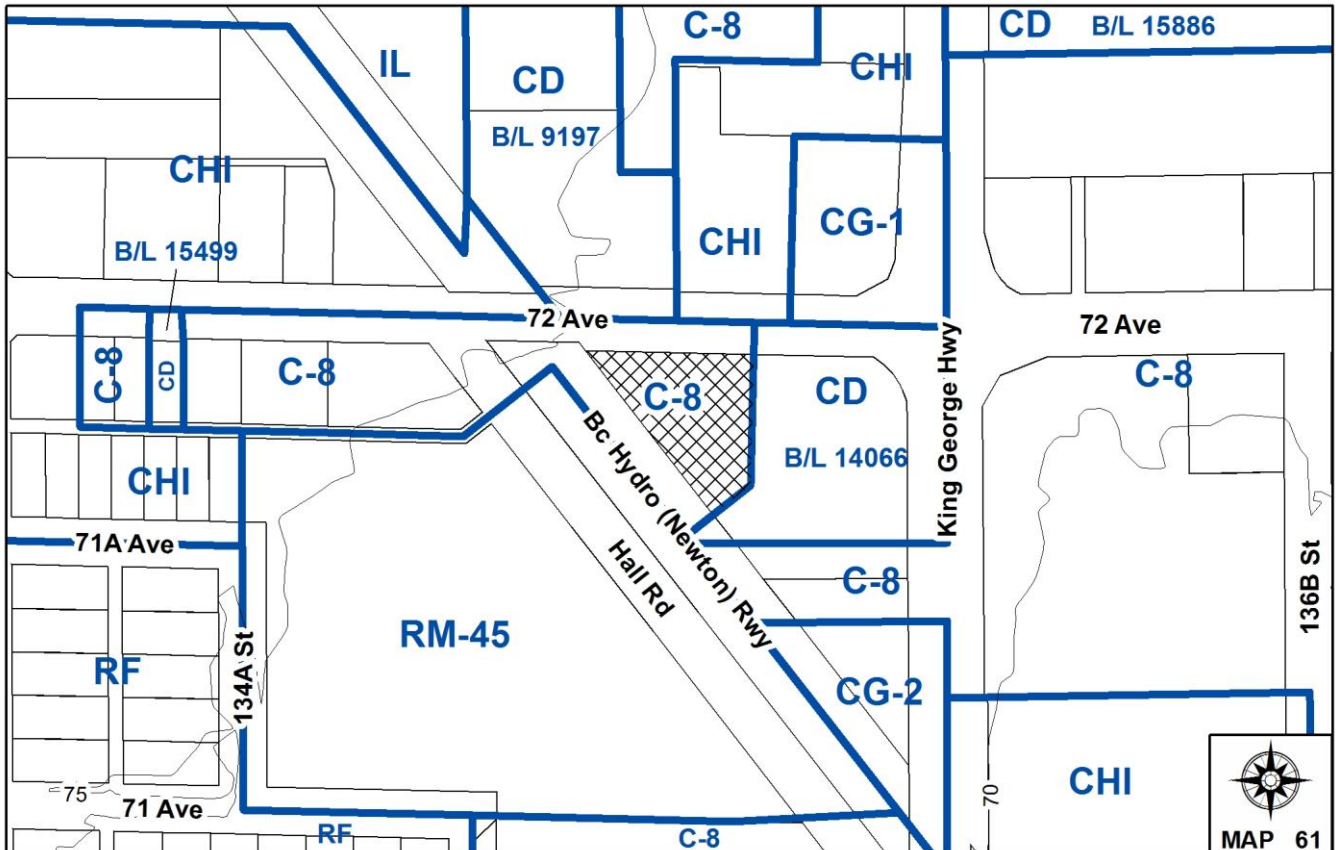
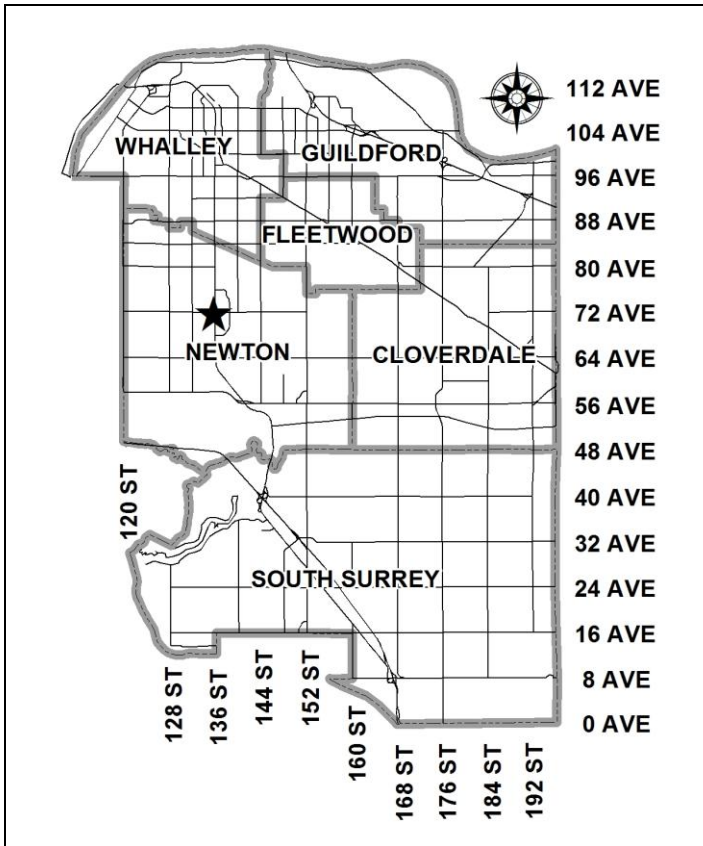
Planning Report Date: June 29, 2009

PROPOSAL:

- **Development Permit**

in order to permit exterior renovations to a previous fire hall building for conversion into a multi-purpose rehearsal space for the Surrey Arts Council.

LOCATION: 13530 - 72 Avenue
OWNER: City of Surrey
ZONING: C-8
OCP DESIGNATION: Commercial
LAP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The proposed arts facility is an example of sustainable re-use of an older vacant building. The proposed facelift will improve the appearance of the existing structure and the area. The new occupants will provide vitality at this location within the Newton Town Centre.
- The City will undertake improvements to the façade, and beautification of the 72 Avenue frontage and landscaping.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7909-0078-00 (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 (Appendix III).

Fire Department: No concerns.

BC Hydro: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant fire hall.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 72 Avenue):	Fast food restaurant and automotive service uses.	Commercial/Commercial	CD and CHI
East:	Gas station.	Commercial/Commercial	CD
South (Across Hall Road):	Multi-family residential buildings.	Commercial/Commercial	RM-45
West (Across Hall Road):	Retail commercial businesses.	Commercial/Commercial	C-8

DEVELOPMENT CONSIDERATIONSBackground and Site Context

- The subject site (13530 – 72 Avenue) is a triangular shaped property located on the south side of 72 Avenue, just east of Hall Road, and is owned by the City of Surrey. The BC Hydro and Southern Railway of BC corridor abuts the site along its southwest boundary.

- The site is currently zoned "Community Commercial Zone (C-8)" and is designated "Commercial" in both the Official Community Plan (OCP) and the Newton Town Centre Local Area Plan (LAP). The site contains the previous Newton Fire Hall #10, which has been vacated by the Fire Department.
- The Parks, Recreation & Culture Department intends to convert the building into a rehearsal studio, gallery, and multi-purpose space for the Surrey Arts Council. This proposed public use is permitted under the site's existing C-8 Zoning. The City proposes to undertake exterior changes to the facade and also renovate the exterior of the building, as well as to improve the parking and landscaping around the site. A Development Permit is proposed to permit these renovations and improvements.

Access and Parking

- A new driveway will be constructed on the northeast corner of the site providing access to a new surface parking area. The new surface parking area will provide 20 parking stalls, which meets the By-law requirement for the proposed indoor recreational use. The proposed parking is to be located behind the building and also on the east side of the building.

Tree Preservation and Landscaping

- DMG Landscape Architects was retained to conduct a site inspection and prepare an arborist report for the site. The arborist report identifies 7 mature trees on the site and concludes that all of the trees can be retained. All of the mature trees are located on the southern portion of the site and are Douglas firs. The applicant is proposing to plant 20 new trees on the site in addition to the retained trees.
- The existing streetscape along 72 Avenue will be enhanced significantly. The existing parking apron in front of the fire hall will be removed and the entire front of the site along 72 Avenue will be landscaped. The project landscape architect is proposing an appropriate combination of new trees, shrubs and ground cover in a variety of species.
- The entry to the site will be marked with decorative paving and two pedestrian pathways are proposed to provide convenient pedestrian access to 72 Avenue.
- The garbage facilities on the site are located at the rear of the site and will be screened with a decorative enclosure.

Signage

- A canopy sign is proposed for the north elevation of the building facing 72 Avenue. The sign is proposed to be anodized aluminium lettering, 30 centimetres (1 foot) in height, mounted on the front of the proposed canopy. The signage is proposed to be lit with exterior lighting.

DESIGN PROPOSAL AND REVIEW

- The proposed renovations to the exterior of the building are intended to enhance the appearance of the existing structure. No new additions to the existing building are proposed, and the project architect has attempted to retain as much of the original fire hall character as possible.
- All of the existing siding will be repaired, and repainted with a more contemporary colour scheme, and all of the existing broken windows will be re-glazed. Two of the existing roll up doors on the north side of the building and the four large window openings on the west side of the building will be in-filled with cedar screens in order to create a desired black box rehearsal studio in the western portion of the building. The third roll up door on the north side of the building will be repainted and will provide delivery access to the building. The two main entrances to the building (north and south) will be fitted with new solid wood doors and storefront windows. A new entrance canopy is also proposed for the north elevation (72 Avenue).

ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by staff and found satisfactory.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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| Appendix I. | Lot Owners, Action Summary and Project Data Sheets and Survey Plan |
| Appendix II. | Development Permit No. 7909-0078-00 |
| Appendix III. | Engineering Summary |

Jean Lamontagne
General Manager
Planning and Development

RG/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: Kori Chan, Proscenium Architecture and Interiors Inc.
 Address: 1 West 7th Avenue
 Vancouver, BC
 V5Y 1L4
 Tel: 604-879-0118

2. Properties involved in the Application

(a) Civic Address: 13530 - 72 Avenue

(b) Civic Address: 13530 - 72 Avenue
 Owner: City of Surrey
 PID: 027-820-971
 Lot 1 Section 17 Township 2 New Westminster District Plan BCP39982
 Except: Part Dedicated Road on Plan BCP40243

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		2,952 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		543 m ²
Paved & Hard Surfaced Areas		892 m ²
Total Site Coverage	50%	18%
SETBACKS (in metres)		
Front	7.5 m	13.0 m
Rear	7.5 m	26.0 m
Side #1 (East)	7.5 m	13.0 m
Side #2 (West)	7.5 m	4.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12.0 m	11.5 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		543 m ²
Retail		
Office		
Total	2,362 m ²	543 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	2,362 m ²	543 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)	0.80	0.18
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	18	20
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	18	20
Number of disabled stalls	2	2
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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