

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0255-00

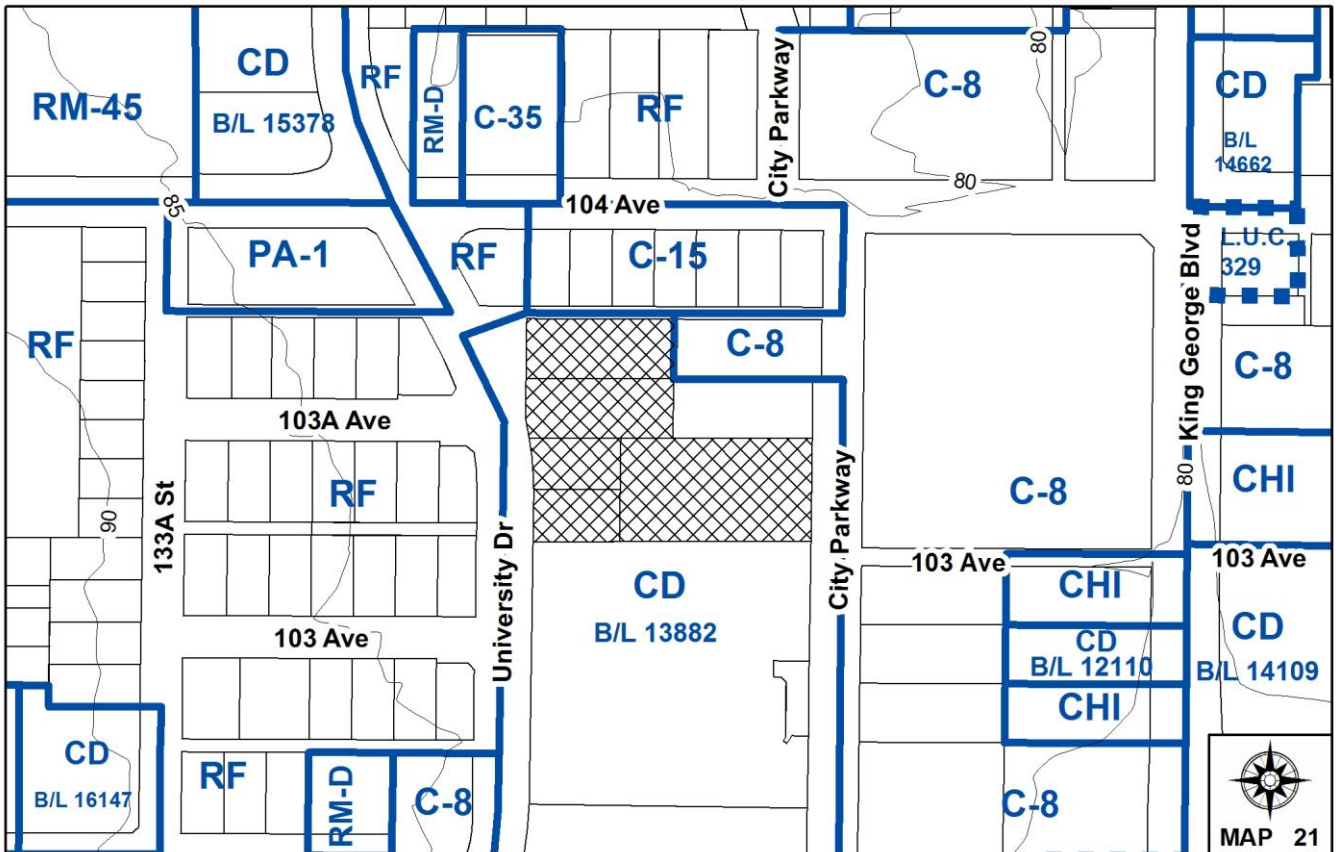
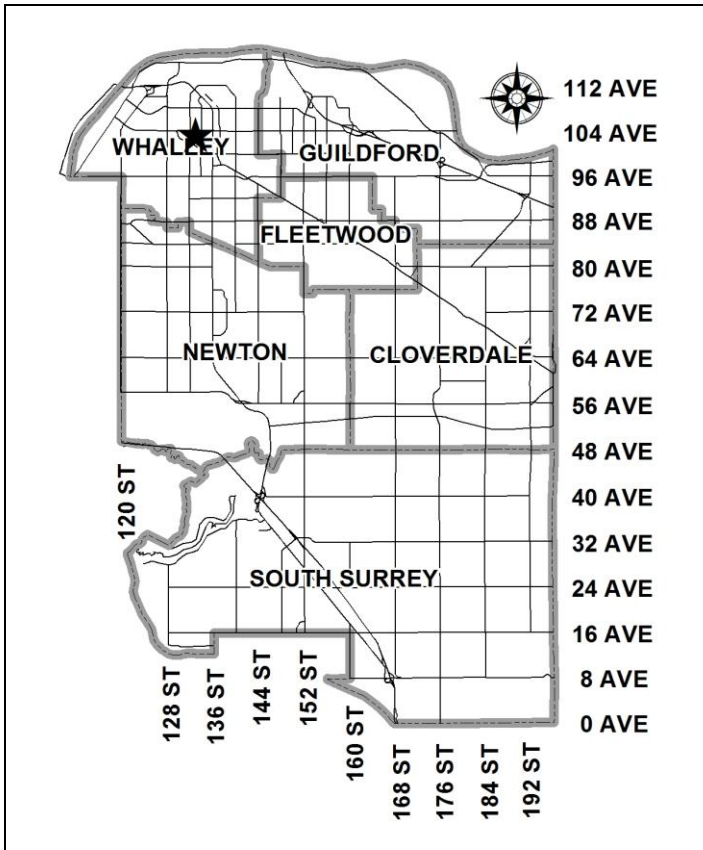
Planning Report Date: April 12, 2010

PROPOSAL:

- **Development Permit**

in order to permit the development of the new City Centre Library.

LOCATION: 10350 University Drive
OWNER: City of Surrey
ZONING: CD (By-law No. 13882)
OCP DESIGNATION: City Centre



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Conforms.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the City Centre Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7909-0255-00 (Appendix III), 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 subject to the completion of Engineering servicing requirements, as outlined in Appendix II, at Building Permit stage.

SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Older, one-storey commercial building.	City Centre	C-15
East:	Commercial building. Existing City Centre Library and senior's centre.	City Centre	C-8 CD (By-law No. 13882)
South:	North Surrey Recreation Centre.	City Centre	CD (By-law No. 13882)
West (Across University Drive):	Older, single family dwellings.	City Centre	RF

DEVELOPMENT CONSIDERATIONS

- The City of Surrey has engaged Bing Thom Architects to submit a Development Permit application for the new City Centre Library on City-owned land north of the existing North Surrey Recreation Centre on University Drive.
- The subject site along University Drive at in Surrey City Centre is designated City Centre under the Official Community Plan (OCP) and is zoned Comprehensive Development (CD) Zone (By-law No. 13882). The site was rezoned to CD By-law No. 13882 on November 15, 1999 as part of the Central City development.

- As cultural uses are a permitted use for the site under the provisions of CD By-law No. 13382, the site does not have to be rezoned to accommodate the proposed facility, but a Development Permit is required to address the form and character of the building.

PRE-NOTIFICATION

- Pre-notification letters were sent on March 1, 2010. Staff received no response to these notifications or to the Development Proposal Sign.

DESIGN PROPOSAL AND REVIEW

Site Layout

- The proposed library will be located along University Drive, immediately north of 103 Avenue, a new road that will be constructed between City Parkway and University Drive, just north of the existing North Surrey Recreation Centre.
- The new City Centre Library constitutes the first phase of a new civic centre envisioned for the lands between the proposed 103 Avenue and 104 Avenue, between City Parkway and University Drive.

Building Design

- The proposed library will be four storeys in height and cover an area of approximately 7,000 square metres (75,000 sq. ft.)
- The new library will be a unique and spectacular building, with a slanted and pointed section at the north end of the building that resembles the prow of a ship, and exterior walls that slant outward from the base.
- Along University Drive, the exterior wall will not only slant outward from the base but will curve to match the curve of the adjacent street.
- Large areas of the building, particularly at the corners and along the eastern and northern facades of the building will consist of glass set into uniquely designed framework.
- In order to achieve both the unique slanted and curved walls and glazing framework, the building will be constructed of concrete.
- The front door to the library will be located on the northeast corner of the building, facing the future civic plaza. However, as the library will be completed in advance of any civic plaza to the north and east of the building being completed, an entry will be created on the west side of the building facing University Drive.
- As well, a temporary book drop-off and short term parking lay by will be created along University Drive in front of the library in order accommodate patrons who wish to deposit books in the book drop-off that will be located next to the entry along University Drive.

- Within the library building, a large atrium space will be created in the northwest corner of the building that will allow light from the large windows into the building.
- Additional daylight will enter the building through a large skylight in the roof.
- The roof itself will be flat, but will have one raised section that could be converted to a green roof at some time in the future.
- All roof-top mechanicals will be located in the middle of the roof and will be heavily screened with perforated metal panels.
- It is intended that the building be built in accordance with LEED silver standards.

Landscaping

- As the proposed 103 Avenue will be located immediately to the south of the proposed library and, as the future civic plaza area will be located immediately adjacent to the north and east sides of the proposed library, there is no opportunity to provide any landscaping in conjunction with the project, except along the western side of the building next to University Drive.
- The landscaping along the west side of the site will be temporary and will consist of grass and a hard-surfaced area between the temporary drop-off parking area along University Drive and the University Drive entry to the building.
- As part of the construction of 103 Avenue and the civic plaza, the temporary landscaping will be replaced with permanent landscaping, including the construction of BC Parkway, the off-street bicycle route that runs through City Centre from the Pattullo Bridge to the Quibble Creek Greenway.

Parking

- One level of underground, containing 44 parking spaces, as well as service vehicle access and loading, and mechanical rooms, will be constructed as part of the library project.
- However, all vehicle access to this underground portion of the building is designed to be from the underground parking facility to be constructed in conjunction with the civic plaza and civic precinct development.
- As a result, the underground component of the facility will not be accessible until the larger parking facility under the proposed civic plaza is completed. It is anticipated that those using the library facility will also be able to park in the larger underground parking facility in the future.

ADVISORY DESIGN PANEL

ADP Meeting: March 25, 2010

The proposed facility was well received by the ADP members.

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. Engineering Summary
- Appendix III. Advisory Design Panel Minutes
- Appendix IV. Development Permit No. 7909-0255-00

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: Bing Thom Architects
 Address: 1430 Burrard Street
 Vancouver, BC
 V6Z 2A3
 Tel: 604-682-1881

2. Properties involved in the Application
 - (a) Civic Addresses: 10350 University Drive

 - (b) Civic Address: 10350 University Drive
 Owner: City of Surrey
 PID:
 Parcel 1 Section 27 Block 5 North Range 2 West New Westminster District Plan
 BCP44240

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 13882)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	95%	17%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	2.0 m	7.5 m
Rear	zero	6.5 m
Side #1 (North)	zero	40 m
Side #2 (South)	zero	10 m
BUILDING HEIGHT (in metres/storeys)		
Principal	n/a	15 m
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		7,000 m ²
TOTAL BUILDING FLOOR AREA	78,750 m ²	7,000 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)	7.5 m	0.67 m
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		44
Total Number of Parking Spaces		44
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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