

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0130-00

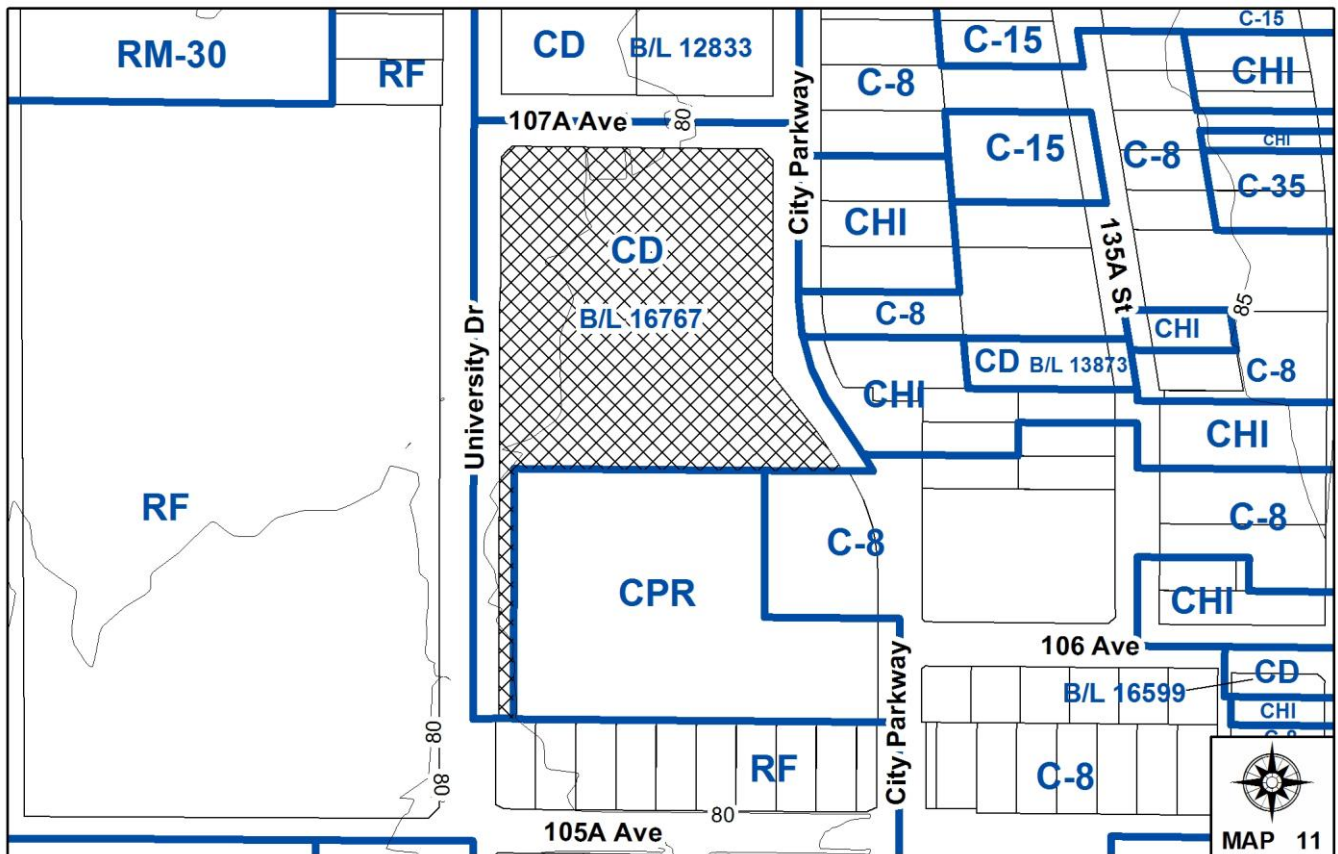
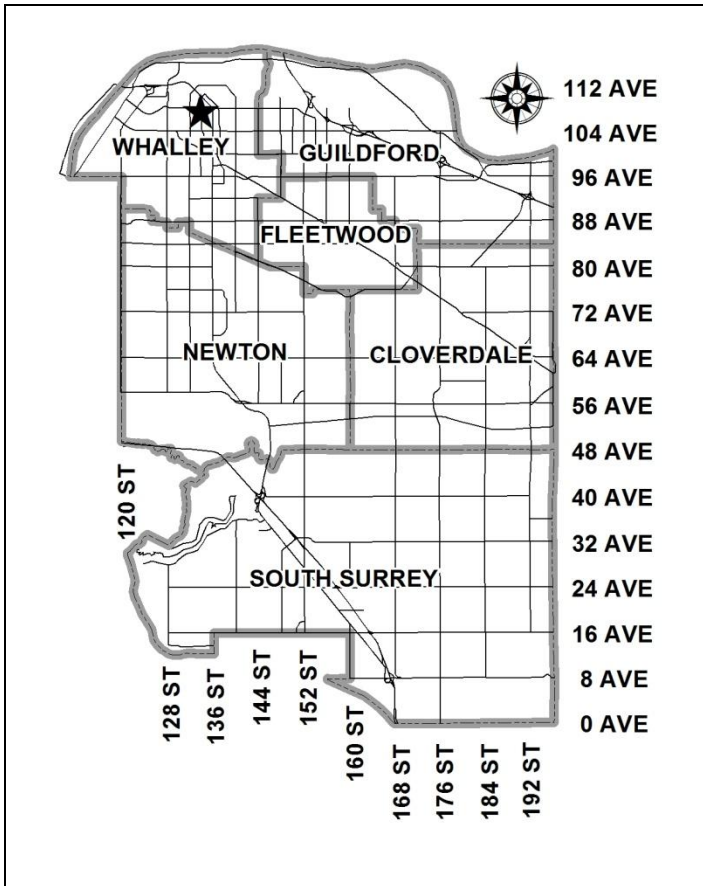
Planning Report Date: July 26, 2010

PROPOSAL:

- **Development Permit**

in order to permit the development of a covered skateboard park and outdoor recreation area at the Chuck Bailey Recreation Centre.

LOCATION: Portion of 13458 - 107A Avenue
OWNER: City of Surrey
ZONING: CD (By-law No. 16767)
OCP DESIGNATION: City Centre



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Complies.

RATIONALE OF RECOMMENDATION

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

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7910-0130-00 (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.

SITE CHARACTERISTICS

Existing Land Use: Grassed area beside new Chuck Bailey Recreation Centre.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Chuck Bailey Recreation Centre.	City Centre	CD (By-law No. 16767)
East (Across City Parkway):	Small commercial building and older single family dwelling.	City Centre	CHI and C-8
South:	BC Lions Training Centre.	City Centre	C-8 and CPR
West (Across University Drive):	Whalley Ball Park.	Multiple Residential	RF

DEVELOPMENT CONSIDERATIONS

- The 2.0-hectare (5-acre) subject site in Surrey City Centre is designated City Centre under the Official Community Plan (OCP) and is zoned Comprehensive Development (CD) Zone (By-law No. 16767).
- The Parks, Recreation and Culture Department (Parks) is proposing to build a skateboard park and outdoor hockey surface in Tom Binnie Park, just south of the recently completed Chuck Bailey Recreation Centre.
- A portion of the skateboard park will be covered to permit a portion of the facility to be used in all types of weather.
- As municipal playgrounds and recreation areas are permitted in all zones, the proposal can be accommodated within the existing CD Zone on the site.

- However, as the proposal incorporates a large, permanent structure in the form of a large roof over a portion of the skateboarding area, the proposal necessitated the need for a Development Permit.

DESIGN PROPOSAL AND REVIEW

- The project consists of an outdoor skateboard park that will be located immediately adjacent to the south of the newly completed Chuck Bailey Recreation Centre.
- A portion of this skateboard park along the City Parkway frontage of the site will be covered by a large roof structure in order to permit the facility to be used throughout the year.
- The roof will measure 25 metres x 20 metres (83 ft. x 65 ft.) and will be constructed of steel, painted white, and covered with an adhered roofing membrane.
- The roof will be supported by three steel columns, painted white, that are 12.8 metres (45 ft.) in height. The steel columns will be angled toward City Parkway and will extend 8.2 metres (27 ft.) above the steel roof, which will be supported by steel cables extending from the top of the steel columns.
- The east and west edges of the roof structure will be clad in wood, glulam beams, which are same type of beams that were used in the Chuck Bailey Recreation Centre building.
- These wood beams will extend past the edge of the roof structure, resting on concrete columns located to the north and to the south of the roof structure to provide additional architectural interest and additional structural stability.
- The covered area of the skateboard park will contain a meandering skateboard track that includes various chicanes and banked areas.
- Additional skateboarding features, such as a "slappy bank" and "magic carpet quarterpipe", will be located to the north and west of the covered area.
- In addition to the skateboard park, a sport court with an outdoor hockey surface will be constructed to the west of the skateboard area.
- The outdoor hockey area will consist of a plexifloor acrylic surface over asphalt and will be lined appropriately for floor hockey.

ADVISORY DESIGN PANEL

The project was not referred to the Advisory Design Panel, but was reviewed by Planning & Development Department staff who find the proposal, as shown on the plans attached to this report, acceptable.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners
- Appendix II. Development Permit No. 7910-0130-00

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: Mark van der Zalm, van der Zalm and Associates
 Address: 8938 – 192 Street
 Surrey, BC
 V4N 3W8
 Tel: 604-882-0024

2. Properties involved in the Application
 - (a) Civic Address: 13458 – 107A Avenue

 - (b) Civic Address: 13458 – 107A Avenue
 Owner: City of Surrey
 PID: 027-660-790
 Parcel 1 Section 22 Block 5 North Range 2 West New Westminster District Plan
 BCP38410 Except Part on Plan BCP40423

3. Summary of Actions for City Clerk's Office