



Corporate

NO: R052

Report

COUNCIL DATE: March 25, 2002

REGULAR COUNCIL			
TO:	Mayor & Council	DATE:	March 20, 2002
FROM:	General Manager, Engineering	FILE:	0760-20 4815-20
SUBJECT:	South Surrey Library / RCMP Policing OfficeSite Selection		

RECOMMENDATION

That the existing Fire Hall No. 13 site, 15155 – 18 Avenue, located on the northwest corner of 18 Avenue and 152 Street, be redeveloped to add a combined facility consisting of a 22,000 sq.ft. library, 9,000 sq.ft. policing office, and one level of underground parking.

BACKGROUND

The capital budget for 2002 includes \$4.4 million in funding for the design and construction of a new combined facility consisting of a library and an RCMP community policing office to be located in South Surrey. The total project cost estimate is \$8.2 million. The remaining \$3.8 million in funding for construction is provided in 2003 in accordance with the approved 5 Year Capital Plan.

In addition, at the December 3, 2001, Regular Council meeting, Council adopted the following resolution:

“That staff report back on the feasibility of utilizing the space above the South Surrey library for affordable housing.”

Review of Siting Option

Three sites were considered for the new library/police building, the locations of which are shown on the attached map and listed below:

- 15238 – 19 Avenue (vacant City owned land)
- 15155 – 18 Avenue (current site of Fire Hall No. 13)
- Private site at the southwest corner of 152 Street and 19 Avenue (former detention pond)

This last site is vacant private land that the owner suggested that the City might wish to buy, lease or joint venture with for the construction of library/police building together with private commercial and possibly residential space.

All of the three potential sites can accommodate the library and police space needs; however, all will require some degree of underground parking to meet parking requirements. The advantage of 15155 – 18 Avenue (the Fire Hall site) is that it can provide for library and police needs, as well as the existing fire hall needs, thereby rendering the 19 Avenue site surplus, for other City uses, or for sale to help finance the library-police building. The use of the fire hall site also avoids the need to purchase or lease private land as would be the case for the private site at 152 Street and 19 Avenue.

An additional advantage of the use of the fire hall site is that it is more visible and central than the 19 Avenue site, it improves the urban development and urban streetscape of the 152 Street area, and it optimizes the use of this site developing it to its maximum potential build-out.

Space for Affordable Housing

Neither of the two City owned sites are able to accommodate needs beyond library and police space, such as housing, without exceeding three floors and needing additional levels of underground parking. Essentially, the identified needs are a full build-out of the potential of the two sites.

DISCUSSION OF 18 AVENUE SITE

In reviewing the accommodation of library, police and fire needs on the 18 Avenue site, several issues and constraints were addressed. These included:

- maintaining an operational Fire Hall without compromising safety and emergency response
- providing adequate parking needs for all three department needs as well as public use
- organizational separation on site between fire, RCMP, staff and public vehicular circulation as well as pedestrian circulation
- access and egress onto 18 Avenue and 152 Street and traffic congestion

Through several site studies, it is concluded that this site can effectively and efficiently accommodate the proposed development. The site will be developed to its maximum potential in terms of building coverage, height restrictions, and parking provision in order to accommodate the City's needs. There will be no surplus availability on this site in order to accommodate other uses. A schematic site development plan is attached.

CONCLUSION

The existing Fire Hall No. 13 site can accommodate the proposed South Surrey Library / RCMP Community Policing office in an efficient use of land. This direction will release the need to hold the City's 19 Avenue

property for library use and avoid the need to purchase or lease private land. The 19 Avenue property could then be used for other City uses or sold as surplus. Since this proposed library / police development maximizes the Fire Hall No. 13 site, it is recommended that the City's 19 Avenue site be utilized for short-term parking and construction staging requirements until the new building is complete.

Paul Ham, P. Eng.

General Manager, Engineering

MB/PH:brb

Attachment

g:\2002\support services\03150836mb.doc

BRB 3/25/02 10:51