

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0214-00

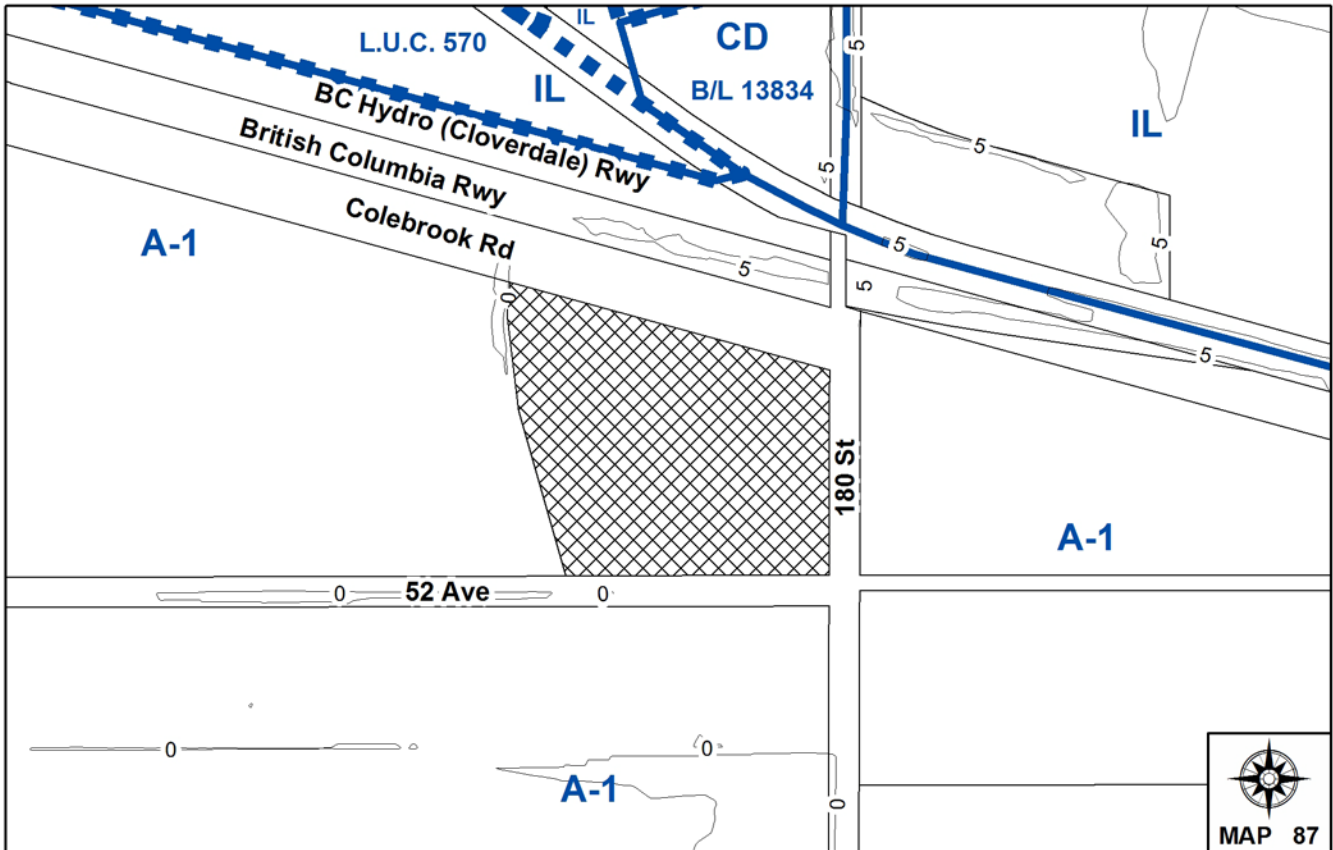
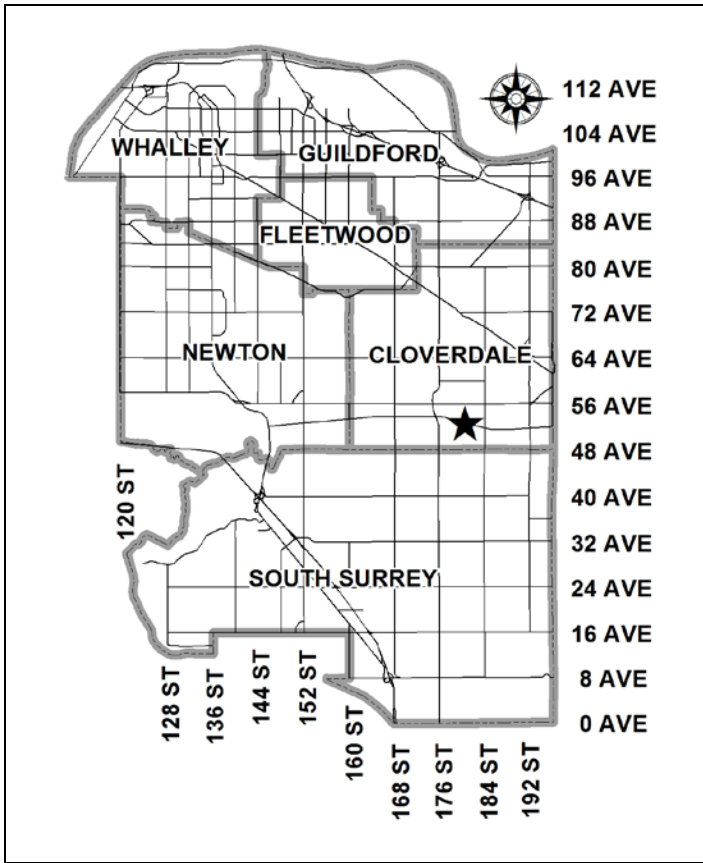
Planning Report Date: November 15, 2010

**PROPOSAL:**

- **Development Permit**
- **Development Variance Permit**

in order to permit the development of an Animal Care and Adoption Centre.

**LOCATION:** 17944 Colebrook Road  
**OWNER:** City of Surrey  
**ZONING:** A-1  
**OCP DESIGNATION:** Agricultural



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a reduced side yard setback along a flanking street (Colebrook Road).

RATIONALE OF RECOMMENDATION

- Complies with Agricultural Designation in the OCP.
- Addresses the need to build a new a new animal care and adoption facility to serve the City of Surrey and surrounding communities.
- The proposed setback relaxation accommodates a projecting roof overhang element that enhances the front corner of the proposed building.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7910-0214-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7910-0214-00, (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard on a flanking street in the A-1 Zone from 30 metres (98 ft.) to 25 metres (82 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (d) issuance of Development Variance Permit No. 7910-0214-00.

## REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Agricultural Advisory Committee (AAC):	This application was referred to the October 7, 2010 AAC meeting for information and there were no comments.

## SITE CHARACTERISTICS

Existing Land Use: Single family dwelling, which will remain.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Colebrook Road and Railway):	Industrial buildings.	Industrial	LUC No. 570 (underlying IL Zone) and CD (By-law No. 13834)
East (Across 180 Street):	Farmland.	Agricultural	A-1
South (Across 52 Avenue Right-of-Way):	Farmland.	Agricultural	A-1
West:	Farmland.	Agricultural	A-1

DEVELOPMENT CONSIDERATIONSBackground

- The subject lot was created in April 2010 as part of a two-lot subdivision following approval from the Agricultural Land Commission (application no. 7908-0076-00).
- The subject lot (Lot 2) is 8 acres (3.25 hectares) in size. The second lot (Lot 1) is 40 acres (16 hectares) in size and is located west of the subject property. This larger lot is currently leased on a year-to-year basis to Nicomekl Farms Ltd. for agricultural purposes.

Current Proposal

- The subject site, owned by the City, is located on the south-west corner of Colebrook Road and 180 Street at 17944 Colebrook Road. The 8.03-acre (3.25 hectares) subject site is designated Agricultural in the Official Community Plan (OCP) and is located within the Agricultural Land Reserve (ALR). The current zoning of the site is General Agriculture Zone (A-1).
- The current proposal consists of a Development Permit and Development Variance Permit to accommodate a new 1,272-square metre (13,692-sq.ft.) City of Surrey Animal Care and Adoption Centre. This use is permitted in the A-1 Zone.
- In addition to adoptions and animal care, the new facility will include a classroom/ community room, a boarding kennel and a livestock/small animal barn building.
- The Animal Care and Adoption Centre will be LEED Silver certified, providing a facility that is sustainable in design and construction with reduced maintenance and operating costs.
- The proposal generally conforms to the A-1 Zone. However, a variance to the A-1 Zone to reduce the north side yard setback to accommodate a roof overhang is required (see By-law Variance section).

## PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the property. To date, staff have not received any comments with respect to the proposal.

## DESIGN PROPOSAL AND REVIEW

### Building Design, Access and Circulation

- The proposed Animal Care and Adoption Centre will be oriented north-south, perpendicular to Colebrook Road with the building entrances located on the west elevation.
- One vehicular entry to the site is proposed from Colebrook Road.
- The building design includes three well-defined public entries to the various functions and services within the building. These entries are accessed from the parking and arrival area located on the west side of the building.
- The facility's public functions will be clearly identified to individuals arriving, through directional signage and well-defined entries.
- The primary community component which includes boarding and education is prominently located at the north-west corner of the facility. Public access to adoptions, business operations and animal intake and lost and found are also accessed along the west elevation.
- The nature of the facility requires a well planned layout and floor plan that is sensitive to the needs of both animals and staff.
- The facility includes a cat adoption corridor, education corridor and dog adoption corridor. The animals that are ready for adoption are housed in these areas.
- There is a separate isolation and intake area where new and/or sick animals are housed.
- The facility includes forty (40) dog kennels. Each kennel includes an indoor and an outdoor area. In order to mitigate the potential noise impacts of the dog kennels, the kennels are located at the rear of the building at the east elevation. An acoustic wall is also proposed to shield the potential noise from the rest of the facility.
- There is an office component for staff and volunteers. It is anticipated that the City of Surrey Animal Control Officers will be located at this facility.
- The design of the facility includes a community component with a classroom/community room, public dog wash station as well as an animal boarding program.
- The large lawn area fronting Colebrook Road will be available for community and animal-related activities. The geothermal field proposed for the facility will also be located in this area.
- A livestock and small animal building is proposed to be located at the south-west corner of the site.

- In order to accommodate future need, the long term master plan for this proposal includes future expansion opportunities. Additional dog kennels and related outdoor exercise areas as well as increased staff support areas could all be accommodated to the south and east of the proposed building footprint.
- The proposed exterior materials include wood beams and wood soffits on the projecting roof overhang corner element fronting Colebrook Road. Other building materials consist of stone, metal fascia, aluminum window frames and mullions and corrugated metal siding. Clerestory windows are proposed within a vaulted ceiling element in order to provide natural light into the animal areas.
- A vaulted roof projection is proposed above each of the three entrances emphasizing the entry locations to visitors.

#### LEED Certification and Sustainable Strategies

- The proposed Animal Care and Adoption Centre will be a LEED Silver certified facility.
- The following is a sample of the strategies proposed to achieve LEED Silver certification:
  - Retention of existing trees that border the property and new tree planting to provide shade and screening;
  - On-site retention, filtering and drainage of stormwater from the building and parking areas with raingardens and bioswales;
  - Geothermal system for heating and cooling;
  - Reduce use of potable water through reduced flow fixtures with automatic shut-offs and limited in-ground landscape irrigation;
  - Use of in-slab radiant heating;
  - North-facing clerestory glazing and the use of light tubes to provide daylight into interior staff and animal spaces;
  - Increased thermal insulation to reduce heat loss and gain; and
  - Use of locally-sourced materials with high recycled content.

#### Landscaping

- The proposed development includes a large courtyard at the west elevation. The courtyard area will be finished with broom concrete and includes an outdoor cat courtyard, smaller plaza areas with benches and Katsura and Fragrant Snowbell trees.
- The courtyard also includes a bioswale and rain garden feature. The bioswale is proposed to run along the west side of the courtyard connecting to a rain garden feature. The bioswale is proposed to continue under the asphalt driveway with a culvert crossing connecting to a second rain garden near the entrance of the site.
- Red Maple trees frame the entrance to the gravel parking lot.

### Parking

- The proposed development includes a total of 33 parking spaces, three of which are designated for persons with a disability.
- The number of parking spaces is based on 3 parking spaces per 100 square metres. The floor area for the dog kennels is not included in the parking space calculation.
- Bus parking and a circulation area have been included to encourage group visits and tours.
- The proposed number of parking spaces complies with the Surrey Zoning By-law.

### ADVISORY DESIGN PANEL

ADP Meeting Date: September 2, 2010.

ADP Comments and suggestions have been satisfactorily addressed.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the north side yard setback on a flanking street (Colebrook Road) in the A-1 Zone from 30.0 metres (98 ft.) to 25 metres (82 ft.).

Applicant's Reasons:

- There were many building siting options considered during the site planning phase of the development.
- In order for the building to address Colebrook Road and to increase the visibility of the facility, the proposal includes a projecting roof overhang at the north-west corner.
- The corner feature is glazed with wood beams supporting a large projecting roof element. Wood soffits are proposed for the underside of the overhang.

Staff's Comments:

- The proposed variance is considered minor and will accommodate the prominent corner feature of the building.
- The corner element improves the street-fronting interface of the building and Colebrook Road.
- Staff support the proposed variance.

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. Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. Agricultural Advisory Committee Minutes
- Appendix V. ADP Comments
- Appendix VI. Development Variance Permit No. 7910-0214-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JLM/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:                Scott Groves, City of Surrey, Civic Facilities  
                         Address:            14245 – 56 Avenue  
                                                Surrey, BC  
                                                V3X 3A2  
                         Tel:                        604-590-7222

2.      Properties involved in the Application

- (a)      Civic Address:            17944 Colebrook Road
- (b)      Civic Address:            17944 Colebrook Road  
            Owner:                        City of Surrey  
            PID:                         028-213-823  
            Lot 2 Section 5 Township 8 New Westminster District Plan BCP44528

3.      Summary of Actions for City Clerk's Office

- (a)      Proceed with Public Notification for Development Variance Permit No. 7910-0214-00.

## DEVELOPMENT DATA SHEET

Existing Zoning: A-1

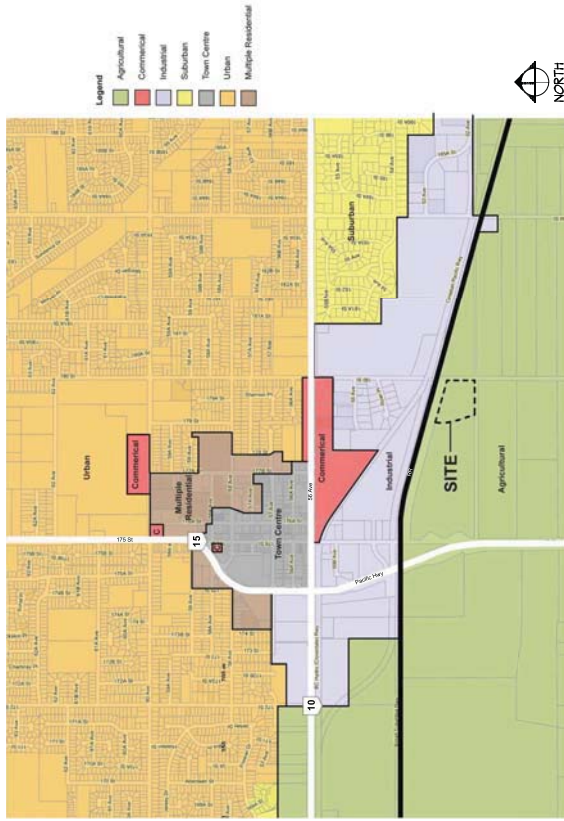
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total	n/a	32,514.88 m <sup>2</sup>
Road Widening area		
Undevelopable area		n/a
Net Total		32,514.88 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	10%	5.6%
Paved & Hard Surfaced Areas		14.0%
Total Site Coverage		
SETBACKS ( in metres)		
Front (North)	30 m	30 m bldg/25.27 roof*
Rear (South)	30 m	30 m barn/70.71 m bldg
Side #1 (West)	30 m	30 m barn/58.25 bldg.
Side #2 (East)		72.24 m (boarding kennel)
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	7.44 m
Accessory	12 m	7.75 m
NUMBER OF RESIDENTIAL UNITS		not applicable
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		1,287.09 m <sup>2</sup>
TOTAL BUILDING FLOOR AREA		1,287.09 m <sup>2</sup>

*\* Seeking variance through Development Variance Permit.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY	n/a	
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)	n/a	
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	32	33 + bus parking
Number of disabled stalls		3
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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The development site is south of the Cloverdale town centre and business district, and immediately south of the major east-west rail lines (4-5 tracks) that bisect this area of Surrey. Access to the site is from 176th Street (Pacific Highway 15) that runs north-south from the Trans-Canada Highway to the Douglas border crossing at the boundary with the United States. This major route intersects with 56th Avenue (Highway 10) that runs east-west across central Surrey on the north side of the railroad tracks.

Colebrook Road is accessed from the Pacific Highway and borders the property on its north side (it dead-ends a short distance past the Animal Care & Adoption Centre site).

The site is a cleared enclave located in the centre of a wooded area at the east end of a large Agricultural – ALR property (zoned A1) owned by the City of Surrey. The west side of the City properties is leased to on-going farming operations that are compatible with the private farms that border the area to the south, west and east.

There is a social housing facility providing 10 temporary shelter beds run by "OPTIONS Community Services" to the immediate west of the north side of the development site. It is anticipated that employment/volunteer opportunities will be

available at the new Animal Care & Adoption Centre to the transition residents at this facility.

Other neighbours are located a considerable distance from the site, on the opposite sides of the large agricultural fields that surround the forested enclave to the west, south and east, or across the wide swath of multiple, spaced railroad tracks that are to the north.

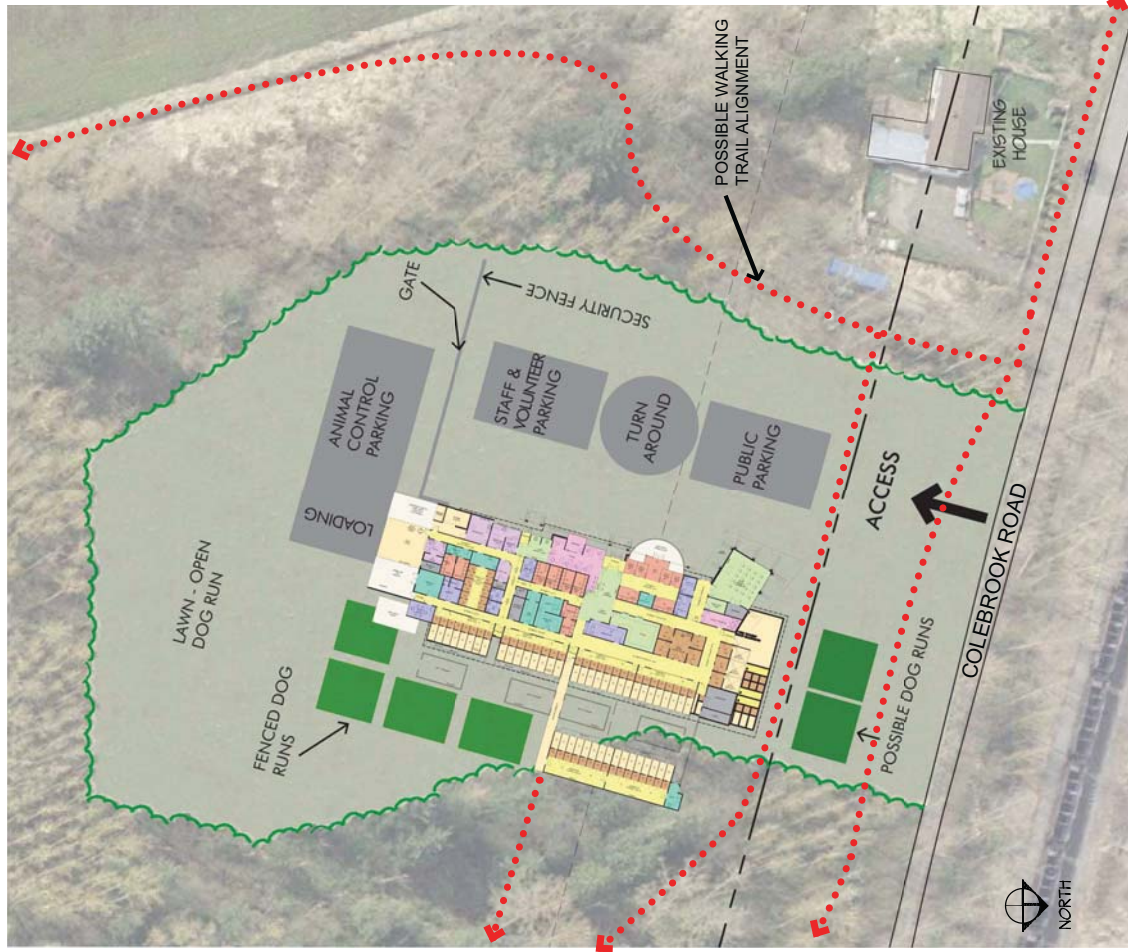
The forested area and its cleared enclave are above the flood plain that encompasses the lower lying agricultural fields to the south and west. The continuous line of trees on three sides of the property visually screen it from the neighbours and public realm — the facility will be exclusively viewed from the north opening to Colebrook Road, though a line of trees and the width of the railroad property on the north side of Colebrook screens the Cloverdale business district further north.

Free-standing signage at both the Pacific Highway access to Colebrook Road and at the entry drive off Colebrook into the property will be important declarations for the facility, as will the north and west elevations of the building(s) which provide the primary facades to the public as they approach, arrive at, and access the Animal Care & Adoption Centre.

SITE LOCATION







the forest across the south end of the parking lot/public zone and screens the secured private staff zone. used by animal control officers and others at the south end of the property (furthest from Colebrook Road).

Most clinical components of the facility must be located near the staff entry, for screening/processing arriving dogs and other animals and for removal of deceased animals. The staff support components of the facility are best located as a buffer to the clinical components.

The facility's public operations and functions are clearly identified to those arriving. The primary "community" components (including Boarding & Education) are prominently located at the north-west corner of the facility, which anchors the two "public" elevations of the building to the north (street) and west (parking). Activities in this portion of the facility may extend beyond the operating hours of the main facility. Well declared entries along the west (parking) façade will provide public access to Adoptions and Business/Retail operations, and Animal Intake/Lost & Found.

Future expansion is available to the south and east portions of the property. Additional dog kennels have been master-planned complete with related outdoor exercise areas, together with increased staff/support areas to the south. The boarding kennel is separated from the main facility to the east, while a livestock/small animals building (barn) is located to the south-west. Both can be expanded in the future as required without affecting the main building. The future impact on the existing trees will be minimal under the envisioned expansion plans.

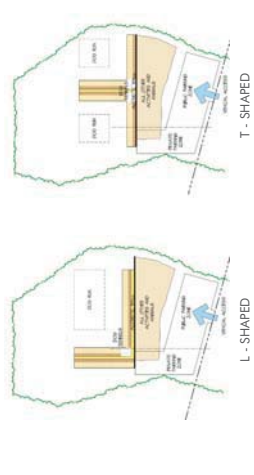
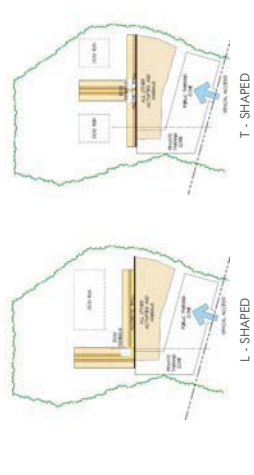
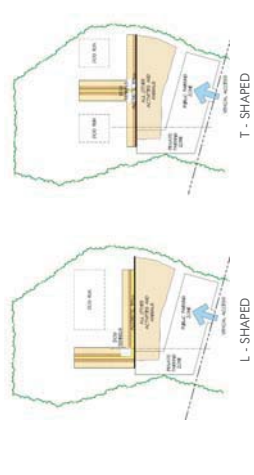
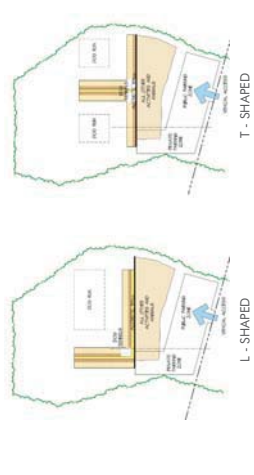
The planning of the site and facility are governed by the existing conditions and context:

- the site is well screened by mature trees to the west, south and east,
- the access road, services, and view into the site is from the north,
- the only close neighbour is the OPTIONS residence near the north-west corner of the site.

The dog kennel area can be quite noisy. With over 40 kennels planned, the barking dogs may disturb and stress office and visitor activities and other animals. For this reason the dog kennels are located at the rear (east) side of the property so that the building provides an acoustic "wall" to shield the rest of the site and the adjacent OPTIONS facility from the sound of the dogs.

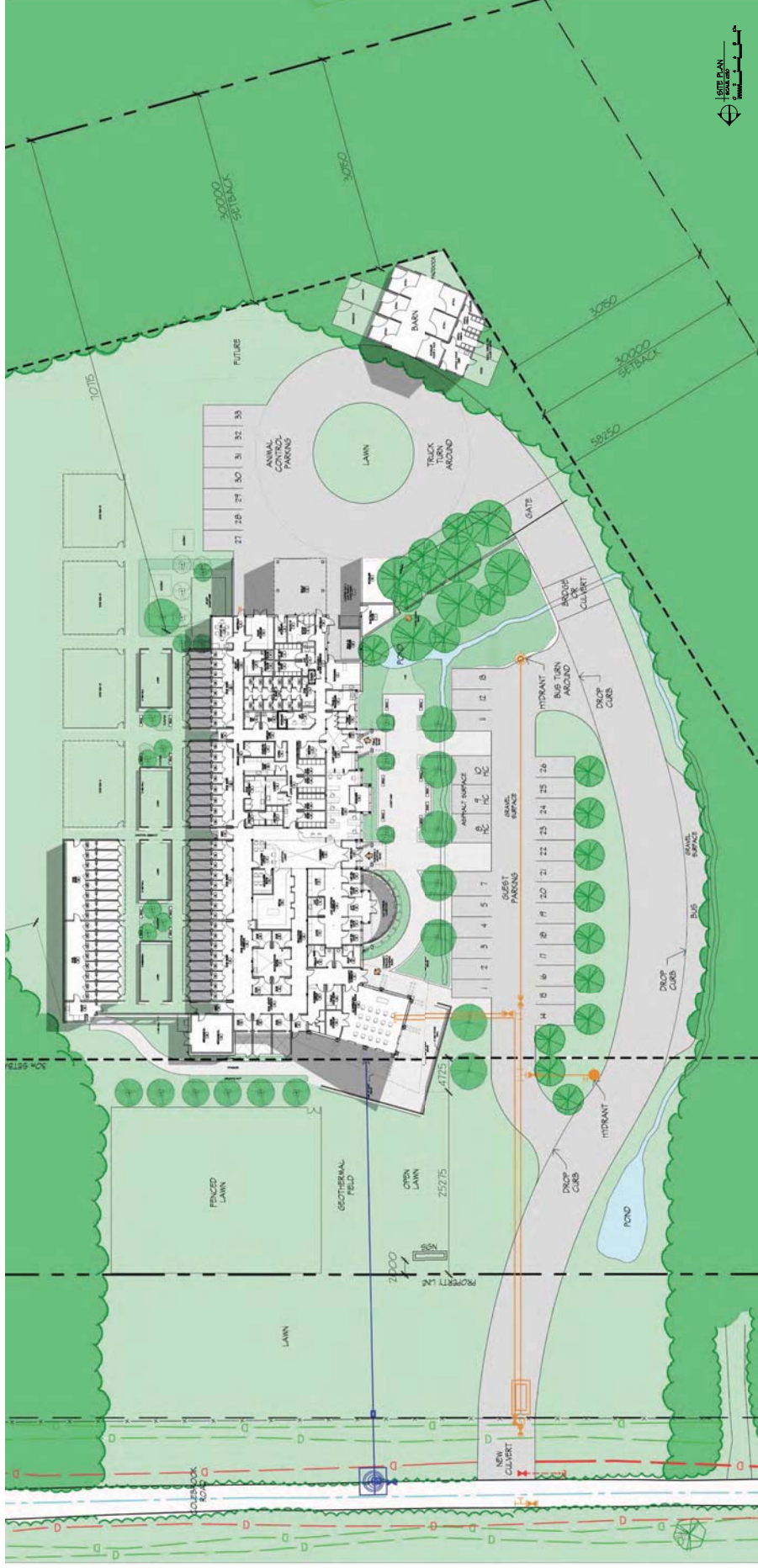
With the public approach and arrival from the north-west, the parking lot is located to the west side that is opposite the dog kennels and exercise runs. It includes asphalt-paved driveways, turnarounds and bus parking. A "front yard" is provided to the north and this large lawn will be available for various community and animal-related activities, and will also provide a geothermal field for the facility.

The building provides a series of well defined public entries to the various functions/services from the parking/arrival areas. Landscaped courtyards and plazas provide distinct exterior gathering/rest areas between these entrances, while a line of trees and a storm water retention pond/swale visually extends



STREETSCAPE





## LEED / SUSTAINABILITY STRATEGIES

The Animal Care & Adoption Centre will be LEED Silver certified, providing a facility that is sustainable in design/construction with reduced maintenance and operations costs while addressing all of the staff and public requirements with an efficient, effective plan.

### Site:

- Retention of existing trees that border the property to the east, west and south.
- New tree planting within the property to provide shade and screening at various locations.
- On-site retention, filtering, and drainage of storm water from the building and parking areas via ponds and bioswales.
- Large "front yard" used as a geothermal field for the facility.
- Bus circulation and parking to encourage their use for group visits and tours.

### Water, Energy & Atmosphere:

- Reduce use of potable water by specifying reduced flow fixtures with automatic shut-offs and limited in-ground landscape irrigation (and artificial turf at dog exercise runs).
- Use geothermal system (budget permitting) to heat and cool the buildings.
- Implement additional systems commissioning tasks and monitoring.
- Mechanical and electrical systems designed to meet CBIP & supplemental requirements for minimum 25% reduction from the Model National Energy Code of Canada.
- Use of in-slab radiant heating.
- Two-level switching at light fixtures and all staff/public areas away from animal holding zones will be equipped with occupancy sensors. Daylit areas will have photocells.
- North-facing clerestory glazing and the use of light tubes to provide daylight into significant spaces and interior staff/animal areas.

- Solar shading of west and south-facing windows, with low-E glazing and adjacent shade trees.
- Use of light-coloured roof membrane to provide increased reflectance and emissivity.
- Increased thermal insulation to reduce heat loss/gain.
- Exterior lighting that is dark sky compliant and located/specified to provide only the required illumination for site safety, comfort and security.

### Materials & Resources:

- Specify locally-sourced materials with high recycled content.
- Use durable materials and finishes that will provide long-lasting service and permit washing/disinfection as required by the facility's functions.
- Exterior finishes:
  - concrete and stone base (tile-like in a honey-comb) with corrugated metal siding above (galvalume)
  - exposed wood & heavy timber at exterior public en-

- tries/functions complete with weather/sun protection to minimize maintenance.
- metal fascias and curtainwall systems in clear anodized aluminium finish.
- brushed metal letters for signs at building entrances.
- free-standing signs to be stone-clad to match building base with graphics as per the City of Surrey standards.
- broom-finished concrete walkways with stamped/coloured concrete at plazas and courtyards as appropriate to further define functions and use.

### Indoor Air Quality:

- Indoor Air Quality (IAQ) management plan will be implemented for construction and post-occupancy phases.
- Mechanical ventilation systems will provide air change effectiveness greater than 0.9 with heat recovery on exhaust air.
- Low-emitting adhesives, sealants, paints, coating, and flooring are specified to meet or exceed the VOC content limits.



SK-1

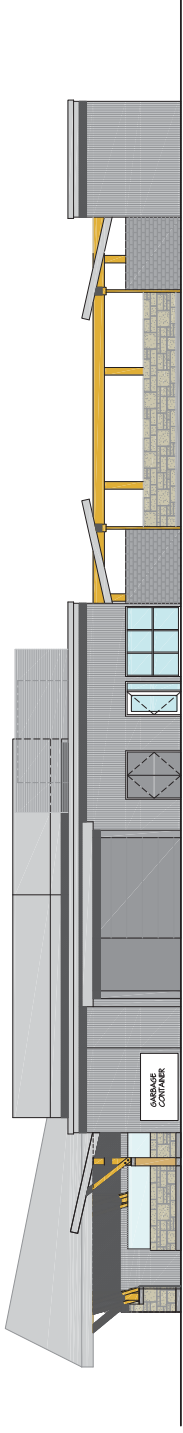
SITE PLAN

SURREY ANIMAL SHELTER  
 CHERNOFF THOMPSON ARCHITECTS

SCALE = 1/8" = 1'-0"  
 DATE = 4 NOV 2010  
 PROJECT NO. = 03019  
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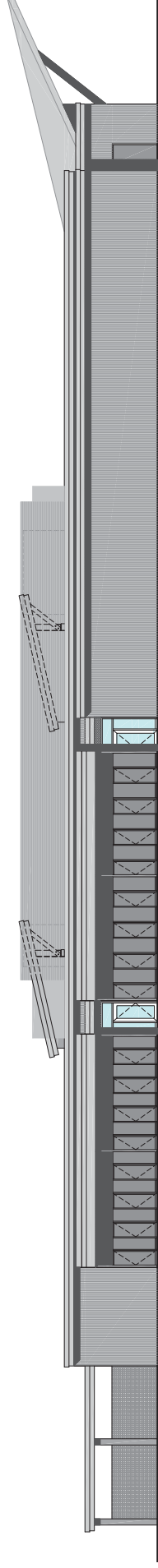




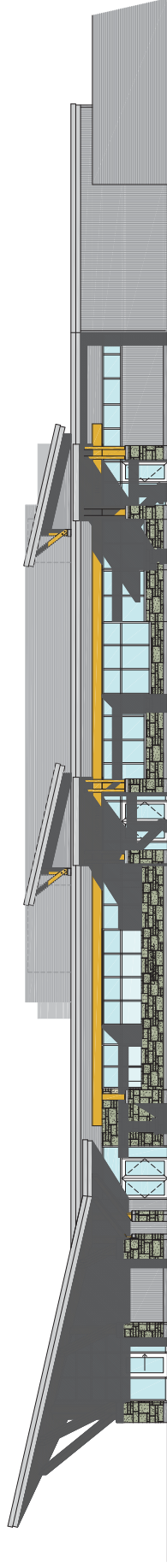
SOUTH ELEVATION  
SCALE: 1:100



NORTH ELEVATION  
SCALE: 1:100



EAST ELEVATION  
SCALE: 1:100



WEST ELEVATION  
SCALE: 1:100





VIEW FROM PARKING ENTRY



VIEW FROM PARKING



BUILDING ENTRANCE VIEW



CLOSE UP VIEW



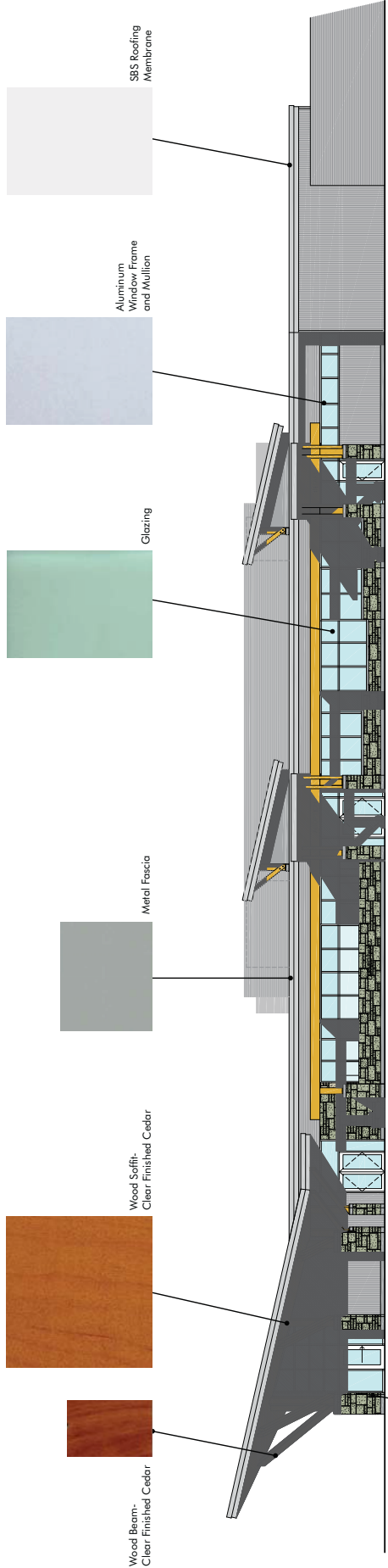
VIEW FROM NORTH-WEST CORNER



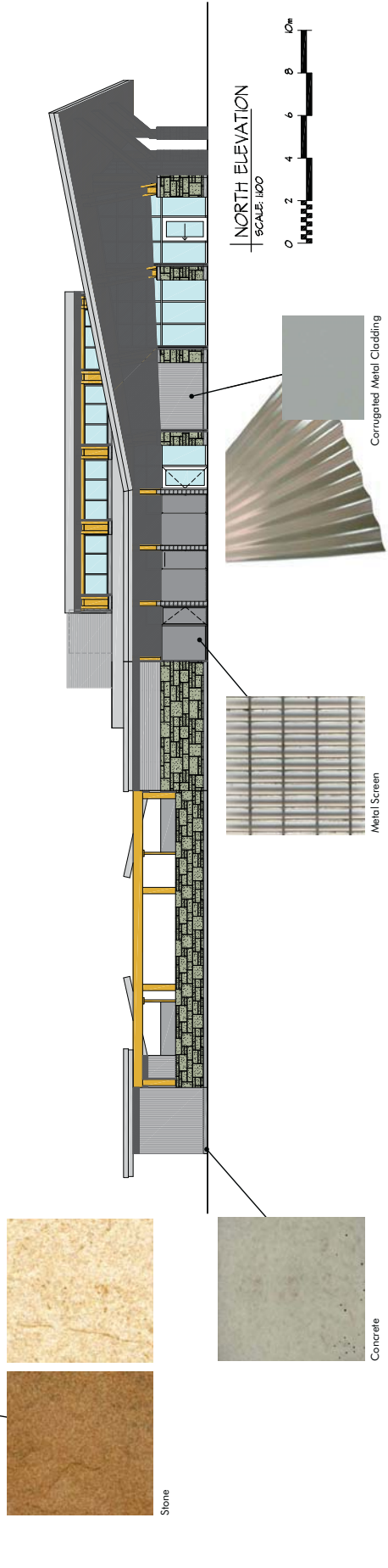
BIRD'S EYE VIEW







WEST ELEVATION  
SCALE: 1:100



NORTH ELEVATION  
SCALE: 1:100

Symbol	Botanical Name	Common Name	Size & Spacing
	<i>Acer rubrum</i>	Red Maple	BBB, 7m call
	<i>Cercidiphyllum japonica</i>	Katsura	BBB, 6m call
	<i>Prunus nigra</i>	Austrian Pine	2.5m ht
	<i>Populus tremula 'Erecta'</i>	Upright European Aspen	BBB, 6m call
	<i>Quercus rubra</i>	Red Oak	BBB, Specimen, 8m call
	<i>Styrax obassia</i>	Fragrant snowbell	BBB, 5m call
	<b>Suggested Shrubs / Perennials / Ground Cover</b>		
	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	10cm pot
	<i>Gaultheria shallon</i>	Salal	10cm pot
	<i>Leucophaea alba</i>	Blue Out Grass	#1 pot
	<i>Lonicera sempervirens</i>	Trumpet Vine	#1 pot
	<i>Liriodie muscari</i>	Lily Turf	#2 pot
	<i>Malva sylvestris</i>	Malva	#2 pot
	<i>Phlox paniculata</i>	Phlox	#2 pot
	<i>Pennisetum alopecuroides</i>	Feather Grass	#1 pot
	<i>Pennisetum setaceum</i>	Feather Grass	#2 pot
	<i>Rosa rugosa</i>	Rosa rugosa	#2 pot
	<i>Rosa 'Henry Hudson'</i>	Rosa 'Henry Hudson'	#2 pot
	<b>Suggested Hedge Planting</b>		
	<i>Prunus laurocerasus</i>	Portulacae Laurel	#3 pot
	<i>Rhododendron</i>	Red Rhodo	#3 pot
	<i>Thuja occidentalis</i>	Cedar Hedge	#3 pot

**Planting Notes:**  
 - All plants / planting to be as per current BC/NMBC/SLA Landscape Standards  
 - All plants / planting to be as per current BC/NMBC/SLA Landscape Standards  
 - All plant substitutes to be pre-approved by Landscape Architect







Acer rubrum



Cercidiphyllum japonica



Pinus nigra



Populus tremula 'Erecta'



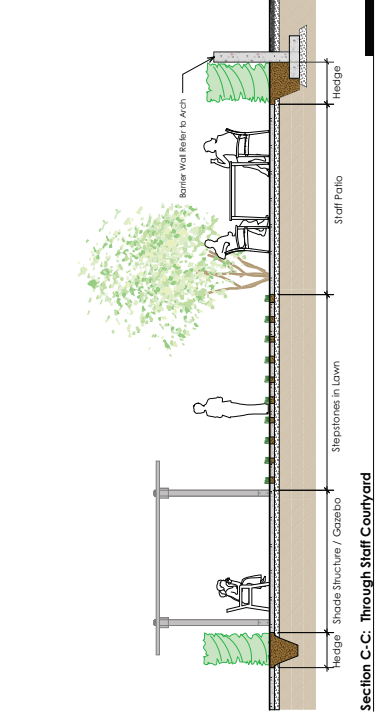
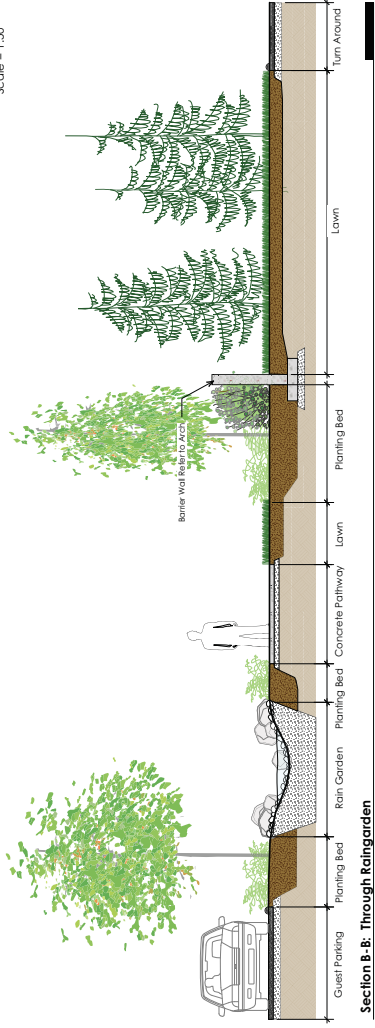
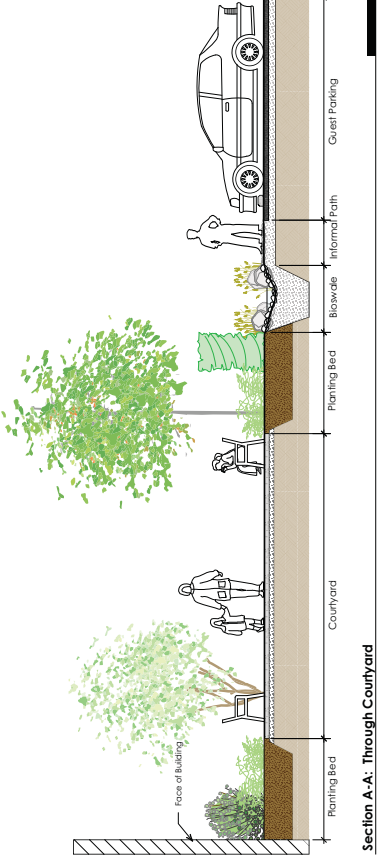
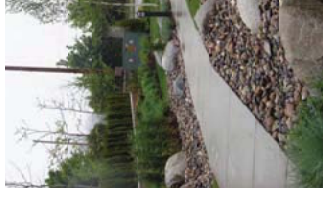
Quercus rubra



Syrax obassia



Raingardens / Bioswale Images



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TO: **Manager, Area Planning & Development  
- North Surrey Division  
Planning and Development Department**

FROM: **Acting Development Services Manager, Engineering Department**

DATE: **November 9, 2010** PROJECT FILE: **7810-0214-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 17910 Colebrook Rd**

### DEVELOPMENT PERMIT


#### *Property and Right-of-Way Requirements*

- Dedicate as road, portion of 52 Avenue being the south 33 feet (Reference Plan 32488) of Lot 'B' Plan 10311.

#### *Works and Services*

- All works and services requirements have been addressed under Land Development Project 7808-0076-00 and Capital Construction Contract 1709-003-11.

A Servicing Agreement is not required prior to the issuance of the Development Permit.

  
for Rémi Dubé, P.Eng.  
Acting Development Services Manager

SSA



# Agricultural Advisory Committee Minutes

Parks' Boardroom #1  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
THURSDAY, OCTOBER 7, 2010  
Time: 9:03 am  
File: 0540-20

**Present:**

Mike Bose - Chair  
D. Arnold  
B. Aulakh  
P. Harrison  
M. Hilmer  
K. Thiara  
Councillor Hunt

**Guest Observer:**

Rolf Ingold  
Rick McNary

**Regrets:**

S. VanKeulen  
M. Smith, Sr. Economic Development Officer  
T. Pellett, Provincial Agricultural Land  
Commission

**Environmental Advisory Committee  
Representative:**

B. Stewart

**Staff Present:**

R. Dubé, Engineering  
P. Heer, Planning & Development  
C. Stewart, Planning & Development  
M. Kischnick, Planning & Development  
L. Anderson, Legislative Services

**Agency Representative:**

K. Zimmerman, Ministry of Agriculture  
and Lands

## D. NEW BUSINESS

2. **Proposed Development Permit and Development  
Variance Permit  
17910 Colebrook Road  
File No. 7910-0214-00**

As requested at the beginning of the meeting, this item was changed to an information item only and moved to become item G.2.

The memo from Judith Robertson, Manager, Area Planning and Development, North Division, regarding the above subject line, was reviewed without comment.





# Advisory Design Panel Minutes

Parks Boardroom #1  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
THURSDAY, SEPTEMBER 2, 2010  
Time: 4:15 p.m.

**Chair:**

L. Mickelson

**Panel Members:**

K. Newbert  
M. Ehman  
R. Myers  
S. Lyon  
T. Ankenman – comments in absentia

**Guests:**

R. Stout – dys architecture  
K. Obrovac – dys architecture  
R. Thompson – Chernoff Thompson Architects  
G. Peters – Chernoff Thompson Architects

**Staff Present:**

H. Bello, Planning & Development  
T. Ainscough, Planning & Development  
T. Mueller, Legislative Services

## B. SUBMISSIONS

4:45 PM

- |    |                       |  |
|----|-----------------------|--|
| 2. | File No.:             | 7910-0214-00                                   |
|    | New or Resubmit:      | New  |
|    | Description:          | City of Surrey Animal Care and Adoption Centre |
|    | Address:              | 17910 Colebrook Road (Cloverdale)              |
|    | Developer:            | Jean Lamontagne, City of Surrey                |
|    | Architect:            | Rand Thompson, Chernoff Thompson Architects    |
|    | Landscape Architect:  | Ken McKillop, Durante Kreuk                    |
|    | Planner:              | Jennifer McLean                                |
|    | Urban Design Planner: | Tom Ainscough                                  |

**The Urban Design Planner provided an overview of the project:**

- The location is in the Cloverdale Area, south of the town centre, accessed off of HWY 15 or 176 Street.
- The building has a complex functional program.
- The core business is adoption and the animal shelter. There are also education and retail functions.
- The building has a total area of 16,000 square feet; half is roofed exterior space and half is interior space.
- There is also a barn facility for large animals in the corner of the site.
- The surrounding uses are agricultural and industrial. On the same lot is a 12 bed homeless shelter.
- The site is zoned A1. The setbacks are 30 metres for all the yards and the siting for the building generally complies with the setback requirements.
- The main entrance of the building is complex due to the multiple uses.
- A contemporary approach to form and character has been requested, similar to more recent buildings in Cloverdale such as the Cloverdale Recreation Centre, the Surrey Museum and Kwantlen College.
- The applicant and the Panel were asked to comment on:
  - how the building entry sequence should be handled;
  - how the form and character could respond to the context in a contemporary way.

**The Project Architect made the following comments:**

- The site is south of the Cloverdale town centre with train tracks immediately to the north and agricultural uses in the surrounding area.
- The *OPTIONS Services to Community Society* group home is located nearby.
- Went through a site planning process and considered options for the building orientation.
- The site is surrounded by trees. There is lower scrub brush surrounding the development.
- Access is from HWY 15 and Colebrook Road. The parking is located at the interior of the site.
- A public welcome area and an animal control component is located on the rear of the building and screened with plant material and a wall.
- This will be a LEED Silver project. LEED features include ground source heating and cooling.
- The facility consists of a lot of small rooms. The largest room is a classroom and it located on the Colebrook Road side to provide street presence.
- Research included a review of 20 similar facilities. There are no comparable facilities in the Lower Mainland. George Miers, an animal shelter specialist from San Francisco was engaged to provide peer review and recommendations.
- Several entries are provided for different functions with separate waiting zones and courtyards.
- Elements were added to the front of the building to make it appear lively, contemporary, and appeal to families and children.
- Their entry roofs are cantilevered with struts with applicable signage to mark them.
- The building is understated and a monolithic grey tone was used. Stone will be square edge, not the rustic type as shown on the elevations.
- The roof is open web steel joist with lots of solar tubes in each animal area.
- The barn is very simple and in the character of other agricultural buildings in Cloverdale.
- The building was sited to allow for future expansion.
- The parking and the driveways will be asphalt will explore a permeable driveway.

**The Landscape Representative made the following comments:**

- Sticking with few species and drought tolerant plantings.
- Tree planting is proposed to screen the front of the dog kennel areas.
- The cleared area and aspen trees act as a transition to the surrounding forest.
- A wall separates the public and staff zones.
- Storm water features include bioswales at the parking lot and a retention pond.
- Flowering trees are located at the front of the building for colour.
- The back area has a series of benches and seating areas with flowering trees.
- There is a large red oak tree in the turn-around area.
- There is some hedging that occurs in some of the lower areas of the plan.

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**  
**17910 Colebrook Road (Cloverdale)**  
**File No. 7910-0214-00**

It was Moved by R. Myers  
Seconded S. Lyon  
That the Advisory Design Panel (ADP)  
recommends that the applicant address the following issues to the satisfaction of  
the Planning and Development Department.  
Carried

**STATEMENT OF REVIEW COMMENTS**

**Context and Site Circulation**

- Recommend greater design development of arrival sequence, i.e., bus drop off, parking, and pedestrian access.

*(A double row of ornamental/flowering trees are located so as to frame the building entrances. The access walkways to the parking area extend from the public entries, passing through the double row of flowering trees that frame the building entrances and crossing over the bioswale that separates the parking from the courtyards and walkways along the front of the facility.*

*Bus drop-off will occur immediately adjacent to these extended walkways, and they may be further declared via patterns/colour/texture into the vehicle driveway beyond (if paved; the option of gravel surfacing is still under review).*

*As visitors travel through over the bioswale and through the first row of trees, they can move along the exterior of the building to the north or south through interconnected courtyards to the entrance for their specific purpose. Each entrance is declared via heavy timber-framed canopies and they are separated to ensure that there is minimal conflict between arriving and departing animals and people.)*

- Turning radius for buses is a concern.

*(The turning radius lines for both buses & fire trucks will be shown on the site plan.)*

- Consider gravel for the entire driveway to make it more casual and eliminate the need for catch basins.

*(Gravel surfacing in lieu of asphalt pavement is being considered for all areas except the accessible parking stalls. Gravel may be used throughout the remainder of the site parking and driveways, or a combination of both gravel and asphalt pavement may be developed.)*

- Trails through remaining forested area would be valuable for dog walking opportunities.

*(The establishment of walking trails through the forest is being developed.)*

### **Form and Character**

- The presentation is nicely done and graphics are very clear.
- The plan seems to be well resolved given the complexity of the project.
- Design development is required for the three entrance doors and entry canopies. The main entrances are not well defined. Would benefit from better structured way finding, possibly a trellis or peristyle with large hanging signs.

*(Signs will occur on the large, horizontal beams/framing at each entrance canopy. These heavy-timber framed, sloped canopies define two of the public entrances, and the third entrance is part of the large community component at the north-west corner of the facility. All three entrances are highly visible to approaching vehicles and from the parking lot [with the raised roof areas beyond further announcing the entrances]).*

- The west entrances could be resolved differently. Could be the way the foreground is treated. There are three significant entrances, that could be made into a more pedestrian element and provide shading to the glass. There is more that could be done with the exterior to unify the three entrances. Consider providing a major walkway as a long front porch that leads into the other three entrances. Pedestrians could walk up to the “porch” and then have three entrances to select.

*(Each of the three public entrances into the facility serves a distinct function/group and are kept separated to avoid conflicts — one entrance is for those who are coming to adopt (depart with an animal), another is for those who are coming to surrender an animal (arrive with an animal), and the third is for those who are coming to obtain services for their animal (arrive with an animal for training, boarding, etc.)*

*There is a series of connected courtyards that occur along the front of the building (between the first and second row of trees) and this provides a “porch” to allow visitors to view and access the three entrances from the exterior.)*

- The arrival sequence is not as well defined as it should be. It is a challenge that two of the three entrances are treated similarly. It may be confusing to know what door to go to. Should not rely on signage to do the job. There should be a hierarchy of spaces as the building is approached.

*(Each entrance is of equal importance, though the “main” building entrance where the business counter is also located is centrally located and has the widest canopy and entry doors complete with glazing. People arriving at this location can be redirected to one of the other two nearby entrances if necessary.*

*Highly visible signage will be provided on the heavy timber beams that frame the entrance canopies and will provide the final declaration of the function at each entrance.)*

- The entrances could be articulated differently.

*(See answers above — the size and location of each entrance and its related canopy and landscaping declare their relationship to the facility; — the current configuration is based on similar designs at completed facilities across North America.)*

- Consider a larger scale entrance to provide more clarity.

*(See answers above — the large, projecting, heavy-timber-framed canopies and raised, sloped roofs beyond provides strong visual cues to people as they drive onto the site and into the parking lot and then exit their vehicles.)*

- The skewed classroom requires design review and development. The architecture is a mainly linear. Pitching and turning the roof appears awkward. Consider sloping the roof in one direction and glazing the entire corner.

*(The roof slopes/geometry have been reviewed via design modelling and are being finalized with the engineering consultants; sloped roofs are also used at the building entrances both as canopies and to create vaulted spaces inside.*

*Glazing the remaining solid walls will be counter-productive to the classroom function — areas of solid wall are required for instruction purposes and screening the view of the exterior entrances and the parking lot will minimize the visual distractions for dogs that may be participating in socialization or obedience training with their owners. Large glazed walls are provided to the north (front lawn) and west (terrace) for passive views.)*

- As a special element, the corner should have glass all the way around with special detailing treatment.

*(Refer to the answer above — the possibility of providing additional glazing high in the solid walls (immediately below the roof) is being further explored by the design team.)*

- Suggest use of more "agrarian" materials and forms.

*(During the schematic design, various building forms and materials were modelled and discussed, including more agrarian options. These were less favoured by the client than the current design.)*

- Stone cladding appears out of context – concrete is recommended. Raw concrete would age nicely and provide great support for the wood beams.

*(A more crisp, urban stone material/pattern than depicted in the computer-generated views will be used for exterior cladding. This stone is more acceptable to the public who visit the facility with their animals or to view/adopt an animal than concrete, though further design studies will review this option, particularly*

*at the support columns.)*

- There are ways to modernize the look and still use wood or metal cladding. Consider using aspects of the barn treatment in the larger building.

*(Both heavy timber and corrugated metal cladding will be used on the main building [the barn will be similarly clad with corrugated metal]).*

- The big roof begs to be a green roof. A green roof would enhance the approach to the entry and may help achieve LEED Gold Level Certification.

*(The large roof over the main building has many solar tubes (skylights) placed in rows over the interior rooms below to provide daylight into the animal care and ward areas. This greatly reduces the amount of "open" roof available.)*

### **Landscaping**

- Lawn / dog play area need to be fenced if program allows dogs off leash.

*(This will be done, using black vinyl-coated grill (rectangular) fencing.)*

- Consider vinyl coated chain link for the dog play training area. This lawn area will be under extensive wear and tear. Irrigation will help. Most public dog park areas bring wood chips in.

*(Rectangular (grill) fencing will be used as chain link can damage a dog's teeth if they bite and separate the intertwined metal, catching and holding teeth.)*

- For children's programming, consider providing some picnic tables.

*(Picnic tables are being considered for the terrace along the west side of the Community/Classroom.)*

- Reconsider extent of north facing patio at classroom. May not be used much in this climate.

*(The north facing terrace at the classroom will still have morning and afternoon sun exposure, and serves as a transition/staging area from the interior classroom to the lawn area where most outdoor activity will occur.)*

### **CPTED and Accessibility**

- The entrances should have wheelchair let downs and be fully accessible.

*(This will be provided at all entrances.)*

- Ensure the washrooms for the public are fully wheelchair accessible and have power doors where applicable.

*(This will be provided at all washrooms.)*

- Counters for staff to address customers should be accessible height for staff and clients in wheelchairs.

*(This will be provided at all counters.)*

- Parking stalls that are adjacent to the building should be paved for accessibility.

*(The accessible parking stalls will be paved [even if the parking lot & driveways are gravel-surfaced]).*

### **Sustainability**

- CBIP energy performance is not a difficult target. 25% better than MNECB is a prerequisite for LEED, so there will be no energy points. Recommend more ambitious LEED rating and energy performance targets.

*(Geothermal has been confirmed as the approved mechanical system for this facility and it will provide the greatest energy savings. Heat recovery units are also being used to minimize energy loss due to the 10 full air changes per hour that this type of facility requires (using 100% outdoor supply air with no recirculation of existing air). A full energy modelling of the design will confirm that, compared to other similar facilities, this building will use significantly less energy.)*

- Recommend more shade for the west facade with overhangs or shade trees (deciduous).

*(The large, deep horizontal beam along the front (west) façade provides significant shading to the glazing beyond. A row of deciduous (Katsura) trees immediately in front of this beam will also shade the west side of the building during the summer months.)*

- Support the on-site storm-water management. The bioswale area could be larger in this context.

*(The bioswale extends along the entire east side of the parking lot, and then continues along the south side and returns north alongside the west driveway. All of the drainage from these areas will be into the bioswale, with no catch basins. Two retention ponds will hold and allow the water from both the building roof and the parking/driveways to naturally drain into the ground. During periods of heavy, continuous rain, the retention pond will overflow into the drainage ditch alongside Colebrook Road, where the water can similarly drain into the surrounding agricultural lands.)*

### **The Project Architect made the following comments:**

- The entries have been a huge point of discussion on this project and present some unique challenges.
- Thanked the Panel for their comments and will consider them.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7910-0214-00

Issued To: CITY OF SURREY

(the "Owner")

Address of Owner: 14245 - 56 Avenue  
Surrey, BC  
V3W 1J2

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 028-213-823  
Lot 2 Section 5 Township 8 New Westminster District Plan BCP44528

17944 Colebrook Road

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Section F of Part 10 "General Agriculture Zone (A-1)" the minimum side yard on a flanking street setback is reduced from 30 metres (98 ft.) to 25 metres (82 ft.).

4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.



6. This development variance permit shall lapse if the Owner does not substantially start any construction within two (2) years after Development Permit No. 7910-0214-00 is issued.
  
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan

