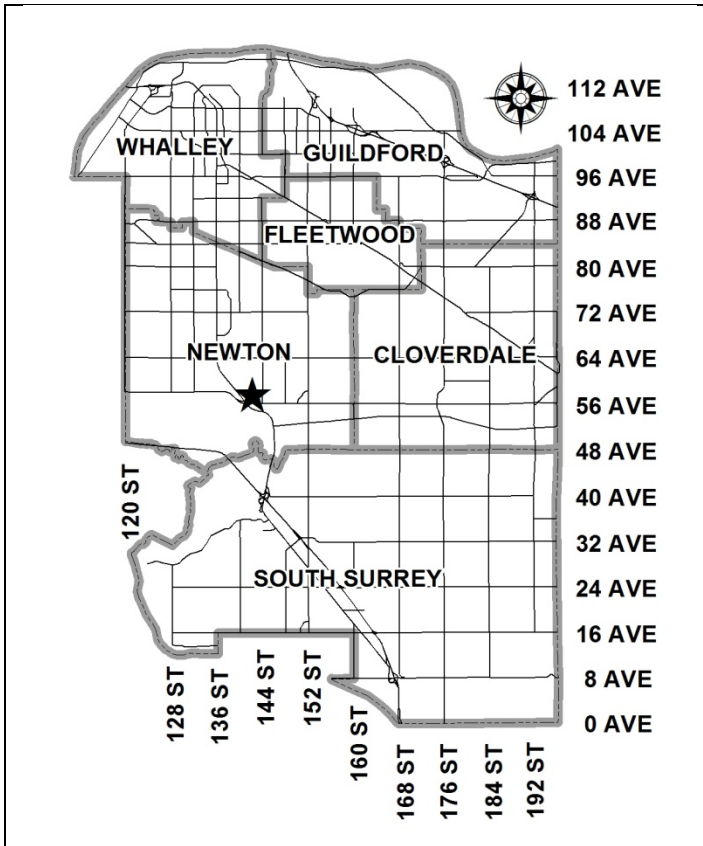


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0139-00

Planning Report Date: December 12, 2011

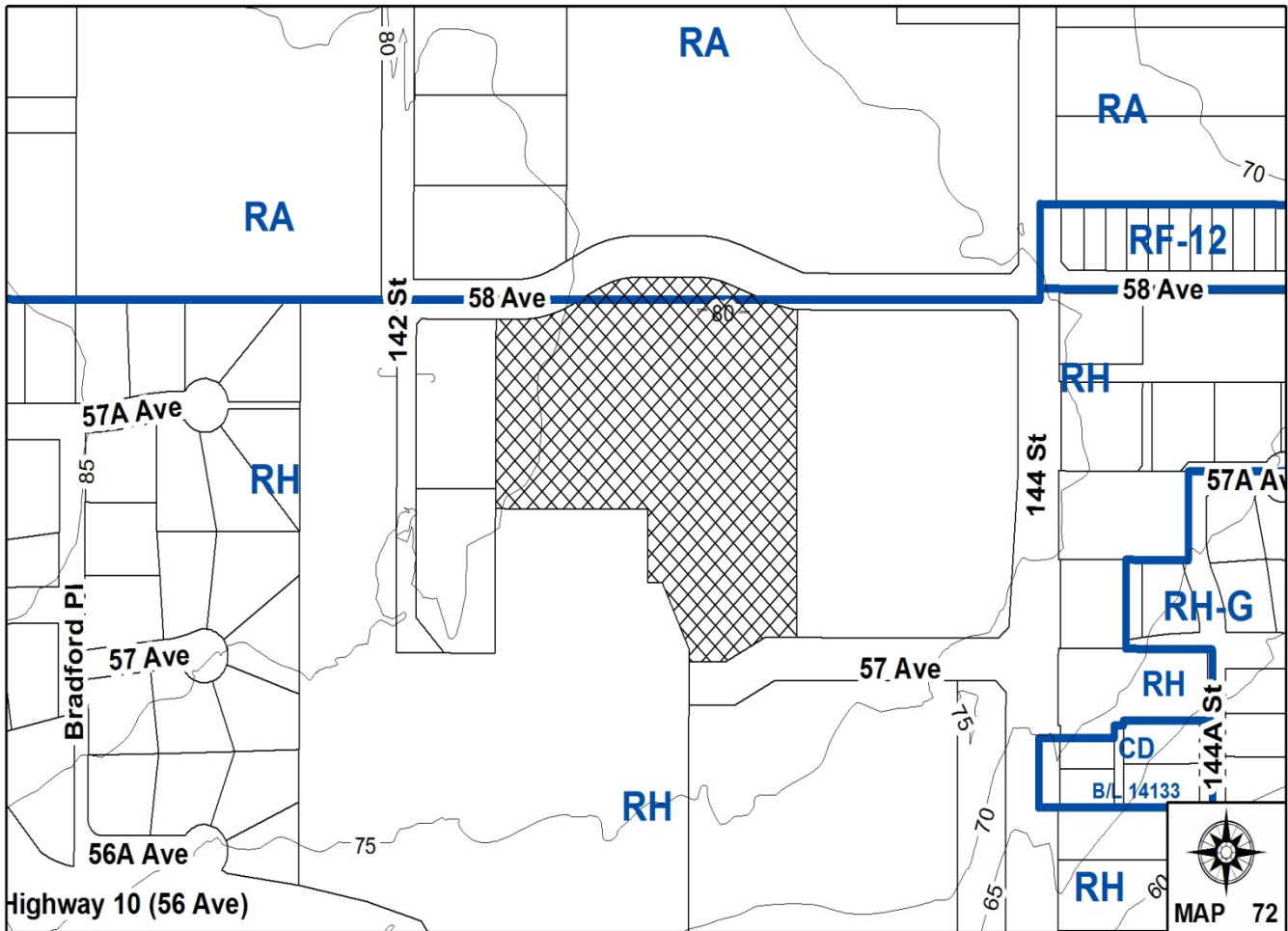


**PROPOSAL:**

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

in order to permit the expansion of the existing Surrey Pre-Trial Services Centre.

**LOCATION:** 14323 - 57 Avenue  
**OWNER:** City Of Surrey  
 Crown Provincial (Lessee)  
**ZONING:** RH and RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Institutional



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed northern, eastern and western building setbacks are less than required under Zoning By-law No. 12000.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the South Newton NCP Designation.
- The design of the proposed building and the landscaping are generally acceptable. Further design refinement will be undertaken and incorporated as part of the Development Permit prior to execution.
- Reduced setbacks do not negatively impact adjoining properties.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7911-0139-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0139-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum northern setback from 18 metres (59 ft.) to 9.5 metres (31 ft.);
  - (b) to reduce the minimum eastern setback from 18 metres (59 ft.) to 1.5 metres (5 ft.);
  - (c) to reduce the minimum western setback from 18 metres (59 ft.) to 3.5 metres (11 ft.);
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) issuance of Development Variance Permit 7911-0139-00.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements at Building Permit stage as outlined in Appendix III.

Ministry of Transportation & Infrastructure (MOTI): The Ministry has provided a letter giving approval to the project.

SITE CHARACTERISTICS

Existing Land Use: Existing Surrey Pre-Trial Centre

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across future 58 Avenue):	Vacant, future park site. Single Family residential, currently under application (No. 7910-0309-00) for proposed townhouses	Urban/Parks Urban/Office Park	RA

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East :	Surrey RCMP detachment	Urban/Institutional	RH
South (Across 57 Avenue):	Surrey Provincial Court and Surrey City Hall	Urban/Institutional	RH
West:	Surrey By-law and Licensing Division, Surrey School District	Urban/Institutional	RH

## DEVELOPMENT CONSIDERATIONS

### Background

- In 2009, the Provincial Government identified the need for expanded Pre-Trial services in the Lower Mainland.
- After considering various locations, Surrey was selected as the site for the proposed expansion of these services.
- Rather than constructing an entirely new facility, it was proposed to expand the existing Surrey Pre-Trial Services facility at 14323-57 Avenue, which is located adjacent to the main detachment of the Surrey RCMP and the Provincial Court House.
- The existing Surrey Pre-Trial Services facility is located on a 1.7073 hectare (4.22 acre) fee simple lot owned by the City of Surrey and leased to the Province under a long-term, 50 year lease.
- To accommodate the proposed expansion of the Surrey Pre-Trial Services Centre, a subdivision was completed on October 19, 2010 to add an additional 1.2327 hectares (3.04 acres) to the existing lot in order to create a new 2.94 hectare (7.26 acre) lot.
- As part of this subdivision, 58<sup>th</sup> Avenue, which under the South Newton Neighbourhood Concept Plan was to run in a straight alignment from 142 Street to 144 Street, was realigned approximately 10 metres to the north along the northern frontage of the new lot.
- A new 50-year lease for the new 2.94 hectare (7.26 acre) lot was entered into by the City of Surrey and the Provincial Government in July, 2011.

### Public Private Partnership (P3) Process

- The Surrey Pre-Trial Services Centre expansion is being constructed as a Public-Private Partnership (P3) project.
- A competition to construct the facility took place between three, short-listed P3 proponents from mid-2010 to early 2011.

- In March 2011, the preferred proponent was selected by Partnerships BC from amongst the three competitors.
- The preferred proponent is Brookfield Partnerships Surrey (Brookfield) which is a consortium of companies which includes PCL Constructors Westcoast Limited and DGBK Architects.
- DGBK Architects, on behalf of the Province and PCL, has submitted a Development Permit application and a Development Variance Permit application in order to proceed with the expansion of the Surrey Pre-Trial Services Centre.

### Current Application

- The subject site is currently designated Urban under the Official Community Plan and is designated Institutional under the South Newton Neighborhood Concept Plan.
- The site is zoned RH, except for a small sliver along the northern edge of the site, which is zoned RA as a result of the recent realignment of 58<sup>th</sup> Avenue and the subdivision creating the expanded Surrey Pre-Trial Services site.
- Surrey Zoning By-law No. 12000 permits Public Uses, including Municipal Buildings in all zones. The proposed expansion of the Pre-Trial Services Centre is located on a City-owned lot and leased to the Province. As a result, a rezoning of the subject site is not required. This arrangement is similar to the existing Provincial Court House and Pre-Trial Centre when they were constructed in the 1980s.
- However, a Development Permit and a Development Variance Permit are applicable.
- It is anticipated that full building construction will begin in early 2012. The estimated date of completion of the building will be the fall of 2013.

## DESIGN PROPOSAL AND REVIEW

### Site and Building Layout

- The existing Surrey Pre-Trial Services Centre encompasses a building area of 13,000 square metres (140,000 sq. ft.) and contains 149 regular in-mate cells and 18 special handling cells.
- The proposed addition, totaling 10,675 square metres, (114,905 sq. ft.) will be located to the north and the west of the existing Surrey Pre-Trial Services building, and will contain 216 new inmate cells and 36 new segregation cells.
- The existing food services, laundry and shipping and receiving areas at the north end of the building will be expanded and reconfigured.
- A new and expanded Health Services area will be constructed directly to the north of this reconfigured service area.

- The thirty-six (36) new segregation cells will be constructed directly to the north of the expanded Health Services area.
- New cell blocks, which will be three storeys in height, will be constructed directly to the west of the northern expansion of the building.
- The cell blocks will be organized into inmate living areas. Each inmate living area will consist of three, interconnected floors. Each floor of a living area will contain 12 cells for in-mates, as well as communal eating and activity areas.
- Each set of vertically connected in-mate living areas will have a ground-level, fully enclosed, outdoor exercise yard that will extend up the three floors of the vertically integrated living areas.
- The outdoor exercise yards will be accessed from inside the building at the ground level. Although the exercise areas will be open to the sky, the "roof" of the outdoor areas will be covered with a wire mesh screen to prevent contraband from being thrown into the area from outside the facility.
- The interior walls of the in-mate living areas facing the outdoor exercise space will be completely glazed, in order to maximize the penetration of natural light into the interior of the building and to permit surveillance of the exercise areas.
- Inmate living areas will be arranged into pods around a central security control and observation centre.
- The east pod will be located immediately to the west of the expanded Health Services and prisoner segregation area and will comprise two in-mate living areas focused on a central security control point.
- The west pod will be located to the west of the east pod connected to the main building by service corridors, and will consist of 4 in-mate living areas arranged around a central security control point.
- The east and west pods, together, will contain a total of 216 in-mate cells. Fifty percent of these cells are designed to accommodate 2 in-mates.
- In addition to the expansion of the in-mate and in-mate support services areas, a small addition, housing expanded staff services, will be constructed at the southwest corner of the building.
- A tunnel currently exists at the southwest corner of the subject site, underneath 57 Avenue, to facilitate the movement of in-mates between the Pre-Trial Services Centre and the Provincial Court building on the south side of 57 Avenue.
- With the proposed expansion of the Pre-Trial Services Centre, new, above-ground corridors will be constructed along the west side of the subject site adjacent to the proposed staff parking lot, to link the existing tunnel with the new addition and the various levels of the new addition.

### Building Design

- The existing 6-storey Surrey Pre-Trial Services Centre is a straight-line, rectilinear building, clad in beige and sand-coloured pre-cast concrete panels and split-face concrete block.
- The proposed addition at the north end of the existing building will consist of a three-storey addition that will be consistent, in terms of building form, with the rectilinear design of the existing building and will consist of tilt-up concrete walls painted beige, or clad in metallic vertical metal cladding.
- The new in-mate cell pods to the west of the new northern addition, will consist of angled, multifaceted walls, that reduce the mass of the building, permit greater light penetration into the building and reflect the internal space organization.
- The exterior of the in-mate cell area is comprised of tilt-up concrete panels. Some of these concrete panels incorporate long, narrow, non-opening slot windows that provide light into the individual cells and permit the in-mates views of the exterior from their beds.
- To reduce the institutional look of the building, bands of textured concrete, that reflect similar textured concrete panels on the existing Pre-Trial Services building, have been incorporated into the areas between the slotted windows, so that these narrow slotted windows read as larger, more integrated units.
- The textured-concrete panels between the slot windows will be dark brown in colour, to help create the illusion of a larger window sequence and to differentiate them from the balance of the tilt-up concrete panels that will be sand and beige in colour. The deep score lines embedded in the tilt-up concrete panels, as well as the colour and window sequencing, are intended to enhance the horizontality of the building.
- Exterior walls of the in-mate cells that do not contain window openings will be clad in silver-coloured horizontal metal bands, to retain the horizontal design theme and to add additional interest to the exterior of the building.
- The tilt-up precast concrete panels that form the ends of the outdoor exercise yards will be pulled forward, proud of the rest of the building, to provide further articulation to the building plane. These end walls will contain random geometric shapes, inset into the concrete, to provide additional interest. Translucent slotted windows will also be provided for additional visual interest and to permit additional light penetration into the outdoor exercise areas.
- An emergency generator compound, which needs to be located outside of the in-mate living areas to address security concerns, will project beyond the northern façade of the building toward 58 Avenue. Rather than treating this emergency generator compound as a service appendage, the compound will be clad in multi-coloured resin panels in shades of blue, green and white to create a feature wall to help bring interest to the façade and help downplay the institutional nature of the facility. These translucent panels will be back-lit which will create an illuminated focal point, increasing the interest of the façade at night, as well as during the day.

- The mass and profile of the proposed addition is relatively low, particularly when contrasted with the existing 6 storey Surrey Pre-Trial Services Centre.
- As the floor-to-floor height within the in-mate living areas is relatively shallow, the height of the proposed addition is only 8.0 metres (27 ft.), not including the height of the roof top mechanical screening.
- Because the subject site rises toward the north and the west, and because the proposed building needs to connect to the existing building at the ground floor level, the proposed building will be located approximately 2.5 to 3.0 metres (8 to 10 ft.) below the finished grade of 58 Avenue at the northwest corner of the site, which will greatly reduce the impact of the proposed facility on adjacent lands to the north.
- The roof-top mechanical areas will be set back from the building face to further reduce the visual impact on adjoining lands. The roof-top mechanical areas will be screened with silver metallic-coloured metal panels.
- Unlike other areas of the building that consist of tilt-up concrete panels, the small, staff services expansion area at the southwest corner of the existing building, will consist of clear glazing and an attractive upwardly sloping wood roof element.
- The facility will not incorporate any exterior lighting, although movement or staff activated perimeter lighting, directed toward the interior of the site, will be installed that can be activated in response to a security event.

### Landscaping

- Other than some of the stand of mature trees on the southwest corner of the site adjacent to the main entry to the building, all the existing trees on the site will be removed to accommodate the proposed development and, given the security and surveillance requirements of a correctional facility, there is little opportunity to provide replacement landscaping on the subject site.
- A four-metre (13 ft.) high, black vinyl-coated chain link Threat Perimeter Fence will surround the in-mate living areas of the facility located between 9 and 17 metres (30 and 56 ft.) from the face of the building.
- The requirement for adequate surveillance around the building precludes the planting of any vegetation, other than grass, between the proposed building and the Threat Perimeter Fence.
- Due to security requirements, it is not possible to incorporate plant material immediately adjacent to the Threat Perimeter Fence or to heavily screen the fence from adjacent properties because Pre-Trial Services Centre security personnel must be able to monitor activity taking place immediately beyond the perimeter security fence.
- A 3-metre wide grassed area will be provided adjacent to the Threat Perimeter Fence along 58 Avenue, while a row of Japanese Zelkova trees, with an understory of ferns and grasses, will be planted adjacent to the curb.



- To help improve the entry experience, the existing landscaping along the south side of the building will be updated. A new long, rectangular rain garden, fed by run-off from the staff parking lot, will be constructed along the entry to the building from 57 Avenue. The entry from 57 Avenue will be further strengthened by the planting of cherry trees on either side of the sidewalk leading from 57 Avenue to the front door of the building.

### Parking

- A new surface parking area for the staff of the facility, containing 1578 parking spaces, will be constructed on the western portion of the site, to the west and south of the new addition.
- Five of these parking spaces will incorporate electrical connections for the charging of electrical vehicles, while 8 of these parking spaces will be set aside for car co-ops.
- The parking lot will be accessed, primarily, from 58<sup>th</sup> Avenue, with an additional, secondary access through the existing City Hall parking lot to the south.
- Although it is generally uncommon for parking facilities related to correctional facilities to be landscaped due to security and surveillance issues, landscaping is being provided within the staff parking area to the extent that it does not compromise these security concerns.
- A portion of the parking lot will contain a landscaped median that will also incorporate on-site storm water retention features, including run-off collection that will feed the new rain garden proposed to be constructed at the front entry to the building.
- A row of Black Gum trees, with an understory of rose, will be planted along a portion of the parking lot to help separate the parking lot from the security perimeter area.
- Additional landscaped tree islands will be planted throughout the parking lot.
- The existing visitor parking area, located at the main entry to the building and accessed from 57 Avenue, will be retained. The visitor parking area contains 21 parking spaces which will include 2 disabled parking spaces.
- The number of staff parking spaces proposed by the P3 proponent reflects the parking requirements put forward by Corrections BC based on current and projected staffing levels at the facility.

### Wayfinding

- In order to improve pedestrian connections to public transit and minimize disruption to adjacent residential areas, the Engineering Department will be installing four directional signs in various locations throughout the municipal centre to assist visitors in finding the most expeditious route to the bus stop on King George Boulevard and Highway 10.

### ADVISORY DESIGN PANEL

ADP Meetings: August 18, 2011, September 29, 2011 and November 10, 2011

- The project was reviewed by the Advisory Design Panel (ADP) on August 18, 2011. The ADP members had some concerns with the exterior expression and exterior cladding of the proposed facility and requested that the project be brought back to ADP for further review once revisions had been undertaken to the building design.
- The revised project designs were reviewed by the Advisory Design Panel on September 29, 2011.
- At the September 29, 2011 Advisory Design Panel, the Design Panel members felt that, even though some revisions had been undertaken, a great deal more work was required to reduce the correctional facility look of the building and requested that the project return to the Advisory Design Panel for a third time.
- The project was again reviewed by the Advisory Design Panel on November 10, 2011.
- Most of the issues identified at the August 18, September 29, 2011 and November 10, 2011 ADP meetings have now been adequately addressed and are reflected on the attached plans. However, the Panel members are of the opinion that the project architect should undertake additional design development to integrate the design of the exterior walls of the building. It was suggested that the project architect consider the type, design, and colour of exterior finishes, as well as the use of light, to add visual interest and to make the building look less institutional. (Appendix XI)
- The applicant has agreed to review the suggestions and comments of the Advisory Design Panel prior to consideration of issuance of the Development Permit.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- The applicant is requesting a reduction in the northern setback of the proposed building additions from 18 metres (59 ft.) to 9.5 metres (31 ft.), a reduction of the eastern setback from 18 metres (59 ft.) to 1.5 metres (5 ft.), and a reduction of the western setback from 18 metres (59 ft.) to 3.5 metres (11 ft.).

Applicant's Reasons:

- Given the size of subject site, the siting of the existing facility, and the programming requirements of the facility, it is not possible to site the building in such a way as to create an 18 metre (59 ft.) setback around the entire perimeter of the building, which is the setback required under Surrey Zoning By-law No. 12000.

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**Staff Comments:**

- Under the General Provisions of the Zoning By-law, municipal buildings can be constructed in any zone provided the building setback is equal to the setback for the principal building in the zone in which the building is located or the height of the principal building proposed, whichever is greater.
- The setback for a principal building in the RH Zone is 7.5 metres (25 ft.). However, as the height of the existing Surrey Pre-Trial Services Centre is 18 metres (59 ft.), the proposed building must conform to an 18 metre (59 ft.) setback on all sides.
- The existing Pre-Trial Services Centre is already situated between 1.7 metres (6 ft.) and 8.3 metres (27 ft.) from the eastern lot line. The existing parking lot for the Surrey RCMP detachment, located on the adjoining lot to the east is not, and will not, be impacted by the existing or proposed building setbacks.
- Due to the shape of the subject lot, the southwest corner of the existing Pre-Trial Services Centre is already located only 9.0 metres (30 ft.) from the property line. The proposed expanded pedestrian tunnel will reduce the setback at the corner of the building to 3.6 metres (12 ft.). The existing City Hall parking lot located on the adjoining lot to the southwest is not, and will not, be impacted by the existing or proposed building setbacks.
- Given the shape of the proposed building and the shape of the lot, the proposed building is located between 9.7 metres (32 ft.) and 41 metres (135 ft.) from the northern property line along 58 Avenue.
- As the proposed building has a low-profile, is partially located below the grade of 58 Avenue, and presents an angled, articulated façade toward 58 Avenue, the reduced northern setback will have minimal impacts on the City-owned lands to the north across 58 Avenue.
- The reduced setback will also have minimal impacts on the proposed townhouse development to the northwest as the closest townhouse unit will be located approximately 34 metres (112 ft.) from the closest corner of the proposed Pre-Trial Services building.
- As a result, the Planning & Development Department can support the requested variances.

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	ADP Comments
Appendix V	Development Variance Permit No. 7911-0139-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by DBGK Architects and Durante Kruk Landscape Architects, respectively, dated November 18 , 2011

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

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## DEVELOPMENT DATA SHEET

Existing Zoning: RH

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		2.94 hectares
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front (North)	18 metres	9.7 meters
Front (South)	18 metres	33.5 metres
Side #1 (East)	18 metres	1.7 metres
Side #2 (West))	18 metres	3.6 metres
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal Existing		18 metres
Principal Proposed		12 metres
<b>NUMBER OF RESIDENTIAL CELLS</b>		
Existing		167
Proposed		
Total		
<b>FLOOR AREA: Institutional Existing</b>		13,000 sq. m.
<b>FLOOR AREA: Institutional Proposed</b>		10,675 sq. m.
<b>TOTAL BUILDING FLOOR AREA</b>		23,675 sq. m.

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

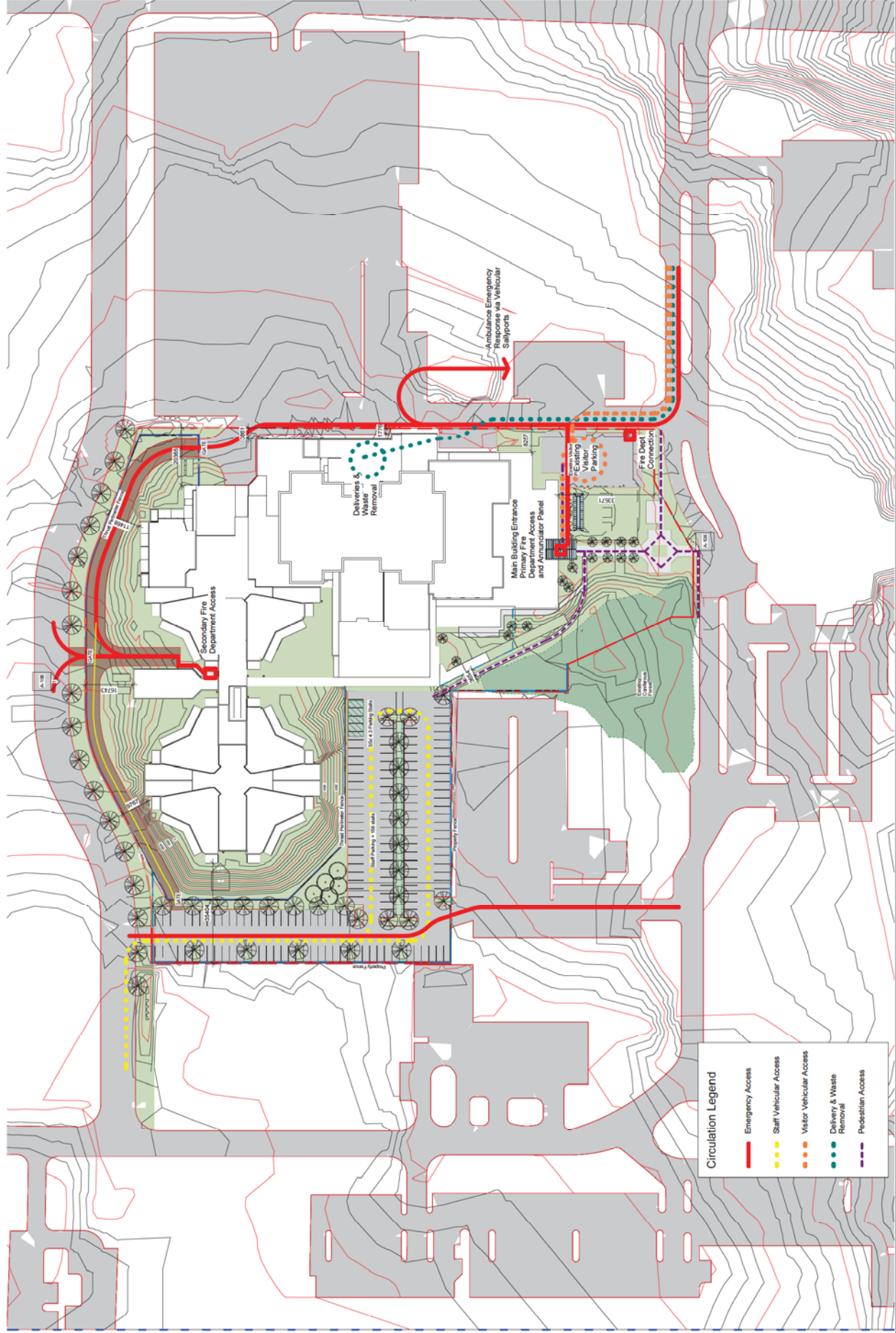
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
FAR (net)		0.81 FAR
PARKING (number of stalls)		
Staff		157
Visitors		21
Disabled		2
Total Number of Parking Spaces		178

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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# SURREY PRETRIAL SERVICES CENTRE EXPANSION PROJECT

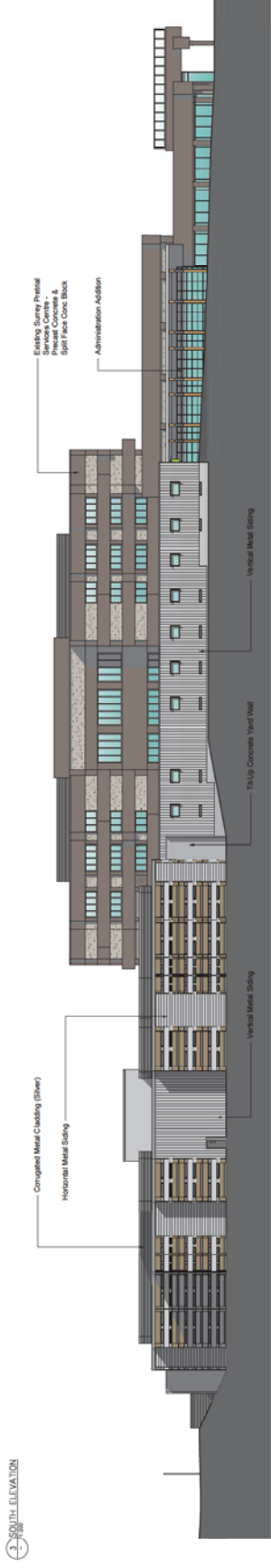
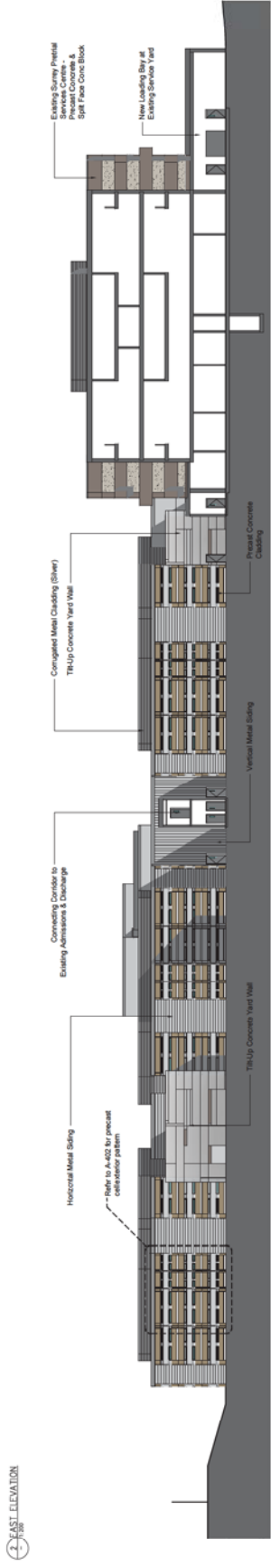
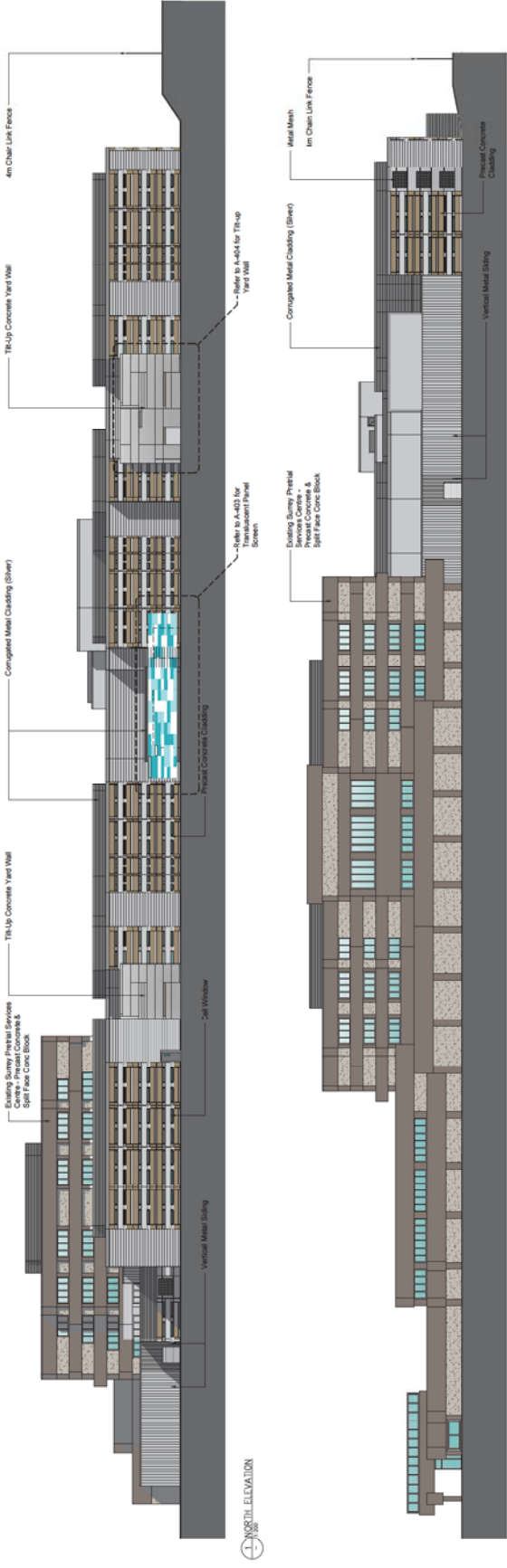




**Circulation Legend**

- Emergency Access
- Staff Vehicular Access
- Visitor Vehicular Access
- Delivery & Waste Removal
- Pedestrian Access

# SURREY PRETRIAL SERVICES CENTRE EXPANSION PROJECT



# SURREY PRETRIAL SERVICES CENTRE EXPANSION PROJECT



# SURREY PRETRIAL SERVICES CENTRE EXPANSION PROJECT

WEST PERSPECTIVE NO  
TREES AND FENCE

BROOKFIELD PARTNERSHIPS SURREY  
CITY OF SURREY FILE # 7911-0139-00



# SURREY PRETRIAL SERVICES CENTRE EXPANSION PROJECT

dgbk architects | 950 - 1500 WEST GEORGIA STREET, VANCOUVER BC V6G 2Z6 T: 604.682.1644 F: 604.682.2405 WWW.DGBK.COM

WEST PERSPECTIVE

BROOKFIELD PARTNERSHIPS SURREY  
CITY OF SURREY FILE # 7911-0139-00



# SURREY PRETRIAL SERVICES CENTRE EXPANSION PROJECT

dgbk architects | 950 - 1500 WEST GEORGIA STREET, VANCOUVER BC, V6G 2Z6 | T: 604-682-1664 | F: 604-682-2405 | WWW.DGBK.COM

EAST PERSPECTIVE NO  
TREES AND FENCE

BROOKFIELD PARTNERSHIPS SURREY  
CITY OF SURREY FILE # 7911-0139-00



# SURREY PRETRIAL SERVICES CENTRE EXPANSION PROJECT

dgbk architects | 950 - 1500 WEST GEORGIA STREET, VANCOUVER BC V6G 2Z6 | T: 604-682-1664 | F: 604-682-2405 | WWW.DGBK.COM

EAST PERSPECTIVE

BROOKFIELD PARTNERSHIPS SURREY  
CITY OF SURREY FILE # 7911-0139-00



# SURREY PRETRIAL SERVICES CENTRE EXPANSION PROJECT

dgbk architects | 950 - 1500 WEST GEORGIA STREET, VANCOUVER BC, V6G 2Z6 | T: 604-682-1664 | F: 604-682-2405 | WWW.DGBK.COM

SOUTHWEST PERSPECTIVE  
NO TREES AND FENCE

BROOKFIELD PARTNERSHIPS SURREY  
CITY OF SURREY FILE # 7911-0139-00



# SURREY PRETRIAL SERVICES CENTRE EXPANSION PROJECT

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SOUTHWEST  
PERSPECTIVE

BROOKFIELD PARTNERSHIPS SURREY  
CITY OF SURREY FILE # 7911-0139-00

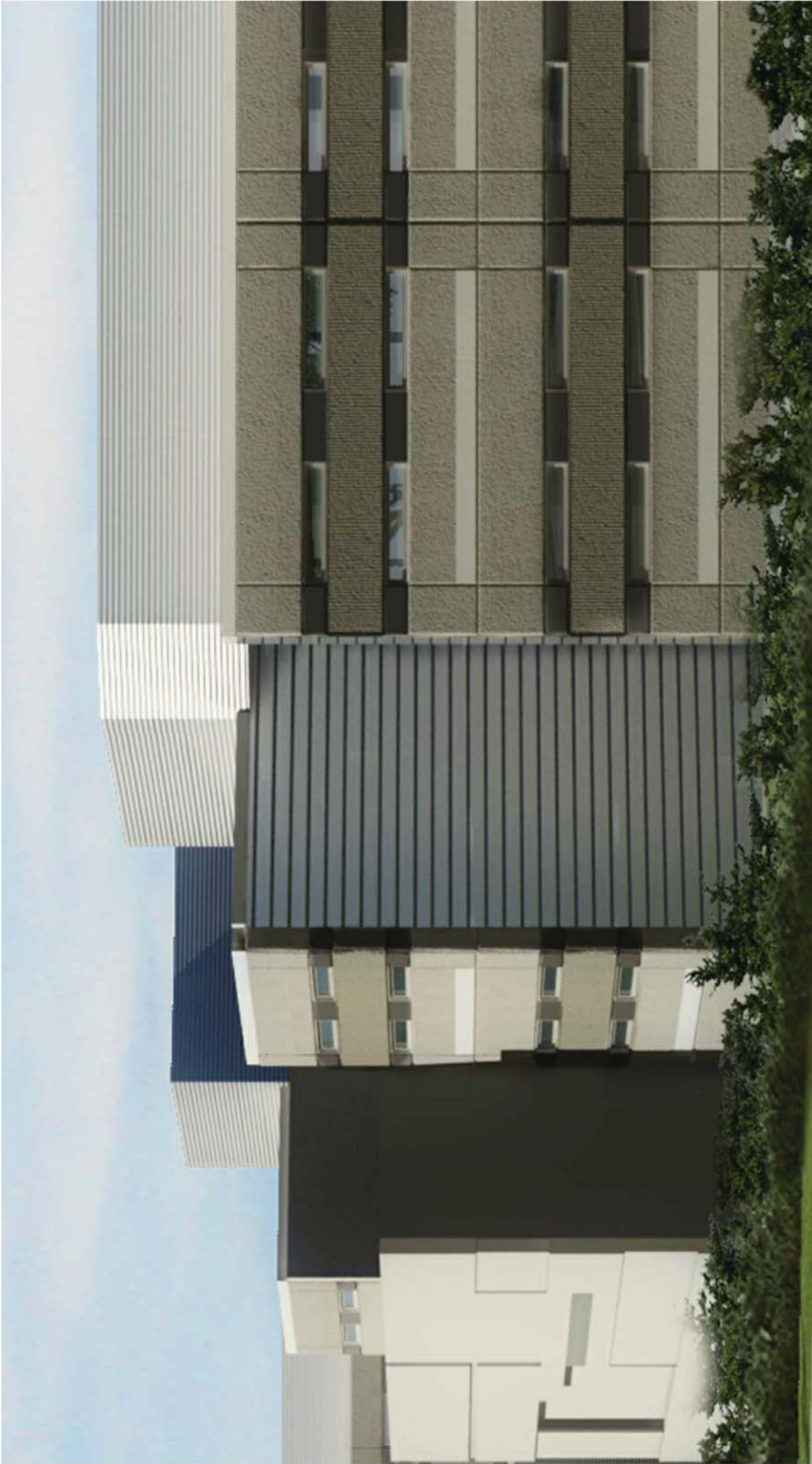


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WEST PERSPECTIVE  
CLOSE-UP

BROOKFIELD PARTNERSHIPS SURREY  
CITY OF SURREY FILE # 7911-0139-00



# SURREY PRETRIAL SERVICES CENTRE EXPANSION PROJECT

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ILLUSTRATION - MAIN  
ENTRY OFF 57TH AVE

BROOKFIELD PARTNERSHIPS SURREY  
CITY OF SURREY FILE # 7911-0139-00

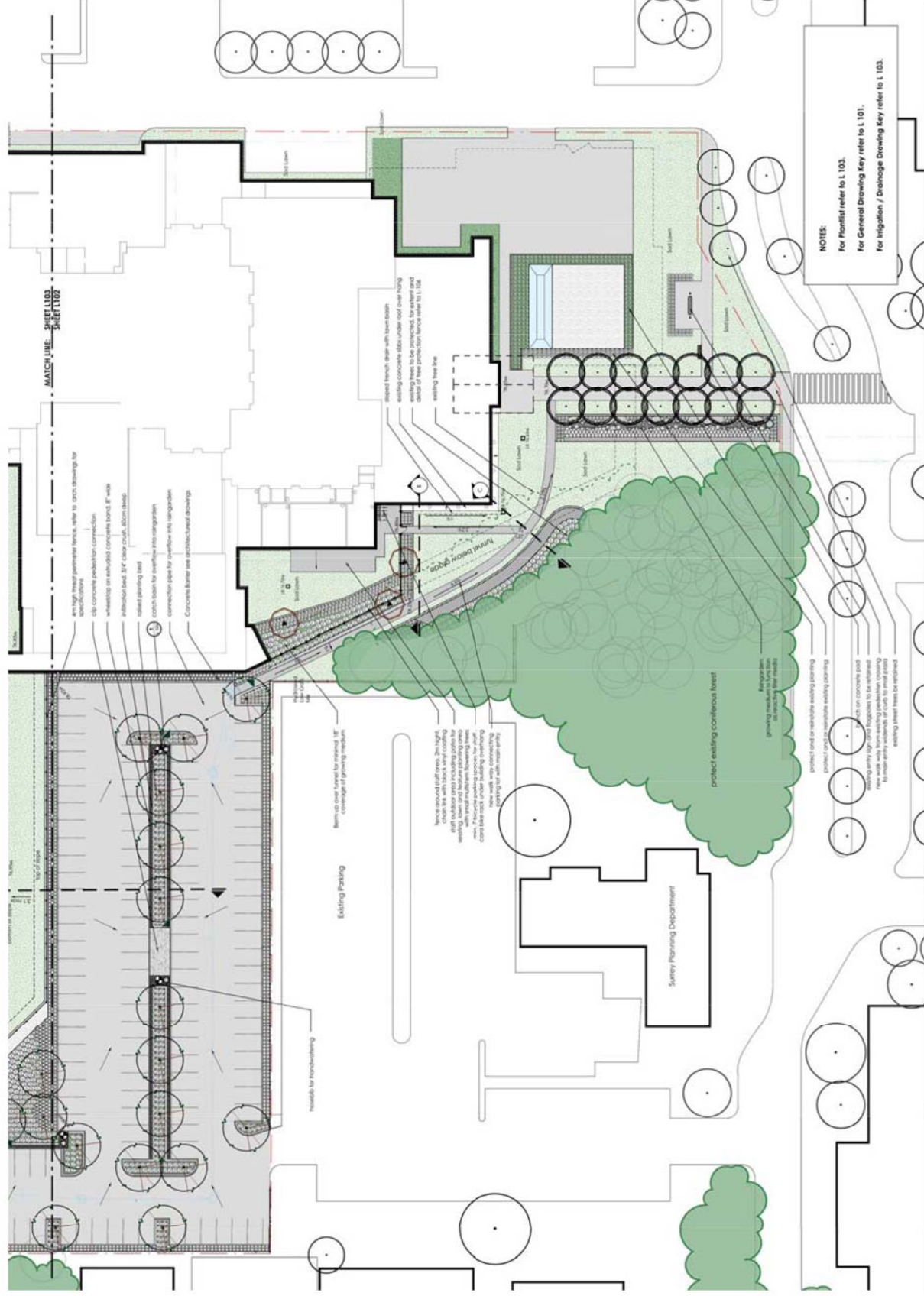


# SURREY PRETRIAL SERVICES CENTRE EXPANSION PROJECT

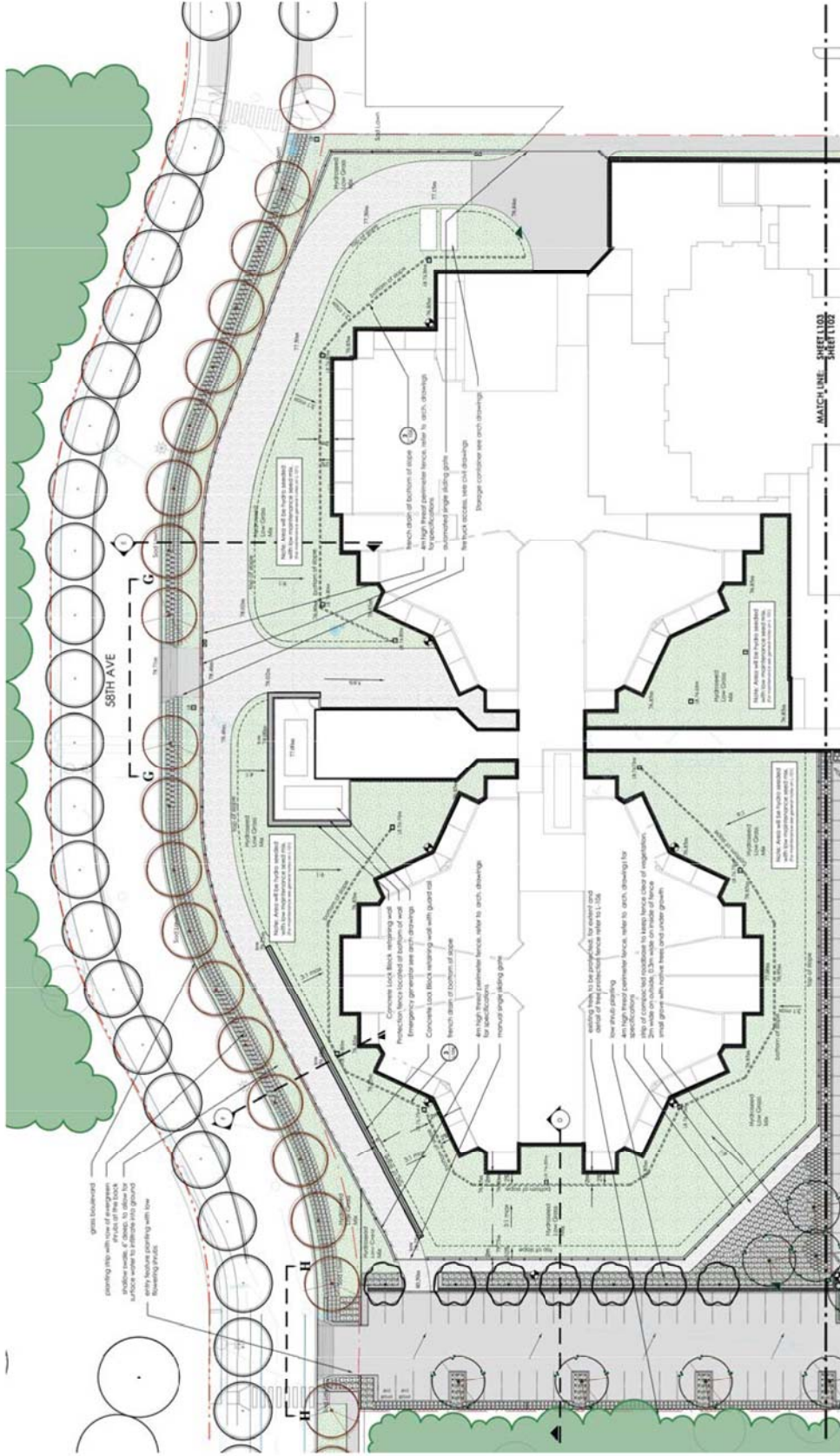
dgbk architects | 950 - 1500 WEST GEORGIA STREET, VANCOUVER BC, V6G 2Z6 | T: 604-682-1604 | F: 604-682-2405 | WWW.DGBK.COM



SURREY PRETRIAL SERVICES CENTRE EXPANSION PROJECT



# SURREY PRETRIAL SERVICES CENTRE EXPANSION PROJECT



**TREE LIST**

Species / Botanical Name | Common Name | Size | Comments

1	Acer palmatum, Columnar	Columnar Norway Spruce	8-10' tall	8-10' tall
2	Pinus strobus	Pinus strobus	8-10' tall	8-10' tall
3	Pinus strobus	Pinus strobus	8-10' tall	8-10' tall
4	Pinus strobus	Pinus strobus	8-10' tall	8-10' tall
5	Pinus strobus	Pinus strobus	8-10' tall	8-10' tall
6	Pinus strobus	Pinus strobus	8-10' tall	8-10' tall
7	Pinus strobus	Pinus strobus	8-10' tall	8-10' tall
8	Pinus strobus	Pinus strobus	8-10' tall	8-10' tall
9	Pinus strobus	Pinus strobus	8-10' tall	8-10' tall
10	Pinus strobus	Pinus strobus	8-10' tall	8-10' tall

**PLANT LIST**

Species / Botanical Name | Common Name | Size | Comments

1	Grass	Grass	10' tall	10' tall
2	Grass	Grass	10' tall	10' tall
3	Grass	Grass	10' tall	10' tall
4	Grass	Grass	10' tall	10' tall
5	Grass	Grass	10' tall	10' tall
6	Grass	Grass	10' tall	10' tall
7	Grass	Grass	10' tall	10' tall
8	Grass	Grass	10' tall	10' tall
9	Grass	Grass	10' tall	10' tall
10	Grass	Grass	10' tall	10' tall

**DRAWING KEY FOR IRRIGATION / DRAINAGE**

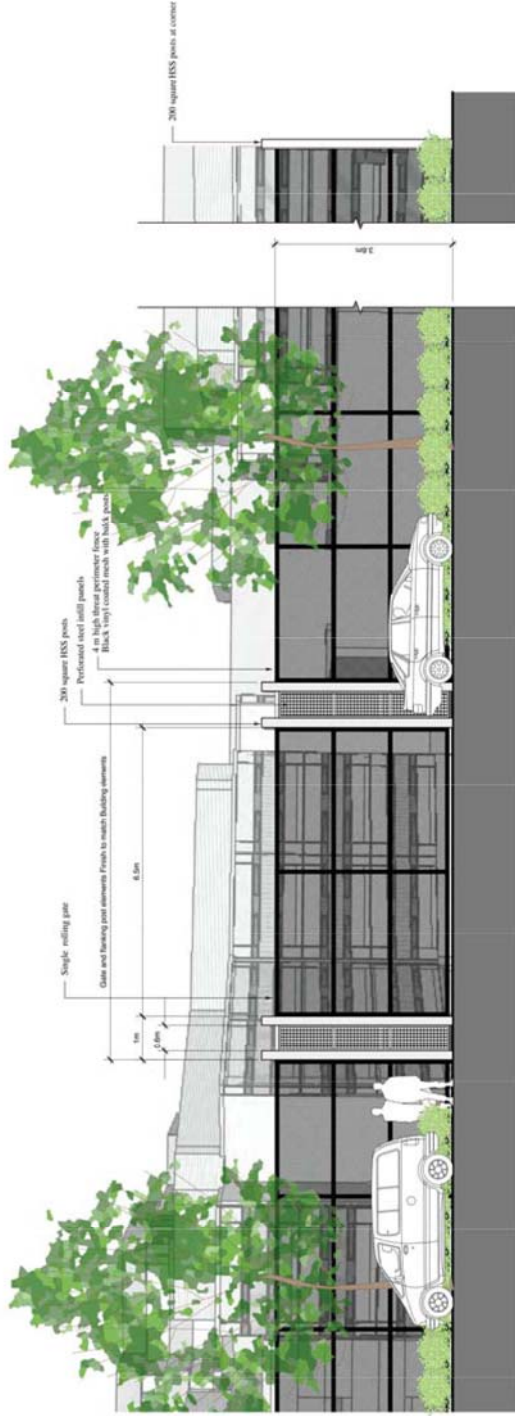
1. Irrigation / Drainage  
2. Irrigation / Drainage  
3. Irrigation / Drainage  
4. Irrigation / Drainage

**LOW MAINTENANCE SEED MIX**

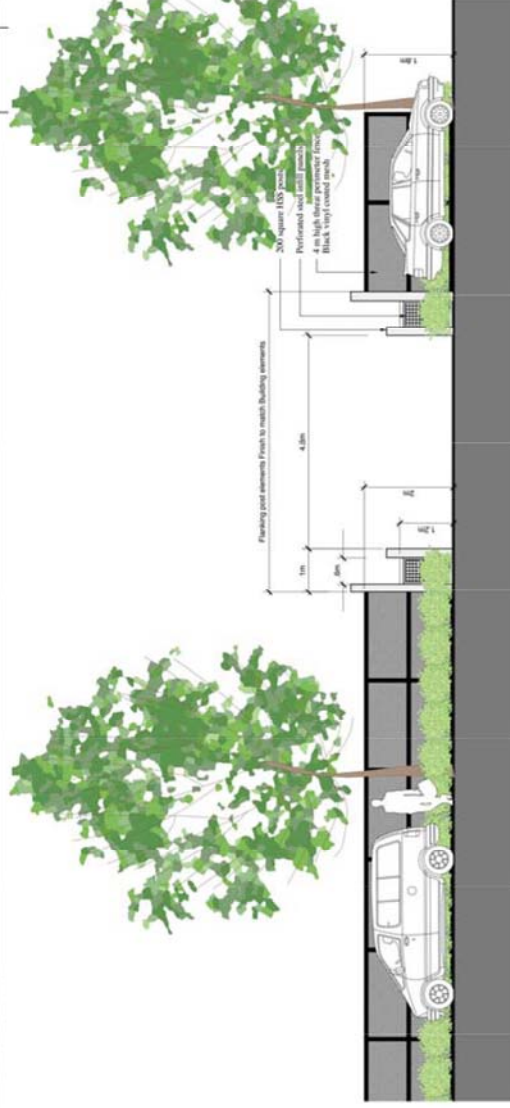
20% Grass Seed  
20% Clover  
20% Ryegrass  
40% Sand

**NOTE:**  
For General Drawing Key refer to L 101.

# SURREY PRETRIAL SERVICES CENTRE EXPANSION PROJECT

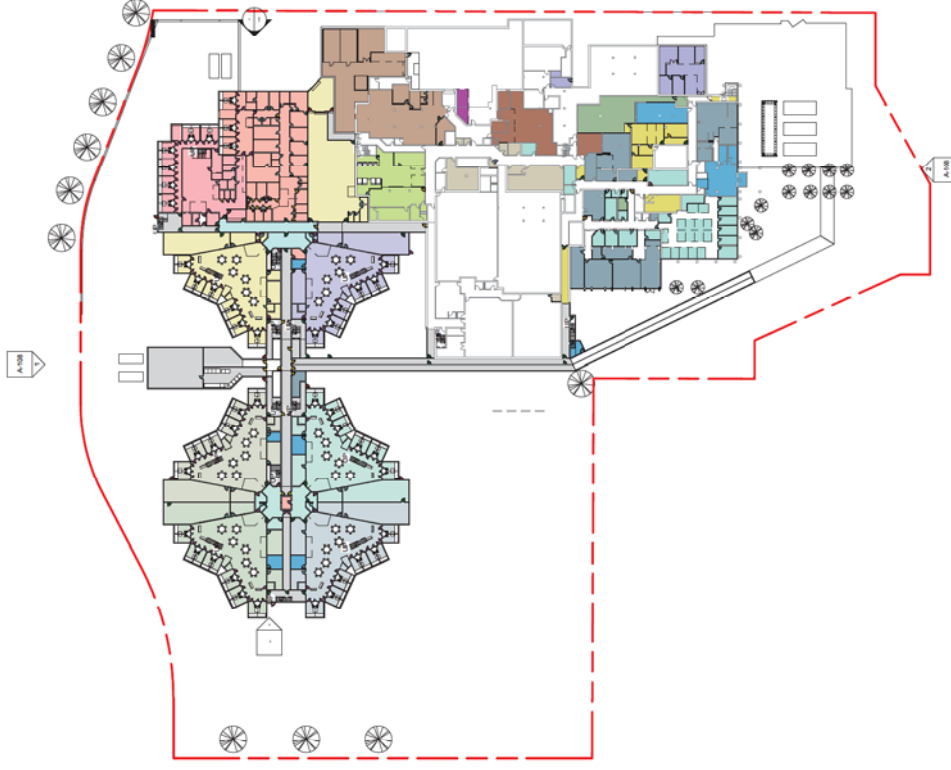


9 Threat Perimeter Fence Gate at 58th  
NOT TO SCALE



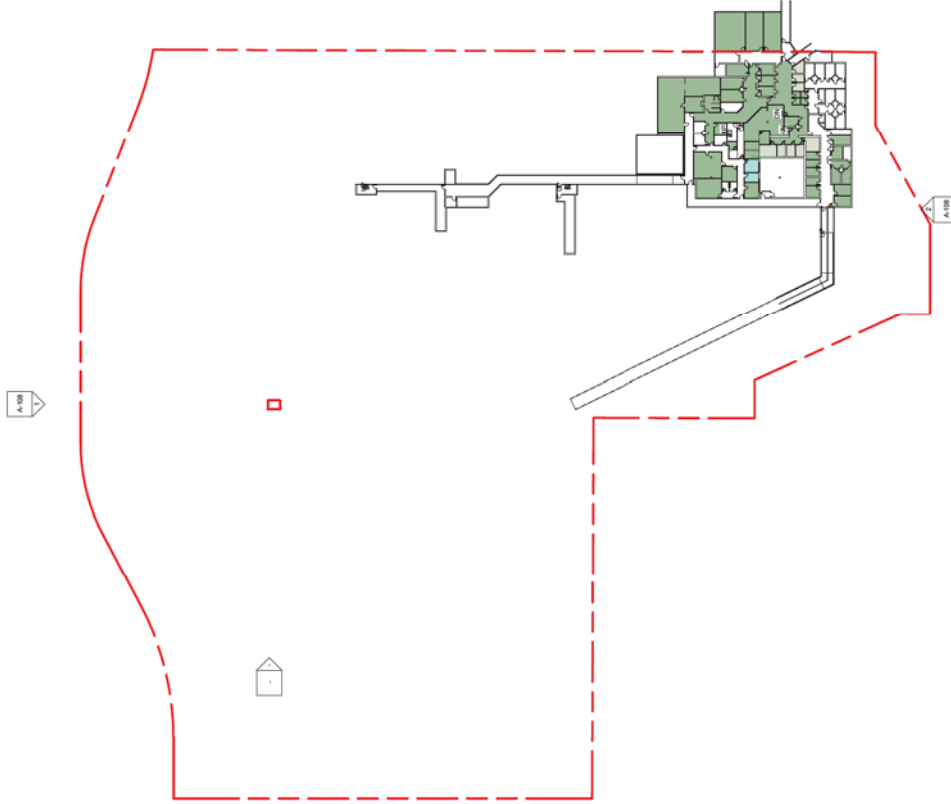
10 Perimeter Fence Opening to North Parking Lot at 58th  
NOT TO SCALE

# SURREY PRETRIAL SERVICES CENTRE EXPANSION PROJECT



② Level 1  
1:500

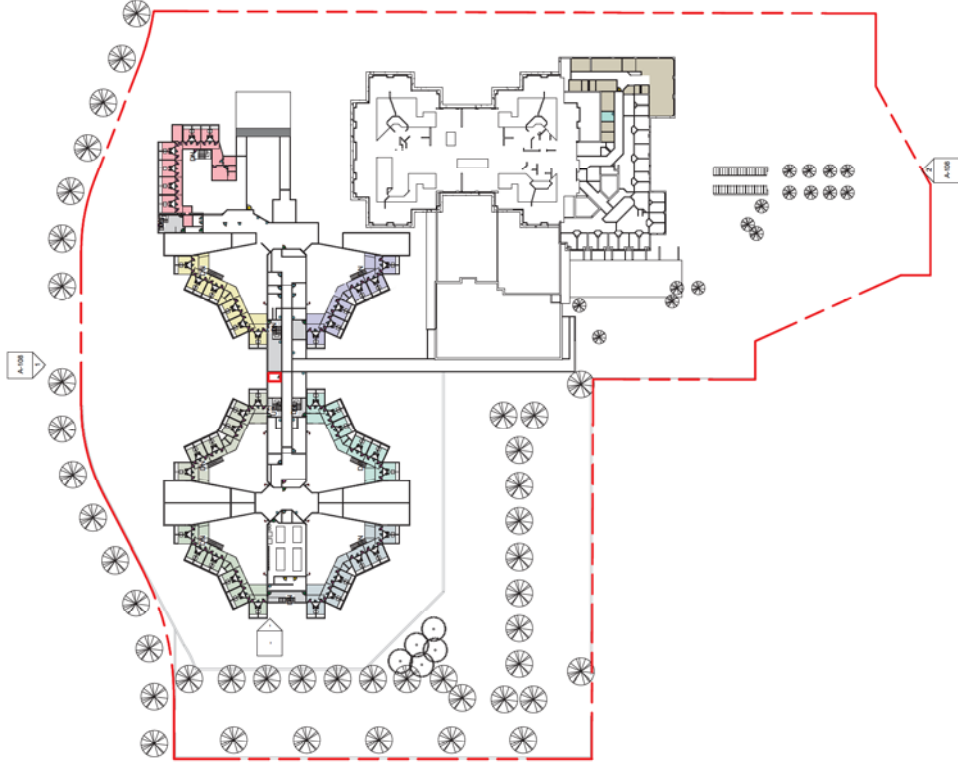
- Department Legend**
- Administration
  - Admissions
  - Central Services Laundry
  - Central Services Maint.
  - Central Services Stores
  - Circulation
  - Control & Security
  - East Pod
  - Facility Management
  - Food Services
  - Healthcare
  - Living Unit 1
  - Living Unit 2
  - Living Unit 3
  - Living Unit 4
  - Living Unit 5
  - Living Unit 6 - Scope I
  - Program - Scope II
  - Programs
  - Segregation
  - Service Space
  - Staff Services
  - Visiting
  - West Pod



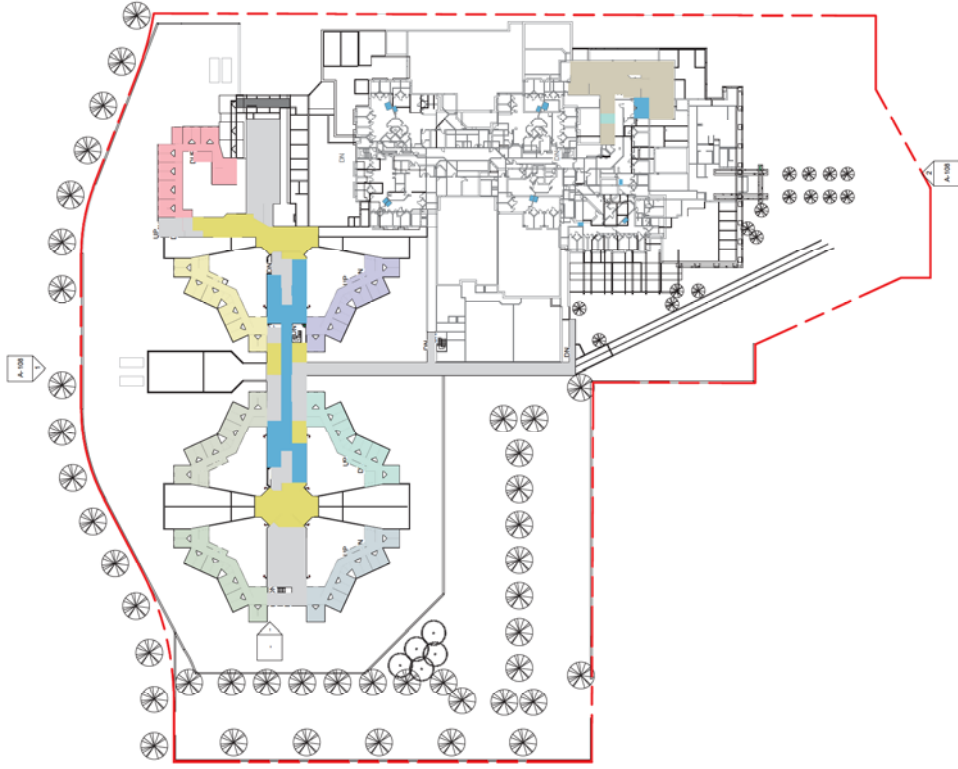
① Level 0 (Exist)  
1:500

# SURREY PRETRIAL SERVICES CENTRE EXPANSION PROJECT





② Level 3  
1:500



① Level 2  
1:500

**Department Legend**

- Administration
- Circulation
- Control & Security
- Living Unit 1
- Living Unit 2
- Living Unit 3
- Living Unit 4
- Living Unit 5
- Living Unit 6 - Scope 1
- Programs
- Segregation
- Service Space
- Visiting

# SURREY PRETRIAL SERVICES CENTRE EXPANSION PROJECT

## INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **July 21, 2011** PROJECT FILE: **7811-0139-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 14323 - 57 Avenue**

**DEVELOPMENT PERMIT**

There are no engineering requirements relative to issuance of the Development Permit.

**BUILDING PERMIT**

Works and Services under Project 7810-0083-00 are to be completed prior to the issuance of a Building Permit.



Bob Ambardar, P.Eng.  
Development Project Engineer

LR



## *Advisory Design Panel Minutes*

Parks Boardroom 1  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
**THURSDAY, NOVEMBER 10, 2011**  
Time: 4:10 pm

**Present:**

Chair – L. Mickelson  
**Panel Members:**  
T. Ankenman  
N. Baldwin  
R. Myers  
D. Lee  
Cpl. Marc Searle  
J. Makepeace

**Guests:**

Roger Green, DGBK Architects  
Greg Dowling, DGBK Architects  
Ken McKillop, Durante Kreuk

**Staff Present:**

T. Ainscough, City Architect - Planning & Development  
H. Bello, Senior Planner - Planning & Development  
H. Dmytriw, Legislative Services

**A. RECEIPT OF MINUTES**

It was

Moved by J. Makepeace

Seconded by T. Ankenman

That the minutes of the Advisory Design Panel

meeting held on October 27, 2011, be received.

Carried

**B. RESUBMISSION****1. 4:00 PM**

File No.:	<b>7911-0139-00</b>
New or Resubmit:	Resubmit (previous submission August 18, 2011)
Description:	<b>Surrey Pre-Trial Centre Expansion</b>
Address:	14353-57th Avenue, Newton, Surrey, BC
Developer:	Corrections B.C.
Architect:	Roger Green, Greg Dowling, DGBK Architects
Landscape Architect:	Ken McKillop, Durante Kreuk
Planner:	Gary Gahr
Urban Design Planner:	Hernan Bello
Constructors:	Walter Zaitsoff, PCL Constructors Westcoast Inc.

*Note:*

*Please see attached ADP Meeting Minutes for 7911-0139-00 for September 29, 2011.*

The **City Architect** presented an overview of the proposed project and highlighted the following:

- The typical process for a resubmission is to focus on the design issues raised in the previous ADP meeting. The September 29 ADP minutes are provided in the Panel's package for your reference.
- The focus is on 5 key issues: fence, cell windows and wall, walls at the exercise yards, the corridor from the existing to the new building, and the south entry landscape treatment.
- The second ADP submission was given a lot of consideration by the applicant but there wasn't enough time for the applicant to provide a full presentation of the response to those 5 issues. The Architects have now provided full building elevations and 3-D renderings to illustrate the response.
- There's been progress in addressing all ADP issues and other design issues in this submission.
- The applicant and the ADP members are asked to comment on the response to these issues.
- All issues should be considered in their entirety and in relation to the existing building. ADP had also expressed concern regarding the overall form and character of the building.

The **Chair** noted that previous drawing submissions can be referred to if needed to answer questions.

The **Architect** presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- Fence:
  - detail at entries includes double square posts, with mesh in between.
  - black vinyl chain link proposed for remainder of fence.
  - typical fence uses square posts as the repetitive elements on every 4<sup>th</sup> post
  - presentation now shows the fence at the fire truck entry gate and at the staff parking entry
- Cell windows and wall panels:
  - renderings are provided in two configurations – with trees and without trees
  - previous punched windows now are more linear and horizontal
  - fluted concrete section at windows was painted to make window band read as a continuous wider horizontal line
  - maintained the metal cladding in V portion to break it up a bit and create a highlight
- Screen at electrical room and generator:
  - more definition and pattern proposed
  - had random appearance
  - squared it off and redefined it more at the ends
- Sketch was provided previously to show tilt up concrete wall at exercise yards.
  - now shown in context in rendering
- Corridor link between old and new building:
  - concern was that treatment did not show the whole wall and context
  - whole wall has now been shown in the rendering
  - stopped windows at area where the fence ends

The **Landscape Architect** reviewed the landscape plans and highlighted the following:

- Front entrance to facility:
  - water from parking lot to go into a rain garden to give more emphasis to the building front and enhance the double row of existing cherry trees
  - will extend the cherry trees out to street and leave as much of existing hedge as possible.
  - will add some low ornamental grasses at front to give simple enhanced setting around the flagpole
- Parking lot on north side – Corrections was concerned about trees that were close to the fence. Shifted these out and put in deciduous trees in the corner.

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**  
**14353-57th Avenue, Newton, Surrey, BC**  
**File No. 7911-0139-00**

It was

Moved by T. Ankenman  
Seconded by J. Makepeace  
That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to the Planning Department.

Carried

**STATEMENT OF REVIEW COMMENTS**

**Context**

- Appropriate in terms of context.
- Relating to existing Pre-trial Centre: not sure this is an issue. Similar concrete is being used and assuming colours in precast will match up. Much improved.

**Form and Character**

- It hangs together better than past submissions. Clear that there is a precast appliqué. Corners are now solid. Precast has a thickness. Reads a lot more clearly and more compound. The cell facade treatment has improved.
- Consider developing the treatment of the white stripes into something more integrated.
- White stripes – seems like having fun with the electrical room screens, exercise yard wall, and the corridor windows – there is an opportunity to apply this further and make bulk of building look less mundane.
- Horizontal white stripes look like car lanes of a highway. An opportunity to add more colour. Be a bit more loose and imaginative in that area, e.g., pick up on greens.
- Consider articulation of concrete facades to become more playful, e.g., add colour.
- One panel member suggested making the metal panels darker in colour. Consensus from the architects was to keep the metal panels light in colour.

- In response to a question, the **Architect** noted that some cell windows are still obscured due to staff security concerns. One panel member advised there is still a concern that half of the inmates will not have a view out.

### **Landscaping**

- The fence now has more rhythm and sub rhythm. Fence is much improved.
- Its commendable using rain gardens.
- Seating elements at front entry - still an opportunity to develop that further.

The **Architect** made the following comments:

- The **Architect** requested panel feedback on the suggestion of darker colour. Panel feedback from architects - Like the non reflective and the contrast between. Afraid it would become too monolithic. It is too dark already. Keep it light.
- Internal lighting - there is a nightlight in the cells providing a small low level glow.
- Site lighting at night:
  - there is a requirement for a certain light level around the yard.
  - around fence line the lighting level is high enough for cameras but not overwhelming.
  - have an emergency lighting system should it be needed.
  - lamp standards - some are incorporated with fence line and some stand alone for where light is needed.
  - intent is to have facade glow at night. The parking lot, walkways and yard space would also be lighted at night. Not so much the facade.
- The architecture is all to be similar in quality to the existing buildings (RCMP, Courthouse and Remand Centre).

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7911-0139-00

Issued To: THE CITY OF SURREY

("the Owner")

Address: 14245-56 Avenue  
Surrey, B.C.  
V3X 3A2Issued To: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF  
BRITISH COLUMBIA  
Represented by the Minister of Labor, Citizen's Services and Open  
Government

("the Lessee")

Address: P. O. Box 9412  
Station Provincial Government  
W303-4000 Seymour Place  
Victoria, British Columbia  
V8W 9V1

1. This development variance permit is issued subject to compliance by the Lessee 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: 028-351-754  
Lot 1 Section 9 Township 2 New Westminster District Plan BCP 46372

14323 - 57 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) Section A.1(a)iv of Part 4 General Provisions, the minimum northern setback is reduced from 18 metres (59 ft.) to 9.5 metres (31 ft.);

- (b) Section A.1(a)iv of Part 4 General Provisions, the minimum eastern setback is reduced from 18 metres (59 ft.) to 1.5 metres (5 ft.); and
  - (c) Section A.1(a)iv of Part 4 General Provisions, the minimum western setback is reduced from 18 metres (59 ft.) to 3.5 metres (11 ft.).
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  5. This development variance permit shall lapse if the Lessee does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  7. 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