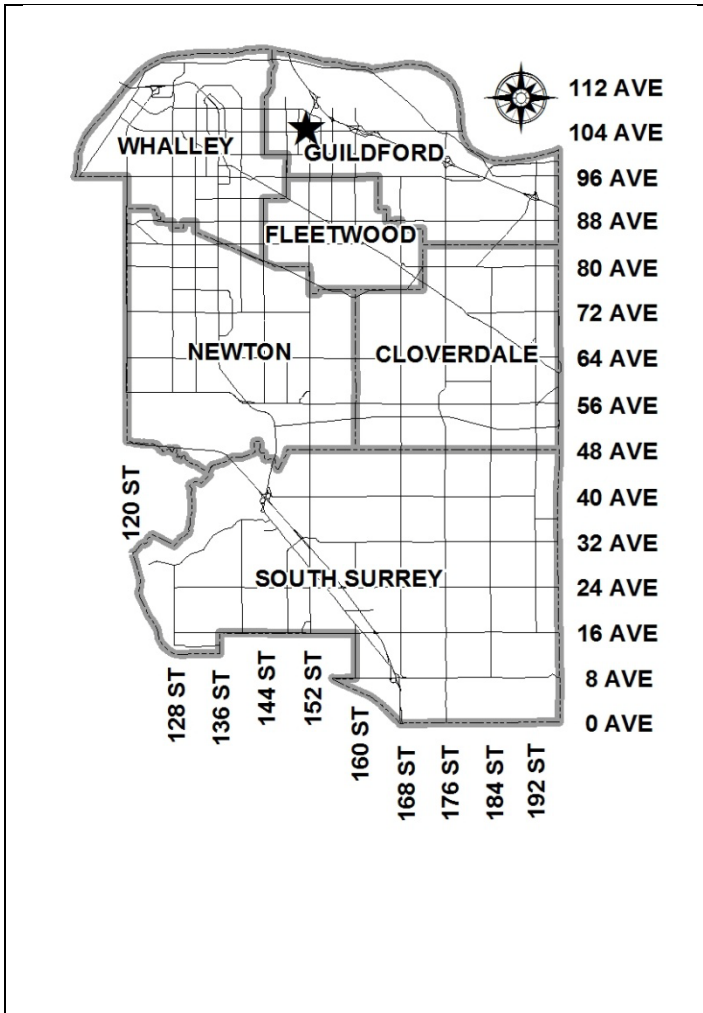


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0106-00

Planning Report Date: July 9, 2012



PROPOSAL:

- **OCF Amendment** of a portion from Multiple Residential to Town Centre
- **Partial LUC Discharge**
- **Rezoning** from CD Bylaw No. 13783 and CD Bylaw No. 2760 to CD (based upon CD By-law No. 13783 and CPR)
- **Development Permit**

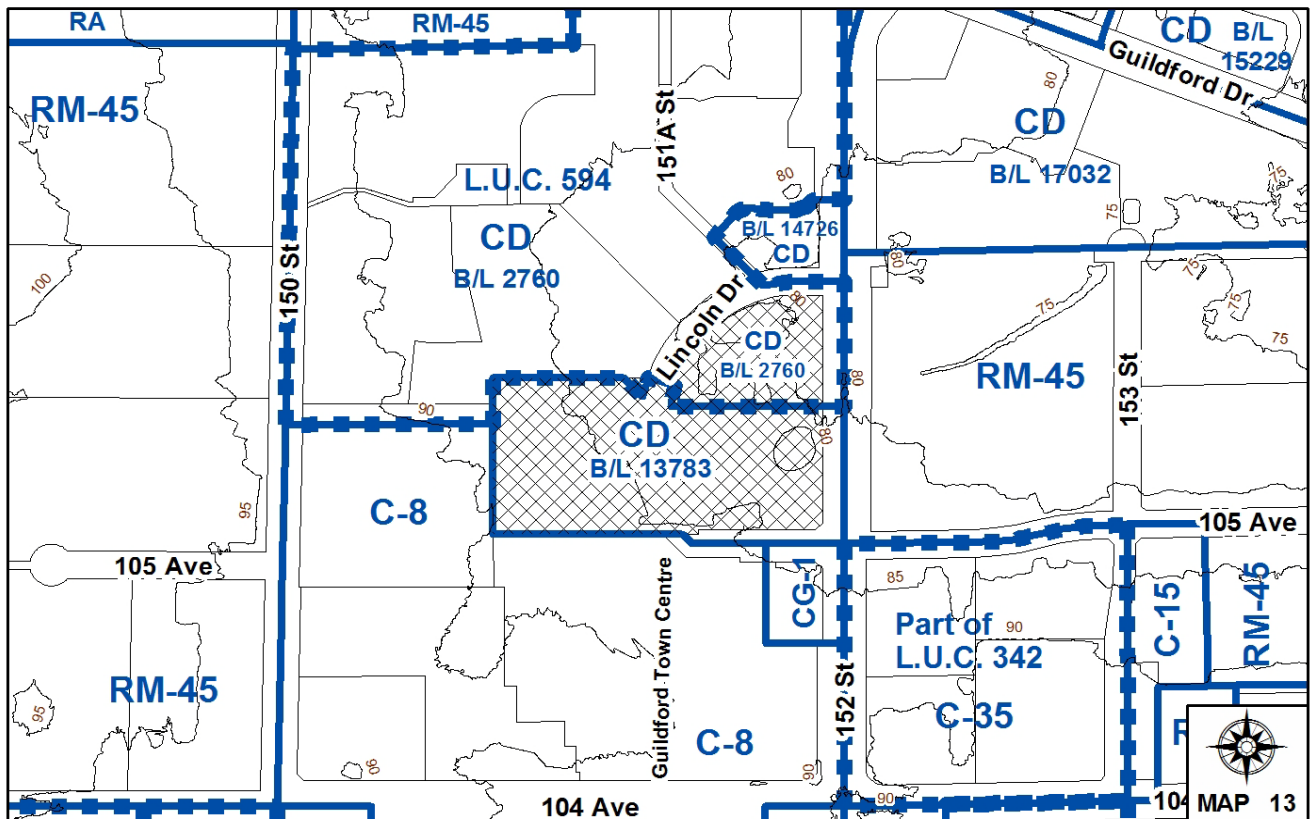
in order to permit the development of a new aquatic centre in the Guildford Town Centre.

LOCATION: 10585 - 152 Street and
 15105 - 105 Avenue

OWNER: City of Surrey

ZONING: CD By-law No. 13783 and LUC No. 594 (underlying zone CD By-law No.2760)

OCF DESIGNATION: Town Centre and Multiple Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment on a portion;
 - Partial Land Use Contract Discharge; and
 - Rezoning.

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- As the northern subject lot (10585 - 152 Street) will no longer be developed for multiple residential purposes, it is appropriate to redesignate the site to accommodate the new aquatic centre.

- The proposed aquatic centre for Guildford was announced on March 31, 2010, as part of the Build Surrey program of capital projects, intended to be designed and constructed over a 6-year period.

- The proposed expansion to the Guildford Recreation Centre will encompass a competitive swimming component (with the 50-metre pool) and a leisure pool component, as well as an expanded fitness area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the northern subject lot at 10585 - 152 Street, from Multiple Residential to Town Centre and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to discharge Land Use Contract No. 594 from the northern subject lot at 10585 - 152 Street and a date for Public Hearing be set.
4. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 13783) and "Comprehensive Development Zone (CD)" (By-law No. 2760) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix VI).
5. Council authorize staff to draft Development Permit No. 7912-0106-00 generally in accordance with the attached drawings (Appendix III).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure (MOTI);
 - (d) approval from the Ministry of Environment (MOE);
 - (e) submission of a final landscaping plan to the specifications and satisfaction of the Parks, Recreation and Culture Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (g) demolition of existing structures, as required, to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering:	The Engineering Department has no objection to the project, subject to the completion of Engineering servicing requirements, as outlined in Appendix IV.
Ministry of Transportation & Infrastructure (MOTI):	Staff have not received any comments to date, however, approval is required.
Ministry of Environment (MOE):	A Site Profile was submitted to the Ministry of Environment (MOE). The MOE provided comments, dated May 24, 2012, which advise that the proposal may not proceed until one of the following is obtained: a determination that the site is not a contaminated site; a Voluntary Remediation Agreement; an Approval in Principle of a remediation plan; or a certificate confirming the satisfactory remediation of the site.
Surrey Fire Department:	No concerns.

SITE CHARACTERISTICS

<u>Existing Land Use:</u>	Southern subject lot (15105 - 105 Avenue): Existing Guildford Library and Recreation Centre, with surface parking consisting of 184 parking stalls and a skateboard park located to the immediate east of the recreation centre. An existing stormwater pond is located within the eastern portion of this property, with an existing digital sign at the corner of 105 Avenue and 152 Street.
	Northern subject lot (10585 - 152 Street): Currently undeveloped, treed site.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
Northwest (Across Lincoln Drive):	Existing multiple residential development.	Multiple Residential	LUC No. 594 (underlying CD By-law No. 2760)
North (Across Lincoln Drive):	Sandman Suites Hotel.	City Centre	CD By-law No. 14726
East (Across 152 Street):	Four-storey apartment buildings.	Multiple Residential	RM-45
South (Across 105 Avenue):	Parking lot to the Guildford Town Centre Mall.	Town Centre	C-8
Southwest (Across 105 Avenue):	Chevron gas station.	Town Centre	CG-1

Direction	Existing Use	OCP Designation	Existing Zone
West:	Existing multiple residential development. Under Application No. 7912-0030-00, for a Development Permit for a permanent parking lot for the Guildford Town Centre Mall.	Multiple Residential Commercial	LUC No. 594 (underlying CD By-law No. 2760) C-8

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed OCP amendment from Multiple Residential to Town Centre is to make the designation of the northern subject lot (10585 - 152 Street) consistent with the designation on the southern subject lot and eliminate two designations for the one proposed consolidated lot.
- As the northern subject lot (10585 - 152 Street) will no longer be developed for multiple residential purposes, it is appropriate to redesignate the site to accommodate the new aquatic centre.

DEVELOPMENT CONSIDERATIONS

Background

- In 1999, a land development application (Application No. 7998-0207-00) was initiated by the City for the development of a new recreation centre adjacent the Guildford Library. The Guildford Recreation Centre was ultimately completed in 2000.
- The recreation centre encompasses a floor area of approximately 6,840 square metres (73,625 sq.ft.). The recreation centre includes indoor recreational facilities such as a triple gymnasium, jogging/walking track and weight/cardio and aerobics facilities, community services such as craft rooms, multi-purpose room, child care, youth and seniors facilities and commercial office space and a facility for a wellness centre. The wellness centre is proposed to provide services such as physiotherapy and massage therapy.
- It was envisioned that the recreation centre would be developed in two phases, with a major aquatic centre being the second phase.
- The existing subject site is very constrained given the existing library and recreation centre already constructed, existing parking area to the northwest and west and the existing digital sign at the corner of 105 Avenue and 152 Street, which cannot be moved due to a contractual agreement. An existing skateboard park also exists to the east of the recreation centre building, which will either have to be relocated within the site or relocated off-site.

- On February 6, 2012, Council approved the recommendations in Corporate Report No. Ro22 and awarded the contract for design and construction management for the Guildford Indoor Pool Project to Bing Thom Architects Inc.

Current Proposal

- The subject site encompasses two properties addressed as 15105 - 105 Avenue and 10585 - 152 Street in the Guildford Town Centre. The size of the subject site is approximately 3.07 hectares (7.6 ac) in gross area. The southern lot (15105 - 105 Avenue) is zoned CD By-law No. 13783 and is designated Town Centre in the Official Community Plan (OCP) and the northern lot (10585 - 152 Street) is regulated by Land Use Contract (LUC) No. 594, with the underlying zoning of CD By-law No. 2760 and is designated Multiple Residential in the OCP.
- A partial discharge of LUC No. 594 will be required for the northern lot (10585 - 152 Street), as well as an OCP amendment from Multiple Residential to Town Centre.
- The City of Surrey is proposing to develop a new aquatic centre, as an expansion to the existing Guildford Library and Recreation Centre. The new addition will be approximately 5,070 square metres (54,573 sq.ft.) in size. The proposed aquatic centre will act as a gateway feature leading into the Guildford Town Centre.
- The proposed aquatic centre will encompass a competitive swimming component and a leisure pool component. It is the intent that the competitive component will provide training opportunities for swimming, water polo, other aquatic sports as well as being able to host competitive swimming events at the Provincial level. The competitive component will encompass a 50-metre pool to Fédération Internationale de Natation (FINA) standards. The leisure component will feature a therapeutic area, walking lanes, a lazy river feature, a tots' area, a water slide and a hot pool. In addition to the aquatic components, the proposed addition will also provide for an expanded fitness area and new lobby space for the entire complex.
- The aquatic centre is proposed to the east of the existing recreation centre, in a north-south orientation, as a rectilinear form. The existing parking area to the west and northwest will generally remain as existing, with some reconfiguration of the parking spaces. A new 2-level parking area will be proposed in the northeastern portion of the subject site. The top level of the parking area will be at grade, with the second level in-ground and accessed via a ramp.

Parking Requirements

- A total of 342 stalls will be provided on the site, consisting of 169 existing surface parking spaces and 173 parking spaces in a new 2-level parkade at the north east corner of the subject site. In addition, approximately 25 new on-street parking spaces will be provided on Lincoln Drive.

- A parking study by Bunt and Associates was undertaken to examine parking demands for the new facility. This study reviewed other recreation centres and swimming facilities within the Lower Mainland, surveyed peak demands in parking and identified shared parking opportunities for the different uses within the subject site and its neighbours.
- The study recommends the provision of approximately 410 parking spaces for the site. The project is providing 83% of the parking spaces recommended by Bunt.
- With anticipated improvements to transit on the 104 Avenue corridor, including rapid transit in the future, there is an expectation that the demand for parking will reduce or level off over time.

Soil Contamination

- There is evidence that the southeast corner of the subject site has been contaminated by leakage from the Chevron gas station located to the south on 105 Avenue and 152 Street.
- A Site Profile was submitted to the Ministry of Environment (MOE). The MOE has advised that the proposal may not proceed until one of the following is obtained: a determination that the site is not a contaminated site; a Voluntary Remediation Agreement; an Approval in Principle of a remediation plan; or a certificate confirming the satisfactory remediation of the site.
- With respect to this application, Chevron has confirmed they will be responsible for the remediation of this portion of the City-owned site and a remediation plan will be prepared for this purpose.

Tree Management and Replacement

- The southern subject lot (15105 - 105 Avenue) contains 24 trees which will be impacted by the proposed aquatic centre development. 22 of these trees are under 30 centimetres in diameter. One (1) of the trees, a Pin Oak (*Quercus Palustris*), which is over 30 centimeters in diameter, is not viable for transplanting. The other tree, a Grand Fir (*Abies Grandis*), is a tree that was planted on the property in 2011 as a Festive Season ornamental tree for Guildford Town Centre. This tree was left in a wire basket in anticipation that it would need to be moved when the aquatic centre development proceeded. A site at the northeast corner of the subject site (Lincoln Drive and 152 Street) has been determined to be an appropriate location for the tree, when construction commences on the aquatic centre development.
- The northern subject property at 10585 - 152 Street was subject to an environmental assessment in 2008 by Diamond Head Consulting Ltd. The study found that the site was dominated by black Cottonwood. The site has significantly degraded with garbage and has been the site for homeless encampments. The number of trees with a diameter at breast height (DBH) over 30 centimetres is estimated at 25 trees.
- The proposed aquatic centre will provide for approximately 200 replacement trees, which will offset the loss of the 26 trees (1 Pin Oak and 25 Cottonwood) over 30 centimetres in diameter. The remaining trees will be protected as per the Parks Standard Tree Protection Specifications.

Proposed CD By-law (Appendix VI)

- The proposed new CD By-law will be based upon the existing Comprehensive Development Zone (By-law No. 13783), which regulates the existing Guildford Library and Community Centre. CD By-law No. 13783 was based upon the Commercial Recreation Zone (CPR) of Surrey Zoning By-law, 1993, No. 12000.
- The proposed density of the entire complex, including library, recreation centre and aquatic centre will be a floor area ratio (FAR) of 0.55, after road dedications, which is well within the maximum FAR of 1.5 currently permitted under the existing CD By-law No. 13783 and proposed in the new CD By-law.
- Generally, the new CD By-law will be very similar to CD By-law No. 13783, except for the following:
 - inclusion of the property at 10585 - 152 Street;
 - addition of retail stores as a permitted accessory use;
 - standardized building setbacks from all lots lines;
 - parking requirements adjusted to include additional uses including aquatic uses;
 - landscaping provisions more tailored to the proposed development; and
 - subdivision lot size adjusted.

PRE-NOTIFICATION

Two open houses were organized by Parks, Recreation and Culture Department staff in conjunction with the design team (Bing Thom Architects and SHAPE Architecture), on April 19, 2012 and on June 21, 2012, both at the Guildford Recreation Centre. The open houses were intended to provide information to the public with respect to the development proposal.

Pre-notification letters were sent out on June 4, 2012. Staff received one (1) email in opposition to the proposal. The concerns identified in the email are as follows, with staff response in italics:

- Concern that the proposed aquatic centre will be in violation of a number of City of Surrey by-laws/policies/official plans when it comes to issues such as site coverage, parking requirements, load capacity. The parking structure that is shown on the development does not alleviate parking and traffic issues. What steps will be taken to correct the traffic problems currently occurring and how is the City going to be in compliance with parking requirements given the proposed load capacity of the new 8-lane, 50-metre pool?

A parking study has been prepared by Bunt and Associates, which staff have reviewed and concluded to be acceptable.

As part of the Engineering requirements for this application, a Traffic Impact Study must be completed. This study will be able to identify any possible mitigation measures to the existing road network that may be required.

Improvements to the 105A Avenue connection are being made in conjunction with Application No. 7912-0030-00, a Development Permit for a permanent parking lot at the

subject site owned by Ivanhoe Cambridge, located to the immediate west of the subject site at 10520 - 150 Street. These improvements include a better delineated connection of 105A Avenue on the Ivanhoe Cambridge property (which is a statutory right-of-way on private property), as well as a new sidewalk.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

Site and Building Design

- The project has been designed by Bing Thom Architects Inc. in association with SHAPE Architecture Inc.
- The proposed aquatic centre will be sited to the east of the existing recreation centre and will have a north-south orientation.
- An iconic building is appropriate for this highly visible site.
- The design will link the existing and proposed buildings with a new reception and control area.
- The proposed pool is sunken in order to provide more of a sensitive response to the grades along 152 Street.
- The vision for the aquatic centre is as a "Magic Box". According to the project architect, the exterior façade will be clad in concrete, which will act as tension with the lightness of the frameless 'glass ribbon' windows along the pool deck, opening up the lower corners of the building and revealing the white pearl-like pool interior. The grey tones of the exterior concrete block wall are to resemble a random pixilated abstract. This effect will be created by using different textured concrete.
- The aquatic centre will incorporate an internal pedestrian bridge leading from one point of entry at 152 Street and spanning across the width of the pool areas, leading into the main lobby control area. The bridge will allow for lounge space and additional spectators during special events. Another entry will be from the northwestern side of the building, near the surface parking area.
- Glazing has been proposed and placed in a strategic manner, to bring in light and reduce glare at the pool deck level. A continuous ribbon of skylights along the perimeter allows light in. The light paints the walls creating an interior space which will change moment by moment, as time passes. The ribbon of skylights above act in concert with the ribbon of windows at pool level.

- The aquatic centre is to be considered a contemporary reinterpretation of the Roman and Turkish bath. Both use light but in contrasting approaches, the dark interior of the Roman bath is penetrated by light from small openings in the dome, while the new aquatic centre presents a light interior modulated by its linear windows along the vertical and horizontal planes. At night, the intent of the extruded aluminum fin located above the parapet is to capture light from the skylight below to create a halo effect.
- CPTED considerations have been taken into account. Landscape lighting is proposed, as well as light emanating from the building. Glazing will be provided in stairwells to open them up and there will be passive surveillance at the pool deck level.
- Public art is proposed to be accommodated at the northeast corner of the site, as one stand-alone piece. The details regarding the art will be further developed through the detail plan stage.
- The proposed 2-level parking area at the northeast corner of the subject site will follow the curve of Lincoln Drive, with vehicular access from Lincoln Drive. A separate service access is also proposed along Lincoln Drive to allow for service and maintenance truck access. This access will be closed from the parking area.

Proposed Landscape Concept

- The landscape concept for the development has been designed by PWL Partnership Landscape Architects Inc.
- The area surrounding the aquatic centre is low and the idea is to create a seamless transition between the interior and exterior of the aquatic centre with the landscaping and water features. The contours create an interesting transition and add architectural and artistic expression. The stormwater pond wraps around and expresses the contours.
- The aquatic theme of the pool environment extends through to the outside with water as the underlying concept.
- One of the drivers of the landscape concept is stormwater management. There is a large existing stormwater detention pond on the site. With the introduction of additional parking and an increased building footprint, the stormwater management strategy is very important.
- The intent of the stormwater management strategy is to satisfy the stormwater requirements and introduce a whole system of habitat to the site, while satisfying budgetary concerns.
- A Black bamboo garden accentuates the vertical linkage between the new parking area and the upper plaza, screening the glass elevator and stairs, and emanating from a large opening in the parking structure, opening the lower level to natural light.
- The western plaza entrance will identify the figurative source point of water, expressed by a decorative downspout and a rain chain channeling roof runoff to an upper reflecting pool with a feature water wall. The water wall will link the upper plaza level with the lower pool level that accommodates storm surges into a dry rock garden detention area

and rain garden, which extends around the north, east and south perimeters of the building.

- Groves of white birches are proposed to create a soft canopy, offering texture and shade against the concrete building façades.
- Landscaped islands within the new parking area will offer visual relief and shade to reduce the heat island effect, as well as to break up the rows of parking.
- The perimeter sidewalks around the site are to be framed by double rows of street trees along Lincoln Drive and 152 Street, providing a formal approach and entry to the site.
- A concrete landscape wall along 152 Street will accommodate a low level sign which will provide a civic address to the recreation centre along the 152 Street frontage and east building entrance. A second sign located in the reflecting pool in the upper plaza will provide an address to the west building entrance.

SUSTAINABILITY

- The proposed aquatic centre will incorporate a number of sustainability features, some of which are highlighted below:
 - The proposed aquatic centre will shadow LEED silver.
 - The building design takes into account the large energy consumption associated with this building typology. The solid mass of the exterior wall retains heat. Glazing is selectively and deliberately located to avoid heat gain, but is strategically placed to capture views while addressing glare issues (a problem with pool guarding). Natural day lighting is achieved with skylights running along the perimeter of the proposed aquatic centre.
 - Landscape design by way of rain gardens addresses large stormwater volumes and creates ecological habitat while providing a new aesthetic at pool deck level.
 - Use of recycled content and regional materials.
 - Mechanical design incorporates a full heat recovery system to remove energy from the waste air and water for use in heating the air, pool water and domestic water.
 - Use of high efficiency plumbing fixtures to reduce water consumption.
 - Use of rainwater to top up and fill pools, reducing the potable water consumed.
 - Use of high efficiency water filters for pools to reduce water consumption, improving water quality and saving space within the building.
 - Use of high efficiency boilers when heating beyond the heat recovered is required.

- Selection of long lasting materials for the proposed aquatic building, to reduce maintenance and replacement (wood trusses vs. steel trusses, plastics and high grade stainless steel to avoid corrosion).
- The stormwater management pond will have a 2-tier system. The lower tier is much drier than the upper tier. The lower tier is essentially for overflow, and there will be much more permanent planting and less water at this level. The upper tier is proposed to be more aquatic.
- The below grade glazing is intentional. There are issues of glare with the swimming pool and implications of solar gain. In the evening, the light will spill out, so the glow of the interior will register on the large façade at different times of day.

ADVISORY DESIGN PANEL

Dates: May 17, 2012 and June 14, 2012

Generally, the majority of the ADP recommendations have been resolved. There will be some further refinement required of the drawings, which will be resolved prior to consideration of Final Adoption.

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.	OCP Redesignation Map
Appendix III.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	ADP Comments
Appendix VI.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by GeoPacific Consultants Ltd., dated February 28, 2012.
- Environmental Report Prepared by Diamond Head Consulting Ltd., dated October 23, 2008.

- Parking Study Prepared by Bunt and Associates, dated June 26, 2012.
- Complete Set of Architectural and Landscape Plans prepared by Bing Thom Architects and SHAPE Architecture, respectively, dated June 28, 2012.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/kms

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DEVELOPMENT DATA SHEET

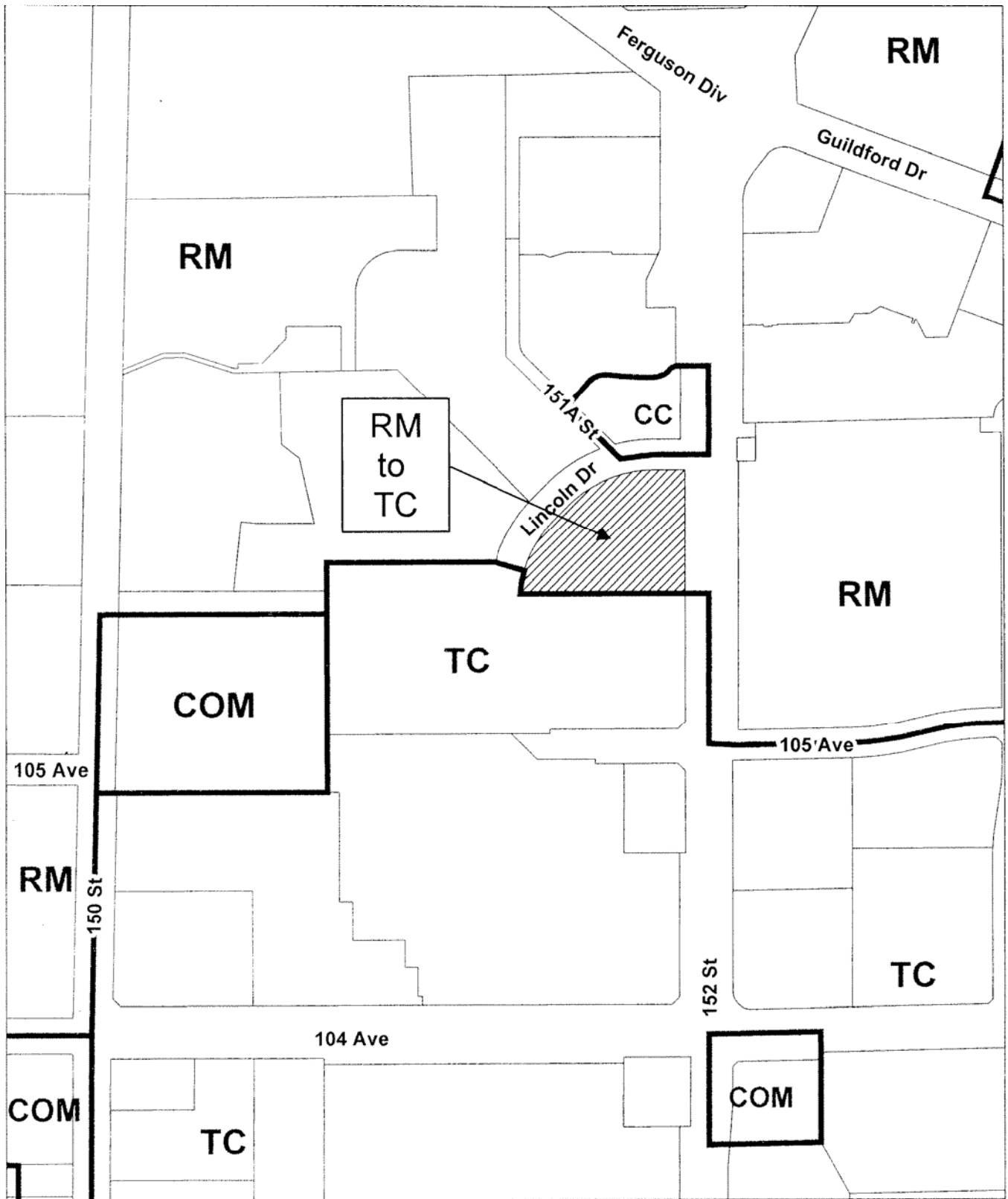
Proposed Zoning: CD (based upon CD By-law No. 13783 and CPR)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		31,165 m ²
Road Widening area		3,661 m ²
Undevelopable area		
Net Total		27,504 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	37%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Principal Building		
South	5 m	5 m
North	10 m	5 m
East	7.62 m	5 m
West	7.62 m	5 m
Accessory Building		
All sides	7.5 m	7.5 m
Above ground parking facilities		10 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m	10.7 m (parapet) / 11.7 m (fin above the parapet – the 'eyebrow')
Accessory	4.5 m	n/a
FLOOR AREA: Commercial		n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		5,069 m ² (pool) 3,266 m ² (library) 6,841 m ² (recreation centre) Total: 15,176 m ²
TOTAL BUILDING FLOOR AREA	41, 256 m ²	15,176 m ²

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.5	0.55
AMENITY SPACE (area in square metres)		n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		n/a
Industrial		n/a
Residential Bachelor + 1 Bedroom		n/a
2-Bed		
3-Bed		
Residential Visitors		
Institutional	438 stalls (based upon the floor area of the entire building and parking rate and under Zoning By-law, 1993, No. 12000)	Existing to be retained: 142 stalls Existing to be reconfigured: 27 stalls New parkade: 173 stalls Total: 342 stalls
Total Number of Parking Spaces	438	342
Number of disabled stalls		14
Number of small cars		20(existing) 46(proposed) Total: 66
Tandem Parking Spaces: Number / % of Total Number of Units		n/a
Size of Tandem Parking Spaces width/length		n/a

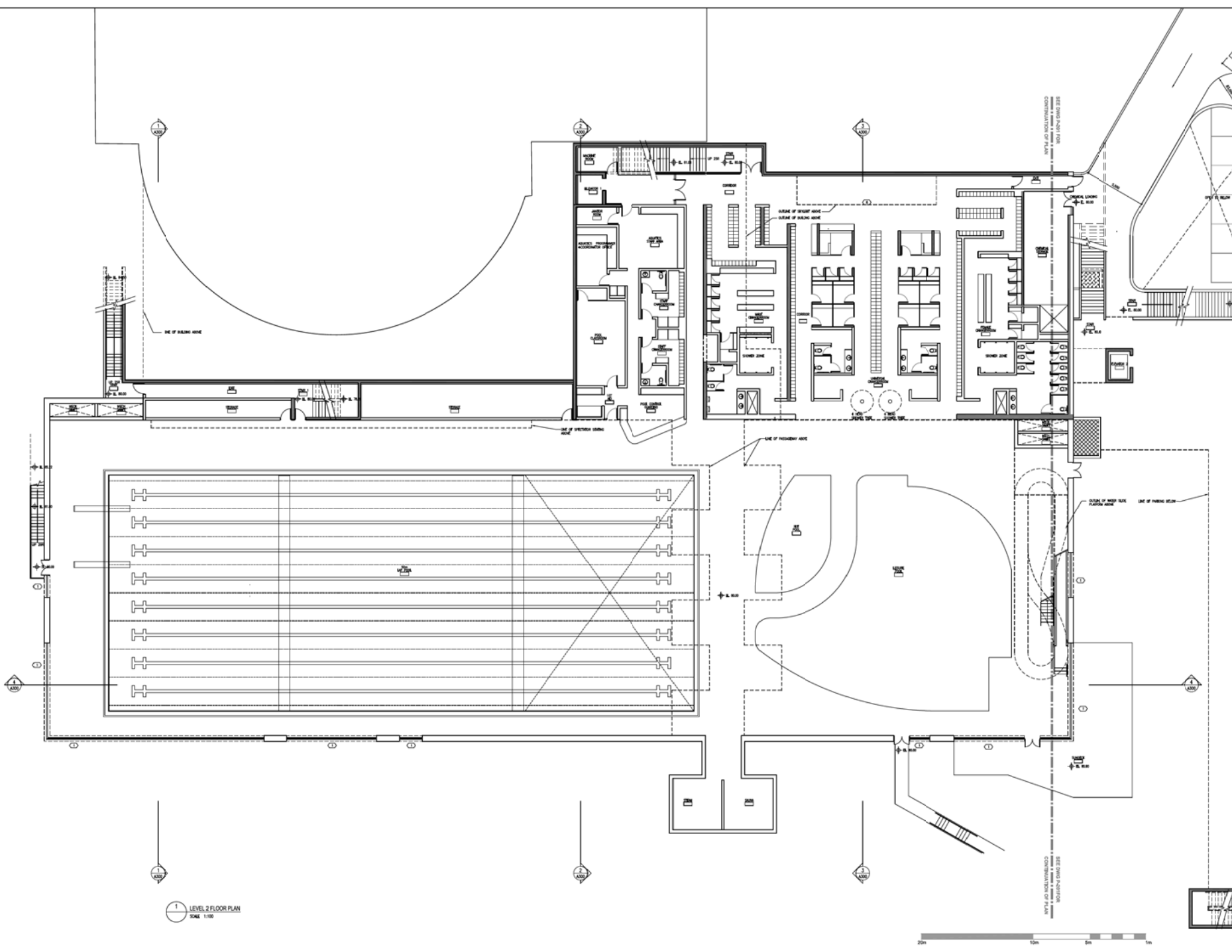
Heritage Site	NO	Tree Survey/Assessment Provided	NO
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OCP Amendment

Proposed amendment from Multiple Residential
to Town Centre





1 LEVEL 2 FLOOR PLAN
SCALE: 1:100

KEY

- 200mm SECTION
- 100mm SECTION
- FURNITURE GLAZING
- FURNITURE WINDOW
- GLAZING WITH CURTAIN
- GLAZING WALL
- 100mm SECTION
- 100mm SECTION
- 100mm SECTION

NO.	REVISIONS	DATE
1	ISSUE FOR TENDER	12-08-09
2	ISSUE FOR CONTRACT	12-08-09
3	ISSUE FOR CONSTRUCTION	12-08-09

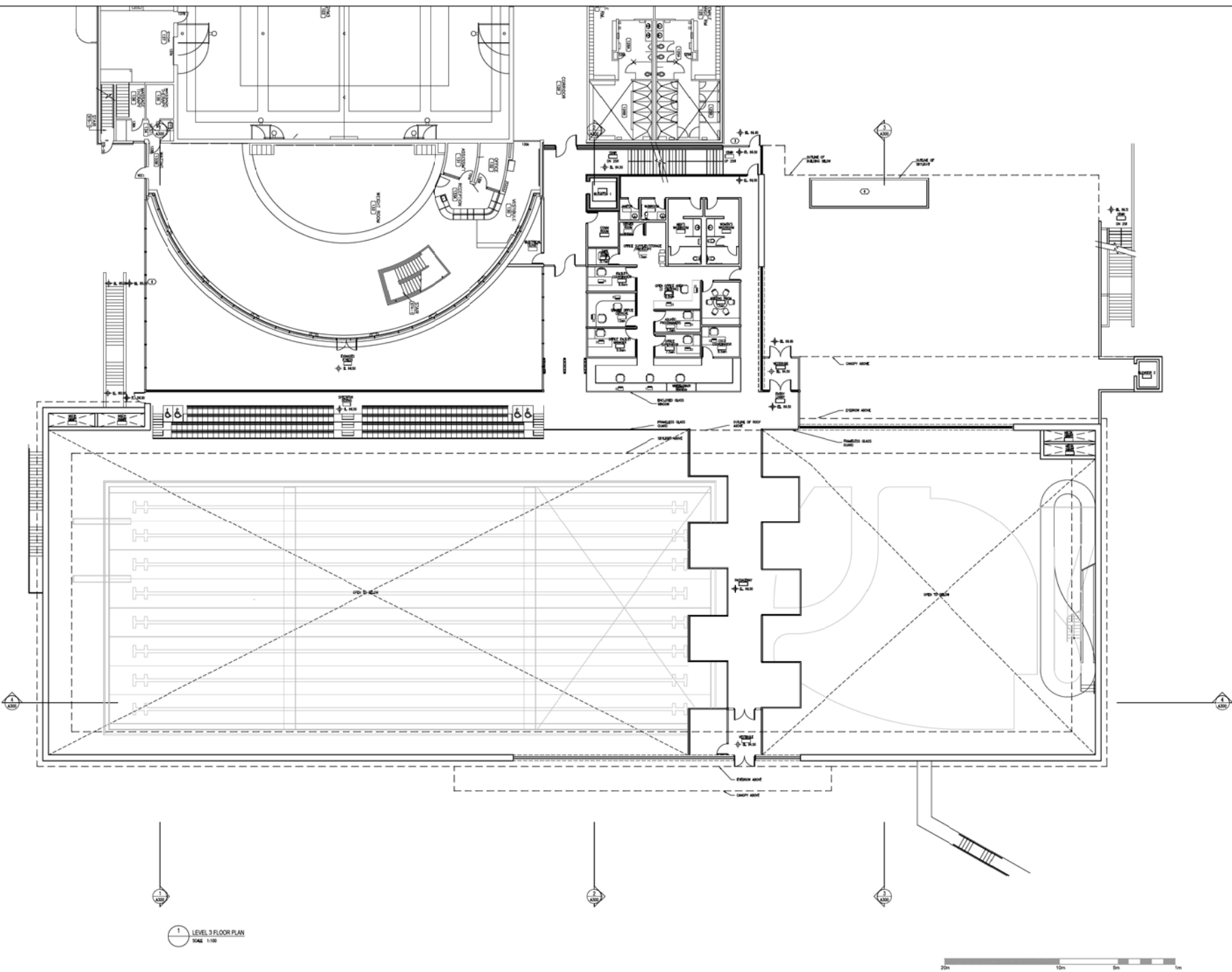
BT | A
 BOND THOMAS ARCHITECTS
 100 BERRY STREET, NORWICH, NR1 3JF
 01603 253000
SHAPE
 100 BERRY STREET, NORWICH, NR1 3JF
 01603 253000
 www.bondthomas.com

DATE	BY	CHK	NO	SCALE

SURREY GUILDFORD POOL

FLOOR PLAN
 EL=86.00

DATE	PROJECT NUMBER	SHEET NO.



1 LEVEL 3 FLOOR PLAN
SCALE: 1:100

KEY

- 200mm CONCRETE
- 100mm CONCRETE
- FINISHED SLAB
- FINISHED WALL
- FINISHED FLOOR
- FINISHED WALL
- FINISHED SLAB
- FINISHED WALL

NO.	DESCRIPTION	DATE
1	ISSUE FOR CONSTRUCTION	12-08-20
2	ISSUE FOR REVISIONS	12-08-20
3	ISSUE FOR REVISIONS	12-08-20
4	ISSUE FOR REVISIONS	12-08-20

BT | A
 BOND THOMAS ARCHITECTS
 100 River Street, Woking, Surrey, GU24 0NF
 01483 800 000
 www.bondthomas.com

SHAPE
 100 River Street, Woking, Surrey, GU24 0NF
 01483 800 000
 www.shape.co.uk

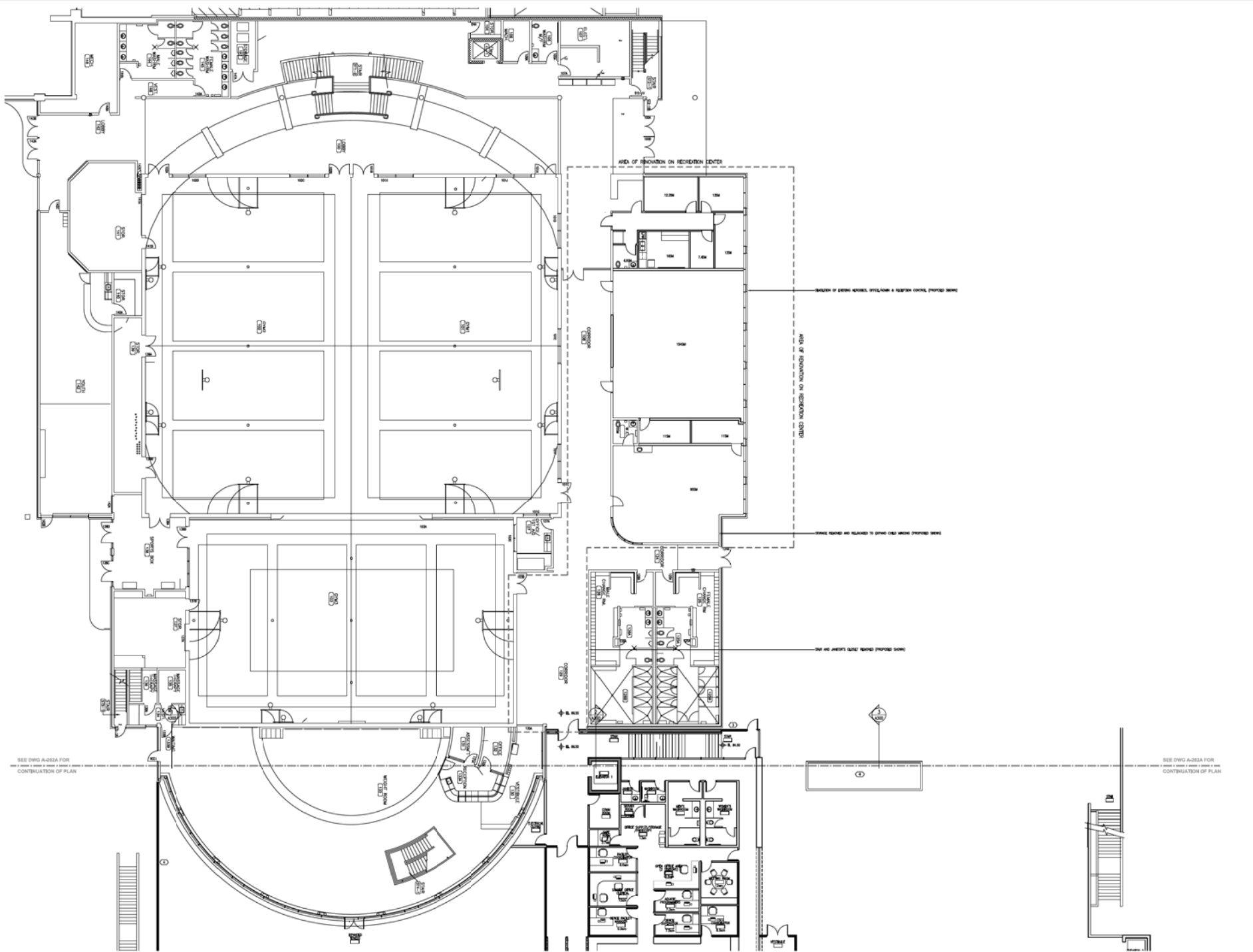
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2	ISSUE FOR REVISIONS	12-08-20
3	ISSUE FOR REVISIONS	12-08-20
4	ISSUE FOR REVISIONS	12-08-20

SURREY GUILDFORD POOL

FLOOR PLAN
 EL=84.5

NO.	PROJECT NUMBER	DATE
1	PROJECT NUMBER	DATE
2	PROJECT NUMBER	DATE
3	PROJECT NUMBER	DATE
4	PROJECT NUMBER	DATE

A-202A



SEE DWG A-252A FOR
CONTINUATION OF PLAN

SEE DWG A-252A FOR
CONTINUATION OF PLAN

1 LEVEL 2 FLOOR PLAN
SCALE 1/8" = 1'-0"



KEY



- SEE SECTION
- SEE COLUMN
- FINISHED SLAB
- FINISHED WOOD
- FINISHED CONCRETE
- FINISHED WALL
- UJ FINISH SLAB
- UJ FINISH WOOD
- UJ FINISH WOOD

NO.	DESCRIPTION	DATE

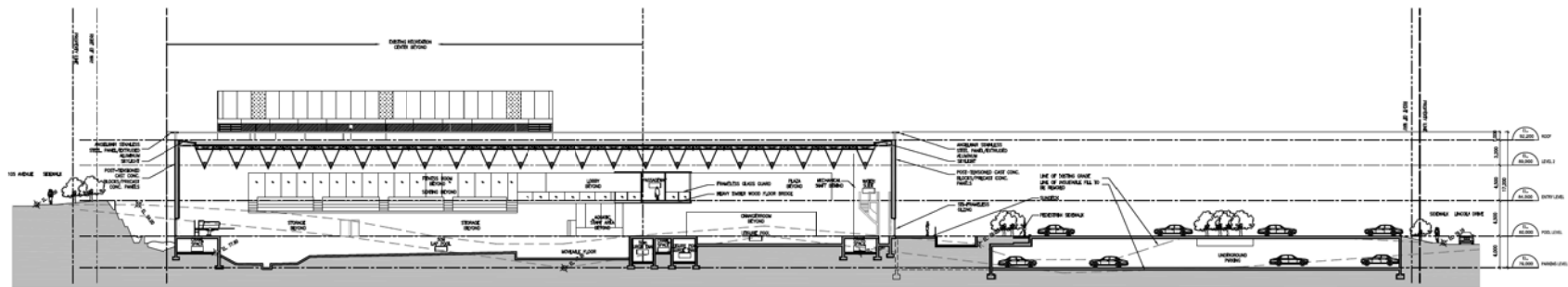
BT | A
 BOND THOMAS ARCHITECTS
 100 River Street, Newport, RI 02840
 (401) 863-1100
SHAPE
 ARCHITECTS
 400 W. 10th Street
 Providence, RI 02903
 (401) 863-1100
 SEE DWG A-252A FOR CONTINUATION OF PLAN

DATE	BY	CHK	SCALE

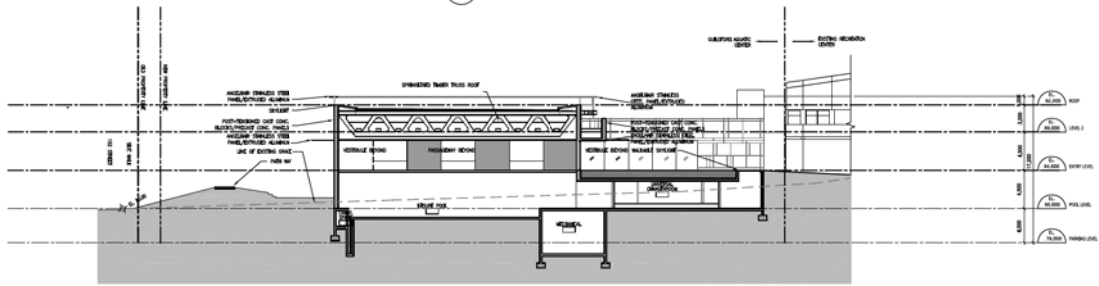
**SURREY
 GUILDFORD
 POOL**

PROJECT
 RECREATION
 CENTER LEVEL 1 EL=84.5

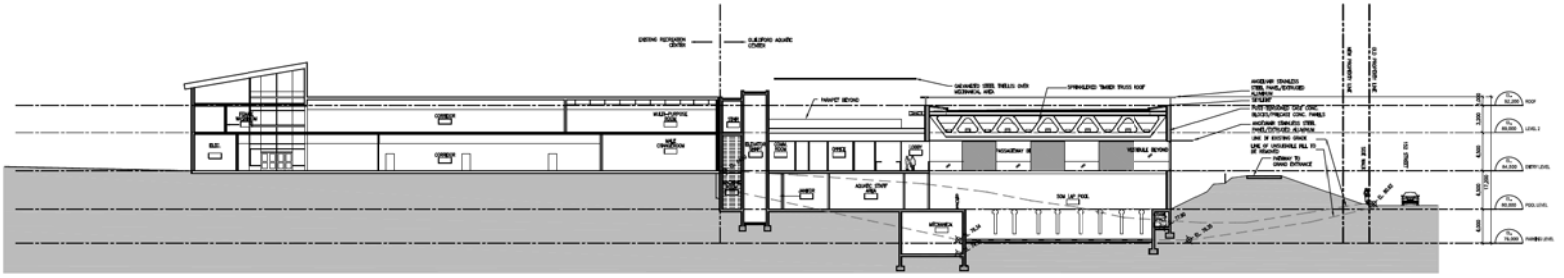
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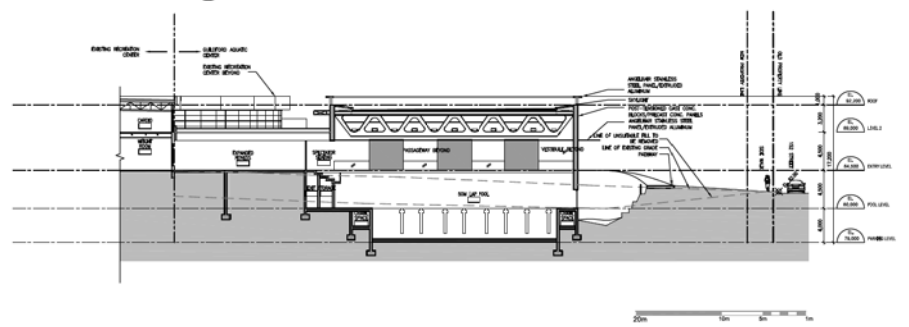
4 SECTION
SCALE 1:200



3 SECTION
SCALE 1:200



2 SECTION
SCALE 1:200



1 SECTION
SCALE 1:200

KEY

NO.	REVISIONS	DATE
1	ISSUED FOR PERMITTING	12-20-20
2	ISSUED FOR PERMITTING	12-20-20

BT | A

SHAPE ARCHITECTS

100 River Street, Newport, RI 02880
401.863.8800

DATE OF DRAWING: 12-20-20
DRAWN BY: BT

SCALE: AS SHOWN

PROJECT: SURREY GUILDFORD POOL

DATE: 12-20-20

SCALE: AS SHOWN

PROJECT: SURREY GUILDFORD POOL

DATE: 12-20-20

SCALE: AS SHOWN

PROJECT: SURREY GUILDFORD POOL

DATE: 12-20-20

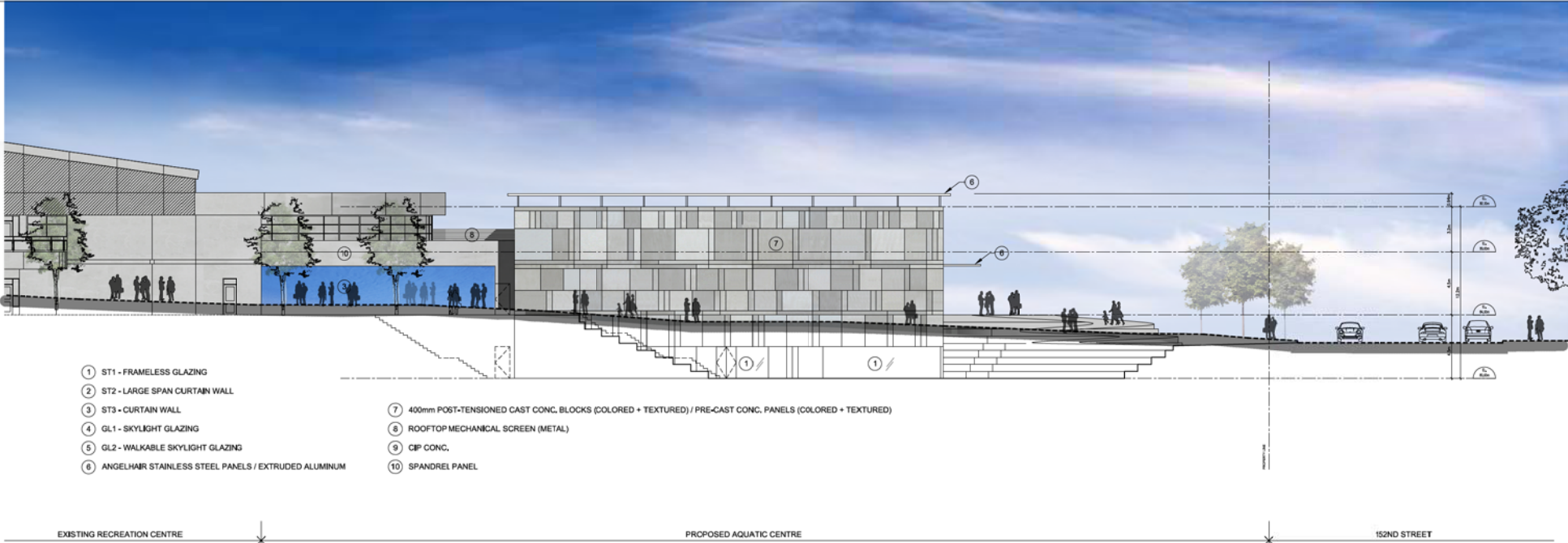
SCALE: AS SHOWN

PROJECT: SURREY GUILDFORD POOL

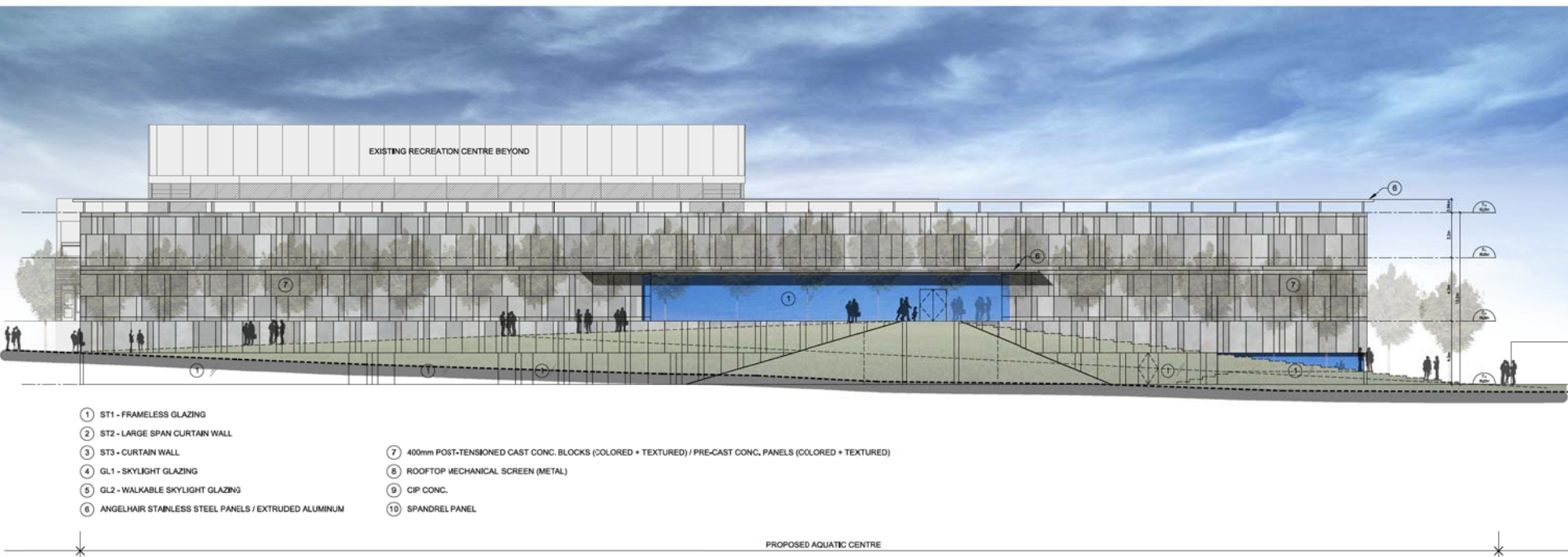
DATE: 12-20-20

SCALE: AS SHOWN

PROJECT: SURREY GUILDFORD POOL



A SOUTH ELEVATION
SCALE: 1:100



B EAST ELEVATION
SCALE: 1:100



KEY

NO.	DESCRIPTION	DATE
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2	ISSUED FOR PERMITS	12-20-24
3	ISSUED FOR PERMITS	12-20-24
4	ISSUED FOR PERMITS	12-20-24
5	ISSUED FOR PERMITS	12-20-24
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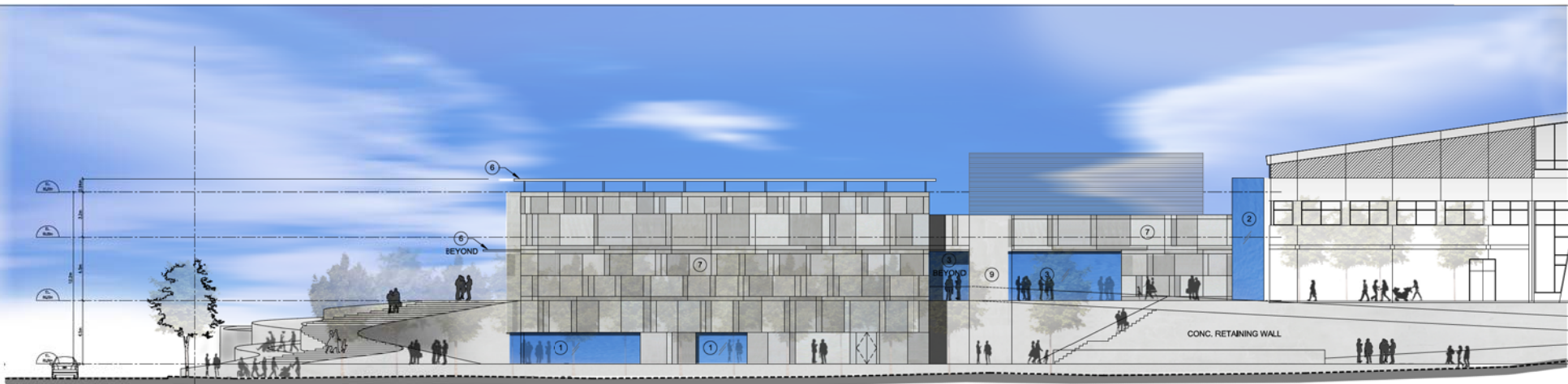
BT | A
BING THOM ARCHITECTS
 1405 S. Fraser Street, Vancouver, BC V6Z 4K4
 (604) 681-8811 / 604-681-8812 / info@bingthom.com

SHAPE
 Architecture Inc.
 22 W. 1st Street
 Vancouver, BC V6B 1A1
 (604) 681-8811 / 604-681-8812 / info@shape.ca

SURREY GUILDFORD POOL

BUILDING ELEVATIONS

FILE: A-401
 PROJECT NUMBER: A-401
 DRAWING NUMBER: A-401



- ① ST1 - FRAMELESS GLAZING
- ② ST2 - LARGE SPAN CURTAIN WALL
- ③ ST3 - CURTAIN WALL
- ④ GL1 - SKYLIGHT GLAZING
- ⑤ GL2 - WALKABLE SKYLIGHT GLAZING
- ⑥ ANGELHAIR STAINLESS STEEL PANELS / EXTRUDED ALUMINUM
- ⑦ 400mm POST-TENSIONED CAST CONC. BLOCKS (COLORED + TEXTURED) / PRE-CAST CONC. PANELS (COLORED + TEXTURED)
- ⑧ ROOFTOP MECHANICAL SCREEN (METAL)
- ⑨ CIP CONC.
- ⑩ SPANDREL PANEL

152ND STREET PROPOSED AQUATIC CENTRE EXISTING RECREATION CENTRE

A NORTH ELEVATION
SCALE: 1:100



- ① ST1 - FRAMELESS GLAZING
- ② ST2 - LARGE SPAN CURTAIN WALL
- ③ ST3 - CURTAIN WALL
- ④ GL1 - SKYLIGHT GLAZING
- ⑤ GL2 - WALKABLE SKYLIGHT GLAZING
- ⑥ ANGELHAIR STAINLESS STEEL PANELS / EXTRUDED ALUMINUM
- ⑦ 400mm PCST-TENSIONED CAST CONC. BLOCKS (COLORED + TEXTURED) / PRE-CAST CONC. PANELS (COLORED + TEXTURED)
- ⑧ ROOFTOP MECHANICAL SCREEN (METAL)
- ⑨ CIP CONC.
- ⑩ SPANDREL PANEL

B WEST ELEVATION (WITH SECTION THROUGH EXISTING RECREATION CENTRE)
SCALE: 1:100



KEY

NO.	REVISIONS	DATE

BT | A
BING THOM ARCHITECTS
 1402 Sutter Street, Vancouver, BC V6Z 2M4
 TEL: 604.681.1111 FAX: 604.681.1112
 WWW.BTARCHITECTS.COM

SHAPE
 Architecture Inc.
 20 W. 1st Street
 1000-1000 W. 1st Street, Vancouver, BC V6B 1A1
 TEL: 604.681.1111 FAX: 604.681.1112
 WWW.SHAPEARCHITECTS.COM

DRAWN BY	CHEK BY	SCALE

SURREY GUILDFORD POOL

PROJECT
BUILDING ELEVATIONS

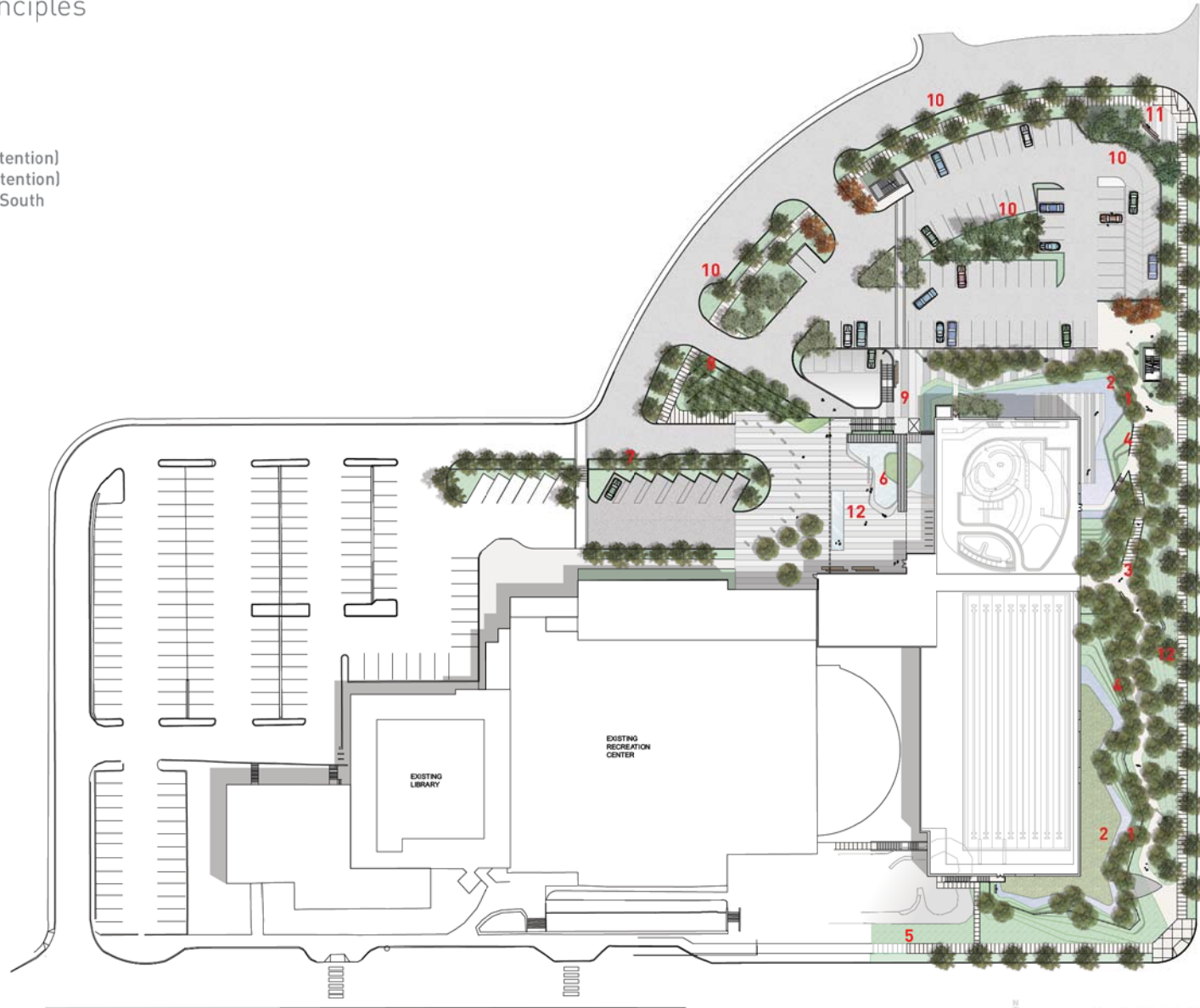
FILE	PROJECT NUMBER	DATE

A-402

3 Landscape Design Principles

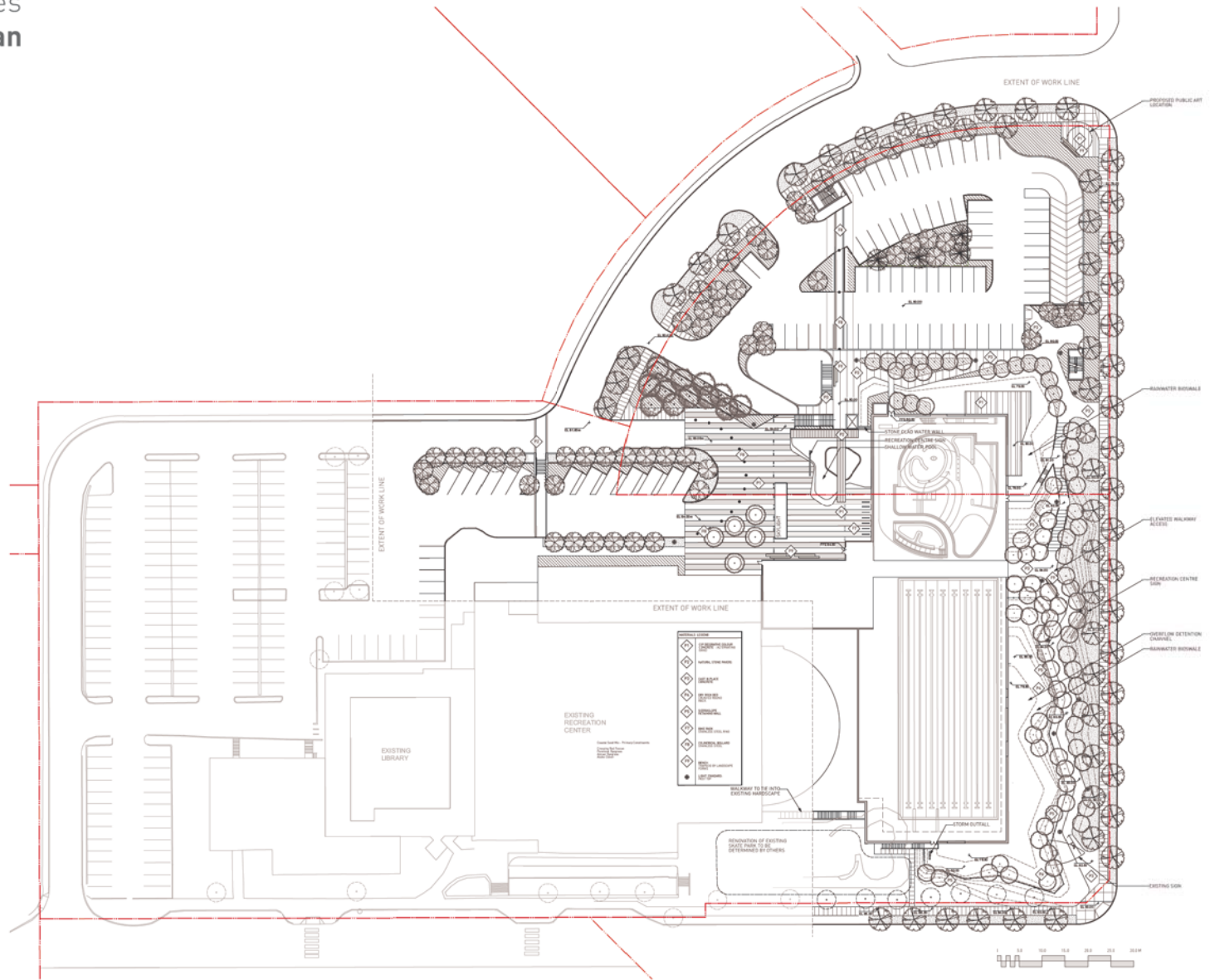
3.3 Landscape Plan

- 1 Upper Rain Garden (Storm Water Detention)
- 2 Lower Rain Garden (Storm Water Detention)
- 3 Treed Filtering Out to the North and South
- 4 Sierra Wall Terraces with planting
- 5 Reconfigured Skate Park
- 6 Reflecting Pool @ Entry Plaza
- 7 Landscaped Drop Off Axis
- 8 Terraced/Bermed Lanscaped Buffer
- 9 Landscaped Sub Entry Plaza
- 10 Landscaped Buffer at Parking
- 11 Proposed Public Art Location
- 12 Site Signage

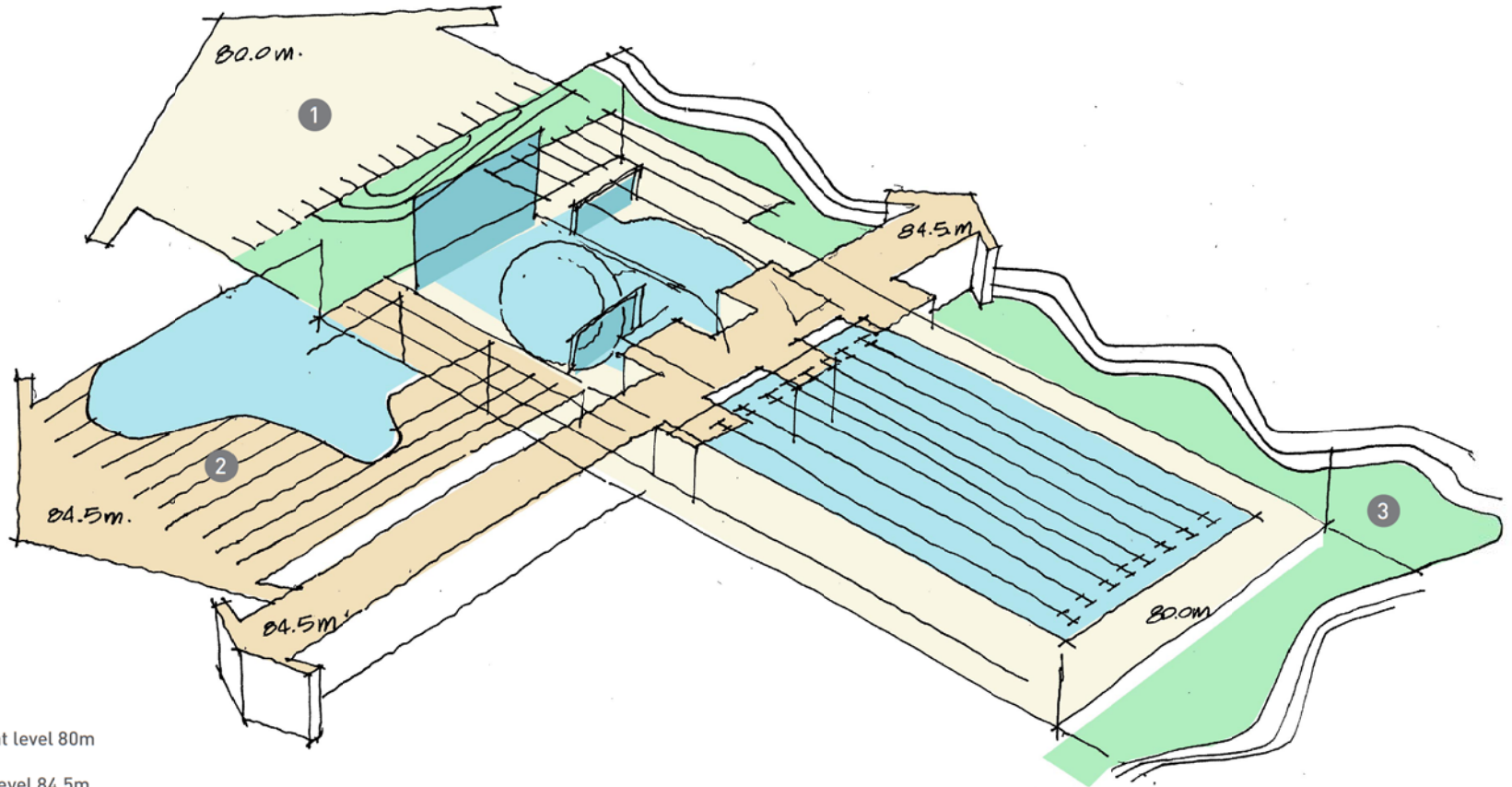


3 Landscape Design Principles

3.5 Landscape Materials Plan



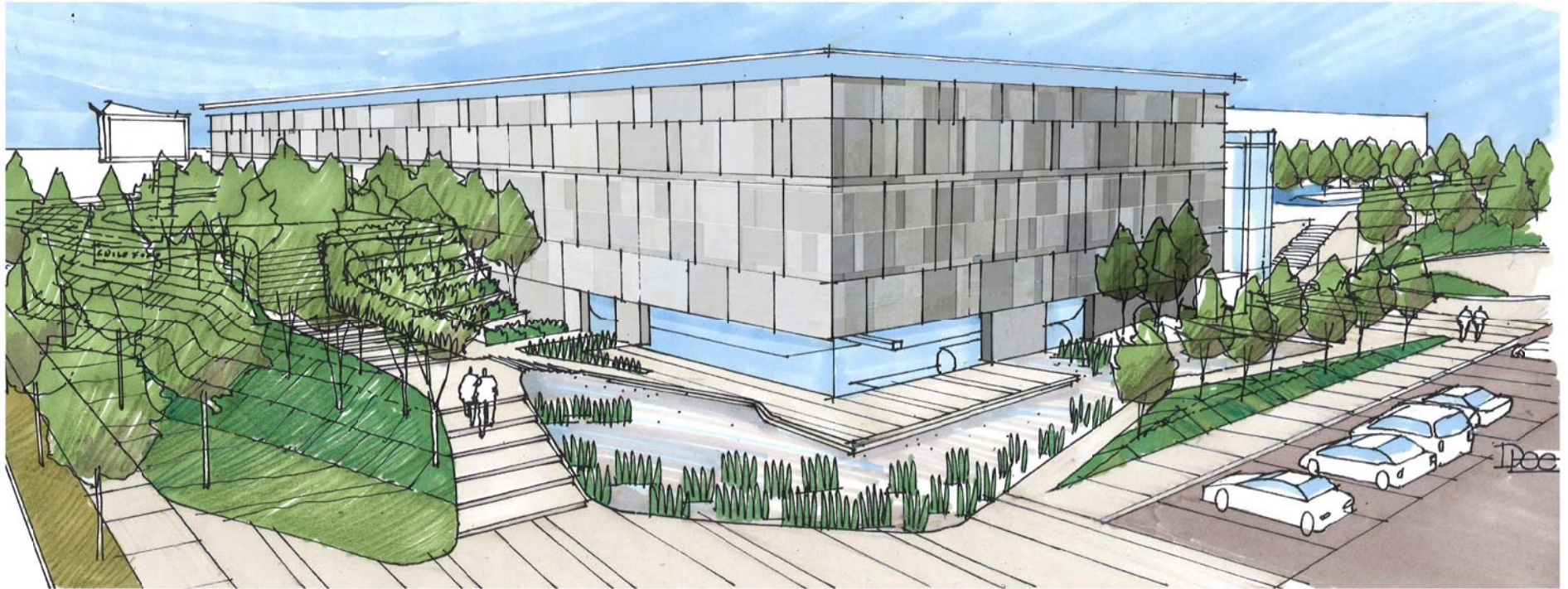
3 Landscape Design Principles
3.9 Site Planning Geometry



- 1 North/south "grain" at level 80m
- 2 East west "grain" at level 84.5m
- 3 Sinuous landscape "foil"

3 Landscape Design Principles

3.10 Site Perspective



Northeast perspective of Aquatic Centre landscape

3 Landscape Design Principles
3.10 Site Perspective



View of signage plinth along 152nd Street

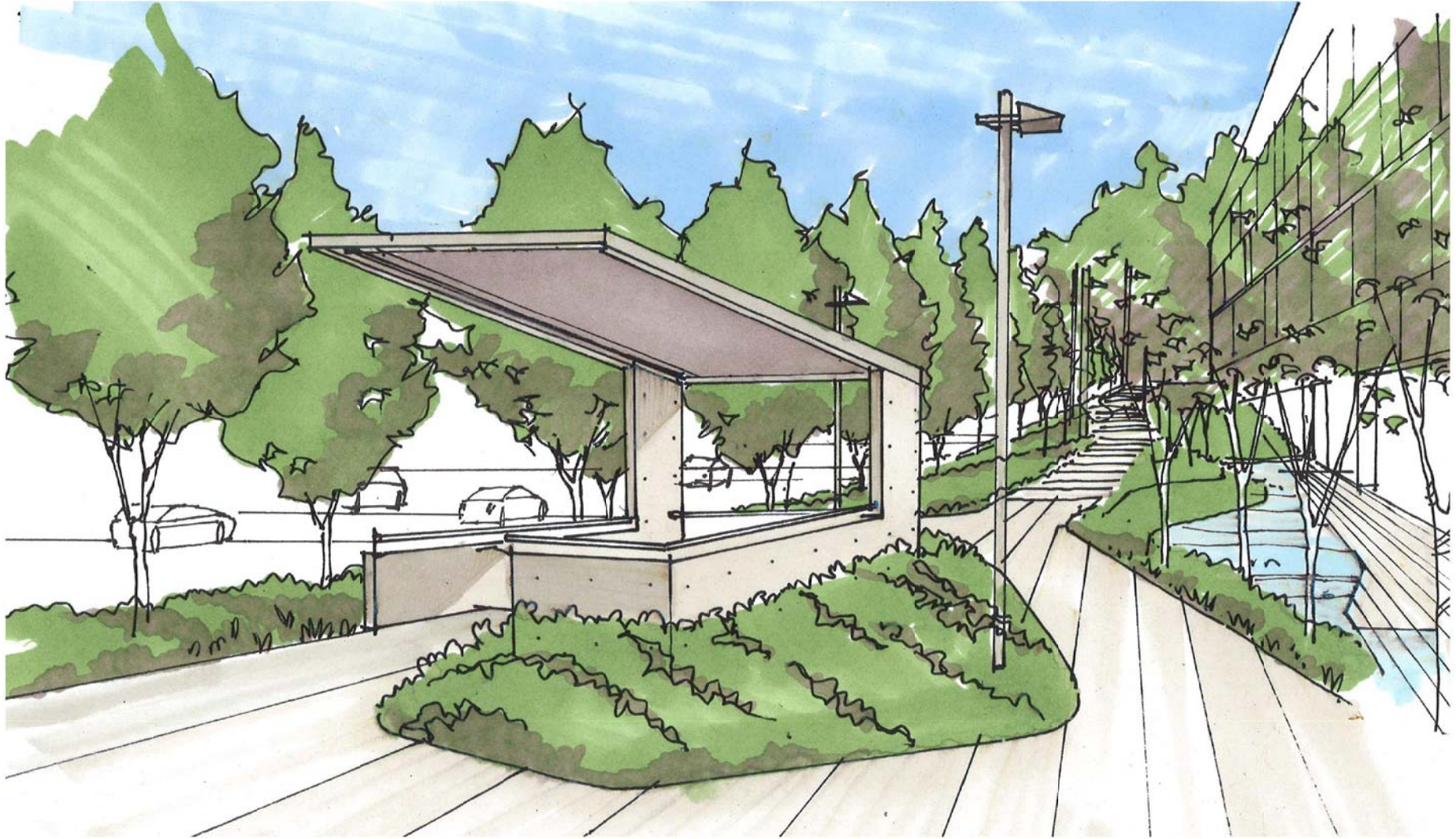
3 Landscape Design Principles
3.10 Site Perspective



Northwest perspective of Aquatic Centre landscape

3 Landscape Design Principles

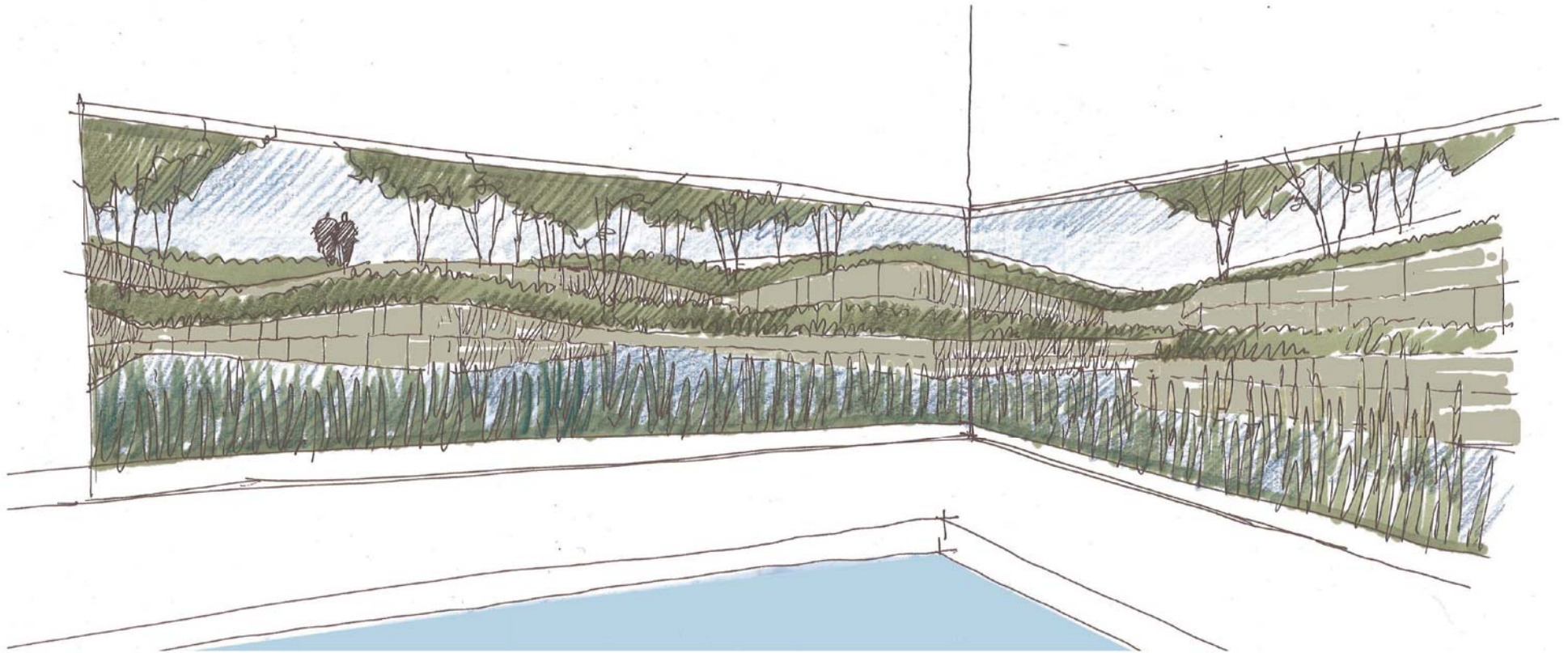
3.10 Landscape Perspective



View of parkade stair

3 Landscape Design Principles

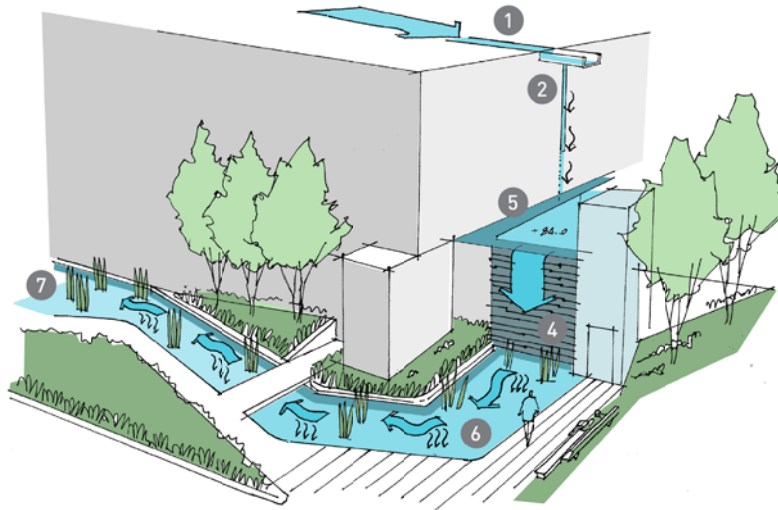
3.10 Landscape Perspective



View of garden from pool interior

3 Landscape Design Principles

3.11 Rainwater Management



Rain water source point at northwest corner of building

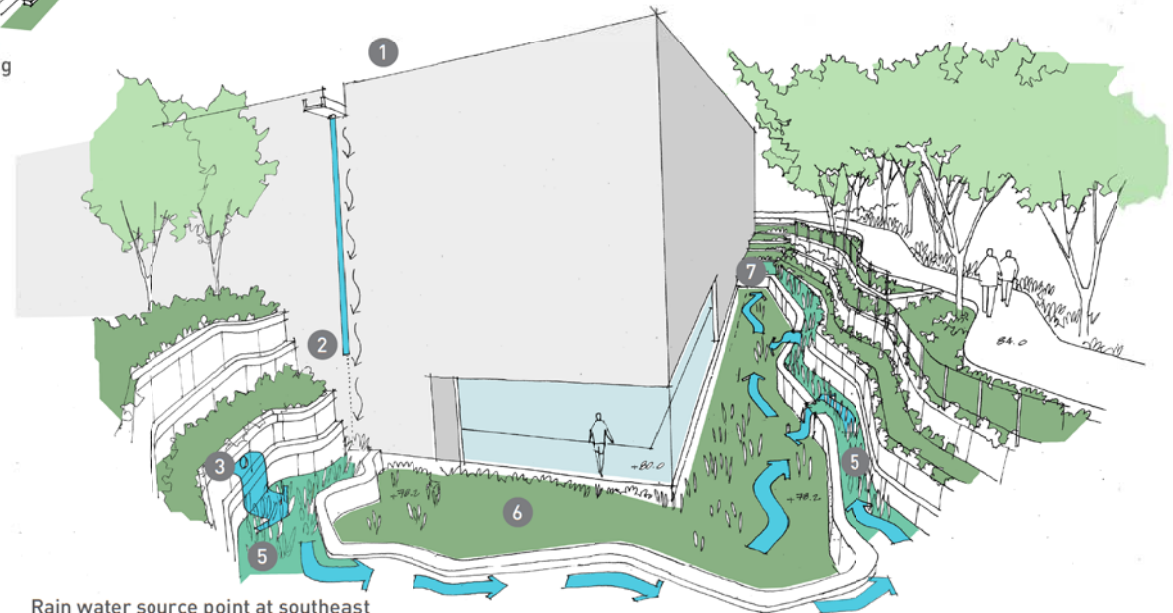


Precedent: Dry rock detention channel with planting



Precedent: Exposed rainwater leader

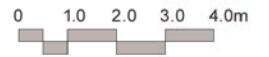
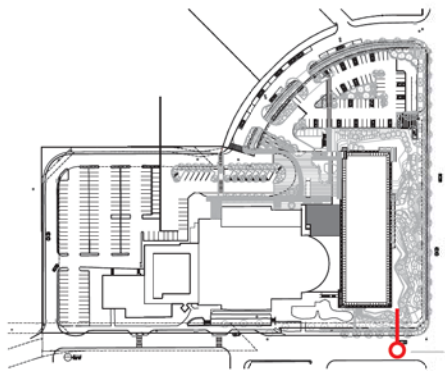
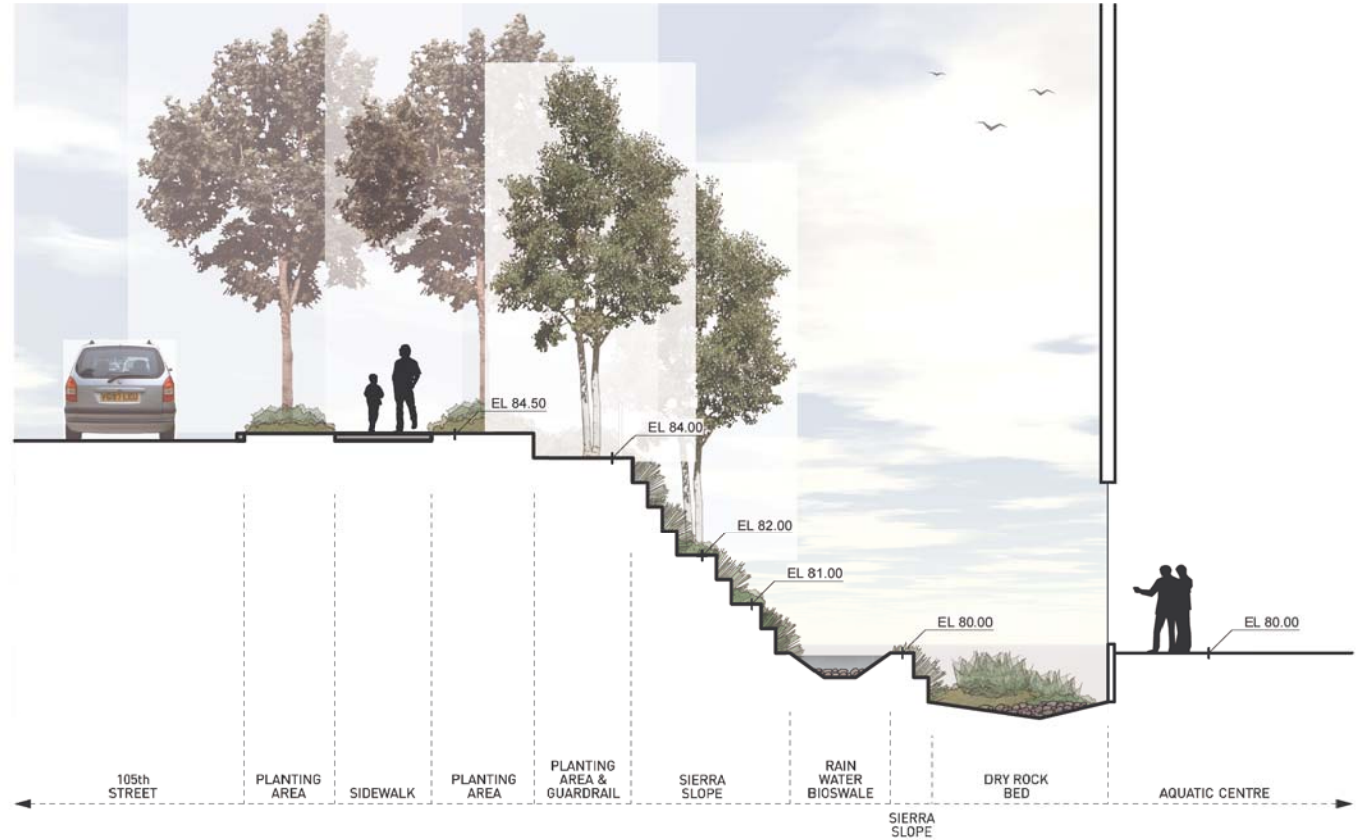
- 1 Sheet flow from building roof
- 2 Rainwater leader
- 3 Piped storm water inflow from site
- 4 Feature water wall
- 5 Rainwater bioswale with aquatic biotopes
- 6 Overflow detention area with planting
- 7 Treated runoff to municipal storm sewer



Rain water source point at southeast corner of building

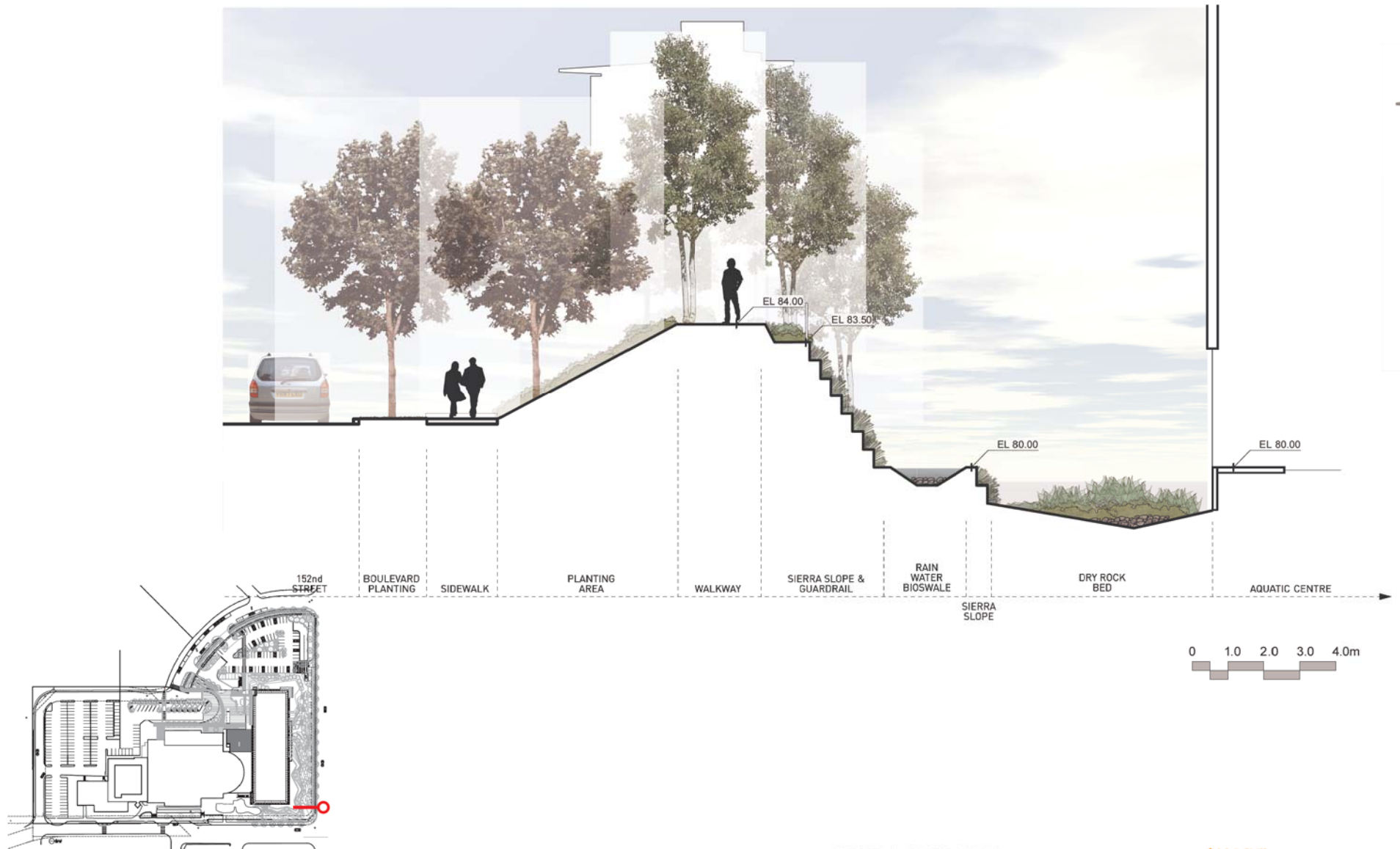
3 Landscape Design Principles

3.12 Landscape Sections



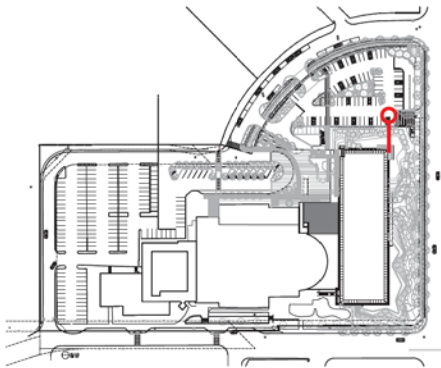
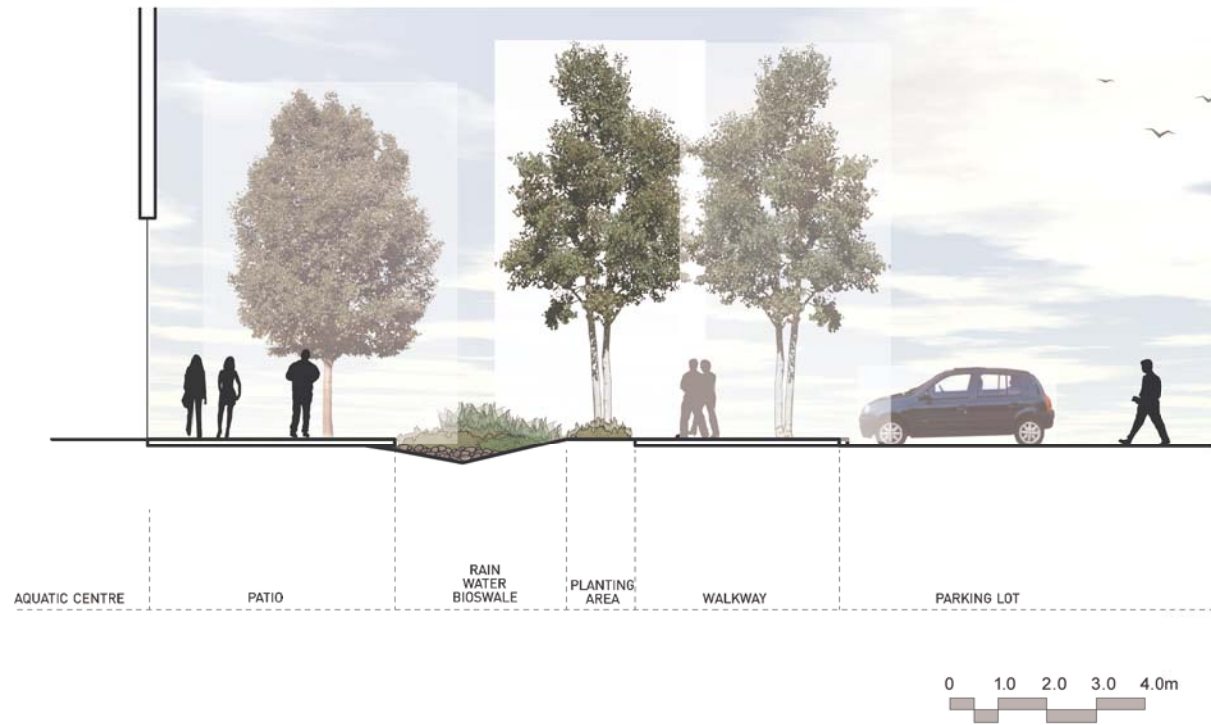
3 Landscape Design Principles

3.12 Landscape Sections



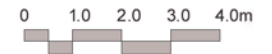
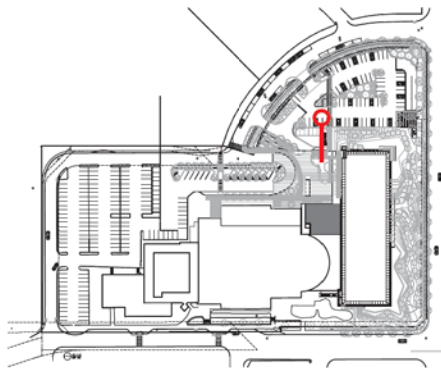
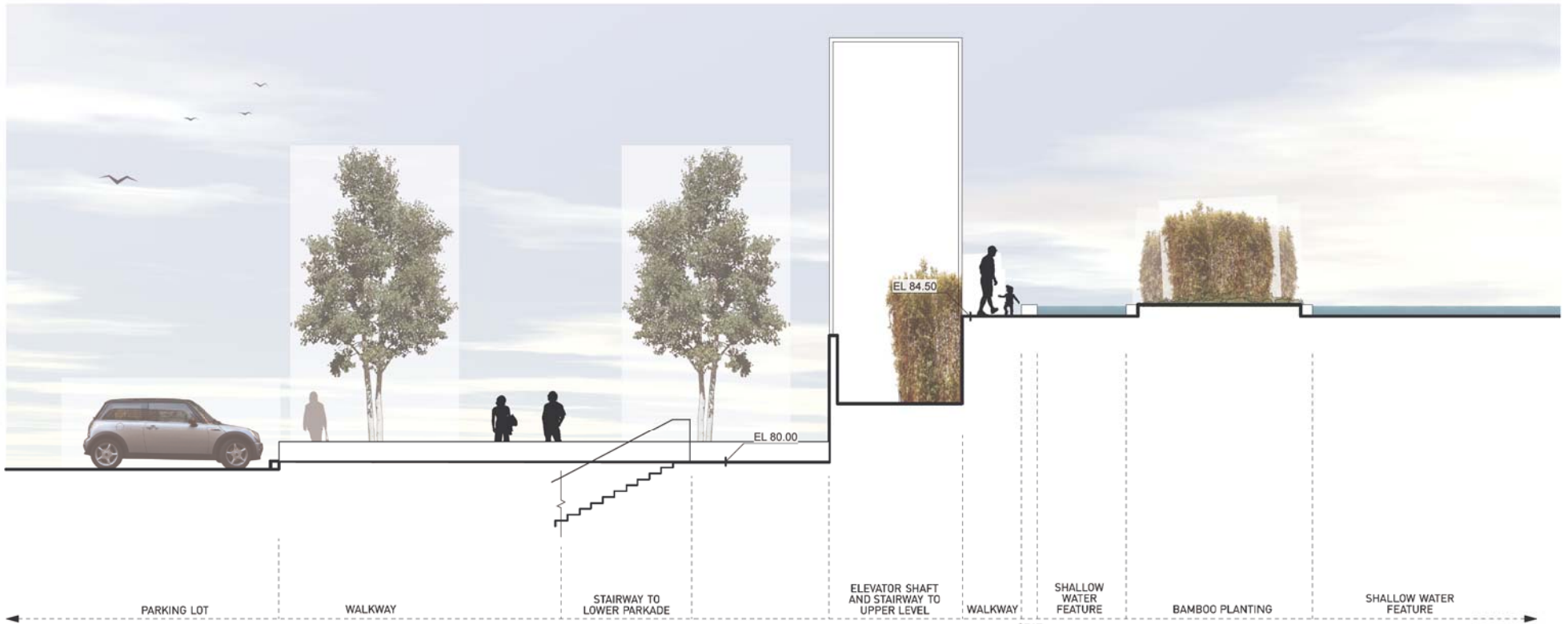
3 Landscape Design Principles

3.12 Landscape Sections



3 Landscape Design Principles

3.12 Landscape Sections



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

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

DATE: **July 3, 2012** PROJECT FILE: **7812-0106-00**

RE: **Engineering Requirements (Commercial)
Location: 15105 105 Ave**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment or the LUC Discharge.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Acquire 2.955 metres on 152nd Street including 3 metre x 3 metre corner cuts at the intersection of 152nd Street and Lincoln Drive and at 152nd Street and 105th Avenue
- Acquire a 0.500 metre wide statutory right of way along the west side of 152nd Street adjacent to the road dedication.
- Acquire approximately 10.5 metres on the west property line for Lincoln Drive.
- Acquire approximately 12.0 metres on the north property line for Lincoln Drive.
- Acquire approximately 4.2 metres on the south property line for 105 Avenue.

Works and Services

- construct adequate service connections to service the proposed development.
- construct parking pockets on Lincoln Drive and provide appropriate signage and line painting to support the proposed parking.
- due to the downstream erosion occurring on Guildford Brook, provide sustainable drainage features to ensure that there is no increase in runoff from the site.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

RWB



Advisory Design Panel Minutes

Parks Boardroom 1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, JUNE 14, 2012
Time: 4:05 PM

Present:

Chair - L. Mickelson
Panel Members:
T. Ankenman
R. Ciccozzi
W. Francl
D. Lee
S. Lyon
K. Newbert
Cpl. M. Searle
S. Vincent
G. McGarva

Guests:

Jim Breadon, Phillips Farevaag Smallenberg,
Landscape Architect
Jay Boyce, Taylor Kurtz Architects
Michael Heeney, Bing Thom Architects
Lisa Potopsingh, Bing Thom Architects
Alec Smith, Shape Architecture
Derek Lee, PWL Landscape Architects
Ricco Wong, CCWL Development Ltd.
Kirk Yuen, Cape Construction (2001) Ltd.
Marlene Messer, PMG Landscape Architects
Patrick Cotter, Cotter Architects
Ralph Laser, Cotter Architects
Mark van der Zalm, VDZ + Associates
Peter van der Meulen, ZGF Architects
Maurice Ouellette, Century Group
Sarah Atkinson, SCDC

Staff Present:

T. Ainscough, City Architect - Planning &
Development
H. Bello, Senior Planner - Planning &
Development
M. Rondeau, Planning & Development
H. Dmytriw, Legislative Services
Peter Joyce, Facilities

B. RESUBMISSION**2. 5:00 PM**

<i>File No.:</i>	7912-0106-00
<i>New or Resubmit:</i>	Resubmit after workshop
<i>Last Submission Date:</i>	May 17, 2012 (workshop)
<i>Description:</i>	Proposed Guildford Aquatic Centre
<i>Address:</i>	10585-152 St. & 15105-105 Ave., Guildford, Surrey
<i>Developer:</i>	Scott Groves, Manager Civic Facilities, City of Surrey
<i>Architect:</i>	Lisa Potopsingh and Michael Heeney, Bing Thom Architects and Alec Smith, Shape Architects
<i>Landscape Architect:</i>	Derek Lee, PWL
<i>Planner:</i>	Pat Lau
<i>Urban Design Planner:</i>	Tom Ainscough and Mary Beth Rondeau

The City Architect noted that this item is a resubmission and focus should be on the ADP Statement of Review from May 17. The Guildford Aquatic Centre came forward as a workshop presentation on May 17, 2012. A number of themes emerged from the Panel comments at the workshop:

- CPTED - active uses at 152 Street; skate park overflow; ramp issues related to design; below grade space on 152 Street.
- Building design - opportunity for daylight at pool deck, views out of facility from inside pool area, recommend to consider storm water drainage from roof as a design opportunity, support for support entry of 152 Street in concept with storm water pond. Ensure it was designed to consider all seasons and evergreen planting in area and changes in storm water levels in ponds
- HVAC – more information required.

Changes to the building include:

- Glazing concept – the small punched windows were deleted; a large window has been provided at the entry on the east side.
- Skylight configuration has also been revised.
- Bridge concept - lounge spaces have been added.
- Landscape design has been fully detailed including the ravine area.
- Parking area and pedestrian connections to the building have been resolved.

The Panel is asked to comment on the applicant's design response.

The Project Architect presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes with focus on comments provided in workshop.

- Overall site plan – shows access routes; sidewalk along entire site. Two existing entrances to recreation centre and library off on side at different elevations.
- West entry plaza and 152 entries new.
- Drop off area. Sidewalks along Lincoln Drive – pathway and crosswalks accessible to west entry.
- 2 level parking – access across to lower level at level 80m. On south east corner, curved path. Less than 5% slope to main entry across bridge. Direct access to street off 152 Street. Will be no future drop off or pick up off 152 Street. The idea is to bring people in from the corners.
- East elevation slopes down. Parkers would take have to go south and up to east elevation. Another route to west plaza from parking lot along path
- 6 accessible parking stalls near drop off loop.
- Power doors on main entries off 152 Street, west entrance and off lobby.
- Accessible route to pool level, 152 Street and west plaza
- Reception control area. Elevator to pool level. 84.5 grade level. Accessible washrooms, plus one universal wash room.
- Level 80. Dotted lines on plan indicate path to change rooms, fully accessible.
- Change rooms – accessible showers, toilets, lavatories, two dedicated change rooms big enough for two.
- More daylight provided in natatorium area; one larger window at the east near the entry.
- Skylights are notorious for energy consumption, so area is limited.
- Walkable skylight at west plaza. Brings lights into change rooms areas.
- Windows at deck level. Glazing provided at swimmers' level. Windows at south and north east.
- Added 2 types of glazing – west entry plaza.
- Bridge onto plaza across the water feature.
- Sustainability will be shadowing LEED Silver. Design takes into account large energy consumption of the pool. Skylights along perimeter for daylight.
- Bioswales and rain gardens to deal with water volume.
- Building materials to use recycled content.
- Mechanical design – full heat recovery system for heating water; high efficiency water filters
- Long lasting finishes for roof – TPO, NPF light coloured membrane.
- CPTED issues – Parkade stairwells opened up to be less enclosed and lighted naturally; more glazing; passive surveillance to pool desk and reception.

- Concerns – south east corner off site – large grade drop to rain garden. Passive surveillance provided. Open landscape allows eyes view to rain garden.
- Skate park – South west corner of skate park to be reconfigured in same location; to wrap around building for visual connection, to youth centre and fitness group.
- Series of expansions /pods off bridge – areas where large groups can gather.
- West entry plaza – canopy for large groups to gather with weather protection
- Overflow for large groups can spill into pedestrian seating and off west entry vestibule.
- Views – reception control desk to survey west entry and spectator seating and bridge. New glazing on east for staff to see upper pathway along 152 Street.
- Main stair to pool deck and up to recreation centre has a pop up sky light. 89m level shines in. Light picked up through glazing wall. Provided more glazing along east elevation. Canopy to west has to deal with glare issues from east and west sides and weather protection. Created a halo or eyebrow to building around skylight for sparkle at night.

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

- Created a contrast between orthogonal box and landscape.
- Looking at berming and terracing and taking an organic approach. Looking at gabion or CR stone for hard/soft/hard/soft topographical relief
- Site – grain of site changes depending on elevation. Level 80m is at pool, strong north south orientation from lane. Landscape features - outdoor patio and walkway.
- Reflecting pool at western entrance illustrates how we blur edges of inside and outside. Providing a patio area and access from pool,
- Neutral presence to 152 Street. Building is set back and has trees. Looking at fin sign (exposed contour) that emerges out of hillside and goes back in.
- Views are important. South west corner view can see landscape. Rain garden.
- Deepest edge is on south east. One storey grade change.
- Opportunity to open up lower parkade and elevator. Open air concept of stairs, bridge and the arch over.
- Bamboo used for a soft contrast.
- Storm water management. 580 cubic meters of storm water needs to be managed. Rain gardens provided vs. underground detention tank. Lower levels of pond will be more conducive to dogwoods and permanent plants. Upper level will have aquatic reeds, exposed contours, shallow swales to capture water.
- Due to the steepness of slopes ensure railing is required; edge is not too intrusive.
- Public art – engaged in a public art call with the City. To develop base of art piece to be situated at Lincoln and 152 Street.
- Hard landscape materials to be light and simple with stainless steel receptacles, bike racks, bollards, etc.
- Heavy timbers and wood at entry.
- Planting – red and yellow twig dogwood. Black bamboo to mediate terraces on the north.

In response to questions the following information was provided by the project architect:

- Two types of cladding material options at exterior –
 - Concrete block wall, textured and coloured different grey tones.
 - Alternate is a new system, cantilevered at corner with post tension cables.

- Cast in place precast panels, modular, different dimensions. 1 meter and 2 meters. 16" deep. Insulated between two.
- Rationale for such a heavy wall came from the idea to explore entry point spatially; relates also to Turkish baths and idea of more internally focussed design.
- Building and landscape work as one. Basically the facade and elevations act as a screen. Trees screen the facade and at night will uplight the trees. Light bark against gray tones of facade appear as a forested stand of trees. Landscape provides a nice relief.
- Two levels of parking, one on the surface (level 80m). Level 76m is off 152 Street.
- Interior detail shows duct shaft at corners.
- Will develop a detail to bring water down from roof to the plaza; see precedent photos; e.g., stainless steel RWL with rain chain.
- Irrigation system - planted islands between parking.
- Second channel up will be inundated by storm water – use for this water not designed yet.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Proposed Guildford Aquatic Centre

10585-152 St. & 15105-105 Ave., Guildford, Surrey

File No. 7912-0106-00

It was

Moved by W. Francl

Seconded by R. Ciccozzi

That the Advisory Design Panel (ADP) recommends that the applicant address the following recommendations and revise and resubmit to the Planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

Context and Site

- It seems that the previous comments were well addressed.
- Great project and great wall.
- Ramps – Vigilantly design the ramp from L80m to L76m and the open cut out at L76 so that these approaches support (not necessarily mimic) the textural quality evoked by the main building.

Unclear what area this comment is referring to. If it is referring to the parkade ramp along the NE corner of the site and the cut out just northwest of the Aquatic Centre, then the project architect (BTA/SHAPE) intends to use similar landscape and guardrail details to frame the openings and provide consistency throughout the site. There will be consideration of a stone-like wall at these openings similar to the textural quality of the main building. However, such a treatment is unlikely to be used, due to cost constraints on this project.

- Look to softening the impact of the handrails at the trench at the east. Make the handrail as delicate as possible; consider bending it.

The lightness of the handrail design (dark painted steel post and cable), with the planting in front and its setback, minimize the impact of the handrail and in many cases render it invisible.

Pedestrian Circulation

- Enable all weather protected passage from the canopy on the north to the main double door entry.

Currently, an aluminum canopy extends from the elevator, from parking levels to the west entry doors. The project architect will review the location of the west entry doors along the west, to see if they will function as well along the north. The doors were placed along the west to respond to the axis created from the bridge and to address patrons coming from the drop-off loop and existing surface parking to the west of the entry. Another option would be to extend the canopy, which the project architect will consider. However, cost constraints will make it difficult to implement.

Form and Character

- Wonderful scheme.
- Wall - Have seen some of the precedent walls and favour the real stone to get the proposed character. Like the heavy wall form; very disciplined; good tension. Favour the heavy stone/concrete block option.
- Detailing for the stone wall is a concern. Devil is in the details of accomplishing a rich grain of texture for the "wall".

Currently, the project architect is exploring the precast panels versus the cast concrete blocks due to cost constraints. With the precast panels, the project architect intends to vary the color, create texture and reveals, within each panel to simulate the look of a stone wall as much as possible.

- Consider detail of connection between building wall and landscaped retaining wall at 152 Street at entrance; current systems may collide a bit awkwardly; see page 26.

The project architect's intent is that this will be detailed, so that over time, the sierra wall or gabion wall will be overgrown with planting and will recede in the background.

Consider relocating the public art to where it will be appreciated by pedestrians as well as vehicles.

The project architect has explored several options for locations for the public art. However, the proposed location at the northeast of the site was the only location that was acceptable to the public art committee. The project architect has indicated that they were advised that the public art piece needs to be able to be photographed and visible from 152nd. It is to be mainly seen from the driver's perspective.

- Daylighting of space handsomely resolved.
- Corner vent – consider hiding it differently.

The project architect's intention is to keep the "magic box" as simple and as pure as possible as perceived from the exterior. The corner vent will be integrated in the aquatic centre, with the waterslide and its platform.

- Bridge – consider revising the form of the bridge; it has a series of openings and pinch points; it should be more sculptural vs. zig zag; should be more sophisticated like the building.

The original design for the bridge was a sinuous form similar to the organic nature of the proposed landscape concept – the idea of bringing the landscape into the building. However, due to cost reasons the project architect has had to reduce the area and develop a more simple system. A curved or sinuous bridge would add area if we were to achieve the dual uses of both circulation and lobby space, as it is now. The current design of the bridge allows a repetitive system bringing down costs, as well as acting to laterally support the box of the aquatic centre.

Landscaping

- Very dynamic/dramatic landscape.
- 152 Street is a fast urban street. Through landscape design and intricacies, the interstitial space between the street and the wall is all resolved. Done in a good and catchy way. Mock up exterior wall (full scale) garden with 152 Street landscaping done very well. Well thought out project.
- Consider interpretive signage to educate people about the native planting. It may look like "weeds" as it matures, so people need to understand concept.

Subject to cost constraints, the project architect will consider installing interpretative signage along the approach to the lower rain garden, which will assist in the public understanding of the ecological and stormwater function of this landscape feature. In addition to signage, the intent of the landscape is to make the processes of rainwater/stormwater management transparent.

- In the lower detention area, should use lower plant types that will not require continuous maintenance, e.g., yellow and red twig dogwood may grow large and block views.

The bottom elevation of the stormwater detention area has been lowered from the floor elevation of the pool in order to improve sightlines over shrub planting. It is anticipated that the selected shrub pieces including the red and yellow dogwood will not exceed heights of 1.5 metres (5ft.) and therefore, will reach an appropriate height over the rain garden, allowing for clear views to the stormwater detention channel.

Accessibility

- Applicant has resolved all disability issues and concerns.
- Only concerns are stairs (on page 19 of plans, 3.8 LSP) where there is a long walkway to corner from parking lot on north side.

The project architect had originally located a shortcut from the parking to connect to the accessible pathway from the southeast. However, meetings with staff found there to be a redundancy in the number of pedestrian pathways parallel to the 152nd Street. In the future with rapid transit, the approach will mainly be from the

southeast, where an accessible pathway to the east entry is located. An accessible pathway is proposed from the northeast parking lot to the west entry.

- Recommend careful placing of waste receptacles so as not to be barriers to elevator buttons, doorways, or accessible paths.

The project architect will make every effort to carefully locate waste receptacles, so as not to impede accessible paths, access to elevator buttons and doorways.

Sustainability

- Like the storm water management/detention to replace existing.
- Like the way the previous comments were dealt with. The heat recovery and total energy use of the building need to be concentrated on and dealt with.

The mechanical engineer, AME, will make this a priority..

- If heavy mass wall, with insulation on inside is poured on site it will make it something of sandwich panel; place insulation on the outside.

Currently, the exterior wall system being considered is a cast-in-place (CIP) structural wall on the inside of the aquatic centre, with insulation on the exterior of the CIP. Precast panels will be on the exterior, anchored from the CIP wall.

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

- (a) FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD) (SURREY ZONING BY-LAW, 1993, NO. 12000, AMENDMENT BY-LAW, 1999, NO. 13783)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 024-742-350
 Lot 1 Section 20 Block 5 North Range 1 West New Westminster District Plan
 LMP45471

15105 - 105 Avenue

- (b) FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD) (SURREY ZONING BY-LAW, 1964, NO. 2265, AMENDMENT BY-LAW, 1968, NO. 2760)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 024-681-032
 Lot 2 Section 20 Block 5 North Range 1 West New Westminster District Plan
 LMP44581

10585 - 152 Street

(hereinafter both (a) and (b) shall be referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a multi-purpose community centre, library, aquatic centre, and related commercial and *community services* in a *Town Centre*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Recreational facilities*, excluding bingo halls, outdoor go-kart operations, drag racing operations and rifle ranges.
2. Library.
3. *Accessory uses* including the following:
 - (a) Office uses, excluding *social escort services* and *methadone clinics*;
 - (b) *Child care centres*;
 - (c) *Retail stores* excluding *adult entertainment stores* and *secondhand stores* and *pawnshops*;
 - (d) *Community services*;
 - (e) *Cultural uses*; and
 - (f) *Eating establishments* excluding *drive-through restaurants*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 1.50.

E. Lot Coverage

The *lot coverage* shall not exceed 50%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i>		5.0 m. [16 ft.]	5.0 m. [16 ft.]	5.0 m. [16 ft.]	5.0 m. [16 ft.]
<i>Accessory Buildings and Structures Excluding Above-Ground Parking Facilities</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]
<i>Above-Ground Parking Facilities</i>		10.0 m. [33 ft.]	10.0 m. [33 ft.]	10.0 m. [33 ft.]	10.0 m. [33 ft.]

Measurements to be determined as per Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings:* The *building height* shall not exceed 15 metres [49 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

1. Notwithstanding Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, the minimum parking provided on the *Lands* shall be 342 *parking spaces*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.

3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

Not applicable to this Zone.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the CPR Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

6. *Special building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
 8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the CPR Zone.
 9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
 10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

READ A THIRD TIME ON THE _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK