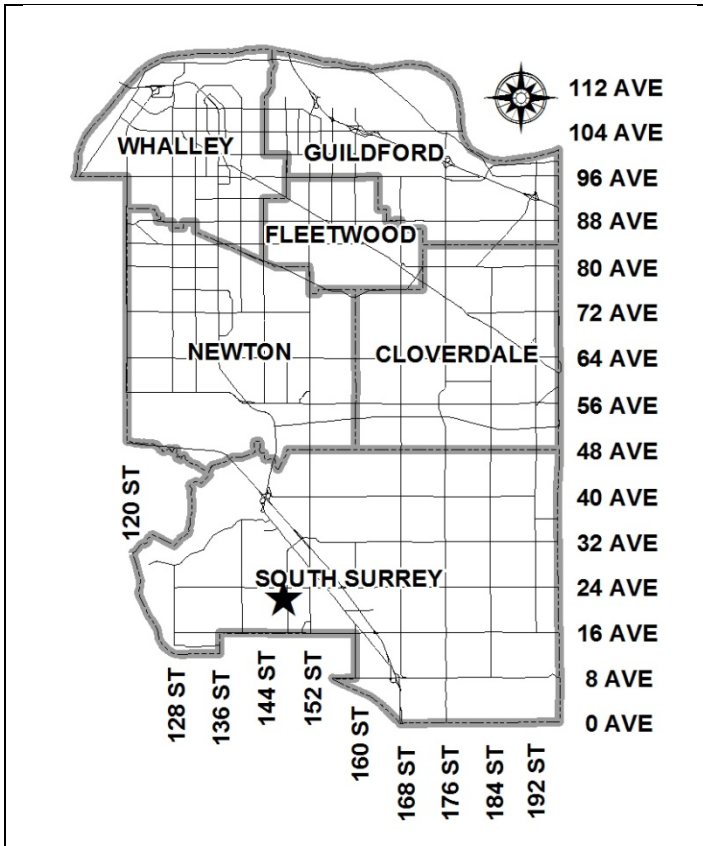


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0169-00

Planning Report Date: September 10, 2012



**PROPOSAL:**

- **Development Permit**

in order to permit the expansion of the South Surrey Recreation Centre by 1,979 square metres (21,302 square feet).

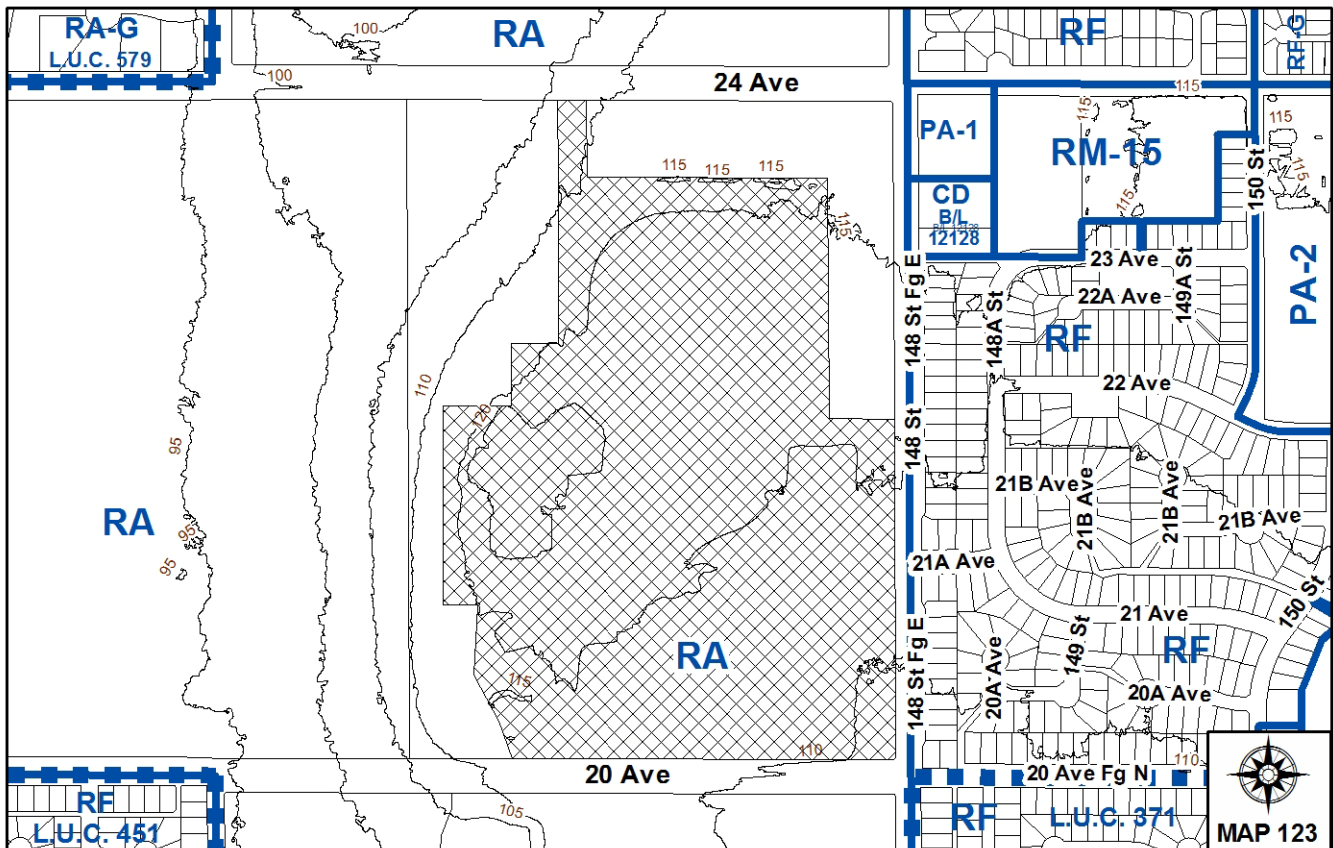
**LOCATION:** 14601 - 20 Avenue

**OWNER:** City of Surrey

**ZONING:** RA

**OCP DESIGNATION:** Conservation

**LAP DESIGNATION:** Open Space



### RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- The proposed expansion to the South Surrey Recreation Centre was announced as part of the City's 2012 capital budget under the Build Surrey Program in order to enhance the services provided to Surrey residents.
- The proposed expansion will include a weight room, fitness studio, cardio areas, visual arts studio, pottery studio and other related amenity and support space including a new lobby, café and outdoor plaza.
- The proposed building form is appropriate for this part of the Semiahmoo Peninsula and meets the design guidelines in the Official Community Plan (OCP).
- Sustainable design strategies are integral to the design of this facility in accordance with LEED (Leadership in Energy and Environmental Design) Gold standards.

## RECOMMENDATION

The Planning & Development Department recommends that the Mayor and Clerk be authorized to execute Development Permit No. 7912-0169-00 (Appendix II).

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of these matters.

## REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements prior to the issuance of a Building Permit as outlined in Appendix III.
Parks, Recreation & Culture:	No concerns.
Surrey Fire Department:	No concerns.
School District:	No comments.

## SITE CHARACTERISTICS

Existing Land Uses: The South Surrey Recreation Centre (SSRC) is part of the South Surrey Athletic Park. The Athletic Park is located on approximately 43 hectares (106 acres) of land, bounded by 24 Avenue to the North, 148 Street to the East, 18A Avenue to the South and the Sunnyside Acres Urban Forest to the West. In addition to the SSRC, the Athletic Park includes:

- four (4) tennis courts;
- a water park;
- ten (10) soccer fields;
- three (3) baseball fields;
- four (4) rugby/football fields;
- one (1) running track;
- two (2) volleyball courts;
- a youth skate park;
- the South Surrey Arena;
- Softball City including four (4) baseball fields; and
- the South Surrey Rotary Field House.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 24 Avenue) and West:	Sunnyside Acres Urban Forest	Conservation/ Open Space	RA
East (Across 148 Street):	Single family homes	Urban/ Urban Residential	RF
South:	Semiahmoo Secondary School, South Surrey/ White Rock Continuing Education, H.T. Thrift Elementary School, South Surrey Indoor Pool, and single family homes across 18A Avenue	Urban/ School, Recreational and Urban Residential	RF

DEVELOPMENT CONSIDERATIONSContext and Existing Facility:

- As part of the Build Surrey Program and delivering recreational services to residents of Surrey, City Council has approved the addition of a fitness and arts space to the existing South Surrey Recreation Centre (SSRC) in order to enhance the services provided to Surrey residents. The project is fully funded and completion is expected in the spring of 2014.
- The existing SSRC was built in 2005 under File No. 7904-0147-00. It is an eco-friendly, state-of-the-art recreation facility that offers programs for all ages, cultures and fitness levels. The facility offers registered and drop-in programs for early years, preschool, children, youth, adults, and seniors. The existing two (2) storey, 3,250 square metre (35, 000 square feet) facility includes:
  - two (2) full-sized gymnasiums;
  - a multi-purpose gymnasium;
  - two (2) preschool rooms;
  - fitness and dance studios; and
  - community and youth lounges.
- Immediately adjacent to the building is a youth skate park, and on the same property with the larger South Surrey Athletic Park are multiple sport fields, the South Surrey Arena, and Softball City as described above.

Proposed Addition:

- The intent of this proposal is to build a welcoming expansion to the recreation centre that will draw in more people of all ages by adding room for the latest equipment and a variety of fitness options and support the programming needs of the vibrant arts community in the area.

- The proposed two (2) storey, 1,979 square metre (21,302 square feet) addition to the recreation centre will include:
  - a weight room;
  - a fitness studio and cardio areas;
  - a visual arts studio/ multi-purpose room;
  - a pottery studio with a kiln; and
  - office spaces; and
  - a new lobby, café and outdoor plaza.
- The proposed addition will complement the existing building and meet the City's goals under the Sustainability Charter, Wood First Policy, and Civic Centre Access Initiative. The recreation centre is designed to be an inclusive and universally accessible facility that combines recreation, fitness and the arts to create a better community. The proposed expansion will target LEED (Leadership in Energy and Environmental Design) Silver certification.

#### Zoning By-law Compliance:

- The Zoning By-law permits public facilities such as recreation centres to be located in any zone, provided that all the minimum setbacks are equal to or greater than either the height of the principal building or the setbacks prescribed in the underlying zone.
- Based on the proposed 11.5 metre (38 feet) height of the building and the underlying zoning, the proposed expansion to the recreation centre is required to be sited a minimum of 11.5 metres (38 feet) from all lot lines. The proposed expansion exceeds this requirement with the closest part of the building proposed at least 29 metres (95 feet) from the nearest property line.
- The Zoning By-law requires that three (3) parking stalls are provided for every 100 square metres (1,075 square feet) of gross floor area. Based on the proposed 1,979 square metre (21,302 square feet) size of the proposed expansion, a total of 60 parking stalls are required.
- A parking study was completed by R.F. Binnie and Associates Limited for the proposed expansion, recommending that a total of 70 parking stalls should be provided. The study reviewed the existing parking supply in the Athletic Park and the anticipated parking demands based on the proposed expansion to the recreation centre.
- There are approximately 1,250 parking stalls currently available at the South Surrey Athletic Park. 350 of these parking stalls are reserved for use by Softball City. The remaining 900 parking stalls are divided between the central area in close proximity to the recreation centre and the south area which includes the sports fields on the south side of 20 Avenue.
- The parking study determined that currently, there is a surplus of 63 parking stalls in the central area of the Athletic Park. Based on this surplus, the proposed development would meet the Zoning By-law requirements, and would only require the construction of an additional seven (7) parking stalls to meet the parking demand needs as identified in the parking study. However, in an effort to provide more handi-capped, family and drop-off/pick-up parking stalls, the proposal includes the addition of 19 parking stalls with this expansion. This will result in a surplus of 12 parking stalls on the site.

Access and Circulation:

- Primary vehicular access to the recreation centre is provided from 20 Avenue. Additional vehicular accesses are obtained from 148 Street and 24 Avenue. All of the vehicular accesses lead to surface parking lots located throughout the Athletic Park and to parking areas in close proximity to the recreation centre.
- The existing and proposed parking stalls are situated in close proximity to the main lobby entry with a dedicated drop-off/ pick-up area located close to the lobby entry. Views from the lobby, café, weight room and cardio areas, allow for eyes on the street to make the outdoor plaza and drop-off/ pick-up area safer in accordance with Crime Prevention Through Environmental Design (CPTED) principles.
- Bicycle racks are proposed in close proximity to the main entrance to the building.

Tree Management and Landscaping:

- Trevor Cox and Lesley Gifford, ISA Certified Arborists of Diamond Head Consulting Limited, prepared an Arborist Assessment for the site. The Arborist Assessment states that there a total of 38 trees located within the boundaries of the project. Majority of the trees are Alder, Cottonwood, Birch and Maple. A total of 34 trees are proposed to be removed with the proposed expansion and four (4) trees are proposed to be retained. Despite the removal of trees on the site, the proposal includes the planting of 83 new trees which will help offset the removal of the trees. The remaining trees will be protected in accordance with the Parks Standard Tree Protection specifications.
- The proposed expansion to the recreation centre occurs entirely within the Athletic Park and none of the trees proposed to be removed are located in the Sunnyside Acres Urban Forest. The Urban Forest is protected by By-law and located on the neighbouring property to the West.
- The landscaping that is proposed to surround the expansion to the recreation centre will have a civic character. It features a large outdoor entry plaza with generous seating opportunities and bike racks leading to the main entrance of the building. It is anticipated that the outdoor entry plaza area will be used as an outdoor room where fitness and art classes can take place when the weather permits.

PRE-NOTIFICATION

- Development Proposal Signs were installed on the site to inform adjacent property owners about the proposed development. Staff received requests for information only as a result of the Development Proposal Signs.
- According to Council Policy, the mail out of pre-notification letters is not a requirement for Development Permit applications. Although not required, the design process for the expansion to the recreation centre has included two (2) public open houses and ongoing public outreach.

- The first public open house was held on April 3, 2012 at the South Surrey Recreation Centre. Questionnaires were provided for this open house, which sought input from the public regarding the activities that should be provided as part of this expansion. Approximately 90 questionnaires were received and the feedback helped inform the visioning process for the expansion.
- Several focus groups and key stakeholder interviews were conducted as part of the public consultation process. Some of the feedback included:
  - Site Access and Circulation:  
Concerns were expressed regarding site circulation and the use of the roundabout, and the need for dedicated family and handi-capped parking stalls.  
  
*(In response to the feedback, the vehicular entrance to the recreation centre area has been re-designed to remove the roundabout and to introduce dedicated family and handi-capped parking stalls.)*
  - Public Art and the Urban Forest:  
Interest was expressed to include a public art component into the landscape features of the proposed addition. Also, it was identified that the proposed addition should respect the topography and its proximity to the Sunnyside Urban Forest.  
  
*(Public art is being incorporated into the proposed expansion and will be designed to provide a highly visible presence, outside the newly designed main entrance to the building.*  
  
*The Urban Forest is protected by By-law and is located on a separate property to the West. The proposed addition will include views to the Urban Forest from inside the building.)*
  - Community Gathering Place:  
It was noted that the existing facility lacks a social gathering space and that the existing lobby is too cramped and uninviting.  
  
*(As part of the proposed addition, a new lobby and outdoor plaza area will be built to improve circulation and to provide opportunities for people to meet and gather. The revised lobby will integrate exhibition space for the display of art and the outdoor plaza area will have seating areas.)*
- The second open house was held on July 19, 2012 at the South Surrey Recreation Centre. The open house was an opportunity for the architect to present the preliminary site plan and to show how the information obtained through the previous public consultation informed the process. Approximately 30 people attended the second open house and the feedback was generally positive.
- Both open houses were advertised through direct mail outs to residents in the area. Posters and flyers were posted at recreation centres and on the City's website.

## DESIGN PROPOSAL AND REVIEW

- The proposed expansion to the SSRC has been designed by Taylor Kurtz Architecture and Design (TKAD). The proposed development was reviewed by the Advisory Design Panel (ADP) on June 14, 2012 and August 9, 2012 (Appendix IV) and ADP comments have been satisfactorily addressed. The proposed development was evaluated based on compliance with the design guidelines in the Official Community Plan (OCP).
- The existing recreation centre has a complex architectural expression with several building materials and different roof angles and massing elements. Rather than to compete with the existing architectural expression, the architectural form and character objective of the proposed addition is to create a quiet addition that is simple and not competing with the existing one. A two (2) storey glass atrium is proposed at the entry between the existing facility and the addition. The lobby pulls the addition away from the existing building and makes the stairway down to the lower level clear and intuitive. The intent is to increase the legibility of the recreation centre by creating clear and distinct spaces within the facility.
- The design team undertook an analysis of the programming and functional constraints and tested different site plan approaches to the expansion. These options attempted to provide a logical response to topography, orientation and context while meeting the needs of the arts and fitness groups that would be occupying the spaces. As a result, the expansion to the existing recreation centre is proposed to be in a North-South direction whereby the arts component is proposed to be on a single level with prominent exposure from the new lobby. Direct outdoor access is proposed from the pottery studio out towards the edge of the Urban Forest. The proposed weight room and cardio areas face the lobby, drop off/pick up areas, and the outdoor plaza. The fitness studio, that does not require direct visual access from the lobby, is proposed to be located at the lower level.
- The proposed material palette for the expansion will ensure that there is a dialogue between the new and the old and will include the use of architectural concrete, wood, metal and glass. The materials will be drawn from local sources where possible.

### Public Art:

- The City of Surrey has supported the implementation of artworks within its civic facilities and public open space such as parks and greenways since 1998 when it adopted a Public Art Policy.
- In accordance with the City's Public Art Policy, a Public Art Project with an artist's budget of \$97,500 was established for the South Surrey Recreation Centre Expansion. This Public Art Project is designed to provide a highly visible presence, outside the newly designed main entrance to the building. Inspired by the theme of 'Art, History and Nature' as developed in a planning charette including community representatives, planners and architects, the artwork is to identify the facility as a fitness and art studio space and presents a welcoming gesture to community participants.
- As approved by the Public Art Advisory Committee, a direct artist call was initiated and six (6) professional artists were invited to prepare detailed concepts for review by an independent



selection panel. The recommendation of this panel will be brought to the Public Art Advisory Committee, who will then forward their recommendation to Council in the fall of 2012.

### SUSTAINABILITY CONSIDERATIONS

- Sustainable design strategies are integral to the design of this facility in accordance with LEED (Leadership in Energy and Environmental Design) Gold standards. The following are some of the sustainable design strategies being used for this project:
  - Sustainable Sites:
    - Providing areas for bike parking near the new main entry to promote cycling;
    - Providing improved access to existing pedestrian pathways and public transportation nodes including proper way finding signage;
    - Exterior lighting strategies will be implemented to ensure safety of the users of the facility. The proposed lighting will be designed in order to ensure that public spaces can be active during the evening hours;
    - Power will be roughed-in to the proposed new parking loop to provide for future Electric Vehicle charging stations; and
    - Use of bioswales and rain water features in the landscape design in order to mitigate significant storm events.
  - Water Efficiency:
    - High efficiency fixtures and fittings to reduce water use in the facility; and
    - Introduction of native landscaping and plantings to minimize the need for irrigation.
  - Energy and Atmosphere:
    - Passive design to maximize natural day lighting in the facility and using occupancy and lighting controls to manage areas requiring artificial lighting; and
    - Using natural cross ventilation to assist in cooling the more active program areas and reducing the requirements for mechanical cooling.
  - Materials and Resources:
    - Source products and materials from regional suppliers with recycled content where practical and cost effective; and
    - Through design, ensuring that materials are used as much as possible in their available modules to avoid unnecessary construction waste.
  - Indoor Air Quality:
    - Using finishes and materials with low volatile organic compounds (VOCs) where possible.

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. Development Permit No. 7912-0169-00
- Appendix III. Engineering Summary
- Appendix IV. ADP Comments

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

CL/kms

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. 9/6/12 2:13 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                      Craig Taylor  
   Taylor Kurtz Architecture & Design Inc.  
   Address:                      416 West Pender Street  
   Vancouver BC V6B 1T5  
  
   Tel:                              604-569-3499

2.      Properties involved in the Application

- (a)      Civic Address:                      14601 - 20 Avenue
- (b)      Civic Address:                      14601 - 20 Avenue  
   Owner:                              City of Surrey  
   PID:                                      015-151-077  
   Lot 3 Section 15 Township 1 New Westminster District Plan 83184 Except Plans LMP36078  
   and BCP46838

## DEVELOPMENT DATA SHEET

Existing Zoning: RA

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		43 ha
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front (20 Avenue- South)	11.5 m	min. 87 m
Rear (24 Avenue- North)	11.5 m	min. 548 m
Side #1 (148 Street- East)	11.5 m	min. 417 m
Side #2 (West- Sunnyside Acres Urban Forest)	11.5 m	min. 29 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal		11.5 m
Accessory		
<b>FLOOR AREA: Institutional</b>		1,979 sq.m.
<b>TOTAL BUILDING FLOOR AREA</b>		1,979 sq.m.
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
<b>PARKING</b> (number of stalls)		
Institutional	60	70
Total Number of Parking Spaces	60	70
Number of disabled stalls	1	
Number of small cars		

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

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7912-0169-00

Issued To: CITY OF SURREY  
("the Owner")

Address of Owner: 14245 - 56 Avenue  
Surrey BC  
V3X 3A2

1. This development permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development permit.
2. This development 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: 015-151-077

Lot 3 Section 15 Township 1 New Westminster District Plan 83184 Except Plans LMP36078 and BCP46838

14601 - 20 Avenue

(the "Land")

3. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. The character of the development including landscaping and the siting, form, exterior design and finish of buildings and structures shall be in accordance with the drawings numbered 7912-0169-00 (A) through to and including 7912-0169-00 (L) (the "Drawings") which are attached hereto and form part of this development permit.
5. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design and finish of buildings and structures on the Land, may be permitted subject to the approval of the City.
6. The landscaping shall conform to drawing numbered 7912-0169-00 (M) (the "Landscaping").
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

- 8. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
- 9. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 10. This development permit is not a building permit.

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

\_\_\_\_\_  
 Mayor – Dianne L. Watts

\_\_\_\_\_  
 City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

\_\_\_\_\_  
 Authorized Agent: (Signature)

\_\_\_\_\_  
 Name: (Please Print)

OR

\_\_\_\_\_  
 Owner: (Signature)

\_\_\_\_\_  
 Name: (Please Print)



7912-0169-00 (A)

**TKA+D**  
TAYLOR KURTZ

 CITY OF  
**SURREY**  
the future lives here.

**SOUTH SURREY RECREATION CENTRE ADDITION**

**MAIN VIEW FROM APPROACH**

PROJ. NUM. 12003

DATE: Aug. 24, 2012



7912-0169-00 (B)



**SOUTH SURREY RECREATION CENTRE ADDITION**  
**VIEW OF FITNESS FROM SE**  
PROJ. NUM. 12003  
DATE: Aug. 24, 2012





7912-0169-00 (C)



7912-0169-00 (D)

**TKA+D**  
TAYLOR KURTZ

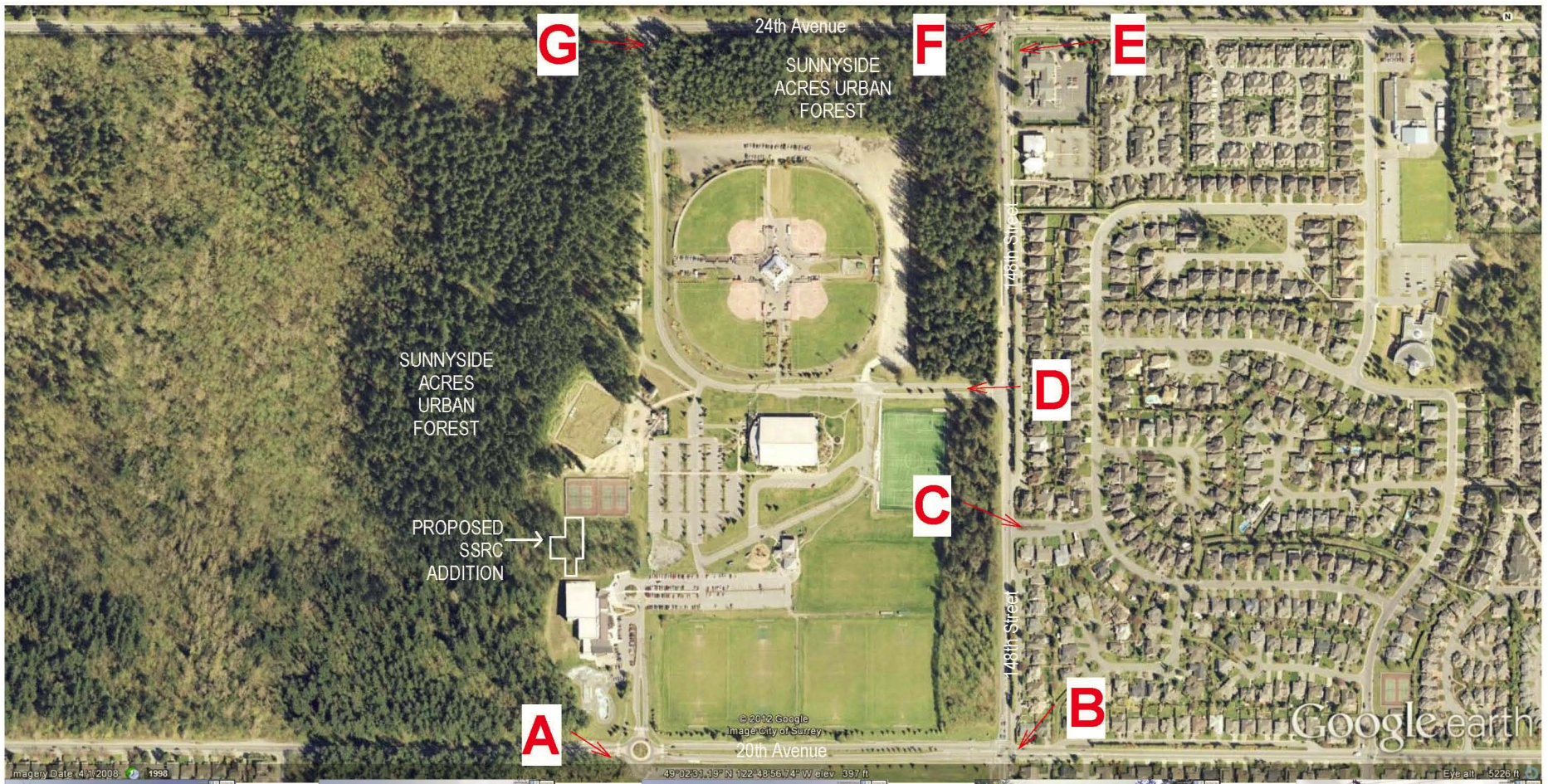
 **CITY OF SURREY**  
the future lives here.

**SOUTH SURREY RECREATION CENTRE ADDITION**

**VIEW FROM NORTH EAST**

PROJ. NUM. 12003

DATE: Aug. 24, 2012



**A**



**B**



**C**



**D**



**E**

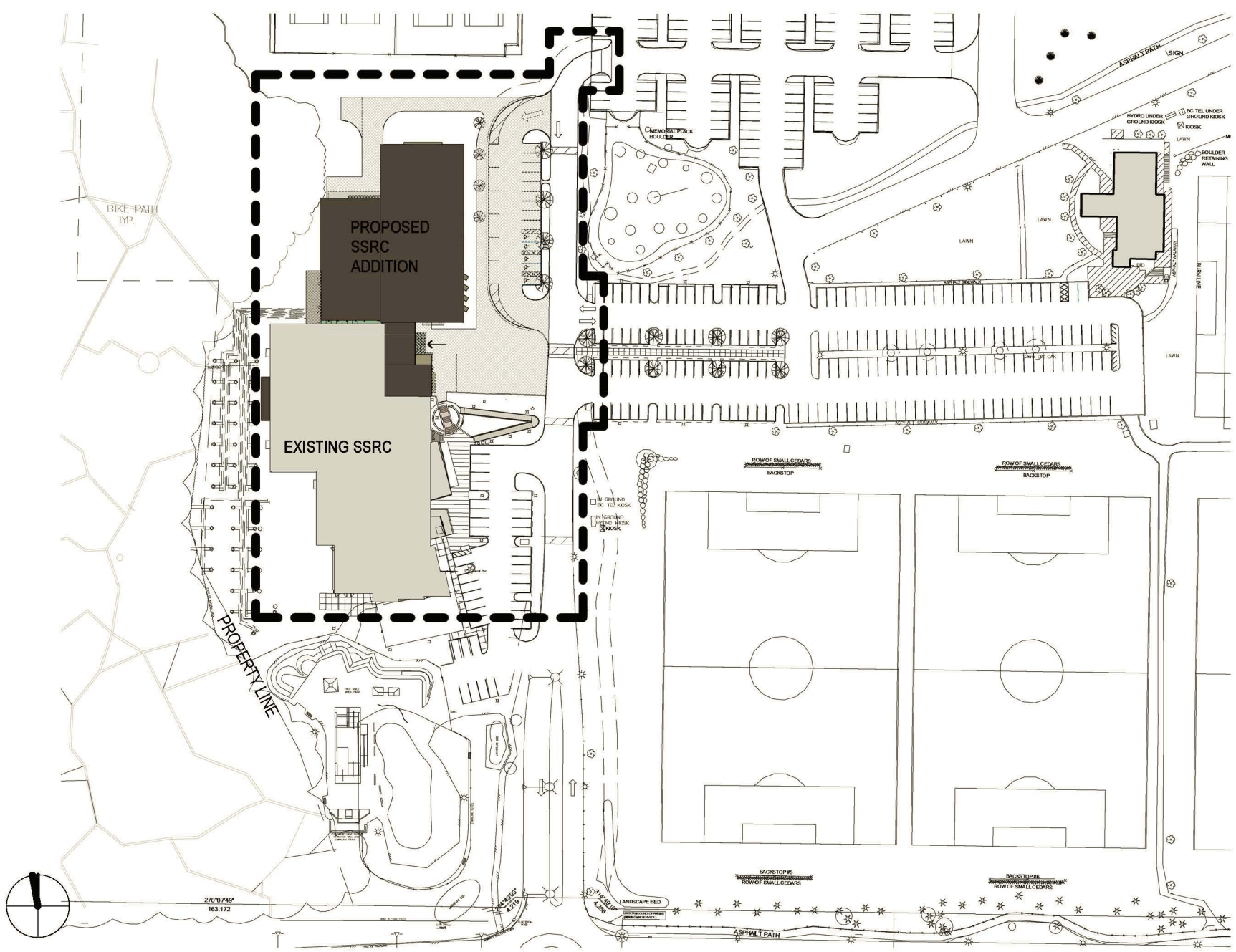


**F**



**G**





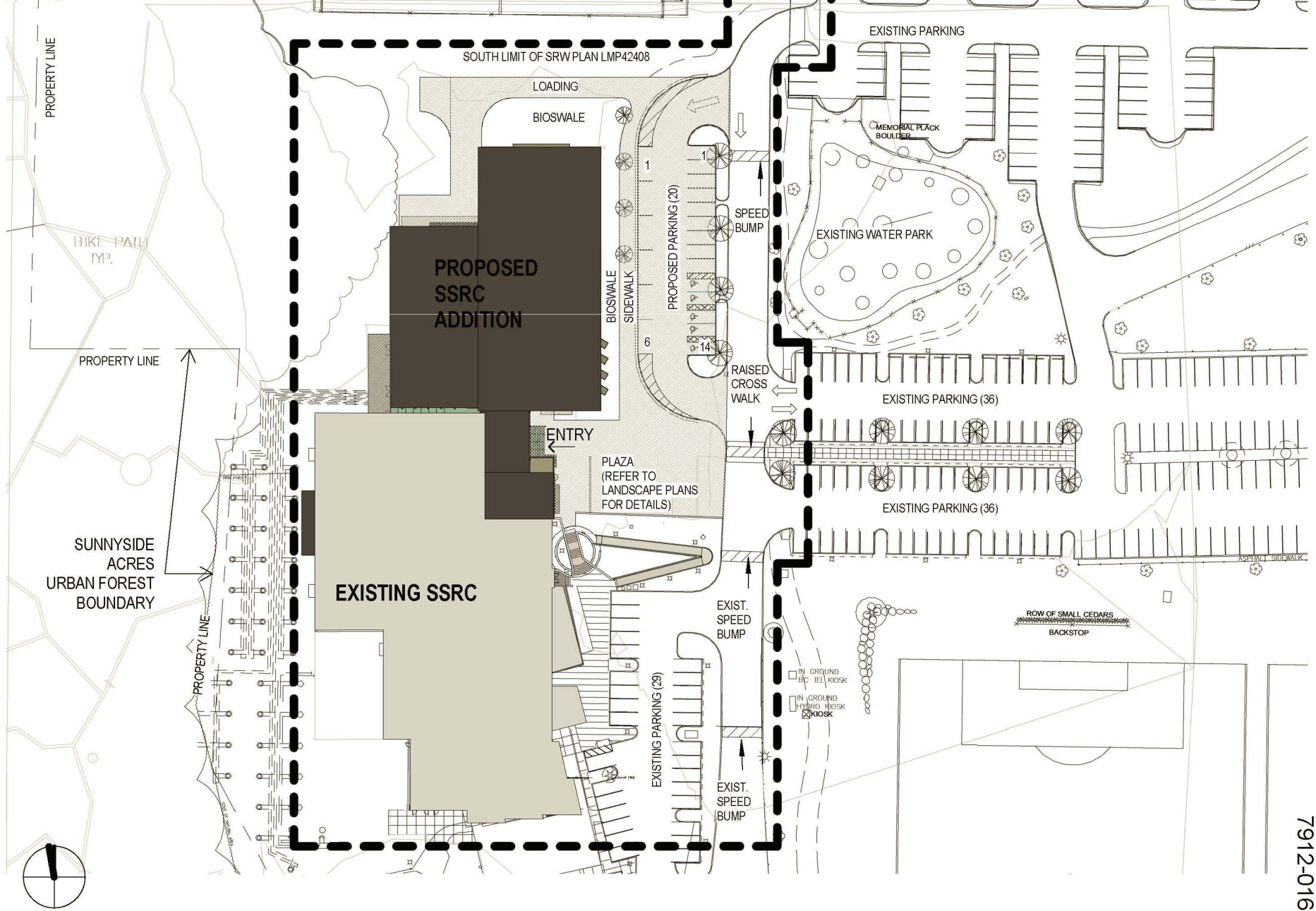
**SOUTH SURREY RECREATION CENTRE ADDITION**

**SITE PLAN - CONTEXT**

PROJ. NUM. 12003

DATE: Aug. 24, 2012

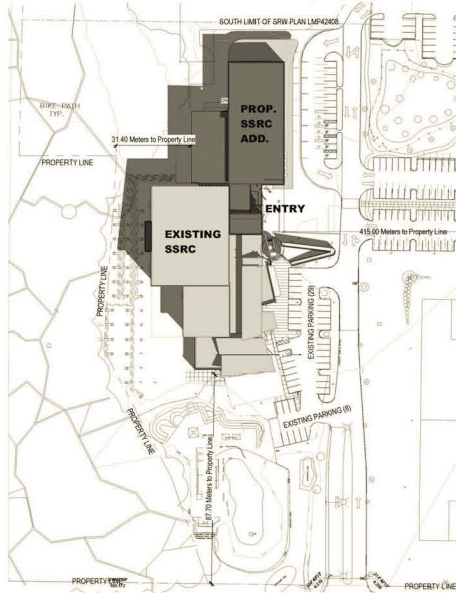
7912-0169-00 (F)



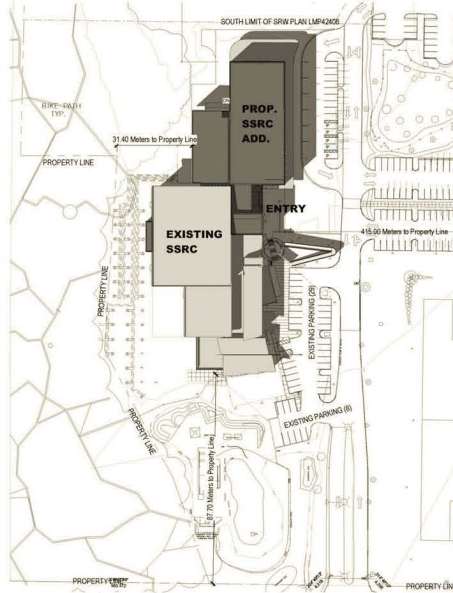
7912-0169-00 (G)



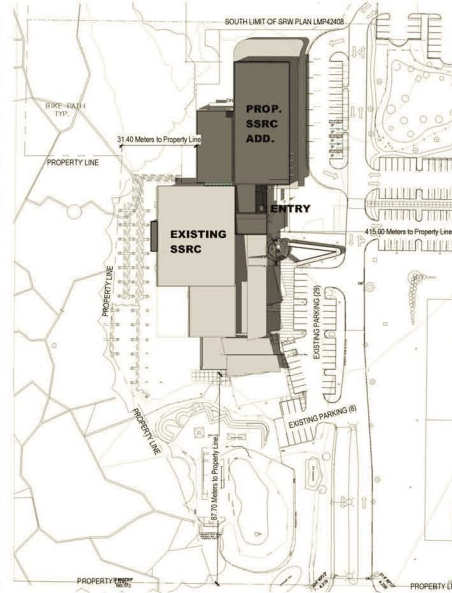
**SOUTH SURREY RECREATION CENTRE ADDITION**  
**SITE PLAN - PROJECT AREA**  
 PROJ. NUM. 12003  
 DATE: Aug. 24, 2012



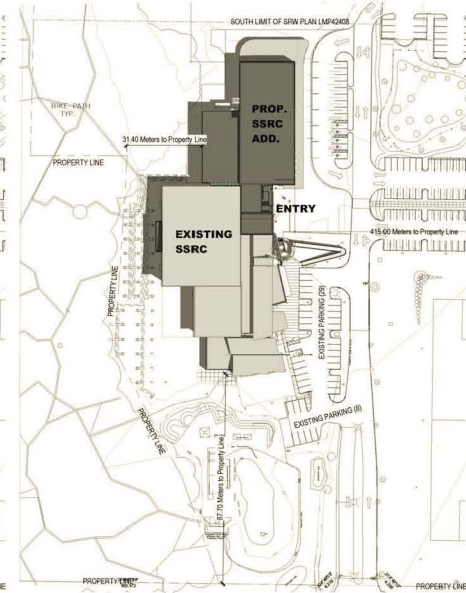
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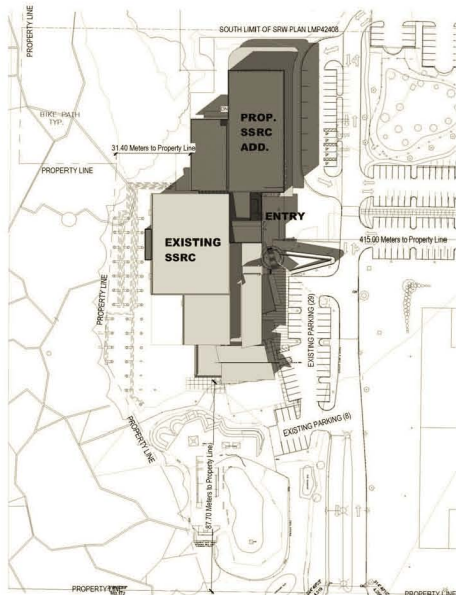
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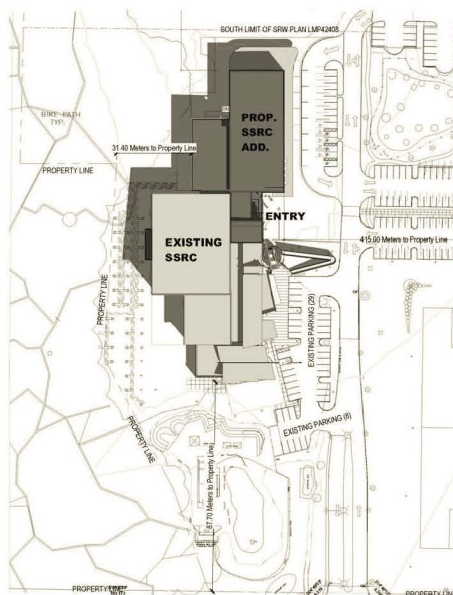
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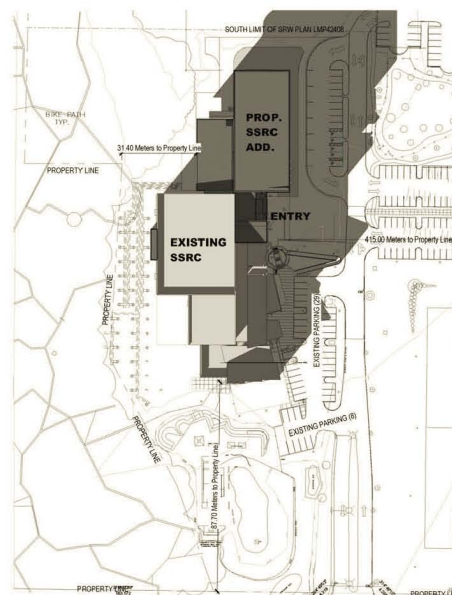
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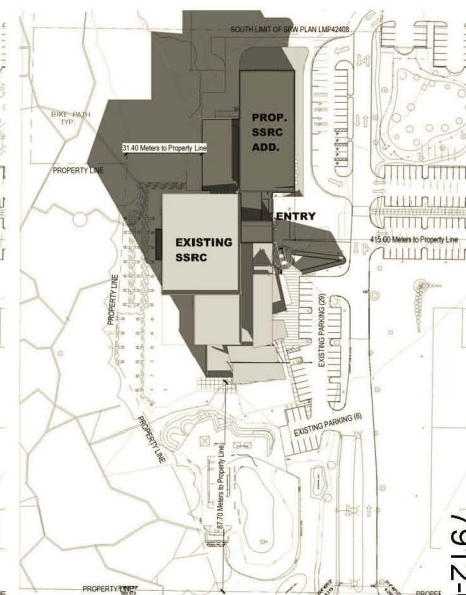
5 Sept. 21 - 3pm



6 Sept. 21 - 10am



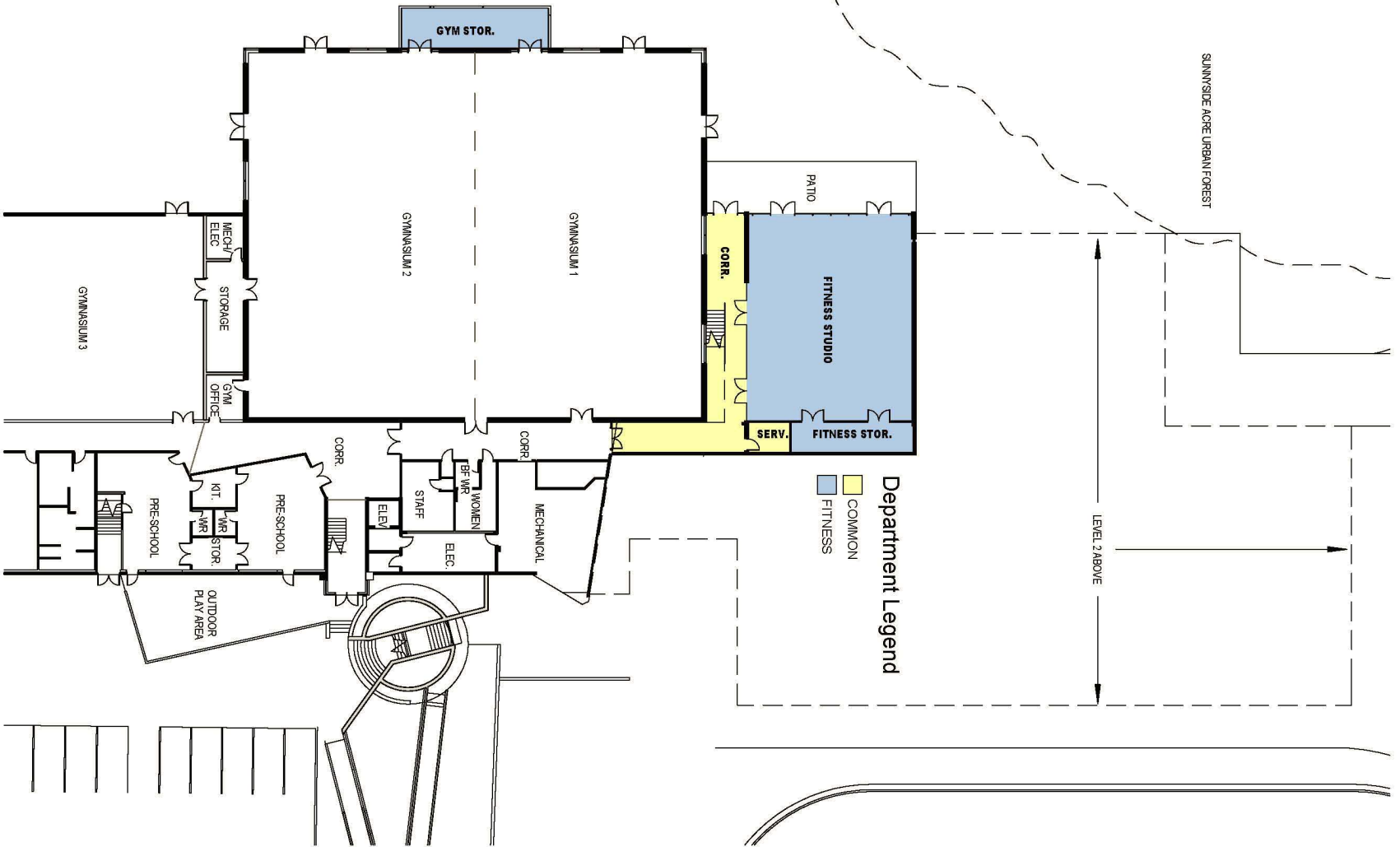
7 Dec. 21 - 3pm



8 Dec. 21 - 10am



EXISTING YOUTH CENTRE BEYOND



**Department Legend**

- COMMON
- FITNESS



Department Legend

- ARTS
- COMMON
- FITNESS



7912-0169-00 (J)



Keynote Legend	
Key Value	Keynote Text
CIPC	CAST IN PLACE CONCRETE
CIPC2	CAST IN PLACE CONCRETE TYPE 2
CW1	CURTAIN WALL TYPE 1
MWC1	METAL WALL CLADDING - Type 1
MWC2	METAL WALL CLADDING - Type 2



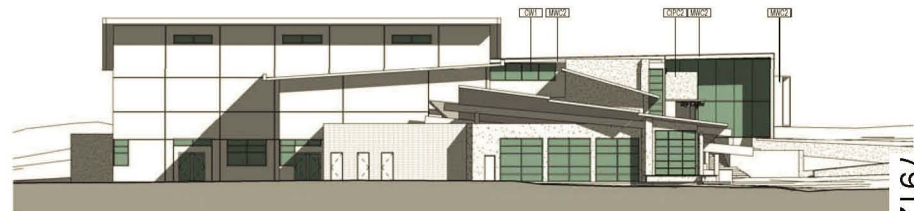
**EAST ELEVATION**



**WEST ELEVATION**



**NORTH ELEVATION**

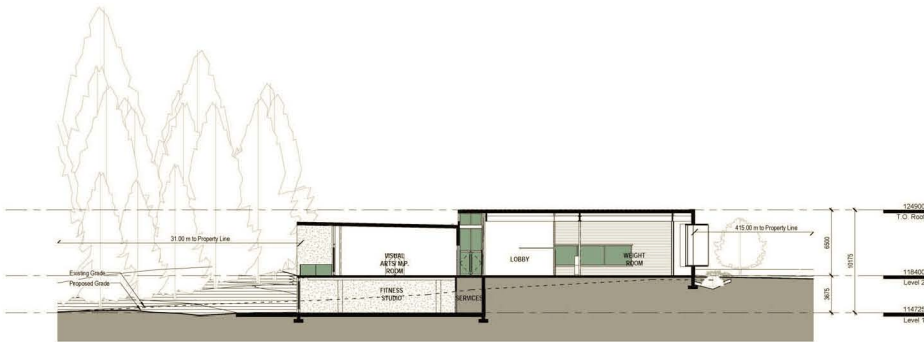


**SOUTH ELEVATION**

7912-0169-00 (K)



1 Section NS



2 Section EW



## INTER-OFFICE MEMO

---

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

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

DATE: **August 29, 2012** PROJECT FILE: **7812-0169-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 2201 - 148 Street**

**DEVELOPMENT PERMIT**

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

**BUILDING PERMIT**

The following issues are to be addressed as a condition of issuance of the Building Permit:

***Works and Services***

- Update internal traffic circulation, signage and parking designs as discussed with the Transportation Section and Planning Department;
- Provide Stormwater Control Plan and review with Drainage Section and Parks Department to confirm method of runoff disposal; and
- Provide service connections to the proposed building as required.

The applicant is advised that any new water connection must be to the existing 400mm watermain fronting the proposed building.



Rémi Dubé, P.Eng.  
Development Services Manager

LR

# Advisory Design Panel Minutes

Parks Boardroom #1  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
**THURSDAY, AUGUST 9, 2012**  
Time: 4:05 PM

**Present:**

Chair - L. Mickelson

**Panel Members:**

N. Baldwin  
T. Wolf  
B. Shigetomi  
S. Vincent  
S. Lyon  
J. Makepeace  
Cpl. M. Searle

**Guests:**

Clark Kavolinas, C. Kavolinas & Associates Ltd.  
Gus da Roza, Pacific Rim Architecture  
Jagdeep Sivia, Maskeen Group  
Jaswinder Bansal, Bansal and Associates  
Jim Young, Home Life Realty  
Craig Taylor, Taylor Kurtz Architecture & Design Inc.  
Jay Boyce, Taylor Kurtz Architecture & Design Inc.

**Staff Present:**

H. Bello, Senior Planner - Planning & Development  
H. Dmytriw, Legislative Services  
S. Groves, Manager, Civic Facilities

**B. RESUBMISSION****2. 5:20 PM**

<i>File No.:</i>	<b>7912-0169-00</b>
<i>New or Resubmit:</i>	Resubmit
<i>Last Submission Date:</i>	June 14, 2012
<i>Description:</i>	<b>South Surrey Recreation Centre- Addition</b>
<i>Address:</i>	<b>14601-20<sup>th</sup> Ave., South Surrey</b>
<i>Developer:</i>	Scott Groves, Manager, Civic Facilities, City of Surrey
<i>Architect:</i>	Craig Taylor, Taylor Kurtz Architecture & Design Inc.
<i>Landscape Architect:</i>	Chris Phillips, Phillips Farevaag & Smallenberg
<i>Planner:</i>	Catherina Lisiak
<i>Urban Design Planner:</i>	Hernan Bello

*Note: Statement of Review from June 14, 2012 minutes re South Surrey Recreation Centre attached.*

The **Urban Design Planner** noted that this project is a resubmit; the first submission was a workshop.

The **Project Architect** provided an overview of the previous workshop presentation for the benefit of the panellists who were not in attendance at the workshop. The following was highlighted:

- A number of developments and design moves came about as a result of program changes, site investigation, etc. The facility will be a community centre with both cultural and recreational aspects.
- This will be a 20,000 sq.ft. expansion for fitness, weights, yoga, spin classes, and 3,500–4,000 sq.ft. of the space is for art space. The Arts program currently is 16,000 sq.ft. for a multi arts studio, pottery studio, offices and arts studio.
- The weights room provides visuals through the building from front to back and is in use from 5:00 am to 11:00 pm.
- A Youth Centre was built in 1995. The recreation centre was expanded in 2005.

- Problems of the site include the ambiguity of pedestrian and vehicular circulation and have safety concerns. The roundabout has plantings that are dense and low and inhibit the visibility of pedestrian traffic.
- The existing parking and the water park will be reworked.
- The new entry will be located near the existing entry, have a large lobby space with a pre-entry control point, a café and an entry plaza. There will be a child minding area, and multipurpose/arts studios at back which will become part of the large space for exhibition events.
- There will be some physical distinction between the old and new building with stairs to the lower area for a more intuitive connection to the lower level.
- There will be a drop-off zone and accessible parking out front.

The **Project Architect** provided new rendered drawings on table of the main view from the approach, view of entry from northeast, view of fitness from southeast, lobby circulations and cafe, and exterior finishes and highlighting the following:

- Renderings show new location of art display to the outside with has a large overhang for shading. Glazing to be optimized. Large glazed doors at north.
- Budget constraints prohibit increasing the floor area of the building to provide greater separation between the new and existing building.
- The large double height space has been maintained.
- An Arts place will be introduced to the northwest of the expansion.
- 1,300 sq.ft. for a dedicated visual arts studio; fitness expansion for a dedicated spin studio; space for a weights room; to increase size of cafe and relocated to open onto the plaza space and into the lobby (which has also been expanded).
- A large 'monitor' has been introduced on the north facade of weights room.
- Entrance oval will open up and some parking will be removed for the drop-off area.
- Parking was redesigned to provide more safety and manoeuvrability.
- Entry plaza expanded to provide gathering, activities, public art and entry.
- The lobby space has different modes of operation.
- Entry lobby area to carry the theme of *embrace* through the lobby ceiling and wraps from front to the entry. Weather protection provided.
- Physical separation suggested for the new and existing with transparency not distance. Materials will take cues from existing facility but will maintain a distinction through form and character.
- Frame walls meeting ground give a floating box expression. A floating plate to be used for a more appropriate tectonic expression of the structure.
- Child minding area will be for a limited duration (not a daycare but a childminding for during a program). Natural light through clerestory glazing.
- Looked at bringing heat recovery from the ice rink to the recreation centre but it is not feasible.
- Looking at a number of options to deal with storm water retention with a large pond or a reservoir.

The **Landscape Architect** reviewed the landscape plans and highlighted the landscaping and further development to parking, plaza areas, around the pond and issues regarding pedestrian and bike conflicts.

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

- The pedestrian area is currently a grassed informal area.
- Will look at creating an inviting space that opens from the studio below.
- The project will be shadowing LEED Gold.

#### **ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

##### **South Surrey Recreation Centre- Addition**

**14601-20<sup>th</sup> Ave., South Surrey**

File No.: **7912-0169-00**

It was

Moved by S. Vincent

Seconded by N. Baldwin

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**

- Very pleased with responses and results to previous comments.
- Larger plaza and new design is an improvement. Overall a nice project.
- Plaza is a nice feature.
- Like the form of the building and the architectural expression.
- Well executed project – building form, architectural expression and vocabulary, and detailing.
- Improved plaza and parking
- Consider enlarging outdoor patio for fitness
- Consider enlarging and improving stair area to lower floor with entrance views to the west
- Display of arts – glazed for display of art?
- With improvements now program and addition works well.
- Circulation integrated into the orientation. Seeing through the weights room a marvellous feature.
- General lines of building appropriate.
- Nice scheme – look forward to seeing it built.

##### **Vehicle Circulation**

- Parking has good improvements.
- Circulation is improved.
- Much clearer vehicle circulation strategy, especially future scheme.

**Pedestrian Circulation**

- There is potential for the back to have a walkthrough area and will develop wear patterns, however this may be to be resolved in the future if there is a problem.

**Form and Character**

- Consider an outdoor workout area attached to exercise room (split area with areas outdoor plaza?)
- Entry, if shifted to the north will line up with the two storey space to west and view out to green space, or at least make a feature out of the northeast corner of the gym.
- Lobby – budget restraints – to see through to west would be a special feature and heart and soul of it to improve the centre of the building. Very well done.
- Like the height of the exercise wing—adds more mass to anchor the end of building.
- Find the 'cafe' box form takes away from the clarity of the entry. Look at lowering the roof to downplay.
- Overall a very crisp architecture.
- Find horizontal 'louvers' at front entry arbitrary.
- Consider reducing or eliminating the exterior 'box' elements from the windows. These are very challenging to detail for durability and may not be essential to the design.
- Consider a redesign of the entry canopy itself as it butts into a box at the side. Cantilever, make bigger or free standing.
- The corner post is unique in composition but does not add neatness or uniqueness to the sense of entry.
- Consider a lighter variant of the metal cladding.

**Landscaping**

- Landscape at back and the outdoor rooms works well.

**CPTED**

- Possible CPTED issues in the back. Consider lighting/video/CCTV as deterrent.
- Wall plane extensions create hidden corners. Look at increasing lighting there for visibility.
- Look at securing west side of building.
- West side treatment was a main concern as it was to be beach volleyball courts. The extension offers more protection on the west side. Seems to be clearly addressed.
- Plaza area has no grade difference between pedestrian part and roadway.

**Accessibility**

- Elevator access a bit obscure from entry plaza. Way finding signage will be critical.

**Sustainability**

- LEED Gold standard is good.



- Would prefer to see project be submitted and followed through with as opposed to just being LEED equivalent.

**The Architect made the following comments on the Statement of Review:**

- Agrees with comments about gray colour and going to a lighter colour.
- Will rethink how the monitors can be reconfigured.
- Entry space was looked at but it would mean moving the reception to the other side and treating it like a plaza.

## SOUTH SURREY RECREATION CENTRE ADDITION

Advisory Design Panel #2 - Statement of Review Response Letter

### STATEMENT OF REVIEW COMMENTS

We thank the City of Surrey and the members of the Advisory Design Panel for their comments and support of this project. For this Statement of Review Response Letter only questions and general considerations have been noted and responded to.

#### *Context*

- *Consider enlarging outdoor patio for fitness*
- *Consider enlarging and improving stair area to lower floor with entrance views to the west*
- *Display of arts – glazed for display of art?*

#### **Response:**

Both Taylor Kurtz and Phillips Farevaag Smallemberg will be working closely with the selected artist for the public art component to ensure the plaza appropriately responds to the art installation as well as providing areas that will allow for programs to extend their activities outdoors.

As one approaches the main entry their view will be directed through the open glazed atrium between the new arts component and existing gymnasium. As we are limited by area and budget to the size of the atrium will remain unchanged.

The proposed display case at the main entry signage wall is intended for physical art pieces that will be able to handle exposure to day lighting. It is currently not intended for fine art or paintings.

#### *Pedestrian Circulation*

- *There is potential for the back to have a walkthrough area and will develop wear patterns; however this may be to be resolved in the future if there is a problem.*

#### **Response:**

Per the original ADP workshop the issues relating to CPTED will proceed with addressing the area to the west of the recreation centre and along the Urban Forest edge as a more natural landscape. The intent is not to create designated program areas along the western edges that will invite occupation but rather to keep the flow of pedestrian and cyclist movement continuous.

#### *Form and Character*

- *Consider an outdoor workout area attached to exercise room (split area with areas outdoor plaza?)*
- *Entry, if shifted to the north will line up with the two storey space to west and view out to green space, or at least make a feature out of the northeast corner of the gym.* • *Great parti and well composed.*
- *Find the 'cafe' box form takes away from the clarity of the entry. Look at lowering the roof to downplay.*
- *Consider reducing or eliminating the exterior 'box' elements from the windows. These are very challenging to detail for durability and may not be essential to the design.*
- *Consider a redesign of the entry canopy itself as it butts into a box at the side. Cantilever, make bigger or free standing.*
- *The corner post is unique in composition but does not add neatness or uniqueness to the sense of entry.*

- *Consider a lighter variant of the metal cladding.*

**Response:**

The lower level fitness studio will have direct access to the west outdoor area. Security and monitoring would prevent direct access to the outdoors from the weights area.

The main corridor between the arts and fitness programs will be relocated northwards as part of the approved arts expansion.

The Café is currently being reviewed as part of Design Development (DD) to ensure a balance between form and composition as it relates to the main entry and fitness volume.

The entry canopy will maintain its 'thin' profile and will be detailed as part of DD to ensure it is in keeping with the overall design and language for the proposed addition.

As the design continues to evolve through DD the exploration of materials and finishes will be refined to ensure the proposed addition maintains its simple and 'quiet' expression in relation to the existing facility.

*CPTED*

- *Possible CPTED issues in the back. Consider lighting/video/CCTV as deterrent.*
- *Wall plane extensions create hidden corners. Look at increasing lighting there for visibility.*

**Response:**

As part of the proposed expansion we will be looking to improve site lighting and ensuring no exterior hidden elements along the western edge. With the introduction of the lower level fitness studio that is anticipated to be active from the early morning hours till late in the evening this will help to ensure there are 'eyes' on the open areas and forest edge.

*Accessibility*

- *Elevator access a bit obscure from entry plaza. Way finding signage will be critical.*

**Response:**

Way finding and signage will be included as part of the project.