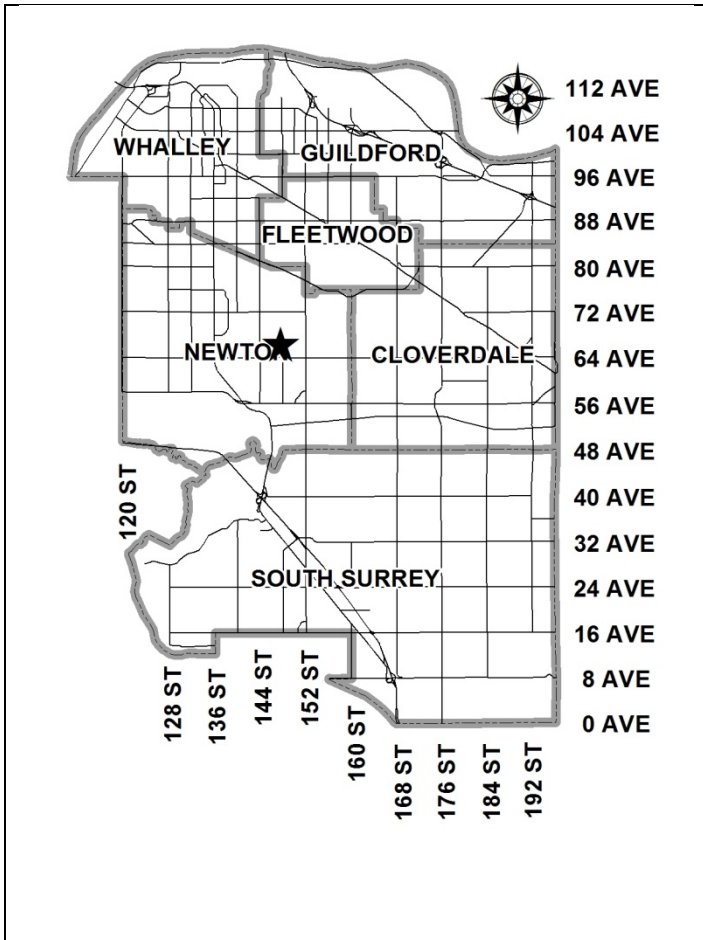


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0317-00

Planning Report Date: May 27, 2013



PROPOSAL:

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

in order to permit the first phase of development of a new 14,572 sq.m. (156, 857 sq.ft.) Main Works Yard Operation Centre, replacing the existing one.

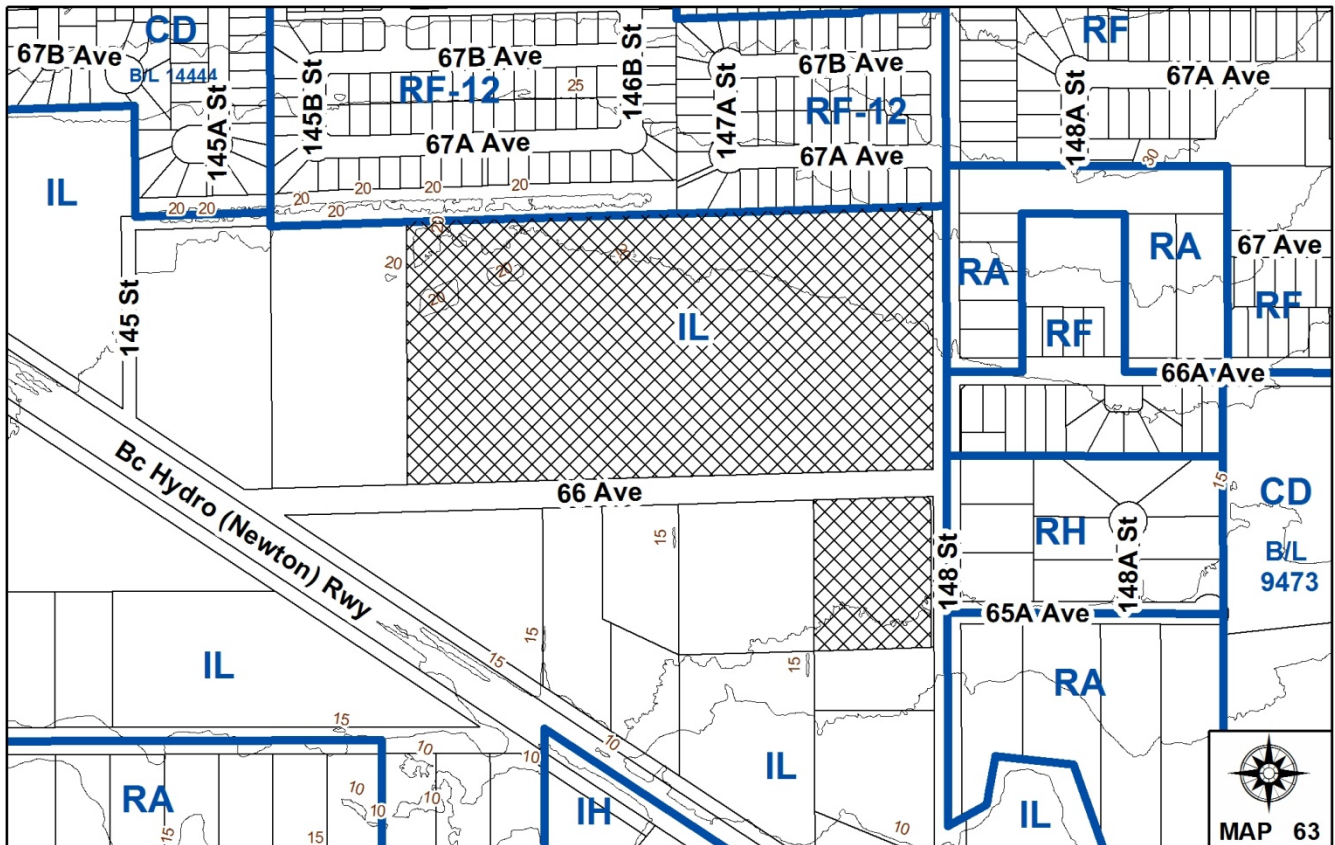
LOCATION: 6645- 148 Street
 6549 - 148 Street

OWNER: City of Surrey

ZONING: IL

OCP DESIGNATION: Industrial

LAP DESIGNATION: General Industrial- Municipal Works Yard



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires a Development Variance Permit (DVP) for reduced front, side and side yard flanking street setbacks.

RATIONALE OF RECOMMENDATION

- The proposed redevelopment of the Main Works Yard Operation Centre was announced as part of the City's 2012 capital budget in order to enhance the services provided to Surrey residents.
- The Operation Centre will include the following three distinct buildings: a four (4) storey East Operations Centre, a North Storage and Warehouse building, and a West Fleet Maintenance building. Due to the complexity of the site, a two phased Development Permit is proposed. This application represents the first phase of development.
- The proposed building form is appropriate for this part of East Newton and meets the design guidelines in the Official Community Plan (OCP).
- The proposed DVP for reduced setbacks achieves a more urban and pedestrian streetscape and is required to accommodate the large footprint of the proposed building and associated uses.
- Sustainable design strategies are integral to the design of this facility in accordance with LEED (Leadership in Energy and Environmental Design) Silver standards.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0317-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0317-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) In Section A.1 (a) iv of Part 4 General Provisions of Zoning By-law, 1993, No. 12000, as amended, to reduce the minimum setbacks from 22.2 metres (73 feet) to:
 - 7.5 metres (25 feet) for the front yard (148 Street);
 - 7.5 metres (25 feet) for the side yard flanking street (66 Avenue); and
 - 17.0 metres (56 feet) for the side yard (North).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of a road dedication plan to the satisfaction of the Engineering Department.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III prior to the issuance of a Building Permit.
Parks, Recreation & Culture:	No concerns.
Surrey Fire Department:	No concerns. Fire truck turning radius will be confirmed prior to the issuance of the Building Permit.
Fisheries and Oceans Canada (DFO):	DFO has no objection to the Phase 1 Development Permit. The relocation of the Class B Watercourse within the road right of way for 66 Avenue is proposed as part of the second phase of development. The final plans to relocate the watercourse will need to be approved by DFO prior to the issuance of the Phase II Development Permit, File No. 7913-0066-00.
Ministry of the Environment (MOE):	MOE has no objection to the Phase 1 Development Permit. The requirement for a site profile and site investigation will be required prior to the issuance of the Phase II Development Permit, File No. 7913-0066-00.

SITE CHARACTERISTICS

Existing Land Use: Existing municipal works yard. The original Operations Centre and garage were constructed in the 1960's and the facility was expanded in the 1970's to include additional service bays, and a refueling island. Additional workshops, offices and storage buildings have also been added to the site over the past 40 years.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single family homes	Urban/ Suburban Residential	RF-12
East (Across 148 Street):	Single family homes	Urban/ Suburban Residential	RA, RF and RH
South and West:	Industrial development	Industrial/ General Industrial	IL

DEVELOPMENT CONSIDERATIONSProposal:

- As part of delivering services to residents of Surrey, City Council has approved the design and construction of a new Main Works Yard Operation Centre to protect and enhance the services provided to Surrey residents. The project is fully funded and completion is expected in the Fall of 2014.
- The Operation Centre is located at 66 Avenue and 148 Street in the East Newton Local Area Plan. It has been in operation since the 1960's with major facility expansions in the past 40 years. The Operation Centre is home to Engineering Operations, Civic Facilities, Parks Operations and By-law Enforcement.
- The 14,572 sq.m. (156, 857 sq.ft.) new Operation Centre will include three (3) distinct buildings:
 - A 8,855 sq.m. (95,318 sq.ft.) **East Operations Centre** comprised of a four (4) storey Administration building, employee support block and a single storey workshop block;
 - A 1,290 sq.m. (13,886 sq.ft.) **North Storage and Warehouse** building providing general purpose storage and loading space for the Engineering, Civic Facilities and Parks Operations; and
 - A 4,427 sq.m. (47,653 sq.ft.) **West Fleet Maintenance** building including vehicle maintenance bays, shops, stores, small tools repair, parts and tools storage, pumps and control shops.

- The site will also include fleet parking, exterior covered and uncovered storage, brine tanks, material bins, recycling and disposal ramps and bins, vehicle and equipment wash bays, and a decanting facility. The existing salt and sand storage facility, and the fuel storage island and fuel bays will be retained on the property.
- Staff parking is proposed to be relocated and expanded to an adjacent lot, 6549- 148 Street, directly on the South side of 66 Avenue. A new traffic signal controlled intersection complete with dedicated turn lanes is proposed on 66 Avenue and 148 Street in order to improve traffic flow and increase pedestrian safety.
- In order to maintain services to area residents during the construction of the development, the existing works yard facility needs to remain fully operational. As part of the first phase of development, the following will be completed:
 - Relocation and construction of the new staff parking lot;
 - Construction of the East Operations Centre; and
 - Construction of the North Storage and Warehouse buildings.
- During the second phase of development, under File 7913-0066-00, the following will be completed:
 - Demolition of the existing administrative building and the construction of the fleet parking and associated structures;
 - Demolition of the existing shops and outbuildings and the construction of the West Fleet Maintenance building; and
 - Construction of 66 Avenue beyond the East Operations Centre and the relocation of the Class B watercourse onto the site.

Zoning By-law Compliance:

- The Zoning By-law permits municipal buildings such as Works Yard 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 22.2 metre (73 feet) height of the main building and the underlying zoning, the proposed Operation Centre is required to be sited a minimum of 22.2 metres (73 feet) from all lot lines. Building setback relaxations are proposed for the front, side and side yard flanking street setbacks in order to allow for a more urban and pedestrian oriented development and to accommodate the large footprint of the building and associated uses. A Development Variance Permit (DVP) is required to facilitate this development as shown in Table 1.

Table 1: Setback Relaxation Comparison

	Existing Zoning-IL Zone	Proposed Height of Building/ Required Minimum Setback	Proposed Setbacks (DVP Requested)
Front Yard (148 Street)	7.5 m (25 ft)	22.2 m (73 ft)	7.5 m (25 ft)
Side Yard Flanking Street (66 Avenue)	7.5 m (25 ft)	22.2 m (73 ft)	7.5 m (25 ft)
Side Yard (North)	7.5 m (25 ft)	22.2 m (73 ft)	17.0 m (56 ft)

- Additional DVPs for reduced setbacks will be required for the second phase of development under File 7913-0066-00.
- The Zoning By-law requires that:
 - Three (3) parking stalls are provided for every 100 sq.m. (1,075 sq. ft.) of gross floor area required for office and administrative uses; and
 - One (1) parking stall is provided for every 100 sq.m. (1,075 sq. ft.) of gross floor area for light impact industrial uses including storage, shops, maintenance and repair bays.
- For the purposes of determining the required parking for the Operations Centre, Table 2 shows the breakdown of the gross floor area for parking.

Table 2: Breakdown of Gross Floor Area for Parking

	Total Gross Floor Area	Required Parking Stalls	Proposed Parking Stalls
Office and Administrative Use	5,699 sq.m. (61,346 sq.ft.)	171	288
Light Impact Industrial Use	8,873 sq.m. (95,511 sq.ft.)	89	
Total	14,572 sq.m. (156, 857 sq.ft.)	260	

- Based on the proposed uses on the site as outlined in Table 2, a total of 260 parking stalls are required. A total of 288 parking stalls are proposed, which exceeds the requirements of the Zoning By-law.
- In addition to the required parking, a total of 274 fleet parking stalls are proposed consisting of:
 - 121 Fleet parking stalls for 4m x 8m Class A vehicles;
 - 131 fleet parking stalls for 3m x 10 m Class B vehicles; and
 - 22 fleet parking stalls for 4m x 12m Class C vehicles.
- The Zoning By-law requires that eight (8) bicycle parking stalls are provided for the site. A total of 24 bicycle parking stalls are proposed, exceeding the Zoning By-law requirements.

Access and Circulation:

- 1.942 metre (5 feet) road dedication including 5 metre (16.4 feet) by 5 metre (16.4 feet) corner cuts are required for 148 Street.
- MMM Group completed a Traffic Impact Study and provided a review of the internal site circulation and parking on the site. Several vehicular accesses are proposed on the site, including:
 - One (1) vehicle entrance from 148 Street to a parking area for the East Operations Centre;
 - Four (4) fleet vehicle entrances from 66 Avenue into the main works yard area;
 - One (1) vehicle entrance from 66 Avenue into the staff parking lot;
 - One (1) right only vehicle exit from the staff parking lot onto 148 Street; and
 - One (1) dedicated vehicle entrance to the fuel bays from 66 Avenue.
- As part of the road improvements to 66 Avenue, the existing Class B watercourse within the road right of way on 66 Avenue is proposed to be relocated within the property. This work is proposed as part of the second phase of development under File No. 7913-0066-00.

Tree Management and Landscaping:

- Trevor Cox, ISA Certified Arborist and Lesley Gifford, ISA Certified Arborist of Diamond Head Consulting Limited, prepared an Arborist Assessment for the site. The Arborist Assessment states that there are a total of 149 trees on the site, of which 63, representing 42% of all the trees, are proposed for retention. The remaining 86 trees will be removed in order to accommodate the large building footprint and associated uses. The following table provides the breakdown by tree species on the subject site:

Table 3: Summary of Tree Preservation by Tree Species

Tree Species	Proposed for Retention	Proposed for Removal	Total
Western Red Cedar	54	70	124
Paper Birch	0	4	4
Sequoiadendron	0	1	1
Douglas Fir	0	5	5
Cherry	0	2	2
Norway Maple	0	1	1
Red Alder	8	1	9
Black Cottonwood	0	1	1
Norway Spruce	1	0	1
Boulevard Cypress	0	1	1
Total	63	86	149

- The landscaping that is proposed to surround the new Operations Centre has a distinctive civic character. It features an entry plaza at the corner of 66 Avenue and 148 Street with seating opportunities and bike racks leading to the main entrance of the building.
- The proposed landscaping will be unified by a consistent paving pattern in pedestrian areas, and a diverse planting palette. The proposed planting will consist of drought tolerant shrubs and grasses adjacent to the public entry on 148 Street.
- The South side of the main building includes a broad patio area adjacent to the lunchroom. The proposed planting between the patio and the roadway will include water wise shrubs, ground covers and grasses, providing some screening from the roadway, but allowing the sun to reach the seating areas. In warmer weather, the garage scale doors can open to allow seating inside and outside of the building. A wide canopy shelters the entry to the locker rooms and a portion of the patio.
- The public and high use staff parking is proposed to be screened with low hedges and a row of trees along the street edge.

PRE-NOTIFICATION

- Development Proposal Signs were installed on the site to inform adjacent property owners about the proposed development. Staff did not receive any calls or correspondence 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 new Operations Centre has included one (1) public open house.
- A public open house was held on Wednesday, November 28, 2012 at the McLeod Road Traditional School. One (1) area resident attended the meeting raising concerns about the existing truck parking and gravel lot located at 6549-148 Street. The area resident was happy to hear that the truck parking would be removed and replaced with a paved staff parking lot.

DESIGN PROPOSAL AND REVIEW

- The new Operations Centre has been designed by Taylor Kurtz Architecture and Design Inc. in collaboration with Roundthwaite Dick and Hadley Architects Inc. The proposed development was reviewed by the Advisory Design Panel (ADP) on April 11, 2013 and ADP comments have been satisfactorily addressed (Appendix IV). The proposed development was evaluated based on compliance with the design guidelines in the Official Community Plan (OCP).
- The proposed four (4) storey East Operations building is sited on the corner of 66 Avenue and 148 Street. Its strong scale provides a significant presence on the street with the intent to create a sense of arrival at the street corner. The main entrance to the building is also proposed at the corner and anticipates that most people will arrive by vehicle and enter one of the parking lots on 148 Street.

- Areas West of the East Operations building will be used for fleet parking, storage and associated uses and will be away from the street views of 148 Street.
- The site slopes from the North East corner towards the South West, falling approximately 5 metres (16.4 feet) at the 148 Street driveway and continuing another 3 metres (10 feet) at the 66 Avenue intersection. The majority of the falling grade occurs at the Northwest corner before levelling out to a gentler slope across the balance of the site. In order to accommodate the changes in grade, minimal excavation and retaining walls are proposed.
- The proposed architectural form and character of the new building features a simple arrangement of elegant, but economical blocks, finished in a glazed curtain wall and composite metal panels with some faceted accents in clear finished cedar cladding. High performance fritted glazing will provide protection from excessive sunlight glare and heat gain, and high albedo roofing, in conjunction with a landscaped green roof, will help minimize the heat island effect and to provide outdoor amenity to the administration and operation staff.
- Exterior cladding is proposed to consist of three primary materials:
 - Cap less structural silicone glazed curtain wall will be used on office and shop exteriors as well as overhead doors to maximize natural light and thermal control to all work areas;
 - A panelized rain screen system finished in composite aluminum is proposed for solid walls; and
 - Clear finished cedar cladding is proposed to highlight faceted recessed principal entries and balconies. This wood siding will extend as a primary finish into the adjacent lobby and waiting areas, providing continuity to the arrival experience.

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 is underway for the new Operation Centre. The City is pursuing the development of an artist in residence project that will be rolled out in two phases:
 - Phase One, from 2013 to 2014 will be comprised of two components:
 - An artist in residence will be engaged in the development of a sculptural project that will be sited on the property, in partnership with the Works Yard Design Team and the employees engaged in the Works Yard; and
 - An artist in residence will be engaged in the development of a public art plan that describes future opportunities for public art that responds to the service delivered out of the Works Yard, and identifies appropriate locations for this

artwork across Surrey, in consultation with the employees engaged in the Works Yard.

- Phase Two, 2014 onwards: Issue calls for proposals for other artists for additional public art projects for Surrey informed by the research from Phase One. This may include projects such as the design of civic infrastructure including tree grates, sewer covers, fencing, and other forms of public art that makes evident and celebrates the services the City provides to its citizenry.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 8, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Existing general industrial area, designated as a Municipal Works Yard in the East Newton Plan.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • 100% industrial and 21% site coverage.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • New absorbent soils, infiltration trenches and swales, vegetated swales, green roofs, and sediment control devices. • Relocation and enhancement of the existing riparian area and Class B watercourse, a tributary to Hyland Creek, on 66 Avenue. • Recycling pickup.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Preferred parking spaces for carpools. • Electric vehicle parking spaces. • A bike room and end-of-trip shower and locker facilities for staff.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Fencing, paving, signage and landscaping define ownership of works yard space. • Clear transitions between public, semi-public, semi-private and private space by use of paving and access control.
6. Green Certification (F1)	<ul style="list-style-type: none"> • LEED (Leadership in Energy and Environmental Design) Silver Certification.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Staff workshops and a public open house were held to engage stakeholder groups.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum setbacks from 22.2 metres (73 feet) to:
 - 7.5 metres (25 feet) for the front yard (148 Street);
 - 7.5 metres (25 feet) for the side yard flanking Street (66 Avenue);
 - 17.0 metres (56 feet) for the side yard (North).

Justification for Variance:

- The proposed setbacks are required to help achieve a more urban and pedestrian streetscape. The objective in locating the building facing 148 Street and 66 Avenue is to create a strong urban presence on the street. This objective, combined with the large footprint of the proposed building and associated uses that are required to accommodate the new operations centre, makes it challenging to provide the required setbacks in the Zoning By-law.
- Additional DVPs for reduced setbacks will be required for the second phase of development under File 7913-0066-00.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments and Applicant's Response
Appendix V.	Development Variance Permit No. 7912-0317-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

CL/da

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Information for City Clerk

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

1. (a) Agent: Name: Craig Taylor
 Taylor Kurtz Architecture & Design Inc.
 Address: 1183 - Odium Drive
 Vancouver, BC V5L 2P6

 Tel: 604-569-3499

2. Properties involved in the Application
 - (a) Civic Address: 6645 - 148 Street
 6549 - 148 Street

 - (b) Civic Address: 6645- 148 Street
 Owner: City Of Surrey
 PID: 017-344-034
 Lot D (BE64637) Section 15 Township 2 New Westminster District Plan 2563

 - (c) Civic Address: 6549 - 148 Street
 Owner: City Of Surrey
 PID: 028-298-101
 Lot 1 Section 15 Township 2 New Westminster District Plan BCP45737 Except Plan
 BCP49295

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7912-0317-00 and
 bring the Development Variance Permit forward for issuance and execution by the Mayor
 and City Clerk.

DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		85,585 sq.m.
Road Widening area		788 sq.m.
Undevelopable area		
Net Total		85,070 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		21%
Paved & Hard Surfaced Areas		75%
Total Site Coverage		96%
SETBACKS (in metres)		
Front (148 Street)	22.2m	7.5m
Rear	22.2m	More than 22.2m
Side #1 (N)	22.2m	17.0m
Side Yard Flanking Street (66 Avenue)	22.2m	7.5m
BUILDING HEIGHT (in metres/storeys)		
Principal		22.2m
Accessory		
FLOOR AREA: Institutional		14,572 sq.m.
TOTAL BUILDING FLOOR AREA		14,572 sq.m.
DENSITY		
FAR (gross)		
FAR (net)		0.21
PARKING (number of stalls)		
Institutional	260	288
Number of disabled stalls	4	4
Fleet Parking		121 Class A (4m x 8m) 131 Class B (4m x 10m) 22 Class C (3m x 12m)
Bicycle Parking	8	24

** 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

MAIN WORKS YARD OPERATIONS CENTRE REDEVELOPMENT

SUBMISSION TO CITY COUNCIL

May 27, 2013

File No.: 7912-0317-00

TAYLORKURTZ ARCHITECTURE + DESIGN INC.

in Association with

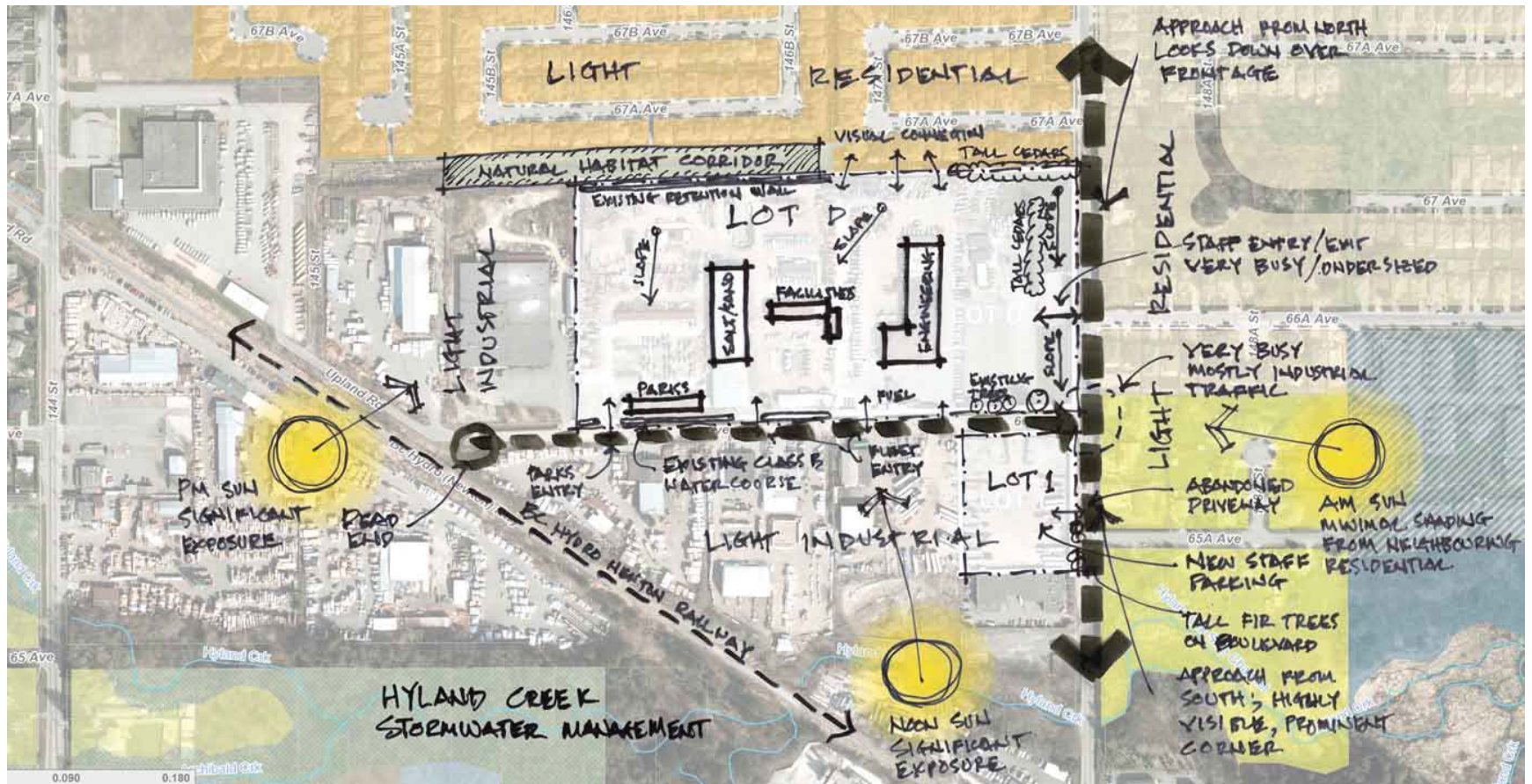
rdh rounthwaite dick & hadley architects inc.

TK+rdh

CITY OF SURREY
the future lives here



SITE + CONTEXT



SITE ANALYSIS

Topography

- Existing Grades fall approx 8m across the site

Site Access

- Visitors and staff off 148th Street
- Fleet vehicles via 3 access point off 66th Avenue.
- Lot 1 is accessed by a single driveway off of 66th Avenue.

Traffic

- Significant congestion at peak morning and afternoon times

Pedestrian Access

- The site is not well served by pedestrian access;
- no sidewalks on either 66th or 148th.

Exposure and Views

- 148th Street frontage highly visible from South East.
- Views to the site from the North East are obscured by existing Cedar hedge

Adjacencies

- Residential Neighbourhood to North and East
- Industrial Uses to South and West

PROGRAMME

Primary Functional Groups

- Engineering Operations
- Civic Facilities
- Parks Operations
- By-Laws

Vision, Goals and Objectives

To build a new operations centre building that is:

- safe
- efficient
- flexible
- provide a precedent for industrial developments throughout the city.

Integrated Design Process

Workshop Goals

- Identify the functional opportunities and constraints.
- Identify the Sustainability opportunities and constraints.
- Identify the aspirations of the city and of the staff
- Establish functional design strategies
- Establish sustainability strategies
- To identify precedents

Image Objectives

- Promotes the City's image as well-managed, forward thinking & sustainable
- Celebrate the importance of these civic departments

Form and Character

- Develop a strong palette of form, character, material, assembly
- Unify the principal and accessory structures in a consistent language.

Planning

- create flexible work environments
- encourage collaboration of work groups
- promote interaction between departments.

Adaptability & Durability

- Maximize efficiencies through shared facilities
- Construct simple durable spaces that are easily adaptable

Functional Safety and Clarity

- promote safe and efficient vehicle movement
- practical and accessible vehicle, equipment, and material storage.
- Provide clearly recognizable pedestrian circulation

Neighbourhood Context

- Reflect a high standard of light industrial design
- Be considerate to the adjacent residential neighbourhoods.

Standards, Guidelines and Policies

- City of Surrey Official Community Plan
- Zoning Bylaw, Wood First Policy;
- Sustainability Charter,
- Barrier Free Access Initiative
- CPTED Guidelines.

INTEGRATED IDEAS WORKSHOP

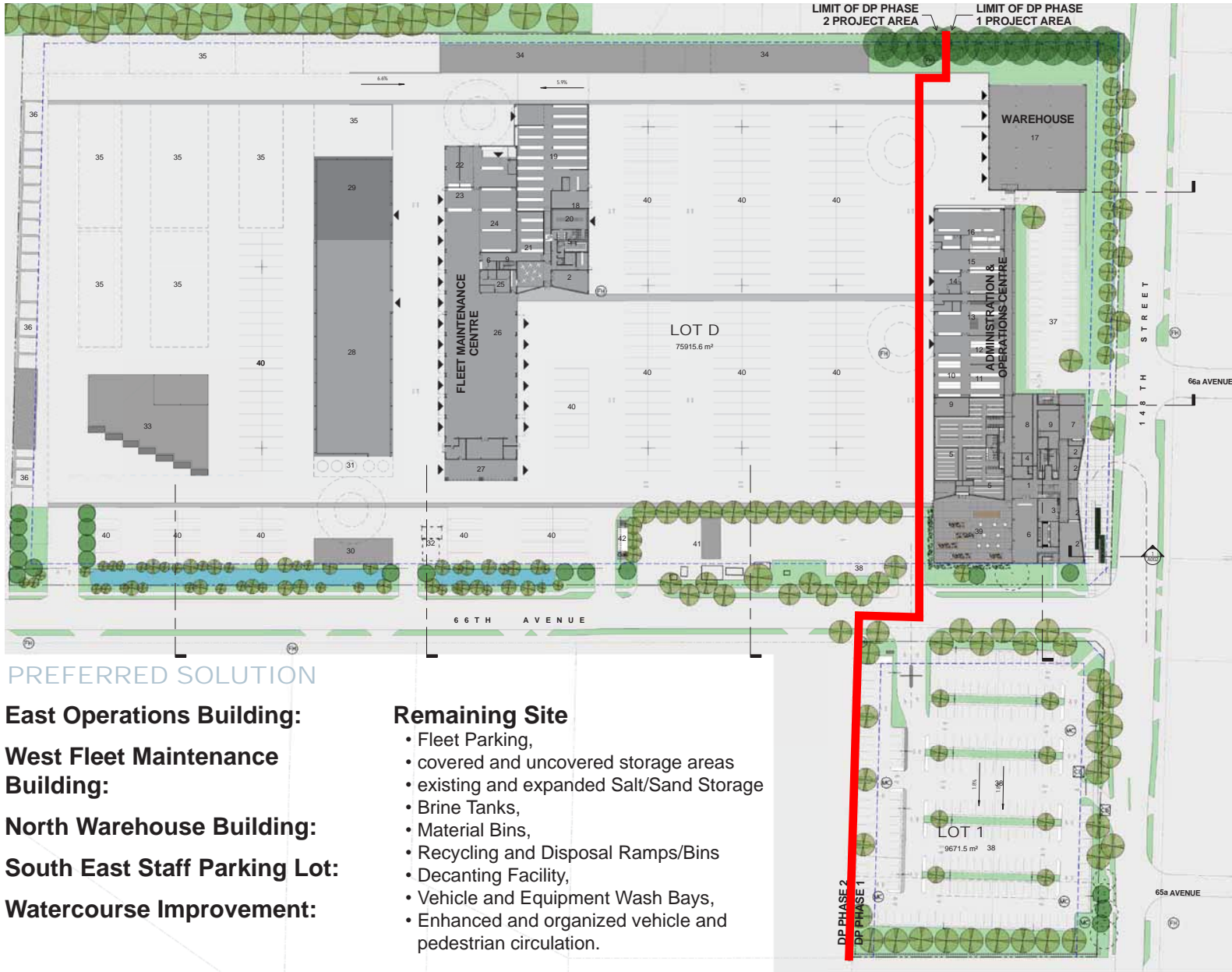


Phase 2:
7913-0066-00

Phase 1:
7912-0317-00

KEY:

- 1 LOBBY & RECEPTION
- 2 MEETING/INTERVIEW ROOMS
- 3 WASHROOMS / JANITOR'S CLOSET
- 4 FIRST AID
- 5 LOCKER ROOMS
- 6 LUNCH ROOM
- 7 TRAINING ROOM
- 8 FITNESS CENTRE
- 9 MECHANICAL / ELECTRICAL ROOMS
- 10 FACILITIES PLUMBING SHOP
- 11 FACILITIES ELECTRICAL SHOP
- 12 FACILITIES HVACSHOP
- 13 FACILITIES CARPENTRY SHOP
- 14 PAINT SHOP
- 15 PARKS SHOP
- 16 SIGN SHOP
- 17 FACILITIES, PARKS & ENGINEERING STORAGE
- 18 LOADING / STORES OFFICE
- 19 MAIN STORES
- 20 SMALL TOOLS REPAIR / RENTAL
- 21 PARTS & TOOLS STORAGE
- 22 PUMPS AND CONTROLS SHOP
- 23 WELDING SHOP
- 24 ENGINEERING WORKSHOP
- 25 MECHANICAL OFFICES
- 26 GARAGE
- 27 OUTDOOR WASHBAYS
- 28 EXISTING SALT/SAND SHED
- 29 SALT/SAND SHED EXPANSION
- 30 DECANTING FACILITY
- 31 BRINE TANKS
- 32 EXISTING METRO VANCOUVER FERROUS CHLORIDE TANK; RELOCATION T.B.D.
- 33 WASTE & RECYCLING RAMP
- 34 COVERED STORAGE
- 35 UNCOVERED STORAGE
- 36 MATERIAL BINS
- 37 VISITOR / PREFERRED PARKING
- 38 STAFF PARKING
- 39 TERRACE / EVENT SPACE
- 40 FLEET PARKING
- 41 EXISTING FUEL ISLAND
- 42 GAS METER, PMT, GENSET ISLAND



PREFERRED SOLUTION

East Operations Building:

West Fleet Maintenance Building:

North Warehouse Building:

South East Staff Parking Lot:

Watercourse Improvement:

Remaining Site

- Fleet Parking,
- covered and uncovered storage areas
- existing and expanded Salt/Sand Storage
- Brine Tanks,
- Material Bins,
- Recycling and Disposal Ramps/Bins
- Decanting Facility,
- Vehicle and Equipment Wash Bays,
- Enhanced and organized vehicle and pedestrian circulation.



- EXISTING LANDSCAPE HABITAT CORRIDOR
- UNCOVERED STORAGE BAYS
- MATERIAL BINS
- RECYCLING AND DISPOSAL RAMPS/BINS
- EXISTING SALT/SAND SHED AND NEW EXTENSION
- FLEET PARKING
- EXISTING INDUSTRIAL DEVELOPMENT
- REALIGNED STORMWATER MANAGEMENT COURSE
- DECANTING FACILITY
- BRINE TANKS
- VEHICLE AND WASH BAYS
- FLEET MAINTENANCE ENTRY
- IMPROVEMENTS TO EXISTING FUEL ISLAND
- FLEET PARKING
- MARKED PEDESTRIAN SITE CIRCULATION
- MAIN FLEET ENTRY GATE
- NEW STREET LANDSCAPING AND ROADWAY IMPROVEMENTS TO 66TH AVENUE
- LANDSCAPED SOUTH PLAZA / STAFF EVENT AREA
- FLEET MAINTENANCE GARAGE
- WELDING, PUMPS & CONTROLS SHOPS
- MAIN STORES, PARTS/TOOLS REPAIR AND STORAGE
- EXISTING RESIDENTIAL DEVELOPMENT
- COVERED STORAGE BAYS WITH GREEN ROOF
- EXISTING CEDAR HEDGEROW
- STORAGE WAREHOUSE
- WORK SHOPS
- VISITOR AND STAFF PARKING
- FOUR STOREY ADMINISTRATION BLOCK, COMPLETE WITH GROUND FLOOR STAFF SUPPORT SERVICES
- ENTRY PLAZA AND FIRE ACCESS ROUTE
- ROOF GARDEN WITH ACCESS FROM 2ND FLOOR ADMINISTRATION BLOCK
- TRAFFIC CONTROLLED INTERSECTION WITH DEDICATED TURN LANES
- STREET LANDSCAPING AND ROADWAY IMPROVEMENTS TO 148TH STREET
- STAFF PARKING
- 148TH PARKING EXIT RIGHT TURN ONLY

BIRD'S EYE VIEW



OPERATIONS CENTRE
FROM 66TH / 148TH STREET
INTERSECTION



NORTH EAST OPERATIONS
CENTRE FROM 148TH STREET



PATIO VIEWS FROM
SOUTH WEST AND SOUTH EAST



FLEET MAINTENANCE CENTRE
ENTRY (LEFT)

VIEW FROM SOUTH, 148TH STREET (LEFT)



VIEW FROM NORTH, 148TH STREET (RIGHT)



VIEW FROM NORTH WEST OF OPERATIONS CENTRE



Architectural Form & Character

- buildings arranged as a collection of simple rectilinear forms 'slipping' past one another.
- linear elements running north-south
- strong architectural rhythm on the site is established
- linking of the disparate built elements
- offset forms to accommodate exterior access, light and adjacency

Exterior Materials

- Three primary materials.
- Capless Structural Silicone Glazed curtain wall with ceramic frit.
- Composite aluminum for solid walls,
- Clear finished cedar cladding to faceted recessed principal entries and balconies.

ADMINISTRATION BLOCK FROM
VISITOR PARKING (LEFT)



ADMINISTRATION AND PATIO
FROM SOUTH WEST (RIGHT)

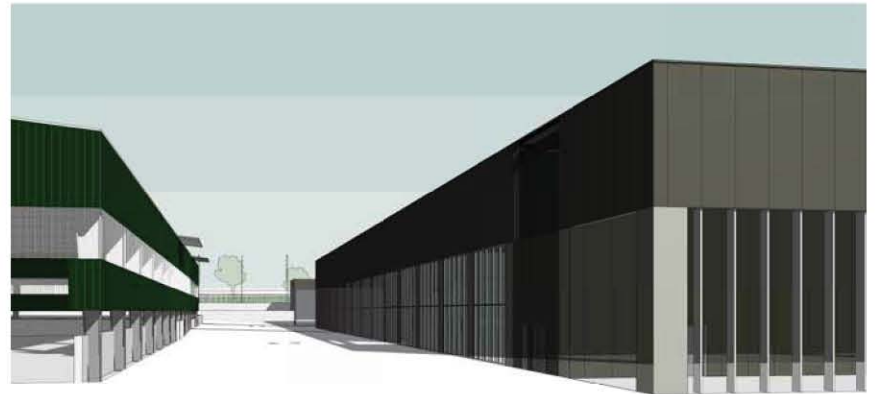


PATIO VIEWS FROM
SOUTH WEST AND SOUTH EAST





FLEET MAINTENANCE CENTRE
ENTRY (LEFT)



MAINTENANCE BAY ENTRY
DRIVE AISLE (RIGHT)

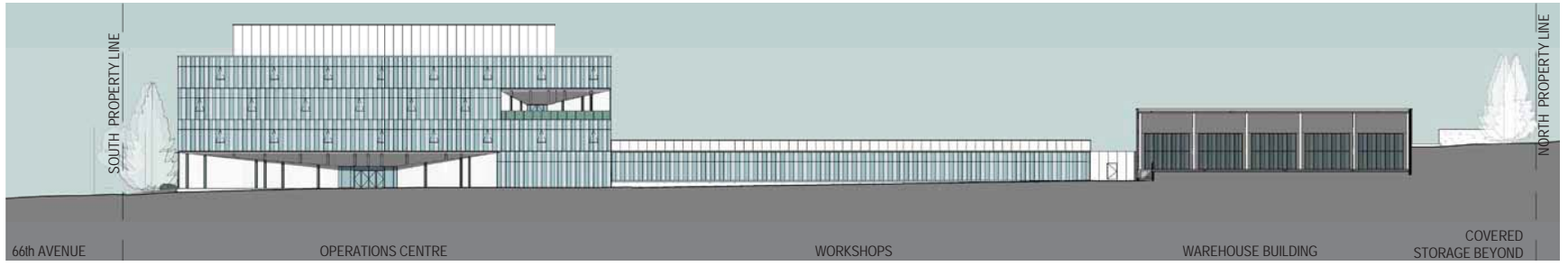


FLEET MAINTENANCE CENTRE
FROM SOUTH EAST FLEET YARD

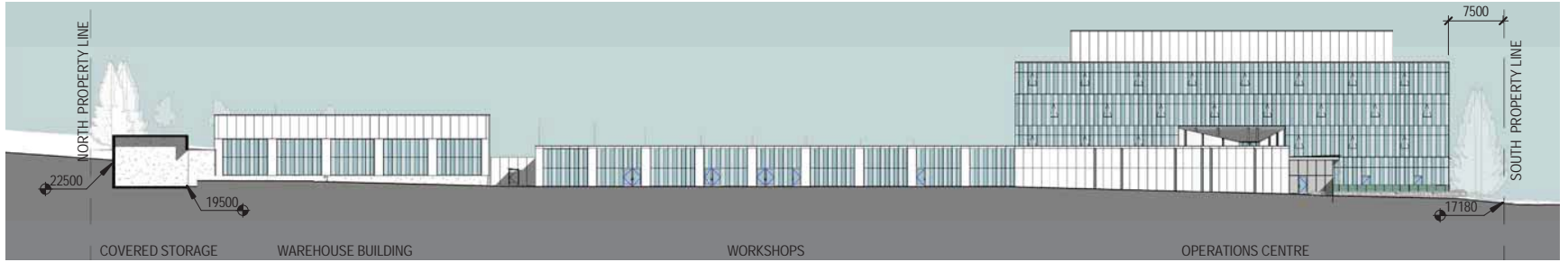


OPERATIONS CENTRE FROM
SOUTH EAST FLEET YARD

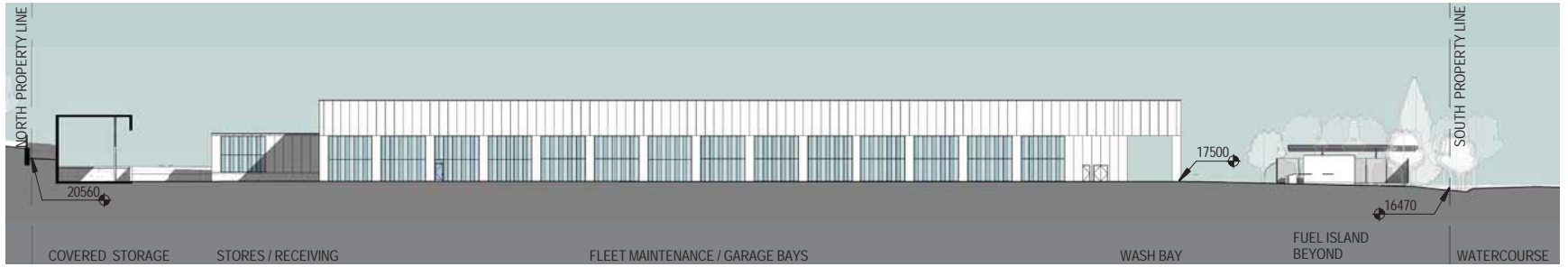
MAIN OPERATIONS CENTRE
EAST ELEVATION



MAIN OPERATIONS CENTRE
WEST ELEVATION



FLEET MAINTENANCE CENTRE
WEST ELEVATION



FLEET MAINTENANCE CENTRE
EAST ELEVATION

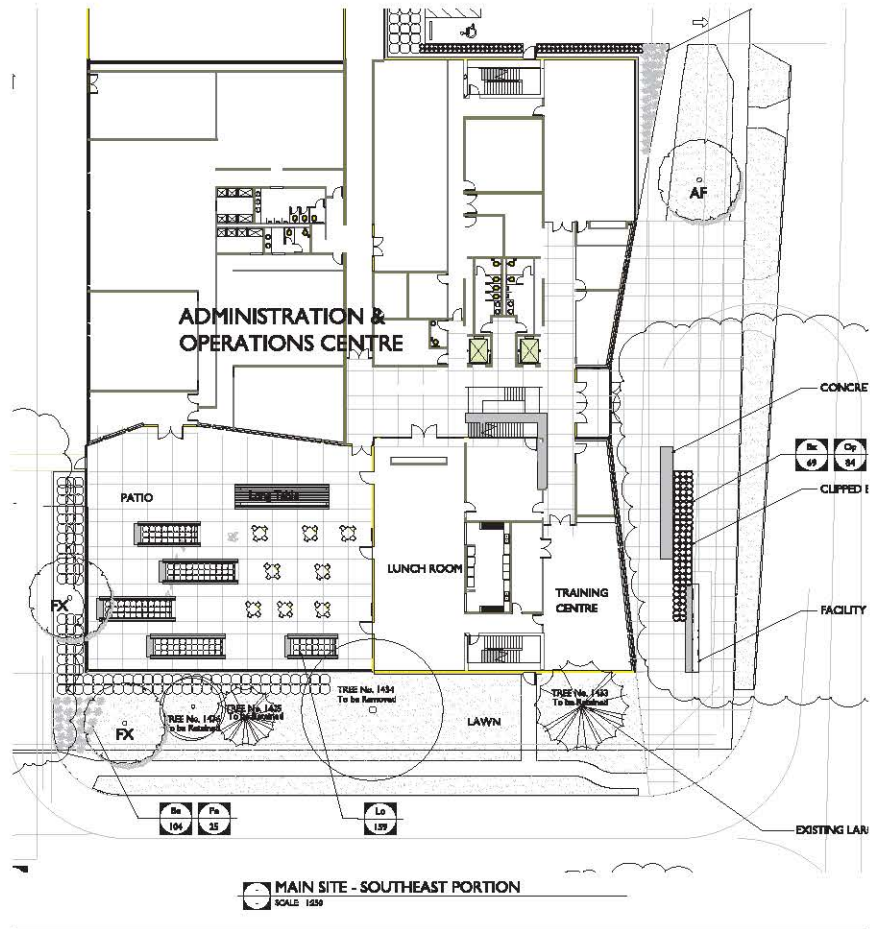




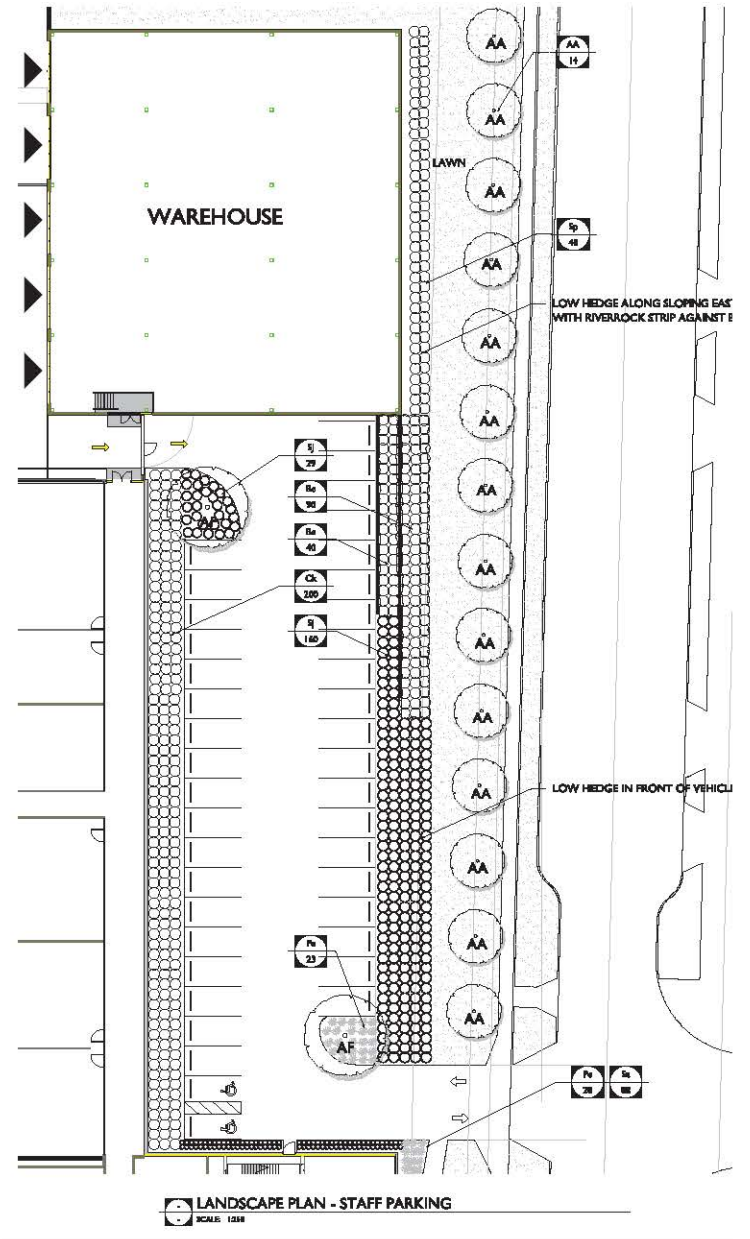
ELECTRICIANS		GENERAL LAB
Name	Location	Name
		Paul
		LARRY
King S.		
Harry W.		
PAINTERS		PLUMBER
Name	Location	Name
Frank A.		Jim C.
		Kevin L.
		Matt P.
		Tony S.
		Steve C.
BUCKET TRUCK		HOLIDAY
		Tom W.
		Peter D.
		Richard S.

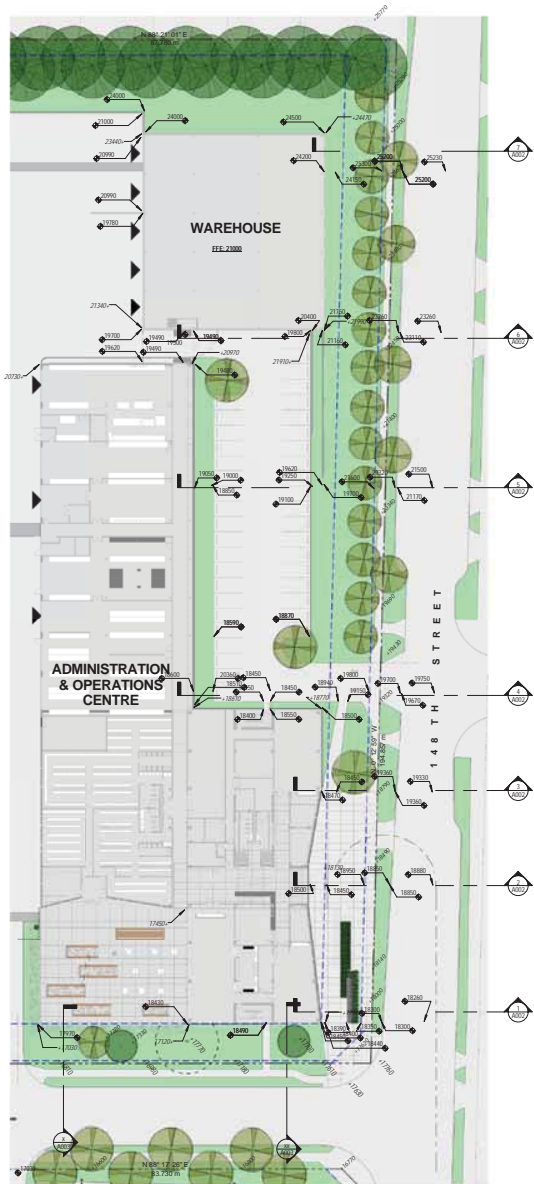


ARCHITECTURAL DRAWINGS



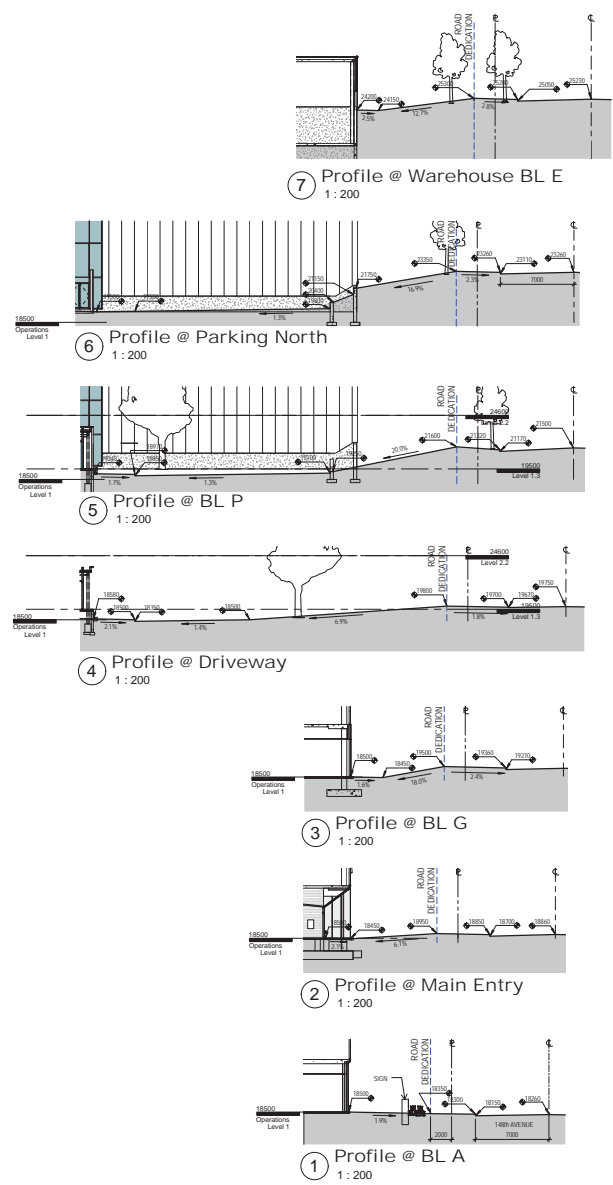
LANDSCAPE DETAIL





0 Finished Grading Plan - Operations Centre
1:400

SITE PROFILE



7 Profile @ Warehouse BL E
1:200

6 Profile @ Parking North
1:200

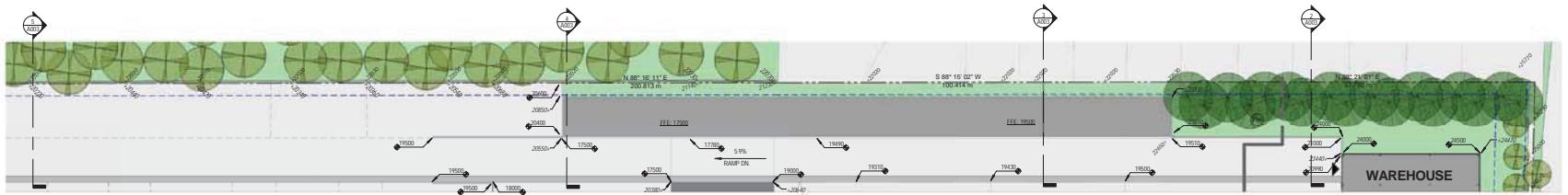
5 Profile @ BL P
1:200

4 Profile @ Driveway
1:200

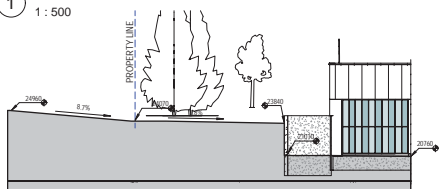
3 Profile @ BL G
1:200

2 Profile @ Main Entry
1:200

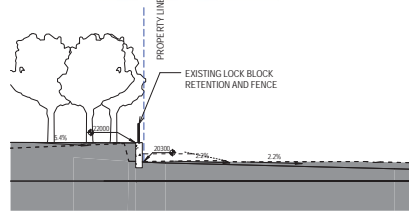
1 Profile @ BL A
1:200



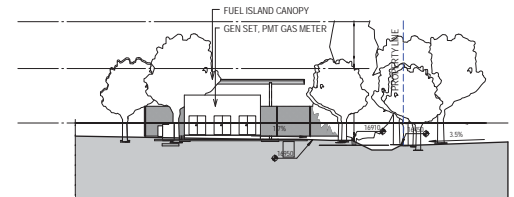
① Site Profile - West
1:500



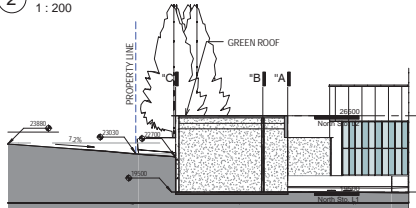
② Site Profile - Warehouse Parking
1:200



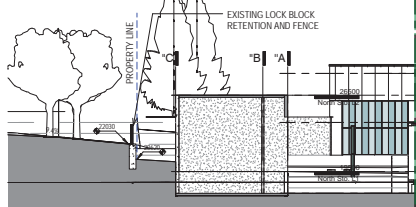
⑤ Site Profile - Parking Lot North/West
1:200



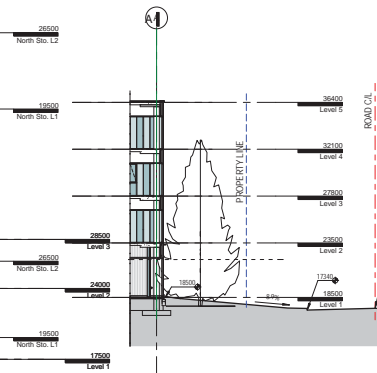
⑧ Site Profile - Maintenance Centre Parking
1:200



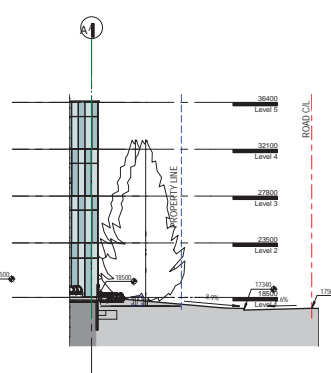
③ Site Profile - North Parking
1:200



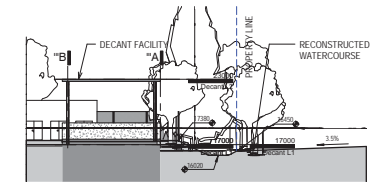
④ Site Profile - Maintenance Centre North
1:200



XX Site Profile - Admin. Centre South
1:200



X Site Profile - Operation Centre South
1:200

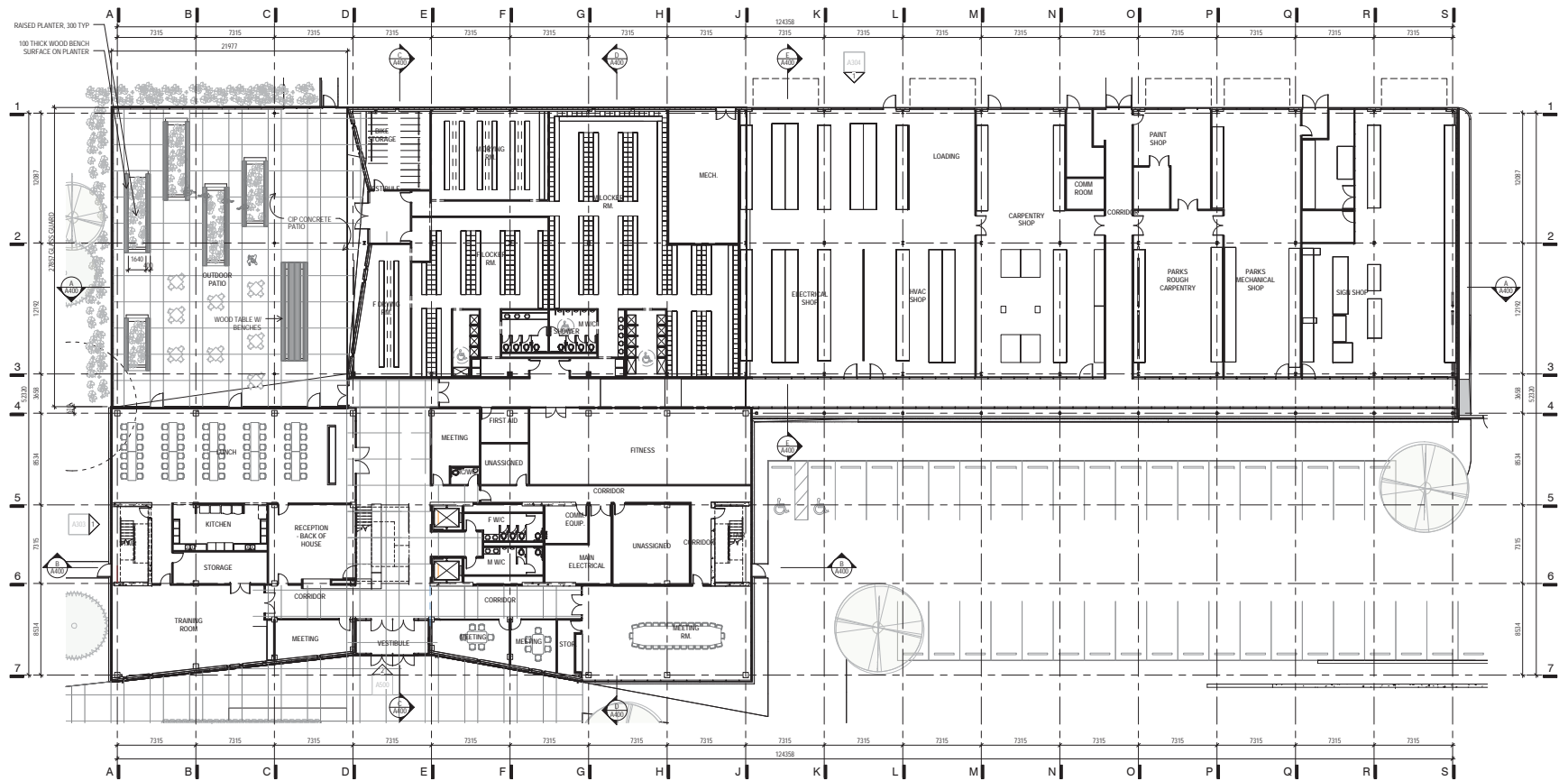


⑨ Site Profile - Parking Lot South
1:200



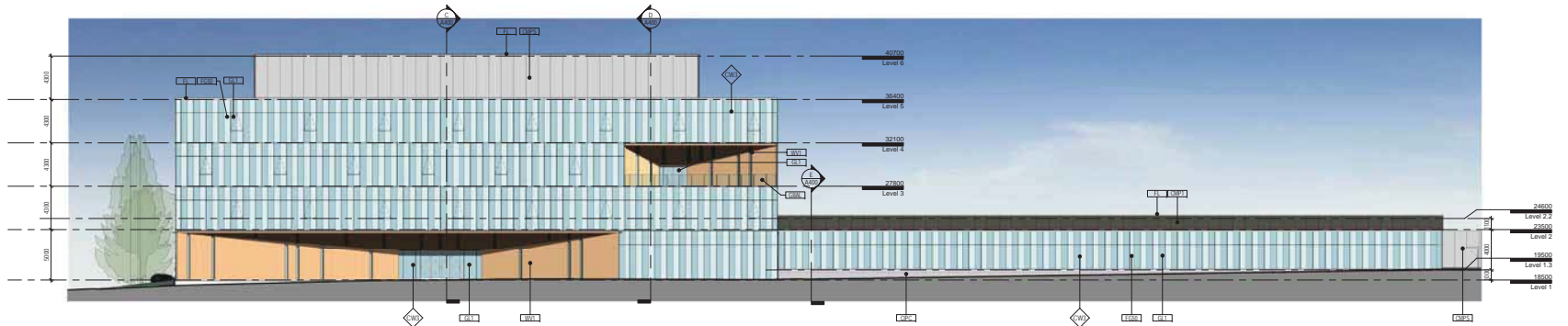
⑩ Site Profile - Parking Lot South/West
1:200

SITE PROFILE

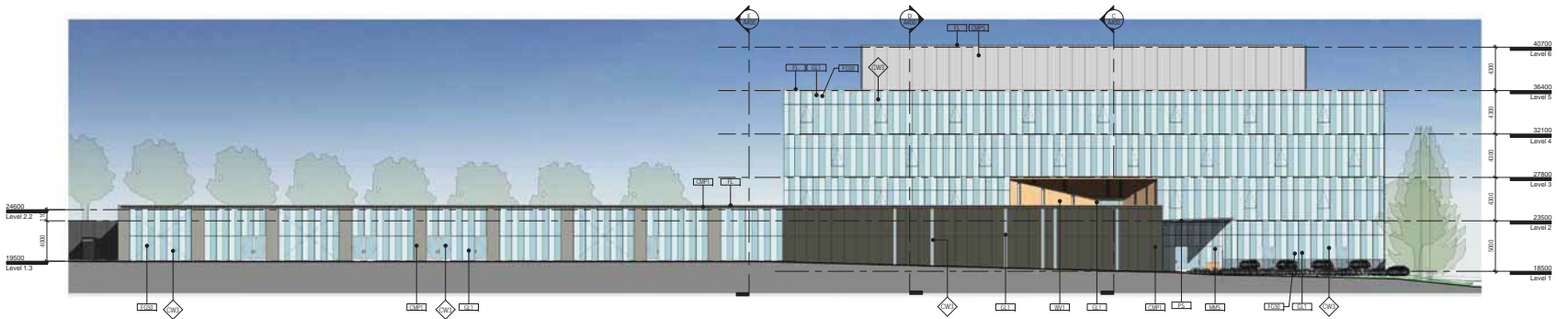


① Level 1
1 : 200

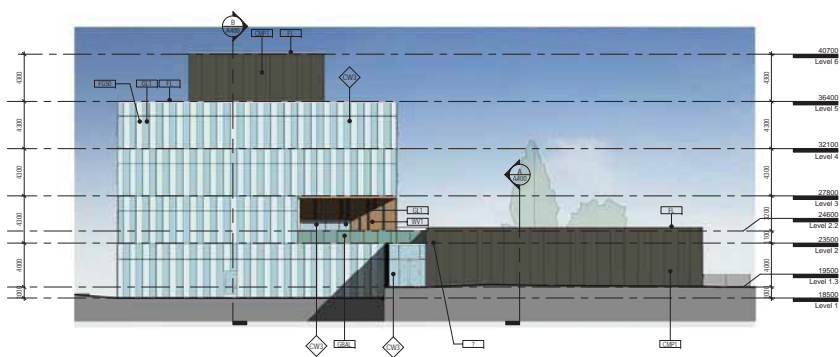
OPERATIONS BUILDING



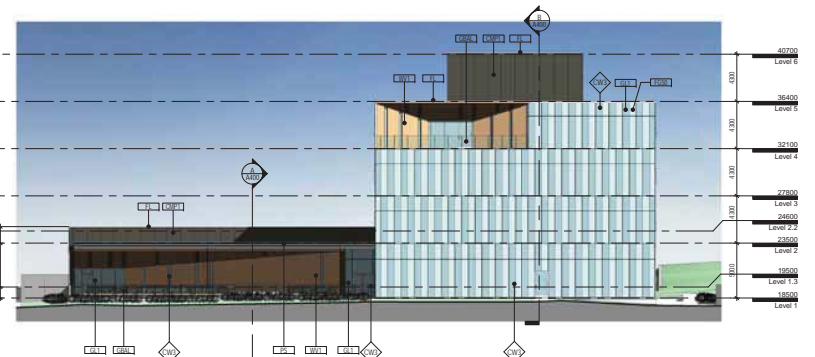
① East Elevation
1 : 200



② West Elevation
1 : 200

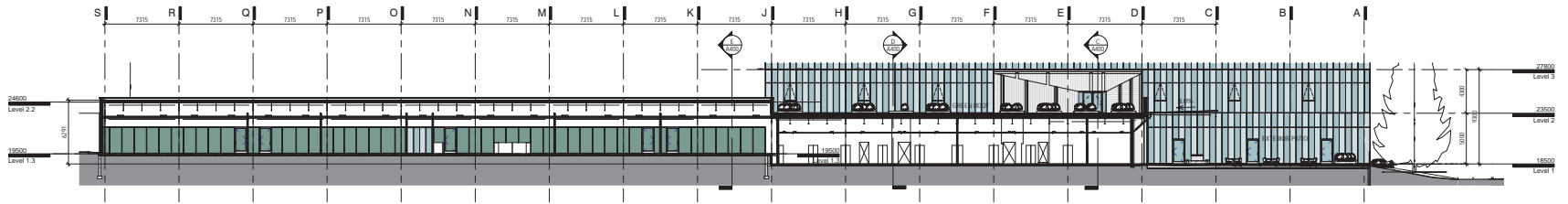


③ North Elevation
1 : 200

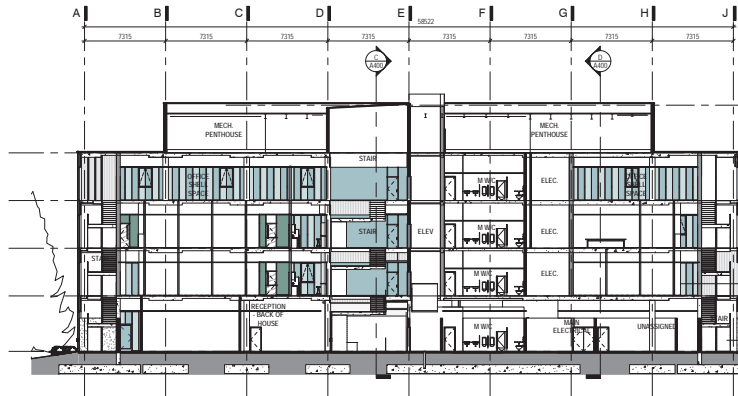


④ South Elevation
1 : 200

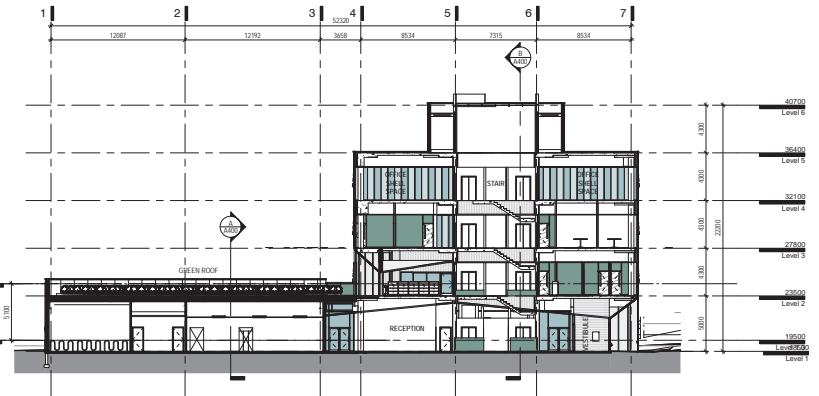
OPERATIONS BUILDING



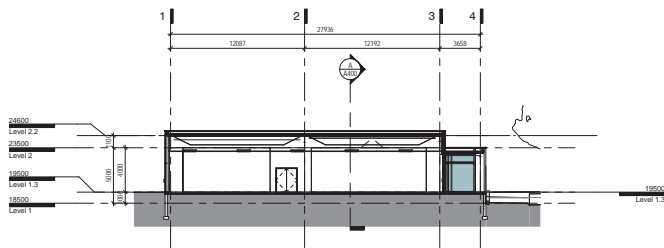
(A) Section A - Workshops
1 : 200



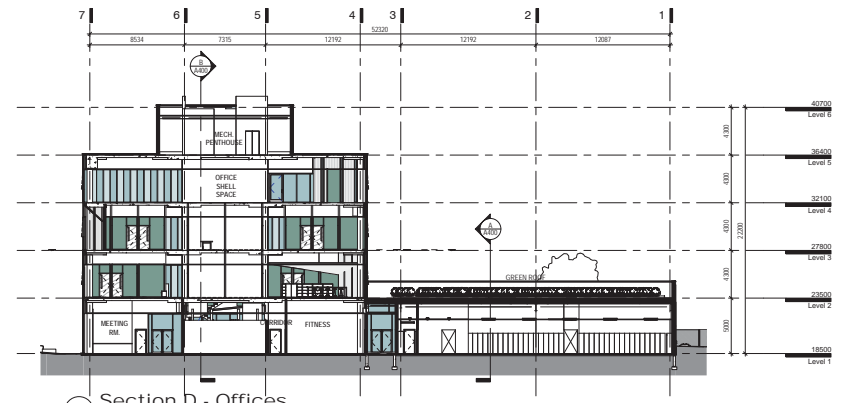
(B) Section B - Administration Core
1 : 200



(C) Section C - Stair 2
1 : 200

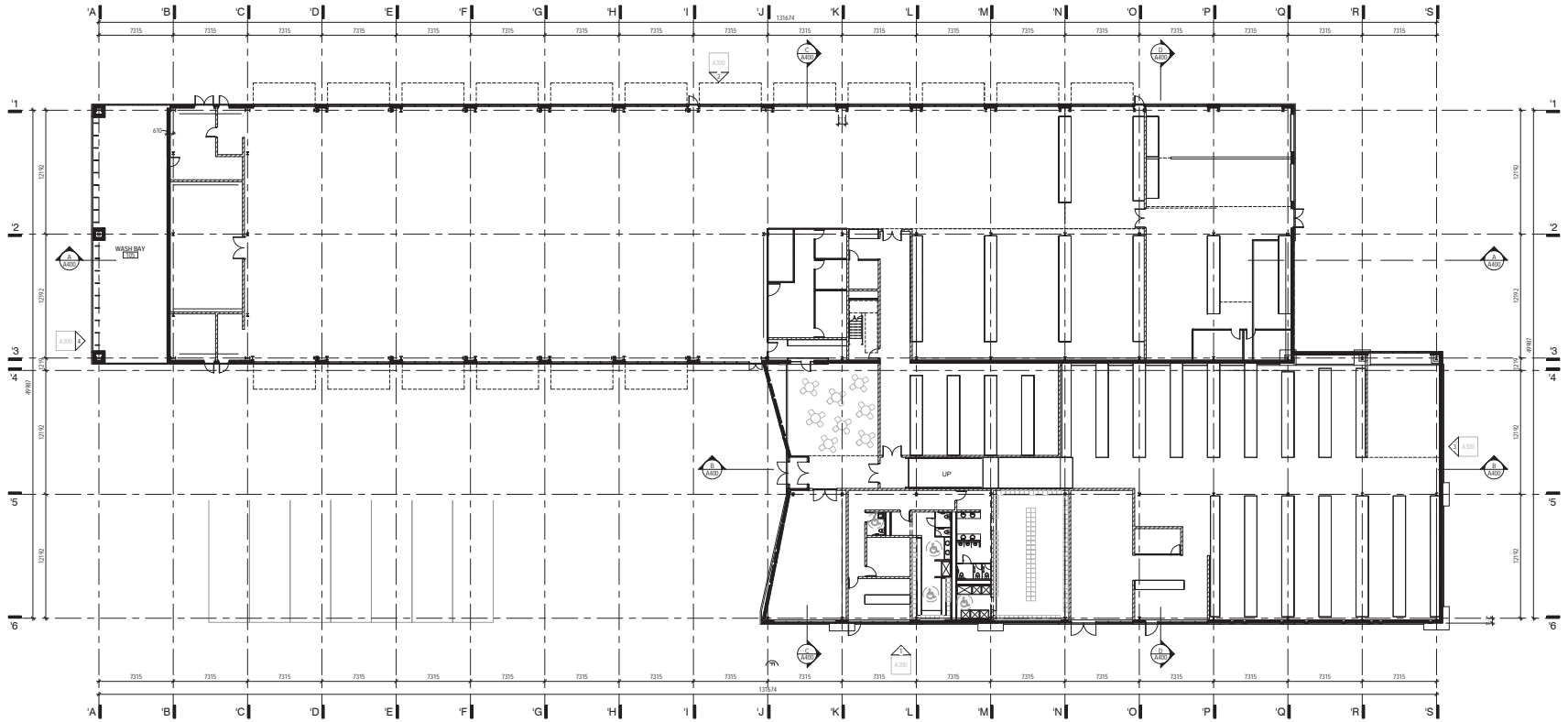


(E) Section E - Workshops
1 : 200



(D) Section D - Offices
1 : 200

OPERATIONS BUILDING



① Level 1
1 : 200

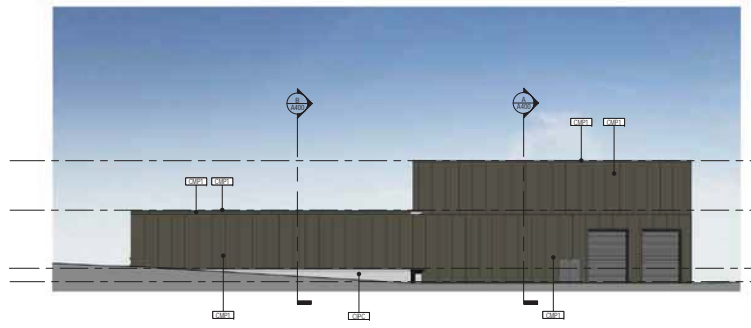
FLEET MAINTENANCE BUILDING



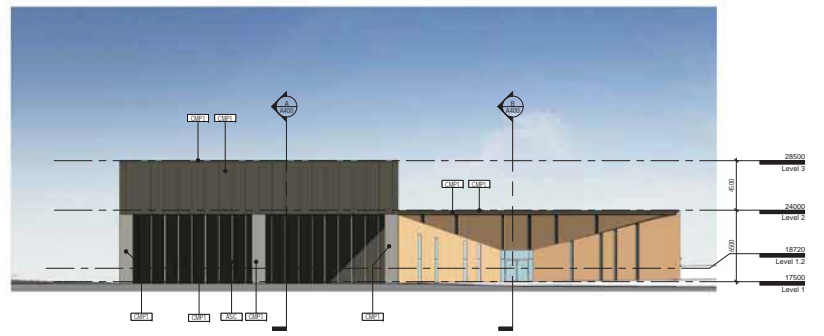
① East Elevation
1 : 200



② West Elevation
1 : 200

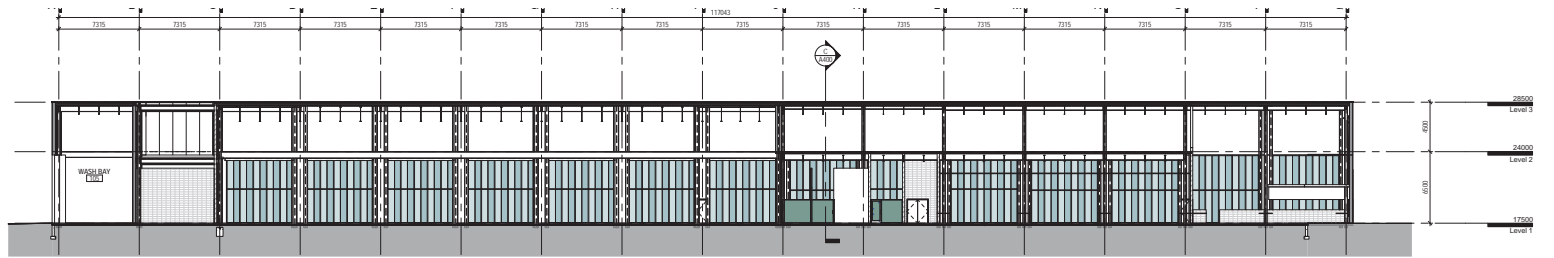


③ North Elevation
1 : 200

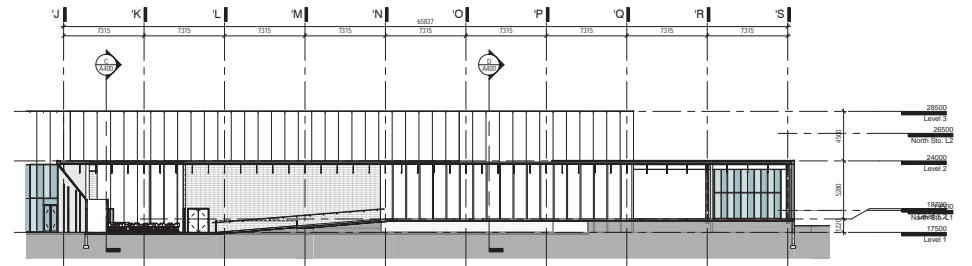


④ South Elevation
1 : 200

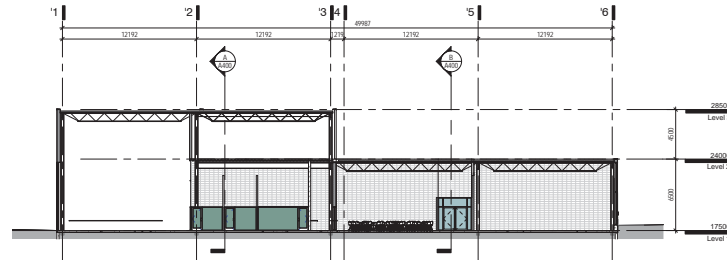
FLEET MAINTENANCE BUILDING



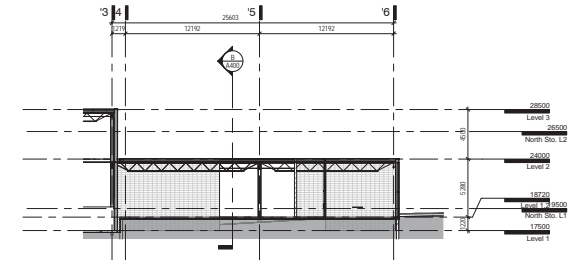
Ⓐ Section A - Garage & Workshops
1 : 200



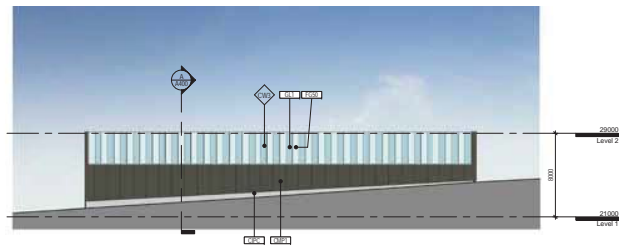
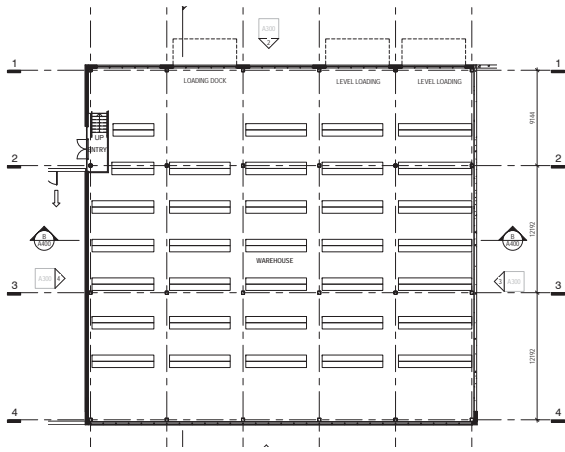
Ⓑ Section B - Main Stores
1 : 200



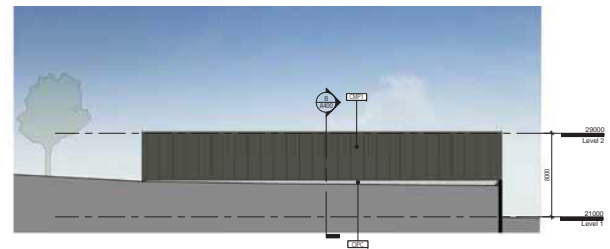
Ⓒ Section C - Garage & Administration
1 : 200



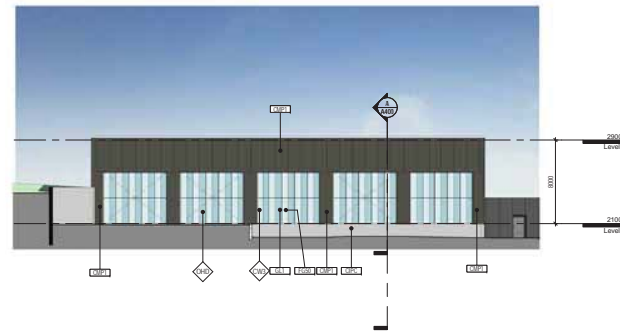
Ⓓ Section D - Workshops & Main Stores
1 : 200



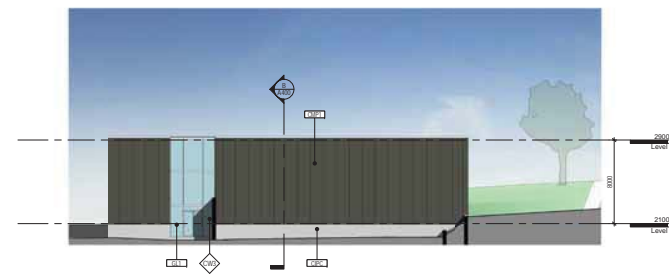
① Warehouse East Elevation
1:200



③ Warehouse North Elevation
1:200



② Warehouse West Elevation
1:200



④ Warehouse South Elevation
1:200

WAREHOUSE BUILDING

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

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

DATE: **May 22, 2013** PROJECT FILE: **7812-0317-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 6645/6649 - 148 Street**

DEVELOPMENT PERMIT

The following issues are to be addressed as a condition of the Development Permit and can be deferred to the Building Permit:

Property and Right-of-Way Requirements

- 1.942 metres fronting 6645 – 148 Street for a 24 m collector;
- SROW of 0.500 metres fronting 66 Avenue;
- SROW of 0.500 metres fronting 148 Street; and
- 5.0m x 5.0m corner cut at the intersection of 148 Street and 66 Avenue.

Works and Services

- construct the west half of 148 Street to the Collector standard;
- construct north half of 66 Avenue to through local standard;
- provide service connections to lots;
- provide drainage works to service the site; and
- Provide restrictive Covenant for Water Quality.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

LR

Present:**Chair – L. Mickelson****Panel Members:**N. Baldwin
D. Lee
K. Newbert
G. Wylie
M. Searle
T. Bunting**Guests:**Craig Taylor, Taylor Kurtz Architecture & Design Architect
Patrick Murphy, Taylor Kurtz Architecture & Design Architect
Luke Johnston, Taylor Kurtz Architecture & Design Architect
Geoff Miller, Rounthwaite Dick & Hadley Architects - Toronto
Dan Herluevic, Rounthwaite Dick & Hadley Architects - Toronto
Glen Hardwick, Project Manager
Jim Breadon, Phillips Farevaag Smallenberg Architects
Brett Hitchens, Sharp & Diamond Landscape Architects Inc.
David Stoyko, Sharp & Diamond Landscape Architects Inc.
Lesley Gifford, Diamond Head Consulting
Babu Kadiyala, Berezan Management
Foad Rafii, Rafii Architects Inc.
Frank Marino, Rafii Architects Inc.
Mark van der Zalm, van der Zalm + Associates Inc.
Jacqueline Lowe, van der Zalm + Associates Inc.
Hermann Nuessler, Bosa Properties
Robert Glass, King George Developments**Staff Present:**M. Rondeau, Acting City Architect - Planning & Development
H. Bello, Senior Planner - Planning & Development
H. Dmytriw, Legislative Services
Aiman Arar, Civic Facilities
Scott Groves, Civic Facilities
Owen Croy, Parks Recreation and Culture**A. RECEIPT OF MINUTES**

The minutes of the Advisory Design Panel meeting of March 28, 2013 were deferred to the next meeting as no members today were present at last meeting.

B. SUBMISSION**1. 4:00 pm**

File No.:	7912-0317-00 New
Description:	Surrey Works Yard Redevelopment
Address:	6645 – 148 Street, and 6549 – 148 Street
Developer:	Aiman Arar, Capital Projects, Manager, City of Surrey
Architect:	Craig Taylor, Taylor Kurtz Architecture & Design
Landscape Architect:	Chris Phillips, Phillips Farevaag Smallenberg Architects
Planner:	Catherina Lisiak
Urban Design Planner:	Hernan Bello

The **Urban Design Planner** presented an overview of the proposed project and highlighted that the consultant's task was to redevelop the site as phased development to allow continuous functioning of the works yard.

A comprehensive consultation process with the City, key stakeholders and the public was done to find the best solution to meet the expectation of the City and in

addressing the constraints of the site, residential area, the slope of the land, trees, and reallocation of the creek.

The **Project Architect** presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and noted they worked in collaboration with Rounthwaite Dick & Hadley Architects of Toronto.

- The west and south sides of the property alignment is bordered by an industrial zone. Residential is to the north and east sides.
- There is a significant slope to the west, a natural habitat and watercourse/pond on the north side and along a portion of 66th Ave on the south.
- The program was to bring together a number of groups within the Operations of the City.
- Concept: To have two mini complexes:
 - i. the east administration, workshops and warehouse located along 148th,
 - ii. maintenance and storage on the west portion of the site.
- Public Art was shared with the Public Art Advisory Committee (PAAC) to identify an artist, to have an artist work to develop an appropriate work, and an artist in residence.
- Sustainability: working to LEED Silver certification.
- A storage shed has been located along the north property line as a noise barrier to the northern residential.
- Storm water will be managed by being filtered into the open bioswale along 66th Ave, feeding the trees.
- Pedestrian circulation routes between buildings are to be very clearly delineated and highly visible to promote site safety. Circulation spines were conscious decisions.
- Handicapped parking stalls are provided in staff parking and in the visitor parking.

The **Landscape Architect** reviewed the landscape plans and highlighted that most of the trees surrounding the site will be saved including a large hedge along the north which screens the residential neighbours.

Staff parking lot will be planted around the perimeter, with a bioswale in the midst that feeds into the water sewer system. The visitor parking has a bioswale.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Surrey Works Yard Redevelopment

6645 – 148 Street and 6549 – 148 Street

File No. 7912-0317-00

It was

Moved by N. Baldwin

Seconded by D. Lee

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**Site**

- A good scheme, clean, modest, well expressed and well presented.
- Site plan is compelling with a coherent group of buildings.
- The architecture is skillfully handled.
- Agree with the public art approach of integration rather than plop art.
- Ensure adequate lighting and well demarcated ground plane.

Landscaping

- Good landscape expression, plaza and privacy separation.
- Good balance and feel to entry plaza off 148 Street.
- Good green roof expression. An extension of green edge of residences. Looking forward to further development of intensive and extensive green roof.
- Good response to water management using swales.
- Consider the use of permeable paving in some areas within the works yard parking (i.e. banding running perpendicular to the direction of flow—perhaps the pedestrian walkway connection for example).
- Further explore the pedestrian movements in the parking areas. Encourage possibility of a covered walkway along axis between fleet maintenance garage and main building so staff can access communal facilities, particularly in rainy weather.

CPTED

- The site plan is good with buildings along the street frontage and the yard area secured.
- Concern is over satellite lot to the south. Will require vehicular access control such as gates to prevent after-hours vehicles causing calls for service.
- Consider pedestrian safety during peak periods of in and out particularly crossing 66th Ave to the staff parking area.

Sustainability

- LEED Gold should be minimum standard.

Accessibility

- Washrooms to be wheel chair accessible.
- Power doors on washroom doors as doors are usually.
- Elevator button panels to be on horizontal.
- Power doors on entrances where applicable
- Patio – furniture be wheelchair friendly.

May 9, 2013

City of Surrey
Planning & Development Department
14245-56th Avenue
Surrey, BC V3X 3A2

Reference No.: 1220-030-2012-014
email: clisiak@surrey.ca

Re: MAIN WORKS YARD OPERATIONS CENTRE AND SITE REDEVELOPMENT PROJECT

Advisory Design Panel Statement of Review Comments:

The following narrative is in response to comments issued by the Advisory Design Panel and where applicable, have been incorporated into the drawings:

Site

- *A good scheme, clean, modest, well expressed and well presented.*
- *Site plan is compelling with a coherent group of buildings.*
- *The architecture is skillfully handled.*
- *Agree with the public art approach of integration rather than plop art.*
- *Ensure adequate lighting and well demarcated ground plane.*
 - *The design team continues to study pedestrian and vehicle circulation paths. Order, efficiency and safety are the key design drivers. Pedestrian and vehicle routes will be clearly demarcated with high visibility surface painting, signage and appropriate lighting. The team is also looking into the possibility of a canopy covered pedestrian walk along the north boundary of the existing fuel island to further encourage staff to avoid shortcutting their route between the Administration and Fleet Maintenance buildings.*

Landscaping

- *Good landscape expression, plaza and privacy separation.*
- *Good balance and feel to entry plaza off 148 Street.*
- *Good green roof expression. An extension of green edge of residences. Looking forward to further development of intensive and extensive green roof.*
 - *Further development is in progress, including a roof patio amenity area for staff as reflected in updated Level 2 Plan.*
- *Good response to water management using swales.*
- *Consider the use of permeable paving in some areas within the works yard parking (i.e. banding running perpendicular to the direction of flow—perhaps the pedestrian walkway connection for example).*
 - *The design team continues to look for storm water management opportunities. Recent infiltration testing indicates that permeable paving may not be an appropriate response.*
- *Further explore the pedestrian movements in the parking areas. Encourage possibility of a covered walkway along axis between fleet maintenance garage and main building so staff can access communal facilities, particularly in rainy weather.*
 - *This possibility is being reviewed as discussed above.*
-

CPTED

- *The site plan is good with buildings along the street frontage and the yard area secured.*
- *Concern is over satellite lot to the south. Will require vehicular access control such as gates to prevent after-hours vehicles causing calls for service.*
 - *Access control boom gates have been added to the staff parking lot driveways.*

- *Consider pedestrian safety during peak periods of in and out particularly crossing 66th Ave to the staff parking area.*
 - A demarcated pedestrian crosswalk has been added at the northwest corner of the staff parking lot to permit safer crossing of 66th Avenue by staff working in the Fleet Maintenance Building.

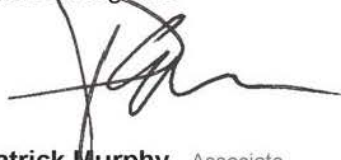
Sustainability

- *LEED Gold should be minimum standard.*
 - The Project Team staged a sustainability workshop in early April attended by the consulting team and members of the steering committee, in which we critically analyzed all possible LEED points within the Operations Centre project boundary and found results confidently in the LEED Silver range. The Project Team will stage additional workshops as the design develops and will continue to explore sustainable choices that are appropriate to the project on all fronts. The team believes that by exploiting additional strategies aimed at improving energy performance, achieving LEED Gold may be possible, however the choices made today must not compromise the immediate and long term aspirations of the project to meet the growing needs of the City of Surrey. The strategies employed for the certification of the Operations Centre will be employed on a project wide basis across the full campus site, regardless of the LEED certification boundary, resulting in an overall project that will raise the bar for industrial projects in the city.

Accessibility

- *Washrooms to be wheel chair accessible.*
- *Power doors on washroom doors as doors are usually.*
 - Washrooms in Public areas will be fully accessible and equipped with door operators.
 - Washrooms in Staff areas will be fully accessible.
- *Elevator button panels to be on horizontal.*
 - Elevators will be fully accessible.
- *Power doors on entrances where applicable*
 - *Door Operators will be provided at all building entries and elsewhere within the project as determined to be appropriate.*
- *Patio – furniture be wheelchair friendly.*
 - *A combination of fixed and loose furnishings are proposed to ensure that patio space has ultimate flexibility.*

Kindest Regards



Patrick Murphy, Associate
TAYLOR KURTZ ARCHITECTURE+ DESIGN INC.

Cc: Aiman Arar, Design & Construction Manager, Civic Facilities

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0317-00

Issued To: CITY OF SURREY

("the Owner")

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

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 017-344-034

Lot D (BE64637) Section 15 Township 2 New Westminster District Plan 2563

6645 - 148 Street

Parcel Identifier: 028-298-101

Lot 1 Section 15 Township 2 New Westminster District Plan BCP45737 Except Plan BCP49295

6549 - 148 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section A.1 (a) iv of Part 4 General Provisions of Zoning By-law, 1993, No. 12000, as amended, to allow the minimum building setbacks as follows:
 - 7.5 metres (25 feet) for the front yard (148 Street);
 - 7.5 metres (25 feet) for the side yard flanking street (66 Avenue); and
 - 17.0 metres (56 feet) for the side yard (North).
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7912-0317-00 (A) which is attached hereto and form part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

KEY:

- 1 LOBBY & RECEPTION
- 2 MEETING/INTERVIEW ROOMS
- 3 WASHROOMS / JANITOR'S CLOSET
- 4 FIRST AID
- 5 LOCKER ROOMS
- 6 LUNCH ROOM
- 7 TRAINING ROOM
- 8 FITNESS CENTRE
- 9 MECHANICAL / ELECTRICAL ROOMS
- 10 FACILITIES PLUMBING SHOP
- 11 FACILITIES ELECTRICAL SHOP
- 12 FACILITIES HVACSHOP
- 13 FACILITIES CARPENTRY SHOP
- 14 PAINT SHOP
- 15 PARKS SHOP
- 16 SIGN SHOP
- 17 FACILITIES, PARKS & ENGINEERING STORAGE
- 18 LOADING / STORES OFFICE
- 19 MAIN STORES
- 20 SMALL TOOLS REPAIR / RENTAL
- 21 PARTS & TOOLS STORAGE
- 22 PUMPS AND CONTROLS SHOP
- 23 WELDING SHOP
- 24 ENGINEERING WORKSHOP
- 25 MECHANICAL OFFICES
- 26 GARAGE
- 27 OUTDOOR WASHBAYS
- 28 EXISTING SALT/SAND SHED
- 29 SALT/SAND SHED EXPANSION
- 30 DECANTING FACILITY
- 31 BRINE TANKS
- 32 EXISTING METRO VANCOUVER FERROUS CHLORIDE TANK; RELOCATION T.B.D.
- 33 WASTE & RECYCLING RAMP
- 34 COVERED STORAGE
- 35 UNCOVERED STORAGE
- 36 MATERIAL BINS
- 37 VISITOR / PREFERRED PARKING
- 38 STAFF PARKING
- 39 TERRACE / EVENT SPACE
- 40 FLEET PARKING
- 41 EXISTING FUEL ISLAND
- 42 GAS METER, PMT, GENSET ISLAND



Phase I
7912-0317-00

PREFERRED SOLUTION

East Operations Building:

West Fleet Maintenance Building:

North Warehouse Building:

South East Staff Parking Lot:

Watercourse Improvement:

Remaining Site

- Fleet Parking,
- covered and uncovered storage areas
- existing and expanded Salt/Sand Storage
- Brine Tanks,
- Material Bins,
- Recycling and Disposal Ramps/Bins
- Decanting Facility,
- Vehicle and Equipment Wash Bays,
- Enhanced and organized vehicle and pedestrian circulation.