

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0181-00

Planning Report Date: July 11, 2022

PROPOSAL:

- **Development Permit**

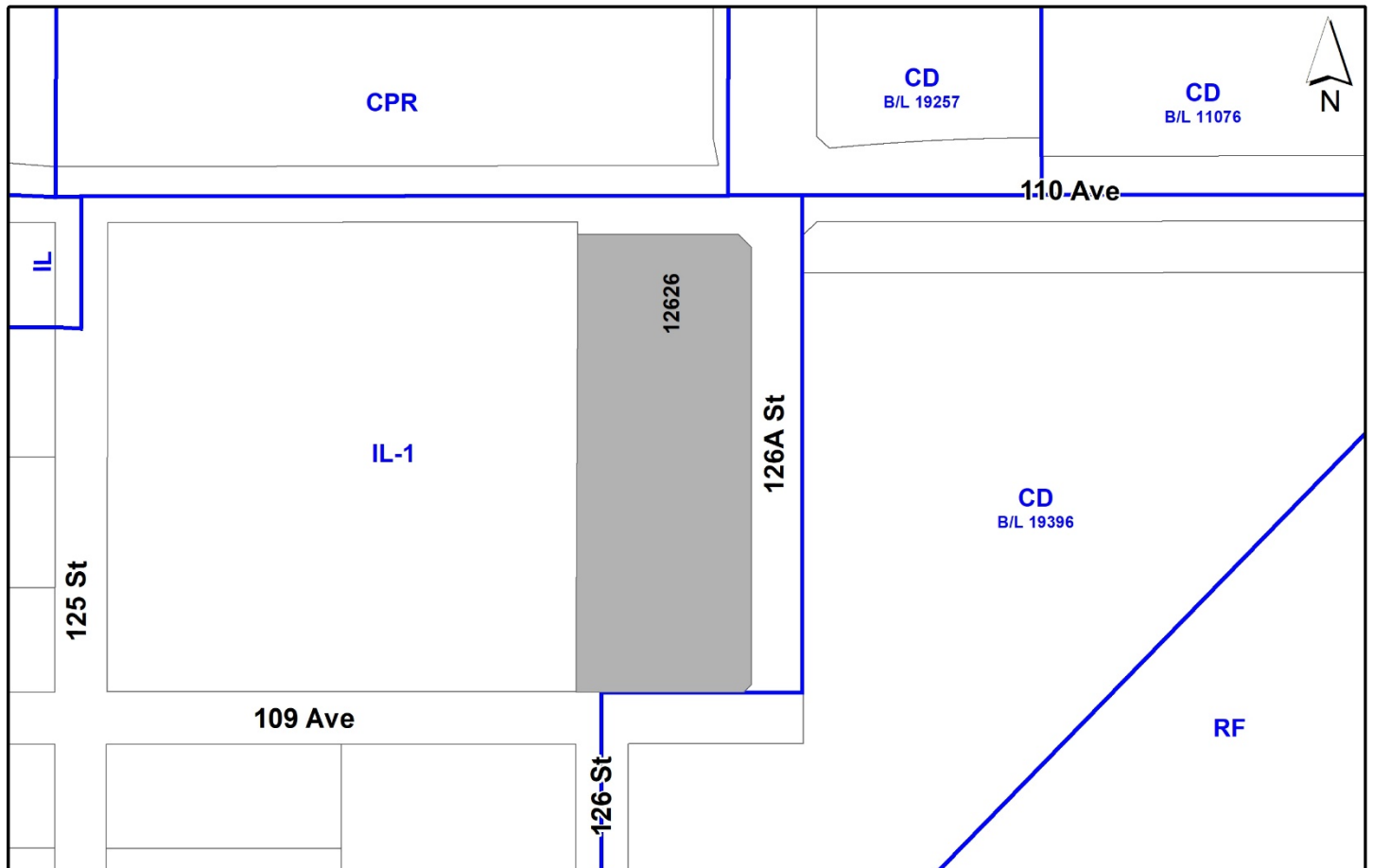
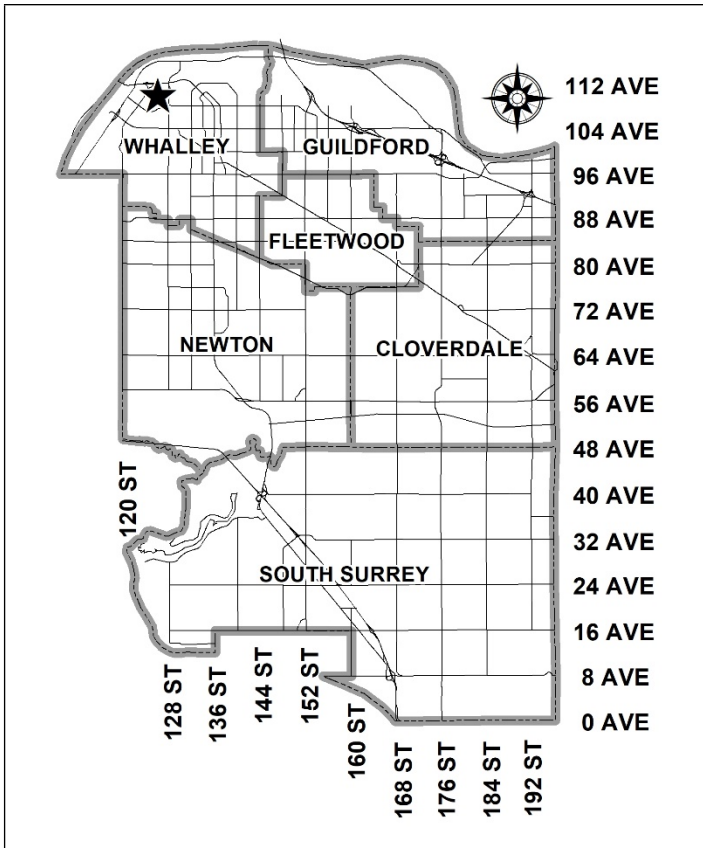
to permit the development of a sports field complex with a fieldhouse, bleachers and surface parking area located in South Westminster.

LOCATION: 12626 – 110 Avenue

ZONING: IL-1

OCP DESIGNATION: Urban and Commercial

NCP DESIGNATION: Multiple Residential, Retail Residential and Parks and Open Spaces



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character and Sensitive Ecosystems.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban and Multiple Residential designations in the Official Community Plan (OCP) which permit public facilities.
- The proposal complies with the Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Development Permit (DP) requirements in the OCP for Form and Character.
- The proposal complies with the Development Permit (DP) requirements identified in the OCP for Sensitive Ecosystems (Streamside Areas). The City is committed to protecting riparian habitat and will undertake enhancement works within the Streamside Protection Area (SPA) to remove invasive species and install native plants that will benefit the existing Class A (red-coded) watercourse and broader ecosystem.
- The proposed sports field will be part of a larger civic precinct that includes the North Surrey Sport and Ice Complex located directly adjacent the subject site at 10950 – 126A Street as well as within close proximity to a Transit Oriented Development Area and rapid transit (SkyTrain).
- The proposal is intended to provide an outdoor sports field and fieldhouse for recreational activities as well as holding public events and fulfils one of the City's commitments, as part of the Surrey Invest Program, that the City previously outlined in the "2022 Five-Year (2022-2026) Financial Plan – Capital Program", per Corporate Report No. Foo2;2021.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7922-0181-00 for Form and Character as well as Sensitive Ecosystems (Streamside Areas), generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant parcel	Retail/Residential, Multiple Residential and Parks and Open Space	IL-1
North (Across 110 Avenue):	Scott Road SkyTrain Station and surface parking	Transit Oriented Urban Village and Parks and Open Space	CPR
East (Across 126A Street):	North Surrey Sport and Ice Complex and on-site surface parking	Institutional and Parks and Open Space	CD (Bylaw No. 19396)
South (Across 109 Avenue):	North Surrey Sport and Ice Complex and on-site surface parking	Institutional, Multiple Residential and Parks and Open Space	CD (Bylaw No. 19396)
West:	Light impact industrial uses and outdoor storage	Retail/Residential and Multiple Residential	IL-1

Context & Background

Background

- The subject site is approximately 1.19 hectare in total area and located on the west side of 126A Street, just south of 110 Avenue.

- The site is split-designated “Urban” and “Commercial” in the Official Community Plan (OCP) as well as “Retail/Residential”, “Multiple Residential” and “Parks and Open Space” in the South Westminster Neighbourhood Concept Plan (NCP).
- The subject site is currently zoned “Light Impact Industrial 1 Zone (IL-1) and presently vacant.
- The property was created in June 2018 as part of the easterly development application for the North Surrey Sports & Ice Complex (Development Application No. 7917-0170-00). The subject site was created as a remnant parcel following the extension of 109 Avenue to 126A Street and dedication of 126A Street south of 110 Avenue.
- As part of this development application (No. 7917-0170-00), the City obtained approval to vary the streamside setback requirements under Part 7A of the Zoning Bylaw in order to reduce the minimum setback distance from top-of-bank for the Class A (red-coded) watercourse along the south side of 110 Avenue from 25 metres to 4 metres.

Current Proposal

- The City is proposing to develop a sports field complex on the subject site consisting of a grass field, fieldhouse, bleachers, and surface parking area.
- The proposed sports field will be part of a larger civic precinct that includes the North Surrey Sport and Ice Complex located directly adjacent the subject site at 10950 – 126A Street as well as within close proximity to a Transit Oriented Development Area and rapid transit (SkyTrain).

Corporate Report No. F002; 2021 (“2022 Five Year [2022-2026] Financial Plan – Capital Program”)

- On December 17, 2021, Council was asked to consider Corporate Report No. F002 (“2022 Five Year [2022-2026] Financial Plan – Capital Program”) which outlined the capital projects that are included in the proposed 2022-2026 Major General Capital program.
- The Major General Capital program includes significant capital projects such as aquatic centres, recreational facilities, arenas, sports fields, parks construction and upgrades as well as arts and culture amenities.
- The list of capital projects, identified as part of the Major General Capital program, included costs associated with the construction of a new outdoor sport facility in South Westminster that consists of a grass field, bleachers and fieldhouse.
- The proposal is intended to provide an outdoor sports field and fieldhouse for recreational activities as well as holding public events and fulfils one of the City’s commitments, as part of the Surrey Invest Program, that the City previously outlined in the “2022 Five-Year (2022-2026) Financial Plan – Capital Program”, per Corporate Report No. F002;2021.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant (the City of Surrey) is proposing a sports field on the subject site that consists of:
 - Open-air bleachers with seating for 2,518 people;
 - A placeholder for future bleachers;
 - A temporary stage and seating area;
 - A 200 square metre fieldhouse with public washrooms and change rooms;
 - A circular grass field for recreational activities; and
 - A surface parking area and placeholder for future expansion of the on-site parking.
- The subject site requires a Development Permit (DP) for Form and Character as well as Sensitive Ecosystems (Streamside Areas) for the proposed sports field complex.

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

Transportation Considerations

- The subject site will obtain driveway access to/from 126A Avenue.
- No additional changes to the existing road network are proposed under the subject application.
- The subject site is located within close proximity to a Transit Oriented Development Area and within walking distance of rapid transit and an existing bus loop (Scott Road SkyTrain Station).

Parkland and/or Natural Area Considerations

- As previously identified in Development Application No. 7917-0170-00, a Class A (red-coded) watercourse is located along the south side of 110 Avenue. As part of this application, the City obtained approval from Council to vary the streamside setback requirement under Part 7A of the Zoning Bylaw in order to reduce the minimum setback requirement from top-of-bank for this Class A watercourse from 25 metres to 4 metres. At the time, the City also obtained a DP for Sensitive Ecosystems (Streamside Areas) for the works and improvements proposed as part of the North Surrey Sports and Ice Complex development.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:

- The City is proposing riparian and natural planting along the interface with 110 Avenue that will consist of native shrubs as well as trees to support ecosystem services in South Westminster.

Zoning Bylaw

- The proposed sports field complex and associated improvements will not require rezoning given that the Zoning Bylaw allows for any municipally owned and operated building to be located in any Zone.

PUBLIC ENGAGEMENT

- The Development Proposal Signs were installed on June 21, 2022. Staff have not received any responses from neighbouring property owners regarding the proposed development.

DEVELOPMENT PERMIT

- The subject site is located within a Development Permit Area for Form and Character, Hazard Lands (Flood Prone Areas) as well as Sensitive Ecosystems (Streamside Areas).

Hazard Lands Development Permit Requirement (Flood Prone Areas)

- The Hazard Lands Development Permit requirements were previously addressed as part of the development application for the North Surrey Sports & Ice Complex (Development Application No. 7917-0170-00).

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing channelized watercourse segment (a Class A stream) at the northeast corner and wetland ecosystem at the southeast corner of the subject site.
- The management and protection of riparian habitat is an important consideration, and the City is committed to complying with the minimum setback requirements, per the variance obtained under Development Application No. 7917-0170-00.
- In accordance with City processes with respect to Sensitive Ecosystem Development Permit Areas (Streamside Protection), the applicant engaged BlueLines Environmental Ltd. and the appropriate Qualified Environmental Professionals (QEP) to complete the necessary reports and environmental assessment of the subject site.
- An Ecosystem Development Plan, prepared by Ryan Preston of Bluelines Environmental Ltd. and dated May 31, 2022, was submitted to the City, reviewed by staff, and found to be generally acceptable.

- In addition to the Class A (red-coded) channelized watercourse located at the northeast corner of the subject site which was previously addressed through Development Application No. 7917-0170-00 (North Surrey Sports & Ice Complex), a previously unmapped wetland ecosystem was identified by the QEP at the southeast corner of the subject site, adjacent future 109 Avenue.
- The standard setback requirement for the unmapped wetland ecosystem is 15 metres from high water mark with 30 metre buffers. However, the QEP indicated that a riparian buffer zone of 15 metres, which includes planting treatments, would be considered appropriate to achieve a functional wetland buffer.
- The wetland ecosystem receives intermittent and seasonal discharge in response to high water conditions and extreme rain events, primarily when the North Surrey Sports and Ice Complex drainage systems have been compromised by beaver activities and high water events that occur between drainage operations maintenance cycles.
- It is assumed the extension of 109 Avenue to 126A Street will result in the wetland boundary being limited to the southern edge of future 109 Avenue. Given that the existing 109 Avenue road allowance is 20 metres wide, this suggests that a 15 metre buffer would not extend onto the subject site. Furthermore, it is assumed that roadworks associated with 109 Avenue will ultimately require the infill of the northern portion of the unmapped wetland and eliminate the need for buffers on the subject site.
- The wetland ecosystem and related issues are anticipated to be resolved through future City projects which may require alteration of the existing wetland boundaries. At that time, staff will engage with senior levels of government as part of the regulatory permitting process.
- While no encroachment into the Streamside Protection Area (SPA) is proposed, as part of the subject application, the City has volunteered to undertake the following enhancement works located within the riparian setbacks:
 - Adoption of a functional riparian buffer zone in addition to restoration/enhancement;
 - Removal of any/all invasive species currently present; and
 - Significant replanting with native tree and shrub vegetation alongside habitat complexing (i.e., the creation of instream features to help filter pollutants and provide shelter or shade to fish and other aquatic species).
- As such, the City has elected to obtain a Sensitive Ecosystems (Streamside Areas) Development Permit in order to formalize the remediation and replanting of the streamside setback area on the subject site.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development complies with the Form and Character Development Permit guidelines in the OCP.

- The proposed development consists of a grass field, open-air bleachers, a fieldhouse, and surface parking area with access from 126A Street.
- The proposed structures reflect a simple design that incorporates materials that reflect the civic park setting and complement the existing North Surrey Sports and Ice Complex.
- The proposed fieldhouse consists of four (4) changerooms as well as washroom facilities. It will be constructed of textured pre-cast concrete panels with polycarbonate glazing, metal doors and a standing seam metal butterfly roof which adds visual interest.
- Pedestrian walkways are provided on-site that connect the grass field, open-air bleachers, fieldhouse, and surface parking area thereby improving pedestrian circulation.
- The proposed landscape materials include native species consisting of snowberry, hardhack spirea and red osier dogwood.
- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include:
 - Improving pedestrian circulation and providing connections to the public sidewalks;
 - Providing additional information on the proposed planting materials;
 - Additional clarification regarding on-site bicycle parking, proposed signage, and fencing details;
 - Consider the potential for additional on-site planting within the surface parking area and possibility of open space plazas along the street frontages.

CONCLUSION

- The proposed sports field will be part of a larger civic precinct that includes the North Surrey Sport and Ice Complex located directly adjacent the subject site at 10950 – 126A Street as well as within close proximity to a Transit Oriented Development Area and rapid transit (SkyTrain).
- In addition, the proposal fulfills one of the City’s commitments, as part of the Surrey Invest Program, that the City previously outlined in the “2022 Five Year (2022-2026) Financial Plan – Capital Program”.
- As such, staff can support the proposed sports field complex which will provide much needed outdoor recreational space within the South Westminster area.

INFORMATION ATTACHED TO THIS REPORT

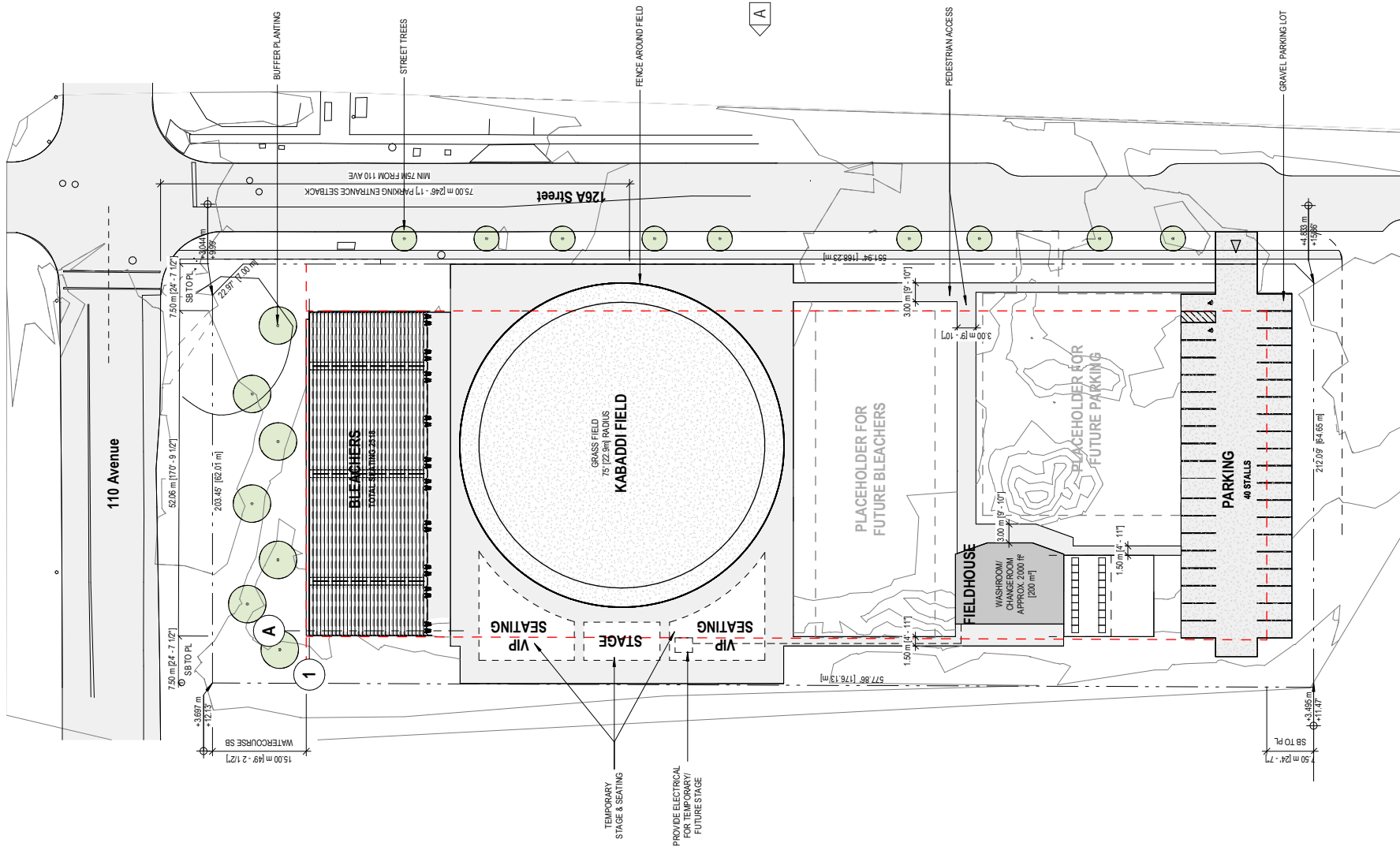
The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevation Drawings and Landscape Plans
- Appendix II. Engineering Summary

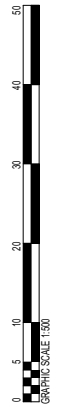
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Jeff Arason
Acting General Manager
Planning and Development

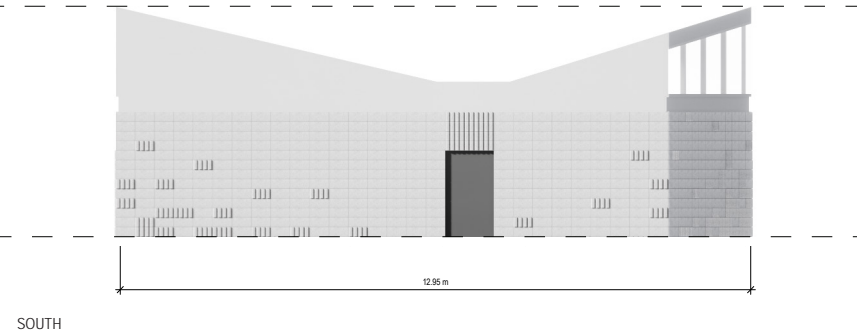
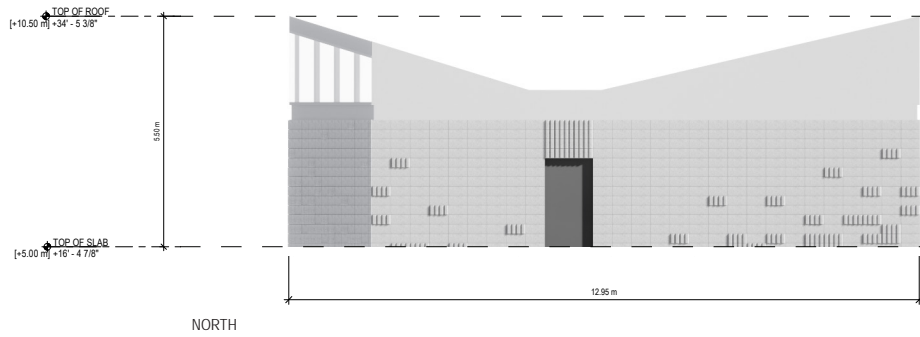
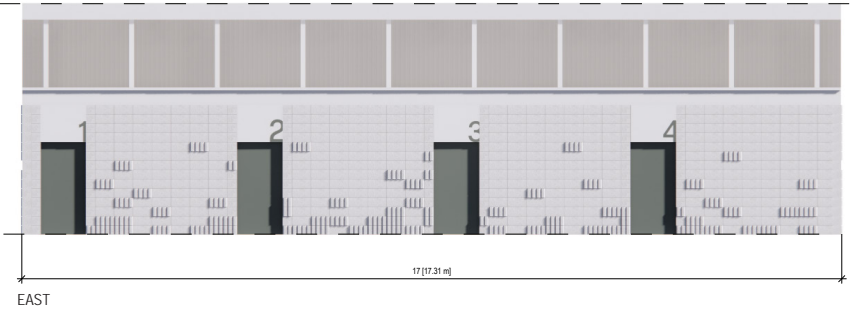
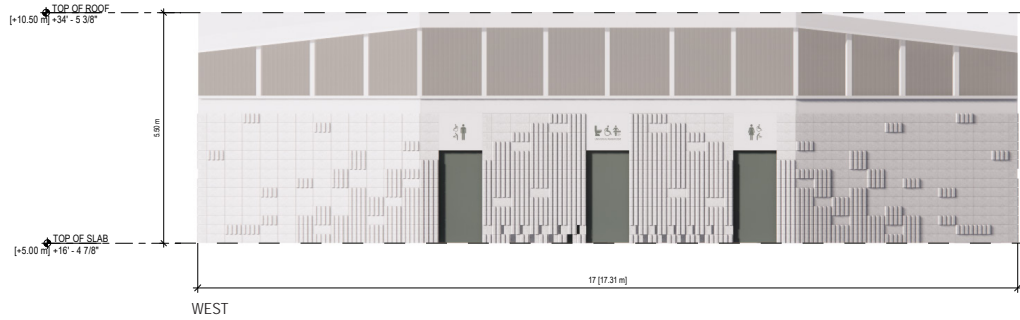
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TOTAL SEATING CAPACITY: 2520
 TOTAL PARKING: 40



1 SITE PLAN
 1:500








FIELDHOUSE

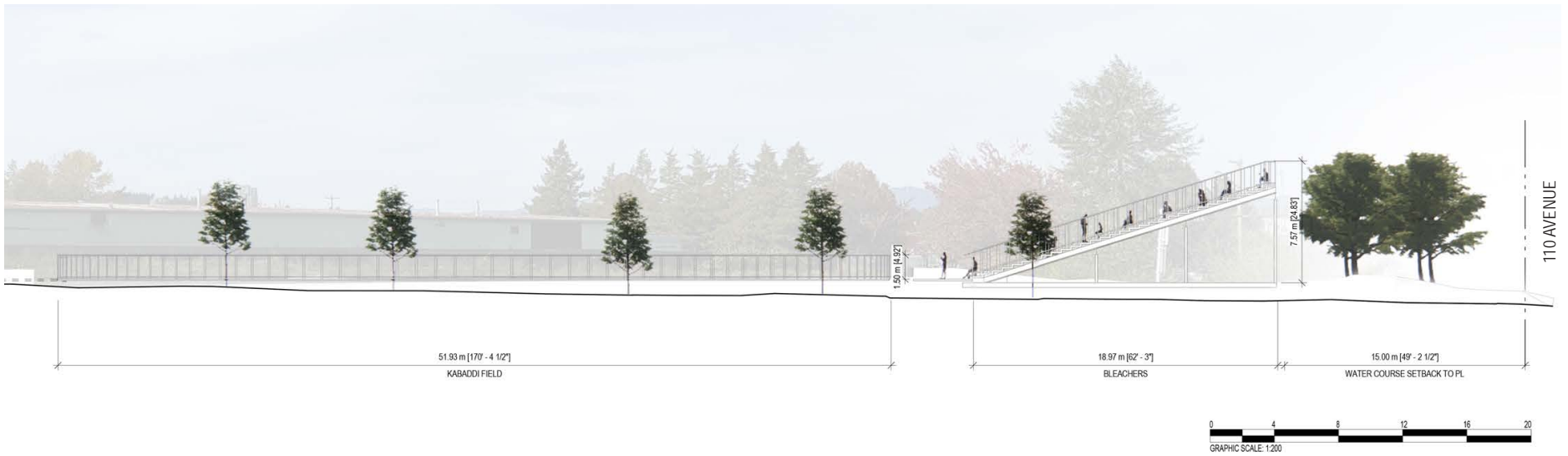


PERSPECTIVE RENDER OF FIELDHOUSE

MATERIAL LEGEND
CMU BLOCK

-  GROUND FACED
-  RIBBED
-  STANDING SEAM METAL ROOFING
-  POLYCARBONATE GLAZING
-  HOLLOW METAL DOOR







INTER-OFFICE MEMO

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

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

DATE: **June 30, 2022** PROJECT FILE: **7822-0181-00**

RE: **Engineering Requirements
Location: 12626 110 Ave**

DEVELOPMENT PERMIT

The following issues are to be addressed as conditions of issuance of the subsequent Building Permit for the proposed sports field complex that includes a Kabaddi grass field, bleachers, and parking area:

- Construct concrete sidewalk and street lighting along the 126A Street.
- Construct north side of 109 Avenue.
- Install storm, water, sanitary service connections as required.
- Meet the requirements of the South Westminster Integrated Stormwater Management Plan and provide mitigation features. Register Restrictive Covenant as required.

A Servicing Agreement is required.

Jeff Pang, P.Eng.
Development Services Manager