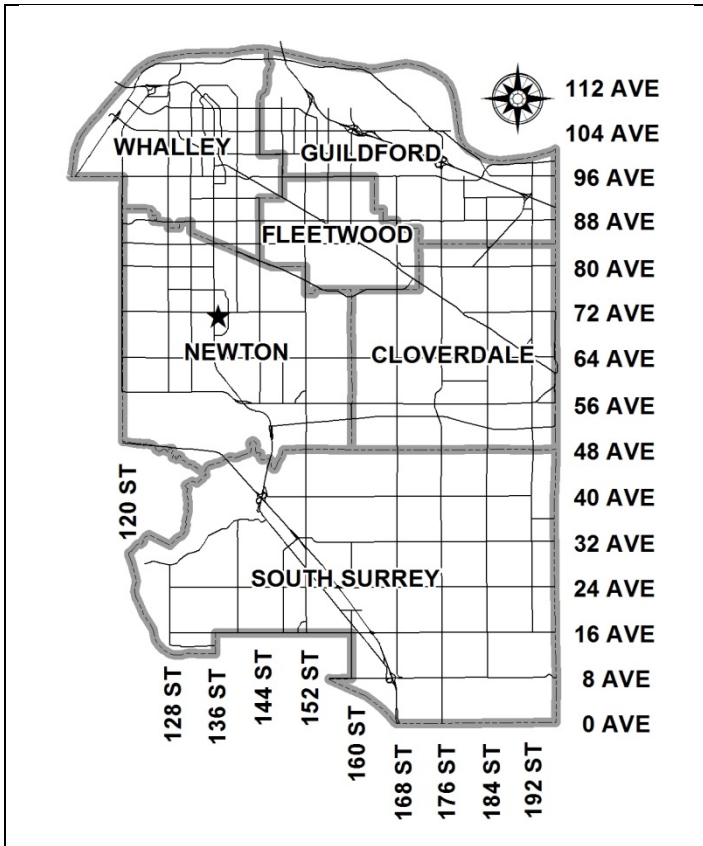


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0216-00

Planning Report Date: September 14, 2015



**PROPOSAL:**

- Development Permit
- Development Variance Permit

to permit a renovation and extension to the Newton Recreation Centre.

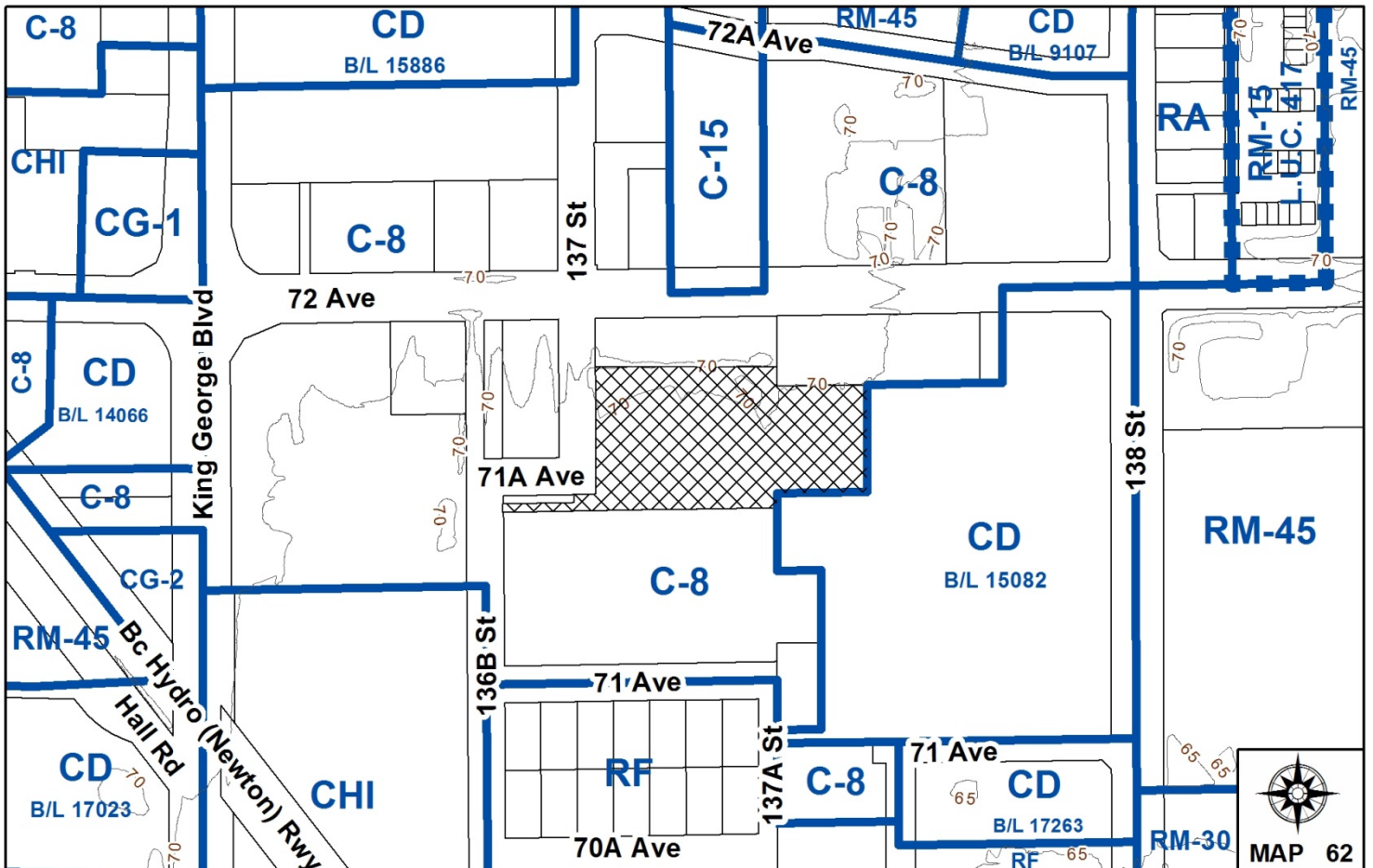
**LOCATION:** 13730 - 72 Avenue

**OWNER:** City of Surrey

**ZONING:** C-8

**OCP DESIGNATION:** Town Centre

**TCP DESIGNATION:** Civic Core



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A variance is required to reduce the number of required parking stalls, and to allow for the parking to be shared on adjacent lots.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with Newton Town Centre Plan.
- The applicant has demonstrated community support for the proposal.
- The proposed renovation and extension complements the existing building, and will assist with more fitness space for patrons of the Newton Recreation Centre.
- The proposed renovation and addition will enhance this City Facility and contribute to the vitality of the Newton Town Centre, through a safer entrance to the building, more glazing and "eyes on the plaza and grove", and a more active plaza close to the grove.
- The current shared parking arrangement has been working. A parking study was also conducted and demonstrated that the parking is sufficient to satisfy the marking demand on the site.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7915-0216-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7915-0216-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to allow the required 148 parking stalls to be off-site and shared with adjacent facilities.
3. Council instruct staff to resolve the following issue 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;

**REFERRALS**

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

Parks, Recreation & Culture: Parks is working with Facilities on the details design of the outdoor space, and will continue to do so.

**SITE CHARACTERISTICS**

Existing Land Use: Newton Recreation Centre and Wave Pool

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Newton Transit Exchange	Town Centre / Civic Core	C-8
East:	Commercial plaza including Safeway and CRU's	Town Centre / Commercial Office	C-8 and CD (By-law No. 15082)
South:	Newton Arena and Community Hall	Town Centre / Civic Core	C-8
West (Across 137 Street):	Parking lot	Town Centre / Civic Core	C-8

## DEVELOPMENT CONSIDERATIONS

- The subject site is located at 13730 – 72 Avenue in the Newton Town Centre. The site is 1.144 hectares (2.83 acres) in area, is zoned "Community Commercial Zone (C-8)" and is designated "Civic Core" in the Newton Town Centre Plan (TCP) and "Town Centre" in the Official Community Plan (OCP). The site contains the Newton Wave Pool, Fitness Centre and multi-purpose room. To the immediate south of the subject site is the City-owned Newton Arena and Community Hall.
- The applicant (City of Surrey) is requesting a Development Permit to allow for a 692 m<sup>2</sup> (7,449 sq. ft.) building addition to the southeast corner of the building. Most of the addition will be on the second floor. A Development Variance Permit is also proposed to allow for a reduced and shared parking arrangement with adjacent facilities.
- The current proposal will provide an expanded fitness area for patrons, improve the entrance to the facility and sightlines from the reception, as well as improve the plaza with seating and play areas. The proposed location of the building will not conflict with any future road realignments within the Newton Town Centre. It is anticipated that a future road may be directly south of the facility, improving access and visibility to the main entrance.

## PRE-NOTIFICATION

A Development Proposal sign was installed on July 30, 2015, and a Public Information Meeting (PIM) was held on July 23, 2015. The PIM was attended mostly by people who were at the Newton Recreation Centre for another activity and stopped to look at the posters and ask some questions. Representatives from the Newton BIA and Friends of the Grove attended, and there was general support to the proposal at the PIM.

## DESIGN PROPOSAL AND REVIEW

### Building and Design

- The expansion of the building is proposed mainly on the existing structure, partly along a covered area around the ground floor, and partly as a second floor addition to the existing mat room. The mat room is proposed to be moved to the second floor, with an expanded fitness area on the ground floor.
- The lobby is also proposed to be expanded, with improvements made to the entrance, and sightlines from the reception. The entrance is proposed to be better defined, with an updated awning and signage visible from both the south and the east.
- The proposed additions are a total of 692 m<sup>2</sup> (7,449 sq. ft.), with 491 m<sup>2</sup> (5,285 sq. ft.) on the second floor and 201 m<sup>2</sup> (2,164 sq. ft.) on the ground floor.
- Materials proposed include exposed wood structure for the ceiling on the second floor addition, and articulated curtain wall glazing with metal panel for outside walls.
- New bike racks for approximately 20 bikes are being proposed close to the entrance.



### Plaza and Grove

- The plaza design includes seating area, play structure and lighting. The goal is to activate the area more, and have more activities from the Newton Recreation Centre utilizing the plaza area as well. This will improve surveillance in the plaza and grove areas.

### Signage

- There is an existing sign for the Wave Pool facing the transit exchange, and an existing sign on the current entrance along the south side of the building. This sign along the south side is proposed to be replaced with two fascia signs, one facing south, and one facing east, to help with wayfinding from the grove area.
- A comprehensive design package is proposed, and signage is being varied as part of the proposed Development Permit. A list of the required variances can be seen in Appendix II.
- There are two existing signs along the north façade that will be retained, and an existing sign on the south elevation that will be removed. Two new signs are proposed at the new southeast entrance, one facing south, and one facing east saying "Newton Recreation Centre" and "City of Surrey" underneath. The signs are proposed in channel letters.
- "Newton Recreation Centre" is proposed with 30 cm (12 inches) high letters spanning 4 m (13 ft.) in width and "City of Surrey" with 10 cm (4 inches) high letters 82.5 cm in width (2.7 ft.).

### TREES

- Michael Mills, ISA Certified Arborist of Michael J Mills Consulting prepared an Arborist Assessment for the subject property, concentrating in the area proposed for works (main entry area off southeast corner of the building). The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	-	-	-
Cottonwood	-	-	-
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Red Maple	6	3	3
Dogwood	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	2	0	2
Western Red Cedar	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>10</b>	<b>4</b>	<b>6</b>

<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)	<b>8</b>
<b>Total Retained and Replacement Trees</b>	<b>14</b>
<b>Contribution to the Green City Fund</b>	<b>n/a</b>

- The Arborist Assessment states that there are a total of 10 mature trees on the site (near the area of the proposed works), with no Alder and Cottonwood trees. It was determined that 6 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 8 replacement trees on the site. The applicant is proposing 8 replacement trees, meeting City requirements.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 02, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	• Newton Town Centre, adjacent to Newton Transit Exchange
2. Density & Diversity (B1-B7)	• n/a
3. Ecology & Stewardship (C1-C4)	• Absorbent soils, natural landscaping, sediment control devices • Project conserves existing mature native vegetation and decreases the impermeable area by 10% (58 m <sup>2</sup> )
4. Sustainable Transport & Mobility (D1-D2)	• Adjacent to Newton Transit exchange • Bicycle parking being provided close to entrance
5. Accessibility & Safety (E1-E3)	• Design incorporated CPTED principles
6. Green Certification (F1)	• Shadowing LEED Gold Standard, and working to BREEAM "very good" benchmark
7. Education & Awareness (G1-G4)	• n/a

ADVISORY DESIGN PANEL

ADP Meeting Date: August 20, 2015.

ADP comments and suggestions have been satisfactorily addressed (Appendix VI).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Zoning By-Law to reduce the required number of parking spaces from 340 to 242 for the Newton Recreation Centre, and Newton Arena and Community Centre, and to allow the spaces to be shared on the adjacent lots.

Applicant's Reasons:

- Civic facilities in the area have varying parking demand, and a shared arrangement has been working. This extension would only require an additional 18 spaces.

Staff Comments:

- A parking study was conducted, and showed that parking usage volumes are staggered between buildings, and that a reduced number of parking spaces is sufficient to satisfy the parking demand on the site. The parking spaces are shared with the Newton Arena and Community Hall.
- 7120 136B Street to the south is occupied by Newton Arena and Community Hall. Properties 13690-72 Avenue and 13674-72 Avenue are both City properties used for parking to the west of the facility, and are shared between the Newton Recreation Centre, the Newton Arena and Community Hall.
- The civic facilities in the area are also supported by the Newton Transit Exchange, which provides public transportation adjacent to the subject site.
- Engineering Transportation has reviewed this application, and has no objection to the variance.
- Staff support this variance.

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 Sign By-law Variances Table
Appendix III.	Survey Plan, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments
Appendix VII.	Development Variance Permit No. 7915-0216-00

INFORMATION AVAILABLE ON FILE

- Parking Study Prepared by Bernard Perreten Architecture Inc., Dated October 20, 2008 and subsequent parking calculations Dated August 20, 2015
- Complete Set of Architectural and Landscape Plans prepared by SHAPE Architecture Inc. and P+A Landscape Architecture, respectively, dated August 08, 2015.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

LFM/da

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KD 9/10/15 5:43 PM

Information for City Clerk

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

1. (a) Agent:      Name:                 Nick Sully  
    SHAPE Architecture Inc.  
    Address:             Suite 311, 207 - West Hastings Street  
    Vancouver, BC V6B 1H7  
  
    Tel:                    604-687-4457 - Work  
    604-687-4457 - Cellular
  
2.      Properties involved in the Application
  - (a)      Civic Address:             13730 - 72 Avenue
  
  - (b)      Civic Address:             13730 - 72 Avenue  
    Owner:                 City of Surrey  
    PID:                    027-681-858  
    Parcel A (Being A Consolidation Of Lots B And C, See BB1017131) North West Quarter  
    Section 16 Township 2 New Westminster District Plan 74666
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7915-0216-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the issuance of Development Permit No. 7915-0216-00.

# DEVELOPMENT DATA SHEET

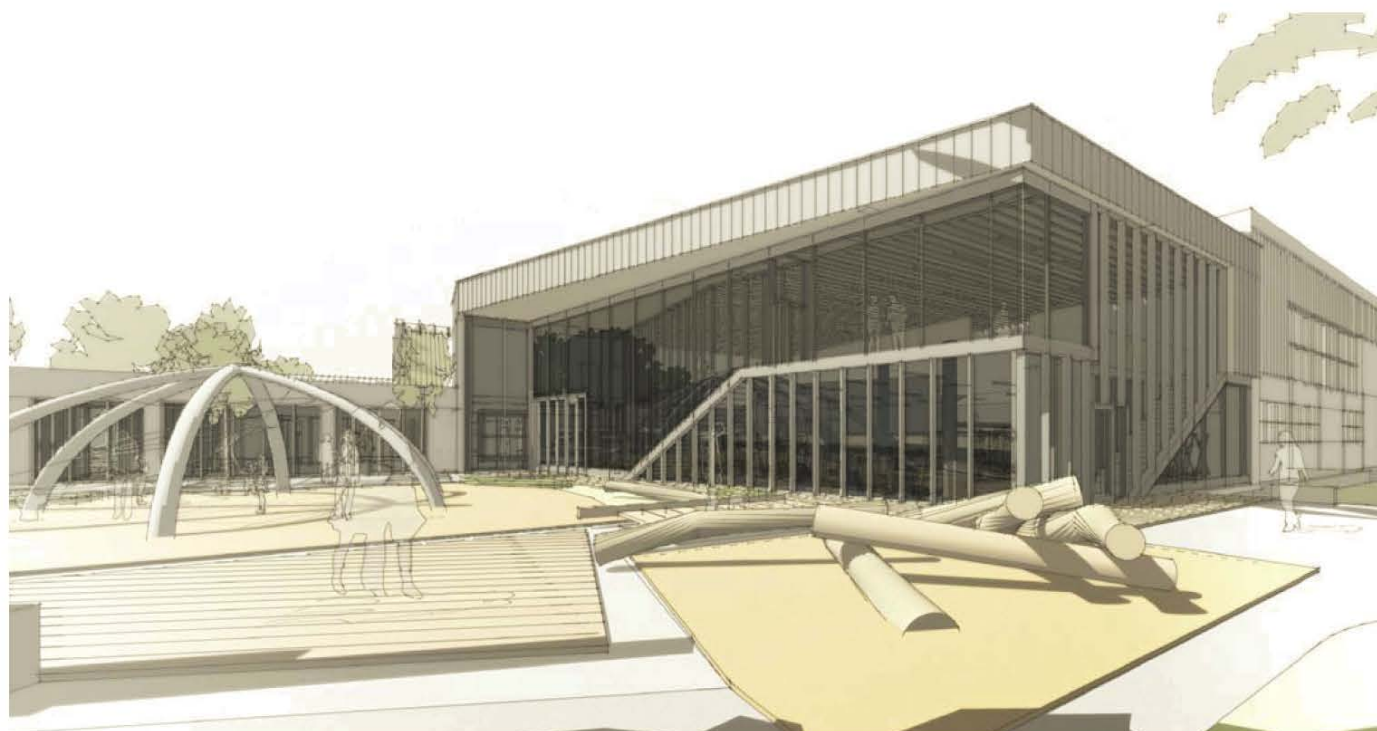
Existing Zoning: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total	10,665 m <sup>2</sup>	10,665 m <sup>2</sup>
Road Widening area		
Undevelopable area		
Net Total	10,665 m <sup>2</sup>	10,665 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)	50%	50%
Buildings & Structures	Existing 47.6%	48.70%
Paved & Hard Surfaced Areas	Existing 12.70%	11.30%
Total Site Coverage	Existing 60.30%	60%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	7.7 m (existing)
Rear (DVP approved No. 7908-0256-00)	7.5 m (2.7 m DVP)	2.7 m (existing)
Side #1 (W) (DVP approved No. 7908-0256-00)	7.5 m (1.1 m DVP)	1.1 m (existing)
Side #2 (E)	7.5 m	12 m (existing)
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12 m (15.5 m existing)	9.16 m
<b>FLOOR AREA: Institutional</b>		
Existing		5,076 m <sup>2</sup>
Proposed		692 m <sup>2</sup>
TOTAL	8,532 m <sup>2</sup>	5,768 m <sup>2</sup>
<b>DENSITY</b>		
FAR (gross/net)	0.80	0.54
<b>PARKING</b> (number of stalls)		
Institutional	340	242
Number of disabled stalls	4	9

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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## PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow two (2) additional fascia signs for a total of four (4) for Newton Recreation Centre	e.g. A maximum of two (2) fascia signs are permitted for each premises (Part 7, Section 35(2)(a))	The proposed fascia signs are of an appropriate size and scale in relation to the proposed building. The additional signs on the south and east façade will help with entrance identification arriving from parking lots to the south, and from the grove to the east.
2	To allow two fascia signs to be installed on the same (north) building façade of Newton Recreation Centre, above the first storey	A maximum of two (2) fascia signs are permitted provided that both of the fascia signs are not located on the same façade of the premises (Part 7, Section 35(2)(f)(i))	The second fascia sign proposed along the north façade is existing, and the signs are on opposite sides of the façade. One sign advertises the Newton Wave Pool, and the other the Newton Recreation Centre. Given the location with the Newton Transit Exchange in front of this façade, the signs would not be visible if they were not above the first storey.



**Project Data**

<b>Client:</b>	The City of Surrey
<b>Civic Address:</b>	13730 72nd Avenue
<b>Legal Description:</b>	Lot 55 Section 16 Township 2 New Westminster District Plan SS493 PID: 055-451-361
<b>Zoning:</b>	C-8
<b>Major Occupancies:</b>	Group A, Division 2 (Article 5.2.2.25)
<b>Lot Area:</b>	10,865 m <sup>2</sup>
<b>Building Area:</b>	Existing 5076 m <sup>2</sup> Addition 892 m <sup>2</sup>
<b>Lot Coverage:</b>	Allowed 50% Proposed 48.70 %
<b>Building Height:</b>	Allowed 12.0 m Existing 15.15 m Proposed 9.18 m
<b>Floor Area Ratio:</b>	0.54

**DRAWING LIST**

<b>Architectural Drawings</b>	
A0.00	Cover Page & Project Data
A1.00	Site Context Plan
A1.01	Site Plan
A1.10	Demolition Plan
A2.01	Level 1 Plan
A2.02	Level 2 Plan
A2.03	Roof Plan
A3.01	Sections
A4.01	Elevations
A4.02	Elevation detail
<b>Civil Drawings</b>	
C.01	Civil Key Plan
C.02	Grading Plan
C.03	Noise
<b>Landscape Drawings</b>	
L.0.0	Tree management plan
L.1.0	Landscape layout plan
L.2.0	Landscape planting plan
L.3.0	Proposals and details

# Newton Recreation Centre Expansion

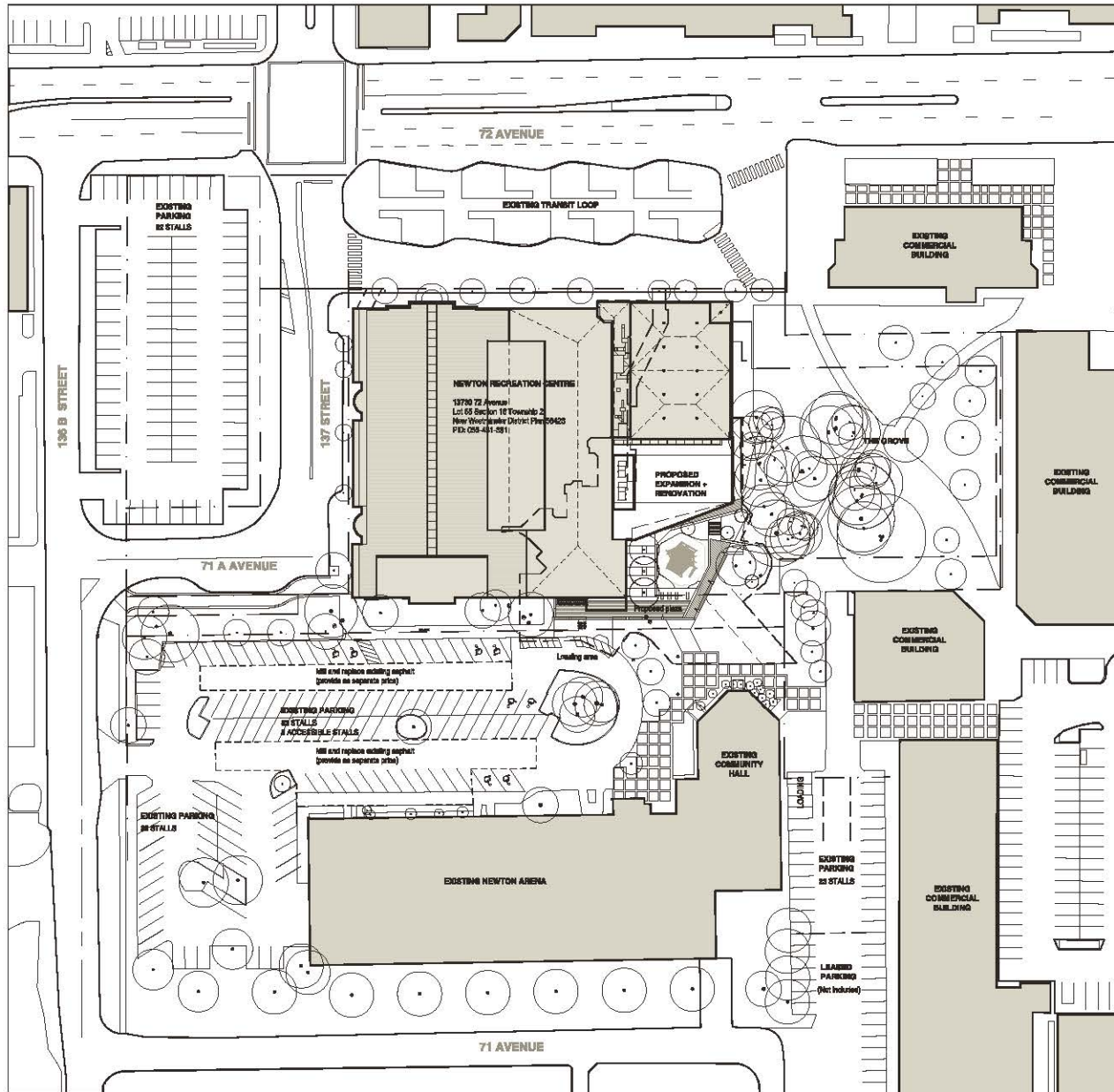
13730 72nd Avenue, Surrey, British Columbia

11 AUG 2015 - ISSUED FOR DEVELOPMENT PERMIT

20 AUG 2015 - SUBMISSION TO ADP 15-0216-00

CLIENT	ARCHITECT (CRP)	CODE (CP)	STRUCTURAL	MECHANICAL	ELECTRICAL	CIVIL	LANDSCAPE	BUILDING ENVELOPE
The City of Surrey 13460 - 104 Ave Surrey, BC V3T 1V6  Primary Contact: Alvin Aze, P.Eng, PMP, LEED AP Capital Projects Manager A.aze@cityofsurrey.ca	SHAPE Architecture Inc. 504 W Pender Street Vancouver, BC V6B 1V6  Primary Contact: Nicholas Sully, Architect, AIBC Principal T: 604.697.4467 E: n.sully@shape-arch.ca	LMDC 4th Floor, 730 Sany Street Vancouver, BC V6B 2M1  Primary Contact: Allen Jung, ASGT Principal T: 604.862.7148 E: sjung@LMDC.com	Feit + Esp 901-1672 West 1st Avenue Vancouver, BC V6C 1G1  Primary Contact: Dwayne Peltonne, P.Eng., Struct.Eng. LEED AP Principal T: 604.255.3120 E: dpeltonne@feitapp.com	Integral Group 180 - 200 Oakville Street Vancouver, BC V6C 1G1  Primary Contact: Paul Richards, C.Eng., P.Eng, MGSSE Associate Principal T: 604.697.1800 E: p.richards@integral-group.com	Integral Group 180 - 200 Oakville Street Vancouver, BC V6C 1G1  Primary Contact: Neil Lee T: 604.697.1600 E: neil@integralgroup.com	Core Group Consultants 320 - 6086 Inverness Court Burnaby, BC V5J 3R6  Primary Contact: Cormac Nolan, P.Eng., PE Principal T: 604.283.0606 E: cnolan@coregroupconsultants.com	Perry + Associates 5110-1528 West 8th Avenue Vancouver, BC V6J 1R2  Primary Contact: Michael Palomares, BCRLA, CBLA Principal T: 604.738.4116 E: mp@perygardassociates.ca	Spratt Emanuel 2548 Velen Street Vancouver, BC V5U 1T8  Primary Contact: Mark Emanuel, P.Eng Principal T: 604.572.1211 E: mmanuel@sprattemanuel.com





**GENERAL NOTES**

- For detailed survey information, refer to Survey plan of parts of North West Quarter Section 18 Township 2, New Westminster District Plan 746007 compiled by Nelson Peck and Topline Surveyors + Engineers dated June 25, 2016.
- Provide a separate price for work to existing existing area outside of project scope of work boundary.

**PARKING SUMMARY**

Required: 300 stalls  
 Provided: 242 stalls  
 - 8 Accessible  
 242 TOTAL

Note: All parking provided in this project is existing, and is beyond the current scope of work for this project. Parking requirements information is derived as part of the parking analysis study completed by Bernard Perron Architecture Inc. on October 20, 2008 as part of the previous application to the Newton Recreation Centre. Refer to Schematic Design Report for detailed analysis of parking numbers.

**LEGEND**

- Property line
- Slope of work boundary
- Existing tree
- New tree



Vancouver Office: 234 West Pender Street  
 Vancouver BC V6B 1V9  
 Tel: (604) 687-4457  
 Email: info@shape-arch.ca  
 Web: www.shape-arch.ca

**STAMP**

**REVISIONS**

NO	DATE	DESCRIPTION
01	11 AUG 2015	Issued for Development Permit
02	02 AUG 2015	Revised for ADP 15-003-01

**Newton Rec Centre  
 Fitness Expansion  
 and Renovation**

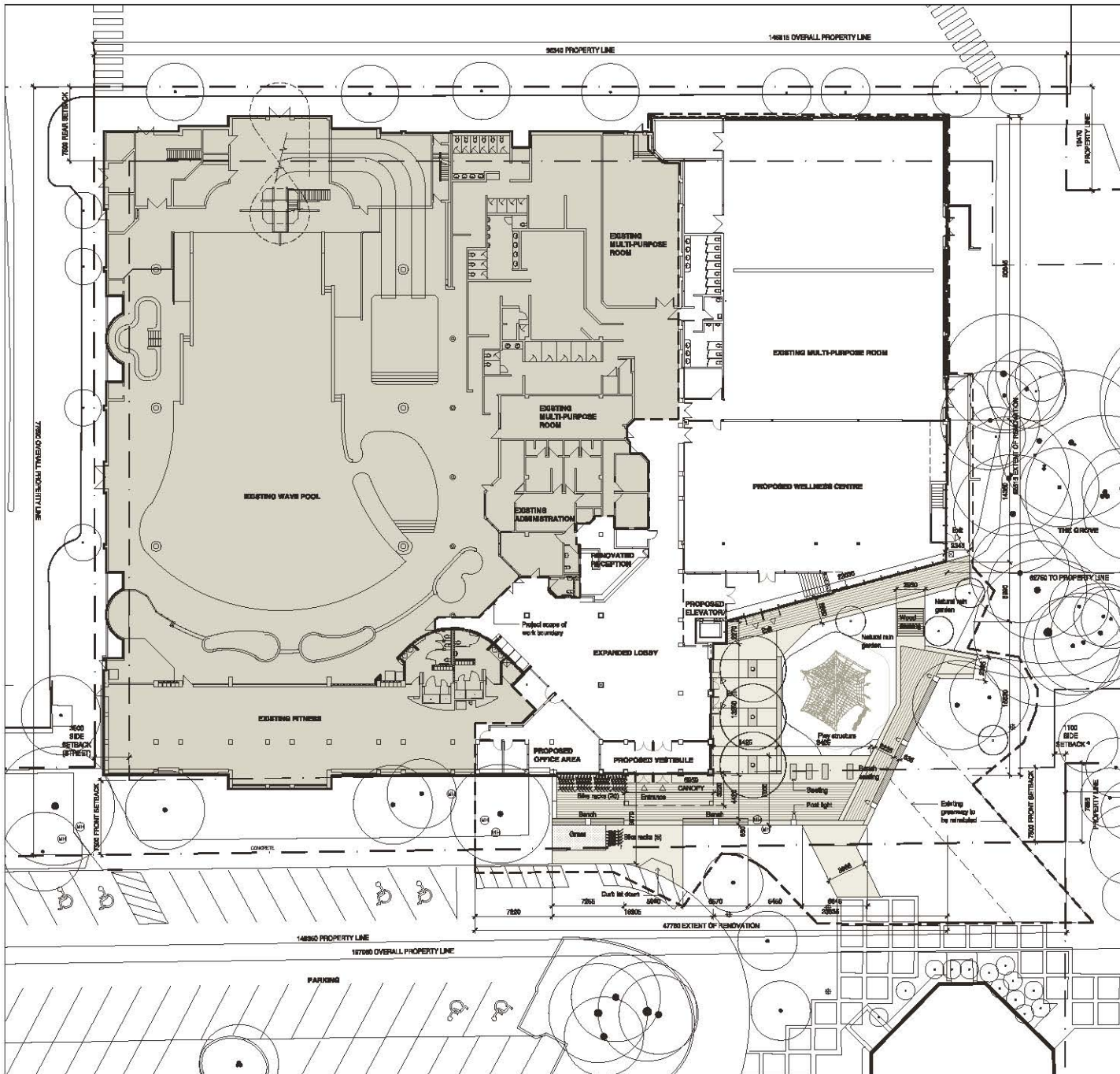
13730 72 Avenue, Surrey, B.C.

**Site Context Plan  
 Proposed**

DATE	AUG 2015
DRAWN BY	DBLK
CHECKED BY	NB
SCALE	as noted
JOB NUMBER	1516

**1 Site Context Plan**  
 1:500

**A1.00**



- GENERAL NOTES**
1. Refer to landscape drawings for tree protection fencing. Site disturbance should never to extend into line of tree protection.
  2. Refer to civil, electrical and mechanical drawings for underground utility work and connections. Contractor responsible for utility connections to 1m from building face.
  3. For detailed survey information, refer to 'Survey plan of parts of North West Quarter Section 18 Township 2 New Westminster District Plan 7498' compiled by Mickson Peck and Topline Surveyors - Engineers dated June 25, 2016.

**LEGEND**

- Property line
- Scope of work boundary
- Existing tree
- New tree
- Planting as per landscape
- New Concrete paving
- New Pavement

**SHAPE**  
Architecture Inc.

Vancouver Office:  
234 West Pender Street  
Vancouver, BC  
V6B 1V8

tel: (604) 687-4487  
email: info@shape-arch.ca  
web: www.shape-arch.ca

**STAMP**

**REVISIONS**

NO	DATE	DESCRIPTION
01	11 AUGUST 2016	Issued for Development Permit
02	09 AUGUST 2016	Revised for ADP 15-08-02

**Newton Rec Centre  
Fitness Expansion  
and Renovation**

18730 72 Avenue, Surrey, B.C.

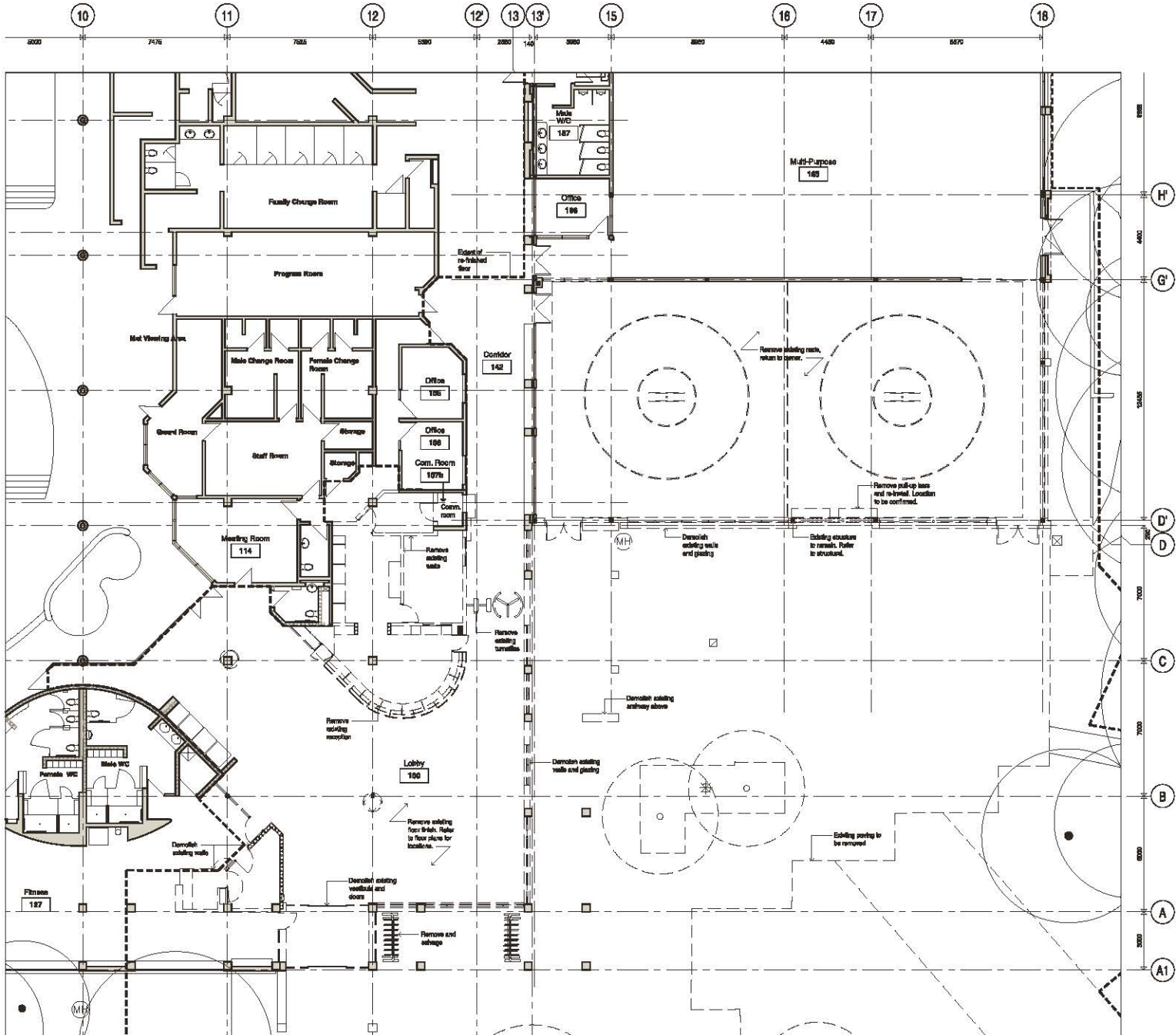
**Site Plan**

DATE	JUL 2016
DRAWN BY	DGLK
CHECKED BY	NB
SCALE	as noted
JOB NUMBER	1516

**A1.02**

**1 Site Plan**  
1:200





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REVISIONS

NO	DATE	DESCRIPTION
01	11 JUL 2015	Issued for Development Permit
02	28 AUG 2015	Revisions by ACP/1503010

**Newton Rec Centre  
Fitness Expansion  
and Renovation**

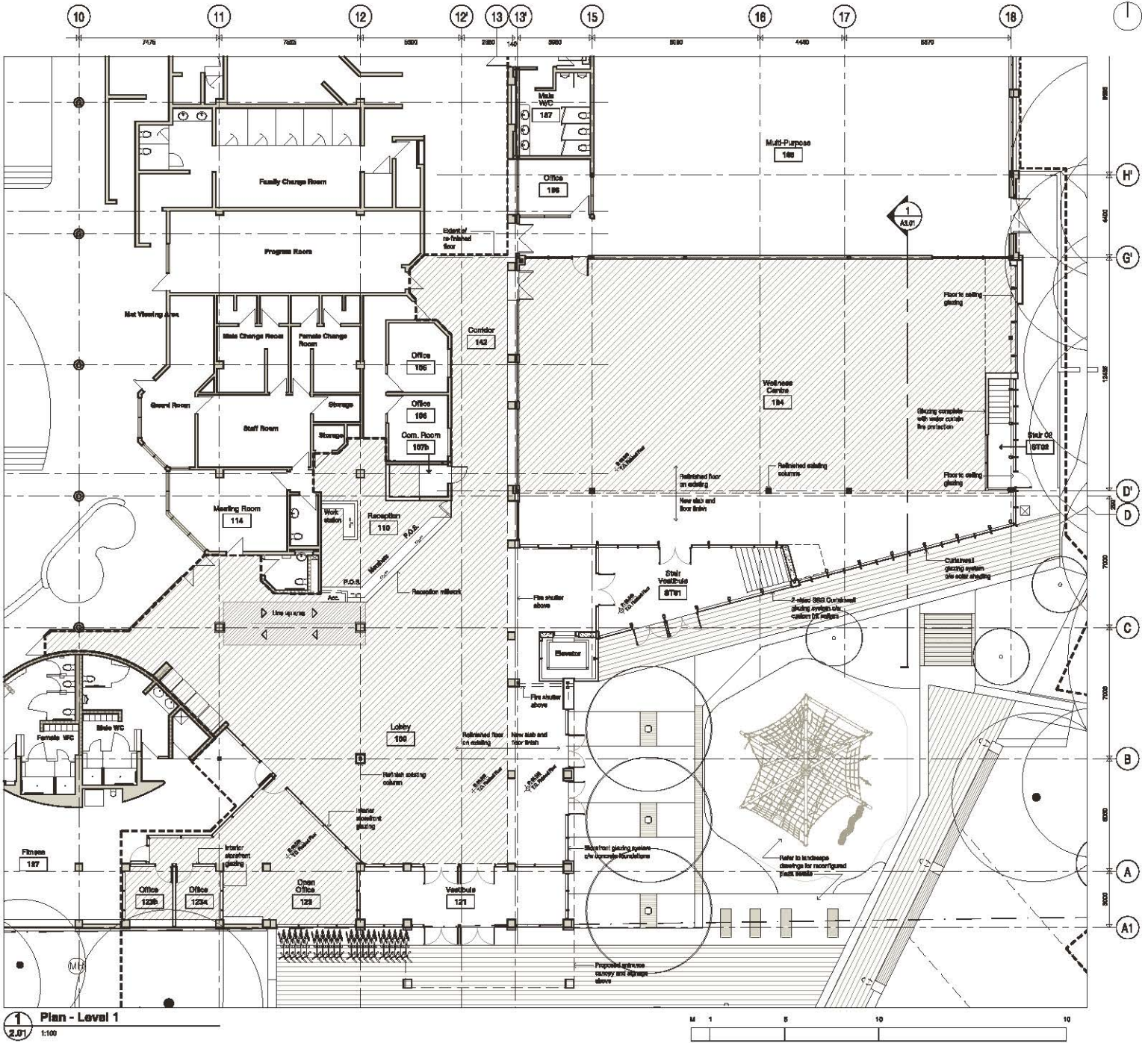
13730 72 Avenue, Surrey, B.C.

**Demolition Plan  
Level 1**

DATE	JUL 2015
DRAWN BY	DGLK
CHECKED BY	NB
SCALE	as noted
JOB NUMBER	1516

**A1.10**

**1** Demolition Plan - Level 1  
2.01 1:100



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**REVISIONS**

NO	DATE	DESCRIPTION
01	09 JUL 2015	Schematic Design Report - Issued for Review
02	11 AUG 2015	Issued for Development Phase
03	08 AUG 2015	Submission to ADP 19 2015-03

**Newton Rec Centre  
Fitness Expansion  
and Renovation**

13730 72 Avenue, Surrey, B.C.

**Plan  
Level 1**

DATE	JUL 2015
DRAWN BY	DGLX
CHECKED BY	NB
SCALE	as noted
JOB NUMBER	1516

**A2.01**

**1 Plan - Level 1**  
2.01 1:100



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REVISIONS

NO	DATE	DESCRIPTION
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02	11 AUG 2015	Issued for Development Permit
03	09 APR 2015	Submitted to ADP 19-2015-09

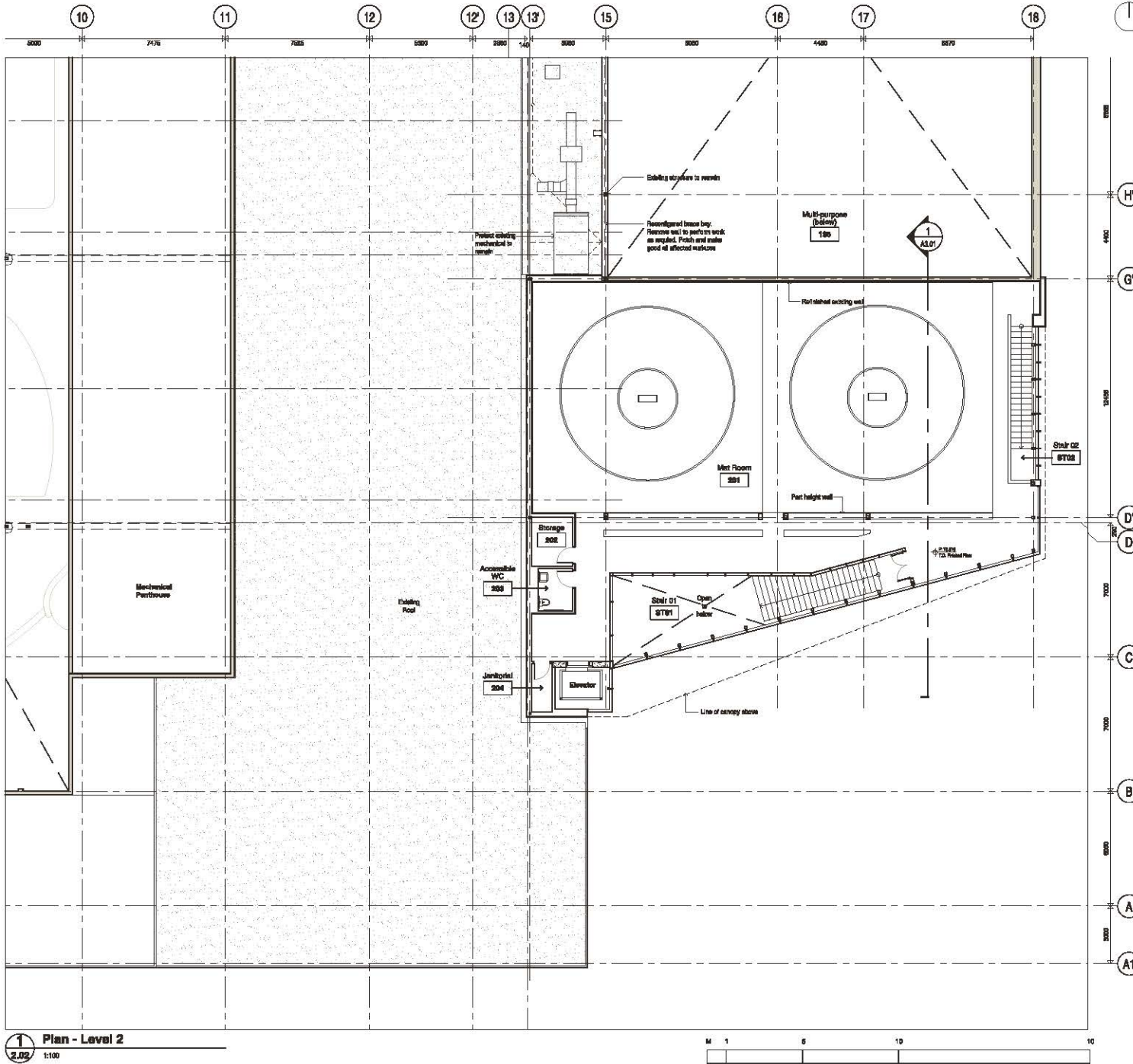
## Newton Rec Centre Fitness Expansion and Renovation

13730 72 Avenue, Surrey, B.C.

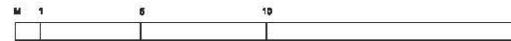
### Plan Level 2

DATE	JUL 2015
DRAWN BY	DGLK
CHECKED BY	NB
SCALE	as noted
JOB NUMBER	1516

# A2.02



1 Plan - Level 2  
 2.02 1:100



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REVISIONS

NO	DATE	DESCRIPTION
01	09 JUL 2016	Schematic Design Report - Issued for Review
02	11 AUG 2015	Issued for Development Phase
03	09 MAR 2015	Submitted in ACP 19 2015 09

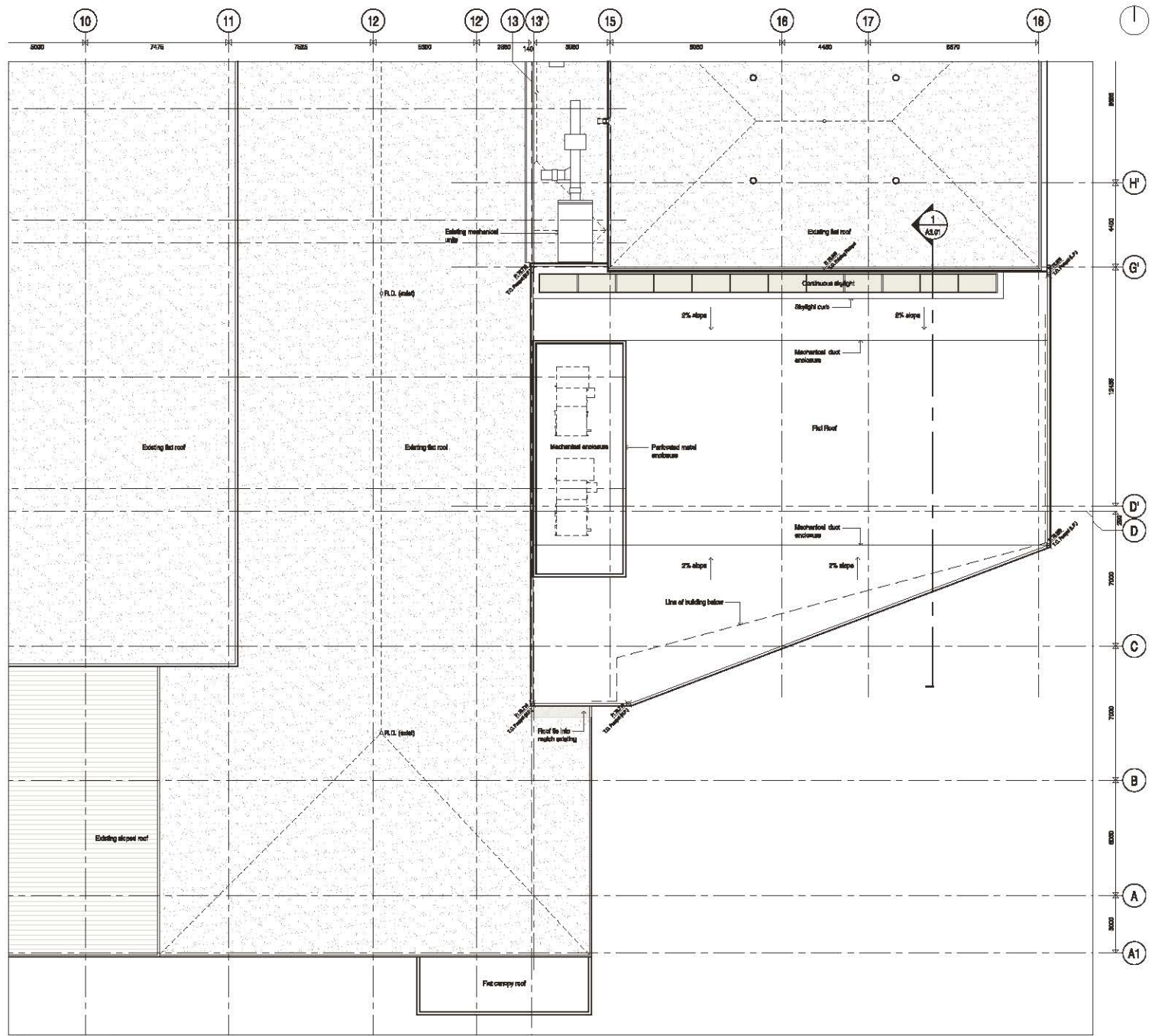
**Newton Rec Centre  
Fitness Expansion  
and Renovation**

13730 72 Avenue, Surrey, B.C.

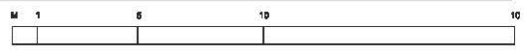
**Plan  
Roof**

DATE	JUL 2015
DRAWN BY	DGLK
CHECKED BY	NB
SCALE	as noted
JOB NUMBER	1516

**A2.03**



**1 Plan - Roof**  
2.03 1:100



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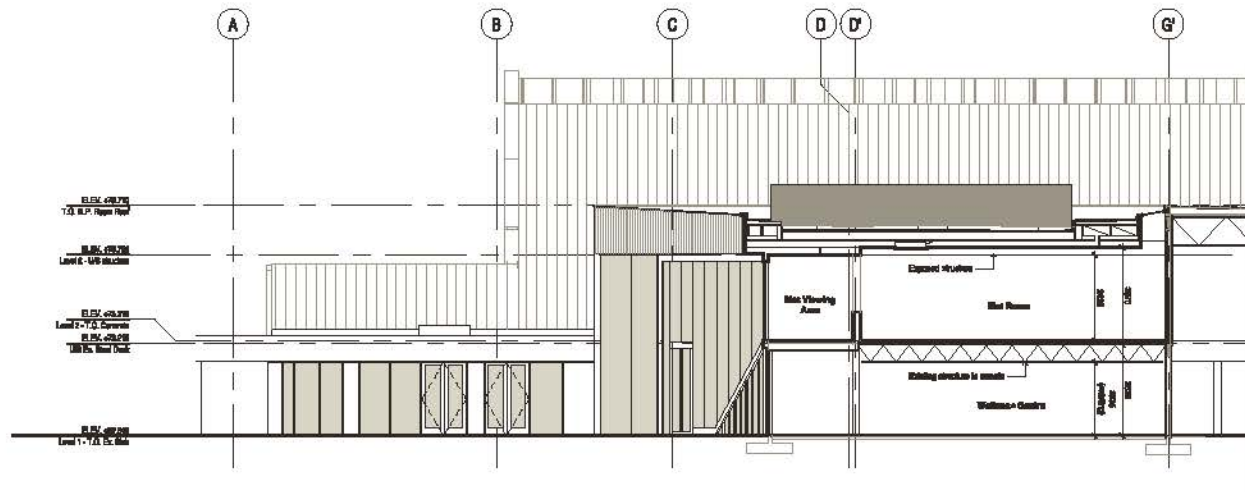
REVISIONS

NO	DATE	DESCRIPTION
01	11 AUG 2014	Issued for Development Permit
02	12 AUG 2014	Revisions for RFP (14-02) (14)

**Newton Rec Centre  
Fitness Expansion  
and Renovation**

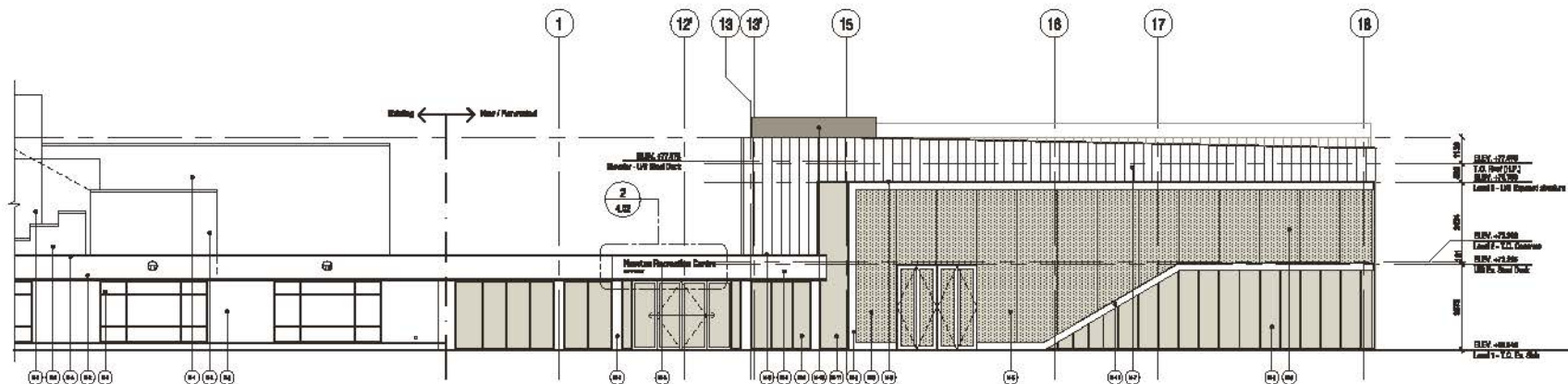
**Building Sections**

DATE	AUG, 2014
DRAWN BY	DS
CHECKED BY	NS
SCALE	as noted
JOB NUMBER	1516



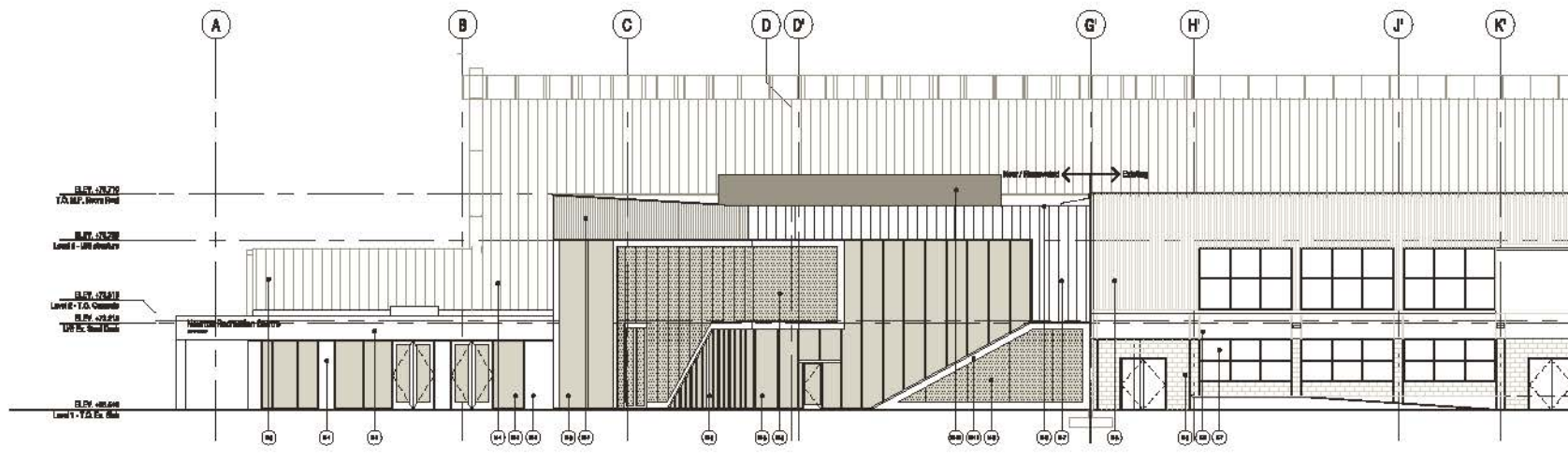
**1** Building Section - Fitness Centre and Mat Room  
A3.01 1/4" = 1'-0"





**1** Elevation - South  
4.01 1/160

STAMP



**2** Elevation - East  
4.01 1/160

**REVISIONS**

NO	DATE	DESCRIPTION
01	11 AUG 2011	Issued for Development Permit
02	02 AUG 2011	Revisions for RFP (1407) Issue

**Newton Rec Centre  
Fitness Expansion  
and Renovation**

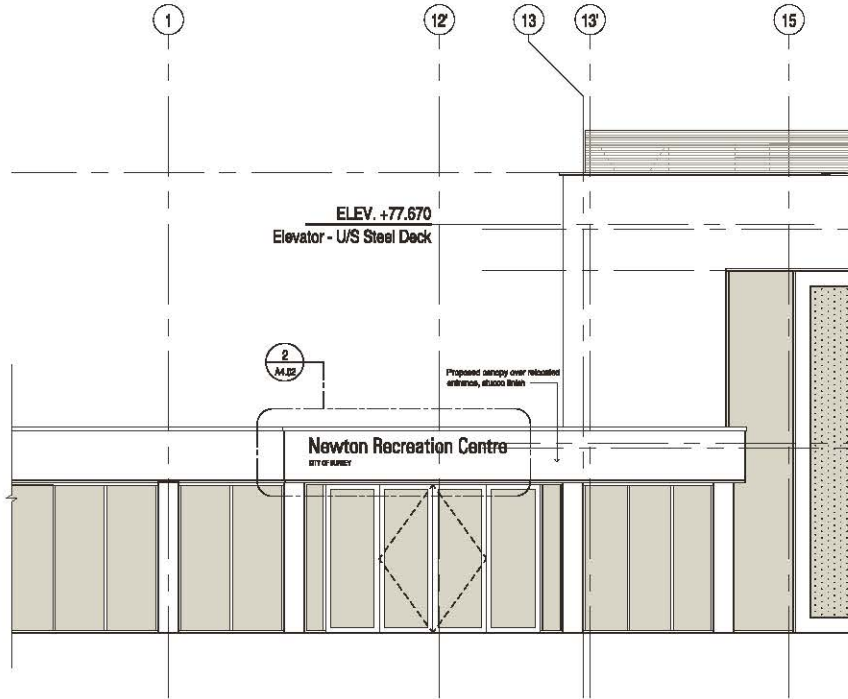
13730 72 Avenue, Surrey, B.C.

**Elevations**

DATE	AUG 0811
DRAWN BY	DS
CHECKED BY	NS
SCALE	as noted
JOB NUMBER	1516

EXISTING MATERIAL LEGEND	PROPOSED MATERIAL LEGEND
(M1) Cast in place concrete	(M1) Stone, refer to section drawing
(M2) Stone	(M2) Stonecore glazing
(M3) Pre-finished metal decking	(M3) Pre-finished metal parapet
(M4) Pre-finished metal parapet	(M4) Anodized metal signage
(M5) Pre-finished metal roof	(M5) 2 sided (800) Customized glazing with custom lift panels
(M6) Polished concrete block	(M6) Darken well glazing with vertical mullion sun shading
(M7) Aluminum window	(M7) Pre-finished metal fresh air ducting system
	(M8) Pre-finished metal parapet
	(M9) Glass elevator
	(M10) Polished metal mechanical enclosure
	(M11) Metal roofing





**1** Partial Elevation - Proposed Signage at Building Entrance  
4.02 1/50



**2** Enlarged Signage Elevation - Details  
4.02 1/10

STAMP

REVISIONS

NO	DATE	DESCRIPTION
01	11 JUL 2018	Issued for Development Permit
02	25 AUG 2018	Revised for ADP 15001-048

Newton Rec Centre  
Fitness Expansion  
and Renovation

Signage Details

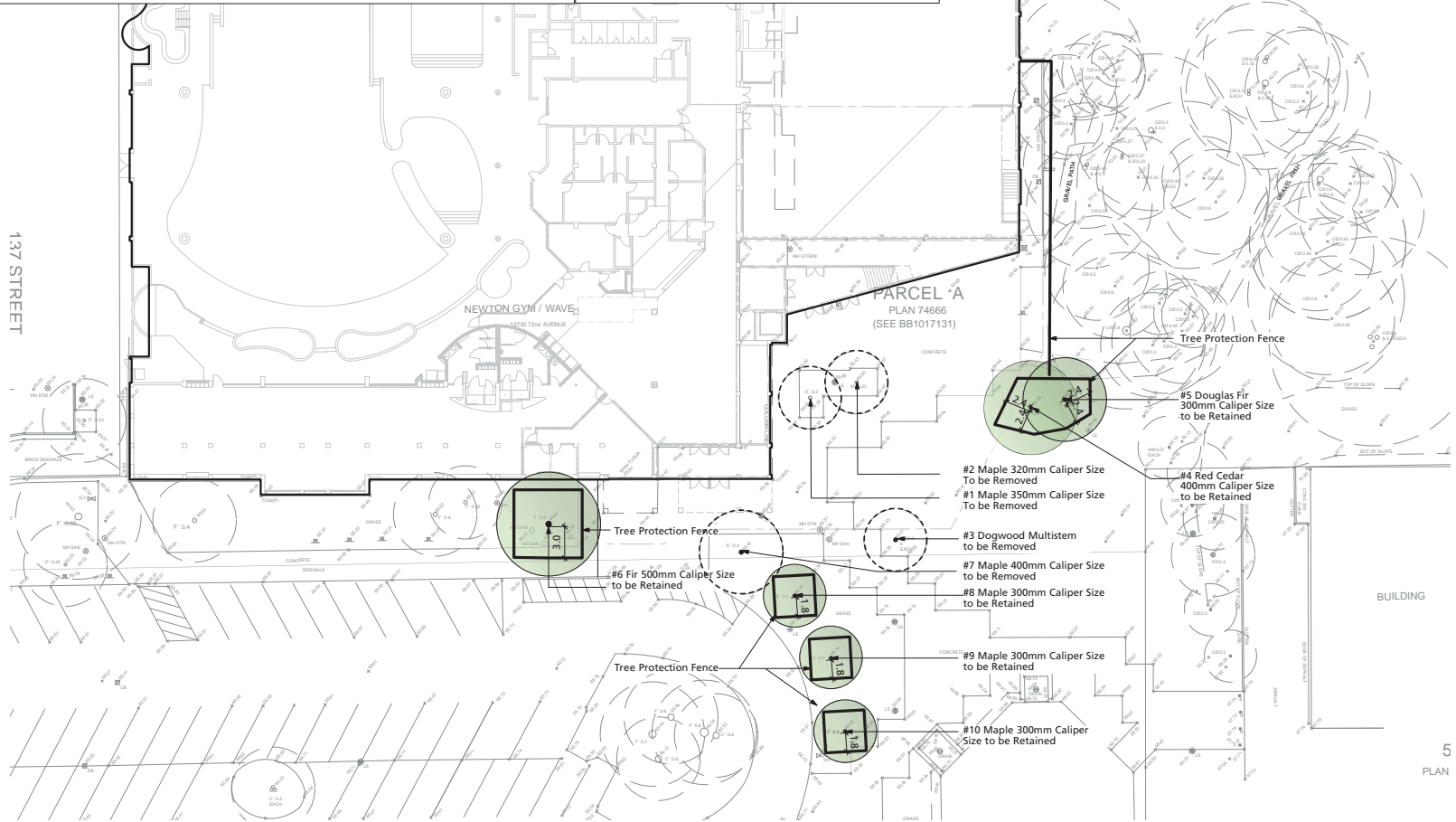
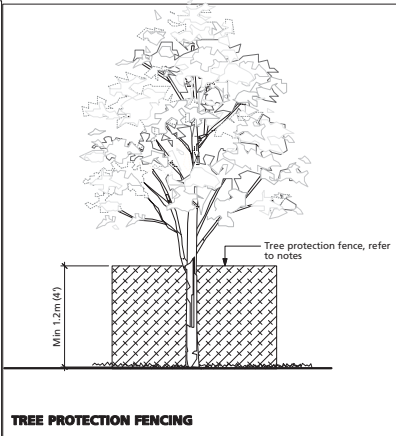
DATE	-
DRAWN BY	-
CHECKED BY	-
SCALE	as noted
JOB NUMBER	1516

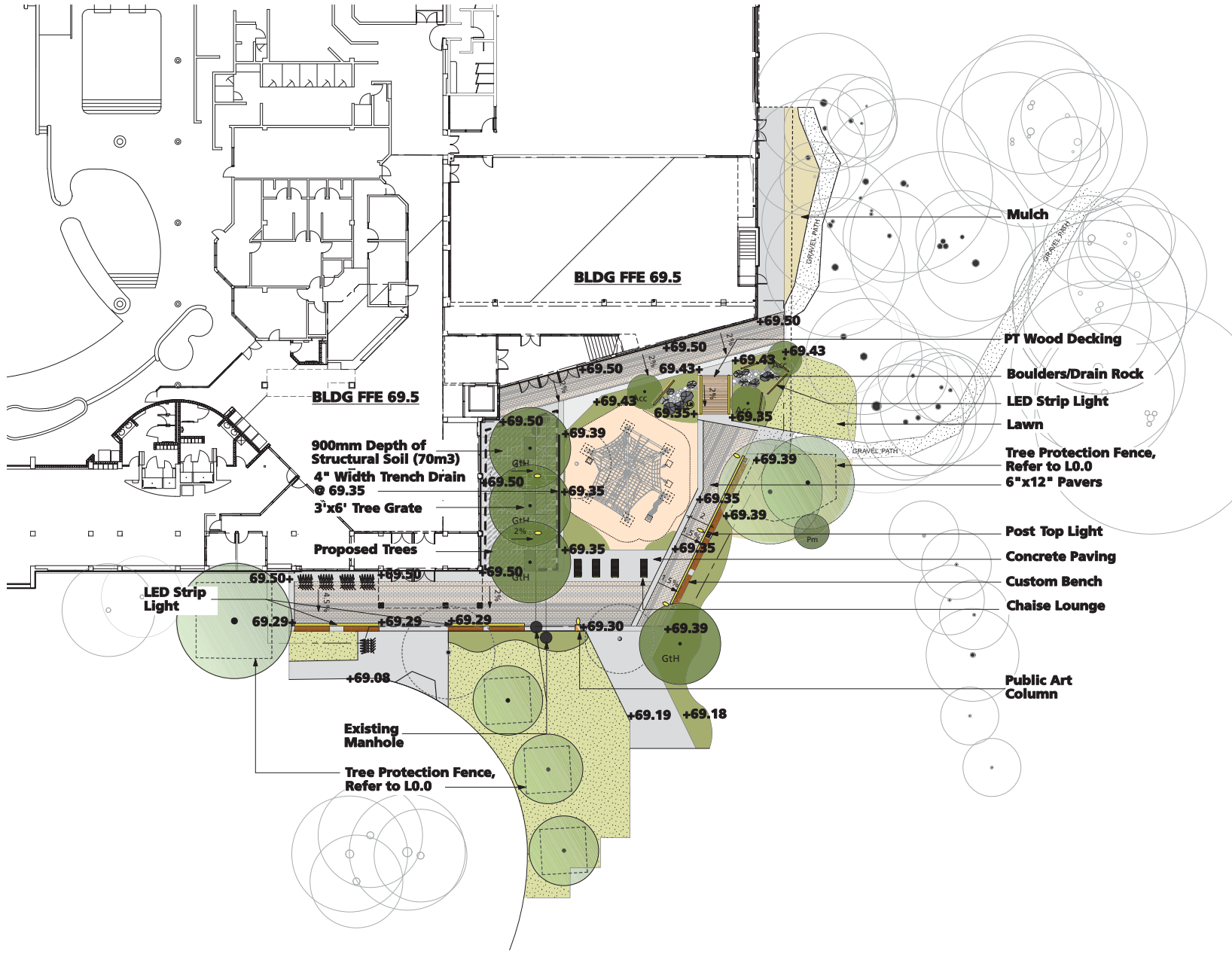
**A4.02**

**TREE RETENTION NOTE:**

Where trees are to be retained on a site, protection fencing must be installed before any work begins on the site and remain in place until all demolition or construction work is completed. a protection fence must be:

- a) Not less than 1.2m (4 ft.) in height
- b) Made of plastic snow fencing securely mounted on wooden posts or wooden or chain link fencing mounted on wooden or metal posts
- c) Erected on or outside the drip line (extent of branches) of the protected tree or trees
- d) Erected prior to the commencement of any demolition, excavation, construction or use of explosives
- e) Securely mounted at all times during the period that they are required to be maintained
- e) Trees inside the protection fence should be cared for throughout the construction process, e.g., they must be watered sufficiently, particularly if a portion of the tree's root system has been disturbed by excavation






2 Issue for ADP 8/20/15  
 1 Issue for DP 08/10/15  
 Revision No. Date

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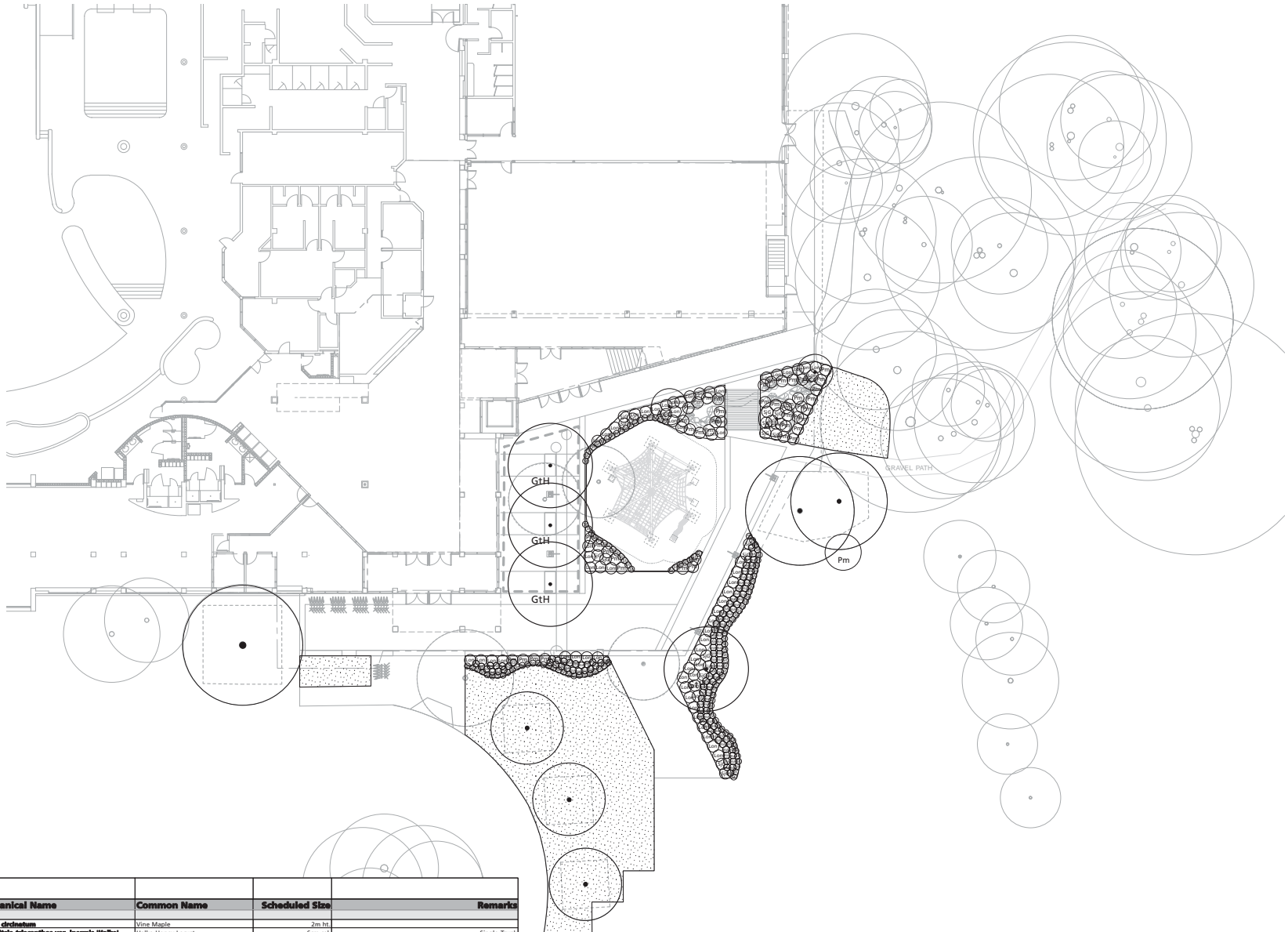
Client:

Project Title:  
**Newton Rec Centre  
 Fitness Expansion  
 and Renovation**

Drawing Title:  
**Landscape  
 Layout Plan**

Project North:  Drawn By: DS  
 Checked By: MP  
 Scale: 1:150 Job No.: 15-013  
 Sheet No.:

**L1.0**




2 Issue for ADP 8/20/15  
 1 Issue for DP 08/10/15  
 Revision No. Date

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Client:

Project Title:  
**Newton Rec Centre  
 Fitness Expansion  
 and Renovation**

Drawing Title:  
**Landscape  
 Planting Plan**

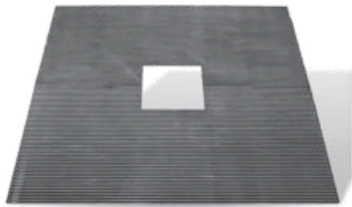
Project No.:  Drawn By: DS  
 Checked By: MP

Scale: 1:200 Job No.: 15-013  
 Sheet No.:

Plant List					
Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
<b>Trees</b>					
Acc	1	<i>Acer circinatum</i>	Vine Maple	2m ht	
GtH	4	<i>Shefflera trinervia var. Inermis 'Walker'</i>	Walka Honey Locust	6cm cal	Single Trunk
Pm	1	<i>Pseudotsuga mucronata</i>	Douglas Fir	2.5m ht, 8x8	
<b>Shrubs</b>					
BJA	111	<i>Barberry thunbergii 'Atropurpurea Nana'</i>	Dwarf Crimson Japanese Barberry	#2 pot	
Lon	60	<i>Salix vitifolia</i>	Redleaf Honeysuckle	#2 pot	
SiG	20	<i>Salix japonica 'Goldmound'</i>	Goldmound Spirea	#3 pot	
<b>Groundcovers, Vines, Ferns, Perennials and Grasses</b>					
Pm	42	<i>Panicum virgatum</i>	Western Sword Fern	#1 pot	
St	115	<i>Poa tenuifolia</i>	Mexican Feather Grass	#1 pot	
Total	366				

L2.0





Tree Grate



Tree Grate



Paving Pattern



Custom Timber Post



Chaise Lounge



Custom Bench



Skateboard Deterrents



Boardwalk



Natural Play



Play Structure



Bike Rack



Public Art Column

## INTER-OFFICE MEMO

---

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

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

**DATE: September 8, 2015** PROJECT FILE: **7815-0216-00**

---

**RE: Engineering Requirements (Commercial/Industrial)  
Location: 13730 72 Ave**

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Permit/  
Development Variance Permit. Engineering servicing requirements will be reviewed through  
normal Building Permit processing.



Rémi Dubé, P.Eng.  
Development Services Manager

MS

August 5<sup>th</sup>, 2015

Newton Recreation Centre Renovation, City of Surrey.  
MJM File # 1523

---

<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0	<b>6</b>
- All other Trees Requiring 2 to 1 Replacement Ratio <u>4</u> X two (2) = 8	
Replacement Trees Proposed (Refer to LA plans)	8
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	n/a

**Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder & Cottonwood	0		
<b>Deciduous Trees</b>			
Red Maple	6	3	3
Dogwood	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	1	0	1
Douglas Fir	2	0	2
Total	10	4	6
Additional Trees in the proposed Open Space / Riparian Area	n/a		
Total Replacement Trees Proposed		8	
Total Retained and Replacement Trees		14	



# Advisory Design Panel Minutes

2E - Community Room B  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
THURSDAY, AUGUST 20, 2015  
Time: 4:00 pm

## Present:

Chair – Mark Ehman  
M. Higgs  
K. Johnston  
D. Newby  
D. Ramslie  
M. Searle  
M. Vance

## Guests:

E. Kearns, Ankenman Associates  
M. Ankenman, Ankenman Associates  
M. Chan Yip, PMG Landscape Architects  
L. Kong, SHAPE Architecture  
N. Sully, SHAPE Architecture  
R. Barnes, P+A (Perry & Associates Inc.)  
B. Shigetomi, Atelier Pacific Architect Inc.  
M. Synan, Van der Zalm and Associates  
L. Fisher, Lark Development Group

## Staff Present:

M. Rondeau, Senior Planner  
H. Ahking, Senior Planner  
L. Moraes, Planner  
P. Klassen, Planner  
S. Groves, Manager, Civic Facilities  
A. Arar, Civic Facilities  
L. Luaifoa, Administrative Assistant

## B. NEW SUBMISSIONS

### 2. 5:00PM

File No.:	7915-0216-00
New or Resubmit:	New
Description:	DP for Renovation and Addition to the Newton Recreation Centre
Address:	13730 72 Avenue
Developer:	Aiman Arar, Facilities Manager, City of Surrey
Architect:	Nick Sully, SHAPE Architecture
Landscape Architect:	P+A (Perry & Associates)
Planner:	Luci Moraes
Urban Design Planner:	Henry Ahking

**The Urban Design Planner** presented a summary of the site context, site planning strategies and landscape design. The following was highlighted:

- Newton Recreation Centre is located between the bus loop to the north, a parking lot to the south, an area of trees known as the “grove” and 137 Street
- The proposal is for an expansion and partial renovation at the recreation centre

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

- This project is part of a collection of buildings that have been under development since the late 80's. A wave pool was designed in 1996 on the north east. Expansions to the building render the current entrance problematic
- The architects were tasked with finding a logical place to expand as well as identify the front and back of the building. Makes most sense to build vertical and expand above the mat room



- The proposed project will link the existing fitness expansion along the south side of the wave pool with the new fitness area by creating a revitalized lobby and new look at control of facility

**The Landscape Architect** reviewed the landscape design report and highlighted the following:

- The geometry of plaza reflects the geometry of the interior space. The proposed design plan activates activity and ensures the plaza isn't a quiet, unvisited space
- The circulation of the outside edges of the plaza that ensures connectivity to the existing circulation in and around building site
- The plan consists of an adventure climbing structure, chaise lounge, integrated tree protection, boardwalk with integrated LED lighting (dynamic), bicycle parking, public art column, custom timber post, custom benches and the plaza paving pattern is a random extended pattern
- Tree management plan consists of retaining 6 existing trees. The grove is sectioned off and protected

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

##### **DP for Renovation and Addition to the Newton Recreation Centre**

File No. 7915-0216-00

It was

Moved by K. Johnston

Seconded by M. Vance

That the Advisory Design Panel (ADP)

recommends A – that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

#### **STATEMENT OF REVIEW COMMENTS**

In general, the Panel was pleased with the presentation and commended the designer for the planning arrangement and the connection and animation of the plaza.

##### **Site**

- The plaza improves the south significantly
- There were significant concerns on the outdoor area will withstand the diversity of activity in the area

##### **Building Form and Character**

- Excellent approach, cleans up a confusing entry condition and updates a dated and discordant façade on the south
- Look for ways to unify existing and new perhaps with glazing
- Suggest use of material and colour to emphasize the single entrance point
- Suggest operable doors to the east façade to the courtyard for larger functions

**Landscaping**

- Encourage the City to continue the extension of public pathways from the bus loop through the tree “grove” to complete the wayfinding

**CPTED**

- This is a challenging area and strongly recommend addressing wayfinding concerns. A clear pathway from the transit exchange along the east side of the building to the south plaza is essential and should be included in the scope of this project. The “grove” is not an ideal route on its own
- The outdoor plaza needs to be reviewed in detail for all the furnishings including seating. Previously and again recently, seating has been removed to respond to safety issues
- A lot more work to be done to support this from RCMP perspective with request a more detailed review with how the plaza will work

**Disabled Access**

- No comments were provided

**Sustainability**

- Strongly recommend not to LEED shadow but to pursue full LEED gold certification
- Support the use of fritted glass and the use of high performance glazing
- Strongly recommend that all investments in energy efficiency be directed to glazing performance and energy recovery ventilation
- Consider adding more bike parking
- Consider adding more, or defined stroller parking
- Consider adding controlled openings at the top and bottom of the glazing to promote stack effect cooling

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0216-00

Issued To: City of Surrey  
("the Owner")

Address of Owner: 13450 104 AVE  
SURREY BC V3T 1V8

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: 027-681-858

Parcel A (Being a consolidation of Lots B and C, see BB1017131) North West Quarter Section 16  
Township 2 NWD PL74666  
13730 72 Ave

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Table C.5 Parking Requirements for *Recreational Facilities*, Part 5 Off-Street Parking, the number of required parking spaces is reduced to 242 for the Newton Recreation Centre and Newton Arena and Community Hall, and the parking will be shared on the following lots: 13674-72 Avenue, 13690 - 72 Avenue, 7120 - 136B Street.

4. The landscaping and the siting of buildings and structures shall be in accordance with the drawing numbered 7915-0216-00 (A) (the "Drawing") which is attached hereto and forms part of this development variance permit.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

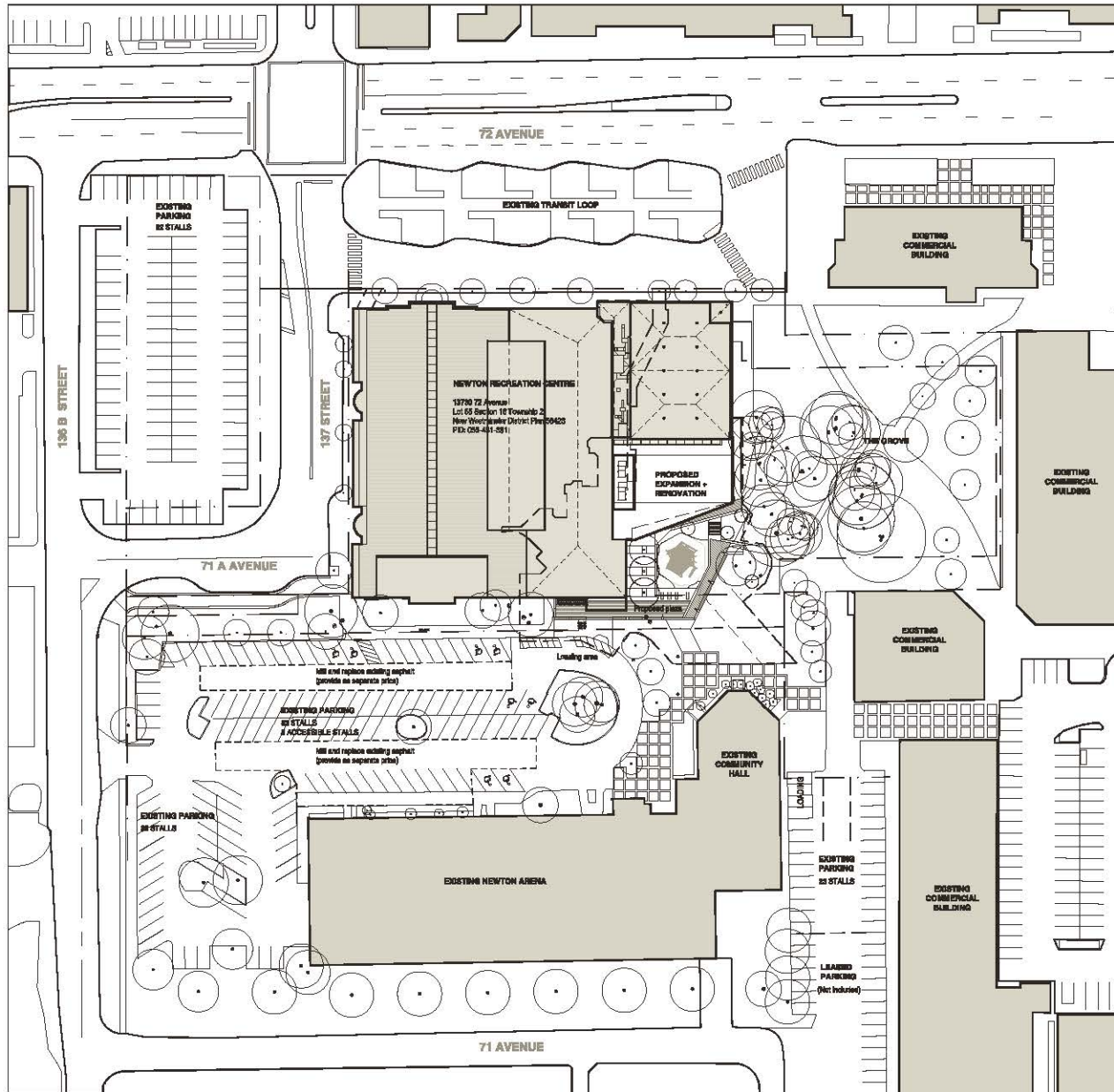
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

---

Mayor – Linda Hepner

---

City Clerk – Jane Sullivan



**GENERAL NOTES**

- For detailed survey information, refer to Survey plan of parts of North West Quarter Section 18 Township 2, New Westminster District Plan 746007 compiled by Alison Peck and Topline Surveyors + Engineers dated June 25, 2016.
- Provide a separate price for work to existing existing area outside of project scope of work boundary.

**PARKING SUMMARY**

Required: 300 stalls  
 Provided: 242 stalls  
 - 8 Accessible  
 242 TOTAL

Note: All parking provided in this project is existing, and is beyond the current scope of work for this project. Parking requirements information is formed as part of the parking analysis study completed by Bernard Perron Architecture Inc. on October 20, 2025 as part of the previous application to the Newton Recreation Centre. Refer to Schematic Design Report for detailed analysis of parking numbers.

**LEGEND**

- Property line
- Slope of work boundary
- Existing tree
- New tree



Vancouver Office: 234 West Pender Street, Vancouver BC V6B 1V9  
 Tel: (604) 687-4457  
 Email: info@shape-arch.ca  
 Web: www.shape-arch.ca

**STAMP**

**REVISIONS**

NO	DATE	DESCRIPTION
01	11 AUG 2015	Issued for Development Permit
02	02 AUG 2015	Revised for ADP 15-0216-00

**Newton Rec Centre  
Fitness Expansion  
and Renovation**

13730 72 Avenue, Surrey, B.C.

**Site Context Plan  
Proposed**

DATE	AUG 2015
DRAWN BY	DBLK
CHECKED BY	NB
SCALE	as noted
JOB NUMBER	1516

1 Site Context Plan  
1:200