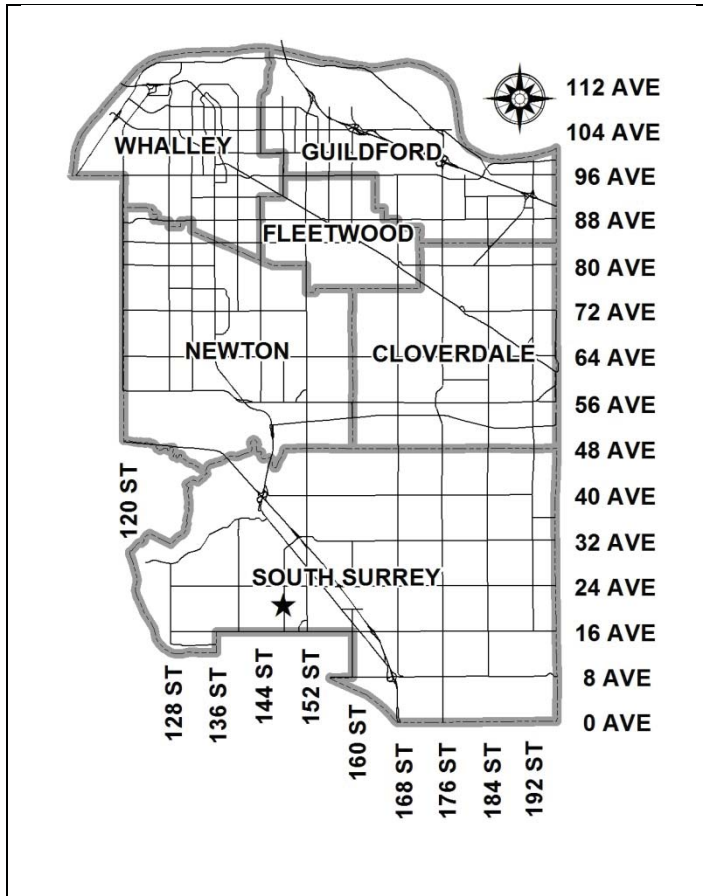


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0361-00

Planning Report Date: December 5, 2016



PROPOSAL:

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

to permit the development of an indoor Soccer Training Facility at the South Surrey Athletic Park.

LOCATION:

- 2199 - 148 Street
- 14601 - 20 Avenue
- 2197 - 148 Street
- 2201 - 148 Street

OWNER:

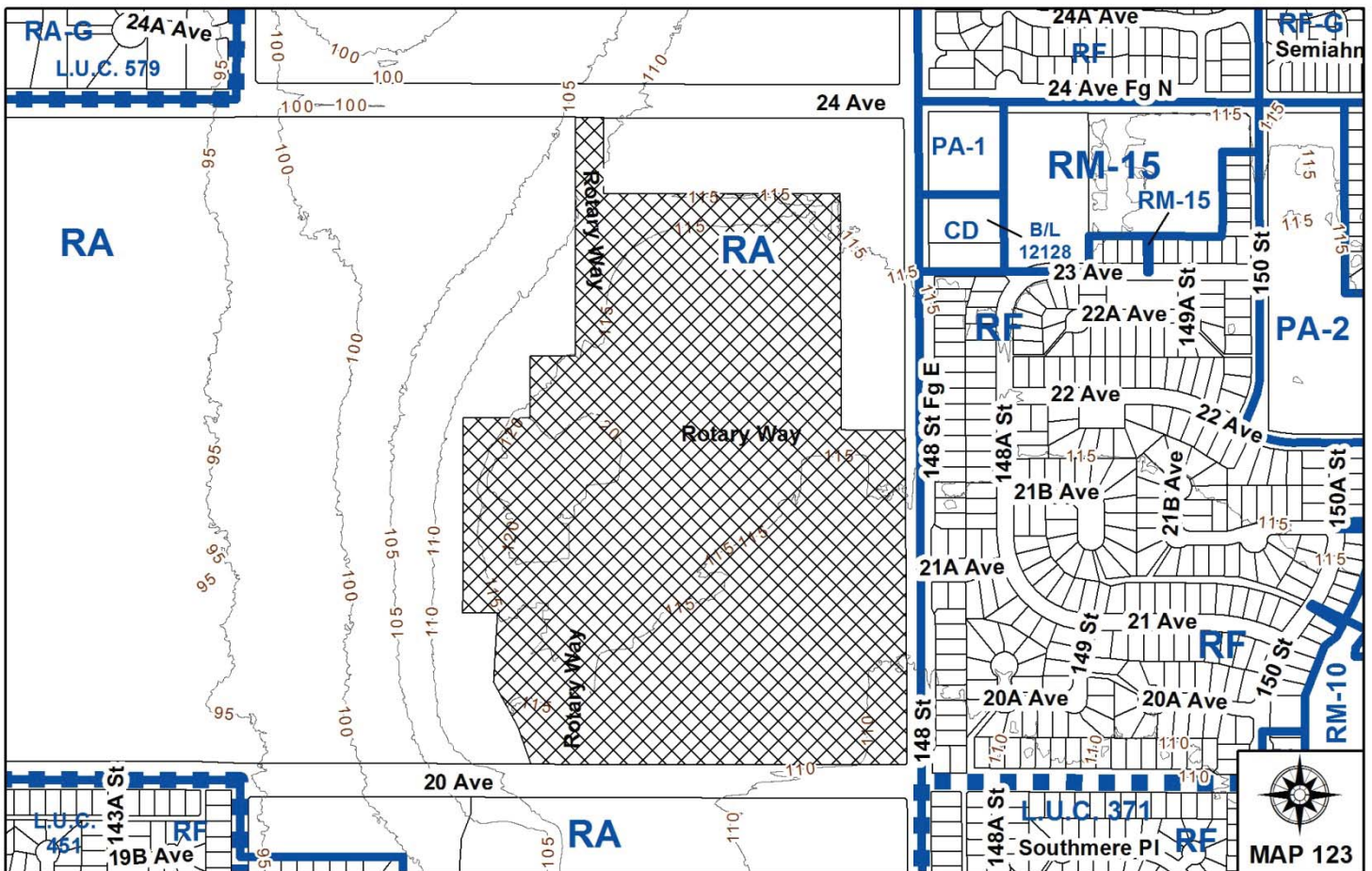
City Of Surrey

ZONING:

RA

OCP DESIGNATION:

Conservation and Recreation



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance of the Zoning By-law to allow a reduction to the minimum side yard (east) setback.

RATIONALE OF RECOMMENDATION

- The proposal will facilitate the development of an indoor Soccer Training Facility to be constructed under the terms of a Partnership Agreement between the City of Surrey and Coastal Football Club.
- The proposed building form is appropriate for this part of the Semiahmoo Peninsula within the South Surrey Athletic Park and meets the design guidelines in the Official Community Plan (OCP).
- The proposed reduced setback does not impact the adjoining (east) property, which is a City-owned property that contains the Sunnyside Acres Urban Forest Park. The functional setback from 148 Street to the face of the proposed building is approximately 84 metres (276 ft.).

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7916-0361-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7916-0361-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard (east) setback in Section A.1 of Part 4, General Provisions of the Zoning By-law, from 14 metres (46 ft.) to 8.0 metres (26 ft.).
3. Council instruct staff to resolve the following issues prior to issuance of the Development Permit:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the General Manager, Parks, Recreation and Culture.

REFERRALS

Engineering:	The Engineering Department has no objection to the project, subject to the completion of Engineering servicing requirements, as outlined in Appendix III.
Parks, Recreation & Culture:	No concerns.
Surrey Fire Department:	No concerns.

SITE CHARACTERISTICS

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

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 24 Avenue) and West:	Sunnyside Acres Urban Forest Park	Conservation and Recreation	RA
East (Across 148 Street):	Single family homes	Urban	RF
South (Across 20 Avenue):	Portion of South Surrey Athletic Park	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The South Surrey Athletic Park is located on approximately 43 hectares (106 acres) of land, bounded by 24 Avenue to the North, 148 Street to the East, 18A Avenue to the South and the Sunnyside Acres Urban Forest to the West. The Athletic Park contains:
 - four (4) tennis courts;
 - a water park;
 - ten (10) soccer fields;
 - three (3) baseball fields;
 - four (4) rugby/football fields;
 - one (1) running track;
 - two (2) volleyball courts;
 - a youth skate park;
 - the South Surrey Arena;
 - Softball City including four (4) baseball fields;
 - the South Surrey Rotary Field House; and
 - the South Surrey Recreation Centre, which includes:
 - two (2) full-sized gymnasiums;
 - a multi-purpose gymnasium;
 - two (2) preschool rooms;
 - a dance studio;
 - a fitness studio and cardio areas;
 - community and youth lounges;
 - a weight room;
 - a visual arts studio/ multi-purpose room;
 - a pottery studio with a kiln;
 - office spaces; and
 - a lobby, café and outdoor plaza.
- The Parks Recreation and Culture Strategic Plan (2008-2017) states that "the City should work with community organizations to assist in the development of program opportunities and facilities".

- Coastal Football Club, based in South Surrey, is a successful soccer association with thousands of members and a Capital Legacy Fund for projects that can enhance the services they provide to their members. In the past, Coastal provided a large financial contribution towards the construction of an artificial turf practice and warm-up area adjacent to Field 9 at South Surrey Athletic Park.
- In October of 2014, Coastal made a presentation to the Parks, Recreation and Sport Tourism Committee regarding partnering with the City to develop a covered soccer practice facility in South Surrey Athletic Park.
- Parks staff, in consultation with the City's Legal Division, prepared a Request for Expressions of Interest (RFEOI) for covered sport practice facilities. As required by Provincial legislation, the RFEOI process included public notification and was open for four weeks to any group interested in partnering with the City on the construction of a Covered Practice Facility. Coastal Football Club was the only respondent to the RFEOI.
- Coastal Football Club is responsible for the construction of the Covered Practice Facility on City Land and for the operation of the Facility at no cost to the City, according to a number of operating conditions contained in a Partnership and Lease Agreement with the City. The agreement contains provisions for the use of the facility by other user groups in addition to Coastal Football Club.
- The primary function of the Facility is to provide a covered turf area for soccer practices for the many teams engaged in the sport in South Surrey.
- In order to fund this, the club will charge rental fees for the use of the Facility. A Partnership and Lease Agreement with the City contains provisions that ensure community access at reasonable rates.
- The Partnership and Lease Agreement referenced above is being forwarded to Council for consideration at the December 5, 2016, Council meeting (Corporate Reports).

Current Proposal

- The subject site, owned by the City of Surrey, is zoned "One-Acre Residential Zone (RA)" and designated Conservation and Recreation in the Official Community Plan (OCP).
- Coastal Football Club is proposing to enter into an agreement with the City of Surrey for the construction of the Covered Practice Facility on City Land and for the operation of the Facility at no cost to the City.
- To facilitate the construction of this facility, the applicant is proposing a Development Permit for the indoor soccer training facility and a Development Variance Permit to vary the minimum side yard setback in Section A.1 of Part 4, General Provisions of the Zoning By-law.
- Coastal Football Club is proposing to enter into a 10-year Lease Agreement with the City of Surrey with an option to renew for two additional 10-year terms.

- In order to provide Coastal Football Club with a 10-year lease, a Lease Plan must be created. The proposed indoor soccer practice facility is proposed to be located within the “Lease Area” shown on the Lease Plan, attached as Appendix V.

Zoning By-law Compliance

- The Zoning By-law permits public facilities such as recreation centres to be located in any zone, provided that all the minimum setbacks are equal to or greater than either the height of the principal building or the setbacks prescribed in the underlying zone.
- Based on the proposed 14 metre (46 ft.) height of the building and the underlying zoning, the indoor soccer training facility is required to be sited a minimum of 14 metres (46 ft.) from all lot lines.
- The proposed indoor soccer training facility exceeds this requirement along the north, south and west property lines, however the building is proposed to be set back 8 metres (26 ft.) from the City-owned property located at 2395 - 148 Street to the east.
- A Development Variance Permit is required to reduce the minimum side yard (east) setback in Section A.1 of Part 4, General Provisions of the Zoning By-law, from 14 metres (46 ft.) to 8.0 metres (26 ft.).
- The Zoning By-law requires that three (3) parking stalls are provided for every 100 square metres (1,075 square feet) of gross floor area. Based on the number of existing parking stalls and the floor areas of the various buildings on the overall site, 62 parking stalls are required in order to meet the Zoning Bylaw requirements for parking.
- The applicant is proposing to provide 86 parking stalls, representing a surplus of 24 stalls on the overall site.
- A parking study was completed by R.F. Binnie and Associates Limited for the expansion of the South Surrey Recreation Centre under Development Application No. 7912-0169-00. This study has been reviewed and accepted by the City’s Transportation Engineering Division. The proposed 86 parking stalls also meets the parking demand needs as identified in the parking study.

DESIGN PROPOSAL AND REVIEWBuilding Design and Access

- Coastal Football Club is proposing to develop an indoor soccer training facility on the subject site.
- The proposed building is comprised of a structural truss system with a fabric exterior cladding material and will contain two full-sized turf soccer fields and two washrooms. The front façade of the building is comprised of corrugated metal cladding, coloured concrete blocks and a curved wood and metal roof above the main entrance.
- Vehicular access to the proposed building is provided via Rotary Way from 20 Avenue, 24 Avenue and 148 Street.
- All of the vehicular accesses lead to surface parking lots located throughout the South Surrey Athletic Park and to the proposed parking area adjacent to the proposed building.
- Bicycle racks are proposed in close proximity to the main entrance to the building.

Tree Management and Landscaping

- The proposed building is located entirely within the Athletic Park and no trees within the Sunnyside Acres Urban Forest are proposed to be removed. The Urban Forest is protected by By-law and is located on the neighbouring property to the East.
- BC Plant Health Care has prepared a Preliminary Arborist Report that assessed the impacts to the Sunnyside Acres Urban Forest due to the removal of an existing berm in the athletic park. The report determined there should be no impacts assuming the recommended best practices were incorporated into the proposed development. City staff and consultants have met with Sunnyside Acres Heritage Society to review the report and will continue to meet with the group as the project proceeds through detailed design and construction.
- The proposed landscaping will have a civic character. It features an outdoor entry plaza comprised of decorative pavers with seating opportunities and bike racks leading to the main entrance of the building. Soft landscaping elements include beech, ash, whitebeam, Japanese snowball and dawn redwood trees as well as a variety of colourful shrubs.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 30, 2016. 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"> • The site is located within the established South Surrey Athletic Park.

2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposal is for an indoor soccer training facility.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The proposal incorporates on-site infiltration and detention areas in the form of rain gardens. The proposal includes sediment control devices, perforated pipe systems, absorbent soils. Roof downspouts are proposed to be disconnected.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> Bike racks are provided. Pedestrian linkages between the proposed building and the existing pathways within the urban forest are proposed.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> n/a
6. Green Certification (F1)	<ul style="list-style-type: none"> n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Three development proposal signs have been installed to notify area residents of the proposal.

ADVISORY DESIGN PANEL

The application was not referred to the ADP for review. The design and landscaping plans were reviewed by staff and found to be generally acceptable.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum side yard (east) setback in Section A.1 of Part 4, General Provisions of the Zoning By-law from 14 metres (46 ft.) to 8.0 metres (26 ft.).

Applicant's Reasons:

- The City-owned property (Sunnyside Acres Urban Forest Park) is immediately east of the subject site at 2395 – 148 Street and separates the proposed building from 148 Street.

Staff Comments:

- The reduced setback does not impact the adjoining (east) property, which is a City-owned property which contains the Sunnyside Acres Urban Forest Park.
- Adjacent residential uses are located quite far from the proposed building across 148 Street to the east and this proposal should have minimal impact on them.

- The functional setback from 148 Street to the face of the proposed building is approximately 84 metres (276 ft.).

INFORMATION ATTACHED TO THIS REPORT

Appendix I.	Lot Owners and Action Summary
Appendix II.	Survey Plan, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7916-0361-00
Appendix V.	Lease Plan

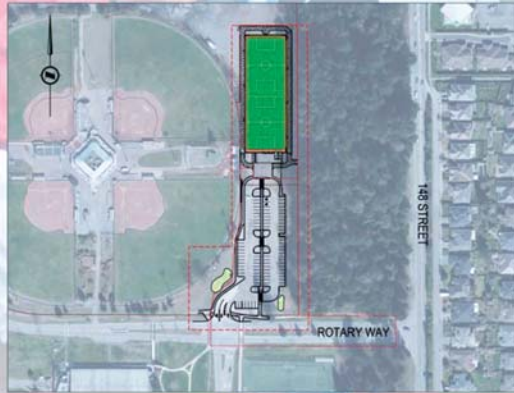
Original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

TH/da

**SSAP COVERED
PRACTICE FACILITY
2199 146ST.
SURREY, BC**

COASTAL F.C.



SITE LOCATION PLAN
N.T.S.

R.F. BINNIE & ASSOCIATES LTD.		
DWG. No.	DRAWING DESCRIPTION	SHEET No.
CIVIL		
15-0315-C0	COVER SHEET, SITE PLAN AND DRAWING LIST	0
15-0315-C1	FIRE ACCESS PLAN	1
15-0315-C2	SITE PLAN	2
15-0315-C3	SERVICING CONCEPT PLAN	3
15-0315-C4	TYPICAL SECTION	4
LANDSCAPE		
15-0315-L1	LANDSCAPE PLAN	5

THINK SPACE ARCHITECTURE		
DWG. No.	DRAWING DESCRIPTION	SHEET No.
A0.01	TITLE SHEET	1 of 4
A1.10	FLOOR PLAN AND ROOF PLAN	2 of 4
A2.10	EXTERIOR ELEVATIONS AND SECTIONS	3 of 4
A3.10	EXTERIOR RENDERINGS	4 of 4

DWG No. 15-0315-C0

ISSUED FOR DP

PRIME CONSULTANT

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LANDSCAPE ARCHITECTS / SPORTS FACILITY DESIGNERS

R.F. BINNIE & ASSOCIATES LTD.

205 - 4946 Canada Way,
Burnaby, BC V5G 4H7
TEL: 604 420 1721
BINNIE.com

ARCHITECT

thinkspace



GENERAL NOTES:

1 REFER TO GENERAL NOTES ON ARCHITECTURAL DRAWINGS.

FIRE SHEET - SITE NOTES

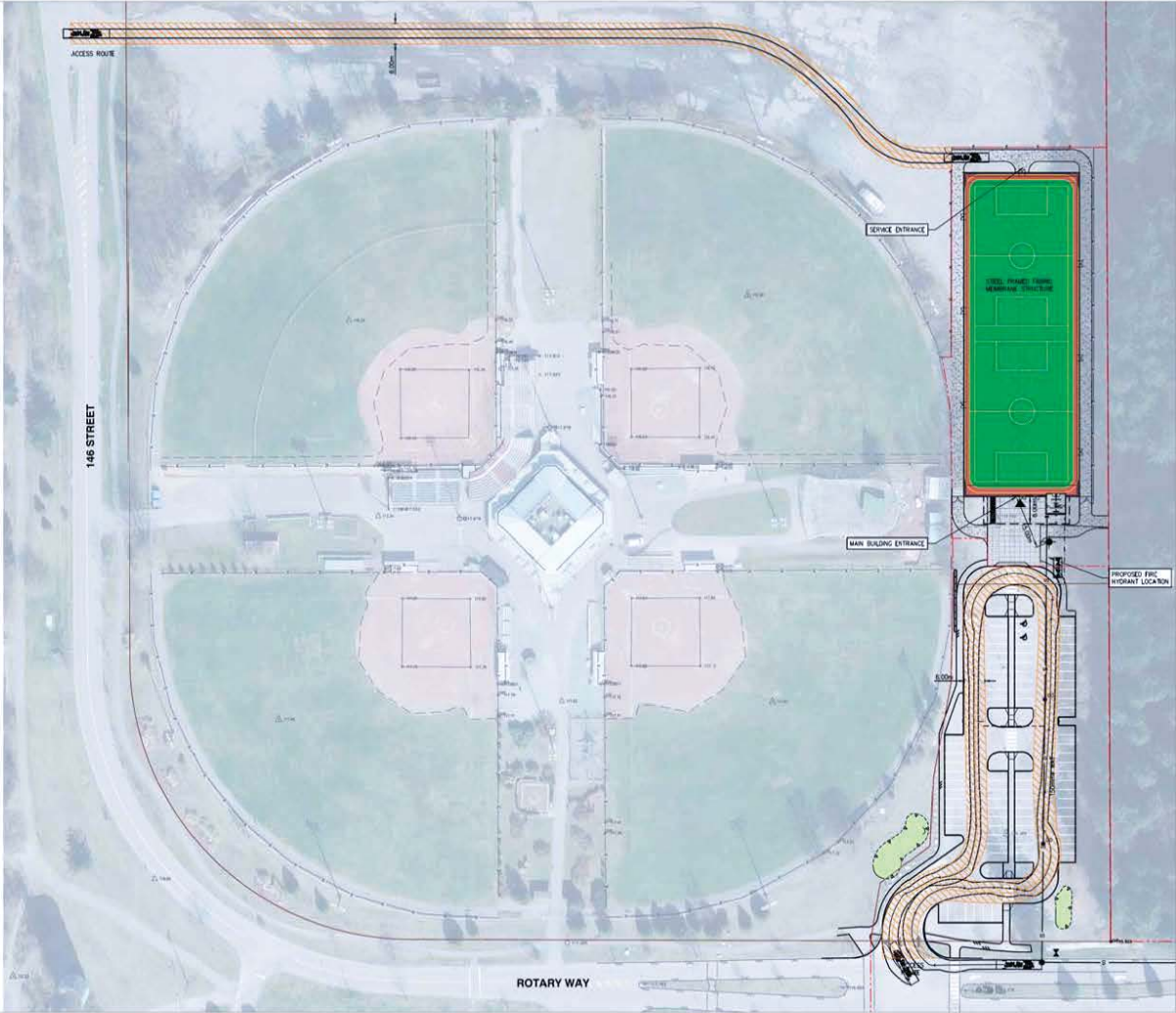
REFERENCE BUILDING CODE: BC BUILDING CODE 2012

2.2.3.3
 FIRE DEPARTMENT CONNECTION FOR A STANDPIPE OR AUTOMATIC SPRINKLER SYSTEM SHALL BE LOCATED NOT MORE THAN 45M FROM FIRE HYDRANT AND IS UNOBTSTRUCTED

2.2.3.5
 ACCESS ROUTES LOCATED NOT LESS THAN 3M AND NOT MORE THAN 15M FROM ACCESS OPENINGS

2.2.3.6

- 1 CLEAR WIDTH NOT LESS THAN 3M
- 2 CENTRELINE RADIUS NOT LESS THAN 15M
- 3 OVERHEAD CLEARANCE NOT LESS THAN 3M
- 4 GRADIENT NOT MORE THAN 12% OVER 15M
- 5 SUPPORT IMPROVED LOADS AND SURFACED WITH CONCRETE OR ASPHALT DESIGNED TO PERMIT ACCESSIBILITY IN ALL CLIMATIC CONDITIONS
- 6 TURNAROUNDS IF BEARING MORE THAN 60% LOAD TO BE CONNECTED WITH A PUBLIC THROUGHFARE



CLIENT: COASTAL F.C.

PROJECT: SSAP COVERED PRACTICE FACILITY
 2199 146ST.
 SURREY, BC

DESIGN FOR: 2016/03/28

NO. DESCRIPTION DATE BY

Rev 0

DESIGN CREW SEAL

checked by: CE

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 201 - 608, Canada Way,
 Burnaby, BC V5C 6P7
 TEL: 604-430-1171
 BINNIE.COM

LANDSCAPE ARCHITECTS
 SPORTS FACILITY DESIGNERS

DRAWING TITLE: FIRE ACCESS PLAN

scale: 1:500

date: April 21, 2015

project no.: 150315

C1/5

ISSUED FOR DP

BENCHMARK:
 MONUMENT BEING CALLED BY
 ST MARK'S ST CONCRETE WATER TANK SURVEY
 MONUMENT LOCATED AT INTERSECTION
 OF
 ELEV. 142.00m
 ELEV. 14

ADDRESS
 2199 148 ST. SURREY, BC

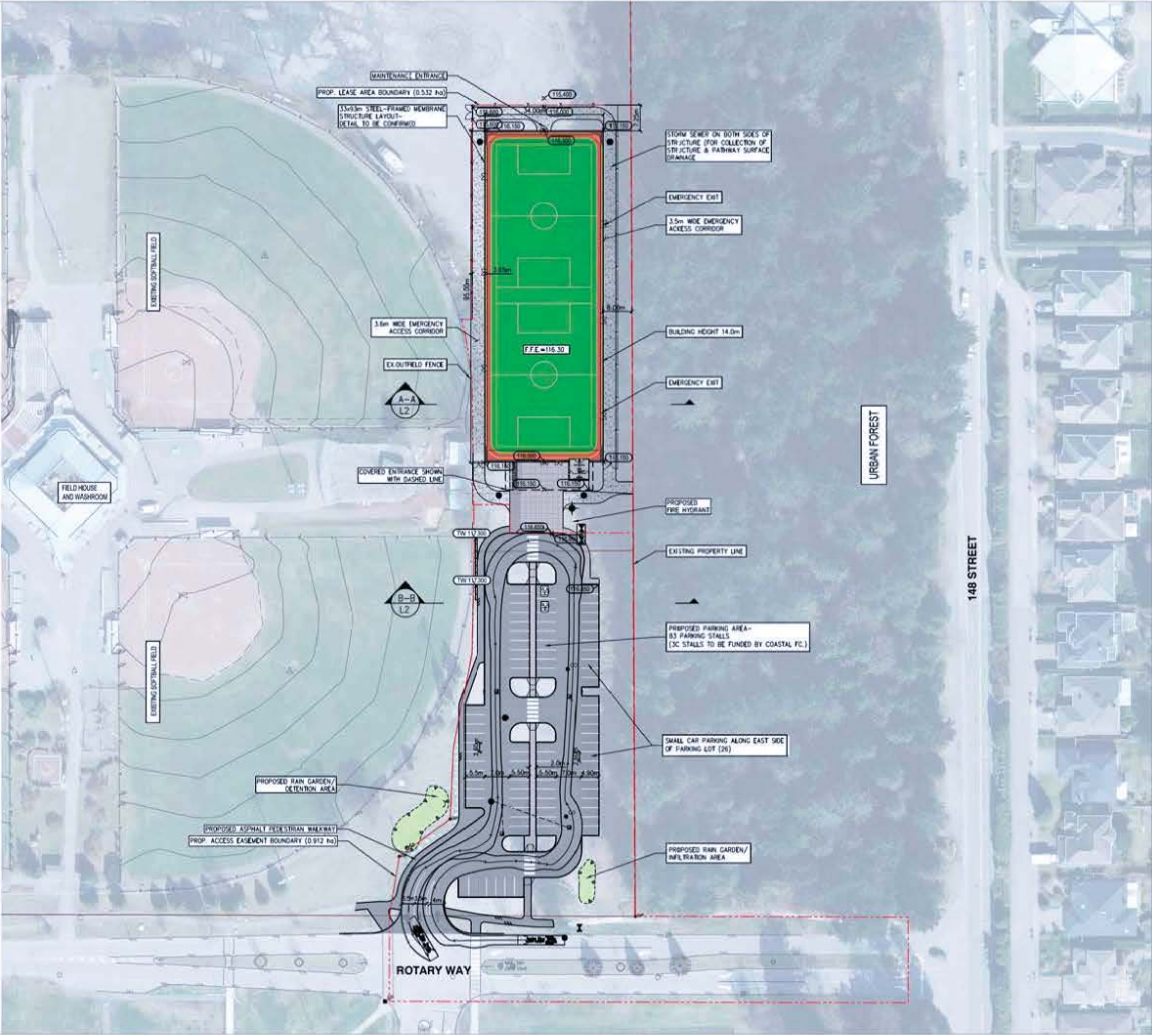
- GENERAL NOTES:**
- 1) REFER TO LANDSCAPE AND CIVIL DRAWINGS ALSO
 - 2) TOPOGRAHY SURVEY PROVIDED BY CITY OF SURREY. COMPLETE DATES: 23, 2018 BY MARSHALL SERVICE LTD. LEASE PLAN PROVIDED BY CITY OF SURREY. LEASE PLAN NUMBER: 2018-001
 - 3) PARCELS LOT 2 SECTION 15 TOWNSHIP 18E85 WESTMONTGOMERY DISTRICT PLAN B314 H EXCEPT PLANS LMP5076 AND B04628

- PARKING NOTES:**
- REFERENCE STANDARD:
 CITY OF SURREY OFF STREET PARKING AND LOADING/UNLOADING PART 3 (ADAPTED JAN 2016)
- REQUIRED PARKING**
- 1) REQUIRED BASED ON CURRENT OCCUPANT LOAD OF 200
 - + 3 SPACES PER 1000 OF BUILDING AREA + 16
 - + ACCESSIBLE PARKING STALLS: 51-100 = 1
 - 2) PROPOSED
 - + TOTAL PARKING STALLS: 84
 - + ACCESSIBLE PARKING STALLS: 2
 - + SMALL CAR STALLS: 81
- WHERE MORE THAN 50 STALLS PROVIDED 1/100 SHALL BE FOR PERSONS WITH DISABILITIES
- PARKING STALLS - 5.5M X 2.5M
 PARKING FOR PERSONS WITH DISABILITIES - 5.5M X 4.35M
 DRIVE AISLE WIDTH 7.5M

BIKE SPACES AND STORAGE

AS PER 6.18 D.2.4
 WHERE 30 OR MORE PARKING SPACES FOR VEHICLES ARE REQUIRED, BIKE STORAGE SHOULD BE PROVIDED FOR NEW NON-RESIDENTIAL DEVELOPMENTS AS FOLLOWS:

1.88 BIKE SPACES/1000 SPA. OFFICES
 HOWEVER, THEY SHOULD BE CALCULATED AS FOLLOWS:
 1.88/50M² / 100 X 3.0M = 2.0 "REQUIRED"



CLIENT
 COASTAL F.C.

 PROJECT
 SSAP COVERED PRACTICE FACILITY
 2199 148ST.
 SURREY, BC

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	2018-04-23	DN
2	ISSUED FOR DISCUSSION	2018-04-23	DN

DESIGN CREW
 SURVEYED BY: DN
 DRAWN BY: SO
 CHECKED BY: SO
 DESIGNED BY: SO
 CHECKED BY: CE

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LANDSCAPE ARCHITECTS
 SPORTS FACILITY DESIGNERS

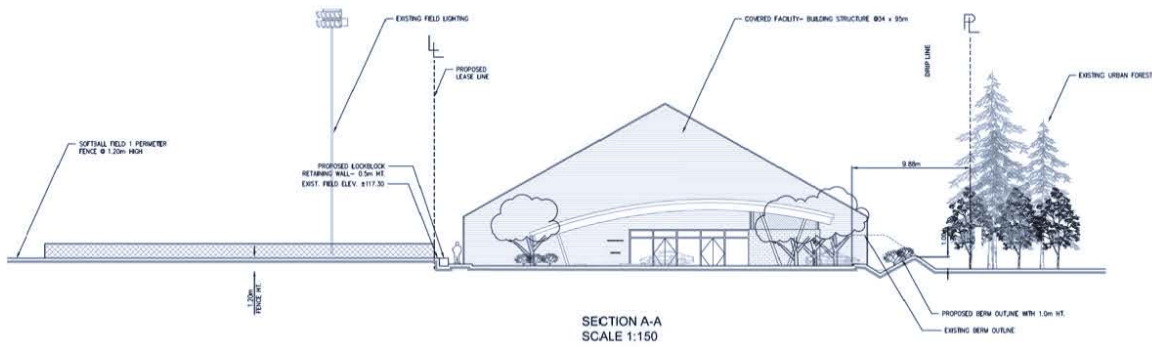
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SITE PLAN

SCALE
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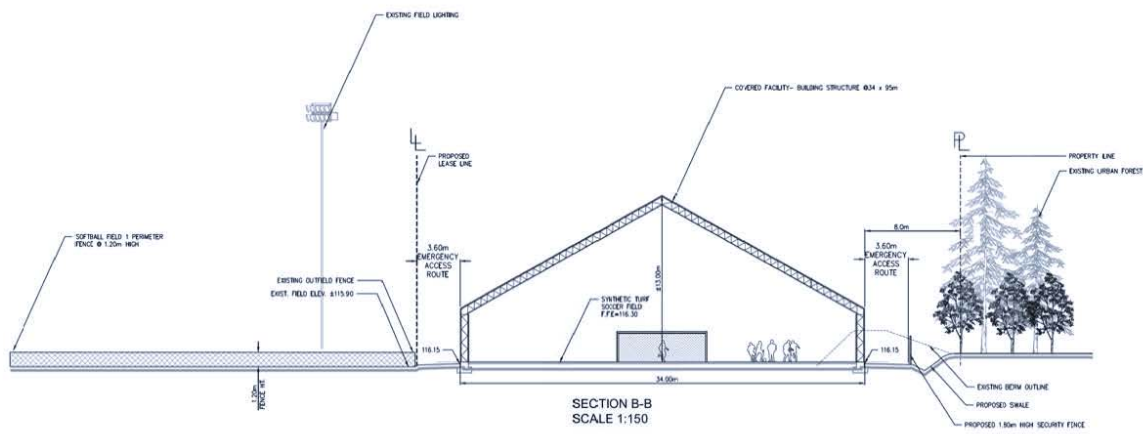
DATE
 April 23, 2018

ISSUED FOR PERMITS
C2/5

NOTE:
SEE ARCHITECTURAL DRAWING A2.10 FOR
BUILDING SECTIONS & ELEVATIONS



SECTION A-A
SCALE 1:150



SECTION B-B
SCALE 1:150



PROJECT
SSAP COVERED
PRACTICE FACILITY
2190 146ST.
SURREY, BC

NO.	ISSUED FOR	DATE	BY
1	ISSUED FOR DISCUSSION	2024/12/26	BC

NO.	DESCRIPTION	DATE	BY
Rev	2		

DESIGN CREW
 supervised by: DN
 drawn by: SG
 designed by: SM
 checked by: CE



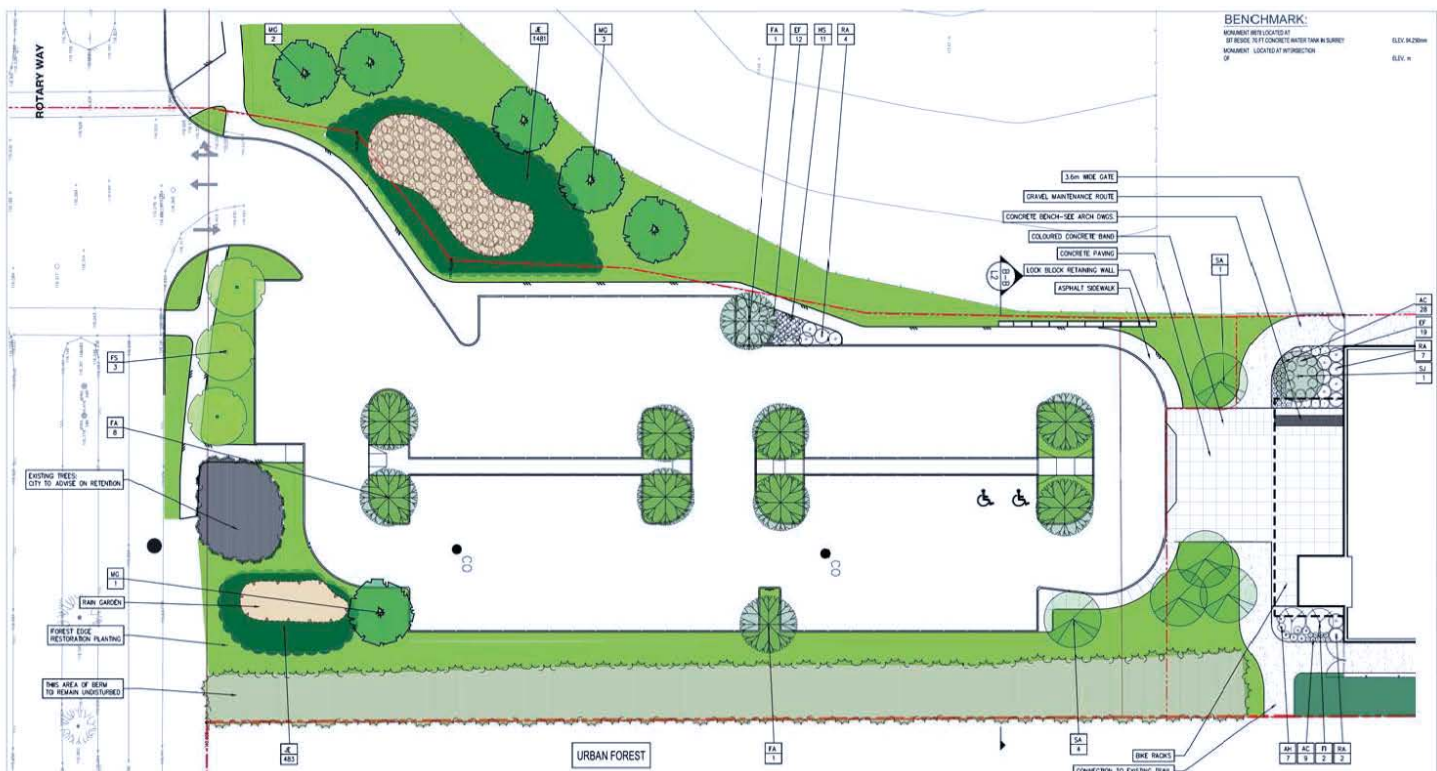
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TYPICAL SECTIONS



project no. 152015
 date February 18, 2018
 scale AS SHOWN

C4
5

ISSUED FOR DP



CLIENT
COASTAL F.C.

PROJECT
SSAP COVERED PRACTICE FACILITY
 2190 146ST.
 SURREY, BC

3 ISSUED FOR IP 2024-03-01 BY
 2 ISSUED FOR DECISION 2024-02-15 BY
 1 ISSUED FOR DESIGN 2024-01-10 BY

DESIGNER: Binnie
 ARCHITECT: Binnie
 CHECKED BY: CE

DESIGN CREW: SEAL
 APPROVED BY: DN
 DRAWN BY: SG/WW
 CHECKED BY: CE

Revised 3

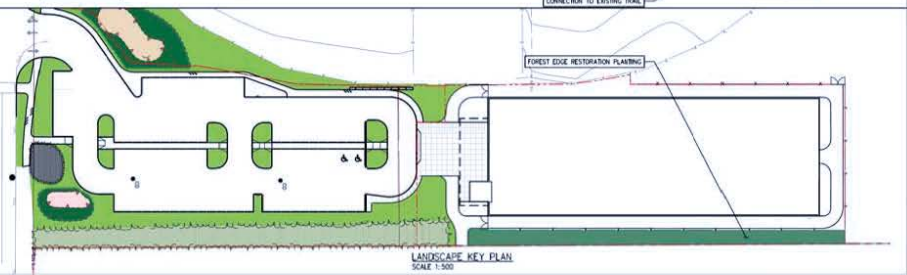
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 P.O. BOX 6000, CANADA DRIVE,
 SURREY, BC V3C 6Y7
 TEL: 604-593-1371
 BINNIE.COM

LANDSCAPE ARCHITECTS
 SPORTS FACILITY DESIGNERS

PLANT LIST

Legend:
 - Undisturbed area
 - Forest edge restoration planting
 - Lawn

TREES	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SPACING
PS	3	3	Fagus sylvatica 'Dawyck Purple'	Dawyck Purple beech	70cm CAL	B-WIRE BASKET	min. 2.0m
PS	10	10	Fraxinus americana 'Autumn Blaze'	White Ash Autumn Blaze	70cm CAL	B-WIRE BASKET	min. 8.0m
SA	8	8	Salix alba	White Salix	70cm CAL	B-WIRE BASKET	min. 8.0m
MS	1	1	Syriza japonica	Japanese snowdrop	70cm CAL	B-WIRE BASKET	min. 8.0m
MS	4	4	Metastachyum gracilistylis	Down Reedgrass	23cm Ht.	B-WIRE BASKET	min. 2.0m
SHRUBS	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SPACING
AC	37	37	Asplenium platyneuron 'Tweed in Pink'	Woods Pink asplenium	#2 POT	CORNER	0.5m O.C.
AM	7	7	Anemone x hybrida 'Marianne Jobert'	Japanese anemone	#2 POT	CORNER	0.5m O.C.
AB	11	11	Impatiens 'Strawberry Candy'	strawberry candy daylily	#2 POT	CORNER	0.5m O.C.
CF	31	31	Eryngium forsteri 'Goldcrest'	goldcrest eryngium	#2 POT	CORNER	1.0m O.C.
FL	2	2	Forsythia x intermedia 'Primrose'	luscious forsythia	#2 POT	CORNER	min. 9.0m
RA	13	13	Rhodopis variegata	Rhodopis	#2 POT	CORNER	min. 1.5m
SPERMATOPHYTES	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SPACING
JE	184	184	Juncus effusus	soft rush	#2 POT	CORNER	0.4m O.C.

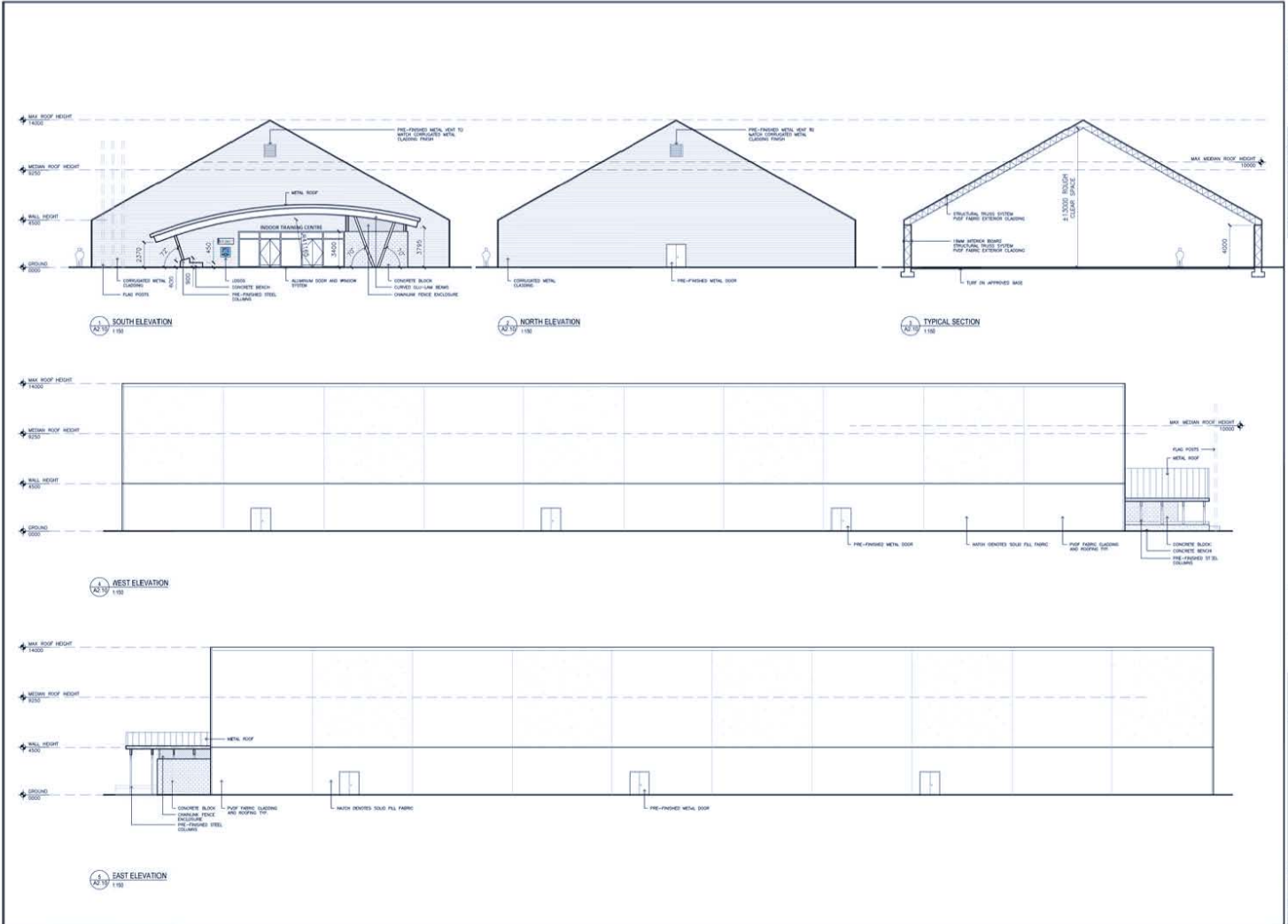


DRAWING TITLE:
LANDSCAPE PLAN

Scale: 0 1200 2400

Project No.: 152075
 Date: June 1, 2024
 Issue: 1/20

L1/5
 ISSUED FOR IP



PROJECT INFORMATION

Client: South Surrey Athletic Park
 Project Name: South Surrey Athletic Park Indoor Training Centre
 Project Address: 15526 152A Street, Surrey, BC V4N 1J7
 Project Number: 15526-152A
 Date: 2018-05-15
 Scale: 1:10

REVISIONS

NO.	DATE	DESCRIPTION
1	2018-05-15	ISSUED FOR PERMIT

thinkspace
 architecture planning interior design
 300-10150 152A Street, Surrey, BC V4N 1J7
 (604) 585-8128 (604) 585-8148 www.thinkspace.ca

Project No.	15526
Client	SOUTH SURREY ATHLETIC PARK
Project Name	INDOOR TRAINING CENTRE
Project Address	15526 152A Street, Surrey, BC V4N 1J7
Scale	1:10
Date	2018-05-15
Sheet No.	A2.10
Sheet Title	EXTERIOR ELEVATIONS & SECTION



BENDERING
0319 475



BENDERING
0319 475



BENDERING
0319 475



BENDERING
0319 475



BENDERING
0319 475



BENDERING
0319 475

Client: South Surrey
Project: South Surrey Athletic Park
Development Permit: 2018-03-13-00000000
Site: 152A Street, Surrey, BC V4R 1T7
Scale: 1:500
Date: 2018-03-13

thinkspace
architecture planning interior design
300-10510 152A Street, Surrey, BC V4R 1T7
(604) 882-8128 / (604) 882-8128 www.thinkspace.ca

Project Name	SOUTH SURREY ATHLETIC PARK INDOOR TRAINING CENTRE
Address	152A STREET, SURREY, BC V4R 1T7
Scale	1:500
Date	2018-03-13
Issue	EXTENSION RENDERINGS
Version	A3.10

INTER-OFFICE MEMO

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

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

DATE: **November 15, 2016** PROJECT FILE: **7816-0361-00**

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

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The Engineering Department is supportive of the proposed Development Permit and Development Variance Permit subject to the following conditions.

While no road dedications and/or construction of frontage works and services are required at this time for the proposed Development Permit, it is noted that the subject site maybe subject to a long term lease agreement which may trigger subdivision of the lands. Any application for subdivision of the subject lands may require changes to the road dedication and/or frontage works and services requirements in accordance with the City of Surrey Subdivision and Development By-law, No. 8830.

BUILDING PERMIT

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

- Provide 86 additional parking stalls to meet the requirements of the Parking Study prepared by RF Binnie & Associates Ltd. for project 7812-0169-00 (the Engineering Department is not supportive of the proposed layout which provides only 84 stalls).
- Provide onsite sustainable drainage works to mitigate the runoff from the proposed additional hard surfaces.
- Provide Storm Water calculation and additional storm service connection as required.
- Provide water quality treatment for the parking lot which could take the form of a swale or other landscaped feature.
- Provide meters and backflow devices on all existing and proposed water service connections.
- Provide sanitary servicing from the existing 150mm diameter sanitary main located south-west of the proposed soccer facility. The applicant is proposing to service the site via a new sanitary sewer on Rotary Way connecting into the existing sanitary sewer on 148 Street. There is a significant constraint in this existing sanitary system, and connecting to the 148 Street system would require upgrading of the downstream sanitary system.



Rémi Dubé, P.Eng.
Development Services Manager
IK1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0361-00

Issued To: CITY OF SURREY

(the "Owner")

Address of Owner: 13450 - 104 Avenue
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: 015-151-077

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

2199, 2197 & 2201 – 148 Street and 14601 – 20 Avenue

(the "Land")

3. Section A.1 of Part 4, General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) The minimum side yard (east) setback is reduced from 14 metres (46 ft.) to 8.0 metres (26 ft.).
4. The siting of buildings and structures shall be in accordance with the drawing numbered 7916-0361-00 (A) (the "Drawing") which is attached hereto and forms part of this development variance permit.

5. This development variance permit applies to only that portion of the buildings and structures on 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

CLIENT

COASTAL F.C.



PROJECT

SSAP COVERED
PRACTICE FACILITY
2199 146ST.
SURREY, BC

NO.	DESCRIPTION	DATE	BY
2	REVISION	2016-08-26	BY
1	ISSUED FOR CONSTRUCTION	2016-08-26	BY

DESIGN CHECKED BY: [Signature]
 DRAWN BY: DN
 CHECKED BY: MH
 DATE: [Date]
 SCALE: 1/2

BINNIE
 CIVIL ENGINEERING & ARCHITECTURE
 205 - 1846 CANTON ST.
 VANCOUVER, BC V6L 2C1
 TEL: 604 403 1321
 BINNIE.COM

ISSUED FOR CONSTRUCTION
 SSAP FACILITY DESIGNERS

DRAWING TITLE

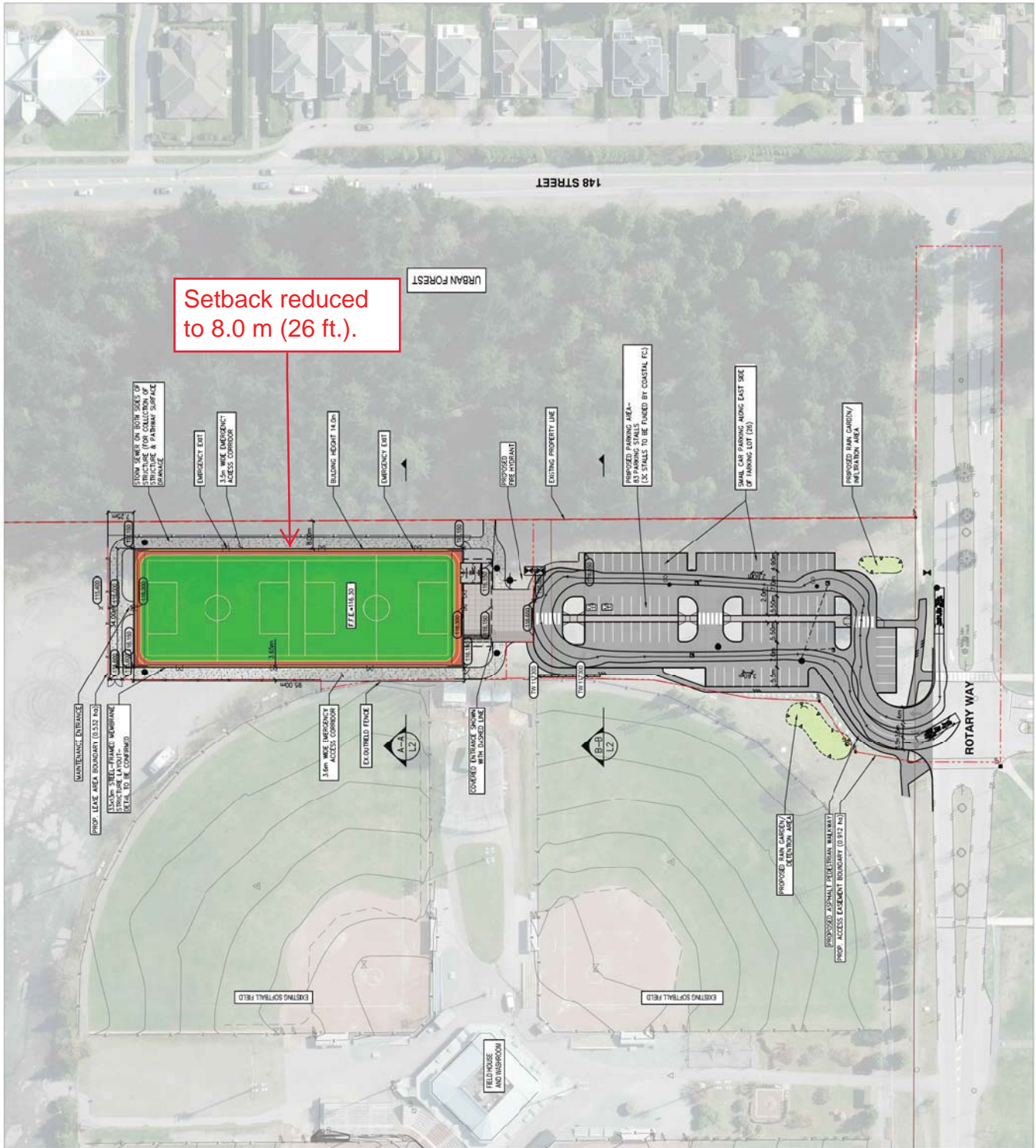
SITE PLAN

0 1:000 2:000

PROJECT NO. 150215
 DATE: APR 27, 2015
 SCALE: 1:500

CS

ISSUED FOR CONSTRUCTION



BENCHMARK:
 MONUMENT LOCATED AT INTERSECTION
 OF 148 STREET AND 146 STREET
 ELEVATION: 146.00m
 DATE: 04/27/15

ADDRESS:
 2199 146 ST. SURREY, BC

GENERAL NOTES:

1. REFER TO LANDSCAPE AND CIVIL DRAWINGS ALSO
2. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE CITY OF SURREY. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE CITY OF SURREY'S APPROVAL.
3. LEASE PLAN PROVIDED BY CITY OF SURREY
4. PARCEL LOT 3 SECTION 15 TOWNSHIP 11N WARD 2003 AND 2034033

PARKING NOTES:

- 1) REQUIRED BASED ON CURRENT OCCUPANT LOAD OF 200
 - 3 SPACES PER 100M² OF BUILDING AREA - 98
 - ACCESSIBLE PARKING STALLS 5:100 = 1
 - 2) PARKING STALLS:
 - TOTAL PARKING STALLS: 84
 - ACCESSIBLE PARKING STALLS: 2
 - SMALL CAR STALLS: 26
- WHERE MORE THAN 50 STALLS PROVIDED 1100 SHALL BE FOR PARKING STALLS 5.5M X 3.0M
 PARKING STALLS 5.5M X 3.0M
 PARKING FOR PERSONS WITH DISABILITIES - 5.5M X 3.0M
 DRIVEABLE WIDTH 7.5M

BICYCLE SPACES AND STORAGE:

AS PER 6.10.1.3 +
 WHERE 30 OR MORE PARKING SPACES FOR VEHICLES ARE PROVIDED, THE FOLLOWING MINIMUM REQUIREMENTS SHALL BE PROVIDED FOR NEW NON-RESIDENTIAL DEVELOPMENTS AS FOLLOWS:
 0.08 BICYCLE SPACES/100M² GFA - OFFICES
 HOWEVER, THEY WOULD BE CALCULATED AS FOLLOWS
 32000M² / 100 X 0.08 = 2.0 *REQUIRED*

**REFERENCE PLAN TO ACCOMPANY LEASE OF PART OF LOT 3 SECTION 15 TOWNSHIP 1
NEW WESTMINSTER DISTRICT PLAN 83184 EXCEPT PLANS LMP36078 AND BCP46838
FOR LEASEHOLD PURPOSES; LEASE AND APPROVAL OF THE APPROVING OFFICER
TO EXPIRE APRIL 13, 2051**

PLAN EPP61606

BCGS 92G006
PURSUANT TO SECTION 92(1)(a), LAND TITLE ACT

- LEGEND**
- ▲ GEODETIC CONTROL MONUMENT FOUND
 - GEODETIC STANDARD IRON PILE FOUND
 - GEODETIC STANDARD IRON POST SET
 - GEODETIC LEAD PILE SET

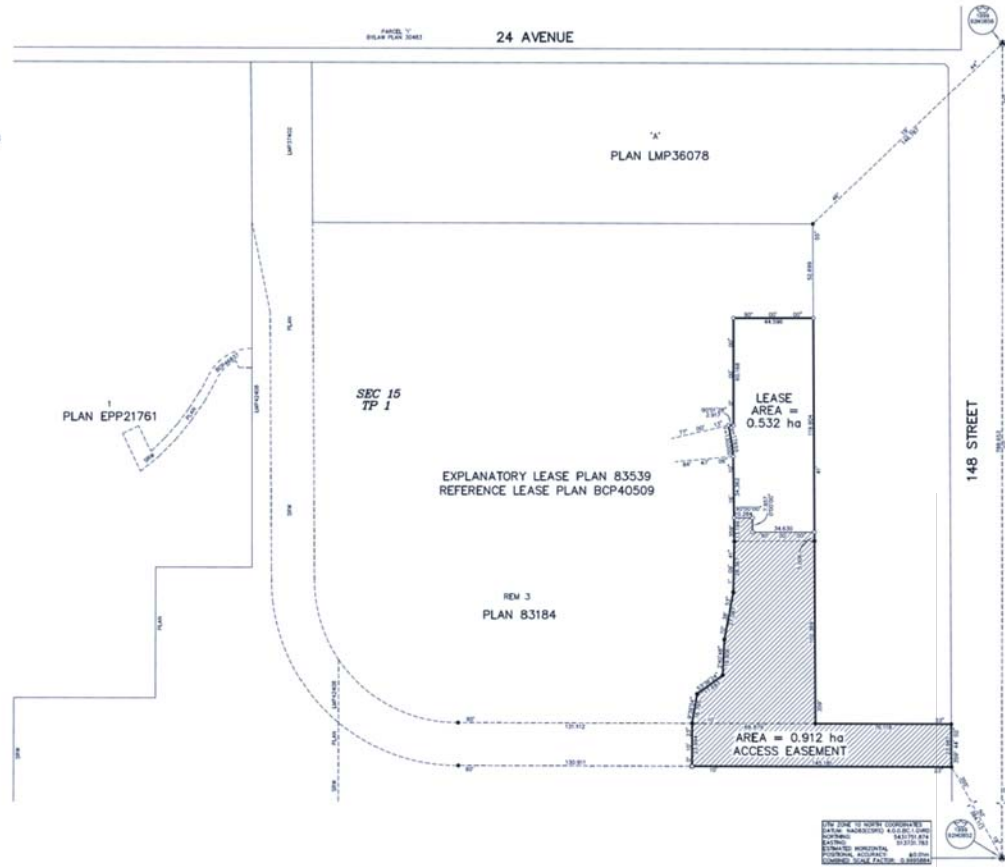
ALL DISTANCES ARE IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS
SHOWN IN METRES BY DIMENSIONS IN RED
OVER 9 SHEETS WHEN PLOTTED AT A SCALE OF 1:1000

REGISTERED SURVEY AREA NO. 1 SURVEY, MANITOUPOLIS 4.8.8.6.C.1.0.0.0

THE MEASUREMENTS ARE DERIVED FROM DUAL FREQUENCY GPS DATA OBTAINED FROM
DIFFERENTIAL GPS CONTROL MONUMENTS SURVEYED AND KNOWN
AND ARE REFERRED TO THE CENTRAL MERIDIAN OF THE ZONE 12

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY
ADMITTED ARE DERIVED FROM INDEPENDENT DUAL FREQUENCY GPS DATA
OPERATING TO GEODETIC CONTROL MONUMENTS SURVEYED AND KNOWN.

THIS PLAN SHOWS HORIZONTAL, GROUND-LEVEL, DISTANCES UNLESS
OTHERWISE SPECIFIED. TO COMPUTE GROUND-LEVEL, HORIZONTAL
GROUND-LEVEL DISTANCES BY THE AVERAGE CORRECTION FACTOR OF
1.000000000 HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS
SURVEYED AND KNOWN.



THE ZONE 12 NORTH COORDINATE
EASTING, NAD83/CSRS 83 IS 611 500.000
NORTHING, NAD83/CSRS 83 IS 5 972 000.000
EASTING, NAD83/CSRS 83 IS 611 500.000
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EASTING, NAD83/CSRS 83 IS 611 500.000
NORTHING, NAD83/CSRS 83 IS 5 972 000.000

CITY OF SURVEY
SURVEY SECTION
13662 - 114 AVE
SURVEY NO. 1311-148
REV. 13662-114-001
P.L. 13662-114-001

THE ZONE 12 NORTH COORDINATE
EASTING, NAD83/CSRS 83 IS 611 500.000
NORTHING, NAD83/CSRS 83 IS 5 972 000.000
EASTING, NAD83/CSRS 83 IS 611 500.000
NORTHING, NAD83/CSRS 83 IS 5 972 000.000
EASTING, NAD83/CSRS 83 IS 611 500.000
NORTHING, NAD83/CSRS 83 IS 5 972 000.000

ACCESS TO LEASE BY EASEMENT ONLY
THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER
FOR THE CITY OF SURVEY
**THIS PLAN LIES WITHIN THE GREATER
MANITOUPOLIS REGIONAL DISTRICT**
THE FIELD SURVEY WORKING BY THIS PLAN WAS COMPLETED ON
THE 25th DAY OF APRIL, 2014
WINTONHEIM C. BRIDGES, B.Sc., P.E.
017662346