

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0665-00

Planning Report Date: April 3, 2017

PROPOSAL:

- **Development Permit**

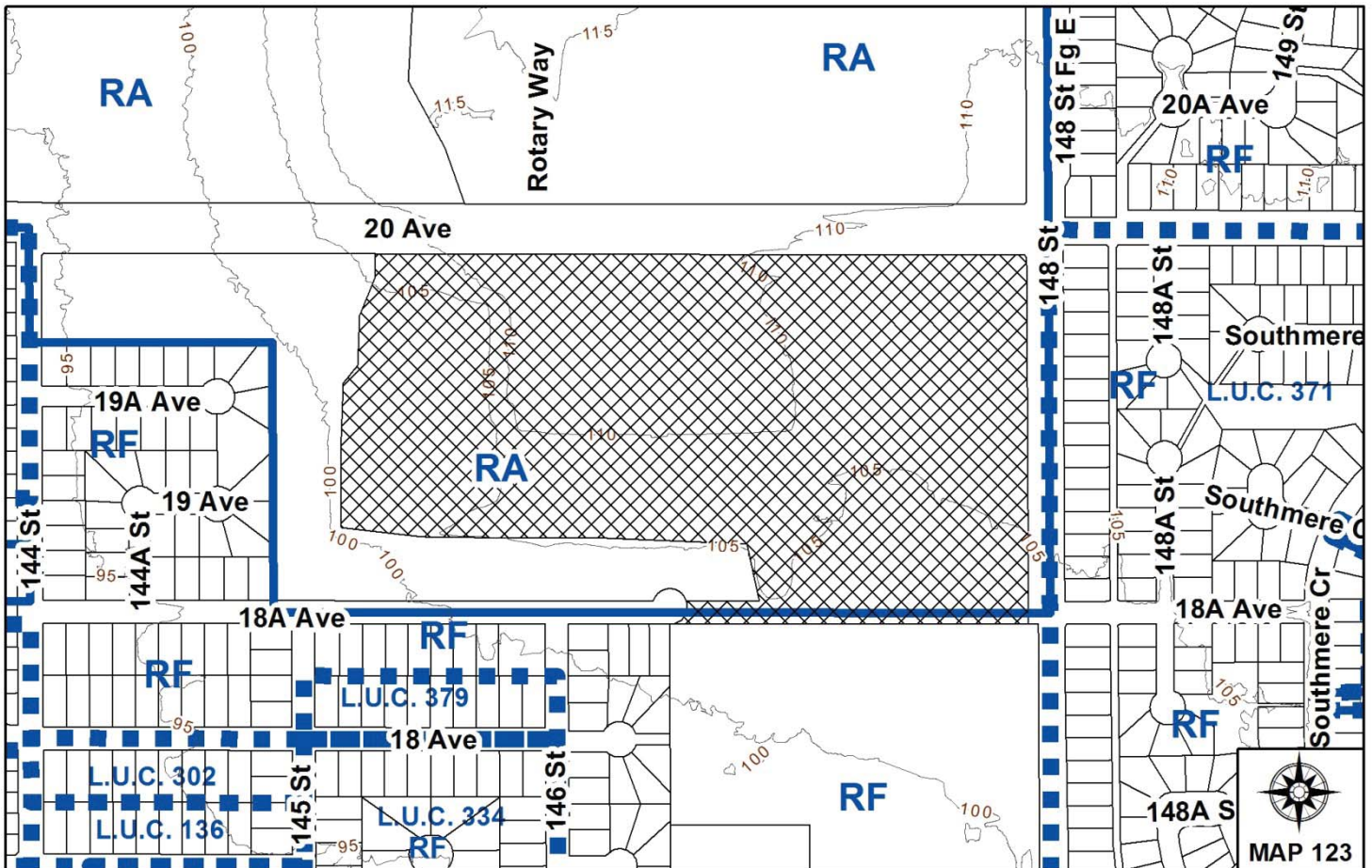
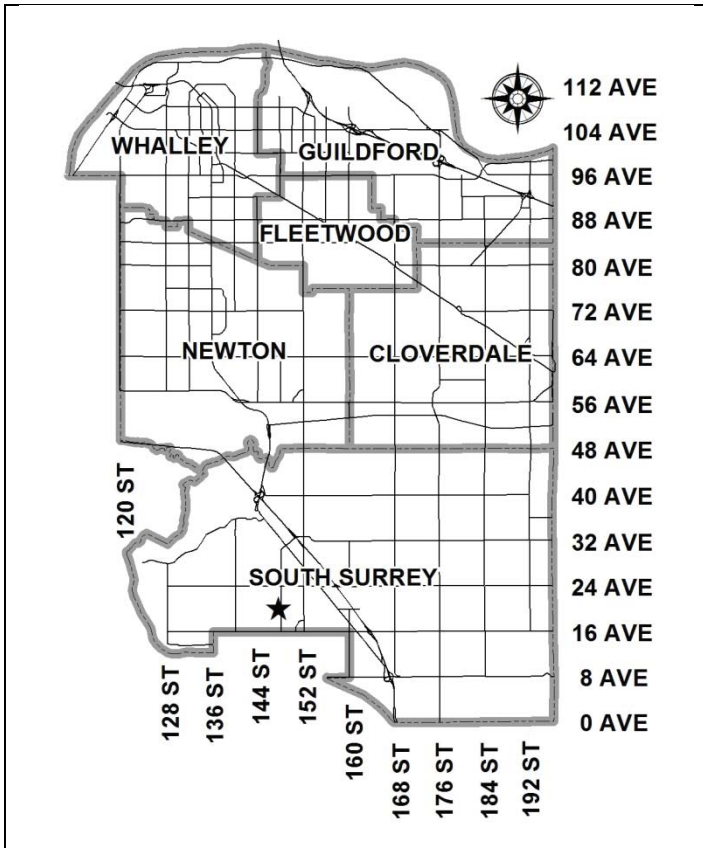
to permit the construction of a rugby fieldhouse addition to the existing baseball fieldhouse

LOCATION: 14600 - 20 Avenue

OWNER: City of Surrey

ZONING: RA and RF

OCP DESIGNATION: Conservation and Recreation



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal will facilitate the development of a Rugby Fieldhouse to be constructed by the City of Surrey as a shared facility with the Bayside Athletic Association.
- 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).

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7916-0665-00 (Appendix II) and authorize the Mayor and Clerk to execute the Permit.

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

REFERRALS

Engineering: The Engineering Department has no objection to the project.

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 20 Avenue) and West:	Portion of South Surrey Athletic Park	Conservation and Recreation	RA
East (Across 148 Street):	Single family homes	Urban	RF
South	Portion of South Surrey Athletic Park and Semiahmoo Secondary School	Conservation and Recreation/ Urban	RA and RF

DEVELOPMENT CONSIDERATIONS

Background

- 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".
- Bayside Athletic Association, based in South Surrey, is a successful rugby association with hundreds of members and a Capital Fund for projects that can enhance the services they provide to their members. In the past, Bayside has made presentations to the Parks, Recreation and Sport Tourism Committee regarding a partnership with the City to develop a rugby fieldhouse Facility in South Surrey Athletic Park. Since that time Parks staff members have met with Bayside representatives on several occasions to discuss their contributions to the project and reach agreement on a number of design and operational details.
- The City is now in a position to proceed with the project through the Development Approval processes, subject to receipt of the agreed funding contribution from Bayside. Approval of the Partnering Agreement is a pre-requisite for staff to proceed with the construction.

- At the April 3, 2017 Regular Council – Public Hearing meeting, Parks, Recreation and Culture Department management will be submitting a Corporate Report to Council regarding the approval and execution of the Partnering Agreement between the City of Surrey and the Bayside Athletic Association.

Current Proposal

- The subject site, owned by the City of Surrey, is zoned "One-Acre Residential Zone (RA)" and "Single Family Residential Zone (RF)", and designated Conservation and Recreation in the Official Community Plan (OCP).
- The intent of this proposal is to build the rugby fieldhouse adjacent to the existing baseball fieldhouse in the South Surrey Athletic Park.
- The City-owned land that is proposed for use by Bayside for the Facility is on a sloped, grass area adjacent to the rugby field on the South side of 20 Avenue, within the South Surrey Athletic Park (Appendix II).
- The rugby fieldhouse will be constructed by the City of Surrey and will be a shared facility with the Bayside Athletic Association.
- The proposed facility will include four change rooms, public washrooms, referees room, first aid room, and a rugby fieldhouse/activity space combined in a two-storey building.
- The proposal also includes access improvements to the field house parking lot to the north and some minor landscaping upgrades.
- The facility is proposed to be constructed in two phases. Phase one will consist of the construction of the lower level with four change rooms, public washrooms, referees room, first aid room, storage space, mechanical space, and the construction of the upper level (2nd storey) shell. Phase two will be in the form of a tenant improvement for the Bayside Athletic Association activity space, which includes washrooms and a kitchen.

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 7.8 metre (36 ft.) height of the building and the underlying zoning, the proposed rugby fieldhouse is required to be sited a minimum of 7.8 metres (36 ft.) from all lot lines. The proposed expansion exceeds this requirement with the closest part of the building proposed at least 41 metres (135 feet) from the nearest property line. The proposed facility will be an extension of the existing baseball fieldhouse; however, the new structure will be completely separate from the existing structure.
- The Zoning By-law requires that three (3) parking stalls are provided for every 100 square metres (1,075 sq. ft.) of gross floor area. Based on the floor area of the proposed rugby fieldhouse, 21 parking stalls are required in order to meet the Zoning Bylaw requirements for parking.

- A parking study was completed by R.F. Binnie and Associates Limited for the expansion of the South Surrey Recreation Centre as part of Development Application No. 7912-0169-00. This study has been reviewed and accepted by the City's Transportation Engineering Division. The study reviewed the existing parking supply in the Athletic Park and the anticipated parking demands based on the proposed expansion to the recreation centre.
- At the time of the study there were approximately 1,250 parking stalls available at the South Surrey Athletic Park. 350 of these parking stalls are reserved for use by Softball City. The remaining 900 parking stalls are divided between the central area in close proximity to the recreation centre and the south area which includes the sports fields, baseball fieldhouse, and the proposed rugby fieldhouse on the south side of 20 Avenue.
- Prior to the expansion of the recreation centre, the parking study determined that there was a surplus of 63 parking stalls in the central area of the Athletic Park. 70 stalls were required as part of Development Application 7912-0129-00, however, an additional 19 stalls were proposed above and beyond that required by the bylaw, resulting in a surplus of 12 parking stalls on the site.
- As part of Development Application No. 7916-0361-00, which proposes the development of an indoor Soccer Training Facility at the South Surrey Athletic Park, the applicant has agreed to provide 86 parking stalls, representing a surplus of 24 stalls on the overall site.
- There are approximately 131 parking stalls in the parking lot located directly north of the proposed rugby fieldhouse development, and approximately 278 parking stalls in the parking lot located to the south of the rugby fields. Based on the number of required parking stalls (21), the parking surplus on the overall site (24), and the number of parking stalls in the two adjacent parking lots (278), the proposed development would meet the Zoning By-law requirements.

PRE-NOTIFICATION

- Development Proposal Signs were installed on the site on March 16, 2017 to inform adjacent property owners about the proposed development. Staff received requests for information only as a result of the Development Proposal Signs. To date, the Planning and Development Department has not received any calls or correspondence concerning the project.

DESIGN PROPOSAL AND REVIEWBuilding Design and Access

- The proposed rugby fieldhouse has been designed by Thinkspace Architecture. The proposed rugby fieldhouse has been designed to complement the adjacent baseball fieldhouse facility.
- The proposed building design was reviewed by the Design Review Group (DRG) on December 7, 2016, and the applicant has satisfactorily addressed the comments that were provided. The application was not referred to the Advisory Design Panel (ADP) for review. The building design and landscaping plans were reviewed by staff and found to be generally acceptable.
- Primary vehicular access to the proposed building is provided via 20 Avenue and the existing parking lot located south of 20 Avenue and adjacent to the existing baseball fieldhouse facility.

Tree Management and Landscaping:

- The Parks, Recreation and Culture Department has provided a memo outlining the tree preservation and replacement proposed for the site (Appendix III).
- A total of 3 trees are proposed to be removed and 1 tree is proposed to be relocated on the site, as shown in the Landscape Plan (Appendix II).
- The tree removals and relocation are required to accommodate the proposed walkway connecting the fieldhouse to the parking lot to the north and the rugby fields to the west. The remaining trees will be protected in accordance with the Parks Standard Tree Protection specifications. The applicant is proposing 2 replacement trees on site.
- The Landscape Plan has been reviewed and approved by Trees and Landscape Division.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 8, 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 designated "Conservation and Recreation in the Official Community Plan" (OCP). • The proposed rugby fieldhouse meets the intent of the OCP designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • n/a
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • n/a

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • n/a
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The community will be encouraged to use the space. • The development provides direct view from the building to the parking lot and unobstructed views of adjacent areas. • Exterior lighting will be provided in the parking lot, along pathways, and on the building. • Outdoor spaces have been designed so as to not be conducive to loitering.
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The City has been in communication with the Bayside Athletic Association during the design of the project. The rugby club has offered insights into what they would like the project to be and will also be financially supporting a portion of the project.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Development Permit No. 7916-0665-00
- Appendix III. Tree Survey and Tree Preservation Memo

original signed by Ron Hintsche

Jean Lamontagne
 General Manager
 Planning and Development

RJG/da

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: RA

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		136,544 m ²
Road Widening area		
Undevelopable area		
Net Total		136,544 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		1%
Paved & Hard Surfaced Areas		19%
Total Site Coverage		20%
SETBACKS (in metres)		
Front		41 m
Rear		219.5 m
Side #1 (N,S,E, or W)		173.5 m
Side #2 (N,S,E, or W)		334.5 m
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal		7.8 m
Accessory		n/a
NUMBER OF RESIDENTIAL UNITS		n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		n/a
FLOOR AREA: Commercial		
Retail		
Office		
Total		681 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		681 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		n/a
# of units/ha /# units/acre (net)		n/a
FAR (gross)		0.01
FAR (net)		0.01
AMENITY SPACE (area in square metres)		
Indoor		321 m ²
Outdoor		212 m ²
PARKING (number of stalls)		
Commercial		420
Industrial		n/a
Residential Bachelor + 1 Bedroom		n/a
2-Bed		
3-Bed		
Residential Visitors		n/a
Institutional		n/a
Total Number of Parking Spaces		420
Number of accessible stalls		10
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		n/a

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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(the "City")

DEVELOPMENT PERMIT

NO.: 7916-0665-00

Issued To: CITY OF SURREY

("the Owner")

Address of Owner: 13450 - 104 Avenue
Surrey, BC V3T 1V8

A. General Provisions

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

Parcel Identifier: 015-151-085

Lot 4 Section 15 Township 1 New Westminster District Plan 83184 Except Plan BCP46838

14600 - 20 Avenue

(the "Land")

3. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

B. Form and Character

1. The character of the development including landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign packages on the Land shall be in accordance with the drawings numbered 7916-0665-00 (A) through to and including 7916-0665-00 (J) (the "Drawings"), which are attached hereto and form part of this development permit.

2. Minor changes to the Drawings that do not affect the general form and character of the landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.

C. Landscaping Installation and Maintenance

1. The landscaping shall be constructed, planted, installed and maintained in good order in accordance with the landscaping plans prepared by ETA Landscape Architecture, and referenced attached as 7916-0665-00 (J) (the "Landscaping").
2. For Form and Character development permits, or for that portion of a development permit pertaining to Form and Character, the Landscaping shall be installed and completed within six (6) months after the date of the final inspection of the buildings and structures.
3. For Form and Character development permits, Landscaping shall be maintained for a minimum of twelve (12) months after the date of substantial completion.

D. Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
2. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued within two (2) years after the date this development permit is issued. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.
3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.
4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.
5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.

6. This development permit is NOT A BUILDING PERMIT.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF _____, 20__ .

ISSUED THIS _____ DAY OF _____, 20__ .

Mayor

City Clerk

General Manager, Planning and
Development Department by his designate,
Ron Hintsche, Manager, Area Planning and
Development – South Division

City Clerk

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

Authorized Agent: (Signature)

Name: (Please Print)

SOUTH SURREY ATHLETIC PARK RUGBY FIELDHOUSE

14600 20 Ave, Surrey, BC V4A 9P5

LOT 4 SECTION 15 TOWNSHIP 1 PLAN 83184 NWD EXCEPT PLAN BCP46838

CONSULTANTS AND DRAWING LIST

Architectural

Thinkspace Architecture Planning Interior Design
Suite 300 - 10190 152A Street,
Surrey, B.C. V3R 1J7
Ph: (604) 581-8128
email: admin@thinkspace.ca

- A0.01 PROJECT INFORMATION
- A0.31 CONTEXT PLAN
- A0.32 SITE PLAN & SHADOW STUDY
- A1.01 FLOOR & ROOF PLANS
- A3.01 ELEVATIONS
- A4.01 SECTIONS
- A5.01 RENDERED ELEVATIONS
- A5.02 RENDERED ELEVATIONS
- A5.03 RENDERED PERSPECTIVES

Surveyor

Marshall Surveys Ltd.
17534 20th Avenue
Surrey, BC, Canada V3S 9N5
Ph: (604) 531-5751
email: marshallsurveys@shaw.ca

TOPOGRAPHIC SITE SURVEY

Civil

KM Civil Consultants Ltd.
Suite 400 - 34077 Gladys Avenue
Abbotsford, BC, Canada V2S 2E8
Ph: (604) 853-8831

- 01 LOCATION PLAN AND GENERAL NOTES
- 02 SITE SERVICING PLAN
- 03 SITE GRADING PLAN
- 04 WATER METER DESIGN AND LOCATION PLAN
- 05 TEMP. EROSION AND SEDIMENT CONTROL DETAILS
- 06 TEMP. EROSION AND SEDIMENT CONTROL PLAN

Landscape

ETA Landscape Architecture
1690 West 2nd Avenue
Vancouver, BC, Canada V6J 1H4
Ph: (604) 683-1456

L1.0 LANDSCAPE AND TREE MANAGEMENT PLAN

PROJECT SUMMARY

The Rugby Fieldhouse will be constructed by the City of Surrey and will be a shared facility with the Bayside Athletic Association, a local rugby club. The facility will have four change rooms, public washrooms, referees room, first aid room, and a rugby field house/activity space combined in a two storey building. The building will be an extension of the existing baseball batting facility in the South Surrey Athletic Park. The project is divided into two parts, to be constructed in two phases.

Part One will consist of the following:

- The construction of the lower level with four change rooms and washrooms, a referee room, a first aid room, storage space, a mechanical space, and two public washrooms.
- The construction of the upper level shell.

Part Two will be in the form of a tenant improvement for the Bayside Athletic Association activity space which includes washrooms and a kitchen.

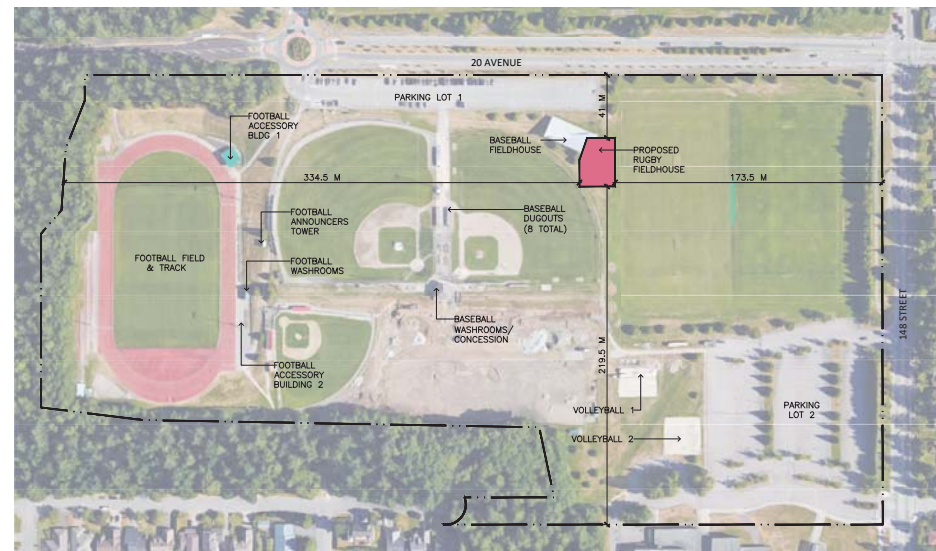
In addition to the Fieldhouse, and as part of the project, there will be site works and access improvements to the field house as well as some minor upgrades to landscaping. Separate to the contract with Thinkspace will be upgrades to the parking lot to the north.

Total Building Area	1,087m ²
Existing Baseball Fieldhouse	406m ²
Proposed Rugby Fieldhouse	681m ²
(Lower Level)	361m ²
(Upper Level)	320m ²

Building Height	
Existing Baseball Fieldhouse	10m (1 Storey + Mezzanine)
Proposed Rugby Fieldhouse	7.8m (2 Storeys)

Site Area 136,544m²

Note: Refer to Development Data Sheet submitted with the Development Permit Application for zoning requirements.



LOCATION PLAN
SCALE: 1:1500

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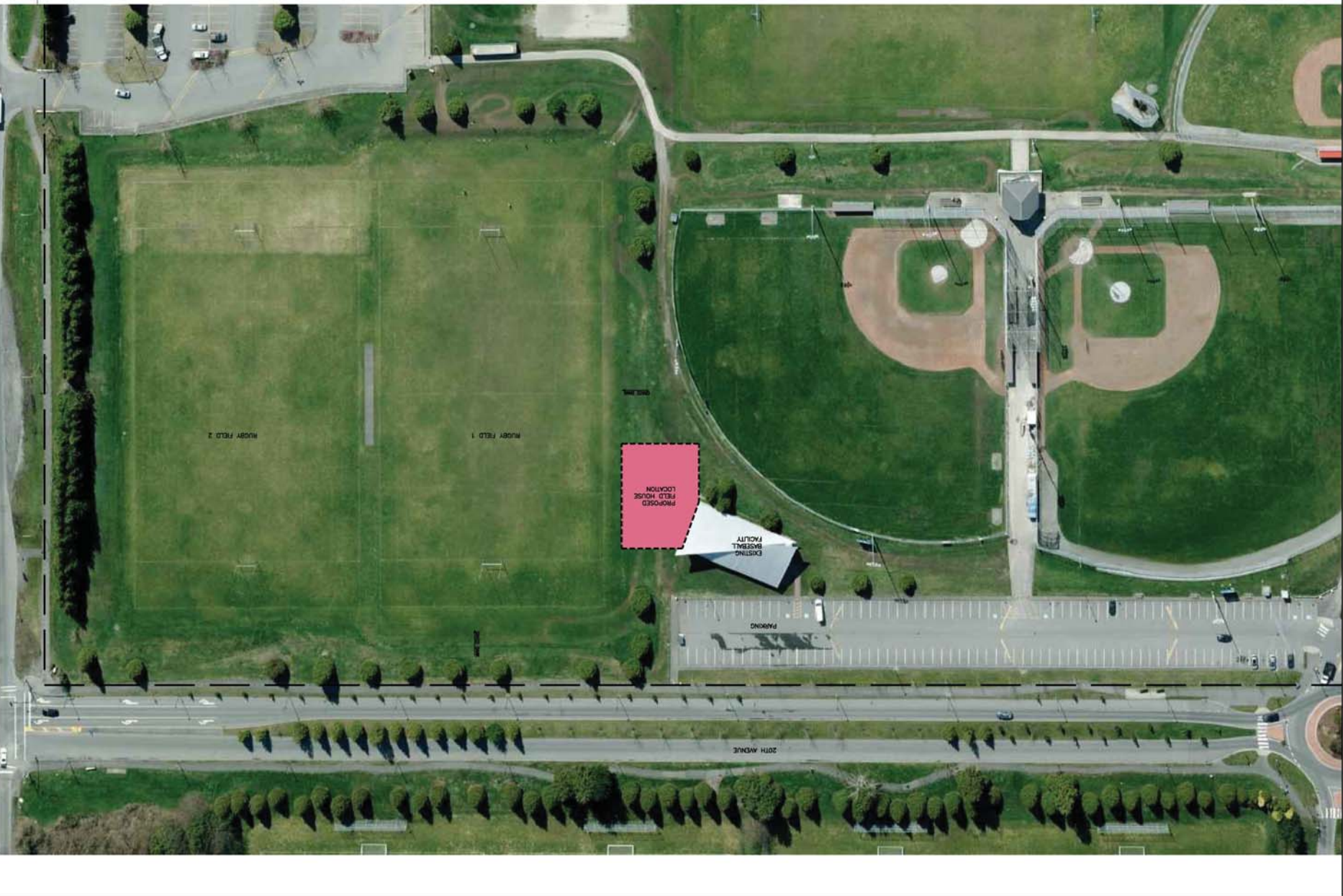
NO.	REVISION	DATE	DESCRIPTION



Project Name	SSAP RUGBY FIELD HOUSE
Project Address	14600 20 AVE, SURREY, BC V4A 9P5
Project No.	15 501
Project Date	2024-11-08
Project Status	REVISED
Project Manager	W W W
Project Designer	W W W
Project Checker	W W W
Project Approver	W W W

7916-0665-00 (A)

CONTEXT PLAN
SCALE: 1:500



Project Number: 15 501
Project: SSAB RUGBY FIELD HOUSE
Site No: 206-11-01

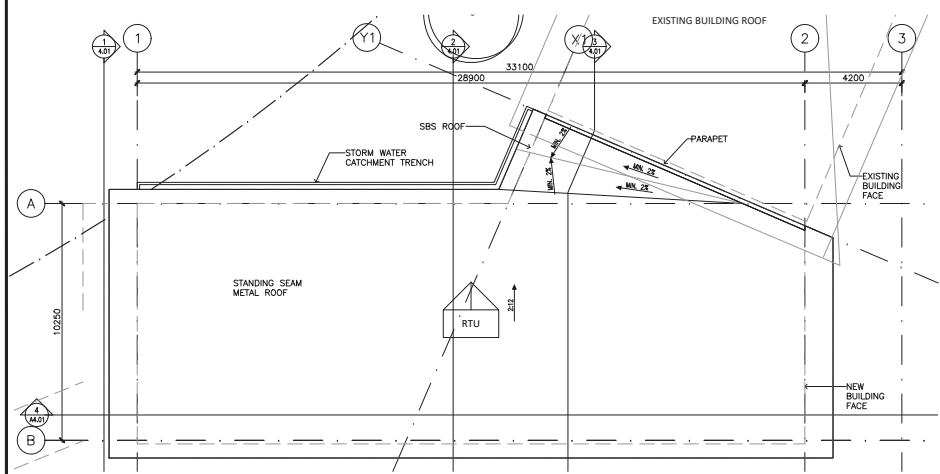
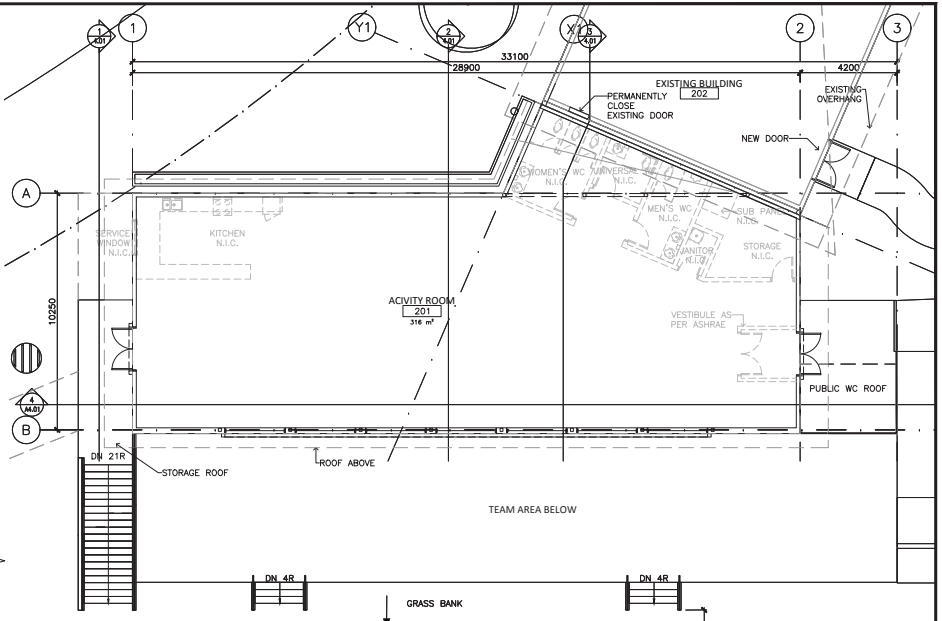
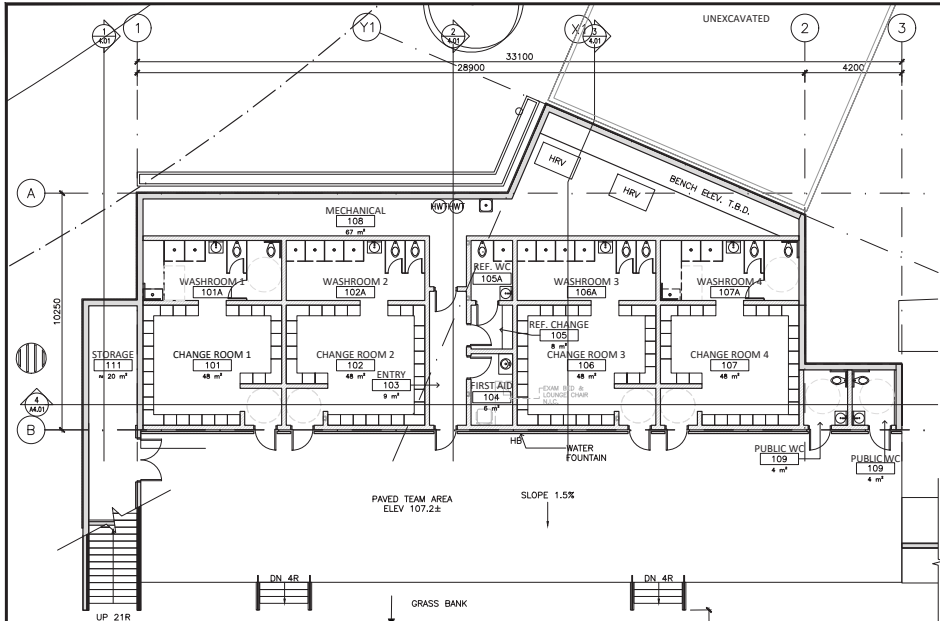
thinkspere
architecture planning interior design
300-10190 152A Street | Surrey, BC | V3R 1J7
t (604) 581 8128 | f (604) 581 8148 www.thinkspere.ca

DEVELOPMENT PERMIT

NO.	DESCRIPTION

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(B) 00-59950-9162



- WALL LEGEND**
- WATER BARRIER BOARD & RIGID INSULATION
 - 10" CONCRETE WALL
 - 8" CONCRETE BLOCK WALL
 - 8" CONCRETE BLOCK WALL WITH INSULATION & 4" BLOCK FACING
 - 6" WOOD STUD WALL WITH INSULATION

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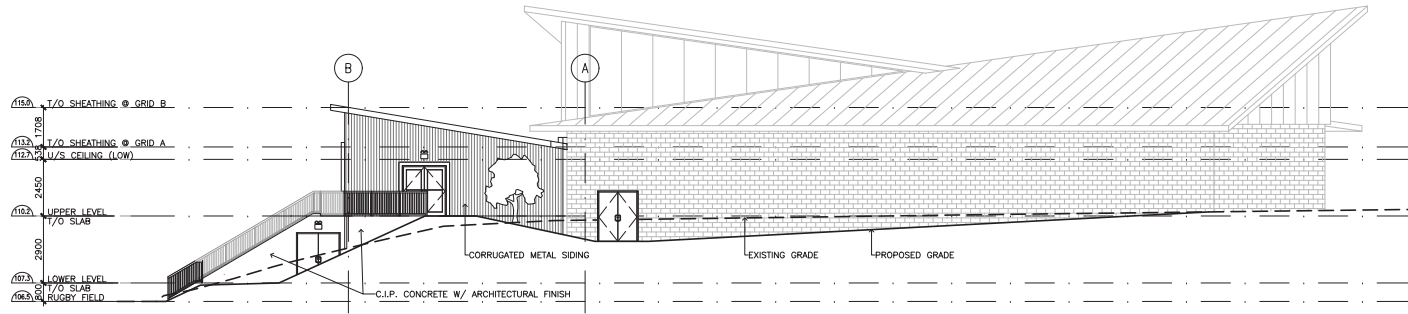
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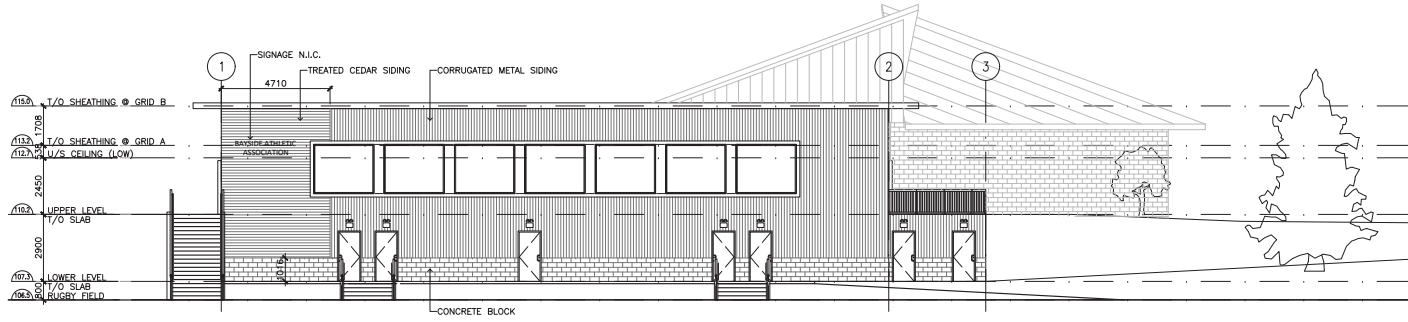
thinkspace
 ARCHITECTURE
 940-424-9898
 1000 10th Street, Suite 117
 Denver, CO 80202

Project: SSAP RUGBY FIELD HOUSE	Scale: 1:100
Project Number: 15 501	Date: 7/26/11
Sheet Number: 15 501-01	Drawn By: [Signature]
Checked By: [Signature]	Reviewed By: [Signature]

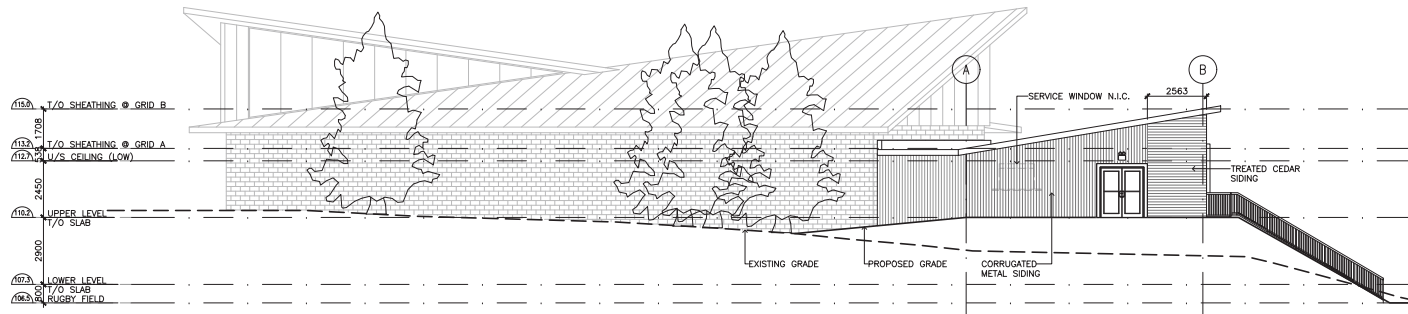




1 NORTH ELEVATION
SCALE: 1:100



2 EAST ELEVATION
SCALE: 1:100



3 SOUTH ELEVATION
SCALE: 1:100

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DEVELOPMENT PERMIT	
NO. DATE	DESCRIPTION

thinkspace
ARCHITECTURE
1000 10th St. NW
Atlanta, GA 30309
404.525.1177
www.thinkspace.com

Project	SSAP RUGBY FIELD HOUSE
Project Number	15 501
Sheet Number	15 501-01
Scale	1:100
Date	7/16/13
Drawn By	
Checked By	
Project Manager	

7916-0665-00 (E)



1 NORTH ELEVATION
 SCALE: 1:50

- METAL PICKET GUARDRAILS
- METAL PANEL ACCENT BOX AROUND WINDOWS AND DOORS
- INSULATED METAL DOORS, PAINTED
- CAST IN PLACE CONCRETE WITH ARCHITECTURAL FINISH (CONTROLLED PANEL AND FORMWORK TIE LOCATIONS)
- CORRUGATED METAL CLADDING
- NEW EXIT DOOR FROM EXISTING BASEBALL FIELDHOUSE



2 EAST ELEVATION
 SCALE: 1:50

- TREATED CEDAR SOFFIT
- SIGNAGE NOT INCLUDED
- METAL PANEL ACCENT BOX AROUND WINDOWS AND DOORS
- ALUMINUM PUNCH WINDOWS
- FIBRE CEMENT PAINTED IN BAYSIDE RUGBY ASSOCIATION COLOURS
- TREATED CEDAR SIDING
- CORRUGATED METAL CLADDING
- MODULAR SPLIT FACE CONCRETE BLOCK WITH ANTI GRAFFITI COATING
- BROOM FINISH CONCRETE STAIRS
- INSULATED METAL DOORS, PAINTED
- METAL PICKET GUARDRAILS

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DEVELOPMENT PERMIT	
REVISIONS	DESCRIPTION

thinkspace
 COMMERCIAL DESIGN
 1000 14th Street, Suite 100
 Victoria, BC V8W 2R7
 (250) 383-8888
 www.thinkspace.ca

Project	SSAP RUGBY FIELD HOUSE
Client	SSAP RUGBY ASSOCIATION
Architect	thinkspace
Project Number	15 501
Sheet Number	15 501-01

7916-0665-00 (G)



INTER-OFFICE MEMO

TO: Planner - Area Planning South

FROM: Parks Planning, Research and Design Manager

DATE: March 27, 2017 **FILE: 6140-20/S**
7916-0665-00

RE: Tree Management for Rugby Field House Project

The purpose of this memo is to provide information on the planned tree removals and strategy for tree replacement in relation to the development of the Rugby Field House at South Surrey Athletic Park. While the City's Tree Protection By-law does not have specific requirements for development on City land and parkland, the City's practice is to utilize best practices in tree protection and offset tree loss where feasible through appropriate tree planting during landscaping of the new facility.

The proposed development of the Rugby Field House at South Surrey Athletic Park is located at 14600 20th Ave. The site contains primarily sports fields and associated infrastructure. Due to the requirements of the development of the Rugby Field House, three (3) trees greater than 30cm DBH will need to be removed to accommodate an accessibly graded access ramp. The three (3) trees are Thuja Plicata "Excelsa" planted by City staff during previous park development. Three replacement trees will be planted by City staff in an appropriate location near the new facility at the end of construction.

If the project proceeds during the Bird Nesting Window, the City will retain an independent Registered Professional Biologist to be on site during tree removals to confirm the absence of bird nests in trees to be removed.

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