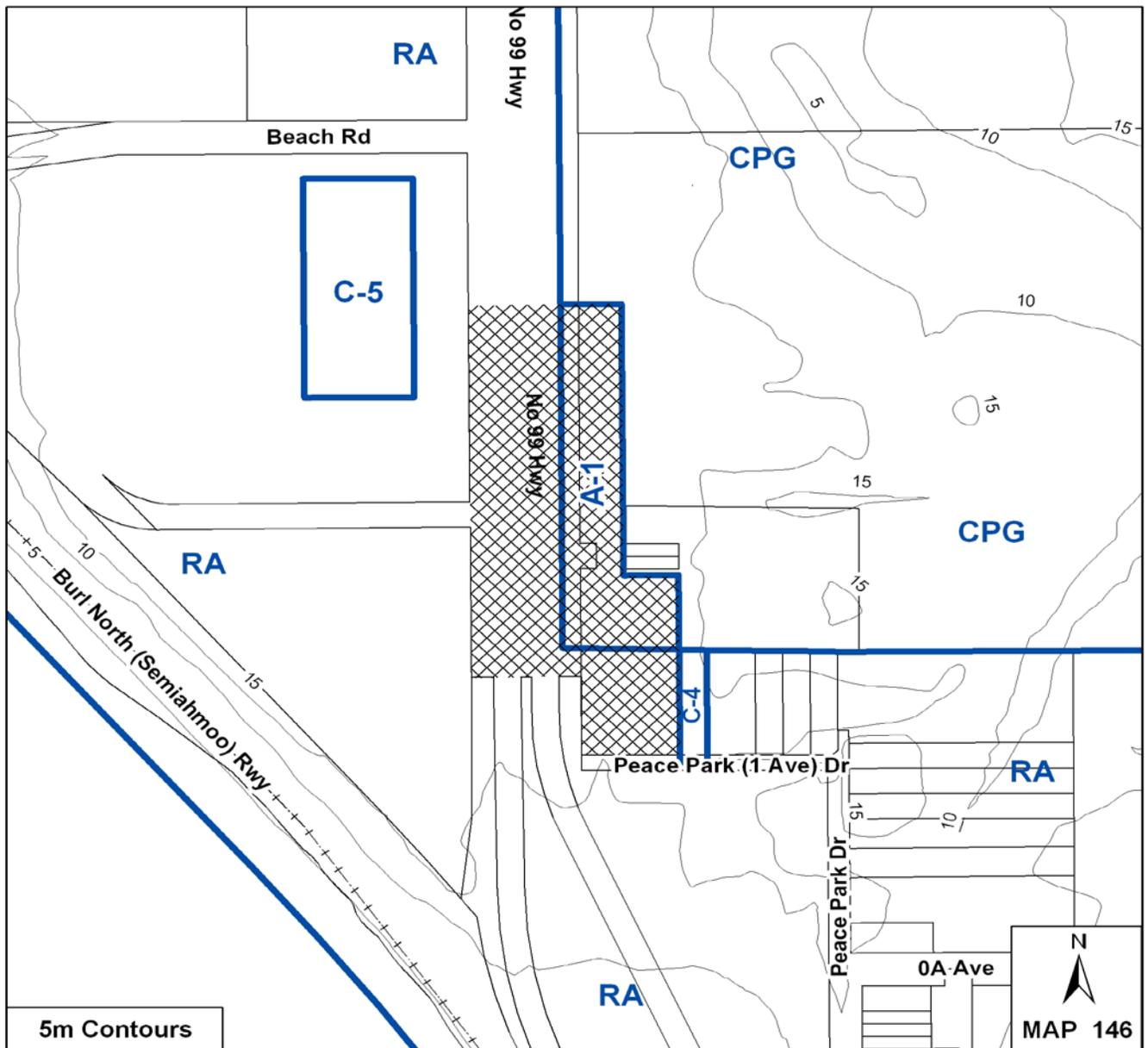


Proposal:	Redevelopment of the Douglas (Peace Arch) Border Crossing.		
Recommendation:	Receive as Information		
Location:	16800 Block of Highway 99/Peace Park Drive	Zoning:	RA and A-1
OCP Designation:	Urban & Agriculture	Owner:	Canada Customs & Revenue Agency



PROJECT TIMELINE

Completed Application Submission Date: May 5, 2003
Application Revision & Re-submission Date: June 20, 2006
Planning Report Date: June 26, 2006

PROPOSAL

The applicant is proposing the redevelopment of the Douglas (Peace Arch) Border Crossing Station that includes:

- Phased development of various Douglas (Peace Arch) Border Station buildings, including a temporary station, while the permanent facilities are being constructed;
- A permanent Douglas Border Station, including a secured main building with Canada Customs and Revenue Agency Offices;
- Ten (10) Customs inspection entry to Canada Border Crossing booths;
- A tertiary building for detailed vehicle inspection that includes X-ray capabilities;
- A Public Works building that also houses public washrooms; and
- The acquisition of adjacent properties and lands, including lands from the Peace Portal Golf Course, and rerouting Peace Park Drive.

RECOMMENDATION

The Planning & Development Department recommends that this report be received as information.

REFERRALS

Engineering:

The Engineering Department has noted in their 2003 comments that the applicant is proceeding without a Servicing Agreement due to their Crown status (Appendix III). However, Engineering advises that the applicants have been working with the Engineering Department in a process that mirrors a Servicing Agreement to address all servicing requirements.

SITE CHARACTERISTICS

- **Existing Land Use** Existing Douglas (Peace Arch) Border Crossing facilities.
- **East:** Peace Portal Golf Course, Peace Arch Park and single detached residential areas of Douglas, zoned A-1 and RA, designated Agricultural and Urban in the OCP.
- **South:** Peace Arch Provincial Park, zoned RA, designated Urban in the OCP.
- **West:** Semiahmoo Indian Reserve Lands, zoned RA, designated Indian Reserve in the OCP.
- **North:** Highway 99.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The Douglas (Peace Arch) Border Crossing is located on the Highway 99 road allowance and one adjacent legal parcel immediately north of the Canada-USA Border. Additional lands affected by the required rerouting of Peace Park Drive have been secured, or are in the process of being consolidated by the Crown.
- The site is adjacent to Semiahmoo Indian Reserve lands to the west and the Peace Portal Golf Course and residential properties to the east.
- The proposal is to construct a new Border Crossing facility representing the high standard of design associated with a Port of Entry to Canada, and development in this part of the Lower Mainland. The Border Crossing facility will expand the customs inspection stations from seven to ten. The expansion and new construction has required that access be redesigned, requiring the closure of the existing Peace Park Drive in the interim. The new Peace Park Drive/ 1st Avenue, allowing residents from the Douglas area to access Highway 99 directly, will be addressed as part of this project.
- Temporary works and construction are underway in preparation for the construction of the permanent facility. It is expected that construction of the facility will begin in the immediate future.

Previous Reports to Council

- Canada Customs and Revenue Agency (CCRA) made a delegation to City Council in 2000 in order to present Council with the preliminary plans for the redevelopment of the Douglas Border Crossing facility.

- At that time, Council had the opportunity to give some feedback to the CCRA and requested that the CCRA ensure there was continued consultation with stakeholders which included the City, Friends of the Peace Arch Park and the Peace Portal Golf Course. This consultation has been undertaken over the past few years, and has now been concluded with all stake holders.
- Staff prepared a follow up Report to Council on September 20, 2001 (Appendix VI) which outlined the ongoing consultation process and the design process being utilized by the Federal project team.

Project Description

The new facility is located mainly on the existing site. It includes three buildings, inspection booths, reworked entry, significant landscaping and on site stormwater management.

- The overall concept is intended to provide a sustainable and environmental concept within the framework of an organic building form.
- The site adjoins the neighboring park, Semiahmoo Indian Reserve lands and the Peace Portal Golf Course. Fencing and landscaping buffers are incorporated into the plan to provide additional privacy for these areas.
- The main building will have underground parking and two storeys above ground. The main and second floor has office space around a central atrium style feature that extends to the roof. The main building is approximately 2,445 square metres (24,165 square feet) in floor space, and is two storeys in height.
- The main building has extensive windows and spandrel glass. The roof houses a large skylight which leads to fanned inspection canopies. The roof of the main building is a green roof.
- Directly east of the main building are the ten inspection booths, with canopies, incorporating the same architectural style as the main building. The canopy has been left unarticulated due the inclusion of a solar panel.
- Also with the inspection booths is the bicycle and pedestrian entryway (at the far west end of the inspection booths).
- Most of the traffic is expected to be vehicular but some pedestrian and bicycle traffic is expected and has been incorporated into the site planning by providing pathways and a raised crosswalk.
- The entire area is proposed to be surfaced with patterned paving stone. Paving types will be used to indicate and differentiate areas by use of colour and texture.
- Vehicles will queue in lanes in front of the inspection booths. Traffic will flow north and/or stop at the tertiary inspection areas.
- Parking areas include parking for immigration, visitors and the underground parkade for staff.
- Above ground parking has included permeable pavement in order to allow a more natural infiltration of stormwater.

- The tertiary inspection area is a single storey building which allows more detailed investigation of vehicles. The building design is compatible with the main building through sloping roof elements and spandrel glazing.
- There are disposal areas near the north end of the site. The north portion of the site includes the single storey works and public washroom building and the works yard..
- There are a number of green spaces through the site. They include a number of wet/dry ponds to accommodate water storage and drainage. Sculptural elements such as a rock wall and fountain have been incorporated into the site.
- The proposed landscaping is drought tolerant to lower water use on the site.

Consultation by Project Team

- The Project Team for the Federal Government was led by Bunting Coady Architects and representatives of the Federal Government (Public Works and Government Services).
- Preliminary consultation with the City of Surrey occurred in 2000, with ongoing consultation through the design of the project to the Tender in 2005.
- As requested by Council, further stakeholder consultation was held with Friends of Peace Arch Park and the Peace Portal Golf Course, and a Public Information Meeting was held on July 21, 2001 to involve the Douglas residents. The main issues through the initial stages of consultation were the encroachment on Peace Arch Park, ensuring the Douglas access to Highway No. 99 would be maintained through the Peace Park Drive connection, the acquisition of lands in the Peace Portal Golf Course, and resolution of minor site planning and operational issues.
- Friends of the Peace Arch Park and BC Parks were consulted through the planning phase of the project and all concerns have been met.
- A development application was submitted in order to allow the City's Advisory Design Panel to have input to the design, to ensure that appropriate interface issues were addressed and public participation sought.
- The project representatives consulted the Peace Portal golf course and have concluded their consultation negotiations and land transactions. A concrete fence and landscaping have been placed on the eastern boundary of Highway 99. Some stormwater from the golf course will also be routed through the Border Crossings on-site storm lands.
- The Semiahmoo First Nation has concluded land transactions to allow the project to proceed. The concern regarding archaeological artifacts has been addressed by the hiring of a Band Member to oversee excavations.
- Engineering states that the project has mirrored the requirements of a servicing agreement and the government will be paying cash-in-lieu of DCC's on application from the City.

- The neighbours have been consulted and their concerns with noise and traffic have been addressed through land purchase or fencing and landscaping.
- A full environmental review of the site has been conducted to Federal Standards.
- The concerns have been satisfactorily addressed and the Government of Canada is preparing to proceed with construction.

ADVISORY DESIGN PANEL

The Project Team addressed the comments of the Advisory Design Panel within the constraints of designing a secure border facility.

ADP Meeting Date: May 29, 2003

ADP comments and suggestions have been satisfactorily addressed.

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.	Contour Map
Appendix III.	Proposed Subdivision Layout, Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	ADP Comments
Appendix VI.	Previous Reports to Council

How Yin Leung
Acting General Manager
Planning and Development

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CONTOUR MAP FOR SUBJECT SITE

