

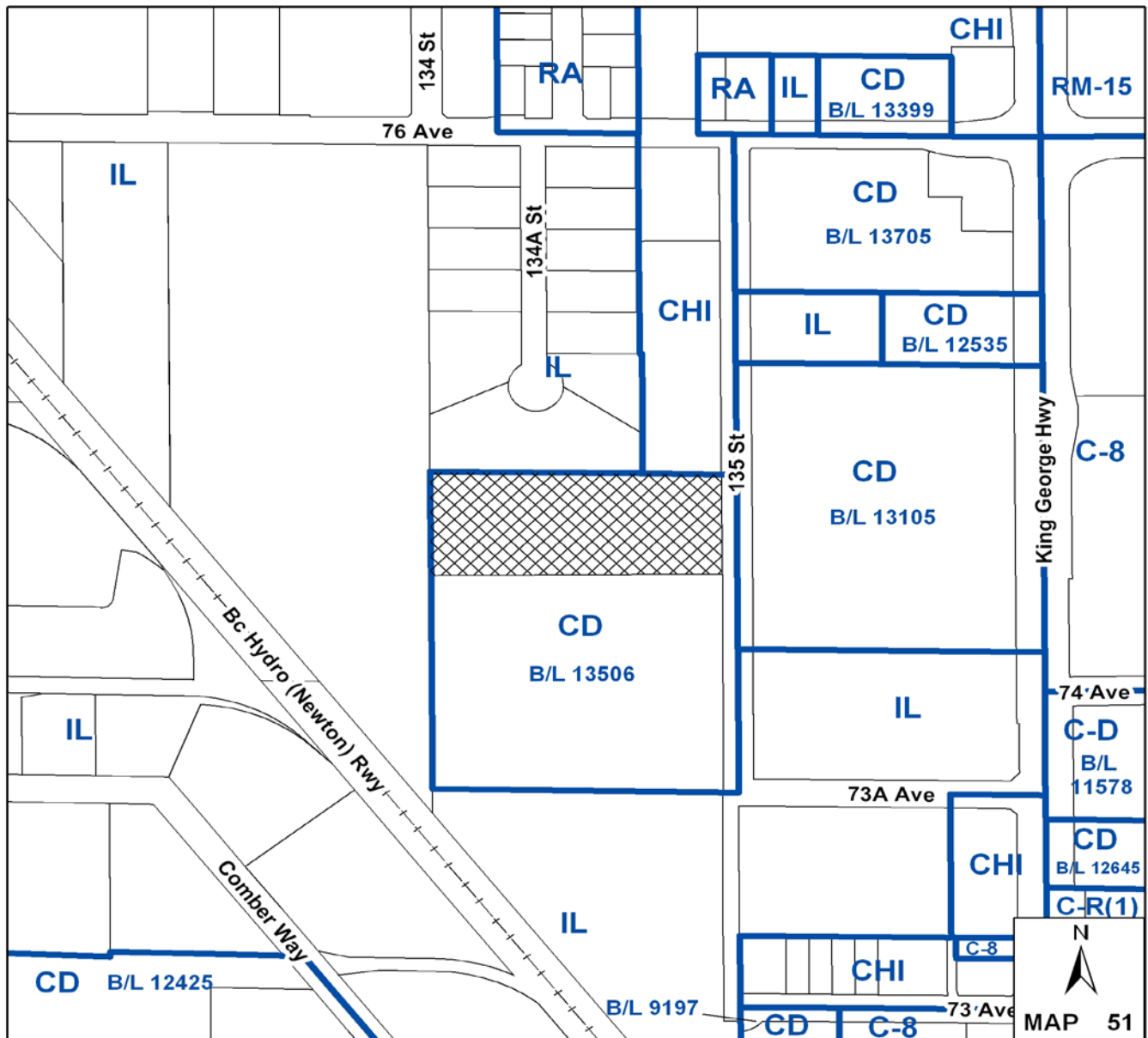
**Proposal:** Amend CD Zone (By-law No. 13506) to allow a private surgical clinic within an existing building.

**Recommendation:** Approval to Proceed

**Location:** 7475 - 135 Street      **Zoning:** CD (By-law No. 13506)

**OCP Designation:** Industrial

**LAP Designation:** General Industrial      **Owner:** Strata Plan BCS 1684



## PROJECT TIMELINE

Completed Application Submission Date: October 6, 2006  
Planning Report Date: November 20, 2006

## PROPOSAL

The applicant is proposing:

- to amend CD By-law No. 13506

in order to permit a private surgical clinic within an approximately 6,870 square metre (73,950 sq.ft.) commercial/industrial building.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 13506 and a date be set for Public Hearing (Appendix IV).

## REFERRALS

Engineering: The Engineering Department has no objection to the project (appendix IV)

## SITE CHARACTERISTICS

- **Existing Land Use** Existing commercial/industrial building, which is partially vacant.
- **East:** Across 135 Street is a lot zoned CD (By-law No. 13105) occupied by Costco, designated Commercial in the OCP.
- **South:** A site zoned CD (By-law No. 13506) occupied by Nav Canada, designated Industrial in the OCP.
- **West:** A vacant industrial building on a lot, zoned IL, designated Industrial in the OCP.
- **North:** A commercial building on a lot, zoned CHI, designated Industrial in the OCP, and an industrial property zoned IL occupied by manufacturing industry and warehouses.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

### Background

- The 1.44 ha (3.6 Acre) site is located at 7475–135 Street. It is designated Industrial in the Official Community Plan and is currently zoned Comprehensive Development (CD)(By-law No. 13506) and contains a new commercial/industrial building, which is partially vacant. The CD Zone currently permits various light impact industrial uses normally permitted under the IL Zone, limited retail uses and a banquet hall (Appendix V).
- The applicant is proposing to amend the existing CD Zone to allow a 1,817.6 square metre (19,565 sq.ft.) "Private Surgical Centre/Clinic" to operate in one of the units.
- The Surgical Centre will be operated by Surgical Spaces Inc. & Samba Inc., both Canadian owned and operated companies. The applicant intends to operate a surgical centre modeled after similar operations found at the False Creek Surgical Centre in Vancouver and Maples Surgical Centre in Winnipeg.
- Unlike a walk-in clinic the surgical centre will function as an extension of a public hospital operating room and supportive services, including associated diagnostic and imaging services, specialists' consultation offices, and recovery centre. The patients will be referred to the centre by a public hospital and treated by the centre's medical staff, including specialist surgeons, nurses and support staff. Referrals to the centre would also come from other organizations such as the Workers Compensation Board of BC, the RCMP and ICBC, to name a few. In other cases a public hospital or a health authority would rent operating rooms to be used by medical practitioners of their choice, with support staff provided by the centre. The facility will have the same accreditation as a Canadian public hospital and will operate under the BC Medical Practitioner's Act.

### Land Use Rationale

- The proposed Surgical Centre is considered a private hospital. Public and private hospitals are permitted in the Institutional (PI) Zone, which is a permitted zone in the Industrial designation of the OCP, therefore, an OCP amendment is not required for this proposal.
- The centre will be located in an existing building, which was built primarily for commercial uses and a banquet hall. Based on a mix of commercial and industrial uses permitted, the required amount of parking for this site would be 376 stalls. The shared parking provision of the by-law (75% of the total required number) is used in this case because the main generator of parking (the banquet hall) has restricted hours of operation through a Restrictive Covenant requested on the property. The 305 parking spaces provided (81%) will meet the parking requirement of the Zoning By-law for the permitted uses, including the proposed surgical centre.
- The proposed surgical centre is expected to operate primarily from 6 a.m. to 8 p.m., Monday to Saturday, generating the same traffic volumes as a regular public health centre, of a similar size, therefore, the parking demand for the subject site, as noted above, is expected to remain the same.

- The proposed surgical centre will not operate like a typical medical clinic, as it will provide only specialized surgical services to clients on the basis of referrals from primarily the public hospital system. No walk-in clients will be serviced. The surgical facility will serve as an overflow to the public surgery system.
- Furthermore, the applicant advises that there will be no critical patients (i.e. those that would arrive in ambulances) treated at the facility, therefore, regular conflict of emergency vehicles with the existing uses is unlikely.
- The east side of 135 Street is a mix of highway commercial, service industrial and limited retail uses. The proposed use is consistent with these uses.
- The proposed location is considered suitable in the context of the mix of commercial and industrial uses in this area. It is not expected to negatively affect the intent of the CD By-law No. 13506 and other uses in the nearby area. In addition, due to the existing mix of commercial and service industrial uses in the area, the additional use is not expected to erode the integrity of service industrial uses in the area or encourage the future interaction of commercial uses in the 135 Street corridor. There were no concerns raised by the public, in regard to the proposed use. Overall, the proposed use is not in conflict with other land uses in the area, therefore, the proposal is supportable.

#### PRE-NOTIFICATION

Pre-notification letters were sent on November 8, 2006 and staff received no comments.

#### 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.	Site Plan and Floor Plans (showing where the clinic will be located)
Appendix IV.	Engineering Summary
Appendix V.	Existing CD By-law (No. 13506)
Appendix VI.	CD By-law Amendment

How Yin Leung  
Acting General Manager  
Planning and Development

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Information for City Clerk

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

1. (a) Agent:      Name:                      Manjinder K. Bal  
                         Address:                      5748 - 123 Street  
                                                              Surrey, B.C.  
                                                              V3X 3H7  
                         Tel:                                      604-591-2320  
                         Fax:                                      604-807-3938

2.      Properties involved in the Application

- (a)      Civic Address:                      7475 - 135 Street
- (b)      Civic Address:                      7475 - 135 Street  
                         Owner:                                      Strata Plan BCS1684  
                         PID:    Various  
                         Strata Lots 1 to 33 District Lot 20 Township 2 New Westminster District Strata  
                         Plan BCS 1684 together with interest in the common property in proportion to  
                         the unit entitlement of each strata lot as shown in Form V

3.      Summary of Actions for City Clerks Office

- (a)      Introduce a By-law to amend CD By-law No. 13506.

## DEVELOPMENT DATA SHEET

**Existing Zoning: CD (By-law No. 13506)**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		1.44 ha
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	31.4%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	21.0 m
Rear	7.5 m	56.2 m
Side #1 (North)	7.5 m	18.14 m
Side #2 (South)	7.5 m	18.14 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18 m	12 m
Accessory	6 m	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>		n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		n/a
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Surgical Centre</b>		1,817.6 m <sup>2</sup>
<b>TOTAL BUILDING FLOOR AREA</b>	14,370 m <sup>2</sup>	6,870 m <sup>2</sup>

*\* 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)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1	0.47
AMENITY SPACE (area in square metres)		n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		305 stalls
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		305 stalls
Number of disabled stalls	3 stalls	6 stalls
Number of small cars	76 stalls	76 stalls
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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CONTOUR MAP FOR SUBJECT SITE

