

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0001-00

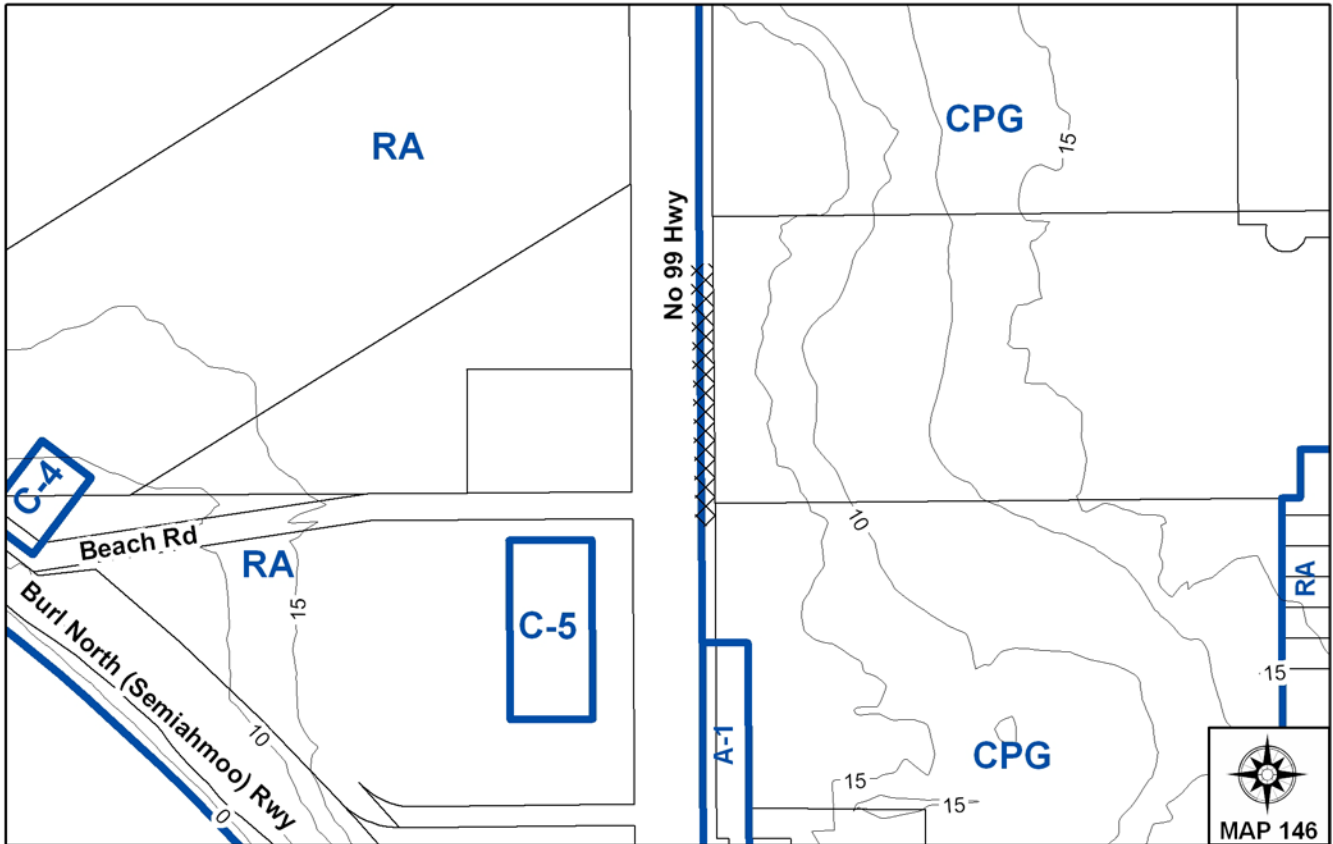
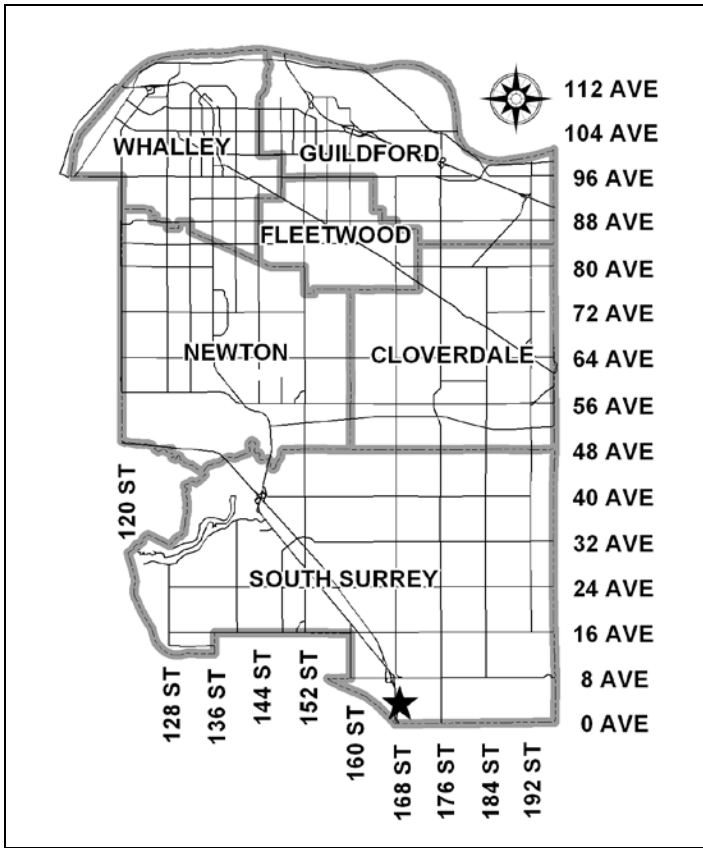
Planning Report Date: February 25, 2008

PROPOSAL:

- **For Council Information**

proposal by Tourism BC and the Ministry of Transportation to develop the Peace Arch Border Crossing Visitor Centre.

LOCATION: 298 Highway 99
OWNER: Ministry of Transportation - Highway 99
ZONING: CPG
OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- For Council information.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The proposed Visitor Centre complies with the Peace Arch Border Crossing plan.
- The proposed Visitor Centre design is highly sophisticated and a very high quality, achieves a variety of sustainable features, and provides an appropriate landmark to the entrance to Surrey, BC and Canada.

RECOMMENDATION

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

REFERRALS

- Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- Min. of Transportation:** MOT is the site owner and have approved and issued the appropriate permits for the project.
- Heritage Advisory Committee:** HAC received the project as information. They recommended that the totem pole and plaque be located in a central location, close to the building entrance and that a historical sign be incorporated with the totem pole (Appendix IV).

SITE CHARACTERISTICS

Existing Land Use: Peace Arch Visitor Centre and parking area.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Highway 99.	Agricultural	CPG
East:	Peace Portal Golf Course.	Agricultural	CPG
South:	Peace Arch Border Crossing Station.	Agricultural	A-1
West:	Semiahmoo National Reserve lands.	Indian Reserve	RA

DEVELOPMENT CONSIDERATIONSBackground

- The redevelopment plans for the Peace Arch Border Crossing facilities were presented to Council for Information in June 2006. The project is near to completion with the main Canada Customs building, inspection area and auxiliary buildings completed.
- This project established a generalized site plan for Peace Arch Border Crossing buildings and facilities including the future Visitor Centre, through consultation with the Ministry of Highways, adjacent land owners, the Semiahmoo Nation, Friends of Peace Arch Park and the City of Surrey. The stakeholder groups and the City were satisfied with the proposal and recommended that the project proceed.

Consultation and Review

- The Peace Arch Visitor Centre is proposed to be redeveloped and relocated south of the existing facility to better integrate the Centre into the overall Peace Arch Border Crossing facilities. The redevelopment will also provide for improved Visitor services and facilities.
- The new location of the Visitor Centre is in accordance with its location in the overall site plan for the upgrades to the Peace Arch Border Crossing.
- The proposed, and existing, Visitor Centre is located within the Highway 99 road allowance.
- Ministry of Highways (MOT) has an agreement with Tourism BC for the building and operation of the Visitor Centre.
- MOT and Tourism BC have consulted with Peace Portal Golf Course and the Semiahmoo Nation in regards to the proposed Visitor Centre. In addition to this consultation, these stakeholder groups were involved in the general planning process for the upgrades to the Peace Arch facilities prior to 2006.
- The project was referred to the Heritage Advisory Committee (HAC) for information and comments on the proposed location of the existing totem pole and plaque. The totem pole was erected along with the existing facility and is reflective of the Semiahmoo Nation. The plaque commemorates the opening of the "Deas Tunnel" (Highway 99).
- The plaque is to be retained in its existing location. HAC was satisfied with the location of the plaque.
- HAC recommended that the totem pole, which was located within the parking area, be located in a more prominent location, near the entry. This recommendation has been addressed by relocating the totem pole within the picnic area, beside the entry. HAC also recommended that a historical sign be incorporated with the totem pole. This sign will be added (Appendix II).
- The project was referred to the Advisory Design Panel (ADP), and is discussed below.
- MOT has issued the permit to allow the works to be completed.
- City staff have reviewed the project and are satisfied that the project can proceed.

Project Description

- The visitor centre will be located directly across from the customs inquiry building and duty free store and is connected by a pedestrian walkway.
- Peace Portal Golf Course is located directly east of the subject site.
- Vehicular traffic flows north out of the border inspection booths. The traffic and vehicular movement in and around this building have been approved through the original Border Plan.

Traffic must proceed past the Visitor Centre for entry into Canada.

- The architectural design of the building reflects sophisticated west coast design and First Nation inspiration.
- The exterior of the building incorporates significant masonry, exposed timber construction, curved walls, rendered rock, along with significant glazing panels and metal overhangs. A water pond feature is incorporated with the rock feature (Appendix II).
- The building will be built to LEED Gold Standard. This includes, but is not limited to, geothermal heating with no gas consumption and reduced electrical consumption, there will be sufficient trees per parking stall to make the entire site carbon neutral, reduced landscape irrigation, alternate fuel vehicle stalls, most of the waste will be recycled and local materials will be used to reduce travel.
- Parking is located to the north of the Visitor Centre. Visitors must proceed to the parking area and return to the facility. The parking area is landscaped in drought resistant, native planting materials.
- A paved walkway with significant landscaping connects the parking to the building.
- The site incorporates significant landscaping, a picnic area and dog walking area (Appendix II).

ADVISORY DESIGN PANEL

- The Advisory Design Panel comments were addressed to the satisfaction of City staff (Appendix V).

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.	Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Heritage Advisory Committee Minutes
Appendix V.	ADP Comments

Jean Lamontagne
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: Lark Projects Ltd.
 Address: 17802 - 66 Avenue
 Surrey, BC
 V3S 7X1
 Tel: 604-576-2935

2. Properties involved in the Application

(a) Civic Address: 298 Highway No. 99

(b) Civic Address: 298 Highway No. 99
 Owner: Ministry of Transportation - Highway 99

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: CPG

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		4,190 m ²
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		4,190 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		7%
Paved & Hard Surfaced Areas		67%
Total Site Coverage		74%
SETBACKS (in metres)		
Front (West)		2.47 m
Rear (East)		3.37 m
Side #1 (South)		40.35 m
Side #2 (North)		225.13 m
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		7.3 m
NUMBER OF RESIDENTIAL UNITS		n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		n/a
FLOOR AREA: Commercial		n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		430 m ²
TOTAL BUILDING FLOOR AREA		430 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)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		.10 or 10%
AMENITY SPACE (area in square metres)		n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
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