

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0158-00

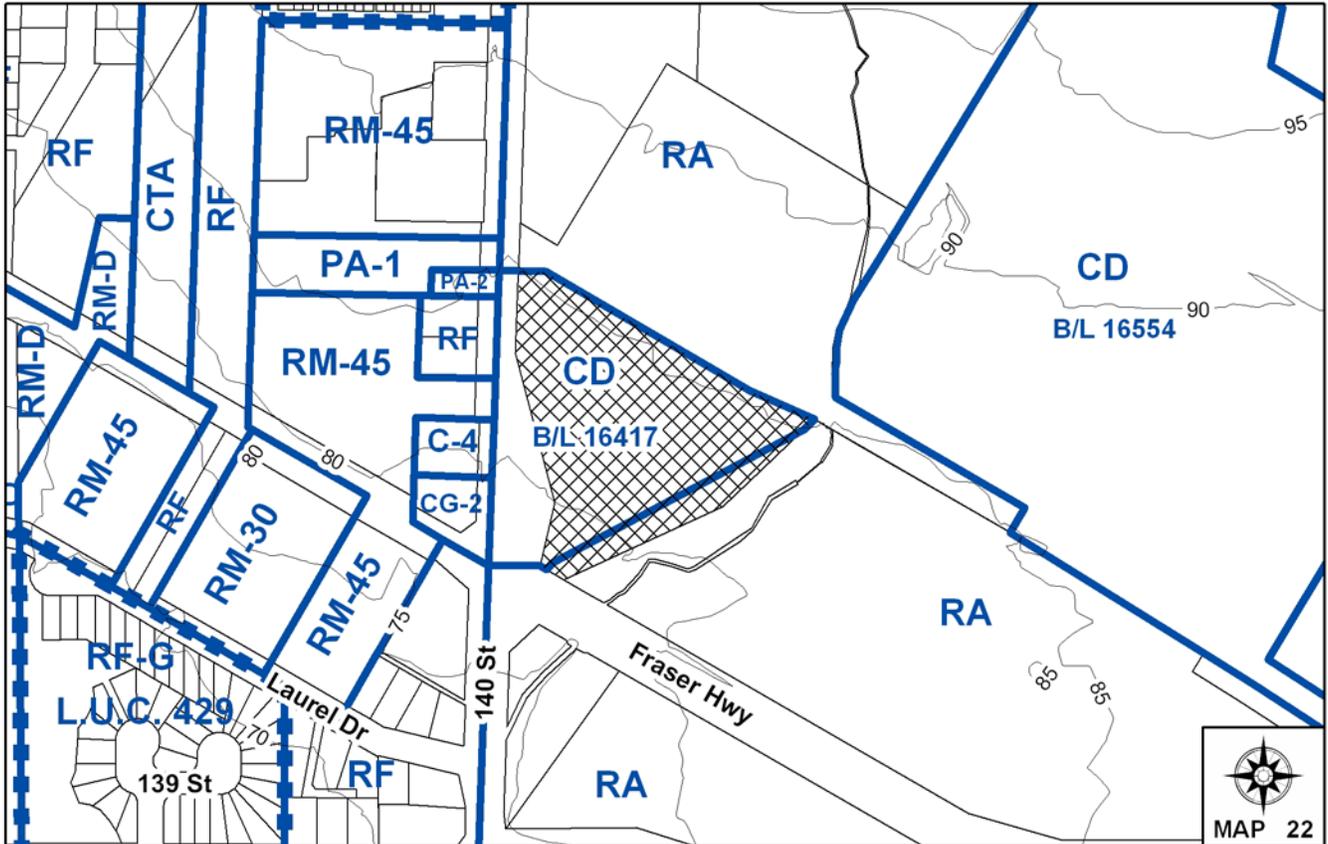
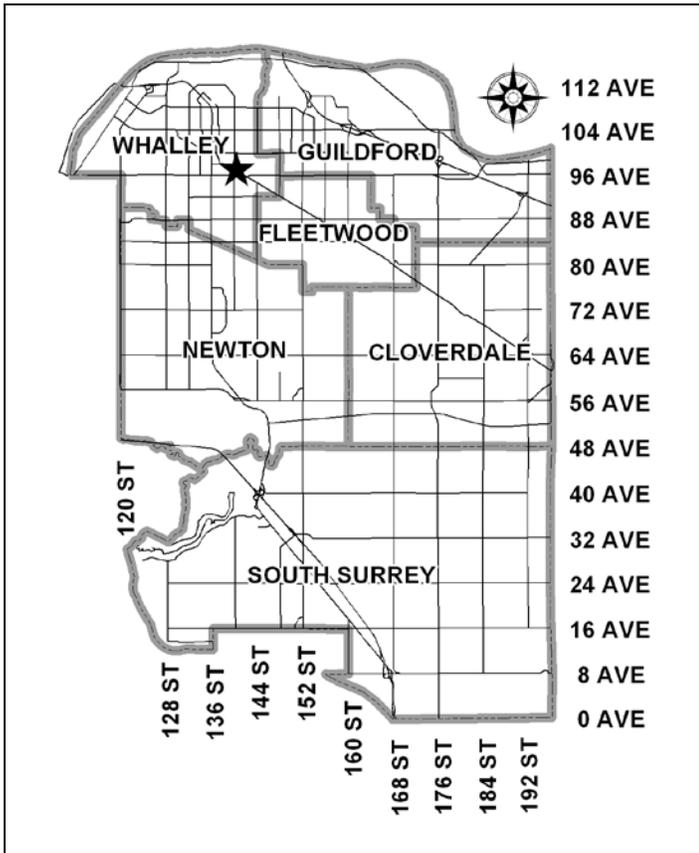
Planning Report Date: July 28, 2008

**PROPOSAL:**

- **Development Permit**

in order to permit the development of the Outpatient Facility at 140 Street and Fraser Highway.

**LOCATION:** 9750 - 140 Street  
**OWNER:** Fraser Health Authority  
**ZONING:** CD (By-law No. 16417)  
**OCP DESIGNATION:** Conservation



### RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- The project conforms to the Urban Design Guidelines for the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7908-0158-00 (Appendix (III)), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

REFERRALS

Engineering: The Engineering Department has no comment.

SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	Provincial government building.	Conservation	RA
East:	Green Timber Arboretum.	Conservation	RA
South (Across Fraser Highway):	Green Timber Urban Forest	Conservation	RA
West (Across 140 Street):	Proposed service station site (Application No. 7904-0178-00 at Third Reading). Three-storey apartment building. Single family dwellings. Surrey Community Services Society buildings.	Multiple Residential  Multiple Residential Multiple Residential Multiple Residential	CG-2 and C-4  RM-45 RF PA-1 and PA-2

DEVELOPMENT CONSIDERATIONSBackground

- On January 1, 2007, the Fraser Health Authority (FHA) submitted an application (No. 7907-0006-00) to rezone the site on the northeast corner of 140 Street and Fraser Highway from One-Acre Residential Zone (RA) to a Comprehensive Development Zone (CD) to permit the development of an Outpatient Facility (OPF).

- The OPF will provide medical services similar to the services provided by a hospital, with the major exception that there will be no overnight patients and no emergency room facilities.
- The OPF is being constructed as a Public-Private Partnership (P3).
- In order to provide the prospective P3 development proponents with a level of certainty with respect to the ultimate zoning of the site, it was envisioned that the project would proceed to Council in two steps.
- It was anticipated that the rezoning portion of the project would be taken through Public Hearing to Third Reading and that the Rezoning By-law would remain at Public Hearing stage until such time as a successful P3 proponent was selected. The successful P3 proponent would have then been required to submit a Development Permit application which would have proceeded to Development Permit issuance concurrently with the Final Adoption of the Rezoning By-law.
- However, during the P3 process it became apparent that financial institutions were not prepared to discuss and commit to financing details until such time as the Rezoning By-law for the site received Final Adoption.
- In response to this situation, FHA requested that City Council consider Final Adoption of the Rezoning By-law for the site in advance of the submission of a formal Development Permit application.
- As a result of the request from FHA, Council give Final Adoption to Rezoning By-law No. 16417 on December 17, 2007.
- In May 2008, a successful P3 proponent for the construction of the OPF was selected.
- The successful proponent is B.C. Healthcare Solutions, which is a consortium of companies led by French-based Bouygues Batiment International.

#### Current Proposal

- A Development Permit application for the OPF was submitted on May 30, 2008 by Kasian Architecture, the local architectural firm working with Bouygues Batiment International as part of the B.C. Healthcare Solutions consortium.
- In order to meet the construction and project completion schedule prescribed under the agreement with FHA, the issuance of the Development Permit is required to permit site preparation work to begin in August.
- Although a servicing agreement will be required for the project, B.C. Healthcare Solutions have been working closely with the Engineering Department, both through the P3 selection process and in recent weeks, to address all Engineering concerns and requirements. As a result, the Engineering Department can support the deferral of the completion of servicing issues to Building Permit stage.

- At the commencement of the P3 process, the Planning & Development Department developed a set of Urban Design Guidelines, for the subject site, that were incorporated into the Terms of Reference for the P3 competition.
- During the P3 competition, the various proposals were evaluated, among other things, on how the project addressed and incorporated the Urban Design Guidelines established by the City.
- As a result, most design issues, particularly the major aspects, were resolved by Planning & Development Department staff and the proponent as part of the P3 proponent selection process prior to the submission of a formal Development Permit application.
- Although the proposal was referred to the Advisory Design Panel (ADP) as part of the final review of the project, the design of the project was so far advanced that the applicant was able to adequately address design issues identified by the ADP review in an expeditious manner.
- As well, the proposal is in accordance with all of the regulations and requirements of CD By-law No. 16417.
- The proposed building results in a floor area ratio (FAR) density of 0.72, well below the maximum FAR of 2.5 permitted on the site.
- Site coverage totals only 15%, well below the maximum site coverage of 50% permitted under CD By-law No. 16417.
- As a result, City Council is being requested to issue the Development Permit for the OPF concurrently with the presentation of the Planning Report.

## DESIGN PROPOSAL AND REVIEW

### Site Layout

- In the long-term, it is envisioned that a number of buildings will be constructed on the subject site to house medical facilities and medical-related offices.
- The current Development Permit application constitutes Phase 1 of the development of the site.
- The proposed building will be located along the southern and eastern sides of the site, which will allow future expansion to take place along 140 Street and along Green Timbers Way, the existing private road that runs along the north side of the property.
- Green Timbers Way, located adjacent to the north of the development site, will be converted into a dedicated City road at some time in the future and will, eventually, provide access to the new RCMP Division E headquarters that is planned to be developed on lands to the east (zoned CD By-law No. 16554).
- Although not located within the OPF site, a portion of Green Timbers Way will be relocated and reconstructed in conjunction with the development of the OPF site and in conjunction with the realignment and reconstruction of 140 Street.

### Building Design

- The proposal consists of a rectangular-shaped building which, due to the slope of the site, will be 5 storeys in height at the intersection of 140 Street and Fraser Highway and four storeys in height at the north end of the building.
- The facility will house surgical suites for day-surgeries, diagnostic spaces and, treatment spaces, including areas for cancer treatment therapies and dialysis.
- A small café, convenience store and retail pharmacy (encompassing a total floor area of 100 sq.m./1,075 sq.ft.) will be located on the ground floor, adjacent to the main entry and lobby of the building.
- The building design, which has a 1950s retro look, is characterized by long, clean horizontal lines with minimal articulation or exterior embellishment.
- The walls of the building will be clad in brown-coloured metal panels that are enclosed by a white-coloured, metal-clad architectural frame.
- Additional articulation has been incorporated into the southern façade of the building facing the intersection of 140 Street and Fraser Highway. Significant amounts of glazing and additional horizontal articulation have been added to the southwest corner of the building to help emphasize the main entry and drop-off area.
- Two large, metal clad utility ducts are located on the west side of the building which lead to a large, corrugated, metal clad mechanical penthouse located on top of the building.
- The exterior ducts succeed in adding articulation and architectural interest to the building while, at the same time, providing a technical solution to the requirement to locate mechanical systems that are easily accessible for maintenance and replacement.
- Three large, concrete stairways are located on the exterior of the building, two on the west side of the building and one on the east side. These exterior stairways provide the building with seismic stability and create a more open and flexible interior by reducing the need for interior support columns.
- These exterior stairways create articulation and architectural interest on the exterior of the building but, because of the role the stairways play in terms of seismic stability, there is little opportunity to punctuate these stairways with increased glazing.
- As an alternative to glazing, these stairways will be clad in contrasting materials and colours to enhance their role as architectural features.
- The elevator core on the east side of the building will be clad in bright red-coloured metal panels, while the adjacent stairway will be clad in corrugated metal siding to match the cladding of the mechanical penthouse.

- The stairwell on the northwest corner of the building will also be clad in bright red-coloured metal panels.
- The stairway on the southwest corner of the building, adjacent to the main entry, will be clad in pre-finished wood panels to reflect the adjoining Green Timbers forest. The panels on the stairway will match the pre-finished wood soffits under the overhangs on the building and will be consistent with the generous use of wood in the lobby of the building.
- The building will be designed to a LEED "Gold" standard of energy efficiency.

### Parking and Landscaping

- A total of 411 parking spaces (which includes 12 disabled parking spaces) will be provided in four levels of parking within and under the proposed building.
- A circular drop-off area will be located at the southwest corner of the building, adjacent to the main entry.
- The balance of the site comprises a large, landscaped surface parking area containing 214 parking spaces.
- A large service area, containing a substantial loading and unloading area, emergency generators, oxygen tanks and garbage compactors will be located at the north end of the building, and is accessed from Green Timbers Way to the north.
- This service area, which will eventually be enclosed within a building with the next phase of development, will be screened by substantial plantings of shrubs and trees.
- The main vehicle/pedestrian access through the site from 140 Street to Green Timbers Way will be lined with trees, such as hemlock, oak and white pine, that complement the trees in Green Timbers Urban Forest and along Green Timbers Way.
- As subsequent phases of the project proceed, the surface parking areas will be replaced with buildings and the existing surface parking will be moved underground.
- A large landscaped plaza will be located in front of the building on the corner of the intersection of 140 Street and Fraser Highway.
- This plaza will be terraced and landscaped and contain trees, vegetation and basalt boulders that are meant to create a more "natural" environment that reflects the surrounding Green Timbers Urban Forest.
- The area between the east side of the building and the stream setback protection area along the tributary of Quibble Creek that is located along the east side of the property will be landscaped, but will not be accessible by the public, except for a small "private garden" at the southeast corner of the building.

ADVISORY DESIGN PANEL

ADP Meeting: June 19, 2008

- All of the ADP suggestions have been satisfactorily addressed and are reflected on the site, building and landscaping plans incorporated in the attached Development Permit.

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. ADP Comments and Applicant's Response  
Appendix III. Development Permit No. 7908-0158-00

Jean Lamontagne  
General Manager  
Planning and Development

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## DEVELOPMENT DATA SHEET

**Existing Zoning: CD (By-law No. 16417)**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		2.42 ha
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	50%	15.8%
Paved & Hard Surfaced Areas		40%
Total Site Coverage		65.5%
<b>SETBACKS</b> ( in metres)		
Front (South)	2.0 m	34 m
Rear (North)	5.0 m	47 m
Side #1 (West)	2.0 m	9.0 m
Side #2 (East)	3.0 m	20.0 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	30.0 m	25.4 m
Accessory	4.5 m	
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		17,498 m <sup>2</sup>
<b>TOTAL BUILDING FLOOR AREA</b>	60,500 m <sup>2</sup>	17,498 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)	2.5	0.72
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional	75	625
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	NO	Tree Survey/Assessment Provided	YES
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