

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0169-00

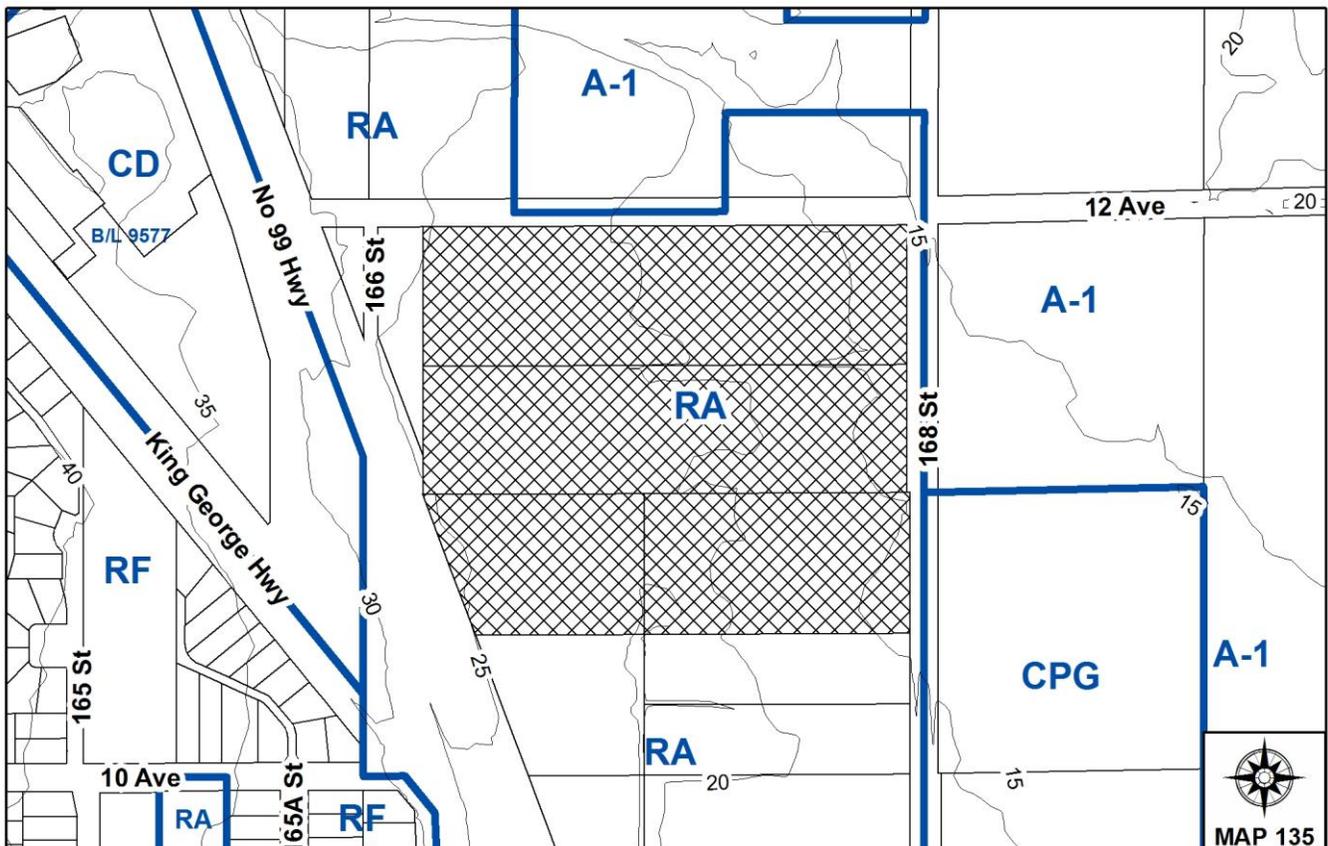
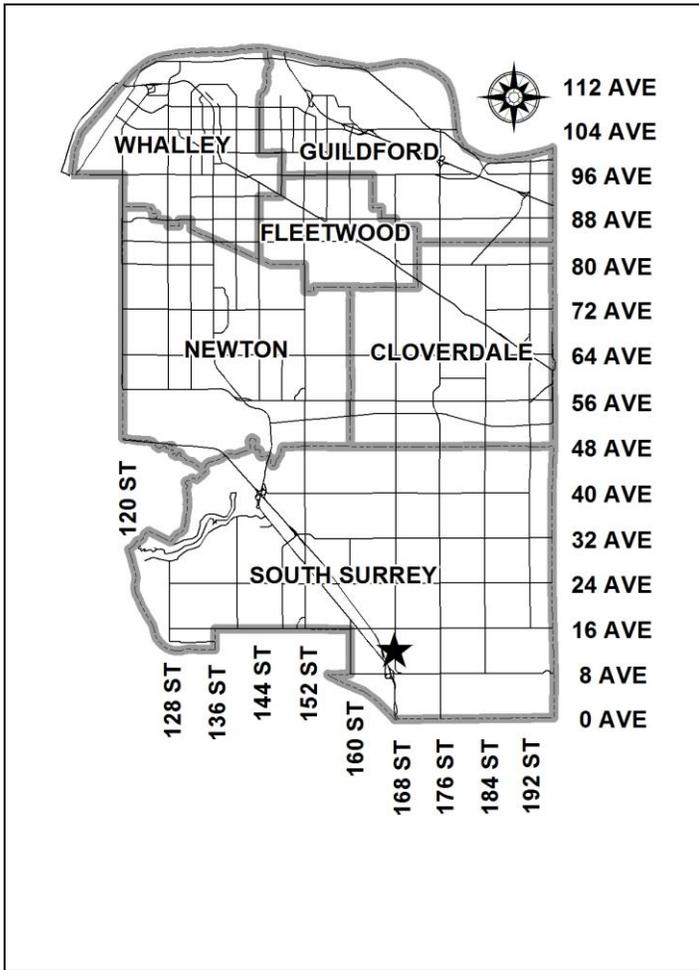
Planning Report Date: January 11, 2010

PROPOSAL:

- **OCP amendment** from Suburban to Commercial
- **Rezoning** from RA to CD (based on C-8 and CTA)
- **Development Permit**

in order to permit the development of a commercial development including a hotel, convention centre, entertainment uses and gaming facility (casino).

LOCATION: 1083, 1109 and 1177 - 168 Street and 1068 Highway 99
OWNER: o854559 B.C. Ltd.
ZONING: RA
OCP DESIGNATION: Suburban
LAP DESIGNATION: Business Park and Commercial/
 Business Park



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment
 - Rezoning
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not fully comply with the City's Gaming Policy No. R-22, in particular with respect to there having been no comfort letter received from the British Columbia Lottery Corporation (BCLC) indicating approval-in-principle of the proposed casino. However, it is noted that previous applications related to gaming facilities in Surrey (Fraser Downs Racetrack and Casino and Newton Community Gaming Centre/Newton Bingo Hall) had a letter of endorsement from BCLC when the rezoning applications were processed by the City. The City's Gaming Policy anticipates that the rezoning of a site to permit a casino use will be processed in parallel with a Gaming Application for the casino on the site. In this case a formal application for a casino to the BCLC is not yet in process. BCLC is responsible for issuing casino licenses. Since an application is not yet in process, no referral of the application has been made by the BCLC to the City, which would be the normal process followed by BCLC if it considers that the application for a casino has merit;
- Does not comply with OCP Designation. Needs a partial amendment from Suburban to Commercial; and
- Partially complies with Highway 99 Corridor LAP Designation. Needs a partial amendment from "Business Park" to "Commercial/Business Park".

RATIONALE OF RECOMMENDATION

- An OCP Amendment for the site is necessary in order to achieve the anticipated land uses in the Highway 99 Corridor Local Area Plan (LAP).
- The proposal generally complies with the LAP, which identifies the site for a high-end hotel with conference facilities at this location. A partial LAP Amendment is required to re-designate the northern portion of the site from "Business Park" to "Commercial/ Business Park" in order to accommodate a larger commercial site, and allow establishment of complementary commercial businesses and business park uses in the future on surrounding lands.
- The proposed generalized Development Permit for the site will establish the overall site plan, form and character, pedestrian connection, parking lot design, landscaping and buffering requirements for the proposed hotel, conference centre, and entertainment/gaming facility (casino). A subsequent detailed Development Permit application will be required to be submitted for approval by Council prior to building permit application.
- Council can waive the requirements of the City's Gaming Policy and retain its ability to control the location of casinos in the City through the gaming application approval process, which leaves Council with the power to deny the casino use despite such a use being permitted by the site's zoning (i.e., similar to the approach that the City takes with respect to liquor licensed establishments).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the portion of the subject site shown as Block A on the survey plan attached in Appendix I from Suburban to Commercial and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the portion of the subject site shown as Block A on the survey plan attached in Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Generalized Development Permit No. 7909-0169-00 in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation and Infrastructure;
 - (d) input from Senior Government Environmental Agencies;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) submission of a finalized master landscaping plan, landscaping details and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on the portion of the site to remain zoned One-Acre Residential Zone (RA) until such time as it is rezoned and redeveloped in accordance with the Highway 99 Corridor Local Area Plan and environmental requirements are addressed to the satisfaction of the Department of Fisheries and Oceans (DFO);

- (i) registration of a Section 219 Restrictive Covenant for "no build" to protect the required 7.5 metres (25 ft.) landscaped buffer to adjacent agricultural designated lands and to advise future owners of existing farm operations in the area; and
 - (j) the applicant ensure LEED certified equivalent design is achieved for the site.
6. Council pass a resolution to amend the Highway 99 Corridor Local Area Plan to redesignate a portion of the site from Business Park to Commercial/Business Park as shown on the plan attached as Appendix VII.

POLICY CONSIDERATIONS

Although the application is generally supportable from the perspective of its uses, scale and density in the context of the Highway 99 Local Area Plan, the application does not fully conform to the City's Gaming Policy No. R-22. The Gaming Policy states that for an application for a casino use to be complete, the applicant must submit a comfort letter indicating approval in principle for the gaming facility from the BCLC. No such letter has been received by the City. It is noted that previous applications related to gaming facilities in Surrey (Fraser Downs Racetrack and Casino and Newton Gaming Centre (Newton Bingo Hall) had letters of endorsement from BCLC when the rezoning applications were processed by the City. Staff has been in contact with the BCLC who have advised that they are not prepared to issue such a letter at this time. It is understood that BCLC is currently carrying out a study of the lower mainland (including Surrey) with a view to determining whether there is any additional potential for gaming facilities in the lower mainland and, if so, where and what scale. BCLC is not prepared to provide any other comments at this time with respect to the merits of the subject site for a casino.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks, Recreation & Culture:	The Parks, Recreation & Culture Department has no objections to the proposal.
Department of Fisheries and Oceans (DFO):	The Department of Fisheries and Oceans (DFO) has agreed in principle to the applicant's environmental consultant's proposal for habitat protection, compensation and riparian area enhancement. Final approval from DFO is required prior to final adoption of the rezoning by-law. DFO has agreed that dedication of the habitat compensation and riparian setback areas can be deferred until the next phase of development. To accommodate this arrangement, a Section 219 No-Build Restrictive Covenant is required to be registered over the northeast parcel to address environmental requirements, including land dedication as necessary to the satisfaction of the Department of Fisheries and Oceans (DFO).

Ministry of Transportation & Infrastructure (MOTI):

The Ministry of Transportation and Infrastructure (MOTI) has provided preliminary approval for the rezoning proposal, subject to completion of a traffic impact assessment (TIA) to determine potential impacts of this development on the 8 Avenue/168 Street intersection and the 8 Avenue interchange on Highway 99. MOTI has indicated would have no objections to the intended land use. Should the TIA indicate that the highway system can accommodate the anticipated traffic generated by the site. The applicant will be required to provide a traffic impact study and satisfy any resultant infrastructure upgrade requirements to the satisfaction of both, the City's Engineering Department, and the Ministry of Transportation and Infrastructure (MOTI), prior to final adoption of the Rezoning by-law.

Agricultural Advisory Committee (AAC):

The proposed 7.5 metre (25 ft.) landscape buffer along the 168 Street frontage across from Agricultural designated land was presented to the Agricultural Advisory Committee (AAC) on January 7, 2009. The AAC expressed no concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings and accessory buildings.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single family dwelling and vacant land.	Suburban/Business Park	RA and A-1
East (Across 168 Street):	Single family dwelling and golf course.	Agricultural/Agricultural	A-1 and CPG
South:	Single family dwellings and vacant land.	Suburban/Commercial and Business Park	RA
West (Across Highway 99):	Hotel and Single Family Dwellings	Urban/Urban Residential	CD and RF

JUSTIFICATION FOR PLAN AMENDMENT

- The majority of the lands in the Highway 99 Corridor Local Area Plan (LAP) require enabling OCP amendments to achieve the desired land uses in the LAP, and these are brought forward at the rezoning stage. As such, the proposed OCP Amendment from "Suburban" to "Commercial" was anticipated and is supportable.
- The proposed land use is supportable in principle, as it generally complies with the LAP, which identifies the site for a high-end hotel with conference facilities at this location. The inclusion of entertainment facilities, including gaming, can be considered complementary to a hotel and conference facility use. If the rezoning is approved, the applicant will be required to proceed through a gaming license approval process to obtain approval from BCLC for a Casino in the future, and this process will require City input/approval.

- The proposed partial LAP Amendment to redesignate the northern portion of the site from "Business Park" to "Commercial/Business Park" is supportable as the southern portion of the site is already designated for commercial or business park development and the redesignation allows for more complementary commercial businesses to locate closer to the hotel facility while still not precluding business park development on the surrounding lands to the north and south.

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject site consists of 4 properties located on the southwest corner of 12 Avenue and 168 Street. The properties are currently zoned "One-Acre Residential Zone (RA)" and are designated "Suburban" in the Official Community Plan (OCP), but are "Commercial/Business Park" and "Business Park" in the Highway 99 Corridor Local Area Plan (LAP), which was approved by Council in February 2004.
- The LAP identifies the subject site as part of the 8 Avenue Gateway, an important gateway location into Surrey and Canada. To take advantage of this gateway location, the LAP encourages the development of a high-end hotel with conference facilities at this location.
- The site fronts Highway 99 to the west and interfaces with the Meridian Golf Course across 168 Street to the east. The Meridian Golf Course and surrounding properties are designated "Agricultural" in the OCP and are within the Agricultural Land Reserve (ALR). To the north of the subject site are existing acreage lots designated for future Business Park development in the LAP and the Fergus Creek habitat preservation area. To the south of the subject site are acreage lots designated for future Commercial or Business Park development in the LAP.
- The combined site area is approximately 25 acres (10 hectares).

Subject Proposal

- The applicant proposes a phased commercial development on the subject site consisting of a hotel, convention centre, and entertainment/gaming facility (casino) in the first phase, and a retail commercial development in the second phase. The site will be subdivided into 2 parcels. The hotel, convention centre, and entertainment/gaming facility (casino) building is proposed to be located on the southwest parcel, which will be approximately 6 hectares (15 acres) in size. The future retail commercial component will be located on the northeast parcel, which will be approximately 3 hectares (7 acres) in size.
- To accommodate the proposed hotel, convention centre, and entertainment/gaming facility (casino), the applicant proposes to rezone the southwest parcel from "One-Acre Residential Zone (RA)" to a "Comprehensive Development Zone (CD)". The northeast parcel is not proposed to be rezoned or redesignated at this time and as such will remain a "One-Acre Residential (RA)" zoned suburban parcel until such time as the owner decides to pursue a subsequent rezoning application to allow the retail commercial phase of the project to proceed. A Section 210 No-build Restrictive Covenant will be required to be registered over the northeast parcel until such time as it is redesignated, rezoned and redeveloped in accordance with the Highway 99 Corridor LAP,

and environmental requirements (which will be described later in this report) are addressed to the satisfaction of the Department of Fisheries and Oceans (DFO) and the City.

- A generalized Development Permit is also proposed to establish the overall site plan, form and character, pedestrian connections, parking lot design, landscaping and buffering requirements for the proposed hotel, conference centre, and entertainment/gaming facility (casino). A subsequent detailed Development Permit application will be required to finalize the design. Details on the general design elements are provided later in this report.

Proposed CD Zone

- The proposed CD Zone has drafted based on a combination of the "Community Commercial Zone (C-8)" and "Tourist Accommodation Zone (CTA)" with some modifications as described below:

	C-8	CTA	Proposed CD
Permitted Uses	Eating establishments; Neighbourhood pub; Liquor store; Retail stores; Personal service uses; General service uses; Indoor recreational facilities; Entertainment uses; Parking facilities; Automotive service; Office uses; Assembly halls; Community services; and Child care centre.	Tourist Accommodation Tourist trailer park or campsite Eating establishments; Retail stores (limited); Personal service uses; One single family dwelling for caretaker.	Tourist Accommodation; Gaming Facility; Eating establishments; Neighbourhood pub; Liquor store; Retail stores; Personal service uses; Indoor recreational facilities; Entertainment uses; Parking facilities Assembly halls; and Child care centre.
Density (FAR)	0.8	0.50	0.50
Lot Coverage	50%	50%	50%
Building Height	12 metres (40 ft.).	10 metres (33 ft.).	22 metres (72 ft.).
Setbacks	7.5 metres (25 ft.) from all lines.	Range from 7.5 metres (25 ft.) to 20 metres (65 ft.).	7.5 metres (25 ft.) from all lines.

- The proposed CD Zone permits a tourist accommodation (hotel) as the principal use with a variety of accessory uses complementary to the proposed hotel operation. These include the proposed gaming facility as well as eating establishments, neighbourhood pub, liquor store, retail stores, personal service uses, indoor recreational facilities, entertainment uses, assembly halls, parking facilities and child care centre. The proposed combination of accessory uses is based on a combination of C-8 and CTA.
- The proposed CD Zone permits a maximum floor area ratio or 0.50 and a maximum lot coverage of 50%, which is the same as the Tourist Accommodation Zone (CTA) and comparable to the 0.80 floor area ratio and 50% lot coverage permitted under the Community Commercial Zone (C-8). The proposed maximum building height is 22 metres (72 ft.), which will permit up to a 6-storey building. The proposed 6 storey building height is considered appropriate for a large scale regional hotel serving, but also recognizes that the site is not within a town centre.

- It is noted that the floor area ratio, lot coverage, and building height requirements proposed under the CD Zone allow for some flexibility in the long-term development of the entire site. The conceptual building design under the proposed generalized development permit, represents a floor area ratio of 0.44, a lot coverage of 25%, and a maximum 4-storey building height, however, the development process for all phases of the development will take time, therefore flexibility in the development parameters, including increased lot coverage and building height, is warranted. All development phases will be required to proceed through a detailed Development Permit process, thus ensuring design control for all buildings.
- The proposed minimum building setback is 7.5 metres (25 ft.) from all property lines, which is comparable to the Tourist Accommodation Zone (CTA) and the Community Commercial Zone (C-8).

Proposed Casino Use

- Although a casino is listed as a permitted use in the proposed CD By-law, before a casino could be established in the development, the British Columbia Lottery Corporation (BCLC) would have to issue a license for the casino. BCLC has authority over and controls all gaming activities in the province. The applicant has not applied to BCLC for a casino license at this time. Should the applicant decide to apply for a casino license in the future, the applicant will be required to go through a separate gaming license approval process and conform to the requirements and process outlined in Surrey's Gaming Policy, as documented below.
- One important requirement of the City's Gaming Policy in relation to any development application that proposes a gaming or casino use is the submission of a "comfort letter" from the British Columbia Lottery Corporation (BCLC) indicating "acceptance in principle".
- However, neither the applicant nor the City has received a comfort letter from BCLC.
- City staff have consulted with BCLC and have been advised that a comfort letter will not be forthcoming at this time.

Gaming Policy

- On July 16, 2001 Surrey City Council adopted the Gaming Policy (City Policy No. R-22).
- The Gaming Policy establishes the conditions an applicant must fulfill before proceeding to Council for consideration of an application for a casino. A summary of these conditions and how this proposal responds is as follows (with staff comments in italics):

Any application for a casino must meet the following criteria for consideration by the City:

- The casino must offer full service with both table gaming and slot machines and must have or be intended for a license involving 300 slot machines and 30 tables.

(Although the interior floor plans for the casino have not been provided at this time, the applicant has advised that the proposed casino will contain a minimum 300 slot machines and 30 tables.)

- The casino must be a component of a "cluster of tourism facilities" such as a hotel with convention and meeting facilities, a Trade and Convention Centre, an entertainment centre, such facilities to be regional in scope.

(This subject proposal includes a hotel, conference centre, and entertainment facility.)

- The casino must be provided with access from a major road and, or be in close proximity to a "higher order" transit service.

(The site is on 168 Street, which is an arterial road and also fronts Highway 99.)

- A "comfort letter" from the BCLC must be submitted stating their "acceptance-in-principle".

(The applicant has not provided a comfort letter from BCLC confirming their "acceptance-in-principle" of a casino at this location.)

- The casino must be designed and located to address, to the satisfaction of the City, land-use "interfacing" impacts, traffic impacts, parking requirements and any other identified community impacts.

(The applicant has worked with staff, and incorporated comments from the Advisory Design Panel (ADP), to prepare the conceptual architectural design, massing, and interfacing conditions of the proposed building. These design elements will continue to be refined prior to final approval of the proposed generalized development permit and will be finalized through a subsequent detailed development permit application. The applicant will be required to provide a traffic impact study and satisfy any resultant infrastructure upgrade requirements to the satisfaction of both, the City's Engineering Department, and the Ministry of Transportation and Infrastructure (MOTI), prior to final adoption of the Rezoning by-law. A minimum of 15 parking stalls for every 100 square metres (1,076 sq.ft.) of gross gaming facility/casino floor area will be required to be provided on site. This requirement is based generally on the requirements established for other casinos in nearby municipalities including New Westminster, Burnaby, and Coquitlam, but also recognizes the sites relatively remote location removed from transit services.)

- The casino will only be permitted to locate in an area designated Industrial or Commercial under the City's Official Community Plan.

(The subject proposal includes an OCP Amendment to redesignate the site from "Suburban" to "Commercial" in the OCP. The site is designated for commercial and business park uses in the Highway 99 Corridor LAP.)

- The casino must comply with all location criteria and other requirements for liquor licensed premises, where permitted.

(The subject site meets the majority of the City's established locational criteria for liquor primary establishments. Although the site is not within close proximity of a residential area it forms part of the future 8 Avenue Gateway commercial/business park node and will be a regional destination, as identified in the Highway 99 Corridor LAP. The site fronts a provincial highway (Highway 99), but access is provided via 168 Street, which is an arterial road. The site is not within 400 metres of any school, children's park or playground.)

- The casino cannot be located within 10 kilometres of another casino in Surrey.

(The only approved casino in Surrey is the Fraser Downs Racetrack and Casino at 17755 – 60 Avenue in Cloverdale, which is approximately 12 kilometres from the subject site.)

- No more than 3 casinos will be permitted within the City of Surrey

(There is currently one casino in Surrey – The Fraser Downs Racetrack and Casino in Cloverdale.)

Procedures for any Subsequent Gaming Application

- Should the applicant wish to pursue a casino license at some point in the future, once the proposed CD By-law is approved, the applicant will be required to submit a Gaming License Application to the BCLC, which if they are prepared to consider such an application will refer the application to the City for review and comments. If such a referral is received the applicant will need to make a Gaming Application to the City and follow the standard process for such applications. The BCLC has advised that it will not issue a gaming (casino) license for a site in a municipality unless the Council of the municipality indicates support for the casino. Provincial legislation requires that a City Council must consult the community, with respect to any application as well as "affected local governments", prior to providing comments back to the BCLC.
- As part of a City's Gaming Application process, the applicant will be required to hold a public information meeting, or meetings, to apprise the general public of the proposed casino and to obtain public input on the proposal.
- Prior to proceeding to Council, the applicant will also be required to submit a "comfort letter" from BCLC stating their approval in principle to the application.
- If the site zoning already permits the use, in addition to the public consultation that is required by Provincial legislation, Council could also hold a public information meeting in the form of a Public Hearing, similar to the process followed by Surrey where a liquor primary license application is made in relation to a site that is already zoned for the use. If the casino use is not incorporated in the zone, the rezoning Public Hearing would eliminate the need for a public information meeting in the form of a Public Hearing related to the Gaming Application.

Environmental Requirements

- The City of Surrey's watercourse classification map identifies six (6) watercourses on or adjacent to the development site. Fergus Creek is a Class A, red-coded watercourse, which flows through the northeast portion of the site. There are also five (5) Class B, yellow-coded, unnamed watercourses located in the northeast portion of the site and along the 168 Street road allowance. The applicant retained ECL Envirowest environmental consultants to prepare an environmental report for consideration by the City's Environmental Review Committee (ERC) and the Department of Fisheries and Oceans (DFO).

- The environmental consultant proposes elimination of approximately 5,200 square metres (56,000 sq.ft.) of riparian habitat area along the 168 Street road allowance to accommodate road and parking lot construction for the proposed hotel, convention centre, and entertainment/gaming facility (casino). This habitat loss will be compensated through a combination of additional habitat area and habitat enhancement works around Fergus Creek on the northeast portion of the subject site. The ERC and DFO have agreed to the proposal in principle but details on the amount of habitat compensation and habitat enhancement works are still being reviewed. Final approval from the ERC and DFO on the habitat compensation and habitat enhancement works will be required prior to final adoption of the rezoning by-law.
- Since all of the habitat compensation and riparian areas are located within the proposed northeast lot, which is not proposed to be redeveloped at this time, the ERC and DFO have agreed that dedication of the habitat compensation and riparian setback areas can be deferred until the next phase of development. To accommodate this arrangement, the no-build restrictive covenant required to be registered over the northeast parcel prohibiting building construction until such time as the lot is redeveloped in accordance with the Highway 99 Corridor LAP will also stipulate that environmental requirements, including land dedication as necessary, will be required to be addressed to the satisfaction of the Department of Fisheries and Oceans (DFO) and the City prior to any building construction on the lot.

PRE-NOTIFICATION

Pre-notification letters were sent on November 20, 2009 and staff received the following comments.

- Staff received a letter from the owner of the Pacific Inn Resort and Conference Centre, located at 1160 King George Boulevard, across Highway 99 from the development site. The owner advised that he has no objections to the casino component. However, he expressed concerns regarding the addition of another hotel in this area, considering he is already experiencing difficulties maintaining consistent occupancy at the Pacific Inn.

(The Highway 99 Corridor LAP encourages the development of a high-end hotel with conference facilities at this location.)

- Staff received one phone call from a neighbouring resident who was concerned about the amount of traffic that would be generated along 168 Street as a result of this development. The neighbouring resident also enquired about park acquisition in the area.

(168 Street is an arterial road. The applicant is required to provide a traffic impact study and satisfy any resultant infrastructure upgrade requirements to the satisfaction of both, the City's Engineering Department, and the Ministry of Transportation and Infrastructure (MOTI), prior to final adoption of the Rezoning by-law. The concerned neighbouring resident was referred to the City's Realty Division for information on park acquisition in the area.)

The applicant held a public information meeting on January 4, 2010. Invitations to the meeting were sent to all property owners within 100 metres (330 ft.) of the development site. The meeting was attended by 5 people all of whom completed comment sheets. The comment sheets indicated that all 5 attendees were in support of the proposal.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act; it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

- The applicant is seeking a generalized Development Permit for the site to establish the overall site plan, form and character, pedestrian connections, parking lot design, landscaping and buffering requirements for the proposed hotel, conference centre, and entertainment/gaming facility (casino). Detailed design of specific buildings has not proceeded at this time, as the applicant is seeking general approval prior to proceeding with detailed design. It is important to note that the General Development Permit will not allow development on the site, but will ensure that subsequent detailed Development Permits are consistent with the overall design character. Detailed Development Permit applications, including detailed building architecture, design, and landscaping will be required to be submitted for approval by Council for all buildings.

Access and Parking

- The two lots that will be created through the subdivision component of the subject development proposal will be divided by a new crescent shaped road which will be required to be dedicated and constructed as a condition of this development proposal and will connect 12 Avenue through to 168 Street. This new municipal road will provide access for not only the subject development sites but also neighbouring parcels to the north and northwest which currently do not have access through to 168 Street due to the existence of Fergus Creek which prevents the construction of 12 Avenue through to 168 Street. The applicant will also be required to dedicate and construct a half road on the southern portion of the site through to 168 Street, which will eventually provide internal road network and access for the properties to the south.
- The applicant is required to provide a traffic impact study and satisfy any resultant infrastructure upgrade requirements to the satisfaction of both, the City's Engineering Department, and the Ministry of Transportation and Infrastructure (MOTI), prior to final adoption of the Rezoning by-law. The traffic impact study will indicate which, if any of the two new intersections on 168 Street will be required to be signalized.
- At this time, based on the information provided by the project architect, the estimated number of parking stalls required for the proposed hotel, conference centre, and entertainment/gaming facility are as follows:

LAND USE	UNITS	PARKING RATE	NUMBER OF STALLS
Hotel	200 rooms	1 stall per/room	200
Theatre	800 Seats	1 space/5 seats	160
Restaurant	279 m ²	10 spaces/100 sq.m	28
Casino	5,574 m ²	15 spaces/100 sq.m.	836
Total			1224

- The parking rates utilized for the hotel, theatre, and restaurant components of the proposed development are those prescribed in the Parking and Loading/Unloading section of the Surrey Zoning By-law, No. 12000. The City does not have a parking rate for casinos and as such the City's Engineering Department has prescribed a rate of 15 parking stalls for every 100 square metres (1,076 sq.ft.) of gross gaming facility/casino floor area. This requirement is based generally on the requirements established for other casinos in nearby municipalities including New Westminster, Burnaby, and Coquitlam, and is comparable to the 11 stall/100 square metre of gross floor area required for Bingo Halls under Surrey Zoning By-law, No. 12000, but also recognizes the site's relatively remote location removed from transit services.
- The Highway 99 Corridor LAP Design Guidelines stipulate that surface parking areas for commercial development in the Highway 99 Corridor Plan area are to be limited to 3.0 parking spaces per 100 square metres of gross floor area. This guideline is an important component of minimizing the visual and environmental impact of large surface parking areas, and has been adhered to in the Grandview Corners commercial area to the north. Based on this guideline, additional parking beyond the 3.0 spaces per 100 square metres must be provided either as underground parking or within a parking structure. The applicant has agreed to this requirement, and the proposed CD Zone includes this provision as a requirement.
- The site plan for the proposed hotel, conference centre, and entertainment/gaming facility (casino) currently provides 778 surface parking stalls, which is enough to accommodate all of the uses contemplated for the site with the exception of the casino. Should the applicant receive approval for a casino license, underground or structured parking will be required. A conceptual location for a future parking structure has been indicated on the site plan.

Building Siting and Design

- The hotel, conference centre, and entertainment/gaming facility (casino) building is proposed to be located on the southwest corner of the site closest to Highway 99. The surface parking areas extend east and north towards 168 Street and 12 Avenue.
- The proposed hotel component is 4-storeys and the proposed conference centre, restaurant, and casino component is 1-storey. The total floor area is approximately 23,000 square metres (250,000 sq.ft.). The proposed casino component is approximately 5,600 square metres (60,000 sq.ft.) and the hotel will feature approximately 200 rooms.
- The hotel features a large courtyard area which opens up to Highway 99.
- The main building entrance is centrally located off of a landscaped plaza entry feature creating a grand entry experience.
- The design concept is based on a "Pacific Northwest Character" and the building materials selected are based on materials historically used in Surrey. Inspiration was drawn from the Adams House, Newcombe Barn, the Newton Fire Hall, and the Surrey Museum.
- The proposed architectural character and quality of materials address the Highway 99 Corridor LAP design guidelines and also respond to the site's gateway significance. Materials include concrete, stone, heavy timber and stucco. The roofing material is prefinished aluminum.

- The building is articulated with pitched roof elements to break up the massing. Balconies have been added to anchor the corners. The loading area is located on the south side of the building and setback into the building to minimize visibility.

Tree Preservation and Landscaping

- The applicant retained Mike Fadum and Associates Ltd. (certified arborist) to conduct a site inspection and prepare an arborist report. The arborist report identifies 88 protected trees on the site and concludes that all 88 will need to be removed to accommodate the proposed building and parking area. A summary of the proposed tree removal is provided below. The applicant proposes 754 replacement trees as part of the landscaping for the project, which vastly exceeds the 171 replacement trees required under the Tree Protection By-law.

Tree Species	Total Number of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Red Alder	5	0	5
Apple	6	0	6
Paper Birch	2	0	2
Cherry	3	0	3
False Cypress Sawara	1	0	1
False Cypress	3	0	3
Hazel	3	0	3
Douglas Fir	37	0	37
Magnolia	1	0	1
Maple	1	0	1
Plum	4	0	4
Western Red Cedar	1	0	1
Norway Maple	1	0	1
Silver Maple	6	0	6
Lombardy Poplar	6	0	6
Walnut	2	0	2
Linden	1	0	1
Weeping Willow	5	0	5
Total	88	0	88

- The conceptual landscaping plan prepared for the project features a generous combination of trees and shrubs in a variety of species and colours. Planting materials will be seasonally attractive and colourful to continue the entertaining aspect of the facility. All landscape areas will be irrigated.
- The Highway 99 frontage area will be heavily planted to maintain a green edge along this important interface.
- The parking areas will be extensively planted with a variety of ornamental trees spaced at the required one tree per six parking spaces. The parking islands will be a minimum of 1.5 metres (5 ft.) wide to meet City requirements.
- Pedestrian routes will be clearly delineated and provide safe access through the parking area to the hotel, conference centre and entertainment/gaming facility (casino).

- The hotel courtyard will feature a plaza and bench seating area and a walkway with tree colonnade.
- Decorative paving materials will be utilized throughout the site to identify pedestrian routes and key plaza areas. Paving materials will be a combination of acid-etched coloured concrete with granite trims and interlocking pavers.
- The major feature in front of the hotel, conference centre and entertainment/gaming facility (casino) will be a multi-purpose plaza including both a programmed water feature and performance space.
- The site will feature consistent high quality furnishings and lighting.

Agricultural Interface Landscape Buffer

- The Surrey Official Community Plan (OCP) identifies all properties that are outside of the Agricultural designation that are abutting Agricultural designated land as Development Permit areas for the purpose of protecting farming. The OCP also establishes Development Permit area guidelines for areas at the outside edge of the Agricultural designation.
- The following outlines how the proposal will meet the applicable agricultural interface guidelines established in the OCP.

Building Location

- The proposed site plan for the project indicates that the hotel, conference centre, and entertainment/gaming facility (casino) building will be approximately 180 metres (590 ft.) from the edge of the agricultural land and separated by the 168 Street road allowance and a surface parking lot. This separation distance far exceeds the minimum 30 metre (100 ft.) separation distance established under the OCP guidelines.

Landscaping

- As part of the proposed development, a 7.5 metre (25 ft.) landscape buffer will be established along the 168 Street frontage across from the Agricultural designated land. The landscaped buffer will screen the adjacent surface parking area from the agricultural land. The proposed 7.5 metre (25 ft.) buffer exceeds the minimum 3.0 metre (10 ft.) buffer width established under the OCP guidelines for sites with no further subdivision potential.
- The OCP established guidelines suggest that the landscaping buffer feature the following elements:
 - A double row of trees (majority coniferous);
 - Low maintenance, indigenous vegetation, densely planted;
 - Some soil berming; and
 - A low transparent fence (split rail or picket) combined with a continuous evergreen hedge.

- The proposed landscaped buffer meets the majority of the OCP established guidelines with some modifications to reflect the context and nature of the proposal. The proposed buffer will feature clusters of trees in both coniferous and deciduous varieties, in combination with low maintenance indigenous vegetation. There will be some soil berming in various locations but no fence or continuous evergreen hedge is proposed. Given the large distance between the proposed building and the Agricultural edge, a solid landscaped buffer was not considered to be necessary. In addition, some transparency in the buffer was considered to be important to ensure that there is natural surveillance between 168 Street, the future multi-use pathway (Pioneer Greenway) along 168 Street, and the parking lot. The proposed buffer includes trellis features to add interest in key locations, and has one pedestrian access through it to provide access out to the future multi-use pathway.
- Landscaping securities will be collected to ensure the landscaping is installed in accordance with the landscaping plan and a restrictive covenant will be registered on the property to ensure the buffer is protected and maintained and to advise future property owners of adjacent agricultural operations.
- The proposed agricultural landscape buffer was presented to the Agricultural Advisory Committee (AAC) on January 7, 2009. The AAC expressed no concerns.

Sustainability

- The applicant has advised that the proposed hotel, conference centre, and entertainment/gaming facility (casino) will feature a variety of sustainable design features including the following:
 - Storm water will be captured and controlled on-site;
 - Storm water detention will be employed to control the storm water discharge from the site;
 - Storm water treatment will utilize a "storm water treatment manhole";
 - Bio-swales between parking stalls will allow for storm water infiltration;
 - Bio-swales between parking stalls will provide water quality improvements;
 - Infiltration galleries will be incorporated into bio-swales to reduce the volume of detention;
 - Structural soil will be used for trees planted in parking areas;
 - Permeable pavers in some parking areas will allow for storm water infiltration;
 - Native plant material will be utilized, particularly near the highway where the site abuts existing vegetation;
 - Site furnishings will be made of recycled materials;
 - Energy efficient fixtures will be considered;
 - All suites will feature automatic water and power shutoff when unoccupied;
 - Mechanical equipment and systems will be evaluated for long-term energy savings;
 - Energy efficient lighting systems will be considered;
 - Habitable and landscaped roof terraces will be provided adjacent to Highway 99;
 - Plumbing fixtures will be selected for reduced water usage;
 - Building will utilize HVAC systems that are energy efficient;
 - Best Practice Commissioning will be considered;
 - A permanent carbon dioxide monitoring system will be installed for the casino and common areas to regulate the fresh air into the building to ensure occupant comfort and well being;
 - The ventilation systems will mix air supply as per ASHREA requirements;
 - IAQ management plan will ensure air quality maintenance during construction;

- HVAC systems will have a separate control system for perimeter space; and
 - Thermally comfortable environment will be provided to support the productivity and well being of the building occupants.
- The applicant has agreed to achieve a site design that is equivalent to a LEED certified building.

ADVISORY DESIGN PANEL

- The design concept for the proposed hotel, conference centre, and entertainment/gaming facility (casino) was presented to the Advisory Design Panel (ADP) at the December 10, 2009 ADP Meeting. The ADP provided a variety of design suggestions which the applicant is working on incorporating. The proposed design concept will be presented to the ADP for a subsequent review prior to final approval of the generalized development permit. Finalized design details will be completed through a subsequent detailed development permit application which will also require an ADP review.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	ADP Comments
Appendix VI.	Highway 99 Corridor Local Area Plan – Proposed Amendment
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Environmental Report prepared by ECL Envirowest Consultants Limited dated December 16, 2009.
- Complete Set of Architectural and Landscape Plans prepared by The Hulbert Group and DMG Landscape Architects, respectively, dated December 10, 2009.

Jean Lamontagne
General Manager
Planning and Development

RG/kms

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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: Bob Cheema
 Address: 2998 West 41st Avenue
 Vancouver, BC
 V6N 4E7
 Tel: 604-649-3500

2. Properties involved in the Application

(a) Civic Addresses: 1083, 1109 and 1177 – 168 Street and 1068 Highway 99

(b) Civic Address: 1083 – 168 Street
 Owner: 0854559 B.C. Ltd., Inc. No. BCo854559
 Director Information:
 Narinder Nagra
 Randeep S. Sarai

No Officer Information Filed

PID: 011-127-937
North Half Lot 3 Section 12 Township 1 New Westminster District Plan 7213

(c) Civic Address: 1109 – 168 Street
 Owner: 0854559 B.C. Ltd., Inc. No. BCo854559
 Director Information:
 Narinder Nagra
 Randeep S. Sarai

No Officer Information Filed

PID: 010-148-655
Lot 13 Section 12 Township 1 New Westminster District Plan 26780

(d) Civic Address: 1177 – 168 Street
 Owner: 0854559 B.C. Ltd., Inc. No. BCo854559
 Director Information:
 Narinder Nagra
 Randeep S. Sarai

No Officer Information Filed

PID: 008-866-350
Lot 14 Section 12 Township 1 New Westminster District Plan 26780

- (e) Civic Address: 1068 Highway 99
Owner: 0854559 B.C. Ltd., Inc. No. BCo854559
Director Information:
Narinder Nagra
Randeep S. Sarai

No Officer Information Filed

PID: 011-127-945
North 331.70 Feet Lot 4, Except: Part on SRW Plan 25810 Section 12 Township 1
New Westminster District Plan 7213

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone a portion of the site..
- (c) Application is under the jurisdiction of MOTI.
MOTI File No. 2009-06747.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		100,229 m ²
Road Area		9,213 m ²
North east lot area (<i>not to be developed at this time</i>)		32,000 m ²
Net Total		59,000 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	25%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (East)	7.5 m	158.0 m
Rear (West)	7.5 m	7.5 m
Side #1 (North)	7.5 m	144.0 m
Side #2 (South)	7.5 m	15.9 m
BUILDING HEIGHT (in metres/storeys)		
Principal	22 m	22 m
Accessory	22 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total	29,500 m ²	26,300 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	29,500 m ²	26,300 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)	0.50	0.44
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	1,224	788 surface plus future parking structure
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	1,224	788 surface plus future parking structure
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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