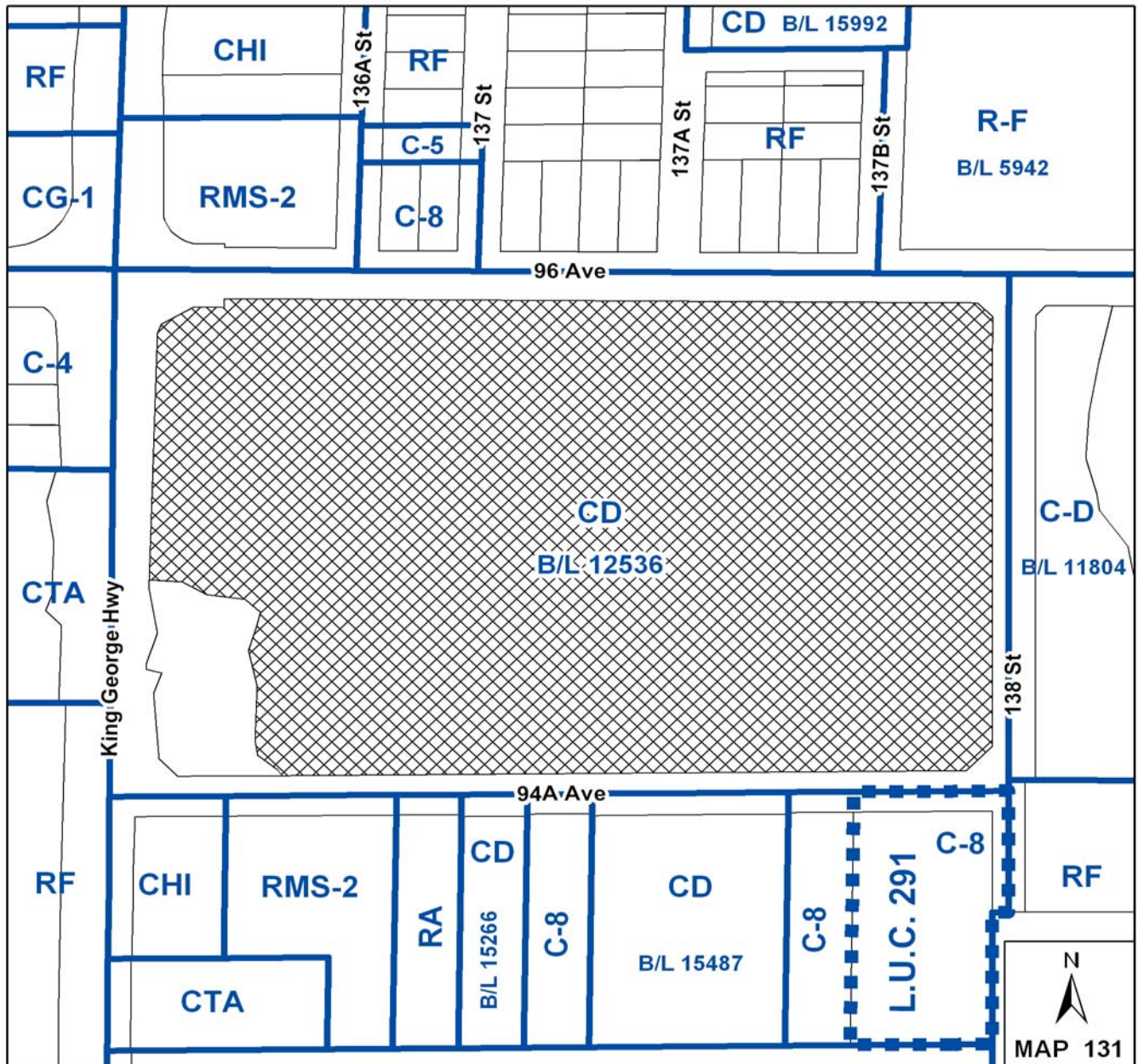


<b>Proposal:</b>	Development Permit to allow for an addition to Surrey Memorial Hospital.		
<b>Recommendation:</b>	Approval		
<b>Location:</b>	13750 - 96 Avenue	<b>Zoning:</b>	CD (By-law No. 12536)
<b>OCP Designation:</b>	Urban	<b>Owner:</b>	Fraser Health Authority
<b>LAP Designation:</b>	Hospital		



## PROJECT TIMELINE

Completed Application Submission Date: May 4, 2007  
Planning Report Date: June 11, 2007

## PROPOSAL

The applicant is proposing:

- a Development Permit

in order to allow an expansion to Surrey Memorial Hospital to accommodate additional beds in the renal department.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7907-0131-00 (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 objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

## SITE CHARACTERISTICS

- **Existing Land Use** Surrey Memorial Hospital and ancillary uses.
- **Significant Site Attributes** BC Hydro right-of-way along the east property line.
- **East:** Across 138 Street, BC Hydro R-O-W, vacant land, zoned CD (By-law No. 11804), under Development Application No. 7904-0139-00 to permit a medical building, designated Commercial.
- **South:** Across 94A Avenue, Dairy Queen, zoned CHI, senior's facility zoned RMS-2; vacant land zoned RA, Phoenix Society's recovery facility, zoned CD (By-law No. 15266), mixed office buildings, zoned C-8, CD (By-law No. 15487) and Land Use Contract No. 291, all designated Commercial.

- **West:** City pump station and Quibble Creek; across King George Highway, Tourist Trailer Park, zoned CTA, designated Urban, Tim Horton's Restaurant, zoned C-4, designated Commercial.
- **North:** Across 96 Avenue, Shirley Dean Extended Care facility, zoned RMS-2, offices zoned C-8; single family residential under development application No. 7906-0477-00 for a Temporary Commercial Use Permit, pre-Council, all designated Commercial.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

#### Background

- On July 31, 1995, City Council granted final adoption to By-law No. 12536 to rezone the subject property from Public Institutional Zone (PI) to Comprehensive Development Zone (CD) to allow for the future expansion of the hospital in accordance with the Hospital Master Plan.
- On April 6, 1998, Council approved Development Permit No. 7996-0017-00 which permitted the construction of a new four-storey, addition, a one storey addition and minor interior renovations to the hospital, totaling 18,033 square metres (194,000 sq. ft.).
- On July 30 2001, Council approved Development Permit No. 7901-0121-00 which permitted the replacement of the Kensington Building with a pre-manufactured two-storey office building for the Psychiatric Day Program and Youth Clinic at the north-west portion of the hospital site.

#### Current Proposal

- Surrey Memorial Hospital is currently revisiting the overall Master Plan for the hospital site. It is anticipated that with the growing role of the hospital, a variety of services will be required to be accommodated at the hospital site.
- Fraser Health Authority has secured funding to allow for an expansion of the renal health care centre. The applicant has therefore requested a Development Permit to allow for the second floor construction and the expansion and interior modification of the existing building.
- The proposed addition results in a total FAR of 0.874 and lot coverage of 40.19% which is less than the maximum 1.5 FAR and lot coverage of 75% permitted in Comprehensive Development Zone (By-law No. 12536).

- The parking requirements for the hospital are regulated based on the number of doctors and employees of the hospital. No additional parking is required in conjunction with the expansion of this unit.

### PRE-NOTIFICATION

In accordance with Council policy, Development Proposal signs were erected on the property. To date, staff have not received any telephone calls or correspondence with respect to this proposal

### DESIGN PROPOSAL AND REVIEW

- The Development Permit is to allow for a single storey addition onto the second level of the existing structure. This second level is proposed to be finished using the same prefinished metal standing seam panels as the first storey. This same finish has been used as an accent material in the larger hospital addition completed under Development Permit No. 7996-0017-00.
- The second storey includes glazing, and a canopy is proposed over this glazing to provide additional interest along this elevation. Additional windows are proposed along the west elevation.
- Emergency egress is proposed along the west and south elevations.
- The proposed addition does not require additional ground excavation, therefore no additional landscaping is proposed with this addition.

### ADVISORY DESIGN PANEL

This project was not reviewed by the Advisory Design Panel, but was reviewed by Planning and Development staff. Generally, the overall design was acceptable. Staff made some recommendations to the design consultant, and these were addressed as follows, with the design consultant's response in italics:

- Include glazing into the exit doors to allow for visual surveillance before leaving the building.  
*(Glazing has been included into the exit doors.)*
- Incorporate a sunscreen over the first floor windows, as proposed on the second floor windows.  
*(The first floor has been constructed. The incorporation of the sunscreen in this area will require additional work and will be difficult to install.)*
- Incorporate additional glazing at the corner of the building where the west and south elevations meet in order to provide visual interest and increase the lighting into the stairwell.

*(The building has been constructed with diagonal X-bracing in order to satisfy seismic requirements. The installation of windows at this location will be difficult due to the existing construction and seismic requirements.)*

Staff have reviewed the comments provided by the design consultant and are satisfied with the response shown in the drawings attached to the Development Permit (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.	Contour Map
Appendix III.	Proposed Site Plan, Typical Floor Plans and Elevations
Appendix IV.	Engineering Summary
Appendix V.	Development Permit No. 7907-0131-00

How Yin Leung  
Acting General Manager  
Planning and Development

LAP/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:                      John Higgins c/o Stantec  
                         Address:                      #1110, 111 Dunsmuir Street  
                                                              Vancouver, B.C.  
                                                              V6B 6A3  
                         Tel:                                      604-587-4773

2.      Properties involved in the Application

(a)      Civic Address:                      13750 - 96 Avenue

(b)      Civic Address:                      13750 - 96 Avenue  
                         Owner:                                      Fraser Health Authority  
                         PID:    007-207-972

Parcel A Except Firstly: Parcel 1 (By-law Plan 82111) Secondly: Parcel 2  
(By-law Plan 82111) Thirdly Lot 1 Plan LMP49507 Section 33 Township 2  
New Westminster District Plan 74177

3.      Summary of Actions for City Clerk's Office

## DEVELOPMENT DATA SHEET

**Existing Zoning: CD (By-law No. 12536)**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		91,798 m <sup>2</sup>
Road Widening area		
Undevelopable area		10,793 m <sup>2</sup>
Net Total		81,005 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)	75%	40.19%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		Overall Site
Front (96 Avenue)	3.0 m	4.6 m
Rear	7.5 m	44.3 m
Side #1 (West)	7.5 m	8.3 m
Side #2 (East)	7.5 m	15.0 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		Overall Site
Principal	30 m	29.35 m
Accessory	9 m	n/a
<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>		70,198 m <sup>2</sup> (existing)
		583 m <sup>2</sup> (new)
<b>TOTAL BUILDING FLOOR AREA</b>	121,507 m <sup>2</sup>	70,781 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)	1.5	0.874
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	(Zoning By-law Requirement) 959	(CD By-law Requirement) 700
Total Number of Parking Spaces	959	962
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	NO
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CONTOUR MAP FOR SUBJECT SITE

