

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0168-00

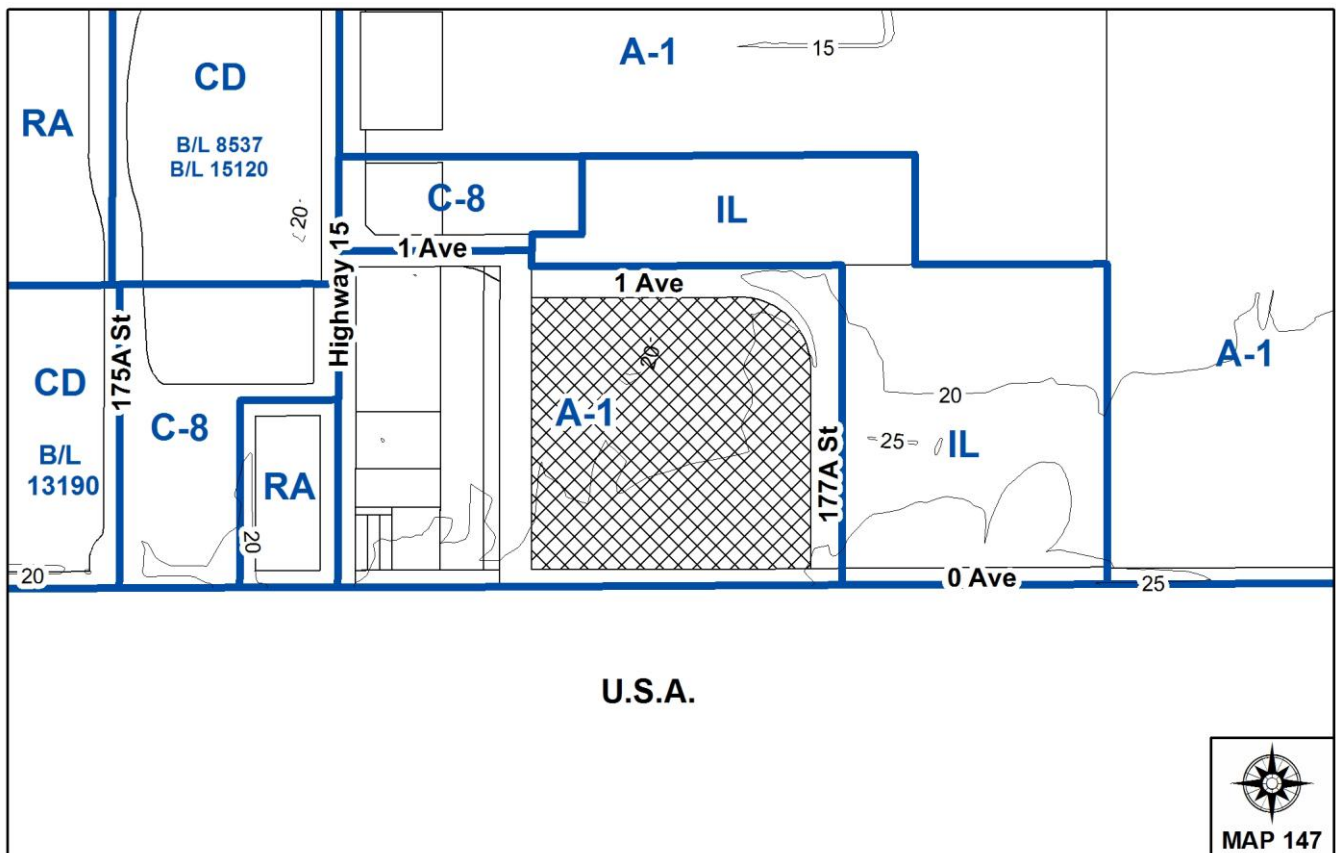
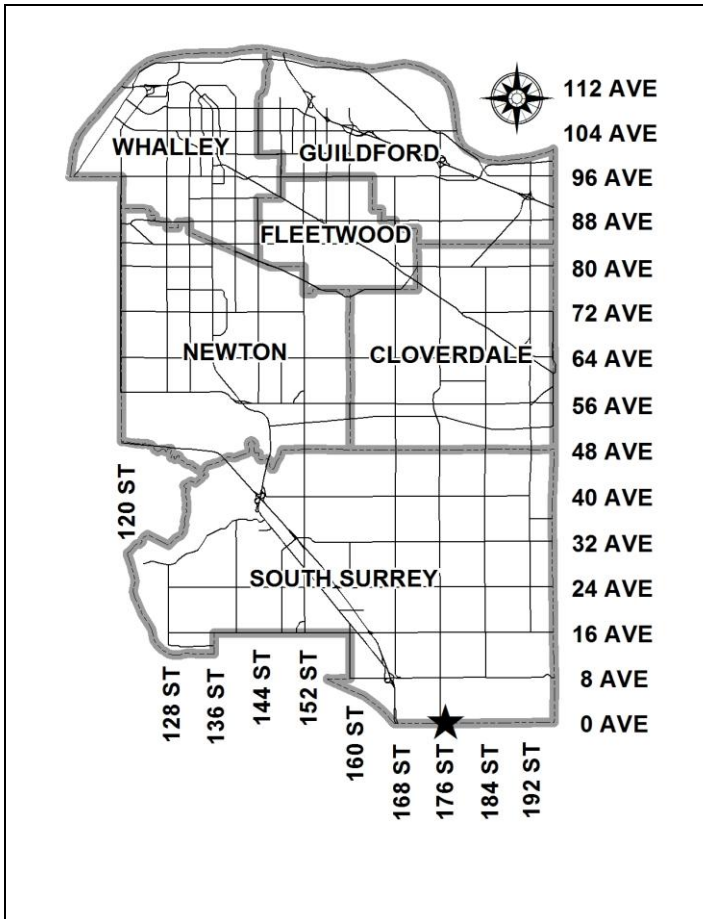
Planning Report Date: September 13, 2010

**PROPOSAL:**

- **Design Review**

in order to redevelop the Pacific Border Crossing Truck Inspection Facility.

**LOCATION:** 48 - 176A Street  
**OWNER:** Canada Border Services Agency  
**ZONING:** A-1  
**OCP DESIGNATION:** Commercial



RECOMMENDATION SUMMARY

- Council receive this report as information.

RATIONALE OF RECOMMENDATION

- The proposed development and building for the inspection facility is well located and is consistent with surrounding industrial development in terms of design and building elevation.

RECOMMENDATION

The Planning & Development Department recommends that Council receive this report for 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.

SITE CHARACTERISTICS

Existing Land Use: Pacific Border Crossing Truck Inspection Facility

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 1 Avenue):	Commercial/warehousing	Industrial	IL
East (Across 177A Street):	Truck storage/vacant land.	Commercial	IL
South:	Blaine, Washington	Blaine, Washington	Blaine, Washington
West:	Border crossing facilities.	Commercial	A-1

DEVELOPMENT CONSIDERATIONSBackground

- The Pacific Border Crossing is located adjacent to Highway 15 and encompasses 10 individual properties immediately north of the Canada-USA border.
- The site is adjacent to several Light Industrial properties that support the movement and storage of trucks.
- The proposal is to update and improve the facilities at the existing Pacific Border Crossing Truck Inspection Facility with a new office/warehouse facility, a larger inspection and x-ray space, upgrades to the site landscaping, and consolidation of the legal parcels into a single federally owned property.
- It is expected that construction of the facility will begin as soon as possible so as to take advantage of the Infrastructure Grants and Economic Stimulus Funds provided by the Federal Government.

### Project Description

- The new facility is located entirely on the existing site and includes the construction of an office / warehouse facility that will house border services staff, truck vehicle bays for individual inspection, and palletized x-ray machine.
- The overall concept is to provide an efficient concept within the framework of a standard building form.
- The building is approximately 1,857 sq.m. (20,000 sq.ft.) of which 943 sq.m. (10,150 sq.ft.) is for the warehouse, and 914 sq.m. (9,838 sq.ft.) is set aside for the office space.
- The site will have a total of 28 parking spaces for staff, which meets the minimum required for a development of this type and size.
- Most of the traffic entering the site is anticipated to be large semi-trailer truck traffic and the occasional personal vehicle.

### Consultation by the Project Teams

- The project team for the Federal Government was led by Kasian Architecture, representatives of the Pacific Land Group and Public Works Government Services Canada (Real Property Division).
- Preliminary discussions with City Staff occurred in May 2010. Subsequent to this initial dialogue, an application was made to the City to follow a Development Permit process in terms of the application process. It should be noted that the application and consultation process follows a similar process that was done for the recent Douglas (Peace Arch) Border Crossing project.
- This development application was submitted in order to allow the City's Advisory Design Panel to provide input into the design and additional expertise to the project.
- The concerns of the City with respect to the design of the building have been addressed and the Government of Canada through Public Works Government Services Canada will be applying for a Building Permit in the near future.

### DESIGN PROPOSAL AND REVIEW

#### Context

- The proposed Warehouse is to be located on the southeast corner of the Pacific Highway Port of Entry site.
- The design for the proposed warehouse and offices is consistent with the architectural quality, character, and scale of the adjacent buildings within the Port of Entry area. There are pedestrian walkways connecting to the nearby Animal Care building, a green rest area, and the staff-commercial parking area.
- Additionally, a green edge along the east and south sides of the site is being maintained to ensure a buffer with any future uses on adjacent properties.

### Parking

- The parking requirements for the site have been calculated using the City's parking standards as per the Zoning By-law (12000). The applicants are providing 28 parking stalls on site located to the north of the proposed warehouse and in the staff/commercial parking compound.

### Building Form

- The building is oriented along a north-south axis to align with the orientation of the site. The double height volume of the warehouse contains six truck inspection bays. An ancillary block contains offices, storage space, and service areas, is planned on the two levels on the north part of the warehouse. The space will be designed for office comfort and efficiency.
- The east and west facades of the new warehouse building are articulated by a combination of the access doors to the truck parking bays and translucent panels (glass block walls) along the roof line to enhance internal lighting and break up the elevation of the building.
- The colour and tone of the building materials include pre-finished fibre cement panels and corrugated sheets with galvalume finish, and aluminum cladding.

### Sustainability

- The building is intended to comply with the 2005 National Building Code, and will be designed to incorporate sustainability strategies for the reduction of energy use, resource conservation, and an enhanced internal environment.
- The building will use high efficiency boilers, roof top energy recovery units, and high efficiency plumbing fixtures to reduce water use.
- All lighting will be low voltage, with occupancy sensors in the office, storage, and amenity areas.
- The site's landscaping will retain a number of nature existing trees along the edge of the site. Additional landscaping will be provided and will be native and adapted to reduce water consumption to reduce the requirement to maintain over time. All planting will adhere to CPTED standards.

### ADVISORY DESIGN PANEL

- The Project Team, headed by Kasian Architecture addressed the comments of the Advisory Design Panel within the constraints of a new building entirely on Federal Government Property.
- ADP Meeting Date – August 29, 2010 ADP comments and suggestions have been satisfactorily addressed.

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.	Site Plan, Buildings Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Kasian Architecture and DMG Landscaping respectively, dated July 29, 2010.

Jean Lamontagne  
General Manager  
Planning and Development

GM/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:              Ajaz Hasan, Kasian Architecture  
                    Address:           #450, 1500 West Boulevard  
   Vancouver, BC  
                    Tel:                    604-683-4145
  
2.      Properties involved in the Application
  - (a)      Civic Address:           48 – 176A Street
  
  - (b)      Civic Address:           48 – 176A Street  
            Owner:                    Canada Border Services Agency  
            PID:                        002-058-553  
            Lot "F" Except: Firstly: Parcel "One" (Explanatory Plan 10814)  
   Secondly: Parcel "2" (Reference Plan 11835)  
   Thirdly: Part Included in Parcel "3" (Reference Plan 12584)  
   Fourthly: Part Included in Parcel "4" (Reference Plan 12733)  
   Fifthly: Part Subdivided by Plan 70143, Section 33 Block 1 North Range 1 East  
   New Westminster District Plan 5749.
  
3.      Summary of Actions for City Clerk's Office

## DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: A-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	30,147.96m <sup>2</sup>	30,147.96m <sup>2</sup>
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)	N/A	N/A
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front	12m	5m
Rear	12m	9.4m
Side #1 (South)	13.5m	7.95m
Side #2 (North)	12m	12m
BUILDING HEIGHT (in metres/storeys)		
Principal	12m	9m (2 storeys)
Accessory	N/A	N/A
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial		
Retail	N/A	N/A
Office		913.5m <sup>2</sup>
Total		
FLOOR AREA: Industrial		942.9m <sup>2</sup>
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA		1,856.4m <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	N/A	N/A
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	N/A	N/A
Industrial	N/A	N/A
- Office	27	28
Residential Bachelor + 1 Bedroom	NA	N/A
2-Bed		
3-Bed		
Residential Visitors		
Institutional	N/A	N/A
Total Number of Parking Spaces	27	28
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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