

PROPOSAL:

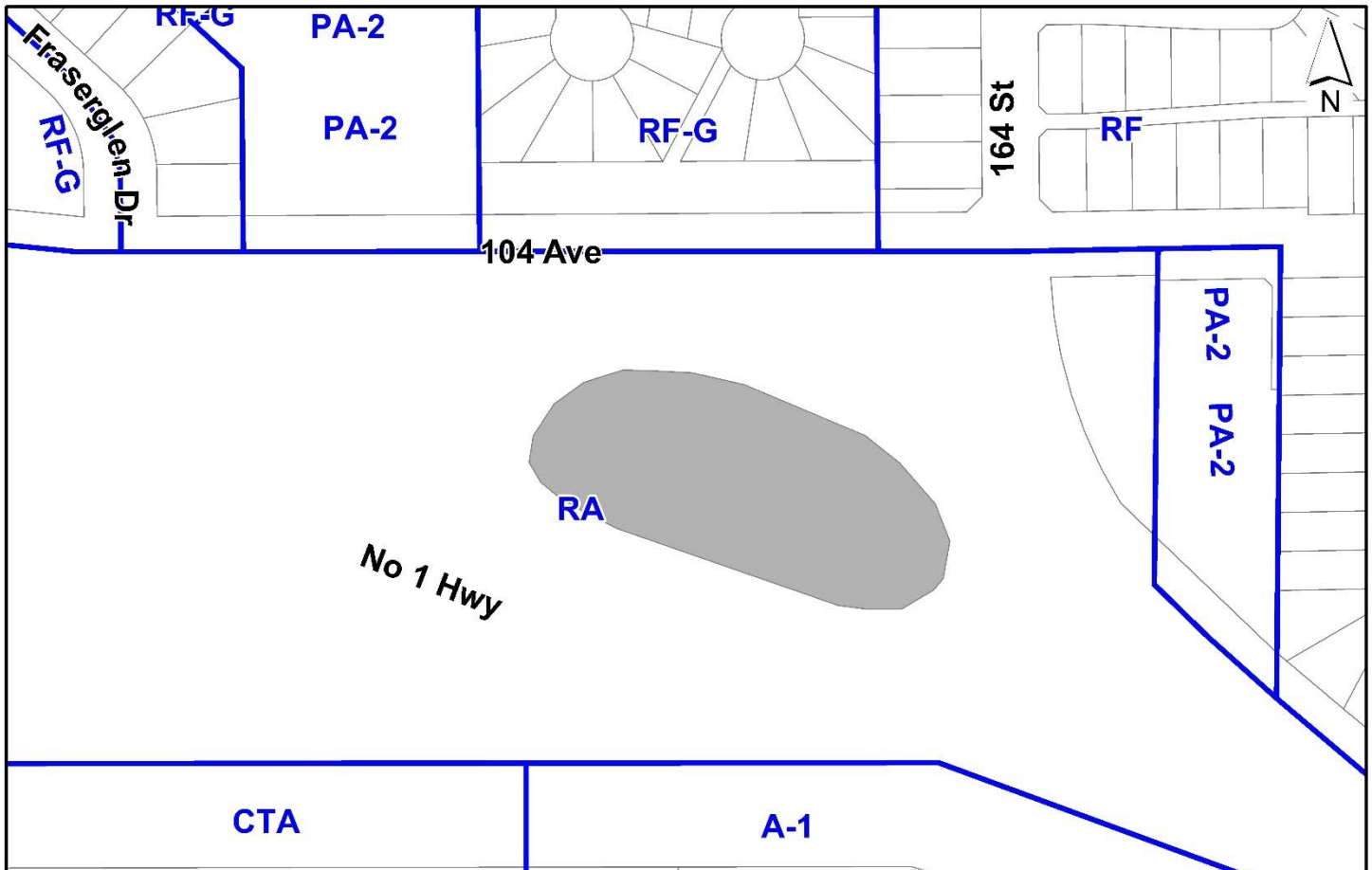
- **Temporary Use Permit**

to allow a BC Ambulance Station to be operated on this site for a period of three years

LOCATION: 16300 - 104 Avenue

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with the One-Acre Residential (RA) Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The TUP will allow for additional ambulance resources for inter-facility transfers, and provide rapid access to Surrey, Langley and Abbotsford.
- The subject site has been identified by BC Emergency Health Services (BCEHS) as an ideal location for an ambulance station with quick and easy access to Highway No. 1.
- BCEHS has indicated that the original plan is to accommodate up to 10 ambulances on the site, however that number could fluctuate over time. Additional parking would accommodate Emergency Medical Services (EMS) attendant's vehicles. The existing building on site will generally accommodate EMS staff amenities, which may include washroom facilities, change rooms/showers, lunchroom (including kitchen), break rooms, meeting rooms, and storage.
- BCEHS has advised staff that the ambulances to be positioned on the subject site are intended for inter-facility transfer use as their primary assignment. The ambulances are not envisaged to depart the site with lights and sirens activated for routine transfers, which comprise the majority of calls that would depart from the site. However, in consideration of the Fraser Heights community to the north, in situations where they are required, the Emergency Health Services (EHS) staff will try to delay the deployment of lights and sirens until the ambulance has reached an arterial road or Highway No. 1.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Temporary Use Permit No. 7920-0261-00 (Appendix I) to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant Treo Office building	Urban	RA
North (Across 104 Ave.):	Single family residential lots and a church	Urban	RF and PA-2
East (Across Hwy. 1 off-ramp):	Vacant lots	Urban	RA and PA-1
South (Across Hwy No. 1):	Tourist trailer, park campground and vacant land	Suburban, Urban and Conservation Recreation	CTA, A-1 and RA
West	Hwy. No. 1/160 St. Interchange	Urban	RA

Context & Background

- The subject building and adjacent parking lot, which are constructed in the Highway No. 1 road right-of-way, near the intersection of 164 Street and 104 Avenue in Fraser Heights, was constructed in 2012 and used by Treo as an office for toll collection for the Port Mann Bridge. With the termination of tolls for crossing the Port Mann Bridge, the office was vacated.

DEVELOPMENT PROPOSAL

Planning Considerations

- In March 2020, BC Emergency Health Services (BCEHS) drafted a COVID-19 surge plan, which identified 55 additional ground ambulances and 5 additional air ambulance resources throughout the Province.
- With the recent surge in COVID-19 cases, the COVID-19 surge plan is being deployed. Of the 55 additional ground ambulances proposed Province-wide, 28 will be located in the Lower Mainland, and 10 of these will be located in Surrey.
- The vacant Treo building has been identified by BCEHS as a potential location for an additional BC Ambulance Station to accommodate the additional fleet and staff.
- The vacant Treo building can accommodate the additional ambulance resources and is considered an ideal location due to its immediate access to Highway No. 1, thus facilitating rapid response to the municipalities south of the Fraser River.

- The site is currently zoned “One-Acre Residential Zone (RA)”, which does not permit an ambulance station. As such, the subject Temporary Use Permit (TUP) application has been submitted to seek Council approval to allow the ambulance station to be operated on the site for a period of 3 years. BCEHS acknowledges that the TUP, if approved by Council, would be temporary, and that a rezoning application would be required to accommodate the ambulance station on a permanent basis.
- BCEHS has advised staff that the ambulances to be positioned on the subject site are intended for inter-facility transfer use as their primary assignment. The ambulances are not envisaged to depart the site with lights and sirens activated for routine transfers, which comprise the majority of calls that would depart the site. However, in consideration of the Fraser Heights community to the north, in situations where they are required, the emergency Health services (EHS) staff will try to delay the deployment of lights and sirens until the ambulance has reached an arterial road or Highway No. 1
- BCEHS has indicated that the original plan is to accommodate up to 10 ambulance on the site, however that number could fluctuate over time. Additional parking would accommodate Emergency Medical Services (EMS) attendant’s vehicles. The existing building on site will generally accommodate EMS staff amenities, which may include washroom facilities, change rooms/showers, lunchroom (including kitchen), break rooms, meeting rooms, and storage.
- A letter from BCEHS outlining their rationale for the proposed ambulance station location is attached in Appendix III.

Referrals

Engineering:	The Engineering Department has no objection to the project
Ministry of Transportation & Infrastructure (MOTI):	Owens the building located in the Hwy No. 1 road ROW and has entered into a lease with BCEHS for the building.

Transportation Considerations

- Access to the site is provided from the west bound 160th Street freeway exit and from a two-way driveway on the west side of the building to access 104 Avenue.
- There are currently on-site parking spaces and three bus parking spaces provided on the site. This will accommodate the 10 ambulances and EMS attendant’s vehicles on the property.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The temporary use of the site for an EHS office complies with the General Urban designation of the Regional Growth Strategy. If this site is required by BCEHS for a permanent ambulance station, a rezoning to an acceptable zone could also be accommodated.

Official Community Plan

Land Use Designation

- The property is designed Urban in the Official Community Plan. The temporary use of this site for a BC Ambulance Station complies with the Urban designation. If this site is required by BCEHS for a permanent ambulance station, a rezoning to an acceptable zone could also be accommodated.

Themes/Policies

The proposal is consistent with the following OCP Themes and Policies:

- Theme F.9 (Community Safety)
 - Ensure that emergency management plans are in place and ready to be implemented in response to emergencies.
 - Strategically locate community safety facilities to deliver effective and timely emergency response services throughout the City.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Temporary Use Permit 7920-0261-00
Appendix II. Letter from BC Emergency Health Services

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

LAP/cm

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7920-0261-00

Issued To:

("the Owner")

Address of Owner:

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this temporary use permit.
2. This temporary use permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Port Mann Roadside Tolling Booth within the Highway No. 1 road allowance. (2013)
as illustrated in attached Schedule A
BC Ambulance Temporary Building

16300 - 104 Avenue

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be for the operation of a British Columbia Emergency Health Services (BCEHS) ambulance station. This site shall include parking for ambulances and passenger vehicles. The existing building on site shall be used for emergency medical services staff amenities (which may include washroom facilities, change rooms/showers, lunchroom - including kitchen, break rooms, meeting rooms, and storage).
5. The temporary use permitted on the Land shall be in accordance with:

- (a) The appearance and location of the buildings, access and parking as shown on Schedule A and numbered 7920-0261-00(A) (the "Drawing") which is attached hereto and forms part of this permit.

- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.

- 7. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.

- 8. This temporary use permit is not transferable.

- 9. This temporary use permit shall lapse on or before three years from date of issuance.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: Signature

Name (Please Print)

OR

Owner: Signature

Name: (Please Print)

TO THE CITY OF SURREY:

I, Ministry of Transportation and Infrastructure (Name of Owner)

being the owner of a portion of the Highway No. 1 road right-of-way as shown in Schedule A,
known as 16300 – 104 Avenue

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) remove any vehicles permitted to be parked on the Land pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to the condition that existed prior to the issuance of the temporary use permit;

all of which shall be done not later than the termination date set out on the temporary use permit.

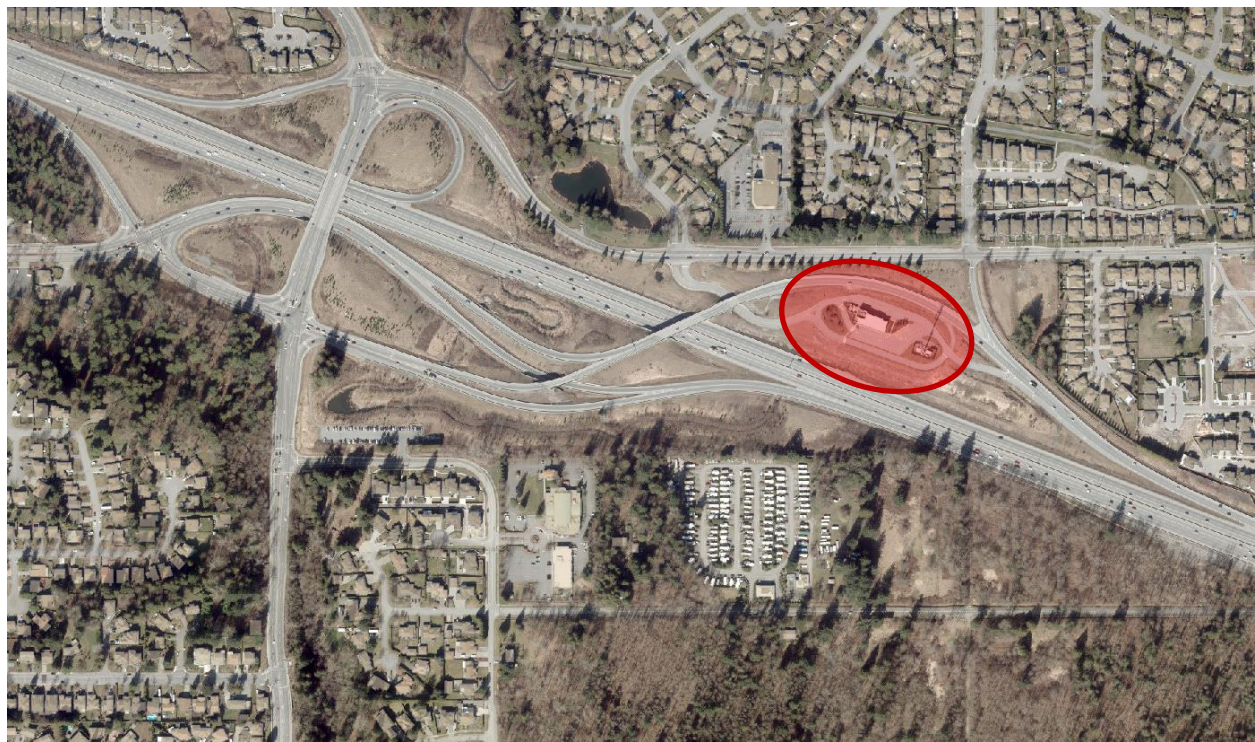
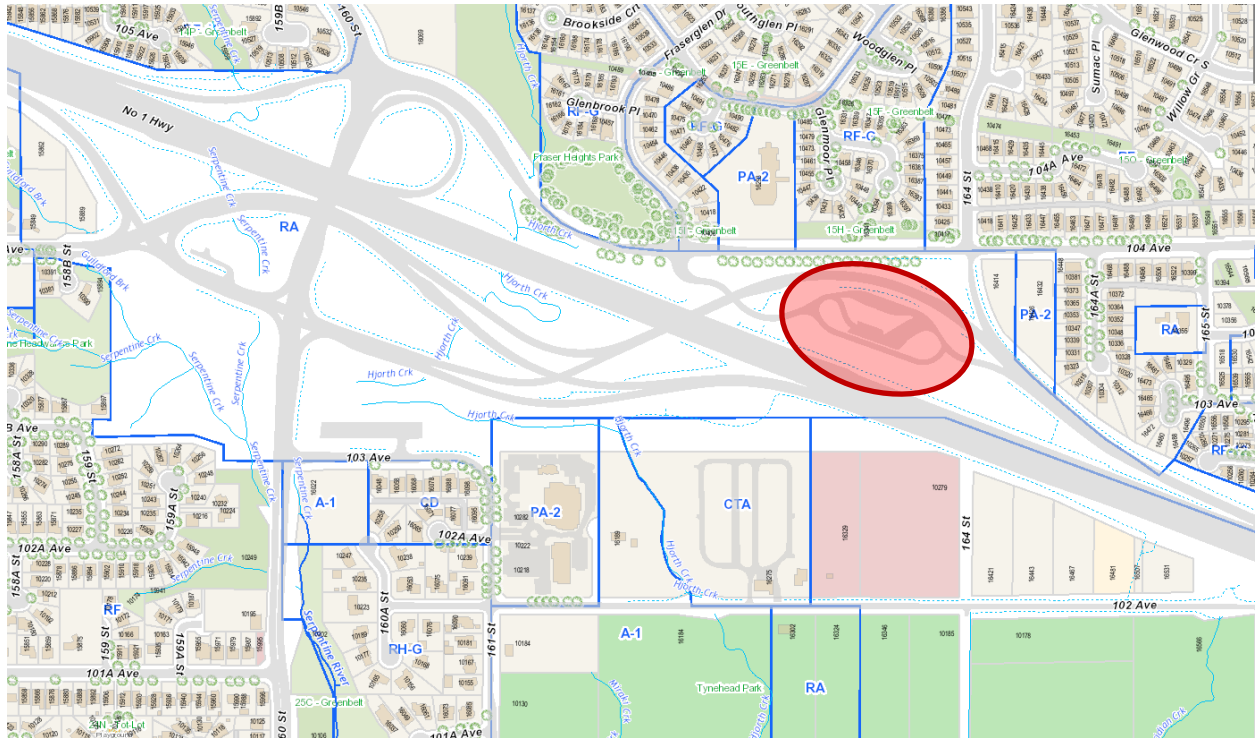
I further understand that should I not fulfil the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.

(Owner)

(Witness)

Figure 1: TRoO Site





October 29, 2020

Re: BC Emergency Health Services (BCEHS) Surge Planning – TReO Site

In March 2020, BCEHS drafted a COVID-19 provincial surge plan, which outlined **55** additional ground ambulance and **5** additional air ambulance resources BCEHS could add to its fleet throughout the province in response to a surge in COVID-19 cases. These resources were intended to focus on the expected increase of inter-facility transfers (IFTs).

As the number of COVID-19 cases begins to rise again in BC, BCEHS is preparing to staff all 55 ground resources and the remaining air resources. This prepares the system for the case of a sudden spike in COVID-19 cases and resulting rapid increase in IFT demand.

The allocation of surge resources assigned to each health region in the province has been reviewed and updated based on geographical area of each community, the typical staffing availability, and the traditional demand for IFTs.

- **28** of the 55 ambulances (51%) will be located in the Lower Mainland
- **10** of the ambulances will be located in Surrey

In order to accommodate the additional resources around the Province, BCEHS has been acquiring additional facilities to be able to accommodate the additional fleet and staff on duty.

For the ambulances intended to be accommodated in Surrey, the former TReO site (16300 104 Street, Surrey, BC; see Figure 1) is an ideal location due to its immediate access to Highway 1, providing rapid access to the surrounding municipalities of Surrey, Langley, Abbotsford, and adjacent municipalities located throughout Fraser Health and Coastal Health. In addition, as the site is owned by the Ministry of Transportation & Infrastructure facilitating access to the facility.

The units to be positioned at the TReO site are intended for inter-facility transfer use as their primary assignment. The ambulances are not envisaged to depart the site with lights & sirens activated for routine transfers, which comprise the majority of calls departing the site. Should lights & sirens be required, EHS staff will try to restrict any negative impact to adjacent residents by delaying lights & sirens until the ambulance has reached an arterial road or Highway 1.

The TReO site is located within the Highway 1 right-of-way, and is designated Urban in the Surrey Official Community Plan. It is zoned RA, which does not permit an ambulance facility.

BCEHS is seeking the City of Surrey Council's support in granting a Temporary Use Permit for the TReO facility, in support of the emergency response to the COVID-19 pandemic. Should BCEHS look to occupy the site in the long-term, a formal rezoning will be submitted to the City to ensure the facility is in compliance with local bylaws.