



# Corporate Report

NO: R310

COUNCIL DATE: December 15,

2004

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## REGULAR COUNCIL

TO: Mayor & Council                      DATE: December 13,  
2004

FROM: General Manager,                      FILE: 0430-20  
Planning and Development                      RCMP "E" Division

SUBJECT: Proposed RCMP E-Division Headquarters  
Development in Green Timbers

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## RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information; and
2. Authorize staff to proceed with the public consultation and rezoning process, as described in Appendix II of this report.

## INTENT

The purpose of this report is to apprise Council of the status of the site selection process for the relocation and development of the RCMP E-Division Headquarters facilities by the Federal Government and to obtain Council direction with respect to proceeding with a public consultation and rezoning process for a site in Green Timbers, to enhance the chances of the Surrey site being chosen for this significant development.

## DISCUSSION

Over the past two years, Public Works and Government Services Canada ("PWGSC") has been looking for alternative sites in Surrey and Langley for the relocation of the RCMP E-Division Headquarters, that is currently in the City of Vancouver. After a long process of proposal calls, site submissions and evaluations, a City of Surrey site within the cleared portion of Green Timbers, formerly the site of the Provincial forest research facilities was short-listed and is considered by PWGSC as the site best meeting the criteria established for site selection.

Specifically, the proposed Green Timbers site is located at the northwest quadrant of the Green Timbers Urban Forest. It is currently owned by the Province of British Columbia. The site is approximately 35 acres in size, is mostly cleared and contains a few older buildings related to the former forest research facilities. These buildings will be demolished for the proposed development. The site is surrounded on three sides by forest, except to the southwest direction. The land between the subject property and Fraser Highway has heritage significance and the Province has indicated that it will take steps to ensure that the heritage features in this area are not disturbed. Only a few trees will need to be removed to accommodate the proposed development (see air photo attached as Appendix I).

The proposed Headquarters development will include approximately 500,000 square feet of building floor area for the various functions of the E-Division, with about 1,800 employees being located at the site in the initial stage. The site will allow for future expansions. A design-build process will be employed for the actual site development and building construction.

The entire Green Timbers area, including the subject site, is designated Conservation in the Official Community Plan ("OCP") and is zoned One Acre Residential (RA). Although the Conservation Designation of the OCP is intended for major parks, open spaces and environmental sensitive areas, the General Provisions of the OCP states that public uses are permitted in any land use designation. The RCMP Headquarters building is considered a public use and, therefore, an amendment to the OCP is not required. It is, however, appropriate to rezone the subject site to a comprehensive development zone to accommodate the intended uses and to regulate building siting and construction. In addition, a development permit process will follow the rezoning process, similar to that for the Taxation Centre project in Whalley, which will allow Council to consider and approve the final building and site design plans. Although the senior governments are not subject to municipal land use by-laws and regulations, the proponents have volunteered to follow the normal process for dealing with rezoning, development permit, subdivision, and building permit applications.

Representatives of PWGSC have advised that the final site selection decision will likely be made in late January 2005 and the selected site will need be purchased before the end of March 2005 (the end of the fiscal year for the Federal budget). PWGSC officials have further advised, that the correct zoning must be in place on the site prior to the purchase of the site. On this basis, to encourage PWGSC to select the Surrey site and to enhance Surrey's chance of being successful for such a significant project, staff have been working closely with the Federal and Provincial agencies to formulate a process for public consultation and rezoning to allow for the rezoning to be completed for the Green Timbers site, in advance of the end of March 2005. The proposed process is described in Appendix II.

The process includes a meeting with the Green Timbers Society in December 2004, a public information meeting in January 2005, submission to the Heritage Advisory Commission in January 2005 and a public hearing, related to the rezoning by-law, in February 2005. The Provincial Government, being the owner of the subject site, through the Land and Water British Columbia Inc., has committed to submit the rezoning application shortly to initiate the process (Appendix III).

## CONCLUSION

Through an extensive site selection and evaluation process, a site within Green Timbers has been identified by PWGSC as the lead site on which to relocate the RCMP E Division Headquarters. However, a final decision will not be made until late January 2005. To encourage PWGSC to select the Surrey site for this significant development project, a streamlined public consultation and rezoning process has been formulated with a view to completing the rezoning by-law by March 2005. Staff recommends that Council authorize staff to undertake the process described in Appendix II of this report, which will position the Green Timbers site to be purchased by PWGSC by the end of March 2005 for the RCMP E Division Headquarters.

Murray Dinwoodie  
General Manager,  
Planning and Development

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### Attachments:

- Appendix I Site Location
- Appendix II Proposed Process and Timelines
- Appendix III Letter from Land and Water British Columbia, Inc. (Dec 13, 2004)



Appendix II

**E-DIVISION PROCESSING TIME LINE**

<b>Item:</b>	<b>Action Required:</b>
December 13, 2004 Arrange meeting with major stakeholders	Planning Staff held a meeting with stakeholders which includes City staff and representatives from Public Works and Water and Land B.C. The processes for both the rezoning of the site and the

	subsequent Development Permit for the proposed building were discussed.
December 17, 2004 Meeting between Land and Water B. C. and Green Timbers Society.	Land and Water British Columbia Inc. (Peter Walters) to attend a meeting with the Green Timbers Society (Wadi Lehman and Peter Maarsman) and Planning Staff to review the proposal. Subsequent meetings may be held as needed.
December 20, 2004 Submission of Rezoning Application.	Land and Water B.C. to submit a rezoning application to rezone the subject site: The application must include a survey plan showing the area to be rezoned, a conceptual site plan, and development reconciliation outlining proposed densities, setbacks, building height and parking.
December 22, 2004 Referral of proposal to internal City departments.	Planning Staff to circulate the proposal to various City departments.
January 4, 2005 Installation of Development Proposal Signs, distribution of Pre-Notification Letter.	The applicant to arrange for the installation of 3 Development Proposal Signs. Planning staff to draft and circulate pre-notification letters.
January 4-12, 2005 Review of application.	Planning staff to review the application and begin to draft the Comprehensive Development Zone for the site. Additional information or clarification may be required from the applicant at this stage.
January 14, 2005 Memo to Heritage Advisory Council.	Planning staff to prepare a memo to the Heritage Advisory Committee apprising them of the proposal. Additional information may be required from the applicant at this stage with respect to the interface between the proposal and the adjacent Heritage sites.
January 20, 2005 Public Information Meeting	A Public Information Meeting to be held to explain the proposal to the general public. Notices will be sent out 2 weeks in advance of this meeting to all property owners within 100 metres of the subject site and to affected community associations.
January 24-28, 2005 Drafting of Planning Report	Planning staff to draft the Planning Report. Legal Services to review the proposed CD By-law and any required legal documents. The applicant will be required to submit any additional information required for the report upon request from Planning staff.

January 26, 2005 Heritage Advisory Committee	Planning staff to present the proposal to HAC to solicit their recommendations with respect to the adjacent Heritage sites.
February 7, 2005 Planning Report presented to Council.	Planning staff to include the Planning Report on the Regular Council – Land Use agenda. The applicant will be in attendance at the Council meeting to answer questions from Council.
February 21, 2005 Public Hearing and Third Reading of Rezoning By-law	City staff (Legislative Services) to ensure the application is placed on the Council agenda for Public Hearing and to ensure Public Notification is undertaken. The applicant will be in attendance at the Council meeting to answer questions from Council and/or the public.
March, 2005	Final Reading of the Rezoning By-law.

Appendix III

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