



Corporate Report

NO: R275

COUNCIL DATE: DECEMBER 17, 2007

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **December 11, 2007**
FROM: **General Manager, Planning and Development** FILE: **7907-0006-00**
SUBJECT: **Proposed Outpatient Facility at 9750 - 140 Street**
Consideration of Final Adoption of Rezoning By-law

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information; and
2. Grant Final Adoption of Rezoning By-law No. 16417 (Appendix "A"), rezoning a portion of the site at 9750 - 140 Street from One-Acre Residential Zone (RA) to Comprehensive Development Zone (CD) to permit the development of an Outpatient Facility (the "OPF") for the Fraser Health Authority, without a companion Development Permit, subject to all engineering servicing issues and other conditions of rezoning approval being successfully completed prior to issuance of the Development Permit for the OPF.

BACKGROUND

On January 11, 2007, the Fraser Health Authority ("FHA") submitted an application to rezone a 2.06-hectare (5.1 acre) portion of the 2.35-hectare (5.8-acre) lot at 9750 - 140 Street from One- Acre Residential Zone (RA) to Comprehensive Development Zone (CD) in order to permit the phased development of an OPF.

The Planning Report describing the project and the proposed development application approval process was presented to Council at the Regular Council - Land Use meeting on June 25, 2007 (Appendix "B").

The Public Hearing for Rezoning By-law No. 16417 to rezone the subject site was held on July 9, 2007. Council granted Third Reading to Rezoning By-law No. 16417 at the same Regular Council – Public Hearing meeting.

DISCUSSION

In Surrey, the various land development applications that form a development project, generally run concurrently. Therefore, as the subject proposal requires both a rezoning application and a Development Permit application, both of these applications would normally have been reviewed and considered by staff and Council at the same time.

However, the subject proposal is proceeding as a public-private partnership (P3). In order to provide the prospective development proponents with a level of certainty with respect to the ultimate zoning on the site, the FHA requested that the rezoning application for the project advance to Third Reading, prior to undertaking the proposal call for P3 proponents.

It was envisioned that the project would proceed in two steps, with Council considering the rezoning of the site first, prior to the selection of the successful proponent, and considering the Development Permit later, once the successful proponent had time to prepare a detailed site layout and building design. With this approach, detailed Engineering comments with respect to servicing were to be deferred to the Development Permit stage, rather than being finalized prior to the Planning Report being presented to Council, as is the standard practice. All servicing issues were to be resolved prior to consideration of Final Reading of the Rezoning By-law and issuance of the Development Permit.

Based on this approach, the rezoning application proceeded to Public Hearing and Third Reading of the Rezoning By-law on July 9, 2007 with the following issues to be resolved prior to consideration of Final Adoption:

- (a) 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 plan to the specifications and satisfaction of the Approving Officer; and
- (c) submission of a Development Permit application and completion of all necessary revisions to comply with the Urban Design Objectives and Guidelines.

The Rezoning By-law has been held in abeyance at Third Reading pending the selection of a successful proponent to undertake the design and construction of the OPF.

Financing Considerations and Revised Final Adoption Process

The FHA has now selected three firms, which are in the process of preparing detailed proposal submissions for the project. The successful proponent will build and operate the building. In the course of preparing detailed submissions, it has become apparent that financial institutions are not prepared to discuss and commit to financing details, at a level required by the proponents to make a complete proposal submission, until such time as the Rezoning By-law for the site has received Final Adoption.

As the FHA requires this detailed financial analysis in order to make the selection of the successful proponent, the FHA is requesting that Council support a change in the process outlined in the June 25, 2007 Planning Report, and that Council move forward with considering Final Adoption of Rezoning By-law No. 16417, prior to the submission of the Development Permit application.

Under this modified process, the applicant would still be responsible to address and resolve all Engineering and servicing requirements and other conditions of approval, but at the Development Permit stage rather than at the rezoning stage. Furthermore, in accordance with the proposed CD Zone for the subject site, construction cannot commence on the site without a Council-approved Development Permit.

It should be noted that the same process was employed with the application for the RCMP Division E headquarters project (Application No. 7904-0437-00), which is located just to the north-east of the subject site. With the RCMP Division E headquarters project, Council considered the rezoning of the site independent of the Development Permit, granting Final Adoption of the Rezoning By-law on March 7, 2005 and deferring servicing requirements to the Development Permit stage, which is anticipated once funding for the project is forthcoming.

It is anticipated that the three OPF proponents will submit their proposals to the Province and the FHA by the end of January, 2008 and that the successful proponent will be selected at the end of February 2008. It is expected that the successful proponent will submit the required Development Permit application in March 2008, in anticipation of the Development Permit being issued in May or June so that construction can commence on the facility in the summer of 2008.

CONCLUSION

When the FHA submitted a rezoning application for the proposed OPF in early 2007, it was anticipated that the Rezoning By-law would proceed to Third Reading and would then be held in abeyance pending the submission of the associated Development Permit application and the fulfilment of all servicing issues and other conditions of approval, once the successful proponent had been selected to build the project. During the course of preparing detailed proposals for the Province and FHA, it became apparent that a full financial analysis could not be undertaken with financial institutions until such time as the Rezoning By-law for the subject site was given Final Adoption.

As a result, it is recommended that City Council consider Final Adoption to Rezoning By-law No. 16417, prior to submission of the associated Development Permit application, on the understanding that all servicing issues and other conditions of approval associated with the project will be successfully completed by the applicant prior to the issuance by Council of the required Development Permit.

Jean Lamontagne
General Manager
Planning and Development

GAG/kms/saw

Attachments:

Appendix "A" - By-law No. 16417

Appendix "B" - Planning Report for Application No. 7907-0006-00

CITY OF SURREY

BY-LAW NO. 16417

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 027-060-411
Block G Section 36 Block 5 North Range 2 West New Westminster District as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Richard Fu, B.C.L.S. on the 18th day of June 2007, containing 2.06 hectares.

Portion of 9750 - 140 Street

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a *hospital*, including an outpatient facility and *accessory uses*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. *Hospital*, including outpatient facility.
- 2. *Accessory uses*:

(a) The following uses are permitted provided that the total floor area of all these uses does not exceed 1,000 square metres [10,700 sq.ft.].

i. *Retail store* limited to the following:

a. *Convenience store*; and

b. Pharmacy;

ii. *Eating establishment* excluding the following:

a. *Drive-through restaurant*; and

b. *Eating establishment* licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended; and

(b) *Parking facility*; and

(c) Offices for medical-related uses.

C. Lot Area

Not applicable to this Zone.

D. Density

The maximum *floor area ratio* shall be 2.5.

E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum *setbacks*:

	<i>Setback</i>	Southern <i>Yard</i>	Northern <i>Yard</i>	Western <i>Yard</i>	Eastern <i>Yard</i>
Use					
<i>Principal and Accessory Buildings and Structures</i>		2.0 m. [6 ft.]	5.0 m. [15 ft.]	2.0 m. [6 ft.]	3.0 m. [10 ft.]

Measurements to be determined as per Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal buildings: The *building height* shall not exceed 30 metres [100 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

Refer to Tables C.2 and C.4 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot* except at *driveways*.
4. Loading areas, garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

Not applicable to this Zone.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2 hectares [4.9 acres]	100 metres [328 ft]	100 metres [328 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the C-15 Zone as set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended, and the Surrey Development Cost Charge By-law, 2006, No. 15973, as amended, and the development cost charges for uses

in Section B.1 and B.2(a) of this Zone shall be based on the rate for Hospitals, and on the C-15 Zone for uses in Section B.2(c) of this Zone.

8. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
 9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
 10. *Hospitals* are regulated by the Hospital Act R.S.B.C. 1996 c.200, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16417."

READ A FIRST AND SECOND TIME on the 25th day of June, 2007 .

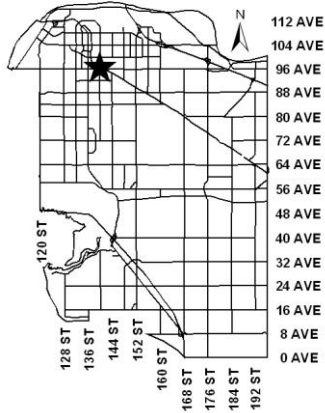
PUBLIC HEARING HELD thereon on the 9th day of July, 2007.

READ A THIRD TIME ON THE 9th day of July, 2007.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK

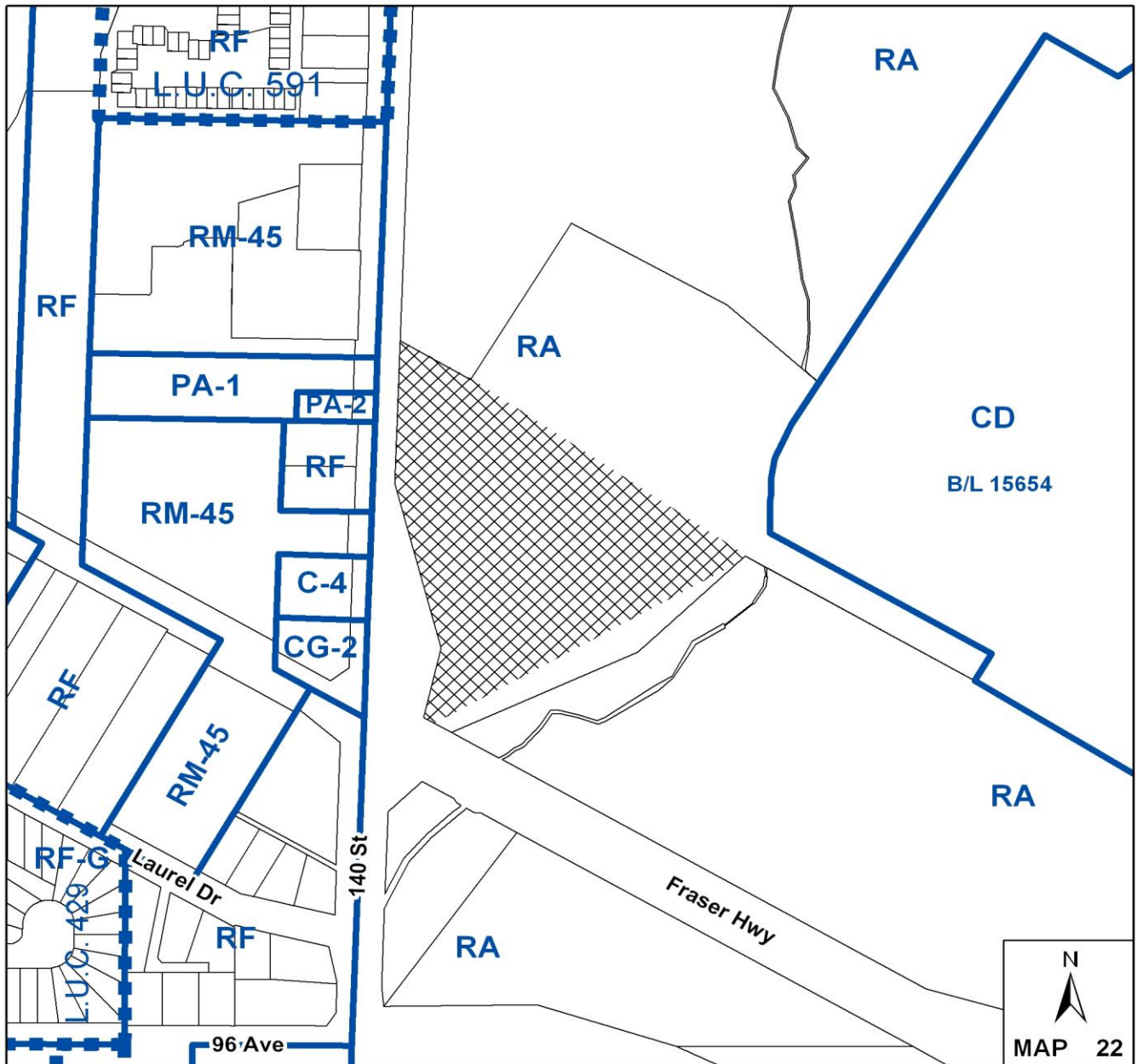


Proposal: Rezone from RA to CD to permit the development of an outpatient facility for the Fraser Health Authority.

Recommendation: Approval to Proceed

Location: Portion of 9750 - 140 St **Zoning:** RA

OCP Designation: Conservation **Owner:** Fraser Health Authority



PROJECT TIMELINE

Initial Application Submission Date: January 11, 2007
Completed Application Submission Date: April 25, 2007
Planning Report Date: June 25, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from RA to CD

in order to permit the development of an outpatient facility for the Fraser Health Authority at the north-east corner of Fraser Highway and 140 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the property 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.
2. 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 plan to the specifications and satisfaction of the Approving Officer; and
 - (c) submission of a Development Permit application and completion of all necessary revisions to comply with the Urban Design Objectives and Guidelines (Appendix VI).

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).

Environmental Review Committee (ERC): The ERC supports the proposed reduction in the stream setback protection area, provided the area is dedicated to the City.

SITE CHARACTERISTICS

- **Existing Land Use** Vacant.
- **Significant Site Attributes** A stream, a tributary of Quibble Creek, runs along the east side of the property.
- **East:** Green Timbers Arboretum.
- **South:** Across Fraser Highway, Green Timbers Urban Forest, zoned RA, designated Conservation.
- **West:** Across 140 Street:
 - Proposed service station site (Application No. 7904-0178-00), zoned CG-2 and C-4, designated Multiple Residential;
 - Three-storey apartment buildings, zoned RM-45, designated Multiple Residential;
 - Single family dwellings, zoned RF, designated Multiple Residential; and
 - Surrey Community Services Society buildings, zoned PA-1 and PA-2, designated Multiple Residential.
- **North:** Provincial Government Buildings, zoned RA, designated Conservation.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies, as public uses are allowed in any land use designation.

DEVELOPMENT CONSIDERATIONS

Background

- The Fraser Health Authority (FHA) is proposing to construct an outpatient facility (OPF) at the northeast corner of Fraser Highway and 140 Street.
- An OPF is intended to relieve the pressure on the Emergency Unit and other areas of Surrey Memorial Hospital by relocating a number of high-intensity, heavily used facilities and uses from the main Surrey Memorial Hospital campus to this satellite facility.
- The OPF is a facility that provides medical services similar to the services provided by a hospital, with the notable exception that there will be no patients staying in the facility over night and there will be no Emergency Room facilities.
- The OPF will contain surgical suites for day surgeries only, diagnostic spaces, and treatment spaces, including areas for cancer treatment therapies and dialysis.
- The facility also includes shared office space used by doctors using the facility, as well as support spaces and staff areas.

- Limited retail space to service both patients and staff will be incorporated into the design of the building.

Official Community Plan and Zoning

- The 2.35-hectare (5.8-acre) subject site at 9750-140 Street, at the northeast corner of Fraser Highway and 140 Street, is designated Conservation under the Official Community Plan (OCP).
- Although the Conservation Designation of the OCP is intended for major parks, open spaces and environmentally sensitive areas, the General Provisions of the OCP states that public uses, such as hospitals and government facilities, including those developed and managed jointly by the public and private sectors, are permitted in any land use designation. As the OPF is considered to be a hospital and other proposed uses on the site are considered government uses, related to the hospital use, an amendment to the OCP is not required.
- However, the subject site is zoned One-Acre Residential Zone (RA), which permits only single family residences, and will need to be rezoned to a Comprehensive Development (CD) Zone to accommodate the proposed development.

Proposed Rezoning and Development Permit Process

- In Surrey, the various land development applications that form a development project, generally run concurrently.
- The subject proposal requires both a rezoning application and a Development Permit application, which, in accordance with Surrey's standard process, would be reviewed and considered by staff and Council at the same time.
- The subject proposal will be proceeding as a Public-Private Partnership (P3). As a result, the FHA will be sending out a proposal call for those developers who may be interested in the project to submit a detailed proposal.
- In order to provide the prospective development proponents with a level of certainty with respect to the ultimate zoning on the site, the FHA has requested that the rezoning application for the project advance to Third Reading prior to undertaking the proposal call for P3 proponents.
- As a result, the FHA is requesting that the project deviate from Surrey's standard practice and proceed in two steps, with Council considering the rezoning of the site first, prior to the selection of the successful proponent, and considering the Development Permit later, once the successful proponent has had to time to prepare a detailed site layout and building design.
- With this approach, it is anticipated that the rezoning application will proceed to Public Hearing and Third Reading of the Rezoning By-law (should Council deem the project appropriate to proceed to Third Reading).
- The Rezoning By-law will then remain at Third Reading while the FHA proceeds to select a proponent to undertake the design and construction of the OPF.

- Once chosen, the successful proponent will be required to submit a Development Permit application that will address and regulate the site layout and design of the proposed buildings and structures on the site.
- The Development Permit application will proceed through the usual Development Permit application review process.
- Once all aspects of the Development Permit application review process are completed and all conditions of approval finalized, Final Reading of the Rezoning By-law and issuance of the Development Permit will proceed to Council concurrently.
- With this approach, detailed Engineering comments with respect to servicing will be deferred to the Development Permit stage, rather than at the Rezoning stage, as is the current practice.
- All servicing issues, however, will be resolved prior to consideration of Final Reading of the Rezoning By-law and issuance of the Development Permit.
- A two-step process was employed with the application for the RCMP Division E headquarters project (Application No. 7904-0437-00), which is located just to the northeast of the subject site.
- With the RCMP Division E headquarters project, Council considered the rezoning of the site independent of the Development Permit, granting Final Reading of Rezoning By-law on March 7, 2005 and deferring servicing requirements to the Development Permit stage, which is anticipated once funding for the project is forthcoming.

Phased Development

- It is anticipated that the project will be built in phases over the next several years. The proposed CD By-law will be structured to accommodate the project at ultimate build-out.
- Phase 1 will consist of a 4-storey OPF building containing approximately 17,000 square metres (183,000 sq. ft.) of gross floor area, that will contain surgical suites, diagnostic and treatment areas and shared office space.
- Phase 1 will also contain approximately 450 square metres (4,800 sq. ft.) of retail commercial space which consist of a pharmacy, a small café or food service outlet and a small convenience-type store.
- Although some surface parking is envisioned, the majority of the parking for the facility will be located either underground or in a multi-level, above-ground parkade, depending on which option the successful proponent deems to be the most cost efficient.
- The FHA anticipates that there will be two future expansions to the OPF at some time in the future.
- Phase A of the expansion will consist of an additional 2,900 square metres (31,000) of gross building area, along with a commensurate expansion of the underground parking or above-ground parkade.

- Phase B will consist of an additional 8,700 square metres (94,000 sq. ft.) of gross building area, along with a commensurate expansion of the underground parking or above-ground parkade.
- It is also anticipated that an additional 550 square metres (6,000 sq. ft.) of retail commercial space will be constructed in future phases.
- There is also a possibility that, in the future, a medical office building, up to 7 storeys in height, may be constructed on the site. This office building will operate as a joint venture between the FHA and the P3 proponent, and will contain offices for doctors and other medical practitioners who would be using the surgical, diagnostic and treatment facilities of the OPF.
- The FHA has provided a conceptual site plan to demonstrate how the site will likely be configured at build-out. This conceptual plan is shown in Appendix III.
- Until the successful P3 proponent is selected, it is unclear if only one Development Permit covering the project to ultimate build-out will be required, or if separate Development Permits will be required for each phase of the project.

Stream Setback Protection

- A tributary of Quibble Creeks runs along the east side of the subject site. A portion of the OPF site falls within the 30-metre (100-ft.) wide stream-setback protection along this creek.
- A setback relaxation from 30 metres (100 ft.) to 22 metres (72 ft.) was supported by the City's Environmental Review Committee, which includes a representative of the Federal Department of Fisheries and Oceans (DFO) in exchange for habitat improvements proposed by the applicant, and dedication of the setback area to the City.
- The Green Timbers arboretum is located on the adjoining lot to the east, on east side of the subject creek.
- It is anticipated that, eventually, title to the lot on which the arboretum is located will be transferred from the Province to the City and added to the Parks, Recreation and Culture land inventory.
- As a result, the applicant will be required to dedicate the stream setback protection area on the subject site to the City so that the environmental setback areas on both sides of the creek can be administered by the City as part of the Green Timbers arboretum facility.

Proposed CD Zone

- The proposed CD By-law for the site is based loosely on the PI Zone in that a hospital is a permitted use in the PI Zone, but otherwise is worded to accommodate this specific development.
- The proposed CD By-law will allow a hospital as the principal permitted use on the site. The proposed CD By-law will also allow offices, parking facilities and limited retail space as accessory permitted uses.

- The FHA anticipates an ultimate build-out on the site of approximately 47,000 square metres (506,000 sq. ft.) The proposed CD By-law sets the maximum Floor Area Ratio (FAR) at 2.5 which is large enough to accommodate the proposed project at ultimate build-out.
- The proposed CD By-law permits a maximum building height of 30 metres (100 ft.) which should be adequate to permit the development of the anticipated 7-storey office building.
- Parking requirements will be those currently outlined in the Zoning By-law for hospital, office and retail uses.

PRE-NOTIFICATION

- Pre-notification letters were sent on May 1, 2007. Staff received three phone calls in response.
 - One caller requested additional information about the project. One caller indicated support for the project.
 - One caller expressed concern about the project, indicating that traffic was already very heavy along 140 Street and that the facility would only exacerbate the problem. The caller also expressed concern that the proposed buildings may be higher than three-storeys in height, which is higher than the three-storey buildings on the west side of 140 Street in which the caller lives.

(It is anticipated that the intersection of Fraser Highway and 140 Street will be realigned later this year and that 140 Street and Fraser Highway will be widened to four lanes over the next few years, which will greatly improve traffic flow along 140 Street. Additional traffic signals may also be installed along 140 Street in conjunction with this project to further regulate traffic flow.)

Although a portion of the proposed building, or buildings, on-site may be as high as 7 storeys in height, the proposed buildings should not impact the three-storey apartment buildings on the west side of 140 Street. The subject site is separated from the existing apartment buildings by 140 Street, which will eventually be a 27-metre (89 ft.) wide arterial road. Further separation is provided from 140 Street by a row of single family dwellings that will be redeveloped for multiple-residential use in the future.)

PUBLIC CONSULTATION

- A Public Information Meeting was held on Thursday, May 10, 2007 from 5:30 p.m. to 9:00 p.m. in the North Surrey Recreation Centre.
- Five members of the public attended the Public Information Meeting, as well as a representative of the Planning & Development Department, a representative of the Green Timbers Heritage Society, and representatives of FHA and their consultants, IBI Group.
- One member of the public worked at another facility operated by the FHA and was interested in job opportunities at the OPF.

- One member of the public indicated support for the project.
- Three members of the public expressed concern with respect to additional vehicle traffic along 140 Street which would make access to and egress from their properties along 140 Street more difficult.

(As noted in the Pre-notification Section, it is anticipated that the intersection of Fraser Highway and 140 Street will be realigned later this year and that 140 Street and Fraser Highway will be widened to four lanes over the next few years, which will greatly improve traffic flow along 140 Street. Additional traffic signals may also be installed along 140 Street in conjunction with this project to further regulate traffic flow.)

ADDITIONAL CONSULTATION

- The applicant met with the Green Timbers Heritage Society to discuss the proposed project.
- The Green Timbers Heritage Society has submitted a letter indicating support for the project. (Appendix V)
- With respect to the plants to replace the hedge that is now located in the realigned 140 Street road allowance, the Engineering Department has indicated that the City will work with the Green Timbers Heritage Society on a landscaping plan for the boulevards and median along this section of 140 Street.

DESIGN GUIDELINES

- Currently, the FHA has submitted only conceptual plans showing, in a general sense, how the buildings on the site will likely be arranged.
- However, once detailed planning for the site begins, there are a number of design guidelines that need to be addressed by the developer to ensure that the layout of the site and the building designs meet the standards and expectations of the City and adequately address the context of the facility.
- These design objectives and guidelines are outlined in Appendix V.
- Once the P3 proponent has been selected, it is anticipated that the successful proponent, will ensure that these guidelines are addressed and used in developing a detailed site layout and detailed building designs.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Contour Map
Appendix III.	Conceptual Site Plan
Appendix IV.	Engineering Summary – <i>not attached</i>
Appendix V.	Letter from Green Timbers Heritage Society – <i>not attached</i>
Appendix VI.	Urban Design Objectives and Guidelines - <i>not attached</i>
Appendix VII.	Proposed CD By-law - <i>not attached</i>

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated June 20, 2007.
- Soil Contamination Review Questionnaire prepared by Yijin Wen dated June 15, 2007.

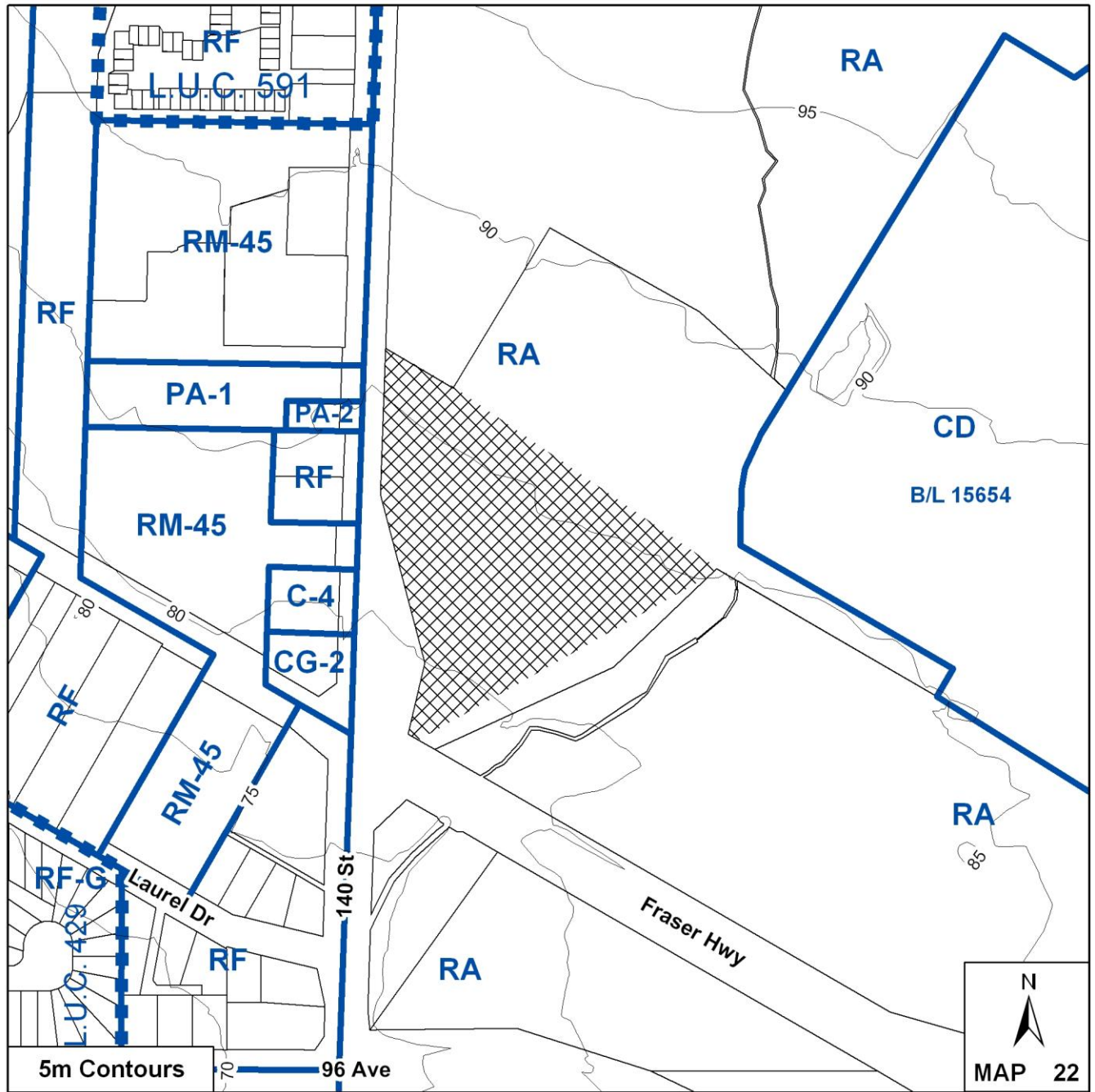
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How Yin Leung
Acting General Manager
Planning and Development

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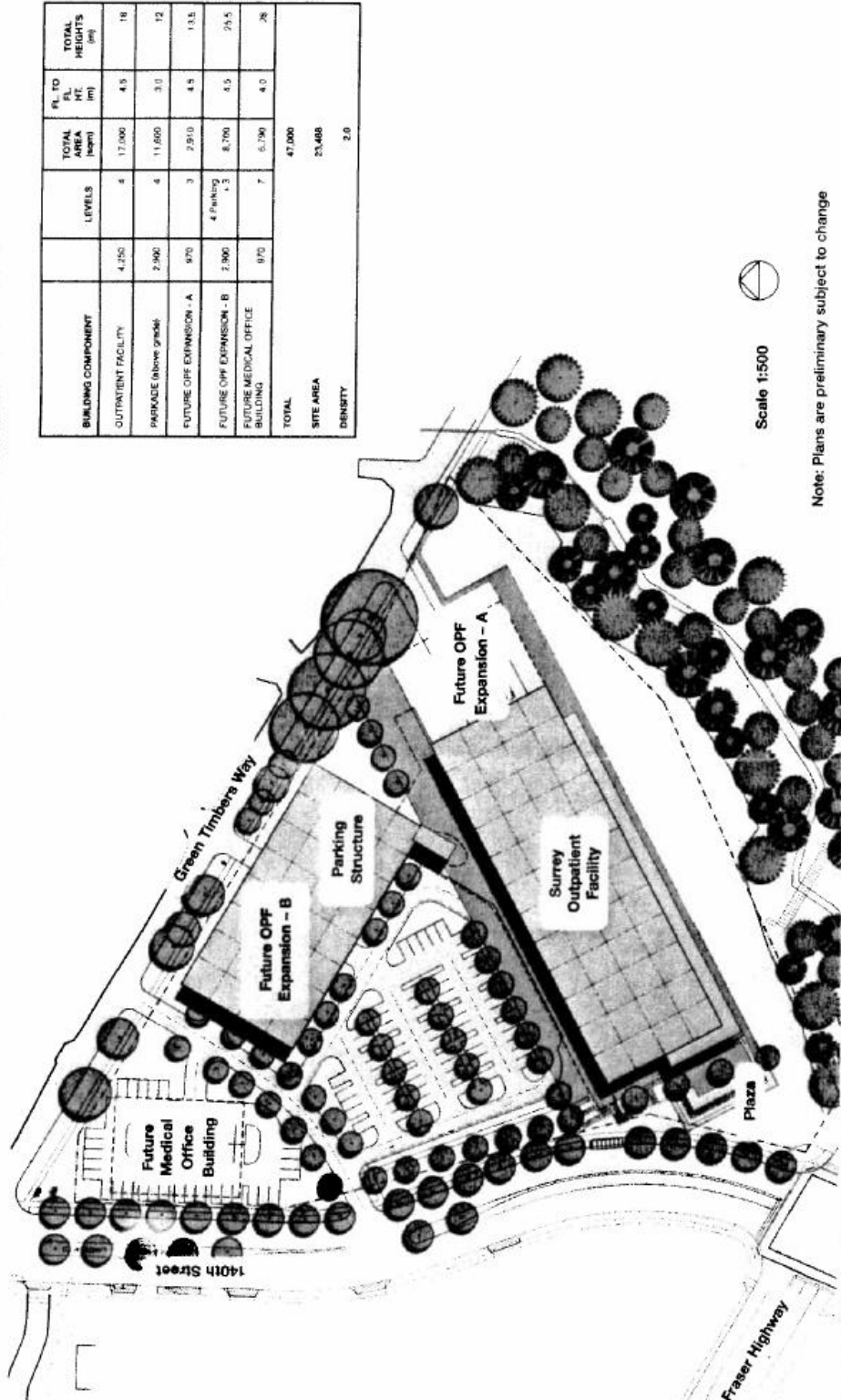
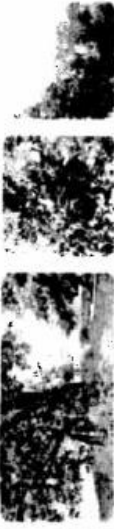
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APPENDIX II

CONTOUR MAP FOR SUBJECT SITE



Surrey OPF • Master Plan



Scale 1:500

Note: Plans are preliminary subject to change

BUILDING COMPONENT	LEVELS	TOTAL AREA (sqm)	F.L. TO F.L. HT. (m)	TOTAL HEIGHTS (m)
OUTPATIENT FACILITY	4	17,000	4.5	18
PARKADE (below grade)	4	11,600	3.0	12
FUTURE OPF EXPANSION - A	3	2,910	4.5	13.5
FUTURE OPF EXPANSION - B	4 Parking	8,700	4.5	24.5
FUTURE MEDICAL OFFICE BUILDING	7	6,790	4.0	28
TOTAL		47,000		
SITE AREA		23,488		
DENSITY			2.0	

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