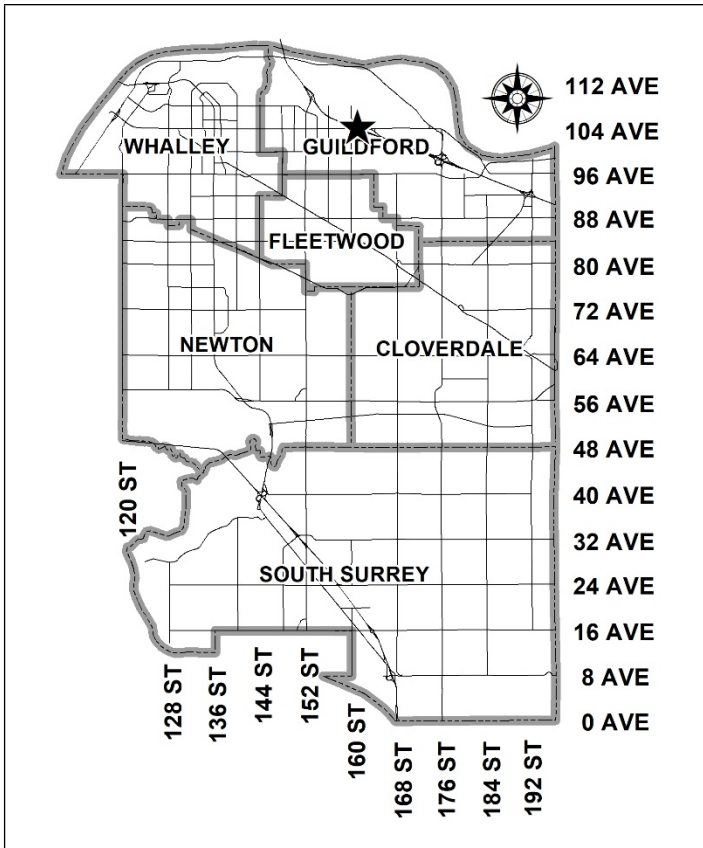


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0354-00

Planning Report Date: June 24, 2024



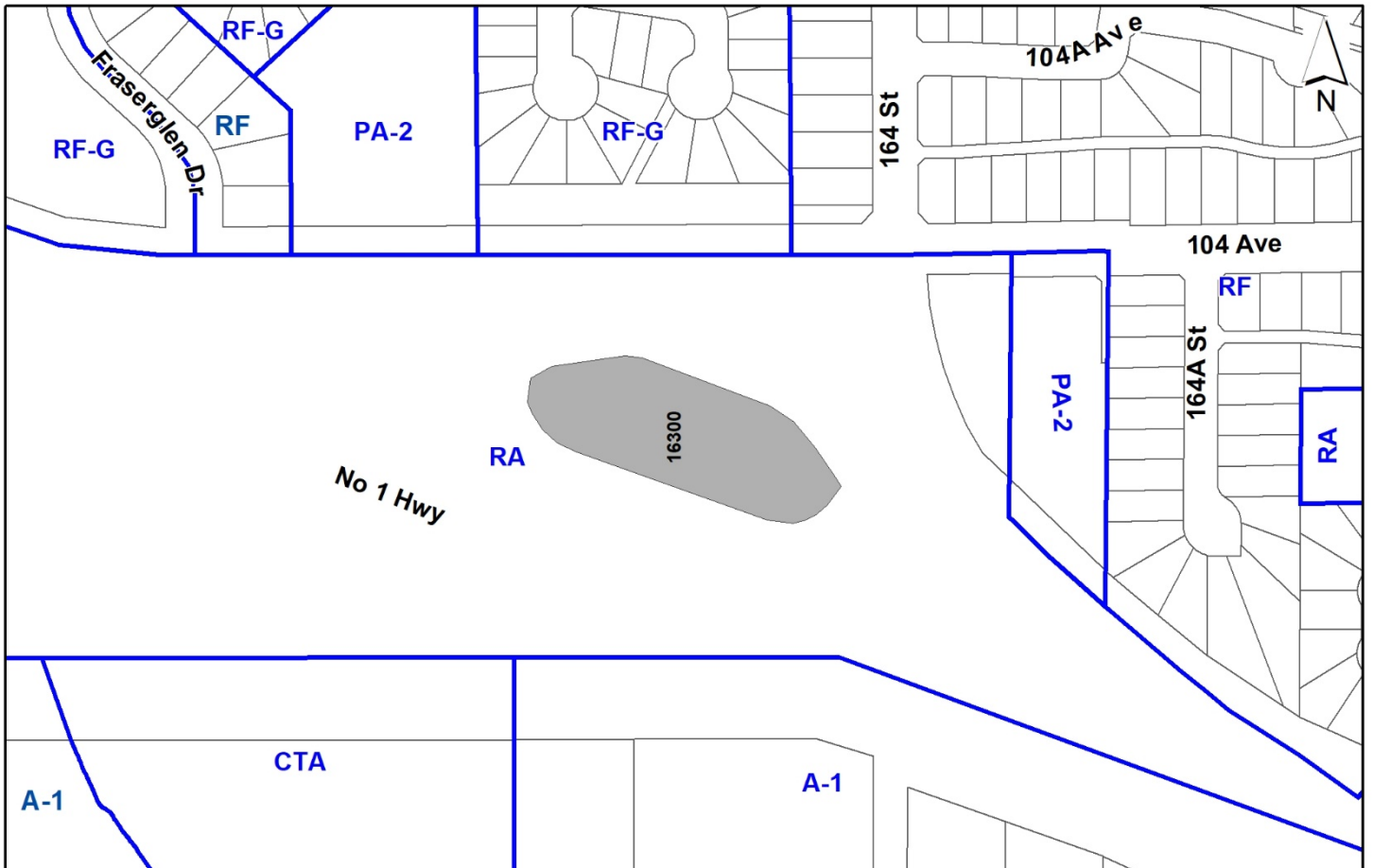
PROPOSAL:

- **Rezoning** from RA to CD to accommodate the existing BC Ambulance Station.

LOCATION: 16300 - 104 Avenue

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

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 proposed rezoning will allow for the ongoing permitted use of the site for an ambulance station and associated resources that provide inter-facility patient transfers, and provide rapid emergency 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.
- The existing building and adjacent parking area currently accommodates the temporary use of the site for an ambulance station, approved under Temporary Use Permit 7920-0261-00, and is considered an ideal location due to its immediate access to Highway No. 1, thus facilitating rapid emergency response to the municipalities south of the Fraser River.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) Approval from the Ministry of Transportation & Infrastructure.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	BC Ambulance Station approved under TUP 7920-0261-00	Urban	RA
North (Across 104 Ave):	Single family residential lots and 15-H Greenbelt	Urban	RF-G & RF
East (Across Hwy. 1 off-ramp):	Vacant lots	Urban	RA and PA-2
South (Across Hwy No. 1):	Tourist trailer 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.
- The building is now used for a BC Emergency Health Services Ambulance Station (BCEHS). This use was permitted under Temporary Use Permit (TUP) No. 7920-0261-00, issued on November 23, 2020, for a maximum of three (3) years. The TUP expired on November 23, 2023, and rather than seek a TUP renewal, the applicant is seeking a rezoning to permit the existing use to remain on the subject site in the long term.
- The survey plan shown in Appendix I outlines the subject site within the Highway No. 1 road right-of-way that is proposed to be rezoned to allow for the existing use. This area is approximately 0.88 hectares in size. The subject site is currently zoned "One Acre Residential Zone (RA)" and designated as "Urban" in the Official Community Plan.

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 to be distributed throughout the Province. The vacant Treo building was identified by BCEHS as a potential location for an additional BC Ambulance Station to accommodate the additional fleet and staff.
- The site is currently zoned “One-Acre Residential Zone (RA)”, which does not permit an ambulance station. As such, the subject rezoning application has been submitted to seek Council approval to allow the ambulance station to continue operating on the subject site.
- The existing building currently accommodates the additional ambulance resources and is considered an ideal location due to its immediate access to Highway No. 1, thus facilitating rapid emergency response to the municipalities south of the Fraser River.
- BCEHS advises that ambulances stationed at the site are primarily for inter-facility transfers. Routine transfers, which constitute most calls, do not involve lights and sirens. However, in situations requiring them, EHS staff will delay activating lights and sirens until reaching an arterial road or Highway No. 1, in consideration of the Fraser Heights community to the north.
- BCEHS has indicated the site can accommodate up to 10 ambulances, 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.

Referrals

Engineering:	The Engineering Department has no objection to the project.
Ministry of Transportation & Infrastructure (MOTI):	MOTI owns the building located in the Hwy No. 1 road ROW and has entered into a lease with BCEHS for the building. Preliminary approval of the rezoning is granted by MOTI for one (1) year.

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 32 on-site parking spaces provided on the site. This will accommodate the 10 ambulances and EMS attendant’s vehicles on the property.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The property is designed Urban in the Official Community Plan. The proposed use of this site for a BC Ambulance Station complies with the Urban designation.

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.

CD By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the existing BC Ambulance Station on the subject site. The proposed CD By-law for the proposed development site identifies the uses, buildable area, building height and parking proposed.
- Details of the proposed CD By-law are illustrated in the following table:

Zoning	Proposed CD Zone
Buildable Area:	Maximum of 500 square metres
Principal Building Height:	7.5 metres
Permitted Uses:	Ambulance stations Office uses Community services Parking facility
Parking (Part 5)	Proposed
Total:	Minimum 20 off-street parking spaces

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 30, 2024, and the Development Proposal Signs were installed on March 27, 2024. Staff received no responses from the public.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Survey Plan, Site Plan
- Appendix II. Aerial Photo

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

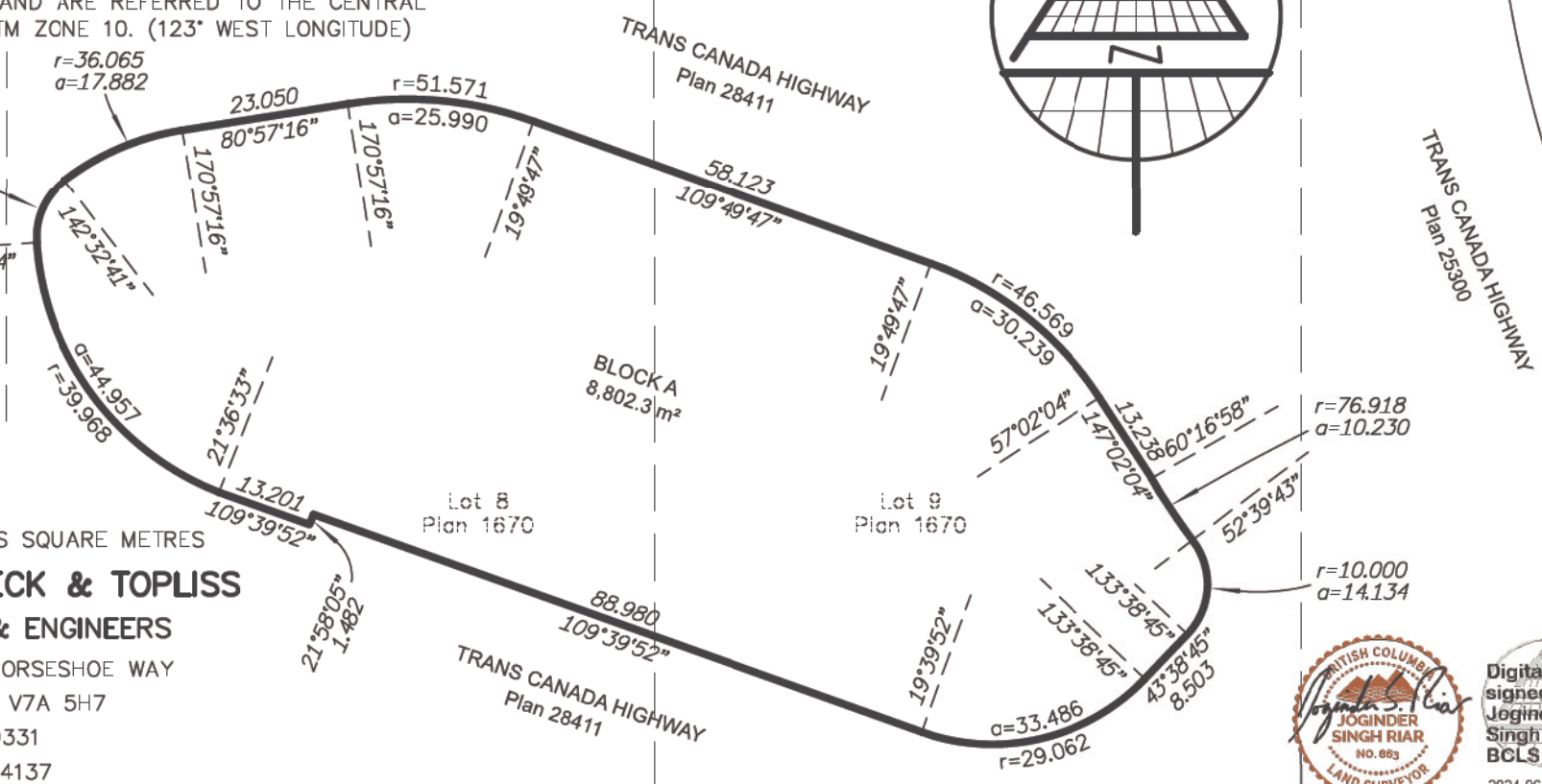
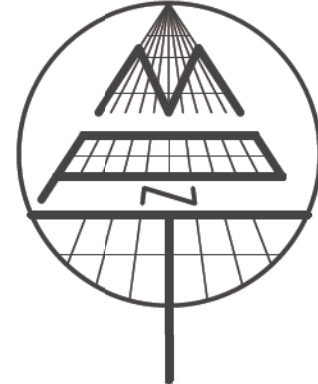
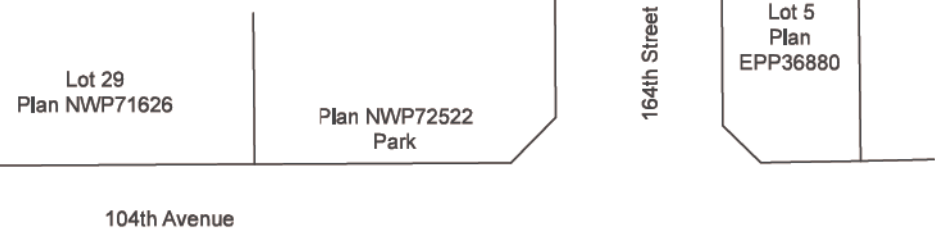
SJ/ar

A PORTION OF SECTION 26 BLOCK 5 NORTH RANGE 1 WEST, NEW WESTMINSTER DISTRICT SHOWN DEDICATED AS ARTERIAL HIGHWAY ON PLAN 28411; THAT PORTION BEING FORMERLY LOTS 8 AND 9 SECTION 26 BLOCK 5 NORTH RANGE 1 WEST, NEW WESTMINSTER DISTRICT, PLAN 1670 FOR REZONING PURPOSES
SCALE 1:1000

INTEGRATED SURVEY AREA NO. 1,
 CITY OF SURREY, NAD83(CSRS)4.0.0.BC.1.MVRD.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED.

GRID BEARINGS ARE DERIVED FROM GNSS DUAL FREQUENCY OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10. (123° WEST LONGITUDE)



LEGEND

m² INDICATES SQUARE METRES

**MATSON PECK & TOPLISS
 SURVEYORS & ENGINEERS**

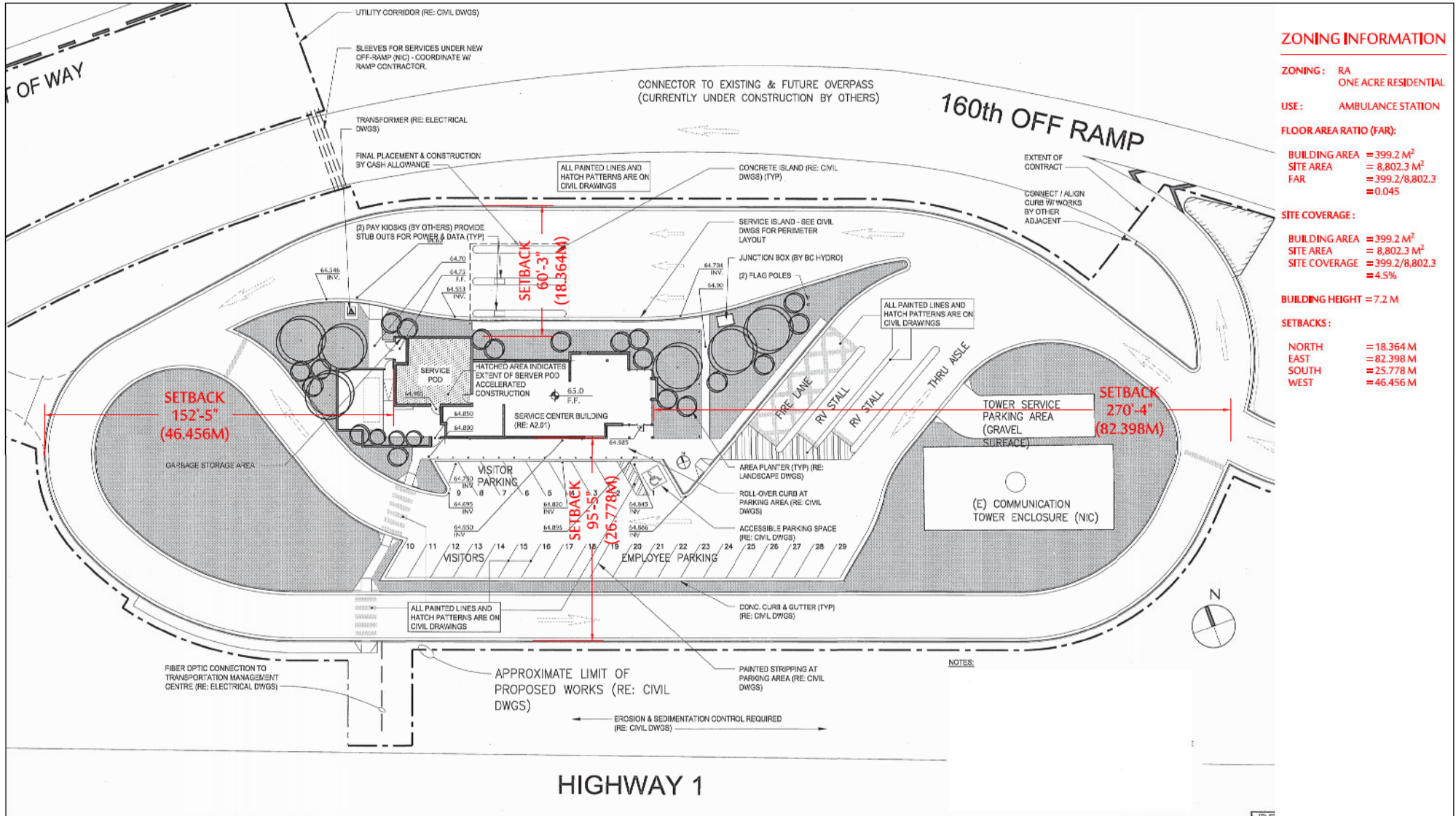
#320 - 11120 HORSESHOE WAY
 RICHMOND, B.C., V7A 5H7
 PH: 604-270-9331
 FAX: 604-270-4137

CADFILE: 20067-002-BLOCK-001.DWG



L-24-20067-BLK

CERTIFIED CORRECT THIS 27th DAY OF MARCH, 2024
 JOGINDER SINGH RIARI, BCLS 863



ZONING INFORMATION

ZONING: RA
ONE ACRE RESIDENTIAL

USE: AMBULANCE STATION

FLOOR AREA RATIO (FAR):

BUILDING AREA = 399.2 M²
SITE AREA = 8,802.3 M²
FAR = 399.2/8,802.3
= 0.045

SITE COVERAGE:

BUILDING AREA = 399.2 M²
SITE AREA = 8,802.3 M²
SITE COVERAGE = 399.2/8,802.3
= 4.5%

BUILDING HEIGHT = 7.2 M

SETBACKS:

NORTH = 18.364 M
EAST = 82.398 M
SOUTH = 25.778 M
WEST = 46.456 M

SITE PLAN

DWG: SK2024.05.13

SCALE: 1:500

DATE: MAY 13, 2024



PROVINCIAL HEALTH SERVICES AUTHORITY
E316-02 BCEHS SURREY TReO
16300 104th AVENUE, SURREY BC



01



16300 - 104 Avenue

Scale: 1:800

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2024-06-18