

**Present:**

Chairperson - Councillor Hayne  
Councillor Gill  
Councillor LeFranc  
Councillor Starchuk  
Councillor Steele  
Councillor Villeneuve  
Councillor Woods  
Mayor Hepner

**Absent:**

Councillor Martin

**Staff Present:**

City Clerk  
City Manager  
City Solicitor  
General Manager, Engineering  
General Manager, Finance & Technology  
General Manager, Human Resources  
General Manager, Parks, Recreation & Culture  
General Manager, Planning & Development

**A. DELEGATIONS****1. Dr. Jordan Tinney, Superintendent of Schools, and Greg Frank, Secretary-Treasurer Surrey School District #36**

File: 0510-01; 0550-20-10

In attendance before Council to provide a presentation regarding the "Eligible School Sites Proposal" in terms of priorities, building sites, and those that have capital projects involving future planning and acquisition of land sites.

The following comments were made:

- The enrolment and capital planning set the context for the proposed eligible school sites. This year is the first time student enrolment has exceeded 1000 students over 10 years.
- The growth of enrolment is concentrated at the Sunnyside Elementary school in the Grandview area. There has also been significant growth in secondary schools which new registrants were put on waiting lists until space became available. The focus areas on enrolment include Clayton Heights, South Newton, and Grandview Heights, which have significant shortfalls in capacity. Other areas that are experiencing growth include City Central, Fleetwood and the Douglas area.
- The District works closely with staff on proposed residential unit projections to see which areas will be growing over the coming decades.
- The District prepares a five-year capital plan each year that is responsible for establishing the priorities for a capital request. The request is submitted to the Provincial Government who evaluates the request against others within the education sector through the Treasury Board with all Ministries.

- A number of additions to existing facilities have been completed at Rosemary and Morgan Elementary Schools which opened 140 seats, and Adams Road Elementary opened 240 seats. École Salish Secondary is under construction and is expected to open September 2018. Grandview Area Secondary was approved May 2016 and will expect to open September 2020 with 1,500 seats. Other approvals included the Clayton North Area Elementary, Port Kells Site Acquisition, and three additions to Woodward Hill, Sullivan Elementary, and Panorama Park Elementary for a total of 4,635 seats that are recently completed or in progress.
- All projects have been conveyed to the Ministry as a priority; the top priorities include a new elementary school in the Grandview area, which the site has been acquired. The 16 top priorities have an estimated total project value of \$274,481,220 over the five-year plan, which amounts to 7,000 new seats.
- Once the Capital Plan is approved, the Eligible School Site Proposal is configured to set the school site acquisition charge, which is referred to Local Government after the Capital Plan is drafted.
- Unit projections are updated annually to reflect changes in land-use. District and City Staff work closely to determine where the City is growing. The Eligible School Site Proposal includes an increase of 42,544 residential units which estimates an additional 10,896 students in the next 10 years.
- The SSAC rate is to remain unchanged at maximum rate as per School Site Acquisition Charge Regulation. The District intends to build on sites already owned.

The delegation noted that the Ministry sets their own priorities which may differ than those of the School Board. The School District was not prepared to refuse any funding approved by the Ministry. The delegation further noted funds come from surplus on capital projects and operating funds; the Ministry will fund up to 50% for projects, once the School Board's operating or surplus reserves are reviewed.

Portables outside of high growth areas will not be limited unless continuous investments are contributed in growing communities.

It was suggested the School Board could narrow their priority sites in order the Ministry could better determine where to place funding. It was noted the Ministry looks at the entire district and number of needed seats to assist in determining the allocation of funds.

The seismic information can be presented to Council and the community at a later date.

Council noted that it is important to educate members of the public with respect to how the 5-Year Capital Plan priority ranking and funding works for the School Board. The common misconception is that they operate in a similar fashion as to how the City of Surrey would fund capital project; that is not the case.

The process is as follows: 1) The School District prepares a 5-year Plan which includes a proposed list of prioritized projects; and, 2) from that list, the Ministry determines which projects will receive funding approval based on their own list.

It is important to note that no monies can be spent without Ministry endorsement. The challenge is that the Ministry determines its own list of priorities and more often than not, their list does not align with the goals and objectives of the School District. Because the School District does not wish miss out on funding opportunities; they end up utilizing their own reserves in order to move forward; however, they may not always address the most urgent need.

Under Ministry policy, up to 50% of the capital funding must be provided by the School District. An additional challenge is that the School District has to supplement its capital priorities with its own operating funds.

2. **Preet Heer, Senior Planner and Don Buchanan, Transportation Planner**  
File: 6520-20 (Surrey City Centre); 0550-20-10

**Note:** See Corporate Report 2017-R014 of the Regular Council – Public Hearing Agenda.

The following comments were made:

- The City Centre Plan encompasses 1,300 acres at the north end of the city; bound by 112 Avenue to the north, 132 Street to the west, 140 Street to the east, and just below Surrey Memorial Hospital to the south.
- Over the years there have been many public sector investments in City Centre including Chuck Bailey Recreation Centre, Surrey Memorial expansion, Jim Pattison Outpatient facility and more recently the library and City Hall. The educational institutions and the investment from those institutions will continue with the next expansion on University Drive when KPU opens up very soon at 3 Civic Plaza. Private sector development has followed, with many projects in place over the past 10 years.
- Currently there is a population of just over 32,000 in City Centre proper, with a projection to more than double that by 2045 and over 54,000 residential units are expected at full build. Similarly, employment is currently at 24,000 and anticipated to almost double by 2045.
- The age profile for the downtown area is between 20 and 29, which is a larger component compared to other areas of the city. Young adults and student energy will continue to build momentum, driving the growth for the area.

- With three high schools and eight elementary schools that serve the City Centre area, the Surrey School District has indicated there is capacity to accommodate the anticipated growth in the short and medium term. Adding another school site to the area within approximately 25 years with more of a partnership model that would create an urban school in the area.
- Eight guiding principles to help realize the City Centre vision were established to help shape the projected growth, creating a vision of a walkable, high density, transit oriented downtown. A place that is a major centre for employment, cultural uses, recreational uses and different from other downtowns. City Centre will be a green downtown, linked by parks and open creek systems and have diverse neighbourhoods.
- Starting from building density and mixed use at transit areas, achieving a real range of housing choices for the residents in the area. Having small block sizes to accommodate walking, cycling, easy to move around, and similarly, the roads used for cars, but transit, cyclists and pedestrians.
- A transformation from a suburban centre into a walkable high density, transit-oriented downtown which includes major employment, educational, recreational and cultural activity linked by a green public network. The City Centre will be comprised of distinct neighbourhoods that are home to a diverse population.
- Highest residential densities and employment uses are proposed at the Skytrain and future LRT Station areas. Lower densities are proposed further from these nodes, and two areas are proposed to remain single family to allow for housing diversity in the downtown.
- The goal is a block size of 80-100m; the finer grain road network is a key element in supporting the higher densities; creating a walkable and connected downtown, and also providing resiliency when there is construction or accidents that people have other options to move around.
- Modifications being made for cyclists in terms of moving the bike lane above the curb, protected bike lanes (called cycle tracks), which will be buffered to improve the safety and comfort for all ages and abilities to cycle, with no additional dedication needed.
- The City Centre Plan provides for public art in plazas, increased tree canopies, active commercial ledges with lots of engagement along the sidewalks and many beautification elements. Hydro and telephone utilities will be underground, with a new levy implemented to ensure equity by equalizing the cost of utility undergrounding for all property owners.
- Also key to the Plan is to have a very green downtown with a variety of active and passive places for people to go including larger destination parks, local parks, a greenway network and the creeks and utility corridors that will ensure that everyone is within a 10 minute walk of a park or natural area. A Community Amenity Funding Strategy will help to fund and deliver those park improvements and projects.

- City Centre is unique in that there are two fish bearing streams in the downtown and combined with the stormwater detention facilities will protect City Centre open creeks (Quibble and Bolivars Creeks), and create a real urban oasis in the area. The detention ponds will help to mitigate the increased peak flows, address water quality and protect riparian habitat.

The delegation noted that the urban design guidelines will shape the high quality public realms and a robust economic sector where office and commercial are thriving. A comprehensive financial strategy that is going to help get the street network that really what makes a true downtown that Surrey residents can be proud of.

Mayor Hepner noted that 2018 will mark the 25th year of Surrey being a city, and that in 1993 a time capsule was buried in Whalley centre which is to be unearthed in 2025; it will be interesting to see how much the culture and face of the City will have changed over the years.

**B. ITEMS REFERRED BY COUNCIL**

**C. CORPORATE REPORTS**

**D. DELEGATION REQUESTS**

**E. COUNCILLORS' REPORTS**

**F. OTHER COMPETENT BUSINESS**

**G. ADJOURNMENT**

It was

Moved by Councillor Villeneuve

Seconded by Mayor Hepner

That the Council-in-Committee meeting do

now adjourn.

Carried

The Council-in-Committee adjourned at 5:47 p.m.

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Jane Sullivan, City Clerk

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Councillor Hayne, Chairperson