
Monday, June 7, 1993

Committee Room
Municipal Hall
14245 - 56th Avenue
Surrey, B.C.
Time: 5:38 p.m.

Present: Acting Mayor Ralston, Councillor Robinson, Councillor Watkins,
Councillor Hunt, Councillor Higginbotham, Councillor Villeneuve and Councillor
Fomich.

Absent: Councillor Schrenk and Mayor Bose.

Also

Present: Municipal Manager, Municipal Clerk and W. Hyndman -
Administrative Assistant.

A. CORPORATE REPORTS

1. The following Corporate Reports were considered:

[Item No. C44 Implementation of Local Area Plans](#)
[File: 2300-001](#)

The General Manager, Planning & Development submitted a report concerning implementation of Local Area Plans.

The General Manager, Planning & Development was recommending that:

1. The Neighbourhood Concept Plan approach, as detailed in this report to implement Local Area Plans and facility requirements, be approved in principle;
2. The Municipal Clerk be requested to introduce a by-law to amend the Official Community Plan to incorporate the Neighbourhood Concept Plan as outlined in Enclosure I and set a Public Hearing date; and
3. Approve the Terms of Reference for the Neighbourhood Concept Plan (Enclosure II) to be included in the Appendix of the Official Community Plan document.

This item was not dealt with.

LATE ITEM

[Item No. C45 City Visual Identify - Logo](#)
[File: 0860-002](#)

The Manager, Public Affairs, submitted a report proposing a new visual identity symbol for the City of Surrey, based on the "City of Parks" theme.

The Manager, Public Affairs, was recommending that:

1. Council adopt the City of Parks Logo as the official visual symbol of Surrey's City Status and as a Corporate Logo for the Municipality.
2. Council approve the use of Surrey's Official Coat of Arms to replace the Beaver Logo on all documents and materials relating to the Mayor, Members of Council and other official documents and materials as designated by the Municipal Manager.

This item was not dealt with.

B. ITEMS REFERRED BY COUNCIL

1. 123 Street Road Exchange By-law, 1993, No. 11814"

6090-0393

To authorize the closure of a portion of 123 Street between 68A Avenue and 70 Avenue, and its exchange for a portion of 6889 - 123 Street. The closed portion of 123 Street will be leased to the Satnam Education Society.

At the May 25, 1993, Regular Council meeting, Council tabled this item to Council-in-Committee for further discussion, with particular reference to the process regarding the closure of roads and public input into the process.

This item was not dealt with.

2. The following Corporate Report was considered at the March 22, 1993 meeting of Regular Council and referred to Council-in-Committee for further discussion:

Item No. R84 Recreation Vehicle Parking

File: 0023-001

Note: General Manager, Planning and Development has requested the deferral of this item until June 7, 1993.

This item was not dealt with.

3. Tika Cheema

Letter, dated May 14, 1993, from Tika Cheema requesting Council reconsider Rezoning Application 5693-0035-00 to permit 9 half-acre gross-density lots, due to information that may not have been available to Council members.

(5693-0035-00)

NOTE: First reading of By-law 11797 for this application was defeated at the Regular Council meeting of April 19, 1993.

At the May 25, 1993, Regular Council meeting, Council referred this item to Council-in-Committee for further discussion.

This item was not dealt with.

C. DELEGATIONS

1. Harpal Dhami

To appear before Council with respect to his Secondary Suite rezoning application and to request that Council reopen his file.

[File: 6392-5411-00](#)

Mr. Dhami confirmed that he received notification of the March 30, 1993, meeting, in which his Secondary Suite Application would be heard, on April 8, 1993. Shortly thereafter, he received a letter advising him his application had been denied. He advised that many of the homes in the vicinity are basement-style homes with rented secondary suites, and requested that he be granted permission for a legal secondary suite.

Members of Council suggested it would be appropriate to hear from Mr. Dhami at a meeting of Regular Council when planning issues are being discussed.

COMMITTEE RECOMMENDATION

It was Moved by Councillor Watkins

Seconded by Councillor Villeneuve

That Mr. Harpal Dhami's request for secondary suite rezoning be dealt with at the Regular Council meeting on Tuesday, June 22, 1993, when similar applications are being considered.

Carried

2. Surrey and White Rock Home Support Association

[File: 0065-012/8009-001](#)

Mr. Margaret Woodward, President of the Board, Mr. Ronald Watson, Executive Director, and Mr. John Davidson, Project Architect, were in attendance to discuss the proposed Residential and Health Care Centre at 70 Avenue and 138 Street. Ms. Woodward provided a brief overview of the proposed facility, pointing out that their plans include the following:

A 100-bed multi-level care facility in pods of 25;

A 16-bed hospice unit for patients requiring palliative care (she added these units are desperately

needed throughout the Province, but particularly in Surrey);

A Wellness Centre which would include office space for physicians and other health related organizations, as well as the offices of the Surrey and White Rock Home Support Association;

Two 16-bed heritage homes, which would provide supported residential care for the elderly; and

Three units of self-contained housing with 50 units per building, consisting of one and two bedroom units.

The delegation identified a 13-acre parcel of Municipal land located south of 70 Avenue and 138 Street as the ideal location for such a project. This site would have the benefits of being adjacent to many services required by seniors. The delegation provided alternative options for an 8 or 9-acre site should the entire 13 acres identified not be available.

Ms. Woodward advised that the total cost of the health facilities will be approximately \$12 million, of which approximately 60% will be covered by the Ministry of Health, and 40% will be funded by the Regional Hospital District. She added that they have met with the Ministry several times and are confident of their support, noting that this project conforms with the concept of the "Closer to Home" report by the Royal Commission on Health.

Mr. Davidson, Project Architect, displayed illustrations of the concept plan. He added that the proposal will enhance and enrich the Newton Town Centre, while providing seniors accommodation and care facilities. He discussed how the proposal meets the requirements contemplated by the Official Community Plan and confirmed that the Board are willing to take either the entire site, or a portion of it, leaving the balance open to developers.

In response to questions from a member of Council, Ms. Woodward confirmed that it is fully intended to operate the facility on a non-profit basis. She further added that it was their original intent to provide seniors housing only, however, consideration could be given to a mixture of seniors/family housing.

In response to questions from members of Council, Mr. Davidson advised that the care facility will require a minimum of 2-3 acres, while the administration building will need approximately 1 acre.

The delegation added that tender process will commence during the 1993/94 fiscal year and pointed out that they will be in a very good position if they have a commitment on the land portion of the project.

In response to a question from Councillor Hunt, Ms. Woodward advised that they would be prepared to pay fair market price for the land if no other alternative is available.

D. DELEGATION REQUESTS

E. COUNCIL MEMBERS' REPORTS

F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT

June 7, 1993

It was Moved by Councillor Robinson

Seconded by Councillor Higginbotham

That the Council-in-Committee meeting do now adjourn.

The Council-in-Committee meeting adjourned at 6:15 p.m.

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