



City of Surrey

Council-in-Committee

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, DECEMBER 8, 2003
Time: 3:30 p.m.

Present:

Chair: Councillor Hunt
Mayor McCallum
Councillor Villeneuve
Councillor Tymoschuk
Councillor Steele
Councillor Priddy
Councillor Bose
Councillor Watts
Councillor Higginbotham

Absent:

Staff Present:

City Manager
City Clerk
General Manager, Planning & Development
City Solicitor
General Manager, Engineering
General Manager, Finance, Technology & HR

A. CORPORATE REPORTS

1. The Corporate Reports, under date of December 8, 2003, were considered and dealt with as follows:

Item No. C013 Highway 99 Corridor Local Area Plan - Stage 1
File: 6520-20 (Highway 99 Corridor)

The General Manager, Planning & Development submitted a report to advise Council of the public input received through the public open house meetings held November 18 and 19, 2003 regarding the final draft Highway 99 Corridor Local Area Plan, including related development policies, design guidelines, the proposed transportation system and other engineering servicing and financing strategies;

- Advise Council of adjustments to the plan and related policies and strategies that have been developed to address concerns identified through the public open houses and associated correspondence;
- Obtain Council approval for the final land use concept and related development policies for the Highway 99 Local Area Plan;
- Obtain Council approval for a process relative to any necessary OCP amendments required to implement the Plan; and
- Obtain Council authorization to proceed with finalizing the Stage II component of development of the Plan.

This report also provides an overview of the overall plan preparation process including a summary of the planning and public consultation process.

The Senior Planner provided a chronology of public meetings and events as well as information regarding Stage 1 of the Highway 99 Corridor Local Area Plan. He noted that staff had prepared the proposed Land Use Concept Plan outlining land use options (Commercial, Business Park, Commercial/Business Park, Business Park/Light Industrial) and the Habitat Management Strategy dealing

with the preservation of the Fergus Creek stream, linear habitat features adjacent to Highway 99, and addressing the notion of the "green" edge along the Highway 99 Corridor. He continued that the Habitat Management Strategy proposes a number of sections with some habitat features along the B.C. Hydro right-of-way.

He continued that engineering services studies have been undertaken to confirm design and financing which will be finalized as part of the Stage 2 component of plan. He then noted that the development of the Highway 99 Corridor would provide the City with significant economic benefits such as \$375 Million in new development and 6,000 new jobs at build out. He then commented that refinements since the November open houses resulted in a reduction in size of the 24 Avenue commercial node, no interchange at 24 Avenue corridor plan, does not rely on 24 Avenue as a truck route, and refinement of environment preservation areas.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Council:

1. Approve the proposed Land Use Concept Plan for the Highway 99 Corridor Plan Area as illustrated on Appendix I;
2. Instruct staff to proceed to finalize the Stage II component of the Highway 99 Corridor Plan including design guidelines, habitat preservation guidelines and engineering servicing and financial strategies based on the following:
 - (a) A new highway interchange at 24 Avenue and Highway 99 will not be included as a component of the transportation system improvements associated with the development of the Highway 99 Corridor;
 - (b) 24 Avenue is not a truck route and its designation as a truck route is not necessary in relation to the development of the Corridor lands;
 - (c) The Habitat Management Strategy described in this report will form the basis for the environmental strategy in the Stage II component of the Plan;
 - (d) A cap of 3.0 parking spaces for every 100 square metres of gross floor area will be placed on the amount of surface parking that will be permitted in relation to commercial development in the Corridor, with any additional parking to be provided underground or in structures;

- (e) Design guidelines for the Corridor, which incorporate sustainability principles will be finalized; and
 - (f) The detailed servicing strategy will be based on Council's on-going policy of development-pay for the servicing required in support of new development.
3. Endorse the implementation strategy for the Plan, as outlined in this report, which includes bringing forward any required designation amendment to the Official Community Plan (the "OCP) concurrently with the related rezoning application on a site-by-site basis; and
 4. Instruct staff to take such actions, as necessary, to designate the entire Highway 99 Corridor plan area as a Development Permit Area.

Before the motion was put:

It was Moved by Councillor Bose
Seconded by Councillor Villeneuve
That the current resolution before Council
be tabled and a formal public hearing be convened in the early part of 2004 to
gather the public's views on the Highway 99 Corridor Local Area Plan - Stage 1.
Defeated with Councillors Steele,
Tymoschuk, Hunt, Higginbotham, and
Mayor McCallum against.

It was Moved by Councillor Villeneuve
Seconded by Councillor Priddy
That Council approve four delegations
representing various parts of the community to make presentation at the next
Council-in-Committee meeting on December 15, 2003 so that Council may hear
directly from the community its reaction to the Highway 99 Corridor Local Area
Plan and the discussions made at the December 8, 2003 Council-in-Committee
meeting.

Defeated with Councillors Steele,
Tymoschuk, Hunt, Higginbotham, and
Mayor McCallum against.

The main motion was then put and:

Carried with Councillors Villeneuve, Watts,
Bose and Priddy against.

Item No. C014 Final Plan - South Westminster Neighbourhood
Concept Plan
File: 6520-20 (South Westminster)

The General Manager, Planning & Development submitted a report to provide background information to and obtain Council approval of:

1. The complete and final NCP for South Westminster, including a land use plan and urban design concept;
2. The funding mechanisms for amenities proposed for the South Westminster NCP area and the associated Zoning By-law amendments;
and
3. A process for OCP and Zoning By-law amendments needed to implement the South Westminster NCP, including minor changes to the Zoning By-law amendments that are in process, to promote higher quality industrial development in South Westminster.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Council:

1. Receive this report as information;
2. Approve the Neighbourhood Concept Plan ("NCP") for South Westminster, as contained in Appendix I, which includes the proposed urban design concept and guidelines for managing development and providing services, amenities and facilities;
3. Instruct the City Clerk to introduce the necessary by-law to amend Surrey Zoning By-law, 1993, No. 12000 (the "Zoning By-law"), as documented in Appendix II, to include amenity contributions for the South Westminster area, based on the density bonus concept outlined in this report;
4. Instruct staff to bring forward an amendment to the Official Community Plan ("OCP") to establish the entire South Westminster plan area, with the exception of the Fraser Port lands, as a Development Permit Area pursuant to the provisions of the OCP;
5. Instruct staff to bring forward any required future amendments to the OCP concurrently with applicable rezoning applications in South Westminster;
6. Instruct staff to make the necessary changes that were identified during the NCP process, to By-law No. 14527, which introduced the new ISB –

Selected Business Industry Zone and By-law No. 14528 which was focused on rezoning certain properties in South Westminster from IL – Light Industrial to ISB, both of which are currently at Second Reading and to bring forward these changes as modified by-laws early in 2004, in accordance with the required statutory requirements;

7. Instruct staff to review the Surrey Sign By-law, 1999, No. 13656 to determine whether amendments are required to incorporate restrictions on the height of signs in South Westminster, in accordance with the provisions of the South Westminster NCP;
8. Instruct staff to establish a Project Team consisting of staff from the City and the Fraser Port Authority, to begin a review of the waterfront area, shown as a "Special Study Area" in the South Westminster NCP; and
9. Instruct Planning and Development, Engineering and Parks, Recreation and Culture staff to confirm the costs of the special paving, street furniture, pedestrian-oriented street lamps and plantings, as identified in the urban design concept and to develop a funding and implementation strategy for these works.

Carried

B. DELEGATIONS

1. Fraser Heights Youth Park Planning Team

File: 6140-30; 0550-20-10

Fraser Heights Youth Park Planning Team was in attendance to seek approval for the proposed location of the Fraser Heights Youth Park.

Tina Mack introduced the members of the Fraser Heights Youth Park Planning Team: Mike Vander Zalm, Tracy Smith, Andrew Giles, Zack Sapers, and Brittney Steuenberg.

The following comments were then provided:

- That the Planning Team met with the Parks, Recreation & Culture Commission to determine the best site and funding for the proposed Youth Park.
- That public information meetings were held in February/March 2003.
- That graphic displays were prepared describing the proposed 6 locations in the Fraser Heights area at the open house held April 8, 2003.
- That 40 residents were in attendance and of the 6 different locations, the preference was the Fraser Heights Secondary School area.
- That the Parks, Recreation and Commission report reviewed findings and requested that it would be appropriate to hold a second open house which

was held June 3, 2003. At that meeting, 80% of the residents in attendance supported the proposed location.

- That the findings were presented to the Parks, Recreation & Culture Commission in July 2003 by the Youth Park Planning Team and the Fraser Heights Community Association. As well, an opposing delegation was also heard at that meeting.
- That the Parks, Recreation & Culture Commission deferred the proposal to staff to meet with the delegations to review concerns.
- That meetings with the delegations were delayed until October when the RCMP could be in attendance and the opposing delegation declined to attend.
- That the RCMP confirm the recommendation to building the project at the Fraser Heights Senior Secondary area site is the best location.
- That the Parks, Recreation & Culture Commission recommended the team meet with Council.

Brittney Steuenberg provided the following comments:

- That the Fraser Heights area is a community of families and that currently is no place for youth age 11 to 16 to skateboard and rollerblade.
- That as the area grows, there is a greater need for such facilities to exist to entertain youth in the community.
- That the proposed Youth Park will strengthen the strong facilities already in place.

Zack Sapers provided the following comments:

- That the Fraser Heights area is a growing and prosperous community with inadequate youth facilities.
- That the best available site is close to the high school with phones, washrooms, parking and support facilities.
- That the park would be located a sufficient distance from residences but not in too isolated a spot.
- That the existing vegetation would allow the park to naturally blend in with the surrounding environment.
- That the Parks, Recreation & Culture Commission is thinking of installing outdoor washrooms for playing field users.
- That the proposed location is situated next to an existing parking lot and drop off area, there is no need for advertising, and the RCMP supports the site.

2. **Bill Harper, Chair**
Save Saint Mary's Coalition
File: 0250-20; 0550-20-10

Betty Wynn was in attendance, representing Bill Harper, Chair, Save Saint Mary's Coalition, regarding the need to keep Saint Mary's Hospital open to protect services for citizens in their community.

Betty Wynn provided the following comments:

- That she is the former Board Chair of St. Mary's Hospital and had served 25 years on the Board.
- That she has worked as a public health nurse and home care nurse for 24 years in the South Fraser Region and holds a Masters degree in Health Services Planning.
- That St. Mary's Hospital provides services to residents of Surrey and has been integrated into the regional health care system since the 1970's.
- That there was no point competing with larger hospitals such as the Royal Columbian Hospital, so St. Mary's Hospital carved out niche services or Centres of Excellence serving the broader community, giving up maternity, emergency and infant care.
- That St. Mary's Hospital does not have emergency care and is unique in terms of surgical services offering speedier surgery times for patients in many areas.
- That St. Mary's Hospital offers the second greatest amount of eye surgeries for all of B.C., including complicated retinal work only done at this location.
- That the hospital also performs orthopedic surgeries including the reconstruction and replacement of hip and knee joints and provides acute geriatric services.
- Patients will be transferred from St. Mary's Hospital to other facilities in the community such as Queen's Park and Royal City Manor that don't offer the same back up and specialized geriatric services offered at St. Mary's.
- That breast health is another major program offered at the hospital offering some of the most advanced health mammography screening equipment and services in providing regular screening to high risk patients.
- That the hospital also provides unique program in bone density screening.
- That no arrangements have been made to integrate those services and the medical teams involved in other hospitals.
- That St. Mary's also has an excellent chronic obstructive pulmonary disease program.
- That in 2002/03, 29,000 patients visited St. Mary's and 11,000 operations took place.
- That of those surgeries, 1,695 or 16% were performed on Surrey residents, 17% were New Westminister residents, and 17.6% residents were from Coquitlam.

- That some of the physicians working at St. Mary's are from Surrey.
- That there were approximately 40,000 outpatients during that time of which 4,340 were Surrey patients.
- That the pending closure will affect 139 Surrey residents losing jobs and as well, more St. Mary's hospital staff live in Surrey than any other municipality.
- That the reason given in 2002 for canceling affiliation with Fraser Health Authority (FHA) is that it was not owned and operated by the FHA and not necessary for delivery of care in the area.
- That there are 2,700 on the waiting list of patients awaiting surgery (400 are Surrey residents) and it is doubtful that other acute care facilities could handle those waiting lists
- That the government cut funding to the hospital last summer after reassuring the hospital would stay open. St. Mary's was told to make up the difference in private funding through sources such as the WCB, military, RCMP, and ICBC - all legitimate sources of funding under the Canada Health Act.
- That the province made the announcement for the impending closure of St. Mary's Hospital on November 3, 2003 and it is estimated that the hospital will close in May of 2004.
- That the Coalition is asking Council to speak out on behalf of Surrey citizens to ensure timely, quality health care services remain available to them.

C. ADJOURNMENT

It was

Moved by Councillor Watts

Seconded by Councillor Tymoschuk

That the Council-in-Committee meeting do

now adjourn.

Carried

The Council-in-Committee adjourned at 6:12 p.m.

Chairperson