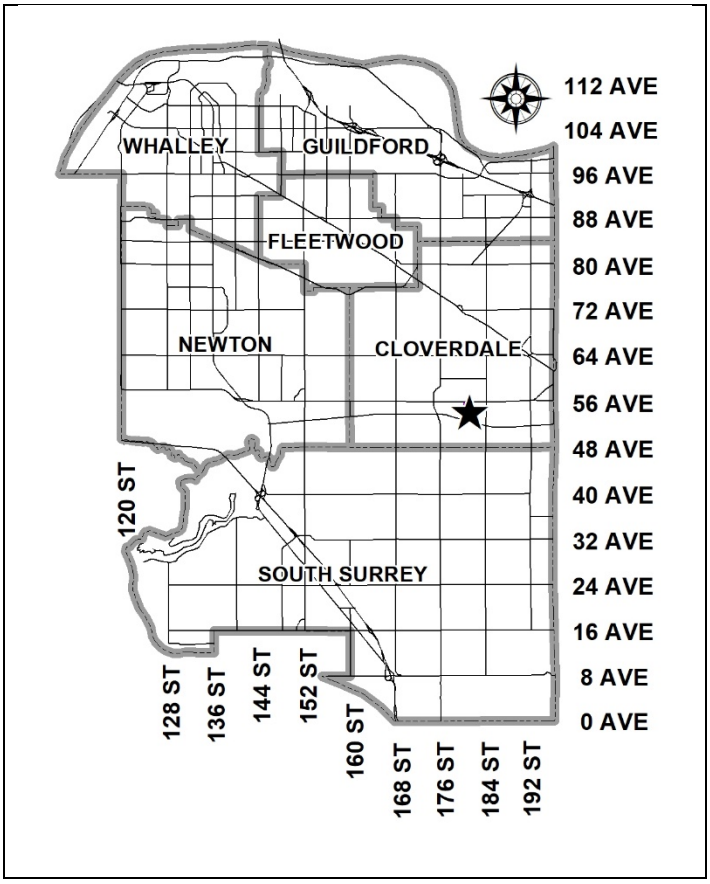


City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7921-0139-00

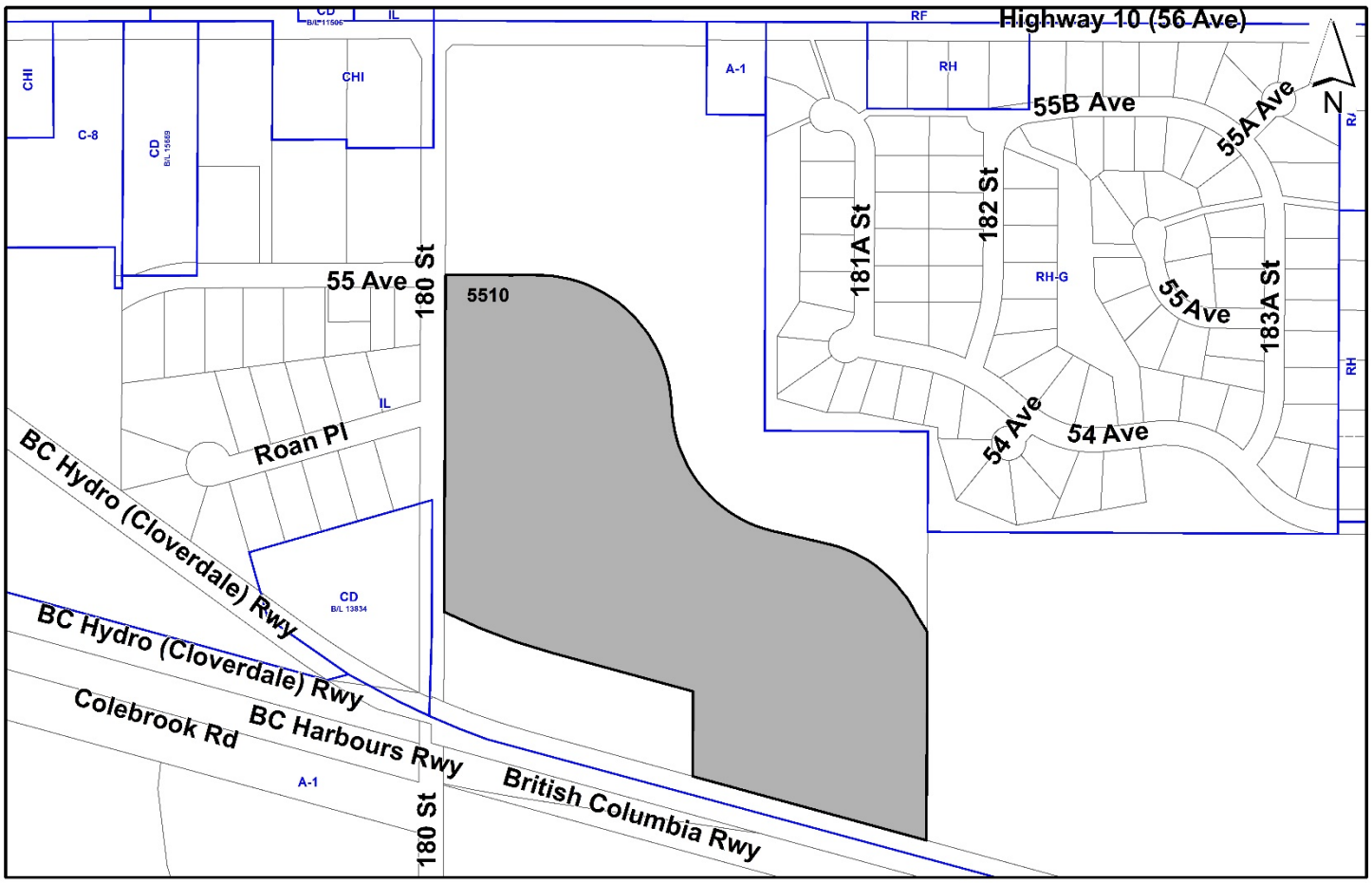
Planning Report Date: July 12, 2021

PROPOSAL:

- **OCP Amendment** for a portion of the site from Industrial to Mixed Employment and to increase the maximum density permitted under the Mixed Employment designation
- **RGS Amendment** from Industrial to Mixed Employment
- **Rezoning** a portion of the site from IL to CD
- **Development Permit**

to permit the development of a hospital and cancer centre with accessory child care centre.

LOCATION:	5510 – 180 Street
ZONING:	IL
OCP DESIGNATION:	Industrial
TCP DESIGNATION:	Institutional, Industrial/Business Park or Institutional, Parks and Natural Areas & Riparian Buffer



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
    - OCP Amendment for a portion of the site;
    - OCP Text Amendment for a portion of the site; and
    - Rezoning for a portion of the site.

- Refer the application to Metro Vancouver upon Council granting Third Reading for consideration of an amendment to the Metro Vancouver Regional Growth Strategy (RGS) designation for a portion of the site, from "Industrial" to "Mixed Employment".

- Approval to draft Development Permit for Sensitive Ecosystems.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) for a portion of the site from "Industrial" to "Mixed Employment" and to increase the density permitted in the "Mixed Employment" designation from 1.0 FAR to 2.50 FAR.

- Proposing an amendment to the Regional Growth Strategy (RGS) for a portion of the site from "Industrial" to "Mixed Employment".

RATIONALE OF RECOMMENDATION

- The proposed new Surrey Hospital and Cancer Centre represents a $1.66 billion investment in health care, the largest provincial contribution in the history of BC. The Hospital and Cancer Centre are anticipated to employ over 1,900 people.

- Public facilities, such as hospitals, are permitted within the Industrial designation in the OCP, however, the Industrial designation primarily supports light and heavy industrial land uses, such as manufacturing, warehouse, wholesale trade and equipment storage and repair.

- The proposed OCP amendment to redesignate the site from Industrial to Mixed Employment is a better fit for the hospital use, as it accommodates typical ancillary uses to a hospital, not permitted under the industrial designation, such as expanded office and service uses.

- The proposed OCP Amendment will also ensure that the OCP designation is consistent with the proposed Regional Growth Strategy (RGS) amendment to Mixed Employment, as well as the site's designation of Industrial/Business Park or Institutional within the Cloverdale Town Centre Plan.

- While the Mixed Employment designation in the OCP permits densities up to 1.0 FAR, the proposed increased density to 2.50 FAR would support the proposed development of the new Surrey Hospital and Cancer Centre, with an accessory child care centre, as well as the potential future expansion of the hospital site to include typical hospital ancillary uses.

- The proposal complies with the Industrial/Business Park or Institutional designation in the Cloverdale Town Centre Plan (TCP).

- The proposal generally complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas). Further review of the Ecosystem Development Plan by staff, as well as a peer review, will be required in order to finalize the Sensitive Ecosystem Development Permit prior to final rezoning approval and issuance of the Development Permit.

- A Development Permit for Form and Character is not required for institutional uses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. An OCP By-law be introduced to:

   (a) amend the OCP Figure 3: General Land Use Designations for a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I) from Industrial to Mixed Employment;

   (b) amend the OCP Figure 42: Major Employment Areas for a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I) from Industrial to Mixed Employment; and

   (c) amend Table 7a: Land Use Designation Exceptions by adding the following site specific notation:

"Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
Bylaw # xxxxx	Mixed Employment	Portion of 5510 – 180 Street (Lot "B" Except Firstly: Part Shown on Highway Plan 70987; Secondly: Part on Plan 79296; Section 5 Township 8 New Westminster District Plan 11286)	Density permitted up to 2.50 FAR"

   and a date be set for Public Hearing.

3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

4. Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading: to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for a portion of the site from Industrial to Mixed Employment.

5. A By-law be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I) from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

6. Council authorize staff to draft Sensitive Ecosystems Development Permit No. 7921-0139-00 generally in accordance with the finalized Ecosystem Development Plan.

7. Council instruct staff to resolve the following issues prior to final adoption:

(a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

(b) submission of a finalized subdivision plan to the satisfaction of the Approving Officer;

(c) Approval from the Ministry of Transportation & Infrastructure;

(d) Approval from Metro Vancouver for a Regional Growth Strategy (RGS) amendment for a portion of the site from Industrial to Mixed Employment;

(e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

(f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

(g) Final approval from the Ministry of Forests, Lands, Natural Resource Operations & Rural Development (MFLNRORD) under the Riparian Areas Protection Regulation (RAPR) and Water Sustainability Act (WSA), as required.

(h) submission and peer review of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff; and

(i) conveyance of riparian areas to the City or registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Kwantlen Polytechnic University (KPU) Campus & Vacant Land	Institutional, Industrial/Business Park or Institutional, Parks and Natural Areas & Riparian Buffer	IL
North (Across Highway 10):	Vacant Residential Lots	Low Rise Mixed-Use, Low Rise Residential, Townhouses & Landscape Buffer	RF
East:	Vacant Industrial and Agricultural Lots, Single Family Dwellings, and a portion of Shannon Hill Park	OCP: Industrial & Suburban NCP: Industrial/Business Park or Institutional, Parks and Natural Areas & Riparian Buffer	A-1, RH-G & IL
South:	Southern Railway of BC Railyard & Tracks	Industrial/Business Park or Institutional & Riparian Buffer	IL
West (Across 180 Street):	Retail Store & Industrial Warehouses	Commercial & Industrial/Business Park	CHI, IL & CD (Bylaw No. 13834)

Context & Background

- The subject site is approximately 17.7 hectares in size and is comprised of one lot at the southeast corner of Highway 10 and 180 Street in Cloverdale Town Centre.

- The subject property is designated "Industrial" in the Official Community Plan (OCP) and "Institutional", "Industrial/Business Park or Institutional", "Parks and Natural Areas", and "Riparian Buffer" in the Cloverdale Town Centre Plan. The property is zoned "Light Impact Industrial Zone (IL)".

- The site is currently owned by Kwantlen Polytechnic University (KPU), who is proposing to subdivide the property into two lots under Development Application No. 7920-0262-00. The northern lot will continue to be owned and occupied by KPU for their Cloverdale Campus, while the southern lot is intended to be sold to Fraser Health Authority for the future site of the new Surrey Hospital and Cancer Centre.

- The proposed new Surrey Hospital and Cancer Centre represents a $1.66 billion investment in health care, the largest provincial contribution in the history of BC. The Hospital and Cancer Centre are anticipated to employ over 1,900 people.

- The site is generally flat with an approximate 2-metre grade change from north to south.

- A class A-O watercourse runs north-south along the southern portion of the western edge of the subject site, adjacent to 180 Street.

- A class A-O ditch follows the southern property line from the A-O watercourse along 180 Street, however, the eastern portion of this ditch lacks water and does not provide for upstream fish presence, as confirmed by the applicant's Qualified Environmental Professional (QEP), so is classified as a B ditch.

- A class B wetland is located on the neighbouring property near the southeast corner of the subject site.

- A Greater Vancouver Sewerage and Drainage District statutory right-of-way of varying widths runs along the western and southern edges of the subject property.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a new hospital of approximately 71,000 square metres with 168 beds, an emergency centre, cancer centre, energy centre, and child care centre, the applicant is proposing the following:

    - Official Community Plan (OCP) amendment to redesignate a portion of the site from Industrial to Mixed Employment and to increase the maximum density permitted under the Mixed Employment designation from 1.0 FAR to 2.50 FAR;
    - Regional Growth Strategy (RGS) amendment for a portion of the site from Industrial to Mixed Employment;

- Rezoning a portion of the site from Light Impact Industrial (IL) Zone to Comprehensive Development (CD) Zone (based on PI and IB-3); and
- Development Permit for Sensitive Ecosystems.

- The proposed amendments to the Regional Growth Strategy (RGS) and Official Community Plan (OCP), as well as the proposed rezoning, would only apply to the southern lot that is being created under Development Application No. 7920-0262-00 and is to be purchased by Fraser Health Authority for the new Surrey Hospital and Cancer Centre.

- A Development Permit for Form & Character is not required as the proposed development is for an institutional use.

	Proposed
Lot Area	
Gross Site Area:	92,755 square metres
Road Dedication:	N/A
Undevelopable Area:	13,045 square metres
Net Site Area:	79,710 square metres
Number of Lots:	1
Building Height:	60 metres
Floor Area Ratio (FAR):	2.50 FAR (net)
Floor Area	
Hospital & Cancer Centre:	54,904 square metres
Child Care Centre:	642 square metres
Total:	55,546 square metres

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	Parks would prefer the "Riparian Buffer" and "Parks and Natural Areas" along the eastern edge of the site to be conveyed to Parks for Maximum Safeguarding under the Sensitive Ecosystem Development Permit. Parks would accept a voluntary contribution from the applicant to plant trees in Shannon Hills Park to address buffering concerns raised by residents in that area.
Ministry of Transportation & Infrastructure (MOTI):	The Ministry of Transportation and Infrastructure has reviewed the preliminary referral for rezoning and is awaiting submission of the finalized Traffic Impact Analysis (TIA) report prior to providing their official comments. MOTI notes that the TIA was compiled pursuant to a Ministry-approved Terms of Reference and that they will base their requirements on its findings and recommendations.

Surrey Fire Department:	The building is to be addressed off of 55 Avenue to reflect the location of the primary response point. Provide a Fire Department Site Plan in conformance with the SFS Fire Department Site Plan Requirements for Land Development Applications bulletin.
Metro Vancouver:	The applicant is proposing an amendment to the Regional Growth Strategy (RGS) designation on a portion of the site, from Industrial to Mixed Employment. The proposed RGS amendment would require an affirmative majority (50%+1) weighted vote of the Metro Vancouver Board, but would not require a regional public hearing.
Greater Vancouver Sewerage & Drainage District	Greater Vancouver Sewerage & Drainage District has indicated that they would like to be involved and provide technical feedback regarding any proposed improvements as they relate to their statutory right-of-ways. Planned improvements will be limited to driveway crossings, planting within the riparian setbacks of the watercourses along the west and south property lines, and landscaping associated with the corner plaza at 180 Street and James Hill Drive.
Fortis BC	A referral was made to Fortis BC, however, to date, a response has not been received. Staff will follow up with Fortis BC to ensure a response prior to the rezoning proceeding for Final Adoption.

Transportation Considerations

Traffic Impacts:

- Based on the anticipated number of trips generated by the proposal, the applicant was required to submit a Traffic Impact Analysis ("TIA") to evaluate traffic impacts to the surrounding network and identify any required improvements to mitigate impacts.

- Based on the submitted TIA, the proposal is anticipated to generate approximately 575 vehicle trips in the morning peak hour (equating to approximately 9-10 vehicles per minute) and 595 vehicle trips in the afternoon peak hour (equating to approximately 9-10 vehicles per minute).

Road Network & Infrastructure:

- The applicant is required to construct the following roads along the site's road frontages:

    - 180 Street with pavement widening to accommodate two-way travel, southbound left-turn lanes into the subject site, parking on the east side of the road, sidewalks on both sides of the road, and boulevards to accommodate trees and lighting; and
    - James Hill Drive (formerly 55 Avenue) with a two-way cycle track, parking on one side of the road, two travel lanes, sidewalks on both sides of the road, and boulevards to accommodate trees and lighting.

- Based on the findings of the TIA, the applicant will also be required to provide the following improvements in order to service the site-generated traffic:

    - A new full-movement traffic signal at the intersection of James Hill Drive/55 Avenue and 180 Street;
    - A new full-movement traffic signal at the intersection of James Hill Drive/53 Avenue and 184 Street and removal of the existing gate at the west leg;
    - Extension of the northbound left-turn bay at the intersection of 180 Street and Highway 10; and
    - Extension of the northbound left-turn bay at the intersection of 184 Street and Highway 10.

- The submitted TIA is subject to the review and approval of the Ministry of Transportation and Infrastructure ("MOTI") and the applicant would also be responsible for any additional improvements along Highway 10 that may be identified as part of MOTI's review.

Access:

- A total of seven accesses are planned for the site, including three accesses from 180 Street for emergency and logistics uses, and four accesses from James Hill Drive for staff and public parking.

Parking:

- On-site parking:

    - A total of 564 parking stalls are required to be provided on site, per Zoning Bylaw requirements.
    - A total of 730 parking stalls are proposed to be provided on site, which exceeds the Zoning Bylaw requirements.

- On-street parking:

    - James Hill Drive between 180 Street and 184 Street is planned for on-street parking on the south side, which would accommodate over 100 on-street spaces.
    - 180 Street along the site frontage is planned for on-street parking on the east side, which would accommodate approximately 15 or more on-street spaces.

- Given that the proposed number of on-site parking spaces exceeds the Zoning Bylaw requirements and that ample on-street parking along the site's road frontages (within zero to two minute walking distance from the subject site) will be available for any additional demand, it is anticipated that there would be minimal to no spillover demand for on-street parking within the adjacent residential neighbourhoods.

Parkland and Natural Area Considerations

- The Cloverdale Town Centre Plan identifies a small area at the southeast corner of the hospital site as "Parks and Natural Areas" and "Riparian Buffer".

- Through the Ecosystem Development Permit process, the applicant can propose either minimum or maximum safeguarding of the riparian protection areas on site.

    - Minimum safeguarding consists of registering a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the riparian protection area in perpetuity. This includes on-going management of the protection area (including any required rehabilitation, restoration and/or conservation) for a minimum of 5 years, provisions for yearly monitoring and reporting, and a compensation plan and cost estimate for the management and monitoring of the protection area.

    - Maximum safeguarding is achieved through conveyance of the protection area to the City. The applicant is not responsible for the additional ecological restoration or on-going maintenance of the riparian protection area.

- Parks has indicated a preference for maximum safeguarding through conveyance to the City of the area along the east property line (identified as "Parks and Natural Areas" in the Cloverdale Town Centre Plan).

- Through further development of the Ecosystem Development Plan (EDP) for the subject site, it will be determined whether minimum or maximum safeguarding will be proposed.

- More information on the proposed riparian protection for the site can be found in the section below titled Sensitive Ecosystems (Streamside Areas) Development Permit Requirement.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

- In addition, the applicant has highlighted the following additional sustainable features:

    - In addition to obtaining LEED Gold certification for the facility, the Design-Builder will be required to design the facility by employing systems thinking and applying design methods, building materials, operational practices, energy, climate, and life-cycle considerations that promote environmental quality, social and health benefits, and economic vitality.

    - Energy Enhancements: The project will include energy saving measures, such as an enhanced building envelope (i.e., glazing), and heat recovery for mechanical systems. Fraser Health will incorporate efficiency enhancements beyond LEED Gold, to meet or exceed a 50% reduction in greenhouse gas (GHG) emissions beyond the LEED Gold baseline.

    - Site Design: The project will include outdoor amenity spaces and electric vehicle charging stations. The site design will focus on providing patients and visitors with accessible pathways for pedestrian access, garden areas, resting spots, and safe vehicular access and flow.

- Landscaping: The design will minimize stormwater runoff and reduce heat island effects using strategies such as locating landscape islands between, and at the end of, parking rows. The Design-Builder will be required to use high quality plant material and, in a scale and massing that will have an obvious impact, maximize the function and aesthetic qualities of landscaping for open spaces.

- Climate Resilience: Fraser Health has advanced key strategic recommendations in the "Moving Toward Climate Resilient Health Facilities for Vancouver Coastal Health" (2018) report by conducting a Resilience Workshop with key stakeholders to better understand priority hazard risks and risk reduction strategies for facility design and operations. The Resilience Workshop was designed to set up subsequent activities and inform the development of the indicative design and ultimately the project Statement of Requirements.

- Water Use and Storm Water Retention Strategy: The storm water systems will be designed to withstand conditions of future weather predicted precipitation during "heavy rains" as required by the City's Integrated Storm Water Management Plans. The project is considering strategies such as green roof areas and collecting rainwater for use in the process water tanks for filtering and processing.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated Industrial in Metro Vancouver's Regional Growth Strategy (RGS). Areas designated as Industrial in the RGS are "intended for heavy and light industrial activities, and appropriate accessory uses."

- The proposed development of a hospital would trigger an application to Metro Vancouver to amend the RGS designation from Industrial to Mixed Employment.

- Mixed Employment areas are "intended for employment related uses to help meet the needs of the regional economy." Mixed Employment areas within Urban Centres, such as the Cloverdale Town Centre, are "intended as priority locations for employment and services" including institutional uses.

- Amendments from the Industrial to Mixed Employment designation are classified as Type III Minor Amendments and require an affirmative majority (50%+1) weighted vote of the Metro Vancouver Board, but do not require a regional public hearing.

- RGS amendment applications are forwarded to Metro Vancouver for consideration upon endorsement by Council, after a municipal public hearing is held and a proposal is granted Third Reading of the OCP Amendment By-law.

Official Community Plan

Land Use Designation

- The subject site is designated Industrial in the Official Community Plan (OCP). The applicant is proposing an amendment to the OCP to redesignate the site to Mixed Employment.

Amendment Rationale

- Although public facilities are permitted within the Industrial designation in the OCP, the Industrial designation primarily supports light and heavy industrial land uses, such as manufacturing, warehouse, wholesale trade and equipment storage and repair.

- The applicant is proposing an amendment to the OCP to redesignate the site to Mixed Employment, which is intended to support a mix of industrial, commercial, business, and office uses that are not suited for locations within Town Centres or commercial centres. Public facilities are permitted within the Mixed Employment designation.

- The proposed amendment to the OCP designation is consistent with the proposed amendment to the Regional Growth Strategy (RGS), as well as the site's designation of Industrial/Business Park or Institutional within the Cloverdale Town Centre Plan.

- The Mixed Employment designation in the OCP permits densities up to 1.0 FAR.

- In addition to the proposal to amend the OCP designation, the applicant is proposing an OCP amendment to increase the maximum permitted density under the Mixed Employment designation on a portion of the subject property from 1.0 FAR to 2.50 FAR.

- The proposed density of 2.50 FAR would support the proposed development of the new Surrey Hospital and Cancer Centre, with an accessory child care centre, as well as the potential future expansion of the hospital to include typical hospital ancillary uses.

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations, or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process and Metro Vancouver.

- No other agencies and organizations are considered to be affected by the proposed OCP Amendment that requires specific consultation.

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
    - Growth Management
        - Accommodating Higher Density: Direct community-serving commercial and retail centres and institutional uses to locate within Town Centres in order to maximize their accessibility to the public.
    - Economy
        - Employment Lands: Prohibit the conversion of industrial, business park or mixed-employment lands to residential or other non-employment uses.
        - Employment Lands: Locate office, business park and retail employment uses in a manner that respects the hierarchy of urban centres. Direct major commercial and institutional employment generators to City Centre and Town Centres.
        - Employment, Investment, and Innovation: Ensure that services and amenities for employees, such as child care, recreation and personal services, are located near employment centres to enhance worker's quality of life and productivity.
    - Society and Culture
        - Accessibility and Inclusivity: Work cooperatively with senior levels of government to ensure that Surrey receives an equitable portion of social infrastructure investments, grants and program funding, as the Region's second major urban centre, including hospitals and health care facilities.

Secondary Plans

Land Use Designation

- The subject property is designated "Institutional", "Industrial/Business Park or Institutional", "Parks and Natural Areas", and "Riparian Buffer" in the Cloverdale Town Centre Plan.

- The proposed hospital and cancer centre is an institutional use; therefore, the proposal complies with the Cloverdale Town Centre Plan designation.

- The watercourses identified on site will be protected and maintained as natural areas and habitat corridors through the Sensitive Ecosystem Development Permit.

Themes/Objectives

- The proposed development is consistent with the following OCP Themes and Policies:
    - Growth Objectives
        - Foster Employment: Expand opportunities for institutional and civic development.
    - Land Use Strategy
        - Institutional Designation: Institutional and civic uses are foundational to the development of complete communities. Medical and health service land uses are a priority for the City and as such, they are permitted in any land use designation within the plan, subject to Council consideration.

- Development Policies
  - Watercourse Protection: A protective buffer must be established around any ditch, dyke, watercourse or wetland that is connected to potential fish habitat to protect wildlife and aquatic resources and provide essential protection to flood-prone areas by providing water storage and flow away from private land.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed hospital and cancer centre on the subject site. The proposed CD By-law for the development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Institutional Zone (PI)" and the "Business Park 3 Zone (IB-3)".

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the PI Zone and IB-3 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	PI Zone (Part 33)	IB-3 Zone (Part 47C)	Proposed CD Zone
Floor Area Ratio:	0.50	1.00	2.50
Lot Coverage:	40%	60%	75%
Yards and Setbacks	7.5 m from all lot lines	7.5 m from all lot lines	• 7.5 m for building height up to 25 m • 15.0 m for building height between 25 m and 37 m • 20.0 m for building height above 37 m
Principal Building Height:	9 m	14 m	60 m

Permitted Uses:	• Hospitals • Universities • Colleges and Institutes • Accessory uses: o Child care centres	• Light impact industry • Office uses • Warehouse uses • Distribution centres • Accessory uses: o Eating establishments o Personal service uses o General service uses o Community services o Places of worship o Child care centres o Dwelling unit	• Hospitals, including hospice or long-term care facility on the same lot • Universities • Colleges and Institutes • Office uses • Warehouse uses • Distribution centres • Accessory uses: o Child care centres o Convenience store o Pharmacy o Eating establishments o Personal service uses o General service uses o Community services o Places of worship o Parking facilities
Parking (Part 5)		**Required**	**Proposed**
Number of Stalls			
Hospital and Cancer Centre:		550	693
Child care centre:		14	37
Total:		564	730
Bicycle Spaces			
Residential Secure Parking:		55	55
Residential Visitor:		6	6

- The floor area ratio (FAR) in the CD Zone has been increased from 0.50 FAR and 1.00 FAR respectively in the PI Zone and IB-3 Zone, to 2.50 net FAR.

- The maximum lot coverage of 75% is higher than the maximum lot coverage in the IB-3 Zone and will allow greater flexibility for future hospital supportive use.

- The principal building height has been increased from 9 metres in the PI Zone and 14 metres in the IB-3 Zone, to 60 metres in the CD Zone to reflect the anticipated maximum height of the proposed hospital building, including the mechanical penthouse.

- Similar to both the PI and IB-3 Zone, the minimum setbacks in the CD Zone is 7.5 metres, however, the minimum required setback increases in relation to the overall building height. Therefore 7.5 metres is the minimum required setback for a building height up to 25 metres, 15.0 metres is the minimum required setback for a building height between 25 metres and 37 metres, and 20.0 metres is the minimum required setback for a building height above 37 metres.

- The proposed permitted uses under the CD Zone are derived from a combination of the PI Zone and IB-3 Zone, with the following exceptions:

    - Light impact industry has been removed;
    - Dwelling unit has been removed;
    - Convenience store and pharmacy have been added as permitted retail uses; and
    - Parking facilities have been added as a permitted accessory use.

- The applicant is proposing to provide 730 vehicle parking stalls, which exceeds the 564 parking stalls required under the Zoning Bylaw.

- The applicant is proposing to provide 61 bicycle parking spaces, which meets the parking stalls required under the Zoning Bylaw.

Streamside Variance

- The applicant may require a streamside variance for the class A-O watercourse that runs north-south along the southern portion of the western edge of the subject site. This will be determined with further review of the Ecosystem Development Plan by staff and through a peer review process.

- If a variance is to be proposed, a separate report will be forwarded to Council for consideration of the Development Variance Permit (DVP).

Guidelines for Location and Siting of Child Care Centres

- In 1990, the City completed a report entitled "Guidelines for Location and Siting of Child Care Centres". The following illustrates how the proposed child care centre adheres to the various locational and siting guidelines outlined in the report:

    - Allow Child Care centres where people live, shop, work and recreate.

        - The proposed hospital and cancer centre is anticipated to employ over 1,900 people.

    - Locate large centres (greater than 25) and one-of-a-kind centres in certain areas only.

        - Large centres are recommended to be located within, contiguous, or close to major community facilities and amenities, a neighbourhood centre, or a town centre. They should not be located in a single-family residential cul-de-sac and should abut single-family homes on as few sides as possible.

- The proposed child care centre will be located on the same site as the proposed new Surrey Hospital and Cancer Centre within the Cloverdale Town Centre area. The site does not abut any single family residential properties.

- Avoid sites along arterial streets; if they are located along an arterial, conditions will apply.

  - Neither of the streets fronting the site (180 Street and James Hill Drive) are arterial roads. Further, the anticipated location of the child care centre would be internal to the site, so would not directly front any public streets.

- Avoid undue concentration of child care centres.

  - The guidelines recommend that child care centres should be located in areas that are currently underserved to avoid an undue concentration of centres.

  - According to information available from Fraser Health Authority, there are no licensed child care centres operating withing 500 metres of the subject property.

  - The closest child care centre is approximately 650 metres away and is operating a multi service program with a maximum capacity of 48 children at one time.

  - A second multi service program child care centre is located approximately 750 metres away, also with a maximum capacity of 48 children at one time.

  - One additional centre, approximately 700 metres from the subject site is operating within a single family residential dwelling and allows a maximum of 8 children at one time.

  - The proposed child care centre on the hospital site would create space for an additional 49 children and would be well situated to serve the child care needs of employees working at the hospital.

- Provide adequate on-site parking for employees and parents.

  - The applicant is proposing to provide 37 parking spaces for the child care centre, which exceeds the minimum parking requirements in the Zoning Bylaw.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 14, 2021, and the Development Proposal Signs were installed on June 28, 2021. Staff received six (6) responses from neighbouring residents as well as an email from the Cloverdale Community Association *(staff comments in italics):*

- Two respondents contacted staff asking if the development application was available online for review.

  (The City does not post development applications online for review. Staff forwarded the concept site plan to each of the respondents. No further questions or concerns were forwarded to staff after the site plan was provided.)

- One respondent stated that they had been unable to attend the Public Information Meetings and asked if there was a summary of the meetings.

  (Staff provided the respondent with the summary of the questions and responses from the virtual Public Information Meeting that are attached as Appendix VI to this report.)

- Two respondents own property in the area and asked how the proposed hospital development would affect their properties.

  (Staff provided further information on the proposed development, including: siting of the proposed building, site access, and parking; anticipated traffic impacts and mitigation measures; and future development potential of the respondents' properties under the Cloverdale Town Centre Plan.)

- One of the respondents expressed support of the proposed hospital development.

- One resident expressed concerns regarding potential spillover of parking into residential neighbourhoods, increased traffic at the intersection of Highway 10 and 180 Street, and concerns regarding the future development of the properties at the northeast corner or Highway 10 and 180 Street.

  (Staff comments regarding parking spillover, traffic at Highway 10 and 180 Street, and future development of the lots at the northeast corner of Highway 10 and 180 Street are included in the responses to the Cloverdale Community Association comments below.)

- The Cloverdale Community Association, while acknowledging the need for a new hospital in Surrey, expressed concerns that the proposed location of the new hospital would have a negative impact on residents living in the vicinity.

- The Cloverdale Community Association specifically raised concerns regarding the following:

  - Potential spillover of parking into residential neighbourhoods;

    The applicant is proposing to provide 730 parking stalls on site, which exceeds the 564 parking stalls required under the Zoning Bylaw. In addition, approximately 115 on-street parking spaces are anticipated to be provided along James Hill Drive and 180 Street. It is therefore anticipated that there would be minimal to no spillover demand for on-street parking within the adjacent residential neighbourhoods. If issues do arise, staff can explore mitigation measures, such as time-restricted parking, in consultation with the neighbourhood at that time.

  - Increased traffic congestion along Highway 10, at the intersection of Highway 10 and 180 Street, and along 180 Street heading south from 64 Avenue;

    The applicant was required to provide a Traffic Impact Analysis (TIA) to evaluate traffic impacts to the surrounding road network and identify any required improvements to mitigate those impacts. The proposed hospital and cancer centre are anticipated to generate approximately 575 vehicle trips in the morning peak hour (equating to approximately 9-10 vehicles per minute) and 595 vehicle trips in the afternoon peak hour (equating to approximately 9-10 vehicles per minute).

Along with construction requirements for the roads fronting the site (180 Street and James Hill Drive), the applicant will also be required to provide the following improvements in order to service the site-generated traffic:

- *A new full-movement traffic signal at the intersection of James Hill Drive and 180 Street;*
- *A new full-movement traffic signal at the intersection of James Hill Drive and 184 Street and removal of the existing gate at the west leg;*
- *Extension of the northbound left-turn bay at the intersection of 180 Street and Highway 10; and*
- *Extension of the northbound left-turn bay at the intersection of 184 Street and Highway 10.*

The TIA is also subject to the review and approval of the Ministry of Transportation and Infrastructure (MOTI) and the applicant would also be responsible for any additional improvements along Highway 10 that may be identified as part of MOTI's review.

o Noise from sirens and traffic;

Fraser Health has indicated that it is anticipated for ambulances to take the shortest access route to the site, which will most often be 180 Street. It is typical for ambulances to turn off their sirens on secondary roads (i.e. 180 Avenue and James Hill Drive).

o Future development of vacant lands at the northeast corner of Highway 10 and 180 Street.

The properties at the northeast corner of Highway 10 and 180 Street are designated as Low Rise Mixed-Use, Low Rise Residential, and Townhouses in the Cloverdale Town Centre Plan. At this time, staff are not anticipating any changes to these land use designations as a result of the proposed hospital development.

Public Information Meeting

- The applicant held two virtual Public Information Meetings (PIMs), one on June 17, 2021, and a second on June 19, 2021, to inform and engage neighbouring residents with respect to the proposed development of the new hospital and cancer centre. Representatives from Fraser Health Authority, BC Cancer, IBI Group, and the City of Surrey were in attendance.

- Approximately 30 people attended the two PIM sessions, with 20 people attending the PIM on June 17, 2021, and 10 people attending the PIM on June 19, 2021.

- Each PIM was conducted virtually via Microsoft Teams and included a short presentation by Fraser Health and IBI Group outlining the key components of the project, such as proposed building location, site density, building height and setbacks, off-site and on-site improvements, traffic impacts, and development and construction timelines. Attendees were then encouraged to submit their questions and comments through the chat function. Responses to the questions were provided verbally by the presentation team.

- In total, 38 questions and comments were submitted that can broadly be grouped into nine themes: Parking; Traffic Flow; Building Height and Screening; Street Lighting; Noise; Landscape Features; Roadworks; Future Development; and Other.

- Each of the questions and responses is included in the Public Information Meeting Summary included as Appendix VI.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of the following watercourses:

    - An existing Class A/O (red-coded) watercourse, which flows north-south along the southern portion of the western edge of the subject site, adjacent to 180 Street;
    - An existing Class A/O (red-coded) and Class B (yellow-coded) watercourse, which flows east-west along the southern boundary of the subject site; and
    - An existing Class B (yellow-coded) wetland, located on the property directly to the east of the subject site at the southeast corner of the site.

- The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.

- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A-O (red-coded) watercourse requires a minimum streamside setback of 10 metres for ditches or 25 metres for channelized streams, as measured from the top of bank. Further clarification of the stream type (ditch vs. channelized stream) for the Class A-O watercourse that runs north-south along 180 Street is still required. If confirmed as a channelized stream, the proposed setbacks do not comply with the requirements outlined in the Zoning By-law and a Development Variance Permit (DVP) will be required.

- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 7 metres for ditches and 15 metres for natural water features, such as wetlands, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.

- The riparian area will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity**,** in compliance with the OCP. However, Parks has indicated that they would prefer the portion identified in the Cloverdale Town Centre Plan as "Parks and Natural Areas" along the eastern property line at the southeast corner of the site to be conveyed to the City as a lot for conservation purposes**.** Discussions are ongoing with the applicant regarding this matter and, therefore, the level of safeguarding will be resolved as a condition of rezoning approval, and prior to the issuance of the Development Permit.

- An Ecosystem Development Plan, prepared by Libor Michalak, *R.P. Bio*., of Keystone Environmental and dated June 15, 2021, was submitted to the City. In addition, a WSA stream questionnaire with historical aerial photo assessment and a Due Diligence Environmental Assessment Overview report was forwarded to the provincial Ministry of Forests, Lands, Natural Resource Operations & Rural Development (MFLNRORD) who confirmed that the proposed development will not require a formal approval under the *Water Sustainability Act*.

- The applicant continues to work with the Province and with City staff to finalize environmental requirements for the site. This will include a peer review of the Ecosystem Development Plan, prior to it being finalized. The finalized report and recommendations will be incorporated into the Development Permit.

TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Willow	1	1	0
Total (excluding Alder and Cottonwood Trees)	**1**	**1**	**0**
Additional Trees in the proposed Riparian Area	**3**	**0**	**3**

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	**255**
Total Retained and Replacement Trees	**258**
Contribution to the Green City Program	**N/A**

- The Arborist Assessment states that there is one (1) mature tree on the site, excluding Alder and Cottonwood trees. One (1) existing tree, approximately 50% of the total trees on the site, is an Alder tree. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- Table 1 includes an additional three (3) protected trees that are located within the riparian area. The trees within the riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of three (3) replacement trees on the site. The applicant is proposing 255 replacement trees, exceeding City requirements.

- In addition to the replacement trees, boulevard street trees will be planted on 180 Street and James Hill Drive. This will be determined by the Engineering Department during the servicing design review process.

- In summary, a total of 258 trees are proposed to be retained or replaced on the site with no contribution required to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan, Site Plan, Landscape Plans
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	OCP Redesignation Map
Appendix V.	RGS Redesignation Map
Appendix VI.	Public Information Meeting Summary

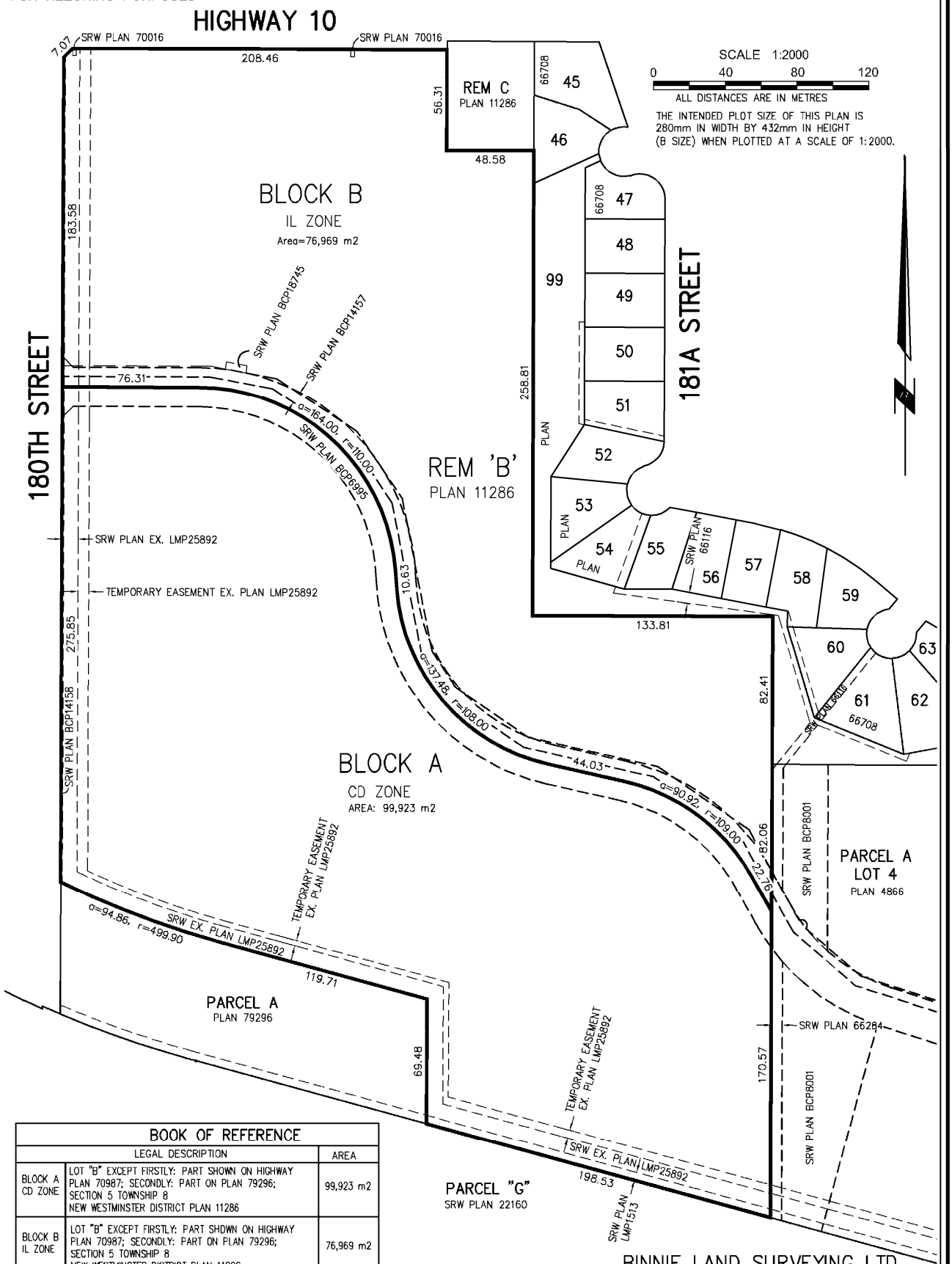
approved by Ron Gill

Rémi Dubé
Acting General Manager
Planning and Development

CB/cm

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BY LAW NO._____
OVER LOT "B" EXCEPT FIRSTLY: PART SHOWN ON HIGHWAY PLAN 70987; SECONDLY: PART ON PLAN 79296; Sec 5 Tp 8 NWD PLAN 11286

FOR REZONING PURPOSES



BOOK OF REFERENCE		
	LEGAL DESCRIPTION	AREA
BLOCK A CD ZONE	LOT "B" EXCEPT FIRSTLY: PART SHOWN ON HIGHWAY PLAN 70987; SECONDLY: PART ON PLAN 79296; SECTION 5 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 11286	99,923 m2
BLOCK B IL ZONE	LOT "B" EXCEPT FIRSTLY: PART SHDWN ON HIGHWAY PLAN 70987; SECONDLY: PART ON PLAN 79296; SECTION 5 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 11286	76,969 m2

THIS PLAN WAS COMPLETED AND CERTIFIED ON THE 07 DAY OF JULY, 2021

SEAL

ROLAND BIRCHER, BCLS 912

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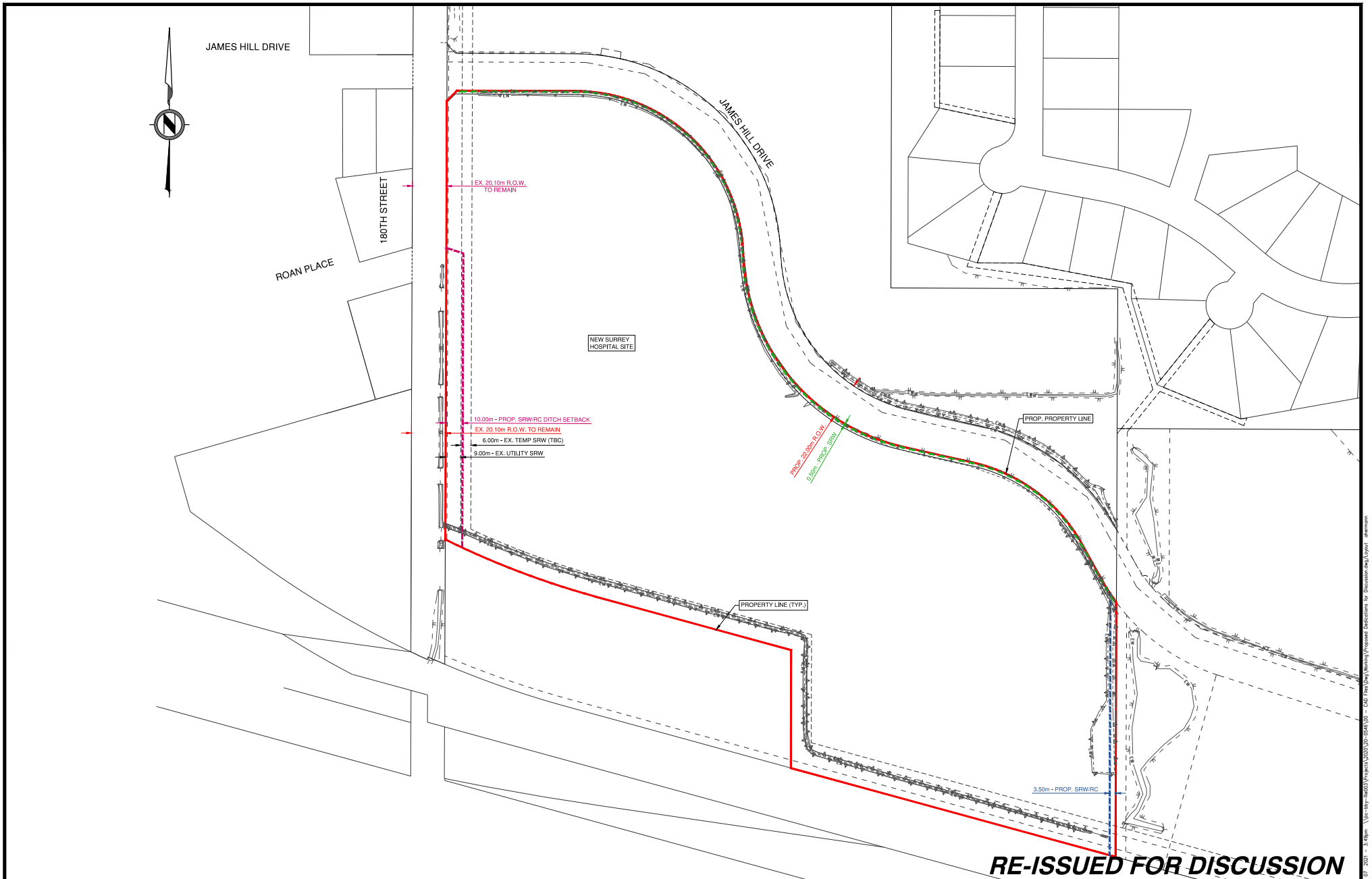

RE-ISSUED FOR DISCUSSION

LEGAL DESCRIPTION 5500 180 STREET, SURREY, B.C.

SURVEY BENCHMARK
MON: CONTROL MONUMENT 570 N: E:
SCALE FACTOR:
ELEV: 11.225M CVD28 G.V.R.D. 2018

REV.	DATE	DESCRIPTION	BY
3	2021-07-07	RE-ISSUED FOR DISCUSSION	AH
2	2021-07-05	RE-ISSUED FOR DISCUSSION	AH
1	2021-07-05	ISSUED FOR DISCUSSION	AH

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CITY OF SURREY

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IBI GROUP
700 – 1285 WEST PENDER STREET

NEW SURREY HOSPITAL AND CANCER CENTRE
EAST OF 180TH STREET AND SOUTH OF 55TH AVENUE
PROPERTY PLAN AND RIGHTS-OF-WAY

SEAL

SCALE 0 1:1000 40m
DESIGNED
DRAWN AH
REVIEWED SB

DATE (YYYY.MM.DD) 2021-07-05
CONSULTANT PROJ. NO. 20-0546
DWG. NO. SK1
REV. 3

SURREY PROJECT NUMBER
DRAWING TYPE SKETCH
SHEET 1 OF 1

DESTROY ALL PRINTS BEARING PREVIOUS NUMBER

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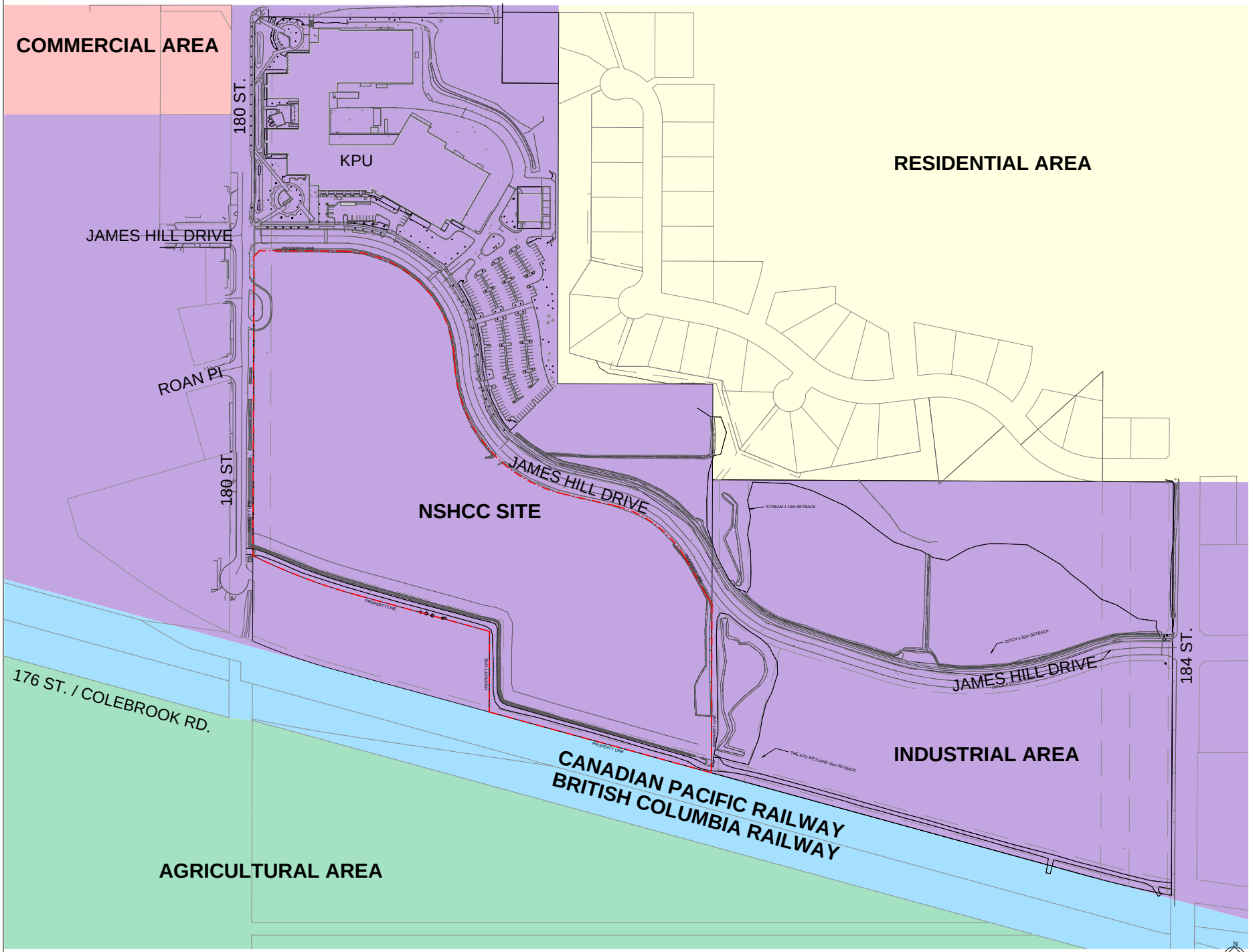

1 EXISTING SITE PLAN
A001 Scale: 1 : 1000

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Street Address
City, Country, Postal Code

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tel 604 683 8797 fax 604 683 0492
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PROJECT
NEW SURREY HOSPITAL AND CANCER CENTRE
5510 180th STREET, CLOVERDALE
SURREY, BC V3S 6R1

PROJECT NO:
126160

DRAWN BY:	CHECKED BY:
Author	Checker
PROJECT MGR:	APPROVED BY:
Designer	Approver

SHEET TITLE
EXISTING SITE PLAN

SHEET NUMBER
A001

ISSUE

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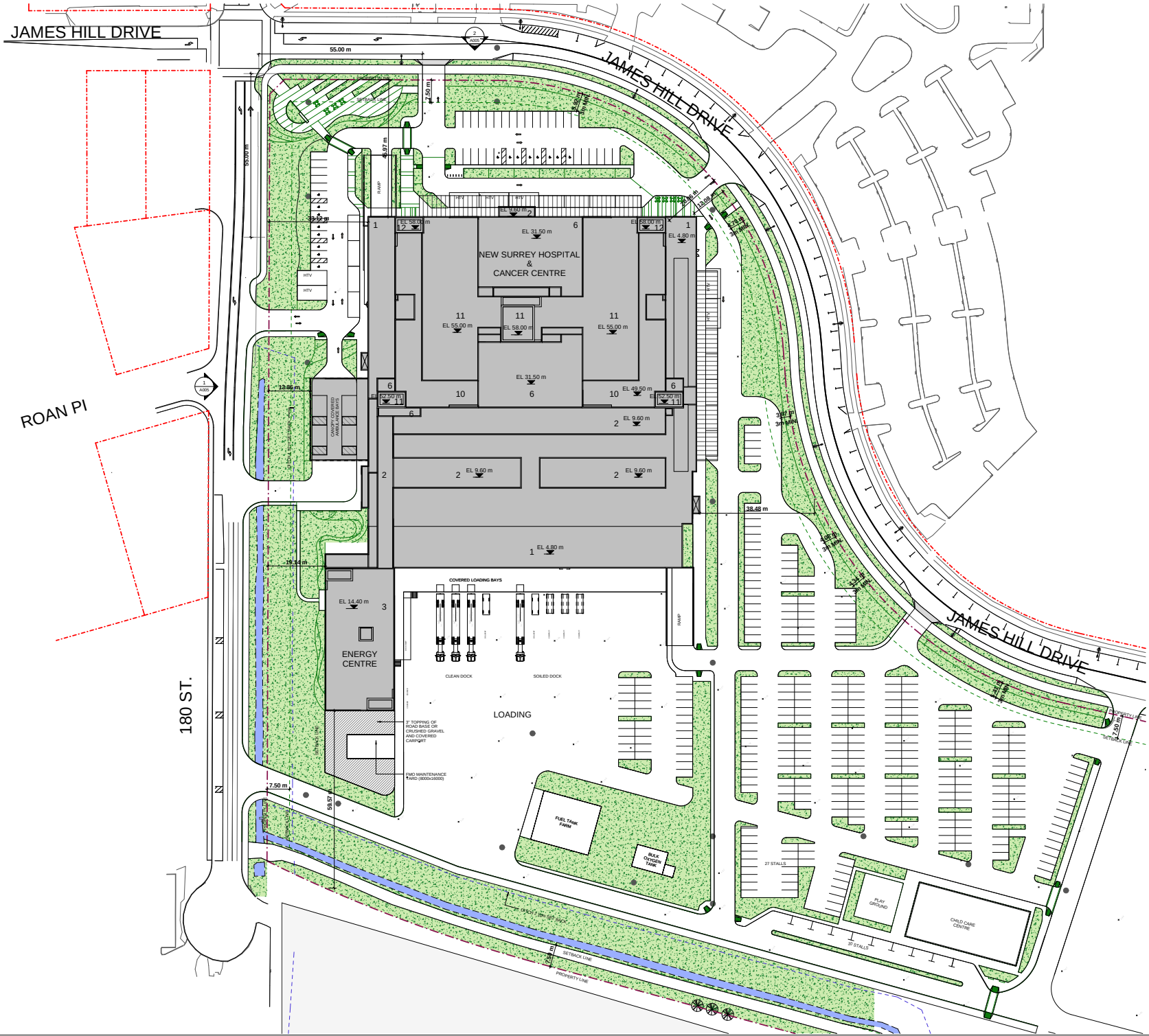

1 SITE PLAN (A003) Scale: 1 : 400

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PROJECT
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5510 180th STREET, CLOVERDALE
SURREY, BC V3S 6R1

PROJECT NO: 126160	
DRAWN BY: Author	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE
SITE PLAN

SHEET NUMBER A003
ISSUE 1

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1 NSHCC SITE PLAN
Scale: 1 : 600

0 12m 24m 48m

LEGEND:

- PROPERTY LINE
- EX. UTILITY SRW
- FENCE
- DITCH WATER BODY
- EXISTING TREES
- PROPOSED TREES
- GRASS
- SHRUB
- GREEN ROOF
- BIKE RACKS
- BUILDING ENTRANCES
- TABLE AND CHAIRS
- BENCHES
- SCULPTURE PLACE HOLDER

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PROJECT

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5473 181a St
Surrey, BC V3S 7Z2

PROJECT NO.
126160

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SITE PLAN

SHEET NUMBER
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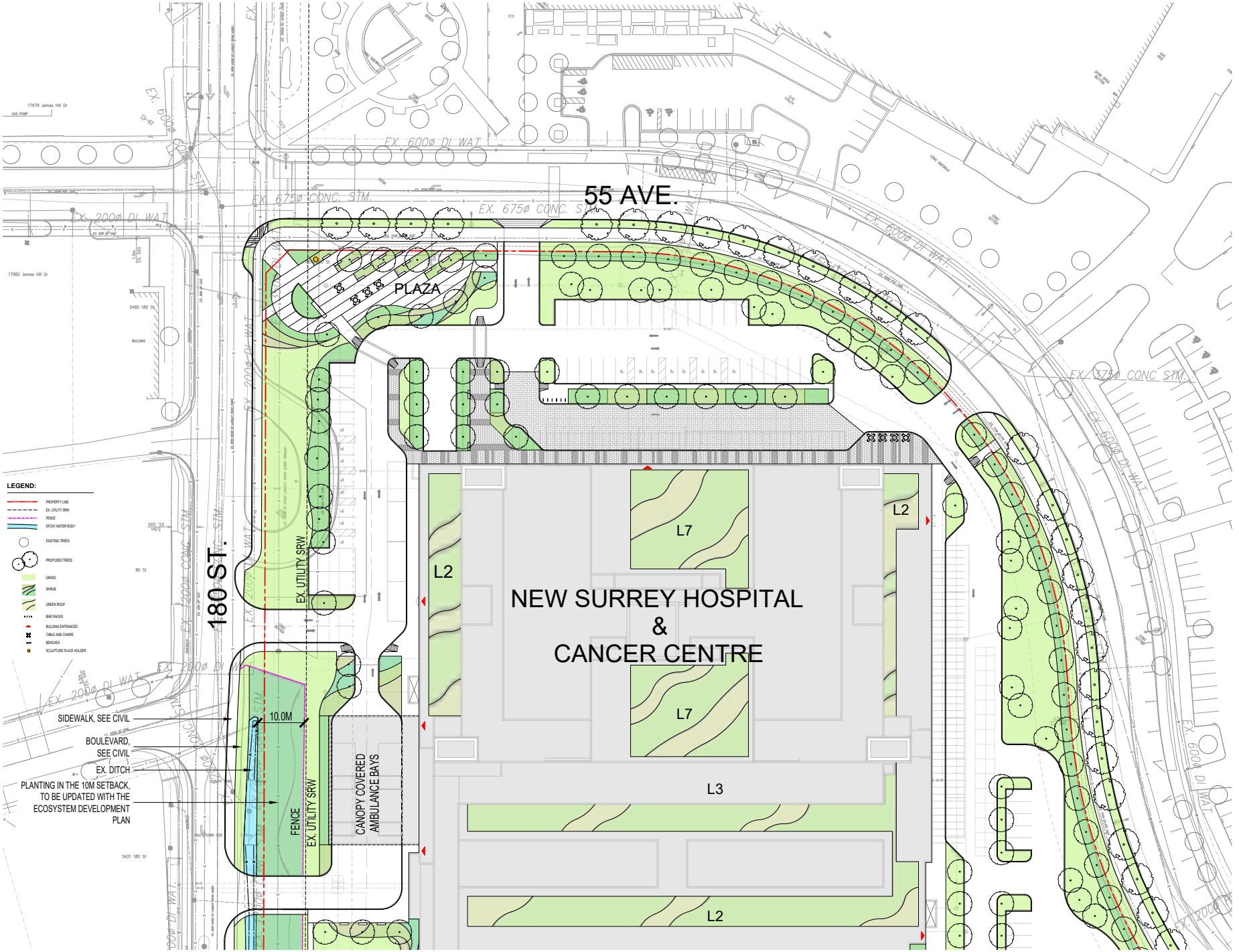
PLOT DATE
2021-05-07



1 NSHCC SITE PLAN_AREA 1
Scale: 1 : 250

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Surrey, BC V3S 7Z2

PROJECT NO:
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PROJECT MGR:	APPROVED BY:
DY	DY

SHEET TITLE
SITE PLAN_AREA 1

SHEET NUMBER
L002

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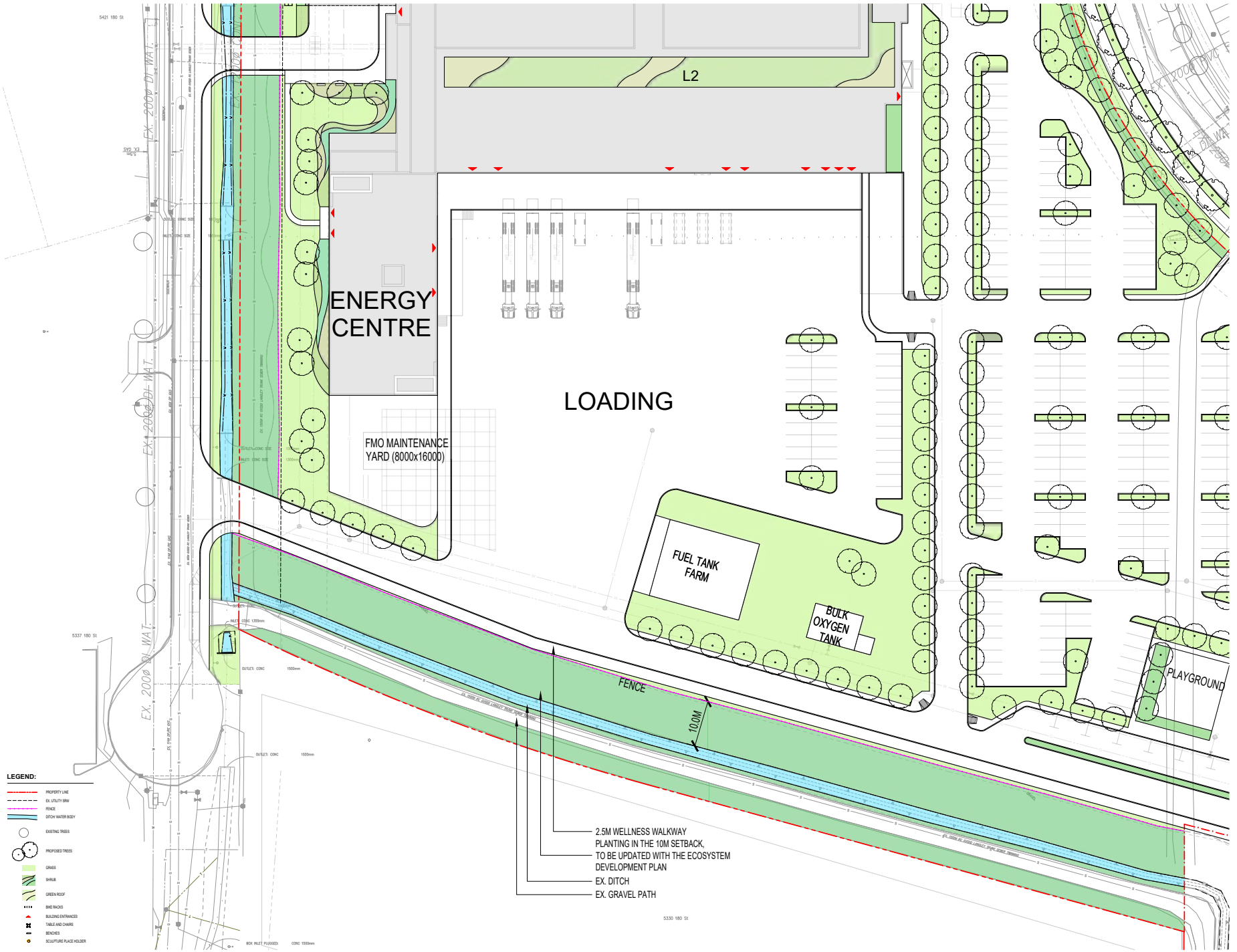

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SITE PLAN_AREA 2

SHEET NUMBER
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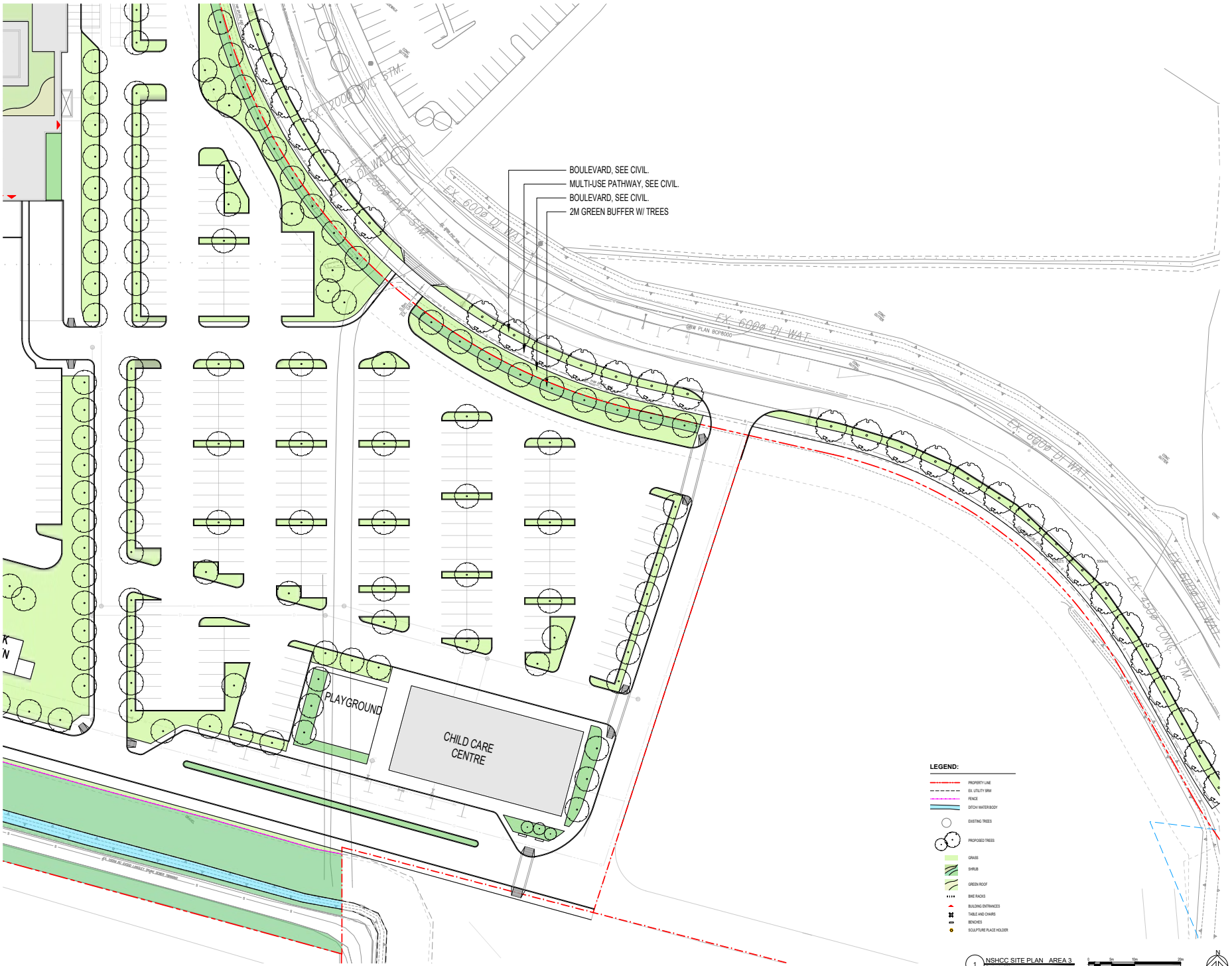

1 NSHCC SITE PLAN _AREA 3
Scale: 1 : 250

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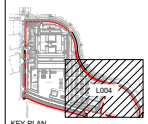

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PROJECT

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5473 181a St
Surrey, BC V3S 7Z2

PROJECT NO:
126160

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PROJECT MGR:	APPROVED BY:
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SHEET TITLE

SITE PLAN_AREA 3

SHEET NUMBER

L004

ISSUE

SCALE CHECK
1 in

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INTER-OFFICE MEMO

TO:	**Manager, Area Planning & Development - North Surrey Division Planning and Development Department**		
FROM:	**Development Engineer, Engineering Department**		
DATE:	**July 07, 2021**	PROJECT FILE:	**7821-0139-00**

RE: **Engineering Requirements (Commercial/Industrial)**
Location: 5510 180 St

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE

Property and Right-of-Way Requirements

- Register a minimum 5.0 m wide statutory right-of-way (SRW) for the existing sanitary sewer main located within the site, adjacent to 180 St.
- Register a 3.5 m wide SRW for the existing sanitary sewer main located along the east perimeter of the site between James Hill Dr and the Canadian Pacific Railway.
- Register a 0.5 m wide SRW along the frontage of James Hill Dr.

Works and Services

- Construct upgrades to 180 St and James Hill Dr.
- Construct traffic signal intersections where James Hill Dr intersect 180 St and 184 St.
- Extend northbound left turn bays on 180 St and 184 St, at Hwy 10.
- Construct watermain on 180 St.
- Construct metered water, storm and sanitary service connections.
- Provide on-site storm water mitigation and water quality/sediment control features.
- Provide on-site preferential groundwater movement prevention features.
- Submit hydrology report to assess existing groundwater quality, seasonal levels, flow volumes, and required treatment.

A Servicing Agreement is required prior to Rezone. A processing fee of $15,793.23 is required.

DEVELOPMENT PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit for Sensitive Ecosystems (Streamside):

- Register a combined statutory right-of-way/restrictive covenant (SRW/RC) over the streamside setback area of the Class A/O water course located along the east side of 180 St.
- Provide conveyance of the streamside setback area of the Class B wetland as parkland, along the east perimeter of the site.

Jeff Pang, P.Eng.
Development Engineer
DJS

NOTE: Detailed Land Development Engineering Review available on file

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 21-0139-00
Address: 5500 180 Street, Surrey, BC
Registered Arborist: Tim Vandenberg, PN–8565A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	2
Protected Trees to be Removed	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 1 x two (2) = 2	3
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	3

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist:	Date: July 5, 2021

LEGEND

- SUBJECT SITE BOUNDARY
- TREE ANTICIPATED TO BE REMOVED AND REASSESSED WITH FINAL DEVELOPMENT PLANS
- SPEA TREE SURVEY AND REASSESS IN RELATION TO FINAL DEVELOPMENT PLANS AND POTENTIAL TARGET RATINGS ASSOCIATED WITH CONSTRUCTION
- MINIMUM NO DISTURBANCE ZONE

STAMP	NO.	DATE	BY	REVISION

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PROJECT TITLE
FRASER HEALTH SITE
5500 - 180 STREET
SURREY, B.C.

SHEET TITLE
T1 - TREE AREAS
PRESERVATION PLAN - ORTHO

CLIENT

DRAWN: MK
SCALE: AS SHOWN
DATE: JULY 8, 2019

T-1
SHEET 1 OF 2

LEGEND

- SUBJECT SITE BOUNDARY
- TREE ANTICIPATED TO BE REMOVED AND REASSESSED WITH FINAL DEVELOPMENT PLANS
- SPEA TREE SURVEY AND REASSESS IN RELATION TO FINAL DEVELOPMENT PLANS AND POTENTIAL TARGET RATINGS ASSOCIATED WITH CONSTRUCTION
- MINIMUM NO DISTURBANCE ZONE

0 5 10 20 40 METERS

STAMP	NO.	DATE	BY	REVISION

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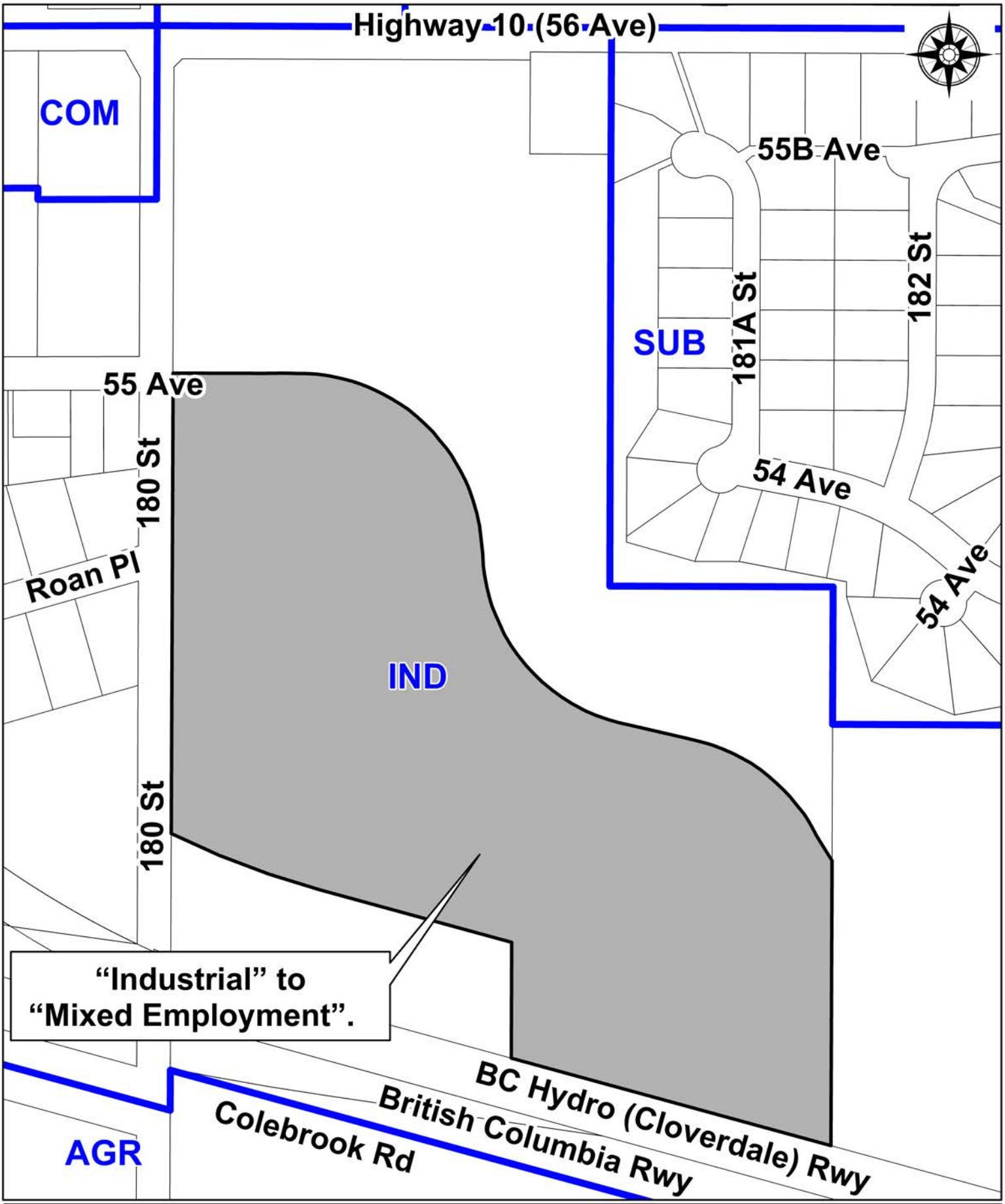
PROJECT TITLE
FRASER HEALTH SITE
5500 - 180 STREET
SURREY, B.C.

SHEET TITLE
T1A DETAIL - TREE AREAS PRESERVATION PLAN - ORTHO

CLIENT

DRAWN: MK
SCALE: AS SHOWN
DATE: JULY 8, 2019

T-1A
SHEET 2 OF 2

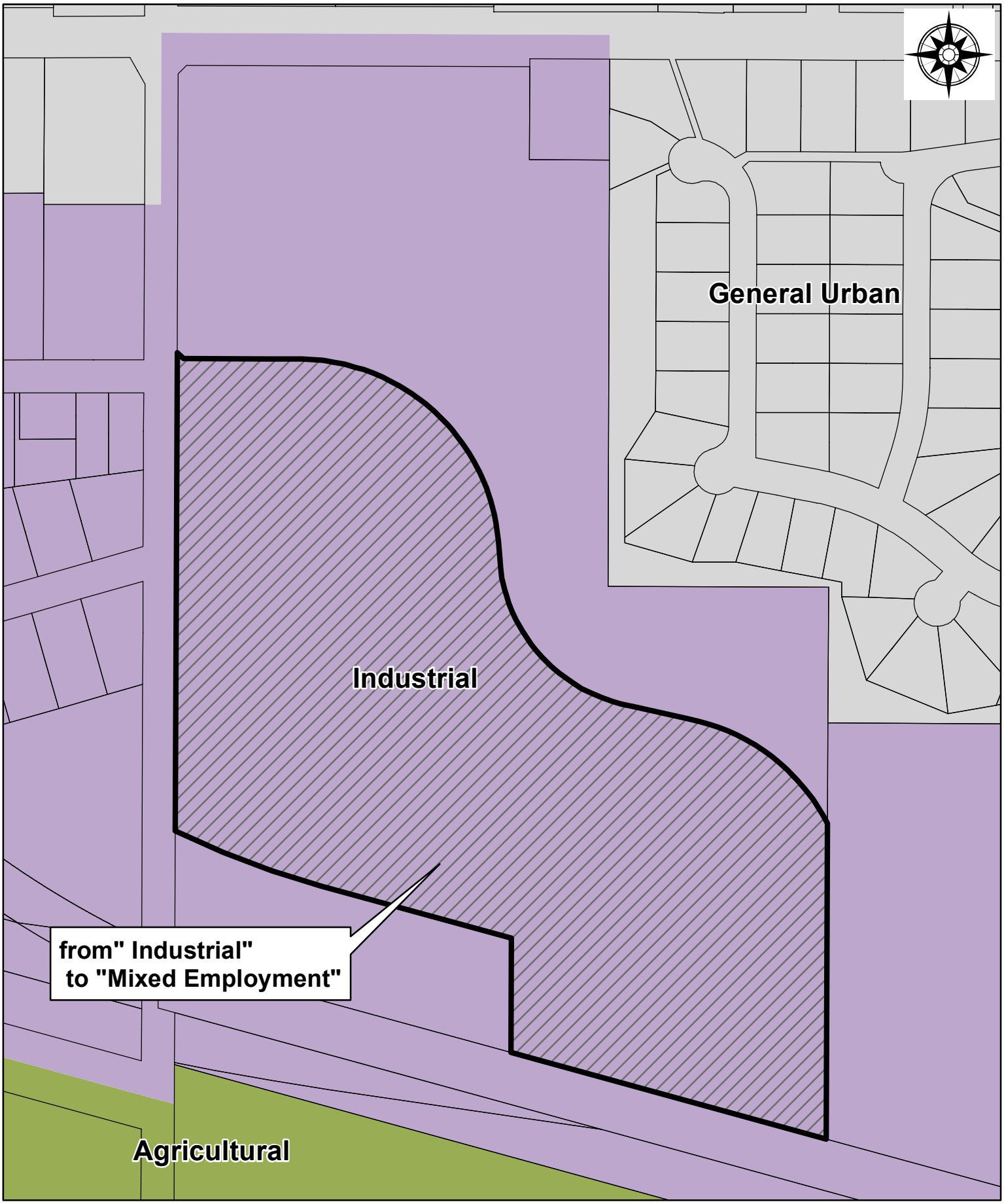


CITY OF SURREY
the future lives here.

OCP Amendment 21-0139-00

Amend OCP designation from
"Industrial" to "Mixed Employment".

N



CITY OF SURREY
the future lives here.

RGS Amendment 21-0139-00

Proposed amendment
from" Industrial" to "Mixed Employment"

N

Virtual Public Information Meeting: Summary of Comments
20-0139 new Surrey hospital and cancer centre

Questions and Answers Summary

	Discussion Topic	Source	Answered By	Answer
Parking Demand				
1	Is the underground parking truly underground or will it be a 2 story parkade above ground?	Virtual PIM	IBI	There will be a surface parking and 2 levels of underground parking.
2	Concerned about employees/patrons using residential streets as free parking and additional foot traffic though Shannon Hills. How will this be mitigated?	Virtual PIM	IBI/FHA	Following a detailed parking needs assessment, the site will provide ample parking spaces for staff, patients and visitors, above bylaw requirements. An additional 90 stalls are planned for future expansion, bringing the total to 910 stalls. Free/paid parking is to be determined as well as neighbourhood specific sign mitigation plans. Parking stalls breakdown: - Surface Parking = 354 - Underground P1 = 376 - Total = 730
3	Is there street parking planned for the 55th Ave?	FH email address	IBI/CoS	Street parking is planned. Street requirements are under review at the moment with CoS.
Traffic Flow				
4	How much traffic will be generated by the new hospital?	FH email address	IBI	The proposed development may generate a total of 575 and 595 vehicle trips during the AM and PM peak hours respectively. The Traffic Analysis results show that the current network operates reasonably well except Hwy 10 (below thresholds). Roadway/ Intersection Improvements: - 180 Street: Signalization with 55 Ave., at 55 Ave, provide a dedicated southbound left turn lane, South of 55 Ave, at the access points to provide dedicated southbound left turn lanes, Parking/ truck staging lane on the west side, Sidewalks on the east side. - 55 Ave: East of 180 St, at the access points to provide dedicated left turn lanes, Street parking on the south side, Sidewalk on the south side.
5	Will traffic be coming in from 184 st?	Virtual PIM / FH email address	IBI/COS	Most of the hospital traffic will be on 180th Street, as the main entrance to the site is at the corner of 180th Street and 55th Ave. If there are concerns, the public is welcome to contact the City of Surrey.

Virtual Public Information Meeting: Summary of Comments
20-0139 new Surrey hospital and cancer centre

Questions and Answers Summary

	Discussion Topic	Source	Answered By	Answer
6	Lack of adequate public transit serving this area.	Virtual PIM	IBI/FHA	We are aware of the existing situation. Transportation study will recommend mitigation measures to the CoS to improve public transit.
7	What is the plan reagarding the truck container traffic to the railyard? At the moment it can get very congested with truck traffic bumper to bumper from the yard all the way back to #10. Will this truck traffic be regulated at all?	Virtual PIM / FH email address	IBI/FHA	A road widening is planned on 180th Street (south of 55th) Ave to support the truck queuing and access to the site, for a total of 2 lanes with left turns to access the site and one lane going south.
8	Will 180th cross the railway tracks and allow cars to come in from Colebrook road and skip the centre of Cloverdale and highway 10?	Virtual PIM	IBI/FHA	We are aware of existing congestion on 180th Street and 184th Street. Traffic consultants have provided recommendations including new and improved traffic signalization / road widening improvements to accommodate future volumes during and post construction. Modelling will be conducted, and a plan will be developed accordingly with CoS and the Ministry. The project is considering a number of mitigation strategies to alleviate traffic and congestions in the area during and post construction of the hospital. Widening of 180th along with a left hand turn for hospital traffic is part of the planning;
9	Hwy 10 through Cloverdale is already fairly congested, especially during peak times. How will this be improved to handle the additional hospital traffic and emergency vehicles?			
10	Will detailed information regarding traffic issues be available prior to the submission to Surrey for approval? I live in the Shannon Hills Subdivision, and our ONLY egress is onto 184th. This is already a problem at various times during the day without adding significant traffic from hospital visitors/staff accessing the hospital from 184th. Our intersection and that of 53rd and 184th are frequently blocked by vehicles lined up waiting for the railway line to clear.			
Building Height and Views Screening				
11	When will we be able to see a model of what the height of the building looks like from surrounding areas?	Virtual PIM	IBI	The final design will be developed and proposed by the Design-Builder at the design and construction phase.
12	Up to 11 storeys was mentioned as height. How is that meant to interface with existing and future buildings surrounding the site? Will future buildings have higher densities accordingly? What is maximum elevation of the site?	Virtual PIM / FH email address	IBI	The NSHCC will be 60 m at its tallest point. For the majority of neighbours in proximity to the hospital, views will not be impacted by the new build. - Building Height = 55m (from ground floor to top of roof) - Number of storeys = 11 - Typical floor-to-floor height = 4.8m - Elevation of Level 1 = 5.5m

Questions and Answers Summary

	Discussion Topic	Source	Answered By	Answer
				- Shadow Study: IBI completed an equinox shadow study as part of the development application. The most extensive shadow (Sept 21 @ 4:00pm) stops at the east KPU property line.
13	What is the size of the hospital in comparing to the other hospitals in the area? How many stories are there in the the Peace Arch, Delta and Surrey Memorial hospitals?	Virtual PIM	FHA	The NSHCC will have 168 inpatient beds compare with Surrey Memorial Hospital that has 600 inpatient beds. Comparing height with other hospitals, the numbers are the following: - Peace Arch Hospital: 6-storey high - Surrey Memorial Hospital: 8-storey high - Delta Hospital: 2-storey high - Abbotsford Regional Hospital and Cancer Centre: 4-storey high.
14	When will the trees be planted? It would be appreciated if they have a chance to grow to be a useful height to maximize privacy to existing homes	Virtual PIM / FH email address	CoS	The parcel south of KPU campus (between Shannon Hills and the project site) is under CoS Parks regulations. Christa B. (CoS) to follow up with Parks department.
15	Will additional trees be planted between the existing homes and the hospital/parking lot?	Virtual PIM		
16	Will you plant trees in the park land surrounding Shannon Hills homes to address privacy and noise concerns of the residents?	Virtual PIM		
Street Lighting				
17	How will the outside lighting be managed so as not to impact the Shannon Hills Estates neighbourhood?	FH email address	IBI/FHA	Planning will include adequate lighting for the site, along with proper safety and security considerations. The project planning team will make every effort to ensure the impact to surrounding neighbourhoods is minimized. The project as part of its LEED Gold certification will look at credits that include Light pollution reduction.
Noise				
18	Increased noise levels from sirens - will sirens be used along 55 Ave?	Virtual PIM	IBI	Typically, the ambulances will use 180th as it is the shortest access to the site and typically sirens will be turned off on secondary roads such as 180th and 55th.

Virtual Public Information Meeting: Summary of Comments
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Questions and Answers Summary

	Discussion Topic	Source	Answered By	Answer
19	What are the construction noise controls including work times? That is how many days a week and how many hours a day for (outdoor) construction activities?	Virtual PIM / FH email address	IBI/FHA	The project construction activities will comply with Surrey noise control bylaw. In Surrey, Construction Noise is permitted between 7:00am and 10:00pm, Monday through Saturday, including statutory holidays. No construction for profit or gain is permitted on Sunday. The project planning team will make every effort to ensure the impact to surrounding neighbourhoods is minimized.
20	Will there be a pile foundation? If so, what type of pile is proposed?	FH email address	IBI	At this point, we don't know what structural system the design builder will ultimately use for the building. The project construction activities will comply with Surrey noise control bylaw. In Surrey, Construction Noise is permitted between 7:00am and 10:00pm, Monday through Saturday, including statutory holidays. No construction for profit or gain is permitted on Sunday.
Landscape Features				
21	What will the landscape screening be along 55th Ave. How high will that landscaping be?	FH email address	IBI	In accordance with City standards.
22	Will the pond and treed area to the east of the proposed parking area be kept intact?	Virtual PIM / FH email address	IBI	Yes. The 'KPU Wetland' located just beyond the east edge of the project site, will remain as is and an environmental setback is to be respected for future developments.
23	The land next to the Shannon Hills homes is NOT KPU land. It is park land and would be a place to plant trees.	Virtual PIM	CoS	The parcel south of KPU campus (between Shannon Hills and the project site) is under CoS Parks regulations. Christa B. (CoS) to follow up with Parks department.
Roadworks				
24	Will the gate at 53 Ave and 184th be opened to allow street access and useablility prior to 2027?	Virtual PIM	IBI	The gate will be removed. The timing is still to be discussed with CoS.
25	Is there any road widening or signals planned for 180th Street?	Virtual PIM	IBI	Yes, road widening has been discussed with the City of Surrey. The current plan is to widen the road to "Collector Road" standards (20.1m ROW to 22.1m ROW). Currently, signals are not planned but this is under review with th City of Surrey.
26	Is there an intention to connect 55th Avenue to 54th Avenue to the east of the site (other than 184th St)?	Virtual PIM	FHA	The project is not aware of a vehicular/road connection from 54th to 55th.

Virtual Public Information Meeting: Summary of Comments
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Questions and Answers Summary

	Discussion Topic	Source	Answered By	Answer
27	Can you add speed bumps to 55th Ave in order to reduce use of 55th Ave as a shortcut to Highway 10?	Virtual PIM	CoS	55th Ave will be treated as a collector road and requirements will ensure heavy traffic is avoided and reducing measures will be studied.
28	What will be the scope of offsite roadworks?	FH email address	IBI	Off-Site Improvements include: 180th street: - widening, street lights and sidewalks - Existing Ditch 1 on the east side to remain with 10m environmental setback and a fence 55th Avenue - No road widening (existing curbs to remain) - New sidewalk, street trees and street lighting on the south side - Requirements are under development with the City of Surrey
29	What is the construction schedule for offsite roadworks?	FH email address	IBI	Anticipated to begin Fall of 2023.
Future Developments				
30	Development of Bourrasa Farm: this parcel of land is 5 acres immediately north of Hwy 10. Will there be any impact?	Virtual PIM	CoS	Currently, a low-rise mixed use is planned in this area. If a higher density is wanted, the CoS will have to review.
31	Will any land on the west side of 180 Street need to be expropriated?	Virtual PIM	IBI	No. There will only be some improvements to move the west curb for the road widening.
32	Are there future plans or discussions for development on the north side of 55 Ave?	Virtual PIM	FHA	This is on KPU campus property. Future developments will be shared by KPU.
33	Are there future development plans for the property on the North East corner of #10 Hwy and 180th Street?	Virtual PIM	CoS	There is no active development application at the moment.
34	You have left an undesignated section of land to the west of the parking structure. Is there discussion or plans of hospital development in the future? Perhaps for long term senior residences or rehabilitation.	Virtual PIM	FHA	There is no plan for a parking structure or budget for the remaining parcels of the site. To be determined in the future.

Virtual Public Information Meeting: Summary of Comments
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Questions and Answers Summary

	Discussion Topic	Source	Answered By	Answer
Other				
35	You mentioned form and character of the building. Is there anything that could be shared about what the exterior of the building is likely to look like?	Virtual PIM	IBI	The exterior materials will be determined at the design and construction phase by the Design-Builder. Typically, high quality and efficient materials would be used.
36	Will there be a helicopter pad?	Virtual PIM	IBI	There is no helipad planned for this project.
37	Several questions have been asked about which a speaker has indicated that follow-up information is to follow, e.g., info re:plans for parkland owned by City of Surrey adjacent to Shannon Hills subdivision. How is that follow-up info to be provided to this audience?	Virtual PIM	CoS	If there are concerns or more questions, the public is welcome to contact the City of Surrey (Christa Brown).
38	Is this webinar (June 19th and June 17th) to be made available as a recording for those of us who have missed parts of it?	Virtual PIM	IBI	The presentation will not be available to the public. If there are concerns or more questions, the public is welcome to contact the City of Surrey (Christa Brown).