

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7921-0139-00

Planning Report Date: January 17, 2022

PROPOSAL:

- **Development Variance Permit**

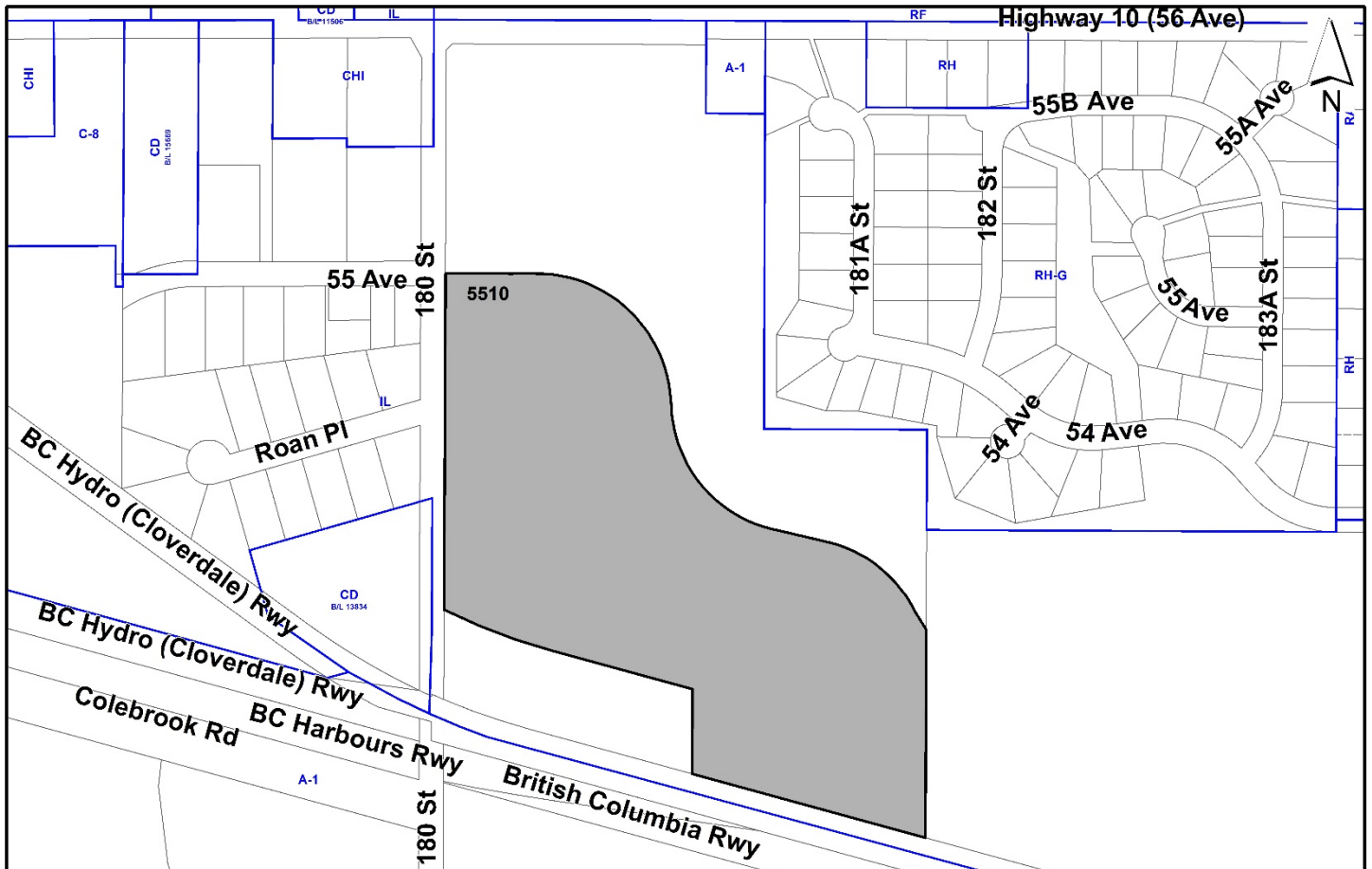
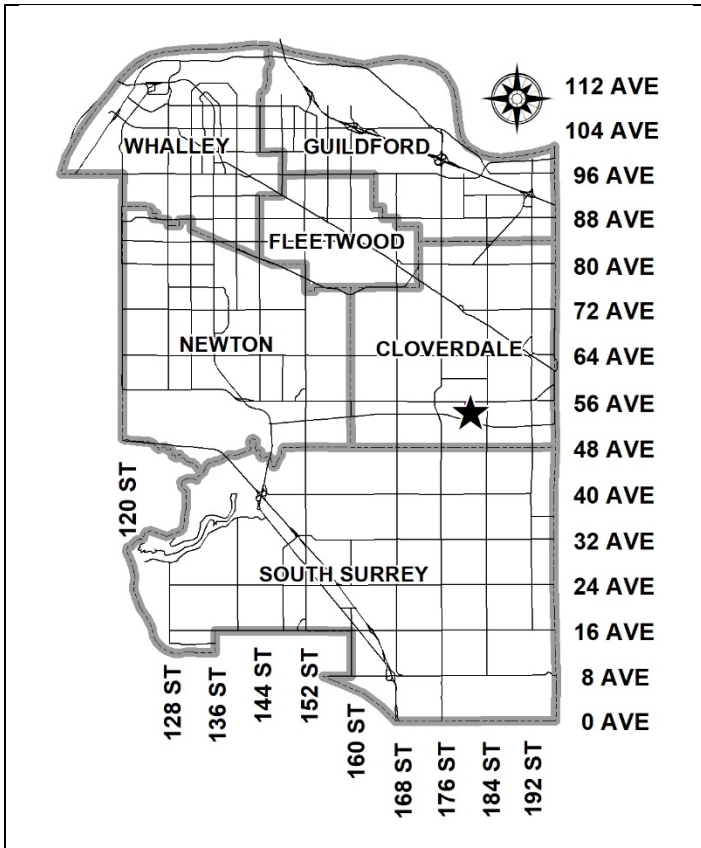
to reduce the minimum streamside setback area for a Class AO channelized stream to allow development of a new hospital and cancer centre.

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

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed variance to reduce the minimum streamside setback area for a Class AO channelized stream from 25.0 metres to 10.0 metres on the east side (development side), as measured from top-of-bank in Part 7A of the Zoning Bylaw.

RATIONALE OF RECOMMENDATION

- On July 26, 2021, Council granted Third Reading to OCP amendment Bylaw No. 20417 and rezoning Bylaw No. 20418 and authorized staff to draft Sensitive Ecosystems Development Permit No. 7921-0139-00 to permit the development of a hospital and cancer centre on site, along with an accessory child care centre.
- The proposal generally complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas). An Ecosystem Development Plan (EDP) and peer review have been submitted and reviewed by staff and will be finalized prior to final rezoning approval and issuance of the Sensitive Ecosystem Development Permit.
- A variance has been proposed to reduce the streamside setback area for the Class AO channelized stream that runs north-south within the 180 Street road allowance at the southwest corner of the site. The proposed variance will facilitate the construction of the hospital and cancer centre, maximizing the developable area of the site.
- Although the Riparian Areas Protection Regulation (RAPR) does not apply to institutional developments, the RAPR methodology was utilized to arrive at the proposed variance to reduce the streamside setback area from 25.0 metres to 10.0 metres from top-of-bank on the development side (east side) of the site.
- To protect and enhance the riparian area, invasive vegetation will be removed along both sides of the stream and these areas will be revegetated. On the east side of the stream, native plantings of trees and shrubs are proposed, as well as permanent fencing along the streamside setback line to prevent encroachment.
- Stream modifications are also proposed to the Class AO channelized stream, which will mitigate the potential of any future flooding. A *Water Sustainability Act* Change Approval for works above the high water mark will be submitted to the Ministry of Forests, Lands and Natural Resource Operations once the final design drawings are approved by the City, as well as a Request for Review to the Department of Fisheries and Oceans.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7921-0139-00 (Appendix II), to reduce the minimum streamside setback area as measured from the top-of-bank for a Class AO (red-coded) channelized stream from 25.0 metres to 10.0 metres on the east side, to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff; and
 - (b) 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 | TCP 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 applicant will restore the area through removal of invasive species and planting of native species. Permanent fencing will also be provided to prevent encroachment into the area.

POLICY & BY-LAW CONSIDERATIONS

Streamside Variance

- The applicant is requesting a variance for the Class AO stream located along 180 Street to reduce the minimum streamside setback area as measured from the top-of-bank for a Class AO (red-coded) channelized stream from 25.0 metres to 10.0 metres on the east side.
- The proposed variance will facilitate the construction of the hospital and cancer centre, maximizing the developable area of the site.
- Although the Riparian Areas Protection Regulation (RAPR) does not apply to institutional developments, the RAPR methodology was utilized to arrive at the proposed reduction to the streamside setback area from 25.0 metres to 10.0 metres from top-of-bank on the development side (east side) of the site.
- To protect and enhance the riparian area, invasive vegetation will be removed along both sides of the stream and then these areas will be revegetated. In addition, on the east (development) side of the stream within the proposed 10.0 metre streamside setback area, native plantings of trees and shrubs are proposed, as well as permanent fencing along the setback to prevent encroachment.
- Staff support the requested variances to proceed for consideration.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- As previously noted in the Initial Planning Report (considered by Council at the July 12, 2021 Regular Council – Land Use Meeting), 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 AO (red-coded) watercourse, which flows north-south along the southern portion of the western edge of the subject site, adjacent to 180 Street (and is subject to the proposed variance);
 - An existing Class AO (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. On July 26, 2021, Council authorized staff to draft this Development Permit.

- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class AO (red-coded) watercourse requires a minimum streamside setback of 25.0 metres for channelized streams, as measured from the top of bank. The proposed setbacks do not comply with the requirements outlined in the Zoning By-law for the stream located along 180 Street, and a Development Variance Permit (DVP) is required as noted above.
- 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 7.0 metres for ditches and 15.0 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.
- Stream modifications are also proposed to the Class AO channelized stream, which will mitigate the potential of any future flooding. A *Water Sustainability Act* Change Approval for works above the high water mark will be submitted to the Ministry of Forests, Lands and Natural Resource Operations once the final design drawings are approved by the City, as well as a Request for Review to the Department of Fisheries and Oceans.
- 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 Ecosystem Development Plan (EDP) has been peer reviewed and reviewed by staff and will be finalized prior to final rezoning approval and issuance of the Sensitive Ecosystem Development Permit.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|---------------|---|
| Appendix I. | EDP Site Plan |
| Appendix II. | Development Variance Permit No. 7921-0139-00 |
| Appendix III. | Initial Planning Report No. 7921-0139-00, dated July 12, 2021 |

approved by Ron Gill

Ron Gill
Acting General Manager
Planning and Development

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0139-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 002-159-651

Lot "B" Except Firstly: Part Shown on Highway Plan 70987; Secondly: Part on Plan 79296;
Section 5 Township 8 New Westminster District Plan 11286

5510 – 180 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Table B.1 of Part 7A Streamside Protection, the minimum streamside setback for a Class AO Channelized Stream is reduced from 25.0 metres to 10.0 metres, as measured from the top-of-bank, on the east side of the stream; and
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



JAMES HILL DRIVE

180TH STREET

ROAN PLACE

JAMES HILL DRIVE

Minimum streamside setback for a Class AO Channelized Stream reduced from 25.0 metres to 10.0 metres, as measured from the top-of-bank

180th Street Class AO Channelized Stream and top of bank

180th Street Stream 10 m setback from top of bank Restrictive Covenant with Fence

180th Street Class AO Channelized Stream and top of bank

180th Street Stream 10 m setback from top of bank Restrictive Covenant with Fence

180th Street Class AO Channelized Stream

20.15m - R.O.W.
12.50m - PROP. DITCH SRW & RC
MIN. 10.0m - DITCH SETBACK

Arborist surveyed trees (Mike Fadum & Assoc. Apr. 12 2021)

Ditch 1 (Class AO Section) 10m Top of Bank setback Restrictive Covenant Right of Way with fence

Class B Ditch 1 top of bank

Ditch 1 10m setback from top of bank

1.2 m high Restrictive Covenant Right-of-Way. Orange fencing during construction and permanent post construction

Ditch 1 (Class B Section) Top of Bank

KPU Wetland 15 m setback from top of bank

KPU Wetland 15 m setback from top of bank

KPU Wetland

KPU Wetland high water mark

Top of Bank

1.2 m high Restrictive Covenant Right-of-Way. Orange fencing during construction and permanent post construction

ISSUED FOR FINAL REVIEW
BINNIE BACKGROUND DRAWING EDITED FOR ENVIRONMENTAL COORDINATION 2021-11-30

| | |
|---|------------------------------------|
| LEGAL DESC: PARCEL A, LOT 4 SEC 5, TWP 9, RWD, PLAN 4064 & LOT 8 EXCEPT FIRSTLY PART SHOWN ON HWY PLAN 7087; EXCEPT FIRSTLY PART SHOWN ON HWY PLAN 7087; SECONDLY PART ON PLAN 2256; SEC 5, TWP 9, RWD, PLAN 1036 | SCALE FACTOR: 0.99967 |
| SURVEY BENCHMARK: MON. 5719 | ELEVY: 11.225M CVD28 (V) JULY 2018 |
| NO. DATE DESCRIPTION | BY |
| 1 2024-02 ISSUED FOR FINAL REVIEW | AK |
| 2 2024-02 ISSUED FOR REVIEW | AK |
| 3 2024-02 ISSUED FOR DESIGN | SA |
| 4 2024-02 ISSUED FOR FINAL REVIEW | AK |
| 5 2024-02 ISSUED FOR COST ESTIMATE | AK |

BY SEALING AND SIGNING THIS DRAWING, I CERTIFY THAT THE INFORMATION CONTAINED IN THESE DRAWINGS ACCURATELY REFLECTS THE ORIGINAL DESIGN, ADDENDA, CHANGE ORDERS AND MATERIAL DESIGN CHANGES MADE DURING CONSTRUCTION, AND THAT THE AS-CONSTRUCTED WORKS SUBSTANTIALLY COMPLY WITH THE ORIGINAL DESIGN INTENT. HOWEVER, I DO NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE AS-CONSTRUCTED INFORMATION SUPPLIED BY OTHERS CONTAINED IN THESE DRAWINGS.

CONSULTANT

BINNIE

The people behind your infrastructure.

R.J. BINNIE & ASSOCIATES LTD.
300 - 4940 Cassiar Way
Burnaby, BC V5G 4K5
TEL: 604-663-2333
BINNIE.COM



CLIENT

IBI GROUP
700-1285 WEST PENDER STREET VANCOUVER BC V6E 4R1

NEW SURREY HOSPITAL AND CANCER CENTRE
PAVEMENT MARKING

SCALE: 0 1:1000 40m

DATE: 2020-08-20

CONSULTANT PROJ. NO.: 20-0546

DESIGNED: AH

DRAWN: RL

REVIEWED: RA

DATE: 2020-08-20

CONTRACT NO.: 20-0546

REV. 5

SURVEY PROJECT NUMBER: 7821-0139-00

DRAWING TYPE: Appendix A Figure 1

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**

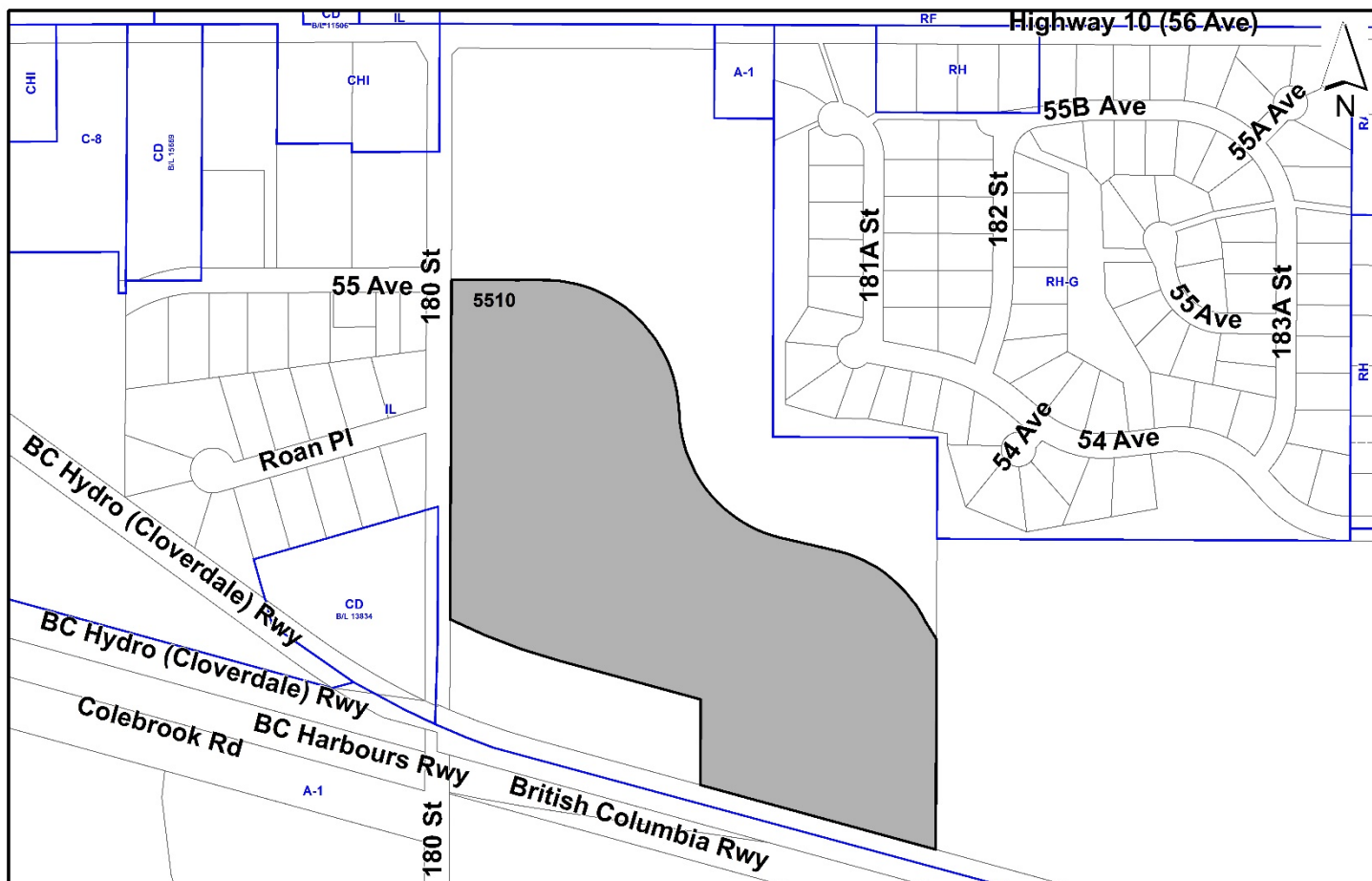
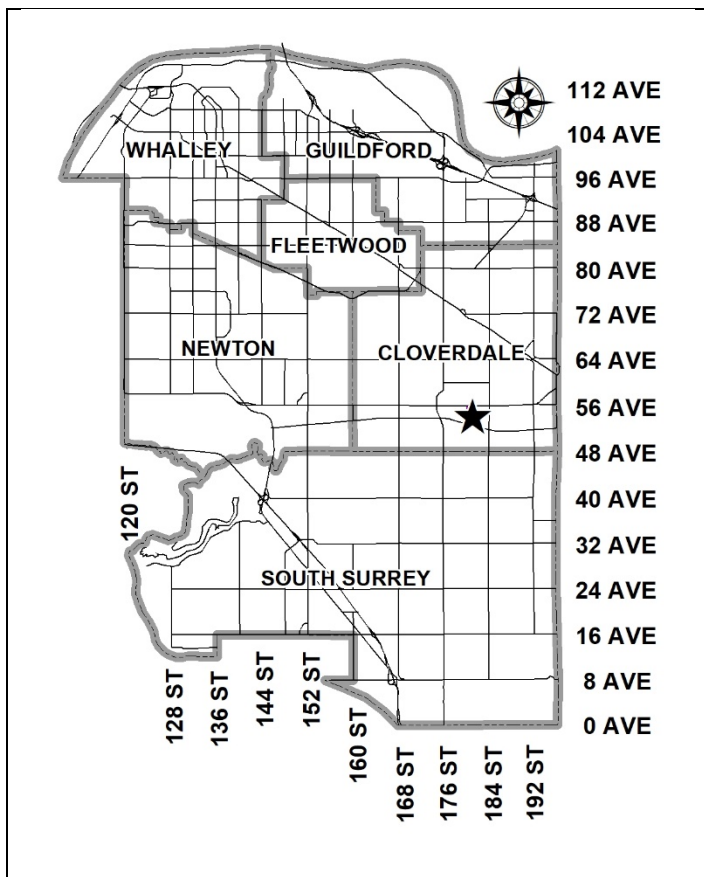
to permit the development of a hospital and cancer centre with accessory child care centre.

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: | <p>The applicant is proposing an amendment to the Regional Growth Strategy (RGS) designation on a portion of the site, from Industrial to Mixed Employment.</p> <p>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.</p> |
| 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 | <ul style="list-style-type: none"> • 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: | <ul style="list-style-type: none"> • Hospitals • Universities • Colleges and Institutes • Accessory uses: <ul style="list-style-type: none"> ○ Child care centres | <ul style="list-style-type: none"> • Light impact industry • Office uses • Warehouse uses • Distribution centres • Accessory uses: <ul style="list-style-type: none"> ○ Eating establishments ○ Personal service uses ○ General service uses ○ Community services ○ Places of worship ○ Child care centres ○ Dwelling unit | <ul style="list-style-type: none"> • Hospitals, including hospice or long-term care facility on the same lot • Universities • Colleges and Institutes • Office uses • Warehouse uses • Distribution centres • Accessory uses: <ul style="list-style-type: none"> ○ Child care centres ○ Convenience store ○ Pharmacy ○ Eating establishments ○ Personal service uses ○ General service uses ○ Community services ○ Places of worship ○ 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 within 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 of 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.

- 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).

- 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:

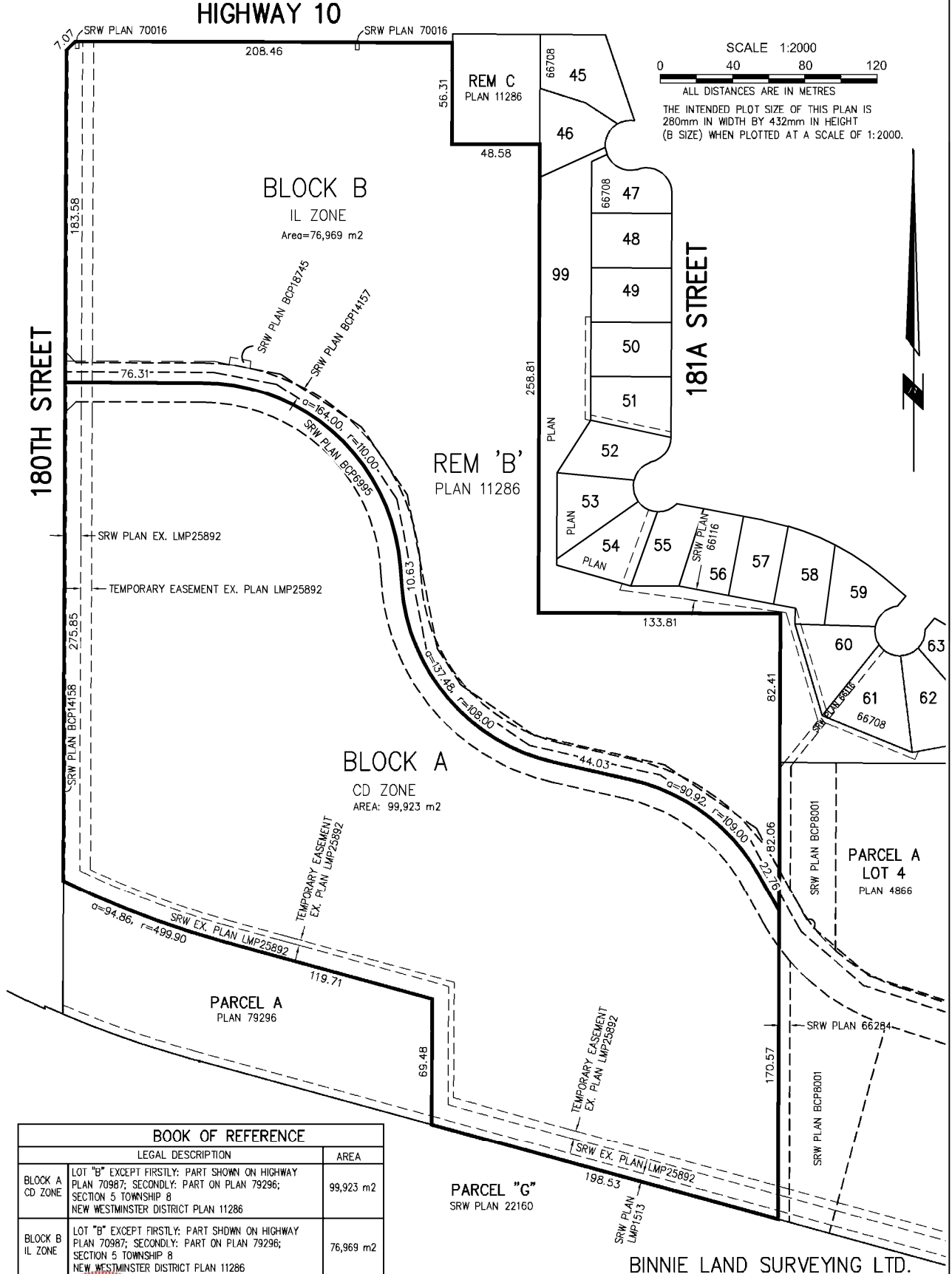
| | |
|---------------|--|
| Appendix I. | Survey Plan, Site Plan, Landscape Plans |
| Appendix II. | Engineering Summary |
| Appendix III. | Summary of Tree Survey and Tree Preservation |
| Appendix IV. | OCP Redesignation Map |
| Appendix V. | RGS Redesignation Map |
| Appendix VI. | Public Information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



SCALE 1:2000
 0 40 80 120
 ALL DISTANCES ARE IN METRES
 THE INTENDED PLOT SIZE OF THIS PLAN IS
 280mm IN WIDTH BY 432mm IN HEIGHT
 (B SIZE) WHEN PLOTTED AT A SCALE OF 1:2000.

| 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 SHOWN 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 07TH DAY OF JULY 2021

ROLAND BIRCHER, B.C.L.S. 912

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THE PLAN IS NOT VALID UNLESS SIGNED AND SEALED

BINNIE LAND SURVEYING LTD.
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 FAX: 604-420-4743
 www.binnie.com
 FILE NO: 20-1018-01-REV.1



JAMES HILL DRIVE

ROAN PLACE

180TH STREET

JAMES HILL DRIVE

NEW SURREY HOSPITAL SITE

EX. 20.10m R.O.W. TO REMAIN

10.00m - PROP. SRW/RC DITCH SETBACK
 EX. 20.10m R.O.W. TO REMAIN
 6.00m - EX. TEMP SRW (TBC)
 9.00m - EX. UTILITY SRW

PROP. 20.00m R.O.W.
 0.00m - PROP. SRW

PROP. PROPERTY LINE

PROPERTY LINE (TYP.)

3.50m - PROP. SRW/RC

RE-ISSUED FOR DISCUSSION

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

| | | | | | |
|---|---------|-----------------------|----|--|--|
| SURVEY BENCHMARK MON. ORG. NUMBER N: | | E: | | SCALE FACTOR: ELEV: 11.225M CVD28 G.V.R.D. 2018 | |
| REV. | DATE | DESCRIPTION | BY | | |
| 1 | 2024-07 | ISSUED FOR DISCUSSION | AA | | |
| 2 | 2024-08 | ISSUED FOR DISCUSSION | AA | | |
| 3 | 2024-08 | ISSUED FOR DISCUSSION | AA | | |

"BY SEALING AND SIGNING THIS DRAWING, I CERTIFY THAT THE INFORMATION CONTAINED IN THESE DRAWINGS ACCURATELY REFLECTS THE ORIGINAL DESIGN, ADDENDA, CHANGE ORDERS AND MATERIAL DESIGN CHANGES MADE DURING CONSTRUCTION AND FIELD REVIEWED BY ME, OR MY REPRESENTATIVE, AND THAT THE AS-CONSTRUCTED WORKS SUBSTANTIALLY COMPLY WITH THE ORIGINAL DESIGN INTENT. HOWEVER, I DO NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE AS-CONSTRUCTED INFORMATION SUPPLIED BY OTHERS CONTAINED IN THESE DRAWINGS."

CONSULTANT



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 Burnaby, BC V5C 4K5
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 BINNIE.COM



CLIENT

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 | DATE (YYYY.MM.DD) | SURREY PROJECT NUMBER |
| 0 1:1000 40m | 2021-07-05 | |
| DESIGNED | CONSULTANT PROJ. NO. | DRAWING TYPE |
| | 20-0546 | SKETCH |
| DRAWN | DWG. NO. | REV. |
| AH | | 3 |
| REVIEWED | NO. | |
| SB | SK1 | |

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| SURREY PROJECT NUMBER | DRAWING TYPE |
| | SKETCH |
| SHEET 1 OF 1 | |

DESTROY ALL PRINTS BEARING PREVIOUS NUMBER

Jul 07 2021 1:36:18pm \\s:\binnie\m203\proj\180\180-2546\05 - CAD Files\New\Property\Proposed Dedication for Discussion.dwg (Export)

56 AVE. / BRITISH COLUMBIA HIGHWAY 10

COMMERCIAL AREA

KPU

RESIDENTIAL AREA

NSHCC SITE

INDUSTRIAL AREA

AGRICULTURAL AREA

180 ST.

ROAN PI

180 ST.

JAMES HILL DRIVE

JAMES HILL DRIVE

184 ST.

176 ST. / COLEBROOK RD.

CANADIAN PACIFIC RAILWAY
BRITISH COLUMBIA RAILWAY

CLIENT
fraserhealth

Street Address
City, Country, Postal Code

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ISSUES
No. DESCRIPTION DATE

NOT FOR CONSTRUCTION

CONSULTANTS

PRIME CONSULTANT
IBI
IBI GROUP
ARCHITECTS & ENGINEERS
1000-10150 156th Street, Surrey, BC V3S 6R1
Tel: 604.591.1111 Fax: 604.591.1112
www.ibi.com

PROJECT
NEW SURREY HOSPITAL AND
CANCER CENTRE
9510 180th STREET, CLOVERDALE
SURREY, BC V3S 6R1

PROJECT NO.
120 160

DRAWN BY:
Author

CHECKED BY:
Checker

PROJECT MGR:
Designer

APPROVED BY:
Approver

SHEET TITLE
EXISTING SITE PLAN

SHEET NUMBER
A001

ISSUE



JAMES HILL DRIVE

ROAN PI

180 ST.

JAMES HILL DRIVE

JAMES HILL DRIVE

NEW SURREY HOSPITAL & CANCER CENTRE

ENERGY CENTRE

FUEL TANK FARM

BULK OIL TANK FARM

PLAY GROUND

CHILD CARE CENTRE

LOADING

CLEAN DOCK

BOILED DOCK

3" TOPPING OF ROAD SIDE OR CRUSHED GRAVEL AND COVERED CARPIT

FWD MAINTENANCE FWD (8000/1000)

PROPERTY LINE

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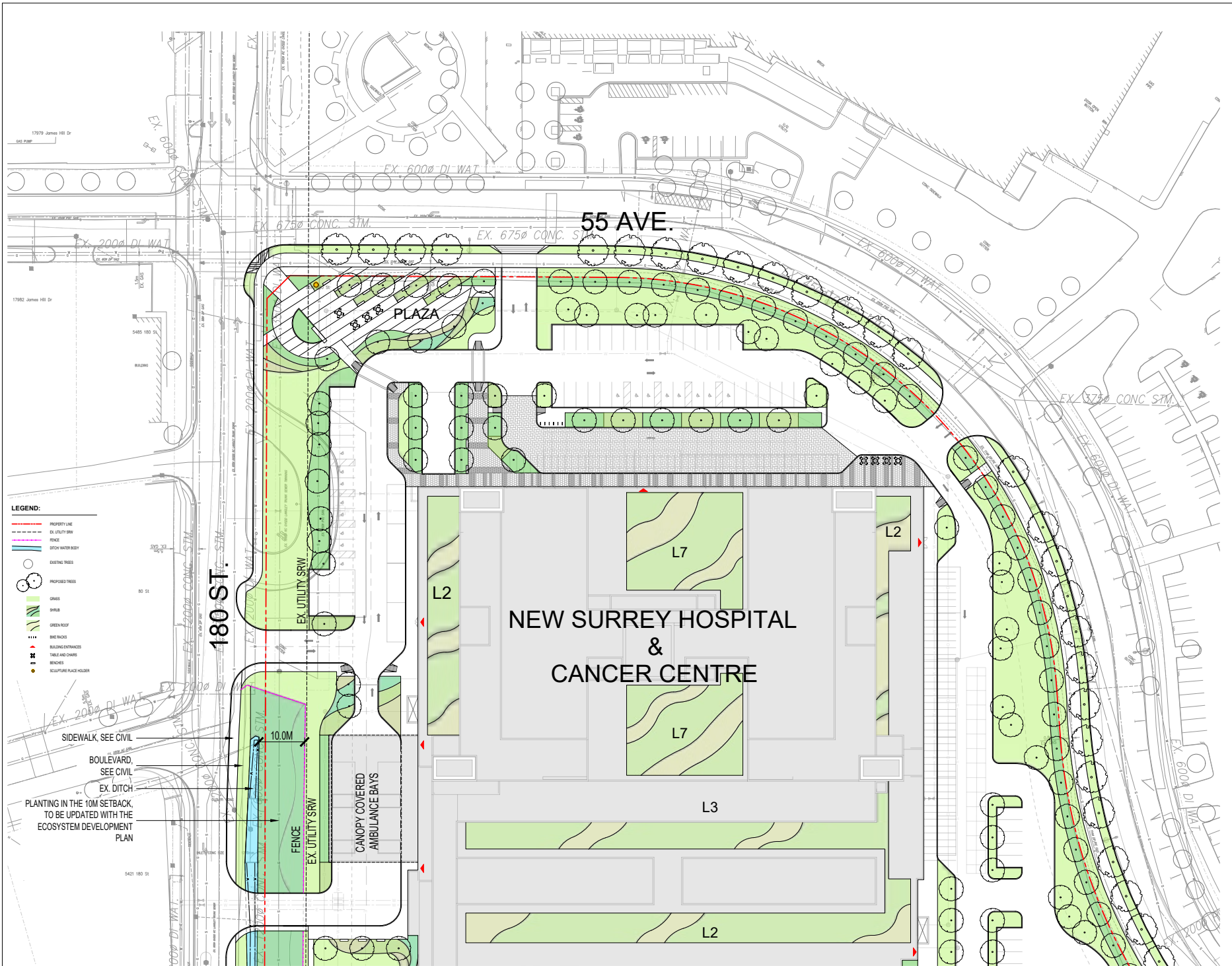
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- LEGEND:**
- PROPERTY LINE
 - - - EX UTILITY SW
 - FENCE
 - STOK WATERBODY
 - EXISTING TREES
 - PROPOSED TREES
 - GRASS
 - GREEN ROOF
 - BIKE RACKS
 - BUILDING ENTRANCES
 - TABLE AND CHAIRS
 - BENCHES
 - SCULPTURE PLACEHOLDER

SIDEWALK, SEE CIVIL
 BOULEVARD, SEE CIVIL
 EX. DITCH
 PLANTING IN THE 10M SETBACK,
 TO BE UPDATED WITH THE
 ECOSYSTEM DEVELOPMENT
 PLAN

NEW SURREY HOSPITAL & CANCER CENTRE

CLIENT
fraserhealth

Street Address
 City, Country, Postal Code

COMPANY
 88 Group Architects Canada Inc.

ISSUES

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

NOT FOR CONSTRUCTION

CONSULTANTS

PRIME CONSULTANT

IBI GROUP ARCHITECTS (CANADA) INC.
 1000 WESTERN AVENUE
 SURREY, BC V3Z 9P7
 TEL: 604.591.1111
 WWW.IBI.COM

PROJECT
**NEW SURREY HOSPITAL AND
 CANCER CENTRE**
 5475 180 ST
 SURREY, BC V3S 7Z2

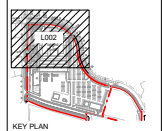
PROJECT NO.
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 PROJECT MGR
 SHEET TITLE

CHECKED BY
 APPROVED BY

SITE PLAN AREA 1

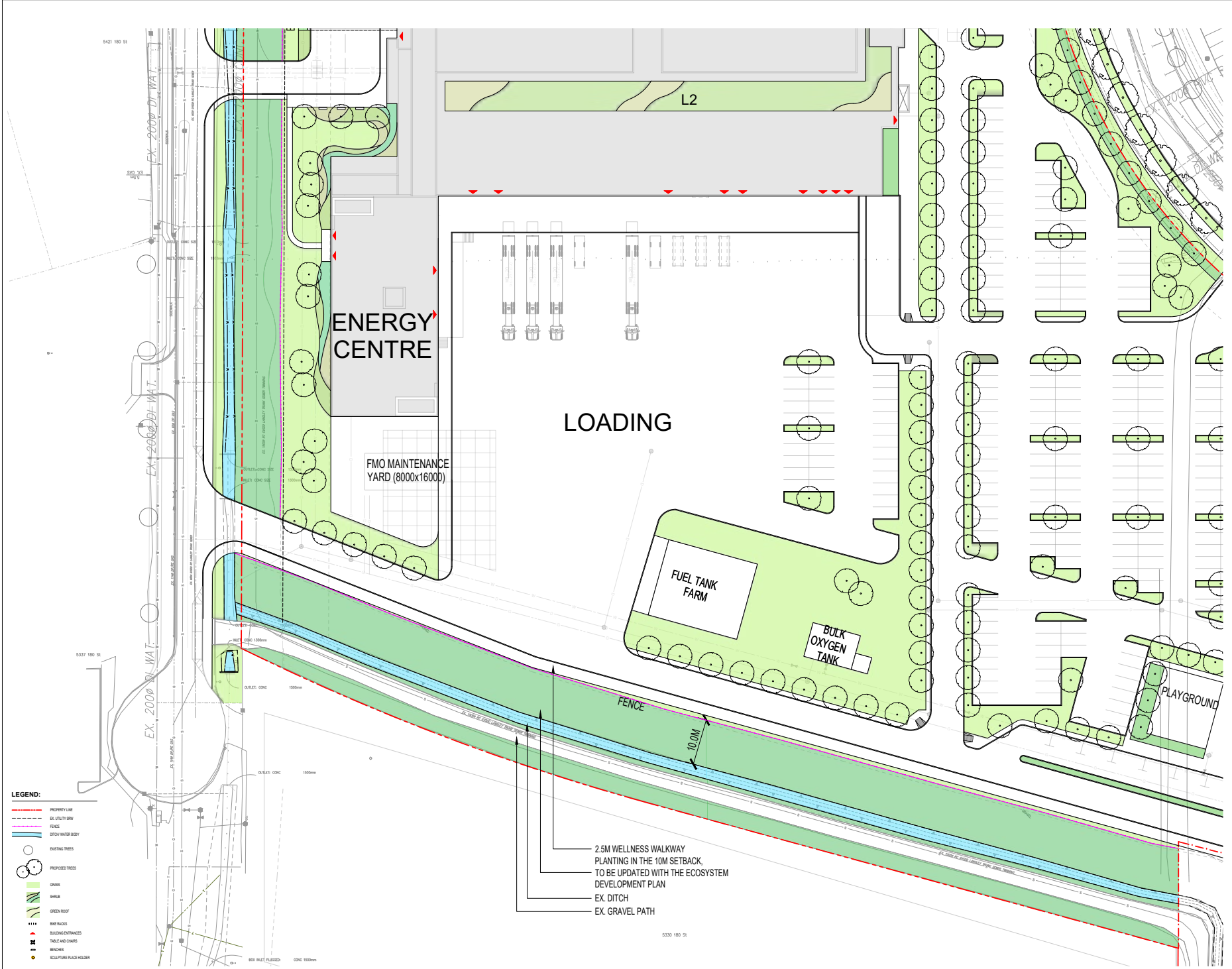
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ISSUE



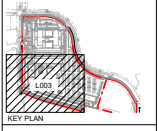
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CONSULTANTS



- LEGEND:**
- PROPERTY LINE
 - EX. UTILITY SERV.
 - FENCE
 - STONY WATER BODY
 - EXISTING TREES
 - PROPOSED TREES
 - GRASS
 - SHRUB
 - GREEN ROOF
 - BENCH MARKS
 - BUILDING ENTRANCES
 - TABLE AND CHAIRS
 - BENCHES
 - SCULPTURE PLACE HOLDER

2.5M WELLNESS WALKWAY
 PLANTING IN THE 10M SETBACK
 TO BE UPDATED WITH THE ECOSYSTEM
 DEVELOPMENT PLAN
 EX. DITCH
 EX. GRAVEL PATH



PRIME CONSULTANT
IBI
 PROJECT
**NEW SURREY HOSPITAL AND
 CANCER CENTRE**
 5475 161st St
 Surrey, BC V3S 7Z2

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| DRAWN BY: | DATE: |
| PROJECT MGR: | APPROVED BY: |
| SHEET TITLE | BY: |

SITE PLAN_AREA 2

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

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: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = <u>1</u> - All other Trees Requiring 2 to 1 Replacement Ratio 1 x two (2) = <u>2</u> | 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: <ul style="list-style-type: none"> - 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 |
|--|--------------------|



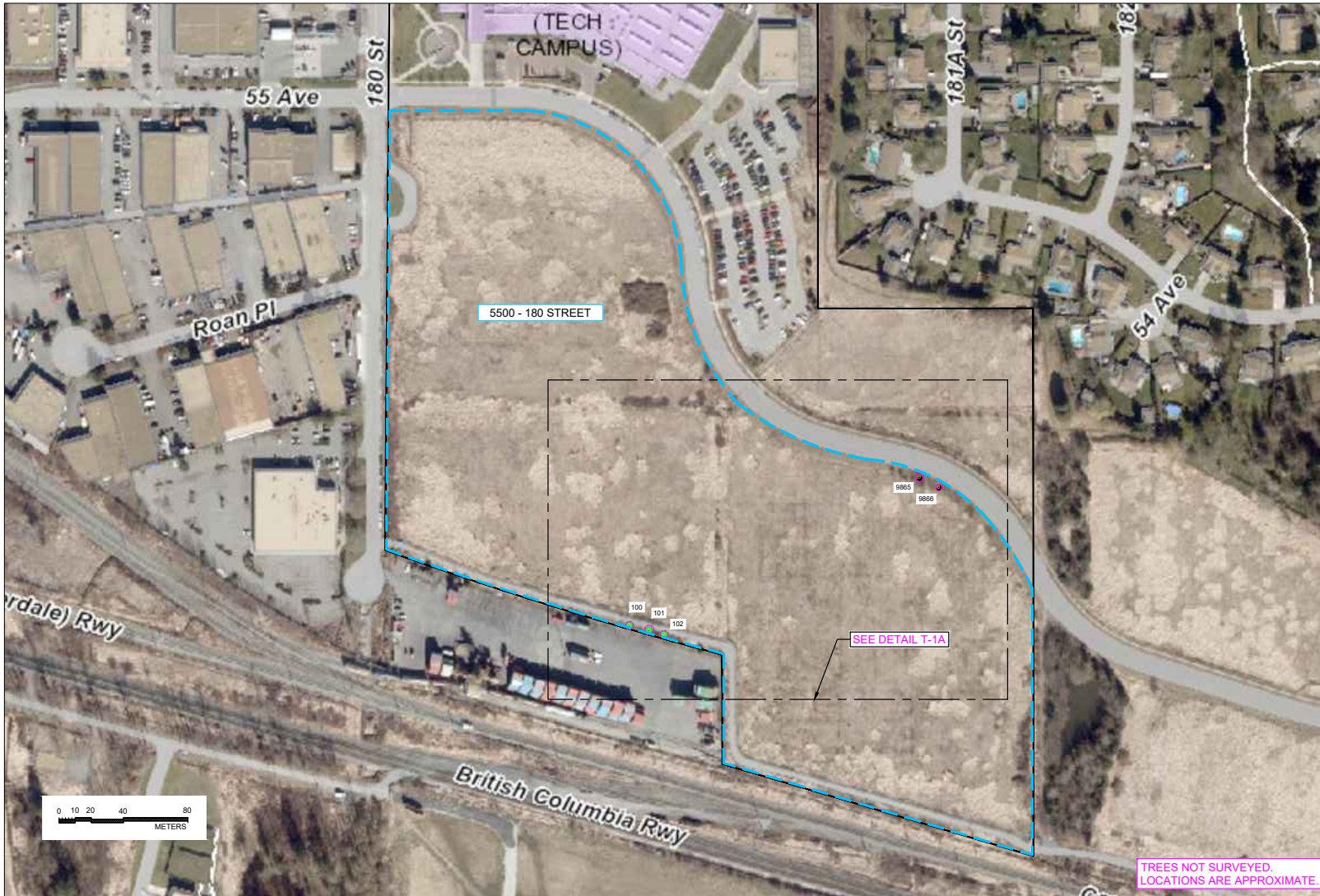
Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





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



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MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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

SHEET TITLE
T1 - TREE AREAS
PRESERVATION PLAN - ORTHO





CLIENT

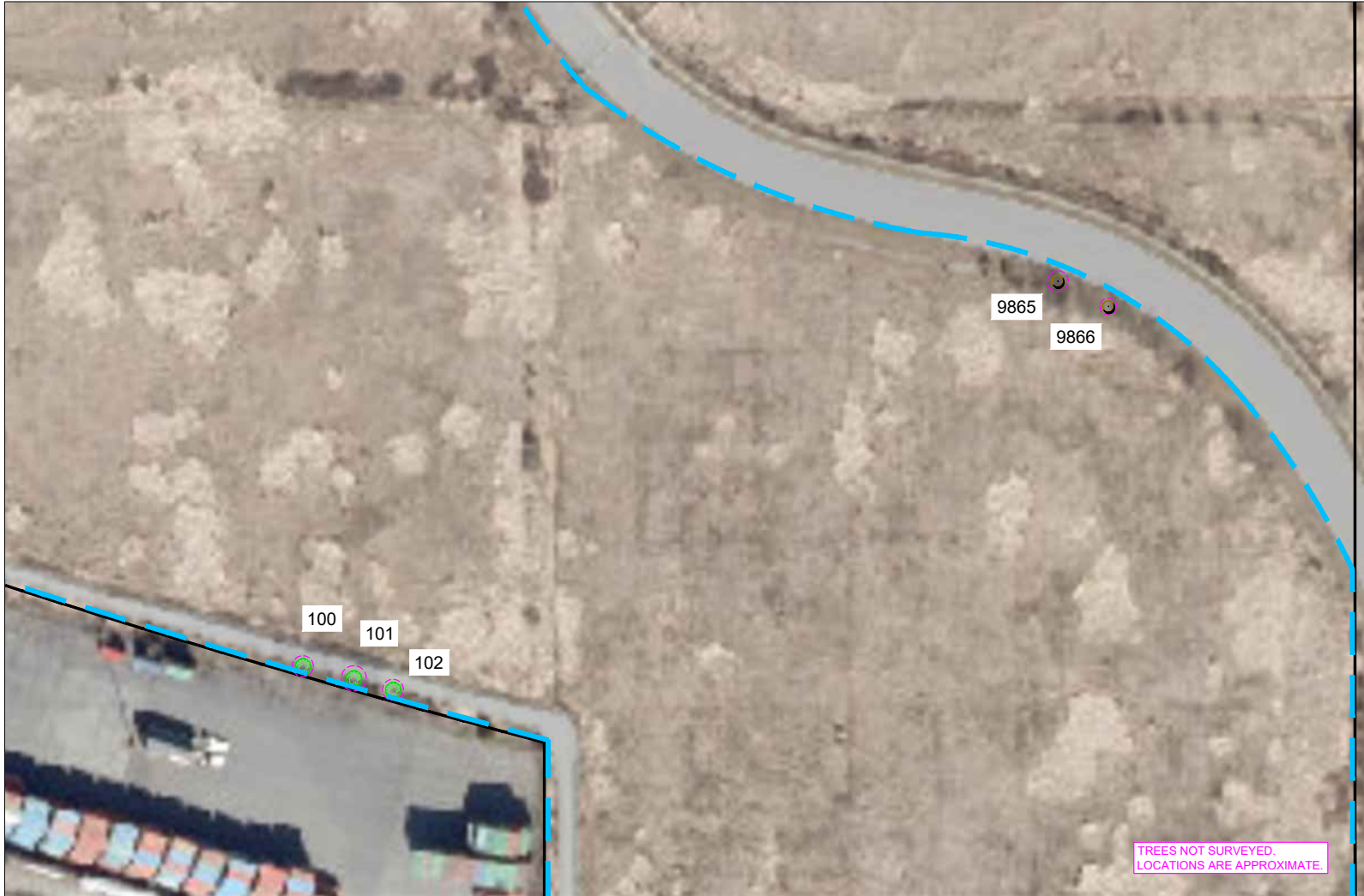
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T-1
 SHEET 1 OF 2



LEGEND

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



TREES NOT SURVEYED.
LOCATIONS ARE APPROXIMATE.



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MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

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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
DATE
JULY 8, 2019

DRAWN MK
SCALE AS SHOWN
DATE
JULY 8, 2019

T-1A
SHEET 2 OF 2

Highway-10-(56-Ave)



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55B Ave

SUB

181A St

182 St

55 Ave

54 Ave

180 St

54 Ave

Roan Pl

IND

180 St

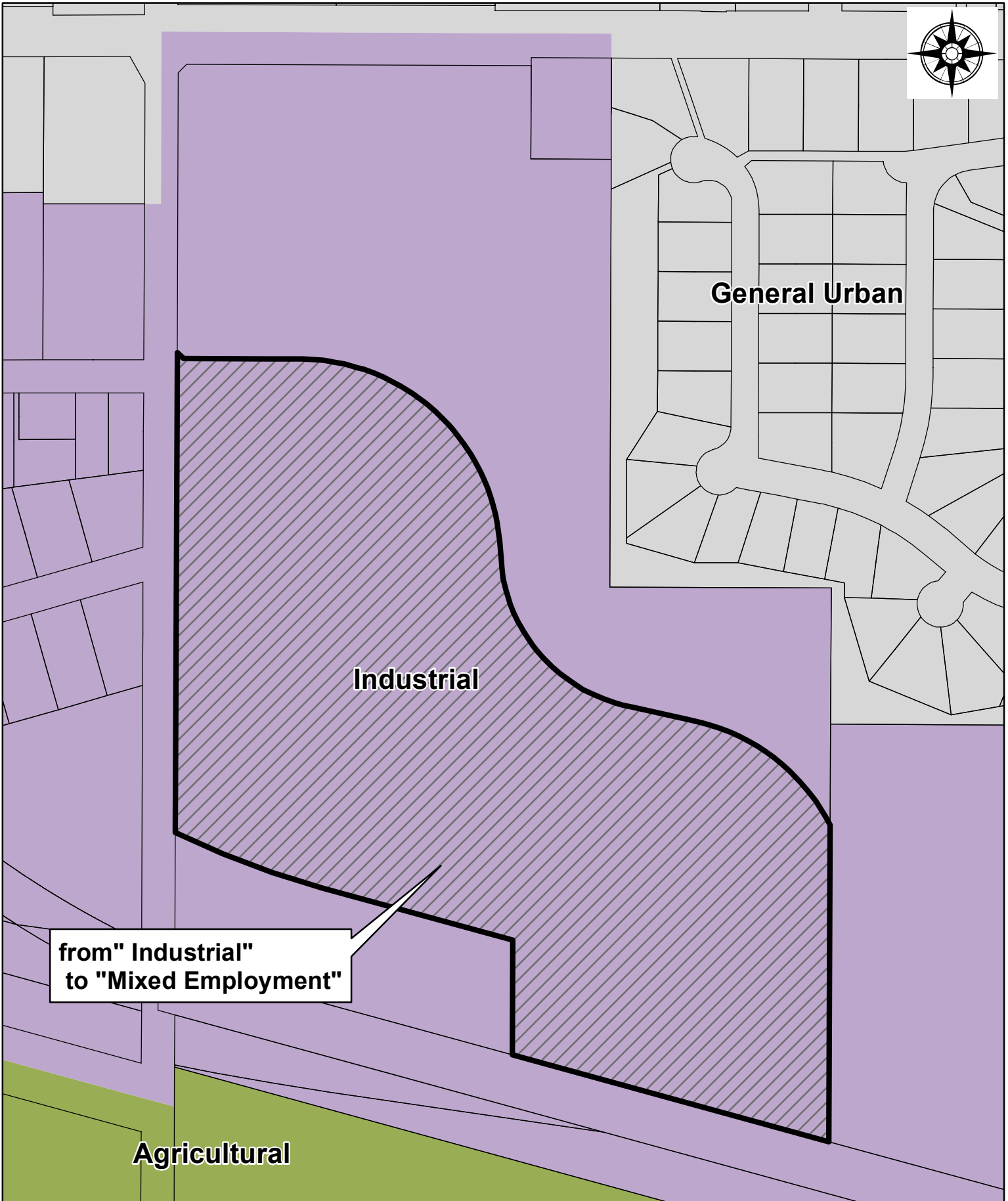
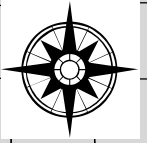
“Industrial” to
“Mixed Employment”.

BC Hydro (Cloverdale) Rwy

Colebrook Rd

AGR





**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 through Shannon Hills. How will this be mitigated? | Virtual PIM | IBI/FHA | <p>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.</p> <p>Parking stalls breakdown: - Surface Parking = 354 - Underground P1 = 376 - Total = 730</p> |
| 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 | <p>The proposed development may generate a total of 575 and 595 vehicle trips during the AM and PM peak hours respectively.</p> <p>The Traffic Analysis results show that the current network operates reasonably well except Hwy 10 (below thresholds).</p> <p>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.</p> |
| 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 regarding 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. <ul style="list-style-type: none"> - 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 |

**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 |
| | | | | <p>- Shadow Study: IBI completed an equinox shadow study as part of the development application.</p> <p>The most extensive shadow (Sept 21 @ 4:00pm) stops at the east KPU property line.</p> |
| 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 | <p>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:</p> <ul style="list-style-type: none"> - 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 | <p>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.</p> |
| 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 | <p>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.</p> <p>The project as part of its LEED Gold certification will look at credits that include Light pollution reduction.</p> |
| Noise | | | | |
| 18 | Increased noise levels from sirens - will sirens be used along 55 Ave? | Virtual PIM | IBI | <p>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.</p> |

**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 |
| 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 useability 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
20-0139 new Surrey hospital and cancer centre**

| 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). |