

NO: R149

COUNCIL DATE: July 12, 2010

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **July 7, 2010**

FROM: **Deputy City Manager**

FILE: **0510-01**

SUBJECT: **UBC School of Dentistry Satellite Dental Clinic**

RECOMMENDATION

The City Manager's Office recommends that Council:

1. Receive this report as information; and
2. Endorse the implementation of a UBC School of Dentistry satellite dental clinic in Surrey as generally described in this report and authorize the Mayor to forward a letter to the proponent advising them of Council's endorsement.

BACKGROUND

Dr. Chuck Shuler, Dean and Professor and Dr. Harinder Dhanju, Clinical Assistant Professor with the Faculty of Dentistry at the University of British Columbia appeared before the Mayor's Advisory Committee on Health Care Services on April 28, 2010 to make a presentation regarding a satellite UBC dental clinic in Surrey. There are a large number of low income individuals in Surrey, particularly children who have limited access to oral health care. The UBC Faculty of Dentistry provides oral health care at a dramatically reduced cost at a facility in West Point Grey but the distance to this facility is a major limitation for Surrey and Fraser Valley residents to take advantage of this option for dental services.

DISCUSSION

The Faculty of Dentistry at UBC has identified a need for a facility of this type that can assist in the training of UBC dental students and can provide needy individuals and families in the lower mainland and Fraser Valley, who cannot easily access the UBC clinic, with dentistry services at a reduced cost. There are many dentists in Surrey who currently teach at UBC and would prefer to teach at a location closer to their home offices. There are also dentists who have expressed a desire to teach in a Surrey clinic if one were to be opened.

The fees charged to clients of the clinic are approximately 60% of that in a typical dental office with several services offered free of charge. The dental care and treatment provided at this facility would be provided by dentists, students, hygienists and general practice residents who are currently working at Vancouver General Hospital.

The proposed facility would alleviate the demand being placed on emergency wards and medical walk-in clinics that often see people with dental problems. This satellite clinic will also help to address the general demand for dental services in Surrey and the Fraser Valley.

Location:

The UBC dental clinic is proposed as a tenant in a multi-tenant building that is to be constructed on a site on the south side of 24th Avenue immediately east of Highway 99 in South Surrey. It has been identified as meeting the needs of the service providers and potential clients as it provides relatively easy access to lower mainland communities. Daily public transit service is currently available along 24th Avenue within two blocks of the proposed site every thirty minutes from early morning until later evening hours. It is expected that transit service will become available on 24th Avenue on a more frequent basis as the Grandview area develops.

Building:

The building will also provide enough space to expand the UBC satellite clinic in the future as demand grows and for continuing dental education programs. The initial phase of the clinic would occupy 13,000 square feet of the building. Future phases could involve up to 44,000 square feet and would accommodate up to 24 operatories with a lecture hall and general anaesthesia space.

Funding:

Financing for the building space would be arranged through a mortgage similar to the one in place for the Point Grey clinic. However, additional funding is required for the tenant improvement and to fit up the clinic with the equipment required to operate as a teaching school. The additional funding that is required is estimated to be \$5 to \$7 million. The UBC Faculty of Dentistry is requesting that the City of Surrey provide an endorsement for this project, which will assist the Dentistry School in a fund raising campaign for the clinic.

Comment of the Mayor's Advisory Committee on Health Care:

After hearing a presentation on the proposed Surrey UBC dental clinic, the Mayor's Advisory Committee on Health Care Services endorsed the proposal.

SUSTAINABILITY CONSIDERATIONS

A reduced cost dental health care facility located in Surrey is consistent with the City's Sustainability Charter in that it would act to enhance the well being and quality of life of Surrey citizens.

CONCLUSION

Based on the above discussion, it is recommended that Council endorse the implementation of a UBC School of Dentistry satellite dental clinic in Surrey as generally described in this report and authorize the Mayor to forward a letter to the proponent advising them of Council's endorsement.

Dan Bottrill
Deputy City Manager

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Appendix A: Proposed Location – UBC School of Dentistry Oral Health Care Facility

APPENDIX A AERIAL PHOTOGRAPH OF SITE



LEGEND

- Subject Property
- Lots



Subject Property:
15850 - 24 Ave

LOCATION



Produced by GIS Section: July 5, 2010, CS

Date of Aerial Photography: April 2009



PROPOSED LOCATION:
UBC School of Dentistry
Oral Health Care Facility

ENGINEERING
DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.