

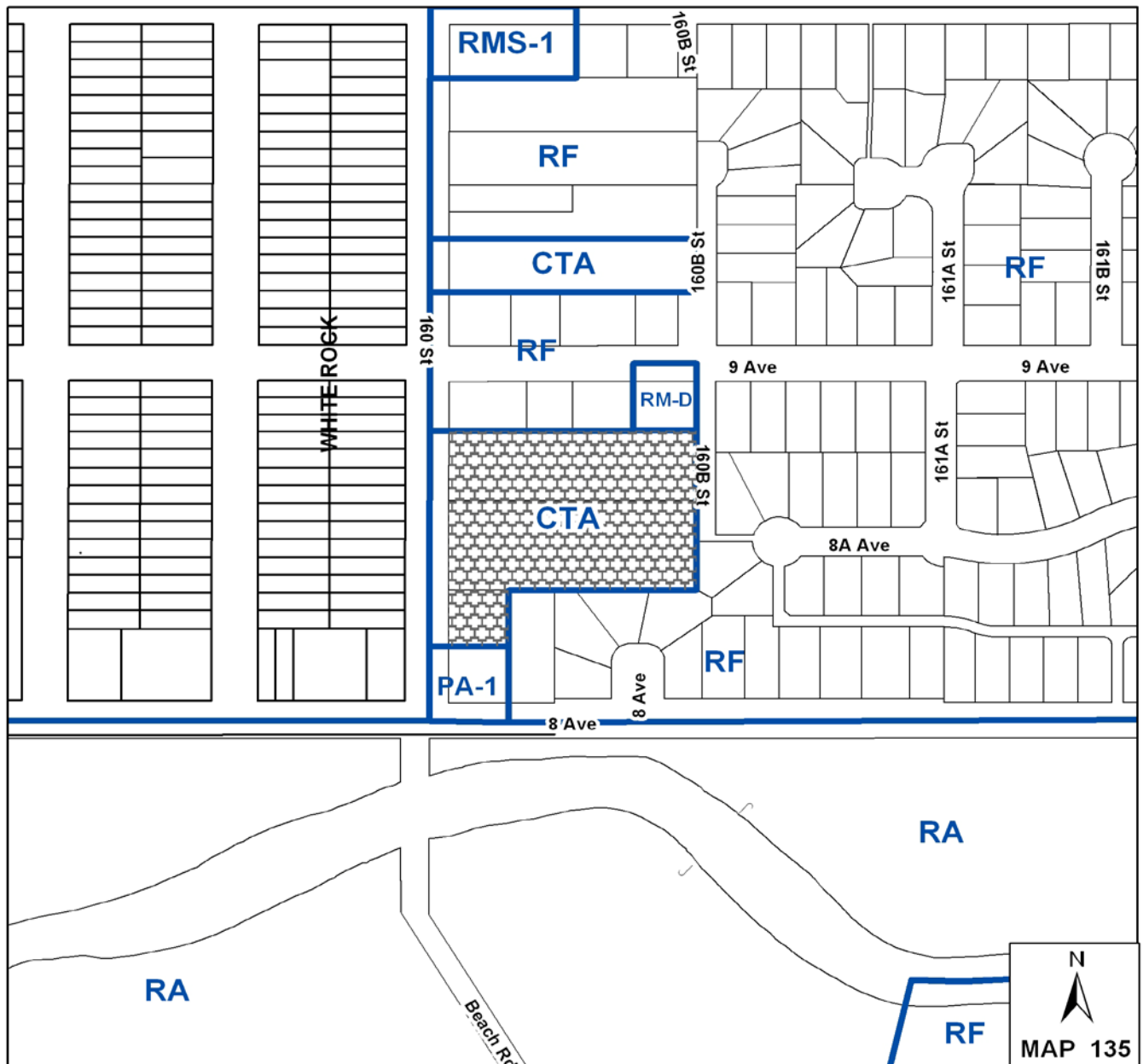
Proposal: Rezone from CTA to RF to allow subdivision into 14 single family lots.

Recommendation: Approval to Proceed

Location: 832, 864 & 880 - 160 St. **Zoning:** CTA

OCP Designation: Urban

LAP Designation: Urban Res. **Owner:** Cirrus Investments Ltd.



PROJECT TIMELINE

Completed Application Submission Date: December 22, 2005
Application Revision & Re-submission Date: February 9, 2007
Planning Report Date: April 2, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from CTA to RF

in order to allow subdivision into 14 single family lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Tourist Accommodation Zone (CTA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant for specific design treatment for proposed corner Lots 1 and 14;
 - (f) adequately address concerns regarding the pressure this project will place on existing parks, recreation and culture facilities in the area to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) finalization of a geotechnical assessment of the site and establish Restrictive Covenants on the lots as necessary to ensure compliance with the assessment report;

- (h) adequately carry out the recommendations of the Consultant's Report (Appendix XI) regarding the manufactured home park relocation plan; and
- (i) registration of a Section 219 Restrictive Covenant to require a second stage archaeological assessment during land clearing and servicing of the site.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

Parks: Support. Parks has some concerns about the pressure this project will place on existing facilities in the area. The applicant is to negotiate with Parks to resolve these concerns prior to final adoption of the rezoning by-law (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 6 students
 Secondary students = 3 students
 Total new students = 9 students

School Catchment Area/Current Enrollment/School Capacity:

Coast Meridian Elementary School = 332 enrolled/330 capacity
 Earl Marriot Secondary School = 1,556 enrolled/1,550 capacity

Projected number of students from development approvals in the last 12 months (not including subject project) in the subject school catchment areas:

Elementary students = 0 students
 Secondary students = 26 students
 Total new students = 26 students

Approved Capacity Projects and Future Space Considerations

The Capital Plan proposes the purchase of a new secondary school site in the Grandview Heights area, to relieve projected capacity shortfall at Earl Marriot Secondary in the long term.

(Appendix VI)

City of White Rock: Support.

SITE CHARACTERISTICS

- **Existing Land Use** 13 manufactured homes, a 10-unit motel and approximately 20 stalls for RV parking and camping.
- **Significant Site Attributes** The southern portion of the site is steeply graded.
- **East:** Single family dwellings, zoned RF, designated Urban in the OCP.
- **South:** Seventh Day Adventist Church, City of Surrey Sanitary Sewage Pump House and single family dwellings, zoned PA-1 and RF, designated Urban in the OCP.
- **West:** Across 160 Street, single family dwellings in the City of White Rock.
- **North:** Single family dwellings and a duplex, zoned RF and RM-D, designated Urban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The subject site consists of 3 properties located on the east side of 160 Street just north of 8 Avenue. The site is currently zoned "Tourist Accommodation Zone (CTA)" and is designated Urban in the Official Community Plan (OCP). The site was converted to CTA zoning in 1993 when Council adopted the new Surrey Zoning By-law, 1993, No. 12000. Prior to 1993 the site was zoned "Tourist Commercial Zone C-T(1)" (By-law No. 5942). The site is also designated "Urban Residential" in the Semiahmoo Peninsula Local Area Plan.
- The CTA Zone permits the development of tourist accommodation, tourist trailer parks and campsites, and accessory uses including eating establishments, retail stores (limited to convenience stores and florist shops), personal service uses, and one single family dwelling unit for the manager of the tourist trailer park or campsite.
- The subject site is currently occupied by the Seacrest Motel and RV Campground (Seacrest), which consists of 13 permanent manufactured homes, a 10-unit motel, and approximately 20 RV parking and camping stalls. Under the current Zoning By-law (No. 12000), a Tourist Accommodation can provide lodging for not more than 182 days in a 12-month period. However, since the manufactured homes were in existence prior to the site being rezoned to CTA in 1993, they are protected as a legal non-conforming use under the Local Government Act.
- A legal non-conforming use may be continued, but if the non-conforming use is discontinued for a continuous period of 6 months, any subsequent use must conform to the zone. A change of owners, tenants or occupants does not affect the affect of the non-conforming use.

- The owner of the site proposes to rezone the site from "Tourist Accommodation Zone (CTA)" to "Single Family Residential Zone (RF)", to allow subdivision into 14 single family lots.
- Provincial regulations and City Policy govern the redevelopment of the existing manufactured home park site. A detailed summary of these issues, including the preparation of a manufactured home park relocation plan in accordance with this regulatory and policy framework, is provided later in this report.

Land Use Considerations

- The subject site is located in an established single-family neighbourhood. The neighbouring properties to the north, south, and east of the site are predominantly occupied by single family dwellings, zoned RF, and designated Urban in the OCP. The neighbouring properties to the west of the site, across 160 Street, are also occupied by single family dwellings in the City of White Rock. Other uses in the area include a duplex to the north of the site, zoned RM-D, the 7th Day Adventist Church to the south of the site, zoned PA-1, and the City of Surrey Sanitary Sewage Pump House to the south of the site, zoned RF.
- The proposed rezoning of the subject site and subdivision into 14 single family residential lots is appropriate from a land-use perspective. The proposal complies with the site's "Urban" designation in the Official Community Plan (OCP) and also the site's "Urban Residential" designation in the Semiahmoo Peninsula Local Area Plan. The neighbouring properties to the north, south, east, and west of the subject site are predominantly occupied by single family homes on lots of comparable size to the proposed lots.
- All of the proposed lots will front a new limited local road (8A Avenue) providing access to 160 Street. The proposed location of this new road and cul-de-sac has been reviewed by the City's Transportation Engineer and found to be acceptable. No driveway access is permitted to 160 Street because it is an arterial road.
- The subject site abuts an unopened portion of road allowance (160B Street) to the east which is currently not open to vehicular traffic, and is used as a pedestrian walkway connection primarily for residents on 8A Avenue to get to 160 Street. The City's Transportation Engineer, and the Parks, Recreation and Culture Department have confirmed that the existing 90-degree alignment of the walkway is not ideal from a safety perspective and that a secondary (more direct) alignment should be provided as part of the subject development application. The applicant proposes a new walkway connection, which will provide much more direct and safer pedestrian access from 8A Avenue to 160 Street through the subject site.
- The proposed subdivision has incorporated a portion of the City lands immediately to the south of the site fronting 8 Avenue, which contains a Sanitary Sewage Pump House. While the majority of the site is necessary for this utility use, the northerly portion of the site, which is steeply sloping, is unused, and is considered surplus to the City's needs. The applicant proposes to purchase this surplus land and consolidate it with proposed Lot 12.

- Proposed Lots 12, 13, and 14 are significantly deeper (57 metres/187 ft.) than the minimum lot depth required under the RF Zone (28 metres/92 ft.) (Appendix III). The developer and City staff have investigated a variety of options for more efficient development of this area, including establishment of a rear lane parallel to 160 Street. However, due to the steepness of this portion of the site, other subdivision layout options were not practical. As a result, the applicant will be required to establish substantial landscaping on the rear of these yards to provide an appropriate backyard space for future residents of these lots. In addition, a "front-elevation" will be required to be established along 160 Street as part of the Building Scheme requirements, which are described below.

Archaeological Issues

- During the application review process, staff were advised by Seacrest residents regarding the potential for archaeological significance of the Seacrest site, due to the proximity to the First Nations lands to the south. Subsequently, a request was received from the Semiahmoo First Nations Band to conduct an archaeological impact assessment of the site.
- The developer retained archeologist Diana Alexander (Arcas Consulting Archeologists Ltd.) to conduct the archaeological assessment. The archeologist completed a first stage assessment of the site on November 10, 2006. The report indicated that 3 subsurface shovel tests produced cultural material indicative of early historic Euro-Canadian activities and prehistoric First Nations' activities. The report recommended that a second stage assessment be conducted during land clearing and servicing of the subject properties.
- The applicant will be required to conduct a second stage assessment and ensure monitoring by a qualified archaeologist during land clearing to ensure compliance with Provincial regulations.

Building Design Guidelines

- The developer retained Mr. Gord Klassen (Site Lines Architecture Inc.) to prepare building design guidelines based on a neighbourhood character study of the area. The neighbourhood character study identified the existing area as consisting of a combination of one and two storey homes of varying age and style. The main influences on the site are the newer single-family homes being built to the west, and the existing homes to the north. These homes are similar in style with their lowered massing, entry heights, roof pitches and landscaping. The proposed homes will be consistent with these existing homes with respect to quality, massing, style and detail.
- In general, the intent of the Design Guidelines is to ensure a simple architecture with clean lines, a rhythm of openings, and balanced massing in a well-landscaped setting.
- According to the Design Guidelines the new homes will be "Neo-Traditional" or "Craftsman" in style.
- Exterior wall cladding will consist of wood siding or cement board siding which is required to be in a narrow horizontal profile, or in a vertical channel profile, or in a vertical board and batten profile; brick and/or stone veneer, and stucco with sand float finish or heavy thrown finish. Stucco can only be used to a maximum of 50% of the total wall area and may only be used in combination with cedar feature panels or brick or stone.

- Roofing materials will consist of cedar shakes or cedar shingles and concrete roof tiles in a shake profile.
- Secondary suites and basement entry homes will not be permitted.
- Specific attention has been paid to the 2 corner lots (Lots 1 and 14). The houses constructed on these lots will be required to front 160 Street or the street corner. Fencing on these lots is restricted to a maximum height of 1.2 metres (4.0 ft.) along the west property line (facing 160 Street). The developer will construct the fence and will provide landscaping along the street side of the fence. A landscaping plan and cost estimate for this landscaping will need to be prepared and approved by the City landscape architect. The City will then collect securities for this landscaping and fence construction prior to final adoption of the rezoning By-law. The owner will be required to maintain the fence and landscaping.

Lot Grading and Tree Preservation

- The applicant prepared a lot-grading plan and stated that they intend to have in-ground basements on all the lots. No filling is required on the site. The Building Division has reviewed the proposed grading plan and has found it acceptable to proceed.
- The applicant retained Austin Peterson (Van der Zalm & Associates Inc.) to conduct a site inspection and prepare an arborist report for the subject site. The arborist report identified 29 mature trees on the site and concludes that all 29 will need to be removed. Twelve (12) of the trees are in poor condition, one (1) trees is a cottonwood with little retentive value, and the remaining 16 trees are within a proposed road, building envelope, or driveway.
- The applicant proposed 58 replacement trees, which results in an average of 3.9 trees per lot. This does not include additional boulevard trees that will be required as part of the servicing agreement. This also does not include landscaping proposed in the west side yard of Lots 1 and 14.

MANUFACTURED HOME PARK REDEVELOPMENT POLICIES AND REGULATIONS

Provincial Regulations

- The redevelopment of the Seacrest Manufactured Home Park is subject to compliance with Provincial regulations, including the Manufactured Home Park Tenancy Act and the Residential Tenancy Act.
- The Manufactured Home Park Tenancy Act (2002) (The Act) was enacted to provide regulations and protection for Manufactured Home Parks. In part, the Act recognizes the unique tenure afforded by Manufactured Home Parks, as manufactured home park tenants own their manufactured or mobile homes, but not the land under it. Tenants essentially rent or lease their pad spaces from the owner/landlord, yet must pay municipal taxes based on the assessed value of their mobile unit, which is a depreciating asset, without the benefit of land value increases to offset this depreciation. Owners are also required to maintain and upgrade their units at their own costs, as landlords have no responsibility on the upkeep of the units themselves. Manufactured Home owners are typically renting or leasing on a fixed or month-to-month lease, and do not

have security of tenure, but incur some of the costs and responsibilities that go along with home ownership. A further consideration is that Manufactured home parks tend to provide affordable housing, often housing seniors, other residents on fixed incomes, or families.

- Section 42 of the Act establishes rules and provisions necessary for the conversion/redevelopment of a manufactured home park. This includes requirements for a Landlord to have all of the necessary permits and approvals (including rezoning) prior to providing notice to manufactured home owners (i.e. Tenants) to end a tenancy agreement (Appendix XI). In addition, under Section 44 of the Act, the landlord must pay the tenant, on or before the effective date of the notice, 12 months rent as tenant's compensation. If steps have not been taken to accomplish the stated purpose for ending tenancy within a reasonable period after the effective date of the notice, the landlord must pay an additional amount of 6 times the monthly rent.

Surrey Manufactured Home Park Redevelopment Policy

- In addition to the Provincial regulations, the City of Surrey in 1995 adopted the Manufactured Home Park Redevelopment and Strata Conversion Policy (Policy 0-34A) (Appendix IX). The Policy was developed to protect the redevelopment/conversion of manufactured home parks, and establish a framework for managing these applications.
- This policy requires that the following issues be addressed, as part of any proposal to redevelop an existing manufactured home park:
 - Notification is required to all the tenants when an application is submitted (Pre-notification), as well as 10 days prior to the development application being presented to Council.
 - Preparation of proposed plans for relocation of persons currently occupying the manufactured home park site;
 - Where non-CSA (Canadian Safety Standards) approved or older manufactured homes are located (which is the case with Seacrest), the development will require that Council is satisfied that a viable relocation plan for affected units is in place; and
 - Where residential uses are proposed, tenants shall be given a right of first refusal to purchase a new residential unit (in this case, a residential lot) prior to being served a notice to vacate.
- In the early stages of the processing of this application, the Surrey Manufactured Home Owners Association (SMHOA) raised concerns with the existing policy, and in particular the lack of regulatory protection or compensation for Manufactured Home Park tenants. In response to this delegation, at the June 12, 2006 Council-In-Committee Meeting, staff presented Council with a Corporate Report (C011) recommending that Council approve a modified version of City Policy O-34A. (Appendix IX). This amended policy expanded upon and strengthened the existing requirements. However, after considering the report, Council did not amend the policy, but referred the report back to staff for further consideration of the comments provided by Council, and requested that the existing application be considered on the basis of the existing policy.

- Therefore on the basis of the existing City Policy, the developer was requested to prepare a viable Manufactured home relocation plan. However, agreement between the developer and staff could not be reached on the elements of such a plan, as one has never been prepared in Surrey. To ensure this issue could be properly addressed, staff recommended that a facilitator/mediator be hired to evaluate the issues and prepare a manufactured home relocation plan for Seacrest. The developer agreed to fund this study. The role of the consultant was to clarify the issues presented by both the developer and the residents and to facilitate a resolution in order to reach a mediated settlement for a valid manufactured home park relocation plan. It was also agreed that, if no settlement could be reached, the consultant would provide recommended options for consideration by the City.

Mobile Home Relocation Plan Mediation Process

- The facilitator, Ms. Pat Maloney of EBA Engineering Consultants Ltd., was hired in October 2006. All background information was provided to the consultant by the City including zoning, legislation, Council minutes, letters submitted by residents of the park, titles to the land, and tax assessment records. The Consultant conducted the necessary research, and the City of Coquitlam Manufactured Home Park Redevelopment Tenant Assistance Policy was used for reference for this review.
- During the month of November, 2006, the consultant conducted a series of one-on-one meetings with stakeholders including the developer, all of the residents of Seacrest, the president of the Surrey Manufactured Homes Association, a representative of the neighbouring 7th Day Adventist church, and City staff. Further meetings between the consultant, the developer's agent, representatives of Seacrest, and City staff were held at City Hall during the months of December 2006, and January 2007 to outline strategy and review draft recommendations.
- The consultant has completed a report and recommendations, which includes a series of relocation options to be presented to the residents of Seacrest (Appendix XII) The recommended options are based on a series of key assumptions and 5 guiding principles (Fair, Equitable, Respectful, Full Disclosure, Inclusive). The intent was to find a balance between the needs and rights of the developer/landowner and the needs and rights of the residents of Seacrest.

Relocation Plan

- The following represents a summary of the consultants recommendations and proposed relocation strategy for Seacrest residents:

Scenario 1- Developer Relocates Tenant to Another Mobile Home Park

1. This option is offered to existing tenants where the manufactured unit can be physically relocated, or can reasonably be upgraded for relocation. Separate options for absentee tenants, or those tenants with units that cannot be moved have been developed, and are discussed below.
2. Each resident will be presented with a manufactured home pad in an existing Manufactured Home Park. The developer has secured sufficient manufactured home pads in various Surrey Manufactured Home Parks to facilitate relocation of all residents. These pads are primarily in Newton. Where various sites are available, the tenant will be provided a choice of pads—each of equal size able to accommodate the attached structures and outbuildings the resident

- currently has in order to enable the tenant to be relocated on an "equal or better" basis. The suitability of the pad will be determined by the City of Surrey inspector and must include equal parking space.
3. Upon acceptance of the offered pad, Seacrest Developments will pay for:
 - the required upgrades to the manufactured home;
 - upgrades (expansion, upgrading of slab, service connections, etc.) to the new pad if required;
 - moving the mobile home and contents;
 - reclamation of the Seacrest site; and
 - one year equivalent rent (to be paid upon completion of the move) as required by Provincial regulations.
 4. Due to the lack of availability of sites, choices may be limited, but where there is a choice of site and pad, this choice will be provided to the resident. It is recommended that the suggest pad should be within 30% of the current Seacrest rent (including calculation of cable and utilities if they are paid separately). This threshold has been set based on a survey of rents of other manufactured home parks.

Scenario 2- Tenant Chooses Alternate Location

1. If the tenant opts not to accept the offered pad, the developer offers the following alternatives:
 - the tenant may find an alternative pad elsewhere;
 - the tenant may sell their home and have it moved off Seacrest;
 - or they may choose to "walk away" from the home.
2. In all cases, the tenant will be granted the equivalent one year rent as required by Provincial regulations.
3. If the resident finds a pad or strata lot elsewhere that they wish to purchase or live on, Seacrest Developments will provide all of the same considerations as in Scenario 1-Point 3 above and relocate the existing manufactured home to this site.

Scenario 3- Buy-Out Option

1. This option is only available to tenants that have a manufactured home that is infeasible to move (infeasible being either in such poor condition it will collapse or the cost of moving is more than the assessed value of the home). In such cases, the resident may choose to accept either:
 - an equal-value unit on an alternative park; or
 - a cash settlement equal to the assessed value of the manufactured home, plus 10%, plus moving expenses, plus the one year cash payout.

2. Absentee Residents: In the case the tenants who do not presently live in their manufactured home, (thereby having lost their legal non-conforming status and being considered a non-permitted use), the one year rent cash settlement will be offered, as well as professional packing and moving of the personal contents of the home. It is noted that there is only 1 absentee resident in Seacrest and the subject manufactured home is uninhabitable. All preliminary indications show that the manufactured home will have to be demolished.

Scenario 4- Assistance for Alternative Housing

1. In the case of residents who may qualify for some other housing assistance, the developer will assist with the moving and/or sale of their manufactured home, and transfer of the funds to the resident to pay for assisted or alternative housing, as well as the one year rent equivalent.
2. The developer will also make their best efforts to provide assistance in facilitating and securing options for assisted or independent housing, wherever possible.

Consultation with the Developer and Seacrest Residents

- The developer has cooperated through the mediation and relocation plan preparation process, and has agreed to the proposed relocation options. The developer remains reluctant to assume responsibilities beyond the relocation of the residents (i.e. additional monetary compensation for rental differential and social costs), but has maintained that all residents will be relocated in a sensitive way.
- City staff and the Consultant undertook substantial consultation with Seacrest representatives to ensure proper communication and full disclosure of all issues. Although the residents reserved the right to maintain opposition to the proposed redevelopment, the majority of the issues identified by Seacrest residents are reflected and have been addressed in the recommendations.
- All of the Seacrest tenants were given the opportunity to view the draft recommendations prepared by the consultant at an information meeting on February 1, 2007, which was also attended by City staff. The president of the Surrey Manufactured Home Owners Association (SMHOA), Doreen Mortensen, was in attendance. The consultant described and explained each of the various options in detail, after which there was discussion and a question and answer period. Comment sheets were provided at the meeting for Seacrest residents or their representatives to comment on the proposed recommendations. The residents were given until February 19, 2007 to complete the comment sheets and submit them to the City.
- At the February 1, 2007 meeting some of the Seacrest residents stated that they would like to make an offer to purchase the site. A letter was later received by staff requesting a 3-week period in which to negotiate with the owner and to tender an offer. The developer submitted a letter dated February 12, 2007 indicating to the City that he had met with a representative of Seacrest to discuss the possibility of the residents purchasing the site and that he does not believe the residents are in a position to purchase the property nor would he recommend such a purchase given the park is a non-conforming use and the significant upgrades required for the motel.

- By February 19, 2007 only 5 of the 13 Seacrest residents had submitted their comment sheets and these comments have been summarized in the consultant's report. Since February 19th, the City has received 8 additional comment sheets. The residents who completed comment sheets noted that they do not support the proposed redevelopment and simply do not want to be relocated. Many of the residents argue that they moved to Seacrest for the location, which is safe, clean, and close to all the amenities and services they need. They note that the Seacrest Motel and RV Park is a form of affordable housing, and that many of the residents are seniors, disabled and/or low income. They also contend that Seacrest is a valuable family-oriented tourist facility that contributes to the local economy. Comments directed at the proposed relocation strategy can be summarized as follows:
 - Fair Market Value should be a component of the assessment because the location in South Surrey adds to the value of the manufactured home;
 - There are no other alternative pad locations in the South Surrey area and alternative pads in Newton are not desirable for a variety of reasons including safety, cleanliness, and proximity to amenities and services;
 - Alternative pad options may not be large enough to accommodate the existing units;
 - Alternative manufactured home parks may also be redeveloped and the residents would be asked to relocate again. There is no protection.
 - The 30% increase in rent that could potentially result from the relocation is unfair especially to elderly, disabled, and/or low income residents;
 - The developer should be responsible for the emotional and financial stress incurred by residents by the relocation;
 - Not all residents will benefit from the upgrading of their home, as not all of the units require upgrades;
 - All residents should be provided with the option of a cash settlement prior to discussing any relocation options, not just the units that cannot be relocated; and
 - The waiting list for assisted living accommodation is long and would not serve the immediate need.

Consultation With Surrey Manufactured Home Owners Association

- Staff have been in discussion with the Manufactured Home Owners Association (SMHOA) as part of the processing of this development application.
- At the April 24, 2006 Regular Council Meeting, Doreen Mortensen, President of the Surrey Manufactured Home Owners Association, as well as Seacrest residents appeared as a delegation, and raised a number of concerns, including the following:
 - Concern about the displacement of Seacrest residents as a result of the subject development application;

- That the Act does not adequately ensure compensation of the owners of a manufactured home who are given notice to vacate;
- Many people reside in manufactured homes by economic necessity and that these parks provide a sense of freedom similar to regular home ownership; and
- Tenants have made additions to their homes by adding extended living spaces, patios and gardens, for which they will not be compensated.

Overall Evaluation of Proposed Relocation Plan

- The facilitator has specifically noted that the recommendations do not factor in two key elements: Fair Market Value; and past rent and taxes paid. Fair Market Value is not a component of the assessment because the land is not part of the value of the manufactured home. In the case of the buy-out option, the value of the home will be based on the municipal tax assessed value of the home. In addition, rent and taxes paid have been part of the current resident's ability to live at Seacrest and no portion of these monies should in any way be paid back to the residents.
- The proposed redevelopment of the Seacrest site is the first redevelopment of an existing manufactured home park in Surrey, as such the City Policy has never been implemented and the requirements under that policy have never been interpreted or tested. The proposed relocation strategy has been prepared by a qualified professional consultant, and offers a series of scenarios to respond to the varying needs of individual residents. The strategy and scenarios provided addresses the requirements of the City Policy in a reasonable way, and also exceed the obligations of the developer under the Provincial regulations. The proposed strategy is also comparable to the solutions that the City of Coquitlam has adopted.

Implementation of Mobile Home Relocation Plan

- The implementation of the relocation plan will involve meeting with individual tenants and their family members, and establishing the available options in each case. The developer will be required to hire a mediator to assist in the process. The developer and mediator will discuss the options noted in this report with each tenant, and the tenant will be granted 90 days to agree to either of the scenarios. In some cases, such as for absentee owners, only a buy-out option will be offered.
- Prior to the application being approved, the developer will be required to provide evidence of agreements with all tenants, or alternatively offers of agreements being provided to tenants based on the recommendations and options adopted. Staff will monitor the progress on the implementation of the recommendations to ensure fairness. The rezoning By-law would not be forwarded to Council for final adoption until all of the tenant agreements are finalized or the 90-day period for all residents has expired, whichever comes first. Upon the rezoning By-law being granted final adoption by Council, the notices to end the tenancies could be issued and the 12-month Provincial timeline could begin.

PUBLIC CONSULTATION

Pre-Notification

Pre-notification letters were sent on January 25, 2006 and staff received the following comments:

- Staff has received a number of letters, phone calls, and e-mail correspondence from the residents of the Seacrest Motel and RV Park in objection to the proposed rezoning application. The consensus among residents of Seacrest is that they do not want to be relocated based on the following reasons:
 - The existing tenants moved to Seacrest because of its location in South Surrey, close to White Rock beach, in a safe, clean, and picturesque setting, within close proximity to all the amenities and services they need. The residents contend that the locations of alternative manufactured home parks being contemplated for their relocation in the Newton area are not nearly as desirable and will result in a devaluation of their manufactured homes.
 - Many of the residents at Seacrest are elderly, disabled, or fixed-income persons who have lived at Seacrest for a number of years. The proposed relocation is morally unjust and would cause severe emotional and financial distress to these residents.
 - Many of the residents have invested a significant amount of money into their manufactured homes through upgrades and building additions.
 - Some of the residents contend that they were informed when they purchased their pad that Seacrest was not for sale and would never be redeveloped.
 - Seacrest offers a form of affordable housing, which is limited in the Lower Mainland and especially in South Surrey.
 - The Seacrest Motel & RV Park is a successful family-oriented popular tourist accommodation that contributes to the local economy.
 - The proposed rezoning at Seacrest would set precedent for redevelopment of other manufactured home parks in Surrey.
- Prior to the involvement of the facilitator, the developer attempted to begin relocation discussions on his own in conjunction with a realtor. This involved contacting the residents and offering them an alternative pad number in another manufactured home park. These initial negotiations were not successful and the lack of options provided to residents resulted in some resentment and mistrust. Staff received a number of letters from Seacrest residents indicating that there had been little one-on-one discussion, that the selected alternative locations were inadequate and undesirable, and that little attention had been paid to the additions, ancillary buildings, and improvements that the residents have made to their manufactured homes over the years.

(To ensure the relocation plan was adequately completed, staff hired a mediator/facilitator. The proposed relocation strategy prepared by the consultant offers a series of options to respond to the varying needs of individual residents. The strategy addresses the requirements of the City Policy in a reasonable way, and also exceeds the obligations of the developer under the Provincial regulations. The proposed strategy is also comparable to the solutions that the City of Coquitlam has adopted).

- Staff received two letters dated January 23, 2007 and March 5, 2007 from the owner of the Days Inn Surrey indicating an interest in buying the property and continuing to operate the Seacrest Motel, however, a formal offer to purchase has not been completed.
- Staff received a letter from a neighbouring property owner who was concerned about tree preservation, and impacts of on-site construction considering existing soil conditions and steep site topography.

(To replace the 29 mature trees proposed to be removed from the site, the applicant proposes 58 replacement trees, which results in an average of 3.9 trees per lot. This does not include additional boulevard trees that will be required as part of the servicing agreement. This also does not include landscaping proposed in the west side yard of Lots 1 and 15. Of the 29 mature trees proposed for removal, twelve (12) are in poor condition, and one (1) is a cottonwood with little retentive value).

(The applicant retained Edwin K. Shu (EKS Engineering Services Ltd.) to prepare a preliminary geotechnical assessment of the site. The geotechnical report offered a variety of recommendations to address the site topography and soil conditions. The report also suggests a more detailed analysis based on further information about site grades and loading conditions. A finalized report will be completed prior to final adoption of the rezoning By-law and Restrictive Covenants will be required to be registered to ensure compliance with the recommendations in the final report).

- Staff received a petition signed by 244 residents of manufactured home parks primarily in Surrey (including Seacrest), but also Langley, Delta, and Mission in opposition to the proposed redevelopment. The petition states that the proposed rezoning will set a precedent that could be detrimental to other manufactured home parks and that manufactured homes are a form of affordable housing and residents should not be forced to move.

(In 1995, Council adopted the Manufactured Home Park Redevelopment and Strata Conversion Policy [Policy 0-34A] to protect the redevelopment/conversion of manufactured home parks and establish a framework for managing these applications. Since the proposed redevelopment of the Seacrest site is the first proposed redevelopment of an existing manufactured home park in Surrey, the proposed relocation plan will set precedent for the future interpretation and implementation of this Policy. As such, the proposed relocation plan has been prepared by a professional consultant and consists of options that respond to varying individual resident needs. The Relocation Plan addresses the requirements of the City policy in a reasonable and sensitive way.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Building Design Guidelines Summary
Appendix VIII.	Summary of Tree Survey and Tree Preservation
Appendix IX.	City Manufactured Home Park Redevelopment and Strata Conversion Policy
Appendix X.	Evaluation of City Policy
Appendix XI.	Excerpts from Manufactured Home Park Tenancy Act
Appendix XII.	Consultant's Manufactured Home Park Relocation Plan Recommendation

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 27, 2007.
- Building Scheme dated February 12, 2007.
- Neighbourhood Character Study dated February 12, 2007.
- Tree Survey Plan dated February 27, 2007.
- Arborist Report dated February 23, 2007.
- Tree Preservation and Replacement Plan dated February 27, 2007.
- Lot Grading Plan dated February 19, 2007.
- Preliminary Geotechnical Study prepared by EKS Engineering Services Ltd. dated November 27, 2007.
- Soil Contamination Review Questionnaire prepared by Kirk Fisher dated December 22, 2005.
- Sea Crest Motel and RV Relocation Mediation Report prepared by EBA Consultants Ltd., dated February 2007.

How Yin Leung
Acting General Manager
Planning and Development

RG/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Kirk Fisher, Lark Group
 Address: A-101, 17802 - 66 Avenue
 Surrey, B.C. V3S 7X1
 Tel: 604-576-2935

2. Properties involved in the Application
 - (a) Civic Addresses: 832, 864 and 880 - 160 Street

 - (b) Civic Address: 832 - 160 Street
 Owner: Cirrus Investments Ltd., Inc. No. 565808
 PID: 001-502-263
 Lot 10 Section 12 Township 1 New Westminster District Plan 16055

 - (c) Civic Address: 864 - 160 Street
 Owner: Cirrus Investments Ltd., Inc. No. 565808
 PID: 000-454-052
 Lot 329 South West Quarter Section 12 Township 1 New Westminster District Plan 67379

 - (d) Civic Address: 880 - 160 Street
 Owner: Cirrus Investments Ltd., Inc. No. 565808
 PID: 002-134-373
 Lot 326 Section 12 Township 1 New Westminster District Plan 67379

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	3.43 ac
Hectares	1.39 ha
NUMBER OF LOTS	
Existing	3
Proposed	14
SIZE OF LOTS	
Range of lot widths (metres)	15.0 m - 16.5 m
Range of lot areas (square metres)	563 m ² - 974 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	10.1 lots/ha 4.0 lots/ac
Lots/Hectare & Lots/Acre (Net)	12.0 lots/ha 4.7 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	0
% of Gross Site	0
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

CONTOUR MAP FOR SUBJECT SITE

