

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0022-00

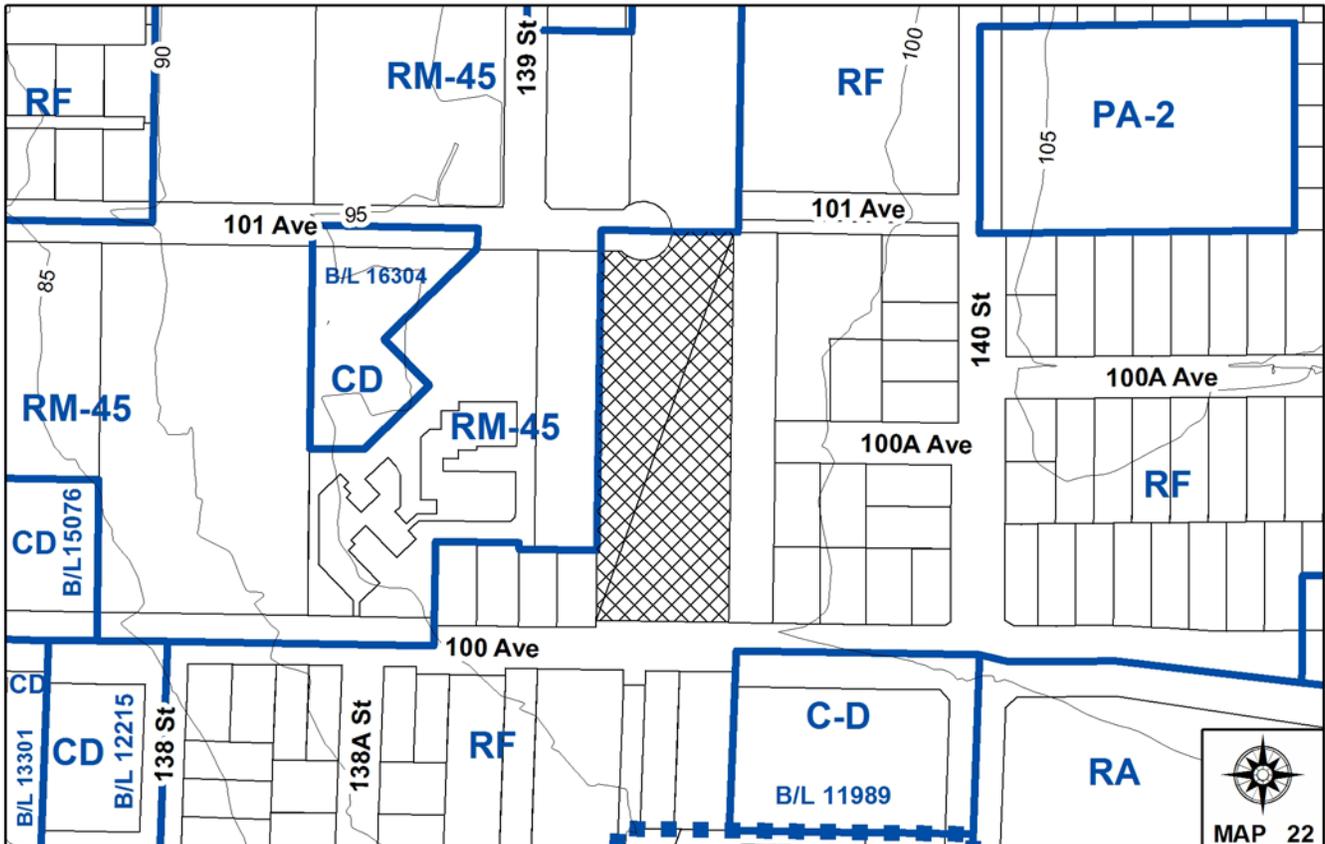
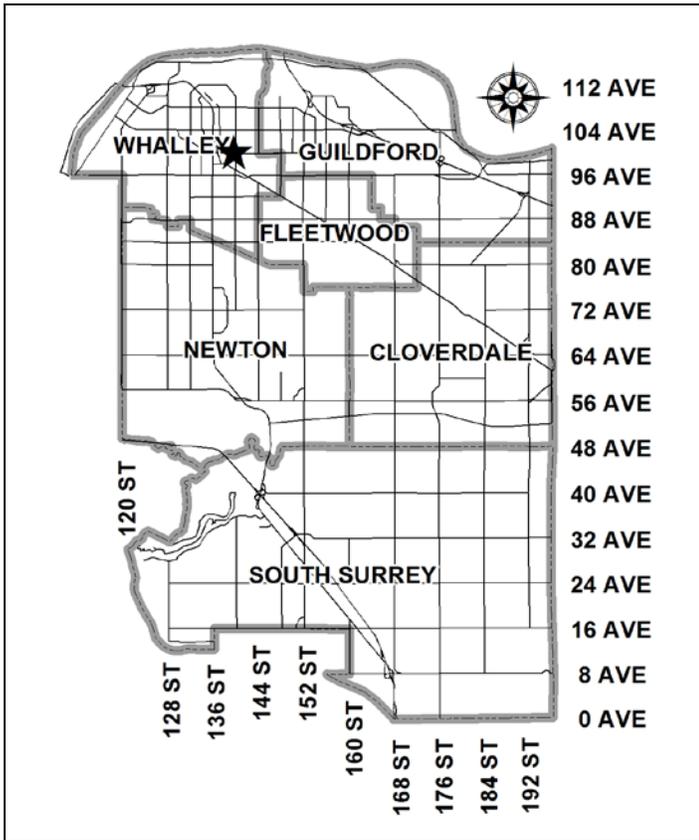
Planning Report Date: June 29, 2009

PROPOSAL:

- Rezoning from RF to CD (based on RM-45)
- Development Permit
- Development Variance Permit

in order to permit the development of a 52-unit, 3-storey apartment building to house the homeless and those at risk of becoming homeless.

LOCATION: Portion of 13922 - 101 Avenue
OWNER: City of Surrey
ZONING: RF
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- To defer the works and services requirements of the Subdivision & Development By-law for 100 Avenue.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Surrey City Centre Plan.
- Complies with Surrey's Plan for the Social Well-Being of Surrey Residents.
- The works and services are proposed to be deferred until future widening of 100 Avenue occurs.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject lot from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. a Housing Agreement By-law be introduced to regulate the type of persons residing in the proposed development.
3. Council authorize staff to draft Development Permit No. 7909-0022-00 in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7909-0022-00 (Appendix V), varying the following to proceed to Public Notification:
 - (a) to vary the Subdivision & Development By-law, 1986, No. 8830, as amended by deferring works and services along 100 Avenue.
5. 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) registration of an easement over City lands for the proposed driveway from 101 Avenue to the subject site; and
 - (g) approval of a Housing Agreement By-law.

REFERRALS

Engineering:	The Engineering Department has no objection to the project as outlined in Appendix III.
Parks, Recreation & Culture:	Parks, Recreation & Culture has no objections to the project.
BC Hydro:	No objection subject to conditions of approval.

SITE CHARACTERISTICS

Existing Land Use: Vacant, treed site.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Three-storey apartment buildings.	Multiple Residential	RM-45
East:	City-owned land with BC Hydro right-of-way and Quibble Multi-Use Greenway.	Multiple Residential	RF
South (Across 100 Avenue):	City-owned land with BC Hydro right-of-way and Quibble Multi-Use Greenway.	Multiple Residential	RF
West:	Three-storey apartment building.	Multiple Residential	RM-45

DEVELOPMENT CONSIDERATIONSBackground

- In 2004 the Premier of British Columbia created the Task Force on Homelessness, Mental Illness and Addictions, which consisted of mayors from across the Province. In response to the recommendations of this task force, the Provincial Homelessness Initiative (PHI) was created to fund housing developments that integrate subsidized housing with support services for people who are homeless or at risk of becoming homeless. PHI projects are intended to break the cycle of homelessness by helping people to move beyond temporary shelter to more secure housing in which they can stabilize their personal situations and re-establish connections to the community.

- Addressing homelessness and housing affordability issues is also a priority for the City of Surrey as homelessness and housing affordability are directly related to the social sustainability of the community. Surrey's Plan for the Social Well-Being of Surrey Residents, adopted by Council in February, 2006, identifies key gaps in Surrey's housing stock that include a need for shelter beds (125- 150 beds); for transitional and supportive housing units (500 units), and for housing for low income families and singles (5,000 units).
- The City of Surrey Crime Reduction Strategy, released in February 2007, also identifies housing as key components of this strategy and includes recommendations for the establishment of a sobering centre, development of transitional and supportive housing, and an increase in the number of homeless outreach workers.
- As a result of these plans and policy objectives, the City of Surrey is proactively responding to the issue of homelessness in the City. In September 2007, Surrey committed its Affordable Housing Reserve Fund of over \$9,000,000 to establish the Surrey Homelessness and Housing Fund. As well, the City has also proposed to use City-owned land for the development of affordable and supportive housing for people living in Surrey who are homeless or at risk of becoming homeless. The Fund is providing a source of seed funding to leverage public and private investment in addressing homelessness in Surrey.
- As well, in March 2008, the City of Surrey signed a Memorandum of Understanding (MOU) with BC Housing with respect to the development of two supportive housing projects on City-owned land (the YMCA project in Newton and the Creekside Health and Housing Centre in the Surrey Memorial Hospital precinct). The MOU includes a provision that additional supportive housing projects on other sites in the City of Surrey could subsequently be added to the MOU.
- In October 2008, the Province announced the Olympic Legacy Housing initiative. An MOU between the Province and the Vancouver Olympic Organizing Committee for the 2010 Olympic and Paralympic Winter Games (VANOC) proposes to reconfigure temporary modular housing units from the Olympic and Paralympic Village in Whistler and to relocate and convert them into permanent, affordable, supportive housing units following the completion of the 2010 Olympic and Paralympic Winter Games. Under the terms of this MOU, VANOC will design and construct the modular housing units for use in Whistler. The Province, through BC Housing, will pay for the relocation and modification of these modular housing units into legacy housing projects throughout British Columbia.
- Surrey is one of six BC communities that were offered Olympic Legacy Housing on condition that the City provide a site for the project. As this offer represented an opportunity to further Surrey's homelessness and housing affordability goals, the City's inventory of properties was evaluated and a site identified using the following locational criteria: that the site be of an adequate size to accommodate the proposed project, that the site be located in a multiple unit residential area so that the proposed building form is consistent with the existing neighbourhood, and that the site be accessible to transit and community and social services, as none of the potential project residents are expected to own vehicles.
- In accordance with the Memorandum of Understanding between the City of Surrey and BC Housing, Surrey City Council instructed staff to commence actions necessary to allow the development of a VANOC Social Housing Legacy Project on the site at 13922-101 Avenue, at

the western edge of Surrey City Centre. The subject site meets all three of the required locational criteria.

- Funding for the proposed project and for on-going operations is provided by the Province through BC Housing. In December, 2008, BC Housing selected Coast Mental Health as the operator of the subject housing project, which Coast Mental Health has named "Timber Grove".

Current Proposal

- The approximately 1.12-hectare (2.8-acre) subject lot at 13922-101 Avenue in Surrey City Centre is designated Multiple Residential under the Official Community Plan (OCP) and is currently zoned Single Family Residential Zone (RF).
- As part of the proposal, the City of Surrey will initiate a subdivision of the existing subject lot in order to create a new 0.476-hectare (1.18-acre) lot on the western portion. The applicant, Coast Mental Health, has applied to rezone this new proposed lot from RF Zone to a Comprehensive Development Zone (CD) in order to permit the development of a 52-unit, three-storey apartment building, which the applicant has named Timber Grove, and which is intended to house persons who are currently homeless or at risk of becoming homeless.
- The City of Surrey will retain ownership of this new lot but intends to lease the lot to BC Housing to permit the development and operation of a supportive housing facility in accordance with the Memorandum of Understanding entered into by the City of Surrey and BC Housing.
- The balance of the subject lot (0.644 hectare/1.62 acres) will be consolidated with the adjoining City-owned lot, 13951-100 Avenue, to the east.
- The proposed Floor Area Ratio (FAR) of the development is 0.65 which is well below the maximum FAR of 2.5 permitted in the Multiple Residential designation and below the maximum FAR of 1.5 deemed appropriate for this location under the Surrey City Centre Land Use and Density Concept adopted by Council on February 9, 2009.
- The proposed FAR of 0.65 is within the 0.99 FAR permitted in the RM-45 Zone, based on the sliding scale for this 0.476-hectare (1.18-acre) site.

Proposed CD Zone

- The proposed project will be similar in both building form and function to a typical 3-storey multiple unit residential building which is normally regulated by the RM-45 Zone.
- However, although the proposed building conforms in terms of form and function to the type of building found in the RM-45 Zone, the proposed unit density cannot be accommodated in the RM-45 Zone
- As the area of the subject site is less than 1.0 hectare (2.5 acres), the sliding density provisions of the RM-45 Zone would limit the unit density to 85 units per hectare (35 upa), whereas the applicant is proposing a unit density of 109 units per hectare (44 upa).

- As a result, the applicant has applied to rezone the site to a CD Zone to achieve the desired unit density.

Proposed Housing Agreement

- In conjunction with the proposed rezoning application, City Council will be asked to adopt a Housing Agreement By-law. The Housing Agreement is intended to restrict occupancy of the proposed facility to those who are homeless or at risk of becoming homeless.

PRE-NOTIFICATION

- Pre-notification letters were sent to property owners within 100 metres of the subject site on February 11, 2009.
- In response to the pre-notification letters and the Development Proposal signs, Planning & Development Department staff received 22 telephone calls. A total of 20 callers expressed opinions either for (3) or against (17) the project, while two callers requested additional information or clarification of the development application review process.
- As well, a total of 56 individual letters/e-mails were sent to Planning & Development staff and/or to City Council members.
- In addition 38 comment sheets were submitted at the Public Information Meeting held by the applicant on February 25, 2009 which is described in more detail later in this report.
- As a result, the City has received a total of 114 responses with respect to the proposed project, which is comprised of 20 telephone calls, 56 letters/e-mails and 38 Public Information Meeting comment sheet responses.
- Of these 114 responses, 85 separate individuals could be identified, i.e., a last name was provided. (Where a response was signed by two persons, the response was counted as coming from two separate individuals. Where an individual provided 2 responses, such as a comment sheet response and a letter, the response was counted once.)
- Of these 85 individuals who could be identified, 79 were opposed to the proposed project while 6 indicated support for the proposal.
- Of the 114 total responses, 61 individuals provided addresses. (Where an individual provided 2 responses, the address was counted once.)
- Of these 61 individuals who provided addresses, 39 are located within the 100-metre pre-notification area (38 are opposed to the project while 1 is in support), 21 are located in Surrey beyond the 100-metre pre-notification area, 20 of which are in the City Centre/Whalley area (18 are opposed to the project while 3 are in support), and one was located in Burnaby (opposed.)

- The major concerns raised in the telephone calls, and e-mails/letters related to the impact of the development on the existing trees and green space, on the suitability of the proposed use at the proposed location and on the perceived negative impact the facility and residents will have on neighbourhood crime, safety and property values. These concerns are discussed in further detail throughout other sections of this report.

Impact on Existing Trees & Green Areas

- Area residents expressed concern about the elimination of the existing stand of trees between the BC Hydro transmission corridor to the east of the subject site and the existing multiple unit residential projects to the west.
- Residents expressed concern that one of the last remaining stands of large trees in City Centre, considered by area residents to be a significant neighbourhood asset, was being removed to make way for the proposed project.
- Area residents also indicated that the proposed site may contain a stream that would require setback protection and that the trees on site contained nests that could be those of eagles or other raptors.
- Concern was also expressed that the multi-use Quibble Creek Greenway, located on the City-owned lot, and within the BC Hydro transmission line corridor immediately adjacent to the subject site to the east, will be negatively impacted or eliminated by the proposed project. Similarly, concern was also raised that the existing pathway, along the north side of the subject site, connecting the 101 Avenue cul-de-sac bulb to the Quibble Creek Greenway would also be impacted or eliminated by the construction of the project.
- Residents of the adjoining 3-storey, multiple unit residential building (called The Breezeway) expressed specific concerns that the adjoining treed area, which currently provides them a peaceful, calm environment that invites wildlife and which provides buffering from other adjoining uses, will be eliminated.
- The residents of The Breezeway also indicated that the proposed 1.5-metre (5-ft.) wide landscaping strip proposed between the proposed surface parking lot and service delivery area at the northwest corner of the subject site, which was shown on the site plan presented at the Public Information Meeting, was insufficient to provide adequate buffering between The Breezeway, which is located only 3.0 metres (10 ft.) from the common property line, and the proposed facility and surface parking lot.

Appropriateness of the Project and Intended Residents

- When expressing concern about the appropriateness of the proposed use, concern was raised about the "type" of person that it is believed will be living in the proposed project.
- Concerns were expressed that many of the residents of the proposed development would be drug-users and that, as a result, there would be more drug-dealing in the area and a commensurate increase in crime, particularly property crimes, related to the need of drug-users to support their habit.

- Concerns were also expressed that the residents of the proposed development would have mental health problems that could negatively impact the safety of area residents. Of particular concern was the safety of children who use the Quibble Creek Greenway along the north and east sides of the subject site to access Lena Shaw Elementary School on 100 Avenue and 142 Street, 3 blocks east of the subject site.
- Concern was also expressed for the safety of seniors, many of whom also use the adjoining multi-use pathways for walking their dogs or taking their daily exercise.
- Some area residents also expressed concern that the proposed development would have a negative impact on property values and that the equity of adjacent properties would be jeopardized.

PUBLIC CONSULTATION

- A Public Information Meeting was held by CitySpaces Consulting, the agent for the applicant, on Wednesday, February 25, 2009 from 5:30 pm to 8:30 pm in the Surrey Alliance Church at 13474-96th Avenue. The applicant indicated that notices with respect to the Public Information Meeting were sent by the applicant to the same 553 property owners to which the pre-notification letters were sent.
- Representatives from CitySpaces, BC Housing, Coast Mental Health, the architectural firm involved in the project, and the Landscape Architect for the project were in attendance at the meeting to answer questions and to explain the project to the general public. Two Planning & Development Department staff were also in attendance as observers.
- A total of 53 persons registered on the sign-in sheet at the Public Information Meeting. However, some persons chose not to register and, as a result, there may have been as many as 75 persons in attendance at the meeting. Of those who attended, 41 completed and submitted comment sheets.
- At the Public Information Meeting, although a few people indicated support, the majority expressed concerns and objections to the proposed project. Concerns and objections fell into three broad categories: the removal of the existing native tree cover from the subject site to make way for the proposed development and the minimized landscape buffering between the proposed building and the existing three-storey apartment building on the adjoining lot to the west; the suitability of the site for such a development; and the additional crime, drugs and undesirable individuals and activities the residents of the proposed building will bring into the neighbourhood, exacerbating the existing problems in the neighbourhood and endangering the safety of area residents.
- Based on the summary of completed comment sheets provided to the City by the applicant's agent, these sheets contained 8 comments supporting the project, 45 comments objecting to the facility due to crime and safety concerns, 17 comments indicating that the proposed location is inappropriate for the proposed use, and 14 comments objecting to the removal of trees and green space. One comment also indicated that the Fraser Health Authority should have been involved in the project.

ADDITIONAL PUBLIC INVOLVEMENT

- At the Public Information Meeting, Coast Mental Health representatives offered to give tours of Coast Mental Health facilities in Vancouver to any area residents who may be interested in viewing these existing facilities.
- Coast Mental Health conducted three tours for neighbourhood residents: one on March 25, 2009 with 2 participants, one on March 31, 2009 with 8 participants and one on April 2, 2009 with one participant.
- Participants were given tours of the Hooper Apartments at 1188 Pendrell Street in the West End. Hooper Apartments is a four-storey apartment building consisting of 31 small one-bedroom and studio apartments with a communal dining room and staff office, similar to the type of facility being proposed for Timber Grove. Participants met and spoke with a number of residents of the facility.
- Participants were also given a tour of the Doug Story facility at 768 Richards Street in downtown Vancouver. The Doug Story facility is a self-contained 45-unit project that is located within a mixed-use, market-oriented high-rise residential building.
- In response to the Timber Grove proposal, area residents formed a new group which they named the Central City Residents' Association.
- Representatives of CitySpaces Consulting and BC Housing (the project group) met executive members of the Central City Residents' Association (CCRA) on April 2nd and April 28th 2009, for approximately 2.5 - 3 hours on each occasion, to discuss the project and their concerns and objections to the project.
- The meetings were generally structured around a list of questions and concerns that were brought forward by the CCRA and responded to by the project team. In general these questions, concerns and discussion centered around the following:
 - the site - its selection, general location, context, appropriateness for the proposed use and natural characteristics;
 - the tenants - the selection process, their background, stage of "rehabilitation", mental health, addiction and crime concerns;
 - the operation - Coast Mental Health's experience, oversight/reporting structure, obligations, security plans, tenant controls and support services; and
 - the building and site plan - parking location.
- At the conclusion of the April 28th meeting, the applicant indicated to City staff that the CCRA was undecided about the need for further meetings with the project group. The CCRA was to contact the project group if the CCRA felt that additional meetings were warranted. At the time of the writing of this report, the applicant reports that the CCRA has not contacted the project group to request an additional meeting.

- The applicant has advised City staff that the CCRA executive advised the project group at the outset that they were opposed to the rezoning of the subject site and that their primary objective was to stop the project. The applicant has indicated that, in their opinion, there was no indication after the second meeting that the fundamental CCRA position had changed.
- The project team advised that they respect the position of the CCRA and that should the rezoning be approved, the project team would be pleased to meet with the CCRA to ascertain if any additional measures could be incorporated that would improve the project with respect to the wider community.

APPLICANT'S RESPONSE TO AREA RESIDENTS' CONCERNS

Environmental Assessment

- In response to residents' concern with respect to a possible watercourse on the site and the possibility of raptor nests in the trees located on site, the applicant engaged an Environmental Consultant to undertake an environmental assessment of the site.
- The environmental assessment indicated that although there were a number of natural swales on site that drain the area, particularly the BC Hydro transmission corridor, water from the site drains into the City storm sewer network or into a culvert that runs under 100 Avenue.
- As a result, the environmental assessment concludes that there are no Class A or Class B watercourses on the site and that the Class C drainage swales on the site will not require fisheries stream setback protection.
- The environmental assessment indicates that there are birds nests located in some of the trees on the subject site, but further indicates that there was no evidence to suggest that these nests belong to eagles or other raptors, and that no evidence of raptors on site was noted during the undertaking of the environmental assessment.
- The applicant also submitted an Arborist's Report with respect to trees on the subject site.
- The Arborist Report indicates that there are 33 "protected" trees, as defined by Surrey Tree Protection By-law No. 16100, on the subject site.
- A total of 7 protected trees and one undersized tree on the subject site will be retained, while 25 protected trees will be removed during the construction of the project. The Arborist Report rates only 2 of the protected trees being removed as being in "good" condition.
- As part of the project, the applicant is proposing to plant 57 replacement trees to compensate for the trees being removed during the construction of the project, which is 8 more than the 49 replacement trees required under Surrey Tree Protection By-law No. 16100.

Subdivision and Site Layout

- Originally, the development proposed to create a triangular lot, approximately 0.56 hectare (1.4 acres) in area, bounded on the north by 101 Avenue, on the east by the BC Hydro transmission corridor and the on west by an existing multiple unit residential development.
- However, in response to concerns raised by area residents, both in response to the pre-notification letters and at the Public Information Meeting with respect to the removal or impact on the existing trees, the proposed lot was reconfigured and substantially reduced in size.
- The new proposed lot now occupies the northern portion of the originally proposed parcel and has been reduced in size to 0.476 hectare (1.18 acres).
- The southern 41 metres (135 ft.) of the originally proposed lot, an area that is heavily treed, is no longer part of the proposed lot. As a result, the trees in this area will not be removed or impacted by either the construction or operation of the proposed facility. A total of 18 protected trees that were previously proposed for removal will now be retained.
- These existing trees will continue to provide a buffer between the Quibble Creek Greenway and the proposed facility and the southern portion of the existing three-storey multiple family project to the west. As well, since they are being retained, these trees will continue to provide an undisturbed, heavily treed forest area for the benefit of area residents and wildlife.
- Neither the existing Quibble Creek Greenway nor the existing pedestrian path to the north of the subject site will be affected because of the proposed subdivision or the construction of the proposed development.
- The existing pedestrian walkway to the north of the subject site may be eliminated when 101 Avenue is eventually extended from the existing cul-de-sac bulb to 140 Street, but a pedestrian connection to the Quibble Creek Greenway, as well as a connection to 140 Street will be created as part of the 101 Avenue extension.
- It should be noted that the extension of 101 Avenue to 140 Street is unrelated to the proposed Timber Grove proposal but is, rather, part of the plan to create a finer-grained road network in Surrey City Centre as outlined in the Surrey City Centre Plan Update Phase 2, Stage 1 Report adopted by Council on February 9, 2009.
- It is not anticipated, however, that the extension of 101 Avenue will be undertaken for some time.
- Due to the constraints placed on the site by the future extension of 101 Avenue and the BC Hydro corridor transmission lines, the proposed surface parking lot at the northwest corner of the subject site could not be reconfigured to increase the amount of landscape buffering between the subject site and the adjacent multiple unit residential development to the west (The Breezeway). As a result, to respond to residents' concerns and to increase the area available for a landscaping buffer, the applicant relocated the surface parking lot to the east side of the building, and revised the interior of the building accordingly.

- Relocating the surface parking lot to the east side of the site will create an 11-metre (36 ft.) to 13-metre (43 ft.) separation between the proposed building and the western property line. This setback area can be heavily planted to create a substantial landscape buffer between the proposed building and the existing multiple unit residential building to the west.
- Vehicle access to the proposed parking and service area on the east side of the building will be by way of an asphalt driveway that will be located within an easement that will be registered over the City owned land (future 101 Avenue extension) located along the proposed north property line of the subject site.
- As the proposed facility will be constructed of modular units brought in from Whistler, a crane will be required to lift the units into place. As this crane is required to remain as far as possible from the BC Hydro transmission lines, the crane will be required to access the west side of the subject site and, as a result, the existing trees along the west side of the subject site and along the north side of the site within the future 101 Avenue right-of-way extension will not be retained.
- In order to ensure that this forested area is replaced as quickly as possible to provide adequate buffering between the proposed development and the existing multiple unit residential development to the west, the applicant is proposing to plant fast-growing trees, such as Western Red Cedar, along the west side of the subject site, and to increase the size of the trees being planted along the west side of the subject site.

Operation of Timber Grove and Intended Residents

Proposed Operator: Coast Mental Health

- Although the proposed facility will be funded by BC Housing, Timber Grove Apartments will be operated by Coast Mental Health.
- Established in 1972, Coast Mental Health is BC's largest non-profit provider of housing, employment, and community and emotional support for people living with mental illness.
- Coast Mental Health is an organization that is accredited with Accreditation Canada. Accreditation Canada is a non-profit, independent organization that provides health care organizations with an external peer review to assess the quality of their services based on national standards of excellence. These standards examine all aspects of health care, from patient safety and ethics, to staff training and partnering with the community.
- Currently, Coast Mental Health provides supportive housing to more than 700 people in 40 different homes and apartments throughout Metro Vancouver. Currently Coast Mental Health does not operate any facilities in Surrey.

Residents of Timber Grove

- Tenants of Timber Grove will be men and women who are homeless or at risk of becoming homeless.

- Prospective tenants will be referred to the proposed facility through BC Housing's Coordinated Access Program and will come from non-profit service providers operating in Surrey. These service providers will identify potential residents who would benefit from residency in Timber Grove but who, at the same time, would be able to live independently in the facility.
- In accordance with the terms of the City's MOU with BC Housing, priority consideration will be given to those persons living in Surrey.
- All prospective residents will be assessed by BC Housing and by Coast Mental Health to determine their ability to live independently with support. However, it is likely that some prospective residents may have a mental illness and may also have a history of substance abuse. Individuals whose substance abuse would negatively impact the proposed residential facility, or the community at large, will not be eligible for tenancy.
- All tenants of Timber Grove will be required to sign a Residential Tenancy Agreement, as well as a Crime Freedom Addendum, which is a covenant to refrain from illegal activity in, or around, the proposed building. If, in the opinion of Coast Mental Health, a tenant's behaviour does become problematic, the tenant will be referred to alternate accommodation.
- Based on experience at other Coast Mental Health facilities, it is anticipated that most residents of Timber Grove will remain at the facility for at least two years, and often longer.

Operation of Timber Grove

- Timber Grove will consist of 52, self-contained studio apartment units each with its own kitchen and washroom. Common amenity areas within the proposed building will include a lounge, laundry room, and communal kitchen and dining area for residents.
- The project will be staffed by Coast Mental Health 24 hours a day, 7 days a week.
- It is anticipated that the facility will, generally, have two staff members on-site during the day and one staff member overnight, although there may be an opportunity for a second staff member to be on-site overnight as well. Other Coast Mental Health staff, such as building maintenance and grounds maintenance staff will attend the facility from time to time, as required.
- On-site support services will be available for the residents and will include: regular meal service, peer support services, employment preparation and placement, tenant participation in building and grounds management and maintenance, a recovery programme, the Clean Start programme (substance abuse support), case management, and medical management assistance.
- It is anticipated that these on-site support services will be provided by the two Coast Mental Health staff members who are on-site at the building during the day, although non-Coastal Mental Health staff from other agencies may come to the site from time to time to provide some of these support services.
- Tenants may also require additional support services for other physical and mental health concerns that will be fulfilled at various off-site Fraser Health Authority facilities. It is the role of Coast Mental Health to ensure that tenants maintain successful connections with these off-site agencies.

- To address security issues, closed-circuit cameras will be installed to monitor activities in common areas. Door locks will be electronically controlled with access controlled through the use of key fobs, thereby restricting access to the proposed building to only staff, and residents and their guests.

Community Advisory Committee

- Coast Mental Health is in the process of inviting community representatives to be involved in a Community Advisory Committee (CAC) for Timber Grove. The CAC would provide a forum for Coast Mental Health and residents of the surrounding neighbourhood to exchange information, to discuss issues that may arise with respect to the Timber Grove facility or with respect to the residents of Timber Grove, and to arrive at constructive solutions to these issues.
- As of the writing of this report, the Central City Residents' Association, the Surrey RCMP, the Downtown Surrey Business Improvement Association, Lena Shaw Elementary School administration and Parents Advisory Committee, the Surrey Homelessness and Housing Task Force, and the City of Surrey have been invited to meet with the project group and have been identified as possible representatives on the proposed CAC.

DESIGN PROPOSAL AND REVIEW

Site Layout

- The proposed Timber Grove building will be located at the northeast corner of the subject site, as close to the future 101 Avenue extension and to the BC Hydro transmission corridor as possible, in order to maximize the separation between the proposed building and the existing multiple unit residential development to the west.
- A driveway will lead from the end of the existing 101 Avenue cul-de-sac bulb at the north end of the site to the surface parking and service delivery area located on the east side of the proposed building, underneath the BC Hydro transmission lines.
- The proposed surface parking lot will contain 5 parking spaces. As none of the residents will own vehicles, 5 parking space should be adequate to serve the one or two staff who may be on-site at any given time and to accommodate any visitors that may attend the facility.

Building Concept

- The proposed facility is a VANOC Legacy Housing Project and, as such, will utilize modular housing units that have been erected to create the Athletes Centre in Whistler as part of the 2010 Olympic and Paralympic Winter Games.
- In Whistler, the modular units create one-storey buildings and are arranged to provide sleeping rooms, for one or two person, along with a private bathroom.

- Following the completion of the 2010 Olympic and Paralympic Winter Games, some of the modular units from the Athletes Centre will be dismantled, transported to Surrey and reconfigured and reassembled into a three-storey apartment building.
- The proposed building will contain 52, 38.3-square metre (412 sq. ft.) self-contained studio apartment units.
- Each studio apartment unit will contain a living area that includes a small, but fully equipped, kitchenette, an eating area and a sitting area. Each studio apartment unit will also contain a small sleeping alcove with closet space and a private bathroom with toilet, sink and shower.
- At the north end of the ground floor, the proposed building will also house a small, common lounge, laundry facilities for use by the residents, and a communal dining room and associated kitchen facilities.

Building Design

- One of the principal design objectives of the proposed facility is to ensure that the building does not appear to be constructed of modular units. To help achieve this goal, the proposed building form has been articulated and a number of architectural elements and colours added to the exterior to provide contrast and interest.
- The proposed building will be three storeys in height, although a portion at the front (north end) of the building will be only 2 storeys in height in order to provide additional articulation to the mass of the building.
- The proposed three-storey section of the building will also be highly articulated both in response to the shape of the proposed lot and in order to create a more architecturally interesting building.
- The exterior of the building will be clad in a combination of brown and beige-coloured hardi-board siding.
- A number of blue, red and orange-coloured panels will be added to the exterior of the building, particularly around third floor windows, to create additional visual interest.
- A large canopy supported by brick columns, will be created around the north end of the building to emphasis the entry to the building and the common rooms and facilities located at the north end of the building.
- The proposed roof will be flat, with large overhangs that will be supported by large wooden brackets that will, again, add additional articulation and interest to the building.

Landscaping

- The west side of the subject site will be heavily planted with upsized trees to help create a substantial buffer between the proposed building and the existing multiple unit residential development to the west.

- Fast-growing species such as Western Red Cedar will be amongst the trees planted in order to help restore the existing treed area as quickly as possible.
- Community garden plots, for use by the residents of the facility, will be located on the southeast corner of the site, within the BC Hydro transmission corridor.
- An outdoor amenity patio will be located on the northeast corner of the building along the future 101 Avenue extension, and adjacent to the indoor communal dining area. This outdoor patio will be defined by a low hedge, dense under-planting and a row of trees that will separate the patio from the existing pathway and future street to the north, which will create a more residential interface with adjoining uses.
- Other than the entry area and outdoor amenity patio at the north end of the building, the entire site will be enclosed by a 1.8-metre (6 ft.) high black metal picket fence.

ADVISORY DESIGN PANEL

- ADP Meeting: April 2, 2009
- The ADP suggestions have been satisfactorily addressed and are reflected on the attached plans.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Subdivision and Development By-law, 1986, No. 8830 by deferring works and services on 100 Avenue until such time as widening of 100 Avenue occurs.

Applicant's Rationale:

- The proposed subdivision is being undertaken by the City of Surrey.
- The purpose of the proposed subdivision is to facilitate the creation of a parcel to accommodate the proposed development and to consolidate the remainder of the parcel with the other City lands.
- The lot created for the proposed use will be serviced from 101 Avenue while the balance of the parcel within the BC Hydro right-of-way will continue to be used for linear parkway purposes only.

Staff Comments

- The balance of the City-owned lands not being subdivided for the proposed project, will not be developed with structures but will continue to be used to accommodate a linear multi-use pathway within the BC Hydro corridor.

- It is not anticipated that this section of 100 Avenue will be widened within the short or medium term.
- Therefore, upgrading of 100 Avenue is not required at this time.
- As a result, the Planning & Development Department can support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments and Applicant's Response
Appendix V.	Development Variance Permit No. 7909-0022-00
Appendix VI.	Proposed Housing Agreement By-law
Appendix VII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Environmental Report prepared by Jason Barsanti, Madrone Environmental Services Ltd. dated May 27, 2009.
- Arborist Report prepared by Catherine McDonald dated June 22, 2009.

Jean Lamontagne
General Manager
Planning and Development

GAG/AM/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: Coast Mental Health
 Address: 293 E. 11th Avenue
 Vancouver, BC
 V5T 2C4
 Tel: 604-675-2324

2. Properties involved in the Application
 - (a) Civic Address: Portion of 13922 - 101 Avenue

 - (b) Civic Address: Portion of 13922 - 101 Avenue
 Owner: City of Surrey
 Portion of PID: 011-126-574
 Lot 29 Section 26 Block 5 North Range 2 West Plan NWD 5210

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

 - (b) Proceed with Public Notification for Development Variance Permit No. 7909-0022-00.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-45)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		4,760 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	25%	23%
Paved & Hard Surfaced Areas		10%
Total Site Coverage		35%
SETBACKS (in metres)		
Front	6.0 m	6.0 m
Rear	20.0 m	25.0 m
Side #1 (West)	11.0 m	11.0 m
Side #2 (East)	8.0 m	8.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12.0 m	12.0 m
Accessory	4.5 m	4.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		52
One Bed		
Two Bedroom		
Three Bedroom +		
Total		52
FLOOR AREA: Residential		3,132 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,132 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		109 uph/44 upa
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.7	0.66
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	5	5
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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