

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0266-00

Planning Report Date: October 18, 2021

PROPOSAL:

- **Temporary Use Permit**

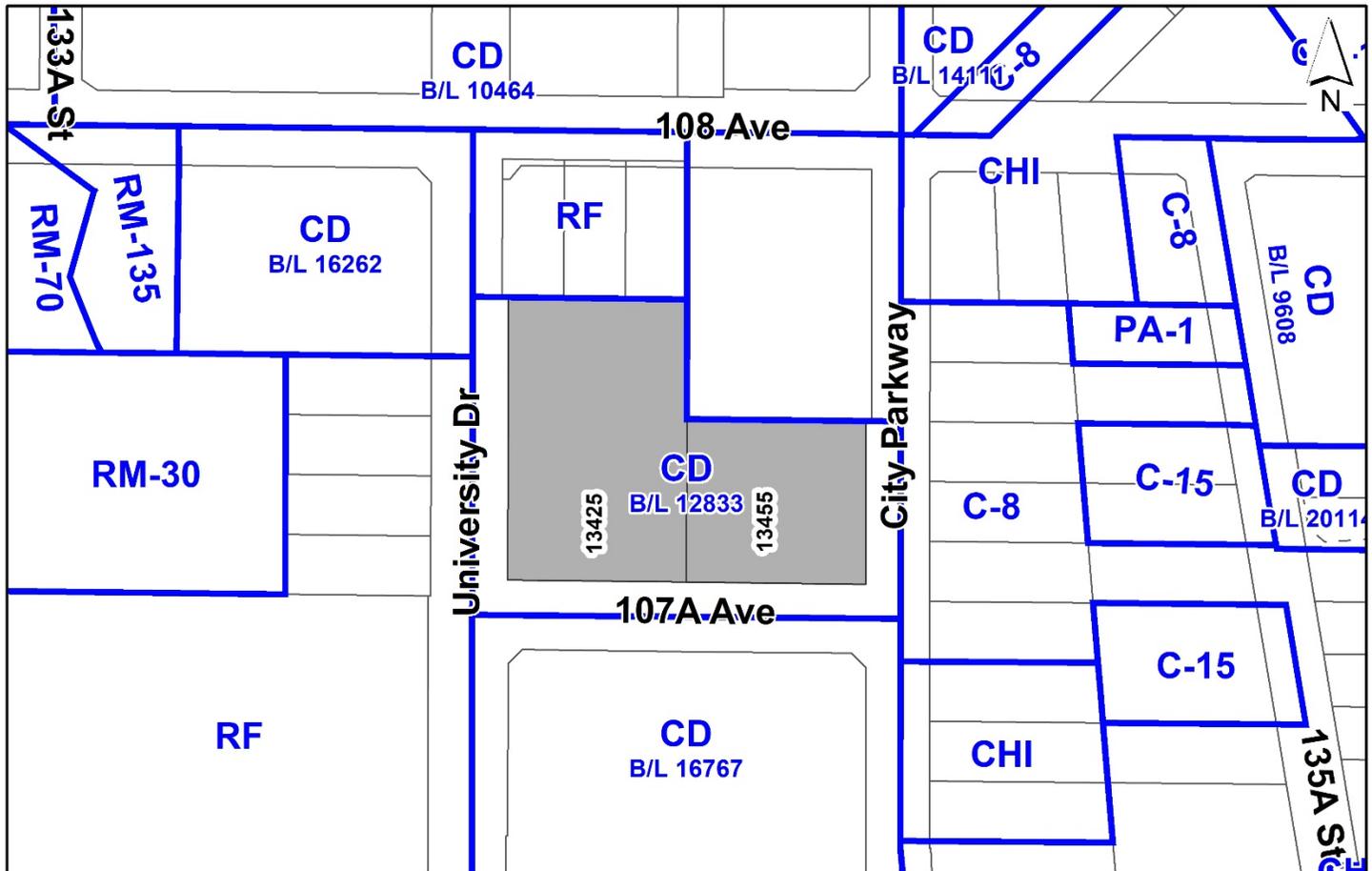
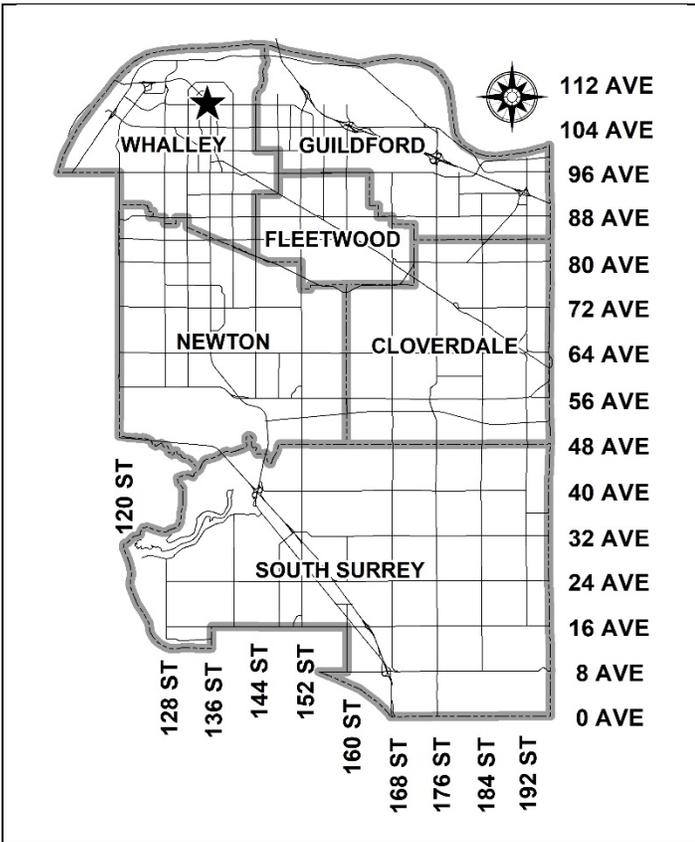
to allow for continued operation of a temporary transitional supportive housing facility and ancillary support services for up to an additional three years.

LOCATION: 13425 - 107A Avenue
 13455 - 107A Avenue

ZONING: CD By-law No. 12833

OCP DESIGNATION: Central Business District

CCP DESIGNATION: Residential High Rise 5.5 FAR



RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The subject temporary transitional supportive housing facility and ancillary support services fall under the categories of care facility, community services, and office use in the Zoning By-law No. 12000. A care facility is not a permitted use under the CD Zone (Bylaw No. 12833) and community services and office use are only permitted on the easternmost lot (13455 – 107A Avenue).

RATIONALE OF RECOMMENDATION

- In 2017, the Province of BC announced the Rapid Response to Homelessness (RRH) as an immediate response to the growing issue of homelessness across the province.
- RRH is an innovative housing solution that provides an immediate housing option and necessary support services for vulnerable individuals, utilizing construction techniques such as modular design to expedite production and rapidly create new, provincially-owned housing units.
- These units provide an emergency solution to meet the urgent need of people experiencing homelessness. The housing will be replaced by permanent supportive housing units once they are constructed.
- The subject site was previously approved by Council for a Temporary Use Permit (7917-0604-00) to allow for one of three temporary transitional supportive housing facilities provided through the RRH. TUP 7917-0604-00 was issued for the subject property on January 22, 2018 and expired January 22, 2021.
- There is a need to extend the TUP on the subject property. The proposed TUP will accommodate the continued operation of the temporary transitional supportive housing facility, and ancillary support services, for up to a further three (3) years.
- The property is currently under Development Application (7920-0220-00) for a residential development comprised of 2 high-rise towers, currently pre-Council. As such, the proposed temporary housing facility will continue to provide for an interim use that helps to address the immediate need for transitional housing and support services for individuals who are experiencing homelessness or at risk of homelessness while the current development proposal proceeds through the application process.
- Council will be considering approval of the associated lease extension for the subject property at the Regular Council – Public Hearing meeting on October 18, 2021. This will extend the leasing of the premises to BC Housing.

RECOMMENDATION:

The Planning & Development Department recommends that Council approve Temporary Use Permit No. 7921-0266-00 (Appendix I) to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Unoccupied prefabricated modular buildings	Residential High Rise 5.5 FAR	CD By-law No. 12833
North (Across):	Vacant land and existing commercial building	Residential High Rise 5.5 FAR, Mixed Use 5.5 FAR and Plaza	RF and C-8
East (Across City Parkway):	Mixed Business	Residential Mid to High Rise 5.5 FAR	C-8
South (Across 107A Ave.):	Tom Binnie Park	Park	CD By-law No. 16767
West (Across University Drive):	Vacant land and existing mixed use high rise building	Residential High Rise 5.5 FAR and Mixed Use 5.5 FAR	RF and CD By-law No. 16262

Context & Background

- The subject site is comprised of two neighbouring properties located on the north side of 107A Avenue, between University Drive and City Parkway in the City Centre. The site is zoned Comprehensive Development Zone (CD) (By-law No. 12833) and is designated "Residential High Rise 5.5 FAR" in the City Centre Plan.
- The subject properties and adjacent properties to the south, later acquired by the City for the Chuck Bailey Recreation Centre, were rezoned to Comprehensive Development Zone (By-law No. 12833) in 1996, and general Development Permit No. 7995-0181-00 was issued to generally guide the future development of the site, which included mixed-use towers on a minimum 4-storey podium. The CD Zone permits a maximum floor area ratio (FAR) of 4.1 on the subject site. The future development of these properties under the CD Zone is subject to a detailed Development Permit for form and character.
- The City Centre Plan, which was endorsed by Council in January 2017, designates the subject properties for residential high rise development at a floor area ratio (FAR) of 5.5. Since the current CD Zone prescribes a lower maximum density of 4.1 FAR it was anticipated that the owners would pursue rezoning of the properties to realize the density now supported by the plan.

- The current owners of the property have a Development Application (7920-0220-00) in process for a proposed residential development, comprised of 2 high-rise towers, currently pre-Council. As such, the extended operation of the temporary modular housing facility will continue to provide for an interim use that helps to address the immediate need for transitional supportive housing and support services for individuals who are experiencing homelessness or at risk of homelessness in the City and across the province while the current development proposal proceeds through the application process.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Temporary Use Permit extension to allow for the sites to continue to be used for temporary transitional supportive housing and ancillary support services for a period not to exceed three years.
- In 2017, the Province of BC announced the Rapid Response to Homelessness (RRH) as an immediate response to the growing issue of homelessness across the province. Partnering with non-profit organizations, local governments and community groups, BC Housing created new temporary transitional supportive housing units with support services for individuals who are experiencing homelessness or at risk of homelessness.
- RRH is an innovative housing solution that provides immediate housing option and necessary support services for vulnerable individuals, utilizing construction techniques such as modular design to expedite production and rapidly create new, provincially-owned housing units. Modular units have been deployed on land made available by program partners and can be relocated to future sites as needed. Property management and support services are delivered by non-profit partners.
- In January 2018, the Province and the City announced plans for three temporary modular housing projects. The supportive housing units provided through the RRH include individual rooms with private bathrooms, meal service, counselling, and medical offices, 24/7 staffing and life and employment skills programming.
- The intent is for the temporary housing units to be replaced by 250 permanent, supportive housing units in five facilities within Surrey, to be owned by BC Housing.
- To date, three permanent facilities have been completed within the City, providing a total of 139 supportive units, located in City Centre, Guildford, and Newton, with additional sites to be provided in the future.
- The three temporary modular housing facilities have now ceased operation, and two have since been decommissioned.
- Given the ongoing need to provide housing and support services for individuals who are experiencing homelessness or at risk of homelessness, it is proposed that the subject remaining temporary facility continue to operate as transitional supportive housing.

- There has been an increase in crime to the surrounding residents, with people breaking into garages and then returning to this site.

(The site is currently vacant and secured; however, once it is operational there will be on-site support services for residents. Residents must abide by specific requirements and obligations to remain as tenants. Staff will further discuss the security of the grounds and buildings for the short term to deal with the increased activity on the property until the supportive housing facility is again operational.)

INFORMATION ATTACHED TO THIS REPORT

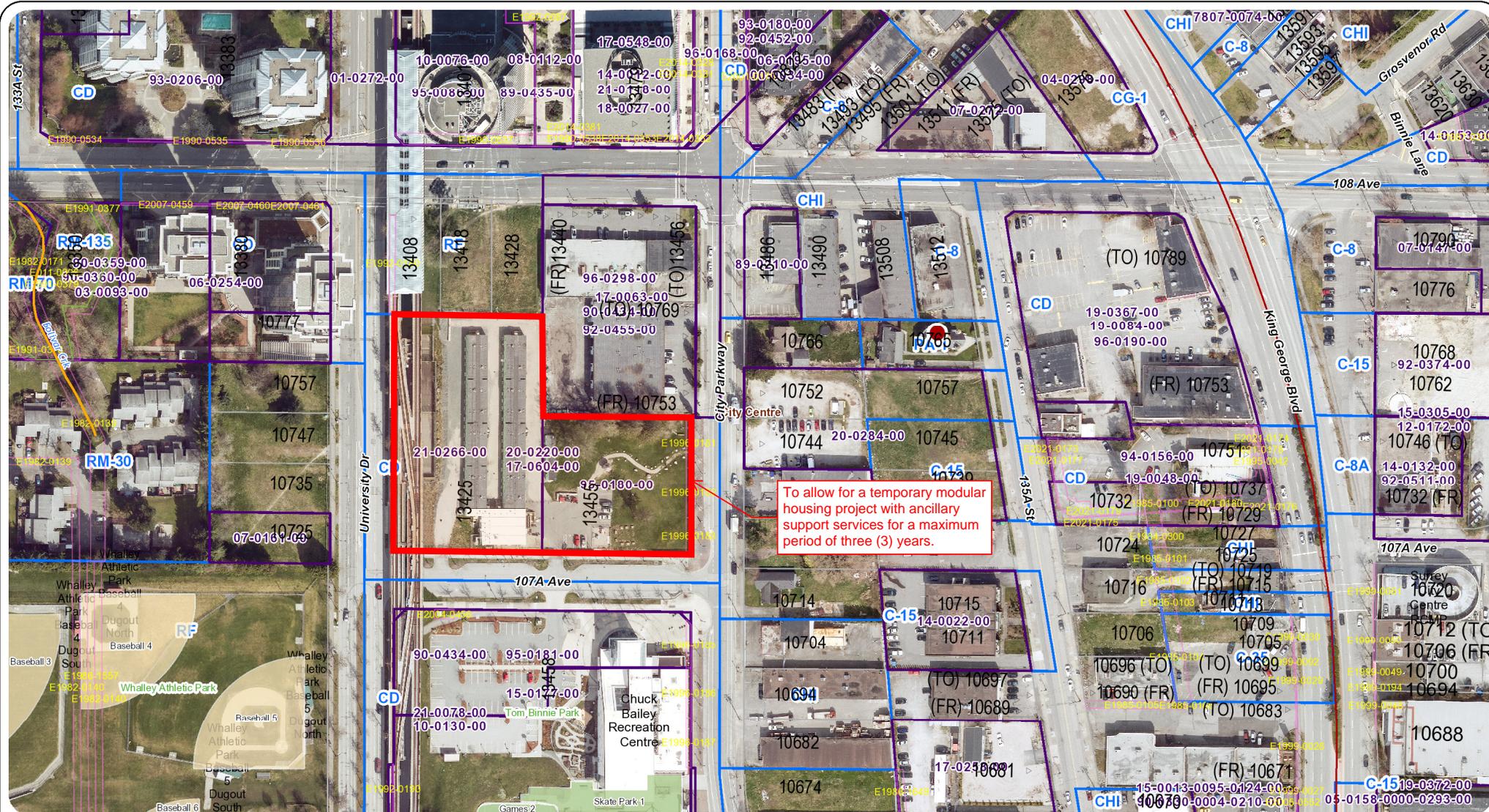
The following information is attached to this Report:

- Appendix I. Air Photo of the site
- Appendix II. Temporary Use Permit 7921-0266-00

approved by Ron Gill

Ron Gill
Acting General Manager
Planning and Development

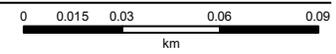
LAP/cm



Enter Description

Scale: 1:1,486

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. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7921-0266-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "Owner")

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this temporary use permit.
2. This temporary use permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 023-611-405

Lot 3 Section 22 Block 5 North Range 2 West New Westminster District Plan LMP30919

13425 - 107A Avenue

Parcel Identifier: 023-611-413

Lot 4 Section 22 Block 5 North Range 2 West New Westminster District Plan LMP30919

13455 - 107A Avenue

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be for temporary modular housing project and ancillary support services fall under the categories of care facility, community services, and office use
5. The temporary use permitted on the Land shall be in accordance with:
 - (a) The location of the buildings, access and parking as shown on Schedule A and numbered 7921-0266-00(A) (the "Drawings") which is attached hereto and forms part of this permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.
7. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
8. This temporary use permit is not transferable.
9. This temporary use permit shall lapse on or before three years from date of issuance

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

ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: Signature

Name (Please Print)

OR

Owner: Signature

Name: (Please Print)

TO THE CITY OF SURREY:

I, _____ (Name of Owner)

being the owner of Lot 3 and 4, Section 22, Block 5 North Range 2 West NWD Plan MP30919

(Legal Description)

known as 13425 and 13455 107A AVenue

(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

all of which shall be done not later than the termination date set out on the temporary use permit.

I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.

(Owner)

(Witness)