

NO: **R085**

COUNCIL DATE: **May 25, 2020**

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 21, 2020**

FROM: **General Manager, Engineering** FILE: **0930-30/463**  
**General Manager, Planning & Development** XC: **7919-0164-00**

SUBJECT: **Proposed Lease of City Property Located at 14706 – 104 Avenue to the Provincial Rental Housing Corporation**

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## RECOMMENDATION

The Engineering Department and Planning & Development Department recommend that Council approve the execution by the Mayor and City Clerk of a lease of the City property located at 14706 – 104 Avenue, as generally illustrated in Appendix “I” attached to this report, to the Provincial Rental Housing Corporation for a term of 60 years to allow for the construction and operation of a permanent supportive housing facility, subject to compliance with the notice provisions of the Community Charter, SBC 2003, C. 26.

## INTENT

The intent of this report is to seek Council’s approval to lease 14706 – 104 Avenue (the “Property”) to the Provincial Rental Housing Corporation (“PRHC”) for a term of 60 years to allow for the development of a 61 unit supportive housing facility for the provision of self-contained, permanent housing to individuals who are experiencing homelessness or at risk of homelessness. The proposal is for a build in place, wood frame type of building.

## BACKGROUND

### Property Description

The Property is a 1,209 m<sup>2</sup> (13,015 ft.<sup>2</sup>/0.30 acre) vacant parcel located immediately west of the City-owned property at 14716 – 104 Avenue, improved with the Guildford Emergency Shelter, and two lots west of the Guildford District 2 RCMP Office on the City-owned property at 10395 – 148 Street. The Real Canadian Superstore is located immediately west of the Property and Hjorth Road Park is located directly to the south. The City acquired the Property in 1980 for municipal purposes.

### Plan Designations, Zoning, and Land Uses

The Property is currently zoned Comprehensive Development Zone (CD) (Bylaw No. 19893) and is designated “Multiple Residential” in the Official Community Plan.

## **DISCUSSION**

On September 14, 2015, Council endorsed Corporate Report No. R183; 2015 (attached as Appendix “II”) authorizing staff to enter in a Memorandum of Understanding (“MOU”) (attached as Appendix “III”) that sets out a partnership between the City and BC Housing in the development of housing sites to support the priorities identified in the Master Plan for Housing the Homeless in Surrey. Those priorities are shelters, transitional or second stage housing, supportive housing and low-barrier housing. The MOU applies only to those housing projects that are developed on City-owned properties and incorporates provisions for the City to waive municipal permits and fees for these projects.

The 2015 MOU specifically identified the City-owned site at 9671/9677/9687 – 137 Street for a new purpose-built shelter and transitional housing facility and stated subsequent projects may be identified to support the Master Plan for Housing the Homeless and added to the MOU. City staff has endorsed the supportive housing facility proposed on the Property as embodying objectives and priorities identified in the Master Plan for Housing the Homeless, and therefore intends to add the Property as an addendum to the MOU.

### **The Province’s Rapid Response to Homelessness**

In 2017, the Province announced it will invest across B.C. \$291 million to support the construction of 2,000 modular housing units for people who are homeless and more than \$170 million over three years to provide 24/7 staffing and support services.

As part of this Rapid Response to Homelessness (“RRH”), the Province, through BC Housing partnering with the local government, non-profit organizations and community groups, has committed to building 250 permanent modular supportive housing units on approximately five sites within the City of Surrey. The Property is one of the five sites planned for permanent housing for the homeless population in Surrey.

To date, the City has identified two of the five RRH modular housing sites planned for Surrey. In addition to the Property in Guildford, the other confirmed modular housing site is Peterson Place, located at 13245 King George Boulevard in Whalley on a BC Housing owned property. The Peterson Place modular housing project is currently under construction. It will provide 38 studio units of supportive housing.

The City is actively looking for an additional three sites for RRH modular housing projects. As homelessness is a City-wide issue, several locations across Surrey are being explored.

The permanent modular housing projects will accommodate people who are currently living in the temporary modular housing projects and the temporary emergency shelters described below. BC Housing and the non-profit housing provider assess potential tenants to ensure that new projects have an appropriate mix of tenants in terms of the supports required.

## Phase 1 – Temporary Modular Housing

In 2018, due to the urgent and immediate need for housing for people experiencing homelessness, the City partnered with BC Housing to open three short-term, temporary modular housing projects within the City Centre. The Phase 1 RRH projects provide a total of 161 housing units. These temporary facilities are operated by BC Housing through 24/7 on-site management by Lookout Housing & Health Society, and include:

- |                         |                             |          |
|-------------------------|-----------------------------|----------|
| • Nickerson Place       | 13550 - 105 Avenue          | 46 units |
| • Nancy Gerard Trailers | 10662 King George Boulevard | 55 units |
| • Steve Cobon Trailers  | 13425 - 107A Avenue         | 60 units |

The three temporary modular housing projects are located on privately-owned sites that are planned for redevelopment. The City has short-term leases on the three sites. These temporary housing units are intended to be replaced by the 250 permanent modular housing units committed for Surrey by the Province.

## Temporary Emergency Shelters

The City and BC Housing have collaborated on various properties in the City to deliver programs to assist homeless individuals. One of these programs is the Temporary Emergency Shelter Program, which provides temporary shelter, food and support services.

In Surrey, there are 212 emergency shelter beds open year-round at the following facilities:

- The Boulevard Shelter – 40 beds
- The Parkway Shelter – 40 beds
- The Guildford Shelter – 40 beds
- The Cove Shelter – 42 beds
- Surrey Urban Mission – 50 beds

These shelters were opened in response to the urgent need to accommodate unhoused people. None of the shelters are purpose-built projects, and so generally lack adequate and appropriate spaces for the accommodation of guests and the provision of health and other services. In addition, the Boulevard and Cove Shelters are located on leased properties that are planned for redevelopment.

The transitional housing project that is under development at Green Timbers will accommodate 130 people in a purpose-built transitional/supportive housing project. It will accommodate some of the people from these temporary emergency shelters.

Attached to this report as Appendix “IV” is a list of the new modular housing projects and transitional housing project, temporary modular housing projects and temporary emergency shelter.

## **Supportive Housing Facility Proposed on the Property**

BC Housing proposes to construct on the Property a supportive housing facility for permanent housing to persons who are homeless or at risk of becoming homeless under completed Development Application No. 7919-0164-00. This Development Application sought approval by way of an OCP Amendment, rezoning and a Development Permit to allow and regulate the development of a six-storey modular apartment building to comprise of 61 self-contained residential units with integrated offices and meeting rooms, health-care related treatment rooms, lounge, dining and associated kitchen facilities to accommodate 24/7 support services to tenants of the building. BC Housing will appoint Lookout as the operator of the facility. Lookout is the operator of the Guildford emergency shelter for the homeless located on the adjacent City property at 14716 – 104 Avenue, which operates year-round.

Council endorsed the housing proposal of Development Application No. 7919-0164-00 presented in the related Planning & Development Report to Council on July 8, 2019 (attached as Appendix “V”), and the related Rezoning Bylaw was granted Third Reading by Council on July 22, 2019. Additional comments, specifically related to the form and character of the Development Permit and a Housing Agreement, were presented in a second Planning Report to Council on February 24, 2020 (attached as Appendix “VI”). The Housing Agreement will ensure the continuance of supportive housing units on the Property during the duration of the proposed lease from the City to PRHC. The Rezoning Bylaw (No. 19893) and Housing Agreement Authorization Bylaw (No. 20039) received Final Adoption from Council, and the corresponding Development Permit, to permit development of the six-storey modular apartment building, was issued by Council, at the April 6, 2020 Regular Council – Land Use meeting.

## **Surrey Homelessness**

The Metro Vancouver Homeless Count takes place every three years. Findings from the most recent March 2020 Homeless Count have not yet been released. The 2017 Homeless Count found that Surrey had 602 homeless; of those, 399 (or 66%, compared to 71 % across Metro Vancouver) were in shelters, including 44 in Extreme Weather Response shelters and the remaining 203 people were on the street. Of the homeless counted in Surrey, 30% were female and 10% were youth. While 3% of Surrey’s overall population is Indigenous, 29% of the homeless people counted identified as Indigenous. The homeless count numbers are conservative estimates and it is estimated that a large portion of the total homeless population is not enumerated during the “visible” homeless count; women, children and youth are considered to be groups that are overly represented among the “hidden homeless”.

## **Proposed Tenure of the Property**

City staff and BC Housing representatives have agreed on the terms on which the Property will be made available for the development and operation of the permanent supportive housing facility. The lease will be with PRHC, which is the holding company that administers all of BC Housing’s real estate property transactions. The City will provide the Property by way of a 60-year lease tenure. The 60-year lease term is consistent with the existing leases in place between the City and the PRHC covering City lands made available for major social housing projects, namely Timber Grove Apartments at 13922 – 101 Avenue, YWCA Alders Gardens at 13788 – 71 Avenue, Quibble Creek Health & Phoenix Transition Housing Centre at 13670 – 94A Avenue, Bill Reid Memorial Shelter at 17752 Colebrook Road, Green Timber Way Housing Facility at 9810 Foxglove Drive, and Rosewood Housing Facility at 9683 – 137 Street. The latter two projects are currently being constructed.

If Council approves the proposed lease, it is anticipated that the on-site development will commence Summer 2020 and the facility will be open for use in the Spring of 2021.

## **SUSTAINABILITY CONSIDERATIONS**

The leasing of the Property to the PRHC supports the objectives of the City's Sustainability Charter 2.0. In particular, the Lease of the Property for the construction and operation of the modular apartment units for permanent housing to homeless persons relates to the Sustainability Charter 2.0 themes of Inclusion, Public Safety, and Health and Wellness. Specifically, this project supports the following Desired Outcomes ("DO") and Strategic Directions ("SD"):

- Housing DO12: Everyone in Surrey has a place to call home;
- Housing DO14: Supports are available to enable all people to live as independently as possible in the community;
- Housing SD9: Facilitate the development of shelter facilities and supportive housing as outlined in the Master Plan for Housing and Homeless in Surrey;
- Community Safety and Emergency Services SD4: Enhance intergovernmental relations, and ensure broad partnerships and collaboration to address multijurisdictional social issues (e.g., homelessness, mental health and addictions, etc.); and
- Health Services and Programs SD1: Connect, facilitate and support people and organizations in innovative alliances for delivery of social, health and wellness programs.

## **CONCLUSION**

Based on the above discussion, approval of a 60-year lease agreement for the Property between the City and the PRHC will allow the PRHC and its operator, Lookout, to use the Property for the construction and operation of a permanent supportive housing facility for the homeless population, as generally described in this report.

Scott Neuman, P.Eng.  
General Manager,  
Engineering

Jean Lamontagne  
General Manager,  
Planning & Development

AW/amg/cc

Appendix "I" - Aerial Photo of Property

Appendix "II" - Corporate Report No. R183; 2015

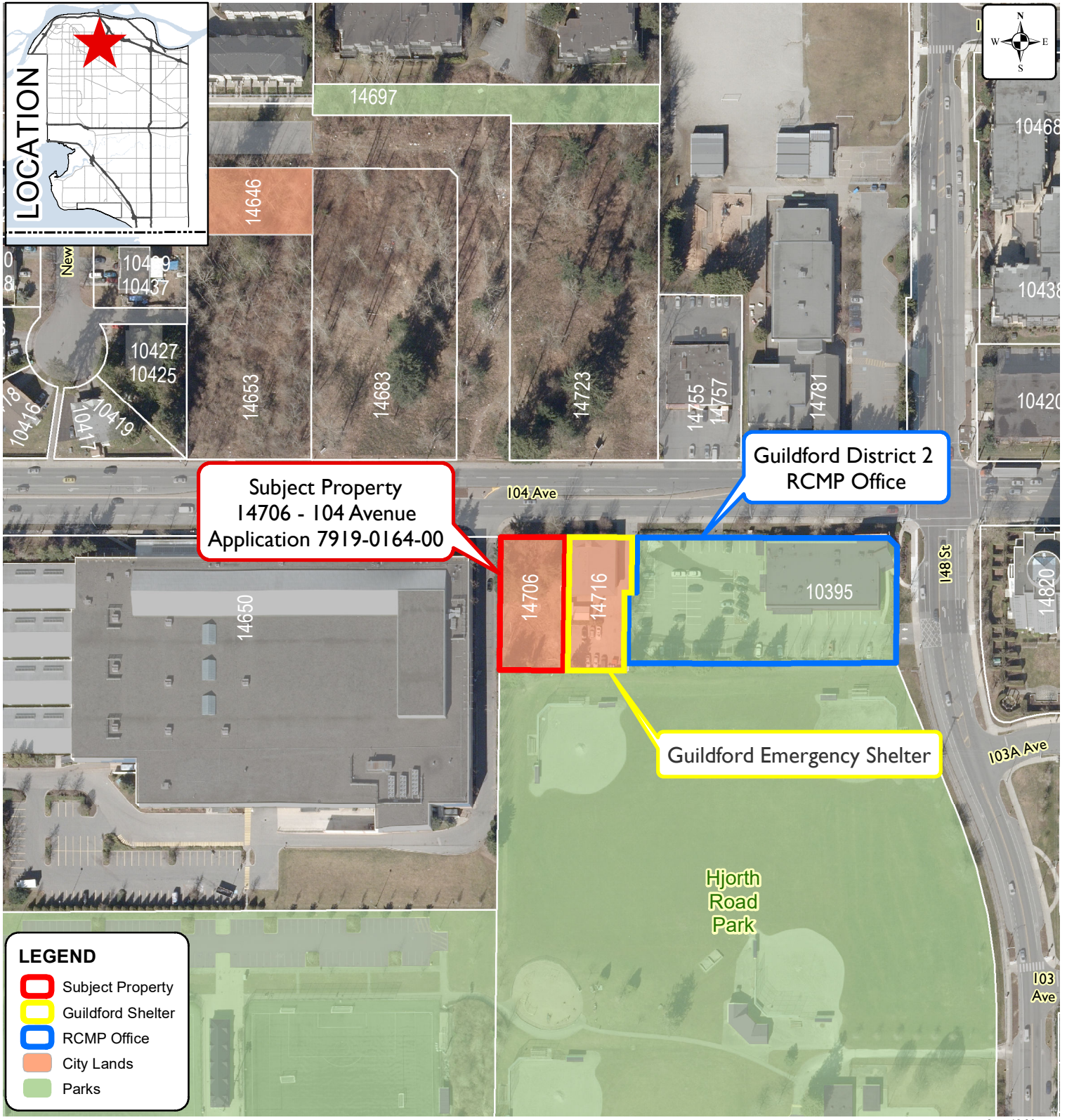
Appendix "III" - Copy of Memorandum of Understanding

Appendix "IV" - List of Modular Housing and Temporary Shelters in Surrey

Appendix "V" - Planning & Development Report for 7919-0164-00 - July 8, 2019

Appendix "VI" - Planning & Development Report for 7919-0164-00 - February 24, 2020

# AERIAL PHOTOGRAPH OF SITE



**Subject Property**  
 14706 - 104 Avenue  
 Application 7919-0164-00

**Guildford District 2  
 RCMP Office**

**Guildford Emergency Shelter**

**LEGEND**

- Subject Property
- Guildford Shelter
- RCMP Office
- City Lands
- Parks

Produced by GIS Section: 14-May-2020, P205934

Date of Aerial Photograph: March 2019

Scale: 1:2,000 0 10 M



**Proposed Lease of City Property  
 Located at 14706 - 104 Avenue to the  
 Provincial Rental Housing Corporation**

**ENGINEERING  
 DEPARTMENT**

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

NO: R183

COUNCIL DATE: September 14, 2015

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**REGULAR COUNCIL**

**TO: Mayor & Council** **DATE: September 14, 2015**

**FROM: General Manager, Planning and Development** **FILE: 4815-01**

**SUBJECT: Memorandum of Understanding between the City of Surrey and  
BC Housing Management Commission – Low Barrier Shelter and Transitional  
Housing Facility**

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**RECOMMENDATION**

The Planning and Development Department recommends that Council:

1. Receive this report as information; and
2. Approve the terms and conditions of the Memorandum of Understanding (the "MOU"), attached as Appendix I to this report, between the BC Housing Management Commission ("BC Housing") and the City of Surrey; and
3. Authorize the Mayor to sign the MOU on behalf of the City of Surrey.

**INTENT**

The purpose of this report is to seek Council approval:

- for a partnership between the City and BC Housing that will lead to the delivery of a new purpose-built low barrier shelter and transitional housing facility in Surrey City Centre; and
- to sign an MOU between the City and BC Housing that documents the terms and conditions of the partnership.

**BACKGROUND**

On May 26, 2014, Council granted first and second readings to rezoning Application No. 7914-0059-00 for properties located at 9687, 9677 and 9671 – 137 Street, allowing for the design, construction and operation of a new low barrier shelter and transitional housing facility. This project is the highest priority of the approved Master Plan for Housing the Homeless in Surrey and is slated to replace the substandard Gateway Shelter located on 135A Street.

In 2008, the City executed a Memorandum of Understanding with BC Housing (the "2008 MOU") leading toward the development of important supportive housing projects for people who are homeless or at-risk of homelessness. To date, three projects (Timber Grove Apartments, the YWCA's Alder Gardens, and Creekside) have been developed.

Under the terms of the 2008 MOU, the City has committed to a long-term lease of City property at a nominal rate and to waive all municipal fees and charges. These projects have all been successfully completed and are fully occupied. These three housing projects combined, provided an additional 156 new housing units for people who were homeless or at-risk of homelessness in Surrey.

## **DISCUSSION**

With the process started to replace the Gateway Shelter a new MOU, attached as Appendix I, has been drafted, which sets out a partnership agreement between BC Housing and the City. The proposed MOU reaffirms the collaboration commitment between the City and BC Housing in continuing to deliver much needed facilities as per the Master Plan for Housing the Homeless (the "Plan") that was developed jointly with BC Housing and approved by Council on July 8, 2013.

The approved Plan lists the replacement of the Gateway Shelter as one of the top priority project as a properly designed facility will help to support people requiring services that will ultimately lead them to a permanent form of housing and wellbeing.

To that extent, Council approved acquisition and zoning for properties that will be home to this new facility.

Once the MOU has been executed by both parties, planning for the facility will continue as BC Housing has indicated they have funding available to proceed with hiring of the consultants that will finalize the design and will be working on the required permits that will ultimately lead to the construction and delivery of the new facility.

This new facility will be operated by a non-profit society and BC Housing will be proceeding with a Request For Proposal to select the facility operator which then will be part of the design process of the new facility, along with the consulting team and City staff.

The consulting team, with the assistance of City staff, will be working on finalizing the rezoning and development permit process and subsequent building permit, leading to the delivery of the new facility.

## **Legal Services Review**

Legal Services has reviewed the MOU and this report and its recommendations and has no concerns.

## **SUSTAINABILITY CONSIDERATIONS**

Managing the delivery of the Master Plan for Housing the Homeless is consistent with the Sustainability Charter. Specifically, scope elements *SC5: Plan for the Social Well Being of Surrey Residents*, *SC6: Accessible and Appropriately Located Services within the City*, *SC9: Adequate, Appropriate and Affordable Housing*,



## CONCLUSION

Based on the above discussion it is recommended that Council:

- Approve the terms and conditions of the MOU, attached as Appendix I to this report, between Housing and the City of Surrey; and
- Authorize the Mayor to sign the MOU on behalf of the City of Surrey.

*Original signed by*  
Jean Lamontagne  
General Manager,  
Planning and Development

JLL:saw

Attachment:

Appendix I Proposed Memorandum of Understanding

**Note: Appendix available upon request**

MEMORANDUM OF UNDERSTANDING  
between  
BC Housing Management Commission ("BC Housing") and  
the City of Surrey (the "City")  
regarding the development of housing for the homeless in Surrey  
September 2015

1. **Introduction**

This Memorandum of Understanding ("MOU") sets out the proposed partnership between BC Housing and the City in the development of housing sites to support the priorities identified in the *Master Plan for Housing the Homeless in Surrey* (the "Homeless Plan").

The MOU applies only to those housing projects that are developed on City-owned sites. One project, a purpose-built low-barrier shelter and transitional housing facility, has been included as part of this MOU. Subsequent projects may be identified to support the Homeless Plan and added to the MOU.

2. **Housing Priorities**

The Homeless Plan identifies the following housing gaps:

- **Shelters** — a better alignment of emergency services to the homeless population is needed, including a centrally-located low barrier shelter in Whalley that provides longer-term accommodation with support service linkages for users, and enhanced shelter services for women, youth and Aboriginal people.
- **Transitional or Second-Stage Housing** — temporary housing (for a few months or years) that helps individuals to transition to greater independence and permanent housing.
- **Supportive Housing** — Housing with integrated support services, a vital piece of the housing continuum.
- **Low-Barrier Housing** – Housing for individuals with a mental illness, drug and alcohol addictions and those leaving correctional facilities who face the greatest difficulties with securing housing.

The Homeless Plan identifies the following population groups to be in particular need of supportive housing: individuals with mental health and/or substance use issues; women and women with children; youth; and Aboriginal people.

3. **Objectives**

This MOU forms the basis of understanding of the partnership between BC Housing and the City to fulfill the City's Homeless Plan. The specific objectives that will be met through the partnership are:

- The replacement of the Gateway emergency shelter facility in Whalley with a new purpose built facility that also incorporates transitional housing units; and
- The creation of additional units of transitional and supportive housing for people who are homeless or at-risk of homelessness to support the City's target of 450 units.

#### 4. **The Project – Shelter and Transitional Housing Facility**

The City will make available a City-owned site at 9671/9677/9687 – 137 Street for a new purpose-built shelter and transitional housing facility. This site is located in the Surrey Memorial Hospital precinct in the City Centre area of Whalley.

The project will be a low-barrier facility that will accommodate men and women who are homeless or at-risk of homelessness and may have active addictions and/or mental illness. The number of shelter beds and housing units will be determined through the planning process but is estimated to be approximately 40-50 beds and 40-50 housing units. The shelter beds will be designed in a way to allow for maximum flexibility for future use.

The proposed shelter and transitional housing project will be designed and constructed to meet BC Housing's Design and Construction Guidelines and meet BC Housing's safety requirements for co-ed shelter design.

Surrey's Homeless Plan highlights some of the key considerations related to the development of the shelter and transitional housing facility. These include an appropriate design and operational/ funding model that will enable the project to co-exist with its neighbours. Examples of appropriate design and programming space include interior/private outdoor courtyards and balconies, storage for carts and physical separation between the street and on-site activities.

For shelter users, features and space configurations that will support individuals to stabilize, and connect with services include single/double rooms, storage space, and flex rooms for couples or trans-gendered individuals. Other key features are flexible meeting spaces for on-site counselling, life skills training, and other health-related services, and space to prepare and serve daily meals.

BC Housing will issue a Request for Proposal ("RFP") for a non-profit housing Society (the "Society") to design, construct and operate the shelter and transitional housing project.

A Community Advisory Committee will be established to proactively address any neighbourhood concerns that may arise with respect to the development and operation of the new shelter and transitional housing facility. The Committee will provide a forum for representatives from the City, BC Housing, RCMP, Downtown Surrey BIA, Fraser Health Authority and area residents to exchange information, discuss any concerns that may arise and constructive solutions to these concerns. The City will convene the Committee. Once a Society is selected as the operator of the project, the Society will assume the role of convener.

**5. Eligible Tenants**

Each project developed under the terms and conditions of this MOU will target a specific homeless or at-risk population group or groups. Priority will be given to people living in Surrey or who consider Surrey their home. Any further agreements will incorporate provisions that this housing is for people living in Surrey who meet the other eligibility criteria.

Eligible tenants for transitional housing units at 9671/9677/9687 – 137 Street will be low-income men and women who are homeless or at-risk of homelessness. There will be no or minimal barriers for people with addictions and/or mental illness.

**6. Programming and Support Services**

Tenants of the projects will be connected and referred by government or non-profit providers of social and health services. Programming and support services will be in place at the time of occupancy for each project. Support services are intended to be integrated and client-centred consistent with BC Housing's Emergency Shelter Program.

**7. Building Program**

New construction projects providing transitional or supportive housing for individuals will generally consist of self-contained studio units complete with a bathroom and basic kitchen. Units for families with children will contain separate bedrooms. The buildings will include common amenity and administration spaces to support the provision of services to residents. Where existing buildings are to remain for use, they will be upgraded to ensure that they meet the requirements of the BC Building Code and are safe, secure and energy efficient.

**8. Sustainability**

The City and BC Housing are committed to achieving high environmental standards and minimizing green house gas emissions in the development of projects. The Shelter and Transitional Housing Project will be required to be built to BC Housing's sustainability standards.

**9. Parking**

Relaxation of parking requirements will be determined for each specific project and will be based on the parking needs of the residents to be housed in the project, number of support staff, and location of the site relative to transit services, all subject to Council approval. Parking for any other uses included in the projects will be provided in addition to the requirements for the supportive housing components.

**10. Design, Program Development and Approvals Funding**

BC Housing will pay all costs to design the projects through to the issuance of Development and Building Permits for the project. These costs will include all consultant fees and related disbursements.

**11. Capital and Operating Funding**

During the predevelopment stage, BC Housing will review the additional capital and operating cost requirements of the project. Contributors of funding to cover operating costs may include BC Housing and/or other funding partners. BC Housing will inform the City of its findings prior to issuance of the Building Permit.

**12. Leases**

As the owner of the site at 9671/9677/9687 – 137 Street, the City will lease the site to the Provincial Rental Housing Corporation, for a period of 60 years, for a consideration of \$10. The successful Society will operate the facility through an Operator Agreement with BC Housing. In the case of a default, BC Housing, will assign the operations to another non-profit sponsor subject to the City being satisfied as to credibility of the non-profit sponsor, acting reasonably.

The lease will commence once the Building Permit has been issued, the construction financing is in place, and the contract to build the building has been executed. The lease will require the lessee to maintain and repair the housing; and pay all utilities, insurance, fees and applicable taxes. The form of lease will be similar to recent leases granted by the City where BC Housing has provided financing.

**13. Development Cost Charges and Municipal Permits and Fees**

The City will waive or otherwise meet the following municipal fees and charges for the projects:

- Development Application Fee;
- Engineering Processing Fee - Servicing Agreement;
- Engineering Rates – Building Permit Review;
- Balance of Building Permit Fee;
- Surrey Development Cost Charges;
- Damage Deposit; and
- NCP Amenity Contributions.

**14. Municipal Approvals**

All approvals are subject to City Council approval and are at the absolute discretion of City Council.

The City will appoint a City employee to ensure that the approval process for the projects through all City departments is expedited in a timely fashion. The individual will be responsible for facilitating the resolution of any issues that arise during the City's review and approval of the projects. All parties recognize that good communication, prompt responses, and complete documentation will be essential to achieve this schedule.

The City will permit BC Housing, the Society and consultants to access the site in advance of the commencement of the lease for the purpose of due diligence and surveys, on condition that the sites are returned to the condition they were in prior to the due diligence and surveys, and provided licenses are obtained of any existing tenancies. Demolition (if applicable) and construction mobilization will require an agreement with the City that complies with the *Community Charter* and *Local Government Act*.

The Society will be responsible for off-site services as determined by the development process for the City-owned site.

Projects may require a number of agreements with neighbouring property owners to allow for the construction cranes to circle over property lines and allow for any underpinning of shoring required for excavation. Access to the site for the purposes of constructing the project across property lines may also be required. The City will assume the responsibility for ensuring these reciprocal agreements are in place (or will be granted) for any adjacent lands they own and over other municipal lands (i.e. roads, sidewalks, etc.). Any legal agreements will require the approval of the City's solicitors.

**15. Soils and Hazardous Materials**

The City will provide copies of any environmental reports and the approved Certificate of Compliance for the site acquired for the Shelter and Transitional Housing Project. Any costs associated with the contamination or remediation of the City-owned site during the development, construction or operating phase of the project are the sole responsibility of the City.

**16. Consultants and Legal Counsel**

BC Housing will contract with and pay for a team of consultants to undertake all necessary design, project management, construction review and administration and legal work for each project.

**17. Public Consultation**

Public consultation will occur for the projects consistent with the City of Surrey's established policies and practices in relation to applications for rezoning and development permit approval.

**18. Communication**

All major communications activities and materials will be approved by the B.C. government, through BC Housing, and the City concerning the approval and execution of this MOU, the issuance of the RFP and during the development of the housing.

19. Execution of the MOU

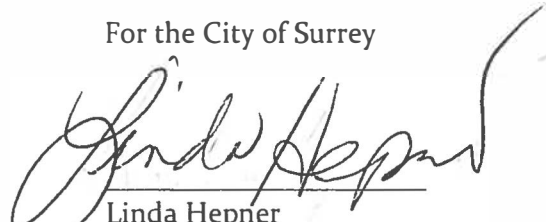
Once this MOU has been finalized by staff, it will be presented to City Council, BC Housing Executive Committee and PRHC Board of Directors. No legal rights or obligation shall be created or arise until City Council, BC Housing's Executive Committee and Provincial Rental Housing Corporation's Board of Directors have approved this MOU and this MOU has been fully executed on terms and conditions satisfactory to the solicitors for the City, BC Housing and PRHC.

For BC Housing

  
Michael Flanigan  
VP Development Asset Strategies

Date: November 19, 2015

For the City of Surrey

  
Linda Hepner  
Mayor

Date: November 16/2015

**Modular Housing & Temporary Shelters**

<b>New Permanent Modular &amp; Transition Housing</b>					
<b>Name</b>	<b>Address</b>	<b>Operator</b>	<b>Property Ownership</b>	<b>Occupancy</b>	<b>Status</b>
Guildford Modular	14706 104 Ave.	Lookout	City-owned land	61	Planning Phase
Peterson Place Modular	13245 KGB	Fraserside	BC Housing owned land	38	Under Construction
Additional modular units funded by BC Housing, unconfirmed sites	N/A	TBD	TBD	151	N/A
Permanent Transition Housing project (Green Timbers)	9810 Foxglove Dr.	Raincity Housing	City-owned land	130	Under Construction
<i>Sub-total</i>				<i>380</i>	
<b>Temporary Modular Housing</b>					
<b>Name</b>	<b>Address</b>	<b>Operator</b>	<b>Property Ownership</b>	<b>Occupancy</b>	<b>Status</b>
Steve Cobon	13425 107A Ave.	Lookout	Short-term lease	60	Occupied
Nickerson Place	13550 105A Avenue	Lookout	Short-term lease	46	Occupied
Nancy Gerard	10662 KGB	Lookout	Short-term lease	55	Occupied
<i>Sub-total</i>				<i>161</i>	
<b>Temporary Shelters</b>					
<b>Name</b>	<b>Address</b>	<b>Operator</b>	<b>Property Ownership</b>	<b>Occupancy</b>	<b>Status</b>
Guildford shelter	14716 104 Ave.	Lookout	City-owned land	40	Occupied
Parkway shelter	10660 City Parkway	Lookout	City owned land	40	Occupied
Boulevard shelter	10677 Whalley Blvd.	Lookout	Short-term lease	40	Occupied
SUMS shelter	10775 KGB	SUMS	SUMS owned land	50	Occupied
The Cove shelter	10607 KGB	SUMS	Short-term lease	42	Occupied
<i>Sub-total</i>				<i>212</i>	



# APPENDIX "V"

## City of Surrey PLANNING & DEVELOPMENT REPORT

File: 7919-0164-00

Planning Report Date: July 8, 2019

### PROPOSAL:

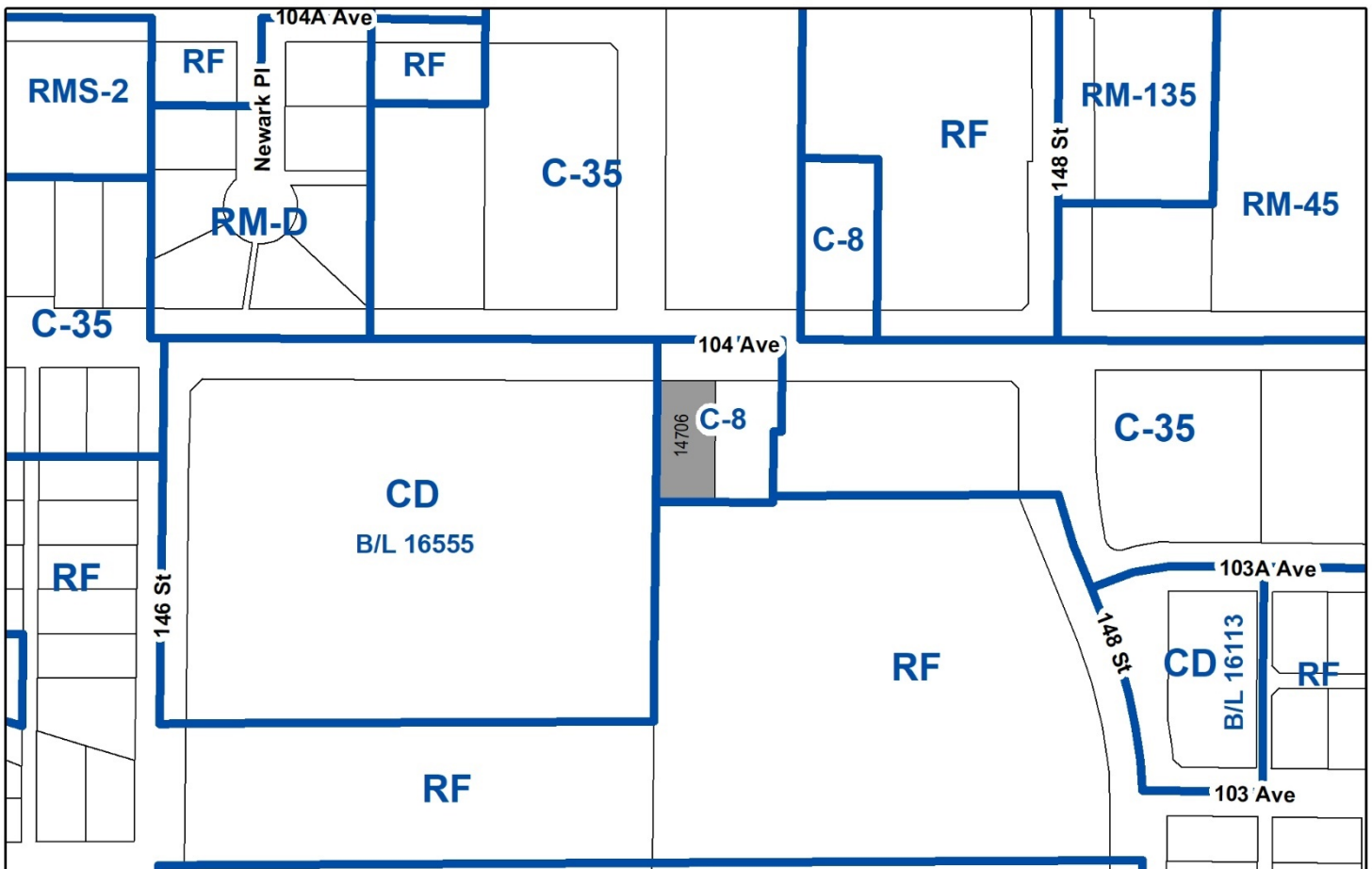
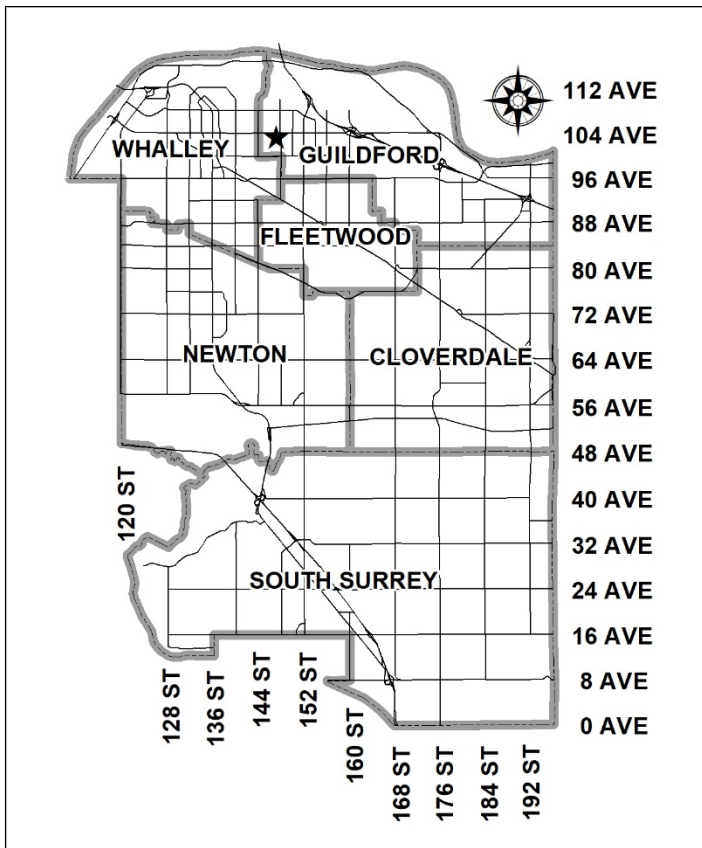
- **OCP Amendment** to allow a higher density in the Multiple Residential designation
- **Rezoning** from C-8 to CD

to permit the development of a 6-storey modular apartment building with 63 supportive housing units for the homeless, those at risk of becoming homeless, and ancillary support services.

**LOCATION:** 14706 - 104 Avenue

**ZONING:** C-8

**OCP DESIGNATION:** Multiple Residential



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An Official Community Plan (OCP) Amendment is proposed to permit the proposed 2.8 floor area ratio (FAR) for the subject site.

### 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. Partnering with non-profit organizations, local governments and community groups, BC Housing is investing \$291 million to build over 2,000 modular supportive housing units across BC with support services for individuals who are experiencing homelessness or at risk of homelessness.
- In Surrey, the RRH Initiative consists of two phases. Under Phase 1, the Province opened three temporary housing projects with approximately 160 units in Spring 2018. This emergency response helped to relocate people who were experiencing homelessness and staying on 135A street or in shelters into the new temporary housing units.
- The Phase 1 temporary housing units are located on three, privately owned properties in the City Centre that are awaiting redevelopment. The City has short-term lease agreements on these sites.
- As part of Phase 2 of the RRH Initiative, the Province has committed to building 250 permanent modular supportive housing units on approximately five sites.
- The proposed supportive housing facility will be one of several future permanent facilities to be located throughout the City of Surrey.
- The proposal is consistent with a number of City policies, including the Sustainability Charter 2.0 (Inclusion Theme), Surrey's Plan for the Social Well-being of Surrey Residents, OCP Section F3 (Affordable Housing), and the Master Plan for Housing the Homeless in Surrey.
- The site is appropriately located, in proximity to public transit and community services. The proposed 6-storey built form is consistent with new development along the 104 Avenue frequent transit corridor.
- The applicant will be required to complete the design process for a Form and Character Development Permit, which could be issued concurrently with Final Adoption of the proposed rezoning by-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. An OCP Amendment By-law to amend “Table 7a: Land use Designation Exceptions” by adding the following site specific notation, and a date be set for Public Hearing:

“Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
Bylaw # 19886	Multiple Residential	14706 104 Avenue (Lot 151, Section 30, Block 5N, Range 1W, NWD, Plan 50505, Except Part in Plan BP33452)	Density permitted up to 2.8 FAR (gross calculation)”

2. A By-law be introduced to rezone the subject site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) Council support of a Development Permit (Form and Character);
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) the applicant is to enter into a Housing Agreement to secure 63 supportive housing units; and
  - (h) the applicant is to enter into a Community Agreement.

REFERRALS

- Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- Parks, Recreation & Culture:** No concerns.
- Surrey Fire Department:** The Surrey Fire Department has no concerns, and has identified a number of standard items to be addressed with the submission of the Building Permit.

SITE CHARACTERISTICS

Existing Land Use: Vacant, City-owned lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 104 Avenue):	Vacant lot	Multiple Residential	C-35
East:	Supportive housing operated by the Lookout	Multiple Residential	C-8
South:	Hjorth Road Park	Multiple Residential	RF
West:	Real Canadian Superstore	Commercial	CD By-law No. 16555

DEVELOPMENT CONSIDERATIONSBackground

- 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 will create new housing units with support services for individuals who are experiencing homelessness or at risk of homelessness.
- 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. Modular units will be deployed on land made available by program partners and can be relocated to future sites as needed. Property management and support services will be delivered by non-profit partners.

- Under Phase 1 of the RRH Initiative, the Province and the City opened three temporary supportive housing facilities with approximately 160 units in Spring 2018. This emergency response helped to relocate people who were experiencing homelessness and staying on 135A street or in emergency shelters into the new temporary housing units.
- As part of Phase 2 of the RRH Initiative, the Province has committed to providing 250 permanent modular supportive housing units at approximately five sites located throughout the City to support the homeless population in Surrey. As these permanent facilities are completed, the temporary Phase 1 housing facilities will be closed.
- The proposed supportive housing facility at 14706 – 104 Avenue is intended to be one of these permanent modular facilities that are to be located throughout the City of Surrey.

### Site Context

- The 1,210 square metre (0.3-acre) subject site is located at 14706 – 104 Avenue in Guildford, directly north of Hjorth Road Park.
- This vacant, City-owned site is designated Multiple Residential in the Official Community Plan (OCP) and is currently zoned "Community Commercial Zone (C-8).
- The site is adjacent to public transit connections on 104 Avenue. The site is also in proximity to several community services within Guildford Town Centre.

### Current Proposal

- The applicant has submitted a development application that would permit supportive housing units to be located on the site within a modular apartment building, along with additional support services.
- The application therefore includes a request to rezone the site from C-8 to a CD By-law;
- A Development Permit for Form and Character will ultimately be required. However, as there is an urgency to present the rezoning to Council for consideration should the aforementioned temporary modular housing facilities be closed, the Development Permit will be presented to Council at a later date.
- The proposed, new modular apartment building will be 6 storeys (21 metres) in height, and will consist of the following:
  - 3,404 square metres of gross floor area;
  - approximately 63 self-contained residential units;
  - offices and meeting rooms;
  - health care-related treatment rooms;
  - lounge, dining, and associated kitchen facilities; and
  - storage.
- The proposed gross density for the site is 2.8 floor area ratio (FAR), and therefore will require an OCP Amendment to increase the maximum permitted density of the Multiple Residential designation from 2.0 to 2.8 FAR (see Justification for Plan Amendment section of this report).

### Housing Agreement and Community Agreement Amendments

- The applicant will be required to enter into a Housing Agreement with the City to secure the 63 supportive housing units. The Housing Agreement will be a condition of Final Adoption.
- In addition, as a condition of Final Adoption, BC Housing and the operator (Lookout Housing + Health Society) will be required to enter into a Community Agreement with the City, committing that they will ensure:
  - buildings, grounds and the surrounding area remain tidy;
  - residents abide by the conditions of their residency agreements; and
  - the operator will work with the City, RCMP and other agencies on an ongoing basis to discuss issues and concerns.

### Programming, Policies, and Community Engagement

- BC Housing will contract Lookout Housing + Health Society as the operator of the Guildford modular housing units. Lookout Housing + Health Society is a non-profit, registered charitable organization with extensive experience operating housing in Metro Vancouver, including the supportive housing units already in operation on the adjacent site to the east.
- Residents will be selected through an assessment process undertaken by BC Housing in collaboration with the operator, Fraser Health and local service providers to ensure residents are well matched to the types of services provided within the housing project.
- Support services will include life skills training, employment assistance, and a range of social and health care services. Residents will also be referred to external health care, mental health, and addiction services and other services and opportunities as required.
- Individuals who apply must be over the age of 19, have a history of homelessness or are at risk of becoming homeless, and require support services. Priority is given to Surrey residents.
- All residents pay rent and must sign a Program Agreement that addresses expectations about appropriate and respectful behavior, especially as it relates to the health and safety of themselves and others.
- Staff will work with residents and neighbours to foster good neighbourhood relations. Residents are expected to:
  - Treat neighbours and the community with consideration;
  - Not make excessive noise or cause unnecessary disturbances;
  - Ensure security doors are closed properly and not allow any unknown persons into the building;
  - Put garbage in the appropriate bins;
  - Clean up after pets; and
  - Not smoke in the common areas, including the front entrance.

- The operator may end a Program Agreement at any time if a resident is:
  - Engaging or behaving in a manner which is abusive and/or a threat to the mental or physical health or safety of anyone in the building/community;
  - Significantly disrupting the quiet enjoyment of other participants and/or neighbours; and
  - Engaging in willful vandalism or damage to the building or property.
- The operator performs regular inspections of the property and immediate area to ensure cleanliness and will incorporate safety features such as lighting, security cameras, secured access, and 24/7 staffed reception.

*Community Advisory Committee*

- In addition, BC Housing, Fraser Health, Lookout Housing + Health Society, and the City have committed to establishing a Community Advisory Committee (CAC), which is intended to support the successful integration of the facility and residents into the community. The CAC allows the operator of the facility to be made aware of any issues or respond to any concerns in a timely manner.
- CACs will be established for every permanent supportive housing facility approved in the City, including the subject site. CACs are currently operating successfully in other neighbourhoods in Surrey.
- In addition to the groups noted above, the CAC will include representatives from:
  - RCMP;
  - local businesses;
  - community organizations; and
  - community members.
- The CAC will start meeting on a regular basis before the supportive housing facility begins operation and will continue when the facility is in operation.

Proposed CD By-law

- In order to accommodate the density, uses and services proposed for the subject site, the applicant has applied to rezone the site to a CD Zone, which will be based on the "Multiple Residential 45 (RM-45)" and "Special Care Housing 1 (RMS-1)" Zones, modified to accommodate the proposed project as outlined below:

	<b>RM-45 and RMS-1 Zones</b>	<b>Proposed CD By-law</b>
Land Use <b><i>Residential</i></b>	<ul style="list-style-type: none"> <li>• The RM-45 Zone permits multiple unit residential buildings and ground-oriented multiple residential buildings.</li> </ul>	<ul style="list-style-type: none"> <li>• Residential will comply with the RM-45 Zone.</li> </ul>
<b><i>Institutional</i></b>	<ul style="list-style-type: none"> <li>• The RMS-1 Zone permits:                             <ul style="list-style-type: none"> <li>○ Care facilities;</li> <li>○ Childcare facilities;</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Uses will be limited:                             <ul style="list-style-type: none"> <li>○ Care facilities;</li> <li>○ Office uses limited to physical</li> </ul> </li> </ul>

	<b>RM-45 and RMS-1 Zones</b>	<b>Proposed CD By-law</b>
	<ul style="list-style-type: none"> <li>○ Personal service uses;</li> <li>○ Office uses limited to physical and mental health services;</li> <li>○ Eating establishments limited to 35; and</li> <li>○ Convenience stores.</li> </ul>	<ul style="list-style-type: none"> <li>and mental health services;</li> <li>and</li> <li>○ Community Services.</li> </ul>
<b>Floor Area Ratio</b>	<ul style="list-style-type: none"> <li>• RM-45: 45 UPS</li> <li>• RMS-1: 0.5 FAR</li> </ul>	<ul style="list-style-type: none"> <li>• 2.8 FAR</li> </ul>
<b>Building Setback</b>	<ul style="list-style-type: none"> <li>• 50% of the height of the building from all lot lines.</li> </ul>	<ul style="list-style-type: none"> <li>• Front (104 Ave): 1.8 metres (6 ft.)</li> <li>• Rear (south): 15 metres (50 ft.)</li> <li>• Side (west): 3.5 metres (11.5 ft.)</li> <li>• Side (east): 1.5 metres (5 ft.)</li> </ul>
<b>Building Height</b>	<ul style="list-style-type: none"> <li>• RM-45: 15 metres (49 ft.)</li> <li>• RMS-1: 9 metres (29.5 ft.)</li> </ul>	<ul style="list-style-type: none"> <li>• 21 metres (69 ft.)</li> </ul>
<p><b>Parking</b></p> <p><i>Residential</i></p> <p><b>Community Service Care facility</b></p> <p><b>Office</b></p> <p><b>Medical Office</b></p>	<ul style="list-style-type: none"> <li>• 1.3 spaces / non-ground oriented bdrm unit</li> <li>• 2 spaces / ground oriented bdrm unit</li> <li>• 0.2 space / unit for visitors</li> <li>• 3.5 spaces / 100 m<sup>2</sup> gross floor area</li> <li>• 0.4 spaces / sleeping unit</li> <li>• 2.5 spaces / 100 m<sup>2</sup> gross floor area</li> <li>• 3.5 spaces / 100 m<sup>2</sup> gross floor area</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum 5 parking spaces</li> </ul>
<b>Bicycle Parking</b>	<ul style="list-style-type: none"> <li>• 1.2 bicycle spaces / unit and 6 spaces for visitors.</li> <li>• 0.12 bicycle parking space for every 100 square metres (1,075 sq.ft.) of gross floor area for general service uses.</li> </ul>	<ul style="list-style-type: none"> <li>• Shared bicycle parking spaces will be provided on the adjacent site to the east</li> </ul>

- The proposed uses are appropriate for the site as they reflect the services that will be required to support the residents in the proposed new modular apartment building.
- The proposed floor area ratio (FAR) of the development will be 2.8, which will exceed the density permitted in the RM-45 and RMS-1 Zones. However, the proposed density is appropriate for the proposed development and site context.
- The applicant is proposing to reduce some setbacks from those in the RM-45 and RMS-1 Zones. The reduction in building setbacks is supportable, as the site is space constrained.



### *Pedestrian and Vehicular Access and Parking*

- The principle pedestrian access to the site will be from 104 Avenue.
- Vehicle access will be provided from 104 Avenue through the adjacent, City-owned site to the east at 14716 – 104 Avenue.
- It is anticipated that most tenants will not have vehicles. Therefore, 5 parking spaces will be provided for staff.

### PRE-NOTIFICATION

In accordance with Council policy, pre-notification letters were mailed on June 14, 2019 to 533 addresses, and a Development Proposal sign was erected on the property on June 20, 2019. To date, staff have received one (1) call seeking additional information. A revised pre-notification letter was sent out on June 28, 2019, which included the proposed OCP Amendment. The Development Proposal sign was also updated.

### *Public Information Meeting*

- The applicant held a Public Information Meeting (PIM) on June 20, 2019 to inform and engage community residents and groups with respect to the proposed construction of the proposed modular apartment building. Representatives from BC Housing, Fraser Health, Lookout Housing + Health Society, and the City of Surrey were in attendance (See Appendix V for a summary of the PIM).
- Advertising for the PIM, as well as for BC Housing's related public engagement internet platform ("LetsTalkHousingBC.ca/Surrey") were placed in a local newspaper.
- BC Housing, Fraser Health, the City of Surrey, and Lookout Housing + Health Society set up poster boards with key information on the redevelopment as well as provided a fact sheet to participants.
- Approximately 39 people attended the PIM. Seven (7) comment forms, 2 emails and 1 enquiry sent via the Let's Talk Housing BC website were received. Additional comments were received through the public engagement platform.
- In total, of the 10 responses received, 3 indicated support, 6 indicated opposition and 2 were undecided.
- The following summarizes the concerns noted by those expressing opposition to the proposed Guildford supportive housing project:
  - The neighbourhood has concerns related to homelessness, and the proposal will exacerbate these concerns;
  - The neighbourhood is safe, and the proposed housing will have a negative effect;
  - The housing facility is too close to Hjorth Road Elementary School;
  - There is a concentration of social services in the area; and
  - The proposal is "a done deal".

- The responses in support of the proposal indicated that the supportive housing units are much needed in the City.

#### JUSTIFICATION FOR PLAN AMENDMENT

- The Multiple Residential designation in the Official Community Plan (OCP) permits densities up to 2.0 FAR in Frequent Transit Development Areas, which includes the 104 Corridor between Guildford and City Centre.
- The proposed OCP Amendment is to increase the maximum permitted density under the Multiple Residential designation on the subject property from 2.0 to 2.8 gross floor area ratio (FAR). The proposed density and built-form is consistent with new development envisioned along the 104 Avenue frequent transit corridor.
- The Guildford – 104 Avenue Plan, which will be forwarded to Council for consideration of Stage 1 approval shortly, envisions higher density along the 104 Avenue frequent transit corridor. Therefore the proposed 2.8 gross FAR on the subject site will be consistent with the densities that are proposed in the Stage 1 Plan for the area.
- The proposal is a partnership between BC Housing and the City to provide needed supportive housing in Surrey for those that are homeless or at risk of homelessness.
- The proposal is consistent with a number of City policies, including the Sustainability Charter 2.0 (Inclusion Theme), Surrey’s Plan for the Social Well-being of Surrey Residents, OCP Section F3 (Affordable Housing), and the Master Plan for Housing the Homeless in Surrey.

#### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

#### DESIGN PROPOSAL AND REVIEW

- The proposed Guildford supportive housing facility consists of a 6-storey prefabricated modular apartment building, which is constructed off-site and assembled on the subject site.
- The modular apartment building consists of the following:
  - Approximately 63, self-contained units with individual sleeping areas, bathrooms and kitchens on portions of the first floor, and on floors 2 through 6; and
  - Offices and meeting rooms, health care-related treatment rooms, a lounge, a dining room, associated kitchen facilities, and other spaces associated with the operation of the supportive housing facility.

- A Development Permit for Form and Character will ultimately be required. The Development Permit and associated detailed design proposal will be presented to Council at a later date.

### TREES

- Laura Leigh, ISA Certified Arborist of Mountain Maple Garden and Tree Service Ltd. prepared an Arborist Assessment for the subject property. The following table provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	4	4	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Plum	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	5	5	0
Spruce	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>7</b>	<b>7</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>9</b>	
<b>Total Retained and Replacement Trees</b>		<b>9</b>	
<b>Contribution to the Green City Fund</b>		<b>\$3,600</b>	

- The Arborist Assessment states that there are a total of 7 protected trees on the site, excluding Alder and Cottonwood trees. Four (4) existing trees, approximately 36% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the building footprint.
- The arborist report also identifies 8 under-sized trees, which are not protected, to be removed.
- An additional 11 trees are identified as located off-site, and are all proposed for retention.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 18 replacement trees on the site. Since only 9 replacement trees can be accommodated on the site, the deficit of 9 replacement trees will require a cash-in-lieu payment of \$3,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- The new trees on the site will consist of a variety of trees including Maple, Hawthorn, Magnolia, Pine and Pin Oak.
- In summary, a total of 9 trees are proposed to be retained or replaced on the site with a contribution of \$3,600 to the Green City Fund.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 31, 2019. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The proposed development is located within the Guildford area, adjacent to a park and other amenity services.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed development incorporates residential, medical, office and community service uses for individuals who are homeless or at risk of homelessness.</li> <li>• The proposed development includes a private community garden for residents.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The development will incorporate Low Impact Development Standards (LIDS).</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The development will be in close proximity to transit stops and the Frequent Transit Network.</li> <li>• The development will include bike storage.</li> <li>• The development will also provide minimal surface parking.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The proposed development incorporates CPTED principles, including providing "eyes on the street".</li> <li>• The proposed development provides supportive housing services including medical, mental health, and rehabilitative services.</li> <li>• The development includes accessible units.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• The project does not meet any green certification standards.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• BC Housing and the operator held a Public Information Meeting on June 20, 2019 to gather neighbourhood input.</li> <li>• The operator was involved in the design of the facility.</li> </ul>

### ADVISORY DESIGN PANEL

It has been determined that Advisory Design Panel review is not required for the subject application.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Project Data Sheets
- Appendix II. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Summary of Public Information Meeting
- Appendix VI. Aerial Photo
- Appendix VII. Proposed CD By-law

**Note: Appendices available upon request**

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

CA/cm

# APPENDIX "VI"

## City of Surrey ADDITIONAL PLANNING COMMENTS

File: 7919-0164-00

Planning Report Date: February 24, 2020

### PROPOSAL:

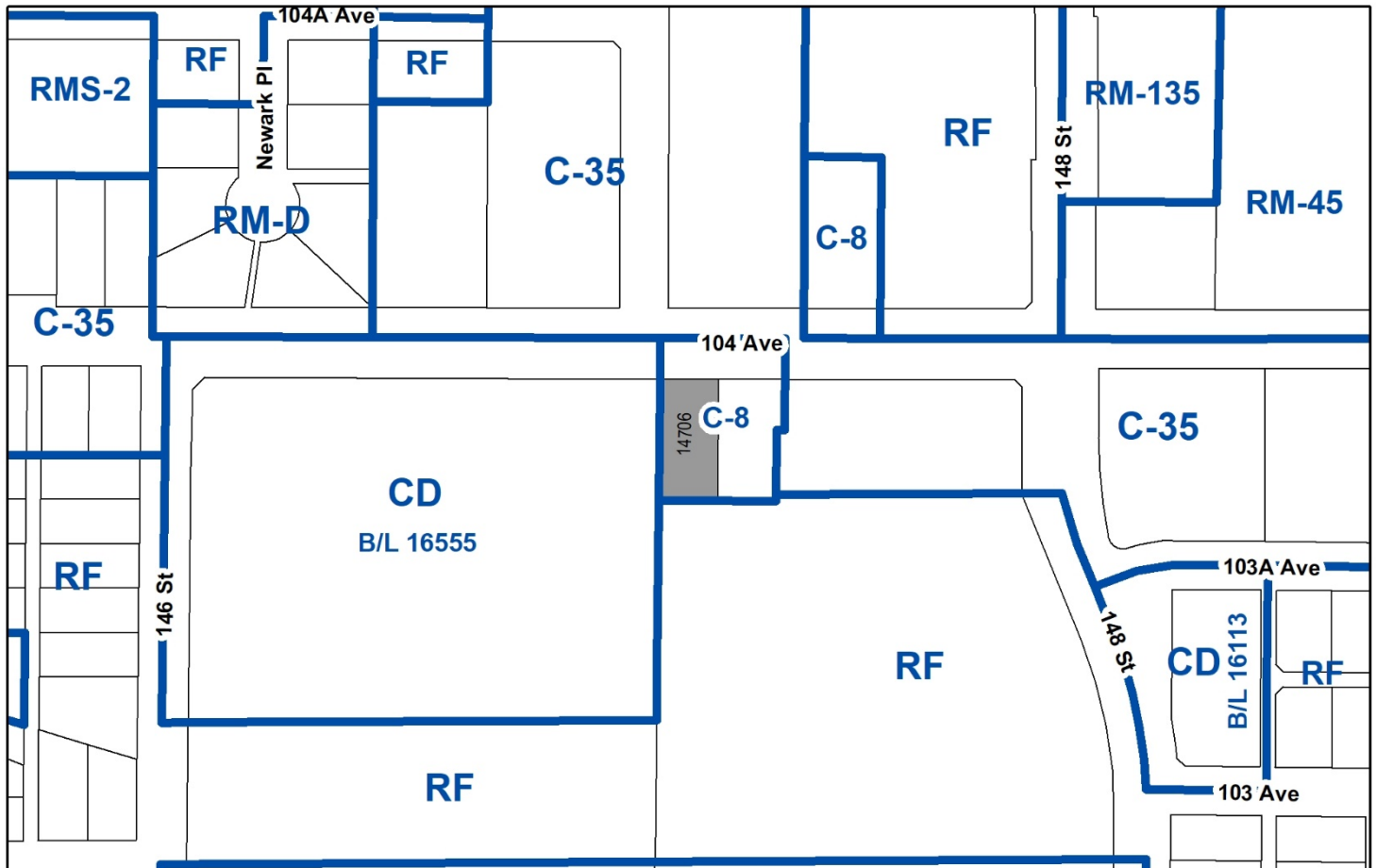
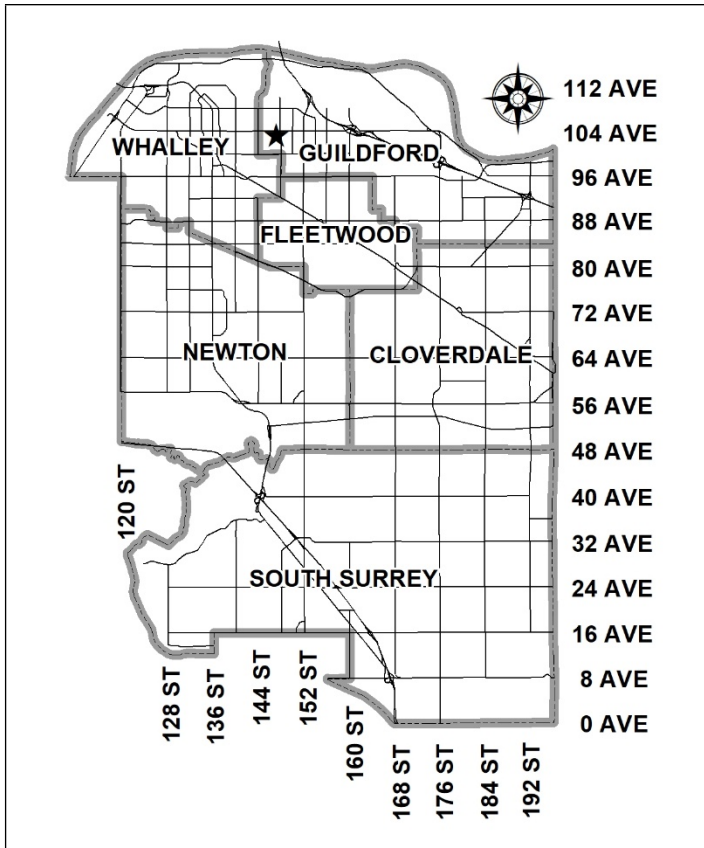
- **Housing Agreement**
- **Development Permit**

to regulate and permit the development of a 6-storey modular apartment building with 61 supportive housing units for the homeless, those at risk of becoming homeless, and ancillary support services.

LOCATION: 14706 - 104 Avenue

ZONING: C-8

OCP DESIGNATION: Multiple Residential



**RECOMMENDATION SUMMARY**

- By-law Introduction, First, Second and Third Reading for a Housing Agreement.
- Approval to draft Development Permit.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- None.

**RATIONALE OF RECOMMENDATION**

- At the July 22, 2019 Regular Council – Land Use meeting, Council granted Third Reading to Application No. 7919-0164-00 which proposes an OCP amendment to allow a higher density in the Multiple Residential designation (By-law No. 19886) and rezoning from C-8 to CD (By-law No. 19893) to allow for the development of a 6-storey modular apartment building with approximately 63 supportive housing units intended to be provided for the homeless, those at risk of becoming homeless, and ancillary support services. The total number of units has been reduced to 61.
- In addition to granting Third Reading, Council endorsed the recommendation contained within the initial Planning Report that the applicant enter into a Housing Agreement with the City for the purposes of securing the supportive housing units on the site.
- The proposed Housing Agreement By-law could be brought forward for Final Adoption concurrently with the OCP Amendment and Rezoning by-law when all issues associated with the rezoning are addressed.
- In addition, Council endorsed the recommendation that the applicant complete the design process for a Form and Character Development Permit, which, if supported by Council, can be issued concurrently with final adoption of the OCP Amendment By-law No. 19886 and Rezoning By-law No. 19893.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to enter into a Housing Agreement and to be given First, Second and Third Reading.
2. Council authorize staff to draft Development Permit No. 7919-0164-00 in accordance with the attached drawings (Appendix A).

## DEVELOPMENT PROPOSAL

### Planning Considerations

- At the July 22, 2019 Regular Council – Land Use meeting, Council granted Third Reading to Application No. 7919-0164-00 which proposes an OCP amendment to allow a higher density in the Multiple Residential designation (By-law No. 19886) and rezoning from C-8 to CD (By-law No. 19893) to allow for the development of a 6-storey modular apartment building with approximately 63 supportive housing units intended to be provided for the homeless, those at risk of becoming homeless, and ancillary support services. The total number of units has been reduced to 61.
- In addition to granting Third Reading, Council endorsed the recommendation contained within the initial Planning Report that the applicant enter into a Housing Agreement with the City for the purposes of securing the supportive housing units on the site.
- The proposed Housing Agreement By-law could be brought forward for Final Adoption concurrently with the OCP Amendment and Rezoning by-law when all issues associated with the rezoning are addressed.
- In addition, Council endorsed the recommendation that the applicant complete the design process for a Form and Character Development Permit, which, if supported by Council, can be issued concurrently with final adoption of the OCP Amendment By-law No. 19886 and Rezoning By-law No. 19893.
- Typically, Housing Agreements include the terms and conditions agreed to by the Local Government and the owner regarding:
  - the form of tenure of the housing units;
  - the occupancy of the housing units identified in the agreement (including their form of tenure and their availability to the classes of persons identified in the agreement); and
  - the administration of the units (including the means by which the units will be made available to intended occupants).



- The attached Housing Agreement, to be adopted by By-law and registered on title through a Restrictive Covenant, will require the supportive housing units to be provided to eligible occupants, defined as individuals who are homeless or are at risk of homelessness, for a term which aligns with the duration of the lease BC Housing will enter into with the City of Surrey for the use of the subject site.
- The City may also from time to time require that BC Housing provide written proof of compliance with the Agreement.
- In addition, Council endorsed the recommendation that the applicant complete the design process for a Form and Character Development Permit, which can be issued concurrently with final adoption of the Rezoning By-law No. 19893, if supported by Council.

### Site Context

- The 1,210 square metre (0.3-acre) subject site is located at 14706 – 104 Avenue in Guildford, directly north of Hjorth Road Park.
- This vacant, City-owned site is designated Multiple Residential in the Official Community Plan (OCP) and is currently zoned "Community Commercial Zone" (C-8). The site is proposed to be rezoned to CD By-law No. 19893. Refer to Appendix C for additional details.
- The site is adjacent to public transit connections on 104 Avenue. The site is also in proximity to several community services within Guildford Town Centre.

### Referrals

Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

### PUBLIC ENGAGEMENT

- Prior to the completion of the initial Planning Report, a Development Proposal sign was erected on the property on June 20, 2019, along with pre-notification letters associated with the proposed rezoning of the property. The applicant, furthermore, held a Public Information Meeting (PIM) on June 20, 2019 to inform and engage community residents and groups with respect to the proposed construction of the proposed modular apartment building.
- Comments related to the proposed rezoning and the PIM were recorded in the initial Planning Report
- Subsequent to the initial Planning Report proceeding to Council, staff received correspondence related to the proposed land use. The majority of this correspondence was submitted to Legislative Services prior to the Public Hearing related to the proposed rezoning.
- However, staff have not received any comments directly related to the Development Permit.

## DEVELOPMENT PERMITS

### Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The applicant has worked with staff to develop an appropriate massing for the proposed six-storey building, particularly with respect to its relationship with Hjorth Road Park to the south of the subject site. The applicant has also worked with staff to revise the building exterior to convey a residential character.
- The applicant and staff have agreed to continue to work on the certain items prior to Final Adoption related to the screening of rooftop mechanical units, site grading, and the treatment of walkways on the site.
- The proposed, new modular apartment building will be 6 storeys (21 metres) in height, and will consist of the following:
  - 3,404 square metres of gross floor area;
  - approximately 61 self-contained residential units;
  - offices and meeting rooms;
  - health care-related treatment rooms;
  - lounge, dining, and associated kitchen facilities; and
  - other spaces associated with the operation of the supportive housing facility.
- The proposed apartment building is comprised of prefabricated modular buildings, which are constructed off-site and assembled on the subject site.
- The proposed building is clad with smooth corrugated panels and coloured panels, with a brick and coloured panel on the ground floor to provide for a welcoming interface with the public realm.
- The 5<sup>th</sup> and 6<sup>th</sup> levels of the apartment building step back along the north and south elevations to reduce the sense of mass and develop a positive relationship with Hjorth Road Park to the south and 104 Avenue to the north.

### Landscaping and Outdoor Amenity

- The landscaping is designed to be durable and simple with a balance of hard and soft landscape materials that are universally accessible.
- Grass areas have been minimized with a strategic use of plantings for seasonal interest using a variety of plant types and scale.
- Low planting and fencing provides a buffer to the private drive aisle to the north of the subject site, while maple trees will provide a buffer between the building and the parking lot at the rear of the building.

- Walkways provide access into and around the site, including to the proposed outdoor amenity area at the rear of the property.
- The outdoor amenity area includes a patio with seating areas.

### Indoor Amenity

- Programmed indoor amenity areas for the residents include a dining area and lounge on the ground floor level.
- Patios are located at the north and south end of the building on the 5<sup>th</sup> level, for the use by staff.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix A. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix B. Proposed Housing Agreement
- Appendix C. Initial Planning Report 7919-0164-00

**Note: Appendices available upon request**

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

CA/cm