



# Corporate *NO: R133*

# Report *COUNCIL DATE: June 4, 2001*

<b>REGULAR COUNCIL</b>			
<b>TO:</b>	<b>Mayor &amp; Council</b>	<b>DATE:</b>	<b>May 30, 2001</b>
<b>FROM:</b>	<b>General Manager, Planning &amp; Development</b>	<b>FILE:</b>	<b>2152-13601</b>
<b>SUBJECT:</b>	<b>OPTIONS Short Stay/Supported Housing Project</b>		

## RECOMMENDATION

The Planning & Development Department recommends that Council:

1. receive this report as information; and
2. authorize staff to advise OPTIONS that Council is prepared to consider the necessary applications for a Short Stay/Supported Housing Facility at 6595 King George Highway.

## BACKGROUND

On March 12, 2001, Council instructed staff to work with OPTIONS: Services to Community Society to find a suitable location for a Short Stay/Supported Housing Project in Surrey for which senior government funding had been secured.

On March 26, 2001, Council subsequently considered a staff report seeking direction on behalf of OPTIONS for locating the subject housing facility on a site at 132 Street and 112 Avenue in Whalley (Appendix II). In response to this report and additional information provided by OPTIONS regarding funding availability, Council referred the matter back to staff for a further report on possible alternative sites for this facility.

This report is being provided in accordance with Council's instructions.

## DISCUSSION

OPTIONS is a non-profit society and registered charity that has been providing social services to Surrey and surrounding areas since 1973. OPTIONS has operated two 10-bed short stay housing facilities in Whalley since 1995. These facilities, which are currently at capacity, serve both men and women who are in a transitional point in their lives due to crisis or change in their personal or economic situation. The average stay is around 12 days, and individuals are able to access support services in a structured and supportive environment to enable them to successfully return to leading independent lives in the community.

### Project Proposal & Funding Availability

OPTIONS is proposing to close the two existing facilities and consolidate their operations into a larger, new facility that will accommodate 35 people (15 cold/wet weather beds; 20 supported housing bachelor units). The project will also contain common services, including kitchen and dining areas, and multi-purpose space. A profile of the society and the proposed facility is provided as Appendix III.

OPTIONS has received approximately \$1 million in funding allocation from Human Resources Development Canada (HRDC) under the Supporting Communities Partnership Initiative (SCPI) and additional funding is being provided by the British Columbia Housing and Management Commission (BCHMC). The deadline for these allocations was recently extended to September 30, 2001 to allow time for the selection of an alternative site and obtain the necessary Municipal approvals.

### Site Selection

OPTIONS initially chose a site in Whalley on 132 Street at 112 Avenue (flanking King George Highway) due to its physical isolation and proximity to services in the Surrey City Centre. However, preliminary feedback on the proposed site indicated opposition from the local community, and Council also raised concern due to the concentration of these types of services in Whalley.

As a result, City staff met with OPTIONS representatives to find an alternative site outside of the Whalley area. Several sites in Newton, Guildford, and Fleetwood were examined, and a more detailed investigation was completed on the most desirable sites to confirm their suitability for acquisition. The main criteria identified by OPTIONS and the City for selecting a site include the following:

- Minimum 4,000 sq. m. (1 Acre) site area;
- Close proximity to commercial services and community amenities;
- Location on an arterial road and access to public transit;
- Minimal impact on adjacent residential areas; and
- Reasonable land costs and availability for acquisition.

Based on the criteria, the property at 6595 King George Highway in Newton was chosen as the most suitable site for the proposed facility (Appendix I). The subject property is zoned Single Family Residential (RF) Zone and contains a single family dwelling and several out buildings. The site abuts several single-family lots to the north and west, and a mobile home park to the south. Access to the site is from King George Highway.

The site comprises a total area of 4,860 sq.m. (1.2 Acre), fronts on an arterial road, and provides easy access to

public transit and nearby commercial and community services in Newton. Although located adjacent to existing residential uses, the site is physically oriented away from the surrounding residential neighbourhood due to its access from King George Highway. The site is also well buffered by existing perimeter vegetation that should be retained to ensure a sensitive interface with adjacent uses.

It is noted that the subject site is in close proximity to an existing drug and alcohol recovery house at 6655/59 King George Highway, and an application was recently submitted by the owners to rezone and legalize this facility. The recovery house currently houses 10 people and is proposed to accommodate a maximum of 12 people. Preliminary notification of the surrounding neighbourhood regarding the drug and alcohol recovery house application has been completed as part of the review of this application, and substantial concerns have been raised by area residents regarding safety and impact on the neighbourhood. A Public Information Meeting will be held to obtain further input prior to the application being considered by Council. It is anticipated that additional concerns may be raised by area residents in light of the proximity of the proposed OPTIONS facility to this existing drug and alcohol recovery house. OPTIONS has been advised of this situation.

To accommodate the proposed short stay housing facility, the subject site will need to be rezoned to a Comprehensive Development (CD) Zone based on a combination of the Special Care Housing 2 (RMS-2) Zone and Multiple Residential 30 (RM-30) Zone. A Development Permit will also be required. The proponents have been advised that a public information meeting will be required as part of the rezoning application to obtain input and address possible concerns from the surrounding neighbourhood. Further, if Council chooses to proceed with rezoning of the site, a Public Hearing will be necessary.

OPTIONS has just now reached a purchase agreement on the subject property as a first step to proceed with the proposal. The final purchase of the site is contingent on obtaining final Rezoning and Development Permit approvals later this year.

## CONCLUSION

In accordance with Council's instructions to identify alternative sites for a Short Stay Housing facility, staff has worked with OPTIONS and a suitable alternative site has been identified in Newton at 6595 King George Highway. The site meets the locational criteria for such a facility and satisfies the needs of the society.

To secure funding allocations from HRDC and BCHMC, representatives from OPTIONS require a preliminary indication that Surrey Council is prepared to consider the proposed facility on the subject site. It is recommended that Council advise OPTIONS that it is prepared to consider applications for the proposed OPTIONS facility on the subject site. Subject to Council adoption of this recommendation, the society will submit Rezoning and Development Permit applications and undertake a public consultation process prior to Council considering the applications at a Regular Council - Land Use meeting. Council's decision to consider such applications does not fetter Council's discretion with respect to whether such applications should ultimately be approved by Council.

Murray D. Dinwoodie  
General Manager  
Planning & Development Department

RCA/kms

Appendix I - Proposed Newton Site

Appendix II- - Previous Whalley Site

Appendix III - OPTIONS Society Profile and Short Stay Housing Facility Information Sheet

v:\wp-docs\planning\01data\apr-june\05071048.rca.doc  
KMS 5/30/01 12:49 PM

