

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0316-00

Planning Report Date: December 10, 2012

PROPOSAL:

- **Rezoning** from RF to CD (based upon RM-70, RMS-2 and C-5)
- **Development Permit**

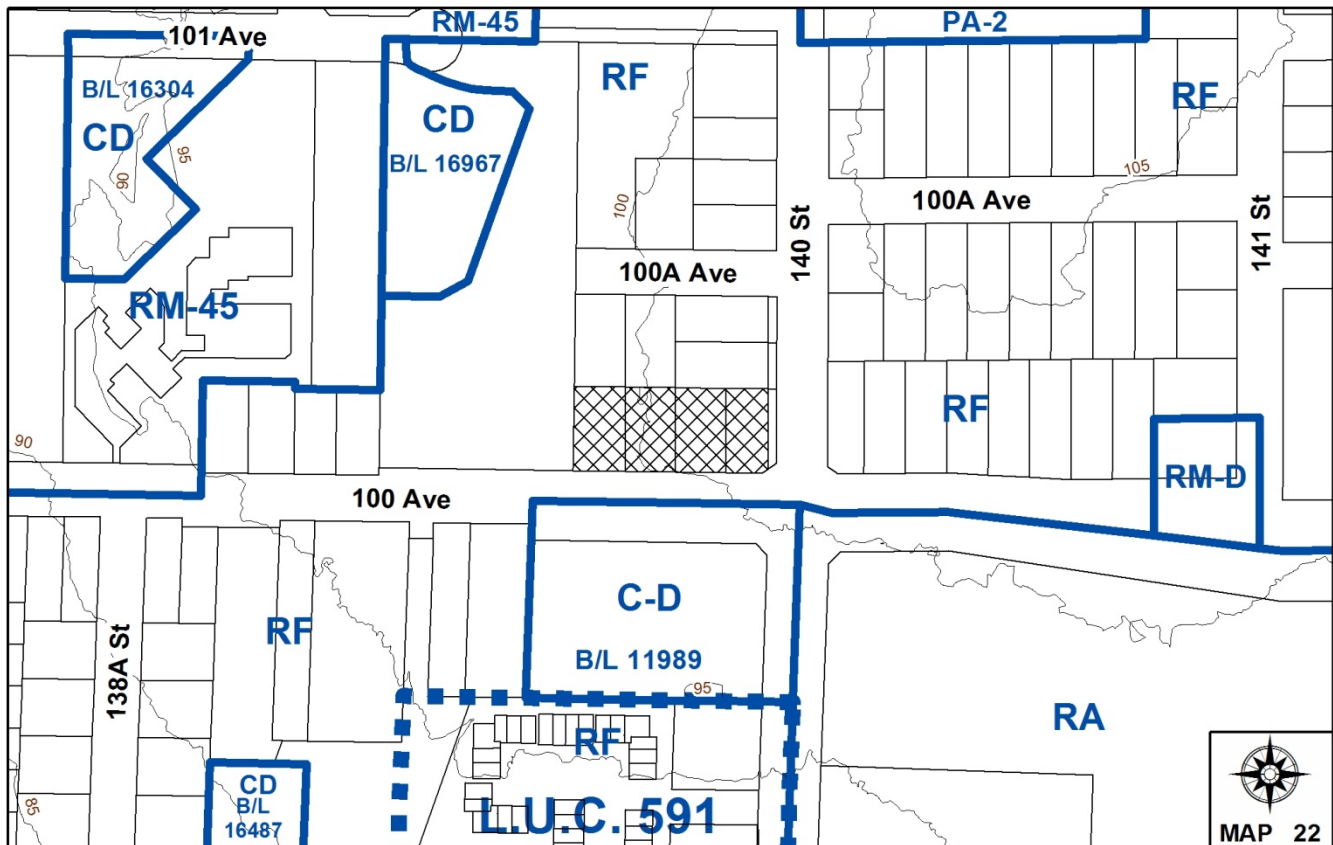
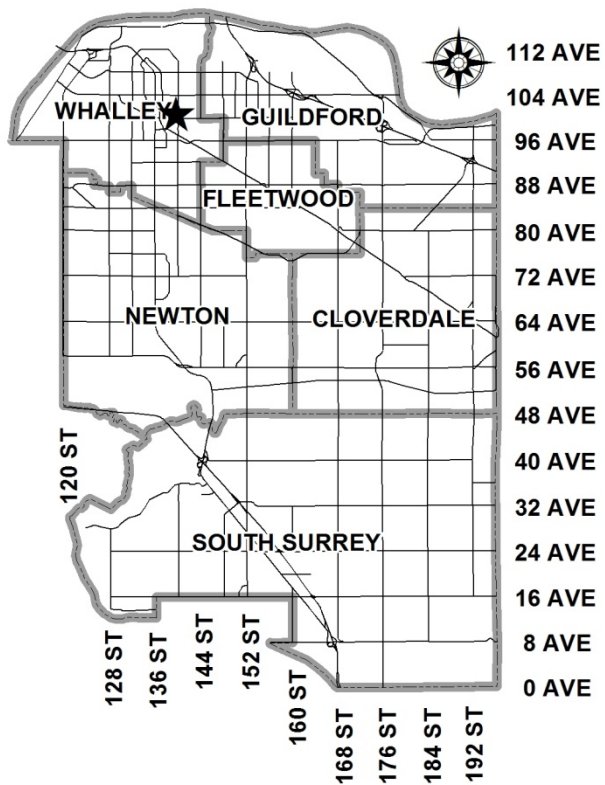
in order to permit the development of a 6-storey, 68-unit apartment building incorporating supportive housing, transitional housing units and affordable market apartment units and a stand-alone multi-use building incorporating artists' studios, art gallery and café.

LOCATION: 13961, 13971, 13981 and 13991 – 100 Avenue

OWNERS: Rosalina Pukalla et al.

ZONING: RF

OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the OCP designation.
- Complies with the Surrey City Centre Plan in terms of land use and density.
- Complies with Surrey's Plan for the Social Well-Being of Surrey Residents.
- Complies with Surrey's Poverty Reduction Plan.
- Complies with Surrey's Crime Reduction Strategy.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from Single Family Residential Zone (RF) (By-law No. 12000) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7912-0316-00 generally in accordance with the attached drawings, subject to any further revisions by the ADP (Appendix II).
3. 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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of any BC Hydro requirements;
 - (d) resolution of any Fortis Gas requirements;
 - (e) resolution of any Fire Department requirements;
 - (f) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (g) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (h) resolution of any Advisory Design Panel (ADP) requirements;
 - (i) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (k) registration of a Restrictive Covenant to prohibit stratification of the 23 transitional (rental) housing units.

REFERRALS

Engineering: The Engineering Department has no objection to the project, subject to the completion of Engineering servicing requirements, as outlined in Appendix III.

Surrey RCMP: Comments have not been received to date.

Surrey Fire Department: Comments have not been received to date.

BC Hydro: Comments have not been received to date.

Fortis Gas: Comments have not been received to date.

SITE CHARACTERISTICS

Existing Land Use: Single family residences on each of the four properties, which will be removed. The western portion of the subject site is encumbered by a Fortis Gas right-of-way and is adjacent to a BC Hydro right-of-way.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Multiple Residential	RF
East (Across 140 Street):	Vacant single family residential lots.	Multiple Residential	RF
South (Across 100 Avenue):	Existing 4-storey apartment building.	Multiple Residential	CD (By-law No. 11989)
West:	Quibble Creek Greenway.	Multiple Residential	RF
Northwest:	Beyond the Quibble Creek Greenway, Timber Grove housing facility.	Multiple Residential	CD (By-law No. 16967)

DEVELOPMENT CONSIDERATIONS

- The subject site is comprised of four properties at 13961, 13971, 13981 and 13991 - 100 Avenue in Surrey City Centre, and encompasses a net area of approximately 2,523 square metres (0.62 acre). The site is designated Multiple Residential in the Official Community Plan (OCP) and is currently zoned Single Family Residential Zone (RF).
- The Phoenix Society has applied to rezone the subject site from RF to CD, and for a Development Permit, in order to construct a phased, mixed-use, primarily residential development.
- The Phoenix Society is a Surrey-based non-profit organization. Established in 1989, the Society has provided a range and continuum of abstinence-based housing options and support services that help people get back to work, go back to school, and return to their families.

- The Phoenix Society currently provides a total of 43 recovery beds and 88 transitional housing units, along with support services, in two purpose-built facilities in Surrey for people recovering from addictions. In addition, for the past 22 years, the Society has provided 19 beds (in two single family houses) for men re-integrating into the community from federal correctional facilities.

Phase 1 Proposal

- The first phase of the project will consist of a 6-storey building at the southeast corner of the site, adjacent to the intersection of 100 Avenue and 140 Street. The facility will be operated and managed by the Phoenix Society and will include the following components:
 - A 22-bed, supportive housing component to be funded in partnership with Correctional Services of Canada (CSC), for individuals re-integrating back into the community;
 - 23 transitional housing units; and
 - 23 shared equity home ownership apartment units.
- The proposed development is funded by a combination of federal monies provided through a Homelessness Partnering Strategy (HPS) grant, monies generated by the Phoenix Society and a mortgage, with the remainder to be funded by the sale of the market apartment units, revenue from the transitional housing unit rents and on-going operating funding from Correctional Services of Canada for the supportive housing component.

Supportive Housing Beds

- A supportive housing facility and program, funded in partnership with CSC and operated by the Phoenix Society, is currently located in two existing single family dwellings at 10373 and 10383 – 133A Street, where it has operated for 22 years. This existing program will be relocated to the proposed building as the current location will be demolished to make way for a future high-rise development.
- The proposed 22-bed facility will be located on the first two floors of the proposed six-storey building.
- Each of the 22 rooms will provide sleeping accommodation for one resident.
- Each floor in the supportive housing component will have a communal kitchen, washroom facilities and lounge area.
- The facility will be open to men only.
- The selection of individuals into this program is based on the basis of the applicant's suitability for community supervision. Acceptance to the program is through a screening process by case management members including parole officers, institution liaison and community representatives (Citizen's Advisory Committee (CAC)). This screening process involves weekly participation from the New Westminster and Surrey parole area staff. The cases would then be presented by the parole officers and the program determines if the clients' risks can be managed in the community. Such screening and assessment will ensure community safety.

- The program will offer a highly structured environment with high accountability requirements.
- Static security systems, including closed circuit TV cameras and alarm systems will be provided throughout the facility.
- No drugs or alcohol will be permitted.
- Residents in the supportive housing program are supervised and managed through a 24/7 staffing model with staff trained in direct observation, monitoring, documentation and reporting to Phoenix Society's CSC partners.
- There will be 3, 8-hour shifts, so that staff will be on-site at all times.
- 3 to 4 staff will be on duty during the day, with 3 staff on duty during the afternoon shift, 3 staff on duty during the evening shift and 2 staff on duty overnight.
- A case worker will be assigned to each resident to oversee their case and to be responsible for the resident's monthly progress reports.
- A CSC contracted employment counselor will assist residents with resume writing and to assist residents in procuring gainful employment. Case management is co-managed with parole officers and Phoenix Society staff through contact weekly.
- Office areas will be provided for staff on both the first and second floors of the building.
- The length of stay in the CSC supportive housing program will vary from 2 months to 1 year. At this point, they may move into a transitional housing unit in this or another Phoenix-operated project or into housing in the community.

Transitional (Rental) Housing Units

- The 23 transitional housing units will be located on the 3rd and 4th floors of the proposed building. The units will provide supportive, affordable housing for men and women coming from Phoenix's addictions recovery program beds and/or the CSC supportive housing program.
- The Phoenix Society and the Cwenengitel Aboriginal Society have signed a Memorandum of Understanding (MOU) that sets out a partnership agreement that will enable Cwenengital Aboriginal Society to have priority access to 6 to 8 housing units for men leaving their 12-bed support house. Cwenengitel clients that are housed in the Phoenix Project will continue to have access to the support provided at Cwenengital's support house. This Phoenix-Cwenengitel partnership will increase the number of supportive housing units available to Aboriginal men in Surrey who are recovering from addictions and/or exiting the justice system.
- The transitional housing will have the same operating model as the existing Phoenix Centre and Quibble Creek transitional housing. It will be abstinence-based. Residents will be case managed by outreach workers from Phoenix's various support services including education, employment readiness, and alcohol and drug counseling. All residents will be required to

commit to an education and/or an employment plan. The length of stay will range from a few months to 2 years.

- Monthly rents will range from \$375 to \$420, depending on the resident's income.
- The studio rental apartments will be self-contained, approximately 29 square metres (312 sq.ft.) in floor area, and will contain a kitchen and a bathroom.
- A common laundry facility will be located on the third floor.
- The individual units will have individual balconies. A communal balcony will be located at the southeast corner of the building, on the third floor.

Shared Equity Home Ownership Apartments

- The Phoenix Society proposes to construct 23 units of shared equity home ownership apartments that are to be located on the 5th and 6th floors of the proposed 6-storey building.
- The proposed home equity apartments will be affordable and modest in design. Units will be studio apartments with an area of approximately 29 square metres (312 sq.ft.) each, containing living and sleeping areas as well as a kitchen area and a bathroom.
- A common laundry facility will be located on the fifth floor.
- Each of the units will have their own balcony. A central balcony on the fifth floor will be available for residents' use as well.
- These shared equity units are intended to fill a gap in the continuum of housing options for people who are unable to access traditional home ownership. It is anticipated that men and women who have been residing in Phoenix's transitional housing units may be interested in purchasing these apartment units, but the sale of these units will not be restricted to Phoenix clients.
- In order to purchase these units, individuals will be required to qualify for the necessary mortgage and, once they are the owners of the unit, will have the usual responsibilities of home ownership. Phoenix is aiming to price the units such that people earning an hourly wage of \$15 to \$18 will be able to afford the mortgage payments.
- Over time, owners will be able to build equity in the real estate market that can be realized when they sell the unit to move into conventional market housing.
- When an owner wishes to sell a unit, the unit will be sold back to the Phoenix Society and not on the open market. The Phoenix Society will then resell the unit to another qualified individual.

Phase 2 Proposal

- The second phase of the development will consist of a stand-alone 2-storey building at the western portion of the subject site that is intended to be a "social innovation centre" which is to be a multi-tenanted, revenue-generating centre for social and cultural innovation where small entrepreneurial ventures and start-ups can access workspaces, technical resources and peer support.
- This building will encompass an art gallery operated with input from First Nations organizations to showcase Aboriginal cultural strengths and provide training, activity and workspaces for painting, jewelry making and carving.

Compliance with Surrey's Housing Initiatives

- Addressing the issue of homelessness and housing affordability is a priority for the City of Surrey as homelessness and housing affordability are directly related to the social well-being and sustainability of the community.
- Surrey's Plan for the Social Well-Being of Surrey Residents, adopted by Council in February 2006, identifies key gaps in Surrey's housing stock that include a need for shelter beds (125-150 beds); for transitional and supportive housing units (500 units) and for housing for low income families and singles (5,000 units).
- Similarly, the City of Surrey's Crime Reduction Strategy, released in February 2007, also identifies housing as a key component of this strategy and includes recommendations for the establishment of a sobering centre, development of transitional and supportive housing, and an increase in the number of homeless outreach workers.
- The proposed development, provides supportive housing for those individuals transitioning back into society from the Federal corrections system, transitional housing for individuals recovering from addictions, as well as an innovative path for people who have recovered from addictions and low-income individuals to enter the home equity market, fulfills the goals and objectives put forward in various City documents and policies to address the issues of homelessness, crime reduction and social sustainability in Surrey.

Proposed CD By-law

- The proposed project will be similar in both building form and function to a typical 4- to 6-storey multiple unit residential building which is normally regulated by the RM-70 Zone.
- However, the proposed development encompasses a range of different land uses, which cannot be accommodated in the RM-70 Zone.
- As a result, the applicant has applied to rezone the site to a CD Zone that will accommodate the proposed development, desired unit density, as well as the different proposed land uses.
- The proposed net density of this development will be a floor area ratio (FAR) of 1.5, which is the permitted maximum FAR under the RM-70 Zone and below the maximum 2.5 FAR permitted under the "Low to Mid Rise up to 2.5 FAR" designation for the subject site under the Surrey City Centre Land Use and Density Concept.

- The proposed six-storey building height is appropriate for this area of Surrey City Centre and helps to create a significant building form that creates an entry into City Centre.
- The proposed setbacks, at 4 metres (13 ft.) and 5 metres (16 ft.), help to create a more urban streetscape along 100 Avenue and 140 Street respectively, that is in keeping with the urban, pedestrian environment being achieved in City Centre.

Parking

- Based on the parking requirements in the Zoning By-law, a total of 74 parking stalls would be required for the proposed project, which would include 46 parking spaces for the rental and market dwelling units, 7 parking spaces for residential visitors, 15 parking spaces for the supportive housing, and 6 parking spaces for the commercial uses.
- The proposed development provides 23 parking spaces, which is 51 parking spaces fewer than the required 74 spaces.
- Of these 23 parking spaces, 4 parking spaces would be reserved for staff working with the residents of the supportive housing component of the project, 11 parking spaces would be reserved for the residents of the rental and market apartment units, 3 parking spaces would be reserved for visitors to the building and 5 parking spaces would be used by the commercial component of the project.
- The Phoenix Society's rationale for the parking is based upon their experience with residents with similar needs at the Quibble Creek Centre and the Phoenix Transition Housing Centre. In these two centres, 1 parking space has been allocated for each 7 residents.
- Due to the fact that the project is intended to provide affordable housing to low income individuals, it is likely that most residents of the facility will not own a vehicle and, as a result, the proposed lower parking standards can be supported.
- Furthermore, the site is well-served by public transit being within one-half mile of the King George SkyTrain station.

Proposed Indoor and Outdoor Amenity Spaces

- In accordance with Zoning By-law No. 12000, 138 square metres (1,485 sq.ft.) of indoor amenity space would be required for the rental housing and home equity ownership components of the proposed project, based upon a requirement of 3 square metres (32 sq.ft.) per dwelling unit.
- The proposed development will provide 140 square metres (1,507 sq.ft.) of indoor amenity space, which is 2 square metres (22 sq. ft.) more than the 138 square metres (1,485 sq.m.) required.
- The indoor amenity space will consist of 60 square metres (646 sq.ft.) in the main building, as well as 80 square metres (861 sq.ft.) of studio space in the free-standing social innovation

centre in which residents can use for painting, jewellery-making, carving and other art forms.

- In accordance with Zoning By-law No. 12000, 138 square metres (1,485 sq.ft.) of outdoor amenity space would be required for the transitional rental housing and home equity ownership components of the proposed project, based upon a requirement of 3 square metres (32 sq.ft.) per dwelling unit.
- The proposed development will provide 150 square metres (1,615 sq.ft.) of outdoor amenity space, which is 12 square metres (129 sq. ft.) more than the 138 square metres (1,485 sq.m.) required.
- The outdoor amenity space will comprise of a sports court, community gardens, an outdoor classroom and woodworking area and will be located to the north of the proposed buildings.

PRE-NOTIFICATION

- Pre-notification letters were sent on November 21, 2012 to property owners within a 100-metre (330 ft.) radius of the subject site and a development proposal sign was installed.
- In response to the pre-notification letters and development proposal sign, Planning and Development staff received 2 e-mails. Both of those who responded were in opposition to the proposal.
- The authors of the two e-mails raised the following concerns:
 - Concern about the concentration of social housing projects within the neighbourhood;
 - Concern about the proximity of the proposed development to SkyTrain, which in their opinion tends to attract undesirable persons and activity; and
 - Concern about increased traffic, coupled with additional traffic generated by new developments in the area along 140 Street, such as the Jim Pattison Outpatient Centre and the RCMP E-Division.
- A second pre-notification letter was sent on November 29, 2012 to advise residents that the fourth lot, the most westerly lot at 13961 – 100 Avenue, has been added to the application.
- Staff received two e-mails and two phone calls in opposition as a result. The concerns are as follows:
 - Concern was raised by a resident on 100A Avenue, about the 6-storey height of the building and the potential shadowing of his single family home; and
 - Concern about the concentration of social housing projects within the neighbourhood.
- As these concerns are similar to concerns raised at the Public Information Meeting, responses to these concerns are outlined in the following section.

PUBLIC INFORMATION MEETING

- A Public Information Meeting (PIM) was held from 7:00 pm to 9:00 pm on Thursday, November 29, 2012 at the Compass Point Inn in City Centre.
- In response to notices of the PIM being sent to 271 property owners, 18 people attended the meeting. Out of the 18 attendees, 12 individuals completed comment sheets.
- Based upon the 12 completed comment sheets, 7 individuals expressed support for the project and 5 individuals expressed opposition.
- The comments in opposition to the proposed development are noted below, with staff comments in italics:
 - Concern was expressed about the security of the neighbourhood given there will be individuals who are re-entering the community after serving time in prison.
 - Concern was expressed about the proposed development and its proximity to the Lena Shaw Elementary School. (*The site is located within the catchment of the Lena Shaw Elementary School, located at 14250 – 100A Avenue.*)
 - A local daycare operator fears a loss of business as a result of the proposed development.

The three above-noted comments all relate to the perceived threat to the security of the adjoining residential areas due to the persons who will reside in the proposed facility.

The supportive housing facility and program, funded in partnership with Correctional Services of Canada (CSC) and operated by the Phoenix Society, is currently located on two existing single family residences at 10373 and 10383-133A Street, where it has operated for 22 years, without complaint. This existing program will be relocated to the proposed 6-storey building as the current location will be demolished to make way for a future high-rise development. The proposed supportive housing component will be staffed 24 hours a day.

- Concern was raised about the concentration of social housing projects in the area. It was felt that social housing projects and social services facilities and programs should be located throughout Surrey and not concentrated in one area.

There are a number of social housing projects within this area of Surrey City Centre, ranging from affordable family housing to the Timber Grove supportive housing project of BC Housing. These projects, however, benefit from the increase public transit options in City Centre and from the proximity to various social programs and public amenities located in City Centre.

- Concern and opposition was raised with respect to the Timber Grove supportive housing project at 13922 – 101 Avenue. It was felt that that City staff and Council did not listen to their concerns when they opposed that project and when the land development application for the project was reviewed by Council, yet it was subsequently approved and constructed.

A pre-notification letter was sent to area residents and a Public Information Meeting (PIM) was conducted for the Timber Grove development (Application No. 7909-0022-00) as part of the land development application review process for the project. As a result of comments provided at the PIM, Coast Mental Health representatives conducted three tours for the neighbourhood residents of two existing facilities in downtown Vancouver. As well as the planning consultant for the project CitySpaces Consulting, Coast Mental Health and BC Housing met with the Central City Residents' Association, a neighbourhood residents group formed in response to the Timber Grove application, to discuss the concerns of the area residents. As a result, a Community Advisory Committee (which has wide representation from the community), has been formed to help monitor the Timber Grove facility.

- Concern was raised about the proximity of the project to SkyTrain as the SkyTrain was perceived to bring with it undesirable elements.

As many of the residents are low income and do not own their own vehicles, the proximity to public transit is imperative for them to conduct their daily lives.

- Concern was raised that the proposed project would increase traffic, as the area is already experiencing increased traffic generated by the Jim Pattison Outpatient Facility and the RCMP E-Division, which are located within a kilometre (0.6 mile) south of the subject site at 140 Street and Green Timbers Way.

The applicant advises the majority of the residents at this development will not own vehicles and, as a result, the amount of traffic generated by this development, once built, is expected to be minimal. It should also be noted that the subject site is located at the intersection of two major arterial roads that are normally expected to carry high volumes of traffic.

- Concern was expressed that, at 6 storeys in height, the proposed building may cast a shadow on the adjoining single family lots to the north.

The proposed building will be set back 11 metres (36 ft.) from the north property line, whereas the standard setback is 7.5 metres (25 ft.). It is anticipated that the existing single family properties to the north will eventually redevelop for multiple residential purposes.

- Comments in support of the project include the following:
 - The design of the building is good;
 - The proposed development may improve the neighbourhood relative to what currently exists;
 - The Phoenix Society has done a good job in other locations of Surrey; and
 - Surrey needs this project.

DESIGN PROPOSAL AND REVIEWSite Layout

- The proposed development will encompass two buildings on site, one located at the northwest corner of 100 Avenue and 140 Street and one located at the western portion of the subject site, near the Quibble Creek Greenway.
- A driveway will lead into the project site from 100 Avenue and into the surface parking area containing 23 parking spaces, which will be located to the north of the proposed buildings.

Building Concept

- The proposed Phase 1 building will have a total area of 3,707 square metres (39,902 sq. ft), which includes 1,152 square metres (12,400 sq.ft.) for the supportive housing component, with 2,305 square metres (24,811 sq.ft.) for the subsidized rental and market apartment component.
- The design of the 6-storey building will have a contemporary feel, including a flat roof, wood and brick accents, concrete and glazing at the upper floors.
- Separate entries will be provided for the supportive housing and for the rental and market apartment housing. The entry to the supportive housing will be located at the southeast corner of the building, adjacent to the 100 Avenue and 140 Street intersection. The entry to the market housing will be located at the southwest corner of the building, adjacent to the surface parking lot.
- The proposed, 250-square metre (2,691 sq.ft.), stand-alone 2-storey innovation centre building on the western side of the lot adjacent to the Quibble Creek Greenway will incorporate a First Nations character, with a sloped roof line. The building concept incorporates wood elements, concrete and glazing.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 3, 2012. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The proposed development is located within the City Centre area and is consistent with the City Centre Land Use and Density Concept designation of "Low to Mid Rise up to 2.5 FAR", as well as with the Multiple Residential designation of the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed development incorporates a range of uses. • Does not incorporate a mix of housing types, nor does it contain a range of unit sizes. • The proposed development includes 23 subsidized rental units and 22

Sustainability Criteria	Sustainable Development Features Summary
	social housing units. <ul style="list-style-type: none"> • Community gardens for the use of the residents of the development are proposed.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low Impact Development Standards are proposed and will be confirmed once detailed design is completed. • Proposed landscaping will increase the number of trees and preserve existing trees where possible. • Composting will be incorporated into the community gardens. • Recycling and organic waste pick up will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • A reduction in parking is proposed on-site thereby proposing to reduce vehicular use. • Staff shower/change facilities and bike parking will be provided. • Linkages will be provided to the existing greenway and to transit stops.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Visual access to outdoor perimeter areas will be a high priority in designing the building and there will be no blind corners or hidden areas. • The proposed development may provide up to 5% adaptive units. • The proposed development proposes home based business opportunities, outdoor community gathering space and indoor amenity space.
6. Green Certification (F1)	<ul style="list-style-type: none"> • No certification associated with this project.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Staff and residents of existing Phoenix Society facilities have been consulted on the design and have provided input. A Public Information Meeting was held to obtain community feedback and comments on the proposed development. • An operations manual for the building will identify the proposed sustainability features.

ADVISORY DESIGN PANEL

- Although the project has been reviewed by City staff, due to the time constraints on funding, the proposed project has not yet been reviewed by the Advisory Design Panel (ADP), but will be forwarded to the ADP following Council's consideration of the project.
- The applicant has agreed to adequately address all issues and concerns raised by staff and the ADP prior to Council being requested to consider Final Adoption to the Rezoning By-law and issue the Development Permit.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan and Building Elevations
Appendix III.	Engineering Summary
Appendix IV.	Proposed CD By-law

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/kms

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Information for City Clerk

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

1. (a) Agent: Name: John Davidson/Glenn Gardner
DYS Architecture
Address: 1770 Burrard Street, Unit 260
Vancouver, BC V6J 3G7
Tel: 604-669-7710
2. Properties involved in the Application
 - (a) Civic Addresses: 13961, 13971, 13981 and 13991 - 100 Avenue
 - (b) Civic Address: 13961 - 100 Avenue
Owner: Rosalinda Pukalla
PID: 007-499-990
Lot 1 Except; Part Dedicated Road on Plan LMP2476, Section 26 Block 5 North Range 2 West New Westminster District Plan 15724
 - (c) Civic Address: 13971 - 100 Avenue
Owners: Lee Anne Jeanette Vandermolen
Lena Aliminda Littke
PID: 010-133-291
Lot 2 Except: Parcel "C" (Bylaw Plan 66430); Section 26 Block 5 North Range 2 West New Westminster District Plan 15724
 - (d) Civic Address: 13981 - 100 Avenue
Owners: Inderjit Singh Gosal
Ranjit Singh Gosal
PID: 010-133-321
Lot 3 Except: Parcel "D" (Bylaw Plan 66430); Section 26 Block 5 North Range 2 West New Westminster District Plan 15724
 - (e) Civic Address: 13991 - 100 Avenue
Owners: Inderjit Singh Gosal
Ranjit Singh Gosal
PID: 009-487-468
Lot 4 Section 26: Block 5 North Range 2 West New Westminster District Plan 15724
Except: Parcel "E" (By-law Plan 66430) and Part Road on Plan BCP36336
3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the subject site.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

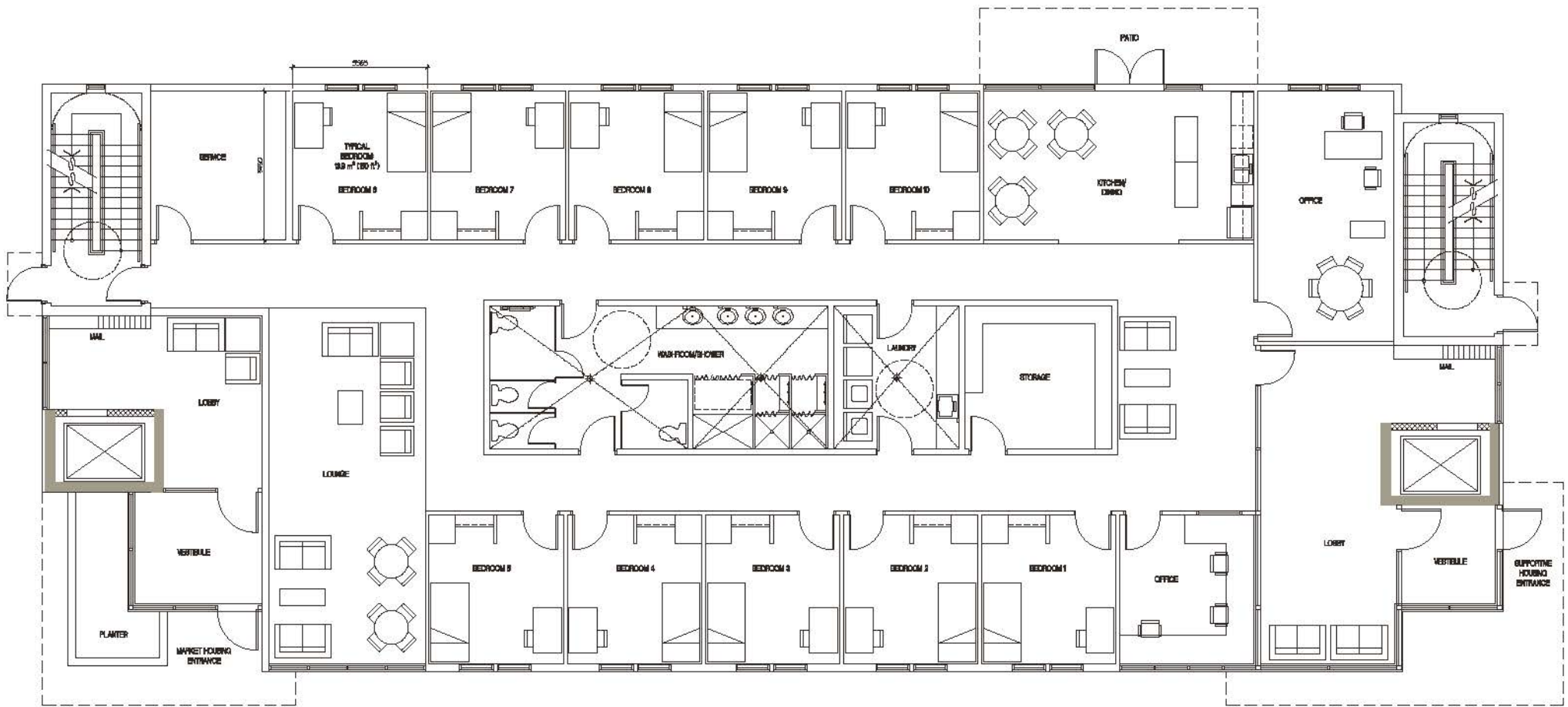
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,103 sq.m.
Road Widening area		360 sq.m.
Undevelopable area		220 sq.m.
Net Total		2,523 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		775 sq.m./31 %
Paved & Hard Surfaced Areas		745 sq.m./30%
Total Site Coverage		1,520 sq.m./60%
SETBACKS (in metres)		
Front (140 Street)	7.5 m	5 m
Rear (west)	7.5 m	3 m
Flanking Side #1 (100 Avenue)	7.5 m	4 m
Side #2 (N)	7.5 m	11 m
BUILDING HEIGHT (in metres/storeys)		
Principal		22 m/6-storeys
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		46
One Bed		
Two Bedroom		
Three Bedroom +		
Total		46
FLOOR AREA: Residential		2,305 sq.m.
FLOOR AREA: Commercial		250 sq.m.
Retail		
Office		
Total		
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		1,152 sq.m.
TOTAL BUILDING FLOOR AREA	6,308 sq.m.	3,707 sq.m.

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		1.2
FAR (net)	2.5	1.5
AMENITY SPACE (area in square metres)		
Indoor	132 sq.m.	140 sq.m.
Outdoor	132 sq.m.	150 sq.m.
PARKING (number of stalls)		
Commercial	6	5
Industrial		n/a
Residential Bachelor + 1 Bedroom	46	11
2-Bed		
3-Bed		
Residential Visitors	7	3
Institutional	15	4
Total Number of Parking Spaces	74	23
Number of disabled stalls	2	2
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		n/a
Size of Tandem Parking Spaces width/length		n/a

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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LEVEL 1 GROSS FLOOR AREA = 676 m² (6,800 ft²)



LEVEL 1 PLAN



RISEING SUN VILLAS AND SOCIAL INNOVATION CENTRE 100 AVENUE AND 140 STREET SURREY BC

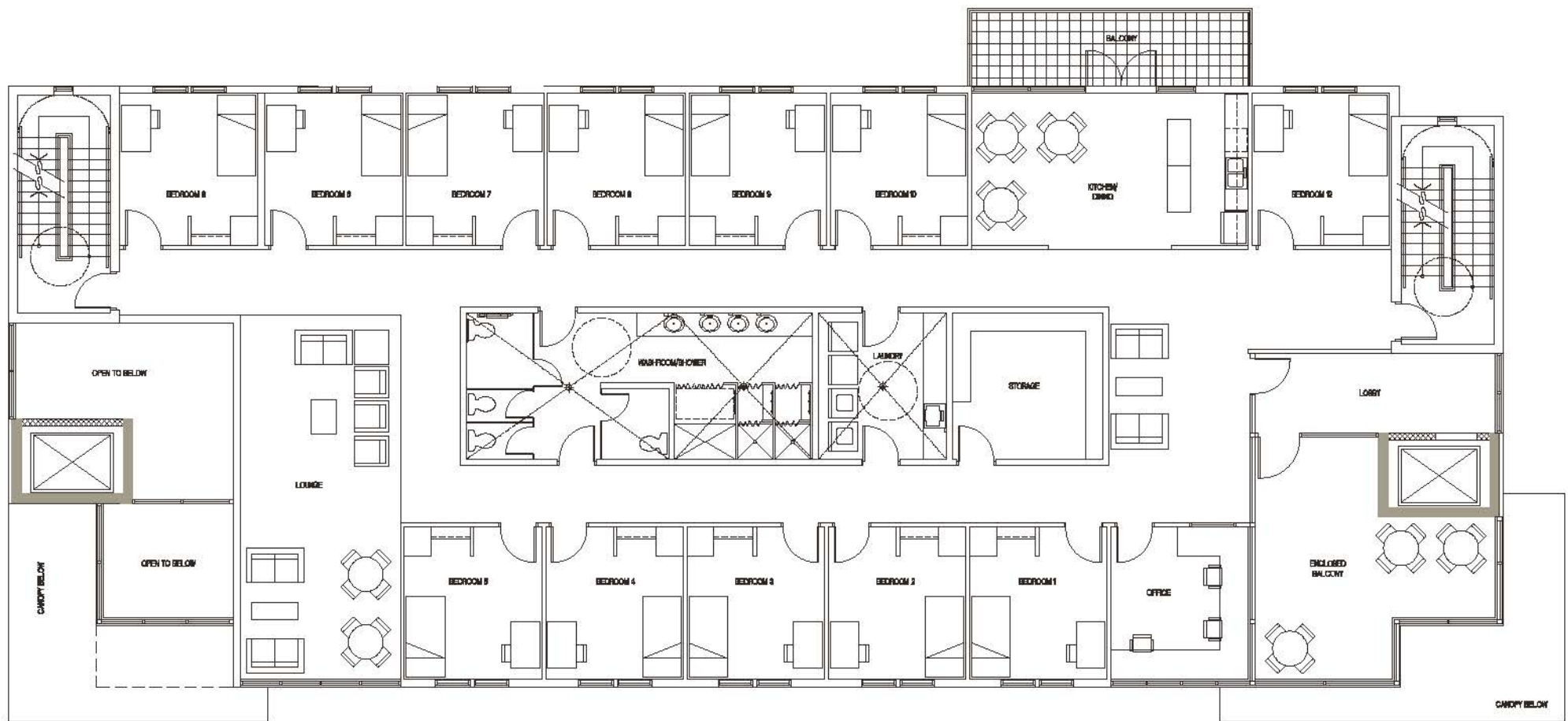
DATE: 10 DECEMBER 2012
SUBMISSION FOR REPORT TO COUNCIL
FILE NO: 7512-0318-00

THE CITY OF SURREY THE PHOENIX DRUG AND ALCOHOL RECOVERY AND EDUCATION SOCIETY

SCALE: 1:50

NO: A212158

A2.01



LEVEL 2 GROSS FLOOR AREA = 578 m² (6,200 sq ft)



LEVEL 2 PLAN



RIISING SUN VILLAS AND SOCIAL INNOVATION CENTRE 100 AVENUE AND 140 STREET SURREY BC

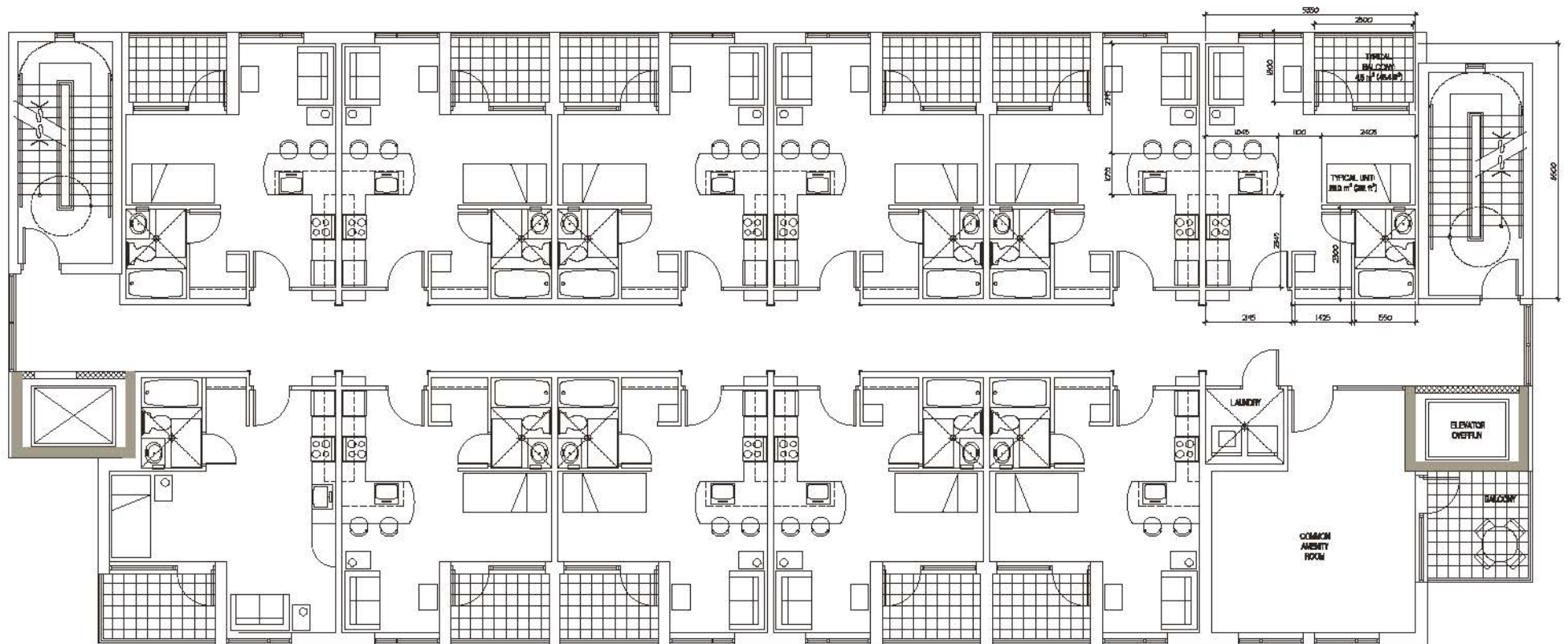
THE CITY OF SURREY THE PHOENIX DRUG AND ALCOHOL RECOVERY AND EDUCATION SOCIETY

DATE: 10 DECEMBER 2012
SUBMISSION FOR REPORT TO COUNCIL
FILE NO: 7512-0318-00

SCALE: 1:50

NO: A212158

A2.02



LEVEL 3 GROSS FLOOR AREA = 560 m² (6,043 ft²) AMENITY AREA = 30.0 m² (323 ft²)



LEVEL 3 PLAN



RISEING SUN VILLAS AND SOCIAL INNOVATION CENTRE 100 AVENUE AND 140 STREET SURREY BC

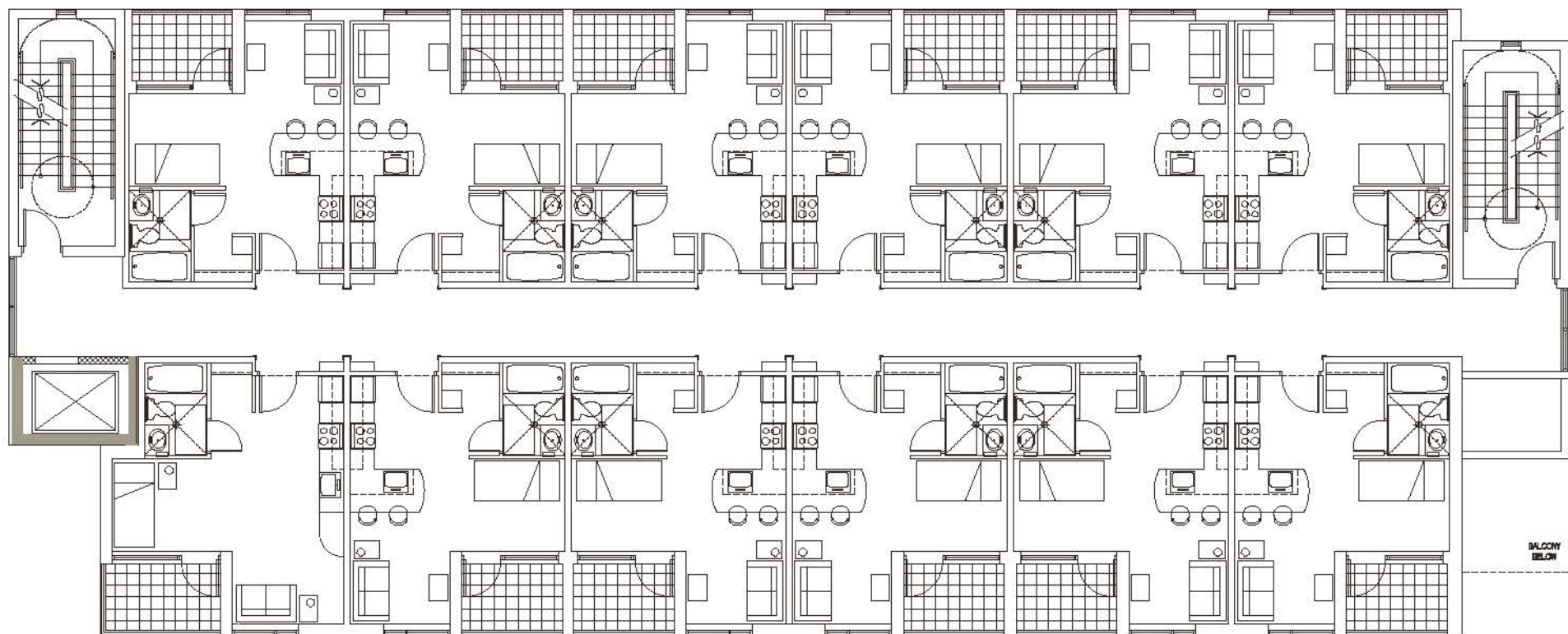
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SUBMISSION FOR REPORT TO COUNCIL
FILE NO: 7512-0318-00

THE CITY OF SURREY THE PHOENIX DRUG AND ALCOHOL RECOVERY AND EDUCATION SOCIETY

SCALE: 1:50

NO: A212158

A2.03



0 5 10 15m

LEVEL 4 GROSS FLOOR AREA = 678 m² (7,300 sq ft)



LEVEL 4 PLAN



RISEING SUN VILLAS AND SOCIAL INNOVATION CENTRE 100 AVENUE AND 140 STREET SURREY BC

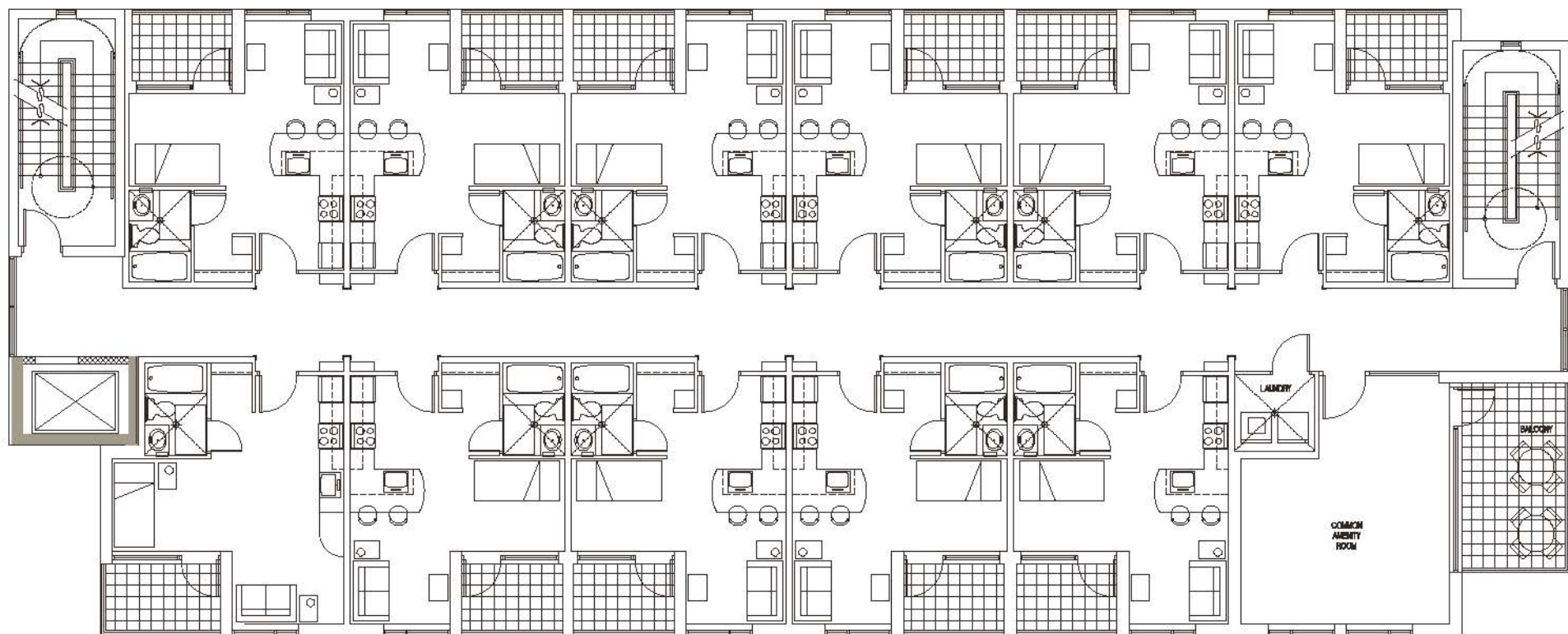
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SUBMISSION FOR REPORT TO COUNCIL
FILE NO: 7512-0319-00

THE CITY OF SURREY THE PHOENIX DRUG AND ALCOHOL RECOVERY AND EDUCATION SOCIETY

SCALE: 1:50

NO: A212158

A2.04



LEVEL 5 GROSS FLOOR AREA — 575 m² (6,199 ft²) AMENITY AREA — 30.0 m² (323 ft²)



LEVEL 5 PLAN



RIISING SUN VILLAS AND SOCIAL INNOVATION CENTRE 100 AVENUE AND 140 STREET SURREY BC

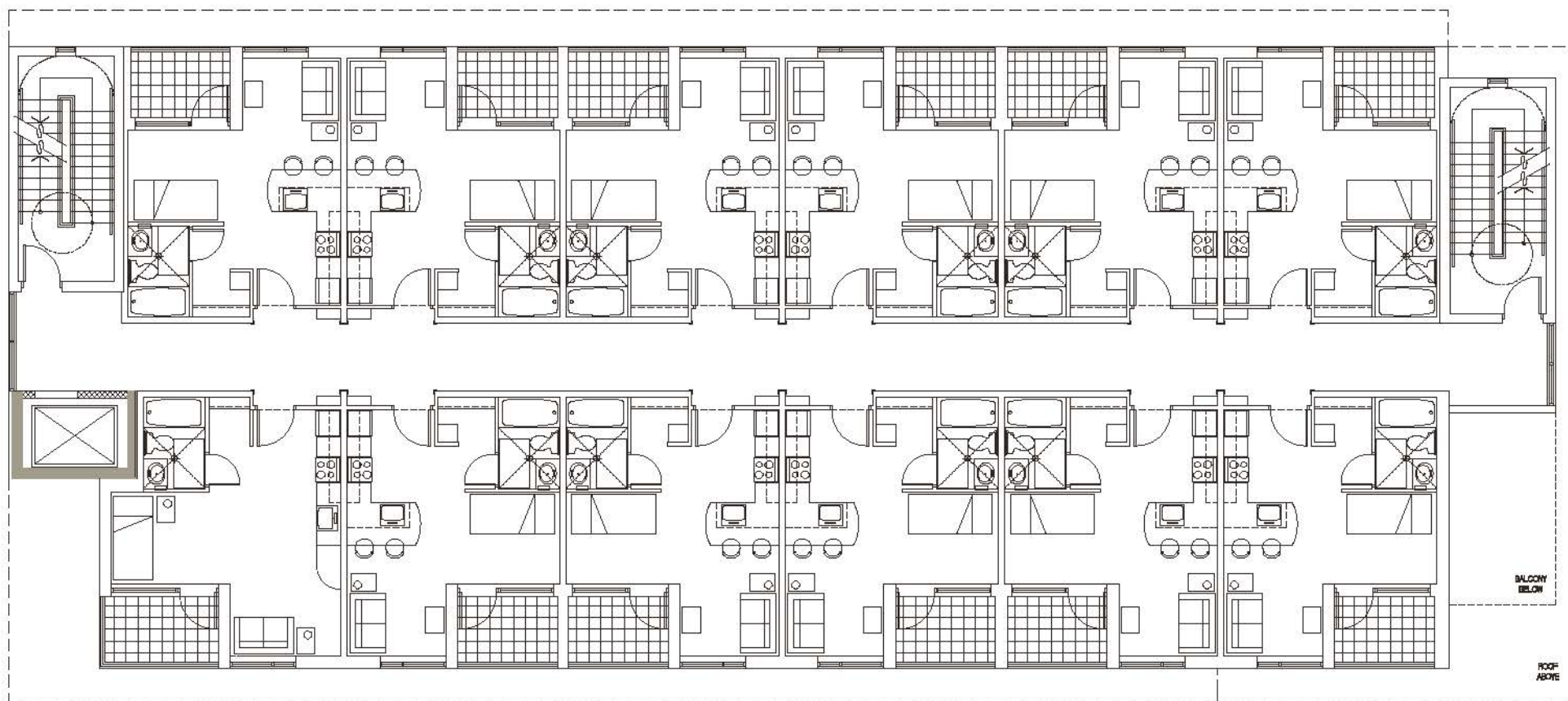
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FILE NO: 7512-0319-00

THE CITY OF SURREY THE PHOENIX DRUG AND ALCOHOL RECOVERY AND EDUCATION SOCIETY

SCALE: 1:50

NO: A212158

A2.05



LEVEL 6 GROSS FLOOR AREA = 576 m² (6,189 ft²)



LEVEL 6 PLAN



RIISING SUN VILLAS AND SOCIAL INNOVATION CENTRE 100 AVENUE AND 140 STREET SURREY BC

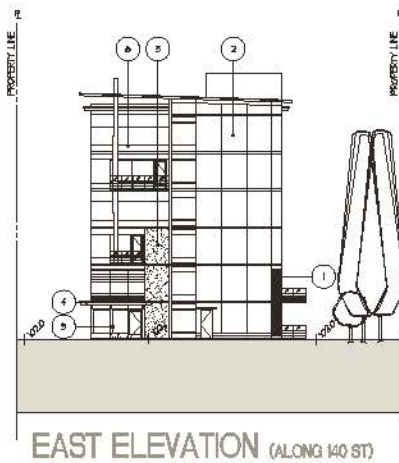
DATE: 10 DECEMBER 2012
SUBMISSION FOR REPORT TO COUNCIL
FILE NO: 7512-0319-00

THE CITY OF SURREY THE PHOENIX DRUG AND ALCOHOL RECOVERY AND EDUCATION SOCIETY

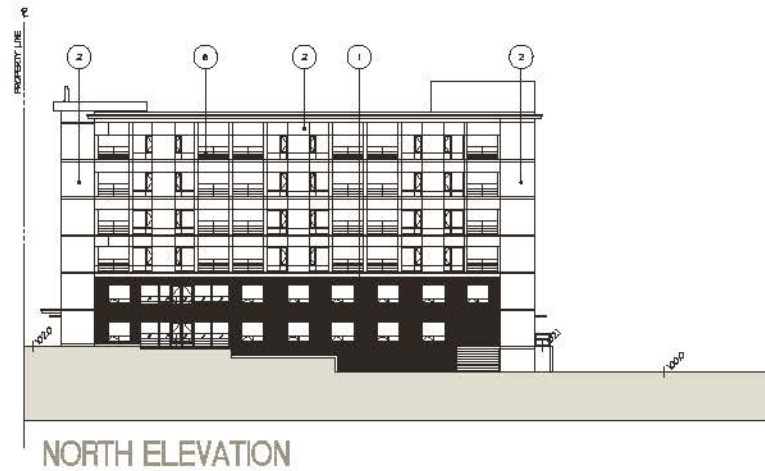
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A2.06



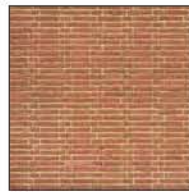
T.O. FIN/APRNT	120.5	121.5
T.O. ROOF	306.2	
LEVEL 6	111.4	
LEVEL 5	104.9	
LEVEL 4	111.3	
LEVEL 3	106.2	
LEVEL 2	105.2	
LEVEL 1	102.1	
BASE-ENT	99.04	



T.O. FIN/APRNT	120.5	121.5
T.O. ROOF	306.2	
LEVEL 6	111.4	
LEVEL 5	104.9	
LEVEL 4	111.3	
LEVEL 3	106.2	
LEVEL 2	105.2	
LEVEL 1	102.1	
BASE-ENT	99.04	

MATERIALS/FINISHES LEGEND

- | | |
|---|---|
| 1 BRICK MASONRY SIDING
COLOUR: RED-BROWN | 4 WOOD SOFFIT
COLOUR: RED CEDAR |
| 2 PRE-CAST CONCRETE PANEL
COLOUR: GREY | 5 THINER PAINTING |
| 3 ARCHITECTURAL CONCRETE | 6 PRE-FINISHED ALUMINUM
AND GLASS HANDRAIL |



1



2



3



4



5



6

EAST + NORTH ELEVATIONS



RISEING SUN VILLAS AND SOCIAL INNOVATION CENTRE 100 AVENUE AND 140 STREET SURREY BC

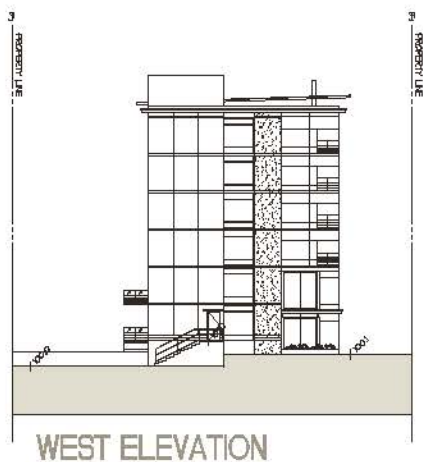
THE CITY OF SURREY THE PHOENIX DRUG AND ALCOHOL RECOVERY AND EDUCATION SOCIETY

DATE: 10 DECEMBER 2012
SUBMISSION FOR REPORT TO COUNCIL
FILE NO: 7512-0319-00

SCALE: 1:200

NO: A212158

A3.01



T.O. PARAPET	120.5	121.5
T.O. ROOF	119.5	
LEVEL 6	117.4	
LEVEL 5	114.5	
LEVEL 4	111.5	
LEVEL 3	108.2	
LEVEL 2	105.2	
LEVEL 1	102.1	
BASEMENT	99.04	



T.O. PARAPET	120.5	121.5
T.O. ROOF	119.5	
LEVEL 6	117.4	
LEVEL 5	114.5	
LEVEL 4	111.5	
LEVEL 3	108.2	
LEVEL 2	105.2	
LEVEL 1	102.1	
BASEMENT	99.04	

MATERIALS/FINISHES LEGEND	
1	BRICK: MICHAMPT SERIES COLOUR: RED-BROWN
2	PREFINISHED BRICKWORK PANEL COLOUR: GREY
3	ARCHITECTURAL CONCRETE
4	WOOD SOFFIT COLOUR: RED CEDAR
5	TIMBER FRAMING
6	PRE-FINISHED ALUMINUM AND GLASS RAILING



1



2



3



4



5



6

WEST + SOUTH ELEVATIONS



RISEING SUN VILLAS AND SOCIAL INNOVATION CENTRE 100 AVENUE AND 140 STREET SURREY BC

THE CITY OF SURREY THE PHOENIX DRUG AND ALCOHOL RECOVERY AND EDUCATION SOCIETY

DATE: 10 DECEMBER 2012
SUBMISSION FOR REPORT TO COUNCIL
FILE NO: 7512-0318-00

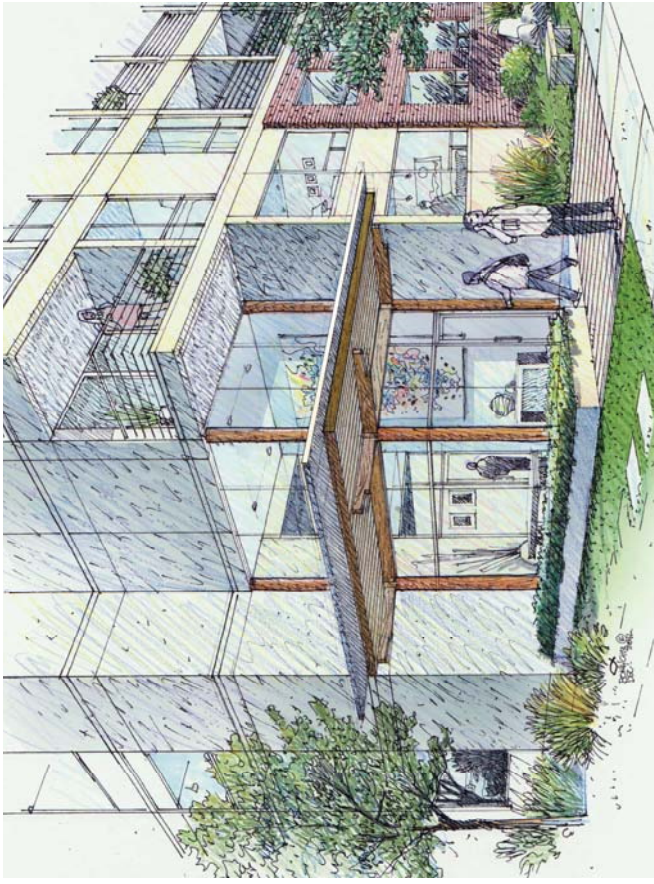
SCALE: 1:200

NO: A212158

A3.02



VIEW FROM THE SOUTHEAST (SUPPORTIVE HOUSING ENTRY)



VIEW FROM THE SOUTHWEST (MARKET HOUSING ENTRY)

PERSPECTIVE VIEWS

DATE: 10 DECEMBER 2012
SUBMISSION FOR REPORT TO COUNCIL
FILE NO: 7912-0316-00

RISEING SUN VILLAS AND SOCIAL INNOVATION CENTRE 100 AVENUE AND 140 STREET SURREY BC

THE CITY OF SURREY THE PHOENIX DRUG AND ALCOHOL RECOVERY AND EDUCATION SOCIETY

A0.00

SCALE: N.T.S. NO: A212158



GALLERY/CAFE/INNOVATION CENTRE

PERSPECTIVE VIEWS

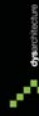
DATE: 10 DECEMBER 2012
SUBMISSION FOR REPORT TO COUNCIL
FILE NO: 7912/0316-00

A0.01

SCALE: N.T.S. NO: A212158

RIISING SUN VILLAS AND SOCIAL INNOVATION CENTRE 100 AVENUE AND 140 STREET SURREY BC

THE CITY OF SURREY THE PHOENIX DRUG AND ALCOHOL RECOVERY AND EDUCATION SOCIETY



INTER-OFFICE MEMO

**TO: Manager, Area Planning & Development
 - North Surrey Division
 Planning and Development Department**

FROM: Development Services Manager, Engineering Department

DATE: **December 5, 2012**

PROJECT FILE: 7812-0316-00

RE: **Engineering Requirements (Commercial/Multi-Family)**
Location: 13971 100 Ave

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 3.500 metres on 100 Avenue for an ultimate 34 metre wide road right-of-way
- dedicate 1.242 meters on 140th Street for an ultimate 30 metre wide road right-of-way
- Acquire a 5 metre x 5 metre corner cut at the intersection of 140th Street and 100th Avenue
- dedicate as road (without compensation) Pcls C, D & E Bylaw Plan 66430 on a road dedication or subdivision plan

Works and Services

- construct full City Center urban road standards on 100 Avenue and 140 Street for the frontage of the site
- provide adequate sized service connections to service the proposed development
- the applicant must relocate the existing sanitary sewer which passes through the middle of the site between 100 Avenue and 100A Avenue.
- the applicant will be required to provide for the City district energy system as part of the building design

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit.

[Signature]

Rémi Dubé, P.Eng.
Development Services Manager

RWB

NOTE: Detailed Land Development Engineering Review available on file

CITY OF SURREYBY-LAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 007-499-990

Lot 1 Except; Part Dedicated Road on Plan LMP2476, Section 26 Block 5 North Range 2 West New Westminster District Plan 15724

13961 - 100 Avenue

Parcel Identifier: 010-133-291

Lot 2 Except: Parcel "C" (Bylaw Plan 66430); Section 26 Block 5 North Range 2 West New Westminster District Plan 15724

13971 - 100 Avenue

Parcel Identifier: 010-133-321

Lot 3 Except: Parcel "D" (Bylaw Plan 66430); Section 26 Block 5 North Range 2 West New Westminster District Plan 15724

13981 - 100 Avenue

Parcel Identifier: 009-487-468

Lot 4 Section 26 Block 5 North Range 2 West New Westminster District Plan 15724 Except: Parcel "E" (Bylaw Plan 66430) and Part Road On Plan BCP36336

13991 - 100 Avenue

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density, multiple unit residential buildings*, and related *amenity spaces*, a *care facility* and neighbourhood commercial uses, which are to be developed in accordance with a *comprehensive design*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.
2. *Care facilities*.
3. *Retail stores* excluding *adult entertainment stores* auction houses and *secondhand stores* and *pawnshops*.
4. *Eating establishments* excluding *drive-through restaurants*, provided that the seating capacity shall not exceed 35 and the said *eating establishment* is not licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended.
5. Office uses excluding *social escort services* and *methadone clinics*.
6. *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*.
7. *Community services*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 2.0.
2. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 65%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

Use	Setback	Front Yard (140 Street)	Rear Yard (West)	Side Yard (North)	Side Yard on Flanking Street (100 Avenue)
<i>Principal Buildings and Accessory Buildings and Structures</i>		5.0 m [16 ft.]	3.0 m [10 ft.]	11.0 m [36 ft.]	4.0 m [13 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings:* The *building height* shall not exceed 25 metres [82 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

1. Notwithstanding Table C.2 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, parking for the neighbourhood commercial uses shall be 5 *parking spaces*.
2. Notwithstanding Table C. 4 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, parking for the *care facility* shall be 4 *parking spaces*.
3. Notwithstanding Table C. 6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, parking for the *multiple unit residential buildings* and *ground-oriented multiple unit residential buildings* shall be at 0.23 *parking space* per *dwelling unit* and 0.6 *parking space* per *dwelling unit* for visitors.
4. Notwithstanding Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, *bicycle storage* will not be required.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be located within a *building*.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Balconies* are required for 67% of *dwelling units* which are not *ground-oriented* and shall be a minimum of 4.6 square metres [50 sq.ft.] per *dwelling unit*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
3,000 sq. m. [0.74 acre]	30 metres [98 ft.]	84 metres [276 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the

provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RMC-135 Zone, as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone in the City Centre for the residential portion, RMS-2 Zone for the *care facility* portion and commercial zones for the commercial portion.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20__.

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__.

READ A THIRD TIME ON THE _____ th day of _____, 20__.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__.

MAYOR

CLERK

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