
TO: **Mayor and Council**

FROM: **General Manager**
Planning and Development Department

DATE: **March 11, 2019** FILE: **7918-0210-00**

RE: **Item B.13 of March 11, 2018 Regular Council – Land Use Meeting**
Development Permit and Development Variance Permit No. 7918-0210-00

ADDRESS: **9671, 9677 and 9687 – 137 Street**

OWNER: **City of Surrey**

AGENT: **Gordon MacKenzie, Gordon MacKenzie Architect Ltd.**
Unit 608, 318 Homer Street
Vancouver, BC V6B 2V2

PROPOSAL: **To permit the development of a five-storey transitional housing building in City Centre.**

As part of Development Application No. 7918-0210-00 the applicant requested a variance to allow the outdoor amenity space to be located within the required rear yard (west) setback, adjacent to 136A Street, of proposed CD By-law No. 18233.

Due to an oversight, Planning Report No. 7918-0210-00 indicates that the requested variance to the outdoor amenity space applies to the side yard setback and not the rear yard (west) setback as intended. Pages 2, 3, 6 and 12 of Planning Report No. 7918-0210-00, as well Development Variance Permit No. 7918-0210-00, have now been corrected.

It is now in order for Council to consider the staff recommendations of Planning Report No. 7918-0210-00 with respect to Development Permit and Development Variance Permit No. 7918-0210-00.



Jean Lamontagne
General Manager
Planning and Development Department

CRL

c.c. - City Clerk
- City Manager

RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking the following variances to the CD By-law currently at Third Reading (By-law No. 18233):
 - to reduce the minimum required south side yard setback;
 - to increase the maximum permitted height of the principal building;
 - to reduce the minimum number of required vehicle parking spaces and bicycle parking spaces;
 - to allow the outdoor amenity space to be located within the required rear yard (west) setback; and
 - to reduce the minimum lot size of the subject site.

RATIONALE OF RECOMMENDATION

- Complies with the Central Business District designation in the OCP and with the Mixed-Use 3.5 FAR designation in the City Centre Plan.
- The proposed transitional housing facility is generally consistent with proposed CD By-law No. 18233, which received Third Reading on December 15, 2014 as part of Development Application No. 7914-0059-00.
- The project is supported by the Fraser Valley Aboriginal Friendship Centre Association (FRAFCA), BC Housing and a variety of City of Surrey plans and strategies, and will provide needed supportive housing within the City. The proposed facility responds to key recommendations of the Master Plan for Housing for the Homeless in Surrey, and addresses priorities identified in the Plan for the Social Well-Being of Surrey Residents and the Surrey Poverty Reduction Plan.
- The proposed transitional housing building will benefit from the range of services and amenities in the area, including Surrey Memorial Hospital and other medical-related offices, as well as frequent transit service (bus and SkyTrain).
- The proposed parking relaxation is supported by a Traffic Impact Study (TIS) which indicates that residents of the proposed housing facility are not expected to arrive by private vehicle, and sufficient staff parking is proposed.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the City Centre Plan.
- The proposed density, building form and height are appropriate for this part of City Centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7918-0210-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7918-0210-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum required south side yard setback of proposed CD By-law No. 18233 from 4.5 metres (15 ft.) to 3.5 metres (11.5 ft.);
 - (b) to increase the maximum permitted principal building height of proposed CD By-law No. 18233 from 18 metres (59 ft.) to 20 metres (66 ft.);
 - (c) to reduce the minimum number of required parking spaces in the Zoning By-law No. 12000, from 76 to 22 and the number of bicycle parking spaces from 75 to 18;
 - (d) to allow the outdoor amenity space to be located within the required rear yard (west) setback of proposed CD By-law No. 18233; and
 - (e) to reduce the minimum lot size of proposed CD By-law No. 18233 from 2,000 square metres (0.50 acre) to 1,990 square metres (0.49 acre).
3. Council instruct staff to resolve the following issues prior to final approval:
 - (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 through Rezoning Application No. 7914-0059-00;
 - (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) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering:

The Engineering Department has no objection to the project, as the Engineering servicing requirements are to be completed as part of the original Rezoning application (File No. 14-0059-00).

- The proposed DVP is to allow the following (also see Variance Section):
 - a reduction to the required south side yard setback from 4.5 metres (15 ft.) to 3.5 metres (11.5 ft.);
 - a reduction in the minimum number of required vehicle parking spaces from 76 to 22 and the minimum number of required bicycle parking spaces from 75 to 18;
 - an increase to the maximum required height of the principal building from 18 metres (59 ft.) to 20 metres (66 ft.);
 - to allow the outdoor amenity space to be located within the required rear yard (west) setback; and
 - to reduce the minimum lot size of the subject site.

DESIGN PROPOSAL AND REVIEW

- The development consists of a 5-storey building for transitional housing. Due to the grade change on the site (sloping down 2.5 metres / 8 feet from northeast to southwest) and the need for a barrier-free ground floor (i.e. no internal stairs) to meet specific programming needs within the building, some minor external stepping is required from the sidewalk to the building along 137 Street. Despite these challenges, staff worked with the applicant's architect to reduce the stepping as much as possible.
- The building materials include dark grey rock-dash stucco and multi-coloured pre-finished metal panels that visually break up the building massing. The ground floor incorporates a beige brick veneer cladding.
- Powder-coated steel sunshades are proposed over the windows of each residential unit.
- For safety reasons, balconies are not proposed for any of the units, and is in compliance with proposed CD By-law No. 18233.

Parking and Vehicle Access

- On February 25, 2019, Council approved amendments to the parking section of the Zoning By-law for new parking rates in City Centre (Corporate Report R014, 2019). According to the new rates, 76 parking spaces are required on the subject site.
- The applicant proposes a one-level underground parking garage, which will provide a total of 22 parking spaces, which does not comply with the 76 parking spaces as required in the updated Zoning By-law. A Development Variance Permit is requested (see Variance Section of this report).
- Vehicle access to the underground parking garage is at the southwest corner of the subject site via 136A Street. This location was deemed most appropriate, given the location of existing and future roads and the layout / function of the proposed building.
- The proposal includes a total of 18 bicycle parking spaces located within the underground parking garage. A Development Variance Permit is also required (see Variance Section of this report), since the Zoning By-law requires a total of 75 bicycle parking spaces.

(d) Requested Variance:

- To allow the required outdoor amenity space, as per proposed CD By-law No. 18233, to be located within the rear yard (west) setback.

Applicant's Reasons:

- In order to accommodate the size and layout requirements of the building, the outdoor amenity space is proposed within the required building setback.

Staff Comments:

- Due to the small size of the site, the outdoor amenity space is proposed along the west property line within the building setback.
- In order to maximum the building footprint and to meet functional requirements within the building, the west side of the site is the most appropriate location for the outdoor amenity space.
- Budgetary constraints, as well as safety concerns, restricts the inclusion of outdoor amenity space on the rooftop of the building.
- The proposed outdoor amenity space is located along the west property line along 136A Street, and therefore is not expected to negatively impact the adjacent properties to the north and south. The proposed outdoor space is fenced and will be secured.
- Staff support the proposed variance.

(e) Requested Variance:

- To reduce the minimum lot size of proposed CD By-law No. 18233 from 2,000 square metres (0.50 acre) to 1,990 square metres (0.49 acre).

Applicant's Reasons:

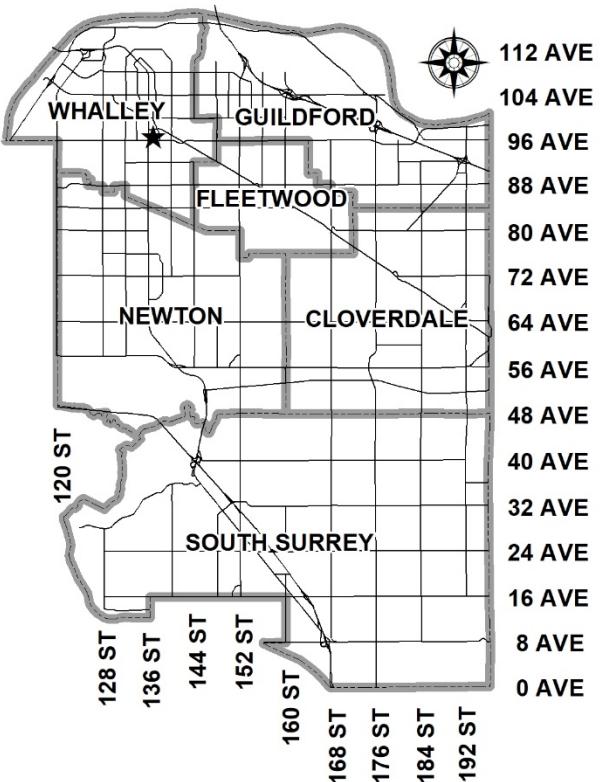
- The variance is a minor relaxation to the lot size due to road dedication.

Staff Comments:

- CD By-law No. 18233, which is currently at Third Reading, stipulates that the minimum lot size for the subject site is 2,000 square metres (0.50 acre). This is consistent with the minimum lot size of the Multiple Residential 45 Zone (RM-45), which the CD By-law is based upon.
- The gross area of the subject site is 2,000 square metres (0.50 acre), and therefore, CD By-law No. 18233 was drafted correctly. However, the City's Transportation Planning Division has since confirmed that road dedication is required in the form of two (2) 3.0-metre x 3.0-metre (10-ft. x 10-ft.) corner cuts at 136A Street and 137 Street and the new east / west lane along the south lot line. This results in a small reduction to the

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
-

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Sections C and D of Part 5 Off-Street Parking and Loading/Unloading, the minimum number of required parking spaces is reduced from 76 to 22, and the minimum number of bicycle parking spaces is reduced from 75 to 18.
5. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. 18233, is varied as follows:
 - (a) to reduce the minimum required south side yard setback from 4.5 metres (15 ft.) to 3.5 metres (11.5 ft.);
 - (b) to increase the maximum permitted principal building height from 18 metres (59 ft.) to 20 metres (66 ft.);
 - (c) to allow the outdoor amenity space to be located within the required rear yard (west) setback; and
 - (d) to reduce the minimum lot size from 2,000 square metres (0.50 acre) to 1,990 square metres (0.49 acre).
5. This development variance permit applies to the buildings and structures on the Land shown on Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.



City of Surrey
PLANNING & DEVELOPMENT REPORT
File: 7918-0210-00
Planning Report Date: March 11, 2019

PROPOSAL:

- Development Permit
- Development Variance Permit

to permit the development of a five-storey transitional housing building in City Centre.

LOCATION: 9687 - 137 Street

9677 - 137 Street

9671 - 137 Street

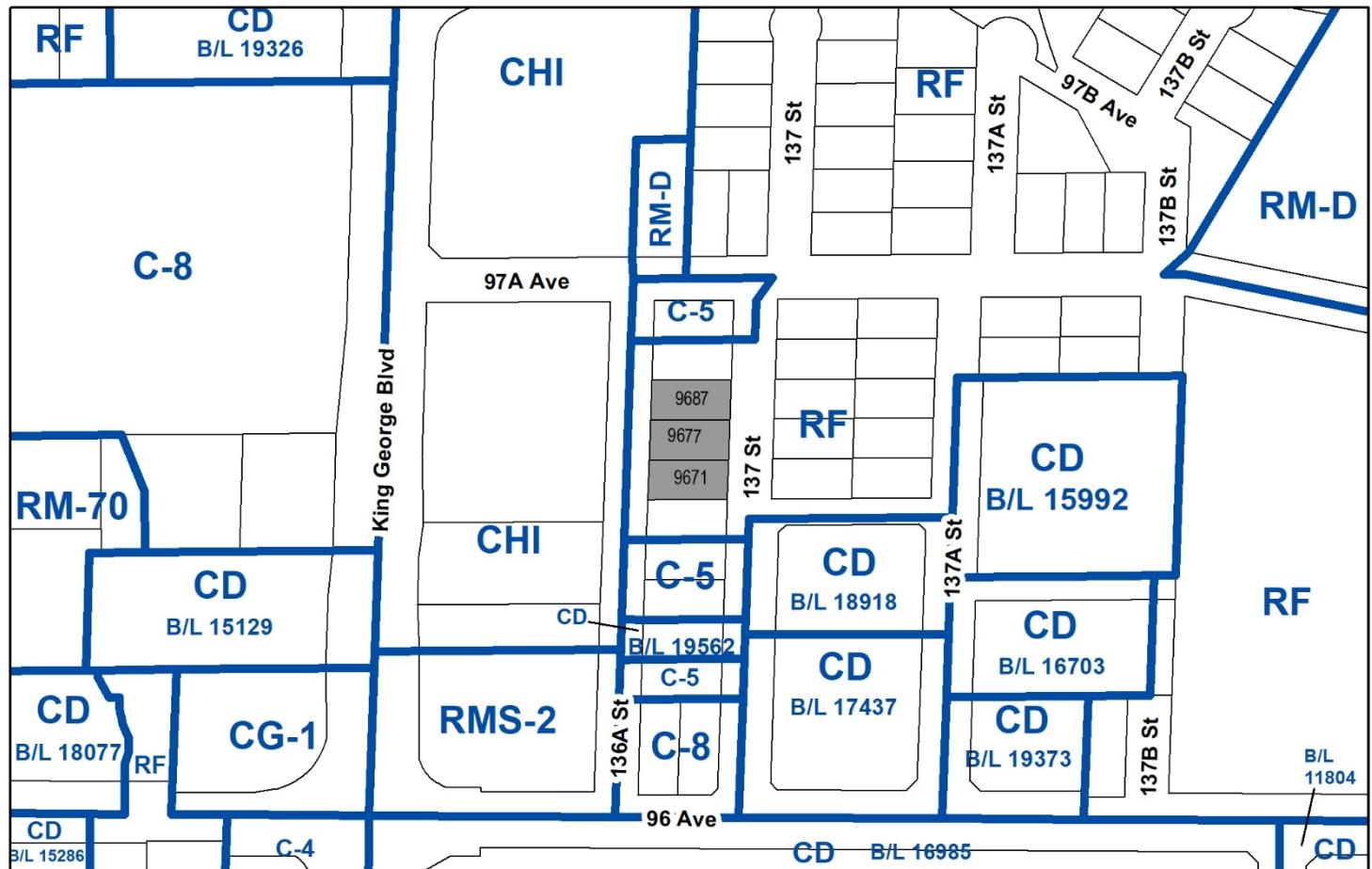
RF

Central Business District

OCP DESIGNATION:
NCP

Mixed-Use 3.5 FAR

DESIGNATION:



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 - to reduce the minimum lot size of the subject site.

RATIONALE OF RECOMMENDATION

- Complies with the Central Business District designation in the OCP and with the Mixed-Use 3.5 FAR designation in the City Centre Plan.
- The proposed transitional housing facility is generally consistent with proposed CD By-law No. 18233, which received Third Reading on December 15, 2014 as part of Development Application No. 7914-0059-00.
- The project is supported by the Fraser Valley Aboriginal Friendship Centre Association (FRAFCA), BC Housing and a variety of City of Surrey plans and strategies, and will provide needed supportive housing within the City. The proposed facility responds to key recommendations of the Master Plan for Housing for the Homeless in Surrey, and addresses priorities identified in the Plan for the Social Well-Being of Surrey Residents and the Surrey Poverty Reduction Plan.
- The proposed transitional housing building will benefit from the range of services and amenities in the area, including Surrey Memorial Hospital and other medical-related offices, as well as frequent transit service (bus and SkyTrain).
- The proposed parking relaxation is supported by a Traffic Impact Study (TIS) which indicates that residents of the proposed housing facility are not expected to arrive by private vehicle, and sufficient staff parking is proposed.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the City Centre Plan.
- The proposed density, building form and height are appropriate for this part of City Centre.

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 - (e) to reduce the minimum lot size of proposed CD By-law No. 18233 from 2,000 square metres (0.50 acre) to 1,990 square metres (0.49 acre).
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 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
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 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering:

The Engineering Department has no objection to the project, as the Engineering servicing requirements are to be completed as part of the original Rezoning application (File No. 14-0059-00).

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Existing single family dwellings on 9671 and 9687 – 137 Street. Vacant property at 9677 – 137 Street.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family dwelling.	Mixed-Use 3.5 FAR	RF
East (Across 137 Street):	Existing single family residences.	Mixed-Use 3.5 FAR	RF
South:	Proposed east-west road connection. Further south is an existing medical clinic.	Mixed-Use 3.5 FAR	RF and C-5
West (Across 136A Street):	Single-storey multi-tenant commercial building	Mixed-Use 3.5 FAR	CHI

DEVELOPMENT CONSIDERATIONS

Background

- On December 15, 2014, Council granted Third Reading for Development Application No. 7914-0059-00 proposing rezoning of the subject site (three City-owned properties at 9671, 9677 and 9687 – 137 Street) from "Single Family Residential Zone (RF)" to Comprehensive Development Zone (CD)" (By-law No. 18233) (based on the RM-45 Zone) to allow a transitional housing facility.
- On September 14, 2015, Corporate Report No. R183 was forwarded to Council for approval of a Memorandum of Understanding (MOU) between the City and BC Housing to secure a partnership for the delivery of a new purpose-built transitional housing facility in the City Centre area. The MOU was signed by the City and BC Housing on November 16 and 19, 2015 respectively.

- The Elizabeth Fry Society of Greater Vancouver has since submitted a development application for a Development Permit (DP) and Development Variance Permit (DVP) to allow a transitional housing facility on the subject site, which is generally consistent with proposed CD By-law No. 18233 that is currently at Third Reading. Once the applicant has completed all of the outstanding items pertaining to the file, the proposed CD By-law will be forwarded to Council for consideration and must be granted final adoption before the subject DP and DVP can be approved.
- The Elizabeth Fry Society is a non-profit organization, currently operating in New Westminster (402 E. Columbia Street), focused on delivering support for low-income and marginalized women and children at risk. In addition to providing shelter, the society offers programs and services to build skills, support community stability, and help improve the lives of women and their families.
- The proposed facility responds to key recommendations of the Master Plan for Housing for the Homeless in Surrey, and also addresses priorities identified in the Plan for the Social Well-Being of Surrey Residents and the Surrey Poverty Reduction Plan.

Current Proposal

- As a non-profit society, the Elizabeth Fry Society requires financial support and partnerships in order to fulfill their mandate. The proposed transitional housing facility on the subject site is supported by the Fraser Valley Aboriginal Friendship Centres Association (FRAFCA), BC Housing and the City of Surrey.
- The subject application is for a Development Permit (DP) and Development Variance Permit (DVP) in order to allow a five-storey transitional housing building with 85 units on the subject property.
- The 28 units located on Level 2 do not include kitchens or bathrooms, as residents must utilize the common kitchen and shared bathrooms. The 57 units located on Levels 3, 4 and 5 are complete dwelling units with their own kitchens and bathrooms for longer-term accommodations. In comparison, the New Westminster location operates a total of 34 units.
- The ground floor is reserved for space related to the support and operation of the facility including medical / dental offices, amenity space and programming space, and Elizabeth Fry offices. Similar uses are also offered at the New Westminster location.
- The proposed building is approximately 5,064 square metres (57,210 sq.ft.) in size, excluding the indoor amenity space which is 252 square metres (2,710 sq.ft.). The net floor area ratio (FAR) is 2.5, which complies with the proposed CD By-law (No. 18233) at Third Reading.

- The proposed DVP is to allow the following (also see Variance Section):
 - a reduction to the required south side yard setback from 4.5 metres (15 ft.) to 3.5 metres (11.5 ft.);
 - a reduction in the minimum number of required vehicle parking spaces from 76 to 22 and the minimum number of required bicycle parking spaces from 75 to 18;
 - an increase to the maximum required height of the principal building from 18 metres (59 ft.) to 20 metres (66 ft.);
 - to allow the outdoor amenity space to be located within the required side yard (west) setback; and
 - to reduce the minimum lot size of the subject site.

DESIGN PROPOSAL AND REVIEW

- The development consists of a 5-storey building for transitional housing. Due to the grade change on the site (sloping down 2.5 metres / 8 feet from northeast to southwest) and the need for a barrier-free ground floor (i.e. no internal stairs) to meet specific programming needs within the building, some minor external stepping is required from the sidewalk to the building along 137 Street. Despite these challenges, staff worked with the applicant's architect to reduce the stepping as much as possible.
- The building materials include dark grey rock-dash stucco and multi-coloured pre-finished metal panels that visually break up the building massing. The ground floor incorporates a beige brick veneer cladding.
- Powder-coated steel sunshades are proposed over the windows of each residential unit.
- For safety reasons, balconies are not proposed for any of the units, and is in compliance with proposed CD By-law No. 18233.

Parking and Vehicle Access

- On February 25, 2019, Council approved amendments to the parking section of the Zoning By-law for new parking rates in City Centre (Corporate Report R014, 2019). According to the new rates, 76 parking spaces are required on the subject site.
- The applicant proposes a one-level underground parking garage, which will provide a total of 22 parking spaces, which does not comply with the 76 parking spaces as required in the updated Zoning By-law. A Development Variance Permit is requested (see Variance Section of this report).
- Vehicle access to the underground parking garage is at the southwest corner of the subject site via 136A Street. This location was deemed most appropriate, given the location of existing and future roads and the layout / function of the proposed building.
- The proposal includes a total of 18 bicycle parking spaces located within the underground parking garage. A Development Variance Permit is also required (see Variance Section of this report), since the Zoning By-law requires a total of 75 bicycle parking spaces.

Amenity Space

- A total of 171 square metres (1,840 square feet) of indoor amenity space is required on the site under the CD By-law (No. 18233). The development proposes 252 square metres (2,710 square feet) of indoor amenity space, which exceeds the minimum requirement.
- The indoor amenity space consists of a large multi-purpose room with a kitchen on the ground floor.
- A total of 171 square metres (1,840 square feet) of outdoor amenity space is required. The development proposes 171 square metres (1,840 square feet) of outdoor amenity space, which meets the minimum requirement.
- The outdoor amenity space consists of a courtyard located along the west side of the proposed building, with direct access to/from the indoor amenity space. A variance is required to allow the outdoor amenity space to be located within the building setback (see Variance Section of this report).
- The outdoor amenity space consists of a lounge area, a group program area with tables, chairs and benches, as well as a play area. Trellis, fencing, trees and landscaping are also proposed.

TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associates 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Butternut	2	2	0
Coniferous Trees			
English Holly	1	1	0
Lawson Falsecypress	1	1	0
Scots Pine	1	1	0
Total (excluding Alder and Cottonwood Trees)	6	6	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	20		
Total Retained and Replacement Trees	20		
Contribution to the Green City Fund	Not required		

- The Arborist Assessment states that there are a total of six (6) protected trees on the subject site. There are no Alder and Cottonwood trees on the site. It was determined that none of the trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building and underground parking garage footprints and proposed lot grading.
- Additionally, there are two (2) off-site trees (cherry and western red cedar) on the property to the north (9699 – 137 Street) that are proposed for removal. The applicant has provided a signed Tree Cut Permit from the property owner to the north to allow for the removal of these two (2) trees.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of sixteen (16) replacement trees on the site, which includes replacement trees for the two (2) off-site trees that are proposed for removal. The applicant is proposing twenty (20) replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 136A and 137 Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the subject site will consist of a variety of trees including maple, hornbeam, sweet gum and magnolia.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 21, 2019. The following table 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)	• The subject site is located along "Innovation Boulevard" (137 Street) in City Centre, just north of Surrey Memorial Hospital.
2. Density & Diversity (B1-B7)	• The proposed development will provide needed transitional housing units for women and children at risk.
3. Ecology & Stewardship (C1-C4)	• The proposed development includes natural landscaping. • 14 replacement trees will be planted in addition to a variety of shrubs, grass, perennials and ground cover.
4. Sustainable Transport & Mobility (D1-D2)	• The site is close to public transit along King George Boulevard and 96 Avenue, and within walking distance (550 metres / 0.35 mile) from the King George SkyTrain Station to the north. • Secure bicycle parking is provided within the underground parking garage.
5. Accessibility & Safety (E1-E3)	• All non-ground oriented units within the buildings are accessible by elevator. • The proposed building incorporates CPTED principles

Sustainability Criteria	Sustainable Development Features Summary
	including: well-lit entries/exits, passive surveillance on the street, security cameras, and good on-site lighting.
6. Green Certification (F1)	<ul style="list-style-type: none"> No green rating or certification is proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Pre-notification letters were mailed to area residents and property owners, and a development proposal sign was installed on the subject site as part of the original rezoning application.

ADVISORY DESIGN PANEL

The applicant worked with Planning staff, including the City Architect, to ensure an appropriate building design. Therefore, the project was not forwarded to the ADP.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum required side yard (south) setback for a principal building in proposed CD By-law No. 18233 from 4.5 metres (15 ft.) to 3.5 metres (11.5 ft.).

Applicant's Reasons:

- The building proposed on the subject site has been shifted 1.0 metre (3 ft.) to the south in order to provide an appropriate interface and separation with the proposed building on the site to the north (File No. 7918-0180-00; 9699 and 9711 – 137 Street, currently under review and pre-Council).
- The proposed building has a limited budget and the architect has been able to design the building to meet the needs of the end user and to conform with City requirements. Any further redesign of the building would result in significant cost overruns.

Staff Comments:

- Staff worked with the applicant's architect to design the building to better relate to the building proposed on the site to the north. The architect considered a 0 metre setback along the north property line to coincide with the proposed building to the north, in order to create an urban streetwall along 137 Street. However, due to the layout and uses proposed in the subject building, this is not possible. Therefore, the proposed building has been shifted 1.0 metre (3 ft.) to the south (to 3.5 metres / 11.5 ft.) to create a greater setback along the north property line, in order to plant trees and landscaping. A similar setback will be provided on the proposed development to the north.
- The proposed CD By-law (No. 18233) requires a minimum side yard (south) setback of 4.5 metres (15 ft.). The proposed building setback at the southwest corner of the site

complies with the CD By-law, but tapers to 3.5 metres (11.5 ft.) at the southeast corner, and therefore, a setback variance is required.

- The south property line will be adjacent to a new 12.0-metre (39 ft.) wide east / west green lane when the property to the south is redeveloped in the future. Therefore, the reduced setback along the south property line, adjacent to an existing dwelling, is an interim situation.
- The reduced south yard setback is a side yard condition, but will still provide adequate space for on-site trees and landscaping.
- Staff support the proposed variance.

(b) Requested Variance:

- To increase the maximum permitted height of the principal building of proposed CD By-law No. 18233 from 18 metres (59 ft.) to 20 metres (66 ft.).

Applicant's Reasons:

- The height of the ground floor is significantly taller than any of the other floors within the proposed building (5 metres / 16 ft. versus 3.2 metres / 10 ft.), in order to accommodate indoor programs and activities. Therefore, a variance is requested to increase the building height by 2 metres (5 ft.).
- The subject site slopes downward from northeast to southwest, which creates some challenges in building design given the space and functionality requirements of the facility. The requested variance will allow greater flexibility in building design.

Staff Comments:

- Existing buildings in the area range from two-storeys (single family dwellings and office buildings) to the 12-storey medical office buildings to the south (13737 – 96 Avenue and 9639 – 137A Street, City Centre 1 and 2). Therefore, the proposed building on the subject site is not out of character for the area.
- The subject site is located in an area that is largely underdeveloped. The City Centre Plan designates most of the properties in this area, including the subject site, as Mixed-Use 3.5 Floor Area Ratio (FAR). The current application proposes a density of 2.5 FAR, and therefore the requested building height increase is appropriate since the City Centre Plan allows for a higher density (and taller buildings) than currently proposed on the subject site.
- Staff support the proposed variance.

(c) Requested Variance:

- To reduce the minimum required number of parking spaces in the Zoning By-law No. 12000 for the proposed transitional housing building from 76 to 22.
- To reduce the minimum required number of bicycle parking spaces in the Zoning By-law No. 12000 for the proposed transitional housing building from 75 to 18.

Applicant's Reasons:

- The proposed dwelling units will be occupied by women and children with minimal income and/or social assistance, and therefore, most will not have the means to own, lease or operate their own vehicle. The Elizabeth Fry Society has operated a similar facility in New Westminster (402 East Columbia Street near Royal Columbia Hospital) for the past 16 years, and during that time only one (1) tenant has ever owned/operated a vehicle.
- Similarly, visitors to such facilities do not typically arrive by private vehicle.
- A total of eleven (11) staff members are expected to operate the proposed building, and the proposed 22 parking spaces translates to a rate of 2.0 parking spaces per full-time employee. This parking rate is anticipated to meet the parking demand on the subject site and is a considerably higher rate than what is currently provided at the New Westminster facility.
- The applicant proposes to provide a Modo vehicle (car-sharing) for their staff, similar to their New Westminster facility, to complement the public transit options in the area.
- Similar to vehicle ownership, many of the residents will not own bicycles either. However, the proposal does include 18 bicycle spaces for resident or staff use. There is additional storage space in the underground parking garage and on the second and third floors if temporary bicycle storage is required.

Staff Comments:

- The applicant submitted a Parking Assessment dated December 4, 2018 and prepared by Rachel Gasson, Transportation Analyst, and Yulia Liem, Transportation Engineer of Bunt & Associates Engineering Ltd. to justify the parking variance. City staff from the Engineering's Transportation Section reviewed the report and support the proposed parking variance.
- There are a number of public transit options in the area for future staff and occupants. The subject site is located close to frequent bus service along 96 Avenue and King George Boulevard, as well as the King George SkyTrain station which is less than a 10-minute walk away.
- Staff support the proposed variance.

(d) Requested Variance:

- To allow the required outdoor amenity space, as per proposed CD By-law No. 18233, to be located within the side yard (west) setback.

Applicant's Reasons:

- In order to accommodate the size and layout requirements of the building, the outdoor amenity space is proposed within the required building setback.

Staff Comments:

- Due to the small size of the site, the outdoor amenity space is proposed along the west property line within the building setback.
- In order to maximum the building footprint and to meet functional requirements within the building, the west side of the site is the most appropriate location for the outdoor amenity space.
- Budgetary constraints, as well as safety concerns, restricts the inclusion of outdoor amenity space on the rooftop of the building.
- The proposed outdoor amenity space is located along the west property line along 136A Street, and therefore is not expected to negatively impact the adjacent properties to the north and south. The proposed outdoor space is fenced and will be secured.
- Staff support the proposed variance.

(e) Requested Variance:

- To reduce the minimum lot size of proposed CD By-law No. 18233 from 2,000 square metres (0.50 acre) to 1,990 square metres (0.49 acre).

Applicant's Reasons:

- The variance is a minor relaxation to the lot size due to road dedication.

Staff Comments:

- CD By-law No. 18233, which is currently at Third Reading, stipulates that the minimum lot size for the subject site is 2,000 square metres (0.50 acre). This is consistent with the minimum lot size of the Multiple Residential 45 Zone (RM-45), which the CD By-law is based upon.
- The gross area of the subject site is 2,000 square metres (0.50 acre), and therefore, CD By-law No. 18233 was drafted correctly. However, the City's Transportation Planning Division has since confirmed that road dedication is required in the form of two (2) 3.0-metre x 3.0-metre (10-ft. x 10-ft.) corner cuts at 136A Street and 137 Street and the new east / west lane along the south lot line. This results in a small reduction to the

size of the subject site from 2,000 square metres (0.50 acre) to 1,990 square metres (0.49 acre).

- The proposed variance is to accommodate road dedication (two corner cuts) that are vital for improved sightlines and vehicle maneuverability, and is consistent with road dedication that is requested as part of similar development applications throughout the City.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|---------------|--|
| Appendix I. | Lot Owners and Action Summary (Confidential) and Project Data Sheets |
| Appendix II. | Site Plan, Building Elevations, Landscape Plans and Perspective |
| Appendix III. | Summary of Tree Survey and Tree Preservation |
| Appendix IV. | Development Variance Permit No. 7918-0210-00 |
| Appendix V. | Planning Report No. 7914-0059-00, dated December 15, 2014 |

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

DN/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: CD By-law No. 18233

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	2,000 sq.m.	1,990 sq.m.*
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	59%
Paved & Hard Surfaced Areas		25%
Total Site Coverage		84%
SETBACKS		
Front (east)	4.5 metres	4.5 metres
Rear (west)	6.0 metres	6.0 metres
Side #1 (north)	2.0 metres	3.0 metres
Side #2 (south)	4.5 metres	3.5 metres*
BUILDING HEIGHT		
Principal	18 metres	20 metres*
Accessory	4.5 metres	N/A
NUMBER OF SHELTER UNITS		
Single bed		16
Double beds		12
Total		28
NUMBER OF DWELLING UNITS		
Studio		24
One Bed		24
Two Bedroom		9
Total		57
FLOOR AREA: Residential		4,260 sq.m.
FLOOR AREA: Office		N/A
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA	5,077 sq.m.	5,064 sq.m.

* *Variance requested*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (net)		425 UPH / 173 UPA
FAR (net)	2.5	2.5
AMENITY SPACE (area in square metres)		
Indoor	171 sq.m.	252 sq.m.
Outdoor	171 sq.m.	171 sq.m.
PARKING (number of stalls)		
Commercial		N/A
Office	7	22
Shelter (sleeping) units in City Centre	12	
Dwellings units (studio, 1-bed)	43	
Dwellings units (2-bed)	8	
Residential Visitors	6	0
Institutional		N/A
Total Number of Parking Spaces	76	22*
Number of accessible stalls		1
Number of small cars		0
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

* *Variance requested*

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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Appendix II

ELIZABETH FRY SOCIETY - ROSEWOOD

9671 - 9677 - 9687 137 STREET | SURREY, BC | V3T 4G8

PROJECT TEAM:		PROJECT INFORMATION:										SHEET INDEX:																																																																																										
OWNER: ELIZABETH FRY SOCIETY 402 EAST COLUMBIA STREET NEW WESTMINSTER, BC V3L 3X1 CONTACT: SHAWN BAYES (604) 520-1166		PROJECT DESCRIPTION: <p>THE PROJECT IS A PARTNERSHIP BETWEEN THE ELIZABETH FRY SOCIETY OF GREATER VANCOUVER, THE FRASER REGION ABORIGINAL FRIENDSHIP CENTRE ASSOCIATION, BC HOUSING, AND THE CITY OF SURREY. THE DEVELOPMENT AT 137TH STREET WILL BE FIVE STOREYS WITH UNDERGROUND PARKING IN THE HEART OF SURREY CITY CENTRE. THE PROJECT IS A 5 STOREY BUILDING WITH ONE LEVEL OF UNDERGROUND PARKING. THE PROJECT INCLUDES RESIDENTIAL COMPONENT INCLUDES ONE FLOOR WITH 28 SHELTER UNITS (40 BEDS) AND THREE FLOORS PROVIDING 57 UNITS OF TRANSITIONAL HOUSING. THE GROUND FLOOR PROVIDES RELATED INDOOR AND OUTDOOR AMENITY SPACE, ELIZABETH FRY SOCIETY OFFICE SPACE, MEDICAL/DENTAL OFFICE SPACE AND PROGRAMMING SPACE. THIS WILL PROVIDE AFFORDABLE AND TRANSITIONAL HOUSING FOR WOMEN, CHILDREN, AND INDIGENOUS YOUTH.</p>					SITE INFORMATION: <p>ADDRESS & LOT DESCRIPTION: 9687, 9677, & 9671 - 137 STREET SURREY, BC V3T 4G8</p> <p>SITE: NET SITE AREA [not incl. corner cuts]: 1,990 M² / 21,420 SF GROSS SITE AREA: 1,999 M² / 21,517 SF FLOOR AREA*: 5,064.0 M² / 54,508 SF FAR: 2.50 REQ. / 2.54 PROVIDED LOT COVERAGE (%): 60% MAX. / 59% PROVIDED LOT COVERAGE: 1,175.6 M² / 12,654 SF</p> <p>SETBACKS: REQUIRED PROVIDED NORTH (SIDE): 20 M / 65 FT 30-3.5 M / 10-11.5 FT SOUTH (SIDE): 10 M / 33 FT 35-3.5 M / 11.5-15 FT EAST (137 ST.): 4.5 M / 15 FT 4.5 M / 15 FT WEST (136A ST.): 6.0 M / 20 FT 6.0 M / 20 FT</p> <p>PARKING WITHIN THE BUILDING ENVELOPE AND INDOOR AMENITY SPACE OMITTED FROM FAR</p>					GENERAL: DP 0.01 COVER SHEET DP 0.02 PROJECT INFORMATION / CONTEXT PHOTOS																																																																																										
DEVELOPMENT CONSULTANT: CITY SPACES 1111 W. HASTINGS STREET, SUITE 585 VANCOUVER, BC V6C 2J3 CONTACT: GWYN SYMONS (604) 687-2281 EXT. 225							ARCHITECTURAL: DP 1.01 SITE PLAN DP 2.00 BUILDING PLAN - LEVEL P - PARKING DP 2.01 BUILDING PLAN - LEVEL 1 - FIRST FLOOR DP 2.02 BUILDING PLAN - LEVEL 2 - SECOND FLOOR DP 2.03 BUILDING PLAN - LEVEL 3 - THIRD FLOOR DP 2.04 BUILDING PLAN - LEVEL 4 - FOURTH FLOOR DP 2.05 BUILDING PLAN - LEVEL 5 - FIFTH FLOOR DP 2.06 ROOF PLAN DP 3.01 BUILDING ELEVATIONS DP 3.02 BUILDING ELEVATIONS DP 3.03 BUILDING ELEVATIONS DP 3.04 BUILDING ELEVATIONS DP 5.01 BUILDING SECTIONS DP 5.02 BUILDING SECTIONS																																																																																															
ARCHITECT: ARCHITECT OF RECORD: GORDON MACKENZIE ARCHITECT INC. 608-318 HOMER STREET VANCOUVER, BC V6B 2V2 CONTACT: GORDON MACKENZIE (604) 688-3080																																																																																																						
DESIGN ARCHITECT: SIMIC + UHRIK ARCHITECTS SUITE 230 3 WEST 3RD AVENUE VANCOUVER, BC V5Y 3TB (604) 559-5190																																																																																																						
BUILDING CODE CONSULTANT: GHL CONSULTANTS LTD. 950-409 GRANVILLE STREET VANCOUVER, BC V6C 1T2 CONTACT: WENDY MORRISON (604) 689-4449																																																																																																						
STRUCTURAL ENGINEER: JM ENGINEERING 608-318 HOMER STREET VANCOUVER, BC V6B 2V2 CONTACT: JIM MANDELLI (604) 683-0595																																																																																																						
CIVIL ENGINEER: R.F. BINNIE & ASSOCIATES 205-4940 CANADA WAY BURNABY, BC V5G 4H7 CONTACT: KEN FUNG (604) 420-1721																																																																																																						
LANDSCAPE ARCHITECT: PMG LANDSCAPE ARCHITECTS C100-4185 STILL CREEK DRIVE BURNABY, BC V5C 6G9 CONTACT: MARY CHAN YIP (604) 294-0011																																																																																																						
MECHANICAL ENGINEER: FWD ENGINEERING 208-340 BROOKSBANK AVENUE NORTH VANCOUVER, BC V7J 2C1 CONTACT: ROB HEWITT (604) 265-5006																																																																																																						
ELECTRICAL ENGINEER: ROY CAMPBELL LTD. 100-565 17TH STREET WEST VANCOUVER, BC V7V 3S9 CONTACT: COLIN CAMPBELL (604) 926-3251																																																																																																						
GEOTECHNICAL ENGINEER: EXP 275-3001 WAYBURN DRIVE BURNABY, BC V5G 4W3 CONTACT: MATTHEW YIP (604) 874-1245																																																																																																						
ENVELOPE CONSULTANT / ENERGY MODELLING: MORRISON HERSHFIELD LTD. 310-4231 STILL CREEK DRIVE BURNABY, BC V5G 4H7 CONTACT: BINNY FOO / MATT DOIRON (604) 454-4042																																																																																																						
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MacKenzie
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SIMCIC + UHRICH
ARCHITECTS

8 West 3rd Avenue, Suite 230

Issue Log			
Date	Issue #	Description	Disposition
01	08	18.05.31	Development Permit
02	08	18.11.19	Re-Issued for Development Permit
03	06	19.02.28	Re-Issued for Development Permit
04	06	19.02.21	Re-Issued for Development Permit
Issue	Ref.	Date	Description

Project
ELIZABETH FRY SOCIETY
ROSEWOOD HOUSING
9671-9677-9687 137 STREET
SURREY BC V3T 4G8

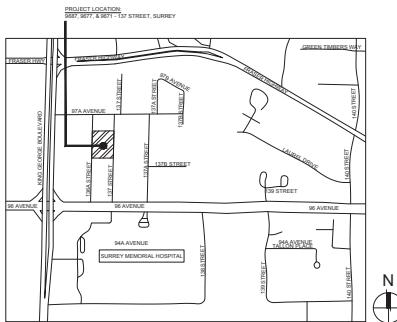
Project No.	Scale
1610	AS NOTED
Drawn by	Revised by
ML	GM
Tite	
COVER SHEET	
Drawing No.	
DP 001	
<p>Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible to the Architect for the safekeeping of this drawing. The architect reserves the right to demand the return of this drawing if the same is taken off the construction site by the Architect or his/her contractor prior to commencing work.</p>	

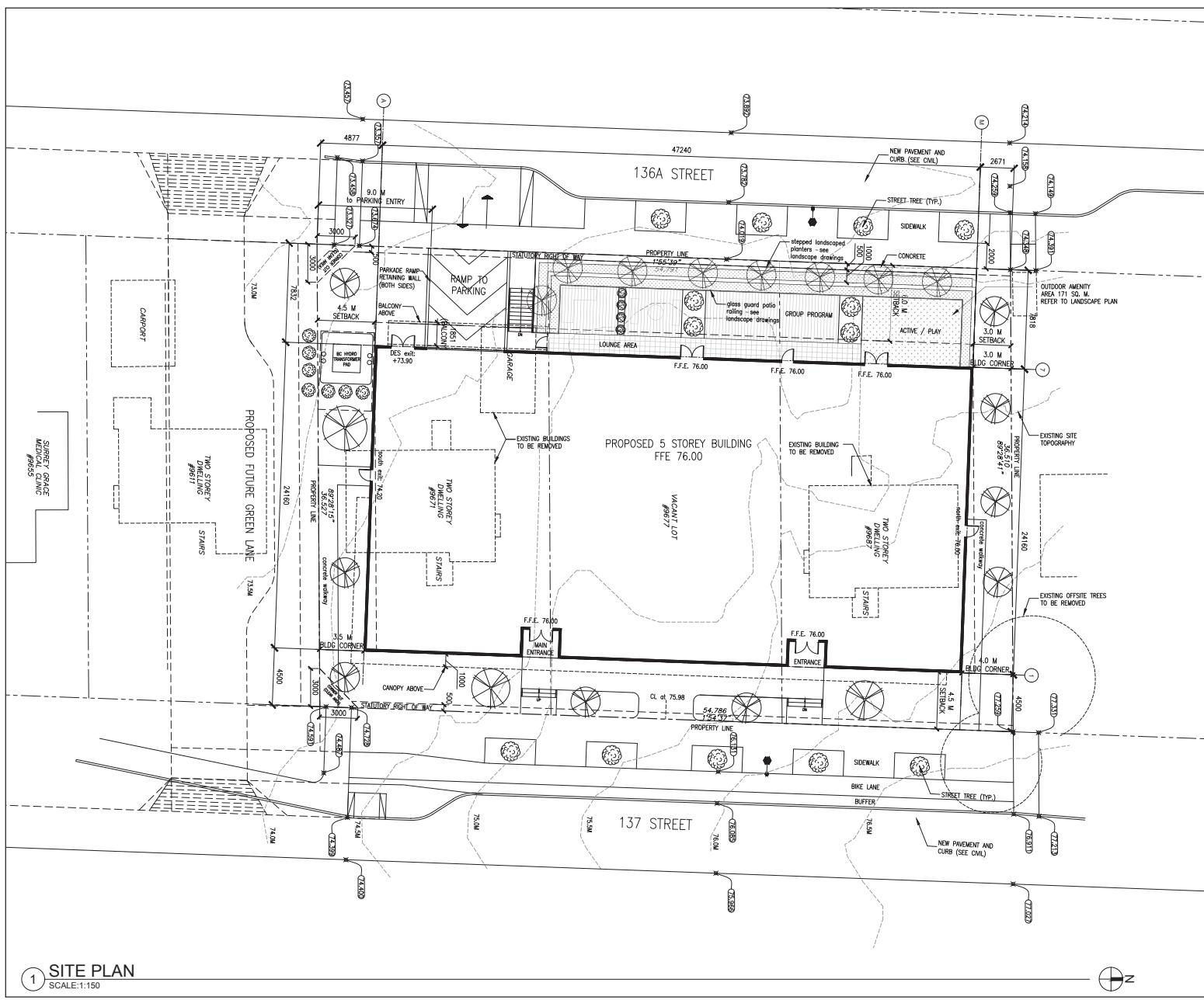
ABBREVIATIONS AND SYMBOLS:

AB	ANCHOR BOLT	GA	GAUGE	T	TOP OR TREAD
ABBR	ABREVIATION	GALV	GALVANIZED	TBR	TO BE REMOVED
AB	AIR BELLER	GL	GLASS	T/G	TONGUE & GROOVE
AC	AIR CONDITIONING	GMU	GLASS MASONRY UNIT	TG	TEMPERED GLASS
ACC	ACCESSIBLE	GYP	GYPSUM	TI	TENANT IMPROVEMENTS
ACT	ACOUSTICAL CEILING TILE			TOC	TOP OF CURB
AD	AREA DRAIN	HB	HOSE BIB	TOF	TOP OF FRAMING
ADJ	ADJUSTABLE	HC	HOLLOW CORE	TOP	TOP OF PLATE
AFF	ABOVE FINISH FLOOR	HDR	HEADER	TOPLY	TOP OF PLYWOOD
AGG	AGGREGATE	HM	HOT METAL	TOS	TOP OF WALL
AHU	AIR HANDLING UNIT	HORZ	HORIZONTAL	TOW	TOILET PAPER DISPENSER
ALT	ALTERNATE	HT	HEIGHT	TP	TERMOPLASTIC
AL	ALUMINUM	HWH/WH	HOT WATER HEATER	TPO	POLYOLEFIN
AP	ACCESS PANEL			TS	TUBE STEEL
AT	ACOUSTICAL TILE PANEL	ID	INSIDE DIAMETER	TYP	TYPICAL
B	BOTTOM	IN	INCH OR INCHES	UON	UNLESS OTHERWISE NOTED
BD	BOARD	INFO	INFORMATION	VB	VAPOR BARRIER/RETARDER
BF	BIFOLD	INSUL	INSULATION	VCT	VINYL COMPOSITION TILE
BLDG	BUILDING	INT	INTERIOR	VERT	VERTICAL
BLKG	BLOCKING	JAN	JANITOR	VIF	VERIFY IN FIELD
BO	BOTTOM OR BY OWNER	JT	JOINT	VIN	VINYL
BOF	BOTTOM OF FOOTING	LAV	LAVATORY		
BU	BUILT UP	LT	LIGHT		
CIP	CAST IN PLACE	LWC	LIGHT WEIGHT CONCRETE		
CH	CONDUCTOR HEAD	LVP	LUXURY VINYL PLANK	W	WEST
CJ	CONTROL JOINT	LVT	LUXURY VINYL TILE	WC	WATER CLOSET
CL	CENTRELINE	MAM	MECHANICALLY ATTACHED	WD	WOMAN
CLG	CEILING	MANF	MEMBRANE	WG	WIRE GLASS
CLR	CLEAR	MANUFACTURER	WH	WATER HEATER	
CMU	CONCRETE MASONRY UNIT	MATL	MATERIAL	WP	WATERPROOF
COL	COLUMN	MAX	MATERIAL	W/	WITH
COOC	CONCRETE	MECH	MECHANICAL	W/O	WITHOUT
CONN	CONNECTION	MH	MANHOLE	WRB	WEATHER RESISTIVE BARRIER
CONT	CONTINUOUS	MO	MASONRY OPENING	WRGB	WATER RESISTIVE GYPSUM BOARD
CP	CEMENT PLASTER	MIN	MINIMUM	WSCT	WAINSCOT
CPT	CARPET	MTL	METAL	WT	WEIGHT
CTSK	COUNTERSINK			WWF	WELDED WIRE FABRIC
CT	CERAMIC TILE	N	NORTH		
CONTR	CONTRACTOR	NIC	NOT IN CONTRACT		
DBL	DOUBLE	NO	NUMBER		
DTL	DETAIL	NOM	NOMINAL		
DF	DRINKING FOUNTAIN OR	NTS	NOT TO SCALE		
DIA	DIA	OA	OVERALL		
DISP	DISPENSER	OC	ON CENTER		
DIA	DIAMETER	OD	OUTSIDE DIAMETER OR OVERFLOW DRAIN		
DIM	DIMENSION	OFF	OFFICE		
DN	DOWN	OHD	OVERHEAD DOOR		
DP	DIMENSION POINT	OPG	OPENING		
DR	DOOR	OPP	OPPOSITE		
DS	DOWNSPOUT				
DWG	DRAWING				
DW	DISHWASHER	PT	PAINT		
DWR	DRAWER	PREFIN	PREFINISHED		
E	EAST	PLA	PROPERTY LINE		
EA	EACH	PL	PLASTIC LAMINATE		
EJ	EXPANSION JOINT	PLY/PWD	PLYWOOD		
ELEC	ELECTRICAL	PR	PAIR		
ELEV	ELEVATOR OR ELEVATOR	PRPT	PAPET		
EP	ELECTRICAL PANEL	PT	PRESSURE TREATED		
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	QT	QUARRY TILE		
EQ	EQUAL	R	RADIUS OR RISER		
EQUIP	EQUIPMENT	RB	RUBBER BASE		
EW	EACH WAY	RD	ROOF DRAIN		
EXEXIST	EXISTING	REF	REFERENCE		
EXP	EXPOSED OR EXPANSION	RFR	REFRIGERATOR		
EXT	EXTERIOR	REQ	REQUIRED OR		
			REQUIREMENTS		
			REVISED OR REVERSE		
FD	FLOOR DRAIN	REV	REVISED OR REVERSE		
FDN	FOUNDATION	RO	ROUGH OPENING		
FE	FLAME EXTINGUISHER	RM	ROOM		
FEC	FLAME EXTINGUISHER CABINET	R & S	ROD AND SHELF		
FIN	FINISH	S	SOUTH OR SINK		
FFE	FINISH FLOOR ELEVATION	SAM	SELF-ADHERING MEMBRANE		
FH	FIRE HYDRANT	SC	FLASHING		
FLASHG	FLASHING	SCFT	SOLID CORE		
FLUOR	FLUORESCENT	SGD	SECTION		
FO	FACE OF	SGD	SLIDING GLASS DOOR		
FOB	FACE OF BRICK	SH	SHELF		
FOC	FACE OF CONCRETE	SHG	SOLAR HEAT GAIN		
FOF	FACE OF FINISH	SHR	SHOWER		
FOIC	FURNISHED BY OWNER/INSTALLED BY CONTRACTOR	SHT	SHEET		
FOIO	FURNISHED BY OWNER/INSTALLED BY OWNER	SOG	SIMILAR		
FOM	FACE OF MASONRY	SQ	SLAB ON GRADE		
FOS	FACE OF STU	SPEC	SAFETY GLAZING SPECIFICATION		
FP	FIREPLACE	SO	SQUARE		
FRT	FIRE RETARDANT TREATED	SS	STAINLESS STEEL		
FRMG	FRAMING	ST	STAIN		
FT	FOOT OR FEET	STD	STANDARD		
FTG	FOOTING	STL	STEEL		
FUT	FUTURE	STRUCT	STRUCTURAL		
FV	FIELD VERIFY	SUSP	SUSPENDED		
		SV	SHEET VINYL		

PROJECT INFORMATION, CONTINUED:

VICINITY MAP: NOT TO SCALE





GENERAL SITE PLAN
NOTES

1. SITE PLAN TO BE READ IN CONJUNCTION WITH CIVIL ENGINEERING DRAWINGS AND LANDSCAPE ARCHITECTURE DRAWINGS.

KEY NOTES

75.5M EXISTING CONTOUR LINE

PROPOSED SPOT ELEVATION

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Issue Log			
Issue	Rev.	Date	Description
Q1	00	18.05.11	Development Permit
Q2	00	18.11.19	Re issued for Development Permit
Q3	00	19.02.28	Re issued for Development Permit
Q4	00	19.03.21	Re issued for Development Permit

Project
ELIZABETH FRY SOCIETY
ROSEWOOD HOUSING
9671-9677-9687 137 STREET
SURREY, BC V3T 4G8

Project No.:	Scale
1610	AS NOTED
Drawn by:	Reviewed by
ML	GM
Title:	

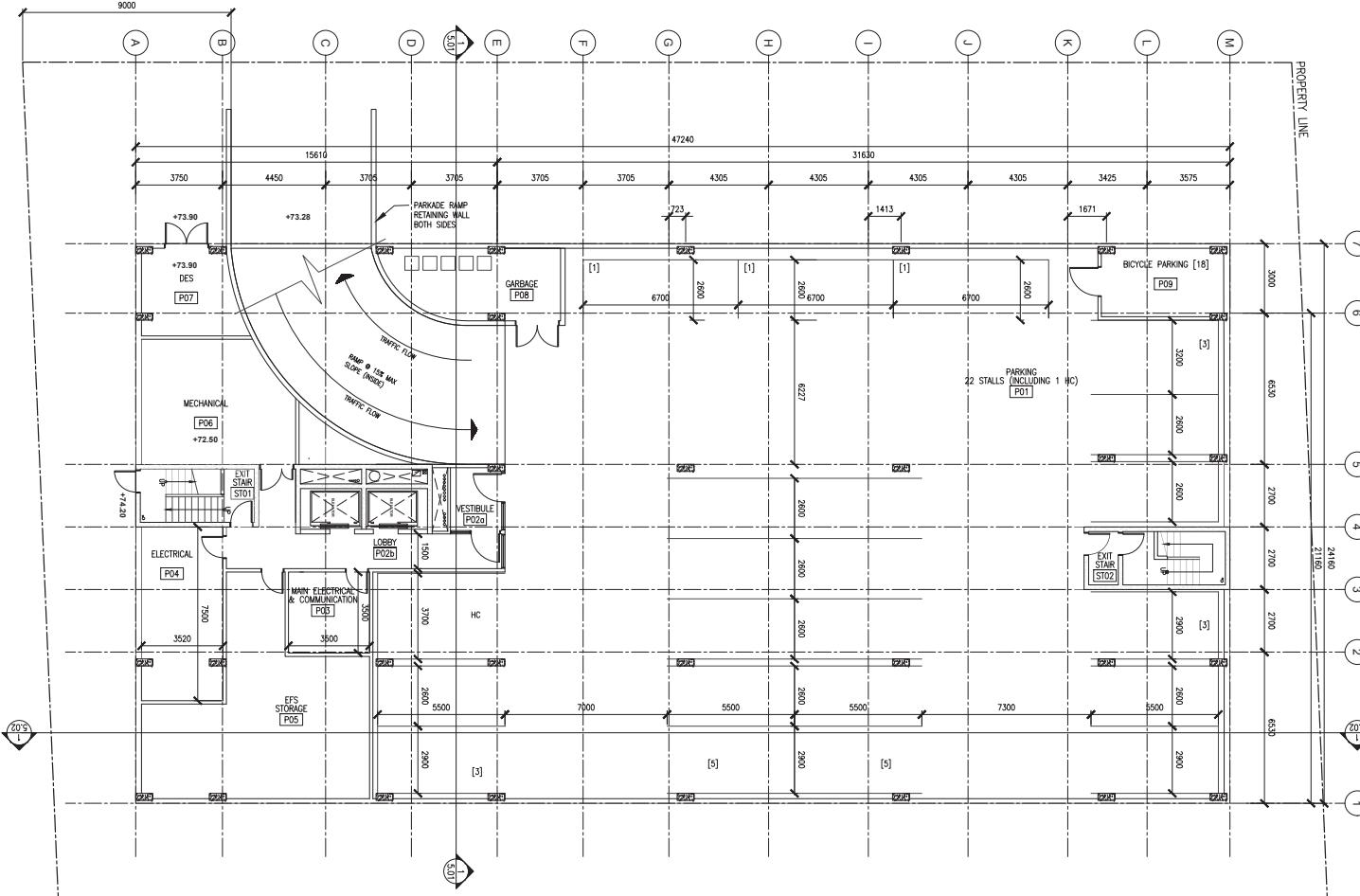
DP 1.01

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GENERAL BUILDING PLAN NOTES

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KEY NOTES



1 BUILDING PLAN - PARKING
SCALE:1:100

SCALE:1:100

2

DP 2.00

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GENERAL BUILDING PLAN NOTES

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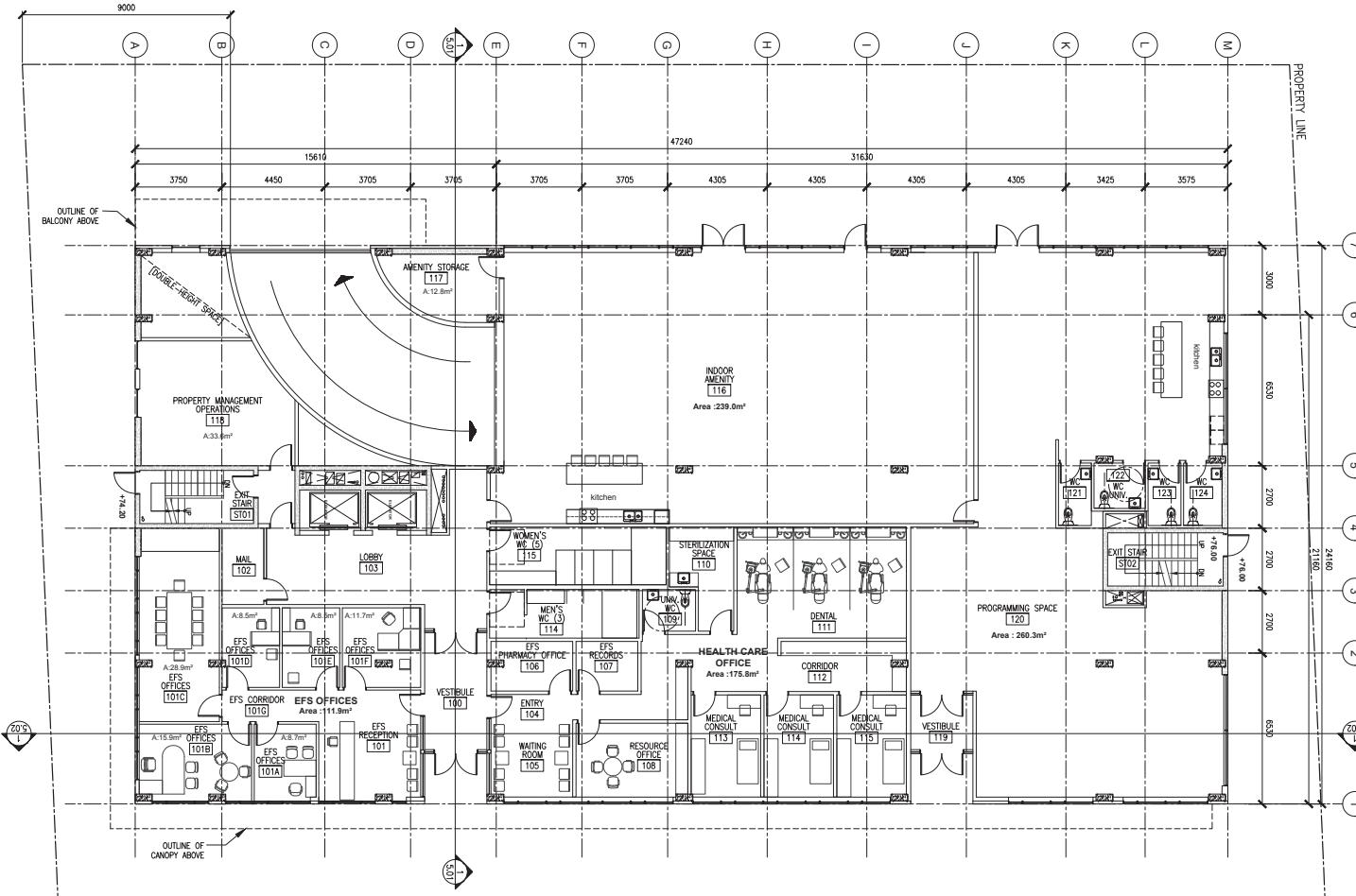
3 West 3rd Avenue, Suite 230
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F 604 519 5190

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KEY NOTES

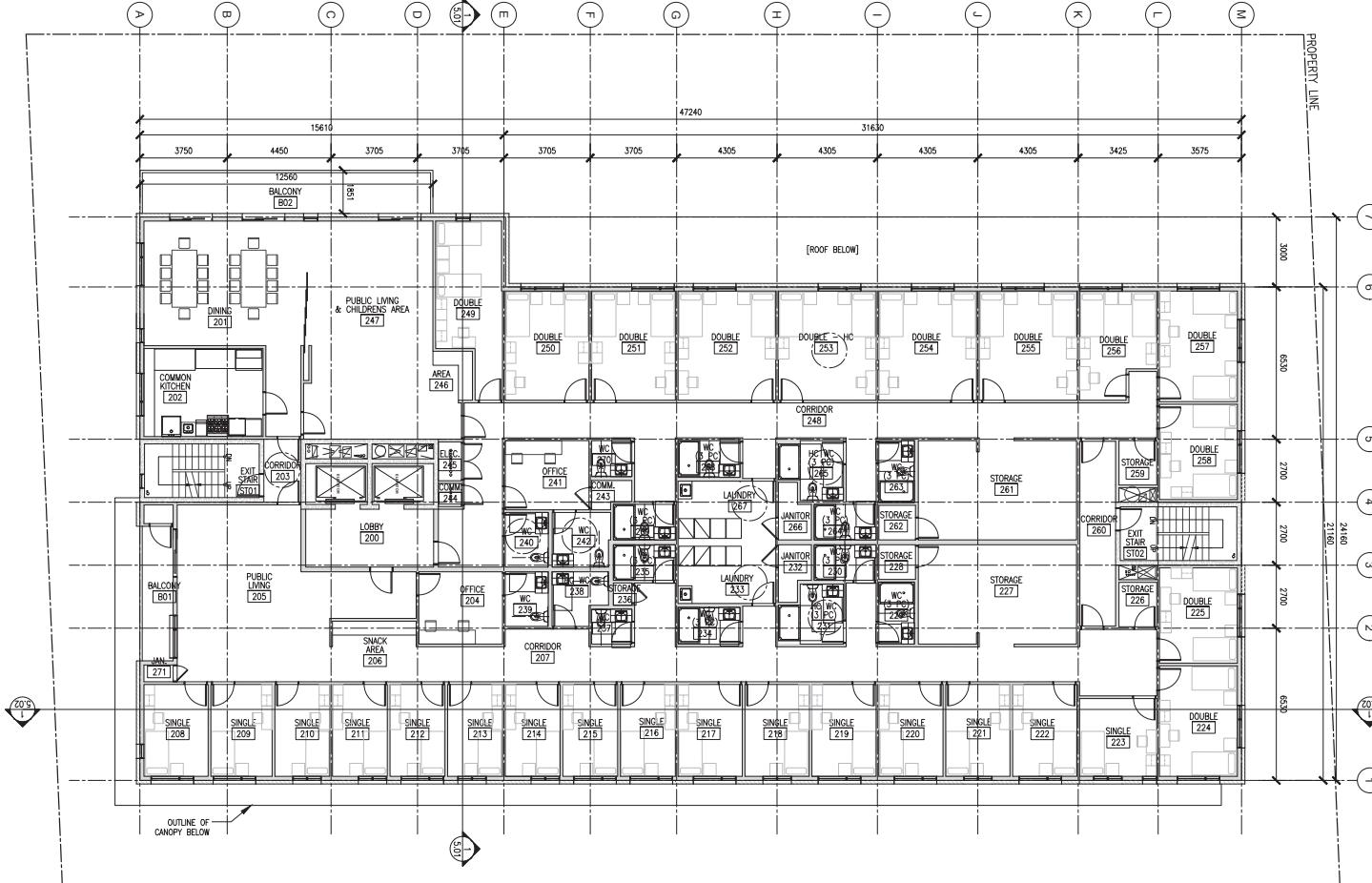


**GENERAL BUILDING
PLAN NOTES**

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1 BUILDING PLAN - SECOND FLOOR

SCALE:1:100

1

DP 2.02

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GENERAL BUILDING PLAN NOTES

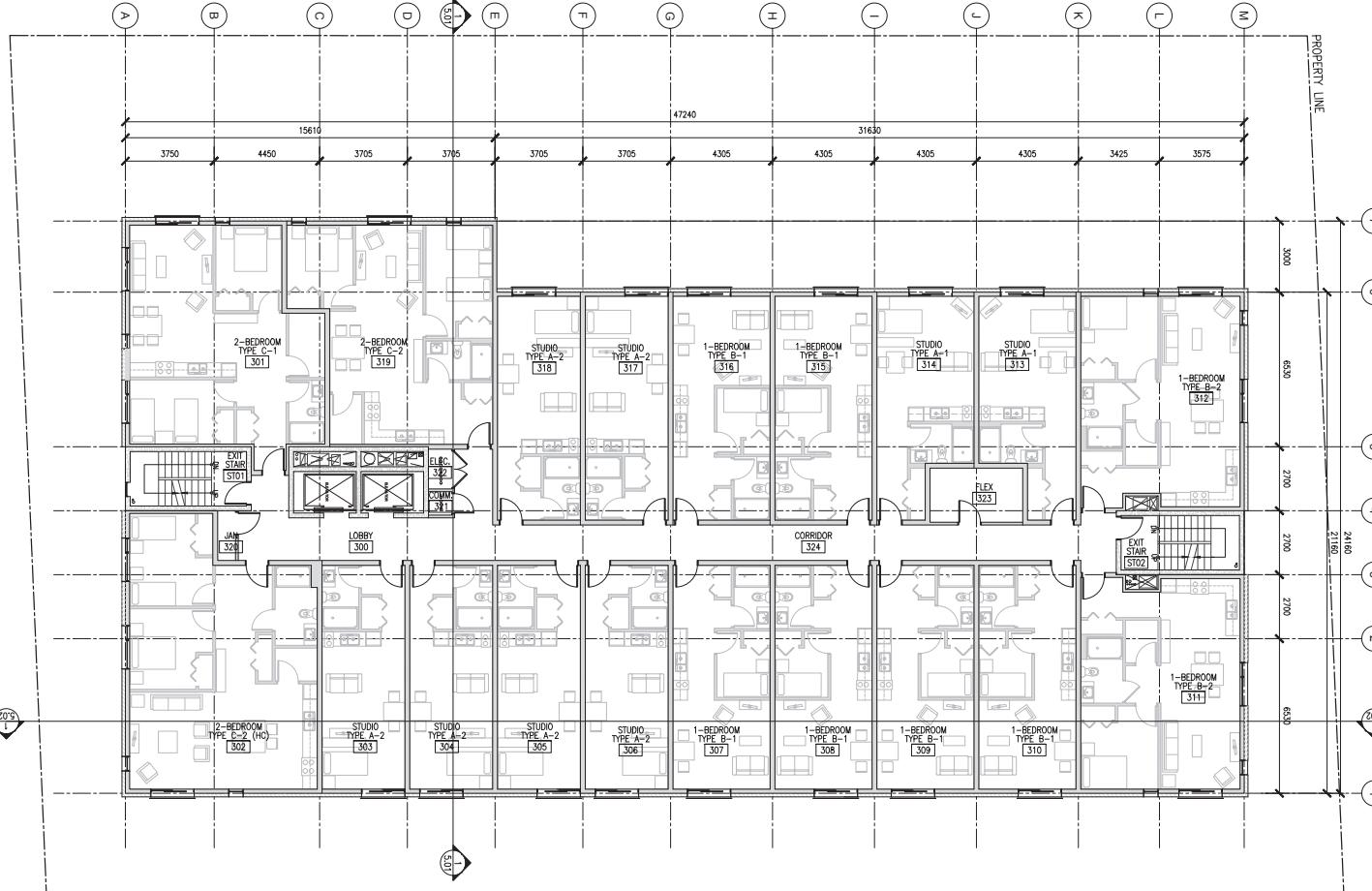
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KEY NOTES



1 BUILDING PLAN - LEVEL THREE
SCALE: 1:100

Project No.	Scale
1610	AS NOTED
Drawn by	Revised by
ML	GM

BUILDING PLAN
THIRD FLOOR

Drawing No. DP 2.03

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GENERAL BUILDING PLAN NOTES

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KEY NOTES

Issue Log		
11	00	18.05.19 Development Permit
12	00	18.11.19 Re-Signed for Development Permit
13	00	19.01.20 Re-Signed for Development Permit
14	00	19.02.20 Re-Signed for Development Permit
Issue Rev Date Description		

Project
ELIZABETH FRY SOCIETY
ROSEWOOD HOUSING
9671-9677-9687 137 STREET
SURREY, BC V3T 4G8

Project No. 1610 Scale AS NOTED
Drawn by ML Received by GM
Title

BUILDING PLAN
FOURTH FLOOR

Drawing No. DP 2.04

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1 BUILDING PLAN - LEVEL FOUR

SCALE: 1:100



GENERAL BUILDING PLAN NOTES

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KEY NOTES

Issue Log		
11	00	18.05.19 Development Permit
12	00	18.11.19 Re-Signed for Development Permit
13	00	19.01.20 Re-Signed for Development Permit
14	00	20.02.20 Re-Signed for Development Permit
Issue Rev Date Description		

Project
ELIZABETH FRY SOCIETY
ROSEWOOD HOUSING
9671-9677-9687 137 STREET
SURREY, BC V3T 4G8

Project No.	Scale
1610	AS NOTED
Drawn by	Received by
ML	GM

BUILDING PLAN
FIFTH FLOOR

Drawing No.

DP 2.05

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GENERAL BUILDING PLAN NOTES

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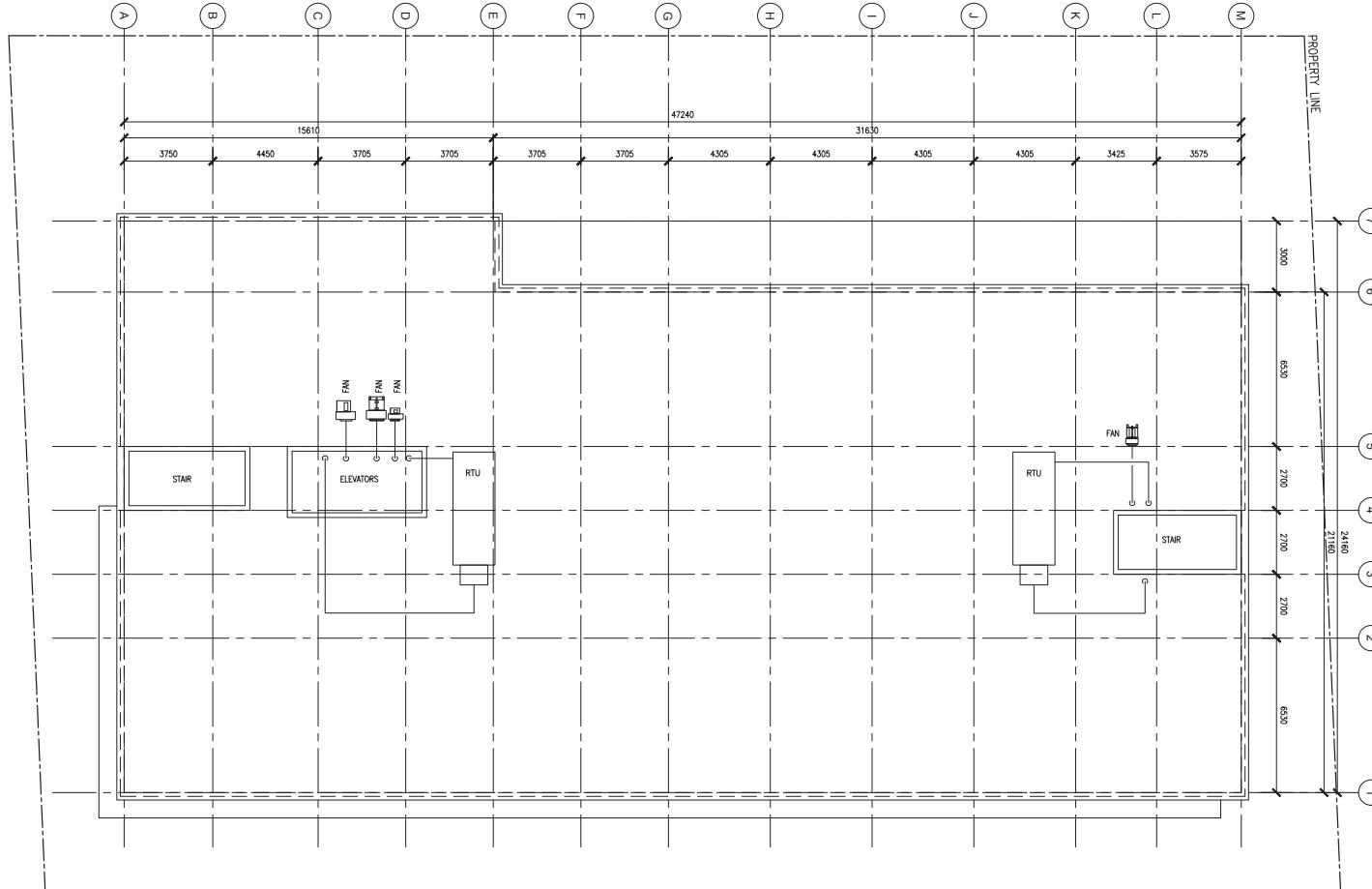
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KEY NOTES



1 ROOF PLAN
SCALE: 1:100



Issue Log		
11	00	18.05.13
12	00	18.11.13
13	00	18.01.14
14	00	19.02.14
Issue	Rev	Date
		Description

Project
ELIZABETH FRY SOCIETY
ROSEWOOD HOUSING
9671-9677-9687 137 STREET
SURREY, BC V3T 4G8

Project No. 1610 Scale AS NOTED
Drawn by ML Revised by GM
Title

ROOF PLAN

Drawing No. DP 2.06

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GENERAL ELEVATION NOTES

- A. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
B. DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.

KEY NOTES

- ◆ DARK GRAY ROCK-DASH STUCCO RAINSCREEN
- ◆ PRE-FINISHED METAL PANEL RAINSCREEN
- ◆ ARCHITECTURAL CONCRETE
- ◆ BRICK VENEER CLADDING, BEIGE
- ◆ LIGHT GRAY FLASHING
- ◆ POWDER-COATED STEEL SUN SHADE
- ◆ TRESPA ITALIAN WALNUT PANEL
- ◆ POWDER-COATED STEEL GUARD
- ◆ DARK-PAINTED STEEL I-BEAM
- ◆ WOOD SOFFIT/AWNING

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Issue Log			
11	00	18.05.11	Development Permit
12	00	18.11.11	Re-Signed for Development Permit
13	00	19.01.12	Re-Signed for Development Permit
14	00	19.02.12	Re-Signed for Development Permit
Issue	Rev.	Date	Description

Project
ELIZABETH FRY SOCIETY
ROSEWOOD HOUSING
9671-9677-9687 137 STREET
SURREY, BC V3T 4G8

Project No. 1610 Scale AS NOTED
Drawn by ML Received by GM
Title

Drawing No. EXTERIOR ELEVATIONS
NORTH ELEVATION

DP 3.01

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1 NORTH ELEVATION
SCALE: 1:100

GENERAL ELEVATION NOTES

- A. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
B. DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.

KEY NOTES

- ◊ DARK GRAY ROCK-DASH STUCCO RAINSCREEN
- ◊ PRE-FINISHED METAL PANEL RAINSCREEN
- ◊ ARCHITECTURAL CONCRETE
- ◊ BRICK VENEER CLADDING, BEIGE
- ◊ LIGHT GRAY FLASHING
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Issue Log			
11	00	18.05.11	Development Permit
12	00	18.11.11	Re-Signed for Development Permit
13	00	19.01.12	Re-Signed for Development Permit
14	00	19.02.12	Re-Signed for Development Permit
Issue			
Rev. Date Description			

Project
ELIZABETH FRY SOCIETY
ROSEWOOD HOUSING
9671-9677-9687 137 STREET
SURREY, BC V3T 4G8

Project No.	Scale
1610	AS NOTED
Drawn by	Reviewed by
ML	GM

EXTERIOR ELEVATIONS
EAST ELEVATION

DP 3.02

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1 EAST ELEVATION – 137 Street
SCALE: 1:100





GENERAL ELEVATION NOTES

A. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
B. DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.

KEY NOTES

- ◊ DARK GRAY ROCK-DASH STUCCO RAINSCREEN
- ◊ PRE-FINISHED METAL PANEL RAINSCREEN
- ◊ ARCHITECTURAL CONCRETE
- ◊ BRICK VENEER CLADDING, BEIGE
- ◊ LIGHT GRAY FLASHING
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- ◊ POWDER-COATED STEEL GUARD
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- ◊ WOOD SOFFIT/AWNING

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Issue Log			
11	00	18.05.31	Development Permit
12	00	18.11.11	Re-Signed for Development Permit
13	00	19.01.28	Re-Signed for Development Permit
14	00	19.02.21	Re-Signed for Development Permit
Issue	Rev.	Date	Description

Project
ELIZABETH FRY SOCIETY
ROSEWOOD HOUSING
9671-9677-9687 137 STREET
SURREY, BC V3T 4G8

Project No.: 1610 Scale: AS NOTED
Drawn by: ML Revised by: GM
Title:

**EXTERIOR ELEVATIONS
WEST ELEVATION**

Drawing No.: DP 3.04

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1 WEST ELEVATION – 136a Street
SCALE: 1:100



GENERAL SECTION NOTES

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KEY NOTES

Issue Log		
11	00	18.05.11
12	00	18.11.11
13	00	19.01.12
14	00	20.02.12
Issue	Rev.	Date
		Description

Project
ELIZABETH FRY SOCIETY
ROSEWOOD HOUSING
9671-9677-9687 137 STREET
SURREY, BC V3T 4G8

Project No.	Scale
1610	AS NOTED
Drawn by	Revised by
ML	GM

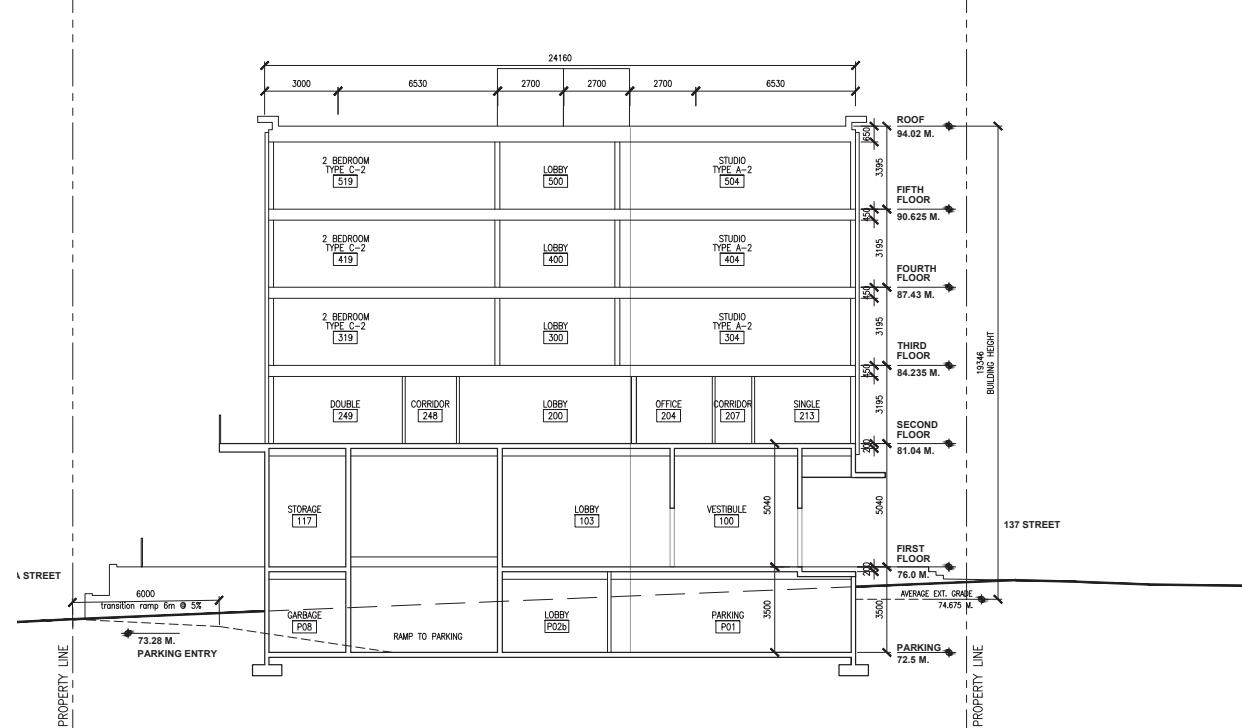
BUILDING SECTION

Drawing No.
DP 5.01

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SECTION

SCALE: 1:100



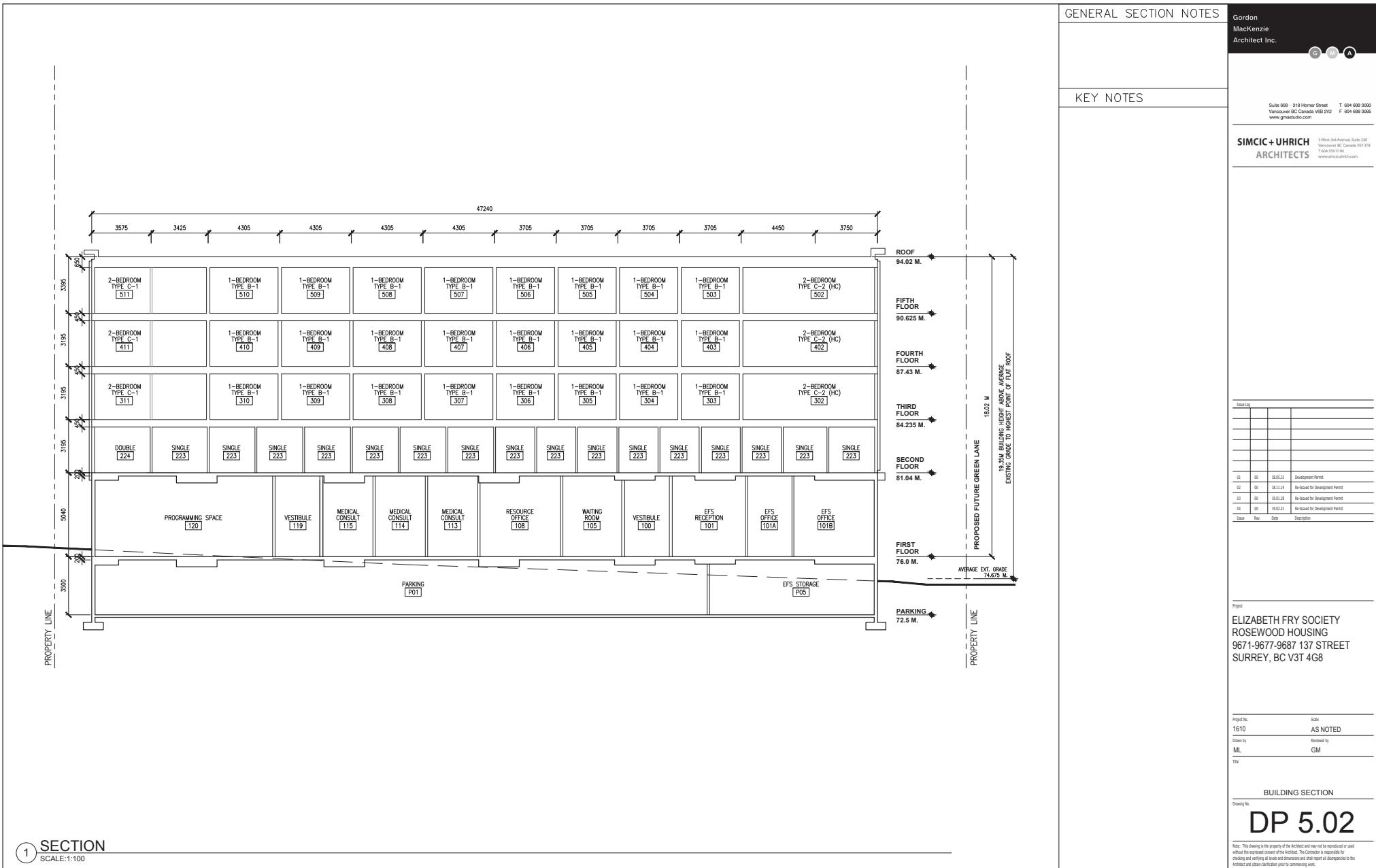


Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	0	0	0
Deciduous Trees			
Apple	1	1	0
Butternut	2	2	0
Coniferous Trees			
Falsecypress, Lawson	1	1	0
Pine, Scots	1	1	0
Holly, English	1	1	0
Total (Not including Alder and Cottonwood)	6	6	0
Additional Trees in the proposed Open Space / Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			20
Total Retained and Replacement Trees			20

***TOTALS DO NOT INCLUDE OFFSITE TREES**



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 18-0210-00

Address: 9671 / 9677 / 9687 - 137 Street, Surrey, BC

Registered Arborist: Corey Plester #PN-8523A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	6
Protected Trees to be Removed	6
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = 12	12
Replacement Trees Proposed	20
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	2
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4	4
Replacement Trees Proposed	Proposed for application property
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist: 	Date: February 28, 2019



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



**MIKE FADUM AND
ASSOCIATES LTD.
VEGETATION
CONSULTANTS**

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
**TREE PRESERVATION
AND PROTECTION PLAN**

9687 9677 9671
137th STREET
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	FEB08/19	MK	SITE PLAN

SHEET TITLE

**T1 - TREE PRESERVATION
AND REMOVAL PLAN**

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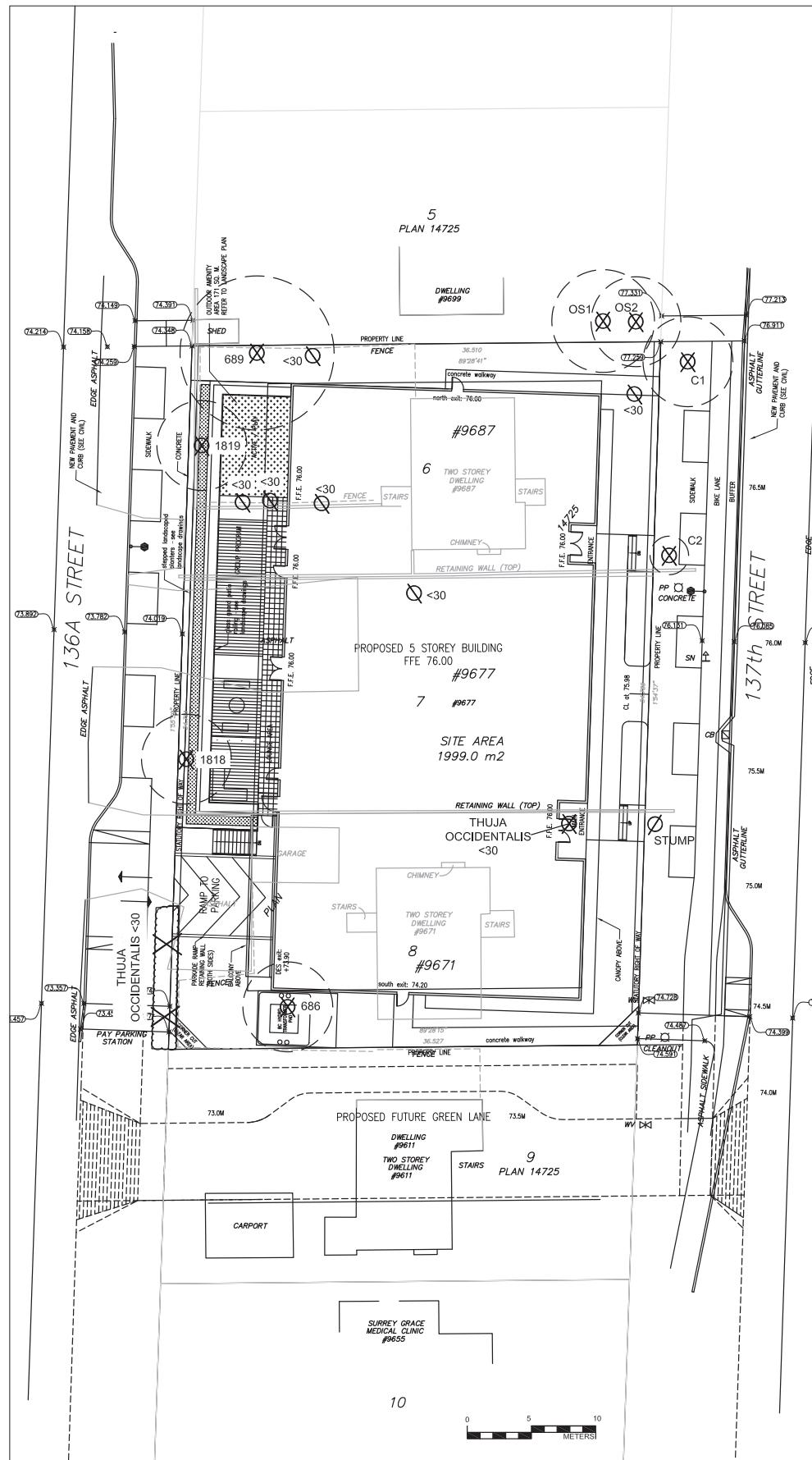
DRAWN MK

SCALE AS SHOWN

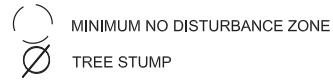
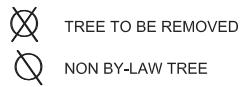
DATE JUNE 19, 2018

T - 1

SHEET 1 OF 1



LEGEND



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0210-00

Issued To: City of Surrey

(the "Owner")

Address of Owner: 13450 – 104 Avenue
Surrey, BC V3T1V8

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

Parcel Identifier: 010-058-605
Lot 6 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

9687 – 137 Street

Parcel Identifier: 007-469-047
Lot 7 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

9677 – 137 Street

Parcel Identifier: 010-038-850
Lot 8 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

9671 – 137 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
-

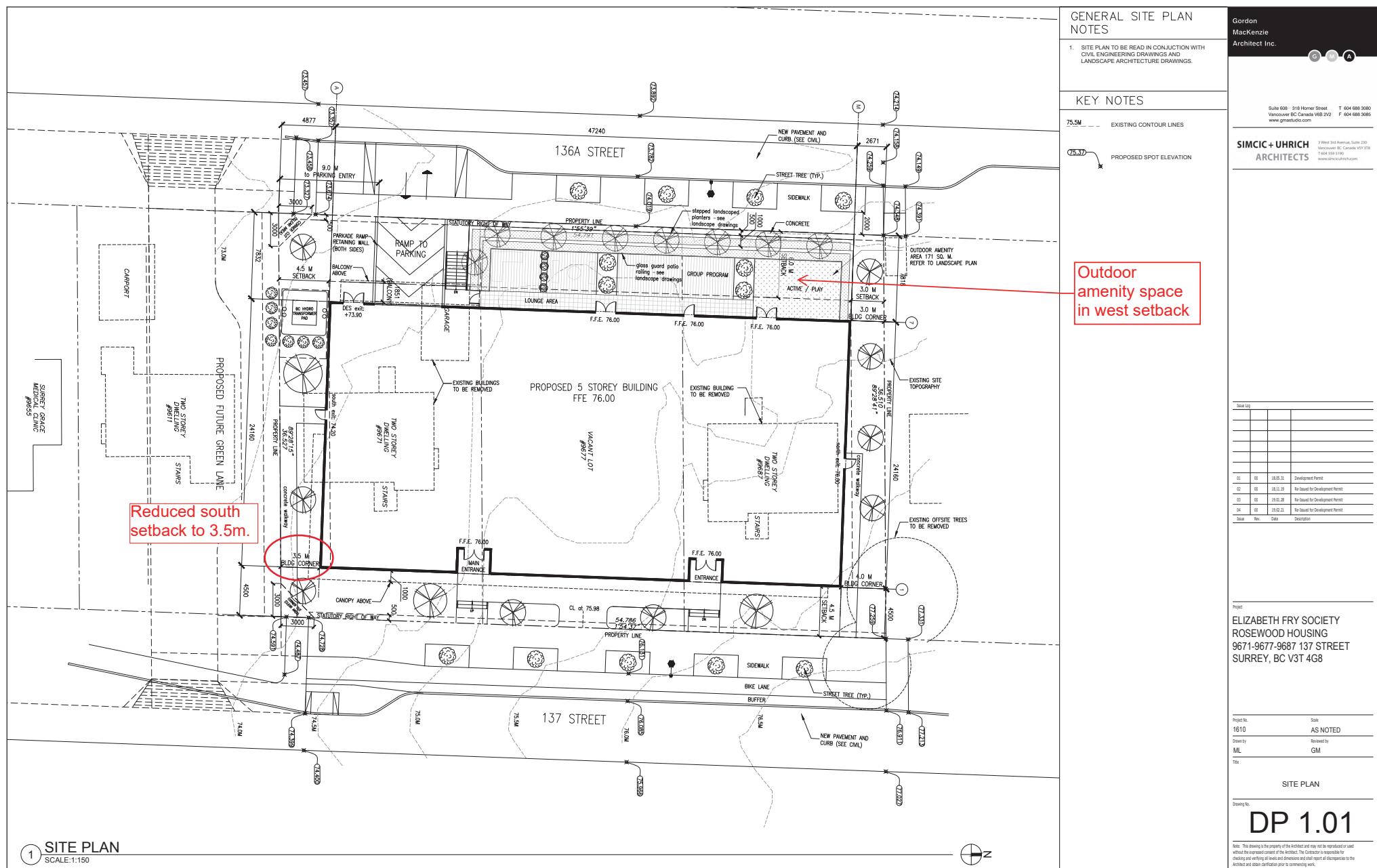
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to reduce the minimum number of required parking spaces from 76 to 22, and the number of bicycle parking spaces from 75 to 18.
5. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. 18233, is varied as follows:
 - (a) to reduce the minimum required south side yard setback from 4.5 metres (15 ft.) to 3.5 metres (11.5 ft.);
 - (b) to increase the maximum permitted principal building height from 18 metres (59 ft.) to 20 metres (66 ft.);
 - (c) to allow the outdoor amenity space to be located within the required side yard (west) setback; and
 - (d) to reduce the minimum lot size from 2,000 square metres (0.50 acre) to 1,990 square metres (0.49 acre).
5. This development variance permit applies to the buildings and structures on the Land shown on Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

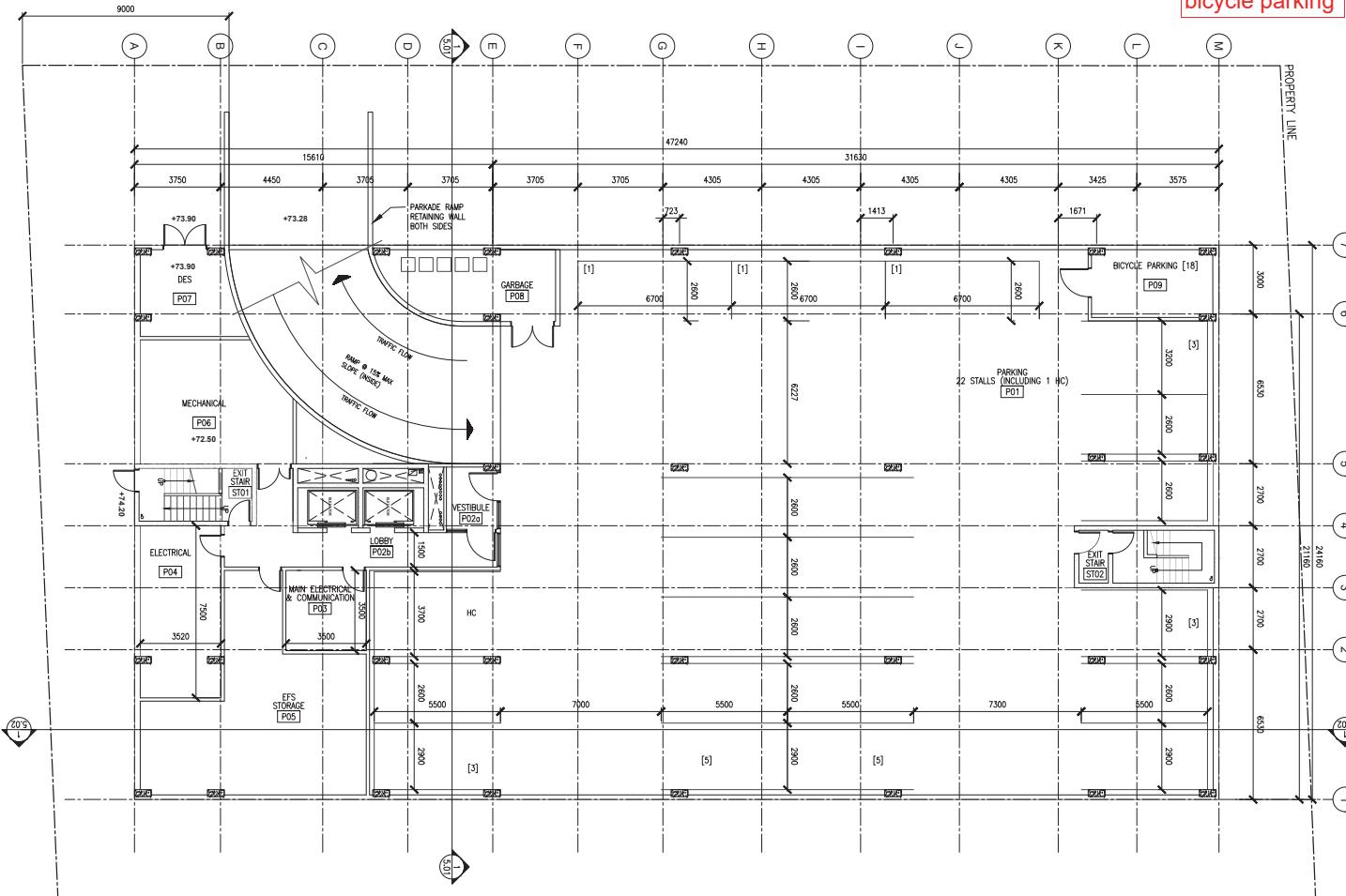
9. This development variance permit is not a building permit.

Mayor - Doug McCallum

City Clerk – Jennifer Ficocelli

Schedule A





GENERAL BUILDING PLAN NOTES

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ARCHITECTS

Issue Log			
Issue	Ref	Date	Description
01	SD	28.05.21	Development Permit
02	SD	28.11.19	Re-issued for Development Permit
03	SD	19.01.28	Re-issued for Development Permit
04	SD	19.02.21	Re-issued for Development Permit
Issue	Ref	Date	Description

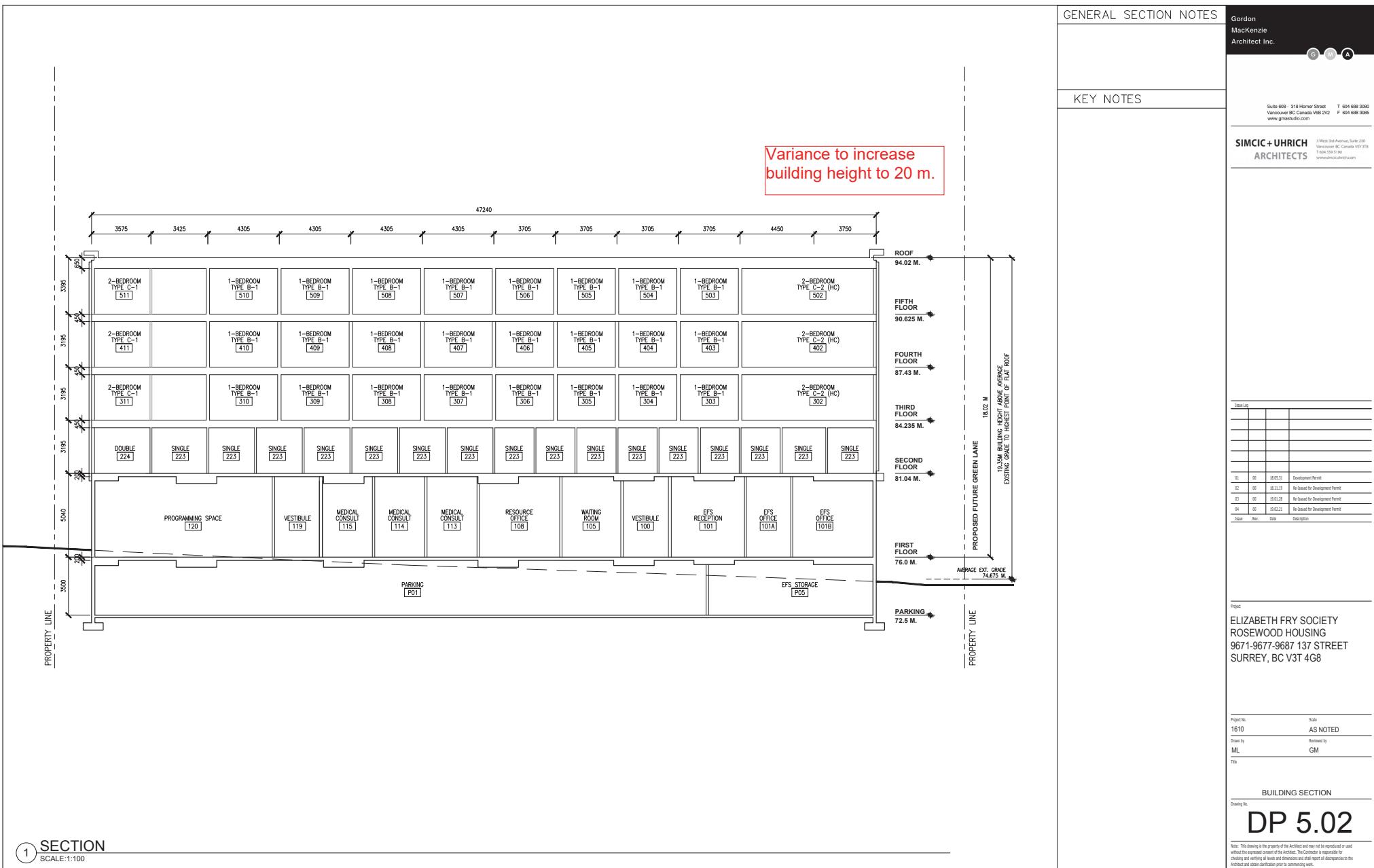
Project
ELIZABETH FRY SOCIETY
ROSEWOOD HOUSING
9671-9677-9687 137 STREET
SURREY, BC V3T 4G8

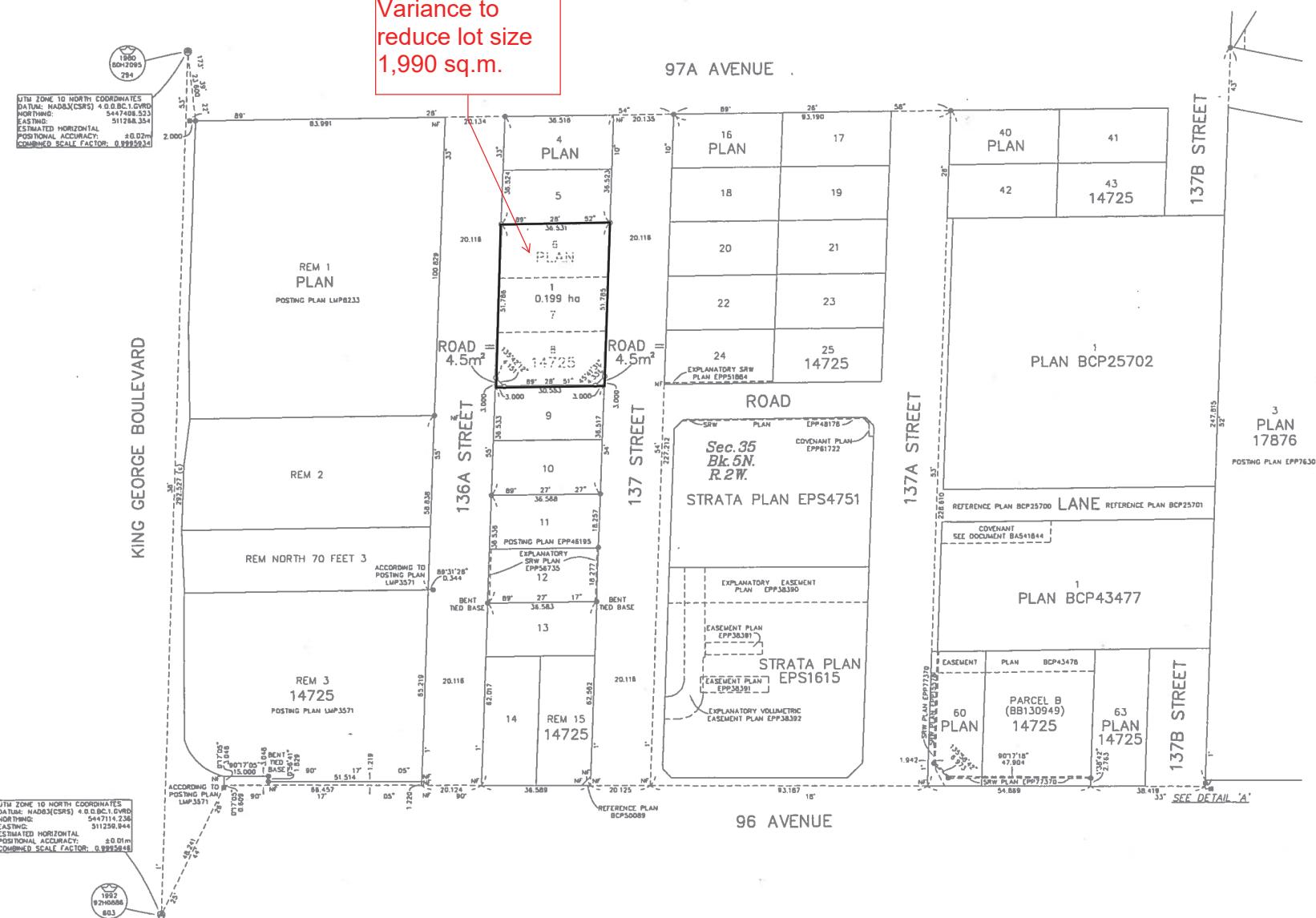
Project No.	Scal
1610	AS NOTED
Drawn by	Reviewed by
ML	GM

BUILDING PLAN
PARKING

DP 2.00

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UTM ZONE 10 NORTH COORDINATES
DATUM: NAD83(CSRS) 4.00 B.C.L.GRD
NORTHING: 547114.236
EASTING: 31129.844
ESTIMATED HORIZONTAL POSITIONAL ACCURACY: ±0.01m
COMBINED SCALE FACTOR: 0.9995044



THIS PLAN LIES WITHIN THE JURISDICTION OF
THE APPROVING OFFICER FOR THE CITY OF SURREY.
THIS PLAN LIES WITHIN THE METRO
VANCOUVER CITY DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED
ON THE 13TH DAY OF NOVEMBER, 2016.
HARINDER S. BADAL, BCLS #52

**City of Surrey
ADDITIONAL PLANNING COMMENTS
File: 7914-0059-00**

Planning Report Date: December 15, 2014

PROPOSAL:

- Rezoning from RF to CD (based upon RM-45)

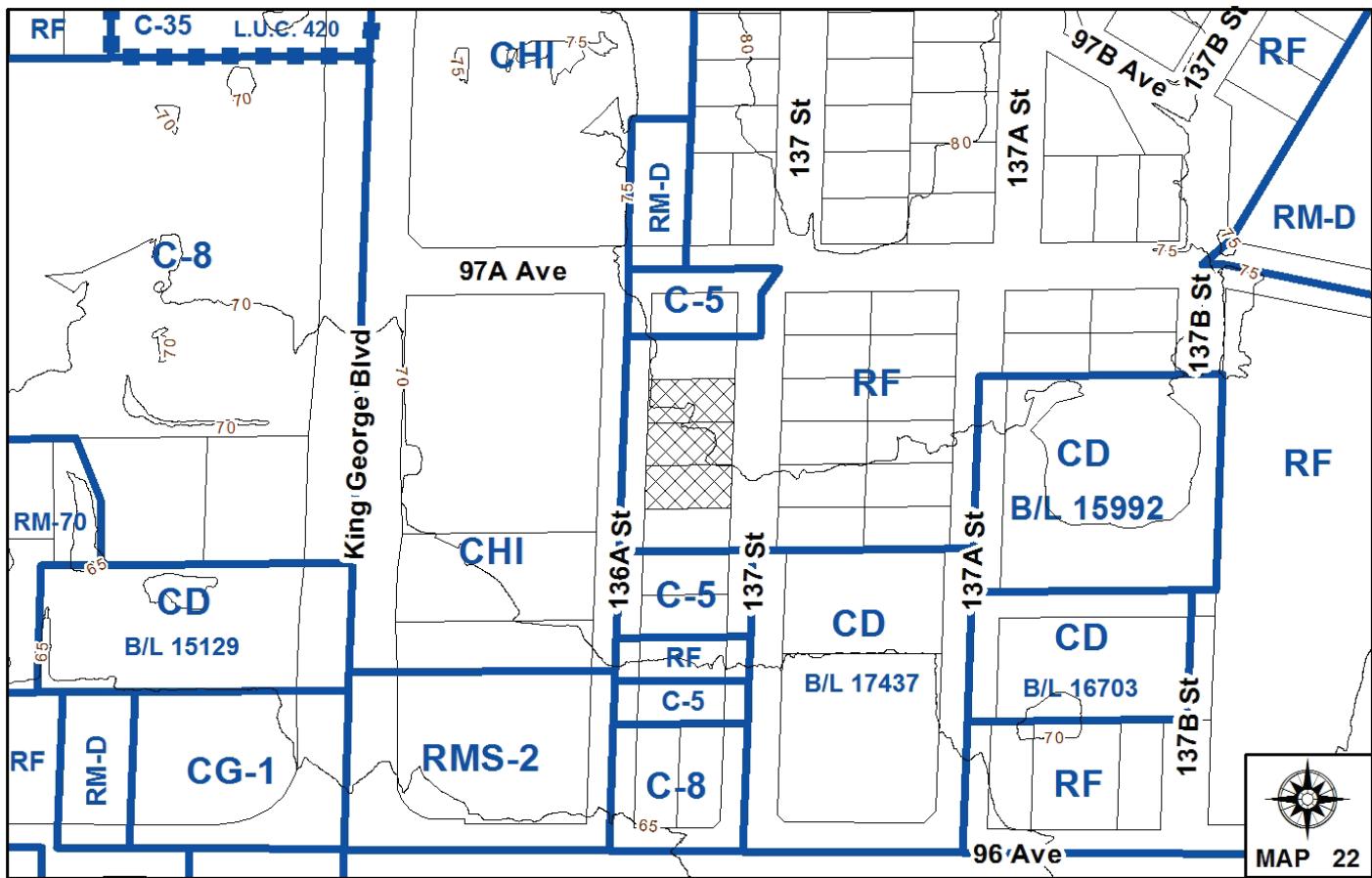
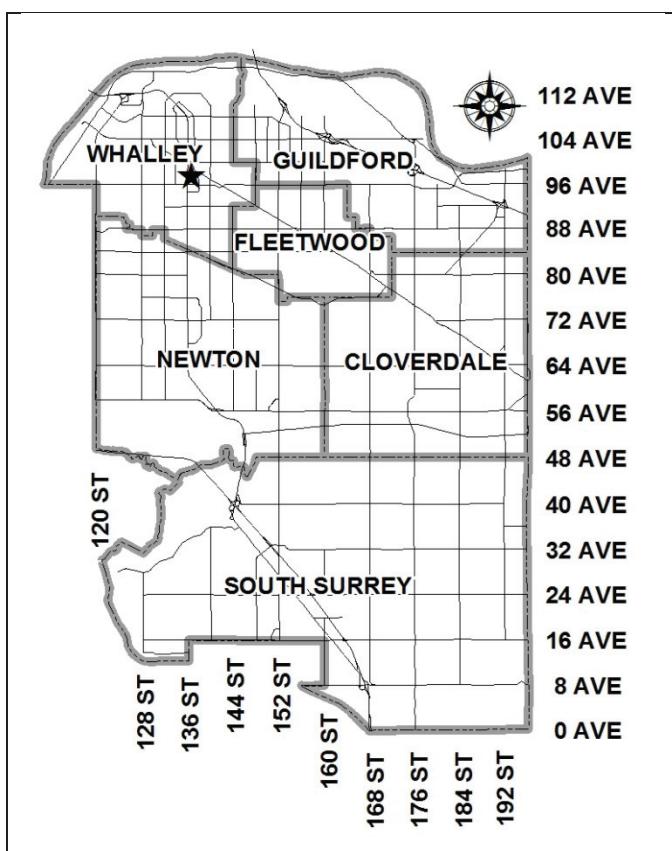
in order to accommodate a future combined emergency shelter/transition house facility.

LOCATION: 9687, 9677 and 9671 - 137 Street

OWNER: City of Surrey

ZONING: RF

OCP DESIGNATION: Central Business District



RECOMMENDATION SUMMARY

- Council consider Third Reading of By-law No. 18233, rezoning the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment is required to redesignate the subject site in the City Centre Plan from "Park" to "Mixed-Use 3.5 FAR".

RATIONALE OF RECOMMENDATION

- On July 8, 2013, Council adopted the Master Plan for Housing the Homeless in Surrey (Corporate Report No. R134). The Master Plan is focused on the provision of additional supportive housing units as a response to the homeless situation. The Plan also highlights the need for improvements to the current emergency shelter system. As an immediate priority for action, the Master Plan identifies the replacement of the Gateway emergency shelter in Whalley with a new purpose-built facility that includes shelter beds and transitional housing units.
- As directed by Council, following the June 9, 2014 Public Hearing for the proposed rezoning on the subject site, staff have consulted with the community and considered alternate sites for a new purpose-built homeless shelter and transitional housing facility.
- Two alternate sites have been considered by staff but, for various reasons described in this report, are not being pursued.
- The three subject lots are owned by the City. Given their ownership, proximity to public transportation, Surrey Memorial Hospital and other social services already offered within the City Centre area, the subject site is the preferred site.
- As no companion Development Permit has been proposed at this time, Urban Design Guidelines were prepared and subsequently endorsed by Council on May 26, 2014. The Urban Design Guidelines specify development principles and highlight the parameters for future development on the subject site, should funding be made available by the Province (see Appendix III of Appendix C).
- With Council's support of the proposed rezoning, if funding is granted by the Province, then a subsequent Development Permit application will be submitted which will reflect a detailed design of the development in compliance with the Urban Design Guidelines.

RECOMMENDATION

The Planning & Development Department recommends that Council consider Third Reading of By-law No. 18233.

DEVELOPMENT CONSIDERATIONS

- At the May 26, 2014, Regular Council – Land Use meeting, Council introduced By-law No. 18233 to rezone the subject site from “Single Family Residential Zone (RF)” to “Comprehensive Development Zone (CD)” to permit a future combined emergency shelter and transitional housing facility.
- This proposed rezoning is intended to accommodate a combined emergency shelter with transitional housing units, which will assist in staffing and operational efficiencies. It is anticipated that approximately 50 emergency shelter beds and 50 transitional housing units could be accommodated in this proposed facility.
- The new shelter and transitional housing facility is envisioned to be open 24 hours a day, seven days a week. Residents will not be required to leave the facility in the morning and line up for a bed in the evening. It will be a low or minimum barrier facility and be able to accommodate people with mental health and addiction issues. The new facility will focus on transitioning people off the streets and into permanent housing and also connecting them to health and other support services.
- The Public Hearing was held on June 9, 2014 and a number of property owners spoke in opposition to the proposal. A petition and letters were also received at the Public Hearing, all in opposition. Representatives of the Surrey Downtown Business Improvement Association (BIA) and service providers supported the project and outlined best practices being applied for such facilities in other jurisdictions as good examples.
- Prior to considering Third Reading of Rezoning By-law No. 18233, Council passed the following motion:

"[The application] be referred back to staff to conduct additional due diligence, thoroughly investigate options of potential alternative locations and work with members of the community [to] address the concerns raised at the Public Hearing." [RES.R14-1020]

Community Consultation

- Staff, along with members of Council, a property owner/developer, members of the Surrey Downtown BIA and representatives from Fraser Health and BC Housing, attended a tour of two (2) similar facilities in Vancouver and New Westminster. The tour, held on June 17, 2014, was intended for all to learn more about the type of development which could be developed on the subject site.
- Further meetings were held with representatives of local businesses to provide additional information about the project and information on similar projects within the region.

Alternative Sites Considered

- Staff have been working with property owners in the area to identify potential, suitable alternative sites.
- The criteria used to evaluate alternative sites include the following:
 - Proximity to Surrey Memorial Hospital;
 - A site large enough to accommodate a building height of 4- to 6-storeys (a minimum of 3 single family lots);
 - Surrounding land uses (existing and proposed);
 - Proximity to public transportation; and
 - Proximity to the Quibble Creek Health and Phoenix Transition Housing Centre, located at 13670 - 94A Avenue, which offers specialized health services.

Alternative Site at 9856, 9860, 9876 – 138 Street and 9863 – 138A Street

- At the Public Hearing on June 9, 2014, one property owner/developer suggested an alternative site, encompassing four (4) properties at 9856, 9860, 9876 - 138 Street and 9863 - 138A Street (a property currently owned by the City).
- The site is within the City Centre Plan area and is designated "Low to Mid Rise up to 2.5 FAR".
- Staff reviewed this proposed site and determined that it was not suitable due to the following reasons:
 - The assembled site was offered at a higher valuation by the property owner/developer than what was assessed by staff on an individual lot basis;
 - The neighbourhood was concluded to be too residential, given the lack of land assembly and the redevelopment to higher densities and the construction of new single family homes. The continued existence as a single family residential area was determined to generate less support for a facility such as this; and
 - In addition, the location of this site north of Fraser Highway was considered to be less desirable given that it was also further away from Surrey Memorial Hospital and the outpatient services which could be offered.

Alternative Site at 13845 – 96 Avenue

- On October 20, 2014, Corporate Report No. R180 was forwarded to Council to advise Council of another alternative location for the proposed purpose-built shelter and transition house. In the report, the property at 13845 – 96 Avenue was identified as a potential site and meetings were held with the owner.

- The property at 13845 – 96 Avenue is also located within the City Centre Plan area and designated partly as "Mixed-Use 3.5 FAR" and as "Greenway" and "Park". The proposed extension of 138 Street is planned to traverse through this property. The property is encumbered by a Hydro right-of-way (with 500 kV transmission lines), a Fortis Gas right-of-way and red-coded Quibble Creek, which is salmon bearing.
- Staff have since reviewed the site in detail and have determined that the requirement of an adequate setback for a building from a 500 kV transmission line, along with the riparian setback requirement for Quibble Creek, results in very little developable area for the proposed emergency shelter/ transitional housing facility.
- Although the owner was receptive, due to the physical site constraints, this site has also been determined to be an unsuitable.

CONCLUSION

- Two alternative sites have been considered for the proposed purpose-built shelter/ transitional housing. Unfortunately, due to various factors, the two sites have been determined to be less suitable than the original proposed subject site at 9687, 9677 and 9671 – 137 Street.
- The area surrounding the subject site is in transition for redevelopment to higher densities, as well as a mix of land uses, including commercial office and retail space, institutional uses, as well as existing social services nearby. The location is also in close proximity to the Surrey Memorial Hospital, with various outpatient services which can offer support to future residents.
- The subject site at 9687, 9677 and 9671 - 137 Street has been determined to be the best site for the proposed purpose-built shelter/ transitional housing facility, given the current City ownership of all three (3) properties, the location within a changing neighbourhood of mixed land uses, as well as the proximity to existing social services, hospital and transit opportunities.
- As no companion Development Permit has been proposed at this time, Urban Design Guidelines were prepared and subsequently endorsed by Council on May 26, 2014. The Urban Design Guidelines specify development principles and highlight the parameters for future development on the subject site, should funding be made available by the Province (see Appendix III of Appendix C).
- With Council's support of the proposed rezoning, if funding is granted by the Province, then a subsequent Development Permit application will be submitted which will reflect a detailed design of the development in compliance with the Urban Design Guidelines.
- It is recommended that Council grant Third Reading to Rezoning By-law No. 18233.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix A. Lot Owners and Action Summary
- Appendix B. Map Showing Alternative Sites Considered
- Appendix C. Initial Planning Report, dated May 26, 2014
- Appendix D. Corporate Report No. R180, dated October 16, 2014

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/da

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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: Ken Woodward
City of Surrey
Address: 13450 - 104 Avenue
Surrey, BC V3T 1V8

Tel: 604-598-5722

2. Properties involved in the Application

(a) Civic Addresses: 9687 - 137 Street
9677 - 137 Street
9671 - 137 Street

(b) Civic Address: 9687 - 137 Street
Owner: City of Surrey
PID: 010-058-605
Lot 6 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

(c) Civic Address: 9677 - 137 Street
Owner: City of Surrey
PID: 007-469-047
Lot 7 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

(d) Civic Address: 9671 - 137 Street
Owner: City of Surrey
PID: 010-038-850
Lot 8 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

3. Summary of Actions for City Clerk's Office

(a) Council consider Third Reading of By-law No. 18233.



Map of Alternative Sites Considered



Planning Report Date: May 26, 2014

PROPOSAL:

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

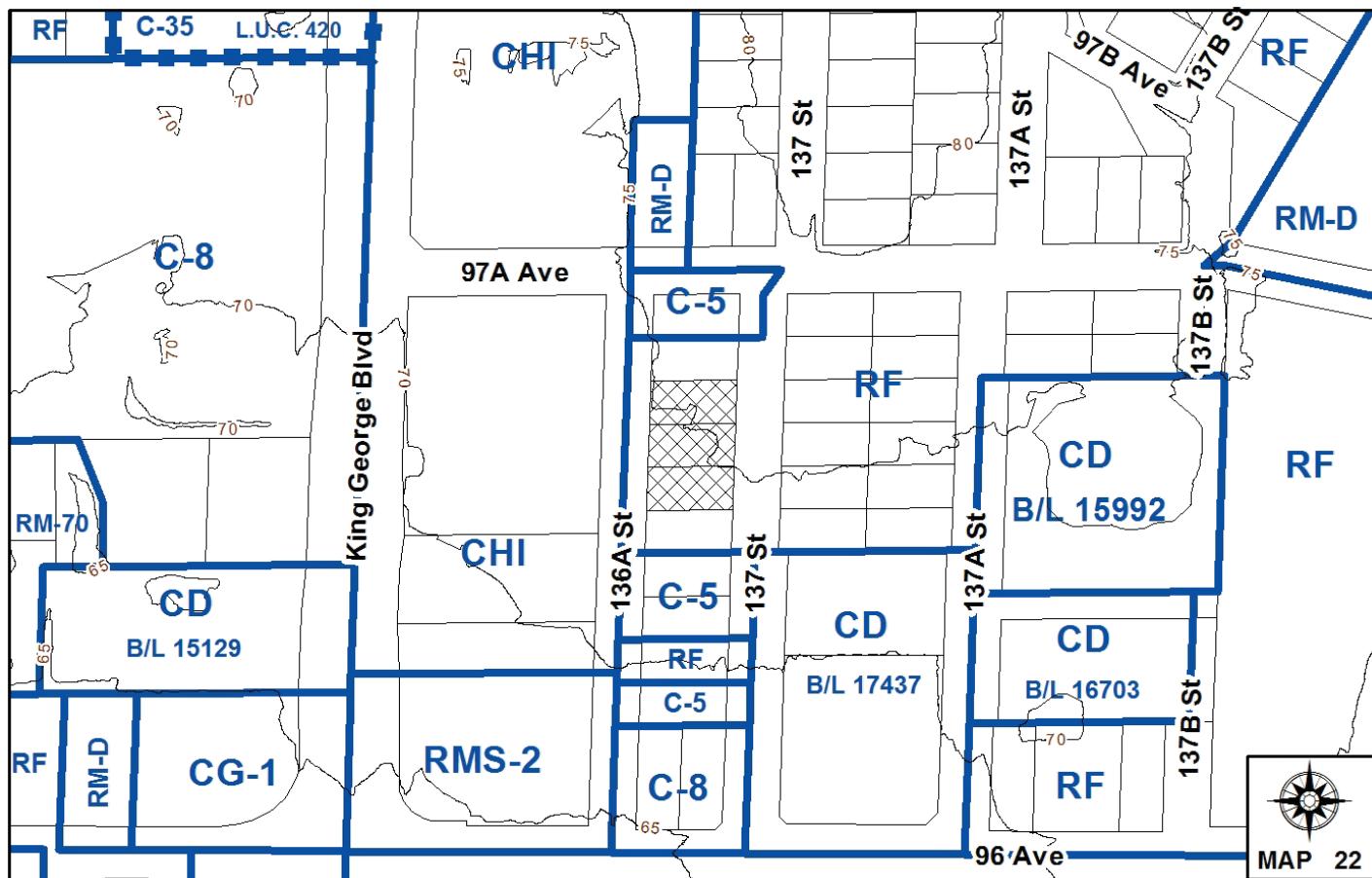
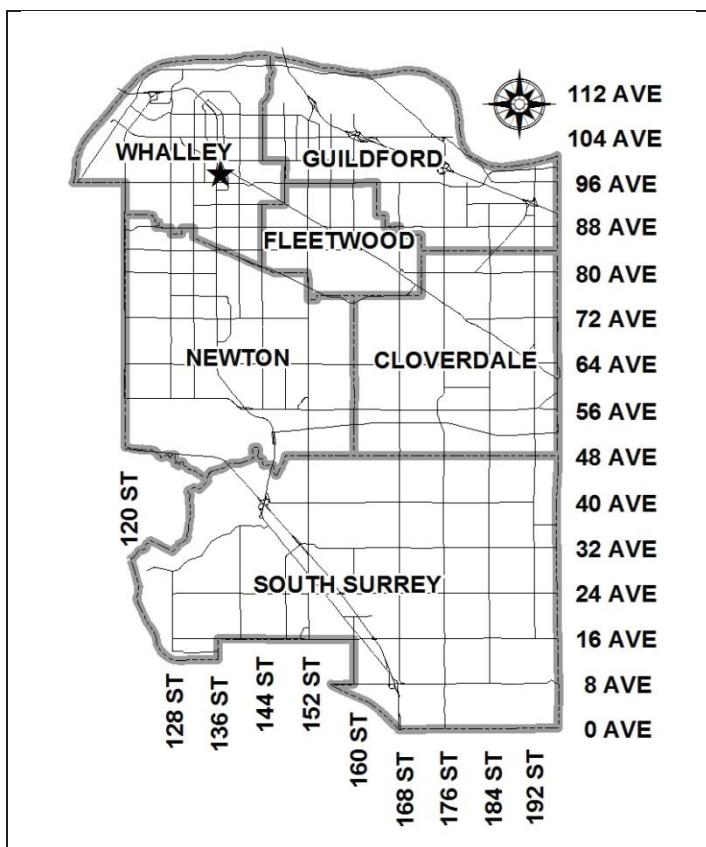
in order to accommodate a future combined emergency shelter/ transition house facility.

LOCATION: 9687, 9677 and 9671 - 137 Street

OWNER: City of Surrey

ZONING: RF

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment is required to redesignate the subject site in the City Centre Plan, from "Park" to "Mixed-Use 3.5 FAR".

RATIONALE OF RECOMMENDATION

- Complies with the new "Central Business District" designation of the new OCP, which passed Third Reading on March 31, 2014. The current OCP designation is "Commercial".
- The development of a new purpose-built homeless shelter and transitional housing facility responds to key recommendations of the Master Plan for Housing for the Homeless in Surrey and it also addresses priorities identified in the Plan for the Social Well-Being of Surrey Residents, the Crime Reduction Strategy and the Surrey Poverty Reduction Plan.
- The proposed Urban Design Guidelines articulate development principles and provide the framework for future development on the site, should funding be made available.

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 endorse the Urban Design Guidelines prepared for the site (Appendix III).
3. Council instruct staff to resolve the following issue(s) 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) the applicant to submit a complete Development Permit application for the design of the proposed development; and
 - (c) submission of a subdivision layout to the satisfaction of the Approving Officer.
4. Council pass a resolution to amend the City Centre Land Use Plan to redesignate the subject site from "Park" to "Mixed-Use 3.5 FAR", when the project is considered for final adoption.

REFERRALS

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

Parks, Recreation & Culture: Parks has indicated the resulting reduction to neighbourhood parkland from this application will be assessed as there is a current deficiency in parkland in City Centre.

Fire: No comments.

SITE CHARACTERISTICS

Existing Land Use: Existing single family dwellings on 9671 and 9687-137 Street. Vacant property at 9677 - 137 Street.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Commercial.	RF

Direction	Existing Use	OCP Designation	Existing Zone
East (Across 137 Street):	Existing single family residences.	Multiple Residential.	RF
South:	Proposed east-west road connection. Further south is existing medical clinic.	Commercial.	RF and C-5
West (Across 136A Street):	Swiss Chalet and Boyd Autobody and Glass.	Commercial.	CHI

DEVELOPMENT CONSIDERATIONS

Background

- Addressing homelessness and housing affordability issues is a priority for the City of Surrey as homelessness and housing affordability are directly related to the social sustainability of the community. Surrey's Plan for the Social Well-Being of Surrey Residents, adopted by Council in February 2006, identifies key gaps in Surrey's housing stock that include a need for shelter beds (125-150 beds); for transitional and supportive housing units (500 units) and for housing for low income families and singles (5,000 units).
- The City of Surrey Crime Reduction Strategy, released in February 2007, also identifies housing as a key component of this strategy and includes recommendations for the establishment of a sobering centre (subsequently approved and constructed under Application No. 7909-0082-00 at 13670-94A Avenue), development of transitional and supportive housing and an increase in the number of homeless outreach workers.
- On July 8, 2013, Council adopted the Master Plan for Housing the Homeless in Surrey (Corporate Report No. R134). The Plan is focused on the provision of additional supportive housing units as a response to the homeless situation. It also highlights the need for improvements to the current emergency shelter system. As an immediate priority for action, the Master Plan identifies the replacement of the Gateway emergency shelter in Whalley with a new purpose-built facility that includes shelter beds and transitional housing units. The Master Plan outlines a number of specific recommendations and/or comments related to the location, design and key features associated with a low or minimum barrier facility.
- At the February 3, 2014 Regular Council – Land Use Meeting, the Planning and Development Department forwarded Corporate Report No. R020 to Council, requesting that Council forward a letter to the Deputy Premier and the Minister of Natural Gas Development and Minister Responsible for Housing, with a request that the Province of BC partner with the City of Surrey on the development of a new purpose-built homeless shelter and transitional housing facility.

- It is proposed that such a facility be developed under the terms and conditions of the existing Memorandum of Understanding (MOU) signed in March 2008, between the BC Housing Management Commission (BC Housing) and the City of Surrey. Under this MOU, the City would provide a City-owned property or properties, on a long term lease at a nominal rate and would cover the costs of the municipal fees and charges associated with the project and the Province would provide the funding for the design, construction and operation of the proposed facility.

Current Proposal

- The subject site encompasses three (3) properties: 9687, 9677 and 9671 - 137 Street, within the City Centre area. The properties are all zoned "Single Family Residential Zone (RF)" and are designated "Park" in the City Centre Plan.
- The three properties are located within the "Hospital Precinct" of City Centre, given their proximity to the Surrey Memorial Hospital, along the proposed "Innovation Boulevard" (137 Street), which will ultimately connect King George Boulevard through the new PCI development (Application No. 7912-0332-00) along 98B Avenue and to 96 Avenue to the south.
- This proposed rezoning is intended as a combined emergency shelter with transitional housing units, which will assist in staffing and operational efficiencies. It is anticipated that approximately 50 emergency shelter beds and 50 transitional housing units could be accommodated in this proposed facility. The existing Gateway Shelter at 10667 - 135A Street provides 40 shelter beds. The proposed new facility, with its 100 beds/units, represents an increase in capacity in the City Centre area. This should result in a decreased demand for a winter shelter (open November to April), extreme weather mats (open overnight during periods of extreme winter weather) and 24-7 drop-in services.
- The new shelter and transitional housing facility will be open 24 hours a day, seven days a week. Residents will not be required to leave the facility in the morning and line up for a bed in the evening. It will be a low or minimum barrier facility and able to accommodate people with mental health and addiction issues. The new facility will focus on transitioning people off the streets and into permanent housing and also connecting them to health and other support services.
- With Council's support of the proposed rezoning, if funding is granted by the Province, then a subsequent Development Permit application will be submitted, which will reflect a detailed design of the development. At that time, further adjustments to the proposed CD By-law may be required.
- The intent is to hold the proposed rezoning at Third Reading, until the required companion Development Permit is processed and in order for Council's approval concurrently with the rezoning.

PRE-NOTIFICATION

- Pre-notification letters were mailed out on April 14, 2014. Staff have received comments from two (2) landowners/developers, with the following concerns:
 - The proposed development does not fit into the framework of the new "Innovation Boulevard" along 137 Street and the plan to revitalize the City Centre.
 - By taking away the proposed park, value is being taken away from the area. The proposed park will be the centre of over one million square feet of high rise office development and the start of Innovation Boulevard. Starting a new innovation or health technology sector in this competitive world is tenuous at best. The City cannot afford to have companies shy away because of their proximity adjacent a social building versus a park.
 - The neighborhood already has two care facilities and a cancer clinic which means there are vulnerable people that could be adversely affected by the proposed development.
 - In regard to the proposed emergency shelter/transition housing facility, the residents of the facility will not feel comfortable in a four-storey building surrounded by 12- to 20-storey commercial buildings.
 - To address the importance of having a shovel ready site to ensure that the City does not miss out on the funding that the Province has available, one of the developers is proposing to move forward to secure an alternate site and prepare a design concept for this site at no cost to the City, in consultation with appropriate experts. The site is approximately 3 blocks away from the subject site. The developer feels this alternative site is within a more appropriate area of the neighborhood and it is far enough away from Innovation Boulevard to not hamper its progress. The developer feels that the residents of the proposed facility will be in a calmer neighborhood with similar sized buildings around them. The alternate site is also larger and is less expensive than the proposed site. The alternate site is even closer to the SkyTrain, a further benefit to the proposed residents.
 - There is a better location within the same neighborhood and one developer proposes an alternative site they are prepared to ready at no cost. They will also include consultation with appropriate experts.

Although City staff can appreciate the passion of the developer and willingness in preparing an alternative site, the City wants to ensure that a site is ready in short order, should the Province make a decision about the available funding. The subject site is already owned by the City, thereby making it easier to proceed with a project. Unfortunately, the proposed site the developer has suggested, is not currently owned by the developer and no development application has been submitted. Should an application be submitted, it would be reviewed and could perhaps be considered as a viable alternative site, dependent upon funding.

The proposal on the subject site is in keeping with the recommendations of the City's Master Plan for Housing for the Homeless, as well as addresses priorities identified in the Plan for the Social Well-Being of Surrey Residents, the Crime Reduction Strategy and the Surrey Poverty Reduction Plan.

Should the project proceed on the subject site, the deficiency in parkland can be addressed, as most lands in the area are underdeveloped.

JUSTIFICATION FOR PLAN AMENDMENT

- The three properties were previously designated "Mixed-Use 3.5 FAR" until the City Centre Plan was amended on July 22, 2013, redesignating these three properties to the "Park" designation.
- As these three properties are owned by the City of Surrey, it was determined that these properties would be appropriate for this proposed facility, given their ownership, proximity to public transportation, Surrey Memorial Hospital and other social services, already offered within the City Centre area.

URBAN DESIGN GUIDELINES (Appendix III)

- Urban Design Guidelines have been prepared to articulate development principles and to highlight the parameters for future development on the subject site, should funding be made available by the Province.
- These design guidelines will assist in guiding an architect to design a project which will be sensitive to the site characteristics, as well as the programming of such a facility.
- The guidelines provide parameters for general site design, circulation, public realm and street interface, building ground plane interface, building massing, landscaping and publically accessible open space.

PROPOSED BUILDING DESIGN (Appendix IV)

- It is anticipated that the building form would be similar to a 4-storey building massing, with a contemporary character, including a flat roof. Given the size of the subject site, an underground parkade would have to be included, with vehicular access from 136A Street. The entry to the development could be from the corner of the new green lane at the south end of the site and 137 Street and there could be an internal courtyard for residents.
- Design considerations would include a physical separation between the street and on-site activities. This includes the provision of private outdoor space for the residents such as an enclosed courtyard and/or communal balconies.

- Other design considerations would include well-planned features and space configurations to support individuals to stabilize, and connect with services. These include single/double rooms, storage space and flex rooms for couples or trans-gendered individuals. It is important that such a shelter include flexible meeting spaces to ensure that service organizations are able to provide on-site counselling, life skills training and other health-related services. Space to prepare and provide daily meal service should be part of the early space planning.

Parking

- Details of parking have not been established, but generally, residents of these facilities do not own vehicles. The only individuals which may require parking are the staff that work at the facility and visitors from other service agencies. When a detailed Development Permit application is submitted, the parking requirements may have to be varied through a Development Variance Permit (DVP).

PROPOSED CD BY-LAW (Appendix V)

- The proposed project will likely be similar in both building form and function to a typical 4-storey multiple unit residential building which is normally regulated by the RM-45 Zone.
- However, the development encompasses a range of different land uses, which cannot be accommodated in the RM-45 Zone, such as care facilities, retail stores, office uses and community services. As such, a CD Zone is proposed.
- The proposed CD By-law has been structured to be similar to the CD By-laws of the Timber Grove Apartments at 13922 – 101 Avenue (CD By-law No. 16967 under Application No. 7909-0022-00), the Rising Sun Villa development at 100 Avenue and 140 Street (CD By-law No. 17853 under Application No. 7912-0316-00) and the Creekside Health and Housing Centre at 13670 – 94A Avenue (CD By-law No. 16982 under Application No. 7909-0082-00).
- The proposed net density of this development will be a floor area ratio (FAR) of 2.5, which cannot be accommodated under the RM-45 Zone. The 2.5 FAR is the maximum permitted under the RM-135 Zone, but is generally the maximum density permitted for 4-storey developments within the City Centre area.
- The proposed 4-storey building height is appropriate for this area of Surrey City Centre, where there are other low to mid-rise developments offering support services to the Surrey Memorial Hospital campus.
- The proposed building setbacks of 4.5 metres (15 ft.) at 137 Street, 6.0 metres (20 ft.) at 136A Street, 2.0 metres (7 ft.) at the north and 4.5 metres (15 ft.) at the south, help to create a more urban streetscape along 136A Street at the west, 137 Street at the east and the new green lane at the south, that is in keeping with the urban, pedestrian environment being achieved in City Centre.
- A provision for an air space subdivision has been included within the CD By-law.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Engineering Summary
- Appendix III. Urban Design Guidelines
- Appendix IV. Possible Site Plan and Rendering of the Building
- Appendix V. Proposed CD By-law

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/da

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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: Ken Woodward
City of Surrey
Address: 14245 - 56 Avenue
Surrey, BC V3X 3A2

Tel: 604-598-5722

2. Properties involved in the Application

(a) Civic Address: 9687 - 137 Street
9677 - 137 Street
9671 - 137 Street

(b) Civic Address: 9687 - 137 Street
Owner: City of Surrey
PID: 010-058-605
Lot 6 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

(c) Civic Address: 9677 - 137 Street
Owner: City of Surrey
PID: 007-469-047
Lot 7 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

(d) Civic Address: 9671 - 137 Street
Owner: City of Surrey
PID: 010-038-850
Lot 8 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the subject site.



INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: May 21, 2014 **PROJECT FILE:** 7814-0059-00

RE: Engineering Requirements
 Location: 9671/77/87 137 Street

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- provide 0.5-metre Stat. Rights-of-Way along 136A Street and 137 Street.

Works and Services

- construct the west side of 137 Street to City Center standards;
- construct the east side of 136A Street to City Center standards;
- provide cash-in-lieu for 50% of the construction of a future green lane on 9611 137 Street;
- construct drainage facilities for the proposed roadworks;
- upsize the watermain along the 137 Street;
- provide cash-in-lieu for sanitary sewer upgrade;
- provide a District Energy Servicing corridor and associated legal documents;
- provide on-site stormwater management facilities; and
- provide service connections for water, sewer and storm water.

A Servicing Agreement is required prior to Rezone/Subdivision.

Rémi Dubé, P.Eng.
Development Services Manager

SSA

137th Street Shelter Housing

Urban Design Guidelines

R1 May 2014

1 General Site Design

Incorporate topography and other significant natural features into the building, structure and overall site design.

2 Site Grading

Establish a site grading plan at the early stages of design.

Avoid excessive disruption of the natural topography of a site by stepping buildings, sloping parking areas and providing larger setbacks to avoid the use of retaining walls.

3 Circulation—Pedestrian, Active and Non-Vehicular

For convenience and security, provide bicycle parking facilities at-grade, close to the main building entrance or at amenity buildings, and with weather protection. For circulation that is accessible to all users:

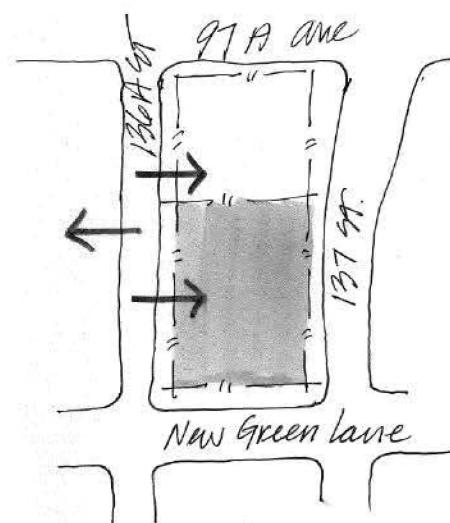
- a) Ensure pedestrian circulation is convenient, safe and clearly identifiable to drivers and pedestrians
- b) Use a high standard of accessible and adaptable design to accommodate the functional needs of all individuals including children, adults, seniors, and those with visual, mobility or cognitive challenges.
- c) Locate convenient universal access to buildings from parking areas by using curb let-downs or other accommodating features
- d) Provide a minimum of 1.8 m unobstructed sidewalk width to accommodate strollers, wheelchairs and other equipment used by pedestrians.

4 Circulation— Vehicular

Locate driveways off minor street - 136A Street to enhance a safe, walkable streetscape. The driveway should not be visible from 137th or the new Green Lane (*illustr.*)

For site loading:

- a) Locate surface loading spaces from 136A St and not visible from the new Green Lane: screen and pave with specialty materials.



5 Public Realm and Street Interface

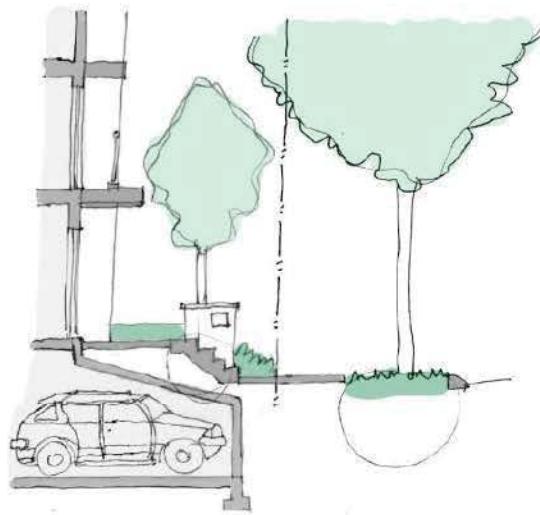
To better coordinate the interface between public and private property, include information on design drawings about off-site and adjoining public property elements, (e.g. show sidewalks and boulevard details designed to City standards for reference). Set the ultimate grade requirements of adjacent public property at the early stages of design.

Incorporate beautification and amenity features along pedestrian pathway systems, (e.g. use distinctive and durable paving, special landscaping with trees, furniture and/or weather protection).

Underground parking should be set back and lowered, especially where visible in the public realm, so as to not project above grades; include allowances for tree roots, soil and paving depths.

Trees should be set back 0.5 m from any public thoroughfare property line to facilitate access, maintenance and root growth.

Step planters up to raised patios with a maximum of 0.6 m wall height with high quality material facing such as masonry (e.g. stone or brick) or specialty concrete and low, layered planting in front of the wall. (illustr.)



6 Building Ground Plane Interface

Step building ground floor levels to match the adjacent sidewalk grades on sloping sites.

Maximize the number of individual entrances to the street and public areas.

Create a strong sense of main entrance that is architecturally integrated with the building and that is facing the primary street.

Set main building entrances at the sidewalk grade without the need for transitions such as steps or ramps. Incorporate steps or ramps inside the main entrance lobby. Establish natural surveillance opportunities along publicly-accessible circulation routes by encouraging active uses located adjacent to the edge.

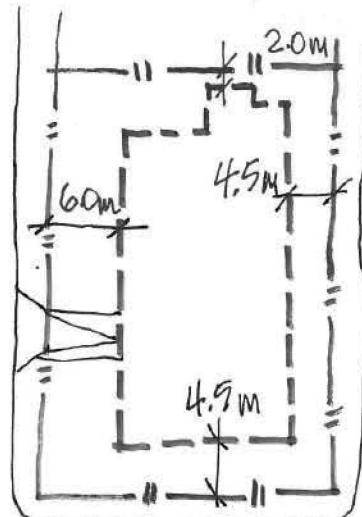
137th Street Shelter Housing

Urban Design Guidelines

March 2014

Building setbacks should be provided:

- a) North internal sideyard – min 2.0 m (to side of exit)
- b) Rear yard on 136A – 6.0 m
- c) Front yards on 137 and the new green lane – 4.5 m



7 Building Massing, Form and Details

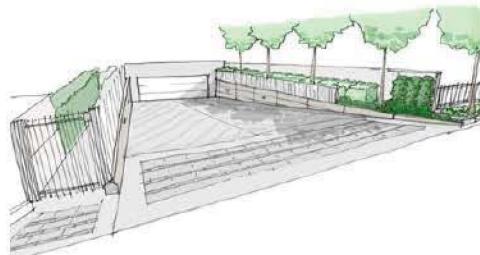
Continue higher quality materials used on the principal façade around any building corner or edge which is visible to the public. (*illustr.*)



For parking ramps (*illustr.*):

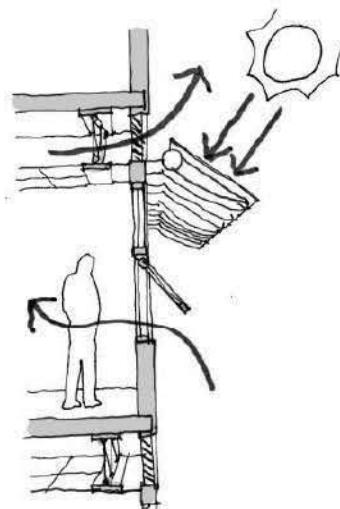
- a) Where ramps cross sidewalks, provide a maximum five percent (5%) slope for the first 6 m of the ramp
- b) Provide specialty paving for the first 6 m
- c) Set parking ramps back from side property lines by a minimum of 1.5 m to allow for a landscaped buffer
- d) Treat sidewalls of ramps with specialty details and finishing (e.g. sand blasting with a reveal pattern).

Indicate measures taken to enhance building performance and consider designing new buildings to a green building standard (e.g. LEED or equivalent).



Incorporate environmentally sustainable green building features such as:

- a) Utilizing sustainable construction methods and materials, including the reuse, rehabilitation, restoration and recycling of building and/or building elements
- b) Minimizing summer solar gain, (e.g. south and west facing) by using roof overhangs, balconies, awnings, louvers, canopies and other window screening techniques
- c) Maximizing winter solar gain, (e.g. by using solar water heating or solar mass walls)
- d) Installing green roofs
- e) Improving indoor air quality
- f) Minimizing the impact of adverse weather on buildings and on the street-level microclimate, (e.g. strive to reduce excessive heat by providing generous shade)
- g) Reducing water consumption (e.g. by using reclaimed or recycled water or rainwater capture from roofs or rain barrels for outdoor use), when available and as a substitute for use of potable water
- h) Improving the energy performance and energy consumption of HVAC systems by using alternative energy supplies (e.g. photovoltaics and wind power).



8 Landscaping

Identify, preserve and incorporate healthy stands of mature trees into the overall site landscaping design. (*illustr.*)

Provide a coordinated group of furnishings to match the overall character of the development and site features, (e.g. bike racks, signs, garbage enclosures, benches, waste receptacles and tree grates).

Use landscaping and land-scape materials to conform to the most current version of the British Columbia Society of Landscape Architects/British Columbia Landscaping and Nursery Association's *British Columbia Landscape Standards* (as amended).

Locate trees no closer than 2 m from a building face, building foundation or

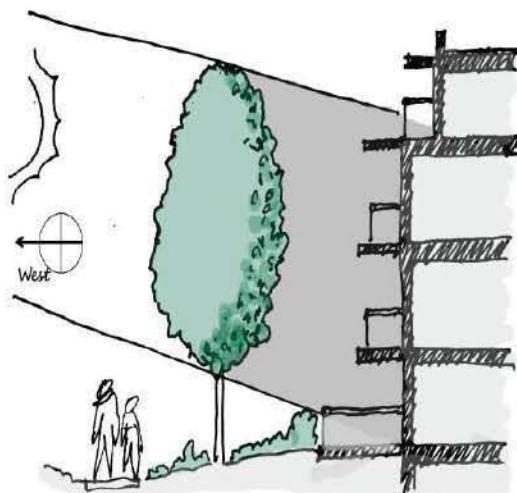


Urban Design Guidelines

retaining wall. Use only small growing tree species between 2 m to 3 m; use medium growing tree species between 3 m and 4m; and use large growing tree species beyond 4 m.

Site landscaping should incorporate environmentally sustainable features:

- a) Minimize stormwater runoff and reduce heat island effects (e.g. increase the amount of landscaped areas on-site and decrease the amount of impervious paved surfaces)
- b) Take energy efficiency into consideration in the overall design of landscaped areas. Use designs that moderate the effect of wind and solar impacts on buildings (e.g. use deciduous trees along western and southern building frontages to address passive solar gains and allow for winter gains) (illustr.)
- c) Minimize high water use mown turf areas. Strive to limit mown turf areas to a maximum of 25-50% of the total landscaped area of one site
- d) Reduce evaporation from soil by providing mulch cover to shrub and groundwater areas
- e) Use the highest quality plant material possible and in a scale and massing that will have an obvious impact; maximize the function and aesthetic qualities of landscaping for open spaces
- f) Select plants that require less need for chemical interventions in pest and weed control.



Provide a hierarchy of different lighting types with a coordinated appearance, (e.g. lower-scale pedestrian pathways, parking areas, drive aisles, building and site entrances, and larger-scale parking lot lighting).

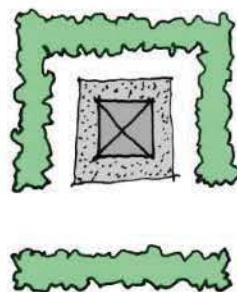
9 Site Services

Where refuse containers cannot be located in underground facilities, locate enclosures away from the visible public realm.

Design refuse enclosures to coordinate with the overall design of the development and use the same high quality, durable materials as the rest of the site. Refuse container storage should have secure gates and a roof.

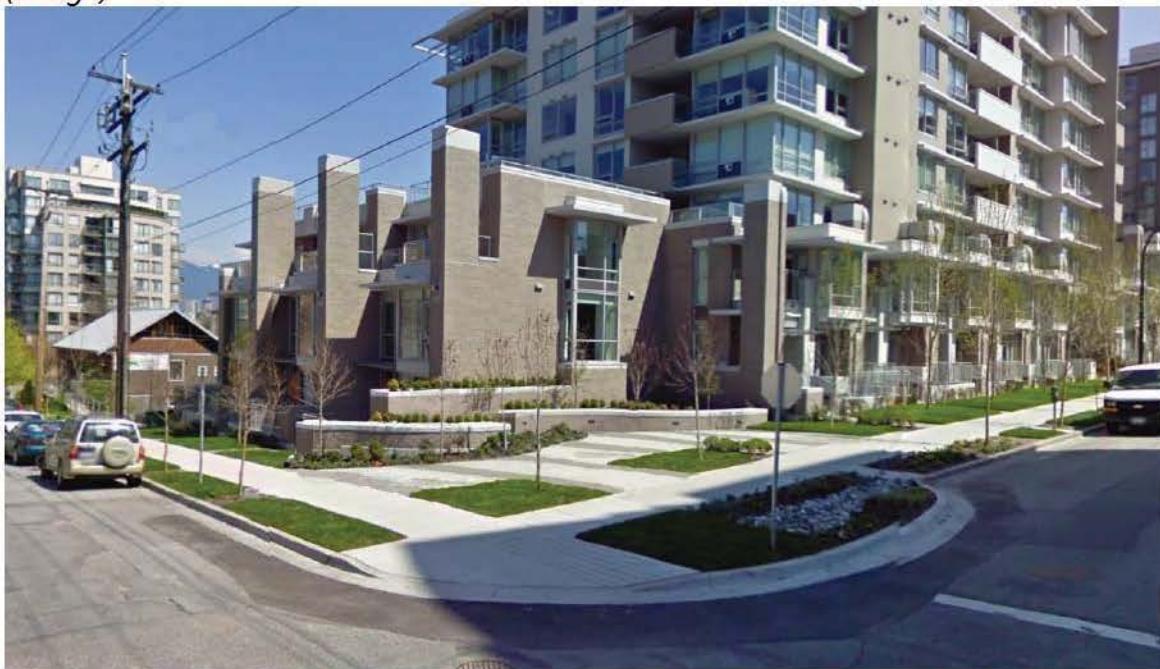
Provide a room or area large enough to allow for multiple types of refuse containers. Ensure sufficient room is created on-site to accommodate composting and recycling facility as well as garbage disposal.

Provide screening of and locate electrical kiosks and gas meters away from the visible public realm. (*illustr.*)
Locate underground parking mechanical vents away from the visible public realm and make flush with grade.



10 Publicly Accessible Open Space

Create publicly accessible open spaces on private property along streets, lanes and public thoroughfares to add amenity spaces and enjoyment to urban areas.
(*image*)



Plaza should be visually open with low contemporary planting and follow grade without steps or raised planters. Use a "found" boulder theme. Incorporate a large tree at the corner (underground parking should be setback and lowered).
Open spaces should be defined as to its purpose and function by:

- a) Incorporating passive activities in the design, (e.g. providing seating as a basic function)
- b) Contributing to placemaking by creating a focal point for visual interest

137th Street Shelter Housing

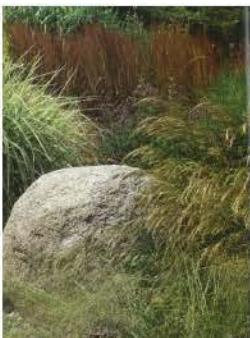
Urban Design Guidelines

March 2014

- c) Enhancing the green, natural experience by incorporating stormwater management features into the design
- d) Incorporating other functions into larger open spaces (e.g. playground areas).

Back walls should be architecturally integrated as part of the building design using higher quality materials.

Consider stormwater management features:



Provide seating opportunities such as benches or seating walls. These can be located close to building entrances to provide definition of ownership.



Provide specialty paving and features on private property.

137th Street Shelter Housing

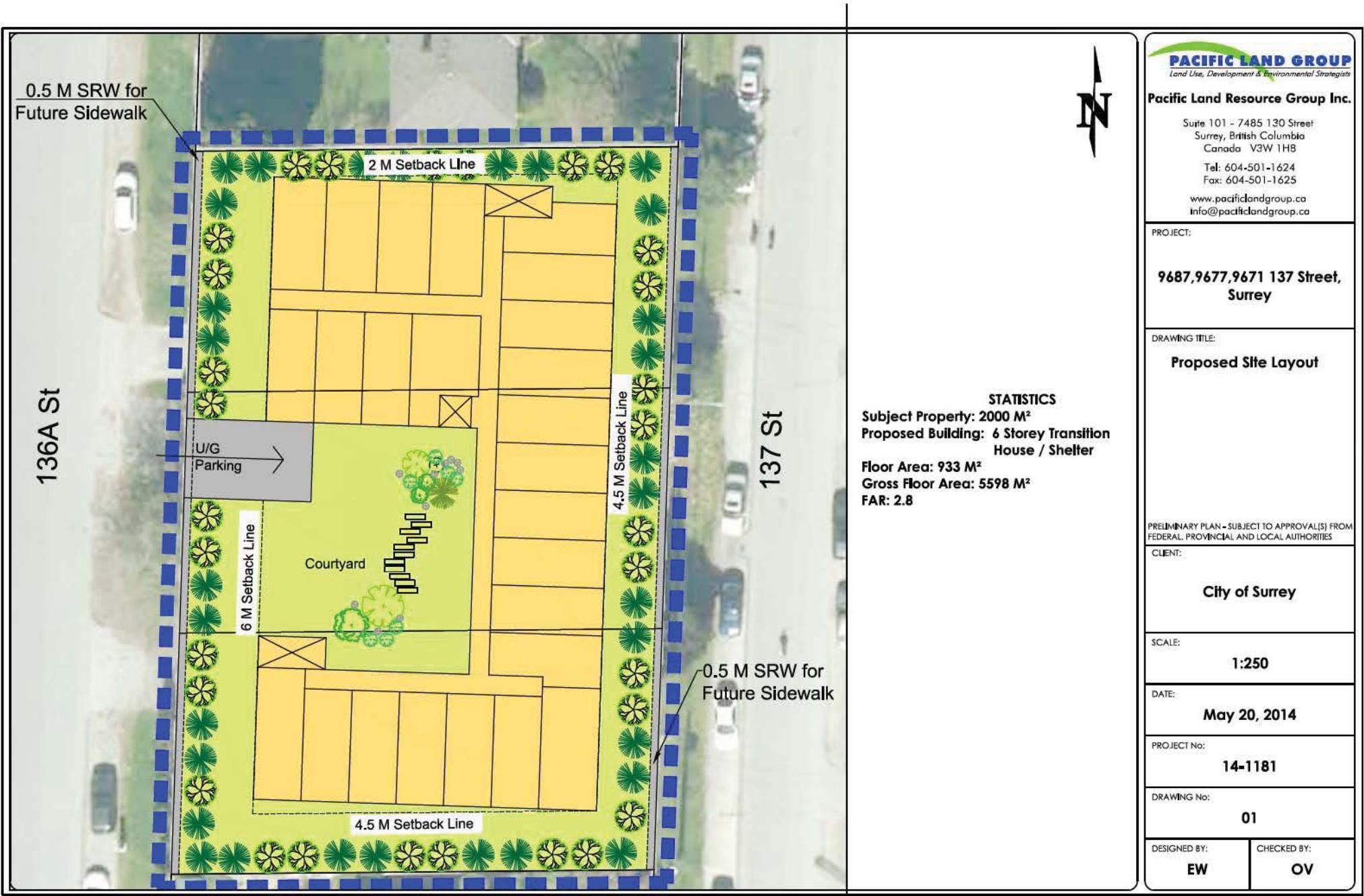
Urban Design Guidelines

March 2014



Incorporate bird friendly features such as plant material for feeding. Consider incorporating art features on private property.







CITY OF SURREYBYLAW NO.

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

.....

THE CITY COUNCIL of the City of Surrey 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: 010-058-605
 Lot 6 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

9687 - 137 Street

Parcel Identifier: 007-469-047
 Lot 7 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

9677 - 137 Street

Parcel Identifier: 010-038-850
 Lot 8 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

9671 - 137 Street

(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 a low-rise *multiple unit residential building* and related *amenity spaces*, a *care facility*, *community services* 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. Office uses excluding *social escort services and methadone clinics.*
5. *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals.*
6. *Community services.*

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 2.5.
2. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.
3. Notwithstanding an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section D.1 of this Zone.

E. Lot Coverage

The *lot coverage* shall not exceed 60% except for air space parcels which have a *lot coverage* of 100%.

F. Yards and Setbacks

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

Use	Setback (137 St.)	Front Yard (137 St.)	Rear Yard (136A St.)	Side Yard (North)	Side Yard (South)
<i>Principal Buildings and Accessory Buildings and Structures</i>		4.5 m. [15 ft.]	6.0 m. [20 ft.]	2.0 m. [7 ft.]	4.5 m. [15 ft.]
	Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.				

2. Notwithstanding Section F.1 of this Zone, *balconies* and canopies may encroach into all *setbacks*.
3. Notwithstanding Sub-section E.17.(b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs may encroach into all *setbacks*.
4. Notwithstanding Section F.1 of this Zone, the *setback* for *buildings and structures* may be reduced to zero within air space parcels and the remainder *lot* of the air space subdivision.

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 18.0 metres [60 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Commercial *parking spaces* shall be provided as stated in Table C.2 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Care facility parking spaces* shall be provided as stated in Table C.4 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
3. Resident and visitor *parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

4. All required *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.

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. 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*.
3. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or 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*.

K. Subdivision

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

Lot Size	Lot Width	Lot Depth
2,000 sq. m. [0.5 acre]	50 metres [164 ft.]	34 metres [112 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.

2. Air space parcels created through subdivision in this Zone are not subject to Section K.1 of this Zone, but shall comply with the provisions in the Land Title Act, R.S.B.C. 1996, chapter 250, as amended.

L. Other Regulations

In addition to all statutes, bylaws, 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 RM-45 Zone in the City Centre 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 Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-45 Zone in the City Centre.
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 Bylaw, 1993, No. 12000, Amendment By-law, , No. ."

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

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

PASSED THIRD READING 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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CORPORATE REPORT

NO: **R180**COUNCIL DATE: **OCTOBER 20, 2014**

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **October 16, 2014**
FROM: **General Manager, Engineering** FILE: **4815-01**
General Manager, Planning & Development
SUBJECT: **Status of the Search for a 2014/2015 Winter Shelter location and a new Purpose-Built Shelter/Transitional Housing Facility**

RECOMMENDATION

The Engineering Department and the Planning & Development Department recommends that Council receive this report as information.

INTENT

The purpose of this report is to:

1. provide information on the search status of a suitable location for the 2014/2015 Winter Shelter premises;
2. provide information on the proposed 2014/2015 Outreach Initiative; and
3. provide information on the search for a new Purpose-Built Shelter/Transitional Housing Facility.

BACKGROUND

With the winter of 2014 pending, this report is intended to provide Council with information on the search status for a Winter Shelter premises, the proposed 2014/2015 Outreach Initiative, as well as the search status for a new Purpose-Built Shelter/Transitional Housing Facility.

BC Housing's Emergency Housing Program

The 2014 Metro Vancouver Homeless Count indicates there are approximately 403 homeless people in the City of Surrey. The majority of Surrey's homeless are found in the City Centre area of Whalley. BC Housing funds programs to assist these individuals.

BC Housing's Emergency Housing Program includes a number of programs and services to help individuals and families who are homeless or at risk of homelessness. These include:

- **Emergency Shelter Program** - The Emergency Shelter Program provides temporary shelter, food and support services. In the City Centre, the 40-bed Gateway Shelter, operated by Keys Housing and Health Solutions ("Keys"), operates year-round, 24 hours per day, 7 days per week.
- **Winter Shelter** – A Winter Shelter operates on a 24 hours-a-day, 7 days-a-week basis for a 6-month period. It is intended to decrease the number of people who are sleeping outside during the winter months. BC Housing has funded Winter Shelters in Surrey and Vancouver. (Vancouver identifies these as HEAT shelters.) The last one in Surrey was located at 10708 – 136A Street and was operational from December 7, 2012 to May 31, 2013.
- **Homeless Outreach Program** – Homeless outreach connects people who are homeless to housing, income assistance, and community-based support services. Keys is contracted by BC Housing to provide outreach services on a year-round basis. Keys' outreach workers primarily focus on connecting with people in Whalley.
- **Extreme Weather Response ("EWR") Program** – The EWR Program provides shelter spaces (usually on mats) during periods when the temperature or weather conditions threaten the health and safety of homeless people. The EWR program operates from November 1 to March 31. Each community decides when to issue an Extreme Weather Alert. Each community develops a EWR Plan that includes the conditions under which a EWR Alert is issued. The Surrey EWR Coordinator is responsible for monitoring local weather conditions and issuing EWR Alerts. Last year there were 59 EWR Alerts issued.

Further information about these programs is provided in the attached Appendix VII.

DISCUSSION

Search status of a suitable location for the 2014/2015 Winter Shelter premises;

City staff has yet to identify a suitable location for the 2014/2015 Winter Shelter premises. Staff investigated approximately 12 locations in 2013 and a further 5 locations during 2014. The search for a suitable Winter Shelter location is becoming increasingly difficult due to a number of challenges. These challenges include; neighbourhood integration issues, building size or layout or suitability, or concerns expressed by either potential landlords or adjacent tenants. Redevelopment activity within the City is also adding to the challenge since investors or developers acquiring properties for redevelopment purposes may be unwilling to consider a Winter Shelter as an interim use due to perceived stigma, especially if they own other properties in close proximity.

The only building that was identified that could accommodate the Winter Shelter in time for a December 1, 2014 opening is the westerly portion of a City-owned building at 10660 City Parkway, as illustrated on the attached Appendix I. This location was previously considered by Council and the Downtown Surrey BIA ("BIA") for the 2013/2014 Winter Shelter premises but was deemed unsupportable due to neighbourhood concerns. The BIA was asked to comment on 10660 City

Parkway as an interim Winter Shelter location for the 2014/2015 season. The BIA continues to be unsupportive of this location for use as a 2014/2015 Winter Shelter site even if no other site is found and their concerns have been expressed in a letter dated October 3, 2014 as noted in the attached Appendix II. The BIA have also expressed their concerns directly to BC Housing in a letter dated October 10, 2014, a copy of which is attached as Appendix III.

2013/2014 Outreach Initiative Results

In 2013, the City was unable to identify a suitable location for a Winter Shelter. To help mitigate the impact of not having a Winter Shelter, BC Housing agreed to redirect the funds that were available for Surrey's Winter Shelter to support additional homeless outreach resources (outreach workers and rent supplements). The results of the 2013/2014 Winter Homeless Outreach Initiative are identified and tabulated in the attached Inter-Office Memo dated July 15, 2014, attached as Appendix IV.

2014/2015 Outreach Initiative

To help to mitigate the impacts of not having a Winter Shelter this season, BC Housing has agreed to redirect the funds that are available for Surrey's 2014/2015 Winter Shelter to support additional homeless outreach resources (outreach workers and rent supplements) over the winter months. It is anticipated that the Winter Outreach Initiative will start on November 1, 2014 and provide homeless outreach services 7 days a week, from 6am to 11pm.

For several years, Keys Housing and Health Solutions ("Keys") has been contracted by BC Housing to provide homeless outreach services in Surrey. Keys' outreach services are generally focussed in the Whalley area and on working with the hard-to-house homeless population. Keys was selected as the Winter Shelter operator for Surrey through an RFP process in 2012 and BC Housing has stated that Keys will be providing the 2014/2015 winter outreach services in Surrey.

New Purpose-Built Shelter and Transitional Housing Facility

On May 26, 2014 Council considered development application #7914-0059-00, attached as Appendix V, for the purpose of a new Purpose-Built Shelter and Transitional Housing Facility on three City-owned properties at 9671/77/87 – 137 Street in the Hospital Precinct. A public hearing was held on this matter. Upon conclusion of the public hearing process Council directed staff to conduct additional due diligence and thoroughly investigate options for potential alternative locations. Staff have identified an alternative site for a permanent location for a new Purpose-Built Shelter and Transitional Housing Facility on an approximate 0.252 hectare (0.50 acre) easterly portion of the property at 13845 – 96 Avenue. This alternative property is illustrated on the attached Appendix VI as a proposed Lot 2, and is located approximately 2 blocks east of the three City-owned properties noted above. The owner of this property is willing to consider a sale of the proposed Lot 2 to the City. However, further due diligence will be required to address site suitability, neighbourhood integration, and cost implications, and this proposed alternative location would be subject to a public hearing process. Staff will report back to Council in early 2015 when further due diligence has been completed on this matter.

CONCLUSION

This report is intended to provide Council with information on the recent and current search status for a Winter Shelter premises and Outreach initiatives, as well as the search status associated with the identification of a new Purpose-Built Shelter/Transitional Housing Facility. Due to the inability to secure a Winter Shelter location for the 2014/2015 season, BC Housing will commence its Winter Outreach Initiative on November 1, 2014. An alternative location for a new Purpose-Built Shelter and Transitional Housing Facility has been identified by staff, and staff will report back to Council at a later date after further necessary due diligence has been conducted.

Fraser Smith, P. Eng., MBA
General Manager,
Engineering

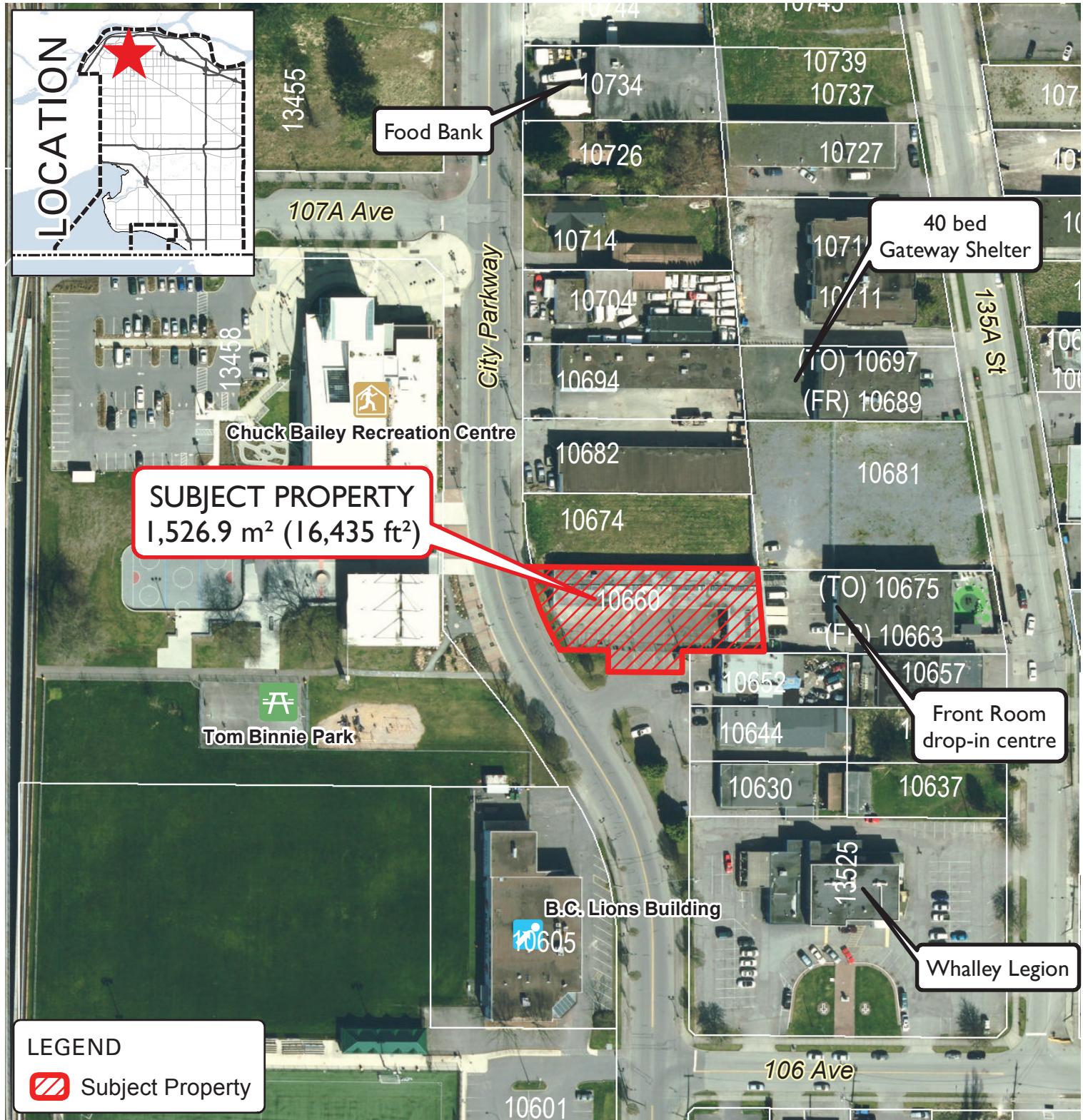
Jean Lamontagne
General Manager,
Planning and Development

- Appendix I - Aerial Photograph of Site (10660 City Parkway)
- Appendix II - Letter from the Downtown Surrey BIA dated October 3, 2014
- Appendix III - Letter from the Downtown Surrey BIA dated October 10, 2014
- Appendix IV - 2013/2014 Winter Homeless Outreach Results dated July 15, 2014
- Appendix V - Development Application #7914-0059-00 (May 26, 2014)
- Appendix VI - Proposed Alternative Purpose-Built Shelter and Transitional Housing Facility
- Appendix VII - BC Housing's Emergency Housing Program

NR;brb

APPENDIX I

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 23-Oct-2013, JJR

Date of Aerial Photography: March 30, 2013



SUBJECT PROPERTY
10660 CITY PARKWAY
File #: 4815-01

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.

Source:

G:\MAPPING\GIS\Maps\CorporateReps\Realty\JJR-10660-CityParkway-AP.mxd



October 3, 2014

Vincent Lalonde
City Manager
City of Surrey
10350 – 104 Ave
Surrey BC V3T 1V8

Dear Vincent:

Re: Location of a Winter Shelter in 2014-2015

The Downtown Surrey Business Improvement Association was advised by Ken Woodward of a proposed location of the 2014/2015 Winter Shelter at 10660 City Parkway on October 1, 2014.

The DSBIA Board of Directors are not in favour of the Winter Shelter being located in the property proposed by the City. We had previously outlined our concerns, on numerous occasions, with regard to the proliferation of social services in the area north of 104th Avenue. The concerns remain the same: the interests of children in playgrounds; veterans at the Legion; elders and youth at the community centre; local residents in their homes and small businesses striving to make ends meet; will all be greatly impacted if this proceeds.

We accept that there is a need for a Winter Shelter in Surrey but locating the Shelter in the North end of City Centre, does not alleviate the problems in the area and has been shown to create more issues. It places an unfair burden on the businesses and residences in this area. It is a burden that, however reluctantly, other neighbourhoods in Surrey should be invited to share.

We feel that everything possible must be done by the City and BC Housing to mitigate concerns of the businesses and the community. DSBIA wants to work on solutions keeping in mind the burden cannot be put on one area and respectfully request, at minimum, the following:

- Additional outreach workers = 24/7; the numbers from last year will have to be increased.
 - This is important as businesses that operate 24/7 (number of restaurants, gas stations etc. Require extra assistance to deal with people who are in need of a place to stay. The DSBIA office has been receiving more complaints of problems that happen between 11pm-6am. Everything would be better monitored by additional outreach workers.
- Additional extreme weather shelters –outside City Centre

APPENDIX II

- Staff/transportation to take people in need of shelter to extreme weather shelters outside the Downtown core
- *A strategy for people who have nowhere to go when the extreme weather shelter is closed.*
 - It is open 7pm-7am; therefore at 7am they are on the street. This creates a problem for the library, the shopping centres, etc.
 - SUMS usually offers coffee during the day as does the Front Room but these two locations cannot accommodate everyone. There are concerns that people will start “hanging around” SUMS thus creating problems for surrounding businesses and visually being on King George Blvd. will create a poor image as an entrance “gateway” to the City.

Sincerely,
Downtown Surrey BIA



Per/
James Stewart
Chair

CC: Ken Woodward



#330-10362 King George Blvd. Surrey BC V3T 2W5

P 604.580.2321

F 604.580.6321

October 10, 2014.

Keir Macdonald
Operations Manager, Lower Mainland Non Profit
BC Housing
1701-4555 Kingsway
Burnaby, BC V5H 4V8

Dear Mr. Macdonald:

The Downtown Surrey Business Improvement Association (DSBIA) is aware and concerned with the lack of a Winter Shelter in Surrey City Centre “area” from November 1 – April 30, 2015. We realize the City of Surrey made every effort to find a location that would meet the needs of the homeless people as well as the needs of the greater community, but were unable to find a suitable location.

Recognizing the requirements of this vulnerable population and the surrounding community, the DSBIA would respectfully request that BC Housing fund the following:

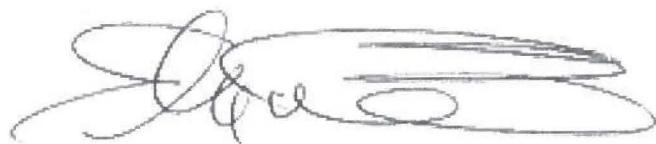
- Increase the number of outreach workers that assist people on the streets:
 - Requesting outreach workers 7 days per week, 24 hours per day.
 - We have been advised that non-casework outreach workers would be adequate between 11pm-6am. Last year, the DSBIA received numerous concerned calls from local businesses about people sleeping in dumpsters, parking lots, under stairs and in their 24 hour restaurants.
 - We recognize this is not the way people in our community, or Canada, should be living.
- Ensure there are enough Extreme Weather shelters in the North area of Surrey
 - This will safeguard against Surrey Urban Mission from being oversubscribed
- Ensure there is adequate transportation (and staffing) to transport people to shelters that are not within walking distance of the Front Room or Surrey Urban Mission (SUMS)

APPENDIX III

- Provide a variety of locations for people to escape from the outside elements during the day when extreme weather hits.
 - Closing Extreme Weather shelters at 7am has detrimental effects on the clients of the shelters. Coupled with the closing, it further impacts and results in negative consequences on the community as a whole; both business and residential.
 - We recommend these locations could address basic needs; such as food, health services and financial advice. It would prove to be very beneficial.

The DSBIA realizes the best solution would be permanent and supportive housing. Obviously, that is not currently an option. As a suitable location for a winter shelter has not been found, we feel that additional outreach workers, extra shelter beds during extreme weather and a warm place to go during the day are the basic necessities.

Yours truly,
Downtown Surrey BIA



Elizabeth Model
CEO

Cc: City of Surrey – Jean Lamontagne
Aileen Murphy

KEYS – Megan Bailey
SUMS - Jonquil Hallgate



APPENDIX IV

INTER-OFFICE MEMO

FILE COPY

TO: **Mayor and Council**

FROM: **General Manager, Planning and Development**

DATE: **July 15, 2014**

FILE: **4815-01**

RE: **Keys Housing and Health Solutions – Winter Homeless Outreach Initiative Results**

The purpose of this memorandum is to provide Council with an update on the results of the Keys Housing and Health Solutions ("Keys") 2013-2014 Winter Homeless Outreach Initiative (the "Outreach Initiative"). The Outreach Initiative was funded by BC Housing utilizing the funds that had been allocated for a winter shelter.

Background

In the fall of 2013, the City was unable to identify a suitable location for a winter shelter. To help mitigate the impact of not having a winter shelter, BC Housing agreed to redirect the funds that were available for Surrey's winter shelter to support additional homeless outreach resources (outreach workers and rent supplements) over the winter months.

For several years, Keys has been contracted by BC Housing to provide homeless outreach services in Surrey. Keys' outreach services are generally focussed in the Whalley area and on working with the hard-to-house homeless population. Keys was selected as the winter shelter operator for Surrey through an RFP process in 2012.

At a meeting with Council regarding the winter shelter and winter outreach services, BC Housing staff was asked to ensure that Keys reported on and were held accountable for results regarding the enhanced outreach that was to be put in place instead of a winter shelter. At that time, BC Housing staff agreed to provide a report back to Council on the results. The "Keys Housing and Health Solutions: Winter Shelter Strategy Success Report", attached as Appendix 1 to this memorandum, provides the results of the Outreach Initiative.

2013-2014 Winter Outreach Initiative Results

The Outreach Initiative started on December 15, 2013. The BC Housing funding enabled Keys to provide homeless outreach services seven days a week, from 6:00 a.m. to 11:00 p.m.

The results of the Outreach Initiative indicate that the enhanced outreach services had a positive impact. It was effective in transitioning homeless people off the street, either into housing or a shelter. Of particular note, is the high number of people referred to addictions services and also to Quibble Creek.

Key results of the Outreach Initiative include:

- 26 people housed through the Outreach Initiative in December to March, 2014 vs. 3 people housed in September to November 2013;
- 73 people housed through the Gateway Shelter in December to March, 2014 (Outreach Workers were responsible for housing 20 of these individuals) vs. 59 housed through the Gateway Shelter in September to November 2013;
- 950 people were referred to a shelter in December to March, 2014 vs. 207 people referred to a shelter in September to November 2013;
- 98 people were referred to Quibble Creek in December to March, 2014 vs. 22 people were referred to Quibble Creek in September to November 2013;
- 297 people were referred to addictions services (recovery, treatment or detox) in December to March, 2014 vs. 127 people referred to addictions services in September to November 2013;
- 7 people were referred to the ACT Program (Fraser Health mental health program) in December to March, 2014 vs. 1 in September to November 2013;

Comparison of the Outreach Initiative and Winter Shelter

The "Winter Shelter Strategy Success Report" compares the results of the 2013-2014 Outreach Initiative to the 2012-2013 Winter Shelter. Overall, both initiatives/models have value in reducing homelessness.

The Outreach Initiative housed more people per month (13.3 people per month housed through Outreach vs. 11 people per month housed through the Winter Shelter). The Winter Shelter meant that a total of 157 people were sheltered over the winter months, reducing the number of street homeless.

- 3.5-month Outreach Initiative:
 - 2,186 contacts made (69% of these were homeless)
 - 46 people housed through Outreach
- 6-month Winter Shelter Program:
 - 157 people stayed at the shelter
 - 66 people housed throughout the program

Of note: The "Greater Vancouver Extreme Weather Response (EWR): 2013-14 Evaluation" shows that the EWR person-nights in Surrey during the 2013-2014 winter was 4,352, up from 2,264 in 2012-2013. In comparison, Vancouver had 2,130 EWR person-nights in 2013-2014. (EWR provides temporary shelter to homeless people during periods of extreme weather.)

Response of the Business Community

The "Winter Shelter Strategy Success Report" indicates an improved relationship between Keys and the local businesses.

As part of the initiative, the Outreach Workers were directed to make at least one new business contact on each shift (hand out brochures/business cards and educate businesses on how to interface with homeless people and panhandlers). In total, the Outreach Workers connected with 111 businesses. Most businesses expressed appreciation for the Outreach Initiative. Only 10 businesses (9%) expressed concerns.

Downtown Surrey BIA

In April 2014, the Downtown Surrey BIA (the "BIA") sent a letter to the City to start the process to secure a site for a 2014-2015 winter shelter (Appendix 2). The letter states that during the 2013-2014 winter "local businesses all recognized the impact of the homeless citizens within their respective business area."

In May 2014, the BIA sent a letter to BC Housing requesting continued funding for the additional outreach services (Appendix 3). The BIA noted that "having additional outreach workers for extended hours these past six months have been extremely beneficial for all concerned."

If you have any questions, please advise.



Jean Lamontagne
General Manager,
Planning and Development

AM:saw
Attachments

cc City Manager
 City Clerk



Winter Shelter Strategy Success Report

Prior to the Winter Shelter Strategy Outreach Implementation:

Month	Individuals Housed through Outreach	Individuals Housed through Shelter	Referrals to Shelter	Referrals to Quibble Creek	Referrals to Recovery, Treatment & Detox	Referrals to ACT
September 2013	2	19 (3 via Outreach)	73	5	42	0
October 2013	1	19 (4 via Outreach)	52	7	40	0
November 2013	0	21 (5 via Outreach)	82	10	45	1

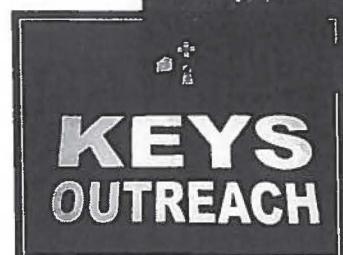
Since Implementation of the Winter Shelter Strategy Outreach:

Month	Individuals Housed through Outreach	Individuals Housed through Shelter	Referrals to Shelter	Referrals to Quibble Creek	Referrals to Recovery, Treatment & Detox	Referrals to ACT
December 2013 <i>(Started Dec. 15th)</i>	4	16 (3 via Outreach)	111	18	61	0
January 2014	7	12 (2 via Outreach)	311	24	51	1
February 2014	10	27 (12 via Outreach)	265	25	92	1
March* 2014	5	18 (3 via Outreach)	263	31	93	5
Overall Totals & Changes	<ul style="list-style-type: none"> -8 more people off the streets a month in the City of Surrey -A decrease in Surrey's homelessness through Housing First techniques, providing services to people where they are at -169 more people being referred to shelters monthly through community referrals and public education -A dramatic increase in hours of service (7days weekly, 6am-11pm) for homeless people and business community members alike who require support or need assistance -18 more people accessing Quibble Creek monthly -32 more people with active addictions accessing recovery, treatment and detox monthly -6 more people suffering with mental health being connected to the ACT Team a month 					

*Month had a huge influx of referrals from Surrey Memorial Hospital to Outreach

Comparison to Last Year

November 1, 2013-April 30, 2014: Temporary Winter Shelter
 157 people stayed at the shelter during the 6 months program
 66 people (42%) were housed throughout the program
 December 15, 2013-March 31, 2014: Winter Shelter Strategy
 2186 contacts have been made in just over three months
 46 people have been housed in the first quarter



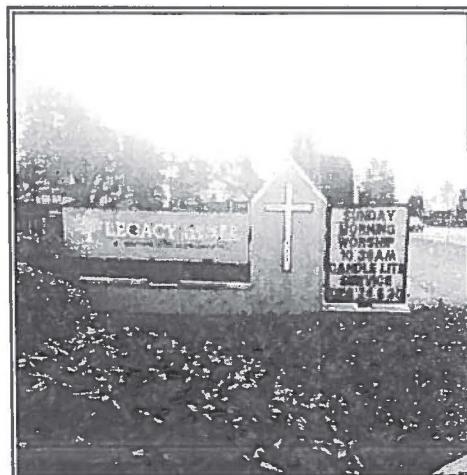
Demographics of individuals connecting with Outreach:

Month	Client Interactions	Clients with Housing	Percent of Housed Clients
December*	522	212	40%
January	834	337	40%
February	390	64	17%
March	440	54	12%
Total	2186	667	31%

- Discarded Needles
- Break and enters in their parking lot
- Aggressive and/or intoxicated customers
- Loitering on their property
- “Deals with problems all the time and has learned how to handle them”
- People in their garbage
- Panhandling
- Customers sleeping on tables or doorways of fast food restaurants & businesses
- People “dancing on the street” on the King George Highway

Business Connections

As of April 11, 2014, Over 90% of the feedback from business has been positive. Ten of 111 Business Connections had direct or indirect concerns, including:

**Positive Community Connections:**

Downtown Surrey BIA - The BIA has offered to write a letter of support for the continuation of the additional Winter Shelter Strategy Outreach positions currently contracted to end in May.

Al's Vacumms - Al has been in the neighborhood for over 20 years. He thinks its great that we are trying to help people and over the years has helped out some of our clients himself.

Kabob Hut - They think it's great that we are trying to help people get off the street. They would like to donate some food for the staff to say thank you for what we are doing.

A&W - We spoke to the weekend night manager. She was not aware of our services. We gave her a pamphlet and card which she said she would make all managers aware of. She said they mainly have trouble with people going into their garbage area...She said she didn't think all of the people using the garbage area are homeless.

Month	Extreme Weather Response Shelter Nights Open
December	11
January	5
February	18
March	3
Total*	47

Does not include 10 nights prior to Winter Shelter Strategy Outreach

Bright Point Chinese Restaurant - The owner's name is Danny. He currently has 3 guys living upstairs who were homeless. He would like us to manage the rent of upstairs. Danny will call us when he has a room available.

Martial Arts Studio - The owners name is Roarke. He said he has noticed that the area looks cleaner lately. He is doing renovations and will be opening a martial Arts Studio. He was happy we are helping people get off the street.



Vincent Lalonde
City Manager
City of Surrey
10350 – 104 Ave
Surrey BC V3T 1V8

Dear Vincent:

Re: Location and Operation of a Winter Shelter in 2014/2015

The Downtown Surrey BIA recognizes there is a requirement for a Winter Shelter in North Surrey. Four years ago the DSBIA formulated an official position on all types of housing (including shelters); “If the project is safe, inclusive, healthy and economically viable for the good of the Downtown Surrey and produces a better, more vibrant community; then it is supported by the Association.”

As you know, last year a *suitable* location was not found in time and there was no Winter Shelter secured for the 2013-2014 season. The local businesses all recognized the impact of the homeless citizens within their respective business area. The DSBIA is requesting the City to start the process early this year to secure a site with the least impact on Downtown Surrey businesses.

The DSBIA is a collaborative organization and is pleased and willing to participate on the Community Committee overseeing the Winter Shelter because ultimately, we understand the Shelter needs to work for everyone. We for ask the City’s support and collaboration with the DSBIA to ensure and address all the concerns and issues raised by local businesses and residents to the operator.

To confirm, we look forward to continue working with all stakeholders to secure permanent solutions to homelessness issues.

Yours truly,
Downtown Surrey BIA

A handwritten signature in black ink, appearing to read "James Stewart". The signature is fluid and cursive, with a large, stylized "J" at the beginning.

per
James Stewart
President
/em



May 7, 2014

Darin Froese
Regional Director
BC Housing – Fraser Region
800-5945 Kathleen Ave
Burnaby BC V5H 4J7

Dear Mr. Froese:

Re: Additional Funding for Community Outreach Workers

The Downtown Surrey BIA kindly requests to extend the funding for the additional Community Outreach Workers to assist street people in downtown Surrey to access needed services. Having additional Outreach workers for extended hours these past six months have been extremely beneficial for all concerned.

These Outreach workers have collaborated well with other services, most noticeably the RCMP. This is proving to be an extremely effective and positive way to help people in need, and their presence and help is noticed by the surrounding businesses and community.

We strongly urge you to continue funding, to ensure that Outreach Workers are able to meet the rising need of the homeless and vulnerable population. This would ensure the homeless receive required assistance regarding access to housing as well as referrals to other support services.

Thank you for your consideration of the above and please contact me at (604) 580-2321 or email at info@downtownsurreybia.com for any additional information you may require.

Yours truly,
Downtown Surrey Business Improvement Association

A handwritten signature in black ink, appearing to read "Elizabeth Model".

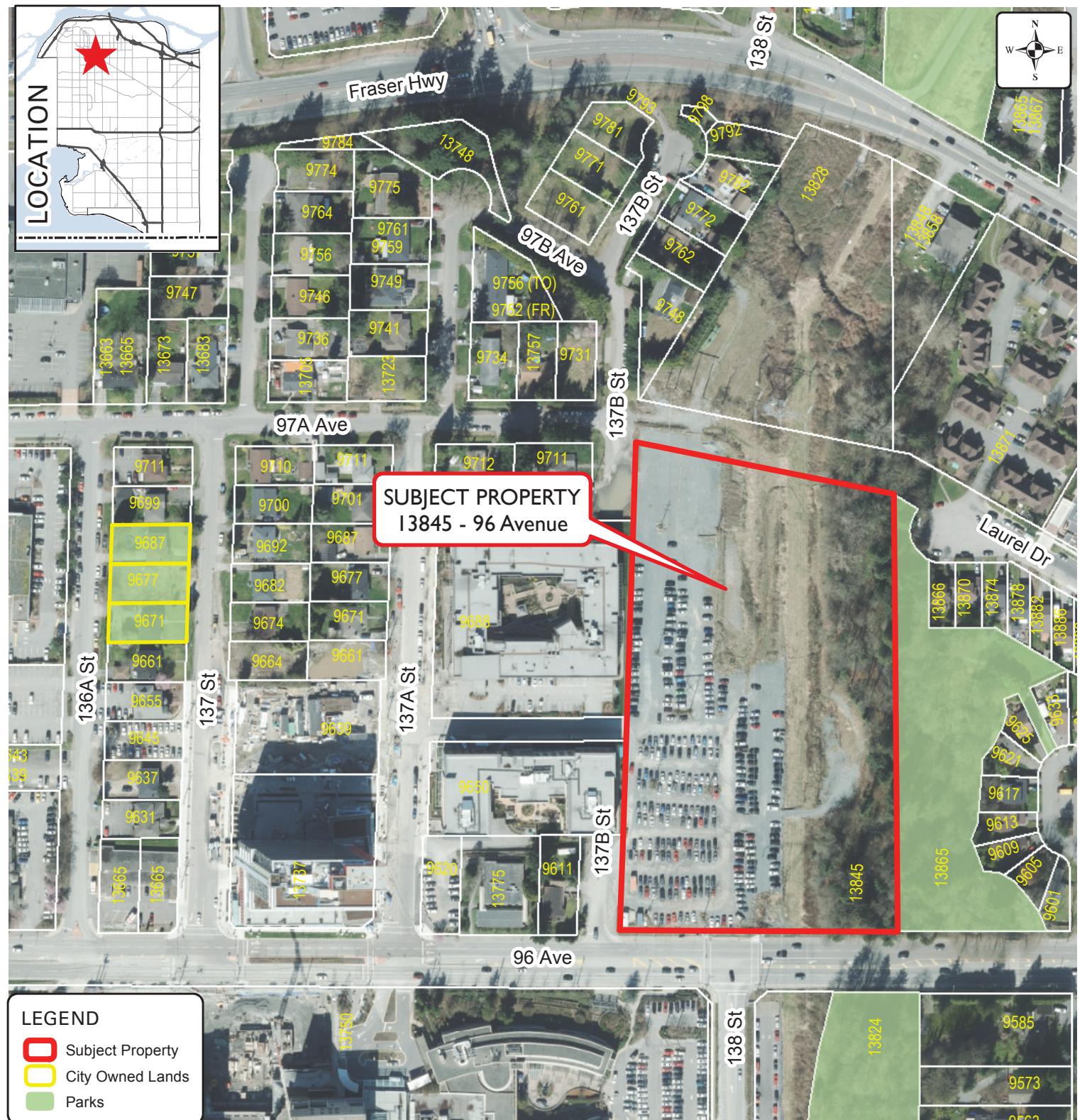
Elizabeth Model
CEO
/em

Appendix V

Please see Appendix C, earlier in this report,
for previous Planning Report

APPENDIX VI

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 16-Oct-2014, JJR



SUBJECT PROPERTY 13845 - 96 Avenue

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.

Source: CHAMBERS CIGAR CO., INC. P.O. BOX 1111, LITTLE ROCK, ARKANSAS 72201 APRIL 5, 1961

APPENDIX VII

BC Housing's Emergency Housing Program

BC Housing's Emergency Housing Program includes a number of programs and services to help individuals and families who are homeless or at risk of homelessness.

Emergency Shelter Program

BC Housing's Emergency Shelter Program provides temporary shelter, food and services for people who are homeless or at risk of homelessness. The Program also helps connect people to housing and support services. Permanent shelters operate on a year-round basis.

Surrey has 107 permanent shelter beds in five facilities, as follows:

- 40 beds in the Gateway Shelter operated by Keys Housing and Health Solutions ("Keys") in Whalley;
- 35 beds in Hyland House operated by Options in Newton;
- 10 beds in the Cloverdale shelter operated by Options; and
- 26 beds in 2 facilities (in Whalley and Guildford) for women and women with children operated by E. Fry.

A further 48 beds are available for women in safe/transition houses.

Winter/HEAT Shelters

Winter or Homeless Emergency Action Team (HEAT) shelters have been operating in the City of Vancouver since 2008. In August 2012 BC Housing offered to provide operational funding for an additional temporary 40 bed/mat winter shelter in Surrey subject to the City providing the space.

A winter shelter operates for a 6-month period. It is intended to decrease the number of people who are sleeping outside during the winter months. The key features of a winter shelter are:

- it is a low-barrier shelter intended for street-entrenched homeless men and women;
- the shelter is open 24 hours-a-day, seven days-a-week during the period of its operation;
- the shelter is supervised on a full time basis;
- people sleep on mats or bunk beds and are provided with two meals a day;
- people are able to keep their same beds until they no longer require them;
- the shelter provides secure storage for personal belongings;
- housing outreach and other support services (including addictions and mental health) are available to people using the winter shelter; and
- support services staff exercise their best efforts to transition the people who use the shelter into more permanent housing.

Homeless Outreach Program

BC Housing's Homeless Outreach Program connects people who are homeless to housing, income assistance, and community-based support services.

Outreach workers undertake a range of support activities including to:

- Address immediate physical and safety needs, such as food, warm clothing and a place to stay;
- Connect people with housing and income support, including making and accompanying them to appointments;
- Provide links to other support services, such as life skills training, personal health, household and financial management; and
- In some cases, act as a landlord liaison.

Homeless outreach services were introduced in Surrey in 2006. Keys, Options and the Fraser Region Aboriginal Friendship Centre (Aboriginal outreach) are contracted by BC Housing to provide homeless outreach in Surrey. Keys and Options coordinate their outreach services. Keys' outreach workers work primarily in Whalley serving the hard to house homeless population. Options outreach workers provide services in the rest of Surrey.

Extreme Weather Response Program

The Extreme Weather Response (EWR) Program provides homeless people with access to a warm, dry place to sleep during extreme weather conditions from November 1st to March 31st. BC Housing funds EWR program in communities such as Surrey, where the number of homeless people exceeds the available shelter beds.

Temporary EWR shelters operate in churches and community agencies. People are usually provided with a mat and bedding. EWR shelters are only open overnight, generally from 7pm to 7am.

Each community decides on a local basis when to issue an Extreme Weather Alert based on current conditions and local forecasts determining when locations will be open and the number of spaces available.

The 2014/2015 Surrey White Rock Extreme Weather Plan defines extreme weather as:

"conditions deemed severe enough to present a substantial threat to the life or health of homeless people such as:

- *Temperatures at or below 0 degrees Celsius;*
- *Significant snow accumulation or sleet/freezing rain conditions;*
- *Significant windstorms that may present danger to persons living in wooded areas and/or makeshift shelters (cardboard boxes or lean-tos); and/or*
- *Periods of extended heavy rain creating conditions of ground saturation which make it difficult for people to keep dry."*

The 2014/2015 Surrey White Rock Extreme Weather Response Plan identifies the six EWR shelter locations as follows.

- Surrey Urban Mission – 40 mats
- Keys Housing and Health Solutions – 15 mats
- Hyland House – 15 beds
- Cloverdale Church – 15 mats
- Legacy, Church of the Nazarene – 20 mats
- First United White Rock/Surrey – 15 mats

In past years, Surrey Urban Mission (SUMS) has accommodated the majority of homeless people during Extreme Weather Alerts. The 2014/2015 Surrey White Rock Extreme Weather Response Plan states that “when SUMS reaches the identified trigger capacity of 45 occupants, Keys’ outreach workers will provide transportation to other Surrey EWR sites. When all EWR sites are full SUMS will utilize any reserve capacity it has to serve a maximum of 60 people.”