

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0157-00

Planning Report Date: July 13, 2020

PROPOSAL:

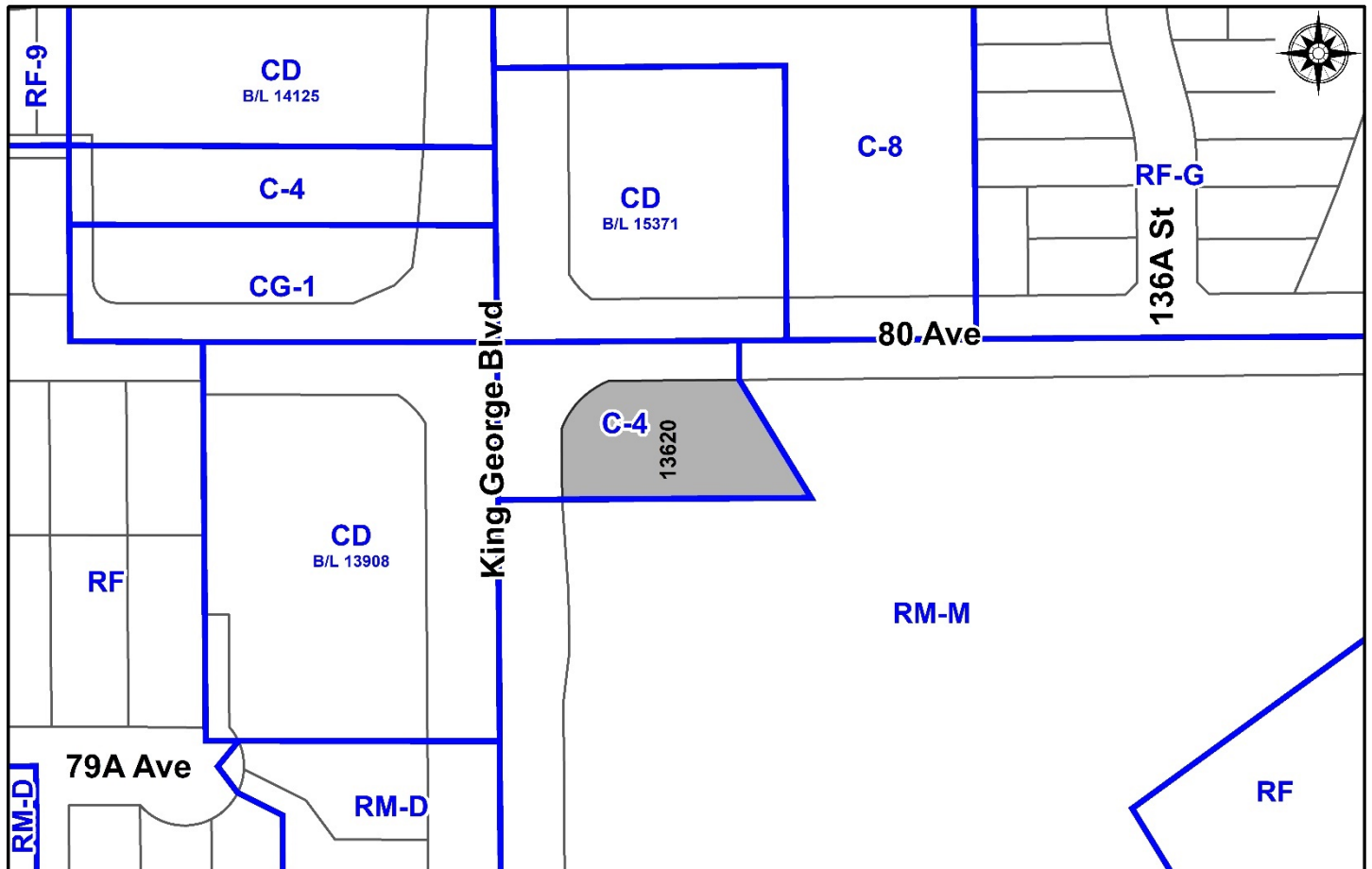
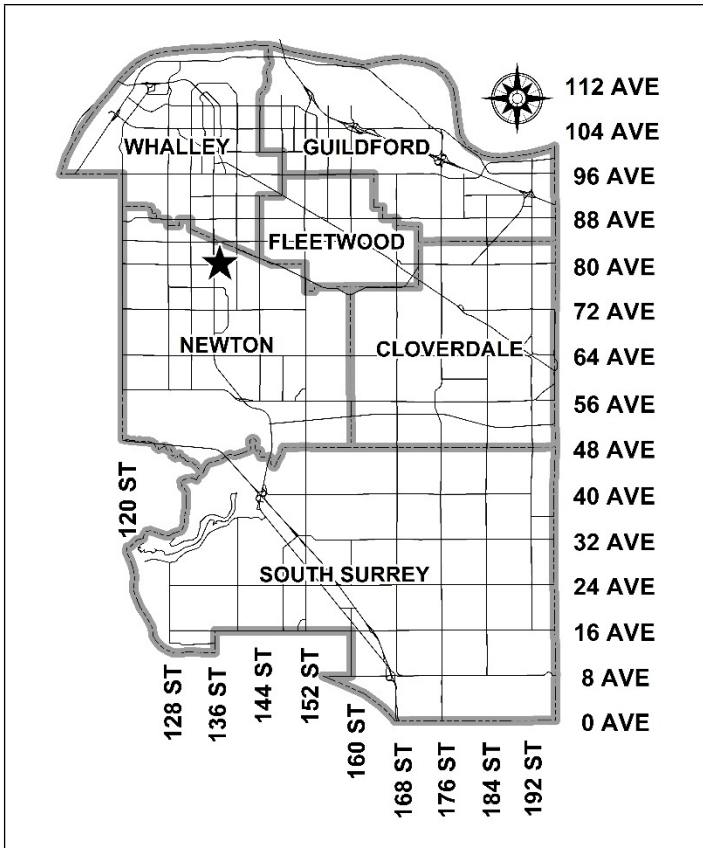
- **Temporary Use Permit**

to permit the development of a temporary 40-unit modular supportive housing building.

LOCATION: 13620 - 80 Avenue

ZONING: C-4

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The Local Commercial Zone (C-4) does not permit multiple-unit residential buildings. A Temporary Use Permit (TUP) is proposed to allow the supportive housing building to operate on the subject property on a temporary basis.
- The proposed building does not meet some of the requirements of the C-4 Zone, such as setbacks, building height, and parking. The TUP will permit variances to these regulations as shown on the attached drawings (see Appendix I).

RATIONALE OF RECOMMENDATION

- The proposed supportive housing units will provide a significant community benefit to the Newton area. BC Housing and the City of Surrey have pledged to provide 250 units of supportive housing in the City, and this development will contribute towards that total. This project represents the third of five modular housing projects in Surrey, with projects already underway in Whalley and Guildford
- BC Housing's use of this property is temporary, after which they will seek to relocate the building, ideally elsewhere within the Newton community. The proposed Temporary Use Permit (TUP) will allow the modular units to be constructed on the subject site while acknowledging that the building will not be permanent at this location.
- The subject site's proximity to transit on King George Boulevard and services available in the Newton area make it suitable for the proposed supportive housing use.
- The proposed density and building form are appropriate for the site's location on King George Boulevard near the Newton Town Centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7920-0157-00 (Appendix III) to proceed to Public Notification. The temporary use building will be designed and sited substantially in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant building (formerly a restaurant)	Urban	C-4
North (Across 80 Avenue):	Gas station	Commercial	CD (Bylaw No. 15371)
East and south:	Manufactured home park	Urban	RM-M
West (Across King George Boulevard):	Gas station and commercial building	Urban	CD (Bylaw No. 13908)

Context & Background

- The subject property is on the southeast corner of 80 Avenue and King George Boulevard. It is designated "Urban" in the Official Community Plan (OCP) and is not located within a secondary plan area. It is approximately 8 blocks (1.6 kilometres) north of the Newton Town Centre plan area boundary.
- Current zoning on the property is "Local Commercial Zone (C-4)", which allows a limited range of commercial uses, intended primarily to serve the nearby community. Multiple residential uses are not permitted in the C-4 Zone.
- There is currently a vacant restaurant building on the property that will be demolished.
- The property is owned by Translink and has been leased by the City of Surrey. BC Housing is sub-leasing the property from the City for a ten year period in order to provide supportive housing within the Newton area.

- Newton has been identified as a community in need of supportive housing units to support local residents who are experiencing or who are at risk of homelessness. The proposed units are also intended to accommodate some residents from the temporary phase one modular housing units and shelters in City Centre. BC Housing assesses potential residents to ensure that the level of support provided is appropriate.

DEVELOPMENT PROPOSAL

Planning Considerations

- BC Housing proposes a three-storey residential building using modular construction and containing 40 supportive housing units.
- BC Housing has partnered with the Phoenix Society, which is a Surrey-based non-profit society, to operate the proposed building. Phoenix staff would be on-site 24 hours per day, 7 days per week to offer support services.
- The proposed facility would be considered supportive housing, which is not a housing shelter. It would provide long-term housing to residents who are over the age of 19 and who are experiencing or who are at-risk of homelessness. Individuals who are in need of support to maintain housing and would be accepted to the facility through an application process. Priority would be given to Surrey residents. All residents would pay rent and sign a program agreement to establish behavioral and other expectations.
- In addition to 40 self-contained studio units, the proposed facility would also include the following support services:
 - Daily meal services
 - Individual case planning
 - Individual & group services, such as life skills support and a community kitchen
 - Connection to community supports, such as education & employment opportunities, and health & wellness services
- Because of the temporary nature of the development, a TUP is proposed rather than a rezoning. This means that after the supportive housing use has been discontinued, the underlying C-4 zone will remain in effect on the property. Any proposed future use that does not comply with the C-4 Zone would be subject to a rezoning and Council approval.
- The physical constraints of the site and sensitivity to the neighbouring manufactured home park dictate the three-storey form.

	Proposed
Lot Area	
Gross Site Area:	1,118.5 square metres
Road Dedication:	None, but special building setbacks apply
Net Site Area:	1,118.5 square metres

	Proposed
Number of Lots:	1
Building Height:	12.88 metres
Unit Density:	364 units per hectare
Floor Area Ratio (FAR):	1.5
Floor Area	
Total residential floor area:	686.7 square metres
Residential Units:	
Total (all units are studio):	40

Referrals

Engineering:	The Engineering Department has no objection to the project.
Parks, Recreation & Culture:	The Parks, Recreation, and Culture Department has no concerns with the proposed development.
Surrey Fire Department:	The Fire Department has no concerns with the proposed development.

Transportation Considerations

- The subject property is on King George Boulevard, which in this location is an existing Frequent Transit corridor. Transit accessibility makes this site particularly suitable for the proposed use because the residents of the facility are not anticipated to own vehicles and would largely be reliant on public transportation.
- Driveway access to the site is proposed to be from 80 Avenue.
- Because the application is for a Temporary Use Permit, no road dedication is required. Road widening has been identified, however, along this portion of King George Boulevard. Special building setbacks are therefore required in order to avoid any potential future conflict between the building and possible road construction. Because the building will be temporary at this location it is unlikely that King George Boulevard will be widened during the tenure of the building on this property.
- The Zoning Bylaw requires that all buildings be sited in compliance with special setbacks when they are applicable. In this case the special building setbacks are 1.942 metres on 80 Avenue and approximately 4.5 metres on King George Boulevard, both of which are achieved through the current proposal.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

- In addition, the applicant has highlighted the following additional sustainable features:

Social Sustainability:

- The proposal provides a much-needed housing type for community members who are at risk of homelessness.
- Six ground-floor units are fully accessible.

Ecological Sustainability:

- Building is proposed to be constructed to BC Building Code Step 4 standards.
- No landscaping irrigation system is required because plantings are proposed to be native and drought-tolerant.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject property is designated "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS) and the proposal complies with this designation.

Official Community Plan

Land Use Designation

- The subject property is designated "Urban" in the City's Official Community Plan (OCP). The Urban designation allows for a density of up to 37 units per hectare for residential developments at this location.
- A Floor Area Ratio (FAR) (density) of 1.5 and a unit density of 364 units per hectare is proposed through the Temporary Use Permit (TUP). An OCP amendment is not required due to the temporary nature of the use. Future development on this lot will be required to comply with the Urban designation and the requirements of the C-4 Zone.
- The property is not within a secondary land use plan area.

Themes/Policies

- Theme A: Growth Management, including policies for Growth Priorities (A1.2, A1.2, A1.3), and Accommodating Higher Density (A2.1, A2.6a). These policies encourage development in existing urban areas such as in town centres and along transit corridors, in compliance with the Official Community Plan and Metro Vancouver's Regional Growth Strategy. Development is encouraged at densities sufficient to support transit:
 - The proposed three-storey, 40 unit building is appropriate in density and form for this location on King George Boulevard near the Newton Town Centre.

- Theme B: Centres, Corridors, and Neighbourhoods, including policies for Transit Corridors (B3.1, B3.5, B3.9), and Healthy Neighbourhoods (B4.1, B4.2, B4.5, B4.6) These policies encourage higher-density residential and mixed-use developments to be located in areas where transit service is available. They also encourage development of complete communities with a variety of housing types that promote walkability:
 - The proposal provides higher-density development adjacent to King George Boulevard thereby facilitating transit access.
 - The proposed supportive units would contribute to a diversity of housing types in the Newton area.
- Theme F: Society and Culture, including policies for Affordable Housing (F3.2, to F3.9). These policies support the creation of affordable housing, ideally along transit routes, through partnerships with government agencies that strengthen and enhance the well-being of the community. They encourage a range of non-market rental housing units for a diversity of household types and to address homelessness in the City:
 - The proposed development site is near transit, commercial areas, and services. The development would provide below-market housing and support services for those in need.

Zoning and Temporary Use Permit

- The applicant proposes a Temporary Use Permit to allow the supportive housing use at a density of 1.5 FAR and 364 units per hectare to be located within the C-4 Zone.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Local Commercial Zone (C-4)" and parking requirements.

C-4 Zone (Part 34)	Permitted and/or Required	Proposed (TUP)
Unit Density:	multiple residential units not permitted	364 units per hectare
Floor Area Ratio:	0.4	1.5
Lot Coverage:	40%	47%
Yards and Setbacks		
Principal Building:		
North (side on flanking street):	7.5 metres	8.00 metres
East (rear):	7.5 metres	9.54 metres
South (side):	6.0 metres	3.0 metres
West (front):	7.5 metres	6.06 metres
Accessory Building:		
North side:	7.5 metres	3.7 metres
Height of Buildings		
Principal buildings:	9 metres	12.88 metres
Amenity Space		

C-4 Zone (Part 34)	Permitted and/or Required	Proposed (TUP)
Indoor Amenity:	None required	106.4 square metres
Outdoor Amenity:	None required	156.9 square metres
Parking (Part 5)	Required	Proposed
Number of Stalls		
Office:	2	4
Residential:	52	0
Residential Visitor:	8	0
Total:	62	4

Setback, Height, Lot Coverage, and Parking Variances

- The applicant is requesting the following variances, which will be regulated through the Temporary Use Permit and not through a separate Development Variance Permit:
 - To reduce the minimum front yard setback of the C-4 Zone from 7.5 metres to 6.0 metres to the principal building;
 - To reduce the minimum south side yard setback from 6.0 metres to 3.0 metres to the principal building, and to 1.7 metres for mechanical equipment;
 - To reduce the minimum north side yard setback from 7.5 metres to 3.7 metres for the accessory structure (gazebo);
 - To vary the maximum building height of the C-4 Zone allowed from 9 metres to 12.9 metres;
 - To vary the maximum lot coverage of the C-4 Zone allowed from 40% to 47%; and
 - To reduce the minimum number of on-site parking spaces from 62 to 4.
- The variances to setback and lot coverage are proposed in order to maximize the efficiency of the building and accommodate the modular construction on the lot. Construction of the building requires crane access and clearance which has placed some restrictions on building siting. The building is proposed to be located near the front of the lot in order to achieve an active street presence and maximize the separation between the building and the adjacent manufactured homes to the east.
- Although a height variance is proposed to increase the building height above the 9 metre maximum permitted in the C-4 Zone, a three-storey building is considered appropriate at this location. The increased height allows for the higher-density multi-family building form, and the proposed three storey form should provide an appropriate interface with the adjacent manufactured homes.
- Four off-street parking stalls are proposed, including one disabled stall, which constitutes a significant reduction from the 62 stalls that would be required under the Zoning Bylaw. The Zoning Bylaw does not specify a parking rate for this type of supportive housing use. Instead the applicable rate is 1.3 stalls per unit for residents and 0.2 stalls per unit for visitors, which is the standard rate for studio apartment units throughout the City.

- It is not anticipated that any of the residents of the proposed facility would own vehicles. The proximity of the site to King George Boulevard means that it would be reasonable for residents to rely on public transportation.
- Staff support the requested variances to proceed for consideration.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The development will not be required to pay Community Amenity Contributions because a rezoning is not proposed, and CAC's are not required for non-market housing.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The proposal supports the objectives of the Affordable Housing Strategy by providing a housing option for individuals who are among those most in need.
- An additional financial Affordable Housing Contribution is not required as rezoning is not proposed this type of housing use would not require a contribution.

Public Art Policy

- Since the application does not include a rezoning, and because it is a non-market housing proposal, no public art contribution will be required.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 29, 2020, and the Development Proposal Sign was installed on the same day. Staff received four responses from neighbours. These responses are discussed below along with the comments that were received by BC Housing through their public consultation process.

Public Information Meeting

- Due to the COVID-19 pandemic, an in-person Public Information Meeting was not possible, but BC Housing hosted a live virtual public consultation session with a webinar format.

- The online Public Information Meeting was held on Thursday, June 25 from 5-6 pm. 21 members of the public attended the session virtually and posed a total of 28 questions during the question and answer period.
- BC Housing also engaged the public through their Let's Talk Housing website and through a mail-out that was sent to all residents and property owners within a 200 metre radius of the subject site. BC Housing received and responded to several public comments.
- In total, BC Housing and the City received 28 questions during the virtual Public Information Meeting, 6 online submissions to the BC Housing website, 9 emails, and one telephone call. Of these 44 responses
 - 3 comments (6.8%) expressed support for the proposal;
 - 19 comments (43.2%) expressed opposition to the proposal; and
 - 22 comments/questions (50%) expressed a neutral or undecided opinion.
- Public comments are summarized below (*staff comments in italics*):
- A few members of the public raised concerns about the proposed location of the development. Some suggested that the use was needed but that it should be located elsewhere. Some felt that there were not enough services in the immediate vicinity. One neighbour felt that the proposed use would conflict with a desired revitalization of the Newton area.
 - *BC Housing and the City of Surrey selected this site based on the need for this type of housing in the Newton area. The site is in close proximity to the Frequent Transit Network on King George Boulevard and it is near many amenities and services in the Newton Town Centre.*
- Some residents pointed out that this area currently experiences significant homelessness and drug activity and they were worried that the proposed facility could make these problems worse and could increase crime in their community.
 - *The concerns about crime, drug use, and other problems reflect existing issues in the neighbourhood. Facilities such as the one proposed are needed throughout Surrey to help reduce homelessness in all communities.*

Although there may be some existing issues with drug use in this area, the proposed building would not be a recovery house. There are many and varied reasons why individuals may experience homelessness. Further, on-site staff would work closely with residents to ensure that their activities are safe and that there is no harm to the public. All residents would pay rent and sign a program agreement to establish behavioral and other expectations.

There would always be a minimum of two staff on-hand 24 hours per day, 7 days per week to support residents, manage the building, and respond to any issues that may arise. The neighbourhood would also be provided with a 24/7 answering service to call if they did have any concerns.

A Community Advisory Committee would also be created to address specific concerns that may arise related to the building or its operations. The committee would include representatives from groups including area residents, City staff, the RCMP, Fraser Health, and BC Housing.

- Concerns were raised about the proximity of this proposed development to another proposed BC Housing facility at 80 Avenue and 140 Street.
 - *The facility at 80 Avenue and 140 Street will be a mental health assisted living facility operated with funding by Fraser Health. It does not offer the same type of support services proposed as part of this application.*
- Some neighbours had questions about possible privacy impacts from the proposed new building.
 - *The existing manufactured home park located to the east and south is bordered by a number of mature trees. The applicant does not propose to remove any trees in association with this development. The proposed three-storey building presents an appropriate built form interface with adjacent homes.*
- Residents had questions and concerns about a proposed pedestrian bridge over Hunt Brook to the east of the proposed development.
 - *Transportation Engineering is investigating the possibility of a pedestrian bridge over Hunt Brook. This bridge is not related at all to the proposed supportive housing. Transportation will be undertaking a public consultation process this summer for the bridge proposal.*
- Two respondents expressed support for the proposal, suggesting that this type of facility is needed in the community.

DEVELOPMENT PERMITS

- The proposal is not subject to any Development Permit requirements. Staff, including the City Architect, conducted a review of the form and character and found the proposal to be generally acceptable. Form and character will be regulated through the Temporary Use Permit.

Form and Character

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The applicant has worked with staff to ensure that the building massing is sensitive to the existing neighbours and that the site design creates a comfortable and secure site for the future residents while also providing a pleasant streetscape on both King George Boulevard and 80 Avenue.

- The building is three storeys in height with the main entrance oriented towards 80 Avenue on the north facade.
- Modular building construction is proposed, with a flat roof and a contemporary design.
- The building cladding will be fiber cement. It will be white with dark grey panels and yellow accents. Windows will be framed in black.
- The entrance and ground-floor common areas are visually highlighted on the exterior of the building using the darker grey panels surrounded by yellow accents.
- The west elevation, which faces King George Boulevard, and the east façade are given visual interest with stripes in varied shades of grey on the second and third floors. The grey striped panels wrap around the sides of the north and south building elevations.

Landscaping

- A private outdoor amenity area for the residents is located on the west side of the building, adjacent to King George Boulevard. Landscape planting, consisting of shrubs and trees, and fencing is designed in order to offer privacy to the residents while also animating the streetscape.
- Existing mature trees on the neighbouring property to the east and south are all proposed to be retained, offering natural screening to adjacent homes. The applicant proposes four additional trees to be planted at the northwest corner of the site to enhance the streetscape.
- A landscaping strip adjacent to the east property line, adjacent to the existing manufactured home park is proposed to be planted with boxwood shrubs.

Indoor Amenity

- The Phoenix Society will operate the facility in partnership with BC Housing. The supportive housing use includes multiple common areas on the main floor of the building such as a dining area, shared kitchen, and lounge.
- The total proposed common area amounts to 106.4 square metres. A typical multiple residential development with 40 units would require 120 square metres of indoor amenity space (3 square metres per unit). Because this is a Temporary Use Permit, the typical amenity area standards are encouraged but not required.

Outdoor Amenity

- There are two proposed outdoor amenity areas. The larger area is located on the west side of the lot between the building and King George Boulevard, while the smaller area is on the north side of the building. Fencing and landscaping are proposed adjacent to King George Boulevard to allow privacy for residents using the amenity space while also providing some animation of the streetscape.

- The western outdoor amenity area contains picnic tables and urban garden planters for use by the residents.
- The northern amenity area contains picnic tables and a small gazebo to provide residents with some protection from the elements.
- A typical multiple residential building with 40 units would require 120 square metres of outdoor amenity space (3 square metres per unit). 156.9 square metres are proposed for this development.

Outstanding Items

- Given the significant public benefit that the proposal will provide to the Newton community and for Surrey in general, the proposal has been brought forward for consideration by Council prior to the resolution of all outstanding design issues.

The applicant has agreed to resolve all outstanding urban design and landscaping issues as follows:

- landscaping, fencing, and retaining details adjacent to street frontages;
- surface treatment in proximity to tree protection zones;
- grading of western outdoor amenity area;
- design details for garbage enclosure; and
- consistency between landscaping and architectural plans, particularly with respect to the gazebo details.

TREES

- Sean Kitchen, ISA Certified Arborist of DTS Environmental Group prepared an Arborist Assessment for the subject property. There are currently no trees on-site, but 27 trees are located off-site within proximity to the property boundary. This includes an off-site hedgerow comprised of 14 trees adjacent to the south property line.
- No trees are proposed to be removed or impacted as part of the current proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, and Landscape Plans
- Appendix II. Engineering Summary
- Appendix III. Temporary Use Permit No. 7920-0157-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

MJ/cm

BC HOUSING TEMPORARY MODULAR HOUSING - PHOENIX SOCIETY

Appendix I

13620 80 AVE SURREY BC V3W 6M1 | LOT 69 SECTION 21 TOWNSHIP 2 PLAN NWP25904 NWD



1 **AERIAL PLAN**
1:2000

DRAWING LIST		DRAWING LIST		DRAWING LIST	
ARCHITECTURAL		LANDSCAPE		CIVIL	
A0.1	COVER + DATA				
A1.1	SITE				
A1.2	GROUND FLOOR				
A1.3	SECOND FLOOR				
A1.4	THIRD FLOOR				
A2.1	ELEVATIONS				
A2.2	GAZEBO ELEVATIONS				
A3.1	SECTIONS				

SITE STATISTICS

Site area: Original site area 17,421sf/1,118.5sm
Proposed with road widening 15,610.37sf/1,450.25sm

Building Area: 7,391.56sf/686.70sm

Outdoor Amenity: 593.56sf/ 55.14sm

Indoor Amenity: 1,204.86sf/ 111.93sm

Lot Coverage: 47%

Building Height: 9m Allowed, 42'3"/12.88m Provided

ZONING

DENSITY FAR = 0.40 allowed Proposed 1.51

C-4 Coverage: 40% allowed Proposed 46%

Setbacks: Front Yard – 7.5m Proposed 6.08m
Rear Yard – 7.5m Proposed 3.0m
Side Yard – 6.0m Proposed 9.54m
Side Yard (KGH)
Flanking Street – 7.5m 1.83m New PL
4.23m Old PL

Parking 2 per unit + visitors = 88 stalls
4 stalls provided for staff only, residents will not have vehicles

Major Occupancy: Group C – Up to 3 storeys sprinklered 3.2.2.54

Number of Stories: 3

Number of Streets: 2

Standpipe required: No

Fire alarm required: Yes

3.2.2.54

2) The building is permitted to be of combustible construction or non-combustible construction used singly or in combination, and

a) except as permitted by Sentences (3) and (4), floor assemblies shall be fire separations with a fire-resistance rating not less than 45 min,

b) mezzanines shall have, if of combustible construction, a fire-resistance rating not less than 45 min, and

c) loadbearing walls, columns and arches shall have a fire-resistance rating not less than that required for the supported assembly.

Occupant Load: 40 units/1 per unit= 40 people
Staff= 6 people
Total= 46 people

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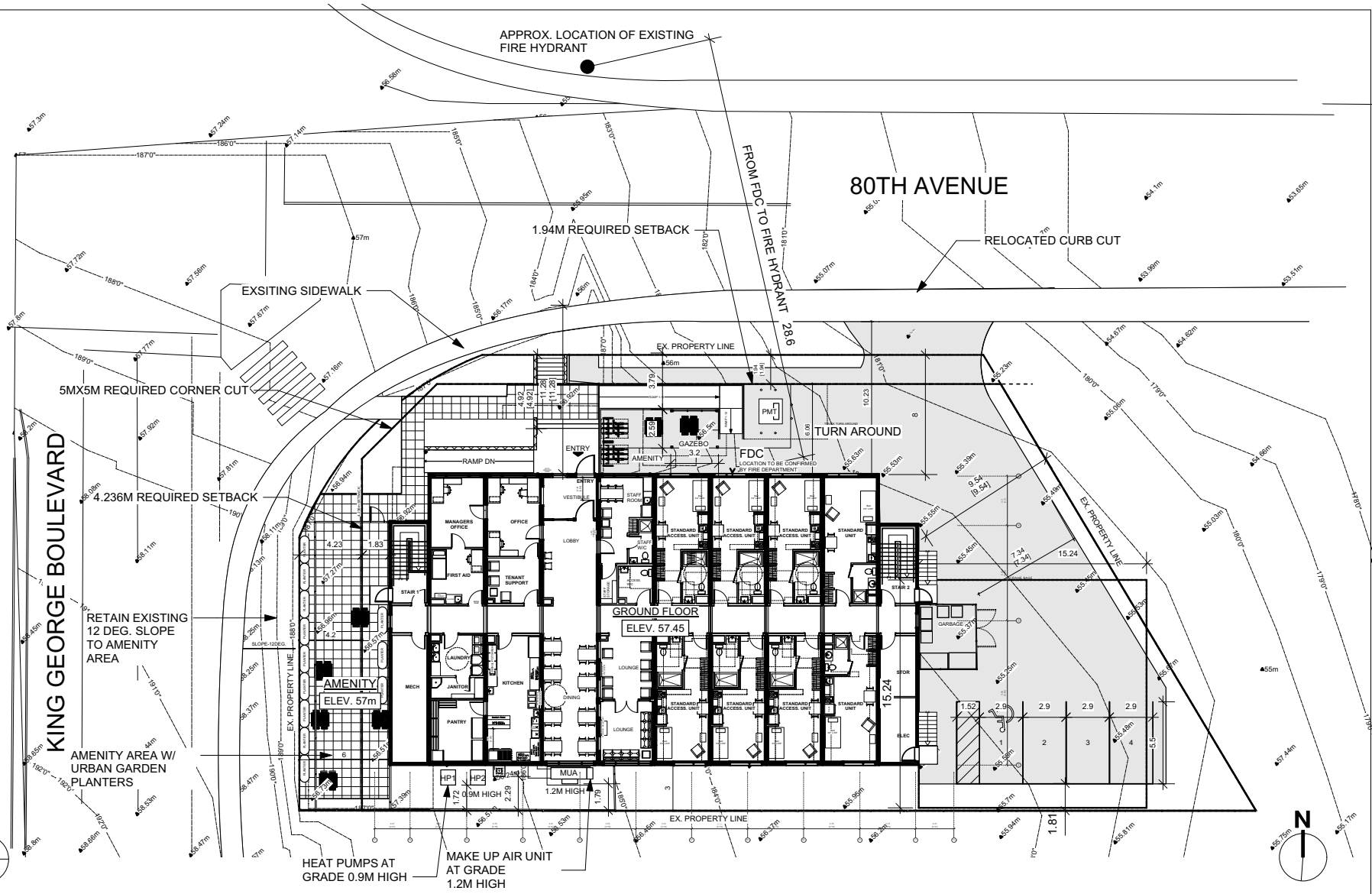
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No.	Y	M	D	REVISION	BY	CHKD
				20/06/25 TUP APPLICATION	AB	
5			20/05/19	CITY REVIEW	NB	AB
4			20/04/24	CITY REVIEW	NB	AB
3			20-04-09	REV. PMT LOC.	NB	AB
2			20/04/08	ISSUED FOR REVIEW	NB	AB
6			20/06/08	CLIENT REVISIONS	NB	AB



PROJ #: XXXXX	BC HOUSING	DWG No.:
M #: XXXXX	13620 80TH AVE	
SCALE: AS NOTED	SURREY BC	
DRAWN BY: NB	MODULAR HOUSING	

A0.1



1 SITE PLAN
Scale: 1:250

20/06/25 TUP APPLICATION R1		AB				
5	20/05/19	CITY REVIEW	NB	AB		
4	20/04/24	CITY REVIEW	NB	AB		
3	20-04-09	REV. PMT LOC.	NB	AB		
2	20/04/08	ISSUED FOR REVIEW	NB	AB		
6	20/06/08	CLIENT REVISIONS	NB	AB		
No.	Y	M	D	REVISION	BY	CHKD



PROJ #: XXXXX
M #: XXXXX
SCALE: AS NOTED
DRAWN BY: NB

BC HOUSING
13620 80TH AVE
SURREY BC
MODULAR HOUSING

DWG No.:
A1.1

File Path: No. 20 - 4.03m. Plot By: Drawing Location: \VOLUMES\PROJECT FILES\2019\2019-19-23_COULEBROOK RD_CLOVERDALE_T1M_HDWDRWINGS_1_SDR1M_PLANS\HN11.X17
 TITLE: COULEBROOK

File Path: No. 20-049-503m_PlanBy: Drawing Location: N:\LATES\PROJECT FILE\2019_08\19-20-CLEEROCK RD CLERDALE TRIMMING\DRAWINGS\3D\3D\PLAN\A2.1.rvt
 Title: 20-049-503



1 NORTH ELEVATION - 80TH AVE
Scale: 3/32" = 1'-0"

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5	20/05/19	CITY REVIEW	NB	AB
4	20/04/24	CITY REVIEW	NB	AB
3	20-04-09	REV. PMT LOC.	NB	AB
7	20/06/18	TUP	NB	AB
2	20/06/08	CLIENT REVISIONS	NB	AB
No.	Y	M	D	REVISION
			BY	CHKD



PROJ #:	XXXXX	BC HOUSING
M #:	XXXXX	13620 80TH AVE
SCALE:	AS NOTED	SURREY BC
DRAWN BY:	NB	MODULAR HOUSING

DWG No.:
A2.1

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2 SOUTH ELEVATION
 Scale: 3/32" = 1'-0"

DARK GREY FIBER CEMENT PANELS

8'-0" HIGH WOOD AHU SCREENING FENCE

72" HIGH WOOD FENCE GARBAGE ENCLOSURE

5	20/05/19	CITY REVIEW	NB	AB
4	20/04/24	CITY REVIEW	NB	AB
3	20-04-09	REV. PMT LOC.	NB	AB
7	20/06/18	TUP	NB	AB
2	20/06/08	CLIENT REVISIONS	NB	AB
No.	Y	M	D	REVISION
			BY	CHKD

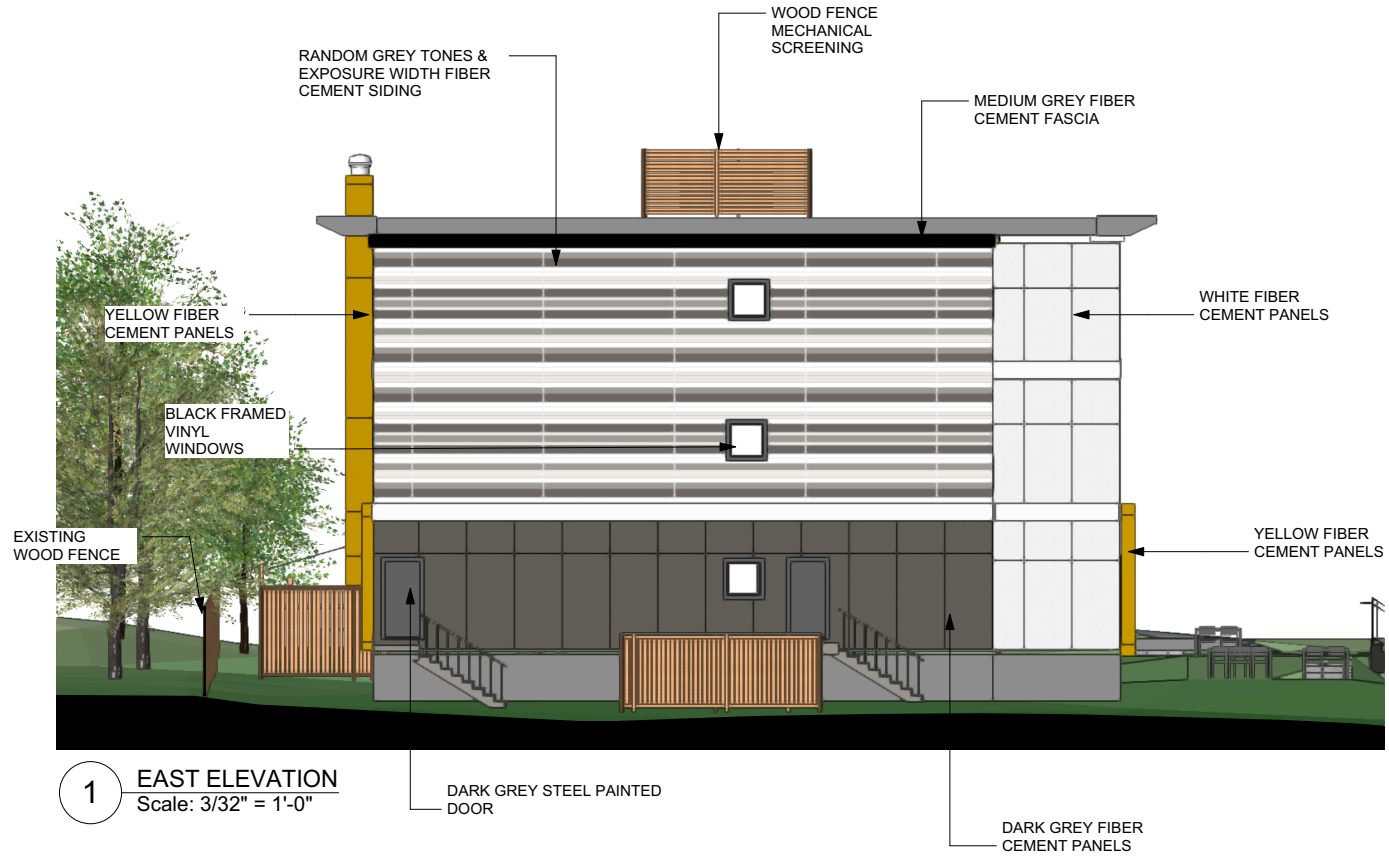


PROJ #:	XXXXX
M #:	XXXXX
SCALE:	AS NOTED
DRAWN BY:	NB

BC HOUSING
 13620 80TH AVE
 SURREY BC
 MODULAR HOUSING

DWG No.:
A2.2

File Path: Nov-20-2019 - 5:03pm - Proj By: Drawing Location: \VOLUMES\PROJECT FILES\2019\JOB\19-23 COLEBROOK RD CL COVERDALE TWH\DRAWINGS\1 - 3D\NH PLAN\3D\NH 11X7.rvt
 Title Block Location:



1 EAST ELEVATION
 Scale: 3/32" = 1'-0"

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No.	Y	M	D	REVISION	BY	CHKD
5		20/05/19		CITY REVIEW	NB	AB
4		20/04/24		CITY REVIEW	NB	AB
3		20-04-09		REV. PMT LOC.	NB	AB
7		20/06/18		TUP	NB	AB
2		20/06/08		CLIENT REVISIONS	NB	AB



A Corporate Partnership

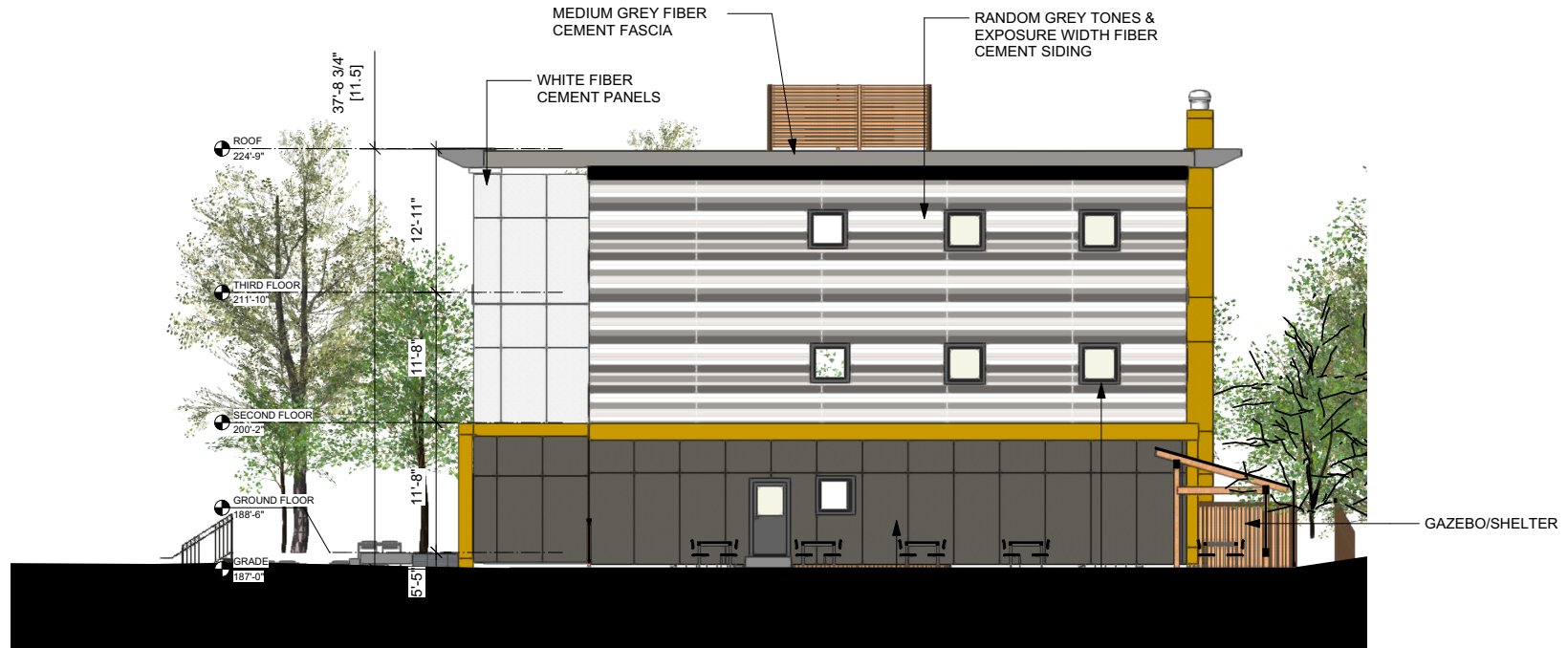


PROJ # :	XXXXX
M # :	XXXXX
SCALE :	AS NOTED
DRAWN BY :	NB

BC HOUSING
 13620 80TH AVE
 SURREY BC
 MODULAR HOUSING

DWG No.:

A2.3



1 WEST ELEVATION - KGH
Scale: 3/32" = 1'-0"

DARK GREY FIBER CEMENT PANELS

BLACK FRAMED VINYL WINDOWS

L:\Projects\2019 - 2020\2019 - 2020\Drawings\Volume\PROJECT FILE\2019\JOB\19-23\COLEBROOK RD CL COVERDALE TOWNHROWINGS01 - SDNN PLAN\SDNN 11X17
 FILE:RECORD.DWG
 Date Plotted: Nov 20, 2019 - 5:03pm
 Plot By: Drawing Location: VOLUMES\PROJECT FILE\2019\JOB\19-23\COLEBROOK RD CL COVERDALE TOWNHROWINGS01 - SDNN PLAN\SDNN 11X17

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No.	Y	M	D	REVISION	BY	CHKD
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7		20/06/18		TUP	NB	AB
2		20/06/08		CLIENT REVISIONS	NB	AB



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PROJ # :	XXXXX
M # :	XXXXX
SCALE :	AS NOTED
DRAWN BY :	NB

BC HOUSING
13620 80TH AVE
SURREY BC
MODULAR HOUSING

DWG No.:

A2.4

Lot: Proj. No. 20-049, 503m, Path: Drawing Location: \01\MAPS\PROJECT FILE\2019_05\B19-25\CELEBROCK RD CO-TERDALE TIMING\DRAWINGS_SD\INT-PANSIN 11x17
 TITLE: BUCKWING



1 LONGITUDINAL SECTION
 Scale: 1/16" = 1'-0"

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5	20/05/19	CITY REVIEW	NB	AB		
4	20/04/24	CITY REVIEW	NB	AB		
3	20-04-09	REV. PMT LOC.	NB	AB		
7	20/06/18	TUP	NB	AB		
2	20/06/08	CLIENT REVISIONS	NB	AB		
No.	Y	M	D	REVISION	BY	CHKD



A Corporate Partnership



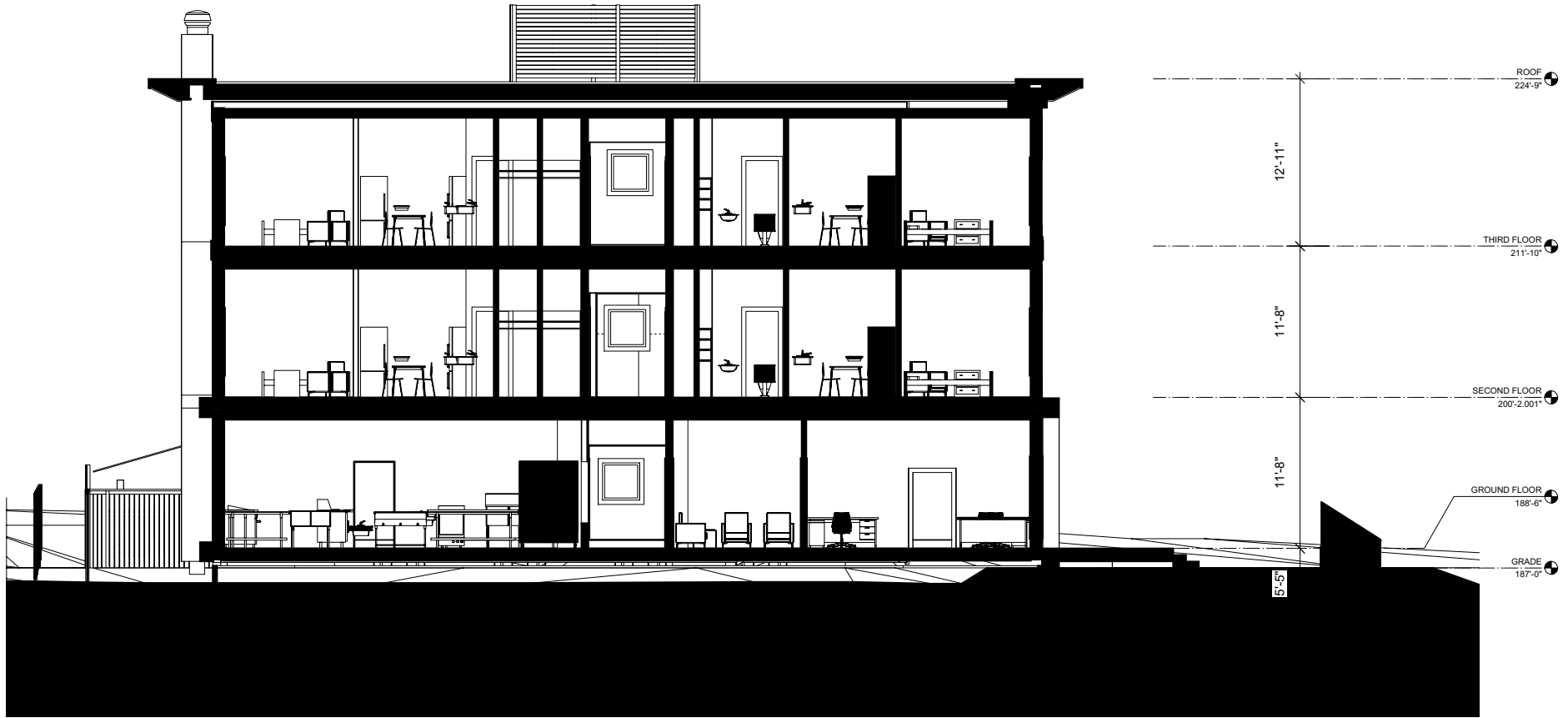
HORIZON NORTH

PROJ # : XXXXX	BC HOUSING
M # : XXXXX	13620 80TH AVE
SCALE : AS NOTED	SURREY BC
DRAWN BY : NB	MODULAR HOUSING

DWG No.:

A3.1

L:\Proj\No. 20-019-503m_PlanBy: Drawing Location: N:\LATES\PROJECT FILE\2019_05\219-25-CLEEROCK RD COVEDALE TRIMMING\DWG\SI_03\SI_PLAN_S1N_1X17.rvt
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1 CROSS SECTION
 Scale: 1/8" = 1'-0"

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No.	Y	M	D	REVISION	BY	CHKD
5		20/05/19		CITY REVIEW	NB	AB
4		20/04/24		CITY REVIEW	NB	AB
3		20-04-09		REV. PMT LOC.	NB	AB
7		20/06/18		TUP	NB	AB
2		20/06/08		CLIENT REVISIONS	NB	AB



A Corporate Partnership

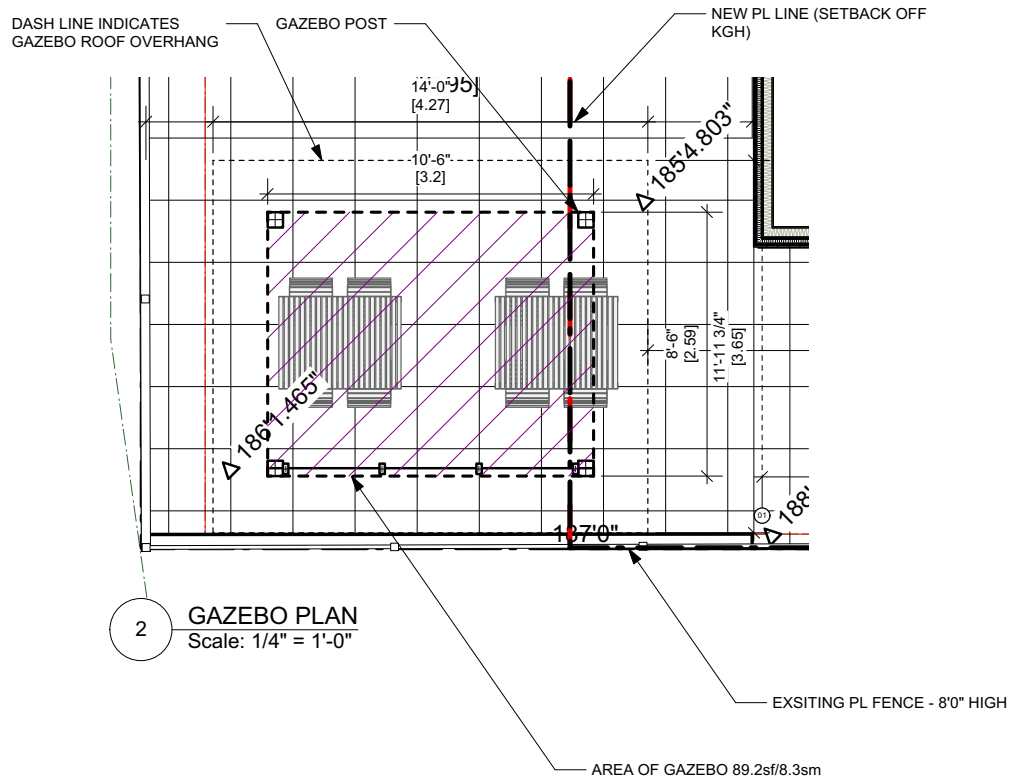


PROJ # : XXXXX	BC HOUSING
M # : XXXXX	13620 80TH AVE
SCALE : AS NOTED	SURREY BC
DRAWN BY : NB	MODULAR HOUSING

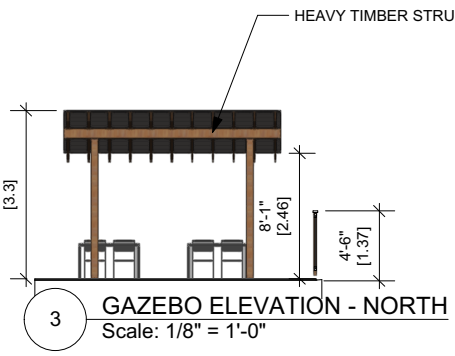
DWG No.:
A3.2



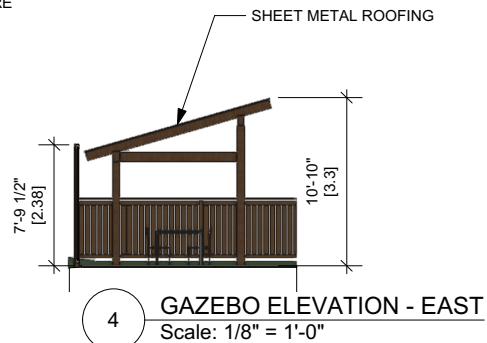
1 GAZEBO VIEW
Scale: 1/8" = 1'-0"



2 GAZEBO PLAN
Scale: 1/4" = 1'-0"



3 GAZEBO ELEVATION - NORTH
Scale: 1/8" = 1'-0"



4 GAZEBO ELEVATION - EAST
Scale: 1/8" = 1'-0"

File Path: Nov 20, 2014, 5:03pm, PM: By: Drawing Location: \\VOLUME\PROJECT FILES\2014\2014\2014\19-22 COLEBROOK RD. COVE/REDALE TIM HINDRAWINGS\1. SKIN PLANS\H1N1.TXT
 FILE: COLEBROOK RD.

5	20/05/19	CITY REVIEW	NB	AB
4	20/04/24	CITY REVIEW	NB	AB
3	20-04-09	REV. PMT LOC.	NB	AB
7	20/06/18	TUP	NB	AB
2	20/06/08	CLIENT REVISIONS	NB	AB
No.	Y	M	D	REVISION
			BY	CHKD



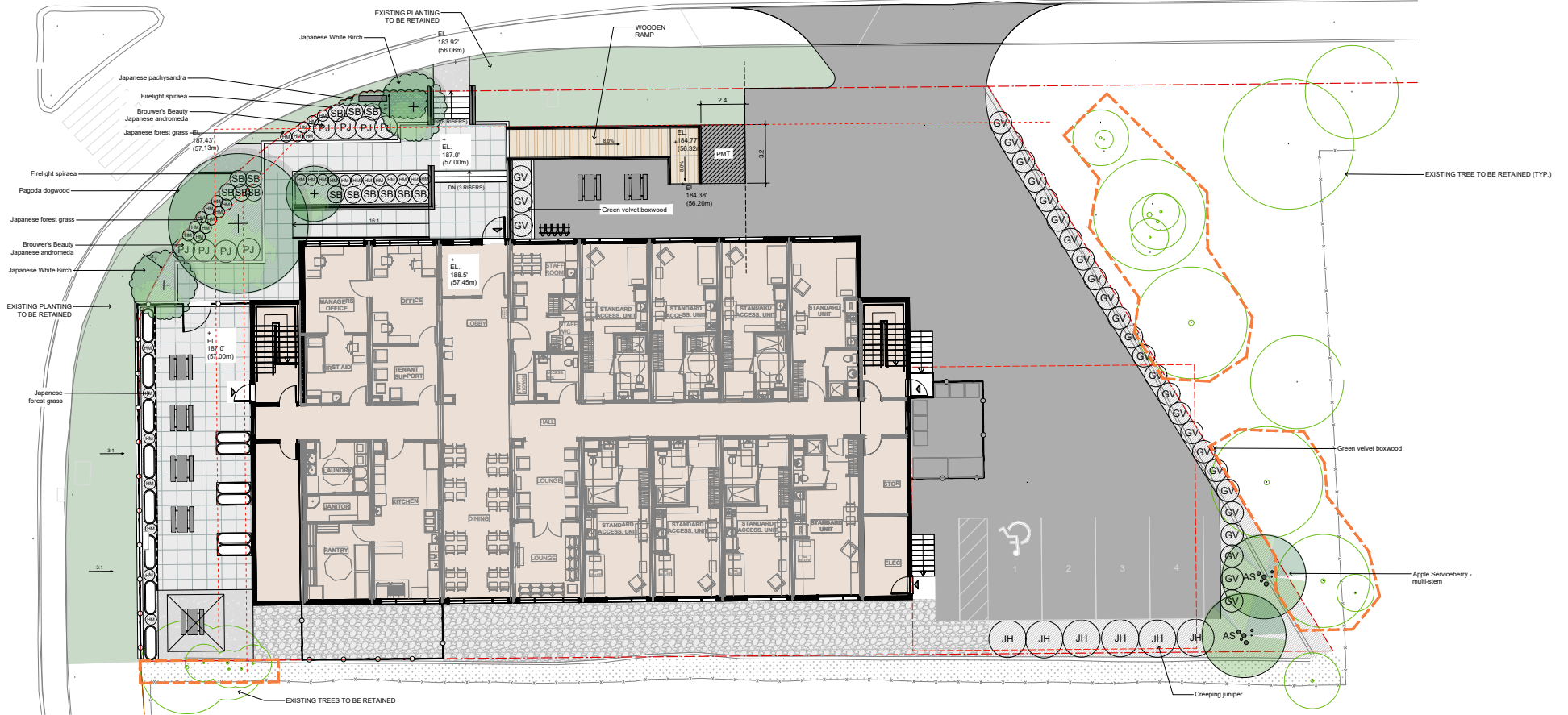
A Corporate Partnership



PROJ #:	XXXXX
M #:	XXXXX
SCALE:	AS NOTED
DRAWN BY:	NB

BC HOUSING
 13620 80TH AVE
 SURREY BC
 MODULAR HOUSING

DWG No.:
A5.1



1 LANDSCAPE PLAN
L-01 SCALE: 1:100



SITE FURNISHING LEGEND:

- RUTHERFORD PICNIC TABLE
MODEL: RPT-6
MOUNT: SURFACE
COLOUR: WALNUT SLATS CARDINAL TEXTURED
SUPPLIER: WISHBONE SITE FURNISHINGS
- 10'x10' GAZEBO
MODEL: GASPE
COLOUR: CHARCOAL
SUPPLIER: SOJAG (OR PREAPPROVED EQUAL)
- BROMONT BIKE RACK
MODEL: SVBT-5
MOUNT: SURFACE
COLOUR: BLACK
SUPPLIER: RE PLAST PRODUCTS
- GALVANIZED TROUGH GARDEN PLANTER
MODEL: 50130048
SIZE: 24"x24"x60"
SUPPLIER: BEHLEN COUNTRY

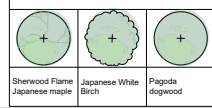
HARDSCAPE LEGEND:

- TYPE: C.I.P. CONCRETE PAVING
COLOUR: NATURAL
FINISH: BROOM FINISH
- TYPE: TEXADA HYDRAPRESSED PAVING
SIZE: 457mm x 457mm x 50mm
COLOUR: 50% NATURAL, 25% CHARCOAL, 25% DESERT SAND
PATTERN: STACK BOND, RANDOM COLOUR PATTERN
SUPPLIER: ABBOTSFORD CONCRETE
- COMPOSTED BARK MULCH
TYPE: BLACK MULCH
SUPPLIER: T.B.D.
- 6mm CRUSHED GRANITE
SUPPLIER: BURINCO
SAMPLE TO BE SUPPLIED TO CONSULTANT FOR APPROVAL

LEGEND

	PROPERTY LINE
	TREE PROTECTION FENCING Refer to detail and arborist report.
	TREE TO BE RETAINED Provide tree protection fencing. Refer to detail and arborist report.

TREES



TREE SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
1	Acer palmatum 'Sherwood Flame'	Sherwood Flame Japanese maple	B&B, 8cm cal., 1.8m ht standard	B&B, 8cm cal., 1.8m ht standard	As shown
2	Betula platyphylla 'Dakota Pinnacle'	Japanese White Birch	B&B, 8cm cal., 1.8m ht standard	B&B, 8cm cal., 1.8m ht standard	As shown
1	Cornus alternifolia	Pagoda dogwood	B&B, 8cm cal., 1.8m ht standard	B&B, 8cm cal., 1.8m ht standard	As shown

SHRUB SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
AS	2	Amelanchier x grandiflora 'Autumn Brilliance'	Apple Serviceberry - multi-stem	#15 Pot, full	4500mm o.c.
GV	28	Buxus 'green velvet'	Green velvet boxwood	#2 Pot, full	900mm o.c.
JH	6	Juniperus horizontalis	Creeping Juniper	#2 Pot, full	1200mm o.c.
HM	35	Hakonechloa macra 'Aureola'	Japanese forest grass	#2 Pot, full	600mm o.c.
P	55	Pachysandra terminalis	Japanese pachysandra	#1 Pot, full	300mm o.c.
PJ	8	Pieris japonica 'Brouwer's Beauty'	Brouwer's Beauty Japanese andromeda	#2 Pot, full	1200mm o.c.
SB	14	Spiraea x bumalda 'Firelight'	Firelight spiraea	#2 Pot, full	900mm o.c.



PROJECT: 13620 80TH AVENUE SURREY MODULAR HOUSING
CLIENT: BC HOUSING HORIZON NORTH
CONSULTANT: WSP

PROJECT: 13620 80TH AVENUE SURREY MODULAR HOUSING
CLIENT: BC HOUSING HORIZON NORTH
CONSULTANT: WSP



ORIGINAL SIZE: 60 96cm x 91 44cm (24" x 36")	SEALED
0 2020-06-25	ISSUED FOR DP
NO. DATE DESCRIPTION	BY

DRAWN BY: MH	CHECKED BY: MH	PROJECT #	204-00817	SCALE	1:100	SHEET TITLE	LANDSCAPE PLAN
				SHEET NO.			

INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **July 07, 2020** **PROJECT FILE: 7820-0157-00**

RE: **Engineering Requirements
Location: 13620 80 Ave**

TEMPORARY USE PERMIT

The following works are required as a condition of this Temporary Use Permit:

Works and Services

- Remove existing driveway letdown and reinstate with sidewalk and barrier curb & gutter;
- Construct 7.30 m wide concrete letdown;
- Parking supply acceptable due to proposed non-market rental;
- Construct service connections (water, sanitary, and storm); and
- Applicant to confirm if onsite fire protection is required as per the Building Code; water main upgrades may be required.

A Servicing Agreement is not required. An Administrative Processing Fee of \$1,674.75 is required to administer legal documents. Applicable City Road and Right-of-Way Permit (CRRP) obtained through the front counter will be required.



Jeff Pang, P.Eng.
Development Engineer

M51

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7920-0157-00

Issued To:

(the "Owner")

Address of Owner:

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

Parcel Identifier: 008-825-131

Lot 69 Except: Part Within Heavy Outline Taken by Highway Statutory Right of Way Plan 63551; Section 21 Township 2 New Westminster District Plan 25904

13620 - 80 Avenue

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be for a three-storey building containing 40 supportive housing units and associated support services, with a floor area ratio of 1.51 and unit density of 364 dwelling units per hectare.
5. The temporary use permitted on the Land shall be in accordance with Schedule A, numbered 7920-157-00 (1) through to and including 7920-0157-00 (13) (the "Drawings"), which is attached hereto and forms part of this permit.
 - (a) The appearance and location of the buildings, access and parking shall conform to pages 7920-157-00 (1) through to and including 7920-0157-00 (12).

- (b) The landscaping shall conform to the drawing numbered 7920-0157-00 (13) (the "Landscaping").
6. Surrey Zoning By-law, 1993, No. 12000, as amended is varied, only with respect to the Land, as follows:
- (a) Part 34 Local Commercial Zone C-4 is varied as follows:
 - i. In Section E the maximum lot coverage is increased from 40% to 47%.
 - ii. In Section F the minimum front yard setback is decreased from 7.5 metres to 6.0 metres for the principal building.
 - iii. In Section F the minimum side yard setback is decreased from 6.0 metres to 3.0 metres for the principal building and to 1.7 metres for mechanical equipment.
 - iv. In Section F the minimum side yard setback on a flanking street is decreased from 7.5 metres to 3.7 metres for an accessory structure.
 - v. In Section G the maximum building height is increased from 9 metres to 12.9 metres.
 - (b) In Table C.1 Number of Off-Street Parking Spaces of Part 5 Parking and Loading/Unloading for Multiple Unit Residential Dwellings, Non-Ground-Oriented, the Required Parking Spaces are reduced as follows:
 - i. from 1.3 parking spaces per dwelling unit with 1 or no bedrooms to 0 parking spaces; and
 - ii. from 0.2 parking space per dwelling unit for visitors to 0 parking spaces.
7. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Works. There is submitted accordingly:
8. In addition to the terms outlined in Section 7, the Security is for landscaping.

9. (a) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
- (b)
 - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned;
 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping; and
 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
10. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.
11. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
12. This temporary use permit is not transferable.

13. This temporary use permit shall lapse on or before three years from date of issuance.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE _____ DAY OF _____, 20 ____ .
ISSUED THIS _____ DAY OF _____, 20 ____ .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

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

Authorized Agent: Signature

Name (Please Print)

OR

Owner: Signature

Name: (Please Print)

TO THE CITY OF SURREY:

I, _____ (Name of Owner)

being the owner of _____
(Legal Description)

known as _____
(Civic Address)

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

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

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

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

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

(Owner)

(Witness)