

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0209-00

Planning Report Date: July 11, 2022

**PROPOSAL:**

- **Development Variance Permit**

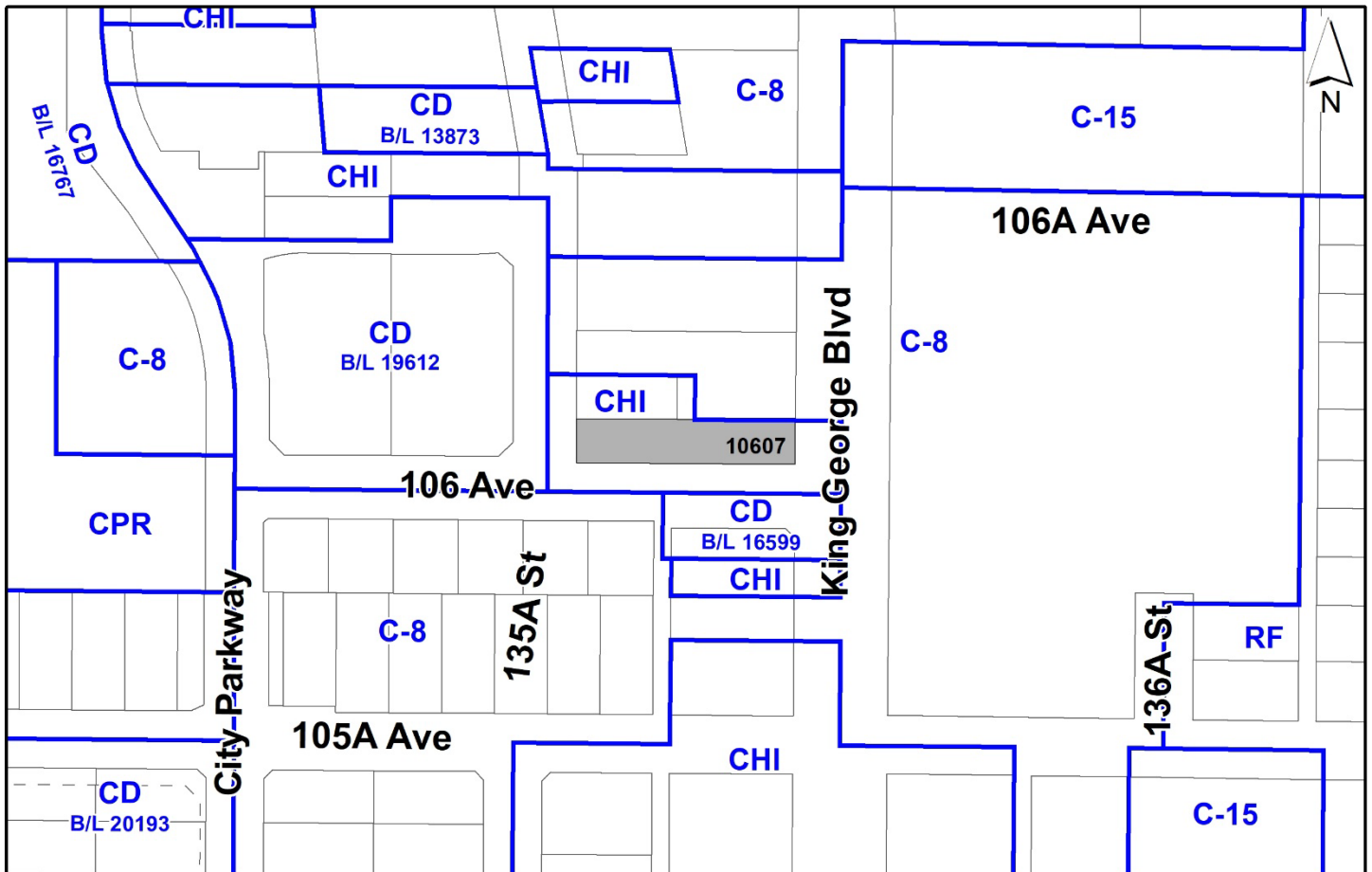
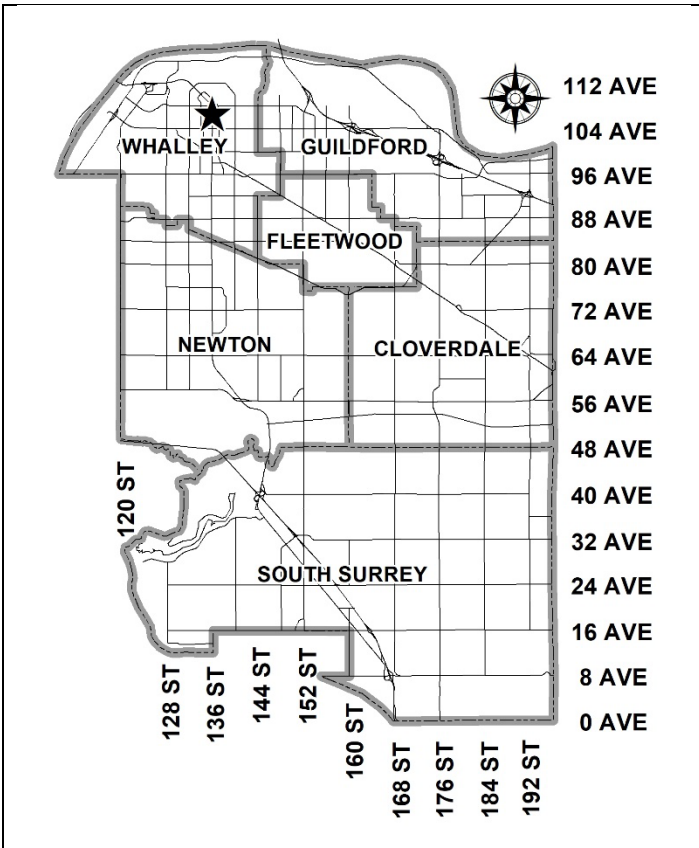
to allow for the installation of mobile washroom and shower facilities

**LOCATION:** 10607 - King George Boulevard

**ZONING:** CHI

**OCF DESIGNATION:** Central Business District

**TCP DESIGNATION:** Mixed Use 3,5 FAR



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing to vary the street side yard and rear yard setback requirements of the CHI Zone.

**RATIONALE OF RECOMMENDATION**

- It was identified in the City's Healthy Living Plan that there was a critical need for people experiencing homelessness to have access to public washrooms. The placement of public washrooms and washing facilities will address this critical need.
- This proposal is consistent with a number of City Policies, including the Sustainability Charter 2.0 (Inclusion Theme), and Surrey's plan for the Social Well-Being of Surrey Residents and the Healthy Living Plan.
- The proposed washroom and washing facilities are proposed to be located on the site with convenient access for public use.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0209-00 (Appendix I) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum street side yard setback of the CHI Zone from 7.5 metres to 0.0 metres to the building face; and
  - (b) to reduce the minimum rear yard setback of the CHI Zone from 7.5 metres to 0.0 metres to the building face.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Existing community service (The Cove)	Mixed Use 3.5 FAR	CHI
North	Mixed commercial	Mixed Use 3.5 FAR	C-8 and CHI
East (Across King George Blvd):	Dell Shopping Centre	Mixed Use 3.5 FAR	C-8
South (Across 106 Ave):	Commercial and automotive service uses	Mixed Use 3.5 FAR	CD By-law 16599 and C-8
West (Across 135A St):	Vacant, Phase 2 of approved Legion Development No. 7917-0517-00	Mixed Use, 5.5 FAR	CD By-law No. 19612

### Context & Background

- As identified through the Healthy Living Plan as part of the Pandemic Response Program, a critical need for people experiencing homelessness is access to public washrooms and showers. The limited supply of public washroom facilities in the community can lead to hygiene concerns in public spaces, compromising health, and creating a public safety and health concern for the community. COVID-19 has further restricted access to public washrooms for populations at-risk. Surrey City Centre is a high impact area for people experiencing homelessness.
- The installation of low-barrier, safe and accessible washrooms and washing facilities will address the critical need for public toilets in impacted areas and support community members who are already experiencing a significant number of challenges.

- The subject property is currently the site of “The Cove”, which provides for support to individuals experiencing homelessness, and is operated by Surrey Urban Mission. The proposed washroom and washing facilities are proposed to be located at the rear of the subject site, behind the existing building.
- The subject property has future development potential upon consolidation with the properties to the north. The installation of the public washrooms and washing facilities will not deter any future development potential, and these units can be relocated to another property at that time.
- Both 106 Avenue and 135A Street require additional 1.942 metres of road widening for the ultimate road cross section as identified by the City Centre Plan. The setback to the structures after taking into consideration the future road widening is 0.0 metres from the future property line.

**DEVELOPMENT PROPOSAL**

**Planning Considerations**

**Referrals**

Engineering:                                   The Engineering Department has no objection to the project

**Sustainability Considerations**

- This work supports the objectives of the City’s Sustainability Charter 2.0 theme of Inclusion. Specifically, this work supports the following Desired Outcome (“DO”) and Strategic Direction (“SD”):
  - Inclusion SD9: Facilitate the development of shelter facilities and supportive housing as outlined in the Master Plan for Housing the Homeless in Surrey.
  - Inclusion DO24: Surrey has a strong social infrastructure that supports the needs of its diverse and growing population.

**POLICY & BY-LAW CONSIDERATIONS**

**Regional Growth Strategy**

- The property is designated General Urban in the Regional Growth Strategy.
- The proposed use of this site is interim until such time as the owner redevelops the property in accordance with the City Centre Plan

## Official Community Plan

### Land Use Designation

- This property is designated Central Business District in the OCP. The proposed interim use of the land will satisfy the need to assist those that are experiencing homelessness without impacting the redevelopment potential of this site in the future. The future redevelopment of the property will require consolidation with the properties to the north.

## Secondary Plans

### Land Use Designation

- The property is designated Mixed-Use 3.5 FAR in the City Centre Plan. The proposed use of the property provides washroom and washing facilities and support for the homeless population in the City Centre. At the time that the property redevelops, consideration will be given to relocating these facilities to another property to continue to support the disadvantaged in the City Centre.

### Setback Variance

- The applicant is requesting the following variances:
  - To relax the south street side yard and rear yard setback from 7.5 metres to 0.0 metres along both 106 Avenue and 135A Street respectively.
- The requested relaxations will allow for the installation of washroom and washing facilities which will provide support to individuals experiencing homelessness. The existing use and buildings on the property are not an ultimate use on the land, and eventually the property will be redeveloped. At that time, the facilities can be relocated to another property.
- The City Centre Plan identifies additional future road widening is required to achieve the ultimate road cross section. With support of the relaxation, the proposed structures will be sited with a 0.0 metre setback from the future road widening.
- Staff support the requested variances to proceed for consideration.

## PUBLIC ENGAGEMENT

Notification of the requested variances will be sent to the adjoining property owners, who can submit any written concerns for Council's consideration prior to issuance of the Development Variance Permit.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.        Development Variance Permit 7922-0209-00

*approved by Ron Gill*

Jeff Arason  
Acting General Manager  
Planning and Development

LAP/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0209-00

Issued To:

(the "Owner")

Address of Owner:

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: 009-723-391

Lot 15 Section 22 Block 5 North Range 2 West New Westminster District Plan 12614

10607 - King George Boulevard

(the "Land")

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F Yards and Setbacks of Part 39 "Highway Commercial Industrial Zone (CHI)", the minimum street side yard setback of the principal building is reduced from 7.5 metres to 0.0 metres; and
  - (b) In Section F Yards and Setbacks of Part 39 "Highway Commercial Industrial Zone (CHI)", the minimum rear yard setback of the principal building is reduced from 7.5 metres to 0.0 metres.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.

6. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A which is attached hereto and forms part of this development variance permit.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. This development variance permit is not a building permit.

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

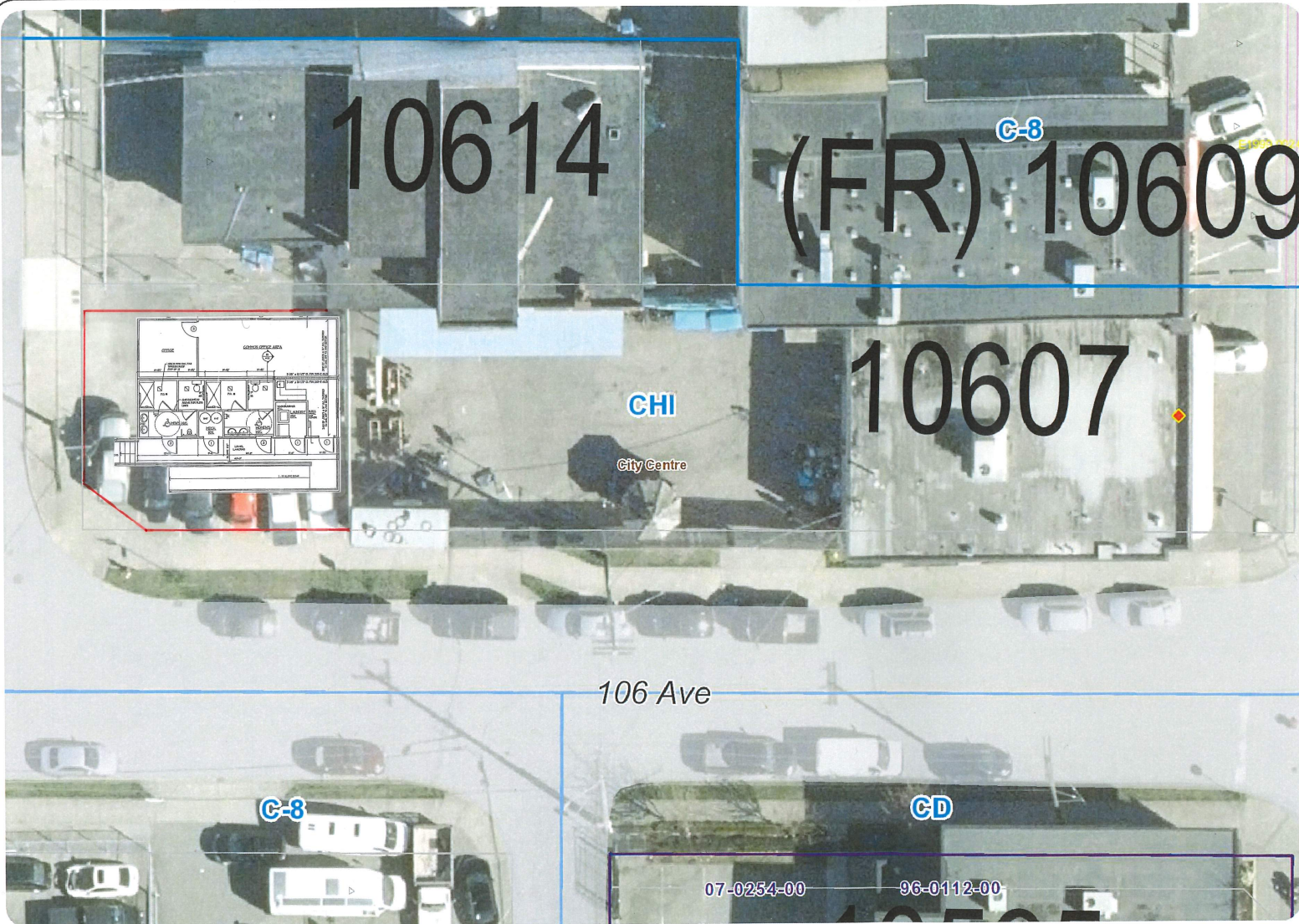
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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli





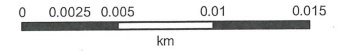
**Legend**

<b>Fish Class (Open Channels)</b>	<b>Municipal and Utility Rights of Way</b>
A	Municipal
AO	Utility
B	Metro Vancouver
C	Address Points
Unknown	<b>Easements (yellow)</b>
<b>Fish Class (Water Bodies)</b>	3rd Party Agreement
A	Restrictive Covenant
AO	<b>Heritage Routes</b>
B	Railway, Registered
C	Road, Inventory
Unknown	Road, Registered
<b>Water Courses Internal</b>	Road, Registered and Protected
River	Trail, Registered and Protected
Creek	Park Outdoor Recreation Facility
Ditch	<b>Park Playgrounds</b>
<b>Important Trees Internal</b>	Playground
Decommissioned	Water Playground
Operating	<b>Park Sports Fields</b>
<b>Heritage Sites Internal</b>	Sports Fields
Inventory	Diamonds
Registered	Dev Apps - All
Registered and Protected	<b>Land Use Contracts</b>
Road Surface	
<b>Early Copy Lots</b>	
Early Copy Lots	Zoning Boundaries
	Secondary Plan Boundaries

Enter Map Description

Scale: 1:255

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. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2022-05-12