

CORPORATE REPORT

NO: R004 COUNCIL DATE: January 11, 2010

REGULAR COUNCIL

TO: Mayor & Council DATE: January 7, 2010

FROM: General Manager, Engineering FILE: 0930-30/138

PLANNING FILE: 7909-0082-00 LEASE FILE: 0930-30/307

SUBJECT: Lease of City Lands located at 13670 - 94A Avenue to the Provincial Rental

Housing Corporation for the Creekside Health & Housing Centre

RECOMMENDATION

The Engineering Department recommends that Council approve a 60 year lease to the Provincial Rental Housing Corporation of the City-owned lot located at 13670 - 94A Avenue at a nominal rate for social housing purposes all subject to final reading of a rezoning by-law and issuance of a development permit for the lot.

BACKGROUND

City Council approved the execution of a Memorandum of Understanding (MOU) with the BC Housing Management Commission (BCHMC) on March 31, 2008. The MOU established a partnership between the City and the Province with respect to the development of supportive housing initiatives in Surrey on three separate sites. The subject (Creekside) project is located on one of these three City-owned sites at 13670 – 94A Avenue. The MOU includes a provision that the City will lease the lot at a nominal rate to the Provincial Rental Housing Corporation (PRHC, a corporation owned by the Province and having its operations directed by the British Columbia Housing Management Commission (BCHMC)) as part of the City's contribution towards the implementation of the subject supportive housing development. The project is to be jointly managed under an operating agreement between BCHMC, a not-for-profit housing society and the Fraser Health Authority.

DISCUSSION

The subject project (Creekside) includes a sobering centre, a health clinic and transitional and second stage social housing. Prior to finalizing the lease agreement, City staff will include a provision to cancel the lease should the project not proceed to completion. Further, after construction of the project, if the obligations of the Housing Agreement are not being met by PRHC, a provision will be included that will give the City appropriate recourse. The project is in the final stages of the City's approval process with the related rezoning by-law at third reading and the development permit being finalized for Council approval.

The subject City-owned lot at 13670 – 94A Avenue has an area of 0.354 ha (38,122 ft.²) before road dedication. As a condition of development, 94A Avenue located along the northerly boundary of the lot will be widened by 1.9m. Due to the presence of a tributary of Quibble Creek and associated riparian area, a restrictive covenant has been filed on the title of the lot, which protects for conservation purposes 0.101 ha (10,890 ft.²) area at the southerly part of the site. The net usable area of the site is 0.253 ha (27,233 ft.²). The usable area will be the subject of the proposed lease agreement with the Province.

SUSTAINABILITY CONSIDERATION

The proposed Creekside housing project will, upon completion, assist in achieving some of the City's socio-cultural goals as articulated within the Surrey Sustainability Charter. These include:

- The City's action to assist in its Housing Action Plan (SC₉) by helping to achieve "appropriate housing targets"; and
- This project will "support the implementation of solutions to social service issues within the City's mandated responsibilities" (SC16).

Next Steps

If Council approves the recommendations of this report, pursuant to the Community Charter, a notice of the proposed long term lease to the Provincial Rental Housing Corporation will be published in the local newspaper. Staff will finalize the lease agreement with the Province subject to final adoption of the related rezoning by-law and issuance of the development permit for the project.

CONCLUSION

Based on the above, it is recommended that Council approve a 60 year lease to the Provincial Rental Housing Corporation of the City-owned lot located at 13670 - 94A Avenue at a nominal rate for social housing purposes subject to final reading of a rezoning by-law and issuance of a development permit for the lot.

Vincent Lalonde, P.Eng. General Manager, Engineering

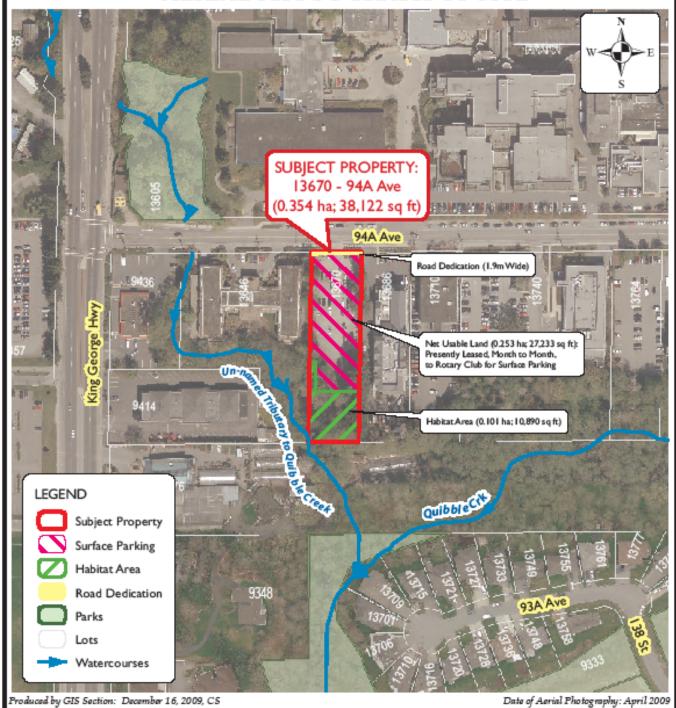
WP/mpr

g:\wp-docs\2009\administration\cr\12091437wap.docx J 1/8/10 1:34 PM

c.c. - General Manager, Planning & Development

Appendix I - Aerial Photo showing the subject lot and the portion to be leased for the Creekside Project

APPENDIX I AERIAL PHOTOGRAPH OF SITE





SUBJECT PROPERTY: 13670 - 94A Ave FILE: #0930-30-138 PLANNING FILE: 7908-0082-00

REALTY SERVICES

The data provided is compiled from verious sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for imformation and convenience purposes only.

Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

G:\MAPPING\GIS\MAPS\ CORPORATE REPORTS\Redby\ 13670_94A-AP2009.mxs