

NO: R014

COUNCIL DATE: February 1, 2016

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **January 11, 2016**

FROM: **General Manager, Engineering** FILE: **0930-30/319B**

SUBJECT: **Proposed Lease of City Property Located at 17752 Colebrook Road to the Provincial Rental Housing Corporation**

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## RECOMMENDATION

The Engineering Department recommends that Council approve the execution by the appropriate City officials of a lease of the City property located at 17752 Colebrook Road (the “Property”) as generally illustrated in Appendix “I” attached to this report to the Provincial Rental Housing Corporation (“PRHC”) for a term of 60 years, at a nominal rate, to allow for the construction and operation of a homeless shelter, subject to compliance with the notice provisions of the *Community Charter, SBC 2003, C. 26*.

## BACKGROUND

### Property Description

The Property is a 37.56 acre parcel of floodplain farmland located in the Agricultural Land Reserve (ALR). The Property was formerly part of a 46 acre farm parcel that was subdivided in 2010 to allow for the development of the City’s Animal Resource Centre on the smaller 8 acre parcel at 17910 Colebrook Road.

The 37.56 acre Property has been leased for farming purposes since the City purchased the parent parcel in 1989, and has been leased to Nicomekl Farms Ltd. since 1997. Nicomekl Farms currently occupies the Property on a month-to-month basis.

In addition to the Animal Resource Centre, the 8 acre property at 17910 Colebrook Road also accommodates an older home located in the northwest corner of the site. In 2008, this single family dwelling was rented to Options Community Services Society (“Options”) to allow for the conversion of the residence into a 10-bed emergency homeless shelter (Hyland House (Cloverdale)).

### Plan Designations, Zoning, and Land Uses

The Property is zoned General Agriculture (A-1) Zone and is designated “Agricultural” in the Official Community Plan. It is located in the ALR.

## **DISCUSSION**

In 2011, BC Housing and Options staff expressed an interest to use the Property to develop and operate a homeless shelter therapeutic farm facility. It is anticipated that this concept of a homeless shelter in a farm setting will provide opportunities for homeless men and women to become engaged in meaningful farming activities with the expectation of building self-esteem and self-worth within residents. The proposed shelter is to be named the Bill Reid Memorial Shelter and is expected to include 16 homeless shelter beds and 12 bachelor type units for people requiring more lengthy stays and support. It is intended that the proposed shelter therapeutic farm facility will replace the existing 10 bed shelter located on the adjoining 17910 Colebrook Road. The existing shelter was not purpose built and is currently one of the most expensive shelters being operated by BC Housing on a per bed basis.

### **Surrey Homelessness**

The 2014 Metro Vancouver Homeless Count found 403 homeless people in Surrey. The homeless count numbers are conservative estimates and widely recognized as an undercount. BC Housing funds various programs to assist homeless individuals. One of the programs is the Emergency Shelter Program, which provides temporary shelter, food and support services. In Surrey, there are 111 permanent Emergency Shelter Beds open year round at the following facilities:

- Gateway (City Centre) – 40 beds
- Hyland House (Newton) - 35 beds
- Hyland House (Cloverdale) - 10 beds
- Elizabeth Fry Society – 26 beds

The Master Plan for Housing the Homeless in Surrey recognizes that many of the current drop-in and shelter facilities in Surrey are functioning out of buildings that were not designed for the purpose of providing emergency services. A purpose-built shelter, as is proposed on the Property, will facilitate a better integration into the neighbourhood and adequately respond to the needs of users.

### **Proposed Tenure of the Property**

City staff and BC Housing representatives have agreed on the terms on which the Property will be made available for the development and operation of the shelter. The City will provide the Property by lease tenure at a nominal value.

The homeless shelter and therapeutic farm is proposed to extend partially over the Property, up to a maximum of 12.5 acres. The remaining portion, a minimum of 25 acres, will be reserved for continued farming by commercial farmers, under the control of the City. These two portions of the Property are illustrated in Appendix "I".

As the Property is located within the ALR and agricultural related policies limit the subdivision of agricultural lands, to facilitate development of the shelter with the therapeutic farm, the City will grant a lease of the entire Property to the PRHC and take back from the PRHC a license of the 25 acre portion, all subject to Council approval. PRHC serves to hold properties for social and low cost housing for the Province. The following is a summary of the proposed transactions:

- a) A 60 year term lease at \$10.00 nominal rent of the entire Property to the PRHC.
- b) A 60 year less one day term license agreement at \$10.00 nominal rent of the minimum 25 acre portion of the Property from the PRHC to the City.
- c) Rights for the City to sub-license the 25 acre portion of the Property for commercial farming at market rental rates. The City intends to continue to rent this 25 acre portion of the Property to the existing tenant, Nicomekl Farms Ltd.

The 60 year lease term is consistent with existing leases in place between the City and the PRHC covering City lands made available for social housing projects, such as Timber Grove Apartments at 13922 – 101 Avenue, YWCA Alders Gardens at 13788 – 71 Avenue, and Phoenix Transition Housing Centre at 13670 – 94A Avenue.

Progress is being made towards preparing the site for the homeless shelter development. In 2015, a building permit was issued for necessary preloading of part of the Property for the siting of the future farm house building and the preloading works were also undertaken and completed in 2015. A separate application for the future building is expected to be submitted in 2016. If approved, it is anticipated that the shelter will be opened in summer 2017.

## **SUSTAINABILITY CONSIDERATIONS**

The leasing of the Property to the PRHC will assist in achieving some of the City's Socio-Cultural goals within the City's Sustainability Charter, including:

- SC9: This project will help to achieve “appropriate housing targets” and contribute to the growth and provision of affordable housing; and
- SC16: This project will “support the implementation of solutions to social service issues through actions within the City's mandated responsibilities”.

## **CONCLUSION**

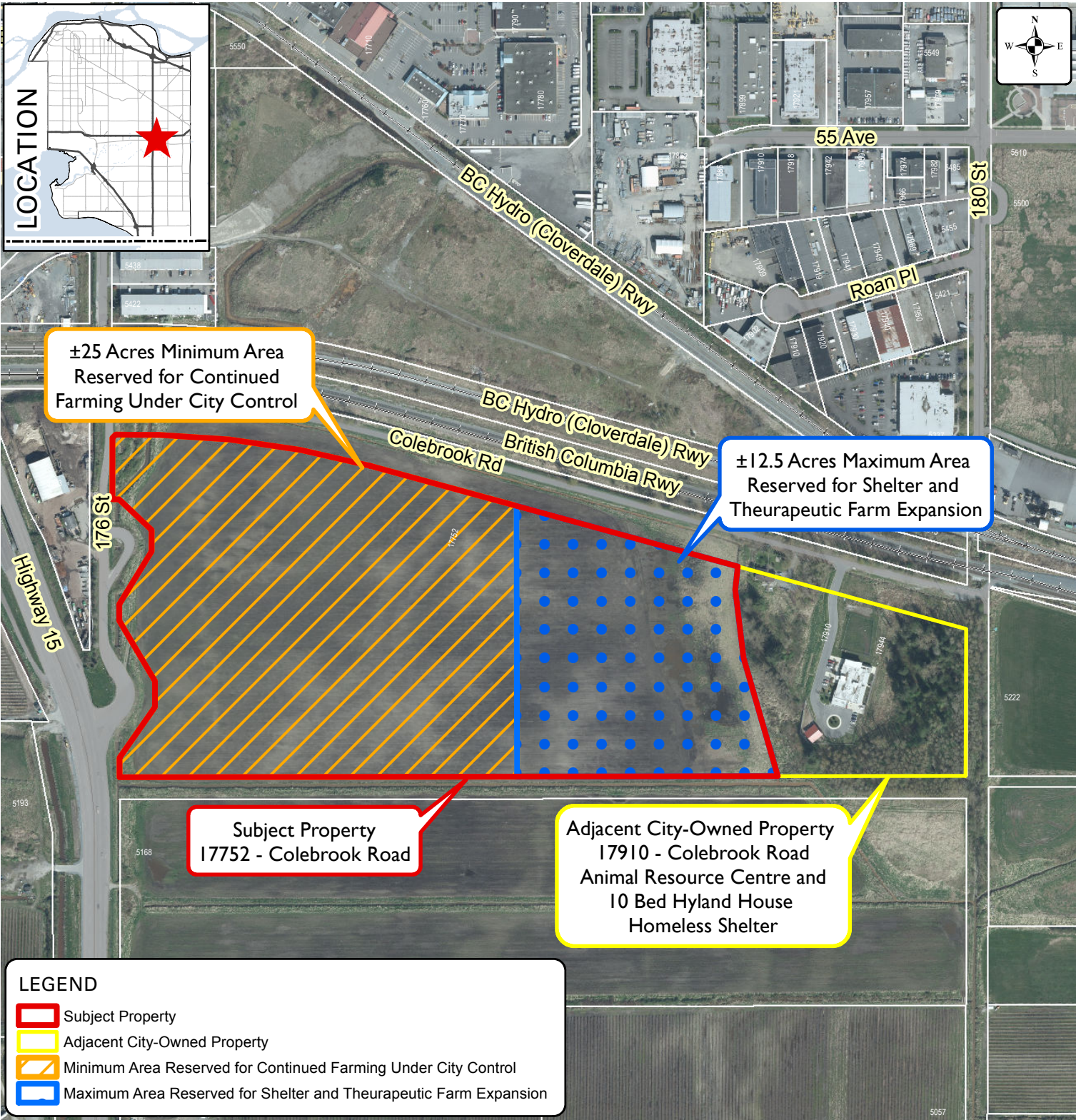
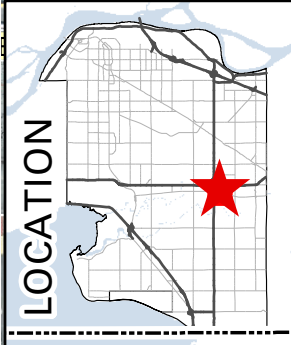
Based on the above discussion, it is recommended that Council approve the execution by the appropriate City officials of a lease agreement for the Property (17752 Colebrook Road) between the City and the PRHC to allow the PRHC and its operators to use the Property for the construction and operation of a homeless shelter facility over part of the Property, as generally described in this report.

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

AW/amg/clr

Appendix “I” - Aerial Photo of Site

AERIAL PHOTOGRAPH OF SITE



±25 Acres Minimum Area Reserved for Continued Farming Under City Control

±12.5 Acres Maximum Area Reserved for Shelter and Theurapeutic Farm Expansion

Subject Property  
17752 - Colebrook Road

Adjacent City-Owned Property  
17910 - Colebrook Road  
Animal Resource Centre and  
10 Bed Hyland House  
Homeless Shelter

**LEGEND**

- Subject Property
- Adjacent City-Owned Property
- Minimum Area Reserved for Continued Farming Under City Control
- Maximum Area Reserved for Shelter and Theurapeutic Farm Expansion

Produced by GIS Section: 11-Jan-2016, C9W

Aerial Photo: April 5, 2015

Scale: 1:5,000



**SUBJECT PROPERTY**  
**17752 - Colebrook Road**

**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.