

RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed temporary modular housing project and ancillary support services fall under the categories of care facility, community services, and office use in the Zoning By-law No. 12000. A care facility is not a permitted use under the CD Zone (Bylaw No. 12833) and community services and office use are only permitted on the easternmost lot (13455 – 107A Avenue).

RATIONALE OF RECOMMENDATION

- In 2017, the Province of BC announced the Rapid Response to Homelessness (RRH) as an immediate response to the growing issue of homelessness across the province.
- RRH is an innovative housing solution that provides an immediate housing option and necessary support services for vulnerable individuals, utilizing construction techniques such as modular design to expedite production and rapidly create new, provincially-owned housing units.
- In January 2018, the Province and the City announced plans for three temporary modular housing projects. Scheduled to be fully operational in early spring 2018, the approximately 160 supportive housing units will include individual rooms with private bathrooms, meal service, counselling and medical offices, 24/7 staffing, and life and employment skills programming.
- These units will provide an emergency solution to meet the urgent need of people experiencing homelessness. The housing will be replaced by 250 units of permanent affordable housing once additional sites have been identified and the additional modular homes with support services have been built.
- The subject site has been selected as a potential location for one of the three temporary modular housing projects.
- The temporary modular housing units will be operated by Lookout Housing and Health Society.
- The proposed Temporary Use Permit (TUP) will accommodate the proposed temporary modular housing project, and ancillary support services, for a period of three (3) years.
- The current owners of the property are not intending on pursuing any redevelopment on the site for at least 3 years. As such, the proposed temporary modular housing project will provide for an interim use that helps to address the immediate need for housing units and support services for individuals who are experiencing homelessness or at risk of homelessness in the City and across the province.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Temporary Use Permit No. 7917-0604-00 (Appendix III) to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the project

Surrey Fire Department: The Fire Department has reviewed the plans and supports in principle

SITE CHARACTERISTICS

Existing Land Use: Vacant

Adjacent Area:

Direction	Existing Use	City Centre Plan Designation	Existing Zone
North:	Vacant land and existing commercial building	Residential High Rise 5.5 FAR	RF and LUC 73/C-8
East (Across City Parkway):	Mixed businesses	Residential Mid to High Rise 3.5 FAR	C-8
South (Across 107A Avenue):	Tom Binnie Park	Park	CD (By-law No. 16767)
West (Across University Drive):	Vacant	Residential High Rise 5.5 FAR	RF

DEVELOPMENT CONSIDERATIONS

Background:

- The subject site is comprised of two neighbouring properties located on the north side of 107A Avenue, between University Drive and City Parkway in the City Centre. The site is zoned Comprehensive Development Zone (CD) (By-law No. 12833) and is designated “Residential High Rise 5.5 FAR” in the City Centre Plan.
- The subject properties and adjacent properties to the south, later acquired by the City for the Chuck Bailey Recreation Centre, were rezoned to Comprehensive Development Zone (By-law No. 12833) in 1996, and general Development Permit No. 7995-0181-00 was issued to generally guide the future development of the site, which included mixed-use towers on a minimum 4-storey podium. The CD Zone permits a maximum floor area ratio (FAR) of 4.1 on the subject site. The future development of these properties under the CD Zone is subject to a detailed Development Permit for form and character.

- To date, the site has remained vacant and no further applications for development have been received.
- The City Centre Plan, which was endorsed by Council in January 2017, designates the subject properties for residential high rise development at a floor area ratio (FAR) of 5.5. Since the current CD Zone prescribes a lower maximum density of 4.1 FAR it is anticipated that the owners will pursue rezoning of the properties at a future date to realize the density now supported by the plan.
- The owner of the property has confirmed that they have no intentions to pursue redevelopment on the subject site for at least 3 years.

Current Proposal:

- In 2017, the Province of BC announced the Rapid Response to Homelessness (RRH) as an immediate response to the growing issue of homelessness across the province. Partnering with non-profit organizations, local governments and community groups, BC housing will create new housing units with support services for individuals who are experiencing homelessness or at risk of homelessness.
- RRH is an innovative housing solution that provides an immediate housing option and necessary support services for vulnerable individuals, utilizing construction techniques such as modular design to expedite production and rapidly create new, provincially-owned housing units. Modular units will be deployed on land made available by program partners, and can be relocated to future sites as needed. Property management and support services will be delivered by non-profit partners.
- In January 2018, the Province and the City announced plans for three temporary modular housing projects. Scheduled to be fully operational in early spring 2018, the approximately 160 supportive housing units will include individual rooms with private bathrooms, meal service, counselling and medical offices, 24/7 staffing and life and employment skills programming.
- These units will provide an emergency solution to meet the urgent need of people experiencing homelessness. The housing will be replaced by 250 units of permanent affordable housing once additional sites have been identified and the additional modular homes with support services have been built.
- The temporary modular housing units will be operated by Lookout Housing and Health Society.
- The subject site has been selected as a potential location for one of the three temporary modular housing projects.
- The proposed temporary modular housing project and ancillary support services fall under the categories of care facility, community services, and office use in the Zoning By-law No. 12000. A care facility is not a permitted use under the CD Zone (Bylaw No. 12833) and community services and office use are only permitted on the easternmost lot (13455 – 107A Avenue)

- A Temporary Use Permit (TUP) is therefore proposed to accommodate the proposed temporary modular housing project, including ancillary support services, for a period of three (3) years. Should the subject TUP be supported by Council, a lease agreement between the City and the property owner would be finalized and the lands would then be subleased to BC Housing for the project.

PRE-NOTIFICATION

In accordance with Council policy, pre-notification letters were mailed on January 10, 2018 and a Development Proposal sign was erected on the property on January 15, 2018. To date, staff have received the following comments (with staff comments in *italics*).

Concern that the housing is too close to Chuck Bailey Park and the SkyTrain station, and that the proposed housing project will result in more people congregating in these areas.

(The proposed temporary modular housing project will provide housing units but also will include meal service, counselling and medical services, and life and employment skills programming to support those individuals currently experiencing homelessness or at risk of being homeless to achieve and maintain stability in housing and foster resilience against homelessness. The project will be manager by Lookout Housing and Health Society.)

- Concerns about this being a permanent facility at this location.

(The subject Temporary Use Permit is for a maximum 3 year duration. The intent is that these units will be replaced by permanent affordable housing, once additional sites have been identified.)

DESIGN PROPOSAL AND REVIEW

- Gated vehicular access to the site is proposed from 107A Avenue. A total of 10 parking spaces are proposed on site for support staff.
- The housing consists of prefabricated modular work force buildings, with individual sleeping units and washrooms. A total of 60 units will be accommodated in two main buildings. Administrative offices for support staff are proposed in a modular building on the east portion of the site. An additional storage structure, and a dog run, are proposed for the residents on the southern portion of the site.

TREES

- Glenn MacDonald, ISA Certified Arborist for the City of Surrey prepared an Arborist Assessment for the subject property. The table below 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
Alder and Cottonwood Trees			
Alder			
Cottonwood			
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Ash	6	6	
Cedar	10	9	1
Maple	1	1	
Popular	9	7	2
Fir	3	2	1
Oak	1	1	
Elm	6	6	
Hemlock	1	0	1
Coniferous Trees			
Total (excluding Alder and Cottonwood Trees)	37	32	5
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		N/A at this time	
Total Retained and Replacement Trees		5	
Contribution to the Green City Fund			

- The Arborist Assessment states that there are a total of 37 protected trees on the site. There are no Alder and Cottonwood trees. It was determined that 5 trees located on the north west portion of the site can be retained as part of this development proposal.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 22, 2017. The table below 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)	•
2. Density & Diversity (B1-B7)	• N/A
3. Ecology &	• N/A

Sustainability Criteria	Sustainable Development Features Summary
Stewardship (C1-C4)	
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Provides an emergency solution to meet the urgent need of people experiencing homelessness.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Pre-notification letters were mailed and a development proposal sign was erected on the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary (Confidential) and Project Data Sheets
 Appendix II Tree Removal Plan
 Appendix III Temporary Use Permit No. 7917-0604-00

INFORMATION AVAILABLE ON FILE

Original signed by Ron Gill

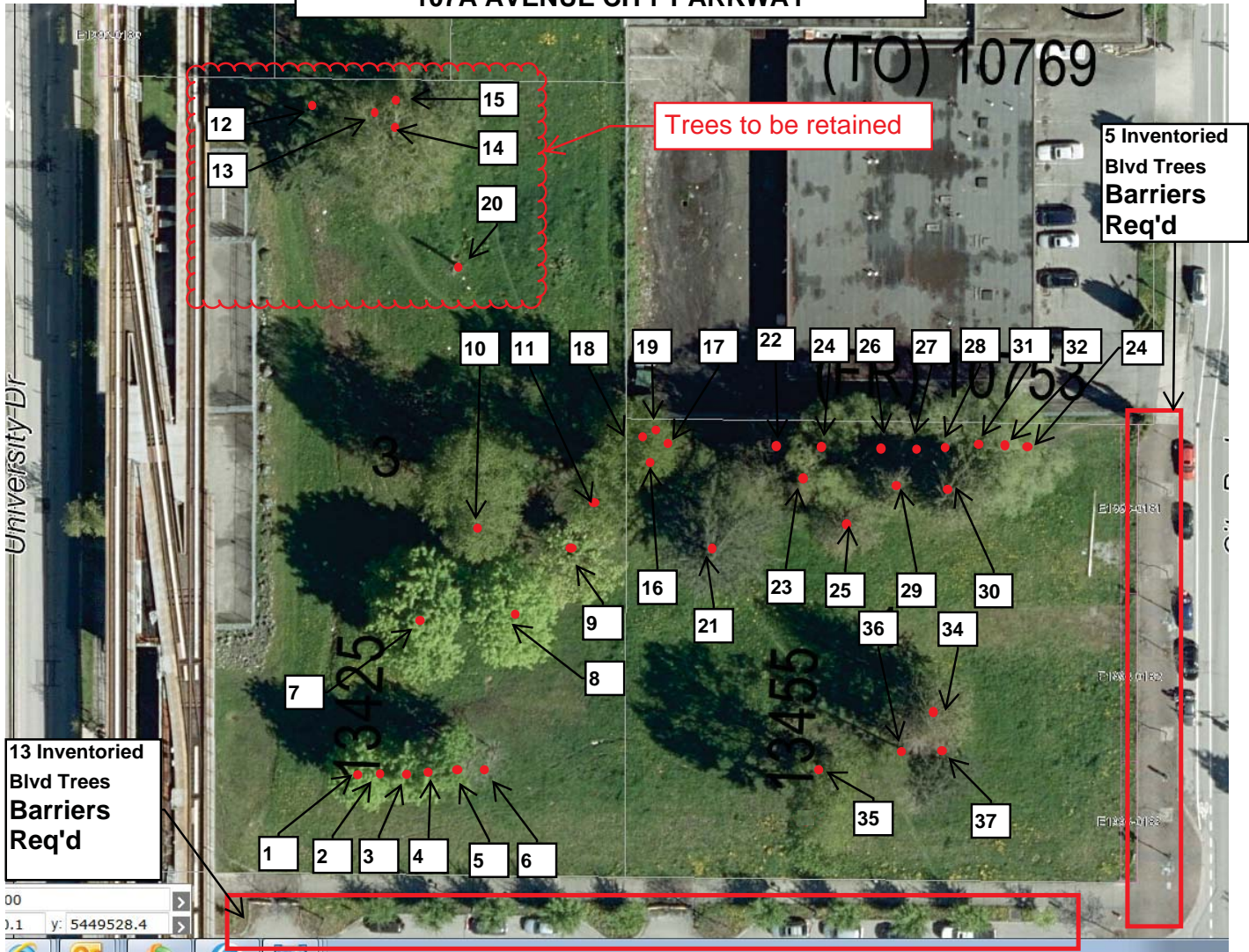
Jean Lamontagne
 General Manager
 Planning and Development

LAP

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

**BC HOUSING SITE # TREE INVENTORY
107A AVENUE CITY PARKWAY**

Appendix II



TREE #	TAG #	GENUS	SPECIES	D.B.H.	CONDITION (GOOD MEDIUM POOR)
1	8224	fraxinus		47	MEDIUM (Girdled @ 3m)
2	8212	fraxinus		37	POOR
3	8136	fraxinus		30	POOR (Multiple stems some decay)
4	7060	fraxinus		40/16	POOR
5	1965	thuja	plicata	34	POOR (Standing dead)
6	1968	thuja	plicata	30	POOR (Standing dead)
7	9813	fraxinus		28/37/35/ 30/38/45	POOR
8	8125	fraxinus		55/39	MEDIUM (Codominant, north stem has multiple codominants)
9	8158	acer	platinooidies	58	MEDIUM (Ivy & dead wood in canopy)
10	7747	populus	trichocarpa	60	GOOD
11	3759	populus	trichocarpa	45	GOOD
12	1350	pseudotsuga	menziesii	70	GOOD
13	1928	populus	trichocarpa	80	GOOD
14	8280	populus	trichocarpa	90	MEDIUM
15	1976	thuja	plicata	58	MEDIUM
16	8666	populus	trichocarpa	47	GOOD
17	8717	populus	trichocarpa	32	POOR (Top failure @ 4m)
18	8356	populus	trichocarpa	41	MEDIUM
19	7721	populus	trichocarpa	44	MEDIUM
20	6071	tsuga	heterophylla	45	POOR (6M dead top)

21	4466	pseudotsuga	menziesii	73	MEDIUM (Canopy thinning)
22	6962	quercus	robur	49	GOOD
23	8680	thuja	plicata	39	MEDIUM (Canopy thinning)
24	8357	thuja	plicata	68	MEDIUM (Canopy thinning)
25	7027	thuja	plicata	78	POOR (Standing dead)
26	9298	ulmus		30	POOR
27	9432	ulmus		43	MEDIUM
28	8725	ulmus		37	POOR
29	8124	thuja	plicata	140	MEDIUM (Codominant stems)
30	8467	thuja	plicata	135	MEDIUM
31	8428	ulmus		31/29	MEDIUM (Codominant stems)
32	8699	ulmus		80	MEDIUM (Codominant stems)
33	TAG #	GENUS	SPECIES	D.B.H.	CONDITION (GOOD MEDIUM POOR)
34	8183	ulmus		69	POOR
35	3259	thuja	plicata	99	POOR (Dying tree)
36	7708	populus	trichocarpa	47/35/45	MEDIUM (Codominate at the base)
37	8177	thuja	plicata	44	POOR (Standing dead)
38	8434	pseudotsuga	menziesii	54	MEDIUM
13	CITY INVENTORIED STREET TREES ON 107 A AVENUE				BARRIERS REQUIRED
5	CITY INVENTORIED STREET TREES ON CITY PARKWAY				BARRIERS REQUIRED

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7917-0604-00

Issued To:

Address of Owners:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(The "Owners")

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: 023-611-405

Lot 3 Section 22 Block 5 North Range 2 West New Westminster District Plan LMP30919
13425 - 107A Avenue

Parcel Identifier: 023-611-413

Lot 4 Section 22 Block 5 North Range 2 West New Westminster District Plan LMP30919
13455 - 107A 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 care facility, community services, and office uses in the form of a 60-unit temporary modular housing project with ancillary support services (meal service, counselling, medical services, and life and employment skills programming).
5. The temporary use permitted on the Land shall be in accordance with:
 - (a) The location of the buildings, access and parking as shown on Schedule A (the "Drawing") which is attached hereto and forms part of this permit.
6. 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.
7. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
8. This temporary use permit is not transferable.
9. 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 – Linda Hepner

City Clerk – Jane Sullivan

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.

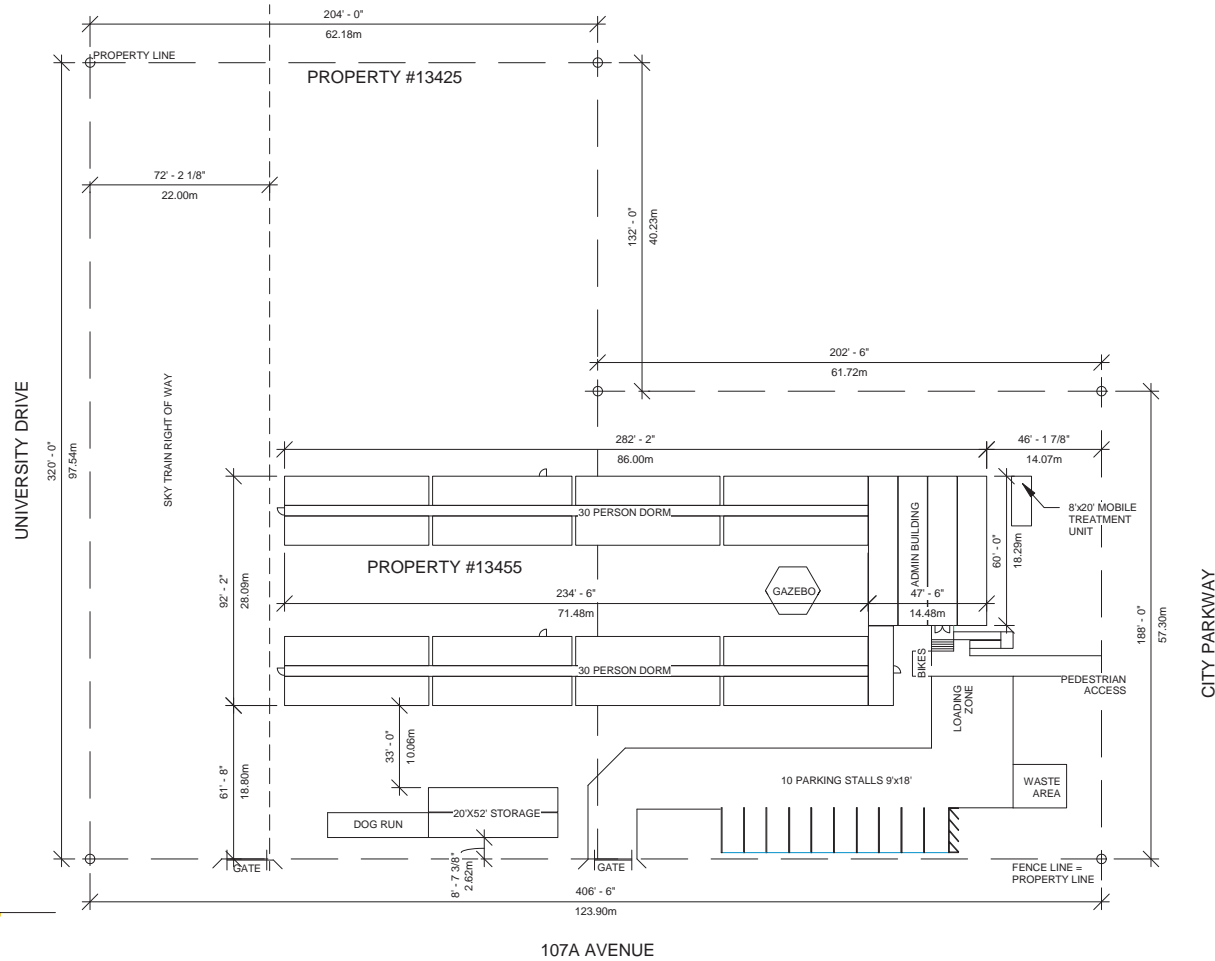
I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey 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)

PLotted DATE: 2016-10-10 09:02 AM



Schedule A

3D RENDERINGS ARE GRAPHICAL REPRESENTATIONS ONLY - ITEMS/MATERIALS MAY NOT BE EXACTLY AS SHOWN.

© 2017 ATCO STRUCTURES & LOGISTICS LTD. ALL RIGHTS RESERVED. THESE DRAWINGS CONTAIN THE CONFIDENTIAL INFORMATION AND ARE THE PROPERTY OF ATCO STRUCTURES & LOGISTICS LTD. SHALL BE HELD IN STRICTEST CONFIDENCE, AND CANNOT BE USED, COPIED, REPRODUCED, DISCLOSED, PUBLISHED, DISTRIBUTED OR OTHERWISE EXPLORED, IN ANY FORM OR MANNER, IN WHOLE OR IN PART, FOR ANY REASON OTHER THAN THE REASON FOR WHICH THEY WERE PROVIDED TO YOU BY ATCO STRUCTURES & LOGISTICS LTD., WITHOUT THE EXPRESS WRITTEN CONSENT OF ATCO STRUCTURES & LOGISTICS LTD.



BC HOUSING
SURREY SITE 107A AVE
SITE PLAN - 30 PERSON DORMS

DRAWN BY: AH
DATE: 17-12-16
DESCRIPTION: ISSUED FOR BID

SALES DRAWING
NOT FOR CONSTRUCTION

2018-001 00A100 REV. 1