

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0229-00

Planning Report Date: October 1, 2018

**PROPOSAL:**

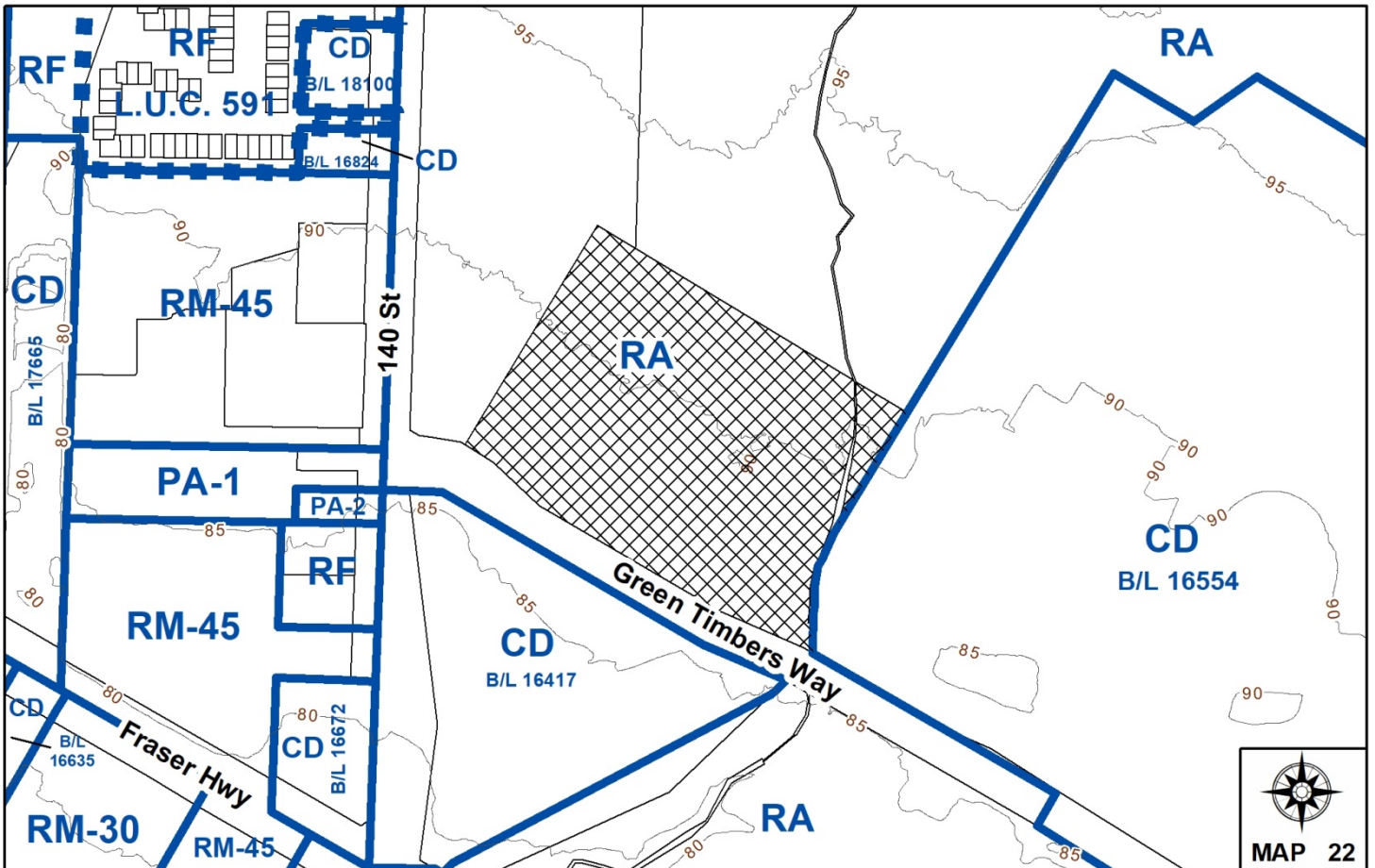
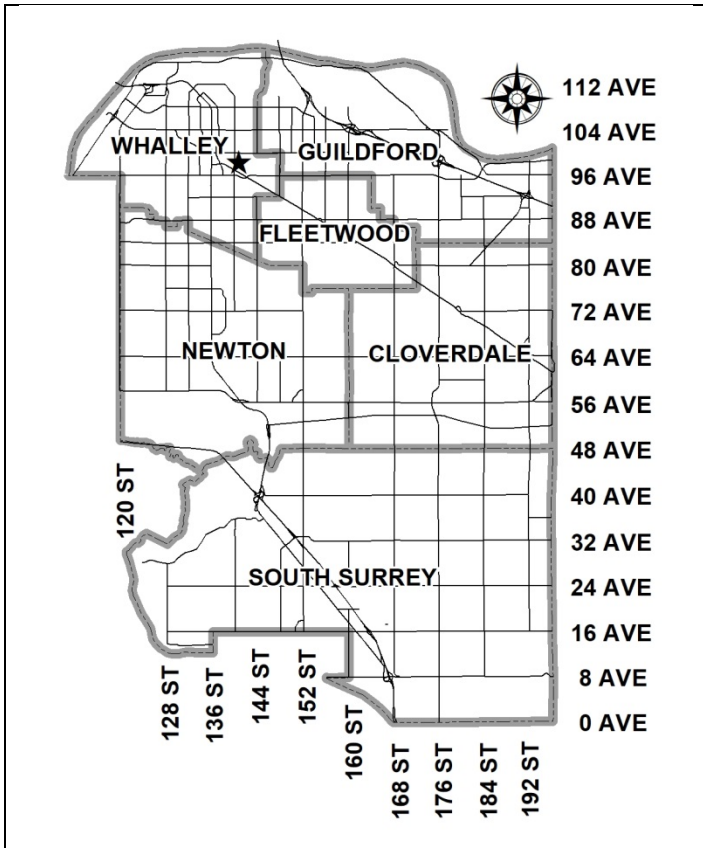
- **Development Permit**
- **Development Variance Permit**

to permit the development of a 6-storey transitional housing facility and emergency shelter

**LOCATION:** 14150 - Green Timbers Way

**ZONING:** RA

**OCP DESIGNATION:** Mixed Employment



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to reduce the rear (east) yard setback for an accessory structure, and to reduce parking.

### RATIONALE OF RECOMMENDATION

- The proposed transitional housing facility and emergency shelter is consistent with proposed CD By-law No. 18718, which received Third Reading on May 9, 2016 as part of the City-initiated Development Application No. 7916-0013-00.
- The development of the proposed transitional housing facility and emergency shelter responds to key recommendations of the Master Plan for Housing for the Homeless in Surrey and it also addresses priorities identified in the Plan for the Social Well-Being of Surrey Residents, the Crime Reduction Strategy and the Surrey Poverty Reduction Plan.
- The proposed transitional housing facility and emergency shelter is consistent with the Green Timbers Care Village Urban Design Guidelines presented to Council in the Planning Report to Council as part of Application No. 7916-0013-00.
- The subject site, which is owned by the City, is considered appropriate for the proposed transitional housing facility and emergency shelter. The subject site is in a walkable location near the edge of City Centre, in close proximity to services and amenities such as Green Timbers Park.
- Fraser Highway, just south of the subject site, is identified as a rapid transit corridor connecting Surrey to Langley.
- The proposed parking relaxation is supported by a Traffic Impact Study (TIS) which indicates that residents of the proposed housing facility are not expected to arrive by private vehicle, and sufficient staff parking is proposed.
- The siting of the accessory building supports the use and design of the outdoor amenity area.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7918-0229-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7918-0229-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear (east) yard setback of CD By-law No. 18718 from 7.5 metres (25 ft.) to 1.0 metre (3.3 ft.) for accessory buildings and structures; and
  - (b) to reduce the minimum number of required on-site parking spaces from 52 to 30.
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) submission of a finalized tree survey and a statement regarding tree preservation 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

### REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix IV.
Parks, Recreation & Culture:	The Parks Department has no concerns. However, Parks Planning has requested further details with respect to the interface between the building and the future park path to the east.
Surrey Fire Department:	The Fire Department has no concerns relative to the Development Permit, but has provided comments to be addressed at the time of Building Permit application.

### SITE CHARACTERISTICS

<u>Existing Land Use:</u>	Vacant, treed lot with several existing parking areas and a Class A watercourse (Quibble Creek) along the east property line under Development Application No. 7916-0013-00.
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Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Green Timbers Park	Conservation and Recreation	RA
East:	RCMP "E" Division	Mixed Employment	CD By-law No. 15654
South (Across Green Timbers Way):	Jim Pattison Outpatient Clinic	Mixed Employment	CD By-law No. 16417
West:	Vacant City-owned parcel included in Development Application No. 7916-0013-00 (at Third Reading)	Mixed Employment (under application to amend OCP to Multiple Residential)	RA (under application to rezone to CD By-law No. 18718)

DEVELOPMENT CONSIDERATIONSBackground

- On September 14, 2015, Corporate Report No. R183 was forwarded to Council for approval of a Memorandum of Understanding (MOU) between the City and BC Housing to secure a partnership to lead to the delivery of a new purpose-built low barrier shelter and transitional housing facility in the Surrey City Centre area. The MOU was signed by the City and BC Housing on November 16 and 19, 2015 respectively.
- At the Regular Council Land – Use Meeting on April 18, 2016, Council considered a Planning Report for Application No. 7916-0013-00 recommending rezoning of two City-owned properties at 9900 – 140 Street and 14150 Green Timbers Way from RA to "Comprehensive Development Zone" (CD) to accommodate future institutional, residential, office and civic uses including a care facility, an emergency shelter/transitional housing facility, offices and a bio-energy facility (the "Green Timbers Care Village").
- The City also proposes an amendment to the OCP to redesignate the site from "Mixed Employment" to "Multiple Residential" and an OCP Text Amendment to increase the maximum allowable floor area ratio (FAR) under the Multiple Residential designation for the subject site only, to 2.5 FAR.
- Following the Public Hearing, which was held on May 2, 2016, Council granted Third Reading to Rezoning By-law No. 18718 and OCP Amendment By-law No. 18716. City staff are currently working to address outstanding requirements in order that these By-laws may be brought forward for final Adoption.
- On June 21, 2018 the City of Surrey submitted an application on behalf of BC Housing to construct a 6-storey transitional housing facility and emergency shelter.
- BC Housing has selected RainCity Housing and Support Society to act as the facility operator.

### Site Context

- The proposed BC Housing and RainCity Housing Green Timbers Way transitional housing facility and emergency shelter ("Green Timbers Way housing facility") site is located on a portion of the City-owned property at 14150 Green Timbers Way, which is one of two properties included in the Rezoning Development Application No. 7916-0013-00 and has been become known as the Green Timbers Care Village.
- The property is zoned "One Acre Residential Zone (RA)" and designated "Mixed Employment" in the Official Community Plan (OCP). As noted above, the City is proposing an amendment to the OCP to redesignate the site from "Mixed Employment" to "Multiple Residential", and a rezoning from "RA" to "Comprehensive Development Zone" (CD) to facilitate a range of uses.
- These properties are located just outside the City Centre Plan area, for which 140 Street is the easternmost boundary.
- There is an existing Class A, red-coded watercourse along the eastern boundary of this site. Ultimately, this portion of the site will be consolidated with Green Timbers Park, with future park pathways connecting existing pathways in the Park to Green Timbers Way.
- A temporary RCMP parking facility is located immediately north of the site of the proposed Green Timbers Way housing facility.

### Green Timbers Way Housing Facility Lot

- City staff are currently preparing a Subdivision Plan that will subdivide 14150 Green Timbers Way into 2 lots in order to provide a site for the proposed Green Timbers Way housing facility.
- This property will continue to be owned by the City, but will be leased to BC Housing.

### Current Proposal

- BC Housing, along with the proposed operator, RainCity Housing and Support Society, is proposing to construct a 6-storey transitional housing facility and emergency shelter that will provide housing for high-needs individuals with a history of chronic homelessness.
- The proposed net density is 1.51 FAR, which is below the maximum density permitted in proposed CD By-law No. 18718, which is at Third Reading.
- The proposed Green Timbers Way housing facility will consist of several components:
  - A 30-bed emergency shelter that will provide immediate, temporary housing and care for individuals with mental health and substance abuse challenges;
  - A 100-bed transitional housing facility for individuals who will be transitioned to suitable, permanent housing; and
  - Ancillary support services and spaces including laundry, dining, lounge, recreation, outdoor amenity space, counselling, health services, and food services.

- The first level of the proposed Green Timbers Way housing facility will consist of a reception and intake area, lounge and activity rooms, a workshop, examination rooms, food and clothing storage, a kitchen, and other operational uses. Access to the outdoor amenity area will be provided from this level, which is described in greater detail later in this report.
- The second level will consist of the 30 emergency shelter units, toilet and shower facilities, laundry facilities, an exam room, and lounge space. Thirteen (13) of the shelter units and 1 lounge are separated from the other units for female residents of the shelter, and 14 units are set aside for use by male residents.
- There is also a larger lounge and three, "flex" shelter rooms in a common area on this level.
- Each emergency shelter unit is 10.9 square metres (117 sq.ft.) in area.
- Levels 3 to 6 will consist of the 100 transitional housing units. There will be 98 studio units and 2, 1-bedroom units. The units include a bathroom, kitchen, sitting area and sleeping area.
- Each studio unit will be 27.8 square metres (299 sq.ft.) in area, and each 1-bedroom unit will be 49.2 square metres (530 sq.ft.) in area. Eight (8) of the units, including the 2, 1-bedroom units, will be accessible units.
- A large lounge and eating area with serverly will be provided on the third level, with a second lounge with kitchen provided on the fourth level. Laundry facilities are located on all 4 levels of transitional housing.

#### *Outdoor Amenity Area*

- A common outdoor amenity area will be provided at the ground level of the proposed Green Timbers Way housing facility, at the rear of the site and adjacent to the future extension of Green Timbers Park.
- The outdoor amenity area will consist of the following:
  - Covered patio and seating areas;
  - Uncovered seating and eating areas;
  - Quiet courtyard space;
  - Garden plots;
  - Barbecue; and
  - Tool shed.
- In addition, the workshop and secure cart and bicycle storage facilities will be located adjacent to the outdoor amenity area.

#### Vehicle Circulation and Parking

- A new, as-yet unnamed north-south road is to be provided along the ultimate west property line of the Green Timbers Way housing facility site. In the interim, a 20-metre (66 ft.) wide section of this road will provided along this frontage in order to provide vehicle access to the driveway, underground parking and loading/unloading facilities.

- Ultimately, this new north-south road will be constructed to a 20-metre (66 ft.) Local Road standard connecting Green Timbers Way to 140 Street (see Appendix III). This new road will also provide road frontage as the larger, Green Timbers Care Village further subdivides in the future.
- A total of 30 vehicle parking spaces are proposed, including 1 accessible parking space.
- Fifty-two (52) parking spaces are required to be provided, based on Zoning By-law requirements for a care facility located outside of City Centre. The applicant is seeking a variance to the parking requirements. See the By-law Variance section for details.
- A total of 53 secure bicycle parking spaces are provided, both above ground and in the underground parking facility.

#### Sensitive Ecosystems (Streamside Areas) Development Permit

- The subject property falls within the Sensitive Ecosystems (Streamside Areas) Development Permit Area due to the presence of Quibble Creek (Class A, red-coded watercourse) east of the subject site.
- As the entirety of the streamside protection area will remain under City ownership (based on a top-of-bank and associated streamside setback established by a Qualified Environmental Professional, or QEP), and will ultimately be incorporated into Green Timbers Park, a Sensitive Ecosystem Development Permit is not required.

#### PRE-NOTIFICATION

The development sign was installed on August 29, 2018. To date, staff have received no responses.

#### DESIGN PROPOSAL AND REVIEW

- The proposed 6-storey, 23-metre (75 ft.) tall Green Timbers Way housing facility consists of a relatively simple form and massing, punctuated with colour and angular projections in a deliberate attempt to enhance the visual interest and vibrancy of the facility.
- The form of the building and the location of the outdoor amenity are reflective of the programmatic needs and function of the facility.
- The entrance is located to minimize steps and ramps and to meet the program function and requirements of the facility and the operator.
- Materials are primarily durable cementitious paneling and metal siding, including siding that incorporates the look of wood for a warm expression. The ADP has recommended consideration to expand the use of this wood look to enhance the warm expression. Staff and the project architect are working together to respond to all of the Panel member's comments.

- A significant number of trees are planted on site adjacent the Green Timbers Way multi-use pathway, to reflect the siting of the facility on the edge of Green Timbers Park. These trees include Purple Beech and Katsura.
- Within the site, landscaping consists of a variety of trees and shrubs, including a Maidenhair Tree (also known as Ginkgo Biloba) that serves as a focal tree and gathering place within the “quiet courtyard”.
- A 2-metre (6.6 ft.) tall security fence (wood) will be erected around the outdoor amenity area, between this property and the future park to the east and City-owned lot to the north. Staff are working with the applicant to develop an enclosure that provides security and screening but also allows a visual connection to the future park and path.
- Outside of the amenity area, to provide screening between the on-site security fence and the future park property, native planting including Yew hedge, Oregon Grape and Sword Fern will be planted.

## TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. 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
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
English Holly	4	4	0
English Oak	2	0	2
Japanese Maple	1	1	0
Katsura	1	1	0
Magnolia	1	1	0
Purple Plum	1	1	0
Red Oak	1	1	0
Smoke Bush	1	1	0
<b>Coniferous Trees</b>			
Blue Atlas Cedar	1	0	1
Blue Spruce	1	0	1
Deodar Cedar	1	0	1
Douglas Fir	2	1	1
Lawson Cypress	3	0	3
Pyramid Cedar	3	0	3
Weeping Redwood	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>24</b>	<b>11</b>	<b>13</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>51</b>	



<b>Total Retained and Replacement Trees</b>	<b>64</b>
<b>Contribution to the Green City Fund</b>	<b>N/A</b>

- The Arborist Assessment states that there are a total of 11 protected trees on the proposed development site, and 13 within the adjacent streamside protection area, for a total of 24 trees. It was determined that the 13 trees within the streamside protection area will not be impacted and will be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those 11 trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 22 replacement trees on the site. The applicant is proposing 51 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on Green Timbers Way and along the future north-south road. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Purple Beech, Katsura, Full Moon Maple, Paperbark Maple, Limber Pine, and Maidenhair Tree.
- In summary, a total of 51 trees are proposed to be replaced on the site, and all 13 trees within the adjacent streamside protection area will be retained.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 20, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The proposed development is located adjacent to the City Centre area.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed development provides short-term housing and permanent emergency shelter space for the City's most vulnerable residents.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The development will incorporate Low Impact Development Standards (LIDS).</li> </ul>

4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The development provides for bike racks and secured bike parking.</li> <li>• The development is in close proximity to several transit stops on 140 Street and Fraser Highway, and future LRT along Fraser Highway.</li> <li>• The development is in close proximity to several existing and future multiuse pathways and park paths.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The proposed development incorporates CPTED principles, including providing "eyes on the street", good sight lines, and delineation of public and private space.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• The proposed development is not seeking any Green Building Certification.</li> <li>• The building will achieve STEP 4 of the BC Energy Step Code.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• There are no special Education or Awareness measures proposed, although the operator has been involved in the design and development of the project.</li> </ul>

### ADVISORY DESIGN PANEL

ADP Meetings: August 23, 2018.

The site plan and building design were well-received by ADP (see Appendix VI). The panel members recommended refinements to the architectural and landscape architectural plans. The applicant has agreed to work with staff to resolve any outstanding design considerations.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear (east) yard setback for accessory buildings and structures from 7.5 metres (25 ft.) to 1.0 metre (3.3 ft.).

Applicant's Reasons:

- The placement of the bike and cart storage must be external to the building, yet be within an enclosed area to ensure security of the residents belongings.
- However, these elements cannot be sited between the building and outdoor amenity area as the facility operator requires visual overlook of the outdoor amenity area.

Staff Comments:

- The siting of the accessory building adjacent to the east property line and adjacent to the future extension of Green Timbers Park, although not ideal, will be partially screened by planting and treated architecturally to soften this edge.
- Staff support the variance.

(b) Requested Variance:

- To reduce the minimum number of on-site parking spaces from 52 to 30.

Applicant's Reasons:

- According to a Traffic Impact Study provided by the project Transportation consultant, residents of this type of facility, including those operated by RainCity Housing, do not typically own a vehicle.
- Similarly, visitors to such facilities do not typically arrive by private vehicle.
- The consultant has determined that the facility provides sufficient staff parking, including when staff are starting and ending shifts.

Staff Comments:

- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, and Landscape Plans
Appendix III.	Green Timbers Care Village Site Concept
Appendix IV.	Engineering Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments
Appendix VII.	Aerial Photo
Appendix VIII.	Development Variance Permit No. 7918-0229-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

CA/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD By-law No.18718

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,129.4 sq.m
Road Widening area		
Undevelopable area		
Net Total		4,129.4 sq.m
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	43.4%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front (west)	7.5 m	7.5 m
Rear (east)*	7.5 m	7.5 m 1.0 m* to accessory building/structures
Side #1 (north)	7.5 m	7.5 m
Side #2 (south)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	30 m	23 m
Accessory	4.5	4.0 m
NUMBER OF UNITS		
Studio		98
One Bed		2
Emergency Shelter Units		30
Total		130
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		6,749 sq.m
TOTAL BUILDING FLOOR AREA		

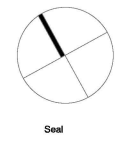
\* *Variance Required*

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		1.51
FAR (net)	2.5	1.51
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	n/a	567 sq.m
Outdoor	n/a	864.6 sq.m
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial *		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional	52	30*
Total Number of Parking Spaces	52	30*
Number of accessible stalls	0	1
Number of small cars		0
Tandem Parking Spaces: Number / % of Total Number of Units	n/a	n/a
Size of Tandem Parking Spaces width/length	n/a	n/a

**\* Variance Required**

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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Seal

**NSDA**  
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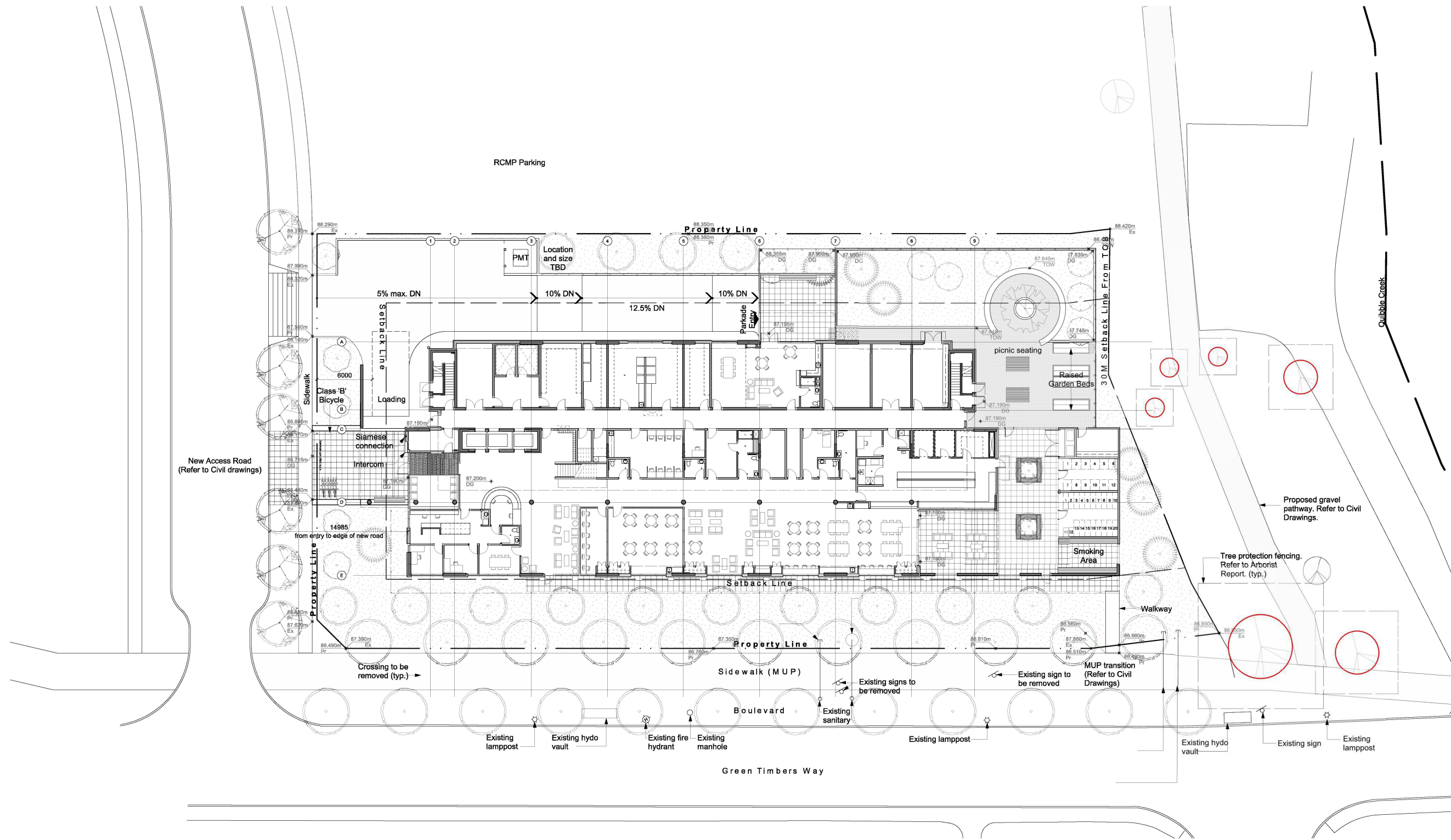
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Project  
Surrey Shelter  
Green Timbers Way



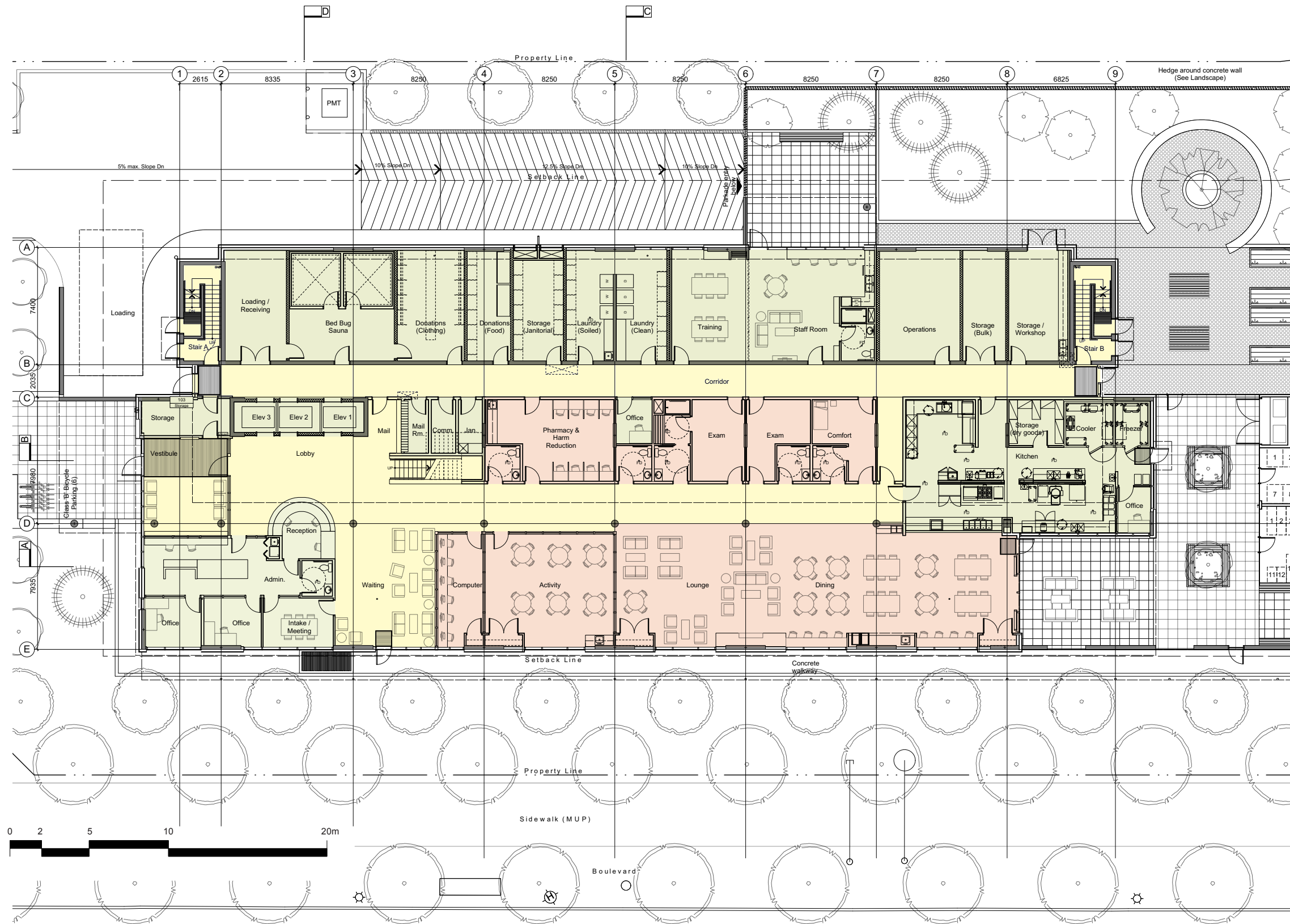
a home for every person  
Sheet Title  
Site Plan

Project Number  
15042  
Scale  
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Sheet Number  
A-002



- Tree to be retained

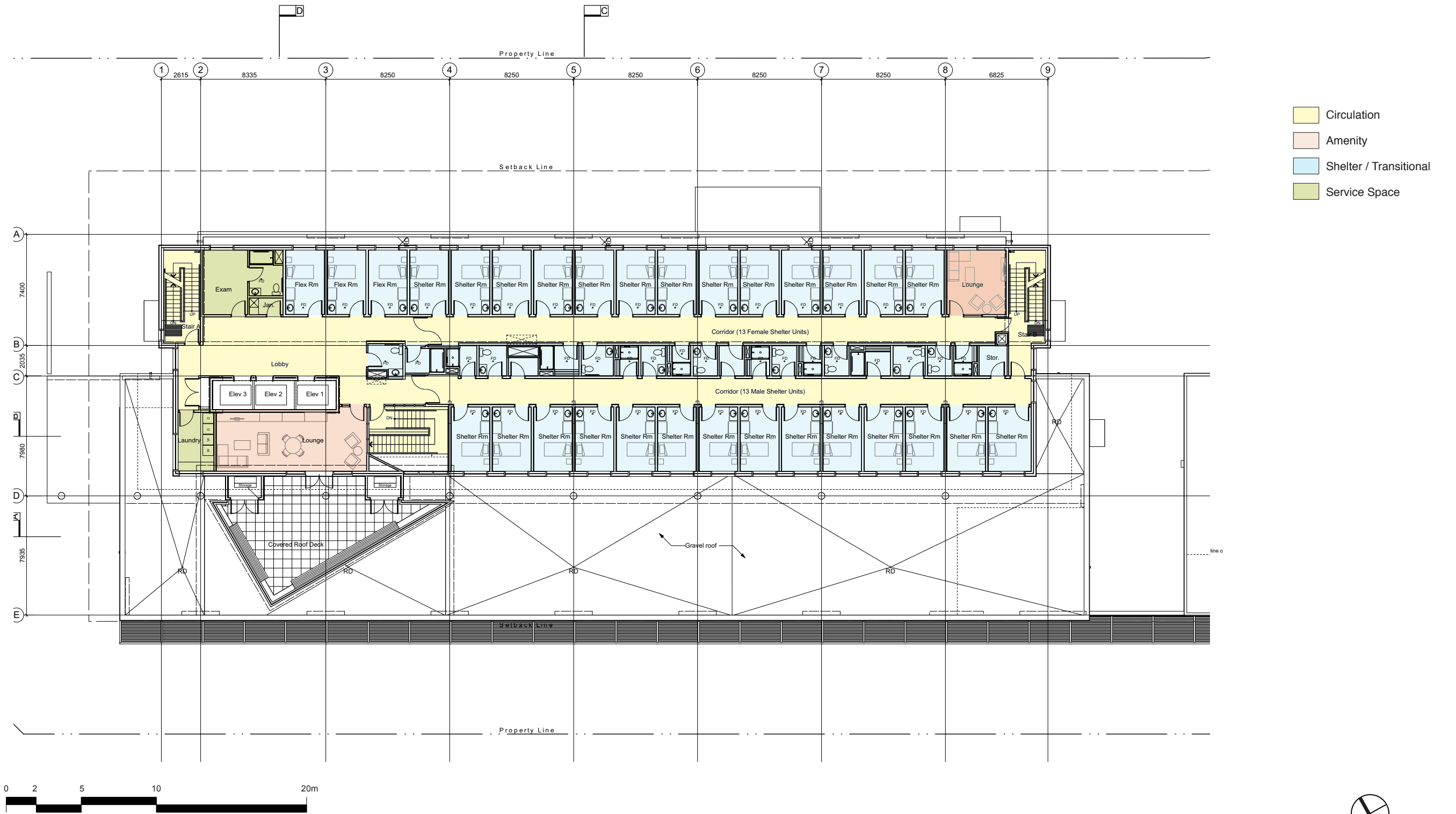
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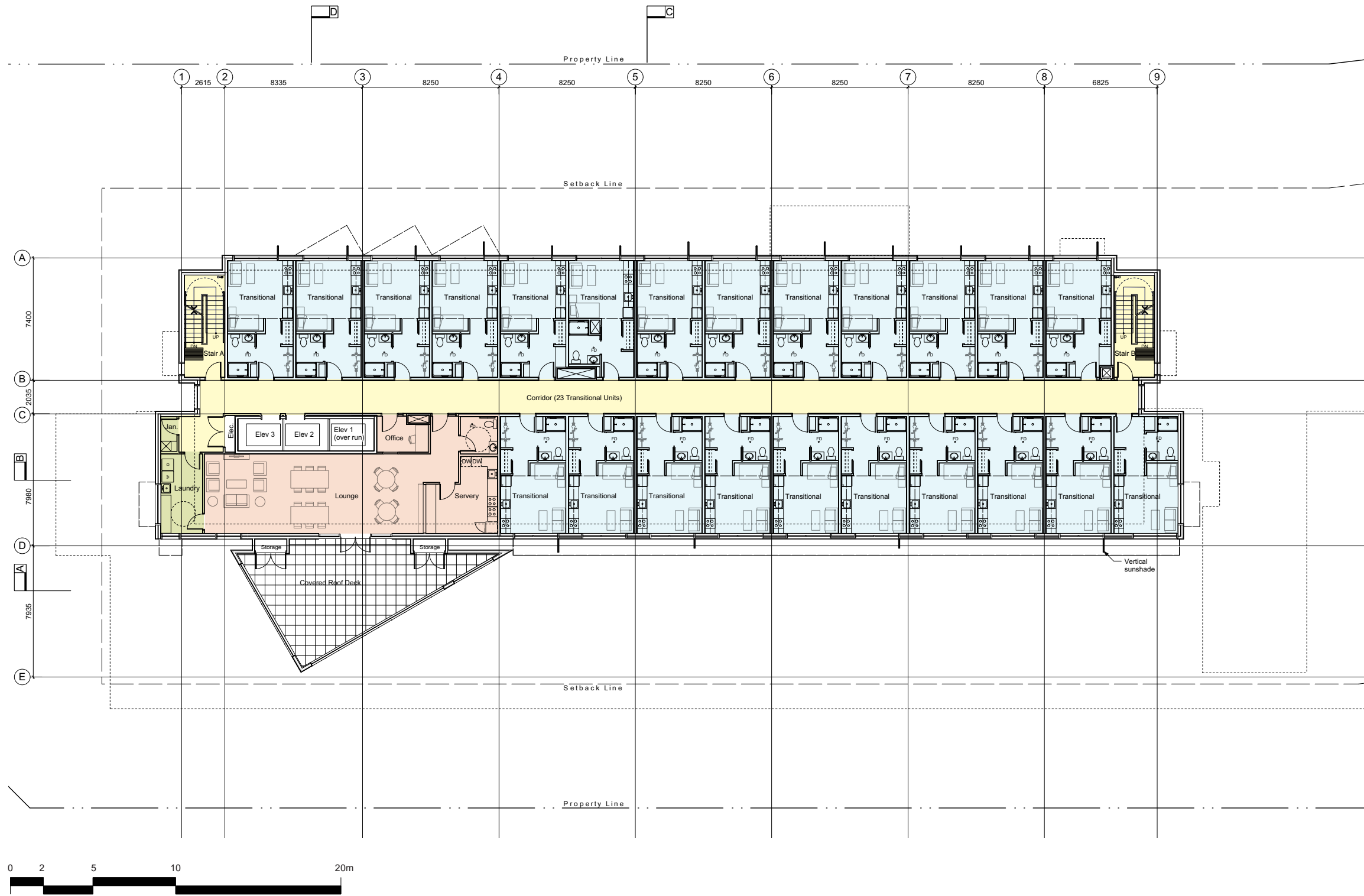
- Circulation
- Amenity
- Shelter / Transitional
- Service Space



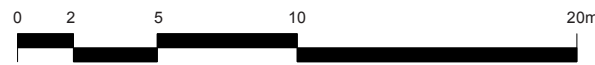
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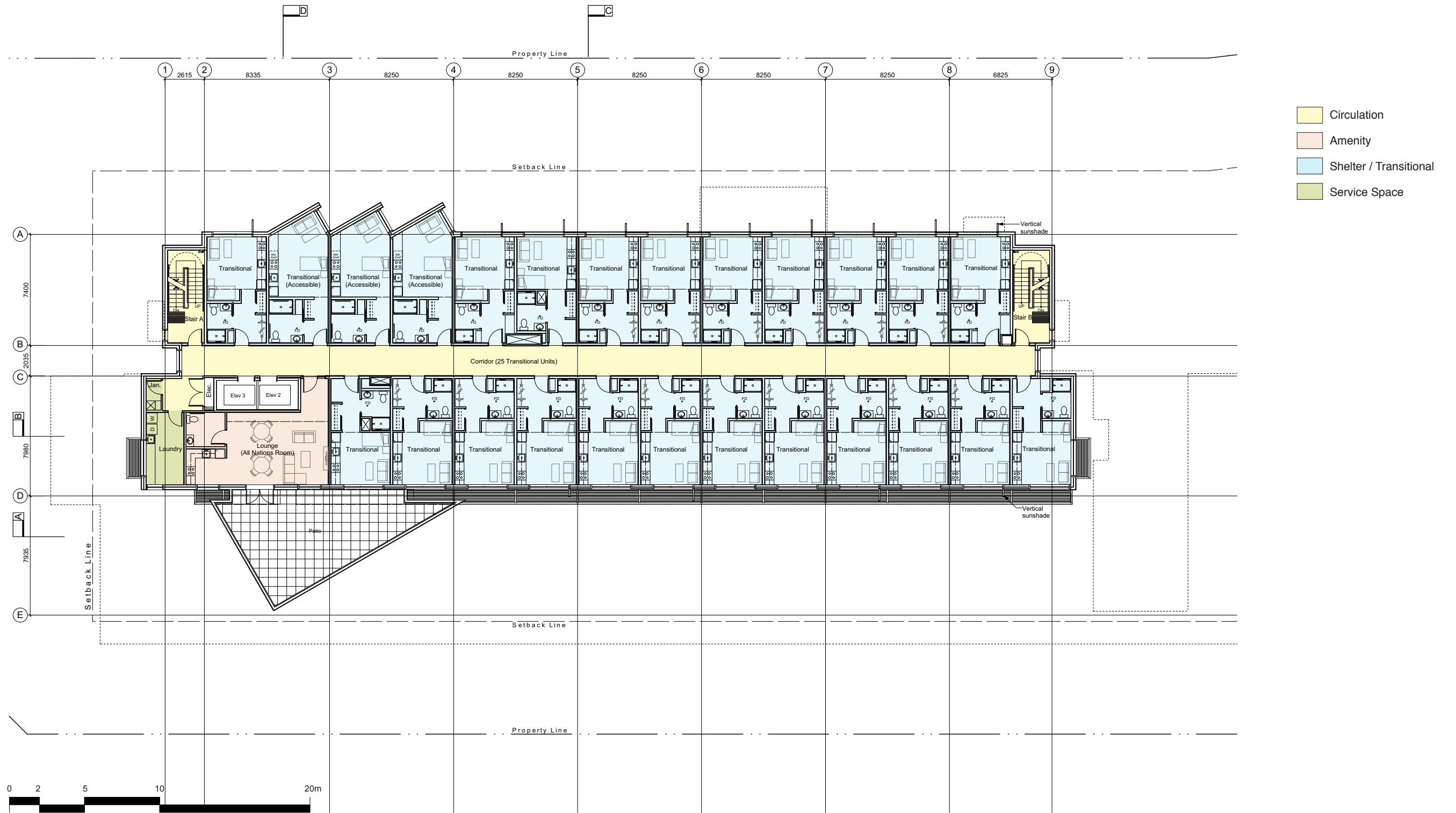
# LEVEL 3 FLOOR PLAN



- Circulation
- Amenity
- Shelter / Transitional
- Service Space



# LEVEL 4 FLOOR PLAN

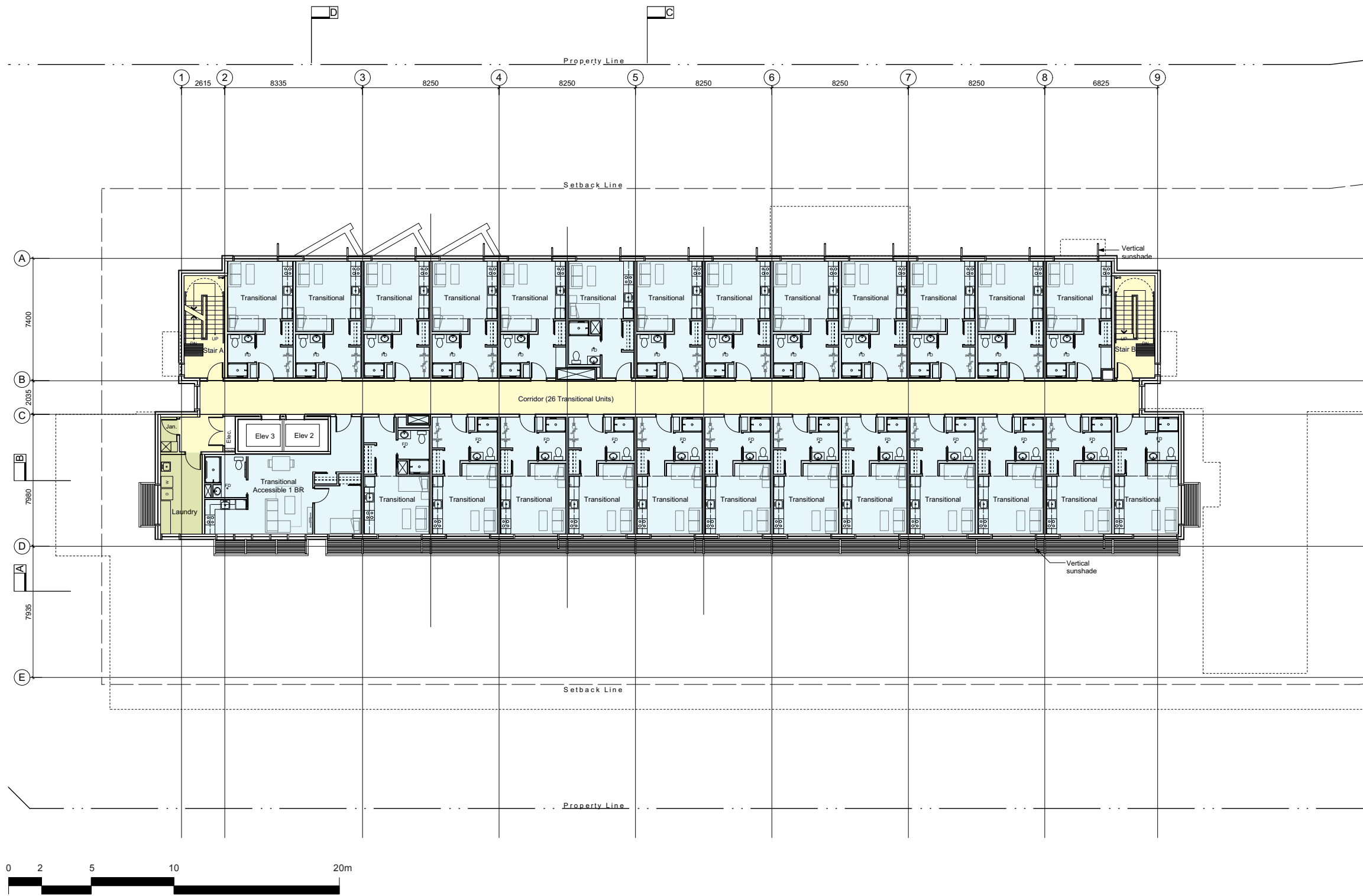


# LEVEL 5 FLOOR PLAN



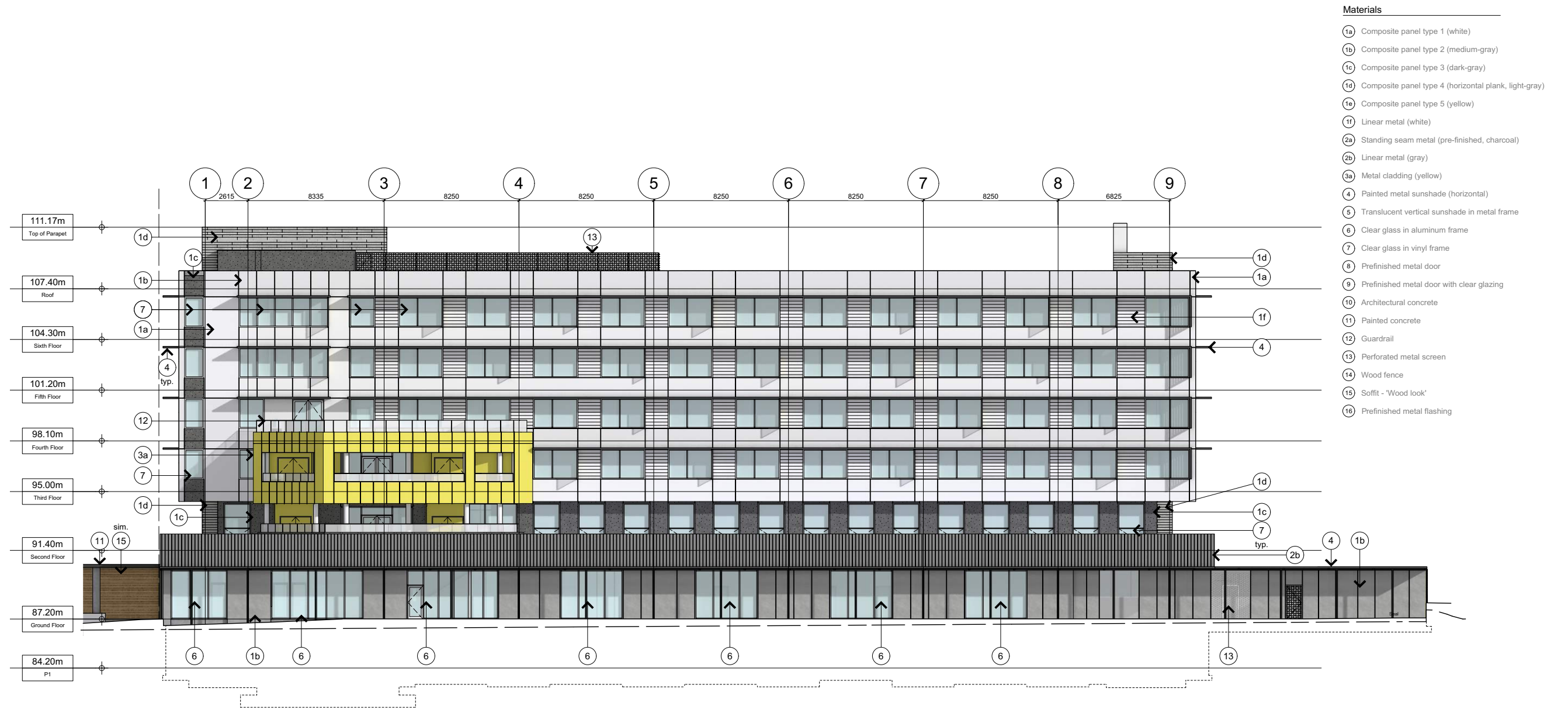
- Circulation
- Amenity
- Shelter / Transitional
- Service Space

# LEVEL 6 FLOOR PLAN



- Circulation
- Amenity
- Shelter / Transitional
- Service Space

# SOUTH ELEVATION

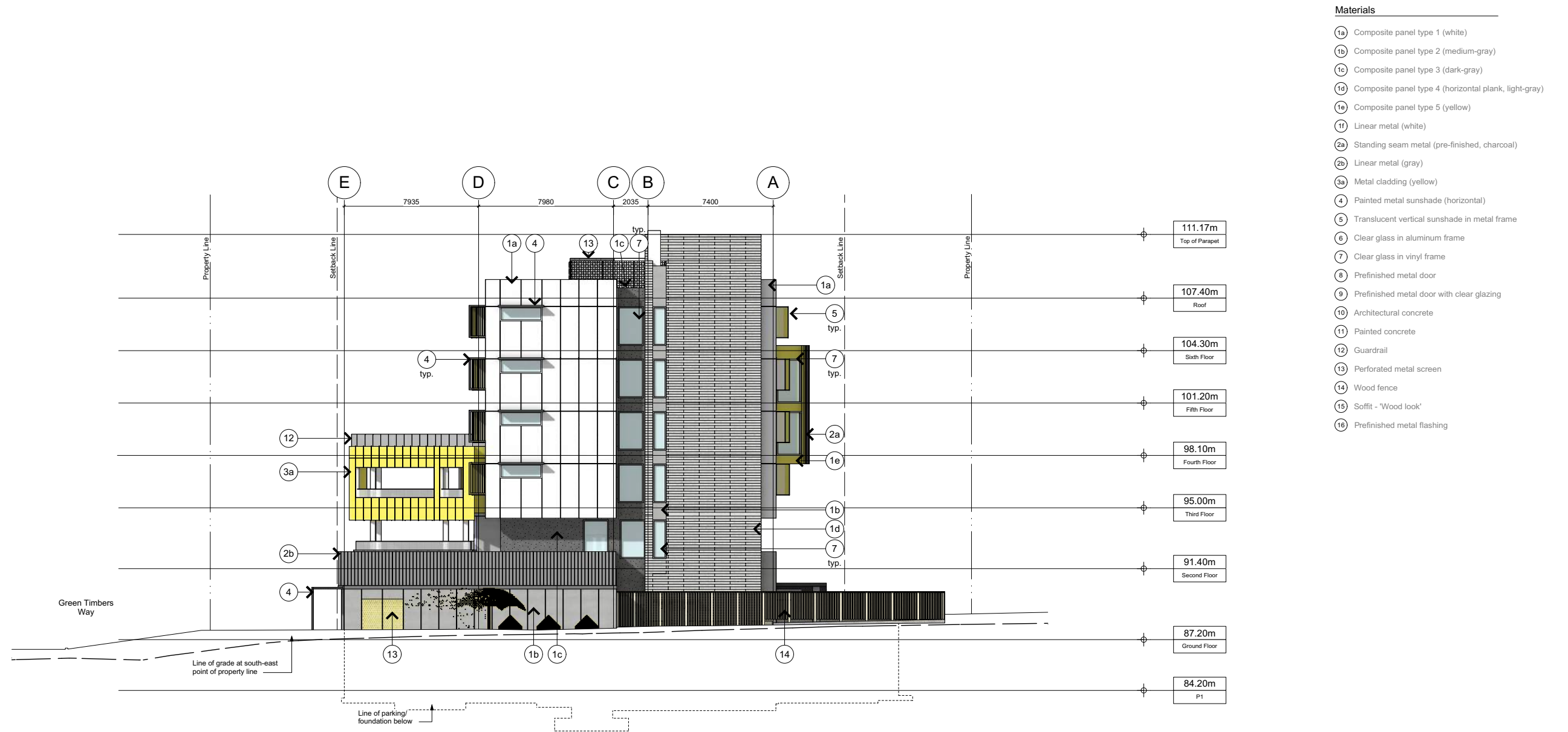


# NORTH ELEVATION



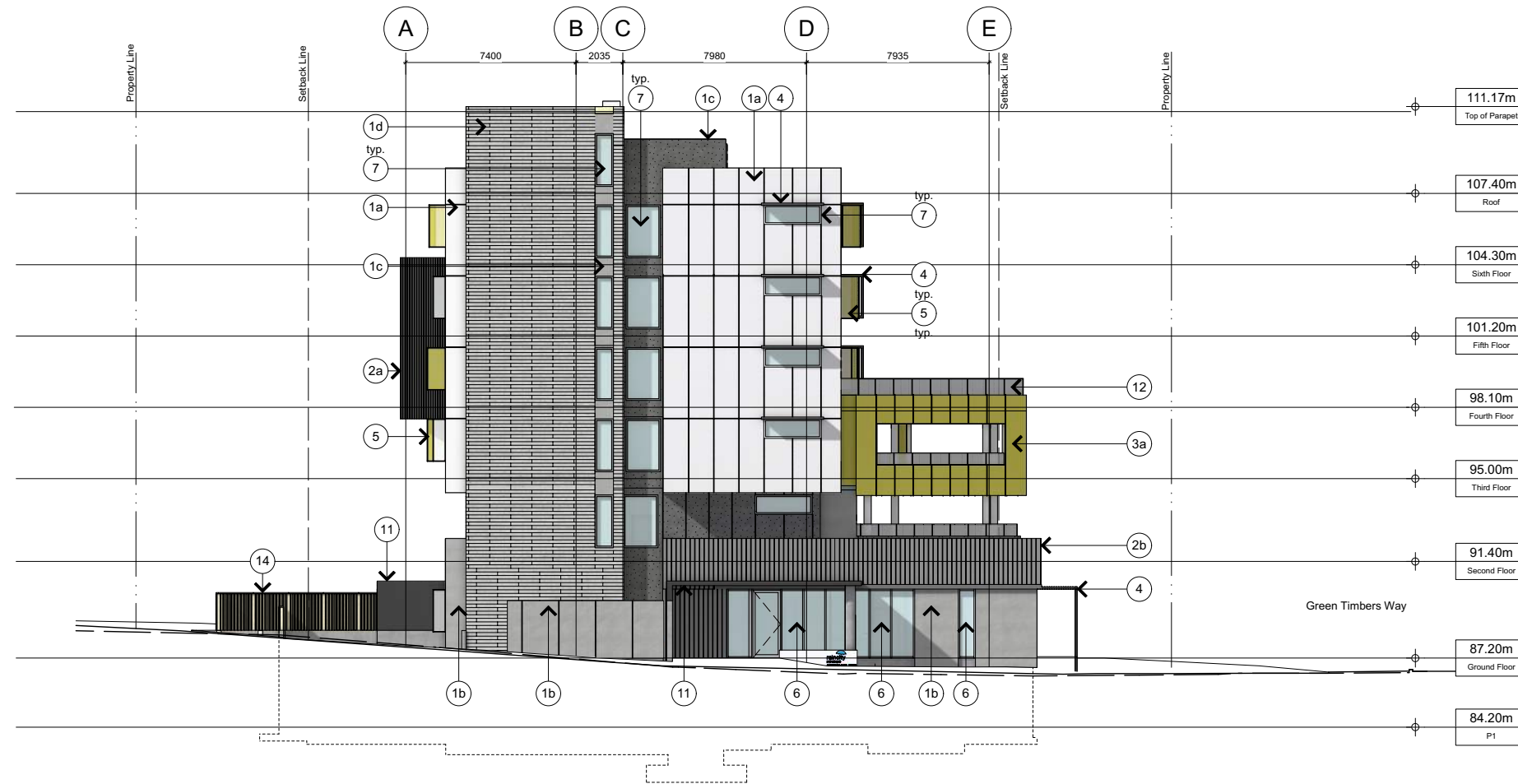
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  - 1d Composite panel type 4 (horizontal plank, light-gray)
  - 1e Composite panel type 5 (yellow)
  - 1f Linear metal (white)
  - 2a Standing seam metal (pre-finished, charcoal)
  - 2b Linear metal (gray)
  - 3a Metal cladding (yellow)
  - 4 Painted metal sunshade (horizontal)
  - 5 Translucent vertical sunshade in metal frame
  - 6 Clear glass in aluminum frame
  - 7 Clear glass in vinyl frame
  - 8 Prefinished metal door
  - 9 Prefinished metal door with clear glazing
  - 10 Architectural concrete
  - 11 Painted concrete
  - 12 Guardrail
  - 13 Perforated metal screen
  - 14 Wood fence
  - 15 Soffit - "Wood look"
  - 16 Prefinished metal flashing

# EAST ELEVATION





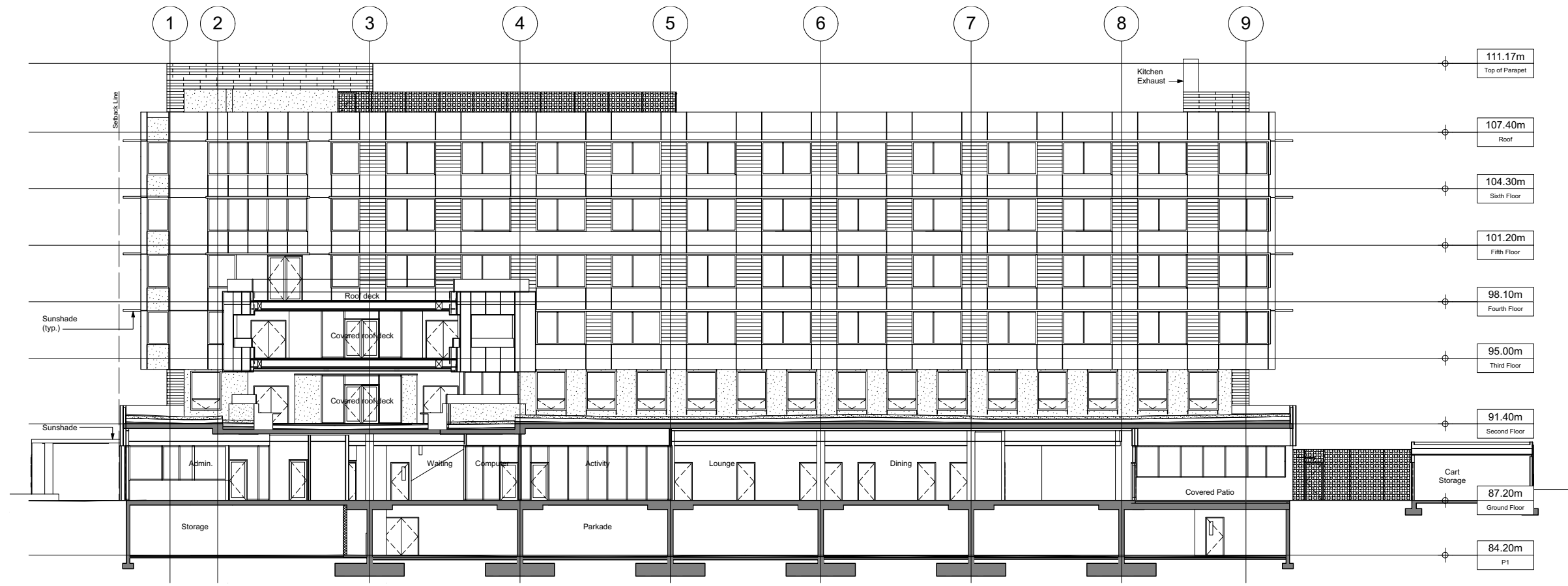
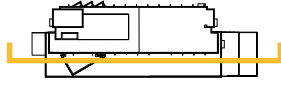
# WEST ELEVATION



## Materials

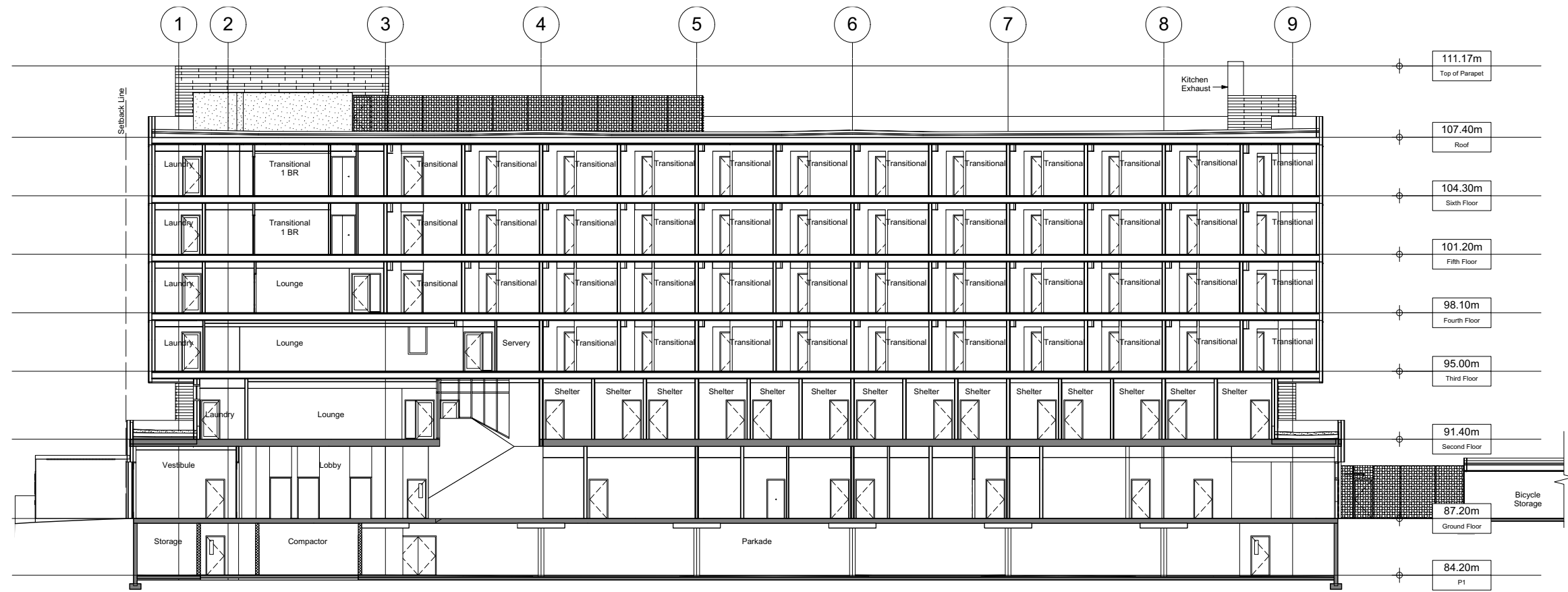
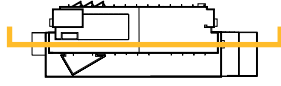
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- 1e Composite panel type 5 (yellow)
- 1f Linear metal (white)
- 2a Standing seam metal (pre-finished, charcoal)
- 2b Linear metal (gray)
- 3a Metal cladding (yellow)
- 4 Painted metal sunshade (horizontal)
- 5 Translucent vertical sunshade in metal frame
- 6 Clear glass in aluminum frame
- 7 Clear glass in vinyl frame
- 8 Prefinished metal door
- 9 Prefinished metal door with clear glazing
- 10 Architectural concrete
- 11 Painted concrete
- 12 Guardrail
- 13 Perforated metal screen
- 14 Wood fence
- 15 Soffit - "Wood look"
- 16 Prefinished metal flashing

# LONGITUDINAL SECTION



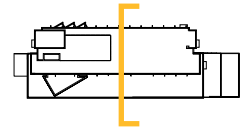
Section A

# LONGITUDINAL SECTION



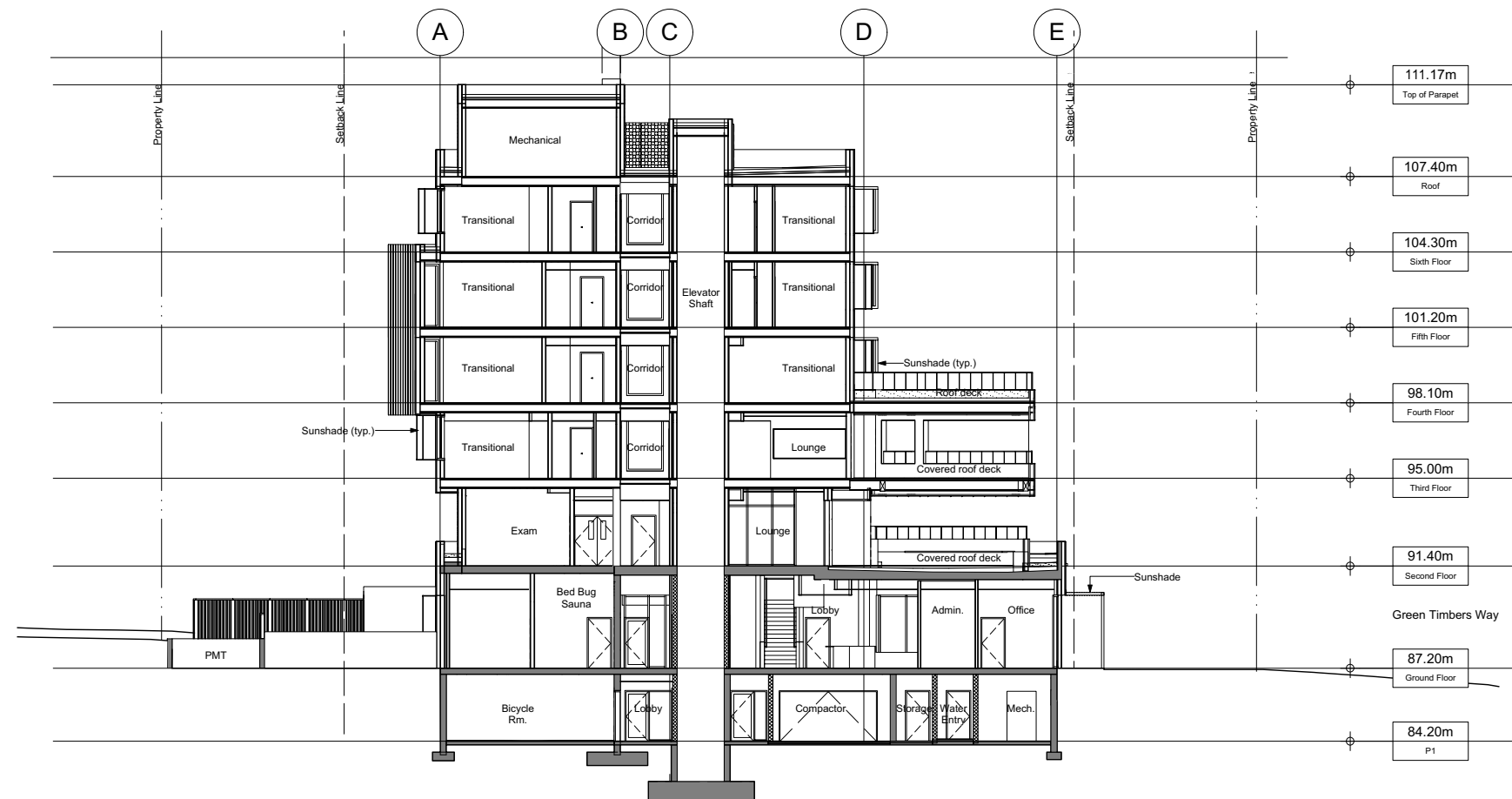
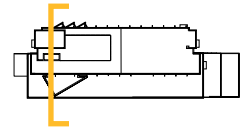
Section B

# CROSS SECTION



Section C

# CROSS SECTION



Section D

## BUILDING FORM & CHARACTER



View At Green Timbers Way looking Northeast

## BUILDING FORM & CHARACTER



View Along Green Timbers Way Looking Northwest

## BUILDING FORM & CHARACTER



Building Front Along Green Timbers Way



# BUILDING FORM & CHARACTER

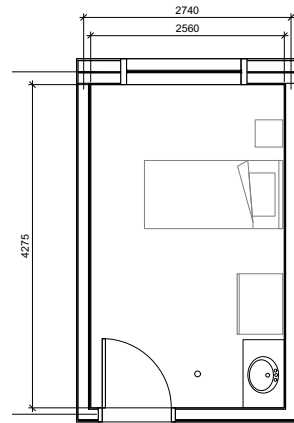


Rear Approach From New Road

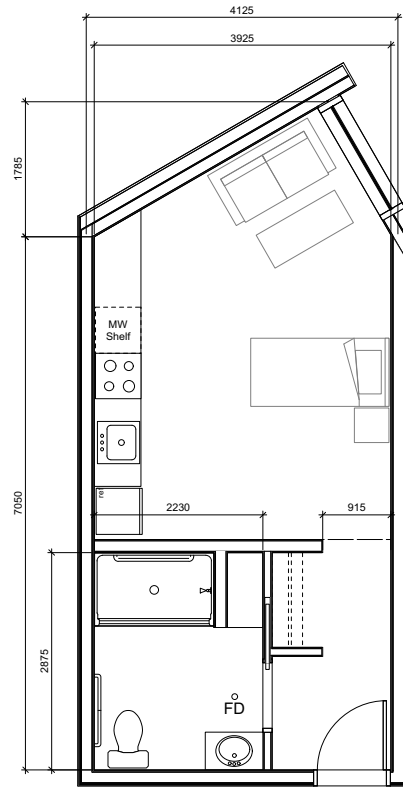


Main Entrance

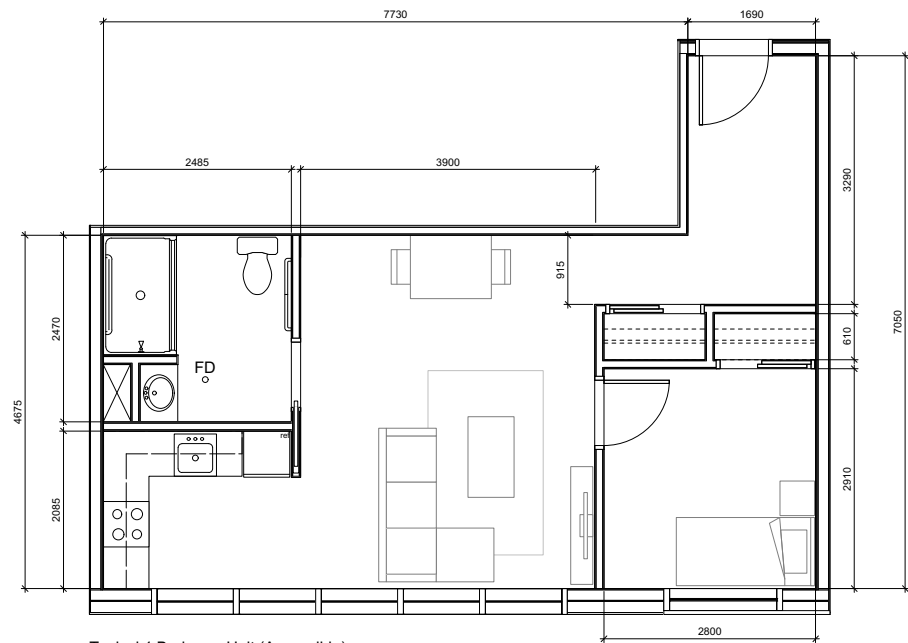
# UNIT PLANS



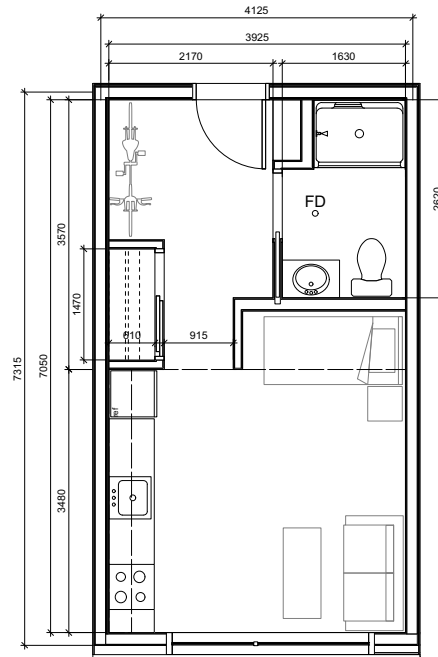
Typical Shelter Unit  
10.95 sq m



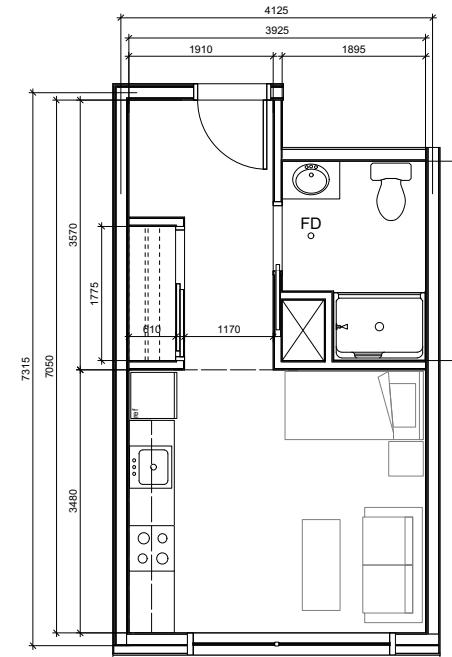
Typical Transitional Unit - Accessible  
31.03 sq m



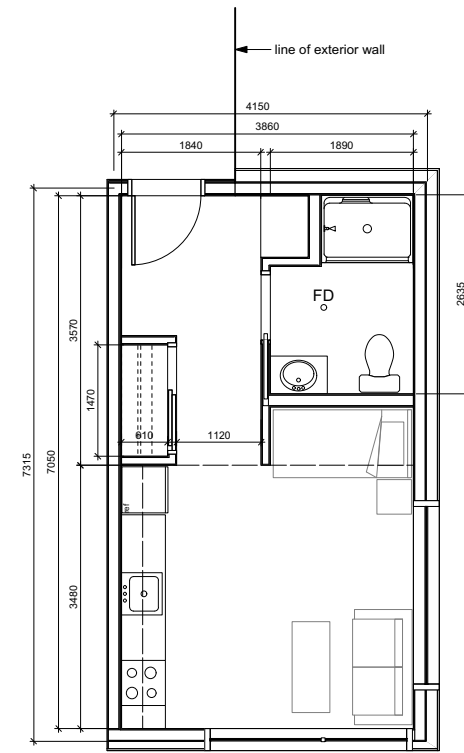
Typical 1 Bedroom Unit (Accessible)  
48.00 sq m



Typical Transitional Unit - Type A  
27.66 sq m



Typical Transitional Unit - Type B  
26.00 sq m



Transitional Unit - Type C  
27.22 sq m



DRAWING LIST	
L1.1: Landscape Plan - Overall	1:200
L2.1: Landscape Planting Plan	1:100
L3.1: Landscape Section	1:100
	As Shown

GRADING + DRAINAGE	
+ TS 87.00m	top of stair
+ BS 85.00m	bottom of stair
+ TW 88.00m	top of wall
+ BW 89.00m	bottom of wall
+ 87.00m	spot elevation
+ FG 86.50m	finished grade
+ DG 86.35m	design grade
+ Cv 86.78m	Civi grade
	existing elevation (as per survey)
2%	direction/percent slope
↘	break in slope
DN 4R	direction/number of risers down
AD 10.00m +	Area Drain

MATERIALS LEGEND	
	<b>CIP Concrete Sidewalk</b> Finish: Broom, sawcut As per City of Surrey Specifications
	<b>Hydrapressed Concrete Slabs - Texada</b> Size: 450mm x 450mm x 40mm thk. Colour: Nature; Stacked bond Supplier: Abbotsford Concrete (604-852-4967)
	<b>Concrete Unit Pavers - Texada</b> Size: 305mm x 610mm x 50mm thk. Colour: Desert sand; Pattern: Running bond Supplier: Abbotsford Concrete (604-852-4967)
	<b>Stone Pavers - Building Entry</b> Stone tiles mortared to CIP concrete slab below Size: 150mm x 300mm x 38mm thk. Colour: Hardy island granite Supplier: Bedrock Natural Stone (604-941-7783)
	<b>Crushed Birds Eye Gravel</b>

SOFT LANDSCAPE	
	<b>Sodded Lawn</b>
	<b>Shrub Planting</b>
	<b>Evergreen Hedging</b>
	<b>Raised Wooden Garden Plots</b>

FURNISHINGS LEGEND	
	<b>IPE Wooden Bench</b>
	<b>Picnic Table and Chairs</b>
	<b>Bike Racks</b>



**Proposed New Trees:**  
Final location, quantity, tree species to be decided by the City of Surrey

**Proposed New Trees:**  
Final location, quantity, tree species to be decided by the City of Surrey

01 Jun19-2018 Issued for Development Permit  
no.: | date: | item:  
Revisions:



Project:  
**Surrey Shelter  
Green Timber Way**

Drawn by: LF  
Checked by: PK  
Date: April 5, 2018  
Scale: 1:200  
Drawing Title:

**Landscape Site Plan**

Project No.:  
**18108**  
Sheet No.:

**PLANT LIST**

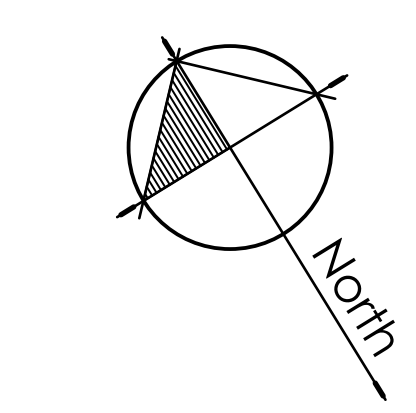
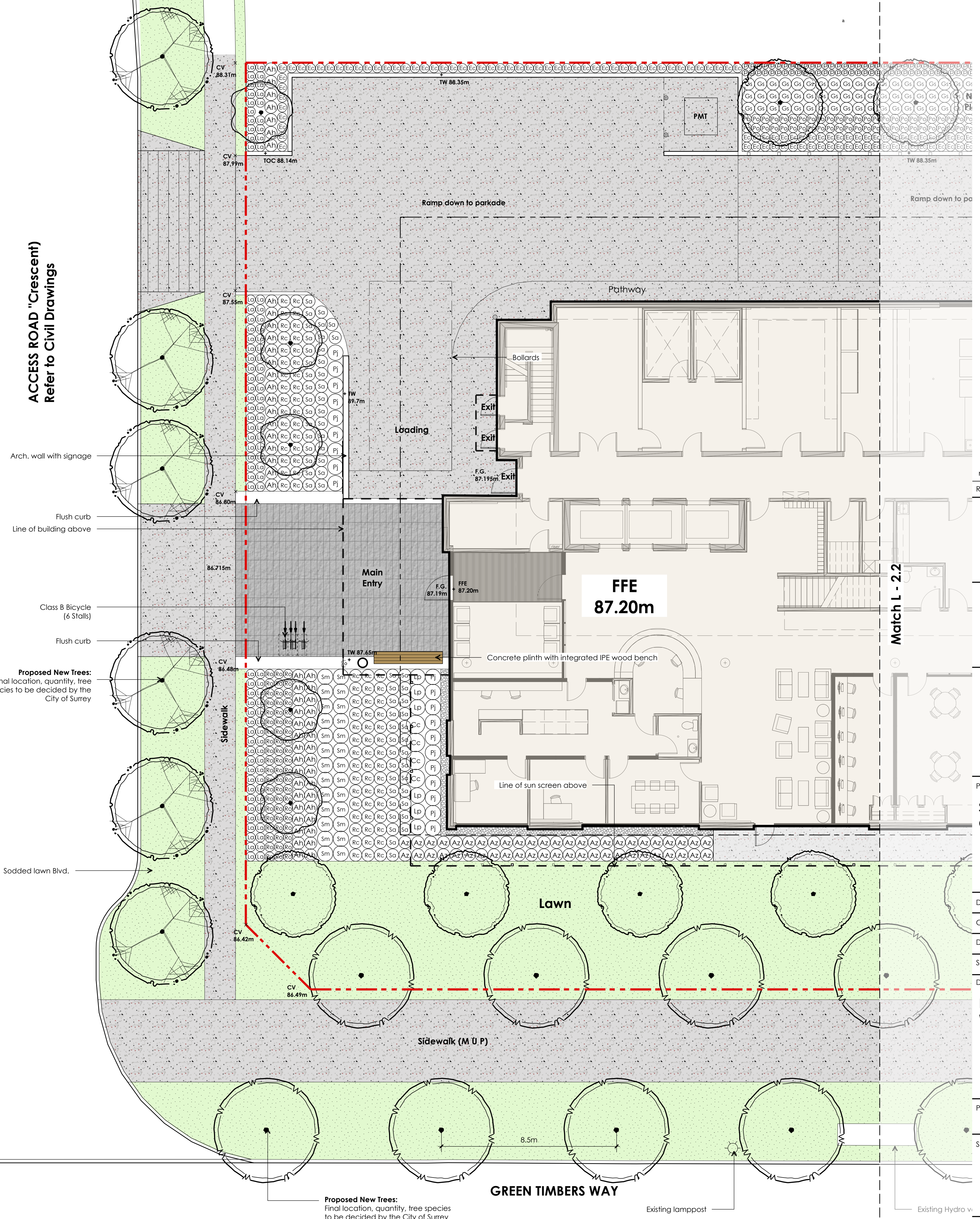
TREES Sym.	Qty.	Botanical Name	Common Name	Size/Spacing/Comments
	4	Acer circinatum	Vine Maple	2.5m ht, Multi-stem
	7	Acer griseum	Paperbark maple	5cm cal, Multi-stem
	15	Cercidiphyllum japonicum	Katsura Tree	6cm cal, B&B
	23	Fagus sylvatica	European Beech	7cm cal, B&B
	1	Ginkgo biloba	Maidenhair Tree	8cm cal, Specimen
	7	Magnolia kobus	Kobus Magnolia	5cm cal, B&B
	7	Pinus parviflora	Five-needle Pine	5cm cal, B&B
	6	Quercus robur	English Oak	7cm cal, Specimen

SHRUBS Sym.	Qty.	Botanical Name	Common Name	Size/Spacing /Comment
Ah	85	Azalea 'Hino White'	Dwarf White Azalea	#2 pot, 600mm o.c.
Az	76	Azalea japonica 'Fashion Pink'	Fashion Pink Azalea	#2 pot, 600mm o.c.
Cc	4	Cistus x corbariensis	Rock Rose	#3 pot, 900mm o.c.
Gs	25	Gaultheria shallon	Sisal	#2 pot, 600mm o.c.
Lp	65	Lenicera pileata	Privet Honeysuckle	#2 pot, 600mm o.c.
Ph	4	Philadelphus 'Virginal'	Mock orange	#5 pot, 900mm o.c.
Pj	36	Pieris japonica	Japanese Pieris	#3 pot, 750mm o.c.
Rc	83	Rhododendron 'Cunningham'	White Rhododendron	#2 pot, 600mm o.c.
Ro	160	Rosa J.P. 'Comnell'	J.P. Connell Rose	#2 pot, 450mm o.c.
Sa	61	Sarcococca h. 'Humilis'	Sweet Box	#2 pot, 600mm o.c.
Sm	26	Syringa meyeri 'Phibin'	Dwarf Korean Lilac	#3 pot, 750mm o.c.
Tm	236	Taxus x media 'Hicksii'	Yew Hedge	1.2m ht, B&B, Male plants only

GROUND COVERS / PERENNIALS / GRASSES / VINES Sym.	Qty.	Botanical Name	Common Name	Size/Spacing /Comment
Ec	163	Erica carnea	Winter Heather	#1 pot, 300mm o.c.
L	130	Lilium muscari	Lily-turf	#1 pot, 350mm o.c.
La	231	Lavandula angustifolia	English Lavendar	#2 pot, 450mm o.c.
p	838	Pachysandra terminalis	Japanese Spurge	#1 pot, 300mm o.c.
Po	432	Polystichum munotum	Sword Fern	#2 pot, 450mm o.c.

**GENERAL PLANTING NOTES**

- All work shall meet or exceed the requirements as outlined in the Current Edition of the B.C. Landscape Standard.
- Plant sizes and related container classes are specified according to the B.C. Landscape Standard Current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
- All Soft Landscape Areas to be irrigated to IABC Standards using a high efficiency irrigation system.



01 Jun 19 - 2018 Issued for Development Permit  
no.:

**durante kreuk**  
Durante Kreuk Ltd.  
102 - 1637 West 5th Avenue  
Vancouver BC V6J 1N5  
t: 604 684 4611  
f: 604 684 0577  
www.dki.bc.ca

**NSDA**  
ARCHITECTS

Surrey Shelter  
Green Timbers Way  
**raincity**  
HOUSING  
a home for every person

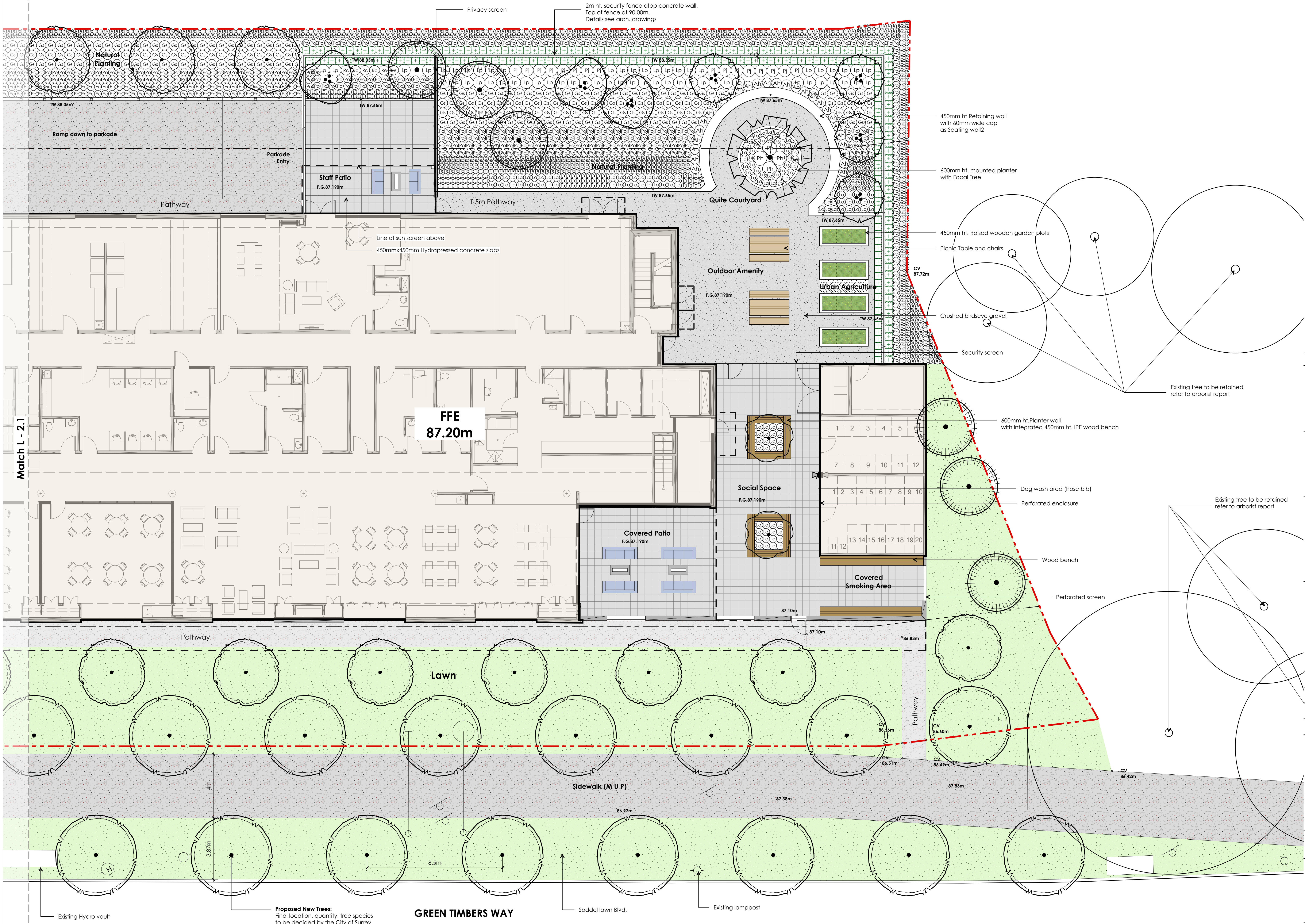
Project:  
**Surrey Shelter  
Green Timber Way**

Drawn by: LF  
Checked by: PK  
Date: April 5, 2018  
Scale: 1:100

Drawing Title:  
**Landscape Plan  
West**

Project No.:  
**18108**  
Sheet No.:

**L - 2.1**



01 Jun 19 - 2018 Issued for Development Permit  
 no.: | date: | Item:  
 Revisions:

**Durante Kreuk Ltd.**  
 102 - 1637 West 5th Avenue  
 Vancouver BC V6J 1N5  
 t: 604 684 4611  
 f: 604 684 0577  
 www.dkl.bc.ca

**NSDA**  
 ARCHITECTS

Surrey Shelter  
 Green Timbers Way  
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 HOUSING  
 a home for every person

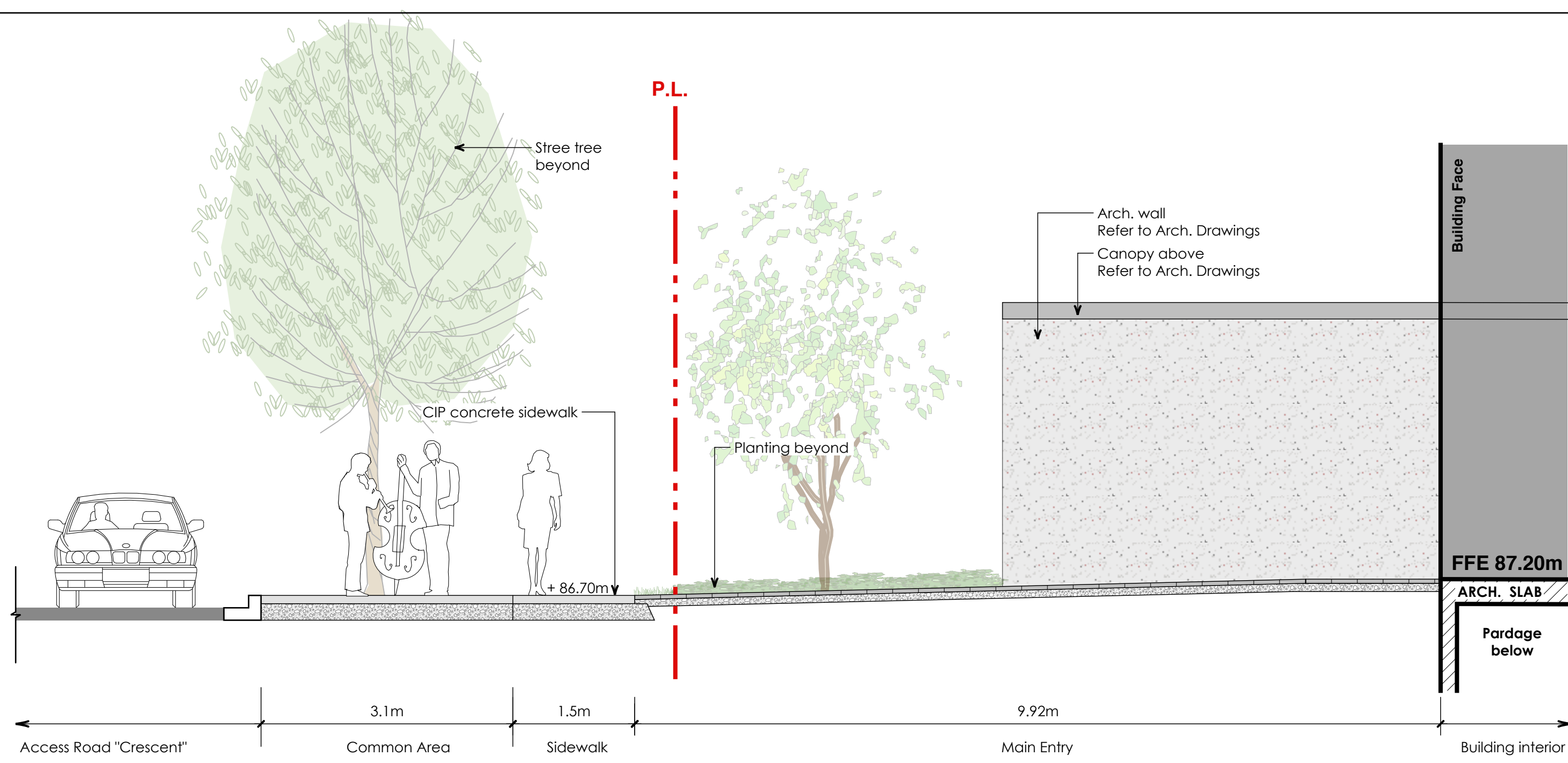
Project:  
**Surrey Shelter  
 Green Timber Way**

Drawn by: LF  
 Checked by: PK  
 Date: April 5, 2018  
 Scale: 1:100

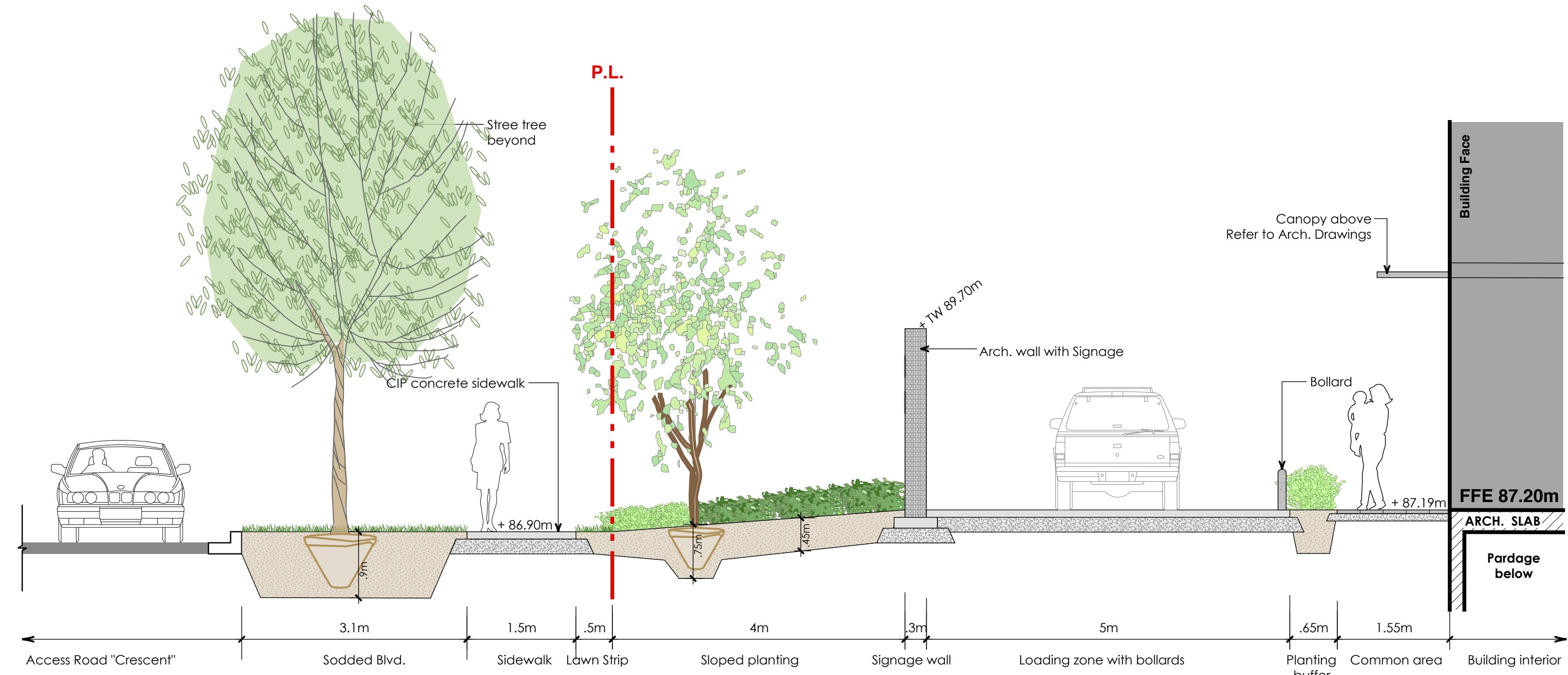
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**Landscape Plan  
 East**

Project No.:  
**18108**  
 Sheet No.:

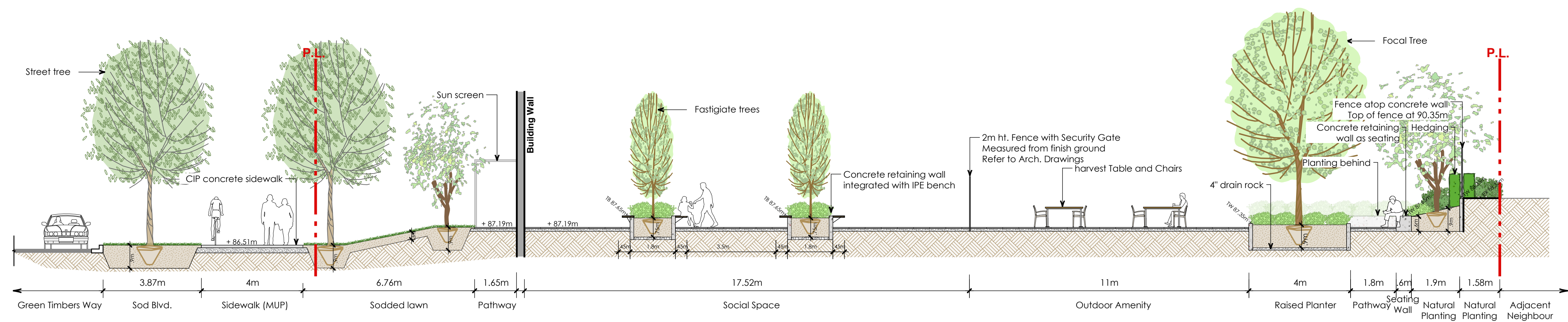
**L - 2.2**



**A** SECTION THROUGH MAIN ENTRY @ ACCESS ROAD  
L-3 Scale: 1 : 50



**A** SECTION THROUGH MAIN ENTRY @ ACCESS ROAD  
L-3 Scale: 1 : 50



**C** SECTION THROUGH COURTYARD  
L-3 Scale: 1 : 100

01 Jun19-2018 Issued for Development Permit  
no.: date: Item:

Revisions:



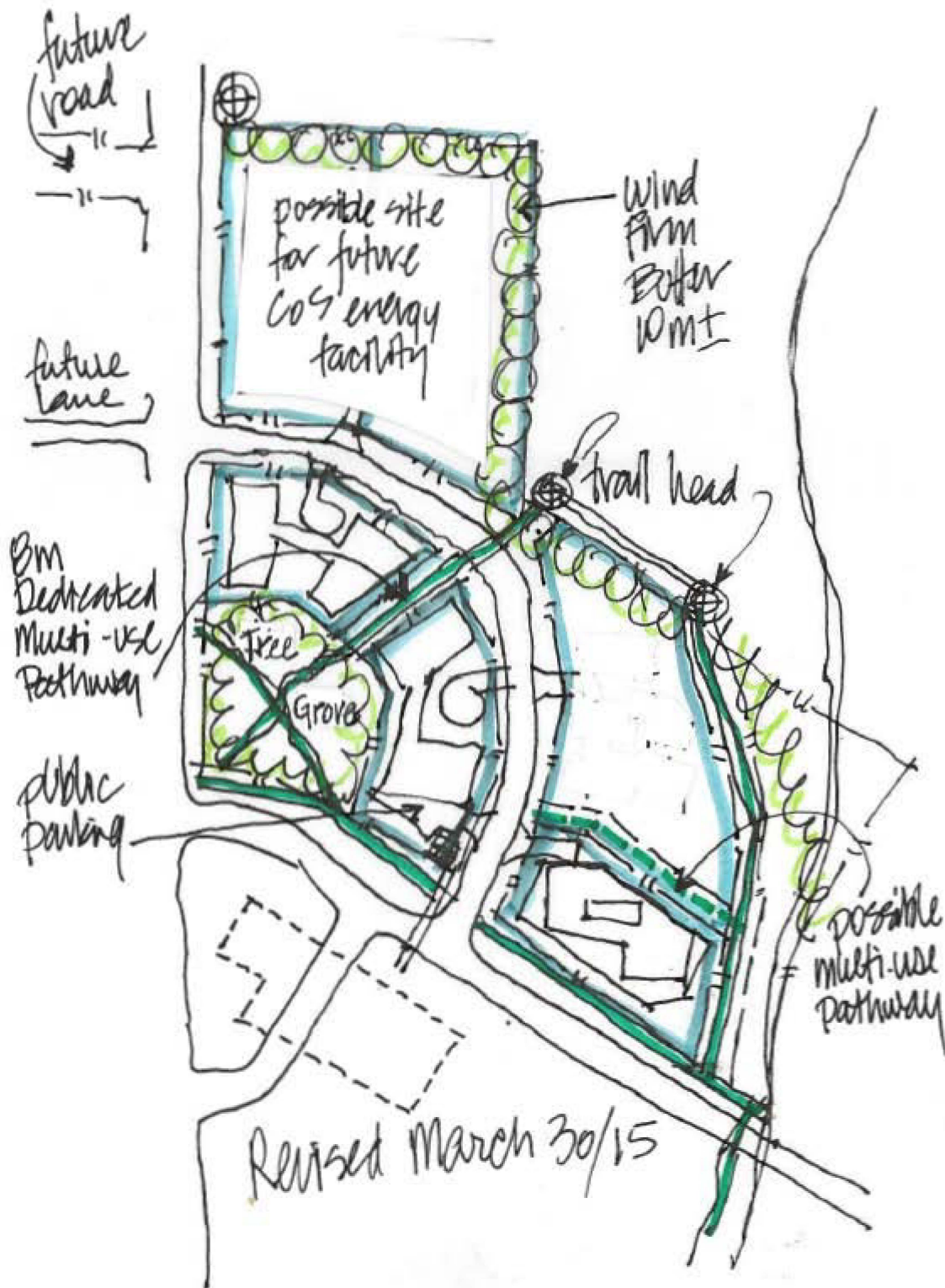
Project:  
**Surrey Shelter  
Green Timber Way**

Drawn by: LF  
Checked by: PK  
Date: April 5, 2018  
Scale: As Shown

Drawing Title:  
**Landscape Section**

Project No.:  
**18108**  
Sheet No.:

**APPENDIX A – SITE CONCEPT SKETCH**



---

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

FROM: **Development Engineer, Engineering Department**

DATE: **Sep 27, 2018** PROJECT FILE: **7818-0229-00**

---

RE: **Engineering Requirements  
Location: 14150 Green Timbers Way**

**DEVELOPMENT PERMIT (DP)/DEVELOPMENT VARIANCE PERMIT (DVP)**

The engineering department is supportive of the proposed Development Permit and Development Variance Permit as the requirements noted below are to be addressed prior to completion of rezone application 7916-0013-00 and prior to issuance of the Building Permit associated with the proposed DP.

***Property and Right-of-Way Requirements***

- Dedicate 1.5 m on 140 Street for a total of 30 m for an Arterial Road.
- Dedicate 5.0m x 5.0m corner cut at the intersection of 140 Street and Green Timbers Way.
- Provide additional dedication along Green Timbers Way as determined through detailed design.
- Dedicate 20.0 m for a new internal road (to be named) and associated corner cut.
- Dedicate 8.0 m corridors for Multi-Use-Pathways.
- Provide 0.5 m wide Statutory Right-of-way (SROW) along all road frontages for construction of and maintenance access to City infrastructure.

***Works and Services***

- Construct 140 Street to the City Centre arterial road standard.
- Construct north side of Green Timbers Way to accommodate left turn bay.
- Construct new internal road to Through Local standard.
- Construct Multi-Use-Pathways.
- Construct sanitary sewer main, storm sewer main and water main within the new road and upgrade existing mains (size) to current standards.
- Address drainage and sanitary downstream servicing constraints, if applicable.
- Implement on-site stormwater management features including registration of Restrictive Covenants for maintenance and operation and no-build, as required.

A Servicing Agreement is not required the proposed DP and DVP, but will be required for project 7816-0013-00.

*For*   
Tommy Buchmann, P.Eng.  
Acting Development Services Manager

HB4

NOTE: Detailed Land Development Engineering Review available on file



## Tree Preservation Summary

**Surrey Project No:**

**Address:** 14150 Green Timber Way Surrey

**Registered Arborist:** Glenn Murray

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>24</b>
<b>Protected Trees to be Removed</b>	<b>11</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>13</b>
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>    0    </u> X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio <u>   11   </u> X two (2) = 22	<b>22</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>22</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>          </u> X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio <u>          </u> X two (2) = 0	<b>0</b>
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by:



\_\_\_\_\_  
(Signature of Arborist)

8-Jun-18

\_\_\_\_\_  
Date

# APPENDIX 3 TREE PROTECTION PLAN

SCALED TO FIT  
2.5 0 5 10  
ALL DISTANCES ARE IN METRES



Rem BLOCK  
PLAN 3TU194

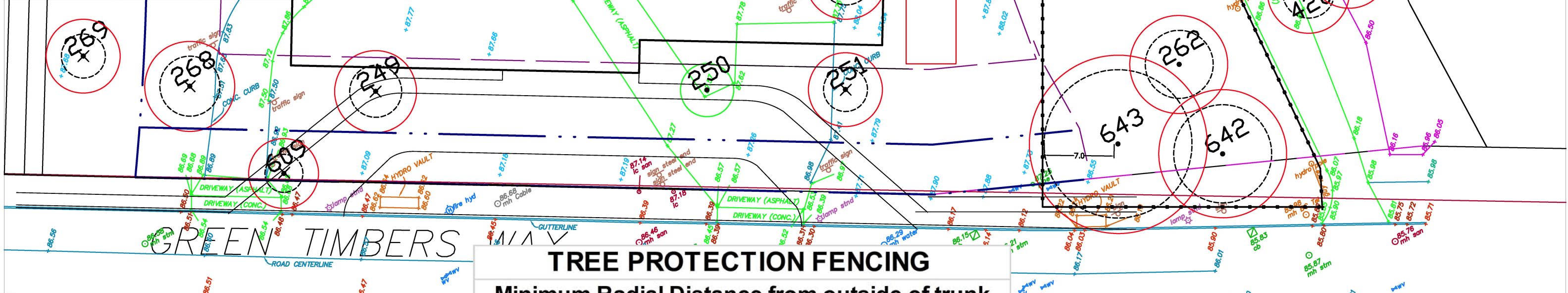
## TREE INVENTORY

#	Type	Action	DBH	TPZ
50	English Holly	Remove	20/20cm	1.8m
249	Douglas Fir	Remove	40cm	2.4m
251	Japanese Maple	Remove	12/12/12cm	2.0m
252	Magnolia	Remove	25/25cm	2.4m
253	Katsura	Remove	30/30/30cm	3.0m
254	English Holly	Remove	30cm	1.8m
255	English Holly	Remove	15/15/15	2.0m
256	English Holly	Remove	15/8/7cm	1.8m
258	Pyramid Cedar	Retain	20/20/20cm	2.0m
259	Pyramid Cedar	Retain	23/20/18cm	2.0m
260	Pyramid Cedar	Retain	25/25/20cm	2.0m
261	Weeping Redwood	Retain	58cm	3.5m
262	Blue Spruce	Retain	53cm	3.2m
263	English Oak	Retain	30cm	1.8m
264	Lawson Cypress	Retain	50/45cm	4.0m
265	Douglas Fir	Retain	60cm	3.6m
268	Purple Plum	Remove	28/25/20	2.8m
269	Red Oak	Remove	12/11/10cm	2.0m
609	Smoke Bush	Remove	13/13/13	1.8m
642	Blue Atlas Cedar	Retain	75cm	4.5m
643	Deodar Cedar	Retain	114cm	6.8m
4206	Lawson Cypress	Retain	38cm	2.3m
4207	English oak	Retain	40cm	2.4m
4208	Lawson Cypress	Retain	55cm	3.3m

### Undersized Trees

51	Serbian Spruce	25cm	1.5m
52	Sweetgum	25cm	1.5m
53	White Pine	26cm	1.6m
250	Rhododendron	9/9/9cm	1.6m

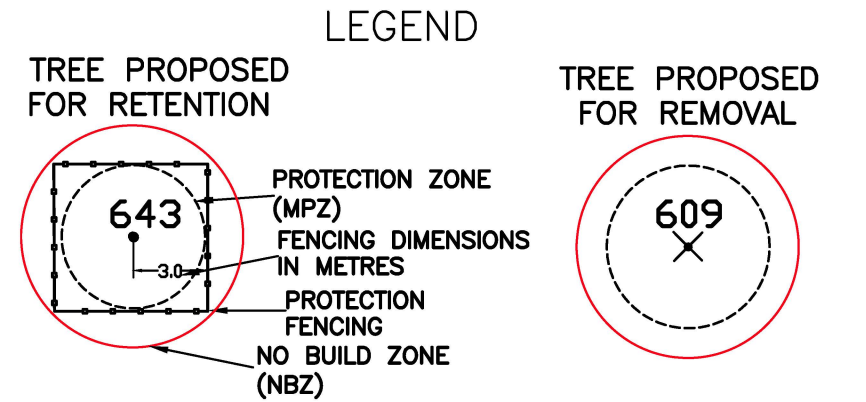
DBH-trunk diameter, TPZ-protection zone



## TREE PROTECTION FENCING

Minimum Radial Distance from outside of trunk

#	Type	DBH	Metres	Feet
258	Pyramid Cedar	20/20/20cm	2.0m	6.6ft
259	Pyramid Cedar	23/20/18cm	2.0m	6.6ft
260	Pyramid Cedar	25/25/20cm	2.0m	6.6ft
261	Weeping Redwood	58cm	3.5m	11.4ft
265	Douglas Fir	60cm	3.6m	11.8ft
642	Blue Atlas Cedar	75cm	4.5m	14.8ft
643	Deodar Cedar	114cm	6.8m	22.4ft



- NOTES:
- SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
  - REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
  - ALL MEASUREMENTS ARE METRIC

Froggers Creek Tree Consultants Ltd	
7763 McGregor Avenue Burnaby BC V5J 4H4 Telephone: 604-721-8002 Fax: 604-437-0970	
14150 Green Timber Way, SURREY BC	
<p><b>TREE PROTECTION PLAN</b></p> <p>THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT</p>	<p>DRAWN BY: GM June 8, 2018</p>

**Present:**

Chair - L. Mickelson

**Panel Members:**

K. Johnston

M. Enns

R. Sethi

A. Politano

**Guests:**

Colin Hogan, Focus Architecture

Oren Mizrahi, Connect Landscape  
Architect

Larry Adams, NSDA Architects

Peter Kreuk, Durante Kreuk

**Staff Present:**

A. McLean, City Architect

N. Chow, Urban Design Planner

S. Maleknia, Urban Design Planner

L. Blake, Administrative Assistant

Please refer to NSDA's response to minutes in red.

**A. RECEIPT OF MINUTES**

It was

Moved by A. Politano

Seconded by R. Sethi

That the minutes of the Advisory Design

Panel meeting of July 26, 2018 be received.

Carried**B. NEW SUBMISSIONS****2. 4:45 p.m.**

File No.: 7918-0229-00

New or Resubmit: New

Last Submission Date: N/A

Description: Development Permit for a 6-storey building located on a City-owned lot, consisting of 100 transitional housing units and 30 shelter units and ancillary support services for persons with a history of homelessness. There will be one level of underground parking.

Rezoning of the subject site is to be completed by the City through application no. 7916-0013-00, in advance of the issuance of DP 7918-0229-00.

Address: 14150 Green Timbers Way

Developer: George Simpson, RainCity Housing

Architect: Larry Adams, NSDA Architects

Landscape Architect: Peter Kreuk, Durante Kreuk

Planner: Christopher Atkins

Urban Design Planner: Ann McLean

The City Architect provided an overview of the project and noted that the proposal complies with the zoning concept and there are no concerns with the proposed setbacks. Concerns have been expressed regarding the interface of the

east side of the project, as there are programmatic concerns that are in conflict with Parks and Planning staff request for a more transparent edge. The City Architect requested comments regarding the overall project development, public realm interfaces and the overall building and material expression

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The numerous site constraints, including the riparian area, road dedication and setback requirements, have resulted in a linear site. There are additional programmatic separation requirements between the shelter and transitional housing. In addition, the project will utilize BC Building Code Step Code 4, as per BC Housing Guidelines.

The Landscape Architect presented an overview of the general concept for the Landscape plans.

### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by K. Johnston  
Seconded by M. Enns  
That the Advisory Design Panel (ADP)  
SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.  
Carried

The Panel noted that the project is well resolved and has good proportions and rhythm. The building is simple with punctuation of color that adds playfulness. The project as presented works well and the Panel recommends that the applicant continue to move forward in the same direction.

#### Form and Character

- Commend the use of appropriate and durable materials are appropriate and durable.
- Commend the implementation of outdoor spaces and programming.
- Commend the direction to achieve STEP 4 of the BC Energy Step Code.
- Consider implanting features to soften the user experience, as the building may appear institutional. **Architect will explore opportunities to soften the user experience as the project develops.**
- Consider continuing the use of wood indoors to provide additional warmth. **Architect will explore opportunities to add warmth to the building through the use of colour, millwork design and interior design as the project continues to develop.**

#### Landscape

- Commend the tree retention and riparian area upgrades.
- Consider incorporating a green façade, buffering or urban agriculture on the east side to soften the hardscape. **Planting at a variety of heights and species will be proposed to buffer / soften the east edge and hardscape.**

Climbing plants supported by a trellis are proposed at the loading bay to soften the screening wall.

- Consider additional seating at the front entrance, as it will likely become a gathering space for residents. Seating will be considered at the entry for resident use.

#### CPTED

- No specific issues were identified.

#### Access

- The number of disabled parking stalls is appropriate.
- Commend the use of emergency call buttons in parking lobby.
- Consider the elevator and entrance call button panel be placed horizontally. Accessible call button options will be explored with elevator consultant and supplier.
- Commend the number of adaptable units.
- Ensure outdoor patios are wheelchair accessible. Outdoor patios will be wheelchair accessible.

### C. OTHER BUSINESS

### D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, September 6, 2018 in 6E City Managers Boardroom at Surrey City Hall.

### E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:58 p.m.

Kaitlin Wierstra, Intern Architect

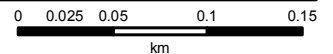
CC: Larry Adams, Principal  
Architect AIBC, LEED AP  
[ladams@nsda.bc.ca](mailto:ladams@nsda.bc.ca)



Enter Map Description

Scale: 1:4,000

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



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0229-00

Issued To: CITY OF SURREY

(the "Owner")

Address of Owner: 13450 - 104 Avenue  
Surrey, BC V3T 1V8

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: 027-060-420

Block H Section 36 Block 5 North Range 2 West New Westminster District Except Plan BCP51681

14150 - Green Timbers Way

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

---

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) Reduce the minimum rear (east) yard setback of CD By-law No. 18718 from 7.5 metres (25 ft.) to 1.0 metre (3.3 ft.) for accessory buildings and structures; and
  - (b) Reduce the minimum number of required on-site parking spaces from 52 to 30.
  
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. 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.
  
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  
7. 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.
  
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
9. This development variance permit is not a building permit.

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

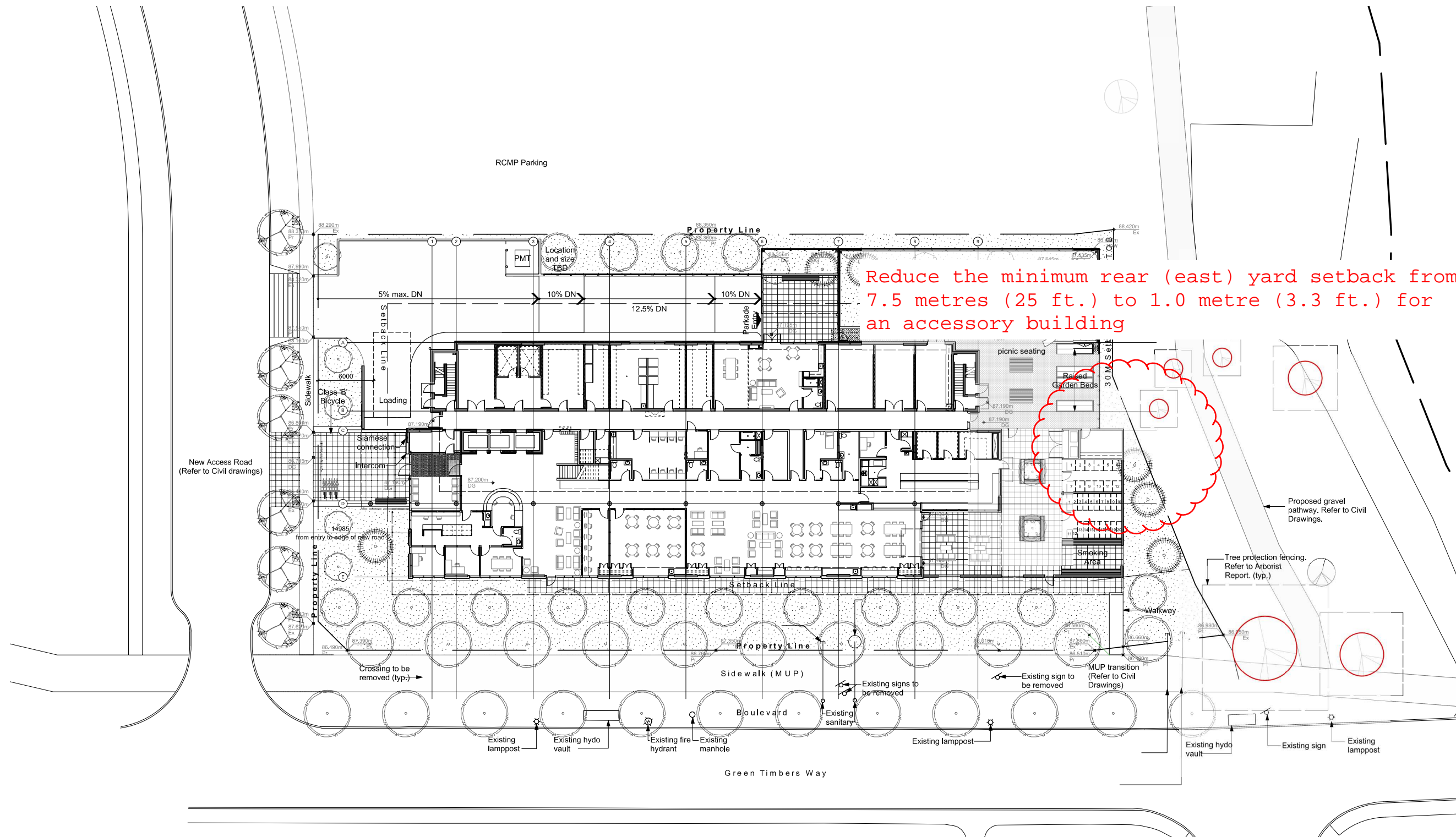
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Mayor – Linda Hepner


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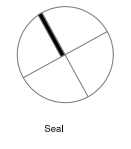
City Clerk – Jane Sullivan





Reduce the minimum rear (east) yard setback from 7.5 metres (25 ft.) to 1.0 metre (3.3 ft.) for an accessory building

 - Tree to be retained



**NSDA**  
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Project  
Surrey Shelter  
Green Timbers Way

**raincity**  
HOUSING  
a home for every person

Sheet Title  
Site Plan

Project Number  
15042  
Scale  
1:100  
Sheet Number  
A-002

Reduce the minimum number of required on site parking spaces from 52 to 30

Date: 2016 05 09  
2016 06 20  
Issue / Revision: Issued for Public DE Review  
Issued for DE Permit Application

Revisions



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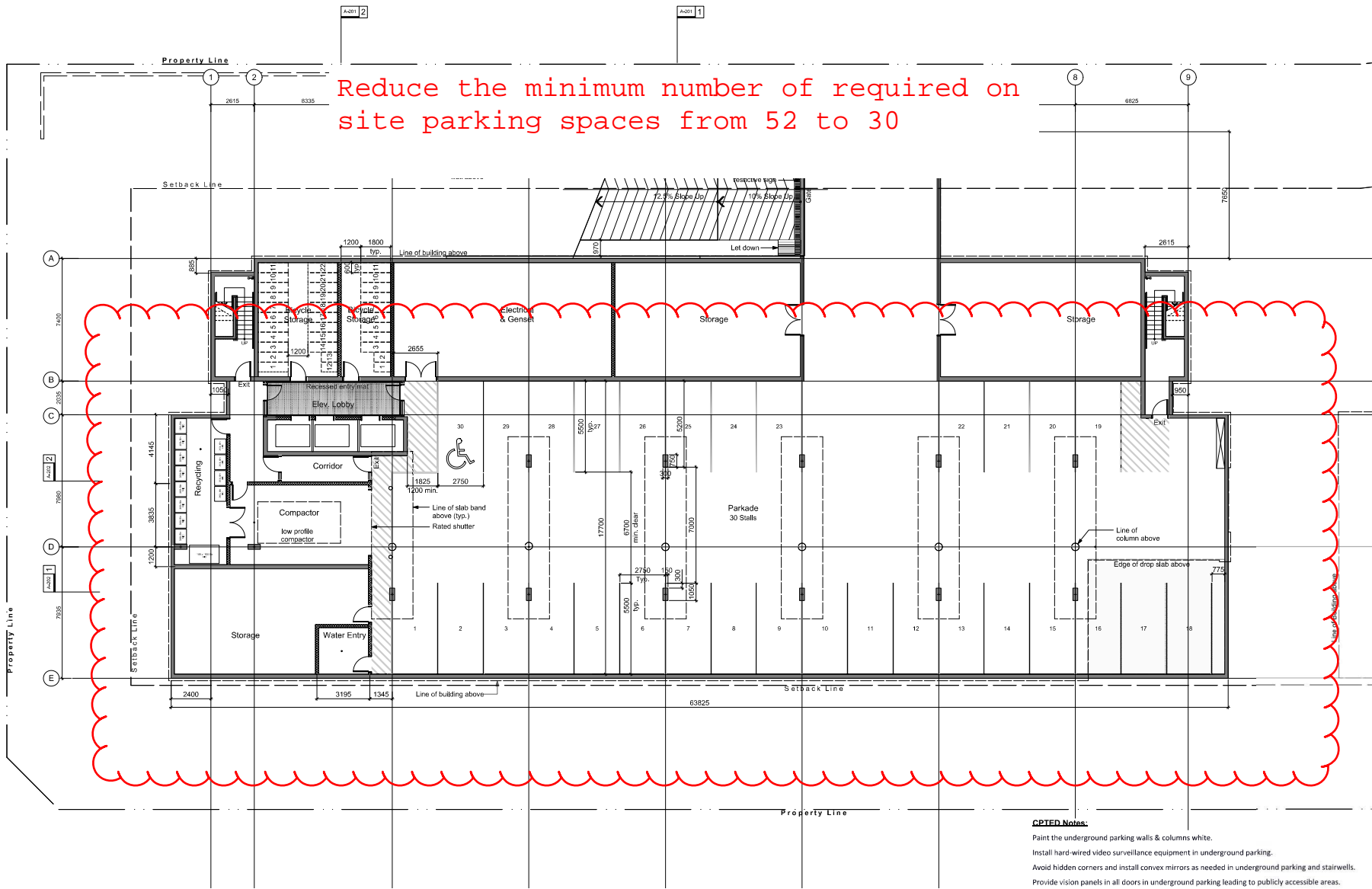
Project: Surrey Shelter  
Green Timbers Way

raincity HOUSING  
a home for every person

Sheet Title: P1 Level Plan

Project Number: 15042  
Scale: 1:100  
Sheet Number:

A-100



**CPTED Notes:**

- Paint the underground parking walls & columns white.
- Install hard-wired video surveillance equipment in underground parking.
- Avoid hidden corners and install convex mirrors as needed in underground parking and stairwells.
- Provide vision panels in all doors in underground parking leading to publicly accessible areas.
- Elevator lobby in underground parking area should be glazed to permit natural surveillance.
- Ensure adequate lighting throughout the underground parking.
- Provide rough surface finish on ramps to deter skateboarders.