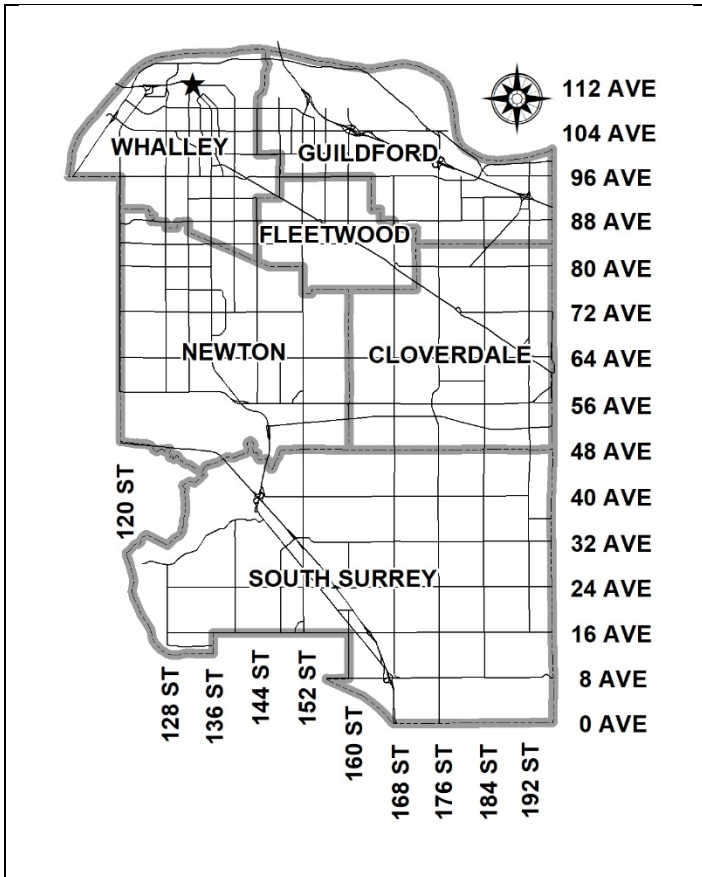


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0348-00

Planning Report Date: July 8, 2019



**PROPOSAL:**

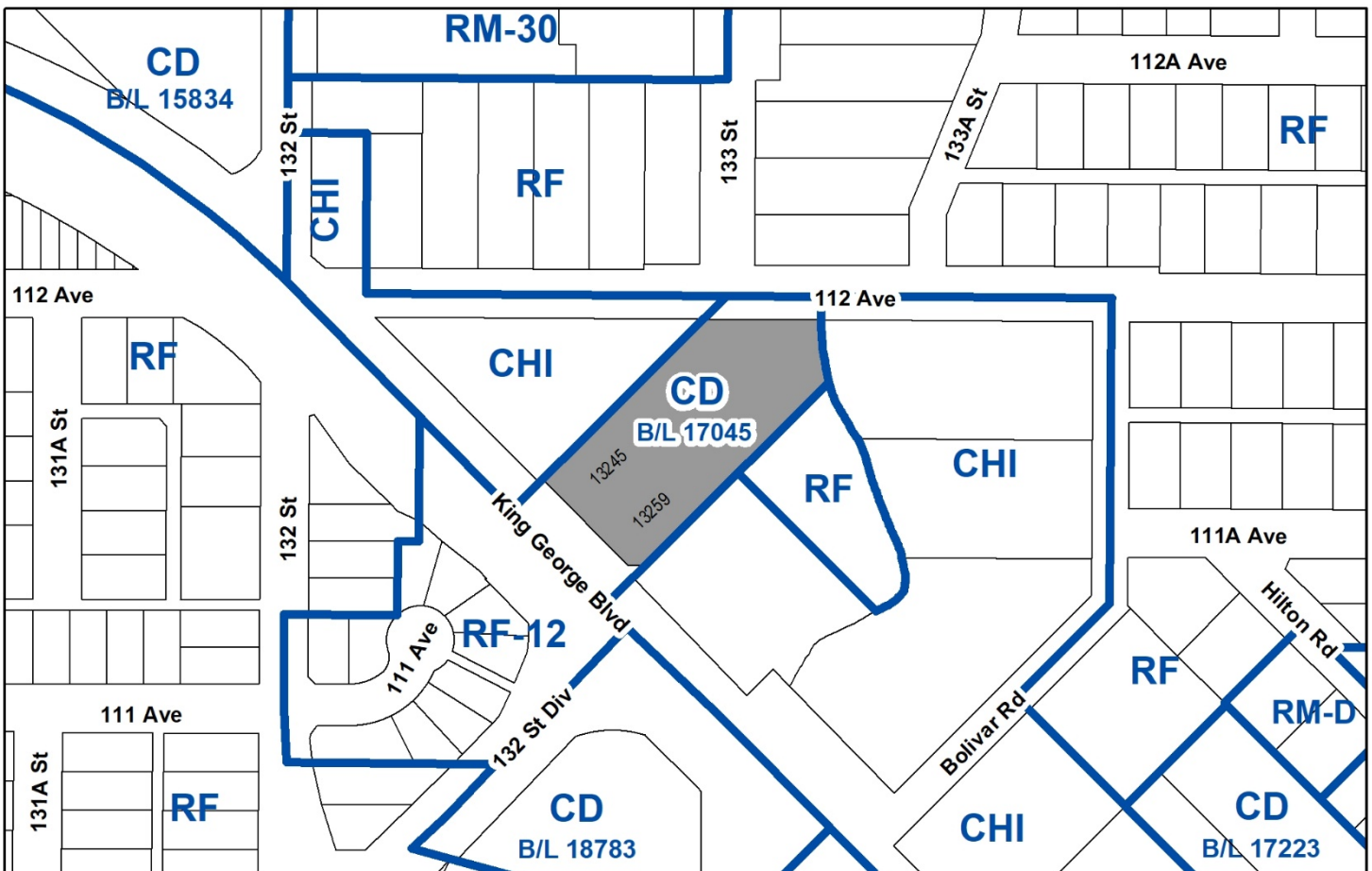
- **OCP Amendment** from Commercial to Multiple Residential
- **Rezoning** from CD By-law No 17045 to CD
- **Development Permit**

to permit the development of a 3-storey modular apartment building with approximately 38 additional supportive housing units for the homeless and those at risk of becoming homeless and ancillary support services on a site with existing supportive housing units.

**LOCATION:** 13245 - King George Boulevard

**ZONING:** CD By-law No. 17045

**OCP DESIGNATION:** Commercial



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an amendment to the Official Community Plan to redesignate the site from Commercial to Multiple Residential and a corresponding OCP Amendment to Figure 42: Major Employment Areas to delete the Commercial designation from the subject site.

### 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. Partnering with non-profit organizations, local governments and community groups, BC Housing is investing \$291 million to build over 2,000 modular supportive housing units across BC with support services for individuals who are experiencing homelessness or at risk of homelessness.
- In Surrey, the RRH Initiative consists of two phases. Under Phase 1, the Province opened three temporary housing projects with approximately 160 units in Spring 2018. This emergency response helped to relocate people who were experiencing homelessness and staying on 135A street or in shelters into the new temporary housing units.
- The Phase 1 temporary housing units are located on three, privately owned properties in the City Centre that are awaiting redevelopment. The City has short-term lease agreements on these sites.
- As part of Phase 2 of the RRH Initiative, the Province has committed to building 250 more permanent modular supportive housing units on approximately five sites.
- The proposed supportive housing facility is the first of several future permanent facilities to be located throughout the City of Surrey.
- The purpose of the OCP amendment is to align the OCP designation with the current and proposed use of the site as a residential site.
- The proposal is consistent with a number of City policies, including the Sustainability Charter 2.0 (Inclusion Theme), Surrey's Plan for the Social Well-being of Surrey Residents, OCP Section F3 (Affordable Housing), and the Master Plan for Housing the Homeless in Surrey.
- There is an existing supportive housing facility on the site ("Peterson Place"). The site is appropriately located, in proximity to public transit and community services.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to:
  - (a) Amend the OCP by redesignating the subject site in Development Application No. 7918-0348-00 from Commercial to Multiple Residential (Appendix VII) and a date for Public Hearing be set; and
  - (b) Amend OCP “Figure 42: Major Employment Areas” of the OCP by removing the Commercial designation for the subject site (Appendix VIII) and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from “Comprehensive Development (CD) By-law No. 17045” to “Comprehensive Development (CD)” and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0348-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) registration of a combination Statutory Right-of-Way/Restrictive Covenant over the identified Streamside Protection Area;
  - (f) registration of a 5-metre (16.5-ft.) wide Statutory Right-of-Way outside of the identified Streamside Protection Area, for ‘No-Build’ and access;
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (h) the applicant is to enter into a modified Housing Agreement to secure 93 supportive housing units;
- (i) the applicant is to enter into a modified Community Agreement; and
- (j) the applicant is to enter into a Highway License Agreement (HLA) for outdoor amenity encroachments in the road dedication area.

### REFERRALS

- Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- Parks, Recreation & Culture:** The Parks, Recreation and Culture Department has no concerns.
- Surrey Fire Department:** The Surrey Fire Department has no concerns but has identified items to be addressed with the submission of the Building Permit.

### SITE CHARACTERISTICS

Existing Land Use: Existing BC Housing supportive housing residences.

#### Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/City Centre Plan Designation</b>	<b>Existing Zone</b>
North (Across 112 Avenue):	Bolivar Creek and existing single family dwellings	Urban in the OCP	RF
East:	Bolivar Creek and existing commercial building	Multiple Residential in the OCP and Residential Low to Mid Rise up to 2.5 FAR in the City Centre Plan	RF and CHI
South (Across King George Boulevard):	Existing single family dwellings and apartment building (under construction)	Urban in the OCP and Residential Low to Mid Rise up to 2.5 FAR in the City Centre Plan	RF-12 and CD By-law No. 18783
West:	Existing commercial building	Commercial in the OCP	CHI

## DEVELOPMENT CONSIDERATIONS

### Background

- 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.
- Under Phase 1 of the RRH Initiative, the Province and the City opened three temporary supportive housing facilities with approximately 160 units in Spring 2018. This emergency response helped to relocate people who were experiencing homelessness and staying on 135A street or in emergency shelters into the new temporary housing units.
- As part of Phase 2 of the RRH Initiative, the Province has committed to providing 250 more permanent modular supportive housing units at approximately five sites located throughout the City to support the homeless population in Surrey. As these more permanent facilities are completed, the temporary Phase 1 housing facilities will be closed.
- The proposed supportive housing facility at 13245 King George Boulevard will be the first of the more permanent modular facilities to be located throughout the City of Surrey.

### Site Context

- The 0.62-hectare (1.54-acre) subject site is located at 13245 King George Boulevard, immediately outside of the City Centre Plan area. The site is bounded by King George Boulevard to the southwest and 112 Avenue to the north.
- The Class A, red-coded Bolivar Creek is located along the property line in the northeast corner of the site.
- The site is designated Commercial in the Official Community Plan (OCP) and is currently zoned Comprehensive Development (CD) By-law No. 17045. CD By-law No. 17045 received Final Adoption under Development Application No 7909-0137-00 on September 9, 2013. The CD Zone permits residential buildings at a maximum floor area ratio (FAR) of 0.35 on the subject site
- The site, formerly a motel, consists of four existing buildings currently operated by Fraserside Community Services Society. On September 9, 2013, Council approved the modification of the former motel into a high support services housing facility ("Peterson Place"), consisting of 55 self-contained units for adults who are homeless or at risk of homelessness. The facility provides support services, including meal service, counselling and medical/health service

offices, 24/7 staffing and life and employment skills programming. Priority is given to Surrey residents who meet the eligibility criteria.

- A condition of Final Adoption for Application No. 7909-0137-00 was that the applicant enter into a Housing Agreement with the City to restrict occupancy of the proposed dwelling units to eligible occupants defined by the Provincial Rental Housing Corporation (BC Housing) as homeless or at risk of becoming homeless.
- Council granted Final Adoption to Housing Agreement, Authorization By-law, 2009, No. - 17046 on September 9, 2013.
- The site is within 800 metres walking distance to the Gateway Skytrain station and is adjacent to public transit connections on King George Boulevard. The site is also in proximity to several community services within the City Centre.

### Current Proposal

- The applicant has submitted a development application that would permit additional supportive housing units to be located on the site within a new modular apartment building, along with additional support services.
- The application therefore includes the following:
  - OCP amendment from Commercial to Multiple Residential;
  - Rezoning of the site from CD By-law No. 17045 to a new CD By-law; and
  - Development Permit (Form and Character).
- The proposed, new modular apartment building will be 3 storeys (12.5 metres) in height, and will consist of the following:
  - 1,928 square metres of gross floor area;
  - approximately 38 self-contained residential units;
  - offices and meeting rooms;
  - health care-related treatment rooms;
  - lounge, dining, and associated kitchen facilities; and
  - storage.
- The proposed net density of the site will increase to 0.6 FAR.
- The combined total number of supportive housing units on the site will increase to 93, with a combined total gross floor area of 3,679 sq. metres (39,600 sq. ft.).

### Justification for Plan Amendment

- The subject site is designated Commercial in the OCP.
- The applicant is seeking to amend the OCP to redesignate the subject site to Multiple Residential.
- The proposed Multiple Residential designation is a more consistent land use designation to reflect the existing and proposed use of the site as supportive, multiple residential housing facility with ancillary support services.

- Staff support the proposed amendment.

#### Housing Agreement and Community Agreement Amendments

- The applicant proposes changes to the current Housing Agreement that was adopted under the initial Application No. 7909-0137-00, to increase the number of dwelling units to 93. The amendment to this Housing Agreement will be a subject condition of Final Adoption.
- In addition, as part of the initial Application 7909-0137-00, BC Housing and the operator (Fraserside) entered into a Community Agreement with the City, committing that:
  - buildings, grounds and the surrounding area remain tidy;
  - residents abide by the conditions of their residency agreements; and
  - the operator will work with the City, RCMP and other agencies on an ongoing basis to discuss issues and concerns.
- As a subject condition of Final Adoption, the Community Agreement is to be updated and signed.

#### Peterson Place Programming, Policies, and Community Engagement

- BC Housing will contract Fraserside Community Services Society as the operator of the modular housing units at Peterson Place. Fraserside is a non-profit, registered charitable organization with extensive experience operating housing in Metro Vancouver, including the supportive housing units already in operation on the site.
- Residents are selected through an assessment process undertaken by BC Housing in collaboration with the operator, Fraser Health and local service providers to ensure residents are well matched to the types of services provided within the housing project.
- Support services will include life skills training, employment assistance, and a range of social and health care services. Residents will also be referred to external health care, mental health, and addiction services and other services and opportunities as required.
- Individuals who apply must be over the age of 19, have a history of homelessness or are at risk of becoming homeless, and require support services. Priority is given to Surrey residents.
- All residents pay rent and must sign a Program Agreement that addresses expectations about appropriate and respectful behavior, especially as it relates to the health and safety of themselves and others.
- Staff will work with residents and neighbours to foster good neighbourhood relations. Residents are expected to:
  - Treat neighbours and community with consideration;
  - Not make excessive noise or cause unnecessary disturbances;
  - Ensure security doors are closed properly and not let any unknown persons into the building;
  - Put garbage in the appropriate bins;
  - Clean up after pets; and

- Not smoke in the common areas, including the front entrance.
- The operator may end a Program Agreement at any time if a resident is:
  - Engaging or behaving in a manner which is abusive and/or a threat to the mental or physical health or safety of anyone in the building/community;
  - Significantly disrupting the quiet enjoyment of other participants and/or neighbours; and
  - Engaging in willful vandalism or damage to the building or property.
- The operator performs regular inspections of the property and immediate area to ensure cleanliness and will incorporate safety features such as lighting, security cameras, secured access, and 24/7 staffed reception.

*Community Advisory Committee*

- In addition, BC Housing, Fraser Health, Fraserside Community Services Society, and the City have committed to establishing a Community Advisory Committee (CAC), which is intended to support the successful integration of the facility and residents into the community. The CAC allows the operator of the facility to be made aware of any issues or respond to any concerns in a timely manner.
- CACs will be established for every permanent supportive housing facility approved in the City, including the subject site. CACs are currently operating successfully in other neighbourhoods in Surrey.
- In addition to the groups noted above, the CAC will include representatives from:
  - RCMP;
  - local businesses;
  - community organizations; and
  - community members.
- The CAC will start meeting on a regular basis before the supportive housing facility begins operation and will continue when the facility is in operation.

Proposed CD By-law

- In order to accommodate the density, uses and services proposed for the expanded Peterson Place, the applicant has applied to rezone the site to a new CD Zone, which will be based on the “Multiple Residential 45 (RM-45)” and “Special Care Housing 1 (RMS-1)” Zones, modified to accommodate the proposed project as outlined below:

	<b>RM-45 and RMS-1 Zones</b>	<b>Proposed CD By-law</b>
Land Use <b>Residential</b>	<ul style="list-style-type: none"> <li>• The RM-45 Zone permits multiple unit residential buildings and ground-oriented multiple residential buildings.</li> </ul>	<ul style="list-style-type: none"> <li>• Residential will comply with the RM-45 Zone.</li> </ul>
<b>Institutional</b>	<ul style="list-style-type: none"> <li>• The RMS-1 Zone permits:                             <ul style="list-style-type: none"> <li>○ Care facilities;</li> <li>○ Childcare facilities;</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Uses will be limited:                             <ul style="list-style-type: none"> <li>○ Care facilities;</li> </ul> </li> </ul>



	<b>RM-45 and RMS-1 Zones</b>	<b>Proposed CD By-law</b>
	<ul style="list-style-type: none"> <li>○ Personal service uses;</li> <li>○ Office uses limited to physical and mental health services;</li> <li>○ Eating establishments limited to 35; and</li> <li>○ Convenience stores.</li> </ul>	<ul style="list-style-type: none"> <li>○ Office uses limited to physical and mental health services; and</li> <li>○ Community Services.</li> </ul>
<b>Floor Area Ratio</b>	<ul style="list-style-type: none"> <li>• RM-45: 45 upa</li> <li>• RMS-1: 0.5 FAR</li> </ul>	<ul style="list-style-type: none"> <li>• 0.6</li> </ul>
<b>Building Setback</b>	<ul style="list-style-type: none"> <li>• 50% of the height of the building from all lot lines.</li> </ul>	<ul style="list-style-type: none"> <li>• Front (King George Boulevard): 0.0 metres (0 ft.)</li> <li>• Rear (112 Avenue): 7.0 metres (23 ft.)</li> <li>• Side (northwest): 1.8 metres (6 ft.)</li> <li>• Side (southeast): 3.0 metres (10 ft.)</li> </ul>
<b>Building Height</b>	<ul style="list-style-type: none"> <li>• RM-45: 15 metres (49 ft.)</li> <li>• RMS-1: 9 metres (29.5 ft.)</li> </ul>	<ul style="list-style-type: none"> <li>• 13 metres (41 ft.)</li> </ul>
<b>Parking Residential</b>  <b>Community Service Care facility Office Medical Office</b>	<ul style="list-style-type: none"> <li>• 1.3 spaces / non-ground oriented berm unit</li> <li>• 2 spaces / ground oriented bdrm unit</li> <li>• 0.2 space / unit for visitors</li> <li>• 3.5 spaces / 100 m<sup>2</sup> gross floor area</li> <li>• 0.4 spaces / sleeping unit</li> <li>• 2.5 spaces / 100 m<sup>2</sup> gross floor area</li> <li>• 3.5 spaces / 100 m<sup>2</sup> gross floor area</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum 35 spaces</li> </ul>
<b>Bicycle Parking</b>	<ul style="list-style-type: none"> <li>• 1.2 bicycle spaces / unit and 6 spaces for visitors.</li> <li>• 0.12 bicycle parking space for every 100 square metres (1, 075 sq.ft.) of gross floor area for general service uses.</li> </ul>	<ul style="list-style-type: none"> <li>• 50 bicycle parking spaces</li> </ul>

- The proposed uses are appropriate for the site as they reflect the services that will be required to support the residents in the proposed new modular apartment building, as well as the existing residents of Peterson Place.
- The proposed floor area ratio (FAR) of the development will be 0.6, which is less than the density permitted in the RM-45 Zone. The proposed density is appropriate for the proposed development and site context, as it is adjacent to future medium and high-density in the City Centre.

- The applicant is proposing to reduce some setbacks from those in the RM-45 and RMS-1 Zones. The reduction in building setbacks is supportable, as the site is space constrained, and the setbacks reflect the location of existing buildings on the site.

#### *Vehicular Access, Circulation and Parking*

- Vehicle access to the site is currently permitted from King George Boulevard, with emergency access permitted from 112 Avenue.
- As part of the current application, at the direction of the Engineering Department, vehicle access will be relocated to 112 Avenue. Emergency access will, however, be maintained for King George Boulevard. Monitored security gates are located at each of these entrances.
- Pedestrian access is permitted at both entrances.
- It is anticipated that most tenants will not have vehicles. Therefore, a minimum of 35 parking spaces will be provided for staff.

#### Road Dedication

- The proposal has the following road dedication requirements:
  - approximately 4.5 metres (15 ft.) for the widening of King George Boulevard; and
  - approximately 2.0 metres (6.5 ft.) for the widening of 112 Avenue.
- Construction works associated with the widening of these roads will be deferred until such time that the site redevelops in the future.

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

- The subject property falls within the Sensitive Ecosystems (Streamside Areas) Development Permit Area due to the presence of Bolivar Creek (Class A, red-coded) at the northeast corner of the subject site. As specified in Part 7A ("Streamside Protection") of the Zoning By-law, there is a required Streamside Protection Area of 30.0 metres (98 ft.), as measured from top-of-bank, for a Class A watercourse.
- The proposed new modular apartment building is located outside of the Streamside Protection Area. However, existing structures are located within the protection area. These structures, which are comprised of the existing 1- and 2-storey Peterson Place residential buildings, will be allowed to remain and no new construction will be permitted within the protection area.
- The applicant's Qualified Environmental Professional (QEP) has prepared an Ecosystem Development Plan (EDP) which proposes minimum safeguarding of the Streamside Protection Area, which will be secured through a combination Restrictive Covenant and Statutory Right-of-Way to be registered over the protection area.

## PRE-NOTIFICATION

In accordance with Council policy, pre-notification letters were mailed on March 8, 2019 to 279 residents, and a Development Proposal sign was erected on the property on March 20, 2019. To date, staff have received the following comments (with staff comments in *italics*).

- One resident called to express their support for the proposed expansion of Peterson Place.
- One resident called to explain their reasons for opposing the proposed expansion. The resident identified a number of concerns, which are outlined below:
  - Negative interactions with individuals identified as either residents or visitors to Peterson Place. These negative interactions are described by the resident to include direct conflicts upon their property, theft from their property and neighbouring properties, and harassment of neighbourhood residents and pedestrians.
  - Concerns with drug use and drug trafficking on the street.
  - Concerns that this residential neighbourhood is not the appropriate place for a permanent supportive housing facility, which would be better suited within the City Centre.
  - Concerns that such a facility does not encourage residents to alter their lifestyle.
  - The operator has not shown any interest in addressing the on-site and off-site behavior of Peterson Place residents.
  - The City pre-notification letters did not adequately notify area residents. The notification area should have been expanded to 1 km from the subject site.
  - Concerns that the appearance of the proposed modular apartment building would be similar to the existing, temporary modular housing units.

*(Staff provided additional information to the resident, including a brief description of the Rapid Response to Homelessness Program. In particular, staff described the additional support services that will be provided on-site to assist residents, and also that additional supportive housing sites will be identified throughout the City.*

*As outlined previously in this report, staff from BC Housing and the operator have provided a description of some of the other program and policy elements that are intended to assist residents of the facility deal with health issues, in some cases including addiction, and to find education and employment opportunities that will allow them to move out of Peterson Place. Staff from BC Housing and the operator have been in contact with the resident to discuss their concerns.*

*Council policy stipulates that pre-notification letters be mailed out to residents within 100 metres of the subject site. In this circumstance, staff increased the mail-out area to 200 metres. BC Housing has also undertaken a public engagement strategy, and hosted a Public Information Meeting, the details of which are outlined below.*

*The subject site is in an appropriate location for supportive housing, being near public transit and community services.*

*Finally, staff provided the resident with renderings of the proposed modular apartment. The resident has indicated that they are generally satisfied with the appearance.)*

### *Public Information Meeting*

- The applicant held a Public Information Meeting (PIM) on March 19, 2019 to inform and engage community residents and groups with respect to the proposed expansion of Peterson Place and construction of the proposed modular apartment building. Representatives from BC Housing, Fraser Health, Fraserside Community Services, and the City of Surrey were in attendance (See Appendix V for a summary of the PIM).
- Advertising for the PIM, as well as for BC Housing's related public engagement internet platform ("LetsTalkHousingBC.ca/Surrey") were placed in a local newspaper.
- BC Housing, Fraser Health, the City of Surrey, and Fraserside Community Services Society set up poster boards with key information on the redevelopment as well as provided a fact sheet to participants.
- Approximately 12 people attended the PIM, and 1 comment was received which indicated support for the proposal.
- An additional 3 comments were received through the public engagement platform, with 1 indicating support and 2 as neutral or seeking information.

### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

### DESIGN PROPOSAL AND REVIEW

- The proposed expansion of Peterson Place involves the removal of two existing structures along the subject site's northwest property line and the construction of a 3-storey apartment building.
- The proposed apartment building is comprised of prefabricated modular buildings, which are constructed off-site and assembled on the subject site.
- The modular apartment building consists of the following:
  - Approximately 38, self-contained units with individual sleeping areas, bathrooms and kitchens on the third floor, the second floor, and portions of the first floor.

- Offices and meeting rooms, health care-related treatment rooms, a lounge, a dining room, associated kitchen facilities, and other spaces associated with the operation of Peterson Place; and
  - Storage space below the main floor.
- At approximately 72 metres ( ft.) in length, the proposed apartment building extends most of the length of the northwest property line.
- The modular apartment buildings that are proposed to replace the temporary modular housing that were constructed in Phase 1 of the RRH Program are anticipated to have a greater service life. Therefore, the expressed intent of the City, applicant, and the project design team is to provide significant design refinement and treatment of the Phase 2 modular apartment buildings.
- The proposal is to construct additional units on a site with existing, occupied residential buildings in order to replace the short-term, Phase 1 units. As a result, and due to the narrow, physical constraints of the subject site, the project is faced with significant design challenges.
- However, the proposed development seeks to be as consistent with City of Surrey Design Guidelines (as outlined in the Official Community Plan) and as sensitive to the surrounding context as possible.
- Therefore, the proposed development seeks to respond to the OCP design guidelines in the following manner:
  - retains existing trees wherever possible;
  - maximizes opportunities for outdoor amenity spaces;
  - adopts a residential building scale and massing to the surrounding neighbourhood;
  - reduces the visual impact of the length of the building by incorporating articulation, colour and other architectural treatments that break up its linear mass, particularly along the northwest façade; and
  - incorporates external colours and materials that are functional, interesting and avoid a monotonous appearance.

### *Landscaping and Amenity*

- In order to maximize the residential livability of Peterson Place for new and existing residents, landscaped outdoor amenity spaces will be provided wherever possible throughout the site, recognizing the constraints that result from retrofitting a former motel and existing housing site.
- The applicant is proposing to remove under-utilized parking spaces and replace them with seating areas.

### TREES

- Michael, Harry, ISA Certified Arborist of Diamond Head Consulting 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:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Red Maple	1	1	0
<b>Coniferous Trees</b>			
Eastern White Cedar	1	1	0
Spruce	2	0	2
Western Red Cedar	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>5</b>	<b>3</b>	<b>2</b>
<b>Additional Trees in the Riparian Area</b>	<b>6</b>	<b>2</b>	<b>4</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>0</b>	
<b>Total Retained and Replacement Trees</b>		<b>2</b>	
<b>Contribution to the Green City Fund</b>		<b>\$2,400</b> <i>unless a location for replacement trees can be identified</i>	

- The Arborist Assessment states that there are a total of 10 protected trees on the site. It was determined that 2 trees can 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, health and associated risk if the tree were to fail, and proposed lot grading.
- In addition, the Arborist Assessment identifies 14 additional off-site trees (6 City trees and 8 trees on private property) to be retained.
- Table 1 includes an additional 6 protected trees that are located within the riparian area. The trees within the riparian area will be retained, except where removal is required due to the trees being identified as hazardous.
- For those trees that cannot be retained, the applicant will be required to plant trees at a 2 to 1 replacement ratio. This will require a total of 6 replacement trees on the site. The applicant is proposing to plant approximately 39 under-sized trees on the site which do not qualify as replacement trees. The deficit of 6 replacement trees will require a cash-in-lieu payment of \$2,400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law. Staff will continue to work with the applicant to find a location within the site to plant full-size replacement trees.
- In summary, a total of 2 trees are proposed to be retained or replaced on the site with a contribution of \$2,400 to the Green City Fund, however staff will work with the applicant to find locations on the site for at least 6 full-size replacement trees.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 2, 2019. 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 immediately outside the City Centre Plan area, and close to Popular Park, amenities, and community services within the City Centre</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>The development includes supportive housing units with a range of unit sizes</li> <li>The proposed development incorporates residential, medical, office and community service uses for individuals who are homeless or at risk of homelessness</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>The development will incorporate Low Impact Development Standards (LIDS)</li> <li>The Bolivar Creek (Class A, red coded) will be protected via a no-build Restrictive Covenant and Statutory Right-of-Way for access and maintenance</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The site is within walking distance to the Gateway Skytrain station and is adjacent to public transit connections on King George Blvd.</li> <li>The development will include bike storage</li> <li>The development will provide minimal vehicular parking spaces</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>The development incorporates CPTED principles, including lighting, no hidden spaces, access control and 24-hour staff on site</li> <li>The development includes adaptable and accessible units</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>The development will meet BC Step Code 3 energy requirements</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>BC Housing and the operator held a Public Information Meeting on March 19, 2019 to inform and engage community residents and gather neighbourhood input</li> <li>A Community Advisory Committee (CAC) will meet on a regular basis before the supportive housing facility begins operation and will continue while the facility is in operation</li> </ul>

ADVISORY DESIGN PANEL

It has been determined that Advisory Design Panel review is not required for the subject application.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Project Data Sheets
- Appendix II. Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Summary of Public Information Meeting
- Appendix VI. Aerial Photo
- Appendix VII. OCP Proposed Amendment
- Appendix VIII. OCP Proposed Amendment, Figure 42
- Appendix IX. Proposed CD By-law

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

CA/cm



## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (RM-45 and RMS-1)

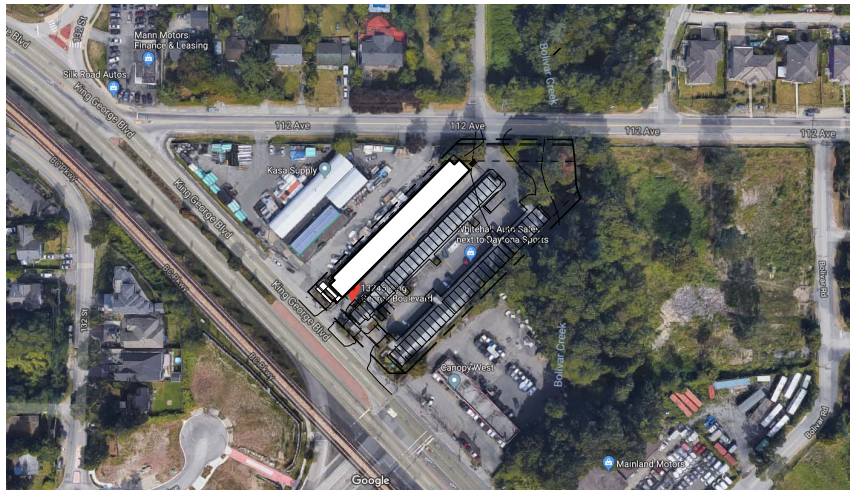
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		6,236 m <sup>2</sup>
Road Widening area		270 m <sup>2</sup>
Undevelopable area		
Net Total		5,966 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	31%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front (King George Boulevard / south)	0.0 m	0.0 m
Rear (112 Avenue / north)	7.0 m	7.0 m
Side #1 (northwest)	1.8 m	1.8 m
Side #2 (southeast)	3.0 m	3.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	12.5 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Studio		43
One Bed		40
Two Bedroom		10
Three Bedroom +		
Total		93
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		3,679 m <sup>2</sup>
TOTAL BUILDING FLOOR AREA		3,679 m <sup>2</sup>

\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.6	0.6
AMENITY SPACE (area in square metres)		
Indoor		91 m <sup>2</sup>
Outdoor		56 m <sup>2</sup>
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional	35	48
Total Number of Parking Spaces	35	48
Number of accessible stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

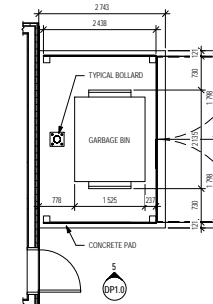
Heritage Site	NO	Tree Survey/Assessment Provided	YES
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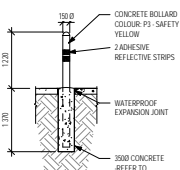
1 CONTEXT PLAN  
SCALE: 1:1000

**DEVELOPMENT DATA SHEET:**

EXISTING / PROPOSED ZONING	CD to CD
LOT AREA	Gross Total 6,236.3 m <sup>2</sup> (0.42 Hectares)
LOT COVERAGE	Buildings & Structures 1,924.7 m <sup>2</sup> (Total Building Areas of Proposed & Existing Buildings) Paved & Hard Surfaced Areas na Total Site Coverage 30.8 %
SETBACKS	Front (SE) 6.8 m (Distance between Proposed & Existing Buildings) Rear (NW) 1.9 m required / 0 m proposed Side #1 (SW / King George Hwy) 3.0 m deduction / 5.5 m setback required / 5.8 m proposed Side #2 (NE / 112 Ave) 1.9 m deduction / 7.5 m setback required / proposed
BUILDING HEIGHT	Principal 10.0 m Required / 9.4 m Proposed (Main Floor) / 12.9 m (Below Level) Accessory na
NUMBER OF RESIDENTIAL UNITS	One Bedroom 36 One Bedroom Accessible 2
FLOOR AREA	Residential 1,060.6 m <sup>2</sup> Offices 176.9 m <sup>2</sup> Dining 115.2 m <sup>2</sup> Kitchen 56.4 m <sup>2</sup>
TOTAL BUILDING FLOOR AREA	1,593.9 m <sup>2</sup>
DENSITY	# of units/m <sup>2</sup> of unbalance (gross) na # of units/m <sup>2</sup> of unbalance (net) na FAR (gross) 2.7 (FAR for all existing buildings and new proposed buildings) FAR (net) na
AMENITY SPACE	Indoor 184.7 m <sup>2</sup> Outdoor na
PARKING	Leading 1 BICYCLE PARKING Total Number of Existing Parking Spaces 48 Secure Bicycle Parking Area 44 Bicycle Spaces 5

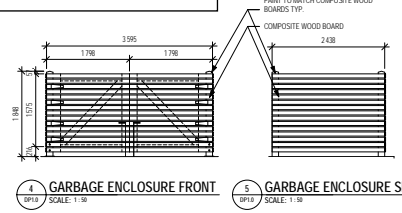


3 GARBAGE ENCLOSURE  
SCALE: 1:50



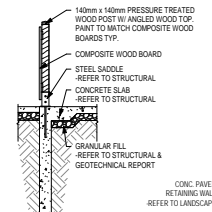
6 TYPICAL BOLLARD DETAIL  
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**Appendix II**

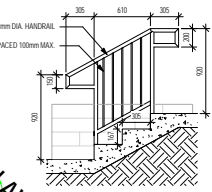


4 GARBAGE ENCLOSURE FRONT  
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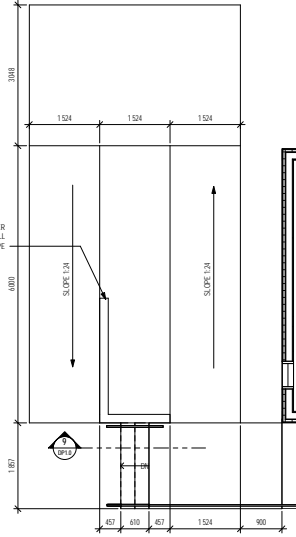
5 GARBAGE ENCLOSURE SIDE  
SCALE: 1:50



7 GARBAGE ENCLOSURE SECTION  
SCALE: 1:50



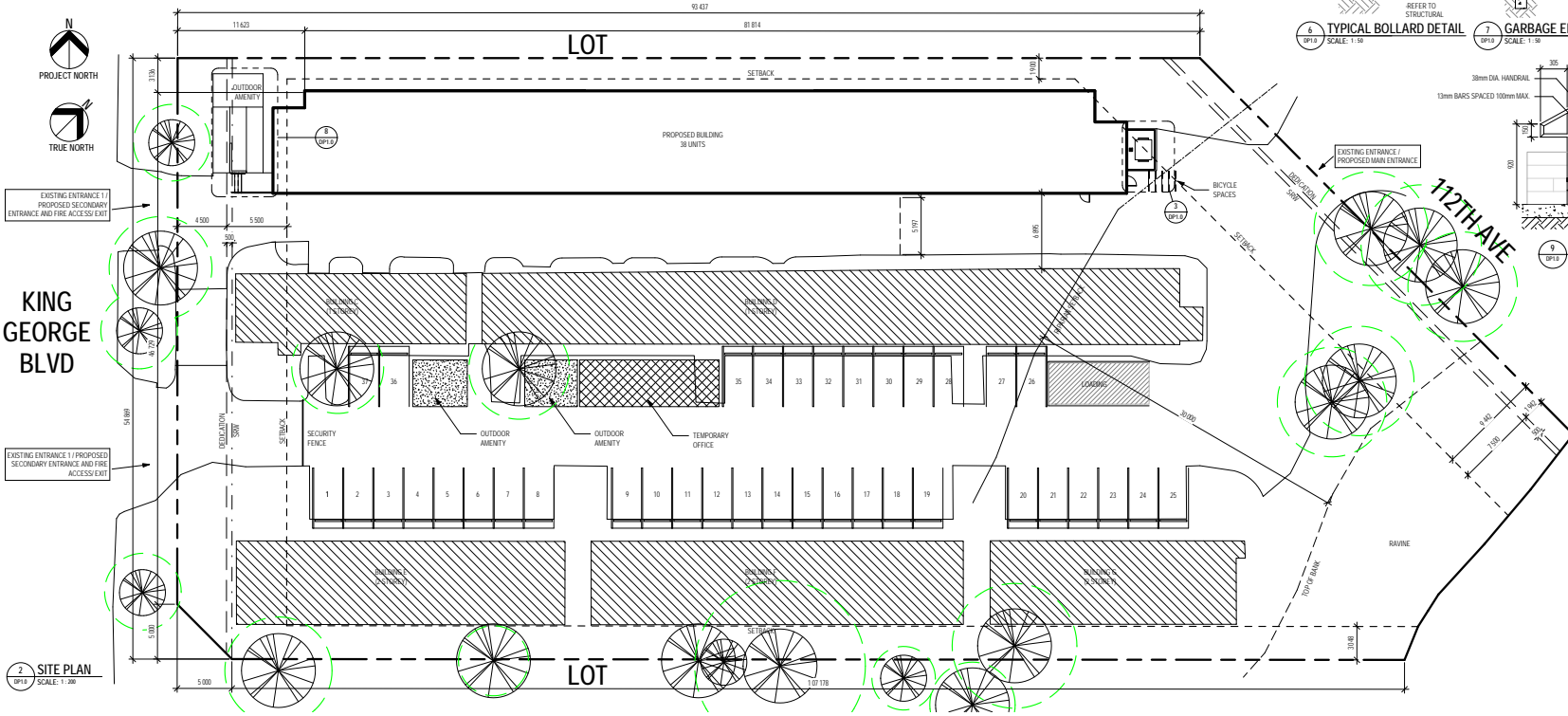
9 EXT. STAIR  
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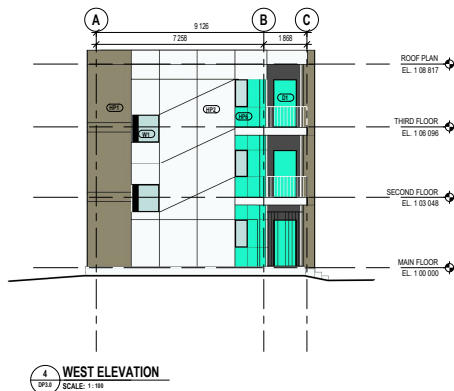
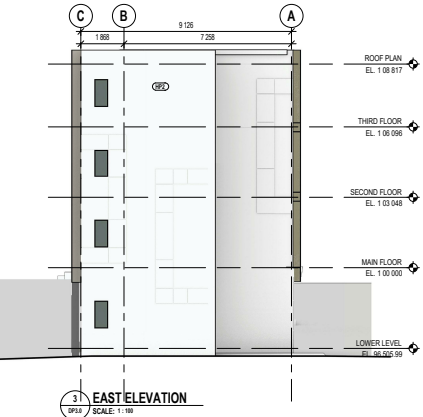
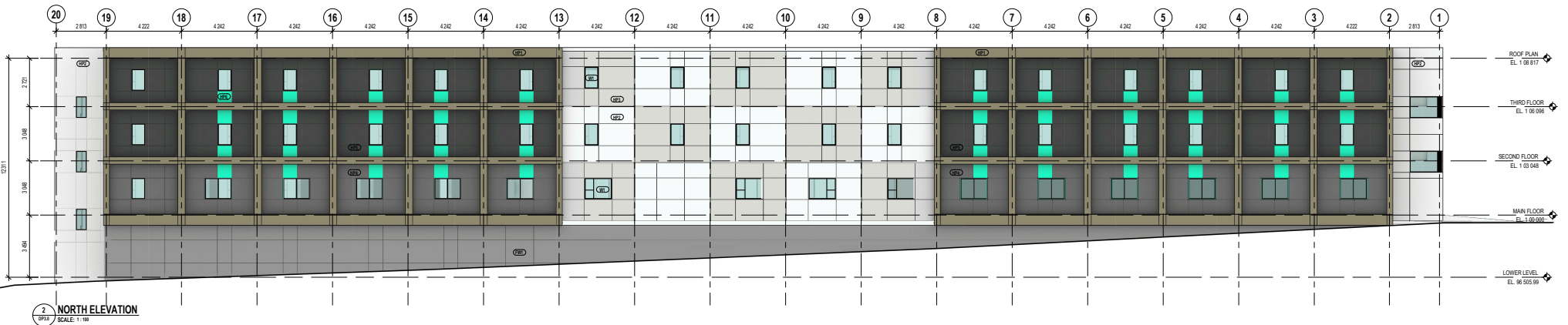
8 OUTDOOR AMENITY & RAMP  
SCALE: 1:50

**LEGEND:**

PROPOSED GAZEBO SMOKING AREA	[Pattern]
TEMPORARY STRUCTURE	[Pattern]
EXISTING BUILDINGS	[Pattern]
PROPERTY LINE	[Line Style]
LINE OF DEDICATION	[Line Style]
LINE OF SETBACK	[Line Style]
LINE OF STATUTORY RIGHT OF WAY (SRW)	[Line Style]
LINE OF REPAIRMENT SETBACK	[Line Style]
TREE NO BUILD ZONE	[Line Style]
ROAD PATHWAY	[Line Style]
EXISTING TREES	[Symbol]

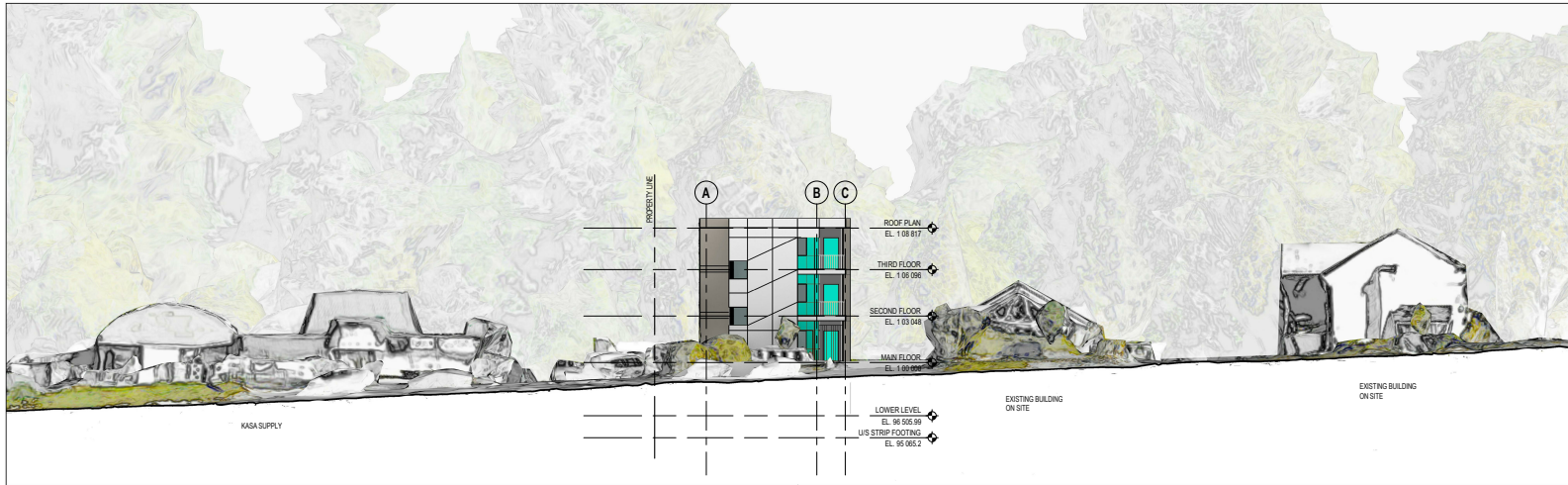


2 SITE PLAN  
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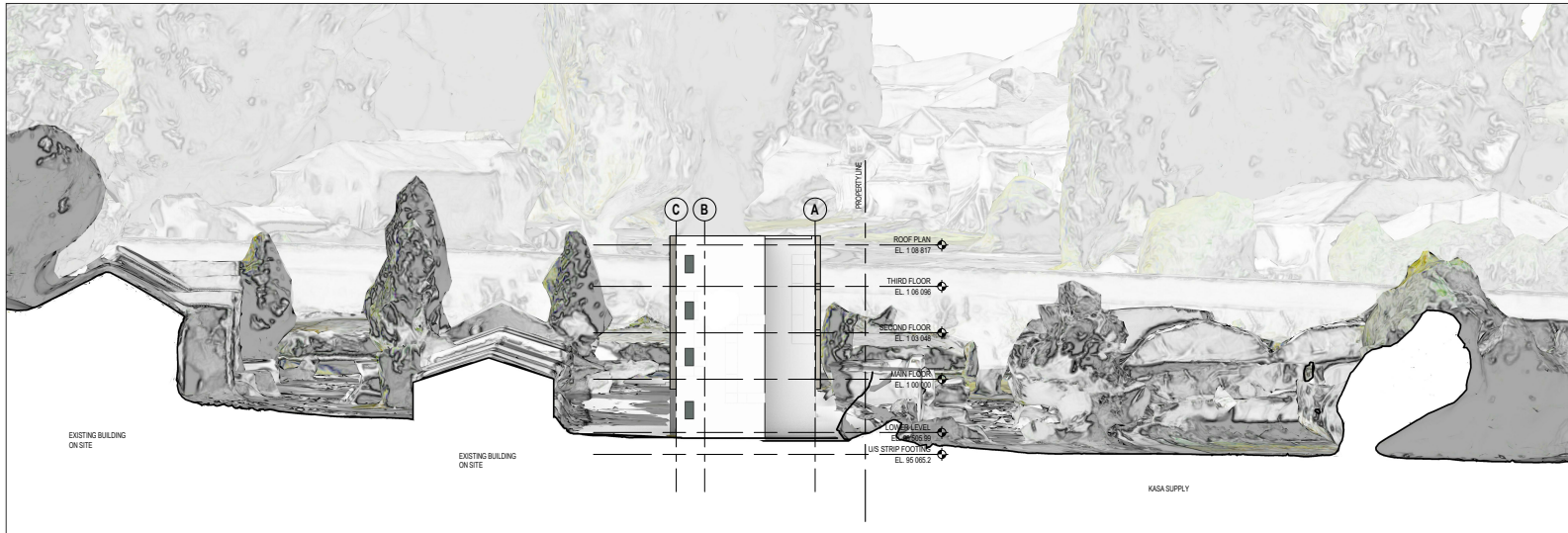


**MATERIALS LEGEND:**

MARK	HP1	HP2	HP3	HP4	HP5	HP6
<b>MATERIAL</b>	FIBRE CEMENT BOARD MANUFACTURER: JAMES HARDIE STYLE: HARDE PANEL SYSTEM FINISH: STUCCO COLOUR: MONTEREY TAUPE	FIBRE CEMENT BOARD MANUFACTURER: JAMES HARDIE STYLE: HARDE PANEL SYSTEM FINISH: STUCCO COLOUR: ARCTIC WHITE	FIBRE CEMENT BOARD MANUFACTURER: JAMES HARDIE STYLE: HARDE PANEL SYSTEM FINISH: STUCCO COLOUR: LIGHT MIST	FIBRE CEMENT BOARD MANUFACTURER: JAMES HARDIE STYLE: HARDE PANEL SYSTEM FINISH: STUCCO COLOUR: NIGHT GRAY	FIBRE CEMENT BOARD MANUFACTURER: JAMES HARDIE STYLE: HARDE PANEL SYSTEM FINISH: STUCCO COLOUR: IRON GRAY	FIBRE CEMENT BOARD MANUFACTURER: JAMES HARDIE STYLE: HARDE PANEL SYSTEM FINISH: STUCCO COLOUR: BLUE NOTE
<b>R1</b>	METAL RAILINGS COLOUR: BLACK	<b>R2</b>	METAL RAILINGS COLOUR: WHITE	<b>FW1</b>	<b>W1</b>	<b>D1</b>
			CF PANELS COLOUR: GRAY	PVC WINDOWS GLAZING: TRIPLE PANEL LOW-E ARGON FILLED	METAL DOORS MANUFACTURER: JAMES HARDIE STYLE: HARDE PANEL SYSTEM COLOUR: BLUE NOTE	<b>D2</b>
						METAL DOORS MANUFACTURER: JAMES HARDIE STYLE: HARDE PANEL SYSTEM COLOUR: ARCTIC WHITE



1 WEST ELEVATION WITH CONTEXT  
 0311 SCALE: 1:150



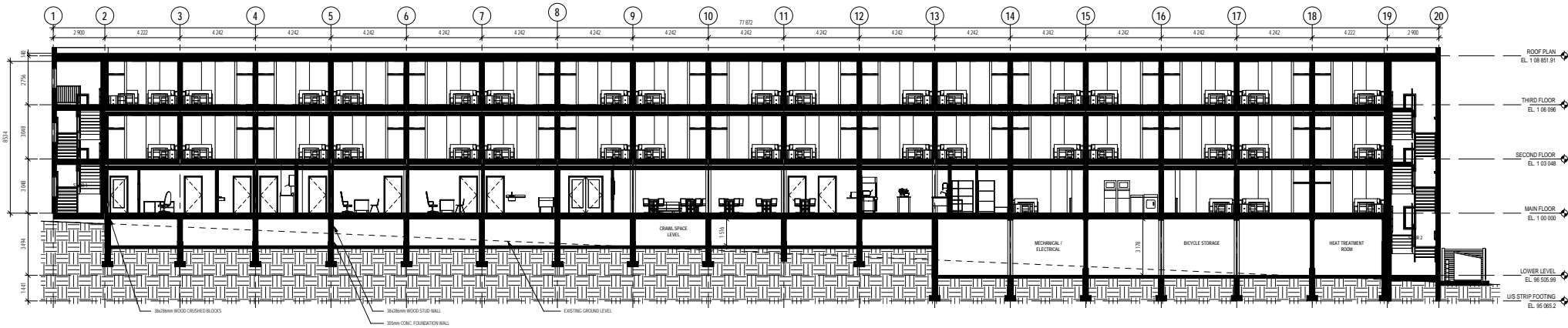
2 EAST ELEVATION WITH CONTEXT  
 0311 SCALE: 1:150



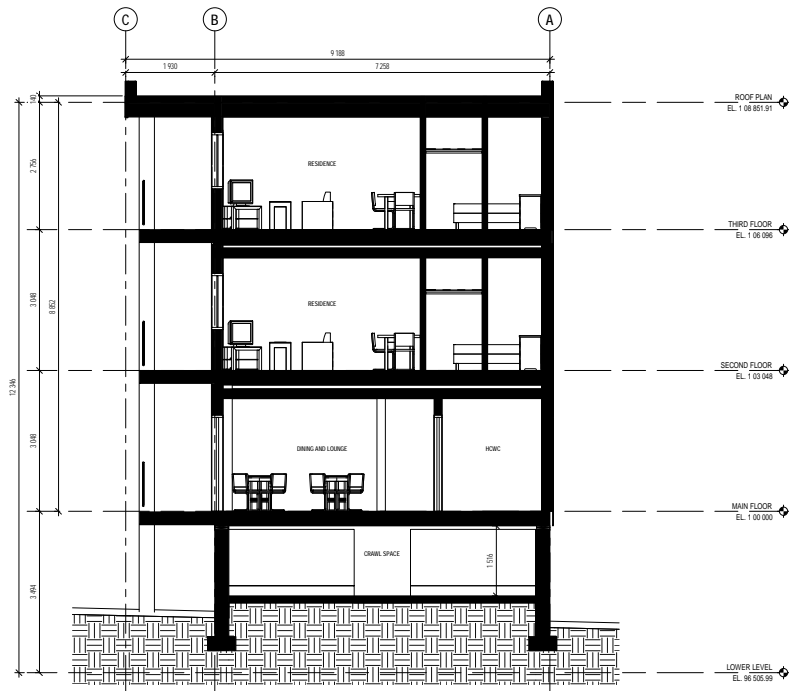
1 SOUTH ELEVATION WITH CONTEXT  
 DP11 SCALE: 1:200



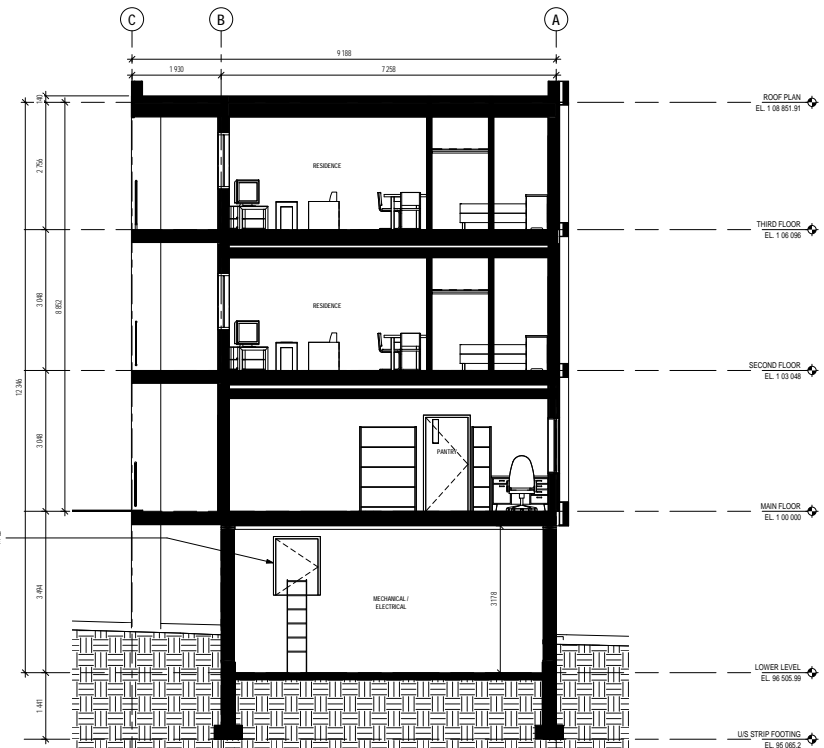
2 NORTH ELEVATION WITH CONTEXT  
 DP11 SCALE: 1:200



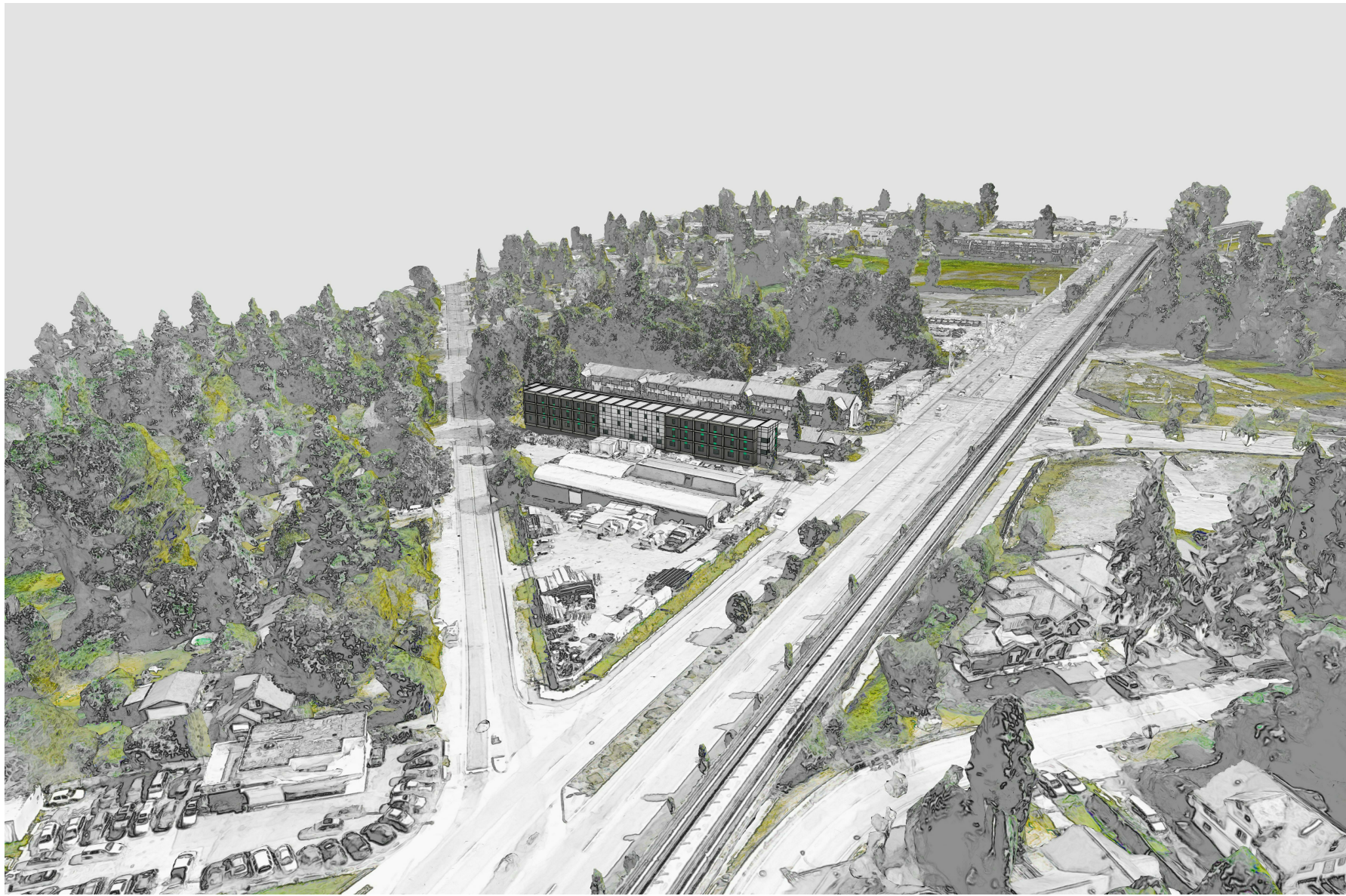
1 BUILDING SECTION 1  
SCALE: 1:100



2 BUILDING SECTION 2  
SCALE: 1:50



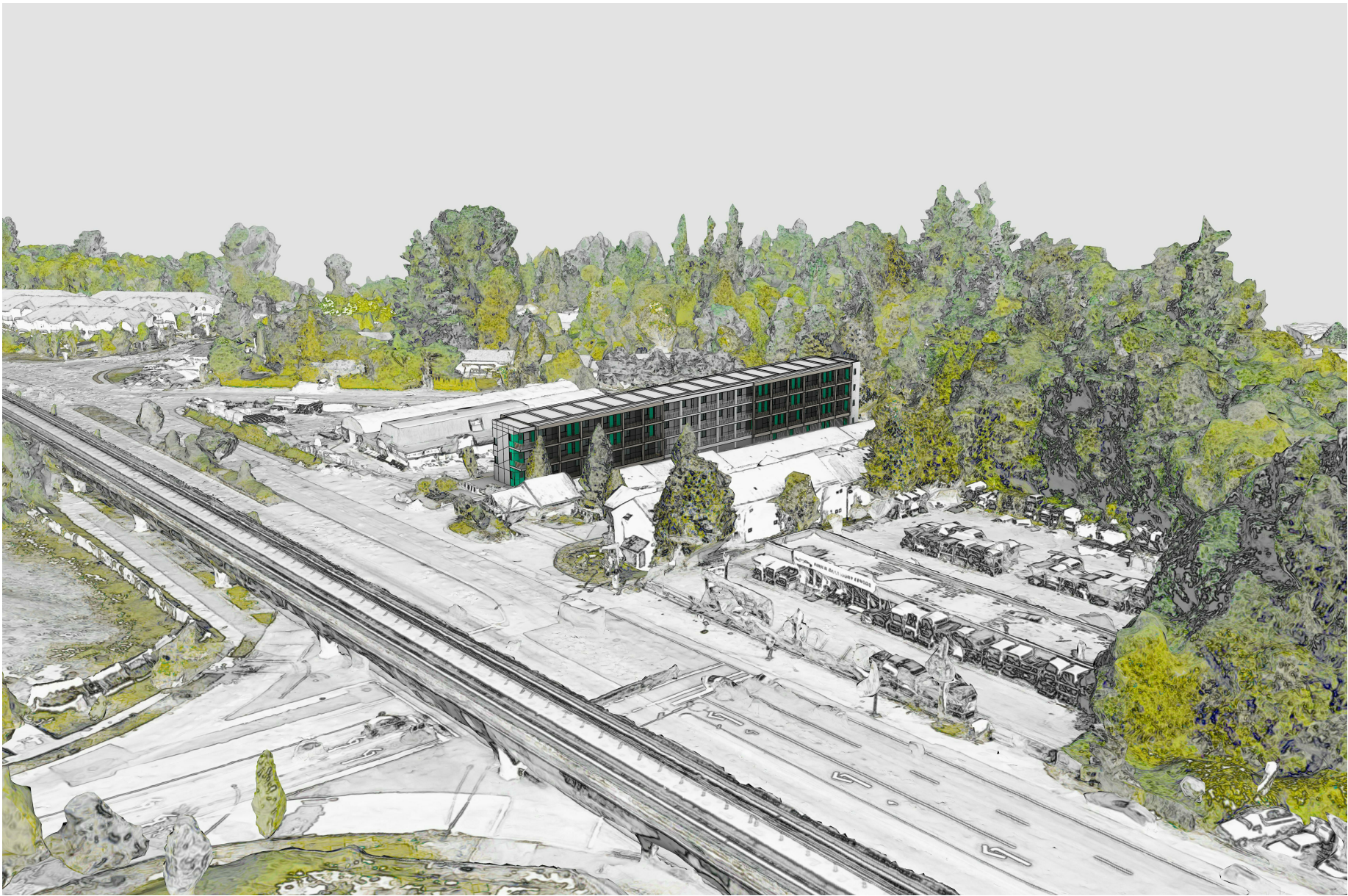
3 BUILDING SECTION 3  
SCALE: 1:50





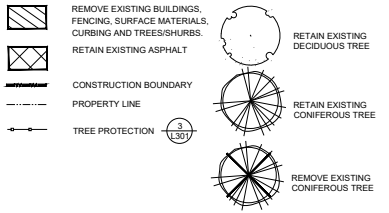






MEI/2025/01/01/002

**LEGEND**

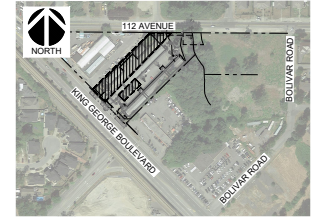


**NOTES:**

1. REFER TO CITY OF SURREY TREE PROTECTION BARRIERS DOCUMENT FOR ALL TREE PROTECTION REQUIREMENTS

**UTILITY LOCATES**

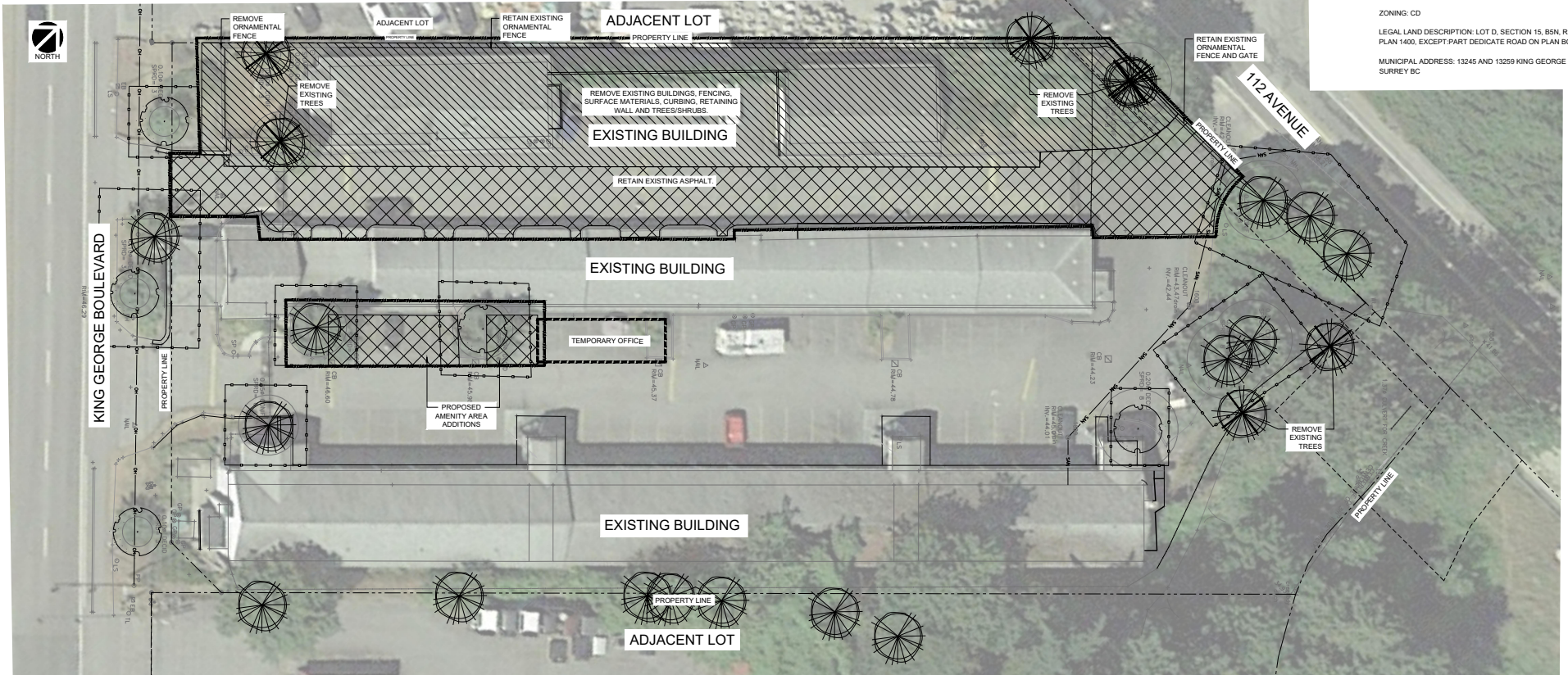
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ZONING: CD

LEGAL LAND DESCRIPTION: LOT D, SECTION 15, 55N, R2W, N4D, PLAN 1400, EXCEPT PART DEDICATE ROAD ON PLAN BGP 43187

MUNICIPAL ADDRESS: 13245 AND 13259 KING GEORGE BOULEVARD, SURREY BC



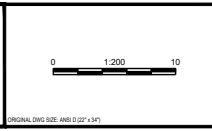
**REMOVALS AND PROTECTION PLAN**  
SCALE: 1:200

Rev	Date	Description	Drawn	Design	App'd
00	2019-06-21	ISSUED FOR DEVELOPMENT PERMIT	EC	DRS	DRS

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**McElhannney**

Unit 201  
13455 114 Avenue NW  
Edmonton AB  
Canada T5M 2E2  
781.760.669.3000

Permit

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**Nomadic**  
103, 11929-40th Street S.E. Calgary, AB

**Surrey Supportive Housing**

**Removals and Protection Plan**

Edmonton, AB

Drawing No.	<b>L101</b>
Project Number	2131-00451-02
Rev.	00



















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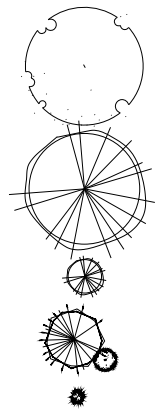
PHOTO: AL HANTEL, BURNING WOOD PHOTOGRAPHY



McElhanney Ltd. 2019

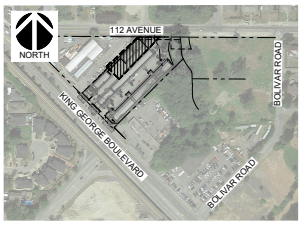
**LEGEND**

-  610mm x 610mm PAVERS (2) (L302)
-  WET MEADOW MIX ON 150mm DEPTH TOPSOIL. NOTE: ENSURE SMOOTH TRANSITION WITH ADJACENT SURFACES. (5) (L301)
-  SOD RESTORATION WHERE AND AS REQUIRED BETWEEN PROPERTY LINES AND ROADWAY AND/OR CURB EDGES AS PER CITY OF EDMONTON STANDARDS.
-  50mm DIA. WASHED ALBERTA RAINBOW ROCK INSTALLED TO A DEPTH OF 150mm.
-  50mm DEPTH CONIFEROUS BARK MULCH TOPPING TO BE PLACED LEVEL WITH ADJACENT SURFACES. CROWN IN CENTER OF ALL SHRUB BEDS AND TREE WELLS.
-  LAWN BASIN CATCHMENT AREA
-  TREE PROTECTION (3) (L303)
-  RETAINING WALL (1) (L302)
-  CONSTRUCTION BOUNDARY
-  PROPERTY LINE
-  SETBACK LINE
-  CLEAN CUT EDGE
-  FIELD STONE BOULDERS (4) (L301)
-  PICNIC TABLE
-  BENCH
-  WASTE RECEPTACLE
-  PLANTER
-  BIKE RACK



- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- PROPOSED CONIFEROUS TREES
- PROPOSED CONIFEROUS SHRUB
- PROPOSED PERENNIAL

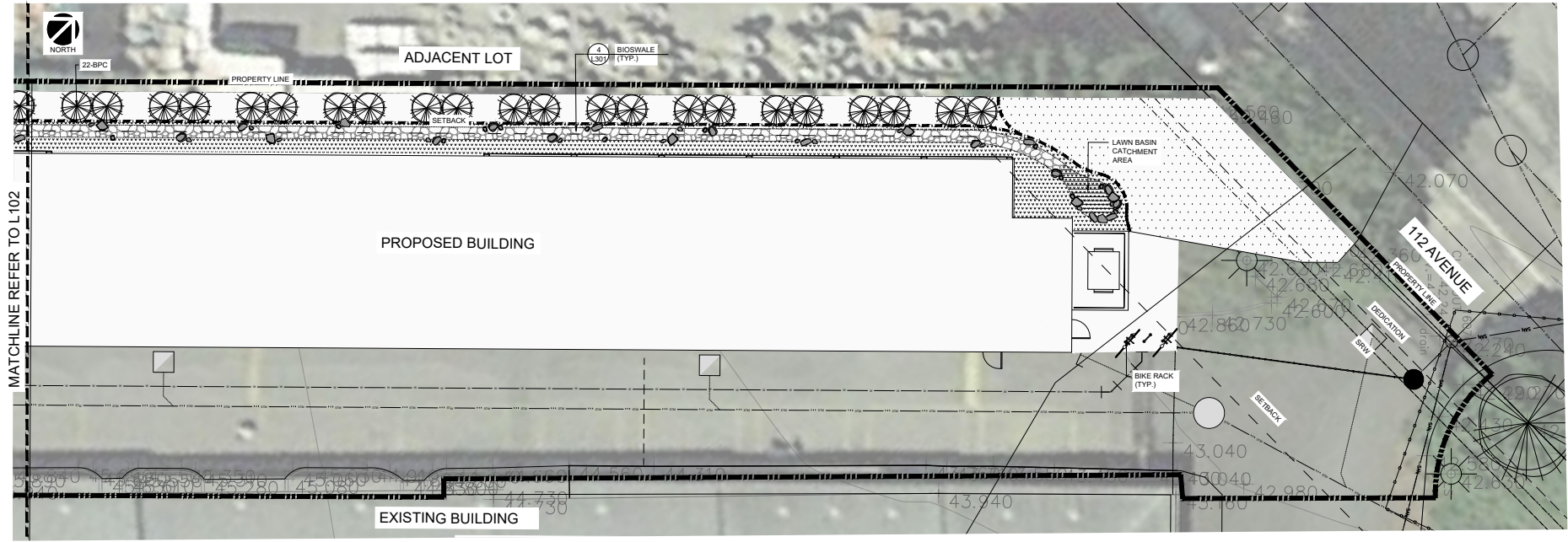
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**KEY PLAN**  
 SCALE: N.T.S.  
 ZONING: CD  
 LEGAL LAND DESCRIPTION: LOT D, SECTION 15, 55N, R2W, N4D, PLAN 1400, EXCEPT PART DEDICATE ROAD ON PLAN BCP 43187  
 MUNICIPAL ADDRESS: 13245 AND 13259 KING GEORGE BOULEVARD, SURREY BC

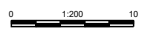
**PLANT LIST**

Key	Total	Common Name	Botanical Name	Size	Remarks
<b>Trees</b>					
PC	39	Pyramidal Cedar	<i>Thuja occidentalis 'pyramidalis'</i>	2500mm ht.	(1)X.B. single leader
<b>Shrubs</b>					
BJ	2	low Blue Juniper	<i>Juniperus horizontalis 'Mowbray'</i>	3000mm spr	container / specimen
ed1	7	Eternal Fragrance Daphne	<i>Daphne x transatlantica</i>	450-800mm ht.	container / specimen
<b>Perennials</b>					
ng	6	Reed Grass	<i>Calamagrostis australis</i>	2 gal. pot	2 year growth, 150mm O.C.



**LANDSCAPE PLAN**  
 SCALE: 1:200

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Unit 201  
 13455 114 Avenue NW  
 Edmonton AB  
 Canada T5M 2E2  
 781 760 659 3200

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**Nomadic**  
 103, 11929-40th Street S.E. Calgary, AB  
**Surrey Supportive Housing**  
**Landscape Plan**  
 Edmonton, AB

Drawing No. **L103**  
 Project Number 2131-00451-02  
 Rev. 00

DATE: 2019-06-21 11:51 AM PROJECT: 2131-00451-02 DRAWING: L103-01 (Landscape Plan) DRAWN: JLD/MLL

---

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

FROM: **Development Engineer, Engineering Department**

DATE: **June 06, 2019** PROJECT FILE: **7818-0348-00**

---

RE: **Engineering Requirements  
Location: 13245/59 King George Boulevard**

#### INTERIM DEVELOPMENT CONSIDERATION

The proposed rezone is an interim development proposal. The requirements noted below are in support of the current phase. The site has future redevelopment potential and the required ultimate off-site works and services fronting the site will be established at the time of future rezone application.

#### REZONE

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

- Dedicate approximately 4.5m for a total of 32.0m road allowance from the south curb of King George Boulevard for an ultimate 37.0m dedication.
- Dedicate 1.942m along 112 Avenue for ultimate 24.0m collector standard.
- Provide 0.5m wide statutory rights of way along King George Boulevard and 112 Avenue .

##### *Works and Services*

- Complete drainage catchment analysis to determine capacities. Resolve downstream constraints, if identified.
- Submit fire flow calculations and confirm 120 L/S fire flow is available along King George Boulevard. Upsize the water main if required to meet the fire flows.
- Submit video inspection report for the existing sanitary service connection on 112 Avenue and replace existing sanitary service connection on King George Boulevard due to age and material type.
- Provide metered water service connection.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone.

#### DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.



Tommy Buchmann, P.Eng.  
Development Services Manager  
HB4

## 5.0 Tree Preservation Summary

Table 5: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number      unknown  
 Site Address                    13245 King George Boulevard, Surrey, BC  
 Registered Arborist         Michael Harry -ISA Certified Arborist (PN-8025A)

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>9</b>
<b>Protected Trees to be Removed</b>	<b>3</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>6</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0      X    one (1)    = - All other Trees Requiring 2 to 1 Replacement Ratio 3      X    two (2)    =    6	<b>6</b>
<b>Replacement Trees Proposed</b>	<b>unknown</b>
<b>Replacement Trees in Deficit</b>	<b>6</b>
<b>Protected Trees to be Retained in Proposed Open Space / Riparian Areas</b>	<b>&gt;5</b>

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

Summary, report and plan prepared and submitted by

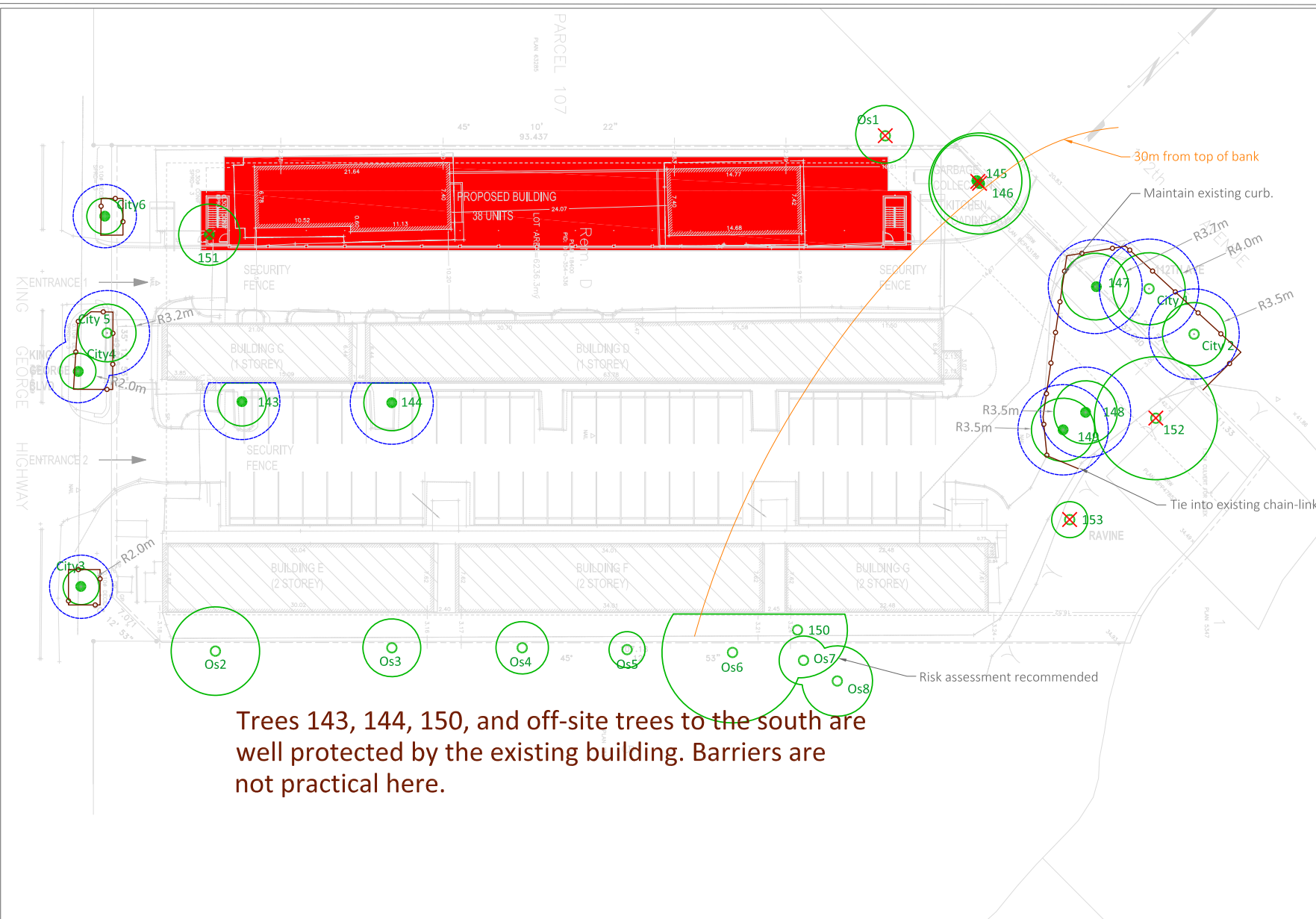


Signature of Arborist

May 22, 2018

Date





Trees 143, 144, 150, and off-site trees to the south are well protected by the existing building. Barriers are not practical here.

**LEGEND**

- CRITICAL ROOT ZONE
- NO-BUILD ZONE
- TREE PROTECTION ZONE AND FENCING
- TREE TO BE RETAINED
- UN-SURVEYED TREE
- ✗ TREE TO BE REMOVED

- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
  2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
  3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (The tree diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
  4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
  5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
  6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
  7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
  8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

- REFERENCE DRAWINGS**
- Base Survey by: Topographic survey from Underhill and Underhill certified correct February 26, 2008
  - Site plan- Douglas Sollows Architect Inc.



3559 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Retention and Removal Plan / Windfirm Edge Assessment  
Project address: 13245 King George Boulevard, Surrey  
Client: BC Housing Development Services

Drawing No: 1  
Date: 2018/05/23  
Drawn by: MH  
Page Size: TABLOID 11"x17"

Page #  
1 of 1



## SUMMARY REPORT

### PUBLIC INFORMATION MEETING FOR PROPOSED SUPPORTIVE HOUSING AT 13245 KING GEORGE BOULEVARD, SURREY, BC

April 12, 2019

Prepared by:

BC Housing Community Relations team

## CONTENTS

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APPENDIX A: NOTIFICATIONS AND ADVERTISEMENTS

APPENDIX B: DISPLAY BOARDS AND FACT SHEET

APPENDIX C: COMMENT FORMS AND FEEDBACK

## 1/ PURPOSE

This report provides a record of the public information meeting held on March 19, 2019, to inform citizens and explore community interests on a proposal to develop 38 additional supportive housing units at 13245 King George Boulevard in Surrey. Representatives from BC Housing, Fraser Health, the City of Surrey, and Fraserside Community Services Society attended the meeting to present information and answer questions. BC Housing has submitted a rezoning and development permit application to the City of Surrey.

This supportive housing public information meeting record includes:

- A summary of the meeting;
- An analysis of the comments received; and
- A written discussion on how issues and concerns identified at the meeting are addressed in the project or will be addressed through changes to the proposal.

## 2/ BACKGROUND

**The proposal:** The proposal for 13245 King George Boulevard in Surrey is for an additional 38 units of supportive housing at the Peterson Place housing development. The site currently has 57 homes as well as 24/7 on-site staff and support services for the residents. Fraserside Community Services has been operating the site since 2009 and will continue to operate the new housing as well. Each self-contained home would include a private bathroom and kitchen, plus access to shared amenity space, a meal program, and support services.

Every potential resident would be considered on an individual basis to ensure that the housing and services provided by the program match the support services that they need, such as life skills training, employment assistance, and help with accessing a range of social and health care services.

This housing would help to move people off the streets and out of shelters and precarious housing and towards stable and safe housing, and improved quality of life. People who experience homelessness are as varied as any other neighbour. They may be seniors, people with disabilities, people who have employment but no housing, people who are working through mental health concerns and/or substance use. All residents in supportive housing have made a choice to work towards living a healthy, stable life.

**The need:** The 2017 Metro Vancouver Homeless Count found 602 people experiencing homelessness in Surrey, of those 399 were sheltered and 203 people were living on the street. The city's shelters are consistently over capacity and there is a lack of supportive housing. Homelessness is usually the result of many factors including a lack of adequate income, access to affordable housing and medical services, experiences of discrimination, traumatic events and personal crisis, physical health problems or disabilities and mental health concerns. There is an urgent need to provide homes for people as a safer and more stable option than living on the streets and in shelters.

### 3/ NOTIFICATION

Advertising for the Public Information Meeting ran in the *Surrey Now Leader* as a half-page, full-colour ad from March 6 to 13, 2019.

**New Homes with Supports at  
13245 King George Boulevard**

**Public Information Meeting**  
Tuesday, March 19  
Drop-in 5:30 pm - 7:00 pm  
Ukrainian Orthodox Cultural Centre,  
13512 108 Ave, Surrey

BC Housing, Fraser Health and Fraserside Community Services Society invite the community to learn more about the proposal for 38 additional homes with supports for people experiencing homelessness on the Peterson Place site at 13245 King George Boulevard in Surrey. Drop in at the Public Information Meeting on March 19, or submit your questions and input online through [LetsTalkHousingBC.ca/Surrey](http://LetsTalkHousingBC.ca/Surrey) or [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org). All input received by March 20 will be included in a summary report to be submitted to the City of Surrey.

To learn more, visit: [www.LetsTalkHousingBC.ca/Surrey](http://www.LetsTalkHousingBC.ca/Surrey)

Everyone needs a home.

Ads also ran on the BC Housing Facebook page inviting community members to the Public Information Meeting:

**BC Housing**  
Sponsored · 🌐

BC Housing, Fraser Health and Fraserside Community Services Society invite the community to learn more about the proposal for 38 additional homes with supports for people experiencing homelessness on the Peterson Place site at 13245 King George Boulevard in Surrey. LEARN MORE at [www.letstalkhousingbc.ca/surrey](http://www.letstalkhousingbc.ca/surrey)

**Public Information Meeting**  
Tuesday, March 19  
Drop-in 5:30pm to 7:00pm  
13512 108 Avenue, Surrey

LETSTALKHOUSINGBC.CA  
**Let's Talk Housing Surrey** [LEARN MORE](#)  
The City of Surrey and the Provi...

2 Shares

👍 Like    💬 Comment    ➦ Share

Letters inviting neighbours to the Public Information Meeting was sent on February 21, 2019 to a 200 m radius of the site, to a total of 299 addresses. (Appendix A) Addresses were supplied by the City of Surrey. On February 25, 2019, current tenants of Peterson Place were informed through delivery of notices with invitation to a tenant meeting to discuss the proposal.

The event was also publicized on the project website found here: <https://www.bchousing.org/surrey-peterson>. As well as through the public engagement platform Let’s Talk Housing BC which provided another place for community members to provide feedback: <https://letstalkhousingbc.ca/Peterson-Place>.

#### 4/ PUBLIC INFORMATION MEETING SUMMARY

The Public Information Meeting was held on March 19, 2019, from 5:30 to 7:00pm at the Ukrainian Orthodox Cultural Centre at 13512 108 Ave, Surrey. It was formatted as an open house “drop-in” event where neighbours could arrive and participate according to their schedules.

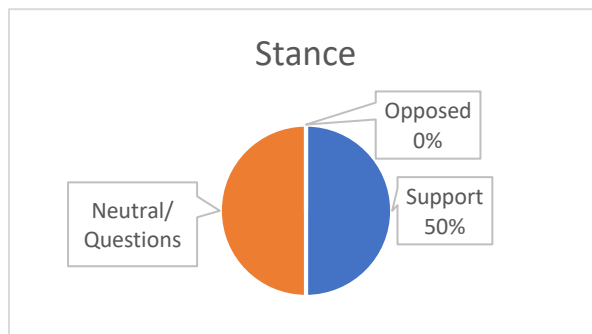
BC Housing, Fraser Health, the City of Surrey, and Fraserside Community Services Society set up poster boards with key information on the redevelopment as well as provided a fact sheet to participants (Appendix B). Representatives from these organizations were available to talk with attendees, listen to concerns, and answer questions. Participants were encouraged to complete comment forms. Appendix C presents the feedback received:

- Approximately 12 people attended the meeting.
- 1 comment form was received
- A further 3 comments were sent via the Let’s Talk Housing BC site

#### 5/ SUMMARY OF COMMENTS RECEIVED

In total, 4 comments have been received up to and including April 10, 2019 by comment form, email, and Let’s Talk Housing submissions. The breakdown of stance by method of submission is noted, with the caveat that some individuals may have submitted feedback through more than one source.

Comment Forms	Let’s Talk Housing Submissions
1 form	3 submissions
1 in support	1 in support
	2 were neutral or had questions only



## 6/ WHAT WE HEARD

Most respondents indicated support for the additional supportive housing units at this site, with some also commenting on the need for more homes in Surrey.

The following summarizes the comments collected:

Theme	Mentions
This is a positive project/ Good for the community	2
Construction and development details	1
Seniors need housing like this	1
Program requirements	1
Should be permanent, high-density housing	1
Should be more units	1

## 7/ HOW INTERESTS IDENTIFIED ARE ADDRESSED IN THE PROJECT

The key public interests identified in the public information meeting are related to:

- Redevelopment plans and housing need in Surrey;
- Modular building; and
- Support services and programming.

Interest	Response
<b>Redevelopment plans and housing need in Surrey</b>	<p>As part of the ongoing work to address the need for more housing with supports for people experiencing or at risk of homelessness in Surrey, BC Housing has identified a potential location – 13245 King George Boulevard - for additional homes for approximately 38 people.</p> <p>Fraserside Community Services Society currently manages 57 units of housing with 24-7 support services, including health care at 13245 King George Boulevard. BC Housing will be leading the application to rezone the property to construct an additional building with 38 new studio homes with 24/7 supports for people experiencing or at risk of homelessness. Fraserside will operate the new housing. Two buildings will be demolished to make space for the additional housing.</p> <p>The site at Peterson Place requires rezoning to build the additional supportive housing units. As part of the rezoning process, BC Housing is reaching out to the community for input on the proposal. The City of Surrey will be holding a public hearing for the application at a future date to be determined. If the application passes, the development team would then apply for a development permit and building permit before starting construction of the additional building.</p> <p>There is a need for more supportive housing across Surrey, and it is important that potential sites are in areas with access to transit and proximity to</p>

Interest	Response
	<p>community services. This location has been operating successfully as supportive housing for 10 years and is large enough to accommodate an expansion to increase capacity with a new building on site.</p> <p>BC Housing has been working with the City of Surrey to identify potential sites for supportive housing to meet the need in the community for people experiencing homelessness, including the temporary accommodation sites that will be closing over the next year. We anticipate moving forward on more sites in the coming months. As well, a new supportive housing site on Green Timbers Way will start construction soon, to provide 96 supportive housing units and 27 transitional units.</p>
<b>Modular building</b>	<p>A three-storey modular housing building would be designed to fit in with the aesthetic of the community. It will have a similar look and feel to the Richmond supportive housing project that is currently underway: <a href="http://www.bchousing.org/partner-services/public-engagement/projects/richmond-elmbridge-way">www.bchousing.org/partner-services/public-engagement/projects/richmond-elmbridge-way</a> Conceptual renderings were available at the public information meeting. This building will not look like the temporary workforce housing used to house people who were formerly living on 135A St.</p> <p>Modular construction allows for an expedited timeline, as components are built off-site in a factory (without constraints due to season/weather) while the site is being prepared. Modular construction has a high standard of energy efficiency, meeting Step Code 3.</p>
<b>Resident selection</b>	<p>BC Housing and Fraserside will collaborate with local service providers on a thoughtful and thorough assessment process with local service providers to ensure an appropriate mix of residents with the right supports live in the housing. Every potential resident will be considered on an individual basis to ensure that the housing and services provided by the program match the support services that they need, such as life skills training, employment assistance, and help with accessing a range of social and health care services.</p> <p>Residents will be coming from all corners of the community, including: shelters, rough sleeping, temporarily housed, various agency referrals as well as if applied to BC Housing directly. The offers of tenancy are made following meetings held by BC Housing’s coordinated access team of agencies to assess of applicants for suitability. Suitability considers; Vulnerability in the community, neighbourhood considerations, accessibility to services, the Housing Operators experience and mandates. All in the interest of creating a balanced mix tenancy that will support successful operation and tenancies.</p>
<b>Support services and programming</b>	<p>There are a variety of potential support services. Each resident may require different support. All residents receive individualized case planning to further develop life and social skills such as employment planning and managing the transition to independence and recovery, as well as programming space to facilitate training and food preparation. Other services include outreach</p>



Interest	Response
	<p>workers, wellness checks, connection and referral to community services and support groups.</p> <p>Residents will sign a Program Agreement and will be expected to abide by it. The Program Agreement will address expectations about appropriate and respectful behavior especially as it relates to the health and safety of themselves and others. Staff will work with residents and the neighbours to foster good neighbourhood relations. Residents are expected to:</p> <ul style="list-style-type: none"> <li>• Treat neighbours and community with consideration;</li> <li>• Not make excessive noise or cause unnecessary disturbances;</li> <li>• Ensuring security doors are closed properly and not letting any unknown persons into building;</li> <li>• Put garbage in the appropriate bins;</li> <li>• Clean up after pets;</li> <li>• Not smoke in the common areas, including the front entrance.</li> </ul> <p>Fraserside may end an agreement at any time if a resident is:</p> <ul style="list-style-type: none"> <li>• Engaging or behaving in a manner which is abusive and/or a threat to the mental or physical health or safety of anyone in the building/community;</li> <li>• Significantly disrupting the quiet enjoyment of other participants and/or neighbours; and</li> <li>• Engaging in willful vandalism or damage to the building or property.</li> </ul>

## **APPENDIX A: NOTIFICATIONS AND ADVERTISEMENTS**

# New Homes with Supports at 13245 King George Boulevard



## Public Information Meeting

Tuesday, March 19  
Drop-in 5:30 pm - 7:00 pm

Ukrainian Orthodox Cultural Centre,  
13512 108 Ave, Surrey

**BC Housing, Fraser Health and Fraserside Community Services Society** invite the community to learn more about the proposal for 38 additional homes with supports for people experiencing homelessness on the Peterson Place site at 13245 King George Boulevard in Surrey. Drop in at the Public Information Meeting on March 19, or submit your questions and input online through [LetsTalkHousingBC.ca/Surrey](http://LetsTalkHousingBC.ca/Surrey) or [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org). All input received by March 20 will be included in a summary report to be submitted to the City of Surrey.

To learn more, visit: [www.LetsTalkHousingBC.ca/Surrey](http://www.LetsTalkHousingBC.ca/Surrey)



**BC HOUSING**



**fraserhealth**  
Better health. Best in health care.



**FRASERSIDE**  
COMMUNITY SERVICES SOCIETY

Everyone needs a home.



**BC Housing**

Sponsored · 🌐



BC Housing, Fraser Health and Fraserside Community Services Society invite the community to learn more about the proposal for 38 additional homes with supports for people experiencing homelessness on the Peterson Place site at 13245 King George Boulevard in Surrey. LEARN MORE at [www.letstalkhousingbc.ca/surrey](http://www.letstalkhousingbc.ca/surrey)

## Public Information Meeting

Tuesday, March 19  
Drop-in 5:30pm to 7:00pm  
13512 108 Avenue, Surrey



**BC HOUSING**



**fraserhealth**  
Better health. Best in health care.



**FRASERSIDE**  
COMMUNITY SERVICES SOCIETY

**Surrey**

[LETSTALKHOUSINGBC.CA](http://LETSTALKHOUSINGBC.CA)

**Let's Talk Housing Surrey**

The City of Surrey and the Provi...

LEARN MORE

2 Shares



Like



Comment



Share



THIS IS THE ADDRESS  
 SURREY, BC  
 123-456

February 21, 2019

Dear neighbour,

As you may be aware, Surrey is in a housing crisis and over 600 people across the city are experiencing homelessness. As part of the ongoing work to address this crisis, BC Housing has identified a potential location – **13245 King George Boulevard** - for additional supportive housing that would provide new homes for approximately 38 people in Surrey.

Fraserside Community Services Society currently manages 57 units of housing with 24-7 support services including health care at 13245 King George Boulevard. BC Housing will be leading the application to rezone the property to construct an additional building with 38 new studio homes with 24/7 supports for people experiencing or at risk of homelessness. Fraserside will operate the new housing.

Supportive housing is a self-contained studio home with supports provided on-site, to ensure people can achieve and maintain housing stability. Priority would be given to Surrey residents who meet the eligibility criteria. BC Housing and Fraserside would lead the resident selection process, in collaboration with local service providers. All new residents would pay rent and sign a program agreement and good neighbour agreement. A community advisory committee would be developed to support the successful integration of the new building and residents into the community, with representation from BC Housing, City of Surrey, Fraser Health, RCMP, local businesses, community organizations and community members.

BC Housing, Fraser Health and Fraserside invite you to drop in at a Public Information Meeting to learn more about the proposal, have questions answered and provide feedback to the project team, which will inform the direction of the application for rezoning.

**PUBLIC INFORMATION MEETING**

**DATE: Tuesday, March 19**

**TIME: 5:30-7:00pm**

**PLACE: 13512 108 Ave, Ukrainian Orthodox Cultural Centre**

Send questions and feedback to <a href="mailto:communityrelations@bchousing.org">communityrelations@bchousing.org</a>	Learn more about the proposal at <a href="http://www.bchousing.org/surrey-peterson">www.bchousing.org/surrey-peterson</a>
Provide feedback and ask questions at <a href="http://LetsTalkHousingBC.ca/Surrey">LetsTalkHousingBC.ca/Surrey</a>	Attend the public hearing (date TBD) held by the City of Surrey

## **APPENDIX B: DISPLAY BOARDS AND FACT SHEET**

# Welcome

## New Homes with Support proposed at 13245 King George Boulevard

Public Information Meeting

Tuesday, March 19, 2019

5:30 pm - 7:00 pm

Please drop in to learn more about the proposed housing and talk with representatives from BC Housing, Fraser Health, the City of Surrey and Fraserside Community Services Society.



- Please ensure that comments and discussions are respectful
- Please recognize that the issues are complex and we need thoughtful discussion about how to meet community needs
- Please do not bring any signs, banners or placards into the venue



# Housing Need in Surrey

In 2017, the Homeless Count found **602** homeless individuals in Surrey.



People who are homeless in Surrey currently have access to the following BC Housing funded services:



Outreach workers



Shelters



Transitional  
Housing



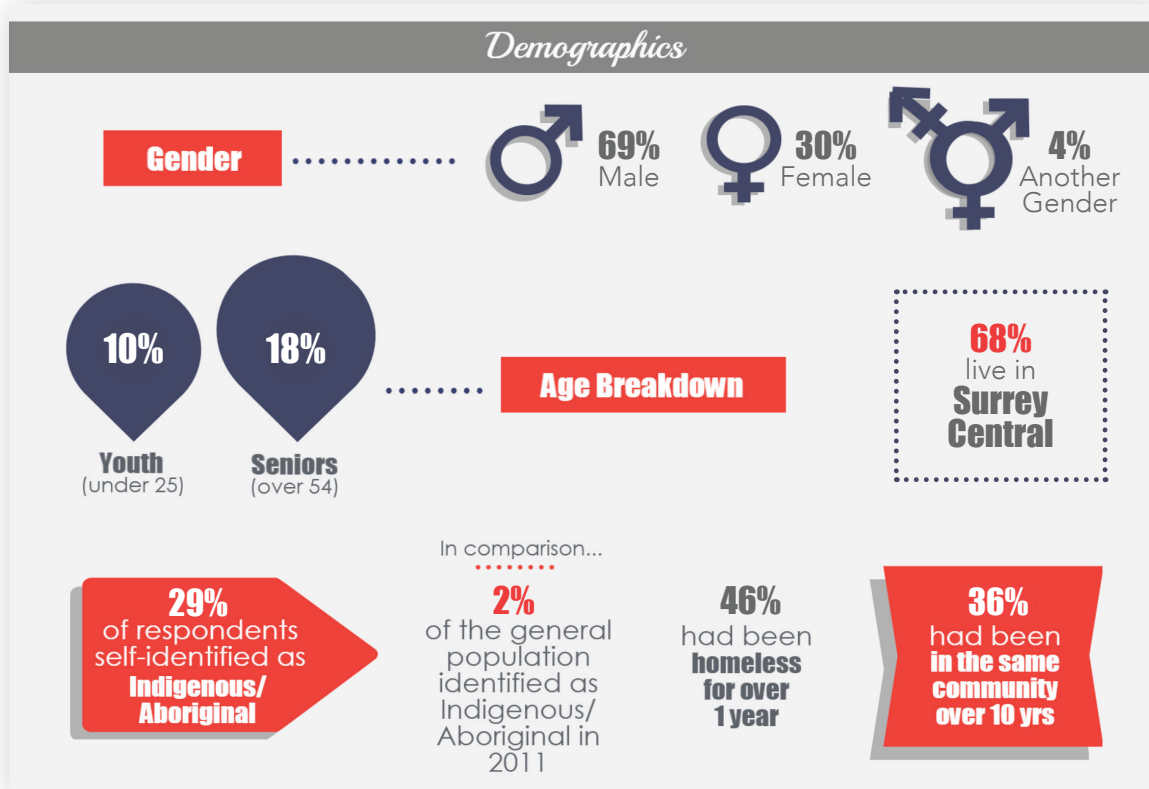
Supportive  
Housing



Rent Supplements  
in Private Market

# The Face of Homelessness

According to the 2017 Surrey Homeless Count:



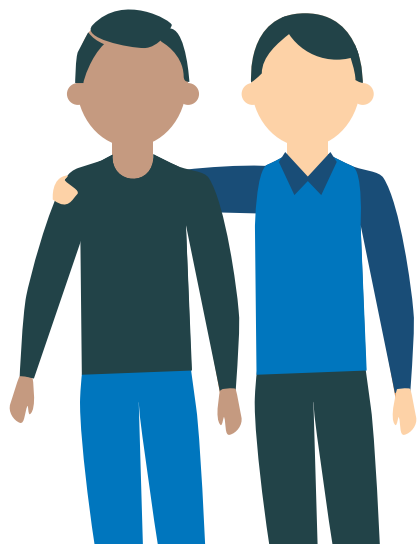
## Why do people experience homelessness?

- A lack of adequate income and access to affordable housing (50% say rents too high to maintain housing)
- Physical health problems or disabilities or mental health concerns (83% have at least one health condition)
- Experiences of discrimination, traumatic events and personal crisis



# Peterson Place Story

“I am very thankful for all the help and guidance that Peterson Place was able to provide me.”



**A few years ago, a newcomer to Canada** in his early 20s came to us from the local shelter. He had an extremely traumatic history from his native country of Uganda, a child soldier exposed to countless tortures and extreme violence. When we met him, he was a full-time university student priced out of his housing situation and had limited funds due to not working. As a supportive housing resident at Peterson Place, he had regular connection with staff identify his needs and review his goals, plus a community of residents that made him feel at home. He was able to avoid the detrimental health and psychological effects of homelessness, finish his studies and secure a full-time job. Soon after, he started a romantic relationship which resulted in a pregnancy. Peterson Place staff worked closely with him and his new family to transition to a housing co-op in Vancouver close to his in-laws and workplace.



# Addressing Homelessness in Surrey

The proposed housing for 13245 King George Boulevard is part of a larger plan to provide permanent homes with supports for those experiencing homelessness across Surrey. The intention is to build the housing into the fabric of the community to help people transition from homelessness to health. The City of Surrey and BC Housing continue to evaluate sites across the city with the site determination based on:

- › **City (or provincially) owned land**
- › **Proximity to community services**
- › **Accessibility to transit**
- › **Adequate lot size**
- › **Connections to utilities**
- › **Compatible land use policies**

**PHASE 1**    **Transitional Accommodation**

- 161 units across 3 sites
- People moved from 135A street into shelters and transitional accommodation units



**PHASE 2**    **Permanent Supportive Housing**

- 250 units across 5 sites



# New Homes with Supports Proposed for Surrey

## Ensuring everyone has a place to call home.

### Proposed Project:

Currently 57 homes with supports at Peterson Place. Proposal would add 38 new homes with supports. Daily breakfast and hot meal; life-skills training and access to health services.

### Proposed Location:

13245 King George Boulevard, on the western side of the property.

### Operated by:

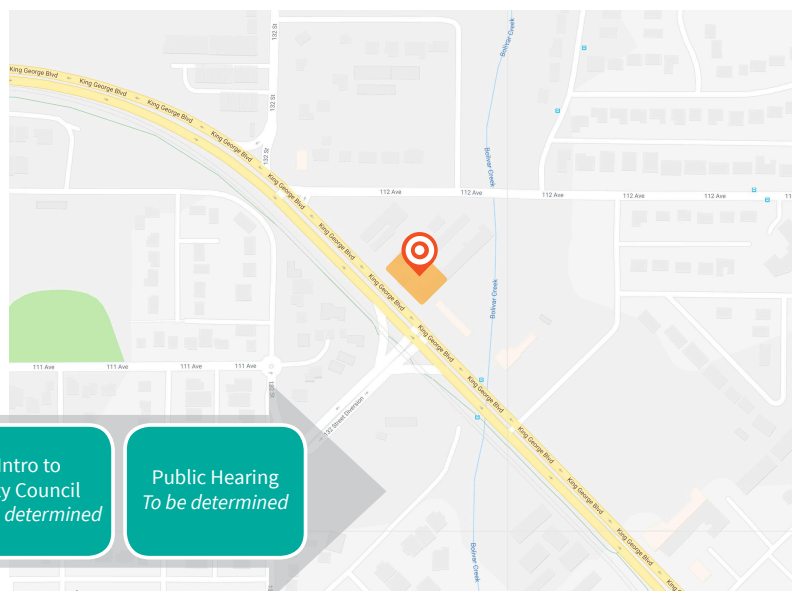
Fraserside Community Services Society, whose vision is to create communities of belonging where the diversity of all people is welcome.

### Who is it for:

People experiencing or at risk of homelessness.

### Housing Type:

Safe and secure self-contained (own bathroom and kitchenette) studio; shared amenity space; staff on-site 24/7; daily breakfast + hot meal; life-skills training and access to health services



### Timeline:

BC Housing conducts public engagement

Rezoning & Development Permit Application

Public Information Meeting: March 19<sup>th</sup>

Intro to City Council  
*To be determined*

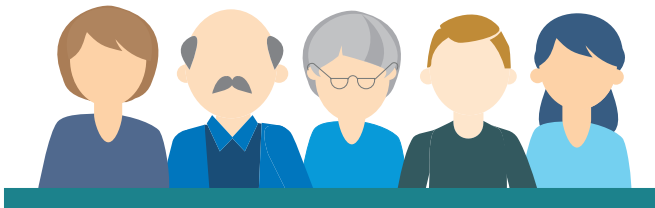
Public Hearing  
*To be determined*

Feedback collected on the proposed project

City Council process

# Who Would Live Here?

All residents in supportive housing have made a choice to work towards living a healthy, stable life. They pay rent and sign a program agreement that addresses expectations about appropriate and respectful behavior especially as it relates to the health and safety of themselves and others.



## People who apply to live here would need to:

- Be over the age of 19
- Have a history of homelessness or be at risk of homelessness
- Need additional support services to maintain housing
- Live in the community\*

*\*Priority given to Surrey residents*

## Resident Selection Process:

Residents are selected through a collaborative and thorough assessment process between BC Housing, Fraserside, and Fraser Health and local service providers to ensure the needs of a tenant are well matched to the types of support services that would be provided in this residence.

Every potential resident would be considered on an individual basis to ensure that the housing and services provided by the program match the support services that they need, such as life skills training, employment assistance, and help with accessing a range of social and health care services.

# Support Services



**24/7 support staff**



**Safe and secure place to sleep**

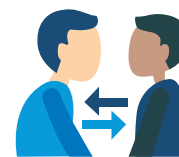
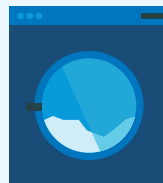


**Breakfast and one hot meal a day**



**Private Washrooms**

**Laundry**



**Social Connection**



**Accessible for a diverse group**



**Connection to local community services**



**Peer employment opportunities**



**Referral to health care, mental health and addiction services, as required**



**Trauma-informed support and care**

to assist people in stabilizing and creating plans to move from homelessness to successfully housed.



**Individualized case planning**

The vision of Fraserside Community Services Society is to create communities of belonging where the diversity of all people is welcome.

# Housing First

Supportive housing is based on **an evidence-based and internationally-demonstrated Housing First approach**: to first provide stable housing, and then work with a resident to promote recovery and well-being.

## Here is how it works:

People are living on the streets, in shelters and precariously housed, without access to the basic needs of food and a place to live. **People without homes are in survival mode, which makes it difficult to work on their goals and challenges.** Being homeless is traumatic and may result in dependence to drugs and alcohol, and mental health challenges.



1. Move people experiencing homelessness into independent and permanent housing. They have a bed to sleep in, a door to close, their own washroom. They have breakfast every morning and one hot meal. **Basic necessities are met.**



2. **Provide additional supports**, services, guidance and encouragement as needed, such as health services, recovery plans, life skills, employment, finances and social connection.



People who live with substance use issues **will not be excluded** from applying for supportive housing. If we exclude people with substance use issues, they will remain on the street or in shelters, with deteriorating health. They cannot start their journey to a healthier life until they have a roof over their heads.

# Being Good Neighbours

## Expectations

Like all Surrey residents, Peterson Place residents included, are expected to:

### Treat neighbours with consideration by...

- Ensuring security doors are properly closed.
- Not letting unknown people into secure buildings.
- Putting garbage into appropriate bins.
- Cleaning up after pets.

### Void excessive noise or disturbance by...

- Not smoking in common areas or at the front entrance of buildings.
- Not consuming drugs or alcohol in public areas.

## Communications

A Community Advisory Committee will be developed to support the successful integration of the new building and residents into the community.

### Who?

Representation from BC Housing, the City of Surrey, Fraser Health, RCMP, local businesses, community organizations and community members.

### When?

Committee would start meeting on regular basis before the housing opens.

### How?

FraserSide will manage the building 24/7 and be available to respond directly to any related concerns that may arise in a timely manner.

# Neighbourhood Safety

**BC Housing, Fraser Health, the City of Surrey and Fraserside are committed to building a safe community both inside and outside the supportive housing with:**

## **Experience**

FraserSide has over 45 years of experience across Metro Vancouver and has been operating supportive housing successfully at Peterson Place for 10 years.

## **Staffing**

Staff onsite 24/7 to support residents and manage building.

## **Resident Mix**

Residents selected based on ability of staff to provide right level of support to all.

## **Property Maintenance**

Regular sweeps of property and immediate area to ensure cleanliness.

## **Agreements**

Residents sign program agreement around expectations.

## **Design Features**

Optimized lighting, security cameras, fob access only, staffed reception, contained outdoor space for smoking and dog walking.



# Example of Supportive Housing



## Dunbar Apartments in Vancouver

- Located in a central area commercial + residential)
- Opened in 2011
- 51 self-contained studio homes
- Shared amenity space
- Operated by Coast Mental Health Association
- Similar eligibility, programming and services

*“At first everyone expected it to be the bad neighbour, but today it’s just the opposite and Dunbar Apartments is seen as the quiet neighbour. I think one thing that gets lost in translation when people come together to talk about supported housing is the fact that nobody has chosen to be here.”*

Anil Singh, residential neighbour

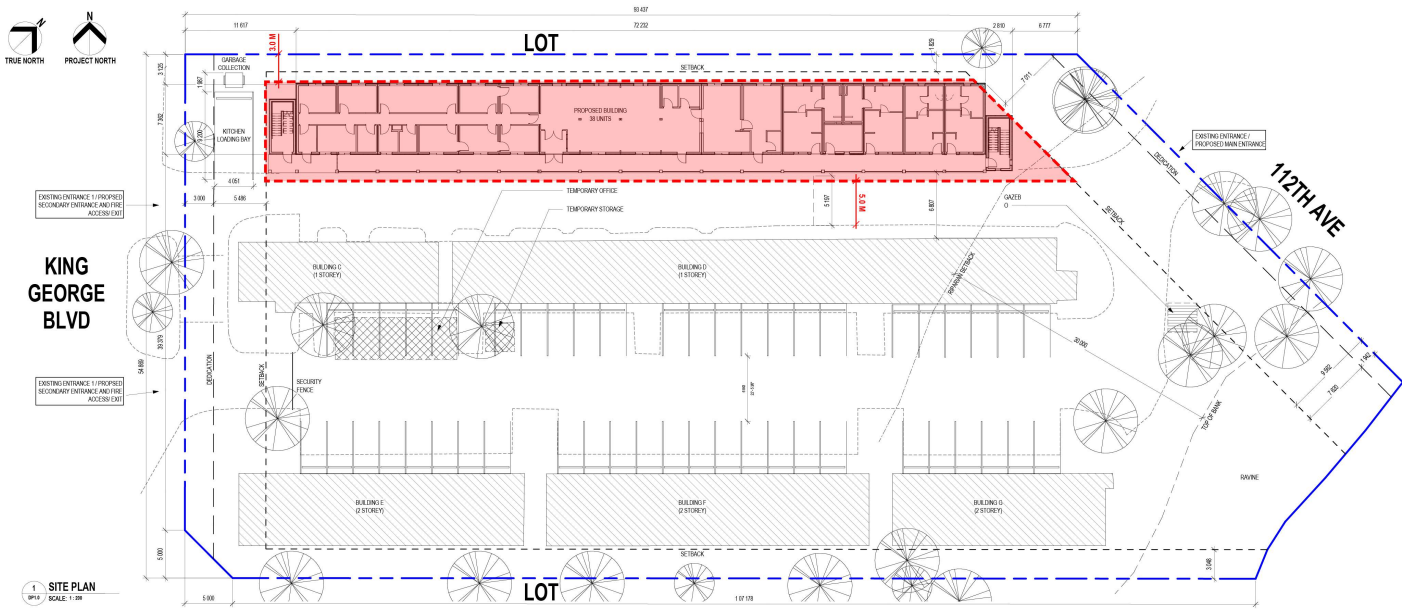
# Examples of Modular Supportive Housing – Exterior



# Examples of Modular Supportive Housing – Interior



# Proposed Site Plan



1 SITE PLAN  
SCALE: 1:200

LEGEND:	
PROPOSED GAZEBO/SMOKING AREA	
TEMPORARY STRUCTURE	
EXISTING BUILDINGS	
PROPERTY LINE	
LINE OF DEDICATION	
LINE OF SETBACK	
LINE OF REPAIRMAN SETBACK	
ROAD PATHWAY	
EXISTING TREES	

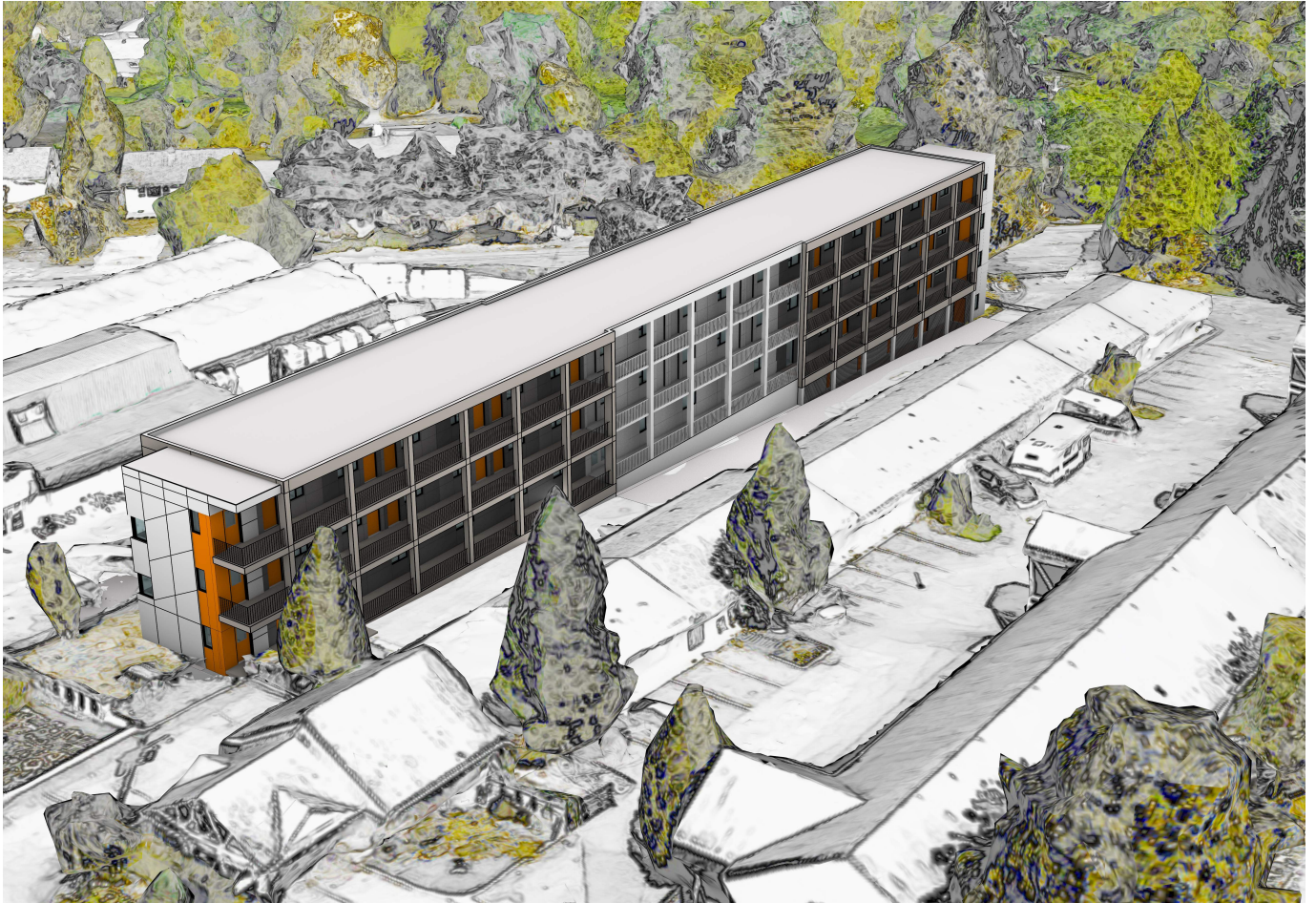
**Disclaimer:** These technical drawings are subject to change during the municipal approvals process.

# Building Rendering



**Disclaimer:** These technical drawings are subject to change during the municipal approvals process.

# Building Rendering



**Disclaimer:** These technical drawings are subject to change during the municipal approvals process.

# How Can I Provide Input?



Fill out a comment form\*



Visit [LetsTalkHousingBC.ca/Surrey](https://LetsTalkHousingBC.ca/Surrey)



Attend the public hearing at a future date set by the City of Surrey



Learn more about a community advisory committee

\*all input submitted tonight through comment forms, plus all emails received by **March 20**, will be included in a summary report submitted to the City of Surrey.

# Peterson Place Supportive Housing

## The proposal

Currently, there are 57 homes with supports at Peterson Place — **13245 King George Boulevard**. The proposal is for 38 additional homes with supports. Daily breakfast and hot meal; life-skills training and access to health services.

## What is supportive housing?

Supportive housing is a self-contained studio home with supports provided on-site, to ensure people can achieve and maintain housing stability. Supports would include outreach workers, wellness checks, life skills training, employment assistance, connection and referral to community services and support groups. All residents would sign a program agreement and would pay rent.



## Who would live here?

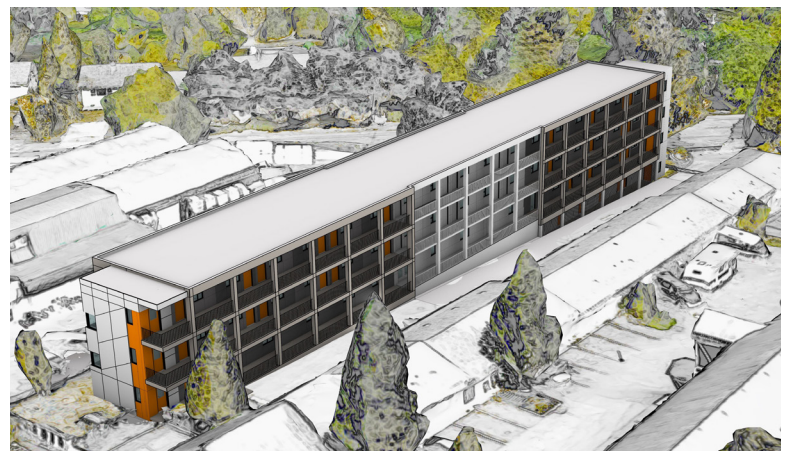
All residents must be over the age of 19, need additional support to maintain housing, and be a Surrey resident currently experiencing homelessness. Fraserside Community Services and BC Housing would lead the resident selection process with local service providers to ensure an appropriate mix. All supportive housing residents have made a choice to work towards living a healthy, stable life.



## Why does Surrey need supportive housing?

The 2017 Homeless Count found **602 homeless individuals** in Surrey. Of those counted, 399 people had some form of shelter while 203 people were living on the streets. The shelters and supportive housing in Surrey are consistently full. The count found that 50% of people experiencing homelessness have been in the same community for ten or more years.

The proposed housing for 13245 King George Boulevard is part of a larger plan to provide permanent homes with supports for those experiencing homelessness across Surrey. The intention is to build the housing into the fabric of the community to help people transition from homelessness to health.





## Community safety

We are committed to building a safe community both inside and outside the housing with:

**Experience:** Fraserside has over 45 years of experience working in the Lower Mainland and currently operates housing on site.

**Staffing:** Staff would be onsite 24/7 to support residents, manage building, be available to respond directly to any related concerns that arise in a timely manner.

**Resident Mix:** Residents would be selected based on ability of staff to provide right level of support to all.

**Property Maintenance:** Regular sweeps of property and immediate area would ensure cleanliness.

**Design Features:** Optimized lighting, security cameras, fob access only, staffed reception, contained outdoor space for smoking and dog walking, would be implemented.

**Agreements:** Residents would sign program agreement around expectations.

**Community Advisory Committee:** Fraserside would develop a Community Advisory Committee to mitigate and address any related concerns that come forward, with representation from BC Housing, local businesses, community organizations and community members.

## Next steps

We are committed to building housing that is an asset to the community. The location is ideal due to its central location and proximity to community services.

BC Housing has submitted a rezoning and development permit application to the City of Surrey. If the proposal is approved, BC Housing would aim to start construction in summer 2019, towards occupancy for early 2020.

## Partners

- BC Housing owns the land and will fund the construction of the housing and provide support services to residents.
- Fraser Health provides a range of inpatient and outpatient services to the Surrey community. Services encompass chronic disease management, mental health care and substance use, and home and community care.
- Fraserside Community Services Society will operate the housing and provide support services to residents.



## How can I provide input?



Email [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org)



Fill out a comment form at the **March 19 Public Information Meeting**



Visit [www.bchousing.org/surrey-peterson](http://www.bchousing.org/surrey-peterson) and [LetsTalkHousingBC.ca/Surrey](http://LetsTalkHousingBC.ca/Surrey)



Learn more about the **Community Advisory Committee**.

## **APPENDIX C: COMMENT FORMS AND FEEDBACK**

## Surrey: Peterson Place Supportive Housing Open House: March 19, 2019

Which of the following best identifies you?

- Whalley Resident
- Whalley Business Owner
- Surrey Resident
- Surrey Business Owner
- Other: \_\_\_\_\_

Do you have any questions about this proposal that you would like addressed?

Why is the focus always modular housing versus permanent high density developments?

Any comments:

Great step in the right direction. However a more volume based program needed that factors the various needs

ie: 200 - homeless microsuities  
200 - mental health assisted living  
etc

Please put this form in a comment box tonight or email: [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org).  
To protect your privacy, please do not include identifying details such as name and address.

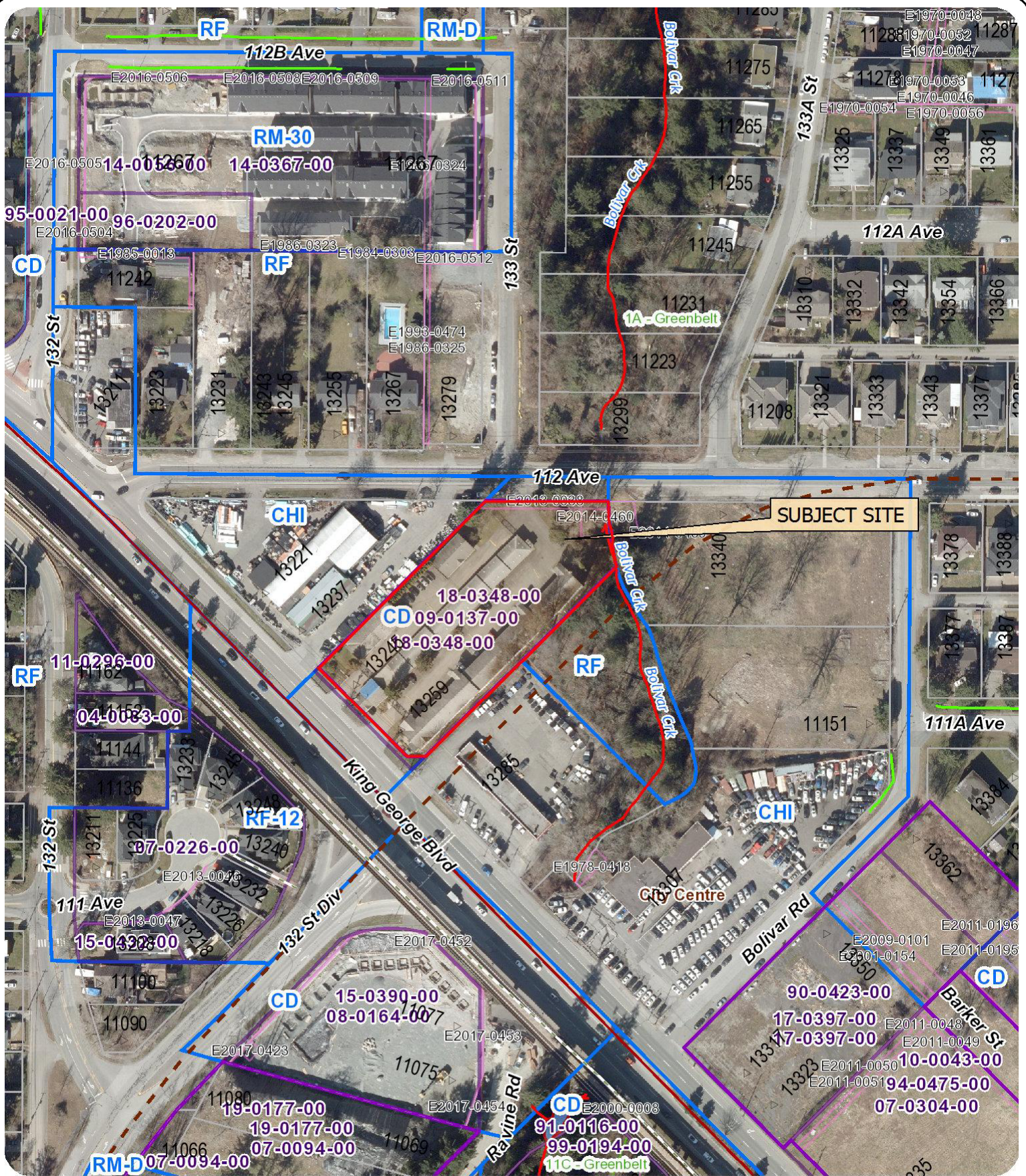
Please note: your comments will be shared with BC Housing, Fraser Health, City of Surrey, and Fraserside Community Services.

## Let's Talk Housing BC Peterson Place

letstalkhousingbc.ca/Peterson-Place

<b>Report generated at: 2019-04-09 14:53:22 by Jeremy Lye</b>				
<b>Project: Peterson Place Supportive Housing</b>				
<b>Qanda: Have a question about Peterson Place? We'll answer it here!</b>				
	<b>Contribution</b>	<b>Author</b>	<b>Posted at</b>	<b>Response</b>
1	<p>Hi there,</p> <p>Are there more details about what construction/development company will be building these homes?</p> <p>Thanks, Jennifer</p>	Jennifer	25 Feb 2019, 04:06 PM	<p>BC Housing is working with Western Canadian design-build firm, Nomodic. Further information on Nomodic and some of the modular projects they have constructed can be found here: <a href="https://www.nomodic.com/">https://www.nomodic.com/</a></p>
2	<p>This is wonderful but what about the seniors on a fixed old age income? I must move for May 1 and have not been able to find accommodations that I can afford.(\$1600.mo for a one bedroom basement suite) Senior housing is NEEDED. New independant living housing is too costly (\$3100. per month for studio) so where can I live? I have excellent references and am a community volunteer in South Surrey.</p>	Collene Ford	28 Feb 2019, 12:50 PM	<p>We agree that more affordable housing is needed throughout the community. BC Housing and the City of Surrey continue to work on opportunities to build more affordable rental housing. For example, there will be 87 new homes developed for families, seniors and people with disabilities in partnership with the Semiahmoo Housing Society, Peninsula Housing Society, the Semiahmoo Foundation.</p> <p>Lower income seniors renting in the private market may be eligible for a rent supplement through the Shelter Aid For Elderly Renters program. There are listings of affordable rental housing available in your area. You can also use the online Program Finder or call the BC Housing Applicant Services line at 1-800-257-7756 to see what</p>

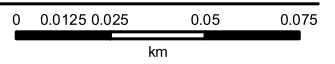
				housing or assistance you may be eligible for through BC Housing.
3	Are the existing tenants required to participate in programs as a requirement to keep their housing? If a tenant is working on their health issues, connection with family, accessing casual employment, while acting appropriately as a good tenant, do they need to add a program to their agenda as well?	Anita	29 Mar 2019, 07:27 AM	All services at Peterson Place are voluntary. We're focused on meeting residents where they are at and supporting them in attaining their goals. The new modular housing project would continue to follow the philosophy of Housing First.
END OF REPORT				

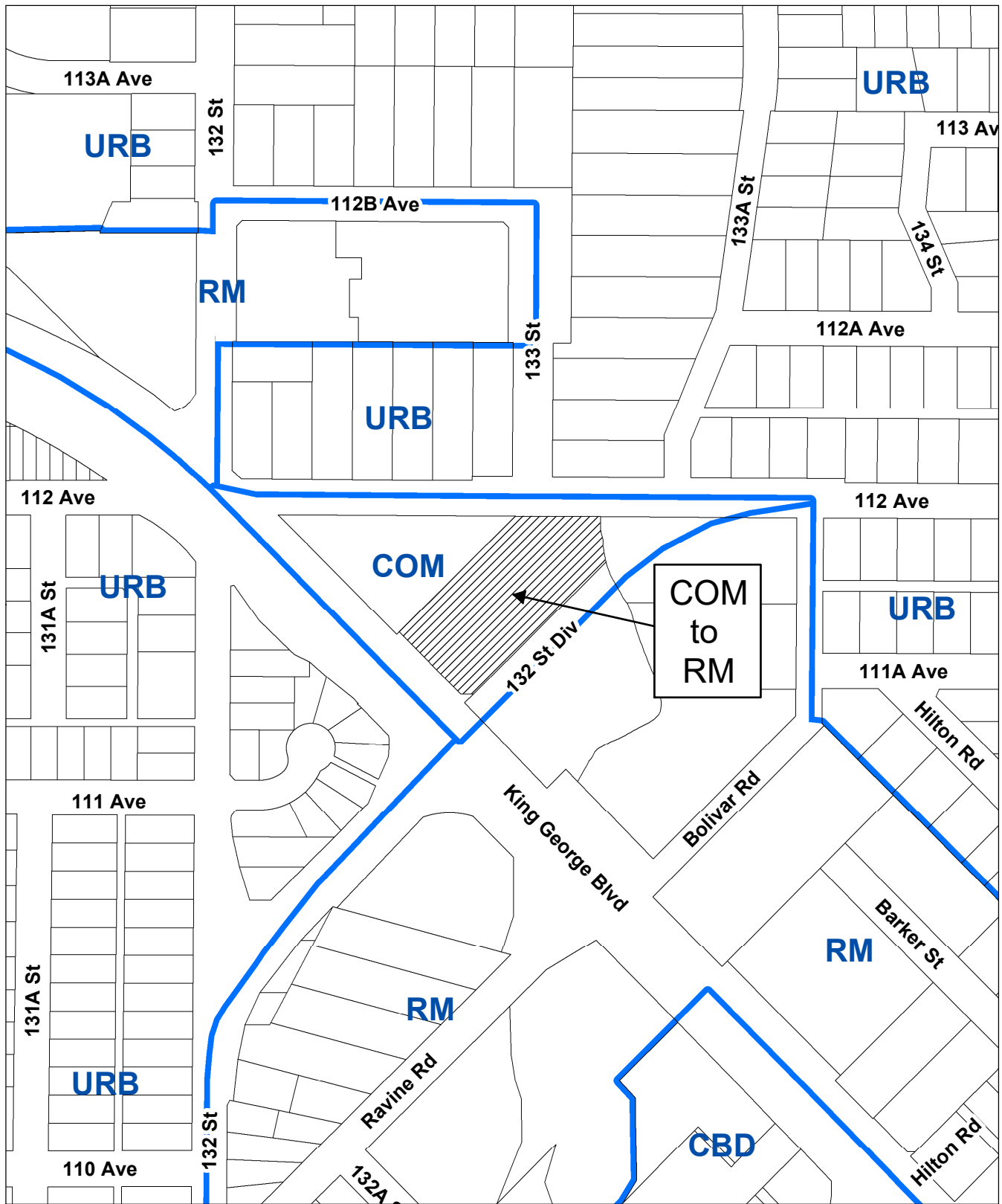


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Scale: 1:2,000

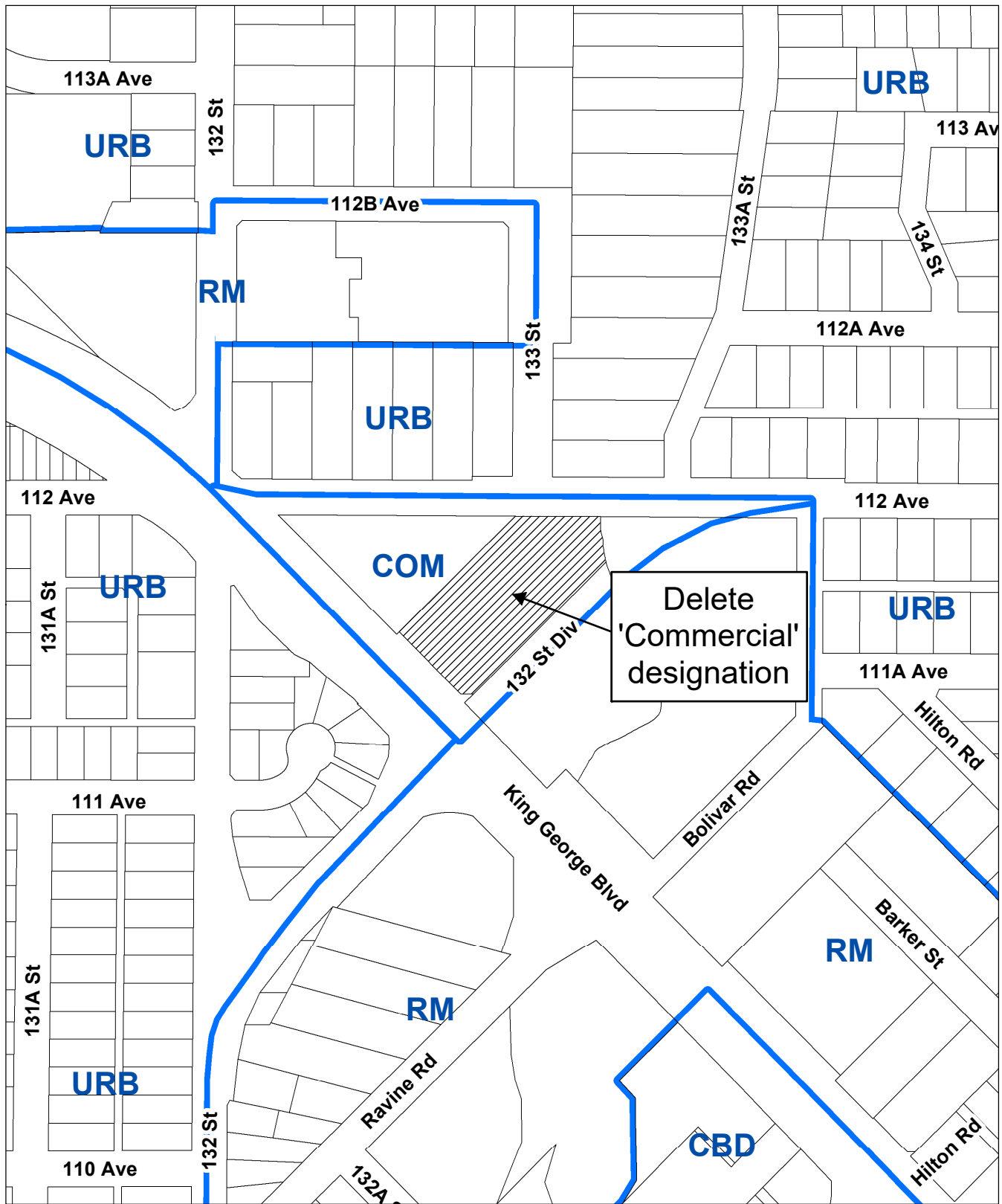
The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca





OCP Amendment 7918-0348-00  
Proposed amendment from Commercial to Multiple Residential





OCP Amendment 7918-0348-00  
Proposed amendment of Figure 42 :  
Major Employment Areas





CITY OF SURREY

BYLAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended

.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM:           COMPREHENSIVE DEVELOPMENT ZONE (CD) BYLAW NO. 17045

TO:              COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 010-354-336

Lot D Section 15 Block 5 North Range 2 West New Westminster District Plan 18400 Except: Part Dedicated Road on Plan BCP43187

13245 - King George Boulevard

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

**A.     Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density, multiple unit residential buildings* and *ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are developed in accordance with a *comprehensive design*, and *care facilities* which may be subject to the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended.

**B.     Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1.     *Multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*, provided this use does not constitute a singular use on the *lot* and shall be subject to a Housing Agreement By-law;;

2. *Care Facilities*;
3. The following *accessory uses*, provided that such uses form an integral part of a *multiple unit residential building* and/or a *care facility* on the *Lands*:
  - (a) Office uses limited to physical and mental health services and counselling services; and
  - (b) *Community services*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The *floor area ratio* shall not exceed 0.1. The *floor area ratio* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of “Surrey Zoning By-law, 1993, No. 12000”, as amended.
2. The *floor area ratio* shall not exceed 0.6.

**E. Lot Coverage**

The *lot coverage* shall not exceed 45%.

**F. Yards and Setbacks**

1. *Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

<b>Setback</b>	South <i>Front Yard</i> (King George Blvd.)	North <i>Front Yard</i> (112 Ave.)	Northwest <i>Side Yard</i>	Southeast <i>Side Yard</i>
<b>Use</b>				
<i>Principal Buildings</i>	0.0 m	7.0 m	1.8 m	3.0 m
<i>Accessory Buildings and Structures</i>	[0 ft.]	[23 ft.]	[6 ft.]	[10 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

## **G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal buildings: The *building height* shall not exceed 13 metres [43 ft.].

## **H. Off-Street Parking**

1. Notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, a minimum of 35 *parking spaces* shall be provided.
2. Notwithstanding Table D.5 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, a minimum of 40 *bicycle spaces* shall be provided.

## **I. Landscaping**

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping strip* of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping screen*, a solid decorative fence, or a combination thereof.

## **J. Special Regulations**

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 50 square metres [538 sq.ft.].

**K. Subdivision**

1. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<b>Lot Size</b>	<b>Lot Width</b>	<b>Lot Depth</b>
5,000 sq. m. [1.2 acre]	45 metres [147 ft.]	75 metres [245 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

**L. Other Regulations**

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-45 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2016, No. 19478, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-45 Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.

- 10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
- 11. Provincial licensing of *Care Facilities* is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK