

City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

File: 7919-0164-00

Planning Report Date: February 24, 2020

**PROPOSAL:**

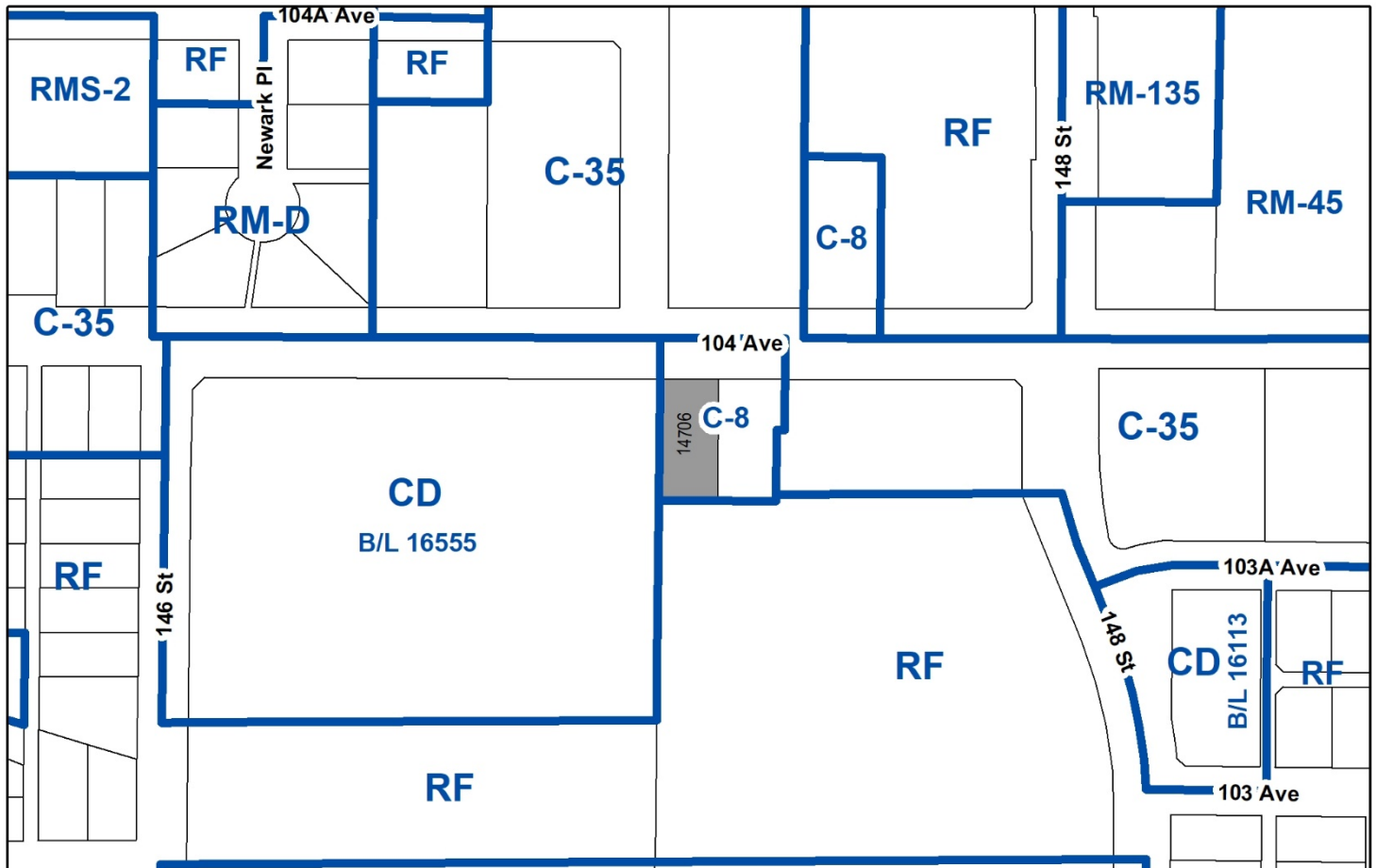
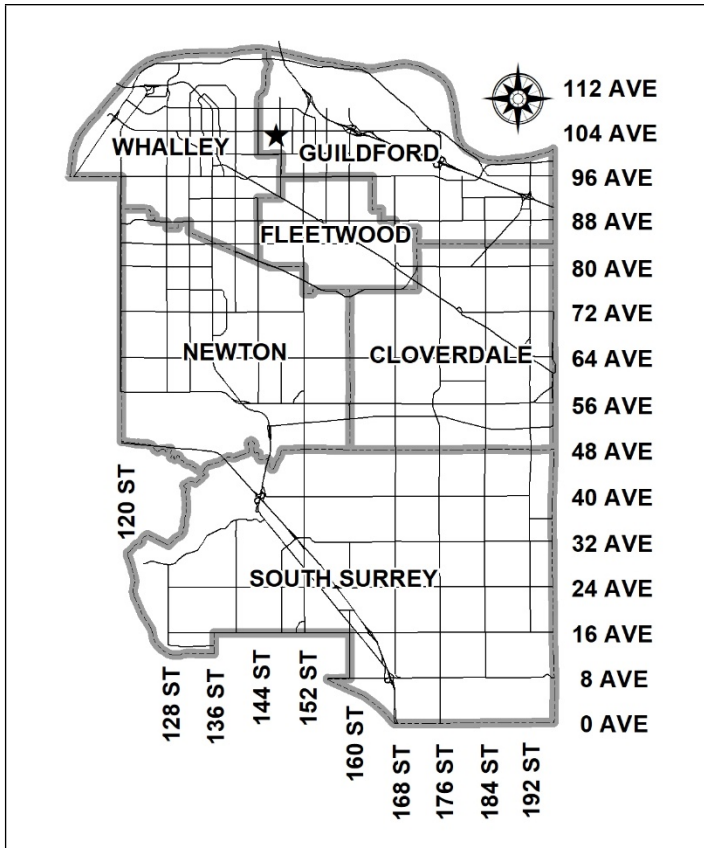
- **Housing Agreement**
- **Development Permit**

to regulate and permit the development of a 6-storey modular apartment building with 61 supportive housing units for the homeless, those at risk of becoming homeless, and ancillary support services.

**LOCATION:** 14706 - 104 Avenue

**ZONING:** C-8

**OCP DESIGNATION:** Multiple Residential



**RECOMMENDATION SUMMARY**

- By-law Introduction, First, Second and Third Reading for a Housing Agreement.
- Approval to draft Development Permit.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- None.

**RATIONALE OF RECOMMENDATION**

- At the July 22, 2019 Regular Council – Land Use meeting, Council granted Third Reading to Application No. 7919-0164-00 which proposes an OCP amendment to allow a higher density in the Multiple Residential designation (By-law No. 19886) and rezoning from C-8 to CD (By-law No. 19893) to allow for the development of a 6-storey modular apartment building with approximately 63 supportive housing units intended to be provided for the homeless, those at risk of becoming homeless, and ancillary support services. The total number of units has been reduced to 61.
- In addition to granting Third Reading, Council endorsed the recommendation contained within the initial Planning Report that the applicant enter into a Housing Agreement with the City for the purposes of securing the supportive housing units on the site.
- The proposed Housing Agreement By-law could be brought forward for Final Adoption concurrently with the OCP Amendment and Rezoning by-law when all issues associated with the rezoning are addressed.
- In addition, Council endorsed the recommendation that the applicant complete the design process for a Form and Character Development Permit, which, if supported by Council, can be issued concurrently with final adoption of the OCP Amendment By-law No. 19886 and Rezoning By-law No. 19893.



## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to enter into a Housing Agreement and to be given First, Second and Third Reading.
2. Council authorize staff to draft Development Permit No. 7919-0164-00 in accordance with the attached drawings (Appendix A).

## DEVELOPMENT PROPOSAL

### Planning Considerations

- At the July 22, 2019 Regular Council – Land Use meeting, Council granted Third Reading to Application No. 7919-0164-00 which proposes an OCP amendment to allow a higher density in the Multiple Residential designation (By-law No. 19886) and rezoning from C-8 to CD (By-law No. 19893) to allow for the development of a 6-storey modular apartment building with approximately 63 supportive housing units intended to be provided for the homeless, those at risk of becoming homeless, and ancillary support services. The total number of units has been reduced to 61.
- In addition to granting Third Reading, Council endorsed the recommendation contained within the initial Planning Report that the applicant enter into a Housing Agreement with the City for the purposes of securing the supportive housing units on the site.
- The proposed Housing Agreement By-law could be brought forward for Final Adoption concurrently with the OCP Amendment and Rezoning by-law when all issues associated with the rezoning are addressed.
- In addition, Council endorsed the recommendation that the applicant complete the design process for a Form and Character Development Permit, which, if supported by Council, can be issued concurrently with final adoption of the OCP Amendment By-law No. 19886 and Rezoning By-law No. 19893.
- Typically, Housing Agreements include the terms and conditions agreed to by the Local Government and the owner regarding:
  - the form of tenure of the housing units;
  - the occupancy of the housing units identified in the agreement (including their form of tenure and their availability to the classes of persons identified in the agreement); and
  - the administration of the units (including the means by which the units will be made available to intended occupants).

- The attached Housing Agreement, to be adopted by By-law and registered on title through a Restrictive Covenant, will require the supportive housing units to be provided to eligible occupants, defined as individuals who are homeless or are at risk of homelessness, for a term which aligns with the duration of the lease BC Housing will enter into with the City of Surrey for the use of the subject site.
- The City may also from time to time require that BC Housing provide written proof of compliance with the Agreement.
- In addition, Council endorsed the recommendation that the applicant complete the design process for a Form and Character Development Permit, which can be issued concurrently with final adoption of the Rezoning By-law No. 19893, if supported by Council.

### Site Context

- The 1,210 square metre (0.3-acre) subject site is located at 14706 – 104 Avenue in Guildford, directly north of Hjorth Road Park.
- This vacant, City-owned site is designated Multiple Residential in the Official Community Plan (OCP) and is currently zoned "Community Commercial Zone" (C-8). The site is proposed to be rezoned to CD By-law No. 19893. Refer to Appendix C for additional details.
- The site is adjacent to public transit connections on 104 Avenue. The site is also in proximity to several community services within Guildford Town Centre.

### Referrals

Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

### PUBLIC ENGAGEMENT

- Prior to the completion of the initial Planning Report, a Development Proposal sign was erected on the property on June 20, 2019, along with pre-notification letters associated with the proposed rezoning of the property. The applicant, furthermore, held a Public Information Meeting (PIM) on June 20, 2019 to inform and engage community residents and groups with respect to the proposed construction of the proposed modular apartment building.
- Comments related to the proposed rezoning and the PIM were recorded in the initial Planning Report
- Subsequent to the initial Planning Report proceeding to Council, staff received correspondence related to the proposed land use. The majority of this correspondence was submitted to Legislative Services prior to the Public Hearing related to the proposed rezoning.
- However, staff have not received any comments directly related to the Development Permit.

## DEVELOPMENT PERMITS

### Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The applicant has worked with staff to develop an appropriate massing for the proposed six-storey building, particularly with respect to its relationship with Hjorth Road Park to the south of the subject site. The applicant has also worked with staff to revise the building exterior to convey a residential character.
- The applicant and staff have agreed to continue to work on the certain items prior to Final Adoption related to the screening of rooftop mechanical units, site grading, and the treatment of walkways on the site.
- The proposed, new modular apartment building will be 6 storeys (21 metres) in height, and will consist of the following:
  - 3,404 square metres of gross floor area;
  - approximately 61 self-contained residential units;
  - offices and meeting rooms;
  - health care-related treatment rooms;
  - lounge, dining, and associated kitchen facilities; and
  - other spaces associated with the operation of the supportive housing facility.
- The proposed apartment building is comprised of prefabricated modular buildings, which are constructed off-site and assembled on the subject site.
- The proposed building is clad with smooth corrugated panels and coloured panels, with a brick and coloured panel on the ground floor to provide for a welcoming interface with the public realm.
- The 5<sup>th</sup> and 6<sup>th</sup> levels of the apartment building step back along the north and south elevations to reduce the sense of mass and develop a positive relationship with Hjorth Road Park to the south and 104 Avenue to the north.

### Landscaping and Outdoor Amenity

- The landscaping is designed to be durable and simple with a balance of hard and soft landscape materials that are universally accessible.
- Grass areas have been minimized with a strategic use of plantings for seasonal interest using a variety of plant types and scale.
- Low planting and fencing provides a buffer to the private drive aisle to the north of the subject site, while maple trees will provide a buffer between the building and the parking lot at the rear of the building.

- Walkways provide access into and around the site, including to the proposed outdoor amenity area at the rear of the property.
- The outdoor amenity area includes a patio with seating areas.

### **Indoor Amenity**

- Programmed indoor amenity areas for the residents include a dining area and lounge on the ground floor level.
- Patios are located at the north and south end of the building on the 5<sup>th</sup> level, for the use by staff.

### **INFORMATION ATTACHED TO THIS REPORT**

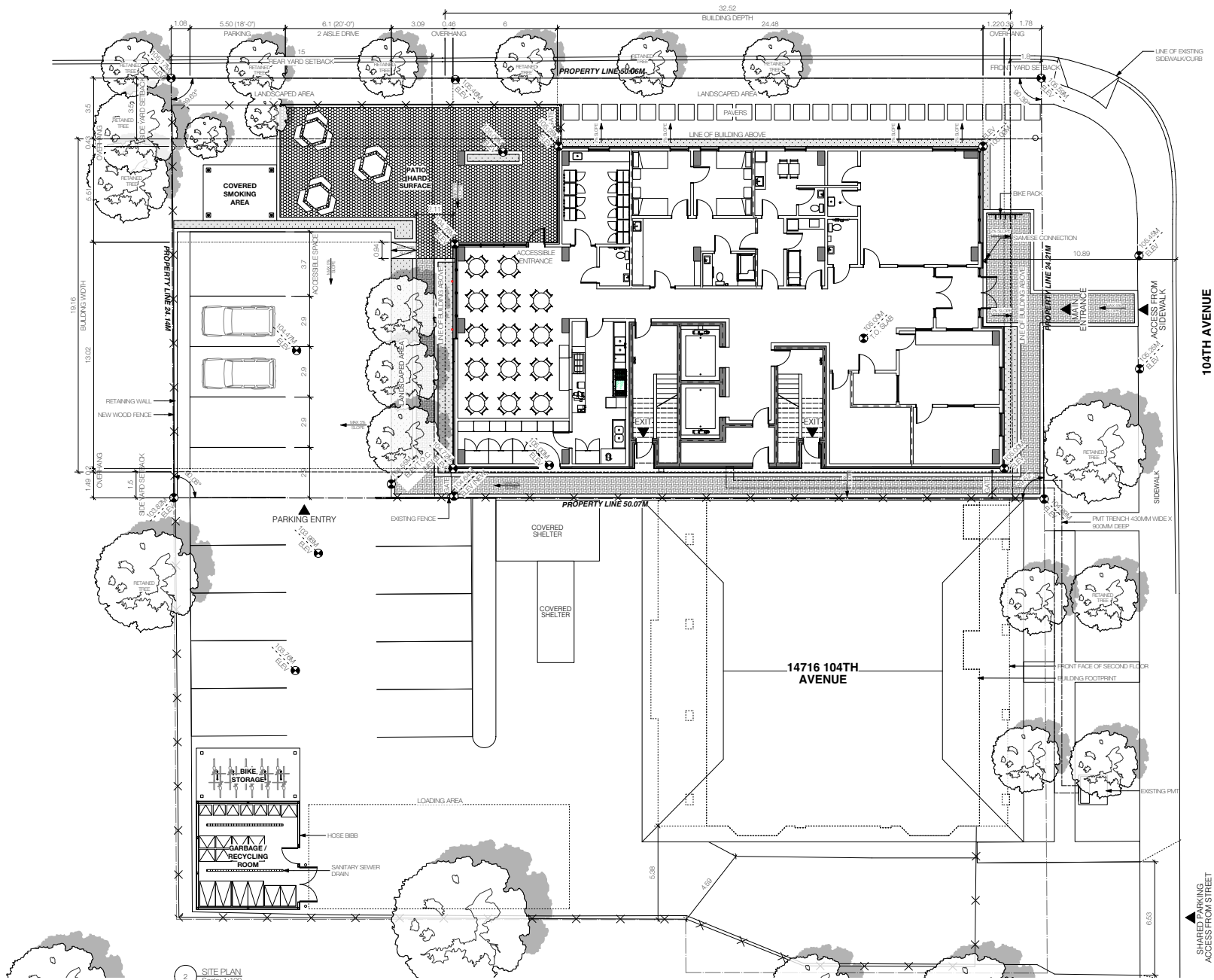
The following information is attached to this Report:

- |             |   |
|-------------|---|
| Appendix A. | Site Plan, Building Elevations, Landscape Plans and Perspective |
| Appendix B. | Proposed Housing Agreement                                      |
| Appendix C. | Initial Planning Report 7919-0164-00                            |

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

CA/cm



2 SITE PLAN  
Scale: 1:100

REVISIONS:

- 22 2020-02-14 DP Revision
- 17 2020-02-11 DP REV 1

ISSUES:

**RON HART ARCHITECT LTD.**

404 - 126 WEST 8TH AVENUE  
VANCOUVER, B.C. V5Y 1K6  
778.233.7441  
RON@RONHART.CA

COPYRIGHT RESERVED:  
THE COPYRIGHT TO THIS DRAWING AND ITS CONTENTS IS RESERVED, AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF RON HART ARCHITECT, AND SHALL NOT BE USED, MODIFIED, OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF RON HART ARCHITECT.

DIMENSIONS:  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND IMMEDIATELY REPORT ANY ERRORS AND/OR OMISSIONS. DO NOT SCALE DRAWINGS.

**PROJECT NAME:  
104TH AVENUE SUPPORTIVE HOUSING**

**PROJECT ADDRESS:  
14706 104TH AVE  
SURREY, BC  
V3R 1M3**

**DRAWING TITLE:  
SITE PLAN**

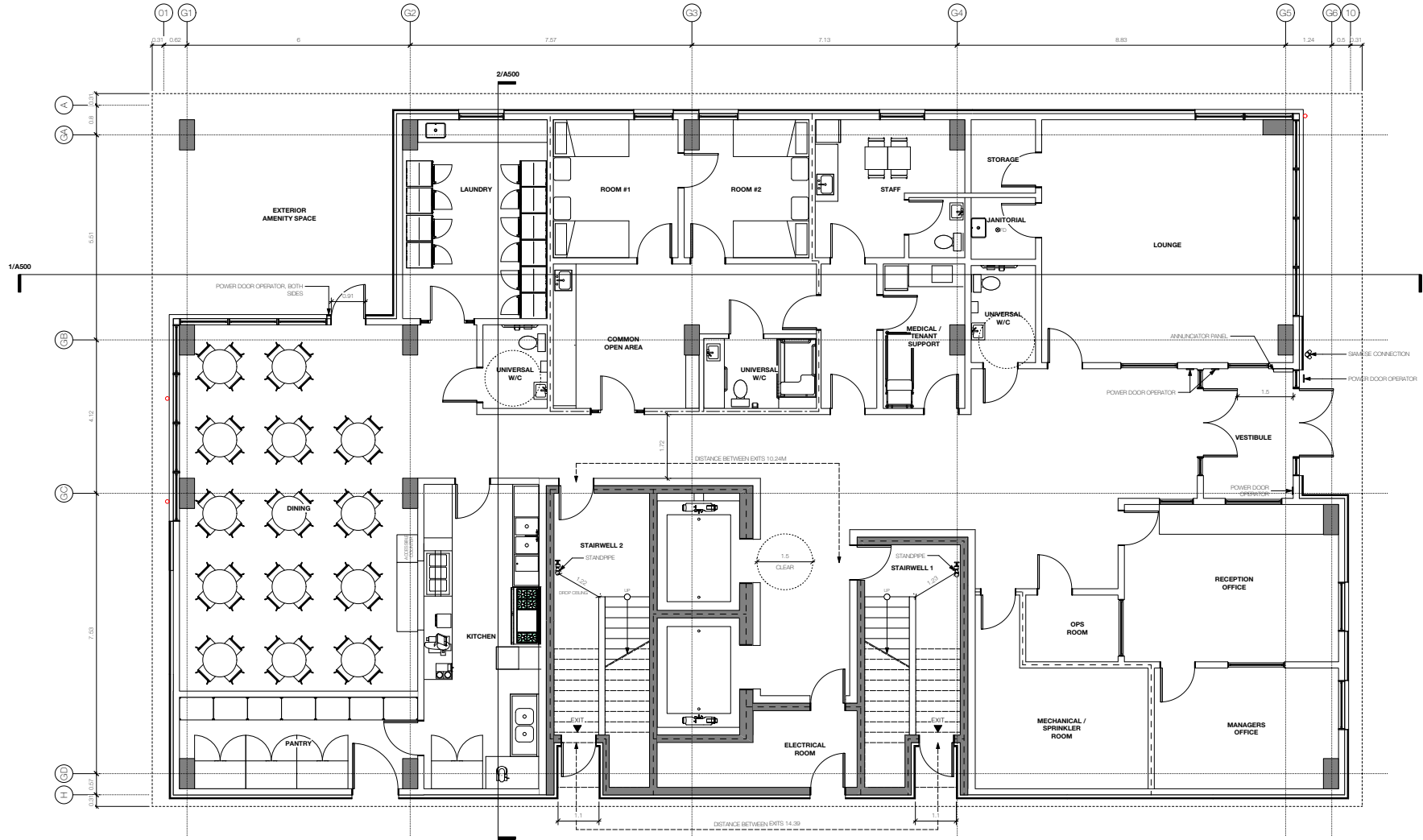


DRAWN BY: ND      DRAWING NO.:  
SCALE: AS NOTED      **A 101**  
JOB NO.: 1910  
DATE: JAN 2020

104TH AVENUE

14716 104TH AVENUE

SHARED PARKING ACCESS FROM STREET



1 FIRST FLOOR PLAN  
Scale: 1:50

**FR LEGEND**  
45 MIN - - - - -  
1 HR - - - - -

**REVISIONS:**

- 22 2020-02-14 DP Revision
- 16 2020-01-09 DEVELOPMENT PERMIT ISSUES:

**RON HART ARCHITECT LTD.**

404 - 126 WEST 8TH AVENUE  
VANCOUVER, B.C. V6Y 1K6  
778.233.7441  
RON@RONHART.CA

COPYRIGHT RESERVED.  
THE COPYRIGHT TO THIS DRAWING AND ITS CONTENTS IS RESERVED, AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF RONHART ARCHITECT, AND SHALL NOT BE USED, MODIFIED, OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF RONHART ARCHITECT.

DIMENSIONS:  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND IMMEDIATELY REPORT ANY ERRORS AND/OR OMISSIONS. DO NOT SCALE DRAWINGS.

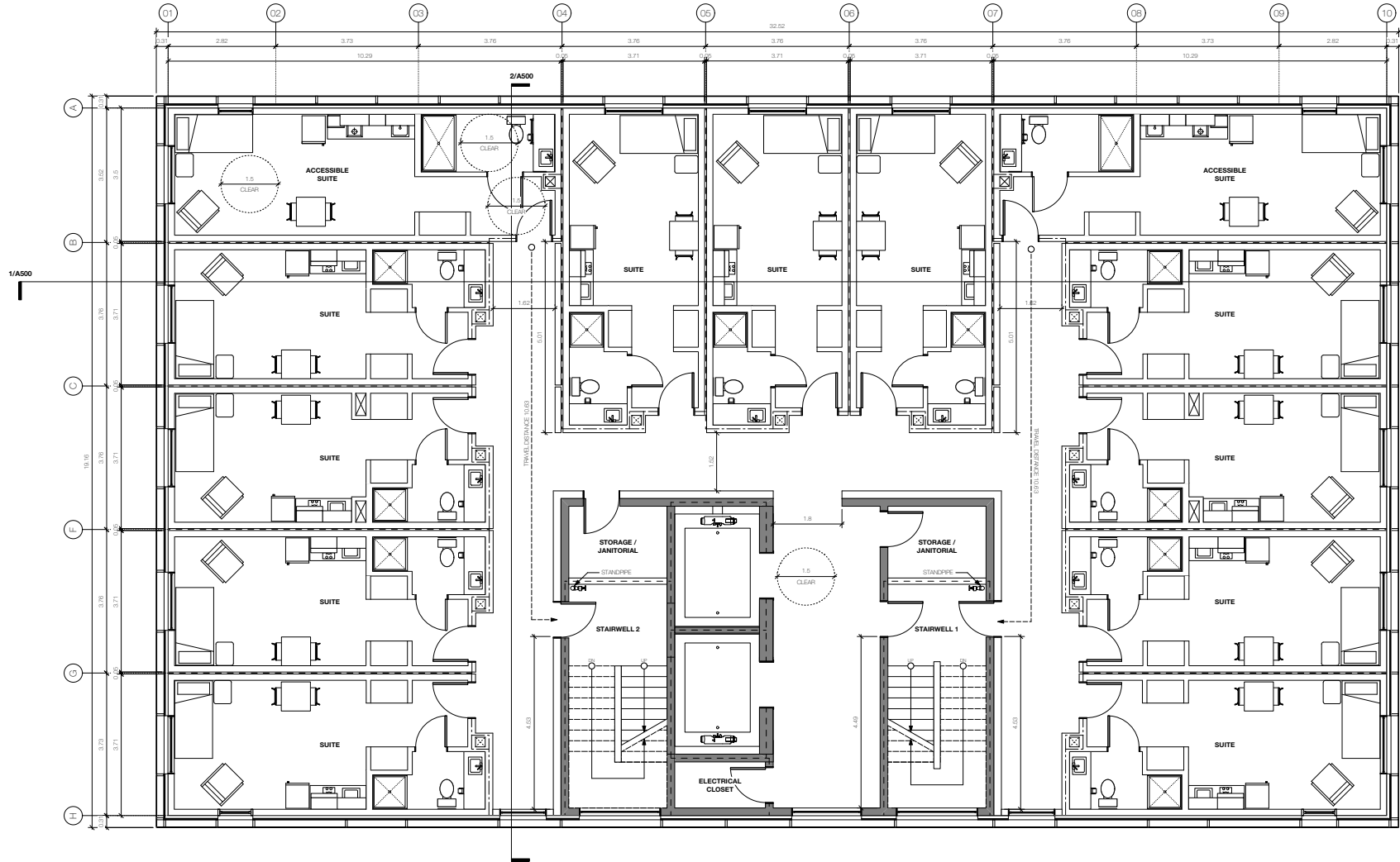
**PROJECT NAME:  
104TH AVENUE SUPPORTIVE HOUSING**

**PROJECT ADDRESS:  
14706 104TH AVE  
SURREY, BC  
V3R 1M3**

**DRAWING TITLE:  
FIRST FLOOR PLAN**



**DRAWN BY:** ND **DRAWING NO.:**  
**SCALE:** AS NOTED **A 200**  
**JOB NO.:** 1910  
**DATE:** JAN 2020



1 SECOND FLOOR PLAN  
Scale: 1:50

**FR LEGEND**  
45 MIN - - - - -  
1:15 - - - - -

**REVISIONS:**

- 22 2020-02-14 DP Revision
- 16 2020-01-09 DEVELOPMENT PERMIT ISSUES:

**RON HART ARCHITECT LTD.**

404 - 126 WEST 8TH AVENUE  
VANCOUVER, B.C. V6Y 1K6  
778.233.7441  
RON@RONHART.CA

COPYRIGHT RESERVED.  
THE COPYRIGHT TO THIS DRAWING AND ITS CONTENTS IS RESERVED, AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF RON HART ARCHITECT, AND SHALL NOT BE USED, MODIFIED, OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF RON HART ARCHITECT.

DIMENSIONS:  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND IMMEDIATELY REPORT ANY ERRORS AND/OR OMISSIONS, DO NOT SCALE DRAWINGS.

**PROJECT NAME:**  
**104TH AVENUE SUPPORTIVE HOUSING**

**PROJECT ADDRESS:**  
14706 104TH AVE  
SURREY, BC  
V3R 1M3

**DRAWING TITLE:**  
SECOND FLOOR PLAN



**DRAWN BY:** ND **DRAWING NO.:**  
**SCALE:** AS NOTED **A 201**  
**JOB NO.:** 1910  
**DATE:** JAN 2020



1 NORTH ELEVATION  
Scale: 1:50

- 1 - VERTICAL CORRUGATED METAL SIDING (WHITE)
- 2 - METAL PANEL (PAINTED TO VARIED GREEN)
- 3. DOOR/WINDOW FRAME (LIGHT GREY)
- 4. CONCRETE PANEL AT ENTRANCE AREA (GREEN)
- 5 - METAL PARAPET FLASHING AND THRUWALL FLASHING (TOP PAINTED TO MATCH SIDING, UNDERSIDELIGHT TAN)
- 6 - PERFORATED METAL PANELS (LIGHT TAN)
- 7 - CONCRETE PANEL SIDING (DARK GREY)
- 8 - ENTRY DOOR - LAMINATED GLASS
- 9 - SOFFIT (LUX PANEL SYSTEM OR SIMILAR)
- 10 - METAL ADDRESS NUMBERS
- 11 - METAL SERVICE DOOR

REVISIONS:

22 2020-02-14 DP Revision  
ISSUES:

**RON HART  
ARCHITECT LTD.**

404 - 126 WEST 8TH AVENUE  
VANCOUVER, B.C. V6Y 1K6  
778.233.7241  
RON@RONHART.CA

COPYRIGHT RESERVED.  
THE COPYRIGHT TO THIS DRAWING AND ITS CONTENTS IS RESERVED, AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF RONHART ARCHITECT AND SHALL NOT BE USED, MODIFIED, OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF RONHART ARCHITECT.

DIMENSIONS:  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND IMMEDIATELY REPORT ANY ERRORS AND/OR OMISSIONS, DO NOT SCALE DRAWINGS.

PROJECT NAME:  
**104TH AVENUE  
SUPPORTIVE HOUSING**

PROJECT ADDRESS:  
14706 104TH AVE  
SURREY, BC  
V3R 1M3

DRAWING TITLE:  
ELEVATIONS

DRAWN BY: ND DRAWING NO.:  
SCALE: AS NOTED A 400  
JOB NO.: 1910  
DATE: FEB 2020



- 1 - VERTICAL CORRUGATED METAL SIDING (WHITE)
- 2 - METAL PANEL (VARIED GREEN)
- 3. DOOR/WINDOW FRAME (LIGHT GREY)
- 4. METAL PANEL AT ENTRANCE AREA (GREEN)
- 5 - METAL PARAPET FLASHING AND THRUWALL FLASHING (TOP PAINTED TO MATCH SIDING, UNDERSIDELIGHT TAN)
- 6 - PERFORATED METAL PANELS (LIGHT TAN)
- 7 - CONCRETE PANEL SIDING (DARK GREY)
- 8 - ENTRY DOOR - LAMINATED GLASS
- 9 - SOFFIT (LUX PANEL SYSTEM OR SIMILAR)
- 10 - METAL ADDRESS NUMBERS
- 11 - METAL SERVICE DOOR



1 WEST ELEVATION  
Scale: 1:50

REVISIONS:

22 2020-02-14 DP Revision  
ISSUES:

**RON HART  
ARCHITECT LTD.**

404 - 126 WEST 8TH AVENUE  
VANCOUVER, B.C. V6Y 1K6  
778-233-7441  
RON@RONHART.CA

COPYRIGHT RESERVED:  
THE COPYRIGHT TO THIS DRAWING AND ITS CONTENTS IS  
RESERVED, AND REMAINS AT ALL TIMES THE EXCLUSIVE  
PROPERTY OF RONHART ARCHITECT AND SHALL NOT BE USED,  
MODIFIED OR REPRODUCED WITHOUT THE EXPRESSED  
WRITTEN CONSENT OF RONHART ARCHITECT.

DIMENSIONS:  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND  
IMMEDIATELY REPORT ANY ERRORS AND/OR DIMENSIONS DO  
NOT SCALE DRAWINGS.

PROJECT NAME:  
**104TH AVENUE  
SUPPORTIVE HOUSING**

PROJECT ADDRESS:  
14706 104TH AVE  
SURREY, BC  
V3R 1M3

DRAWING TITLE:  
ELEVATIONS

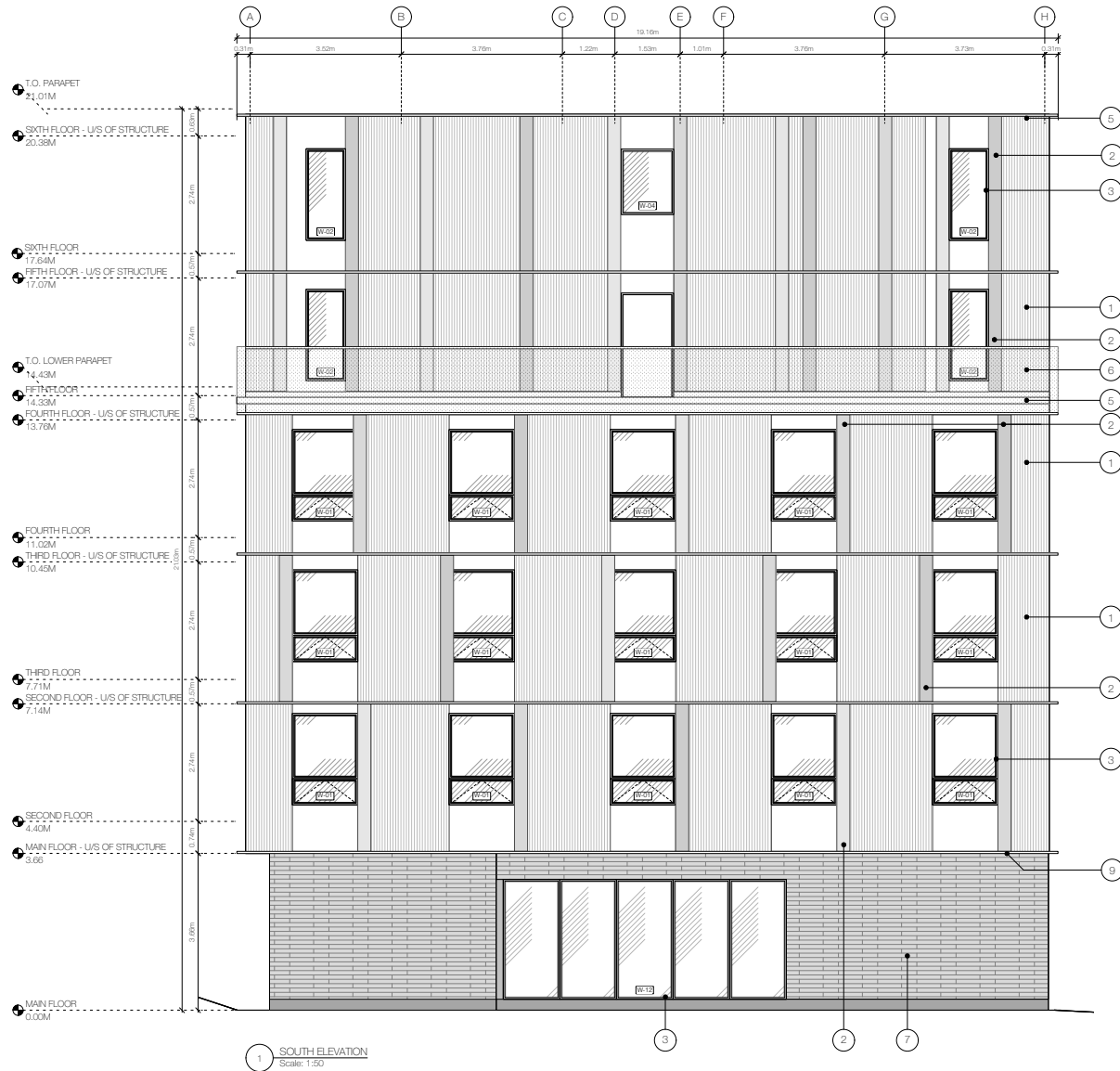
DRAWN BY: ND

SCALE: AS NOTED

JOB NO.: 1910

DATE: FEB 2020

**A 401**



- 1 - VERTICAL CORRUGATED METAL (WHITE)
- 2 - METAL PANEL (VARIED GREEN)
- 3 - DOOR/WINDOW FRAME (LIGHT GREY)
- 4 - METAL PANEL AT ENTRANCE AREA (GREEN PANEL)
- 5 - METAL PARAPET FLASHING AND THRUWALL FLASHING (TOP TO MATCH SIDING, UNDERSIDE LIGHT TAN)
- 6 - PERFORATED METAL PANELS (LIGHT TAN)
- 7 - CONCRETE PANEL SIDING (DARK GREY)
- 8 - ENTRY DOOR - LAMINATED GLASS
- 9 - SOFFIT (LUX PANEL SYSTEM OR SIMILAR)
- 10 - METAL ADDRESS NUMBERS
- 11 - METAL SERVICE DOOR

1 SOUTH ELEVATION  
Scale: 1:50

REVISIONS:

22 2020-02-14 DP Revision  
ISSUES:

**RON HART  
ARCHITECT LTD.**

404 - 126 WEST 6TH AVENUE  
VANCOUVER, B.C. V5Y 1K6  
778.233.7441  
RON@RONHART.CA

COPYRIGHT RESERVED.  
THE COPYRIGHT TO THIS DRAWING AND ITS CONTENTS IS RESERVED, AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF RONHART ARCHITECT, AND SHALL NOT BE USED, MODIFIED, OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF RONHART ARCHITECT.

DIMENSIONS:  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND IMMEDIATELY REPORT ANY ERRORS AND/OR OMISSIONS, DO NOT SCALE DRAWINGS.

PROJECT NAME:  
**104TH AVENUE  
SUPPORTIVE HOUSING**

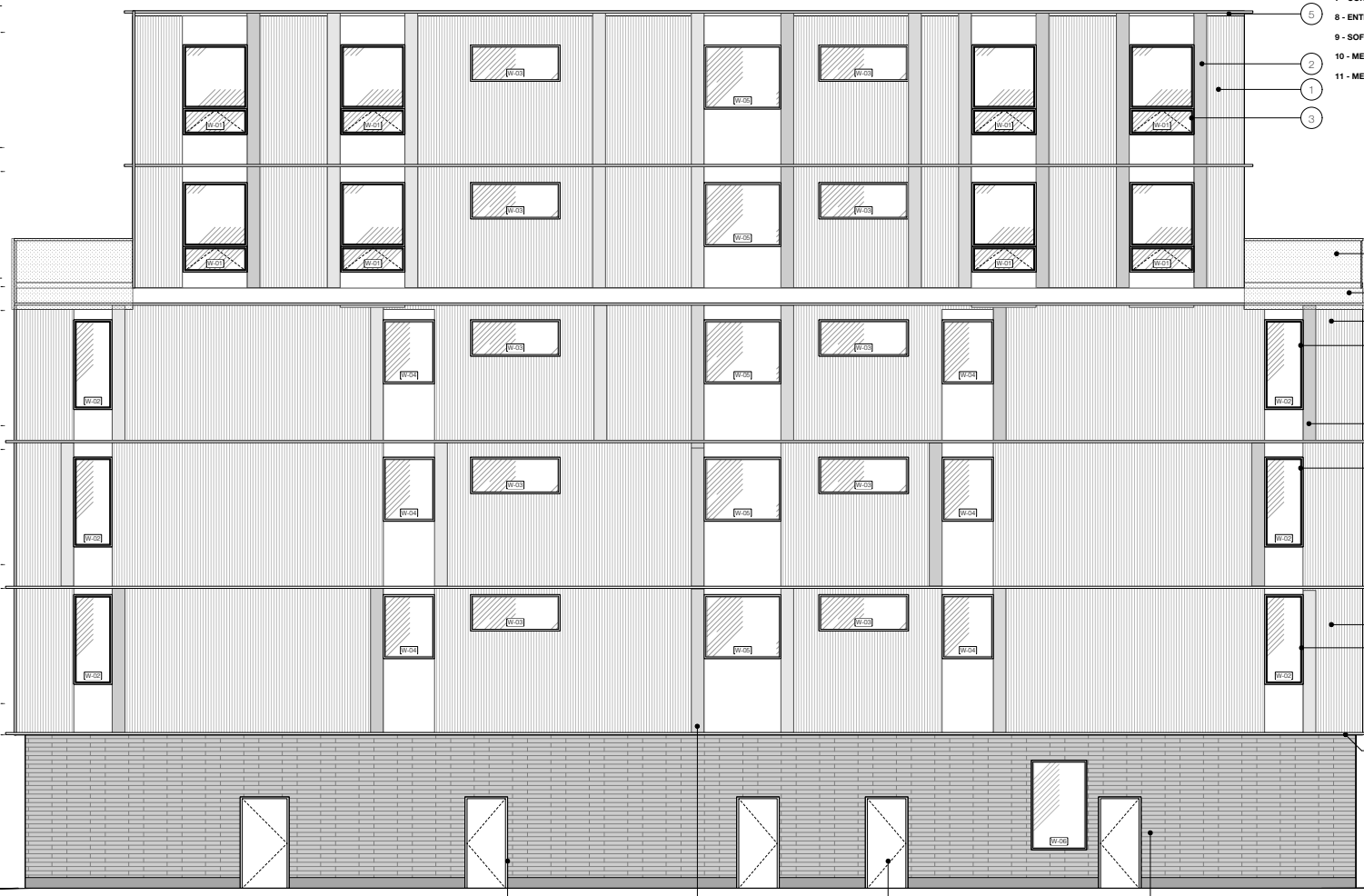
PROJECT ADDRESS:  
14706 104TH AVE  
SURREY, BC  
V3R 1M3

DRAWING TITLE:  
ELEVATIONS

DRAWN BY: ND DRAWING NO.:  
SCALE: AS NOTED  
JOB NO.: 1910  
DATE: FEB 2020

A 402

1 T.O. PARAPET  
 21.01M  
 2 SIXTH FLOOR - U/S OF STRUCTURE  
 20.38M  
 3 SIXTH FLOOR  
 17.64M  
 4 FIFTH FLOOR - U/S OF STRUCTURE  
 17.07M  
 5 FIFTH FLOOR  
 14.33M  
 6 FOURTH FLOOR - U/S OF STRUCTURE  
 13.76M  
 7 FOURTH FLOOR  
 11.02M  
 8 THIRD FLOOR - U/S OF STRUCTURE  
 10.45M  
 9 THIRD FLOOR  
 7.71M  
 10 SECOND FLOOR - U/S OF STRUCTURE  
 7.14M  
 11 SECOND FLOOR  
 4.40M  
 12 MAIN FLOOR - U/S OF STRUCTURE  
 3.69  
 13 MAIN FLOOR  
 0.00M



- 1 - VERTICAL CORRUGATED METAL SIDING (WHITE)
- 2 - METAL PANEL (PAINTED TO VARIED GREEN SIDING)
- 3 - DOOR/WINDOW FRAME (LIGHT GREY)
- 4 - METAL PANEL AT ENTRANCE AREA (GREEN PANEL)
- 5 - METAL PARAPET FLASHING AND THRUWALL FLASHING (TOP PAINTED TO MATCH SIDING, UNDERSIDELIGHT TAN)
- 6 - PERFORATED METAL PANELS (LIGHT TAN)
- 7 - CONCRETE PANEL SIDING (DARK GREY)
- 8 - ENTRY DOOR - LAMINATED GLASS
- 9 - SOFFIT (LUX PANEL SYSTEM OR SIMILAR)
- 10 - METAL ADDRESS NUMBERS
- 11 - METAL SERVICE DOOR

1 EAST ELEVATION  
Scale: 1:50

REVISIONS:

22 2020-02-14 DP Revision  
ISSUES:

**RON HART ARCHITECT LTD.**

404 - 126 WEST 8TH AVENUE  
VANCOUVER, B.C. V6Y 1K6  
778.233.7441  
RON@RONHART.CA

COPYRIGHT RESERVED:  
THE COPYRIGHT TO THIS DRAWING AND ITS CONTENTS IS RESERVED, AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF RONHART ARCHITECT, AND SHALL NOT BE USED, MODIFIED, OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF RONHART ARCHITECT.

DIMENSIONS:  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND IMMEDIATELY REPORT ANY ERRORS AND/OR OMISSIONS, DO NOT SCALE DRAWINGS.

PROJECT NAME:  
**104TH AVENUE SUPPORTIVE HOUSING**

PROJECT ADDRESS:  
14706 104TH AVE  
SURREY, BC  
V3R 1M3

DRAWING TITLE:  
ELEVATIONS

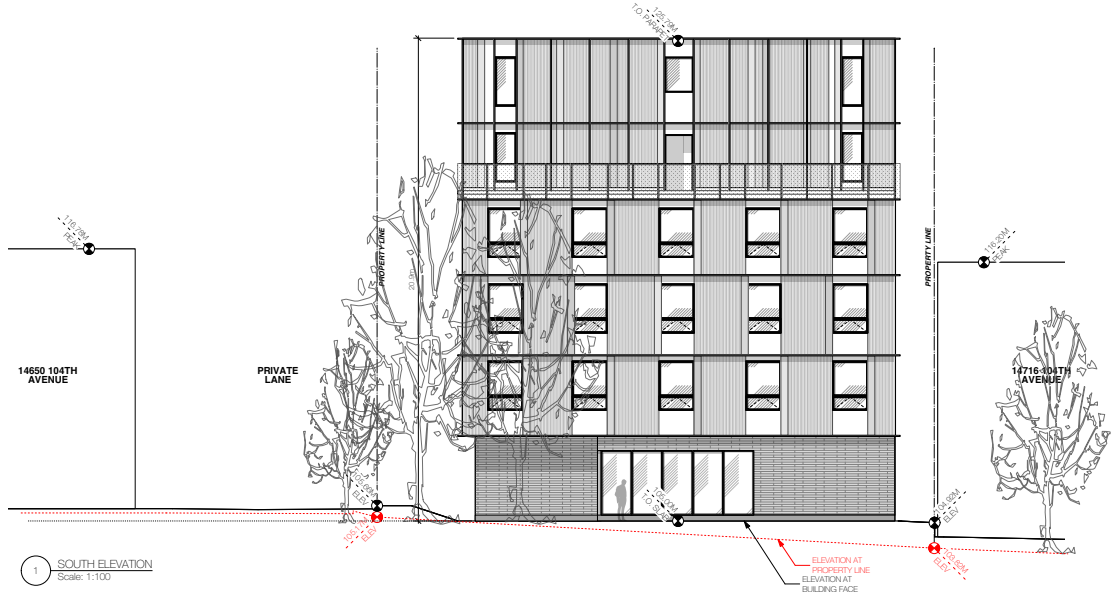
DRAWN BY: ND DRAWING NO.:

SCALE: AS NOTED

JOB NO.: 1910

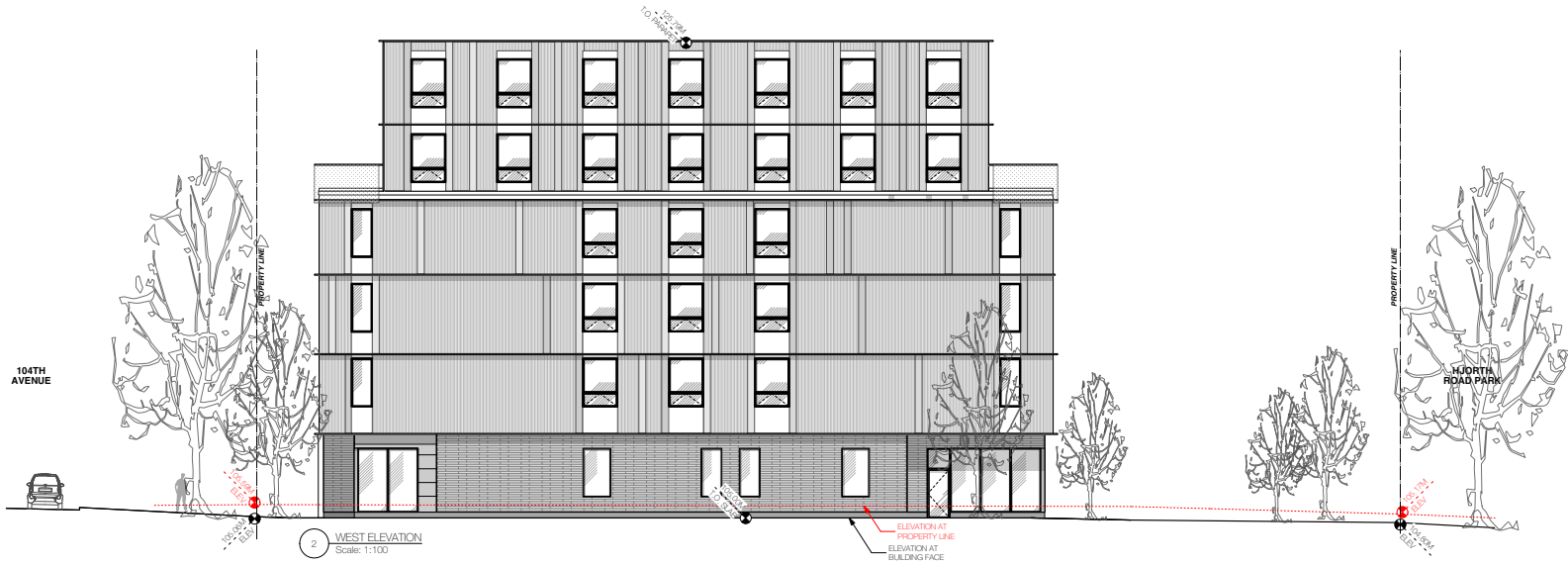
DATE: FEB 2020

**A 403**



1 SOUTH ELEVATION  
Scale: 1:100

ELEVATION AT PROPERTY LINE  
ELEVATION AT BUILDING FACE



2 WEST ELEVATION  
Scale: 1:100

ELEVATION AT PROPERTY LINE  
ELEVATION AT BUILDING FACE

REVISIONS:

22 2020-02-14 DP Revision  
ISSUES:

**RON HART  
ARCHITECT LTD.**

404 - 128 WEST 8TH AVENUE  
VANCOUVER, B.C. V6Y 1K6  
778.233.7441  
RON@RONHART.CA

COPYRIGHT RESERVED.  
THE COPYRIGHT TO THIS DRAWING AND ITS CONTENTS IS  
RESERVED, AND REMAINS AT ALL TIMES THE EXCLUSIVE  
PROPERTY OF RON HART ARCHITECT AND SHALL NOT BE USED,  
MODIFIED, OR REPRODUCED WITHOUT THE EXPRESSED  
WRITTEN CONSENT OF RON HART ARCHITECT.

DIMENSIONS:  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND  
IMMEDIATELY REPORT ANY ERRORS AND/OR OMISSIONS. DO  
NOT SCALE DRAWINGS.

PROJECT NAME:  
**104TH AVENUE  
SUPPORTIVE HOUSING**

PROJECT ADDRESS:  
**14706 104TH AVE  
SURREY, BC  
V3R 1M3**

DRAWING TITLE:  
**STREETSCAPE ELEVATIONS**

DRAWN BY: ND

SCALE: AS NOTED

JOB NO.: 1910

DATE: FEB 2020

**A 404**



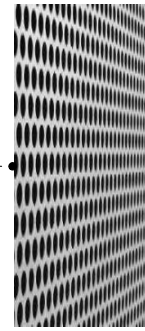
VERTICAL CORRUGATED METAL SIDING (WHITE / LIGHT GREY)



POWDER COATED METAL FRAME/FINS (LIGHT GREY)



PERFORATED METAL PANELS (COLOUR LIGHT TAN)



CONCRETE PANEL (DARK GREY, SMOOTH)

SOFFIT (LUX PANEL SYSTEM OR SIMILAR)



REVISIONS:

- 22 2020-02-14 DP Revision
- 16 2020-01-09 DEVELOPMENT PERMIT

ISSUES:

**RON HART ARCHITECT LTD.**

404 - 126 WEST 6TH AVENUE  
VANCOUVER, B.C. V6Y 1K6  
778.233.7241  
RON@RONHART.CA

COPYRIGHT RESERVED:  
THE COPYRIGHT TO THE DRAWING AND ITS CONTENTS IS RESERVED, AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF RONHART ARCHITECT, AND SHALL NOT BE USED, MODIFIED, OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF RONHART ARCHITECT.

DIMENSIONS:  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND IMMEDIATELY REPORT ANY ERRORS AND/OR OMISSIONS, DO NOT SCALE DRAWINGS.

PROJECT NAME:  
**104TH AVENUE SUPPORTIVE HOUSING**

PROJECT ADDRESS:  
14706 104TH AVE  
SURREY, BC  
V3R 1M3

DRAWING TITLE:  
**MATERIALS**

DRAWN BY: ND DRAWING NO.:

SCALE: AS NOTED

JOB NO.: 1910

DATE: JAN 2020

**A 406**



VIEW LOOKING SOUTHWEST



VIEW LOOKING SOUTHEAST



ISOMETRIC VIEW LOOKING SOUTHEAST



VIEW LOOKING NORTHWEST

REVISIONS:

- 22 2020-02-14 DP Revision
- 16 2020-01-09 DEVELOPMENT PERMIT

ISSUES:

**RON HART  
ARCHITECT LTD.**

404 - 126 WEST 6TH AVENUE  
VANCOUVER, B.C. V6Y 1K6  
778.233.7471  
RON@RONHART.CA

COPYRIGHT RESERVED:  
THE COPYRIGHT TO THE DRAWING AND ITS CONTENTS IS  
RESERVED, AND REMAINS AT ALL TIMES THE EXCLUSIVE  
PROPERTY OF RONHART ARCHITECT, AND SHALL NOT BE USED,  
MODIFIED, OR REPRODUCED WITHOUT THE EXPRESSED  
WRITTEN CONSENT OF RONHART ARCHITECT.

DIMENSIONS:  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND  
IMMEDIATELY REPORT ANY ERRORS AND/OR OMISSIONS. DO  
NOT SCALE DRAWINGS.

**PROJECT NAME:  
104TH AVENUE  
SUPPORTIVE HOUSING**

**PROJECT ADDRESS:  
14706 104TH AVE  
SURREY, BC  
V3R 1M3**

**DRAWING TITLE:  
PERSPECTIVES**

DRAWN BY: ND DRAWING NO.:  
SCALE: NTS A 602  
JOB NO.: 1910  
DATE: JAN 2020





CITY OF SURREY

HOUSING AGREEMENT

THIS AGREEMENT made the \_\_\_\_ day of \_\_\_\_\_, 2020.

BETWEEN

**CITY OF SURREY**, a Municipal Corporation having its municipal offices at 13450-104 Avenue, Surrey, British Columbia V3T 1V8

(the "City")

OF THE FIRST PART

AND:

**PROVINCIAL RENTAL HOUSING CORPORATION**

(Inc. No. 52129), having offices at 1701 - 4555 Kingsway, Burnaby, British Columbia V5H 4V8

("PRHC")

OF THE SECOND PART

WHEREAS:

A. The City of Surrey is the registered owner of those certain lands and premises located at 14706 104 Avenue, in the City of Surrey, in the Province of British Columbia, legally described as:

Parcel Identifier: 004-092-902

Lot 151 Section 30 Block 5 North Range 1 West New Westminster District Plan 50505 Except Part In Plan BCP33452

(the "Lands");

B. PRHC proposes to lease the Lands from the City and to construct a modular housing building thereon containing 61 Dwelling Units for occupancy by Eligible Occupants and other support services, including but not limited to, a common kitchen, common rooms, meeting rooms, health care-related treatment rooms, lounge and dining areas, storage and offices (collectively, the "Development");

C. Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, authorizes the City by by-law to enter into an agreement in respect of the provision, tenure, management and operation of affordable housing.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and \$1.00 now paid by the City to PRHC (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:



## **1. DEFINED TERMS**

- 1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:
- (a) "Agreement" means this Housing Agreement and any amendments to or modifications of the same;
  - (b) "Dwelling Unit" means accommodation providing sleeping, washrooms, and a kitchen intended for residential use and is occupied and/or available for occupancy by an Eligible Occupant or the Resident Building Caretaker;
  - (c) "Eligible Occupant" means a person who, prior to becoming a tenant in the Development, was homeless or at-risk of being homeless or meets the income or housing criteria prescribed from time to time by British Columbia Housing Management Commission or its successor, and continues to meet those income or housing criteria throughout their tenancy;
  - (d) "Resident Building Caretaker" shall mean a person who is employed by the operator of the Development to manage the Development and for whom a maximum of one Dwelling Unit may be designated as a residence; and
  - (e) "Term" shall mean the period commencing on the date on which this Agreement has been signed by all parties to it and continuing in full force and effect for the number of years specified as the Term in the lease of the Lands between the City and PRHC.
- 1.2 The captions, section numbers and article numbers appearing in this Agreement are inserted for convenience of reference and shall in no way define, limit, construe or describe the scope or intent of this Agreement or in any way affect this Agreement.
- 1.3 Words importing the singular number only shall include the plural and vice versa, words importing the masculine gender shall include the feminine and neuter gender and vice versa, and words importing persons shall include firms and corporations and vice versa.
- 1.4 Unless otherwise stated, a reference in this Agreement to a numbered or lettered article, section, paragraph or clause refers to the articles, section, paragraph or clause bearing that number or letter in this Agreement.
- 1.5 The words "hereof", "herein" and similar expressions used in any section, paragraph or clause of this Agreement shall relate to the whole of this Agreement and not to that section, paragraph or clause only unless otherwise expressly provided.

## **2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS**

- 2.1 During the Term, only an Eligible Occupant may occupy any Dwelling Unit, with the exception of one Dwelling Unit which may be occupied by the Resident Building Caretaker.
- 2.2 Within 30 days of a written request from the City, Registered Owner of the Lands PRHC will provide to the City such supporting documents as the City may reasonably require confirming that a tenant is an Eligible Occupant and a report in writing confirming that all Dwelling Units are being rented in accordance with this Agreement..
- 2.3 During the Term, the Development shall not be stratified.

### **3. LIABILITY**

- 3.1 The PRHC will indemnify and save harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reasons of or arising out of failure of the PRHC to comply with the terms and conditions of this Agreement.
- 3.2 Provided the City is in compliance with the terms and conditions of this Agreement, the PRHC hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the PRHC Lands now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

### **4. NOTICE**

- 4.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be addressed to the proper party as follows:

- (a) as to the City:

City of Surrey  
13450-104 Avenue  
Surrey, British Columbia V3T 1V8  
Attention: General Manager, Planning and Development Department

- (b) as to PRHC:

Provincial Rental Housing Corporation  
1701 - 4555 Kingsway  
Burnaby, British Columbia V5H 4V8  
Attention: Manager, Real Estate Services

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

- 4.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be delivered and not mailed.

### **5. GENERAL**

- 5.1 Nothing in this Agreement:

- (a) affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the uses or subdivision of land; and
- (b) relieves the PRHC from complying with any enactment, including the City's by-laws.

- 5.2 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.
- 5.3 Time is of the essence of this Agreement.
- 5.4 This Agreement shall be construed in accordance with and governed by the laws of the Province of British Columbia.
- 5.5 If a court of competent jurisdiction finds that any part of this Agreement is invalid, illegal or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
- 5.6 Upon request by the City, the PRHC will promptly do such acts and execute such documents as the City may reasonably require, in the opinion of the City, to give effect to this Agreement.
- 5.7 This is the entire Agreement between and among the parties concerning the subject matter of this Agreement and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.
- 5.8 This Agreement may be enforced by prohibitory and mandatory court order of the Court. In any action to enforce this Agreement, the City shall be entitled to court costs on a solicitor and own client basis.
- 5.9 This Agreement shall ensure to the benefit of and be binding upon the PRHC and its successors and assigns and all parties claiming through them and this Agreement shall ensure to the benefit of and be binding upon the City and its successors and assigns. This Agreement shall charge and run with the Lands.
- 5.10 No previous registered owner of the Lands will be liable for any default in the performance or observance of this Agreement occurring after such party ceases to hold an ownership interest in the Lands.

IN WITNESS WHEREOF the City of Surrey and Provincial Rental Housing Corporation have executed this Agreement under seal of their duly authorized officers as of the reference date of this Agreement.

**CITY OF SURREY**

by its authorized signatories:

---

Jennifer Ficocelli, City Clerk  
City of Surrey

---

Name:  
Title:

**PROVINCIAL RENTAL HOUSING CORPORATION**

by its authorized signatory(ies):

\_\_\_\_\_  
Name:  
Title: Director

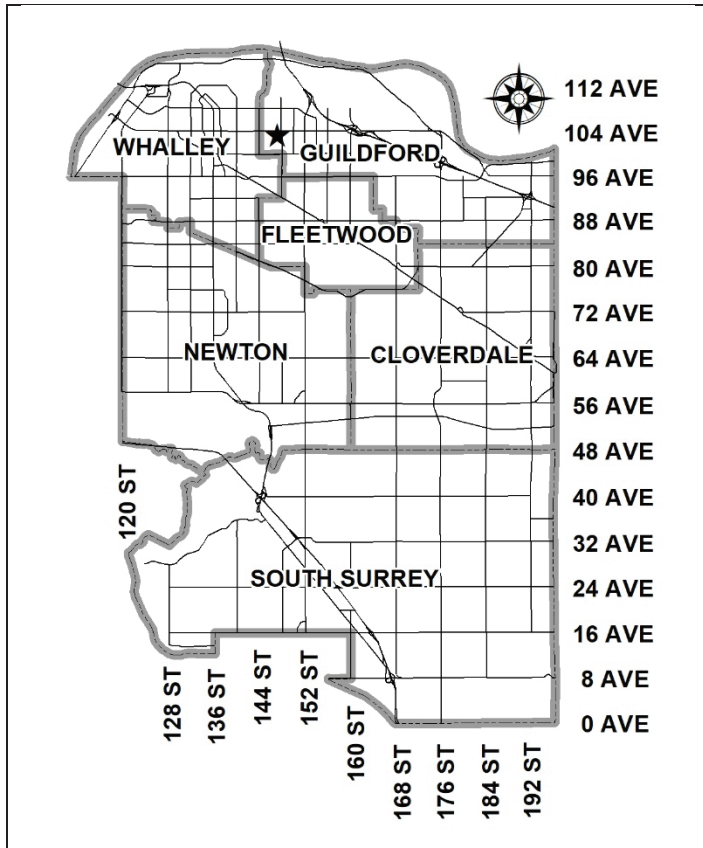
\_\_\_\_\_  
Name:  
Title: Director

19-0164 Housing Agreement Draft (104 St Guildford Surrey) 16Jan2020.doc  
CS 2/18/2020

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7919-0164-00

Planning Report Date: July 8, 2019



**PROPOSAL:**

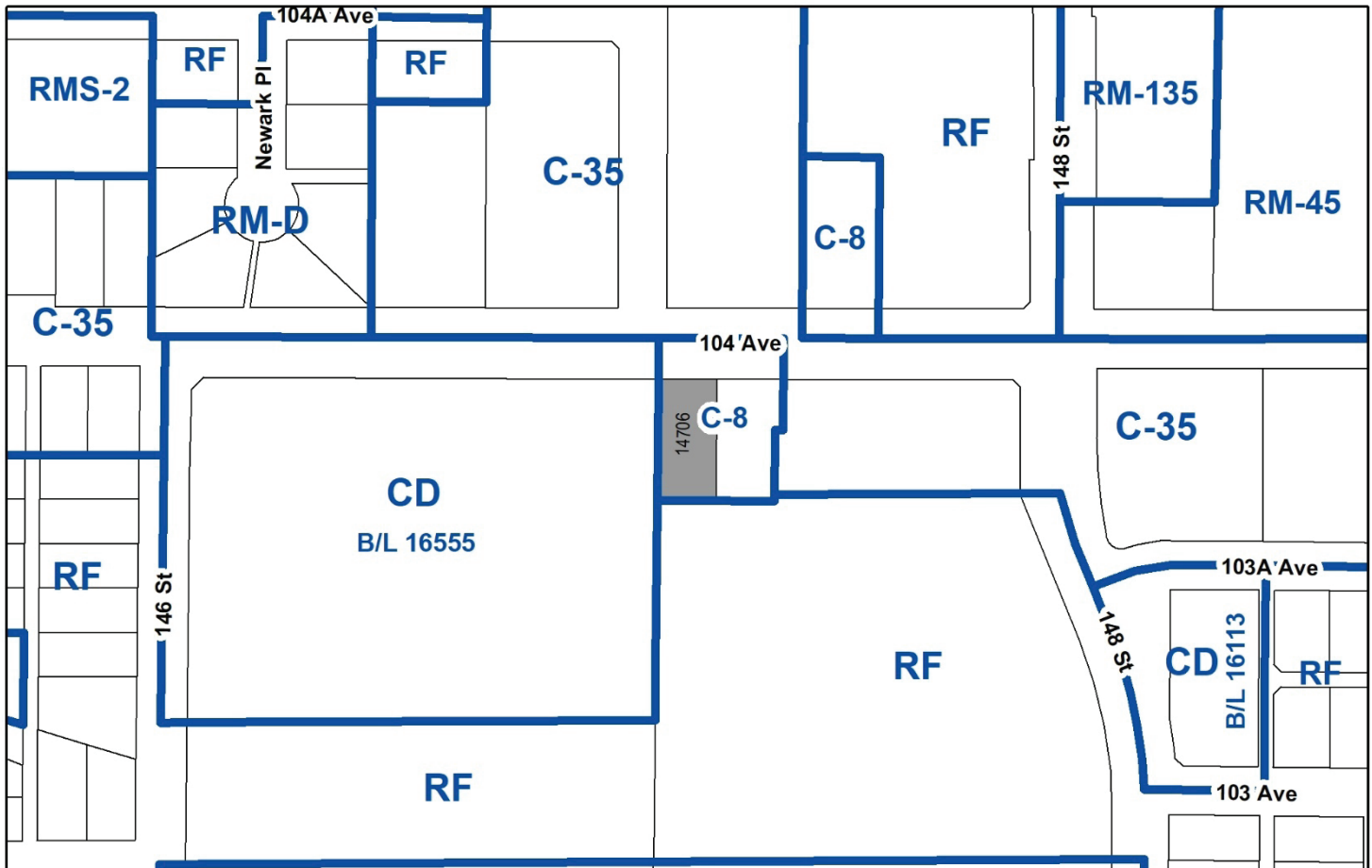
- **OCP Amendment** to allow a higher density in the Multiple Residential designation
- **Rezoning** from C-8 to CD

to permit the development of a 6-storey modular apartment building with 63 supportive housing units for the homeless, those at risk of becoming homeless, and ancillary support services.

**LOCATION:** 14706 - 104 Avenue

**ZONING:** C-8

**OCP DESIGNATION:** Multiple Residential



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An Official Community Plan (OCP) Amendment is proposed to permit the proposed 2.8 floor area ratio (FAR) for 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 permanent modular supportive housing units on approximately five sites.
- The proposed supportive housing facility will be one of several future permanent facilities to be located throughout the City of Surrey.
- 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.
- The site is appropriately located, in proximity to public transit and community services. The proposed 6-storey built form is consistent with new development along the 104 Avenue frequent transit corridor.
- The applicant will be required to complete the design process for a Form and Character Development Permit, which could be issued concurrently with Final Adoption of the proposed rezoning by-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. An OCP Amendment By-law to amend "Table 7a: Land use Designation Exceptions" by adding the following site specific notation, and a date be set for Public Hearing:

"Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
Bylaw # 19886	Multiple Residential	14706 104 Avenue (Lot 151, Section 30, Block 5N, Range 1W, NWD, Plan 50505, Except Part in Plan BP33452)	Density permitted up to 2.8 FAR (gross calculation)"

2. A By-law be introduced to rezone the subject site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
3. 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.
4. 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) Council support of a Development Permit (Form and Character);
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) the applicant is to enter into a Housing Agreement to secure 63 supportive housing units; and
  - (h) the applicant is to enter into a Community Agreement.

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: No concerns.
- Surrey Fire Department: The Surrey Fire Department has no concerns, and has identified a number of standard items to be addressed with the submission of the Building Permit.

SITE CHARACTERISTICS

Existing Land Use: Vacant, City-owned lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 104 Avenue):	Vacant lot	Multiple Residential	C-35
East:	Supportive housing operated by the Lookout	Multiple Residential	C-8
South:	Hjorth Road Park	Multiple Residential	RF
West:	Real Canadian Superstore	Commercial	CD By-law No. 16555

DEVELOPMENT CONSIDERATIONSBackground

- 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 permanent modular supportive housing units at approximately five sites located throughout the City to support the homeless population in Surrey. As these permanent facilities are completed, the temporary Phase 1 housing facilities will be closed.
- The proposed supportive housing facility at 14706 – 104 Avenue is intended to be one of these permanent modular facilities that are to be located throughout the City of Surrey.

### Site Context

- The 1,210 square metre (0.3-acre) subject site is located at 14706 – 104 Avenue in Guildford, directly north of Hjorth Road Park.
- This vacant, City-owned site is designated Multiple Residential in the Official Community Plan (OCP) and is currently zoned "Community Commercial Zone (C-8).
- The site is adjacent to public transit connections on 104 Avenue. The site is also in proximity to several community services within Guildford Town Centre.

### Current Proposal

- The applicant has submitted a development application that would permit supportive housing units to be located on the site within a modular apartment building, along with additional support services.
- The application therefore includes a request to rezone the site from C-8 to a CD By-law;
- A Development Permit for Form and Character will ultimately be required. However, as there is an urgency to present the rezoning to Council for consideration should the aforementioned temporary modular housing facilities be closed, the Development Permit will be presented to Council at a later date.
- The proposed, new modular apartment building will be 6 storeys (21 metres) in height, and will consist of the following:
  - 3,404 square metres of gross floor area;
  - approximately 63 self-contained residential units;
  - offices and meeting rooms;
  - health care-related treatment rooms;
  - lounge, dining, and associated kitchen facilities; and
  - storage.
- The proposed gross density for the site is 2.8 floor area ratio (FAR), and therefore will require an OCP Amendment to increase the maximum permitted density of the Multiple Residential designation from 2.0 to 2.8 FAR (see Justification for Plan Amendment section of this report).

### Housing Agreement and Community Agreement Amendments

- The applicant will be required to enter into a Housing Agreement with the City to secure the 63 supportive housing units. The Housing Agreement will be a condition of Final Adoption.
- In addition, as a condition of Final Adoption, BC Housing and the operator (Lookout Housing + Health Society) will be required to enter into a Community Agreement with the City, committing that they will ensure:
  - 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.

### Programming, Policies, and Community Engagement

- BC Housing will contract Lookout Housing + Health Society as the operator of the Guildford modular housing units. Lookout Housing + Health Society 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 adjacent site to the east.
- Residents will be 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 the community with consideration;
  - Not make excessive noise or cause unnecessary disturbances;
  - Ensure security doors are closed properly and not allow 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, Lookout Housing + Health 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 subject site, the applicant has applied to rezone the site to a 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 UPS</li> <li>• RMS-1: 0.5 FAR</li> </ul>	<ul style="list-style-type: none"> <li>• 2.8 FAR</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 (104 Ave): 1.8 metres (6 ft.)</li> <li>• Rear (south): 15 metres (50 ft.)</li> <li>• Side (west): 3.5 metres (11.5 ft.)</li> <li>• Side (east): 1.5 metres (5 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>• 21 metres (69 ft.)</li> </ul>
<b>Parking</b> <i>Residential</i>  <i>Community Service Care facility</i> <i>Office</i> <i>Medical Office</i>	<ul style="list-style-type: none"> <li>• 1.3 spaces / non-ground oriented bdrm 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 5 parking 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>• Shared bicycle parking spaces will be provided on the adjacent site to the east</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.
- The proposed floor area ratio (FAR) of the development will be 2.8, which will exceed the density permitted in the RM-45 and RMS-1 Zones. However, the proposed density is appropriate for the proposed development and site context.
- 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.

### *Pedestrian and Vehicular Access and Parking*

- The principle pedestrian access to the site will be from 104 Avenue.
- Vehicle access will be provided from 104 Avenue through the adjacent, City-owned site to the east at 14716 – 104 Avenue.
- It is anticipated that most tenants will not have vehicles. Therefore, 5 parking spaces will be provided for staff.

### PRE-NOTIFICATION

In accordance with Council policy, pre-notification letters were mailed on June 14, 2019 to 533 addresses, and a Development Proposal sign was erected on the property on June 20, 2019. To date, staff have received one (1) call seeking additional information. A revised pre-notification letter was sent out on June 28, 2019, which included the proposed OCP Amendment. The Development Proposal sign was also updated.

### *Public Information Meeting*

- The applicant held a Public Information Meeting (PIM) on June 20, 2019 to inform and engage community residents and groups with respect to the proposed construction of the proposed modular apartment building. Representatives from BC Housing, Fraser Health, Lookout Housing + Health Society, 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 Lookout Housing + Health Society set up poster boards with key information on the redevelopment as well as provided a fact sheet to participants.
- Approximately 39 people attended the PIM. Seven (7) comment forms, 2 emails and 1 enquiry sent via the Let's Talk Housing BC website were received. Additional comments were received through the public engagement platform.
- In total, of the 10 responses received, 3 indicated support, 6 indicated opposition and 2 were undecided.
- The following summarizes the concerns noted by those expressing opposition to the proposed Guildford supportive housing project:
  - The neighbourhood has concerns related to homelessness, and the proposal will exacerbate these concerns;
  - The neighbourhood is safe, and the proposed housing will have a negative effect;
  - The housing facility is too close to Hjorth Road Elementary School;
  - There is a concentration of social services in the area; and
  - The proposal is "a done deal".

- The responses in support of the proposal indicated that the supportive housing units are much needed in the City.

#### JUSTIFICATION FOR PLAN AMENDMENT

- The Multiple Residential designation in the Official Community Plan (OCP) permits densities up to 2.0 FAR in Frequent Transit Development Areas, which includes the 104 Corridor between Guildford and City Centre.
- The proposed OCP Amendment is to increase the maximum permitted density under the Multiple Residential designation on the subject property from 2.0 to 2.8 gross floor area ratio (FAR). The proposed density and built-form is consistent with new development envisioned along the 104 Avenue frequent transit corridor.
- The Guildford – 104 Avenue Plan, which will be forwarded to Council for consideration of Stage 1 approval shortly, envisions higher density along the 104 Avenue frequent transit corridor. Therefore the proposed 2.8 gross FAR on the subject site will be consistent with the densities that are proposed in the Stage 1 Plan for the area.
- The proposal is a partnership between BC Housing and the City to provide needed supportive housing in Surrey for those that are homeless or at risk of homelessness.
- 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.

#### 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 Guildford supportive housing facility consists of a 6-storey prefabricated modular apartment building, which is constructed off-site and assembled on the subject site.
- The modular apartment building consists of the following:
  - Approximately 63, self-contained units with individual sleeping areas, bathrooms and kitchens on portions of the first floor, and on floors 2 through 6; and
  - 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 the supportive housing facility.

- A Development Permit for Form and Character will ultimately be required. The Development Permit and associated detailed design proposal will be presented to Council at a later date.

**TREES**

- Laura Leigh, ISA Certified Arborist of Mountain Maple Garden and Tree Service Ltd. prepared an Arborist Assessment for the subject property. The following table provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	4	4	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Plum	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	5	5	0
Spruce	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>7</b>	<b>7</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>9</b>	
<b>Total Retained and Replacement Trees</b>		<b>9</b>	
<b>Contribution to the Green City Fund</b>		<b>\$3,600</b>	

- The Arborist Assessment states that there are a total of 7 protected trees on the site, excluding Alder and Cottonwood trees. Four (4) existing trees, approximately 36% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the building footprint.
- The arborist report also identifies 8 under-sized trees, which are not protected, to be removed.
- An additional 11 trees are identified as located off-site, and are all proposed for retention.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 18 replacement trees on the site. Since only 9 replacement trees can be accommodated on the site, the deficit of 9 replacement trees will require a cash-in-lieu payment of \$3,600, representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.



- The new trees on the site will consist of a variety of trees including Maple, Hawthorn, Magnolia, Pine and Pin Oak.
- In summary, a total of 9 trees are proposed to be retained or replaced on the site with a contribution of \$3,600 to the Green City Fund.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 31, 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 within the Guildford area, adjacent to a park and other amenity services.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed development incorporates residential, medical, office and community service uses for individuals who are homeless or at risk of homelessness.</li> <li>• The proposed development includes a private community garden for residents.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The development will incorporate Low Impact Development Standards (LIDS).</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The development will be in close proximity to transit stops and the Frequent Transit Network.</li> <li>• The development will include bike storage.</li> <li>• The development will also provide minimal surface parking.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The proposed development incorporates CPTED principles, including providing "eyes on the street".</li> <li>• The proposed development provides supportive housing services including medical, mental health, and rehabilitative services.</li> <li>• The development includes accessible units.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• The project does not meet any green certification standards.</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 June 20, 2019 to gather neighbourhood input.</li> <li>• The operator was involved in the design of the facility.</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. 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. 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
<b>LOT AREA</b>		
Gross Total		1,210 m <sup>2</sup>
Road Widening area		
Undevelopable area		
Net Total		1,210 m <sup>2</sup>
<b>LOT COVERAGE (in % of net lot area)</b>		
Buildings & Structures	52%	51%
Paved & Hard Surfaced Areas		31%
Total Site Coverage		82%
<b>SETBACKS</b>		
Front (north / 104 Avenue)	1.8 m	1.8 m
Rear (south)	15 m	15 m
Side #1 (west)	3.5 m	3.5 m
Side #2 (east)	1.5 m	1.5 m
<b>BUILDING HEIGHT</b>		
Principal	21 m	20.6 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Studio		63
One Bed		
Two Bedroom		
Three Bedroom +		
Total		63
<b>FLOOR AREA: Residential</b>		2,956 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		448 m <sup>2</sup>
<b>TOTAL BUILDING FLOOR AREA</b>		3,404 m <sup>2</sup>

**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)	2.8	2.8
FAR (net)	2.8	2.8
AMENITY SPACE (area in square metres)		
Indoor	185 m <sup>2</sup>	245 m <sup>2</sup>
Outdoor	185 m <sup>2</sup>	185 m <sup>2</sup>
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	5	5
Number of accessible stalls	1	1
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
---------------	----	---------------------------------	-----

# 104TH AVENUE SUPPORTIVE HOUSING

ISSUED FOR DEVELOPMENT PERMIT - 05.30.2019

## Appendix II



### TABLE OF CONTENTS

- A 100 PROJECT DATA + CONTEXT PLAN
- A 101 SITE PLAN
- A 102 SURVEY
- A 200 FIRST FLOOR PLAN
- A 201 SECOND FLOOR PLAN
- A 202 THIRD FLOOR PLAN
- A 203 FOURTH FLOOR PLAN
- A 204 FIFTH FLOOR PLAN
- A 205 SIXTH FLOOR PLAN
- A 206 ROOF PLAN
- A 400 ELEVATIONS
- A 401 ELEVATIONS
- A 402 ELEVATIONS
- A 403 ELEVATIONS
- A 404 STREETSCAPE ELEVATIONS
- A 405 STREETSCAPE ELEVATIONS
- A 500 SECTIONS
- A 600 STREETSCAPE
- A 601 SOLAR STUDY
- A 602 PERSPECTIVES

### PROJECT DESCRIPTION:

THE PROJECT PROPOSES THE CONSTRUCTION OF A 6-STORY SUPPORTIVE HOUSING BUILDING IN THE CITY OF SURREY. THE BUILDING WILL HAVE 63 SELF-CONTAINED RESIDENTIAL UNITS AS WELL AS SUPPORTIVE USES INCLUDING KITCHEN, DINING ROOM, MEDICAL ROOM, OFFICE SPACE, STAFF LOUNGE AND RECEPTION. LANDSCAPED AREAS WILL INTEGRATE THE BUILDING INTO ITS CONTEXT WHILE PROVIDING A CLEAR DELINEATION BETWEEN PUBLIC AND PRIVATE AREAS.

### CONTACT INFORMATION

#### BC HOUSING

LOWER MAINLAND  
 MARCUS PATERSON, DEVELOPMENT MANAGER  
 1701 - 4555 KINGSWAY  
 BURNABY, BC V5H 4V8  
 P: 604.454.2070  
 E: MPATERSON@BCHOUSING.ORG

#### ATCO SUSTAINABLE COMMUNITIES

SHANE BRUTON  
 SENIOR MANAGER - PRECONSTRUCTION SERVICES  
 115 PEACEKEEPERS DRIVE SW  
 CALGARY, AB T3E 7X4  
 P: 403.86-3903  
 E: SHANE.BRUTON@ATCO.COM

#### ARCHITECT

RON HART ARCHITECT LTD.  
 RON HART  
 1887 ONTARIO STREET  
 VANCOUVER, BC V5T 2W7  
 P: 778.233.7241  
 E: RON@RONHART.CA

#### CIVIL ENGINEER

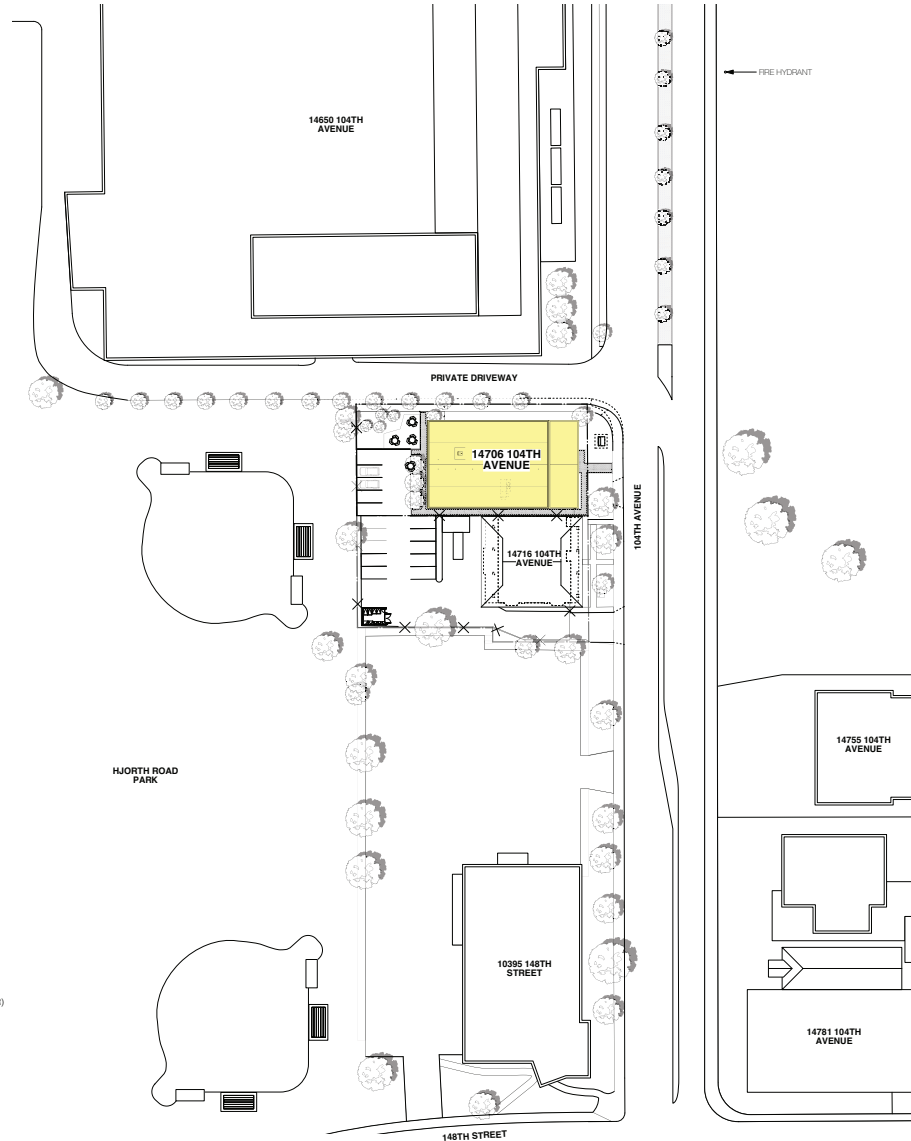
CORE GROUP CIVIL CONSULTANTS LTD.  
 DJILAN BRYSO, ET  
 320 - 8988 FRASERTON COURT  
 BURNABY, BC V5J 5H8  
 P: 604.240.1300  
 E: DBRYSO@COREGROUPCONSULTANTS.COM

#### LANDSCAPE

PROSPECT & REFUGE  
 ALYSSA SEMCZYSCZYŃ  
 102-1661 W. 2ND AVENUE  
 VANCOUVER, BC V6J 1H3  
 P: 604.669.1003  
 E: ALYSSA@PROSPECTREFUGE.CA

### BUILDING INFORMATION

<b>CIVIC ADDRESS:</b>	14706 104TH AVENUE, SURREY, BC V3R 1M3
<b>LEGAL ADDRESS:</b>	LOT 151, BLOCK SN, SECTION 30, RANGE 1W, PLANN NWP50505 NWD EXCEPT PLAN PT IN PL BCP3452 004-092-902
<b>PID:</b>	EXISTING: C-8 COMMUNITY COMMERCIAL ZONE
<b>ZONING:</b>	PROPOSED: TBC
<b>LAND USE:</b>	EXISTING: EMPTY LOT, COMMERCIAL USES ALLOWED
	PROPOSED: MULTI-UNIT RESIDENTIAL SUPPORTIVE HOUSING
<b>LOT AREA:</b>	24.21M X 50.07M X 24.14M X 50.06M GROSS TOTAL: 1 210 SM
<b>LOT COVERAGE:</b>	BUILDINGS AND STRUCTURES: 536 SM, 51% PAVED AND HARD SURFACES: 323 SM, 31% TOTAL SITE COVERAGE: 859 SM, 82%
<b>BUILDING AREAS:</b>	MAIN FLOOR: 537 SM SECOND FLOOR: 623 SM THIRD FLOOR: 623 SM FOURTH FLOOR: 623 SM FIFTH FLOOR: 499 SM SIXTH FLOOR: 499 SM TOTAL: 3 404 SM
<b>AMENITY SPACE:</b>	INDOOR: 245 SM OUTDOOR: 185 SM
<b>DENSITY:</b>	DENSITY (GROSS): 525 UNITS/HA; 210 UNITS/ACRE DENSITY (NET): 617 UNITS/HA; 247 UNITS/ACRE FAR (GROSS): 2.81 FAR
<b>NUMBER OF UNITS</b>	MAIN FLOOR: 3 EWR SECOND FLOOR: 13 STANDARD + 1 BARRIER FREE THIRD FLOOR: 13 STANDARD + 1 BARRIER FREE FOURTH FLOOR: 13 STANDARD + 1 BARRIER FREE FIFTH FLOOR: 9 STANDARD SIXTH FLOOR: 9 STANDARD TOTAL: 63 UNITS (57 STANDARD + 3 BARRIER FREE + 3 EWR)
<b>BUILDING HEIGHT</b>	MAIN BUILDING: 20.58M
<b>SETBACKS</b>	
<b>FRONT YARD</b>	MAIN BUILDING: 1.83M
<b>SIDE YARD</b>	MAIN BUILDING: WEST: 3.50M EAST: 1.57M
<b>REAR YARD</b>	MAIN BUILDING: 15.40M
<b>PARKING</b>	5 PARKING SPACES TOTAL PROVIDED WITHIN THE SITE 4 STANDARD SPACES 2.90M X 5.50M 1 ACCESSIBLE SPACE 3.70M X 5.50M



1 CONTEXT PLAN  
 Scale: 1:500

#### REVISIONS:

1 2019-05-31 ISSUED FOR REZONING/DP

#### ISSUES:

### RON HART ARCHITECT LTD.

404 - 126 WEST 8TH AVENUE  
 VANCOUVER, B.C. V5Y 1W6  
 778.233.7241  
 RON@RONHART.CA

COPYRIGHT RESERVED.  
 THE COPYRIGHT TO THIS DRAWING AND ITS CONTENTS IS RESERVED, AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF RON HART ARCHITECT, AND SHALL NOT BE USED, MODIFIED, OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF RON HART ARCHITECT.

DIMENSIONS:  
 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND IMMEDIATELY REPORT ANY ERRORS AND/OR DIMENSIONS DO NOT SCALE DRAWINGS.

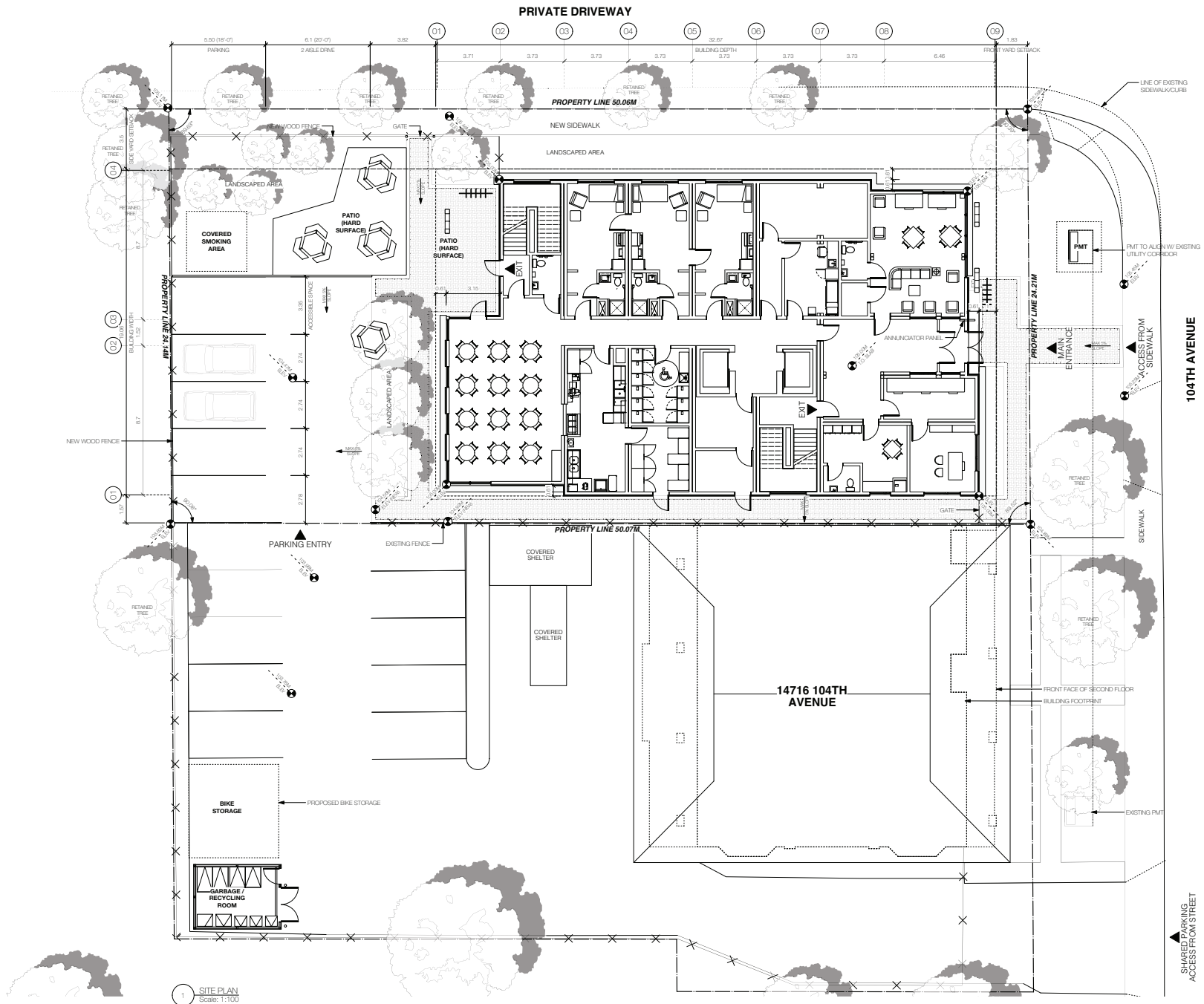
#### PROJECT NAME: 104TH AVENUE SUPPORTIVE HOUSING

PROJECT ADDRESS:  
 14706 104TH AVE  
 SURREY, BC  
 V3R 1M3

#### DRAWING TITLE PROJECT DATA + CONTEXT PLAN

DRAWN BY: ND DRAWING NO.:  
 SCALE: AS NOTED  
 JOB NO.: 1910  
 DATE: MAY 2019

A 100



1 SITE PLAN  
Scale: 1:100

REVISIONS:

1 2019-05-31 ISSUED FOR REZONING/DP  
ISSUES:

**RON HART  
ARCHITECT LTD.**

404 - 128 WEST 8TH AVENUE  
VANCOUVER, B.C. V5Y 1M6  
778.333.7441  
RON@RONHART.CA

COPYRIGHT RESERVED:  
THE COPYRIGHT TO THIS DRAWING AND ITS CONTENTS IS  
RESERVED, AND REMAINS AT ALL TIMES THE EXCLUSIVE  
PROPERTY OF RON HART ARCHITECT, AND SHALL NOT BE USED,  
MODIFIED, OR REPRODUCED WITHOUT THE EXPRESSED  
WRITTEN CONSENT OF RON HART ARCHITECT.

DIMENSIONS:  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND  
IMMEDIATELY REPORT ANY ERRORS AND/OR OMISSIONS, DO  
NOT SCALE DRAWINGS.

PROJECT NAME:  
**104TH AVENUE  
SUPPORTIVE HOUSING**

PROJECT ADDRESS:  
14706 104TH AVE  
SURREY, BC  
V3R 1M3

DRAWING TITLE:  
SITE PLAN

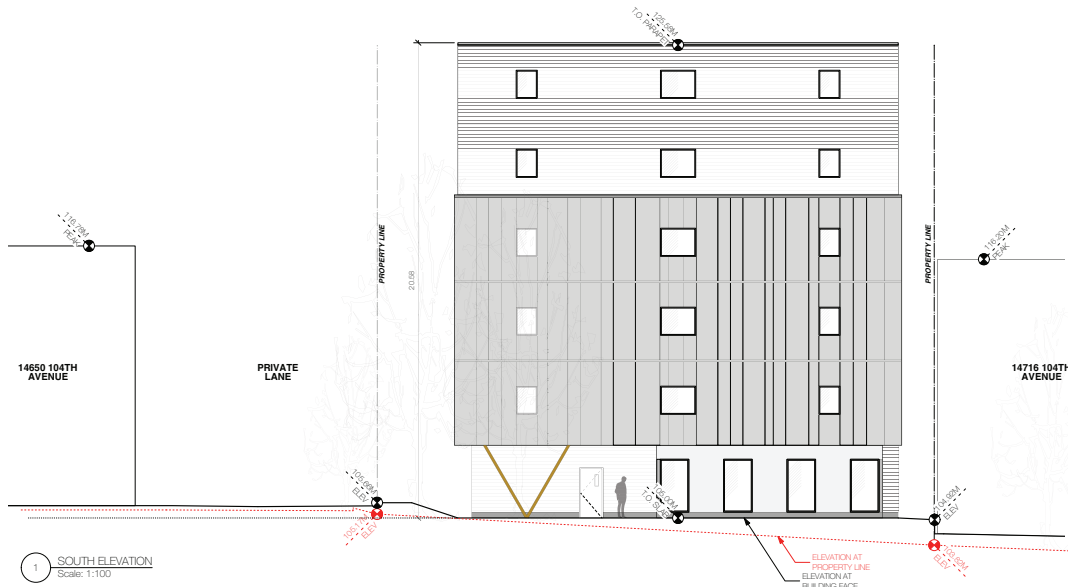


DRAWN BY: ND  
DRAWING NO.:

SCALE: AS NOTED  
JOB NO.: 1910

DATE: MAY 2019

**A 101**



1 SOUTH ELEVATION  
Scale: 1:100



2 WEST ELEVATION  
Scale: 1:100

REVISIONS:

1 2019-05-31 ISSUED FOR REZONING/DP ISSUES

**RON HART ARCHITECT LTD.**

404 - 128 WEST 8TH AVENUE  
VANCOUVER, B.C. V5Y 1M6  
778.233.5441  
RON@RONHART.CA

COPYRIGHT RESERVED:  
THE COPYRIGHT TO THIS DRAWING AND ITS CONTENTS IS RESERVED AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF RON HART ARCHITECT AND SHALL NOT BE USED, MODIFIED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF RON HART ARCHITECT.

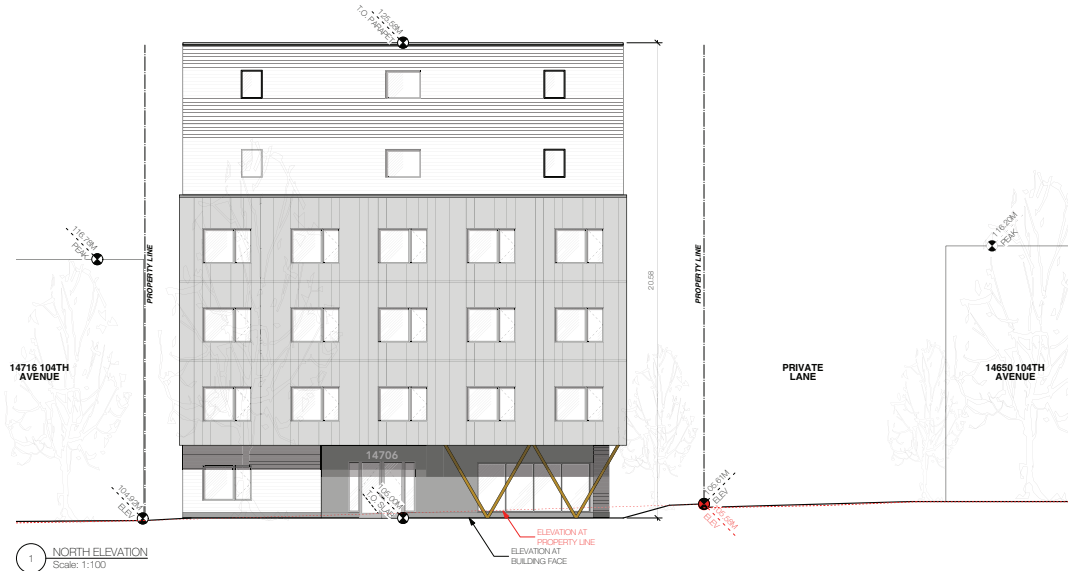
DIMENSIONS:  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IMMEDIATELY REPORT ANY ERRORS AND/OR OMISSIONS. DO NOT SCALE DRAWINGS.

**PROJECT NAME:**  
104TH AVENUE SUPPORTIVE HOUSING

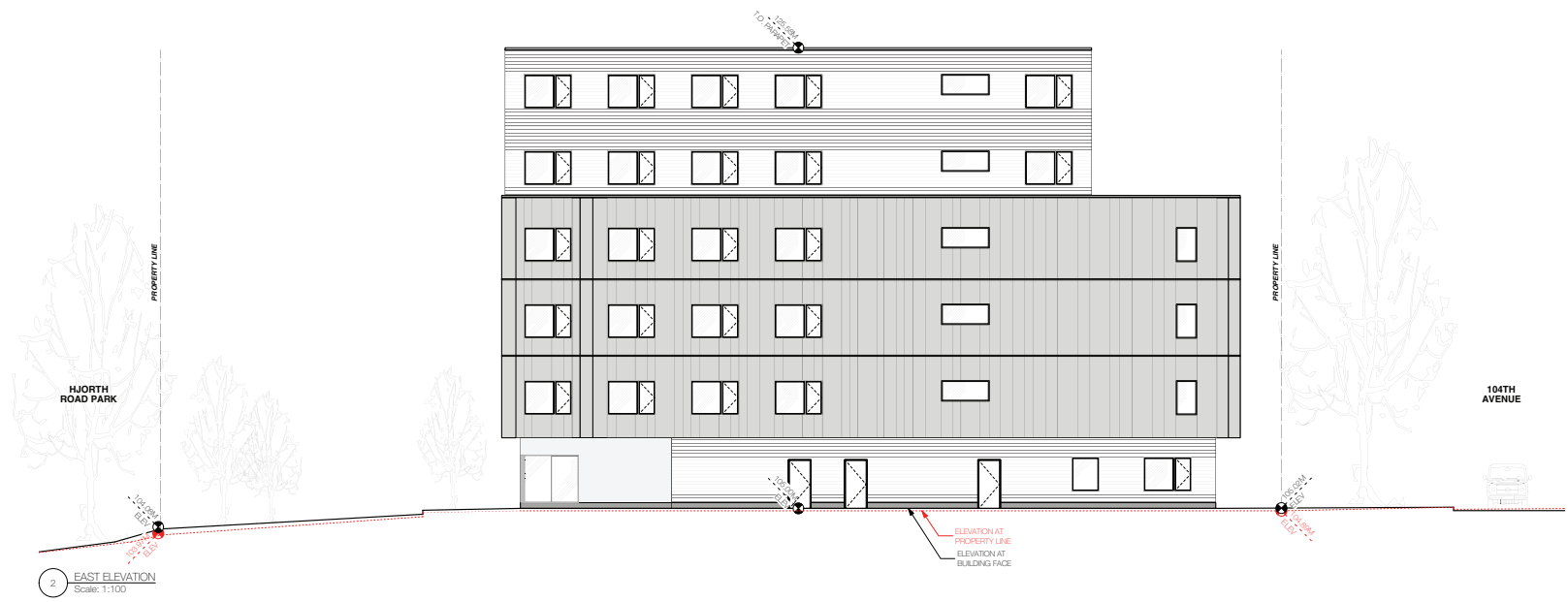
**PROJECT ADDRESS:**  
14706 104TH AVE  
SURREY, BC  
V3R 1M3

**DRAWING TITLE:**  
STREETSCAPE ELEVATIONS

**DRAWN BY:** ND **DRAWING NO.:** A 404  
**SCALE:** AS NOTED  
**JOB NO.:** 1910  
**DATE:** MAY 2019



1 NORTH ELEVATION  
Scale: 1:100



2 EAST ELEVATION  
Scale: 1:100

REVISIONS:

1 2019-05-31 ISSUED FOR REZONING/DP ISSUES:

**RON HART ARCHITECT LTD.**

404 - 128 WEST 8TH AVENUE  
VANCOUVER, B.C. V6Y 1K6  
778.333.5441  
RON@RONHART.CA

COPYRIGHT RESERVED.  
THE COPYRIGHT TO THIS DRAWING AND ITS CONTENTS IS RESERVED, AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF RON HART ARCHITECT, AND SHALL NOT BE USED, MODIFIED, OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF RON HART ARCHITECT.

DIMENSIONS:  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND IMMEDIATELY REPORT ANY ERRORS AND/OR OMISSIONS, DO NOT SCALE DRAWINGS.

PROJECT NAME:  
**104TH AVENUE SUPPORTIVE HOUSING**

PROJECT ADDRESS:  
14706 104TH AVE  
SURREY, BC  
V3R 1M3

DRAWING TITLE:  
STREETSCAPE ELEVATIONS

DRAWN BY: ND DRAWING NO.:  
SCALE: AS NOTED JOB NO.: 1910 **A 405**  
DATE: MAY 2019





VIEW LOOKING SOUTHWEST



ISOMETRIC VIEW LOOKING SOUTHEAST



VIEW LOOKING SOUTHEAST



VIEW LOOKING NORTHWEST

REVISIONS:

1 2019-05-31 ISSUED FOR REZONING/DP  
ISSUES:

**RON HART  
ARCHITECT LTD.**

404 - 128 WEST 8TH AVENUE  
VANCOUVER, B.C. V6Y 1M6  
778.333.5441  
RON@RONHART.CA

COPYRIGHT RESERVED:  
THE COPYRIGHT TO THIS DRAWING AND ITS CONTENTS IS  
RESERVED, AND REMAINS AT ALL TIMES THE EXCLUSIVE  
PROPERTY OF RONHART ARCHITECT, AND SHALL NOT BE USED,  
MODIFIED, OR REPRODUCED WITHOUT THE EXPRESSED  
WRITTEN CONSENT OF RONHART ARCHITECT.

DIMENSIONS:  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND  
IMMEDIATELY REPORT ANY ERRORS AND/OR OMISSIONS, DO  
NOT SCALE DRAWINGS.

**PROJECT NAME:  
104TH AVENUE  
SUPPORTIVE HOUSING**

**PROJECT ADDRESS:  
14706 104TH AVE  
SURREY, BC  
V3R 1M3**

**DRAWING TITLE:  
PERSPECTIVES**

DRAWN BY: ND

SCALE: NTS

JOB NO.: 1910

DATE: MAY 2019

**A 602**



## INTER-OFFICE MEMO

---

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

**FROM: Development Services Manager, Engineering Department**

**DATE: Jun 28, 2019**      **PROJECT FILE: 7819-0164-00**

---

**RE: Engineering Requirements  
Location: 14706 104 Avenue**

### OCP AMENDMENT

There are no engineering requirements relative to OCP Amendment beyond those noted above.

### REZONE

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

- Provide 2.0m wide SROW along west property line for future truck access improvements for neighbouring site to the west.
- Provide 2.0m wide SROW along west property line for water main.

#### *Works and Services*

- Achieve Integrated Storm Water Management Plan requirements for onsite detention.
- Provide metered water, storm and sanitary service connections.
- 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 associated Development Permit beyond those noted above.



Tommy Buchmann, P.Eng.  
Development Services Manager

HB4

## Tree Preservation Summary

**Surrey Project No:**

**Site Address: 14706 104 Ave., Surrey**

**Registered Arborist: Laura Leigh**

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>11</b>
<b>Protected Trees to be Removed</b>	<b>11</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>0</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 4 X one (1) = 4	<b>4</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 7 X two (2) = 14	<b>14</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>18</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>0</b>

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

**NOTE:** The feasibility of retaining any trees will need to be re-assessed once all the development details are known, such as any grade changes, servicing details and the extent of any excavation that is required to enable the proposed plans.

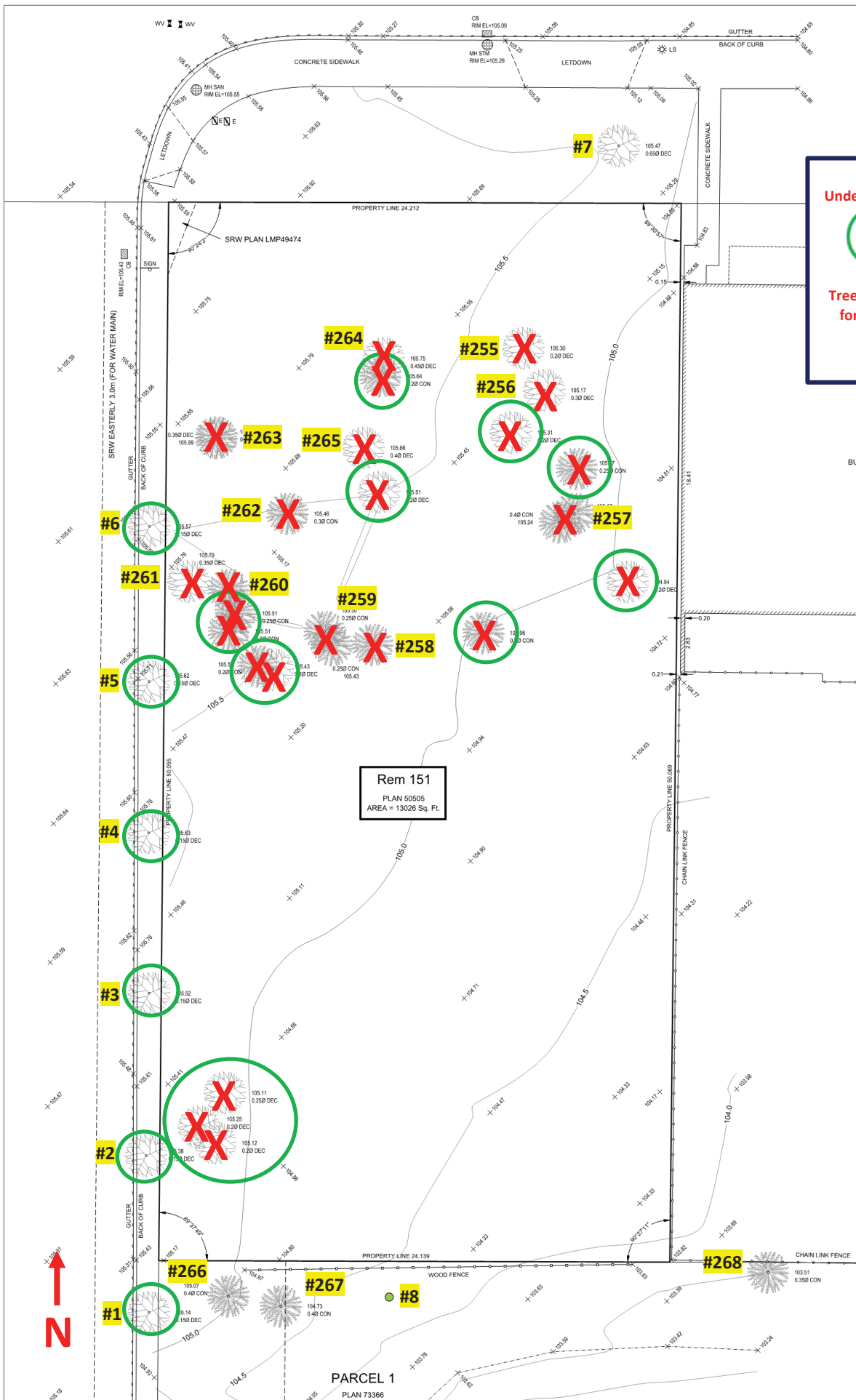
Summary, report and plan prepared and submitted by:



(Signature of Arborist)

June 27, 2019

Date



Site Survey – Not to Scale



## SUMMARY REPORT

# PUBLIC INFORMATION MEETING FOR PROPOSED SUPPORTIVE HOUSING AT 14706 104 AVENUE, SURREY, BC

June 28, 2019

Prepared by:

BC Housing Community Relations team

## CONTENTS

1/ PURPOSE .....	3
2/ BACKGROUND .....	3
3/ NOTIFICATION .....	4
4/ PUBLIC INFORMATION MEETING SUMMARY.....	5
5/ SUMMARY OF COMMENTS RECEIVED .....	5
6/ WHAT WE HEARD .....	6
7/ HOW INTERESTS IDENTIFIED ARE ADDRESSED IN THE PROJECT.....	6
APPENDICES .....	10
APPENDIX A: NOTIFICATIONS AND ADVERTISEMENTS	
APPENDIX B: DISPLAY BOARDS AND FACT SHEET	
APPENDIX C: COMMENT FORMS AND FEEDBACK	

PIM Summary appendices have  
been omitted from this report

## 1/ PURPOSE

This report provides a record of the public information meeting held on June 20, 2019, to inform citizens and explore community interests on a proposal to develop approximately 60 supportive housing units at 14706 104 Avenue in Surrey. Representatives from BC Housing, Fraser Health, the City of Surrey, and Lookout Housing + Health 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 14706 104 Avenue in Surrey is for approximately 60 units of supportive housing with on-site staff and support services for the residents. Lookout Housing + Health Society has been operating a year-round shelter adjacent to the site since 2017 and would 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 June 7 to 19, 2019.

The advertisement features a blue header with the title "New Homes with Supports at 14706 104 Avenue" and an illustration of diverse people. Below this, a dark blue bar contains the event details: "Public Information Meeting" on Thursday, June 20, from 5:00 pm to 7:00 pm at the Sheraton Guildford, Fraser Room (15269 104 Avenue). The main body of the ad is light blue and contains the following text: "BC Housing, Fraser Health and Lookout Housing + Health Society invite the community to learn more about the proposal for approximately 60 new homes with supports for people experiencing homelessness at 14706 104 Avenue in Surrey. Drop in at the Public Information Meeting on June 20, or submit your questions and input online through LetsTalkHousingBC.ca/Surrey or communityrelations@bchousing.org. All input received by June 27 will be included in a summary report to be submitted to the City of Surrey. Application No. 7919-0164-00." A dark blue footer bar includes the website "www.LetsTalkHousingBC.ca/Surrey" and logos for BC HOUSING, fraserhealth, and Lookout Housing + Health Society.

Ads also ran on the BC Housing Facebook page, as well as geo-targeted advertisement to the Guildford area, inviting community members to the Public Information Meeting:

The screenshot shows a sponsored Facebook post from BC Housing. The text of the post reads: "We want to hear from you! Drop by the Public Information Meeting on June 20." Below the text is a carousel of two images. The first image is a smaller version of the print advertisement, showing the title, event details, and logos. The second image is a partial view of the same advertisement. At the bottom of the post, there are "Like", "Comment", and "Share" buttons, and a "Learn More" button.

Letters inviting neighbours to the Public Information Meeting was sent on June 3, 2019 to a 200 m radius of the site, to a total of 606 addresses. (Appendix A) Addresses were supplied by the City of Surrey. Lookout Housing + Health Society went door-to-door on June 5 informing commercial neighbours of the proposal, inviting them to attend the public information meeting, and addressing any interests.

The event was also publicized on the project website found here: <https://www.bchousing.org/surrey-104>. 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/surrey-104-avenue>. See Appendix A for a summary of traffic to this website.

#### 4/ PUBLIC INFORMATION MEETING SUMMARY

The Public Information Meeting was held on June 20, 2019, from 5:00 to 7:00pm at the Sheraton Guilford at 15269 104 Avenue, Surrey. It was formatted as an open house “drop-in” event where neighbours could arrive and participate according to their schedules.

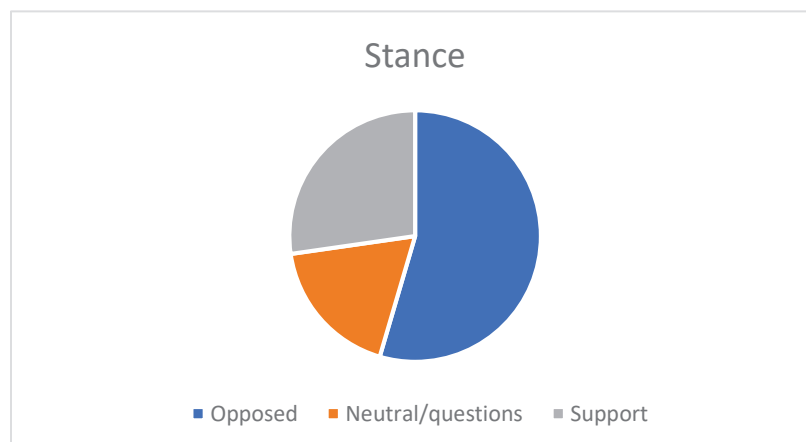
BC Housing, Fraser Health, the City of Surrey, and Lookout Housing + Health Society set up poster boards with key information on the redevelopment as well as provided a fact sheet to participants (Appendix B). Representatives from these organizations were available to talk with attendees, listen to concerns,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

- Approximately 39 people attended the meeting.
- 7 comment forms were received
- 2 emails were received
- 1 inquiry was sent via the Let’s Talk Housing BC site

#### 5/ SUMMARY OF COMMENTS RECEIVED

In total, 10 comments have been received up to and including June 27, 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	Email submission
8 forms	1 submission	2 submissions
3 in opposition	1 in opposition	2 in opposition
3 in support		
2 undecided		





## 6/ WHAT WE HEARD

Most respondents indicated concern about providing services and housing for people experiencing homelessness in this location, as well as current issues experienced in the area.

The following summarizes the comments collected:

Theme	Mentions
My neighbourhood is already experiencing concerns, this will make it worse	4
My neighbourhood is safe, I don't want this housing here	2
Proximity to elementary school	2
Concentration of services in area	2
Concern that proposal is done deal	1
Much needed	1

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

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

- Location suitability, specifically;
- Concentration of services;
- Safety, both current and potential; and
- Support services and programming.

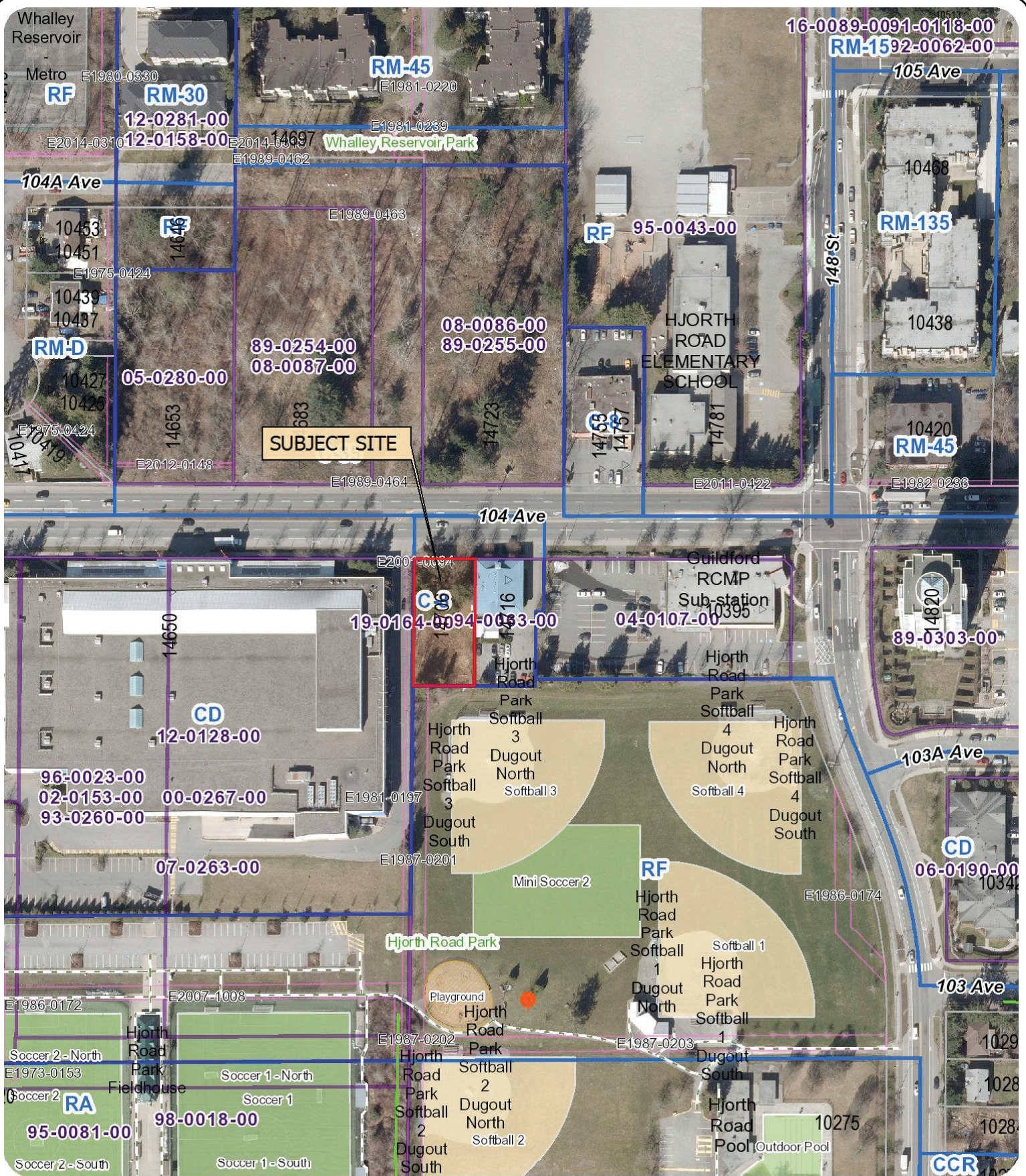
Interest	Response
<b>Location suitability</b>	<p>As part of the ongoing work to address the need for more housing with supports for people experiencing or at risk of homelessness in Surrey, BC Housing has identified a potential location – 14706 104 Avenue - for new homes for approximately 60 people.</p> <p>Lookout Housing + Health Society currently manages the Guildford Shelter on the adjacent site, as well as the three temporary modular housing buildings in City Centre (in addition to a number of other shelters, housing and health services across Surrey and beyond.) BC Housing will be leading the application to rezone the property to construct a building with approximately 60 new studio homes with 24/7 supports for people experiencing or at risk of homelessness. Lookout would operate the new housing.</p> <p>The City-owned site at 104 Avenue requires rezoning to build the 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 amenities and services. The proposed location is within the Frequent Transit Network and is adjacent to the Guildford Town Centre. The location facilitates access for residents who are unlikely to own cars and walk or use transit to do their shopping, access employment opportunities as well as doctors, banks, and other such services.</p> <p>The Guildford Shelter has been operating successfully in this area since 2017 and Lookout has built relationships with the surrounding neighbours through the Guildford Shelter Community Advisory Committee (CAC.)</p> <p>CAC membership includes organizations and individuals that may be impacted by a new service or housing. For the Guildford Shelter, this is:</p> <ul style="list-style-type: none"> <li>• the local elementary school</li> <li>• local strata council</li> <li>• local businesses</li> <li>• community members who have expressed interest or concern about shelter operations.</li> </ul> <p>BC Housing, Fraser Health, RCMP and Lookout Housing + Health Society also sit on the committee, which is led by the City of Surrey.</p> <p>The CAC currently meets quarterly to discuss any concerns related to the Shelter. It formed in November 2016 and began meeting monthly prior to the Shelter opening in February 2017.</p> <p>Concerns were brought forward prior to the shelter opening, specifically impacts on the surrounding area including the park users and elementary school. However, since the shelter opened there have been no significant issues with the shelter raised by CAC members to date. Each member is asked at each meeting to report any issues that they are aware of related to the shelter and to date there have been no significant issues. <i>“This shelter has become an “ASSET” to our neighborhood. Our issues of loitering, trespassing and substance abuse has been reduced on our property to almost zero! I recognize the excellent management of Lookout Society, superb supervision, and overall assistance to the future of their guests!”</i> Peter, resident of a local strata and CAC member.</p> <p>The committee felt that moving to meeting quarterly was sufficient due to the smooth operations of the shelter. This committee would begin meeting every two months if the supportive housing is approved, as a resource to support the successful integration of the new building and residents into the community.</p> <p>The proposed housing for 14706 104 Avenue is part of 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 first permanent site to move forward was in the Whalley area, at 13245 King George Blvd. We anticipate moving forward on more sites in the coming months. As</p>

Interest	Response
	<p>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>
<p><b>Concentration of services</b></p>	<p>Guildford does not appear to have an over concentration of supportive housing resources for those that are experiencing homelessness and / or mental health and substance use facilities. Looking at the current number of beds or units in Guildford as compared to the City of Surrey as a whole:</p> <ul style="list-style-type: none"> <li>• Shelter beds and women’s safe houses: 54 beds in Guildford out of a total of 293 in the city (18%).</li> <li>• Transition and supportive beds / units: with the addition of the units at 14706 104 Ave, there will be 104 beds in Guildford out of a total of 705 in the city (15%).</li> <li>• Recovery Houses, regulated by the Ministry of Health as a Mental Health / Substance Use Assisted Living Residence: 5 houses in Guildford out of a total of 50 in the city (10%).</li> </ul>
<p><b>Safety, both current and potential</b></p>	<p>The concerns that neighbours of proposed site are already experiencing are likely the activities of people who are still without homes, not people staying at the shelter. The best way to reduce these concerns, and public drug use/needles/etc, is to provide additional housing with supports to bring people indoors to safe and supportive environments.</p> <p>Building new homes with supports for approximately 60 people to have stable, secure housing and supports to help them forward in their lives, would be an attribute to the community. Staff would be on-site 24/7, as well as the extra set of eyes that the residents would have in the area. Each resident would sign a program agreement around expectations and would pay rent. Our research shows that police calls and property values are not adversely affected by the addition of supportive housing in an area. Learn more: <a href="http://www.bchousing.org/research-centre/library/community-acceptance/bk-case-study-series-overview">www.bchousing.org/research-centre/library/community-acceptance/bk-case-study-series-overview</a></p> <p>BC Housing and Lookout Housing + Heath Society will collaborate with local service providers on a thoughtful and thorough assessment process 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>

Interest	Response
	<p>A common misconception around supportive housing is that all of the residents have addictions issues and are engaged in criminal activity. It is unfortunate that those experiencing homelessness in Surrey are so often painted with the same brush when in reality there are many reasons why someone might have become homeless or need support in maintaining a home. 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.</p> <p>As mentioned above, a Community Advisory Committee is already meeting regularly to discuss any issues related to the Guildford Shelter and to date no significant concerns have been brought forward, including from the elementary school administration, who sits on the CAC. Lookout will continue to be a good neighbour in Guildford.</p>
<p><b>Support services and programming</b></p>	<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 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>

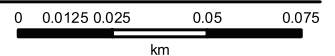




Enter Map Description

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





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: COMMUNITY COMMERCIAL ZONE (C-8)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 004-092-902  
Lot 151 Section 30 Block 5 North Range 1 West New Westminster District Plan 50505  
Except Part in Plan BCP33452

14706 - 104 Avenue

(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;*

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**

The *floor area ratio* shall not exceed 2.8.

**E. Lot Coverage**

The *lot coverage* shall not exceed 52%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>West Side Yard</i>	<i>East Side Yard</i>
<i>Principal Buildings</i>		1.8 m	15 m	3.5 m	1.5 m
<i>Accessory Buildings and Structures</i>		[6 ft.]	[50 ft.]	[11.5 ft.]	[5 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 21 metres [69 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 number of 5 *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 10 *bicycle spaces* are required.

**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 150 square metres [1,600 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>
1,000 sq.m. [0.2 acre]	20 metres [66 ft.]	40 metres [130 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, 2018, 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