

FAQ (Questions & Answers) – updated June 19, 2020

June 19, 2020

Q19.1 Is there a plan to close off the north entrance to the Semiahmoo trail that goes through the residential development (Highgrove II)?

*UNITI/PEHS is open to this idea and would be interested in further discussions about this with the Highgrove II strata.*

Q19.2 Are there redevelopment plans for the rest of the site?

*Any plan for the future of the site is subject to a rezoning process with the City of Surrey that would include public consultation. UNITI/PEHS do have a plan for Peninsula Estates that includes two smaller apartments, townhouses/duplexes, more green space and underground parking. Again, we reiterate that this can't happen without a rezoning.*

Q19.3 What was the drilling at the site this week? Does this indicate that the project is already approved?

*The drilling done at site was for an environmental report required by Canadian Mortgage and Housing Corporation (CMHC) for their review of the project. This work is done as part of the investigations required to determine feasibility of the project. The drilling at the site this week does not indicate in any way that the City of Surrey has provided an approval for the project to proceed.*

Q19.4 Why does the Parking Memo refer to studies done in Toronto?

*There are other studies referenced in the report which are from Metro Vancouver and from the existing buildings at the site as well as the nearby Chorus building, also in Surrey. Here is the link to the Metro Vancouver studies (<http://www.metrovancouver.org/services/regional-planning/transportation/regional-parking-studies/Pages/default.aspx>). The studies from Toronto show the general relationship of parking demands between affordable rental housing and market housing that is owned.*

Q19.5 Why does the Parking Memo suggest that affordable rental housing has a lower parking demand?

*The studies noted above show these trends. Also, UNITI/PEHS expect that, because some tenants have disabilities, about 25 of the apartments will be rented by people who do not have a drivers license or vehicle. Chorus, the affordable and inclusive apartment that UNITI completed in 2016, also had reduced parking requirements and only 60% of the reduced parking is currently needed and being used by Chorus tenants.*

June 17, 2020

Q17.1 Is a rezoning required?

*No. The land use and density proposed are permitted within the existing RM-30 zoning of the property. UNITI/PEHS is not applying to change the current zoning.*

June 15, 2020 – originally posted questions

Q1 Who is the developer, owner and operator of this building? (0:24 in *Harmony Top 12 Questions* video)

*Peninsula Estates Housing Society (PEHS) would own and operate the new building. PEHS has owned and operated the property and existing buildings for over 35 years. This proposal is to rebuild and modernize existing housing at the southeast corner of 15100 Block 20<sup>th</sup> Avenue to meet contemporary and inclusive housing needs in the community. PEHS is a partner of UNITI, along with Semiahmoo House Society (SHS) and The Semiahmoo Foundation (TSF). When these three organizations work together, as they are on this project, they go by the name UNITI. UNITI's Treehouse (administration office) is located at 15306 24th Avenue, very close to the proposed new building. UNITI is part of the community and has been for over 60 years. UNITI/PEHS's mission is to ensure that the community has inclusive and affordable housing options that reflect the diversity of our community.*

Q2 Does UNITI have experience building new housing? (1:40 in *Harmony Top 12 Questions* video)

*Yes, in 2016, UNITI partner Peninsula Estates Housing Society built Chorus Apartments, a 71-unit inclusive and affordable rental apartment just a few blocks away at 2358 153 Street. Chorus has won local and national awards, has been a success for the tenants living there, and has added to the community.*

Q3a Who is Catalyst? (2:28 in *Harmony Top 12 Questions* video)

*Catalyst Community Developments Society, also a not-for-profit organization, is working for UNITI as a consultant to assist with managing the design, approvals and construction of Harmony. After the construction is complete, Catalyst will no longer be involved. Catalyst has no ownership share in Harmony.*

Q3b Are there other consultants involved?

*Integra is the Architect. DKL is the Landscape Architect. RDH is the Energy Modeller and Sustainability Consultant. Aplin Martin is the Civil Engineer. Bunt is the Traffic and Parking Engineer. Mierau is the General Contractor.*

Q4a Will the apartment homes be sold or rented? (3:08 in *Harmony Top 12 Questions* video)  
*Rented*

Q4b What will the rents be?

*Peninsula Estates Housing Society builds housing that reflects the diversity of the community. This means that Harmony will have a range of rents, from shelter rates (about \$375 for some studios and 1 bedrooms); to Housing Income Limit (HILs) rates (currently about \$1288 for 1 bedrooms, \$1575 for 2 bedrooms, \$1838 for 3 bedrooms); to 10% below market rents. There will also be rents based on a person's income that will be somewhere between the above ranges.*

Q5 What size is the building? (5:36 in *Harmony Top 12 Questions* video)

*The proposed building is 6 storeys and has 91 apartments (18 studios, 42 with 1-bedrooms, 24 with 2-bedrooms and 7 with 3-bedrooms). The size of the apartments is approximately as follows: studios 415sf; 1-bedrooms 535-600sf; 2-bedrooms 740sf and 3-bedrooms 950sf.*

Q6 Could the building be shorter or smaller in some way? (7:35 in *Harmony Top 12 Questions* video)

*Peninsula Estates Housing Society has a mandate to ensure that the community has inclusive and affordable housing options and there are very few such options in South Surrey. If the building were smaller, the number of homes available to the community would be fewer and the rents would need to increase in order to cover the cost to pay down the mortgage. The size of the building works for the rents being offered. UNITI and PEHS are not-for-profit organizations and there is no financial profit being made on this redevelopment, just social profit. The purpose of the project is to provide homes for people at rents that are affordable. If the building were smaller, it would not be financially viable.*

Q7 Who will live here? (9:42 in *Harmony Top 12 Questions* video)

*This housing is mixed and is meant for a variety of people, including: essential workers in our community: health care workers, first responders, teachers, and other workers who are employees of businesses in Surrey and White Rock; seniors wanting to live in safe housing where their tenure is secure for the long term; families looking for a safe multiple bedroom home where they can raise their young children; people with disabilities who want to live close to their work and amenities; young people who want to continue to live in the community where they were raised. In short, the tenants in the apartment will reflect the community where Harmony is being built. They are people who are in need of quality affordable housing so they can live and work in their community.*

*The people who move into Harmony will be similar to those who moved into our other apartment, Chorus, when it was completed in 2016. Here are some examples:*

- *A 68-year-old grandmother who was living in a sub-standard basement suite and who was being evicted because the house had been sold. She wanted a safe and dependable long-term home.*
- *A 24-year-old SFU student from South Surrey whose parents were downsizing. He wanted to live in the same neighbourhood where he grew up and works.*
- *A 28-year-old woman who has Down syndrome who wanted to move in with a friend from high school, in the neighbourhood she grew up in, and be close to her work.*
- *A single mother (a teacher) with two young children who was looking for quality affordable housing for her family.*
- *A 55-year-old pastor who wanted to live in an apartment that was inclusive and friendly.*
- *An 88-year-old man who needed to live in an accessible apartment because of his mobility-issues.*

Q8a How will residents be selected? (12:55 in *Harmony Top 12 Questions* video)

*Peninsula Estates Housing Society has an obligation to ensure that current long-term Peninsula Estates residents are able to live in the new apartment, if they so choose (this will open up other housing on the property for new residents). Other residents will be selected based on need and fit with the rents allowed at Chorus. All residents will be income tested to ensure that they qualify for the affordable rents. The inclusive nature of the apartment means that we need to select a variety of tenants with different backgrounds--from someone whose income is a disability pension, to a senior living on their pension, to working families with small children. We will begin taking applications for the apartment after construction begins and before Harmony is built. The tenants who live in Harmony will be reflective of the community where Harmony is located.*

Q8b Can I add my name to a list of potential residents now?

*Not yet. We are taking names of those interested in receiving updates on the project as it progresses and we can add your name to that list. Please include your name and email (or phone number if preferred) on your feedback form and indicate that you would like to be on this list. We will let those on this list know when we are able to take applications for Harmony.*

Q9 Does PEHS have other redevelopment plans for this location? (14:42 in *Harmony Top 12 Questions* video)

*It would be irresponsible not to have long-term plans for the 5.5 acre Peninsula Estates property and for those who live there. The current townhomes and apartment were constructed in 1982 and while they are well-maintained, they will not last forever. Our long-term plans for Peninsula Estates include two smaller apartments and townhouses/duplexes. Our concept includes more green space for the tenants to enjoy, as all parking would be underground. We will not strive to increase the density for financial profit; instead we want to create housing that is a real asset for the City of Surrey and supports people to live good lives in their community. It is important to note that our long-term plans cannot proceed without a rezoning application that would require extensive public consultation.*

Q10 Will there be enough parking provided? (0:24 in *Harmony Top 12 Questions* video)

*The new building will have 83 vehicle parking stalls and 135 bicycle parking stalls in a 1 level underground parking garage below the building. Because the City of Surrey bylaw calls for 143 vehicle parking stalls and 115 bicycle stalls, a variance is required and a parking study was done by Bunt Engineering. Bunt found that the proposed number of vehicle parking spaces is consistent with the anticipated parking demand and that reduced rates are supported by research on factors influencing auto ownership and by comparison with other similar non-market rental residential developments. Bunt concludes that the proposed parking rates would be more than adequate to service the anticipated demand of residents and visitors to the site. The Bunt parking study can be reviewed on the UNITI website. UNITI's experience with Chorus also demonstrated that seniors and people with disabilities are less likely to drive and own cars, and therefore fewer parking spaces were needed.*

Q11 What will happen to the Semiahmoo Trail? (0:24 in *Harmony Top 12 Questions* video)  
*The Semiahmoo Trail will be connected from the north along 151A Street to 20th Avenue with a newly built and landscaped trail that responds to the heritage trail guidelines. The new location of the trail allows it to join up with the Semiahmoo Trail where it joins 151A Street to the north.*

Q12 Why is this information session being done in an on-line manner? (0:24 in *Harmony Top 12 Questions* video)

*UNITI has held two in-person public information meetings and is now, because of COVID-19 restrictions, using this webpage as a way of gathering and responding to questions, concerns, and suggestions. We would much rather meet again in person, but that is not possible at this time. Because there is no rezoning required for Harmony, the consultations being done by UNITI are in addition to what would normally be required for a development permit. We are doing them to ensure that people understand the project and are able to give feedback on it. Please do let us know your thoughts.*

Additional Questions – for June 15 launch of info page on UNITI website

Q13 Will there be an on-site resident caretaker?

*There will be PEHS staff very close by at UNITI's Treehouse, 15306 24th Avenue, who will ensure that the building is maintained and will respond to needs of residents. We have not yet decided if there will be a resident caretaker in Harmony. At present, there is no on-site resident caretaker at Peninsula Estates, although people who live there do take care of some of the maintenance on the property.*

Q14 How many of the existing homes are being removed in order to construct the new building?

*17 existing townhomes (out of 52 on the property) will need to be removed in order to make space for the new building on the PEHS property.*

Q15 Where will the existing residents find homes?

*The residents in the 17 townhomes have been aware of these plans for some time and PEHS is working on a relocation strategy with each household. Most of the 17 townhomes have now been rented on a short-term basis and residents were made aware that Harmony would be built in the next year following their move in.*

Q16 For families with young children who live in the new building, where will the children play?

*The new building includes indoor and outdoor community amenity spaces where children could play or other residents could get together.*

Q17 Is a market condo developer involved in this project?

*No. UNITI and Catalyst Community Developments Society are both not-for-profit organizations.*

Q18 How many apartment homes will be built to be accessible to people with disabilities?

*14 apartments are to be built as fully accessible, 2 units will be adaptable and 2 units will be universal as described by CMHC guidelines. The common areas in the building will also follow universal design principles. More detail about the accessibility features can be found on the UNITI website.*

Q19 Are there any environmentally sustainable features in the building?  
*The building will comply with Step Code 3 of the BCBC Energy Step Code.*

Q20 Is a rezoning required?  
*No the building is proposed to be built under the existing RM-30 zoning of the site so a rezoning is not required.*

Q21 When will construction start and complete?  
*Construction will start if and when the building is approved by City of Surrey through their development and building permitting processes. Our hope is that this is achieved by early 2021. Construction would complete about 24 months after starting.*