



November 30, 2023

BC Housing
4555 Kingsway
Burnaby, B.C. V5H 4V8

RE: BC Housing Project Development Funding Application

Dear BC Housing,

Peace Portal Alliance Church ("PPAC") along with the Christian and Missionary Alliance Canadian Pacific District ("CMACPD") is proposing to develop an affordable housing project on a portion of our church parking lot located at 15128 27B Avenue in the South Surrey area to provide people with housing security and affordable homes.

PPAC is one of several Alliance Churches within the Pacific District, of the Christian and Missionary Alliance. The Christian and Missionary Alliance of Canada is a national denomination. CMACPD legally owns the property, but the land and building are managed by PPAC as a local non-profit. PPAC will be leading the development of the proposed project.

About Peace Portal Alliance Church

We are a faith-based organization who has been serving the City of Surrey for the past 47 years and have grown to an average attendance of 1,500 people and 600 plus members. We value being a community of grace and truth that encourages people to engage in the messiness of life and grow towards wholeness and are deeply invested in people and caring for our community and environment.

About the Project

PPAC is seeking to support the growing housing needs in our community, acting out part of our church vision to serve our neighbours through service, care, and generosity. With the assistance of Francl Architecture, a concept plan has been developed for a potential multi-phase multi-family project. The first phase, which is the focus of this application, is a proposed 6 storey multi-family project comprising amenity space on the ground floor and 100 non-market residential units on floors two through six. The project will offer surface level parking. The residential units will house low to middle income families, people with disabilities, single professionals and seniors from the local area. We currently own the site, which will be subdivided to allow for the development of the proposed project.

Our development consultant team, which includes Terra Social Purpose Real Estate, has reviewed the requirements from the City of Surrey website and the project will require rezoning and an OCP amendment. The site is currently zoned PA-2 (Assembly Hall 2 Zone) and is designated "Institutional" in the King George Corridor Plan. Terra has had preliminary discussions with City staff to determine that there is support amongst staff for this project concept. Based on the development program, it also appears that the project would be eligible for Translink and Metro Vancouver DCC waivers. The project has received funding from Vancity Community Foundation's Affordable Community Housing Accelerator Fund in the amount of \$25,000. We are also exploring additional funding through CMHC's Co-Investment program and other resources to balance its sustainability and inclusion needs. If funding is successful there is a potential to reduce the subsidy required from \$981 PUPM to \$657 PUPM. The PDF requested will take the project to Rezoning/Development Permit application stage.

According to the City of Surrey's Housing Needs Report dated March 2022, housing projections estimated that 10,700 additional rental units are needed between 2021 and 2026, and an additional 11,900 units between 2026 and 2031. A significant portion of these should be deeply affordable (under \$875 per month) and below-market (under \$1,500) to address Surrey's housing needs. Surrey's primary rental vacancy rate was 1.4% as of November 2020, the highest vacancy rate since 2015 because of COVID-19 pandemic, yet still far below the 3% to 5% range considered to be healthy. The regional secondary rental vacancy rate was 0.6%. Surrey's low vacancy rate puts significant pressure on tenants as it leads to rising rental rates and limited choice in the rental market. This project will contribute to meeting the need for affordable housing in South Surrey as there has been significant increases in demand for non-market housing.

Situated along King George Highway, the proposed project ensures convenient access for residents to urban centres, employment hubs and essential community services. Moreover, the surrounding neighbourhood boasts a vibrant and diverse community, enhancing the overall livability of the area. The unit mix was designed to cater towards the target populations as discussed above and will meet the BC Housing design guidelines.

We look forward to connecting to explore the opportunity to partner with you.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Jon LeFave', with a long horizontal flourish extending to the right.

Pastor Jon LeFave

Local and Global Engagement Pastor

Jon LeFave
Peace Portal Alliance Church
15128 27b Avenue,
Surrey, BC. V4P 1P2

RE: Feasibility Study Grant

Vancity Community Foundation is delighted to support the Peace Portal Alliance Church, by awarding your organization \$25,000 for the feasibility study and to conduct a preliminary site study at 15128 27b Ave, Surrey, BC V4P 1P2.

We look forward to connecting with you in the future to keep up to date on the project and may ask that you share with us any work products or other materials that result from our funding and involvement in this initiative (e.g., feasibility study, business plan, project pitch deck, financials, etc.). We may request you to complete a short survey or interview that will help us identify the status and impact outcomes of your initiative. We may also feature your initiative and organization in Vancity Credit Union and the Vancity Community Foundation communications or marketing materials, unless requested otherwise by the organization receiving the grant funds.

Should these funds result in the publication of any findings in electronic, printed or audio-visual format, recognition of Vancity Community Foundation must include the following disclaimer: *"Support for this project does not necessarily imply Vancity's endorsement of the findings or contents of this report."*

For any marketing/promotional materials displaying Vancity's logo, or for electronic copies of Vancity's new logo designs, please contact us at: Mischelle_Kimathi@vancity.com.

On behalf of the Board and employees of Vancity Community Foundation, we offer our congratulations and best wishes. We look forward to collaborating with you as you move forward with this impactful project

Yours Sincerely,



Irene Gannitsos
Director, Strategic Investment
Vancity Community Foundation

“ SOCIETIES ACT ”

CANADA: }
Province of British Columbia. }



No. 15,034

Certificate of Incorporation

I hereby certify that

CHRISTIAN AND MISSIONARY ALLIANCE - CANADIAN PACIFIC DISTRICT

has this day been incorporated as a Society under the “ Societies Act.”

GIVEN under my hand and Seal of Office at Victoria, Province of
British Columbia, this -26th- day
of September, one thousand nine hundred
and seventy-nine

A handwritten signature in cursive script, likely belonging to the Deputy Registrar of Companies.

Deputy Registrar of Companies.



PEACE PORTAL ALLIANCE CHURCH

CIVIC ADDRESS

15128-28th AVENUE SURREY, BC

LEGAL DESCRIPTION

PLAN OF LOT 1, SECTION 22

TOWNSHIP 1, N.W.D., PLAN LMP 26024

SCOPE OF WORK: Francl Architecture was contracted to develop a concept study for phased, low income, residential buildings located on the Peace Portal Alliance Church site.

Phase 1 includes a 6-storey, 100 unit, residential building with community support spaces on the ground level, located on the east side of the site near the intersection between 152nd Street and King George Highway. The study includes a layout of future phases consisting of four residential buildings over underground parking.

Total Church Building Area (SF)	38,730
Total Site Area (SF)	349,203
Current Zoning (City of Surrey)	PA-2
Parking	# Stalls
Total # Existing (incl 8 accessible)	488
Total Required # Stalls (Church)	270
Required # Accessible Stalls (min.)	6







1.

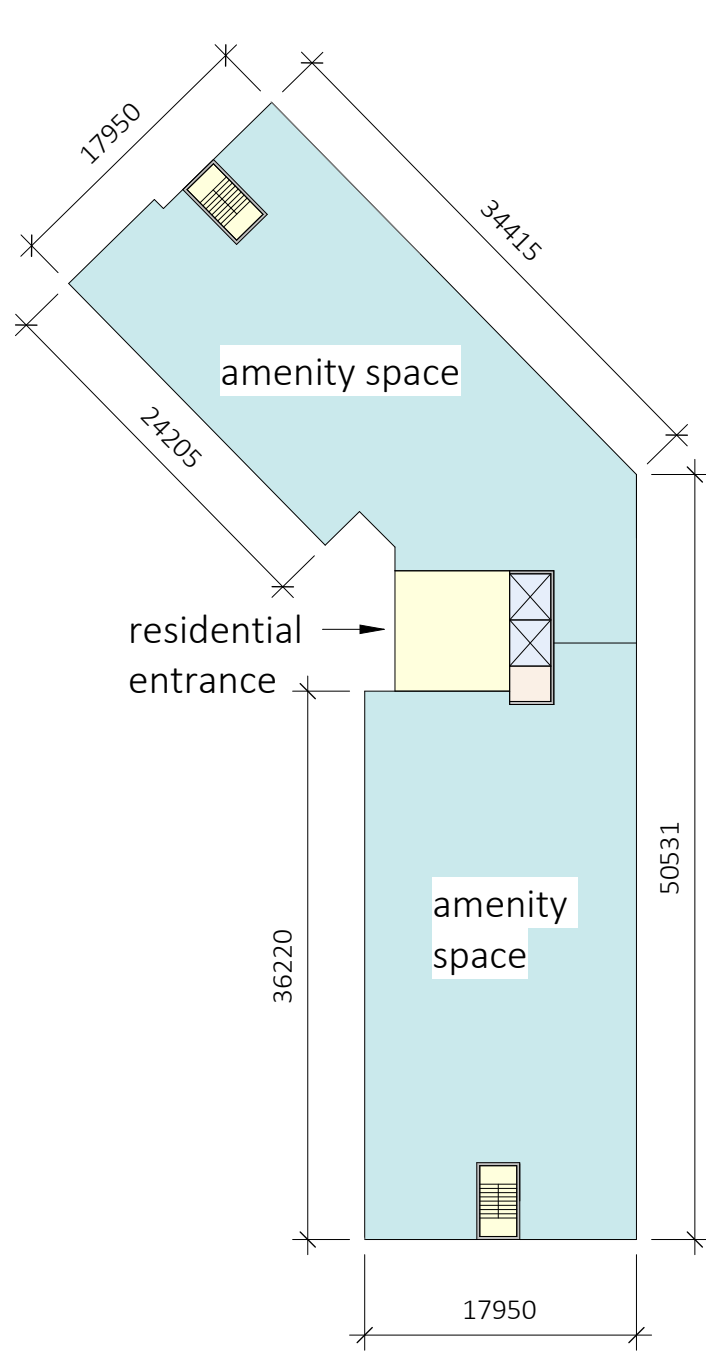


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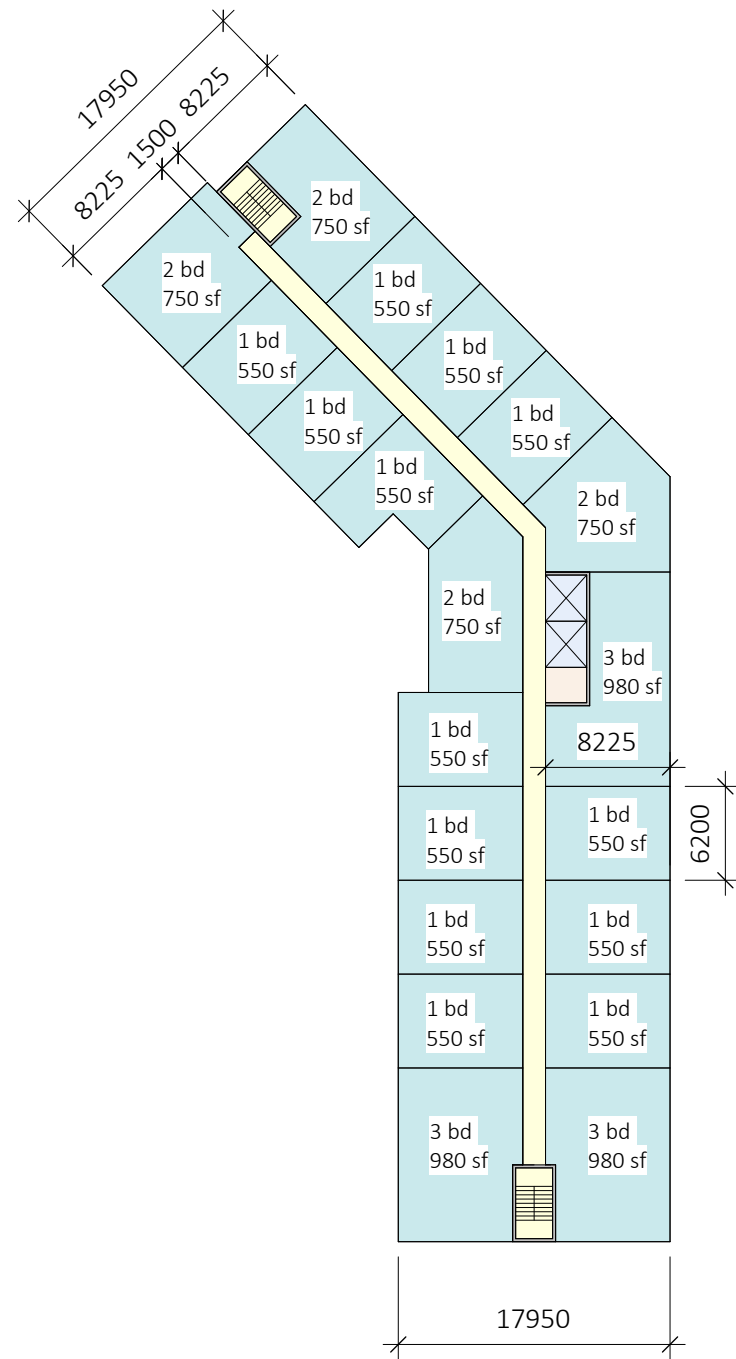
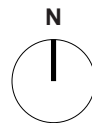


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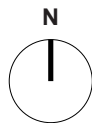




FLOOR PLAN LEVEL 1
SCALE: 1:500



FLOOR PLAN LEVELS 2-6
SCALE: 1:500



PEACE PORTAL ALLIANCE CHURCH - RESIDENTIAL DEVELOPMENT							
Preliminary Statistics							
	1 Bed (550 SF)	2 Bed (750 SF)	3 Bed (+/-975 SF)	Amenity Space	Total Residential Units / Amenity (SF)	Total Residential Units, Amenity + Circulation (corridor, lobby, mailroom) (SF)	Efficiency % Residential Units / Amenity
Level 1				2	13,692	14,768	93%
Level 2	13	4	3		13,090	14,788	89%
Level 3	13	4	3		13,090	14,788	89%
Level 4	13	4	3		13,090	14,788	89%
Level 5	13	4	3		13,090	14,788	89%
Level 6	13	4	3		13,090	14,788	89%
	65%	20%	15%				
Total	65	20	15		79,142	88,708	89.2%
	100						



**PEACE PORTAL ALLIANCE CHURCH - RESIDENTIAL DEVELOPMENT
CONCEPT DESIGN**

