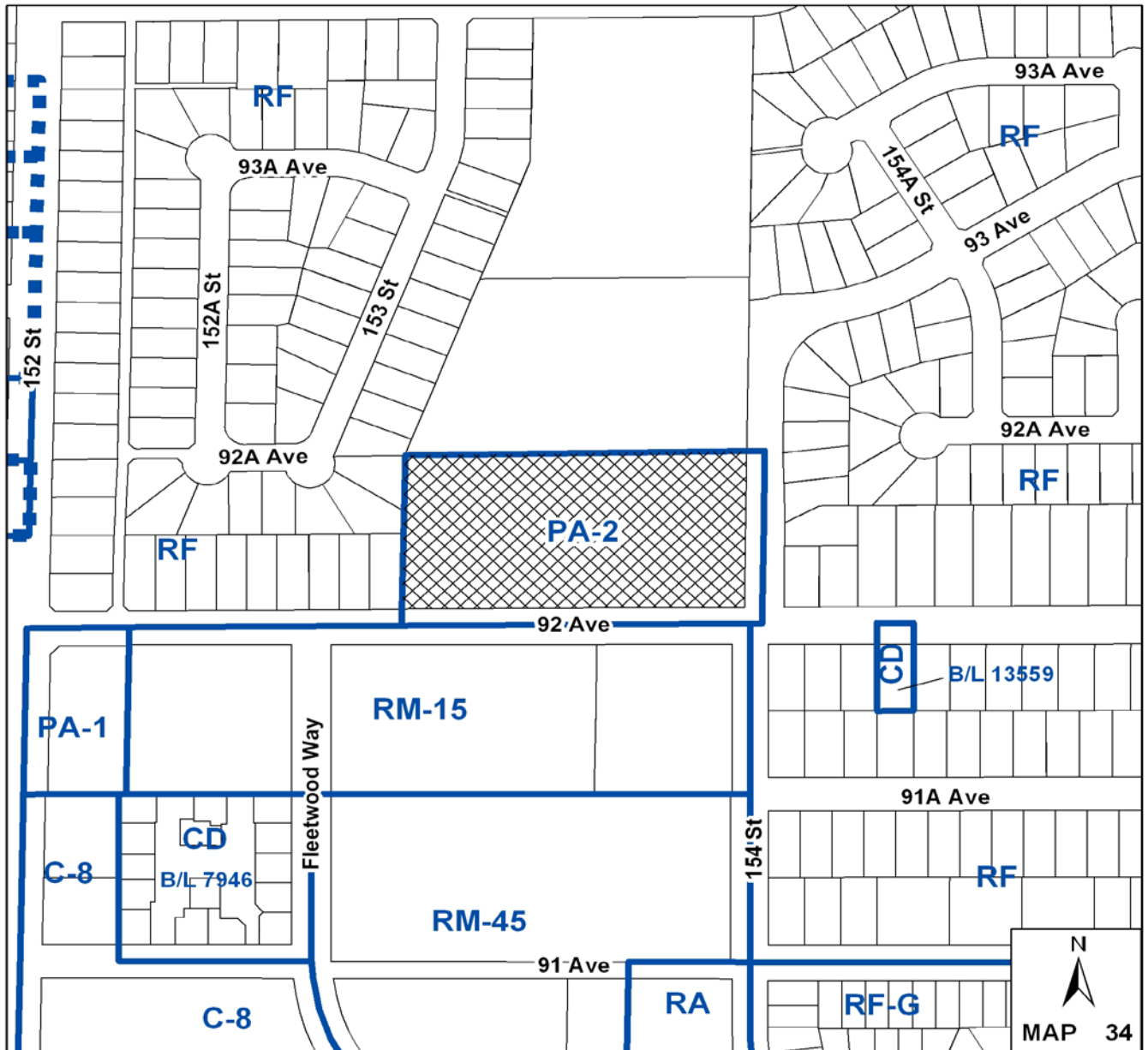


Proposal: Development Variance Permit to vary the maximum building height and minimum building setbacks for a proposed gymnasium and classroom addition at Fraser Valley Christian High School.

Recommendation: Approval to Proceed

Location: 15353 - 92 Avenue **Zoning:** PA-2

OCP Designation: Urban **Owner:** Fraser Valley Christian High School Assoc.



PROJECT TIMELINE

Completed Application Submission Date: June 20, 2006
Application Revision & Re-submission Date: November 22, 2006
Planning Report Date: April 16, 2007

PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary the following By-law regulations in the PA-2 Zone:
 - to increase the maximum building height from 9.0 metres (30 ft.) to 11.2 metres (37 ft.) except for a parapet entry feature which may have a maximum height of 11.5 metres (38 ft.); and
 - to reduce the minimum side yard setback on a flanking street (92 Avenue) from 11.5 metres (38 ft.) to 8.5 metres (28 ft.)

in order to allow a gymnasium and classroom addition to Fraser Valley Christian High School.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7906-0292-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum building height of the PA-2 Zone from 9.0 metres (30 ft.) to 11.2 metres (37 ft.) except for a parapet entry feature which may have a maximum height of 11.5 metres (38 ft.); and
 - (b) to reduce the minimum side yard setback on a flanking street (92 Avenue) of the PA-2 Zone from 11.5 metres (38 ft.) to 8.5 metres (28 ft.).

REFERRALS

Engineering: The Engineering Department has advised that there are no requirements relative to issuance of the DVP for increasing height and decreased building setback (Appendix IV).

Fire: No comments (Appendix V).

SITE CHARACTERISTICS

- **Existing Land Use** Secondary school (Fraser Valley Christian High School).
- **East:** Across 154 Street, single family homes, zoned RF, designated Urban.
- **South:** Across 92 Avenue, townhouses, zoned RM-15, designated Urban.
- **West:** Single family homes, zoned RF, designated Urban.
- **North:** Berkshire Park and further north is Berkshire Park Elementary School, zoned RF, designated Urban.

DEVELOPMENT CONSIDERATIONS

- The subject site is a school site located on the north side of 92 Avenue, west of 154 Street. The site is designated Urban in the Official Community Plan (OCP).
- The site is currently zoned "Assembly Hall 2 Zone" (PA-2), and there are currently 2 existing one-storey buildings on the site.
- The applicant is proposing the construction of additional classrooms and a gymnasium on the site. The additions will comprise a total floor area of approximately 3,522 square metres (37,918 sq.ft.). The gymnasium portion of the additions will account for a total floor area of approximately 1,149 square metres (12,378 sq. ft.).
- A portion of the existing school building is to be removed to accommodate the proposed additions, resulting in a proposed total floor area of approximately 6,866 square metres (73,918 sq.ft.) after the additions.
- The proposed floor area ratio (FAR) of the site (including proposed building additions) is 0.42, falling within the maximum 0.50 FAR permitted in the PA-2 Zone.
- The maximum permitted building height under the PA-2 Zone is 9 metres (30 ft.). The height of the proposal is 11.2 metres (37 ft.) and the proposed entry feature to the classroom addition is 11.5 metres (38 ft.).
- The applicant is proposing a Development Variance Permit to vary the maximum height and minimum building setbacks in the PA-2 Zone for the proposed gymnasium and classroom addition.
- To help offset the visual impacts of the proposed gymnasium, classroom addition and the increased number of parking spaces, the applicant is proposing to improve the landscaping on the site. Additional hedging material is proposed along the eastern property line and directly in front of the gymnasium along 92 Avenue. To augment the existing trees, additional trees are also to be planted in locations around the perimeter, and the interior of the site.
- Under the parking section of the Zoning By-law, 185 parking spaces are required. The proposal currently indicates 187 parking stalls, surpassing the By-law requirements.

- The preliminary site plan indicates 2 bus lay-by stalls on the north side of the gymnasium which should effectively eliminate the need for student loading on 92 Avenue.
- Driveway access onto the site from 92 Avenue will shift to the west to accommodate the gymnasium addition.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum building height of the PA-2 Zone from 9.0 metres (30 ft.) to 11.2 metres (37 ft.) except for a parapet entry feature which may have a maximum height of 11.5 metres (38 ft.).

Applicant's Reasons:

- Some of the appearance of the height of the proposed gymnasium is to be mitigated by the fact that the proposed slab elevation of the gymnasium will be approximately 1.0 metre (3 ft.) lower than the current sidewalk elevation at the south property line.
- Ministry of Education standards stipulate that clear heights in new gymnasiums be in the order of 8 metres (26 ft.). Adding the appropriate depth for structural elements and parapet heights brings the overall height of the gymnasium to 11.2 metres (37 ft.). The proposed height variance allows the gymnasium addition to be constructed to Provincial standards. However, from finished grade the gymnasium will be 10.4 metres (34 ft.) in height.
- The visual impacts of the additional height of the gymnasium and classroom addition can be adequately addressed through additional landscape treatments.

Staff Comments:

- The proposed 11.2-metre (37 ft.) high gym addition will represent roughly 16% of the entire floor area of the building.
- The proposed 11.5-metre (38 ft.) parapet entry feature is located on the north side of the building.
- With the exception of the gym and entrance feature of the classroom addition, all other portions of the proposed addition and the remaining building meet the 9.0-metre (30 ft.) height limit prescribed in the PA-2 Zone.
- Proposed landscaping treatments around the exterior of the gymnasium, as well as around the edges of the site, are proposed to help mitigate the neighbourhood impacts of the proposed 11.2-metre (37 ft.) high gymnasium on the single-family residential lots to the east and west, as well as the townhouses to the south.
- Staff, therefore, support the proposed variance.

(b) Requested Variance:

- To reduce the minimum side yard setback on flanking street (92 Avenue) of the PA-2 Zone from 11.5 metres (38 ft.) to 8.5 metres (28 ft.).

Applicant's Reasons:

- There is an existing 4.20-metre (14 ft.) setback on the southern portion of the site to accommodate a covered walkway.
- The main components of the existing building (excluding the covered walkway) and the proposed additions are to maintain the existing setback.
- In order to meet Provincial standards for gymnasia it is also required that the setback requirements of the PA-2 Zone be varied to accommodate the increased height of the gymnasium and to maintain consistency in the setback from 92 Avenue.

Staff Comments:

- The PA-2 Zone requires buildings to be sited a minimum of 7.5 metres (25 ft.) from all property lines or the equivalent to the height of the building, whichever is greater.
- With the exception of a covered walkway on the south side of the property and the proposed gymnasium, all other portions of the proposed additions are consistent with the existing setbacks of the school.
- Landscaping treatments around the exterior of the gymnasium, as well as around the edges of the site, are proposed to mitigate the neighbourhood impacts of the proposed setback on the single-family residential lots to the east and west, as well as the townhouses to the south.
- Staff, therefore, support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Proposed Site Plan, Elevations and Landscape Plans
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7906-0292-00

INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaire prepared by Dennis Degrouit dated May 31, 2006.

How Yin Leung
Acting General Manager
Planning and Development

DS/MP/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Alven Bartz, Craven Huston Powers Architects
 Address: 9355 Young Road
 Chilliwack, B.C.
 V2P 4S3
 Tel: 604-793-9445

2. Properties involved in the Application
 - (a) Civic Address: 15353 - 92 Avenue

 - (b) Civic Address: 15353 - 92 Avenue
 Owner: Fraser Valley Christian High School Association, Inc.
 No. 56701
 PID: 016-713-524
 Lot 11 Section 35 Township 2 New Westminster District Plan 86633

3. Summary of Actions for City Clerks Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7906-0292-00.

DEVELOPMENT DATA SHEET

Existing Zoning: PA-2

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total	17,435 m ²	
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	5,543 m ²	31.8%
Paved & Hard Surfaced Areas	9,110 m ²	52.3%
Total Site Coverage		84.1%
SETBACKS (in metres)		
Front (East)	11.5 m	
Rear (West)	11.5 m	
Side #1 (North)	11.5 m	
Side #2 (South)	11.5 m	8.8 m*
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	8,717 m ²	6,873 m ²

* *Variance requested*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	0.50	0.42
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional	185	187
Total Number of Parking Spaces		
Number of disabled stalls	2	2
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	NO
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CONTOUR MAP FOR SUBJECT SITE

