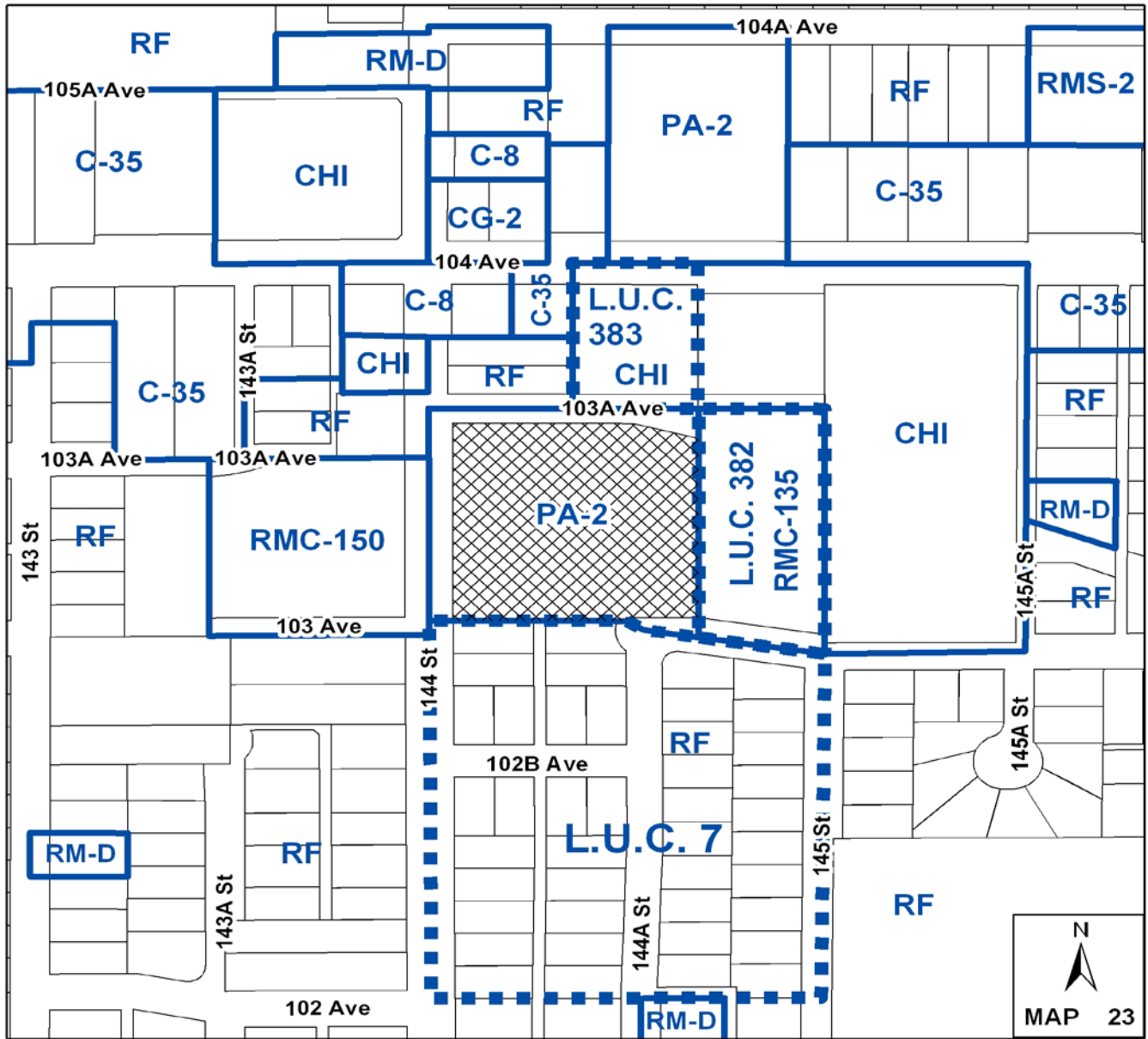


**Proposal:** Development Variance Permit to vary the building siting, off-street parking and landscaping requirements of the PA-2 Zone to permit a proposed expansion of an existing church.

**Recommendation:** Approval to Proceed

**Location:** 10330 - 144 Street      **Zoning:** PA-2  
**OCP Designation:** Multiple Residential      **Owner:** Cedar Grove Baptist Church



## PROJECT TIMELINE

Initial Application Submission Date: June 23, 2006  
Application Revision & Re-submission Date: May 3, 2007  
Planning Report Date: May 28, 2007

## PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulations:
  - to reduce the minimum number of required parking stalls from 312 to 211;
  - to vary the location of parking to permit within the front yard and flanking side yard setbacks;
  - to **reduce** the requirement for a 3-metre (10 ft.) wide landscaping strip along the east property line;
  - to reduce the front yard setback (144 Street) from 14.0 metres (46 ft.) to 7.0 metres (23 ft.);
  - to reduce the side yard on a flanking street (103A Avenue) setback from 14.0 metres (46 ft.) to 5.0 metres (16.5 ft.); and
  - to increase the maximum height of a fence, wall or similar structure in Part 4 General Provisions of the Zoning By-law from 1.8 metres (6 ft.) to 3.54 metres (11.5 ft.)

in order to permit a proposed expansion of an existing church.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7906-0299-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum number of required parking stalls in Part 5 of the Zoning By-law from 312 to 211;
  - (b) to vary the PA-2 Zone to allow off-street parking to be located in the front yard setback and the flanking side yard setback;
  - (c) to **reduce** the requirement in the PA-2 Zone for a 3-metre (10 ft.) wide landscaping strip along the ~~north and~~ east property lines;
  - (d) to vary the minimum front yard (144 Street) setback of the PA-2 Zone from 14.0 metres (46 ft.) to 7.0 metres (23 ft.);
  - (e) to vary the minimum side yard on a flanking street (103A Avenue) setback of the PA-2 Zone from 14.0 metres (46 ft.) to 5.0 metres (16.5 ft.); and

- (f) to increase the maximum height of a fence, wall or similar structure in Part 4 General Provisions of the Zoning By-law from 1.8 metres (6 ft.) to 3.54 metres (11.5 ft.)

### REFERRALS

Engineering: There are no engineering requirements relative to this application (Appendix III).

### SITE CHARACTERISTICS

- **Existing Land Use** Cedar Grove Baptist Church, zoned PA-2, designated Multiple Residential in the OCP.
- **East:** Existing parking area for automobile dealership, regulated under L.U.C. No. 382 (underlying CHI Zone), designated Multiple Residential in the OCP.
- **South:** Existing single family residential neighbourhood, regulated under L.U.C. No. 7 (underlying RF Zone), designated Urban in the OCP.
- **West:** Across 144 Street, existing apartment building, zoned RMC-150, designated Multiple Residential in the OCP, and existing single family residential neighbourhood, zoned RF, designated Commercial in the OCP.
- **North:** Existing automobile dealership, regulated under L.U.C. No. 383 (underlying CHI Zone), and existing single family dwelling, zoned RF, all designated Commercial in the OCP.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

- The 1.47-ha (3.37-acre) subject site is the location of the existing Cedar Grove Baptist Church. The existing church has a gross floor area of 3,671.23 square metres (39,518 sq.ft.) with a building height of 14 metres (46 ft.) at its highest point. A total of 190 parking spaces currently exist on the church property.
- The site is located on the east side of 144 Street and the south side of 103A Avenue in the Guildford area. The site is currently zoned "Assembly Hall 2 Zone" (PA-2) and designated Multiple Residential in the Official Community Plan (OCP).
- The existing church is located at the north-west corner of the site and sited approximately 7.5 metres (24.5 ft.) from 144 Street and 5.75 metres (19 ft.) from 103A Avenue.

- The applicant wishes to apply for a building permit to add 596.38 square metres (6,420 sq.ft.) to the existing church buildings. This additional space is intended primarily as office space for existing staff at the church and as multi-purpose space/classrooms for other church-related activities.
- A small single storey addition is proposed along the 144 Street frontage of the site with single and two-storey additions proposed at the rear of the existing church. The proposed expansion at the rear is to be sited 5.59 metres (18.5 ft.) from the north (103A Avenue) property line and is in keeping with the setback from 103A Avenue of the existing church.
- The PA-2 Zone requires that all front, rear yard and side yard setbacks be greater than or equal to the measurement of the height of the highest building on the lot. The highest point of the existing building is 14 metres (46 ft.) and the maximum building height of the proposed expansion is 9.14 metres (30 ft.). As such, the proposed expansion will require Council approval of a development variance permit for building setbacks (see By-law Variance section).
- As part of the church expansion, the applicant proposes to provide an additional 22 parking spaces for a total of 211 spaces. With the proposed expansion, the Zoning By-law would require a total of 320 parking spaces. However, Council approval of a development variance permit is required to reduce the number of parking spaces from 320 to 211 spaces (see By-law Variance section).
- In order to accommodate the additional 22 parking spaces, the applicant is proposing a retaining wall along a portion of the east property line. The retaining wall will range in height from approximately 1.3 metres (4.3 ft.) to approximately 2.47 metres (8.0 ft.). A 1.07-metre (3.5 ft) high metal railing will sit atop the retaining wall (see By-law Variance section).
- The PA-2 Zone requires a 3.0-metre (10 ft.) landscape strip along all lot lines of the developed portion of a lot. Due to the proposed retaining wall, the applicant is requesting a development variance permit to reduce the landscape strip at this location to 0.6 metres (2 ft.) (see By-law Variance section). This landscape strip will be 61.9 metres (203 ft.) in length and will be planted with Mountain Hemlock, Tree Lilac, and a variety of smaller shrubs.

#### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum number of required parking stalls in the Zoning By-law from 312 to 211.

Applicant's Reasons:

- The applicant is proposing to increase the on-site parking by 22 stalls, from 189 to 211 (including 5 disabled parking stalls). This will maximize the site's capacity for parking stalls.

- A parking assessment of the site undertaken by an Engineering consultant engaged by the applicant found that the existing parking supply of 189 spaces exceeds demand on weekdays. While the existing church exceeds its capacity during the Sunday morning service, the addition of 22 extra parking spaces will improve the Sunday morning parking situation.
- The proposed expansion to the church is intended primarily as office space and as multi-purpose space/classrooms that will not add to the peak uses of

Staff Comments:

- According to Traffic Operations, no complaints have been registered related to on-street parking related to activities at Cedar Grove Baptist Church. The addition of 22 off-street parking spaces, the existing situation will be enhanced.
- Staff concur with the conclusion of the parking assessment and support the variance.

(b) Requested Variance:

- To vary the off-street parking provision in the PA-2 Zone to allow off-street parking to be located in the front yard setback and the flanking side yard setback.

Applicant's Reasons:

- This is an existing condition.

Staff Comments:

- As this is an existing condition, staff support the proposed variance.

(c) Requested Variance:

- To reduce the requirement in the PA-2 Zone for a landscaping strip along the east property line from 3.0 metres (10 ft.) to 0.6 metres (2 ft.).

Applicant's Reasons:

- In order to provide adequate parking for the existing church, it will be necessary to encroach into the required 3-metre (10 ft.) landscape strip along a portion of the east property line.

Staff Comments:

- As this is an existing church, predating the existing Zoning By-law, much of the encroachment into the 3-metre (10 ft) landscaping strip is an existing condition.
- There are limited opportunities for increasing the number of parking stalls on-site
- The applicant is providing a landscaping strip 61.9 metres (203 ft.) in length along a portion of the east property line.

- The neighbouring property to the east is currently being utilized for the parking of cars associated with a car dealership. As such, the proposed landscape strip variance has little, if any, impact on the neighbouring property.
- Staff, therefore, support the proposed landscape strip variance.

(d) Requested Variance:

- To reduce the minimum front yard setback (144 Street) of the PA-2 Zone from 14.0 metres (46 ft.) to 7.0 metres (23 ft.).

Applicant's Reasons:

- The PA-2 Zone requires that all front, rear and side yard setbacks be greater than or equal to the measurement of the height of the highest building on the lot.
- The existing church has a maximum building height of 14 metres (46 ft.). The maximum height of the proposed expansion is 9.14 metres (30 ft.).

Staff Comments:

- Staff support the proposed setback variance.

(e) Requested Variance:

- To vary the side yard setback (103A Avenue) of the PA-2 Zone from 14.0 metres (46 ft.) to 5.0 metres (16.5 ft.).

Applicant's Reasons:

- The PA-2 Zone requires that all front, rear and side yard setbacks be greater than or equal to the measurement of the height of the highest building on the lot.
- The existing church has a maximum building height of 14 metres (46 ft.). The maximum height of the proposed expansion is 9.14 metres (30 ft.).

Staff Comments:

- Staff support the proposed setback variance.

(f) Requested Variance:

- To increase the maximum height of a fence, wall or similar structure in Part 4 General Provisions of the Zoning By-law from 1.8 metres (6 ft.) to 3.54 metres (11.5 ft.).

Applicant's Reasons:

- The retaining wall is required in order to allow for the increased number of parking spaces on-site.

- This approach is less costly than the alternative, which would require removing the existing paving, and re-grading and re-paving the site.

Staff Comments:

- The maximum height is based on the combined total of the retaining wall and metal railing sitting atop the wall.
- The range of the combined retaining wall and railing is 2.38 metres (7.8 ft.) to 3.54 metres (11.5 ft.).
- The retaining wall will be fronting a parking lot to the east. When this parking lot redevelops, landscaping will be planted that will soften the impact.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Contour Map
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7906-0299-00
Appendix V.	Parking Assessment

### INFORMATION AVAILABLE ON FILE

- Parking Study prepared by McElhanney Consulting Services Ltd. dated May 24, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

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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:               DJ Devries  
                  Address:          10330 - 144 Street  
  Surrey, BC  
                  Tel:                 604-861-0614
  
2.       Properties involved in the Application
  - (a)       Civic Address:        10330 - 144 Street
  
  - (b)       Civic Address:        10330 - 144 Street  
          Owner:                 Cedar Grove Baptist Church  
          PID:                  002-833-778  
          Lot 283 Section 30 Block 5 North Range 1 West New Westminster District  
          Plan 61636
  
3.       Summary of Actions for City Clerk's Office
  - (a)       Proceed with Public Notification for Development Variance Permit No. 7906-0299-00.



CONTOUR MAP FOR SUBJECT SITE

