

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0391-00

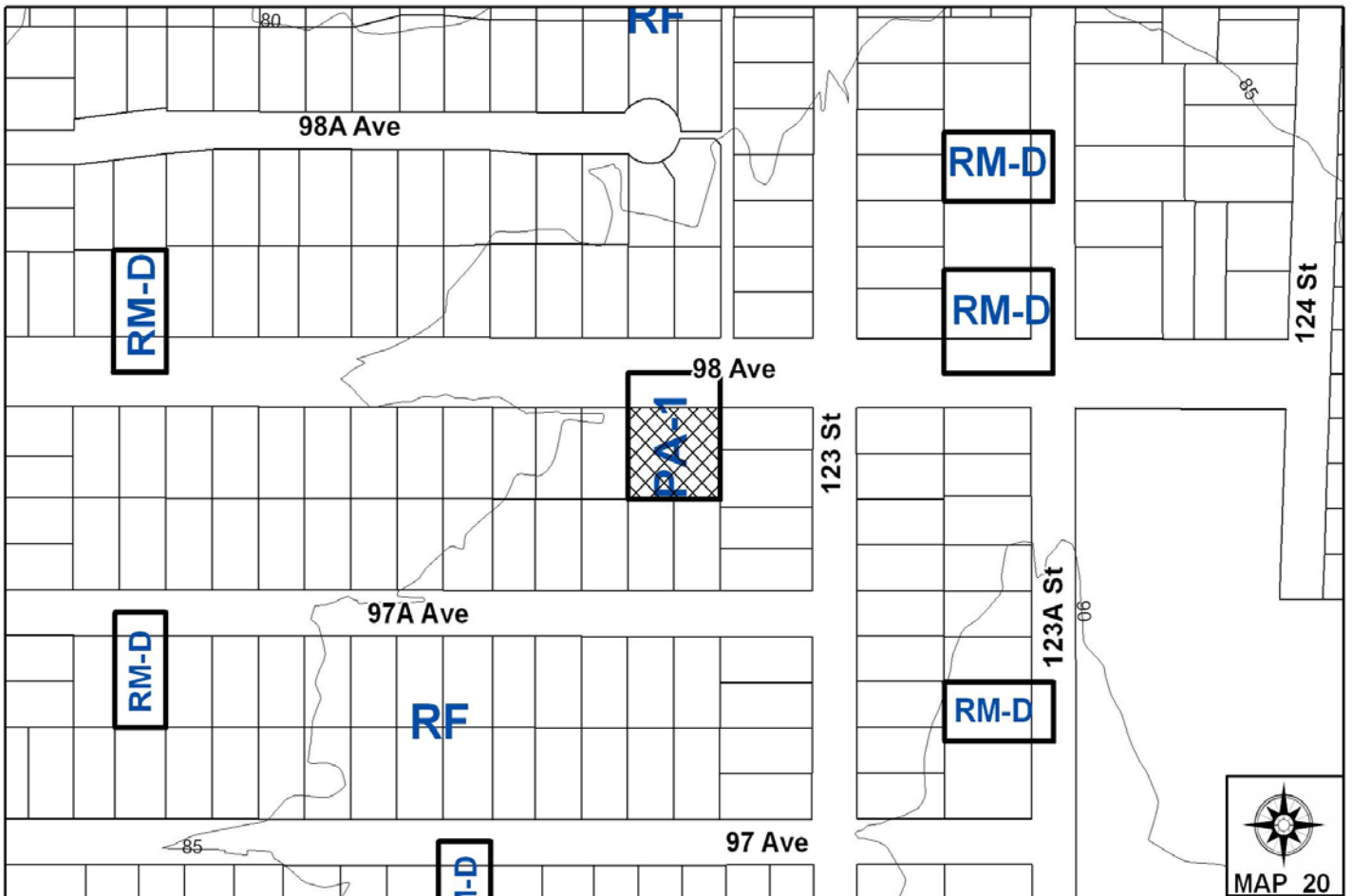
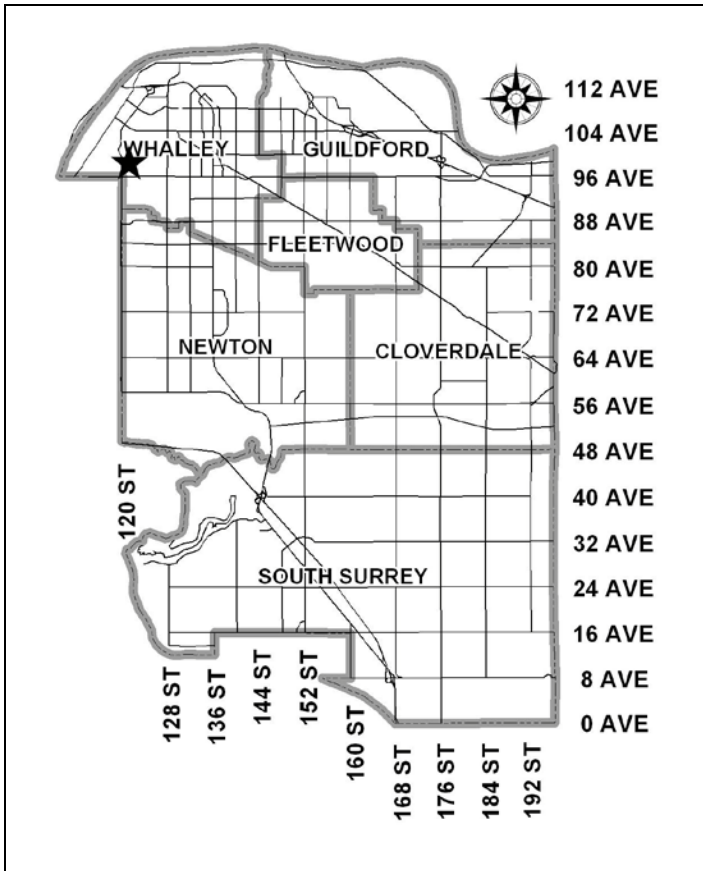
Planning Report Date: September 10, 2007

PROPOSAL:

- **Development Variance Permit**

in order to permit the expansion of an existing church.

LOCATION: 12256 - 98 Avenue
OWNER: Cedar Hills Pentecostal Lighthouse Church
ZONING: PA-1
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduced rear yard setbacks of the PA-1 Zone to permit an addition to an existing church.

RATIONALE OF RECOMMENDATION

- Ensures the addition is efficient and appears to be an integral, uniformed part of the building. The integrity of the existing building will be kept intact.
- Provides the most efficient parking layout and internal circulation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7906-0391-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the PA-1 Zone from 7.5 metres (25 ft.) to 3.65 metres (12 ft.).

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.

SITE CHARACTERISTICS

Existing Land Use: A two-storey church located along the western property line.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North: (Across 98 Avenue)	Single family residential dwellings	Urban	RF
East:	Single family residential dwellings	Urban	RF
South:	Single family residential dwellings	Urban	RF
West:	Single family residential dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 1,699-square metre (0.4 acre) subject site is located on the south side of 98 Avenue in the Cedar Hills area. The existing Cedar Hills Pentecostal Lighthouse Church has a gross floor area of 360 square metres (3,875 sq.ft.) with a building height of 7.5 metres (25 ft.) at its highest point. A total of 40 parking spaces currently exist on the church property and a portion of the 98 Avenue boulevard area.
- The site is zoned "Assembly Hall 1 Zone" (PA-1) and is designated Urban in the Official Community Plan (OCP).

- The existing church is located at the north-west corner of the site. The church is sited approximately 3.75 metres (12.3 ft.) from the front property line (98 Avenue) and 3.65 metres (12 ft) from the west property line.
- The applicant wishes to apply for a building permit to construct a 104-square metre (1,120 sq.ft.) single storey addition at the rear of the existing church, designed in such a manner as to appear to be an integral part of the existing building. This additional space is intended primarily as multi-purpose space for church-related activities, and for the creation of a new entrance.
- The proposed expansion is to be sited 3.65 metres (12 ft.) from the south (rear) property line (see Appendix III) and 7.5 metres (25 ft.) from the west property line. The exterior will be clad in brown, vertical cedar siding, matching the materials found on the existing building.
- The PA-1 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 or a minimum of 7.5 metres (25 ft). The highest point of the existing building is 7.5 metres (25 ft.) and the maximum building height of the proposed expansion is 4.8 metres (16 ft.). The applicant will require Council approval of a development variance permit for the expansion (see By-law Variance section).
- As part of the proposed church expansion, the Zoning By-law requires a total of 27 parking spaces. The applicant proposes to provide this number of parking spaces.
- In addition, a portion of the parking lot of the Cedar Hills Pentecostal Lighthouse Church is located off of the property and into the additional right-of-way for 98 Avenue. The Church has agreed to and received a Highway Use Permit from the Realty Division to permit usage of this 5-metre (16.5 ft) wide area, totalling approximately 212.5 square metres (2,287 sq.ft.) in area.
- The existing landscaping and gravel path located in the south-west corner and along the western property line will remain.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback of the PA-1 Zone from 7.5 metres (25 ft.) to 3.65 metres (12 ft.).

Applicant's Reasons:

- The proposed expansion is located and designed to appear as an integral, unified part of the original building. The integrity of the building will therefore be kept intact.
- It will also allow for the best layout in terms of maximizing parking and allowing for vehicular circulation.

Staff Comments:

- The applicant agreed to locate the expansion to comply with the west side yard setback, thus mitigating any impacts on the neighbouring property that would otherwise have been the most impacted.
- Staff support the proposed setback 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.	Engineering Summary
Appendix III.	Development Variance Permit No. 7906-0391-00
Appendix IV.	Area under Highway Use Permit

Jean Lamontagne
General Manager, Planning and Development

CA/kms

v:\wp-docs\planning\plncom07\08241100.ca.doc
KMS 8/24/07 11:07 AM

Information for City Clerk

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

1. (a) Agent: Name: Gary Orr Ventures
 Address: 8461 - 133A Street
 Surrey, B.C.
 V3W 6Y6
 Tel: 604-512-1260

2. Properties involved in the Application
 - (a) Civic Address: 12256 - 98 Avenue

 - (b) Civic Address: 12256 - 98 Avenue
 Owner: Cedar Hills Pentecostal Lighthouse Church
 PID: 010-429-336
 Lot "A" Section 31 Block 5 North Range 2 West New Westminster District
 Plan 18742

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7906-0391-00.

DEVELOPMENT DATA SHEET

Existing Zoning: PA-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	n/a	1,699 sq.m.
Road Widening area		
Undevelopable area		
Net Total	n/a	1,699 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	35%	13.5%
Paved & Hard Surfaced Areas		
Total Site Coverage	25%	13.5%
SETBACKS (in metres)		
Front	7.5 m	3.75 m
Rear	7.5 m	3.65 m
Side #1 (East)	7.5 m	30.5 m
Side #2 (West)	7.5 m	3.65 m
BUILDING HEIGHT (in metres/storeys)		
Principal	7.5 m	7.5 m
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	594 sq.m.	360 sq.m.
TOTAL BUILDING FLOOR AREA	594 sq.m.	360 sq.m.

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

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)		
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		
Total Number of Parking Spaces	27	35
Number of disabled stalls	27	35
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
---------------	--------	---------------------------------	--------