

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0103-01

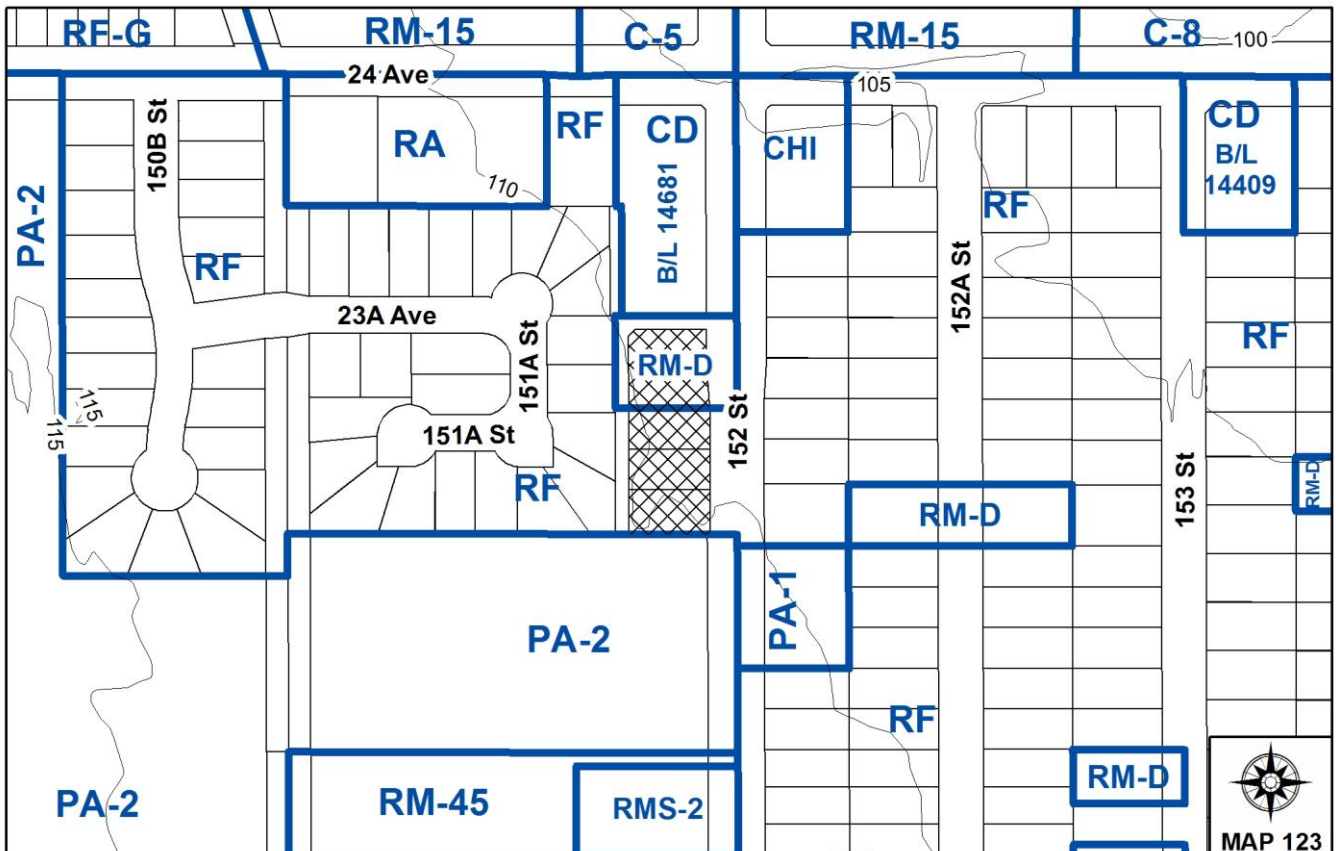
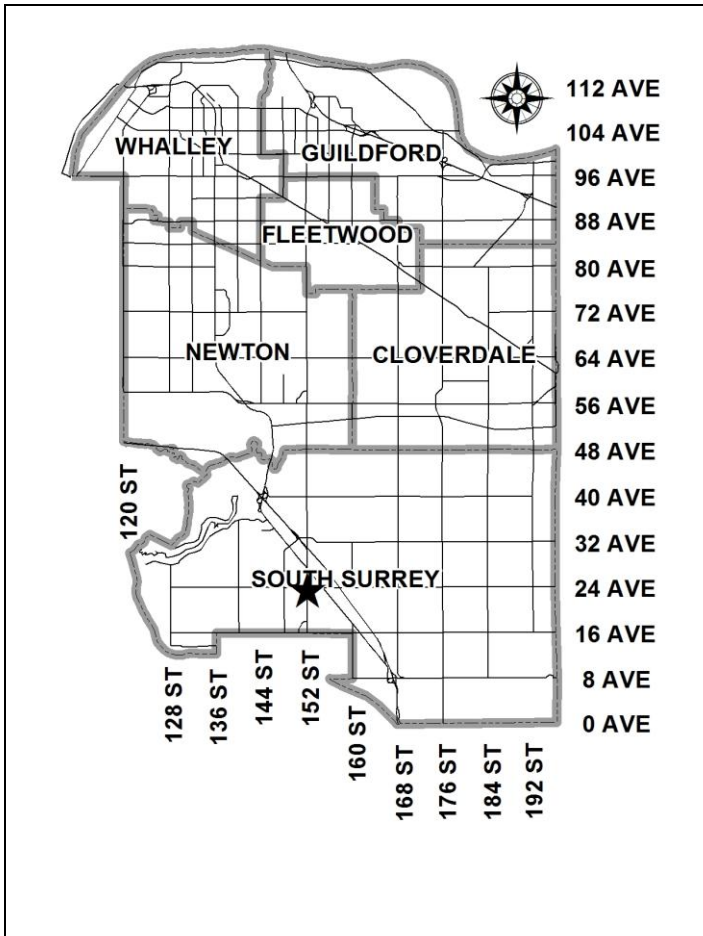
Planning Report Date: May 25, 2009

PROPOSAL:

- **Temporary Use Permit**

To allow for the continuation of a temporary private school use for an additional 2 years.

LOCATION: 2301, 2313, 2315 and 2337 – 152 Street
OWNERS: Gerald Halferty et al
ZONING: RF and RM-D
OCP DESIGNATION: Urban
LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant (White Rock Christian Academy) is seeking a new Temporary Use Permit to allow the continuation of a temporary private school use at this site for a period of 2 additional years.

RATIONALE OF RECOMMENDATION

- The proposed use is a continuation of a previous Temporary Use Permit approved by Council on July 23, 2007. The applicant seeks to extend this temporary use until July 27, 2009.
- Representatives from WRCA have actively been seeking an alternate site for an expanded school and have been working with the City to explore options. Additional time is needed to complete their site selection.
- The site of the Temporary Use is well maintained by White Rock Christian Academy and is a significant improvement from the previous dwellings that were on the site, which were in disrepair.
- The site has not generated any concerns from area residents since the initial Temporary Use Permit was approved.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7907-0103-01 (Appendix II) to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

Surrey Fire Department: No concerns with the Temporary Use Permit extension.

SITE CHARACTERISTICS

Existing Land Use: Four (4) classroom portables being used by White Rock Christian Academy.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across a Lane):	Esso gas station.	Urban/Commercial	CD (By-law No. 14681)
East (Across 152 Street):	Single family residential.	Urban/Townhouses	RF
South:	Life Church and White Rock Christian Academy site.	Urban/Institutional	PA-2
West (Across a Lane):	Single family residential.	Urban/ n/a	RF

DEVELOPMENT CONSIDERATIONSTemporary Use Permit No. 7907-0103-00

- On July 23, 2007, a Temporary Use Permit (TUP No. 7907-0103-00) was issued to White Rock Christian Academy (WRCA) to allow for the operation of a private school in 4 portables on the 4 properties at 2301/13/15/37 – 152 Street for a period not to exceed 2 years. In addition, the subject site was also designated a Temporary Commercial Permit Use Area in the Official Community Plan (OCP). As TUP No. 7907-0103-00 expires on July 23, 2009, the applicant is applying for a continuation of that TUP.

- The main portion of WRCA is located immediately south of the subject site, at 2265 – 152 Street, and shares that property with Life Church (formerly White Rock Christian Fellowship). WRCA has experienced rising enrolment, and is actively seeking a new site to construct a new expanded school.
- Under TUP No. 7907-0103-00 four (4) portable classrooms were placed on the subject site. They were sited to minimize impact on the existing vegetation and to meet the spatial separation requirements in terms of fire safety and Building Code requirements.

Proposed TUP Extension

- The applicant is seeking a new TUP to allow the temporary school use for an additional 2 years. The additional time is needed to complete the search for an alternate site. WRCA has been working with the City to find a suitable site, and hope to complete the search in the next 2 years.
- No parking is required on the site and no access to the site from 152 Street is proposed for the purposes of this proposed temporary use. The school/church site immediately to the south has abundant parking. Students and staff access the subject site on foot.
- The applicant has provided financial security in the amount of \$10,000 to ensure the removal of the temporary structures from the site and for the site to be returned to its original condition prior to the issuance of the Temporary Commercial Use Permit.
- The proposed continuation of the TUP is supportable because the proposed temporary use is an extension of an existing private school use adjacent to the site and has had minimal impact on the area.
- The site is well-maintained and is a significant improvement to the previous dwellings on the site, which were in disrepair.
- The City has not received any concerns from area residents in regards to the existing TUP.

PRE-NOTIFICATION

Pre-notification letters were sent on March 13, 2009 and staff received 1 letter. The letter writer mentioned concerns about traffic when parents dropped children off and picked children up from school.

(No parking on or vehicular access to the subject site is proposed as part of this proposed TUP continuation. Staff and children access the subject site by walking from the church/school site to the south [2265 – 152 Street].)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Temporary Use Permit No. 7907-0103-01

Jean Lamontagne
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: Jamie MacDonald
 Address: 2056 – 156A Street
 Surrey, BC
 V4A 6S3
 Tel: 604-839-8051

2. Properties involved in the Application
 - (a) Civic Address: 2301, 2313, 2315 and 2337 – 152 Street

 - (b) Civic Address: 2301 – 152 Street
 Owner: Gerald Martin Halferty
 PID: 005-272-335
 Lot 16 Section 15 Township 1 New Westminster District Plan 72921

 - (c) Civic Address: 2313 – 152 Street
 Owners: Steven Gordon Crofts and Lynda-Michele Crofts
 PID: 005-272-343
 Lot 17 Section 15 Township 1 New Westminster District Plan 72921

 - (d) Civic Address: 2315 – 152 Street
 Owner: Branny Branko Pajic
 PID: 008-822-191
 Lot "A" Section 15 Township 1 New Westminster District Plan 20446

 - (e) Civic Address: 2337 – 152 Street
 Owners: Gerald Martin Halferty, Steven Gordon Crofts, Branny
 Banko Pajic
 PID: 005-272-378
 Lot 18 Section 15 Township 1 New Westminster District Plan 72921

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Temporary Use Permit No. 7907-0103-01.