

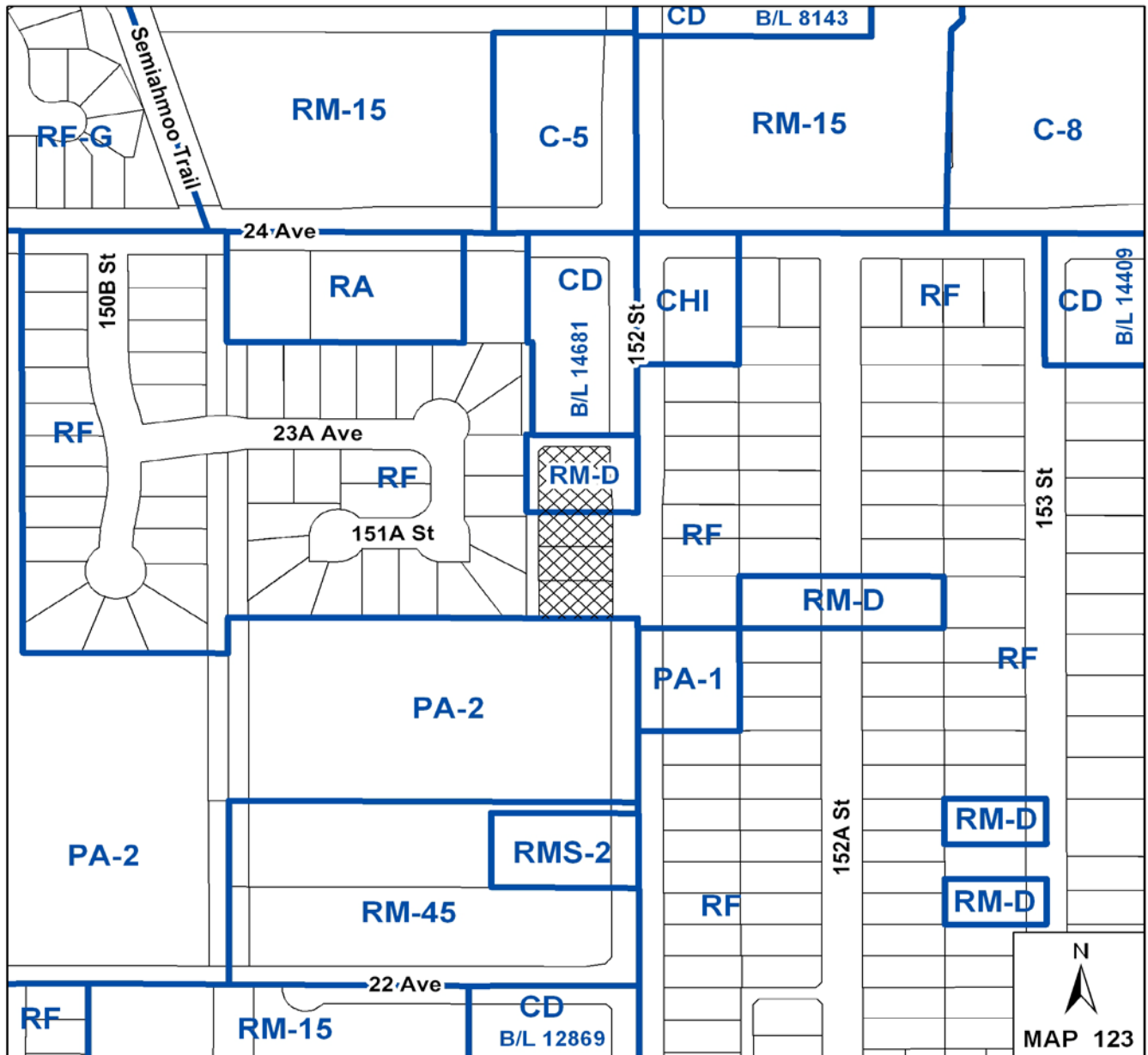
Proposal: Temporary Use Permit to allow temporary classrooms for a private school.

Recommendation: Approval to Proceed

Location: 2301/13/15/37 - 152 St **Zoning:** RF and RM-D

OCP Designation: Urban

LAP Designation: Urban Res. **Owners:** Gerald Halferty et al



PROJECT TIMELINE

Completed Application Submission Date: June 11, 2007
Planning Report Date: July 9, 2007

PROPOSAL

The applicant is proposing:

- an OCP amendment to declare the property a Temporary Commercial Use Permit Area; and
- a Temporary Use Permit

in order to allow temporary classrooms for the White Rock Christian Academy private school for a two (2)-year period.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to declare the properties at 2301/13/15/37 - 152 Street a Temporary Use Area in the Official Community Plan and a date for Public Hearing be set (Appendix III).
2. Council approve Temporary Use Permit No. 7907-0103-00 (Appendix V) to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (c) submission of \$10,000.00 in financial security to ensure the site is returned to its original state upon the expiry of the Temporary Use Permit.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

Fire Department: Portable buildings shall be within 90 metres (295 ft.) of a fire hydrant; a new hydrant is required to be installed on the west side of 152 Street. Portable buildings must also be protected by the school fire alarm system as a separate zone.

SITE CHARACTERISTICS

- **Existing Land Use** Three vacant single family dwellings and one vacant duplex dwelling in the process of being demolished.
- **Significant Site Attributes**
- **East:** Across 152 Street, single family residential, zoned RF, designated Urban in the OCP.
- **South:** Life Church and White Rock Christian Academy site, zoned PA-2, designated Urban in the OCP.
- **West:** Across a lane, single family residential, zoned RF, designated Urban in the OCP.
- **North:** Across a lane, a gas station, zoned CD (By-law No. 14681) designated Urban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Urban. Complies.

LAP Designation: Urban Residential. Complies.

DEVELOPMENT CONSIDERATIONS

- The site comprises three (3) single family dwelling lots and one (1) duplex lot, containing four (4) dwellings, which are in the process of being demolished. The owners of these parcels intend to redevelop the sites at a later date and in the interim they have made arrangements with White Rock Christian Academy (WRCA) to allow WRCA to use the parcels on a temporary basis.
- The applicant is proposing a Temporary Use Permit (TUP) to allow for a maximum of four (4) portable classrooms to be placed on the site. 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). Heritage Christian School, formerly located at 3487 King George Highway, recently merged with WRCA, causing an increase in enrolment numbers. Due to this increased enrollment, WRCA is actively looking to relocate the school to a new location, a process that is expected to take several months. In the interim, WRCA has entered into a lease agreement with the owners of the four (4) subject parcels and proposes to utilize these lots to accommodate the increased number of students temporarily, while the search for a new location continues.

- The applicant is proposing to place four (4) portable classrooms on the site. They have been sited to minimize impact on the existing vegetation and to meet the spatial separation requirements in terms of fire safety and Building Code requirements. Meeting Building Code requirements is a condition of the TUP and a Building Permit is required for the proposed portable classrooms. The proposed TUP will allow the temporary use for a maximum of 2 years.
- The proposed portables have taupe metal cladding taupe with black fascia trim. The portables will be wheel-chair accessible and will be connected to each other via a wooden walkway.
- The applicant has indicated that for the 2007/08 school year only two (2) portable classrooms will be placed on the site, to meet current enrollment needs. The TUP allows for four (4) portable classrooms to be placed on the site, if enrollment demand increases for the 2008/09 school year.
- The applicant had an Arborist Report prepared by Arbortech Consulting Ltd. to assess the trees on the site (Appendix VI). Twenty-two (22) trees or hedgerows are to be retained. The trees and hedging along 152 Street will not be disturbed and this provides valuable screening for the site from 152 Street. Eight (8) trees are proposed to be removed for hazard mitigation, due to conflict with the siting of the temporary buildings, and two (2) trees in very poor condition are proposed to be removed to accommodate the temporary use. The Arborist Report has been approved by City staff.
- 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 and no parking is proposed on the subject site. Students and staff will access the subject site on foot. There are no traffic or parking issues associated with this proposed interim expansion.
- The applicant will provide 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 TUP is supportable because the proposed temporary use is an extension of an existing private school use adjacent to the site. The siting and size of the proposed portable classrooms should not generate any negative impact on the adjacent area.

PRE-NOTIFICATION

Pre-notification letters were sent on May 3, 2007, and staff received one phone call, but no concern was raised by the caller.

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.	OCP Amendment to Create a Temporary Commercial Use Permit Area
Appendix IV.	Engineering Summary
Appendix V.	Temporary Commercial Use Permit No. 7907-0103-00
Appendix VI.	Tree Assessment Plan

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated July 5, 2007.
- Soil Contamination Review Questionnaire prepared by Jamie MacDonald dated April 10, 2007.

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: Jamie MacDonald
 Address: 2056 - 156A Street
 Surrey, B.C.
 V4A 6S3
 Tel: 604-839-8051

2. Properties involved in the Application

- (a) Civic Addresses: 2301/13/15/37 - 152 Street
- (b) Civic Address: 2301 - 152 Street
 Owner: Gerald Halferty
 PID: 005-272-335
 Lot 16 Section 15 Township 1 New Westminster District Plan 72921
- (c) Civic Address: 2313 - 152 Street
 Owners: Steven Crofts and Lynda Crofts
 PID: 005-272-343
 Lot 17 Section 15 Township 1 New Westminster District Plan 72921
- (d) Civic Address: 2315 - 152 Street
 Owner: Branny Pajic
 PID: 008-800-191
 Lot "A" Section 15 Township 1 New Westminster District Plan 20446
- (e) Civic Address: 2337 - 152 Street
 Owners: Gerald Halferty, Steven Crofts and Branny 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) Introduce a By-law to amend the Official Community Plan to redesignate the property a Temporary Commercial Permit Use Area.
- (b) Proceed with Public Notification for Temporary Use Permit No. 7907-0103-00.

CONTOUR MAP FOR SUBJECT SITE

