

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0225-00

Planning Report Date: March 10, 2008

**PROPOSAL:**

- **Development Variance Permit**

in order to permit the development of an accessory building with a height of 5.6 metres (18 ft.).

**LOCATION:**

10238 - 168 Street

**OWNER:**

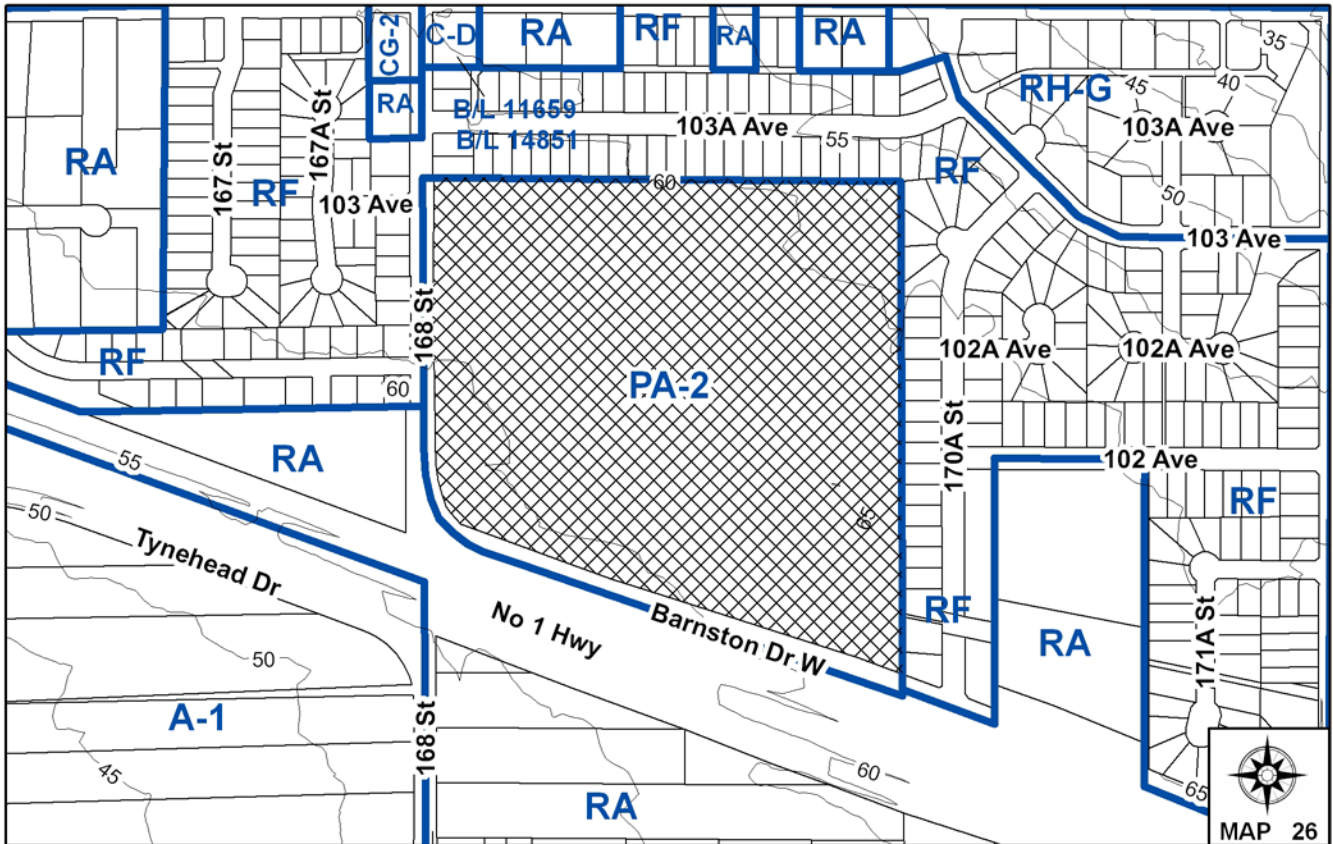
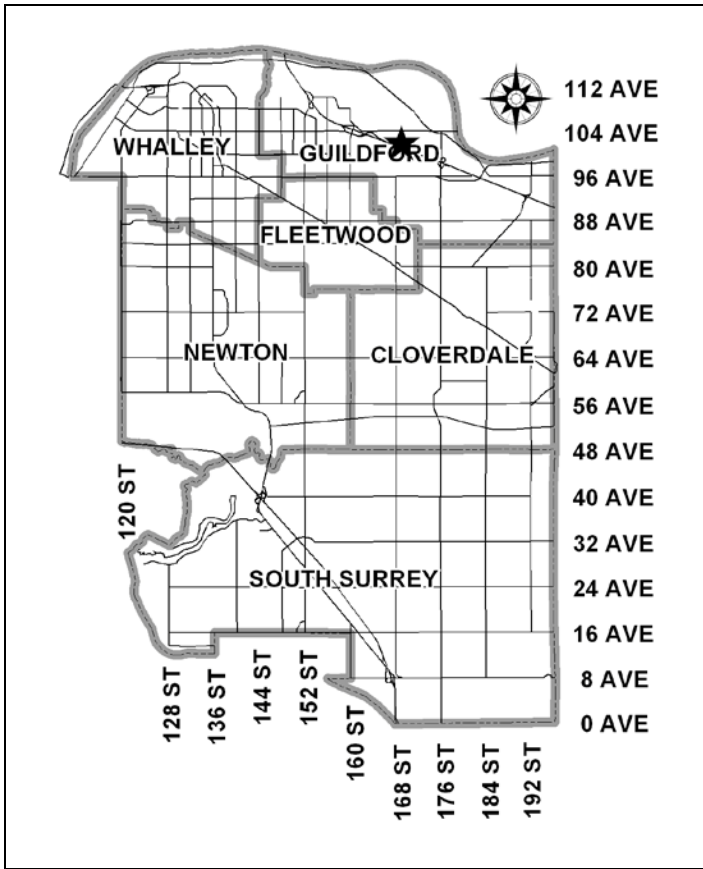
Pacific Pentecostal Education and Communication Society

**ZONING:**

PA-2

**OCP DESIGNATION:**

Urban



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The maximum height for accessory structures in the PA-2 Zone is 4 metres. The applicant is requesting to relax the maximum height to 5.6 metres (18 ft.) to construct a storage building.

### RATIONALE OF RECOMMENDATION

- The proposed height of the storage building is in keeping with the size and scale of the existing buildings and structures on the site, and will have little, if any, impact on neighbouring properties.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7907-0225-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to vary the maximum height of an accessory building in the PA-2 Zone from 4 metres (13 ft.) to 5.6 metres (18 ft.).

REFERRALS

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

**Trans Mountain Pipeline:** No objection to the development variance permit. No mechanical excavation is permitted within 30 metres of the right-of-way and no fencing may be constructed within 1.5 metres of the pipeline without permission. No structures are permitted within the right-of-way.

SITE CHARACTERISTICS

**Existing Land Use:** Private school (Pacific Academy).

**Significant Site Attributes:** The Trans Mountain Pipeline traverses the south portion of the site.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	Single family residential.	Urban	RF
East:	Single family residential.	Urban	RF
South (Across Barnston Drive West and Trans Canada Highway No. 1):	Tynehead Regional Park.	Conservation	RA
West (Across 168 Street):	Single family residential.	Urban	RF

## DEVELOPMENT CONSIDERATIONS

- The subject property is located in the Fraser Heights neighbourhood, on the corner of 168 Street and Barnston Drive West. The site is designated Urban in the Official Community Plan and zoned PA-2 (Assembly Hall 2 Zone). It is currently used as a private school for students from Kindergarten to Grade 12 and contains the Chandos Pattison Auditorium.
- The applicant is proposing to construct an accessory building, to store equipment used to maintain the school site, that exceeds the height permitted by the PA-2. Therefore, a Development Variance Permit is requested to vary the maximum height of the accessory building from 4 metres (13 feet) to 5.6 metres (18 feet) (Appendix II).
- The building will be located 36.6 metres (120 ft.) from the east property line, and 63.4 metres (208 ft.) from the south property line, exceeding the minimum setback requirements for accessory structures in the PA-2 Zone.
- Because the proposed building will be used to store maintenance equipment, it will be located in the southeast portion of the property, slightly removed from the other buildings on the site, but closer to the sports fields. Future plans for the school include constructing another sports field near to the proposed building.
- South of the proposed accessory building is a stand of trees (mixed deciduous and coniferous) that will screen the proposed accessory building from Barnston Drive West. The applicant intends to retain these stands of trees.
- The location of the proposed accessory building currently is covered with natural vegetation including a stand of alder and cottonwood trees. Some of these trees will be affected by this development proposal. The applicant has indicated that they intend to retain natural vegetation wherever it is not impacted by the proposed accessory structure, and to plant new vegetation along the east property line and around the southwest corner of the proposed accessory structure. The intent of the landscaping is to mitigate impacts of the school on adjacent residential uses.
- The landscape plan and cost estimate were submitted on February 27, 2008 and deemed acceptable and are incorporated in the Development Variance Permit.

## PRE-NOTIFICATION

Pre-notification letters and development proposal signs are not required for Development Variance Permit applications.

## BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum height of an accessory building of the PA-2 Zone from 4.0 metres (13 feet) to 5.6 metres (18 feet).

### Applicant's Reasons:

- The accessory building will be used to store maintenance equipment for the school, such as lawn mowers, trailers and other utility vehicles used for landscaping. The increased height is required to accommodate the size of the maintenance equipment.
- In 1996, a Development Variance Permit was issued for the subject property to vary the height of a principal building from 9 metres (30 ft.) to 12.5 metres (41 ft) to accommodate an auditorium (Development Application No. 7996-0161-00).

### Staff Comments:

- The proposed accessory structure will be located 34.3 metres (113 ft.) from the east property line, and 63.6 metres (209 ft.) from the south property line, far exceeding the minimum 7.5-metre (25 ft.) setback requirements for accessory structures in the PA-2 Zone.
- The proposed landscaping will reduce the impacts of the school use on the single family houses adjacent to the east.
- An existing stand of trees between the proposed accessory building and Barnston Drive West has been protected and will mitigate the visual impact of the increased height of the proposed building to the street.
- The Engineering Department has no concerns regarding the Development Variance Permit.
- Staff support the requested 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.	Proposed Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7907-0225-00

### INFORMATION AVAILABLE ON FILE

- Complete Set of Landscape Plans prepared by Fred Liu and Associates dated January 2008.

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:                 David Ho  
                         Address:                 202 - 3190 St. John's Street  
   Port Moody, BC  
   V3H 2C7  
                         Tel:                         604-469-9649
  
2.      Properties involved in the Application
  - (a)      Civic Address:                 10238 - 168 Street
  
  - (b)      Civic Address:                 10238 - 168 Street  
                 Owner:                         Pacific Pentecostal Education and Communication  
   Society, Inc. No. S020324  
                 PID:                                 025-798-421  
                 Parcel 1 Except Part Under Plan BCP11386 Section 6 Township 9 New  
                 Westminster District Plan BCP8062
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7907-0225-00.

## DEVELOPMENT DATA SHEET

Existing Zoning: PA-2

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total	2,000 m <sup>2</sup>	152,967 m <sup>2</sup>
Road Widening area		
Undevelopable area		
Net Total	2,000 m <sup>2</sup>	152,967 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	40%	12%
Paved & Hard Surfaced Areas		20%
Total Site Coverage		32%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	56.4 m
Rear	7.5 m	36.6 m
Side #1 (North)	3.6 m	13.7 m
Side #2 (South)	7.5 m	63.4 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	9.0 m	9.0 m
Accessory	4.0 m	5.6 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>	76,483 m <sup>2</sup>	23,229 m <sup>2</sup>
<b>TOTAL BUILDING FLOOR AREA</b>		23,229 m <sup>2</sup>

*\* 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)	0.5	0.15
FAR (net)	0.5	0.15
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	361	433
Total Number of Parking Spaces		
Number of disabled stalls	4	8
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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