

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0233-00

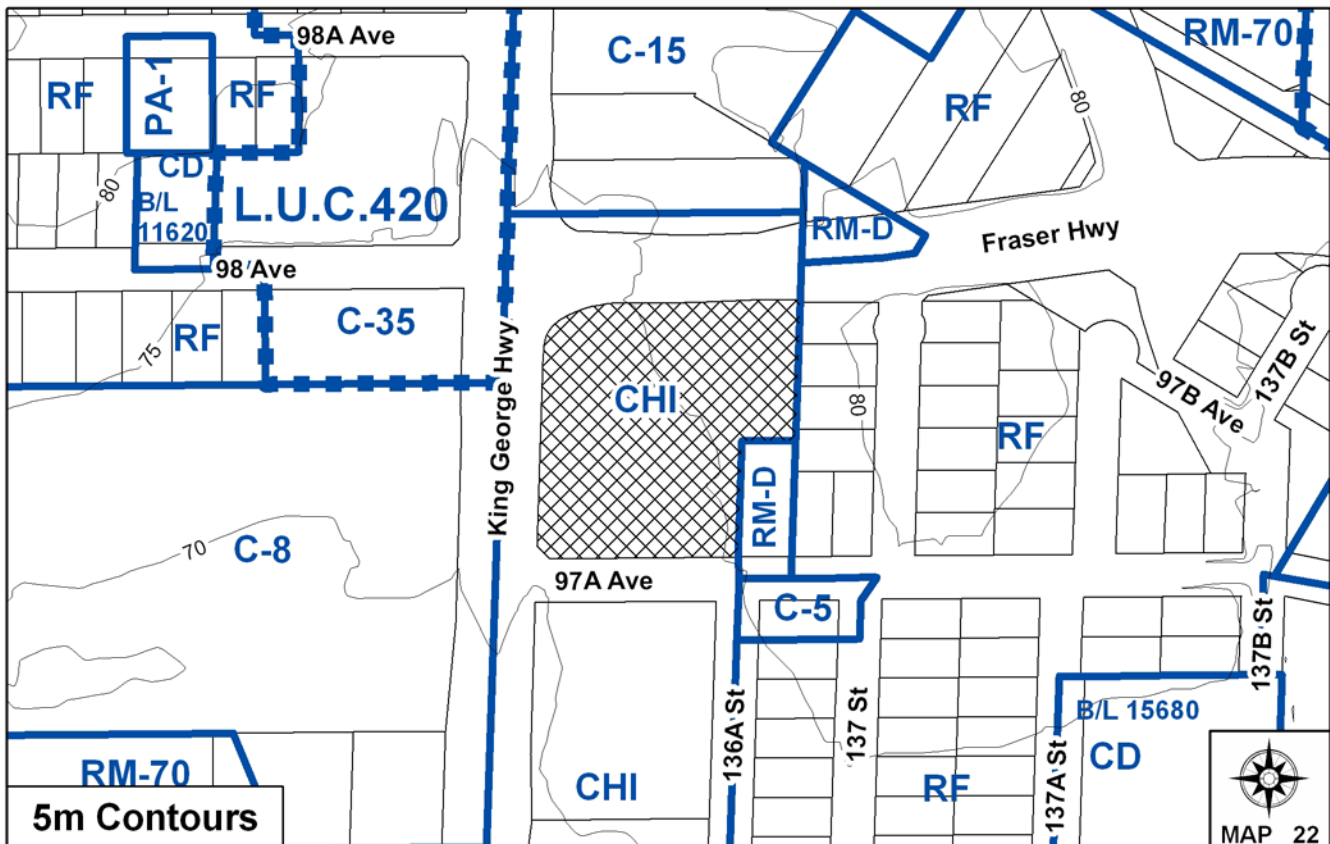
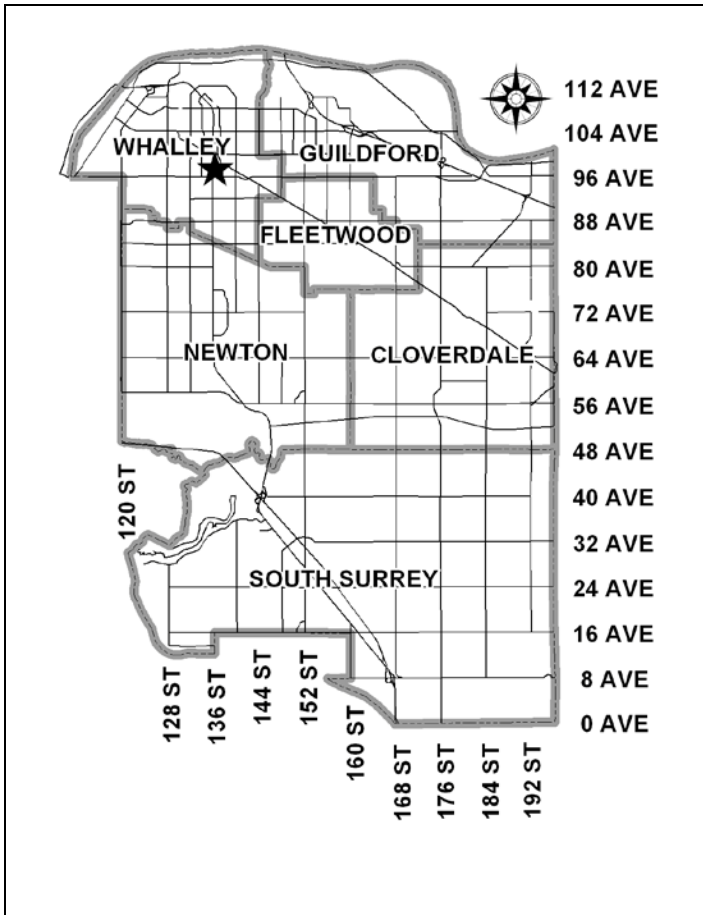
Planning Report Date: December 15, 2008

PROPOSAL:

- **Development Permit**

in order to permit the expansion and exterior modification of an existing church and the installation of two free-standing signs.

LOCATION: 9770 King George Highway
OWNER: Grace Hanin Community Church
ZONING: CHI
OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The Development Permit will allow for modifications to the existing building that will enhance the aesthetic appearance.
- It will also permit the current owners to extend their use of the existing building for the short-term, until such time as they choose to develop a new facility either on this site, or on another.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7907-0233-00 (Appendix II), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Existing Assembly Hall/Church and former automobile dealership.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Fraser Highway):	Office building.	Commercial	C-15
East:	Duplex and single family dwellings.	Commercial and Multiple Residential	RM-D RF
South (Across 97A Avenue):	Commercial uses.	Commercial	CHI and C-5
West (Across King George Highway):	Vacant parcel and Canada Revenue Agency office building.	City Centre and Commercial	C-35 C-8

DEVELOPMENT CONSIDERATIONS

- The 1.25-hectare (3.1-acre) subject site is located on the east side of King George Highway in City Centre. The site is designated Commercial in the Official Community Plan and is currently zoned "Highway Commercial Industrial Zone" (CHI).
- The site is currently occupied by Grace Hanin Community Church. Churches are a permitted use in the CHI Zone, as an *Assembly Hall*. Driveway access to the site is currently gained from King George Highway, Fraser Highway, and 97A Avenue.
- The existing Grace Hanin Community Church has a floor area of 2,388 square metres (25,707.5 sq.ft.), a floor area ratio (FAR) of 0.19, and a lot coverage of 19%.

- The applicant is seeking a Development Permit to permit the addition of 364 square metres (1,194 sq.ft.) of floor area, with exterior modifications to the existing building, as well as two free-standing signs.
- The CHI Zone permits a maximum FAR of 1.0 and a maximum lot coverage of 50%. With the proposed additions, the expanded church would have an FAR of 0.22 and a lot coverage of 19%.
- The proposed expansion includes the following:
 - a 192.1-square metre (2,068 sq.ft.) classroom to be located within an existing overhang along the front (west side) of the building, along King George Highway, that will be enclosed;
 - a 19.7-square metre (212 sq.ft.) mezzanine to be located above the proposed classroom; and
 - a 102.6-square metre (1,104 sq.ft.) bible study room and a 49.8-square metre (536 sq.ft.) kitchen to be located at the rear (east side) of the building.
- The development proposes a total of 198 parking stalls. The Surrey Zoning By-law requires 165 parking stalls.
- An Arborist Report is not required for this project, as no trees will be removed.

PRE-NOTIFICATION

According to Council policy, the mail-out of pre-notification letters is not required for Development Permit Applications. However, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposal. Staff did not receive any comments on this proposal as a result of the Development Proposal Sign.

DESIGN PROPOSAL AND REVIEW

- There are currently five entrances to the site. However, the Transportation Engineering section is requiring the applicant to permanently close two of the entrances; one off of King George Highway; and one off of 97A Avenue.
- The proposed expansion will be constructed of a concrete block material matching the existing building materials. The new and existing façade consisting of these concrete blocks will be repainted from its current grey to "Davenport Tan".
- The existing roof projects away from the building, providing weather protection for pedestrians walking to the main entrance of the building on the south elevation. The columns supporting the projecting roof will be repainted "Hale Navy" (blue).
- For the front portion of the building closest to King George Highway, the existing roof trim consists of sloped metal panels. These existing panels will be repainted "Townsend Harbor Brown" with a metal base painted "Hale Navy".

- For the rear (east) portion of the building, the existing roof parapet will consist of concrete blocks with a metal base painted "Van Deusen Blue".
- Anodized aluminum windows will be inserted into the new wall sections to provide for a more appealing appearance to the building, and also to allow for visual surveillance of the adjacent streets.
- The main entryway to the building (on the south side) will consist of a glazed canopy over cedar beams, providing a sense of entry to the church.
- A new outdoor patio, located on the south side of the building, will consist of a glazed canopy over cedar beams with tempered glass railings with an anodized aluminum frame.
- Proposed signage will consist of two new, identical free-standing monument signs located along King George Highway, one at the southwest corner of the site and a second at the northwest corner. The proposed signage is in compliance with the Surrey Sign By-law.
- The proposed signs will be 3.66 metres (12 ft.) in height and 1.8 metres (6 ft.) in width, and will be set back 4.5 metres (15 ft.) from the property line. Each sign consists of a "Brushed Satin" Aluminum panel that overlays a "Navy Blue" Aluminum Cabinet, and is illuminated with a 300-watt spotlight.
- Additional landscaping will be planted around the edges of the existing parking lot and will be augmented with taller trees such as the Hisakura Cherry and the Tuliptree. It will also consist of smaller shrubs such as Azalea, Pink Heather, Rhododendron and English Yew. In addition, the applicant will be providing stamped pavers at all vehicle entrances.

ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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| Appendix I. | Lot Owners, Action Summary and Project Data Sheets |
| Appendix II. | Development Permit No. 7907-0233-00 |
| Appendix III. | Engineering Summary |

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: Robert H. Lee, Mara & Natha Architect
 Address: 1 - 3171 Flint Street
 Port Coquitlam, BC
 V3B 4H9
 Tel: 604-970-8413

2. Properties involved in the Application

- (a) Civic Address: 9770 King George Highway
- (b) Civic Address: 9770 King George Highway
 Owner: Grace Hanin Community Church
 PID: 013-974-734
 Lot 1 Except: Part Dedicated Road on Reference Plan NWP88383, Section 35
 Block 5 North Range 2 West New Westminster District Plan 81072

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: CHI

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		12,489 m ²
Road Widening area		
Undevelopable area		
Net Total		12,489 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	19%
Paved & Hard Surfaced Areas		81%
Total Site Coverage		100%
SETBACKS (in metres)		
Front (King George Highway)	7.5 m	6.1 m (existing)
Rear (East)	7.5 m	6.38 m (existing)
Side #1 (North) (97A Avenue)	7.5 m	40 m (existing)
Side #2 (South) (Fraser Highway)	7.5 m	58 m (existing)
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	6.9 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	12,489 m	2,752.3 m
TOTAL BUILDING FLOOR AREA	12,489 m ²	2,752.3 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)	1.00	0.22
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	165	198
Total Number of Parking Spaces	165	198
Number of disabled stalls	2	6
Number of small cars		48
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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