PROPOSAL:
- Heritage Revitalization Agreement Amendment

in order to permit the addition of a playground and the removal of parking stalls, to accommodate a proposed childcare centre.

LOCATION: 16017 - 8 Avenue
OWNER: B A N Holdings Ltd.
ZONING: PA-1
OCP DESIGNATION: Urban
LAP DESIGNATION: Urban Residential
RECOMMENDATION SUMMARY


DEVIAITION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.

- The applicant is not proposing any changes to the building itself, and the proposed playground will have a fence matching the colour of the building.

- A parking agreement is proposed to address the provision of parking with the removal of 6 parking stalls on-site.

- The Heritage Advisory Commission supports the proposed HRA amendment.
RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Heritage Revitalization Agreement By-Law, 2012, No. 17700, and a date for Public Hearing be set.

2. Council instruct staff to resolve the following issues prior to final adoption:

   (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

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

Fraser Health Authority: Fraser Health is generally in support of this application. Fraser Health licensing is subject to final inspection after all alterations are completed.

Heritage Advisory Commission (HAC): The proposal was presented at the January 21, 2015 HAC meeting. The HAC supported this application to amend the HRA to allow for an outdoor play area for a proposed childcare centre.

SITE CHARACTERISTICS

Existing Land Use: a historic Seventh Day Adventist church building on Surrey’s Heritage Register which is being retained.

Adjacent Area:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Use</th>
<th>OCP Designation</th>
<th>Existing Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North:</td>
<td>Mobile homes</td>
<td>Urban</td>
<td>CTA</td>
</tr>
<tr>
<td>East:</td>
<td>City pump station</td>
<td>Urban</td>
<td>RF</td>
</tr>
<tr>
<td>South (Across 8 Avenue):</td>
<td>Semiahmoo First Nation reserve</td>
<td>First Nations Reserve</td>
<td>RA</td>
</tr>
<tr>
<td>West (Across 160 Street):</td>
<td>4-storey multi-family development (City of White Rock)</td>
<td>n/a (White Rock)</td>
<td>n/a (White Rock)</td>
</tr>
</tbody>
</table>
DEVELOPMENT CONSIDERATIONS

- The Seventh Day Adventist Church is located at 16017 – 8 Avenue. The subject site is 891 m² (9,591 sq. ft.) in area, is zoned "Assembly Hall 1 Zone (PA-1)" and is designated "Urban" in the Official Community Plan (OCP). The church building is 2 stories with approximately 149 m² (1,600 sq. ft.) per floor for a total floor area of 298 m² (3,200 sq. ft.).

- The Seventh Day Adventist Church is listed on the Surrey Heritage Register. The church was completed on November 23, 1920 and the first services were held that evening. The building also served as a day school. This dual function of the church building illustrates the important civic and cultural contribution that the Church made to the communities along Semiahmoo Bay, including White Rock and Douglas, as they grew in the early twentieth century.

- The Seventh Day Adventist Church is additionally significant for its modest Craftsman-style architecture, notably its front gable and lapped wooden siding. Craftsman-style architecture, which evolved from the British Arts and Crafts Style, was typified by the use of natural materials and a mix of traditional design elements. Incorporating quality local materials produced in local sawmills, such as horizontal lapped wooden siding and wooden bargeboards, the Seventh Day Adventist Church illustrates the pervasive influence of the Arts and Crafts movement during the early development of Surrey and White Rock.

- In 2012, Heritage Revitalization Agreement By-law, 2012, No. 17700 was approved under Development Application No. 7911-0253-00, on July 23rd, 2012. This application included a comprehensive renovation of the building, including its relocation within the site.

- The HRA from 2012 allowed for the following:
  - the relocation of the building from the east side to the west side of the property;
  - the construction of a new foundation;
  - the restoration and/or replacement in kind of all exterior wood detailing and siding;
  - the removal of the addition and reinstatement of the original front stairs and front-gabled roof above the entrance on the south elevation;
  - the retention and restoration of the existing wood windows;
  - the reinstatement of new wood windows on the lower level of the church to match historical photos;
  - the addition of two new exterior wood doors; and
  - the painting of the church in accordance with the Conservation Plan developed by Donald Luxton & Associates.

- The HRA also allowed for the inclusion of other permitted uses to the PA-1, varied some of the setbacks to allow for building relocation, and varied the parking requirements, recognizing the restrictions due to the size of the site.

DESIGN PROPOSAL AND REVIEW

- The current application to amend the HRA includes a change in the site plan, with the removal of 6 parking stalls and the installation of a play area for a proposed childcare centre, and further reduction in the required number of parking stalls to accommodate the removal of 6 stalls for the childcare centre play area.
- No changes are proposed to the building itself. The play area will have a picket fence matching the colour of the building.

- The proposed childcare centre will accommodate 16 children with a program inspired by the Reggio Emilia philosophy and based on the Early Learning Framework. The design of the play area incorporated natural elements to further develop imagination and creativity.

- In order to address concerns raised regarding parking shortage during large events, the applicant has supplied the City with a copy of a letter of understanding between Chapel by the Sea (property owner for the Seventh Day Adventist Church) and the Se-mi-ah-mu Development Corporation to allow guests of the Chapel by the Sea access to their parking lot located approximately 500 m east of the subject site, with a capacity for 350 vehicles. During large events, Chapel by the Sea will arrange for shuttle buses to take guests to/from the parking lot.

- Staff consider this parking arrangement sufficient to help offset the parking shortage for larger events. The parking on all surrounding roads is managed with restrictions both within Surrey and White Rock and as such, there will be no anticipated impacts to residents from any site-generated overflow parking demands.

- The subject site will still be supplying 6 on-site parking stalls, which meet the required 4 spaces for the operation of the childcare centre for 16 children.

PRE-NOTIFICATION

A Development Proposal Sign was installed on February 02, 2015 and no comments were received.

TREES

- Vegetation planted as part of Development Application No. 7911-0253-00 will not be disturbed. A new landscape plan is provided and will form part of the amendment to the HRA (Appendix III), which details the outdoor play area.

ARCHAEOLOGICAL ISSUES

- As part of Development Application No. 7911-0253-00, an archaeological impact assessment was conducted on the site in 2012, due to the proximity with the Semiahmoo First Nations Band to the south. The provincial Archaeology Branch reviewed the assessment and confirmed that no further archaeological work is required on this site.
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. Site Plan and Landscape Plans
Appendix III. Proposed Heritage Revitalization Agreement Amendment By-Law

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

LFM/da
\\file-server1\net-data\csdc\generate\areaprod\save\3757169082.doc
DRV 2/19/15 11:55 AM
APPENDIX I

Information for City Clerk

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

1. (a) Agent: Name: Jeff Baumann

   Address: 1242 - Parker Street
             White Rock, BC V4B 4S1
   Tel: 604-537-519

2. Properties involved in the Application

   (a) Civic Address: 16017 - 8 Avenue

   (b) Civic Address: 16017 - 8 Avenue
       Owner: B.A.N. Holdings Ltd
       PID: 010-179-046
       Lot 11 Section 12 Township 1 New Westminster District Plan 16055 Except Plan
       EPP22394

3. Summary of Actions for City Clerk's Office

   (a) Introduce a By-law to amend the Heritage Revitalization Agreement, 2012, No. 17700 for the Seventh Adventist Church.

   (b) File the appropriate notice, upon adoption of the By-Law, at the Land Title Office and with the Minister in accordance with Section 966 of the Local Government Act.
## DEVELOPMENT DATA SHEET

**Existing Zoning:** PA-1 with HRA (HRA Amendment proposed)

<table>
<thead>
<tr>
<th>Required Development Data</th>
<th>Minimum Required / Maximum Allowed</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT AREA* (in square metres)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Total</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Road Widening area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Undevelopable area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net Total</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LOT COVERAGE (in % of net lot area)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Buildings &amp; Structures</td>
<td>35%</td>
<td>18%</td>
</tr>
<tr>
<td>Paved &amp; Hard Surfaced Areas</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Site Coverage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SETBACKS (in metres)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front (S, 8 Avenue)</td>
<td>5.4 m for building; 0 m for stairs (HRA)</td>
<td>5.4 m for building; 0 m for stairs (HRA)</td>
</tr>
<tr>
<td>Rear (N)</td>
<td>7.5 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Side #1 (W, 160 Street)</td>
<td>1.7 m</td>
<td>1.7 m</td>
</tr>
<tr>
<td>Side #2</td>
<td>7.5 m + 19 m</td>
<td></td>
</tr>
<tr>
<td>BUILDING HEIGHT (in metres/storeys)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal</td>
<td>9 m</td>
<td>9 m</td>
</tr>
<tr>
<td>Accessory</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NUMBER OF RESIDENTIAL UNITS</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>FLOOR AREA: Residential</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>FLOOR AREA: Commercial</td>
<td></td>
<td>297 m²</td>
</tr>
<tr>
<td>FLOOR AREA: Institutional</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>TOTAL BUILDING FLOOR AREA</td>
<td></td>
<td>297 m²</td>
</tr>
<tr>
<td>DENSITY</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FAR (net)</td>
<td>0.35</td>
<td>0.33</td>
</tr>
<tr>
<td>PARKING (number of stalls)</td>
<td>Proposed 6 with parking agreement</td>
<td>6 with parking agreement</td>
</tr>
<tr>
<td>Total Number of Parking Spaces</td>
<td></td>
<td>6</td>
</tr>
<tr>
<td>Number of disabled stalls</td>
<td></td>
<td>1</td>
</tr>
</tbody>
</table>

| Heritage Site | YES | Tree Survey/Assessment Provided | NO |
Section Through Planter Wall and Fence

24" Soil Depth
Concrete Capstone
Allan Block Wall 24"
Existing Curb
Concrete Base

48" Wood Picket Fence with Top Rail
Post to be Fastened Securely
Base or Asphalt Driveway
8" Fibar Fill
Single Allan Block Wall H=12

Tiered Wood Planter Boxes - Home Depot 49"x48"x2", 50"x48"x2", 49"x48"x1"
Wood Planter Boxes - Home Depot 40"x48"x2" 40"x40"x2"

Natural Cedar Wood
Stepping Stones 3' H
Natural Cedar Wood
Log Seating
CITY OF SURREY

BY-LAW NO. 

A by-law to amend the provisions of "City of Surrey Heritage Revitalization Agreement By-law, 2012, No. 17700."

The Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. The City is authorized to enter into an amendment to the heritage revitalization agreement authorized by "Surrey Heritage Revitalization Agreement By-law, 2012, No. 17700" regarding certain lands and premises located within the City of Surrey and more particularly known and described as:

   Parcel Identifier: 010-179-046
   Lot 11 Section 12 Township 1 New Westminster District Plan 16055
   16017 – 8 Avenue

   (The "Heritage Revitalization Agreement").

2. The terms and conditions of the amending agreement (the "Amending Agreement") are attached to and form part of this By-law as Schedule "1", and the Amending Agreement becomes an addition to the Heritage Revitalization Agreement.

3. The Mayor and Clerk are authorized on behalf of the City to sign the Amending Agreement and to do all acts necessary and incidental to the completion of the Amending Agreement.

4. This By-law shall be cited for all purposes as "City of Surrey Heritage Revitalization Agreement By-law, 2012, No. 17700, Amendment By-law, 2015, No. ".

PASSED FIRST AND SECOND READINGS on the day of , 2015.

PUBLIC HEARING HELD thereon on the day of , 2015.

PASSED THIRD READING on the day of , 2015.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the day of , 2015.

__________________________ MAYOR

__________________________ CLERK
SCHEDULE 1

SURREY HERITAGE REVITALIZATION AGREEMENT
SEVENTH DAY ADVENTIST CHURCH
AMENDING AGREEMENT

THIS AGREEMENT dated for reference the ____ day of ________, 2015.

BETWEEN:

CITY OF SURREY
13450 – 104 Avenue
Surrey, B.C., V3T 1V8

(the "City")

OF THE FIRST PART

AND:

B.A.N. HOLDINGS LTD., INC. NO. BC0247718
13951 Crescent Road
Surrey, B.C. V4P 1J4

(the "Owner")

OF THE SECOND PART

WHEREAS:

A. The City and B.A.N. Holdings LTD., INC. NO. BC0247718 (the “Owner”) entered into a Heritage Revitalization Agreement dated for reference July 23, 2012 (the "Agreement") for the conservation, restoration, maintenance, and protection of the Lands, including the Seventh Day Adventist Church, as more particularly described in the Agreement;

B. Each capitalized term not otherwise defined herein shall have the meaning ascribed to it in the Agreement;

C. The City and the Owner wish to amend the terms of the Agreement to further reduce the approved parking relaxation for the Seventh Day Adventist Church, and to add a playground to the proposed childcare centre.

NOW THEREFORE this Amending Agreement witnesses that in consideration of the sum of $1.00 paid by each party to the other and other good and valuable consideration (the receipt and sufficiency of which each party hereby acknowledges), the parties hereby covenant and agree as follows:
1. **Amendments**

The Agreement is hereby amended as follows:

1.1. By deleting Section 3 of the “Variations to By-laws”, Appendix C of the Agreement, and replacing it with the following:

Section H Off-Street Parking and Loading/Unloading of Part 31 Assembly Hall 1 (PA-1) Zone of the Surrey Zoning By-law, 1993, No. 12000, as amended is varied or supplemented as follows:

H.1 and H.2 are deleted and replaced with the following:
A total of 6 off-street parking spaces are to be provided.

1.2. By deleting Drawing A1.1 in Appendix “A-1”, and replacing it with Drawings L1, L2, and L3 by M2 Landscape Architecture.

2. **Due Execution**

The Owner hereby represents and warrants to the City that this Amending Agreement has been duly authorized and executed by the Owner and that the delivery of this Amending Agreement has been duly authorized by all necessary corporate action on the part of the Owner.

3. **Full Force and Effect**

The City and the Owner hereby agree that the Agreement shall hereinafter be read and construed in conjunction with this Amending Agreement and be regarded as being amended only to the extent herein provided, that all the terms, covenants, provisos, conditions and provisions of the Agreement, as amended hereby, shall continue to be in full force and effect and that nothing herein contained shall operate or be construed to modify or otherwise affect the rights and obligations created by the Agreement as amended hereby.

4. **Enurement**

This Agreement shall enure to the benefit of and be binding upon the respective successors and permitted assigns of the City and the Owner.

5. **Notice to be Filed**

Notice of this Agreement will be filed in the Land Title Office and once filed, this Agreement will be binding on all persons who acquire an interest in the Lands.

IN WITNESS WHEREOF the parties have executed this Amending Agreement as of the date set out above.
CITY OF SURREY
by its authorized signatories

____________________________
Linda Hepner
Mayor

____________________________
Jane Sullivan
City Clerk

B.A.N. HOLDINGS LTD., INC. NO. BC0247718

____________________________
Evan Williams
**SECTION THROUGH PLANter WALL and FENCE**

- **Concrete Base**
- **48" Wood Picket Fence with Top Rail**
- **Post to be Fastened Securely Base or Asphalt Driveway**
- **24" Soil Depth Concrete Capstone**
- **Allan Block Wall 24"**
- **Existing Curb**
- **8" Fibar Fill**

**Planters and Additional Details**

- **Tiered Wood Planter Boxes**
  - Home Depot: 48" x 48" x 48", 40" x 40" x 40"

- **Wood Planter Boxes**
  - Home Depot: 48" x 48", 40" x 40"

- **Natural Cedar Wood Stepping Stones 3' H**
- **Natural Cedar Wood Log Seating**

---

**HERITAGE CHURCH**

16017 6TH AVE, SURREY, BC
<table>
<thead>
<tr>
<th>Specification</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Material</td>
<td>Description</td>
</tr>
<tr>
<td>Color</td>
<td>Specification</td>
</tr>
<tr>
<td>Quantity</td>
<td>Requirement</td>
</tr>
<tr>
<td>Dimensions</td>
<td>Specification</td>
</tr>
<tr>
<td>Notes</td>
<td>Additional information</td>
</tr>
</tbody>
</table>

**Title:** Heritage Church

**Location:** 1901 8th Ave, Surrey, BC

**Contact:** 
- Tel: 604.553.0044
- Fax: 604.553.0045
- Email: office@m2la.com

**Copyright:** Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.