

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0228-00

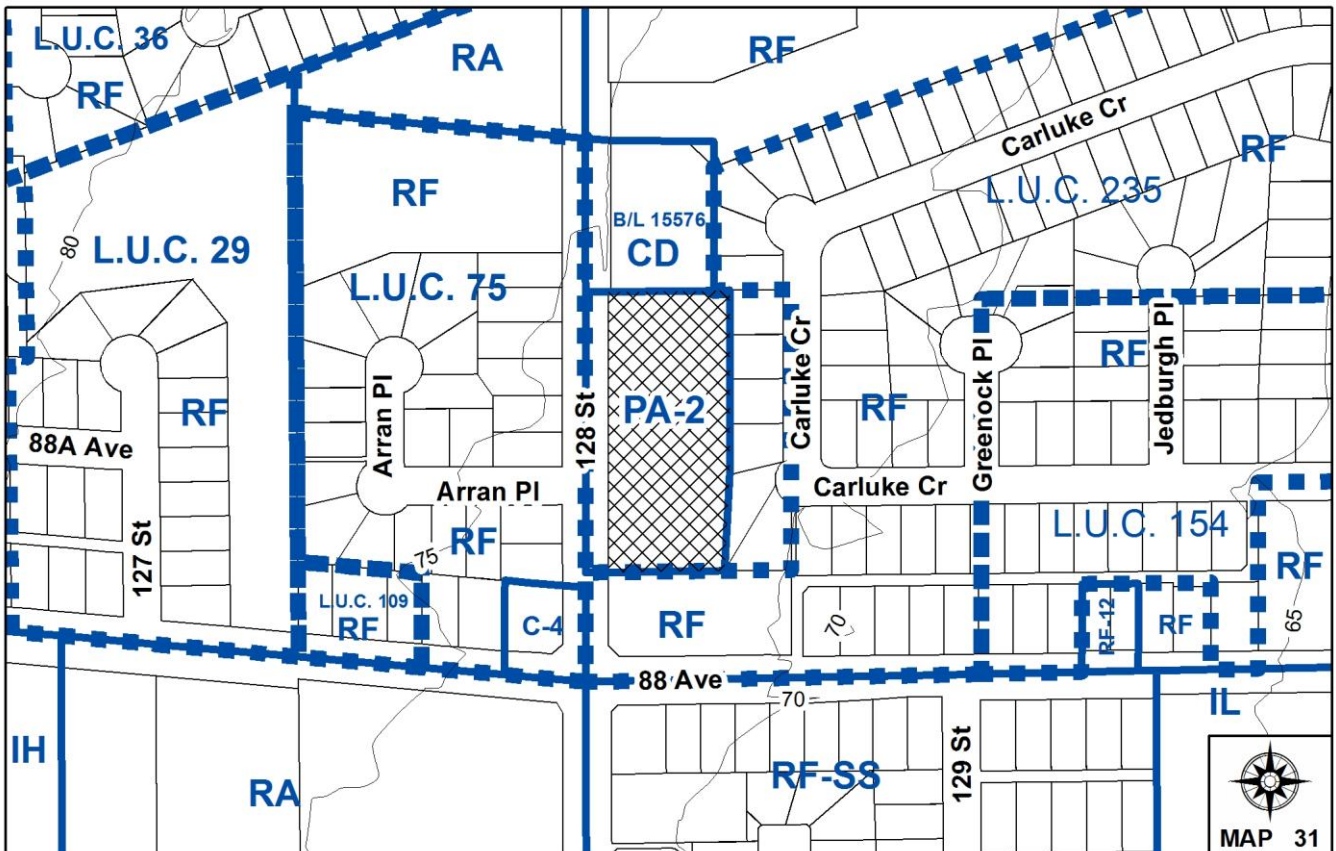
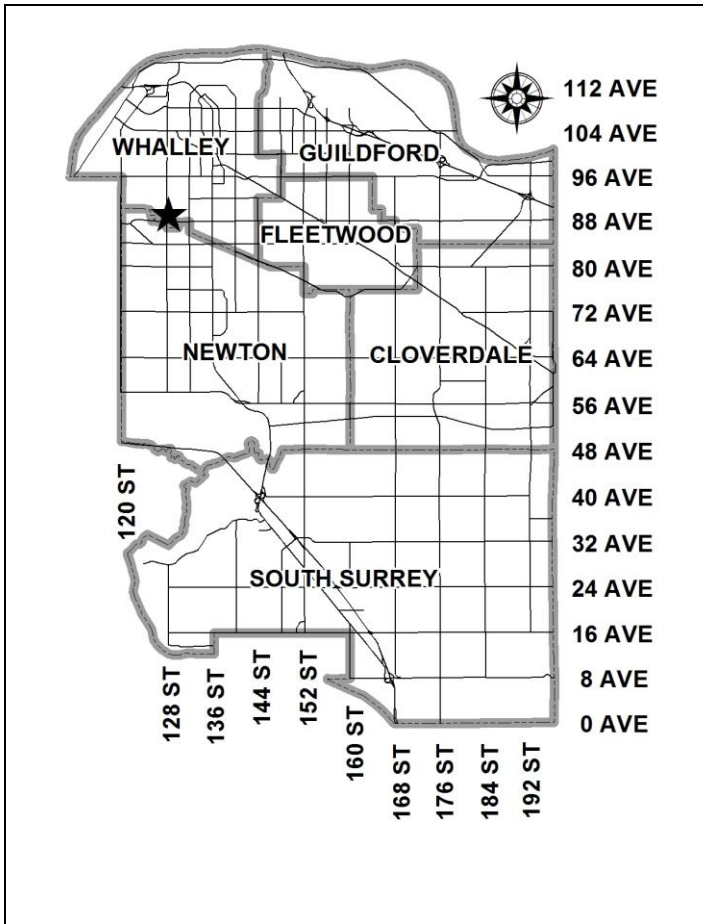
Planning Report Date: October 18, 2010

PROPOSAL:

- **OCP Text Amendment**
- **Temporary Commercial Use Permit**

in order to allow an Early Childhood Education Program to operate out of an existing accessory building on a church site.

LOCATION: 8868 - 128 Street
OWNER: Pentecostal Assemblies of Canada
ZONING: PA-2
OCP DESIGNATION: Urban
LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for OCP Amendment.
- Approval for Temporary Commercial Use Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed adult education use will require an amendment to the Official Community Plan to establish the site as a Temporary Commercial Use Permit Area.

RATIONALE OF RECOMMENDATION

- The proposed temporary commercial use permit (TUP) for the operation of an adult education program (Early Childhood Education program) on the subject site will have minimal impact on the existing church and child care facilities on the site and the adjacent residential neighbourhood.
- Students will receive the opportunity to gain practical work experience by observing and interacting with staff in the existing on-site child care facility.
- The required parking for the proposed adult education use and existing child care facilities on the site can be accommodated in the existing surface parking spaces of the church, as church activities will not be operating at the same time as the temporary commercial use or child care activities.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Commercial Use Permit Area and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council approve Temporary Commercial Use Permit No. 7910-0228-00 (Appendix III) to proceed to Public Notification.
4. Council instruct staff to resolve the following issue prior to approval:
 - (a) the intended adult education tenant, Stenberg College, submit an application for a business license.

REFERRALS

Engineering: The Engineering Department has no objection to the project as there are no engineering requirements for this application.

SITE CHARACTERISTICS

Existing Land Use: Church and child care centre.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Townhouse development.	Urban	CD (By-law No. 15576)
East:	Single family dwellings.	Urban	RF
South:	Vacant lot.	Urban	LUC No. 235 (underlying RF)
West (Across 128 Street):	Single family dwellings.	Urban	LUC No. 75 (underlying RF)

DEVELOPMENT CONSIDERATIONS

- The subject property is generally located at the southwest corner of 128 Street and 88 Avenue in Whalley. The property is designated Urban in the Official Community Plan (OCP), zoned Assembly Hall 2 Zone (PA-2) and approximately 9,467 square metres (2.3 acres) in size.
- The existing church, New Life Assembly is part of the Pentecostal Assemblies of Canada and operates the church and the child care on the site. The Pentecostal Assemblies of Canada is a non-profit organization.
- Stenberg College is an accredited private career training institution specializing in health care and human services education. They currently do not have enough space at their existing campus at 13450 – 102 Avenue to run an Early Childhood Education (ECE) Program and approached New Life Assembly to lease their accessory building for a temporary adult education use.
- The arrangement not only allows Stenberg College to offer an Early Childhood Education program in Surrey, but also allows students the unique opportunity to gain practical work experience by observing an existing child care program and interacting with New Life Child Care staff as part of their training program. Stenberg College plans to run the unique ECE program as a pilot project at this location for the 2010-2011 school term.
- Adult education is considered a general service use, which is not permitted in the PA-2 Zone.

Current Proposal

- The proposed ECE program will be located in an existing one-storey accessory building on the northern portion of the subject site. This building has a floor area of approximately 130 square metres (1,400 sq. ft.).
- Stenberg College will run the ECE program Mondays to Fridays between 9:00 am and 1:00 pm from late October, 2010 to June, 2011. The maximum number of students attending the program will be thirteen (13) with one (1) instructor.
- The ECE program will operate out of the accessory building when it is not in use for the New Life Child Care out-of-school program. New Life Child Care currently operates an out-of-school program that provides care for children from Kindergarten to Grade Six, Mondays to Fridays from 7:00 am – 8:30 am and 2:30 pm – 6:00 pm.
- In addition to the out-of-school child care program, New Life Child Care operates an infant/toddler daycare and pre-school program in the main church building Mondays to Fridays.
- Church services run by New Life Assembly and other denominations operate only during weekday evenings and on weekends when New Life Child Care services are not in operation on the subject site.
- Under Surrey Zoning By-law No. 12000, the proposed ECE program is considered an adult education use. The required parking for the proposed 130 square metres (1,400 sq. ft.) adult education use is four (4) parking spaces based on three (3) parking spaces for every 100 square metres (1075 sq. ft.) of gross floor area. All four (4) parking spaces will be designated in the existing surface parking area on the subject site.

- The four (4) parking spaces required for the proposed ECE program can be accommodated within the existing ninety-nine (99) parking spaces on the subject site. As the ECE program will only be operating at the same time as the pre-school and infant/toddler daycare, the existing parking spaces can easily accommodate the proposed and existing uses occurring during the weekday.
- There will be no visible signage on the outside of the accessory building as Stenberg College plans to use the accessory building on a temporary basis.
- The proposed adult education use will have little impact on the surrounding neighbourhood and will not set a precedent for temporary commercial uses in institutional areas as the use is for the operation of a unique ECE Program pilot project.
- The two-year temporary commercial use permit will allow Stenberg College to operate the ECE program for the 2010-2011 school term. If the pilot is successful, Stenberg College will acquire a permanent location that can accommodate the unique program.

PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the subject property and pre-notification letters were mailed on September 21, 2010 and to date staff has received no comments.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

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
Appendix III.	Temporary Commercial Use Permit No. 7910-0228-00
Appendix IV.	Proposed OCP Text Amendment By-law

Jean Lamontagne
General Manager
Planning and Development

LC/kms

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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: Jeremy Sabell, Stenberg College
 Address: Suite 750 – 13450 – 102 Avenue
 Surrey, BC
 V3T 5X3
 Tel: 604-580-2772

2. Properties involved in the Application

- (a) Civic Address: 8868 – 128 Street
- (b) Civic Address: 8868 – 128 Street
 Owner: Pentecostal Assemblies of Canada
 PID: 017-136-733
 Lot 7 Section 32 Township 2 New Westminster District Plan NWP88116

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Temporary Commercial Use Permit No. 7910-0228-00.

DEVELOPMENT DATA SHEET

Existing Zoning: PA-2

Required Development Data	Existing	Proposed
LOT AREA* (in square metres)		
Gross Total	9,467 m ²	
Road Widening area		
Undevelopable area		
Net Total	9,467 m ²	
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	40%	
SETBACKS (in metres)		
Front	7.5 m	
Rear	6.67 m	
Side #1 (South)	7.5 m	
Side #2 (North)	7.5 m	
Side #3 (North) (Accessory Building)	3.6 m	
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	
Accessory	4 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial in Accessory Building	128 m ²	
Adult Education Institution	0 m ²	
Total	128 m ²	
FLOOR AREA: Industrial		
FLOOR AREA: Institutional	1,706 m ²	
TOTAL BUILDING FLOOR AREA	1,834 m ²	

** 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)	0.50	
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial (Adult Education Institutional)	0	4
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional	99	95
Total Number of Parking Spaces	99	99
Number of disabled stalls		
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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