

City of Surrey ADDITIONAL PLANNING COMMENTS File: 7911-0244-01

Planning Report Date: June 17, 2013

PROPOSAL:

• Development Variance Permit

in order to permit the development of a church.

LOCATION: Portion of 18625 - Fraser Highway

Portion of 68 Avenue Road

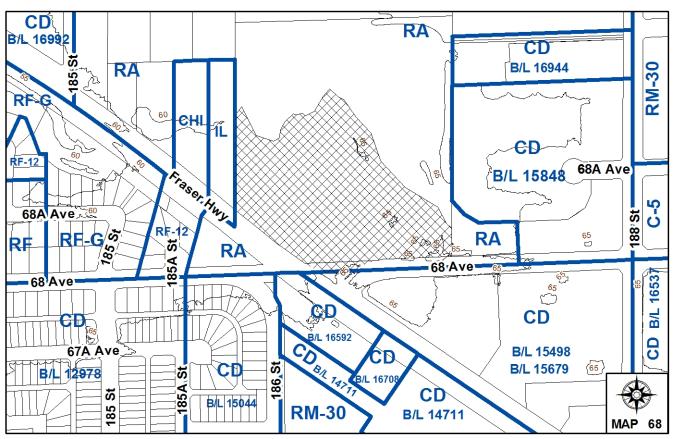
Allowance

OWNERS: Hope Community Church of Surrey

BC and City of Surrey

ZONING: RA

OCP DESIGNATION: Suburban NCP DESIGNATION: Institutional



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

• Setbacks from both Fraser Highway and 68 Avenue are proposed to be reduced.

RATIONALE OF RECOMMENDATION

• The proposed church will remain in the same location as previously proposed and reviewed by City Council and will continue to be street-oriented and featured prominently at the intersection of 68 Avenue and Fraser Highway.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7911-0244-01 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum side yard setback on a flanking street (Fraser Highway) of the PA-2 Zone from 9.0 metres (30 ft.) to 3.6 metres (12 ft.) to the building face and to 0.0 metre to the roof overhang;
- (b) to reduce the minimum front yard setback (68 Avenue) of the PA-2 Zone from 9.0 metres (30 ft.) to 4.3 metres (17 ft.) to the building face and to 0.0 metre to the roof overhang; and
- (c) to vary Part 4 General Provisions of Zoning By-law No. 12000 to allow a structure more than 0.60 metre (2 ft.) in height to be located within the building setback area.

REFERRALS

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

Engineering comments were previously provided with the Initial Planning Report No. 7911-0244-00, dated September 10, 2012.

SITE CHARACTERISTICS

Existing Land Use: Vacant residential lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Park and Creek (yellow-coded)	Riparian Protection Area	RA
East:	Park and Creek (yellow-coded)	Riparian Protection Area	RA
South (Across 68 Avenue):	Shopping centre	Commercial in OCP	CD (By-law No. 15498 amended by No. 15679)
West:	Forklift shop	Suburban in OCP	IL

DEVELOPMENT CONSIDERATIONS

• At the Regular Council – Land Use meeting of September 10, 2012, Council considered the Initial Planning Report proposing:

- o OCP amendment from Suburban to Urban;
- o NCP amendment on portions of the site from Institutional and Riparian Protection Area to 22-45 u.p.a. (High Density) and from Institutional to Riparian Protection Area;
- o Rezoning from One-Acre Residential Zone (RA) to Multiple Residential 30 Zone (RM-30) and Public Assembly 2 Zone (PA-2);
- o Development Permit; and
- o Development Variance Permit

in order to permit the development of 52 townhouse units and a church.

- At the October 1, 2012 Regular Council Public Hearing meeting, both the OCP Amendment and Rezoning By-laws associated with the proposal received Third Reading.
- Since the Public Hearing, the applicant has expressed concern with the significant cost that is associated with the purchase of the City-owned road allowance at the corner of 68 Avenue and Fraser Highway, particularly as there is no development potential on these lands, other than the provision of a multi-use pathway.
- As a result, in order to reduce the costs of development, the applicant is proposing to purchase less road allowance than originally indicated.
- Whereas originally the applicant proposed to purchase approximately 525 square metres (0.13 ac.) of excess road allowance from the City, the applicant now proposes to purchase approximately 95 square metres (0.023 ac.).
- However, although the proposed church building remains in the same location as originally proposed, by virtue of the fact that the applicant is purchasing less road allowance, the ultimate property lines along Fraser Highway and 68 Avenue will now be located closer to the church than was originally anticipated resulting in a need for a Development Variance Permit to accommodate reduced setbacks.
- The current proposal is for a Development Variance Permit to reduce the building setbacks
 from both Fraser Highway and 68 Avenue and to increase the height of a structure that can be
 located within the building setback area as outlined in the By-law Variance and Justification
 section.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

• To reduce the minimum side yard setback on a flanking street (Fraser Highway) of the PA-2 Zone from 9.0 metres (30 ft.) to 3.6 metres (12 ft.) to the building face and to 0.0 metre (0 ft.) to the roof overhang;

• To reduce the minimum front yard (68 Avenue) setback of the PA-2 Zone from 9.0 metres (30 ft.) to 4.3 metres (17 ft.) to the building face and to 0.0 metre (0 ft.) to the roof overhang.

Applicant's Reasons:

- The City has requested that the building be located at the corner of Fraser Highway and 88th Avenue and as close as possible to the intersection, for a more urban presence.
- The PA-2 Zone requires the building to be set back 9.0 metres (30 ft.) from the front lot line. In order to locate the building as requested by the City, and to maximize space generally for the church's activities on the resultant smaller site, the church will purchase part of the available City property and propose to construct the building with a 3.7-metre (12 ft.) building setback, and a zero setback at any eave or signage element, which is consistent with urban, reduced and/or zero lot line setbacks.
- The building will appear to be 9.0 metres (30 ft.) back from the intersection, in keeping with the bylaw requirement, since there will be no indication of where the church property ends and where the left over and undevelopable City parcel begins. This will allow the building to be as close as possible to the intersection as requested by the City of Surrey.

Staff Comments:

- To minimize the cost of development on the church site, the applicant is now proposing to purchase less of the City road right-of-way at the intersection of 68 Avenue and Fraser Highway for consolidation with the subject site. As a result of this objective, the site area is smaller and the property lines are further back from the curb and sidewalk.
- Physically this change in the amount of road to be acquired does not affect the design of the building nor the layout of the site, as the church will be sited in its original position. However as the property lines are set back further from Fraser Highway and 68 Avenue, they are now closer to the proposed location of the building.
- Staff support the proposed variances.

(b) Requested Variance:

• To vary Zoning By-law No. 12000 to allow a structure more than 0.60 metre (2 ft.) in height to be located within the building setback area.

Applicant's Reasons:

• See above comments.

Staff Comments:

• The project landscaping includes a 0.90-metre (3 ft.) high wall directly adjacent the amended property line at the intersection of Fraser Highway and 68 Avenue, along the building's south façade.

- The wall serves to separate a patio area from the public realm and will act as an outdoor gathering space for the church use. The church's signage is proposed to be fastened to the top of the wall directly adjacent the intersection. At its highest point, the sign will be a maximum of 1.20 metres (4 ft.) high.
- The wall was proposed as part of the original proposal and is located in the same location.
- Staff support the proposed 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 Subdivision Layout

Appendix III. Development Variance Permit No. 7911-0244-01

INFORMATION AVAILABLE ON FILE

- Environmental Report Prepared by Envirowest Consultants Inc. Dated March 7, 2012.
- Complete Set of Architectural and Landscape Plans prepared by OCA Architects BC Inc., and PMG Landscape Architects respectively, dated January 10, 2013.

original signed by Judith Robertson

Jean Lamontagne General Manager Planning and Development

SML/kms

Information for City Clerk

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

1. (a) Agent: Name: Ted Dawson

Dawson Benchmark

Address: 12205 - Gardiner Street

Surrey, BC V₄A₃C₅

Tel: 604-626-5401

2. Properties involved in the Application

(a) Civic Address: Portion of 18625 Fraser Highway

Portion of 68 Avenue Road Allowance

(b) Civic Address: Portion of 18625 Fraser Highway

Owner: Hope Community Church of Surrey BC

PID: 029-014-069

Lot A Section 16 Township 8 New Westminster District Plan EPP28335

(c) Address: Portion of 68 Avenue Road Allowance

Owner: City of Surrey

3. Summary of Actions for City Clerk's Office

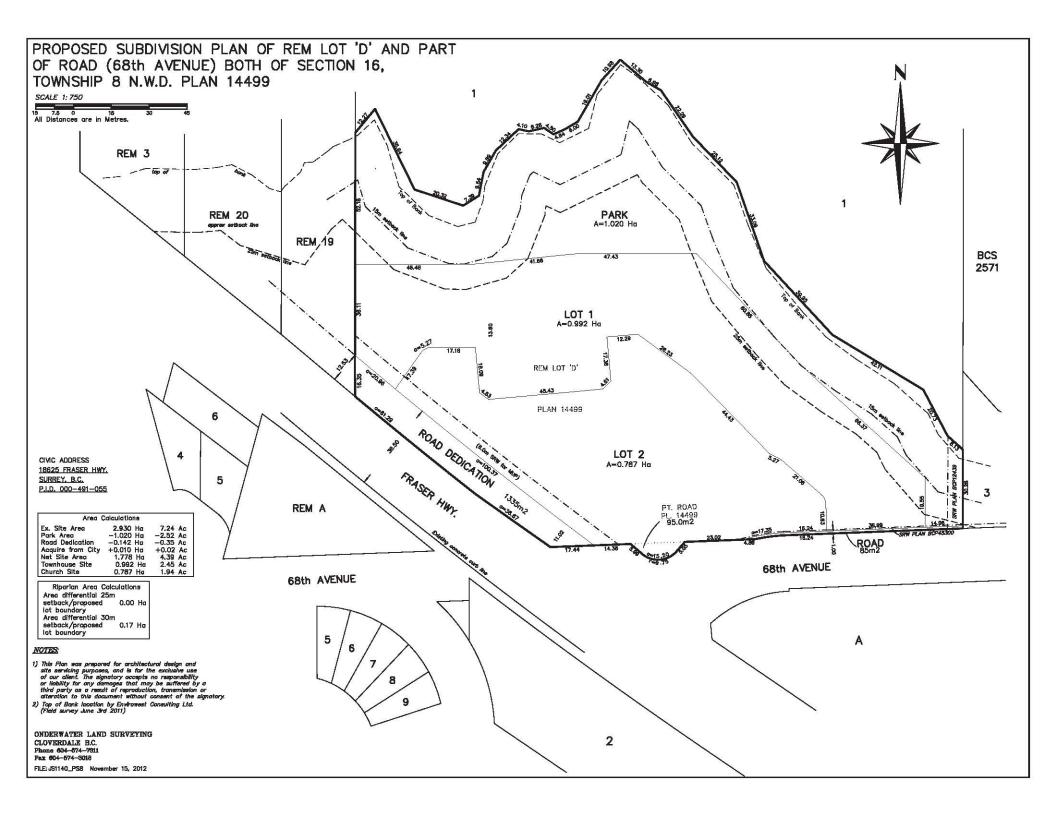
(a) Proceed with Public Notification for Development Variance Permit No. 7911-0244-01 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: PA-2

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		7,870 m²
LOT COVERAGE (in % of net lot area)		0.4
Buildings & Structures	40%	15.2%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (South-east; 68 Avenue)	9 m	4.3 m *
Rear (North)	9 m	23 m
Flanking Side (South-west; Fraser Highway)	9 m	3.6 m *
Side (West)	9 m	9 m
Side (East)	9 m	23 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	9 m
Accessory		,
FLOOR AREA: Institutional	3,935 m²	1,574 m²
TOTAL BUILDING FLOOR AREA	3,935 m²	1,574 m²
DENSITY		
FAR (gross)		
FAR (net)	0.50	0.20
PARKING (number of stalls)		
Institutional	113	113
Number of disabled stalls	2	4
Number of small cars	28	т 17

^{*} Variance requested



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0244-00

Issued To: HOPE COMMUNITY CHURCH OF SURREY BC

("the Owner")

Address of Owner: 17352 - 59 Avenue

Surrey, BC V₃S₁P₁

- 1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
- 2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 029-014-069 Lot A Section 16 Township 8 New Westminster District Plan EPP28335

18625 Fraser Highway

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title has been issued, as follows:

Parcel Identifier:

(b) If the civic address changes, the City Clerk is directed to insert the new civic address for the Land, as follows:

- 4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) The minimum side yard setback on a flanking street (Fraser Highway) in Section F.2 of the Assembly Hall 2 Zone (PA-2) is reduced from 9.0 metres (30 ft.) to 3.6 metres (12 ft.) to the building face and to 0.0 metre (0 ft.) to the roof overhang;

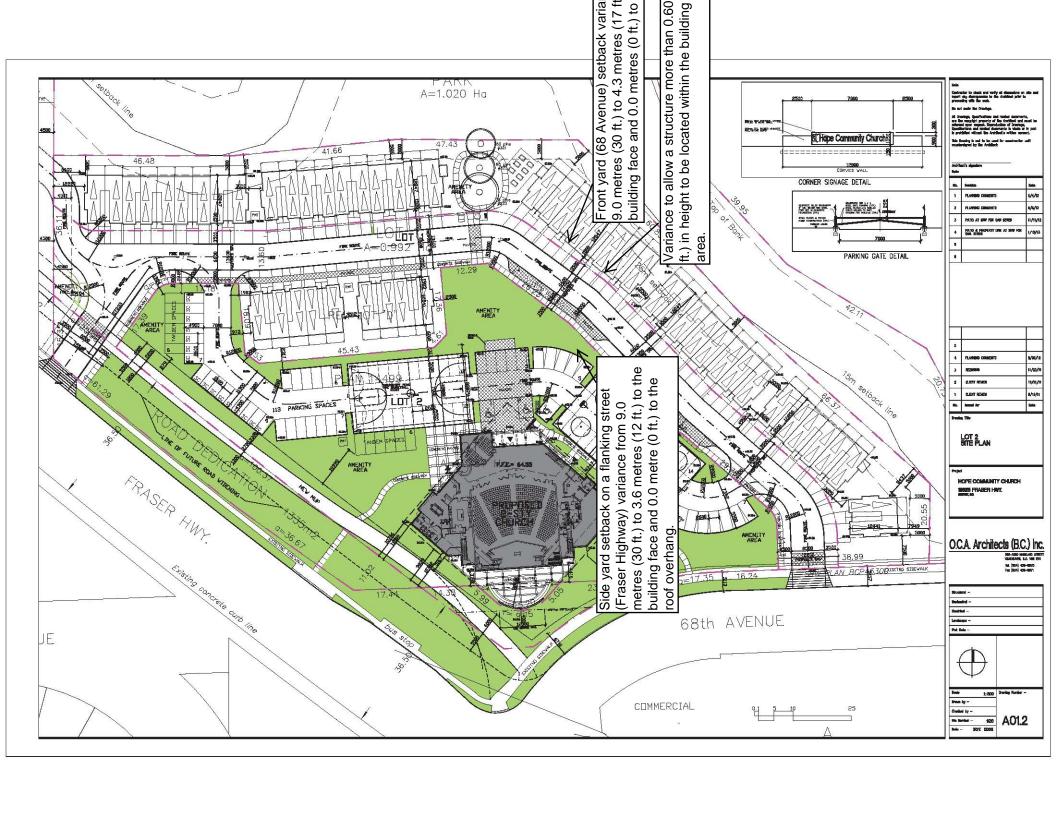
- (b) the minimum front yard (68 Avenue) setback in Section F.2 of the Assembly Hall 2 Zone (PA-2) is reduced from 9.0 metres (30 ft.) to 4.3 metres (17 ft.) to the building face and to 0.0 metres (0 ft.) to the roof; and
- (c) Sub section E.17(c) of Part 4 General Provisions is varied to allow a structure more than 0.60 metres (2 ft.) in height to be located within the building setback area.
- 5. The siting of buildings and structures shall be in accordance with the drawing numbered 7911-0244-01 (A) (the "Drawing") which is attached hereto and forms part of this development variance permit.
- 6. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
- 7. (a) The landscaping shall conform to drawings numbered 7911-0244-01 (B) through to and including 7911-0244-01 (F) (the "Landscaping").
 - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
 - (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$131,002.41

(the "Security")

- (d) i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

8.	The Land shall be developed strictly in accord provisions of this development variance perm	
9.	This development variance permit shall lapse construction with respect to which this development variation (2) years after the date this development variation.	opment variance permit is issued, within two
10.	The terms of this development variance perm persons who acquire an interest in the Land.	it or any amendment to it, are binding on all
11.	This development variance permit is not a bu	ilding permit.
	ORIZING RESOLUTION PASSED BY THE CO D THIS DAY OF , 20 .	UNCIL, THE DAY OF , 20 .
		Mayor – Dianne L. Watts
		City Clerk – Jane Sullivan



PLANT SCHEDULE CHURCH SITE

COMMON NAME



SEAL:

PMG JOB NUMBER:

PLANTED SIZE / REMARKS

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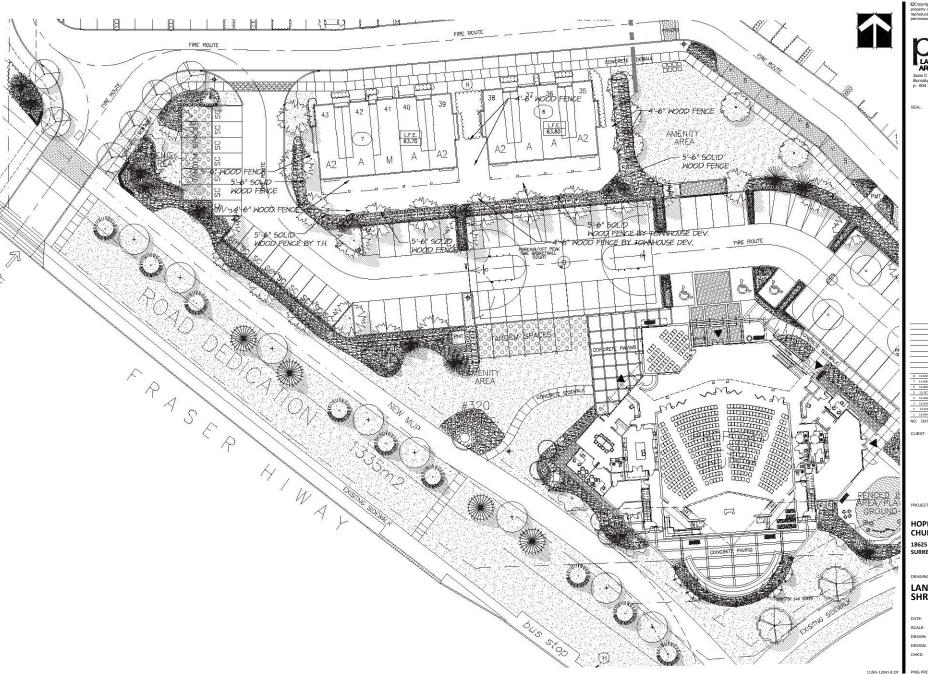
HOPE COMMUNITY CHURCH

18625 FRASER HWY. SURREY, B.C.

LANDSCAPE TREE PLAN

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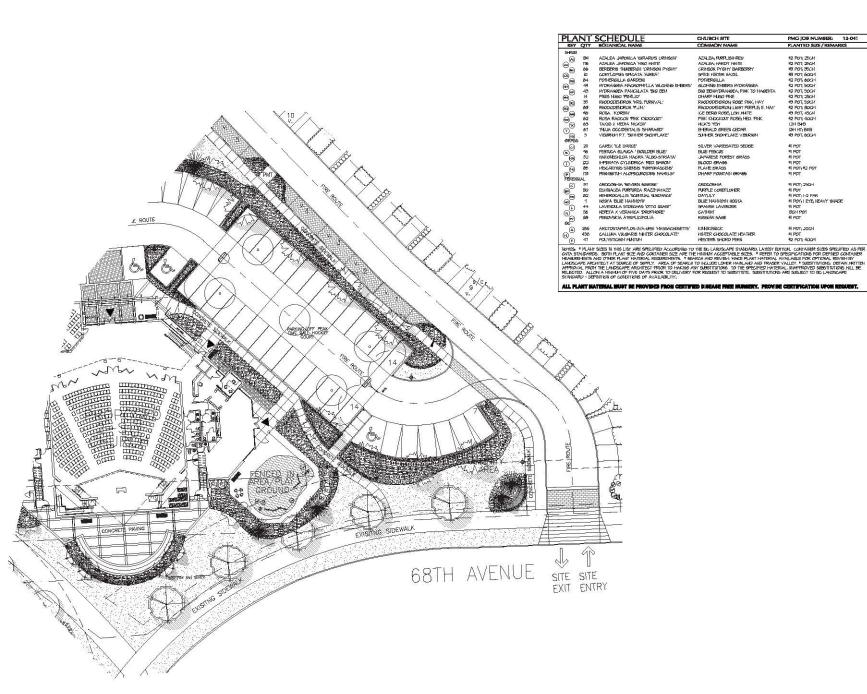
HOPE COMMUNITY CHURCH

18625 FRASER HWY. SURREY, B.C.

LANDSCAPE SHRUB PLAN

PMG PROJECT NUMBER

7911-0244-01 (C)



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Burnaby, British Columbia, V5

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HOPE COMMUNITY CHURCH

18625 FRASER HWY. SURREY, B.C.

DRAWING TITLE:

LANDSCAPE SHRUB PLAN



DATE: 12.AUG.14

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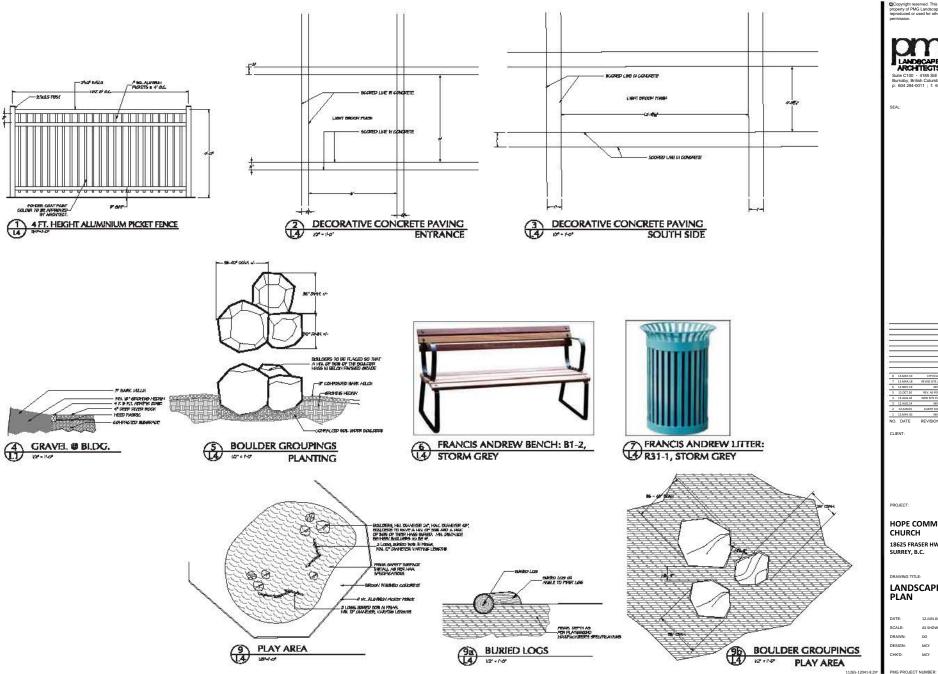
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DESIGN: MCY

CHICD: MCY

PMG PROJECT NUMBER

7911-0244-01 (D)





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PROJECT:

HOPE COMMUNITY CHURCH

18625 FRASER HWY. SURREY, B.C.

LANDSCAPE PLAN

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PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

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PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

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SURREY, B.C.

LANDSCAPE SPECIFICATIONS

DATE: 12 AUG 15 DRAW SCALE: DRAWN: DESIGN: CHKD:

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