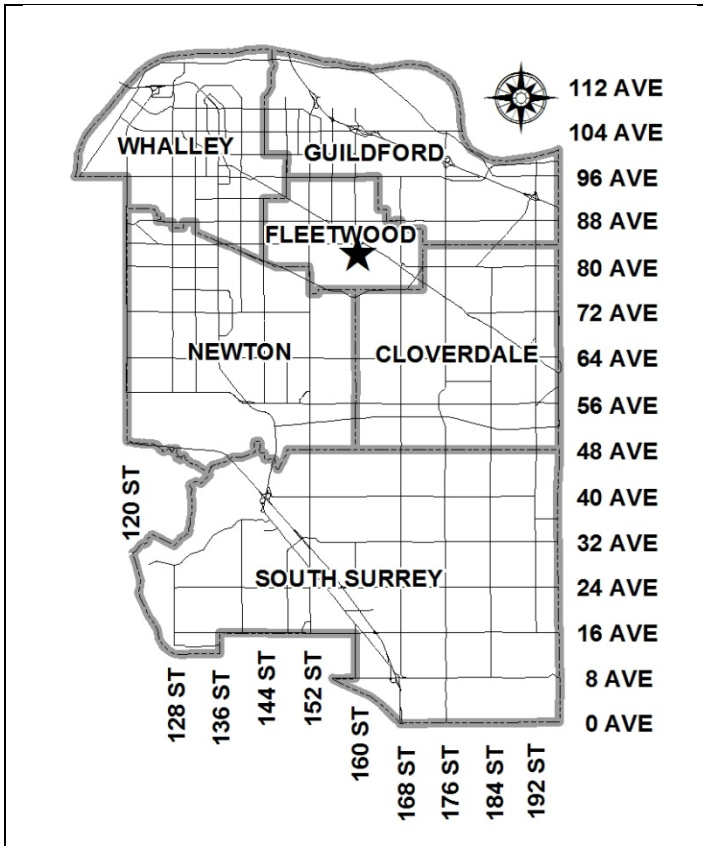


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0090-00

Planning Report Date: July 23, 2012

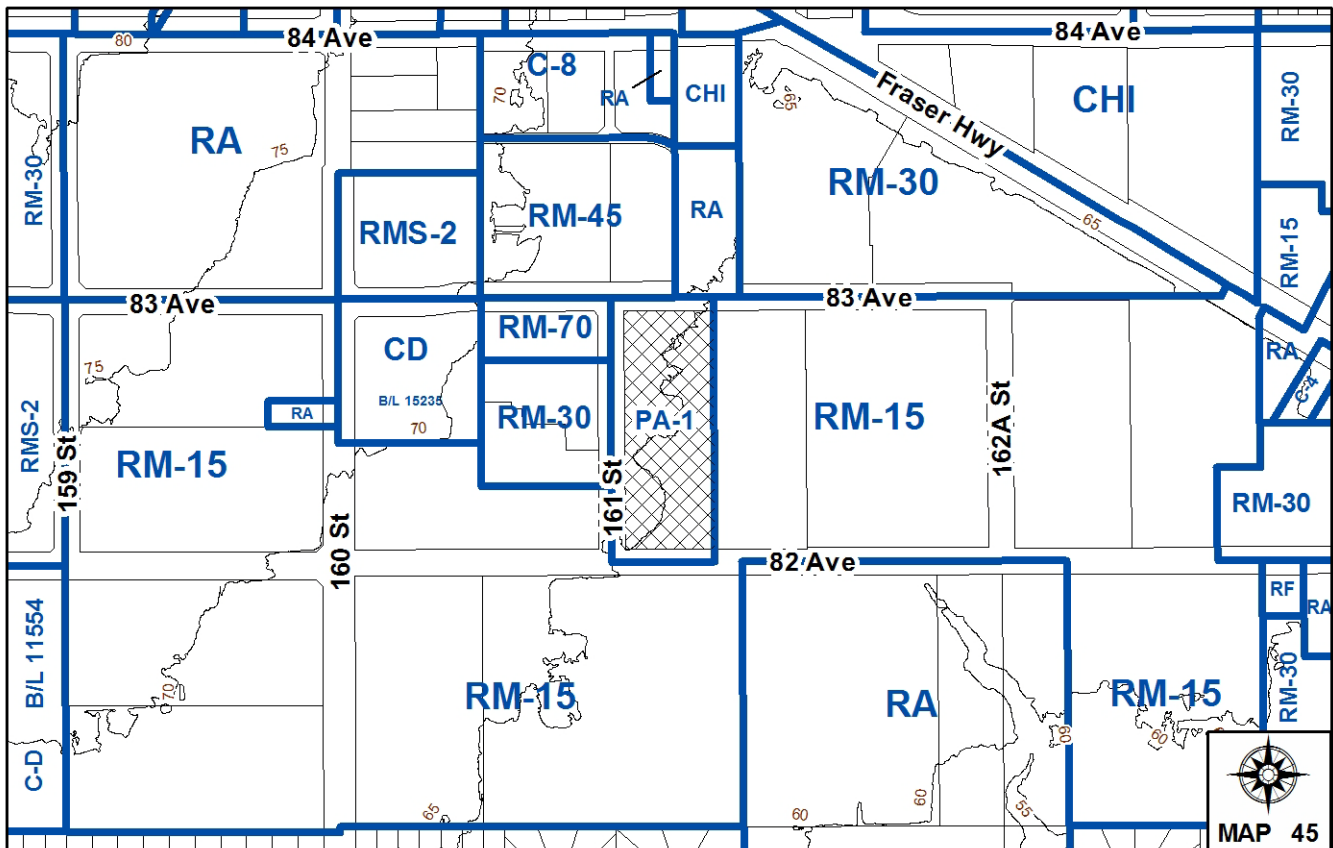


PROPOSAL:

- **Rezoning** from PA-1 to PA-2
- **Development Variance Permit**

in order to allow the expansion of an existing church in the Fleetwood Town Centre.

LOCATION: 8250 - 161 Street
OWNER: Fil-International Christian Church
ZONING: PA-1
OCP DESIGNATION: Urban
TCP DESIGNATION: Institutional



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a relaxation to the minimum side yard (west) setback on a flanking street in the PA-2 Zone.

RATIONALE OF RECOMMENDATION

- The proposed use is appropriate for this part of Fleetwood.
- The proposed church expansion satisfies the parking requirements and should not negatively impact the adjoining properties or the community.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Fleetwood Town Centre Plan.
- The proposal has been well-received by the community.
- The applicant will be providing a new walkway along the east property line, improving pedestrian connections for the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Assembly Hall 1 Zone (PA-1)" (By-law No. 12000) to "Assembly Hall 2 Zone (PA-2)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7912-0090-00 (Appendix IV) varying the following to proceed to Public Notification:
 - (a) to reduce the minimum side yard (west) setback on a flanking street in the PA-2 Zone from 8.1 metres (27 ft.) to 4.5 metres (15 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of road dedication plans to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Fleetwood International Church, which will be retained.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
Northwest (Across 83 Avenue):	Apartment building	Apartment and Medium Density Townhouses	RM-45 and RA
Northeast (Across 83 Avenue):	Northern portion of the lot is occupied by a two-storey commercial building. Southern portion is vacant	Northern portion: Community Commercial Southern portion: Apartment and Medium Density Townhouses	CHI RA
East:	Townhouse development	Low Density Townhouses	RM-15
South (Across 82 Avenue):	Townhouse development	Low Density Townhouses	RM-15
West (Across 161 Street):	Fleetwood Gardens seniors housing and townhouse developments	Apartment and Medium Density Townhouses, Medium Density Townhouses and Low Density Townhouses	RM-70, RM-30 and RM-15

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 8250 – 161 Street in the Fleetwood Town Centre and is approximately 1.2 hectares (3.0 acres) in size. The site is designated Urban in the Official Community Plan (OCP), Institutional in the Fleetwood Town Centre Plan, and is zoned Public Assembly 1 Zone (PA-1).
- The property is currently occupied by the Fleetwood International Church.
- The applicant is proposing to rezone the subject property from PA-1 to Public Assembly 2 Zone (PA-2) in order to allow for the proposed expansion of the existing church.
- The PA-1 Zone limits the number of seats in a church to 300. With the proposed expansion, the number of seats in the facility will be increased to approximately 580.
- The existing single-storey church on the subject site is approximately 592 square metres (6,377 sq.ft.) in size. The applicant proposes to retain the existing church and construct a single-storey addition, approximately 1,656 square metres (17,827 sq.ft.) in size, to the south of the existing church.
- The overall floor area of the facility (existing church and new addition) is approximately 2,249 square metres (24,204 sq.ft.) resulting in a proposed floor area ratio (FAR) of 0.18, which complies with the maximum FAR of 0.50 permitted in the proposed PA-2 Zone.

- The proposed height of the new addition is approximately 8.1 metres (27 ft.), which is similar to the height of the existing church.
- Based on the Zoning By-law, 169 parking spaces are required for the expanded church facility. A total of 172 parking spaces will be provided.
- The PA-2 Zone requires that all front yard, rear yard and side yard setbacks be greater than or equal to the height of the tallest building on the lot. The proposed side yard (west) setback on a flanking street is 4.5 metres (15 ft.), and therefore, a Development Variance Permit is required (see By-law Variance Section).

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters were sent out to the neighborhood on June 5, 2012, and staff have not received any telephone calls or letters of concern regarding the proposed church expansion.

Public Information Meeting

The applicant held a public information meeting (PIM) on Wednesday, June 27, 2012 to apprise area residents of the proposal. Approximately 30 individuals attended the PIM.

Most people in attendance expressed their support for the proposed church addition, with no one expressing any opposition. A total of four (4) comment sheets were submitted, all of which expressed support for the proposal. A few minor concerns were noted, as follows:

- Some concerns regarding the drainage from the church property into the Fleetwood Oaks townhouse complex located directly to the east of the church.

(Significant landscaping (bioswale) including trees will be planted along the east property line at the Building Permit stage, which will alleviate drainage concerns.)

- Concern about the future lighting in the parking lot.

(The applicant proposes to install lighting throughout the new parking lot and adjacent to the proposed public pathway. The proposed lighting will provide sufficient illumination to the site, and is designed to be downward facing and unobtrusive to the townhouse residents to the east.)

- Concern about the loss of green space along the south side of the church.

(Due to the proposed location of the church expansion and the orientation of the front entrance, the existing grass field will be removed. The applicant proposes to maintain a grassed area for recreational activities along the north property line.)

- Concern regarding the loss of the existing cherry trees on the subject site.

(The applicant is proposing to plant replacement cherry trees in other locations on the subject site.)

DESIGN PROPOSAL AND REVIEW

Site Layout

- The existing church is situated near the centre of the subject property with the parking lot located to the south and east of the building.
- The proposed church addition will be sited directly to the south of the existing church and will be attached to the existing building. Due to the increased floor area, the parking lot will be expanded.
- Currently, there is one (1) vehicle access to the subject site via 161 Street. As a result of the proposed church expansion, the applicant proposes to close the existing driveway access and introduce two (2) new driveways off of 161 Street to facilitate the increase in vehicle movement to and from the site.
- The applicant is required to dedicate 1.942 metres (6.4 ft.) along 82 Avenue and provide a 0.50-metre (1.6 ft.) wide right-of-way along both 82 Avenue and 161 Street. A 3.0-metre x 3.0-metre (10 ft. x 10 ft.) corner cut is also required at the intersections of 83 Avenue and 161 Street, and at 82 Avenue and 161 Street.
- Additionally, the applicant proposes a 6.0-metre (20 ft.) wide right-of-way for a pedestrian walkway along the east property line. The proposed right-of-way will include a 2.0-metre (6.6 ft.) walkway and a 2.0-metre landscape strip along each side of the path. The proposed walkway will provide improved pedestrian movement in the neighbourhood.
- The northern portion (approximately 1,600 square metres / 17,222 sq.ft.) of the subject site will remain undeveloped. The applicant proposes to clear some of the existing bushes and landscaping, and maintain the grass for recreational activities.

Proposed Building Design

- The proposed church addition incorporates fibre cement panels, in light brown and beige colours, along all building elevations. The colour variation enhances the overall design and appeal of the proposed addition.
- The proposed front entrance (south building elevation) of the church addition is highlighted by a porte cochere anchored by cultured stone veneer and wood-finished glulam beams. Skylights are incorporated into the charcoal-coloured metal roof of the porte cochere allowing natural sunlight to penetrate down to the main entrance and lobby.
- Proposed exterior doors, canopies, railings and accents are painted dark grey, while clear finish wood soffits also form an integral part of the design of the proposed addition.
- The applicant is proposing windows and spandrel glazing along each building elevation. The proposed glazing and landscaping along 161 Street will help to create a more pedestrian-friendly streetscape.

- The applicant proposes exterior renovations to the existing church, including the replacement of cladding, windows and doors, in order to upgrade the facility to match the proposed church addition design. Similar façade panels, wood beams and cultured stone, as proposed in the new addition, will be utilized to renovate the existing church.
- New lighting is to be installed within the parking lot for improved safety and visibility. The applicant also proposes to install lighting along the proposed public walkway. The proposed lighting will be downward facing and not create a significant glare on the existing townhouse units directly to the east.
- The proposed garbage enclosure is located at the northwest corner of the proposed parking lot, while a proposed garden storage shed is located at the northeast corner of the parking lot. The enclosure and shed will be screened by green cedars.

Proposed Signage

- The applicant proposes to replace the existing free-standing sign at the southwest corner of the property with a new free-standing sign.
- The proposed replacement free-standing sign is approximately 2.4 metres (8 ft.) high and 4.9 metres (16 ft.) wide with a sign area of 11.9 square metres (128 sq.ft.), which complies with the Sign By-law.
- The proposed replacement free-standing sign is made of concrete with post-mounted aluminum letters. The base of the proposed sign is comprised of cultured stone veneer.
- The proposed sign is illuminated by three (3) uplights installed in the base.
- No fascia signs are proposed for the church facility.

Trees and Landscaping

- The applicant submitted an Arborist Assessment prepared by Arbortech Consulting Ltd. (Tree Summary in Appendix VI). The report and plans have been reviewed by staff and is acceptable.
- The chart below provides a summary of the tree removal by species:

Tree Species	ON-SITE TREES		
	Total Trees	Retention	Removal
Norway Spruce	1	0	1
Blue Spruce	2	0	2
Plum	4	0	4
Cherry	2	0	2
Buckthorn	1	0	1
Red Alder	43	7	36
Cottonwood	1	0	1
Total	54	7	47

- The assessment identifies 54 trees on the subject site. The applicant proposes to remove 47 of the trees, as they are hazardous or will be severely impacted by the proposed church addition. Thirty-seven of these trees proposed for removal are alder or cottonwood. No off-site trees are impacted.
- Based on the tree replacement ratio in accordance with the Tree Protection By-law (No. 16100), a total of 57 replacement trees are required. Currently, 75 replacement trees are proposed on the subject site.

Sustainability Development Checklist

- The Sustainability Development Checklist was approved by Council on April 18, 2011 under Corporate Report No. Ro63. The purpose of the checklist is support the goals and vision of the Surrey Sustainability Charter and to encourage and raise awareness towards more sustainable land use and building design in the City.
- The applicant prepared and submitted a sustainable development checklist for the subject site on June 7, 2012.
- The proposal incorporates sustainable features based on six of the seven criteria listed in the Sustainable Development Checklist. The features are listed within each criterion in the following table:

SUSTAINABILITY CRITERIA	PROPOSED DEVELOPMENT FEATURES
Location	<ul style="list-style-type: none"> • The site is located in the Fleetwood Town Centre Plan in an established neighbourhood with existing townhouse developments and apartment buildings. An elementary school is located to the southeast across 82 Avenue.
Density & Diversity	<ul style="list-style-type: none"> • The church will continue to provide amenity space to the community for recreational and religious purposes.
Ecology & Stewardship	<ul style="list-style-type: none"> • The proposed development includes on-site infiltration trenches, vegetated bio-swales and natural landscaping to alleviate any drainage concerns. • The applicant may use absorbent soils along the north portion of the subject site to mitigate rainwater from the building roof. • The vast majority of the on-site trees are low value cottonwoods, and will be replaced with higher quality pines, maples, katsuras, and red cedar trees.
Sustainable Transport & Mobility	<ul style="list-style-type: none"> • Busses do not run along the abutting streets of the subject site. However, transit service is available along Fraser Highway and 84 Avenue, which is approximately 550 metres (1/3 mile) or a ten-minute walk away. • A 6.0-metre (20 ft.) wide right-of-way for a pedestrian walkway is proposed along the east property line. The proposed walkway will provide improved pedestrian connectivity in the neighbourhood. • Pedestrian-specific lighting, shower and change facilities within the church, and preferential carpool parking stalls are proposed.

Accessibility & Safety	<ul style="list-style-type: none"> The proposed building incorporates CPTED principles including: well-lit entries/exits, visibility over landscaped areas, significant glazing, and clear pedestrian linkages and lighting. The church is available to the local community for: childcare, recreational space, and indoor community amenity space.
Green Certification	<ul style="list-style-type: none"> No green rating or certification is proposed. However, the energy use target for the church is expected to be 20% better than ASHRAE 90.1. ASHRAE 90.1 is a standard that provides minimum requirements for energy efficient designs for buildings.

ADVISORY DESIGN PANEL

ADP Date: June 28, 2012

This project is supported by the ADP. The applicant has generally resolved all design issues raised by the ADP. The applicant has agreed to resolve any remaining issues, prior to consideration of final approval of this application.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum side yard (west) setback on a flanking street of the PA-2 Zone from 8.1 metres (26 ft.) to 4.5 metres (15 ft.).

Applicant's Reasons:

- The proposed setback relaxation is requested due to the following reasons:
 - The subject site is constrained by the 6.0-metre (20 ft.) wide right-of-way for a pedestrian walkway along the east property line; and
 - The subject site is further constrained by parking requirements.

Staff Comments:

- Although a Development Permit is not required for an institutional use, the proposal was reviewed by staff and was found to be well-designed and of high quality.
- The proposed setback helps to achieve a more urban, pedestrian streetscape in compliance with the Fleetwood Town Centre Plan.
- Staff worked with the applicant to ensure the proposed building location, parking, driveway accesses and pedestrian links are well-coordinated and functional. The proposed west setback relaxation is appropriate.

- 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.	Site Plan, Building Elevations, Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7912-0090-00
Appendix V.	ADP Comments
Appendix VI.	Summary of Tree Survey and Tree Preservation

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/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: Colin Hogan
 Focus Architecture Inc.
 Address: 1528 McCallum Road
 Abbotsford, BC V2S 8A3

 Tel: (604)853-5222 - Work

2. Properties involved in the Application
 - (a) Civic Address: 8250 - 161 Street

 - (b) Civic Address: 8250 - 161 Street
 Owner: Fil-International Christian Church (Inc. No. S17662)
 PID: 019-116-063
 Lot 1 Section 25 Township 2 New Westminster District Plan LMP20904

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

 - (b) Proceed with Public Notification for Development Variance Permit No. 7912-0090-00 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		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		3.0 acres
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	40%	19.8%
Paved & Hard Surfaced Areas		63.7%
Total Site Coverage		83.5%
SETBACKS		
Front (south)	8.1 metres	47.7 metres
Rear (north)	8.1 metres	67.9 metres
Side yard (east)	8.1 metres	21.2 metres
Side yard flanking street (west)	8.1 metres	4.8 metres*
BUILDING HEIGHT		
Principal	9.0 metres	8.1 metres
Accessory	4.0 metres	
NUMBER OF RESIDENTIAL UNITS		
Bachelor	N/A	N/A
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
	N/A	N/A
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
	N/A	N/A
FLOOR AREA: Institutional		
	6,094 sq.m.	2,249 sq.m.
TOTAL BUILDING FLOOR AREA		
	6,094 sq.m.	2,249 sq.m.

*Variance requested

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (net)		
FAR (net)	0.50	0.18
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	N/A	N/A
Industrial	N/A	N/A
Residential Bachelor + 1 Bedroom	N/A	N/A
2-Bed		
3-Bed		
Residential Visitors	N/A	N/A
Institutional	169	172
Total Number of Parking Spaces	169	172
Number of disabled stalls	2	2
Number of small cars	42	28
Tandem Parking Spaces: Number / % of Total Number of Units	25 ⁰ %	16.5 ⁰ %
Size of Tandem Parking Spaces width/length	2.6 metres x 4.9 metres	2.6 metres x 4.9 metres

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----



1



2



3



4

FLEETWOOD INTERNATIONAL CHURCH

Submission to Advisory Design Panel

June 14, 2012

CONTEXT PLAN





SOUTHWEST VIEW



SOUTHEAST VIEW



NORTHEAST VIEW



NORTHWEST VIEW

Colour Scheme

FLEETWOOD INTERNATIONAL CHURCH

8250 161 Street Surrey, BC



Panel:

Nichiha ArchitecturalBlock™
Benjamin Moore - Grant Beige (HC-83)



Nichiha ArchitecturalBlock™
Benjamin Moore - Chestertown Buff (HC-9)



Nichiha VintageWood™
Cedar



Metal Roofing,
Charcoal



Stone finish:

Cultured Stone®,
Country LedgeStone - Wolf Creek



Glulam Beam:
Wood Finished



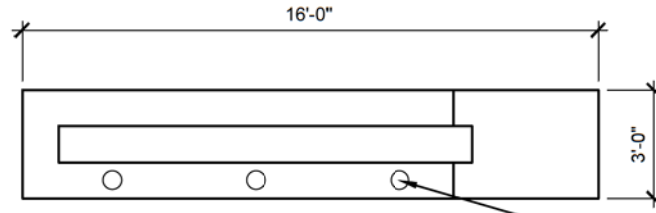
Exterior Door & Railing, Fascia, Canopy over Window/Door, & Metal Column Support:

Benjamin Moore - Gray (2121-10)

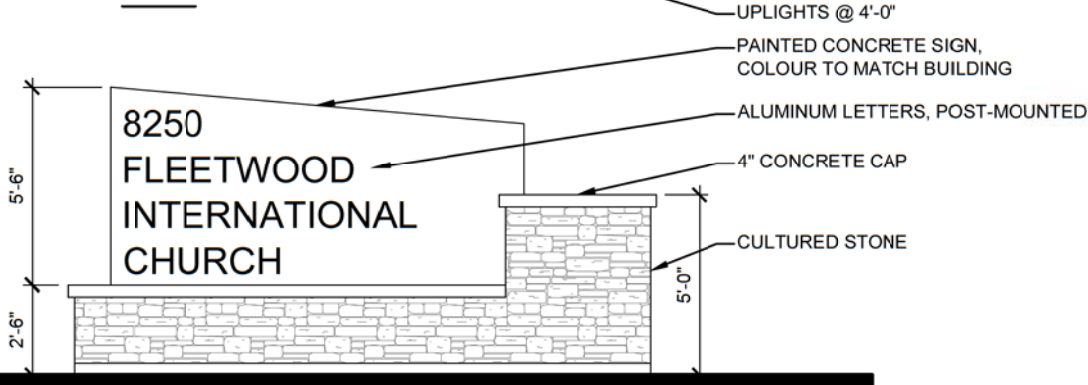


Wood Soffit:

Cedar soffit - Clear Finish



Plan

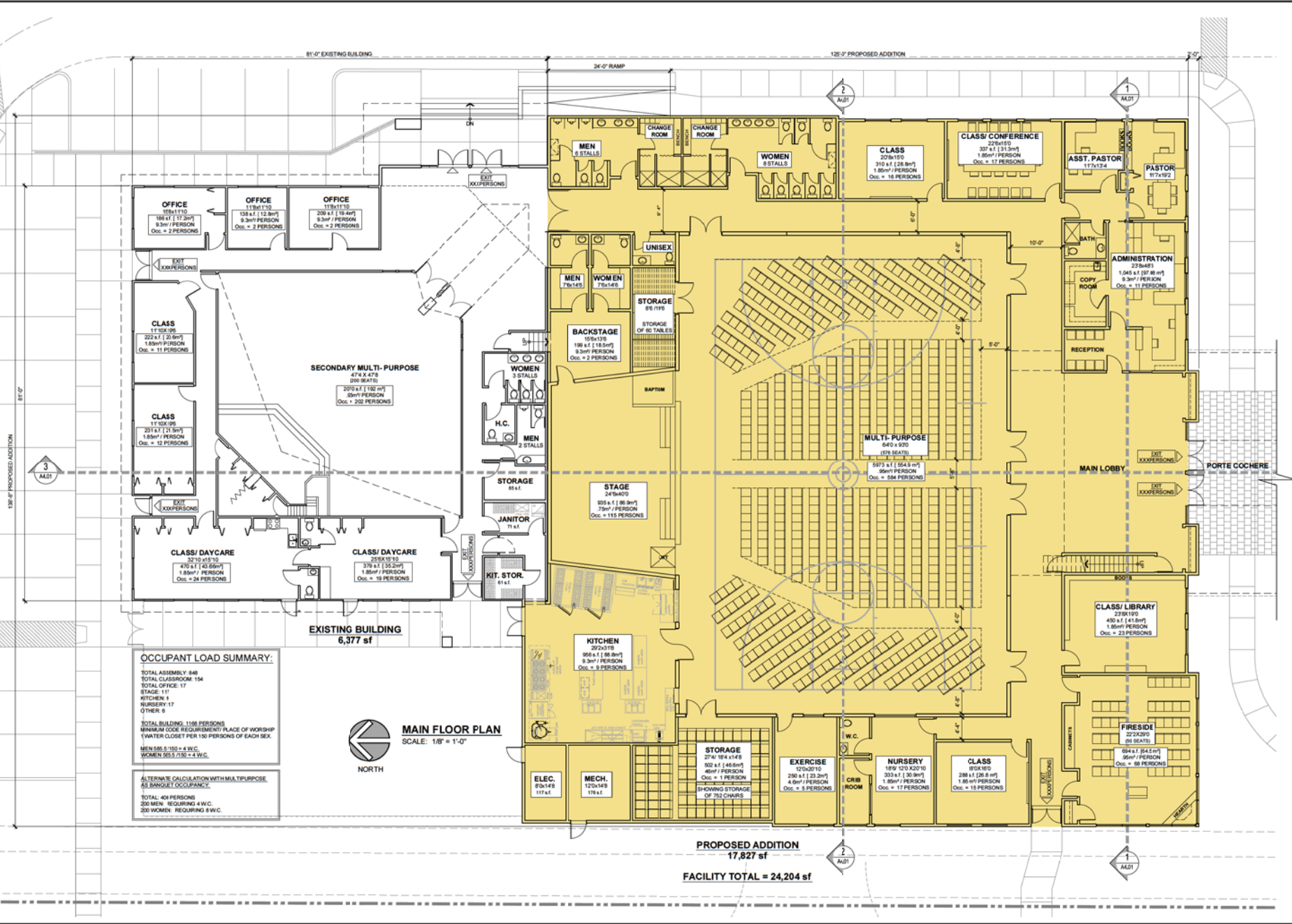


Elevation

SIGNAGE DETAIL

SCALE: 3/16" = 1'-0"

NOT DIMENSIONED, THE DIMENSIONS OF ROOMS, WALLS, DOORS, AND FIXTURES ARE TO BE DETERMINED BY THE ARCHITECT'S FIELD SURVEY AND SHALL NOT BE DIMENSIONED BY THE ARCHITECT'S FIELD SURVEY. THE ARCHITECT'S FIELD SURVEY SHALL BE CONSIDERED THE AUTHORITY FOR ALL DIMENSIONS. THE ARCHITECT'S FIELD SURVEY SHALL BE CONSIDERED THE AUTHORITY FOR ALL DIMENSIONS. THE ARCHITECT'S FIELD SURVEY SHALL BE CONSIDERED THE AUTHORITY FOR ALL DIMENSIONS.



CITY OF SURREY FILE NUMBER:
7512-0000-00

June 14, 2012
Issued for Advisory Design Panel
May 3, 2012
Recording Revisions
April 2, 2012
Issued for Rezoning
REVISIONS
CONSULTANT'S

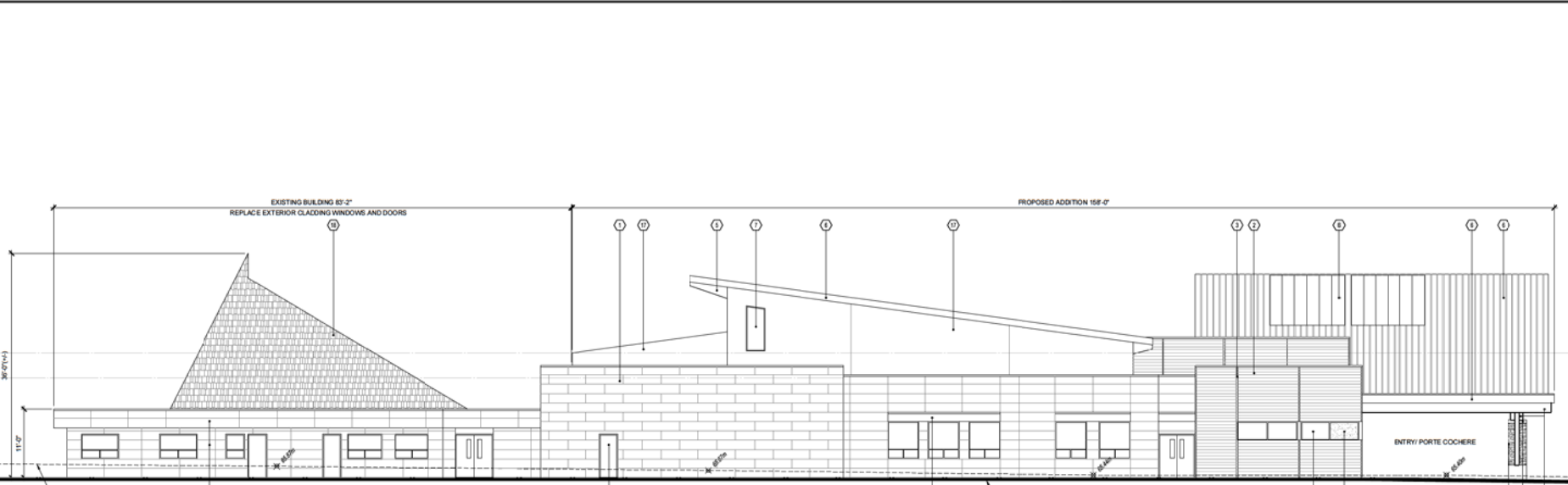
PROJECT
PROPOSED RENOVATION and ADDITION
FLEETWOOD INTERNATIONAL CHURCH
LOCATION
8250 161 STREET
SURREY, BC
DRAWING TITLE
PROPOSED MAIN FLOOR PLAN

DRAWN ph	CHECKED ch
SCALE AS NOTED	DATE April 2, 2012
SHEET NO. A-2.02	FILE NO. 1112

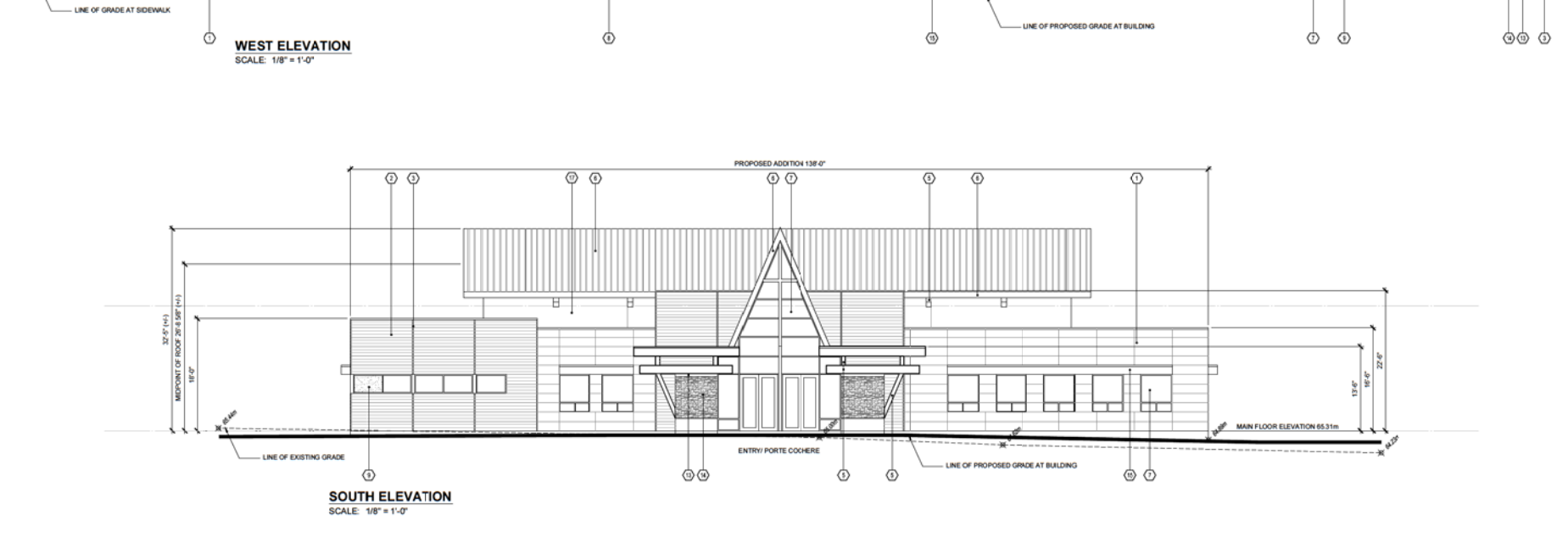


109 - 1528 McCallum Road
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Colin A. Hogan MAIBC
Jamie J. Kuppik MAIBC, MRMC

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WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION FINISH LEGEND

- | | | | | | |
|-------------------------------|------------------------|--|---|--|---------------------------------|
| ① NICHHA ARCHITECTURAL PANEL | ④ WOOD SOFFIT | ⑦ ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM | ⑩ SKYLIGHT | ⑬ 6" DEEP CONCRETE CAP | ⑯ CONCRETE RETAINING WALL |
| ② NICHHA "VINTAGE WOOD" PANEL | ⑤ GULAM BEAM | ⑧ PAINTED METAL EXTERIOR DOOR | ⑪ 4" HIGH PREFINISHED METAL & GLASS RAILING | ⑭ CULTURED STONE VENEER | ⑰ CONCRETE TILT-UP WALL |
| ③ NICHHA METAL "H" TRIM | ⑥ METAL ROOFING/ FACIA | ⑨ SPANDREL GLASS | ⑫ THRU-WALL FLASHING | ⑮ CANOPY OVER WINDOW DOOR (SEE DETAIL XXX) | ⑱ EXISTING ASPHALT SHINGLE ROOF |

CITY OF SURREY FILE NUMBER:
7912-0000-00

June 14, 2012
Issued for Advisory Design Panel
May 3, 2012
Recording Revisions
April 2, 2012
Issued for Rezoning

REVISIONS
CONSULTANT'S

PROJECT
PROPOSED RENOVATION and ADDITION

FLEETWOOD INTERNATIONAL CHURCH
LOCATION
8250 161 STREET
SURREY, BC
DRAWING TITLE

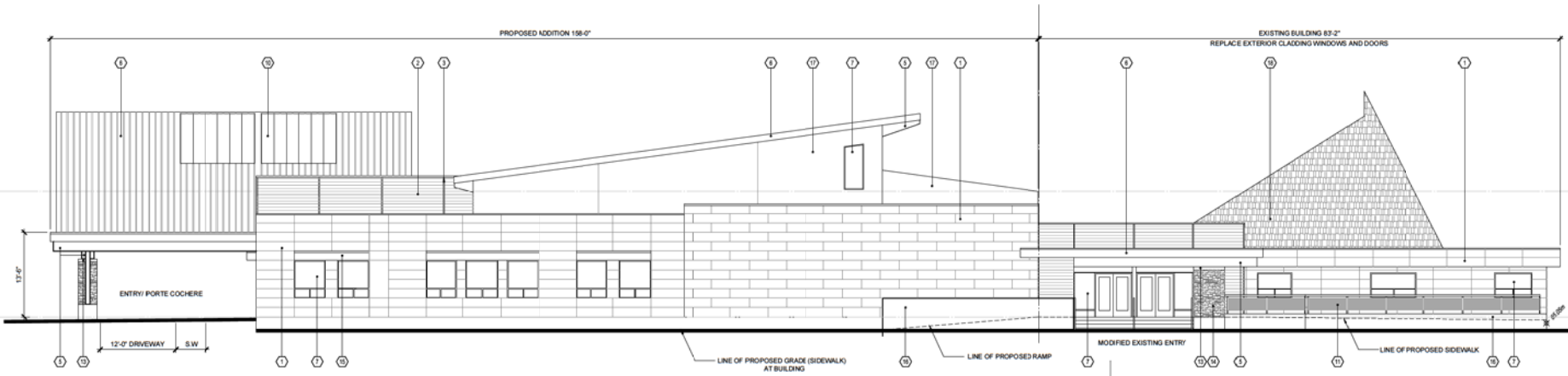
ELEVATIONS

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SCALE AS NOTED	DATE April 2, 2012
SHEET NO. A-3.01	FILE NO. 1112

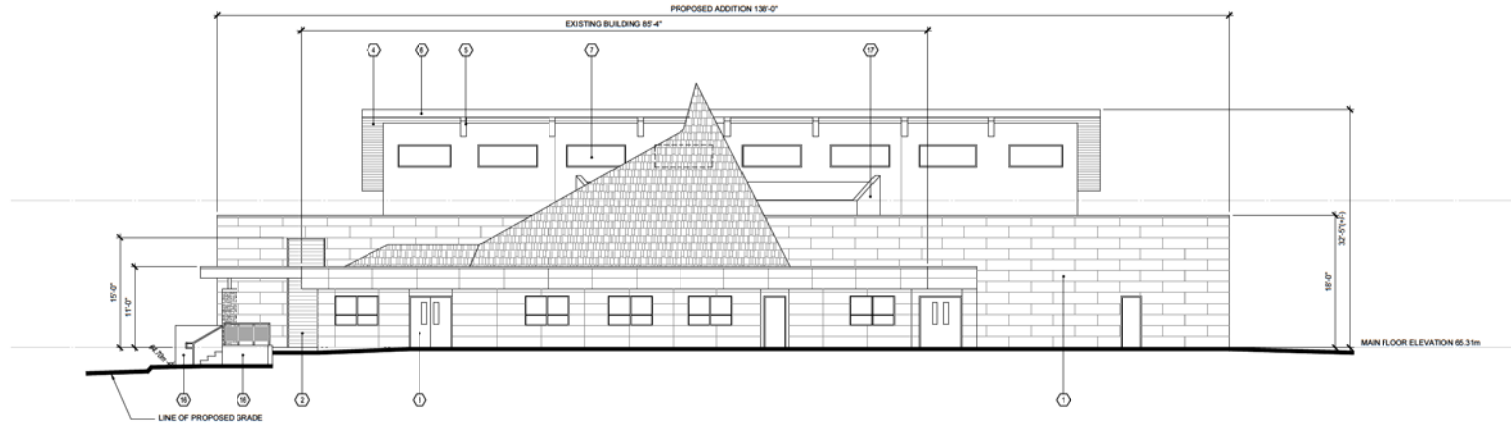


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EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION FINISH LEGEND

- | | | | | | |
|-------------------------------|------------------------|--|---|--|---------------------------------|
| ① NICHHA ARCHITECTURAL PANEL | ④ WOOD SOFFIT | ⑦ ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM | ⑩ SKYLIGHT | ⑬ 8" DEEP CONCRETE CAP | ⑮ CONCRETE RETAINING WALL |
| ② NICHHA "VINTAGE WOOD" PANEL | ⑤ GULAM BEAM | ⑧ PAINTED METAL EXTERIOR DOOR | ⑪ 4" HIGH PREFINISHED METAL & GLASS RAILING | ⑭ CULTURED STONE VENEER | ⑯ CONCRETE TILT-UP WALL |
| ③ NICHHA METAL 1/4" TRIM | ⑥ METAL ROOFING/ FACIA | ⑨ SPANDREL GLASS | ⑫ THRU-WALL FLASHING | ⑰ CANOPY OVER WINDOW DOOR (SEE DETAIL XXX) | ⑱ EXISTING ASPHALT SHINGLE ROOF |

CITY OF SURREY FILE NUMBER:
712-0000-00

June 14, 2012
Issued for Advisory Design Panel
May 3, 2012
Revising Revisions
April 2, 2012
Issued for Rezoning

REVISIONS
CONSULTANT'S

PROJECT
PROPOSED RENOVATION and ADDITION

FLEETWOOD INTERNATIONAL CHURCH
LOCATION:
8250 161 STREET
SURREY, BC

ELEVATIONS

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SCALE AS NOTED	DATE April 2, 2012
SHEET NO. A-3.02	FILE NO. 1112



109 - 1528 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604-853-2222 Fax: 604-853-3442

Colin A. Hogan MAIBC
Jarmie A. Kaupff MAIBC, MRMC



INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Project Engineer, Engineering Department**

DATE: **July 17, 2012** PROJECT FILE: **7812-0090-00**

RE: **Engineering Requirements
Location: 8250 161 Street**

REZONE***Property and Right-of-Way Requirements***

- dedicate 1.942 metres along 82 Avenue for a 24.0-metre collector road standard;
- dedicate 3.0 x 3.0-meter corner cuts at the intersections of 161 Street and 82/83 Avenue;
- provide a 0.5-metre statutory right-of-way along 161 Street and 82 Avenue; and
- provide a 6.0-meter statutory right-of-way along the eastern property line.

Works and Services

- cash-in-lieu for construction of the south side of 83 Avenue to a local road standard; and
- construct curb bulges on both sides of 82 Avenue, with a marked zebra-striped crosswalk to align with the on-site walkway along the east property line.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.

Rémi Dubé, P.Eng.
Development Services Manager

ssa

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0090-00

Issued To: FIL-INTERNATIONAL CHRISTIAN CHURCH
(INC. NO. S17662)

("the Owner")

Address of Owner: 8250 - 161 Street
Surrey, BC
V4N 0M9

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: 019-116-063
Lot 1 Section 25 Township 2 New Westminster District Plan LMP20904

8250 - 161 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) To reduce the minimum side yard (west) setback on a flanking street of the PA-2 Zone from 8.1 metres (26 ft.) to 4.5 metres (15 ft.).
4. 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.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

June 14, 2012
Issued for Advisory Design Panel
May 3, 2012
Revising Revisions
April 2, 2012
Issued for Rezoning
REVISIONS
CONSULTANTS

PROJECT
PROPOSED RENOVATION and ADDITION
FLEETWOOD INTERNATIONAL CHURCH
LOCATION
8250 161 STREET
SURREY, BC
DRAWING TITLE

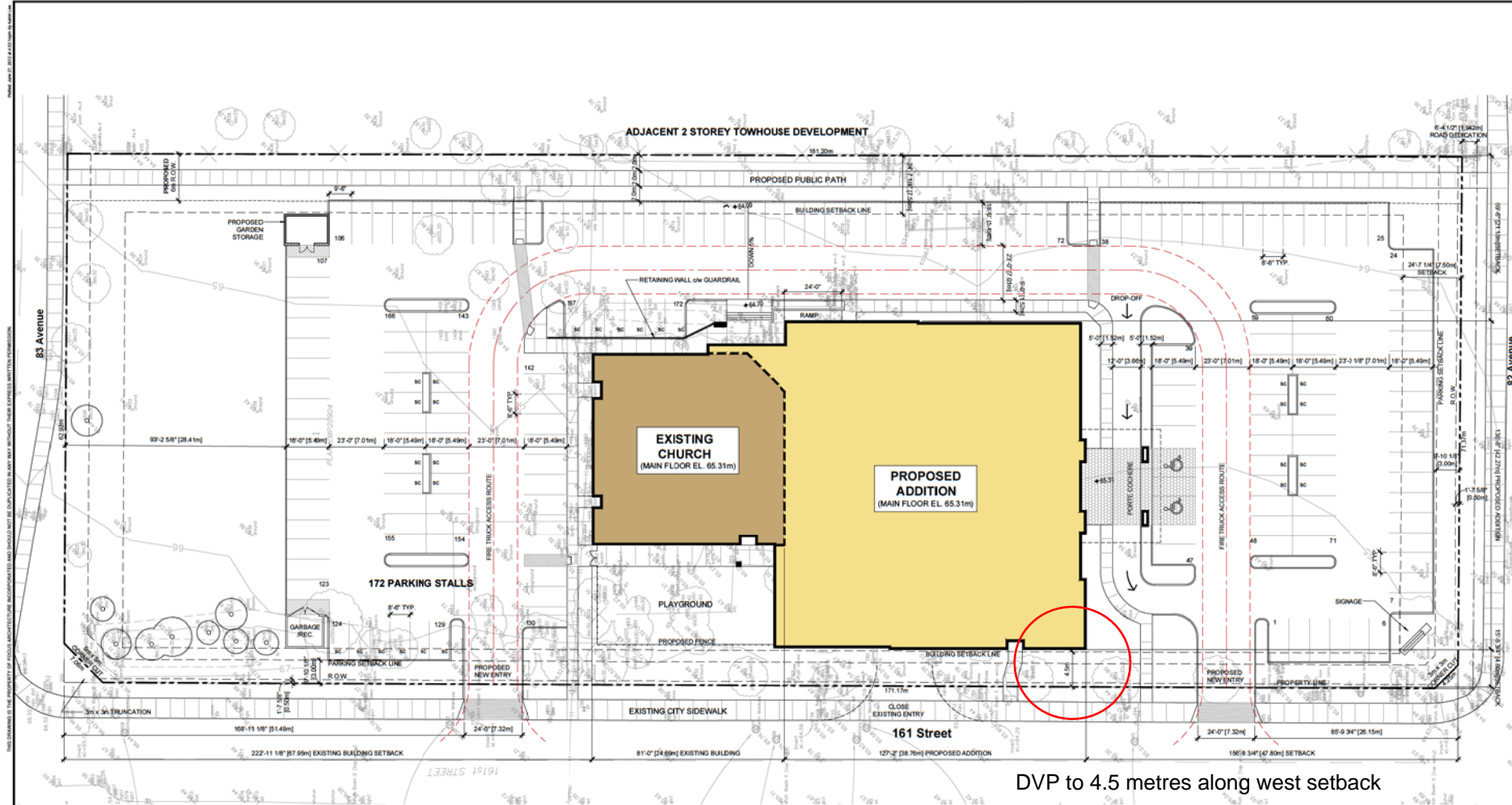
PROPOSED SITE PLAN

DRAWN ph	CHECKED ch
SCALE AS NOTED	DATE April 2, 2012
SHEET NO. A-1.01	FILE NO. 1112

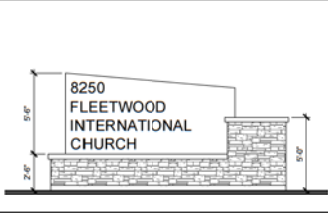


109 - 1528 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604-853-2222 Fax: 604-853-3442

Collin A. Hogan MAIBC
Jamie A. Kaupflin MAIBC, MRMC



DVP to 4.5 metres along west setback



SITE RECONCILIATION

LEGAL DESCRIPTION: LOT 1, SECTION 26, TOWNSHIP 2, 2ND, PLAN LMP2054		LOT COVERAGE: ALLOWABLE: 40% PROPOSED = 2,414.5m ² / 12,188.81m ² = 19.8%		SETBACKS:	
CIVIC ADDRESS: 8250 - 161 ST, SURREY, BC		DENSITY (FLOOR AREA RATIO): ALLOWABLE: 0.50 PROPOSED: 1.248.6m ² / 12,188.81m ² = 0.104		FRONT (SOUTH) 7.5m REAR (NORTH) 7.5m SIDE (EAST) 7.5m SIDE (WEST) 4.5m	
ZONING INFORMATION: EXISTING ZONE: PA-1 PROPOSED ZONE: PA-2		BUILDING HEIGHT: ALLOWABLE: 9.00m PROPOSED: 8.13m		BUT IN ALL CASES, MINIMUM SETBACK MUST BE EQUAL HEIGHT OF THE TALLEST BUILDING ON THE LOT. PARKING: REQUIRED: 24,207 sq ft (2,248.9m ²) x 7.5 cars/100m ² = 169 CARS PROVIDED: 172 CARS (INCL. 2 HC SPACES)	
SITE AREA: 12,338.46 m ² (132,810 sq ft.) = 12338 ha(3.0489 Ac) PROPOSED ZONE: 140.96 m ² (1,611.99 sq ft.) NET SITE AREA: 12,188.67m ² (131,199.84 sq ft.) = 12188 ha(3.0119 Ac)					



DRAFT - Advisory Design Panel Minutes

Parks Boardroom 1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, JUNE 28, 2012
Time: 4:00 pm

Present:

Chair – D. Lee
Panel Members:
W. Francl
T. Wolf
B. Shigetomi
T. Ankenman
D. Lee
S. Vincent
M. Searle

Guests:

Mathew Cheng, Matthew Cheng Architect Inc.
Pat Campbell, PMG Landscape Architects Ltd.
Colin Hogan, Focus Architecture Inc.
Mary Chan Yip, PMG Landscape Architects
Patrick Cotter, Cotter Architects
Rob Whetter, Cotter Architects
Mark van der Zalm, van der Zalm & Associates
Hermann Nuessler, Bosa Properties
Darryl Condon, HCMA Architects
Melissa Higgs, HCMA Architects
Chris Phillips, Phillips Farevaag Smallemberg
Paul Dabbs, Omicron
Jordan Levine, Omicron
Harve Fuller, Sanford Design Group
Meredith Johnson, M2 Landscape Architects

Staff Present:

T. Ainscough, City Architect -
Planning & Development
H. Bello, Senior Planner – Planning
& Development
M. Rondeau, Senior Planner –
Planning & Development
M. Jørgensen, Associate Planner –
Planning & Development

A. RECEIPT OF MINUTES

It was

Moved by T. Ankenman

Seconded by S. Vincent

That the minutes of the Advisory Design Panel meeting

of June 14, 2012 be received.

Carried

B. NEW SUBMISSIONS**2. 4:45 PM**

File No.:	7912-0090-00
New or Resubmit:	New
Description:	Proposed church addition
Address:	8250 – 161 Street (Fleetwood)
Developer:	Fil-International Christian Church
Architect:	Colin Hogan Focus Architecture Inc.
Landscape Architect:	Mary Chan Yip PMG Landscape Architects Ltd.
Planner:	Donald Nip
Urban Design Planner:	Mary Beth Rondeau

The **Urban Design Planner** presented an overview of the proposed project and highlighted the following:

- The subject property is located within the Fleetwood Town Centre Plan.

- The proposal generally meets the intent of the policy and staff have no specific issues with the use, form and density.
- The applicant is proposing sufficient on-site parking to accommodate the proposed addition.
- The applicant will provide a public path along the eastern boundary of the subject property.

The Project Architect presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- The existing church is roughly 30 years old and 6,400 sq. ft. in total floor area.
- The applicant proposes to rezone the property and construct an addition in order to provide seating capacity for 600 people which meets the needs of the present congregation.
- The proposed addition is located further south of the existing church and oriented toward 82 Avenue. The property is adjacent to two-storey townhouses. As a result, the building massing is kept away from the site edge to provide a suitable transition. In addition, a public path is provided along the eastern boundary to break down the massing of the proposed addition.
- No driveway access is permitted off 82 Avenue. Therefore, on-site vehicle circulation will require access to/from 161 Street. A covered pick-up/drop off area is proposed along the southern building elevation.
- The proposed addition will provide a further 17,000 sq. ft. of floor space with larger massing elements located in the middle of the building for functional purposes and aesthetic reasons.
- The added floor space will include a stage, kitchen, library, classrooms, fireside room and multi-purpose/sanctuary area with skylights that maximize the amount of natural daylight.
- The exterior cladding materials include cedar composite material for prominent building features, the fireside room and points of entry. A bond pattern surface is proposed with sunshading and numerous windows for classroom and office areas.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- Budgetary constraints have limited the amount of proposed landscaping.
- Applicant will upgrade existing perimeter landscaping with a continuous landscape strip on 161 Street and foundation planting along the building, daycare centre and 82 Avenue which further reduces the visual impact of parked vehicles.
- The perimeter landscaping will include bio-infiltration swales.
- No parking islands are proposed in response to drainage concerns. Additional landscaping in the form of small trees is currently proposed to provide canopies, vertical greenery and shade.
- A public path is currently proposed along the eastern boundary of the subject property which supplements the backyard townhouse planting with additional landscaping (i.e. small trees) that provides greater canopy coverage and creates the sense of rear lane separation between the townhouse development and public assembly hall.
- The children's playground is currently undergoing a design process.
- The northern portion of the subject property is heavily treed with scrub growth which creates CPTED issues. No significant by-law size trees were previously reported (i.e. largely alders). The applicant proposes to remove the growth and re-grade the

property to provide open lawn areas for outdoor activities (e.g. socializing, play areas and church-related functions).

In response to questions the following information was provided by the project architect:

- The northern portion of the subject property consists of vegetated undergrowth (e.g. salmonberry, thimbleberry and blackberry) as well as several alders and cottonwoods.
- Single lane vehicle pick-up/drop-off is proposed on-site given limited space.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Proposed church addition
8250 – 161 Street (Fleetwood)
 File No. 7912-0090-00

It was

Moved by B. Shigetomi

Seconded by T. Wolf

That the Advisory Design Panel (ADP) recommends

that the applicant address the following recommendations and revise and resubmit to planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

Site Design

- Consider adding a lay-by for drop-off/pick-up driveway under the porte cochere.

(The applicant has agreed to incorporate as part of the building design.)

- Provide an outside seating area complete with trash bin and benches for patrons.

(The applicant has agreed to incorporate as part of the building design.)

- Develop a suitable lighting strategy concept for the site including the porte cochere and parking lot.

(The applicant has agreed to incorporate as part of the site plan and building design.)

- The proposal will improve pedestrian circulation by providing sidewalk access to 161 Street.

(The proposed public pathway along the east property line greatly improves pedestrian access and connectivity to and from the site.)

Landscaping

- The landscaping appears too simplistic and needs more depth and layering.

(The shrub material is already layered, however the applicant has agreed to add some additional trees to provide more depth to the planting.)

Form and Character

- The proposed addition is attractive and includes good choice of building materials.

(The architect is appreciative of the ADP's comments.)

- Larger clerestory windows would increase the amount of natural daylight.

(The north wall is of tilt-up construction, but the architect has agreed to increase daylight to the extent possible.)

- There is some confusion with the 3D roof volumes.

(3D model will be revised to clarify roof over stage.)

- The applicant should expand accent materials beyond the entry point (e.g. cultured stone). Alternatively, the cultured stone columns should be removed and replaced with modern building materials (e.g. large format bricks) that better match the contemporary character proposed for the exterior building.

(The architect noted the issue and will consider replacing the cultured stone with a more appropriate large-format material.)

- Applicant should review the Building Code requirements for internal travel distance.

(The applicant will review and revise the drawings, if/as required.)

CPTED

- Provide increased glazing on the western elevation to improve visibility toward the street.

(The west side has some storage and service rooms that may not be conducive to more windows; however, the architect will review and advise accordingly.)

- Consider relocating the proposed garden storage building to avoid vandalism and theft.

(The applicant will consider a more suitable location closer to the church.)

- Need good sight lines to the open grass lawn on the north portion of the site to prevent dumping.

(Only low-level landscaping is proposed here.)

- The public path along the eastern boundary of the property requires a sensitive treatment.

(The architect and landscape architect agree and will ensure that only low-level planting and good lighting are installed.)

- Consider installing bollards and gates at vehicle entrances to prevent after-hour loitering.

(The architect has agreed to discuss this matter with the church.)

The Developer made the following comments on the Statement of Review:

- Comments are helpful.
- The architect will consider installing additional landscaping, expanding accent materials beyond the entry points, providing a lane-by outside the vehicle pick-up/drop-off area and extending hard surfaces along the eastern building elevation to provide additional seating.

TREE PRESERVATION SUMMARY

Surrey Project No: 79

Project Location: Surrey BC

Registered Landscape Architect/Arborist Max Rathburn - Arbortech Consulting Ltd

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference

1. General Tree Assessment of the Subject Site

The site is comprised of one large lot that contains an existing church with a paved parking area, and large sparsely treed open space to the north and south of the existing building.

The on-site trees consist predominantly of Red alders with fewer quantities of cottonwood, plum, cherry, and spruce growing throughout the site.

The surrounding off-site trees consist of small diameter plums, cherries, and white cedar, note there are several small diameter shrubs and trees that are not shown on the survey, and these trees and shrubs have been considered in the Tree Retention and Protection scheme. Several of the off-site white cedar trees appear to have been recently topped, but are worthy of retention.

2. Summary of Proposed Tree Removal and Replacement


_____ The summary will be available before final adoption.

_____ Number of Protected Trees Identified	(A)	<u>54</u>
Number of Protected Trees to be Removed (hazard)	(B)	<u>0</u>
Number of Protected Trees to be Removed	(C)	<u>47</u>
Number of Protected Trees to be Retained (A-B-C)	(D)	<u>7</u>
Number of Replacement Trees Required (2:1 ratio except 1:1 for alder and cottonwood trees)	(E)	<u>57</u>
Number of Replacement Trees Proposed	(F)	<u>0</u>
Number of Replacement Trees in Deficit (E-F)	(G)	<u>0</u>
Total Number of Prot. and Repl. Trees on Site (D+F)	(H)	<u>0</u>
Number of Lots Proposed in the Project	(I)	<u>0</u>
Average Number of Trees per Lot (H/I)		<u>0</u>

3. Tree Survey and Preservation/Replacement Plan

_____ Tree Survey and Preservation/Replacement Plan is attached

_____ This plan will be available before final adoption.

Summary and plan prepared and submitted by:  Date: July 12 2012
(Arborist)