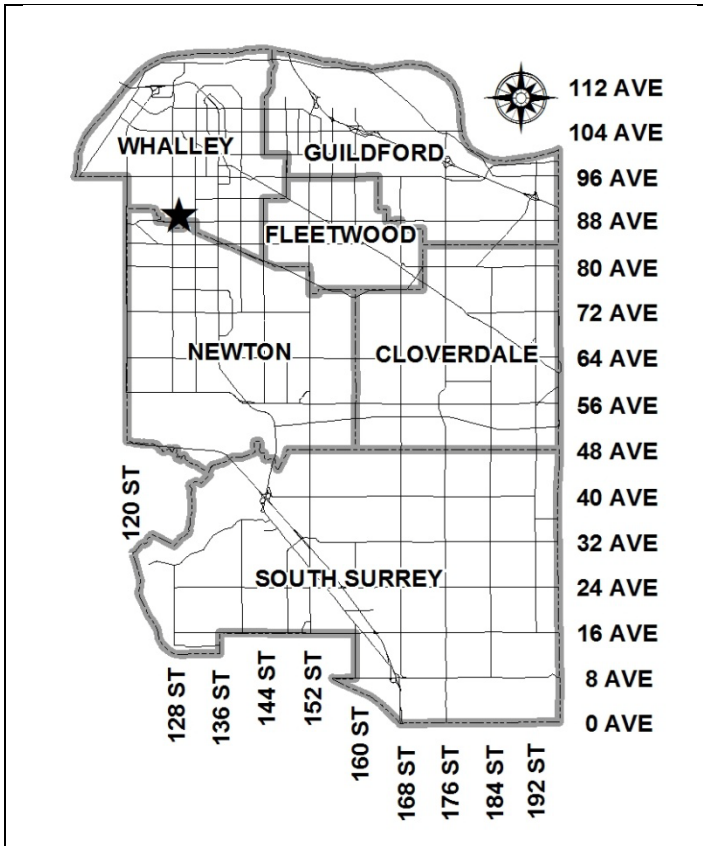


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0247-00

Planning Report Date: October 1, 2012

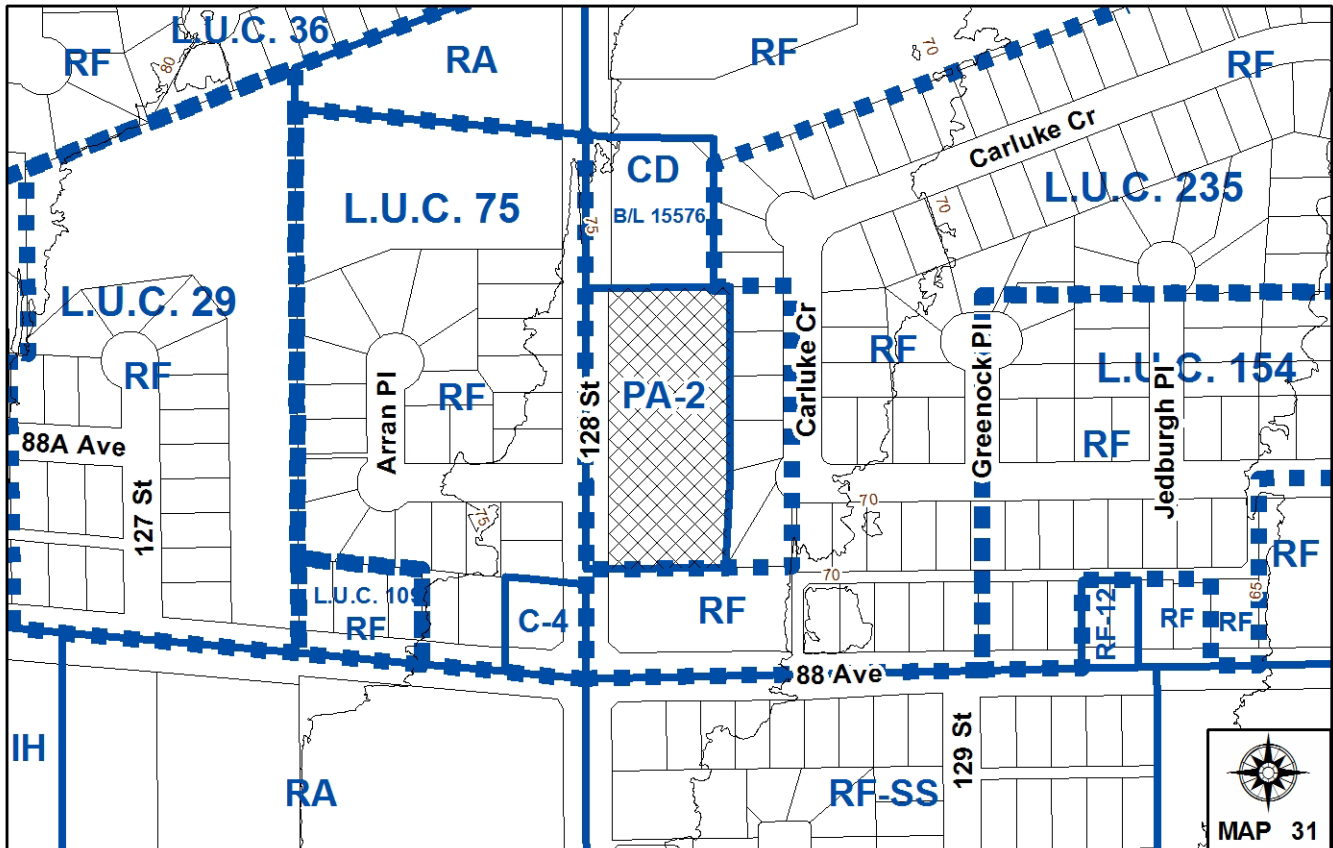


**PROPOSAL:**

- **Temporary Commercial Use Permit**

to allow the renewal of an existing TUP to permit an adult education program to operate on a public assembly site for an additional 2 years.

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



RECOMMENDATION SUMMARY

- Approval for Temporary Commercial Use Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed renewal of Temporary Commercial Use Permit (TUP) No. 7910-0228-00 for the operation of an adult education program (Early Childhood Education program) on the subject site, is likely to continue to have minimal impact on the adjacent residential neighbourhood.
- It does not appear that there has been any conflict with respect to parking between the adult education program, child care and general church activities.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Commercial Use Permit No. 7912-0247-00 (Appendix II) to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Church and child care centre as well as a temporary early childhood education program.

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 under application no. 7911-0329-00 for a 3-storey commercial/residential building (Third Reading).	Urban	LUC No. 235 (underlying RF Zone)
West (Across 128 Street):	Single family dwellings.	Urban	LUC No. 75 (underlying RF Zone)

DEVELOPMENT CONSIDERATIONS

- The subject property is located, generally, at the northeast 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 is approximately 9,467 square metres (2.3 acres) in size.
- Temporary Commercial Use Permit No. 7910-0228-00 was issued, on November 1, 2010, to permit the operation of an adult education program (Early Childhood Education program) on the subject site for a period of two years.
- As TUP No. 7910-0228-00 is set to expire on November 1, 2012, the applicant has applied to renew the TUP.

- The subject site is currently occupied by New Life Assembly Church which also operates a child care facility on the site.
- 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. They have been running the program at this location since 2010.
- 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 the existing New Life Assembly operated child care program and by interacting with New Life Child Care staff as part of their training program. Stenberg College ran the unique ECE program as a pilot project at this location for the 2010 and 2011 school terms.
- However, adult education is considered a general service use, which is a use that is not permitted in the PA-2 Zone. As a result, the applicant was required to apply for a TUP in order for the ECE program to operate on the subject site.

#### Current Proposal

- The ECE program proposes to remain 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 proposes to continue running the ECE program Mondays to Fridays between 9:00 am and 1:00 pm from late October to June. The maximum number of students attending the program will be thirteen (13) with one (1) instructor.
- The ECE program proposes to continue to 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 are held only during weekday evenings and on weekends when New Life Child Care services and the ECE program 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 130-square metre (1,400 sq. ft.) space used by the adult education program 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 have been designated in the existing surface parking area on the subject site.

PRE-NOTIFICATION

- A Development Proposal Sign was erected on the site and pre-notification letters were sent to surrounding property owners. Staff received no comments in response.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary  
Appendix II. Temporary Commercial Use Permit No. 7912-0247-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/kms

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## CITY OF SURREY

(the "City")

**TEMPORARY COMMERCIAL USE PERMIT**

NO.: 7912-0247-00

Issued To: PENTECOSTAL ASSEMBLIES OF CANADA  
("the Owner")

Address of Owner: 8868 - 128 Street  
Surrey, BC  
V3V 5M7

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this temporary use permit.
2. This temporary use 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: 017-136-733  
Lot 7 Section 32 Township 2 New Westminster District Plan 88116

8868 - 128 Street

(the "Land")

3. The Land has been designated as a Temporary Commercial Use Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. The temporary use permitted on the Land shall be:
  - (a) To allow 130 square metres (1,400 sq. ft.) of adult education space to operate an Early Childhood Education Program for a maximum period of three (3) years, as shown on Schedule A, which is attached hereto and forms part of this Temporary Commercial Use Permit.
5. The temporary use shall be carried out according to the following conditions:
  - (a) Four (4) parking spaces to be designated in the existing surface parking area.
6. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner

hereby authorizes the City or its agents to enter upon the Land to complete the Works.  
There is submitted accordingly:

Cash in the amount of \$5,000.00

- 7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.
- 8. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
- 9. This temporary use permit is not transferable.
- 10. This temporary use permit shall lapse on or before three years from date of issuance.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .

ISSUED THIS      DAY OF      , 20 .

\_\_\_\_\_  
Mayor – Dianne L. Watts

\_\_\_\_\_  
City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

\_\_\_\_\_  
Authorized Agent: Signature

\_\_\_\_\_  
Name (Please Print)

OR

\_\_\_\_\_  
Owner: Signature

\_\_\_\_\_  
Name: (Please Print)



TO THE CITY OF SURREY:

We, PENTECOSTAL ASSEMBLIES OF CANADA (Name of Owner)

being the owner of Lot 7 Section 32 Township 2 New Westminster District Plan 88116  
(Legal Description)

known as 8868 - 128 Street  
(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

all of which shall be done not later than the termination date set out on the temporary use permit.

I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

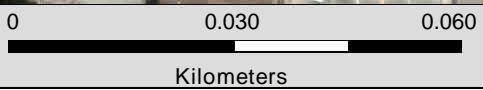
This undertaking is attached hereto and forms part of the temporary use permit.

\_\_\_\_\_  
(Owner)

\_\_\_\_\_  
(Witness)



Location of Early Childhood Education Program



The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description

Scale: 1: 1,000  
Map created on: September-17-12