

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0108-00

Planning Report Date: November 8, 2021

PROPOSAL:

• **Development Variance Permit**

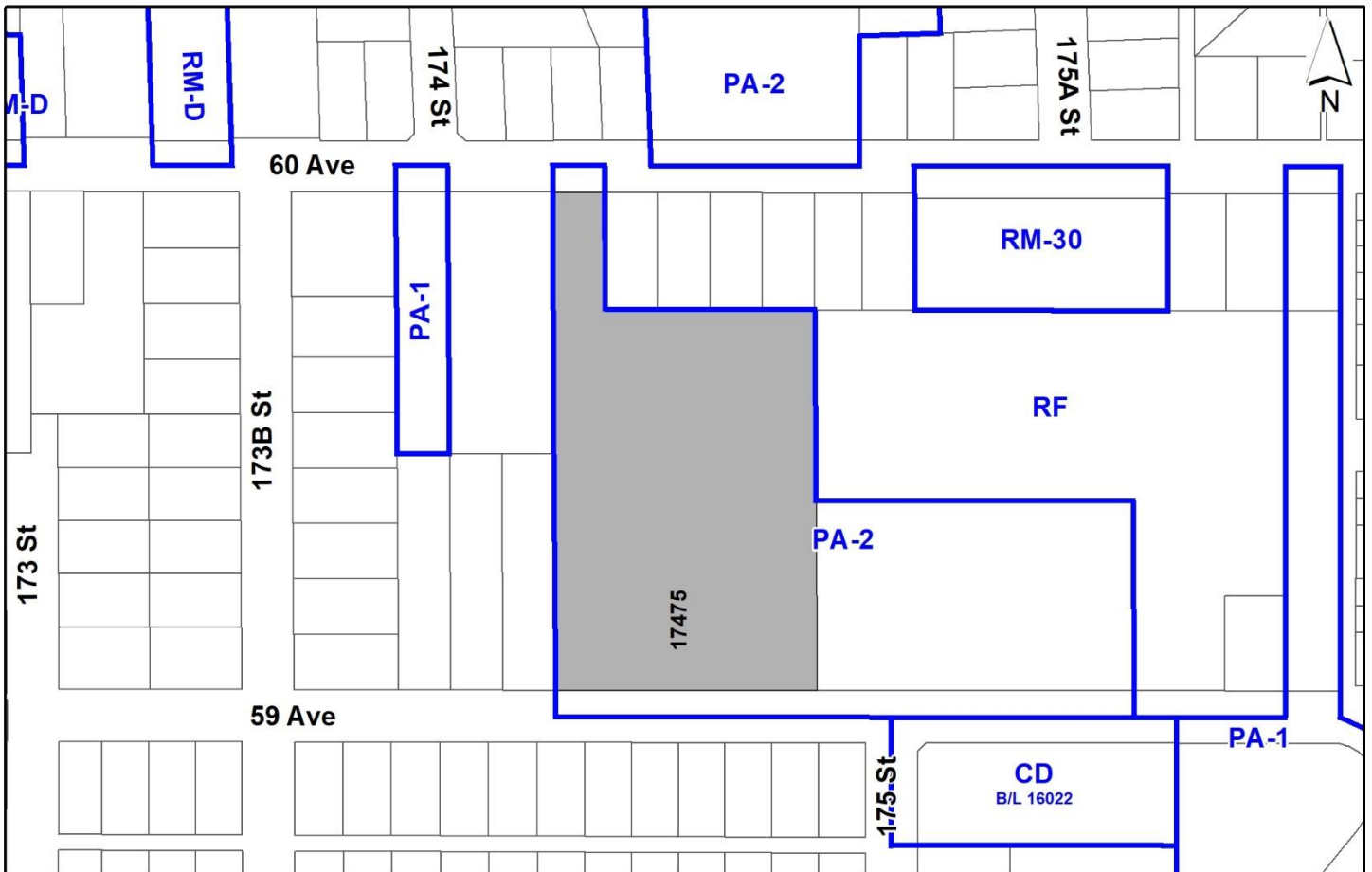
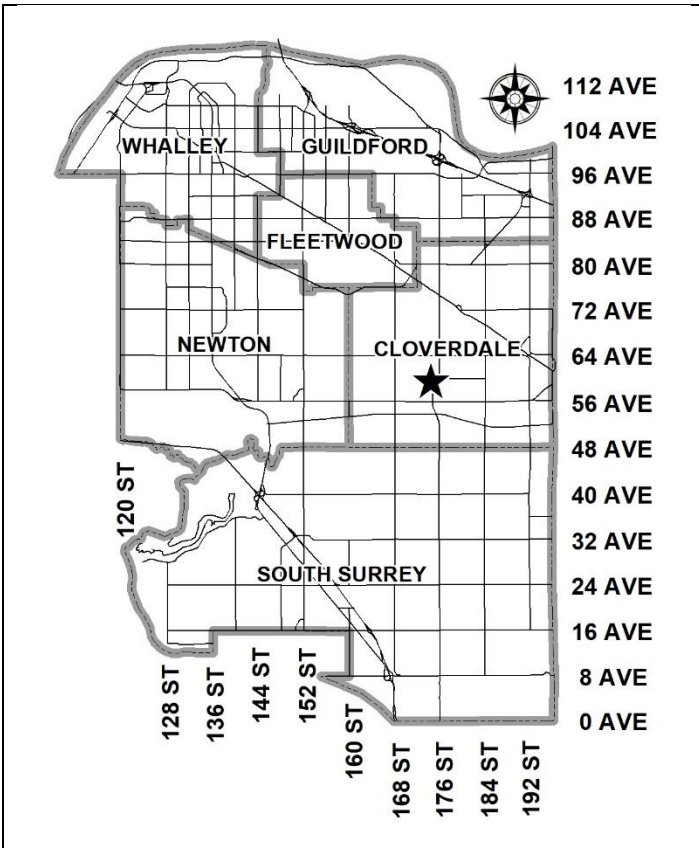
to vary the front and side yard setbacks for a proposed narthex addition to an existing church building and to reduce the total number of required off-street parking spaces.

LOCATION: 17475 - 59 Avenue

ZONING: PA-2

OCP DESIGNATION: Urban

TCP DESIGNATION: Institutional



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the required front and side yard setbacks for a proposed church narthex addition and to reduce the number of parking spaces required for a place of worship, rectory, and assembly hall.

RATIONALE OF RECOMMENDATION

- The proposed narthex addition to the existing parish church is to provide better access and functionality for parishioners as well as for increased energy performance for the forty two (42)-year-old church building. It will not increase the occupancy load of the building.
- The parish centre and church have different parking usage times. During instances of high attendance events, the elementary school (Cloverdale Catholic School) next to the subject property, and also owned by the parish, has forty (40) parking spaces that can be used in periods of high parking demand. An easement will be secured to formalize this shared parking arrangement.
- The parish pastor has demonstrated community support for the proposal.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7921-0108-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to vary the minimum south front yard setback of the PA-2 Zone from 15.6 metres to 14.0 metres to the principal building face;
 - (b) to vary the minimum east side yard setback of the PA-2 Zone from 15.6 metres to 3.5 metres to the principal building face;
 - (c) to reduce the minimum number of required off-street parking spaces on the site (church, assembly hall and rectory combined) from 172 to 87.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (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; and
 - (b) an easement be registered on 17511 59 Avenue (Cloverdale Catholic School) for shared parking use with the church during peak demand times.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	Place of Worship (Precious Blood Catholic Church)	Urban in the OCP, Institutional in the Cloverdale Town Centre Plan	PA-2
North (Across 60 Avenue):	Single family dwellings and Christian school	Urban in the OCP	RF and PA-2
East:	Single family dwellings and Catholic school	Urban and Multi-residential in the OCP, Institutional, Flex Road, and Low-rise Residential in the Cloverdale TCP	RF and PA-2
South (Across 59 Avenue):	Single family dwellings	Urban in the OCP, Semi-detached Residential in the Cloverdale TCP	RF

Direction	Existing Use	OCP/TCP Designation	Existing Zone
West:	Single family dwellings and Place of Worship (Reformed Church)	Urban in the OCP, Institutional and Townhouses in the Cloverdale TCP	RF and PA-1

Context & Background

- The subject 15,664 square metre through lot is located at 17475 – 59 Avenue in the Cloverdale Town Centre. The lot is designated "Urban" in the Official Community Plan (OCP) and "Institutional" in the Cloverdale Town Centre Plan. It is currently zoned "Assembly Hall 2 Zone (PA-2)" under the Surrey Zoning By-law 12000.
- The Precious Blood Roman Catholic Church, a rectory and the Cloverdale Catholic Parish Centre are situated on the lot. East of the lot is Cloverdale Catholic School (17511 – 59 Avenue), an independent elementary school that opened in 1954. Both properties are owned by the Roman Catholic Archbishop of Vancouver.
- The existing rectory was built in 1957, the church in 1979 and the parish centre in 1997. The rectory houses the parish pastor, the church serves as a place of worship for the Catholic community, and the parish centre serves as a venue for parish events.
- The Cloverdale Catholic Parish Centre is the highest building on the lot. The parapet is the highest point of the building, with a height of 15.6 metres (Appendix II).
- The applicant is proposing an 81 square metre narthex addition on the east side of the existing church building. The narthex addition will provide better access and functionality for the parishioners as well as increase the energy performance of the church building.
- The proposed narthex addition will not increase the occupant load of the building.

DEVELOPMENT PROPOSAL

Referrals

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

Transportation Considerations:

- An easement is required to be registered on 17511 59 Avenue (Cloverdale Catholic School) for shared parking with the church during peak periods and confirmation is required that there is no increase to building occupancy.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

- Part 32 "Assembly Hall 2 Zone (PA-2)", Section F.1 of Zoning By-law 12000 states that all front yard, rear yard and side yard setbacks shall be greater than or equal to the measurement of the height of the highest building on the lot. The Cloverdale Catholic Parish Centre is the highest building on the lot. The parapet is the highest point of the building, with a height of 15.6 metres (Appendix II).
- The applicant is proposing a 14.0-metre setback from the south front property line and a 3.5-metre setback from the east property line in order to construct the narthex addition.
- The table below provides an analysis of the development variance proposal for the church building in relation to the requirements of the Zoning By-law "Assembly Hall 2 Zone (PA-2)" building setbacks including parking requirements for place of worship, assembly hall and residential (rectory) uses.

PA-2 Zone (Part 32)	Permitted and/or Required	Proposed
Yards and Setbacks		
North (rear):	15.6 metres	15.6 metres
East (side):	15.6 metres	3.5 metres*
South (front):	15.6 metres	14.0 metres*
West (side):	15.6 metres	15.6 metres
Parking (Part 5)		
Required		Proposed
Number of Parking Spaces		
Place of Worship	51 (7.5 parking spaces/100m ² of GFA**)	84 (combined)
Assembly Hall	118 (10 parking spaces/100m ² of GFA**)	
Residential (rectory)	3	3
Accessible Parking Spaces	(3) included in place of worship and assembly hall count	(3)
Total	172	87

* Variance required

** GFA – gross floor area

- The Precious Blood Roman Catholic Church has an existing occupant load of 400. Mass times are Monday to Friday at 9:00 am, First Friday Masses are at 6:30 pm. Weekend Mass times are Saturday at 4:30 pm and Sundays at 9 am and 11 am. Parking spaces during weekday and First Friday Mass times are usually not full. Parking during the weekend Masses is usually full.
- The Cloverdale Catholic Parish Centre includes the parish office, two medium-sized meeting rooms that function as a "before and after school care" between 8:30 am to 8:45 am and 3:00 pm to 3:15 pm, a small meeting room for parish group meetings, a kitchen, and a gymnasium. The Parish Centre is open Monday to Friday from 8:30 am to 4:30 pm. Parking usage during the day on weekdays is minimal. Weekday evenings and weekends are usually full due to sporting events in the gymnasium and parish events on weekends.

- The Cloverdale Catholic School is open Monday to Friday from 8:30 am to 4:00 pm. Parking spaces are usually occupied by faculty and visitors.

Setback and Parking Variances

- The applicant is requesting the following variances:
 - to vary the minimum south front yard setback of the PA-2 Zone from 15.6 metres to 14.0 metres to the principal building face;
 - to vary the minimum east side yard setback of the PA-2 Zone from 15.6 metres to 3.5 metres to the principal building face;
 - to reduce the minimum number of off-street parking spaces from 172 to 87.
- The proposed narthex addition to the existing parish church is to provide better access and functionality for parishioners as well as for increased energy performance for the forty two (42)-year-old church building. It will not increase the occupancy load of the building.
- The parish centre and church have different parking usage times. During instances of high attendance events, the elementary school (Cloverdale Catholic School) next to and owned by the parish has forty (40) parking spaces that can also be used. The applicant will be required to register a parking easement to allow visitors to the church property to park on the school property at periods of high demand.
- The applicant is not proposing to reduce the number of on-site parking spaces. The proposed variance reflects the existing number of parking spaces on the site. Due to the temporal distribution of uses on the site, the applicant advises that the existing parking supply is sufficient.
- Staff support the requested variances to proceed for consideration.

TREES

- Francis R. Klimo, ISA Certified Arborist of Klimo & Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Common Cherry	2	0	2
Oak	2	0	2

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Deodar Cedar	2	2	0
Spruce	1	1	0
Douglas Fir	2	0	2
Total (excluding Alder and Cottonwood Trees)	9	3	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		12	
Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there are a total of 9 mature trees on the site. None are Alder and Cottonwood trees. It was determined that 6 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 6 replacement trees on the site. The applicant is proposing 6 replacement trees, meeting City requirements.
- In summary, a total of 12 trees are proposed to be retained or replaced on the site.

INFORMATION ATTACHED TO THIS REPORT

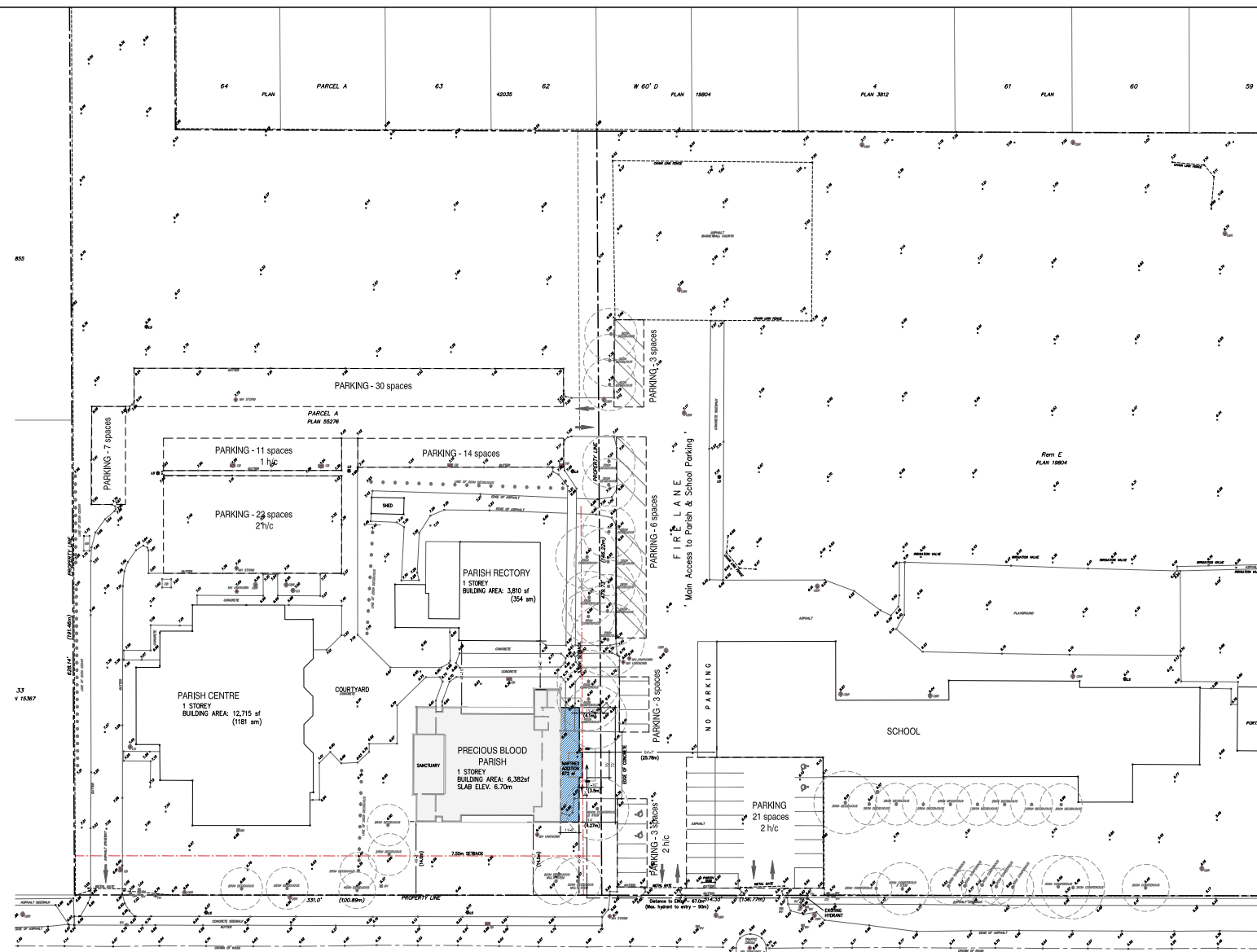
The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Parish Centre Parapet Height and Building Elevations
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Development Variance Permit No. 7921-0108-00

approved by Ron Gill

Ron Gill
Acting General Manager
Planning and Development

DQ/cm



SITE DATA

CIVIC ADDRESS: 17475 59th AVENUE, SURREY, BC
 LEGAL ADDRESS: SECTION 7, TOWNSHIP 8, PLAN WNP55276, NEW WESTMINSTER DISTRICT, PARCEL A, SEC 22(X)(H) MA 025-290-911, PL-2 - ASSEMBLY HALL 2 ZONE

R/O ZONING: PL-2 - ASSEMBLY HALL 2 ZONE

SITE AREA: 3.870 acre 15,661sqm 168,574sf

BUILDING FLOOR AREA:
 PARISH CHURCH: 6,382sf 593sqm
 EXISTING MAIN FLOOR: 6,382sf 593sqm
 PROPOSED ADDITION: 872sf 81sqm
 PARISH CENTRE ADDITION: 12,715sf 1,181sqm
 RECTORY: 3,810sf 353sqm
TOTAL: 23,779sf 2,228sqm

LOT COVERAGE: 23,779/168,574sf 14.12%

PARKING:
 CHURCH SITE: 87 STALLS
 SCHOOL SITE: 38 STALLS
TOTAL: 125 SPACES

keystonearch.ca

Keystone Architecture & Planning Ltd
 300 - 33131 South Fraser Way, Abbotsford BC V2Y 2J3
 P: 604 853 8377 or 604 853 1528
 E: mail@keystonearch.ca

NO.	DESCRIPTION	DATE
01	DWP - SETBACK & PARKING	21-04-27
02	DWP - SETBACK & PARKING	21-05-20
03	DWP - REVISIONS	21-08-20
04	DWP - REVISIONS	21-11-11

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The contractor shall check and verify all dimensions and report errors and omissions to the architect. This drawing is for the architect's use only and is not to be used for construction purposes unless approved by the architect.

These design documents are prepared for the specific project with the understanding that the design professional will not be responsible for any party with which the design professional has not entered into a contract.

PROJECT
PRECIOUS BLOOD PARISH
- Narthex Addition -
 17475 59th AVE. SURREY, B.C.

SHEET TITLE
SITE PLAN

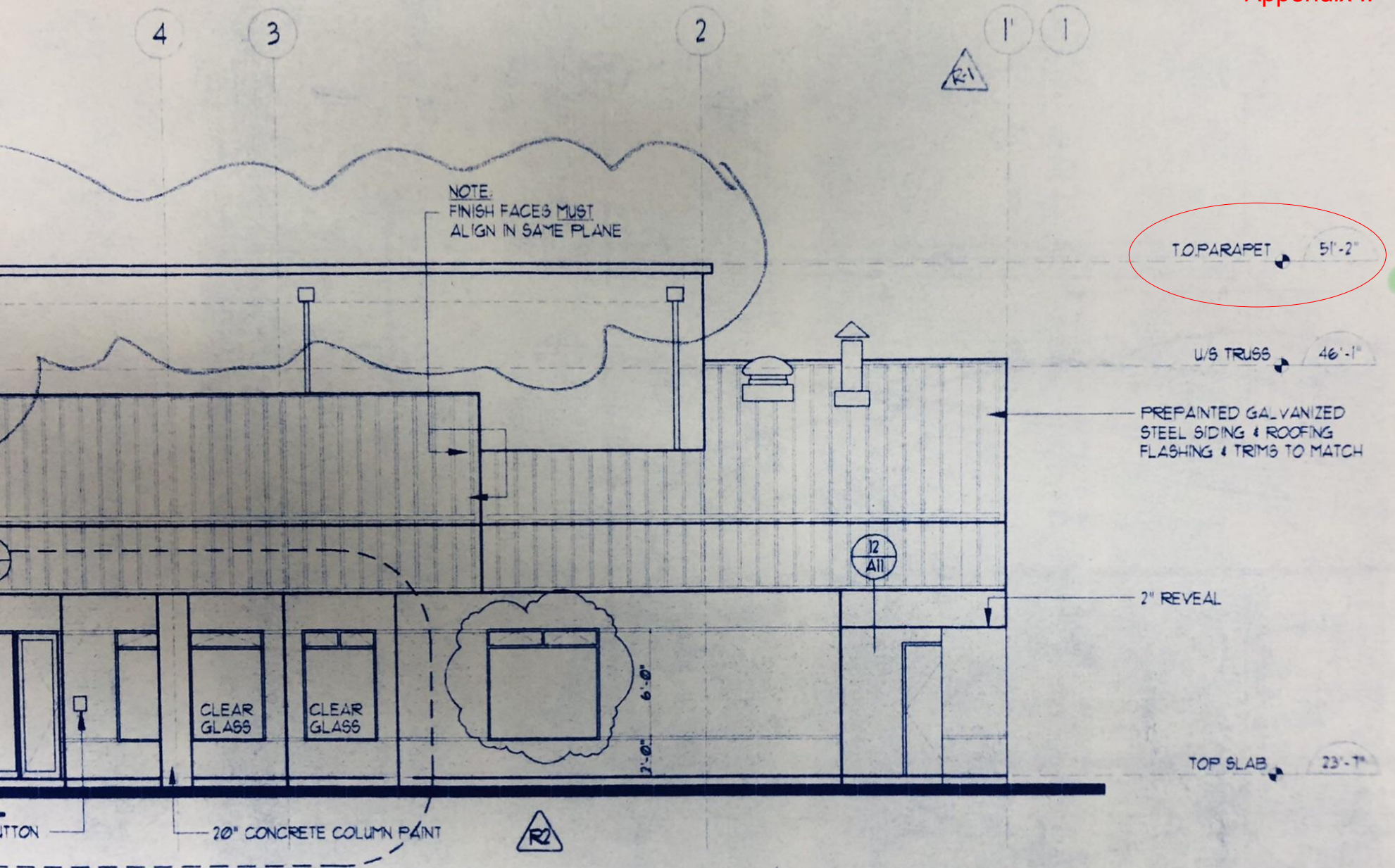
SITE PLAN

SCALE: 1" = 30'

LEGAL SURVEY/TOPOGRAPHIC PROVIDED BY:
 AHS LAND SURVEYING LTD.
 3371 LAUREL STREET
 ABBOTSFORD
 PHONE: 604 853-2700

	EXISTING BUILDING 3,382sf (593sqm)
	PROPOSED ADDITION 872sf (81sqm)

Job No: 174181	DRAWING NO.
Scale: 1" = 30'	DP1.0
Checked by: ND	
Drawn by: RL	



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

FROM: **Acting Development Services Manager, Engineering Department**

DATE: **October 27, 2021** PROJECT FILE: **7821-0108-00**

RE: **Engineering Requirements (Institutional)
Location: 17475 59 Avenue**

DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Variance Permit to vary the number of parking stalls required from 172 stalls to 87 stalls:

- Confirmation of no increase to building occupancy; and
- Easement to be registered on 17511 59 Avenue (Cloverdale Catholic School).

A Servicing Agreement is not required. An Administrative Processing Fee is required to administer the required legal documents.



Jeff Pang, P.Eng.
Acting Development Services Manager

AJ

8.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: **17475 59 Ave, Surrey**

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	9
Protected Trees to be Removed	3
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	6
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) =	0
All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6	6
Replacement Trees Proposed	6
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



October 8, 2021

(Signature of Arborist)

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0108-00

Issued To:

(the "Owner")

Address of Owner:

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: 005-290-911

Parcel "A" Section 7 Township 8 New Westminster District Reference Plan 55276

17475 - 59 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section C. Required Parking Spaces of Part 5, Off-Street Parking and Loading/Unloading, the required off-street parking spaces for the rectory, assembly hall and place of worship on the site is reduced from one hundred seventy two (172) spaces to eighty seven (87) spaces.
 - (b) In Section F. Yards and Setbacks of Part 32 "Assembly Hall 2 Zone (PA-2)", the minimum south front yard setback for the principal building is reduced from 15.6 metres to 14.0 metres.
 - (c) In Section F. Yards and Setbacks of Part 32 "Assembly Hall 2 Zone (PA-2)", the minimum east side yard setback for the principal building is reduced from 15.6 metres to 3.5 metres.

4. This development variance permit applies to only the portion of the Land and 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. (a) 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:
 - Cash in the amount of \$21,300.00 or

 - An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$21,300.00

(the "Security")

- (b) The Security is for:
 - i. Tree Replacement (\$3,300)
 - ii. Tree Bonding (\$18,000)

- (c) 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.

- (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.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

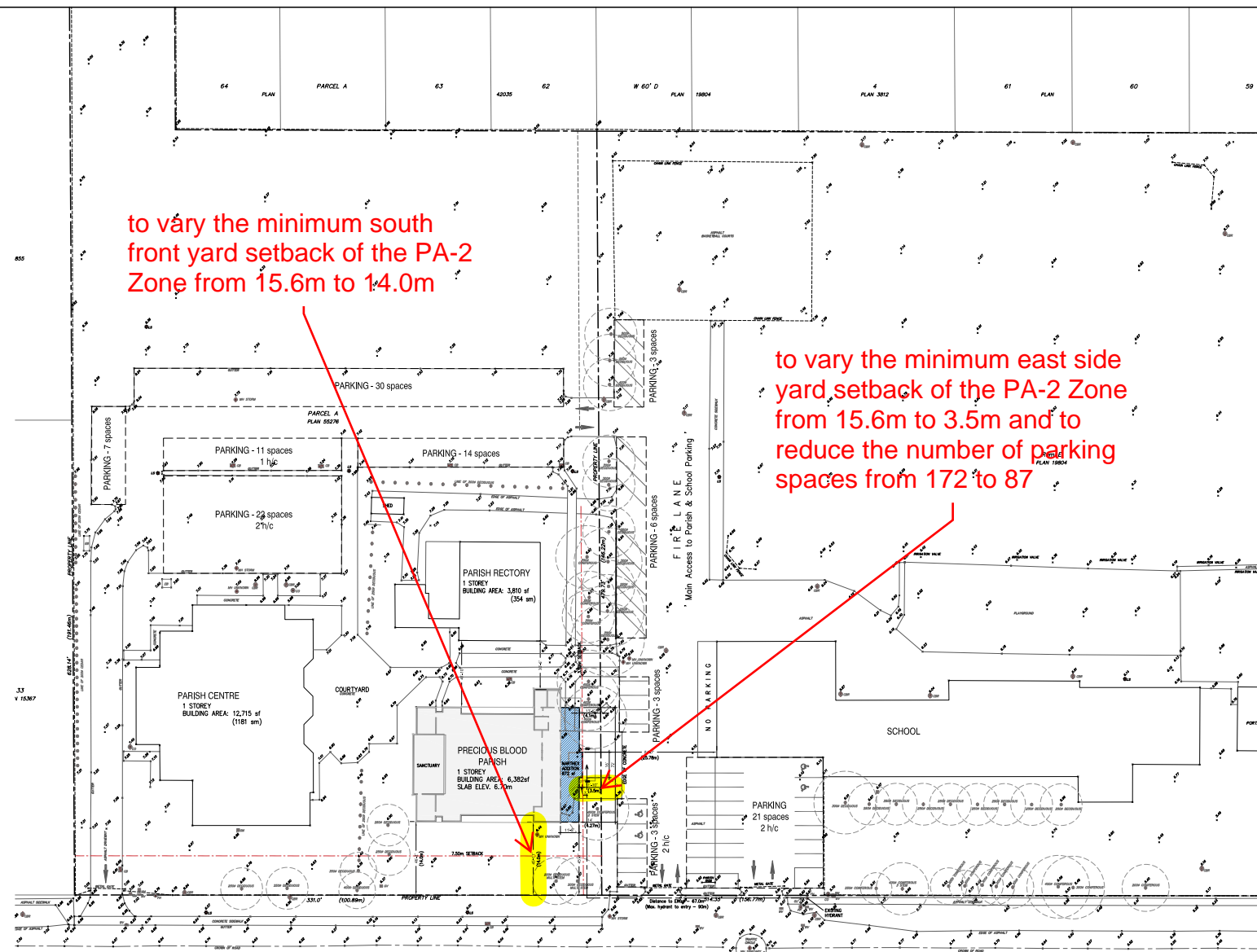
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



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R/O ZONING: PA-2 - ASSEMBLY HALL 2 ZONE

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to vary the minimum south front yard setback of the PA-2 Zone from 15.6m to 14.0m

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ISSUES & REVISIONS LIST

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PROJECT

PRECIOUS BLOOD PARISH - Narthex Addition -

17475 59th AVE. SURREY, B.C.

SHEET TITLE

SITE PLAN

SITE PLAN

SCALE: 1" = 30'

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	PROPOSED ADDITION	872sf (81sqm)

Job No:	174181	DRAWING NO.	DP1.0
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Checked by:	ND		
Drawn by:	RL		