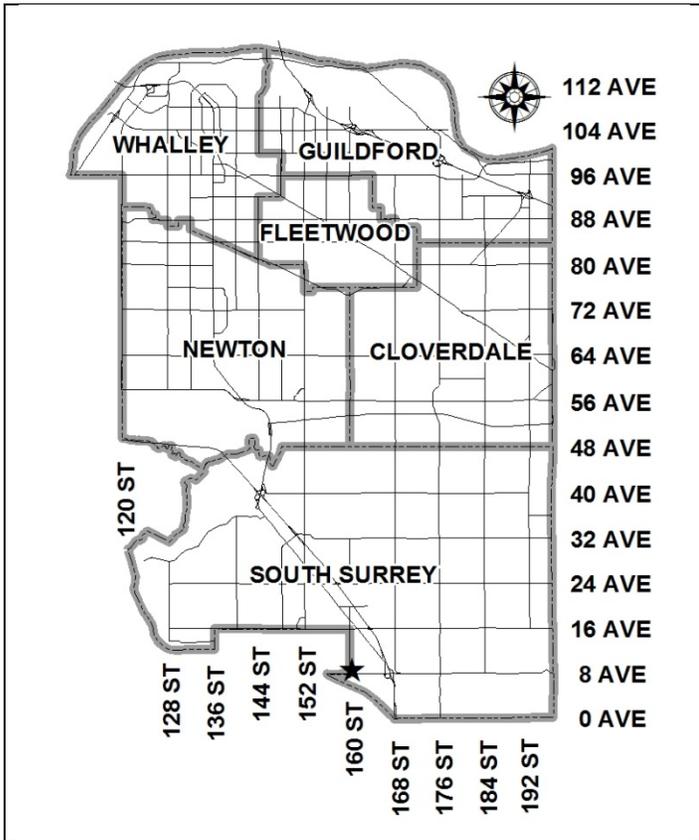


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0340-00

Planning Report Date: February 23, 2015

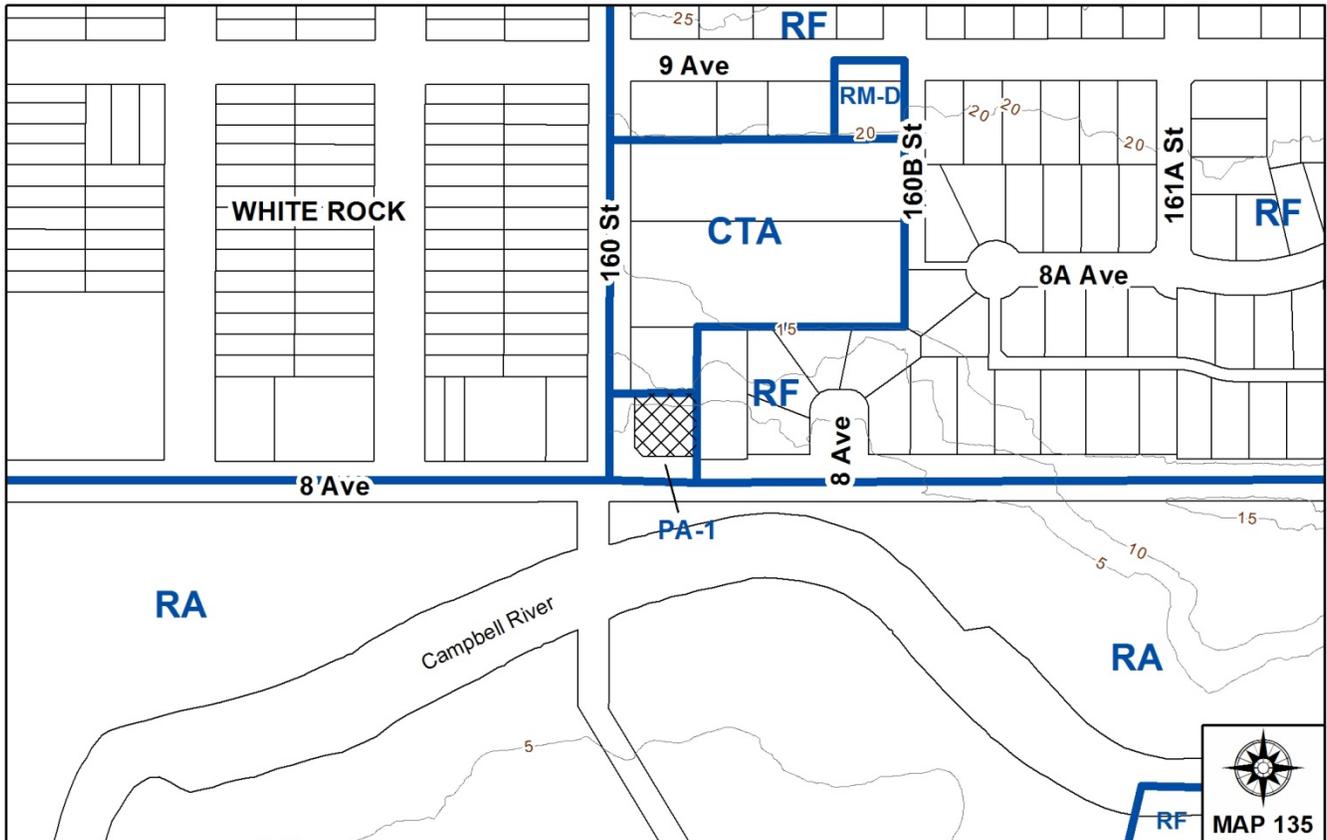


PROPOSAL:

- **Heritage Revitalization Agreement Amendment**

in order to permit the addition of a playground and the removal of parking stalls, to accommodate a proposed childcare centre.

LOCATION: 16017 - 8 Avenue
OWNER: B A N Holdings Ltd.
ZONING: PA-1
OCP DESIGNATION: Urban
LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for amending Heritage Revitalization Agreement By-Law, 2012, No. 17700.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The applicant is not proposing any changes to the building itself, and the proposed playground will have a fence matching the colour of the building.
- A parking agreement is proposed to address the provision of parking with the removal of 6 parking stalls on-site.
- The Heritage Advisory Commission supports the proposed HRA amendment.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Heritage Revitalization Agreement By-Law, 2012, No. 17700, and a date for Public Hearing be set.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

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

Fraser Health Authority: Fraser Health is generally in support of this application. Fraser Health licensing is subject to final inspection after all alterations are completed.

Heritage Advisory Commission (HAC): The proposal was presented at the January 21, 2015 HAC meeting. The HAC supported this application to amend the HRA to allow for an outdoor play area for a proposed childcare centre.

SITE CHARACTERISTICS

Existing Land Use: a historic Seventh Day Adventist church building on Surrey's Heritage Register which is being retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Mobile homes	Urban	CTA
East:	City pump station	Urban	RF
South (Across 8 Avenue):	Semiahmoo First Nation reserve	First Nations Reserve	RA
West (Across 160 Street):	4-storey multi-family development (City of White Rock)	n/a (White Rock)	n/a (White Rock)

DEVELOPMENT CONSIDERATIONS

- The Seventh Day Adventist Church is located at 16017 – 8 Avenue. The subject site is 891 m² (9,591 sq. ft.) in area, is zoned "Assembly Hall 1 Zone (PA-1)" and is designated "Urban" in the Official Community Plan (OCP). The church building is 2 stories with approximately 149 m² (1,600 sq. ft.) per floor for a total floor area of 298 m² (3,200 sq. ft.).
- The Seventh Day Adventist Church is listed on the Surrey Heritage Register. The church was completed on November 23, 1920 and the first services were held that evening. The building also served as a day school. This dual function of the church building illustrates the important civic and cultural contribution that the Church made to the communities along Semiahmoo Bay, including White Rock and Douglas, as they grew in the early twentieth century.
- The Seventh Day Adventist Church is additionally significant for its modest Craftsman-style architecture, notably its front gable and lapped wooden siding. Craftsman-style architecture, which evolved from the British Arts and Crafts Style, was typified by the use of natural materials and a mix of traditional design elements. Incorporating quality local materials produced in local sawmills, such as horizontal lapped wooden siding and wooden bargeboards, the Seventh Day Adventist Church illustrates the pervasive influence of the Arts and Crafts movement during the early development of Surrey and White Rock.
- In 2012, Heritage Revitalization Agreement By-law, 2012, No. 17700 was approved under Development Application No. 7911-0253-00, on July 23rd, 2012. This application included a comprehensive renovation of the building, including its relocation within the site.
- The HRA from 2012 allowed for the following:
 - the relocation of the building from the east side to the west side of the property;
 - the construction of a new foundation;
 - the restoration and/or replacement in kind of all exterior wood detailing and siding;
 - the removal of the addition and reinstatement of the original front stairs and front-gabled roof above the entrance on the south elevation;
 - the retention and restoration of the existing wood windows;
 - the reinstatement of new wood windows on the lower level of the church to match historical photos;
 - the addition of two new exterior wood doors; and
 - the painting of the church in accordance with the Conservation Plan developed by Donald Luxton & Associates.
- The HRA also allowed for the inclusion of other permitted uses to the PA-1, varied some of the setbacks to allow for building relocation, and varied the parking requirements, recognizing the restrictions due to the size of the site.

DESIGN PROPOSAL AND REVIEW

- The current application to amend the HRA includes a change in the site plan, with the removal of 6 parking stalls and the installation of a play area for a proposed childcare centre, and further reduction in the required number of parking stalls to accommodate the removal of 6 stalls for the childcare centre play area.

- No changes are proposed to the building itself. The play area will have a picket fence matching the colour of the building.
- The proposed childcare centre will accommodate 16 children with a program inspired by the Reggio Emilia philosophy and based on the Early Learning Framework. The design of the play area incorporated natural elements to further develop imagination and creativity.
- In order to address concerns raised regarding parking shortage during large events, the applicant has supplied the City with a copy of a letter of understanding between Chapel by the Sea (property owner for the Seventh Day Adventist Church) and the Se-mi-ah-mu Development Corporation to allow guests of the Chapel by the Sea access to their parking lot located approximately 500 m east of the subject site, with a capacity for 350 vehicles. During large events, Chapel by the Sea will arrange for shuttle buses to take guests to/from the parking lot.
- Staff consider this parking arrangement sufficient to help offset the parking shortage for larger events. The parking on all surrounding roads is managed with restrictions both within Surrey and White Rock and as such, there will be no anticipated impacts to residents from any site-generated overflow parking demands.
- The subject site will still be supplying 6 on-site parking stalls, which meet the required 4 spaces for the operation of the childcare centre for 16 children.

PRE-NOTIFICATION

A Development Proposal Sign was installed on February 02, 2015 and no comments were received.

TREES

- Vegetation planted as part of Development Application No. 7911-0253-00 will not be disturbed. A new landscape plan is provided and will form part of the amendment to the HRA (Appendix III), which details the outdoor play area.

ARCHAEOLOGICAL ISSUES

- As part of Development Application No. 7911-0253-00, an archaeological impact assessment was conducted on the site in 2012, due to the proximity with the Semiahmoo First Nations Band to the south. The provincial Archaeology Branch reviewed the assessment and confirmed that no further archaeological work is required on this site.

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 and Landscape Plans
- Appendix III. Proposed Heritage Revitalization Agreement Amendment By-Law

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

LFM/da

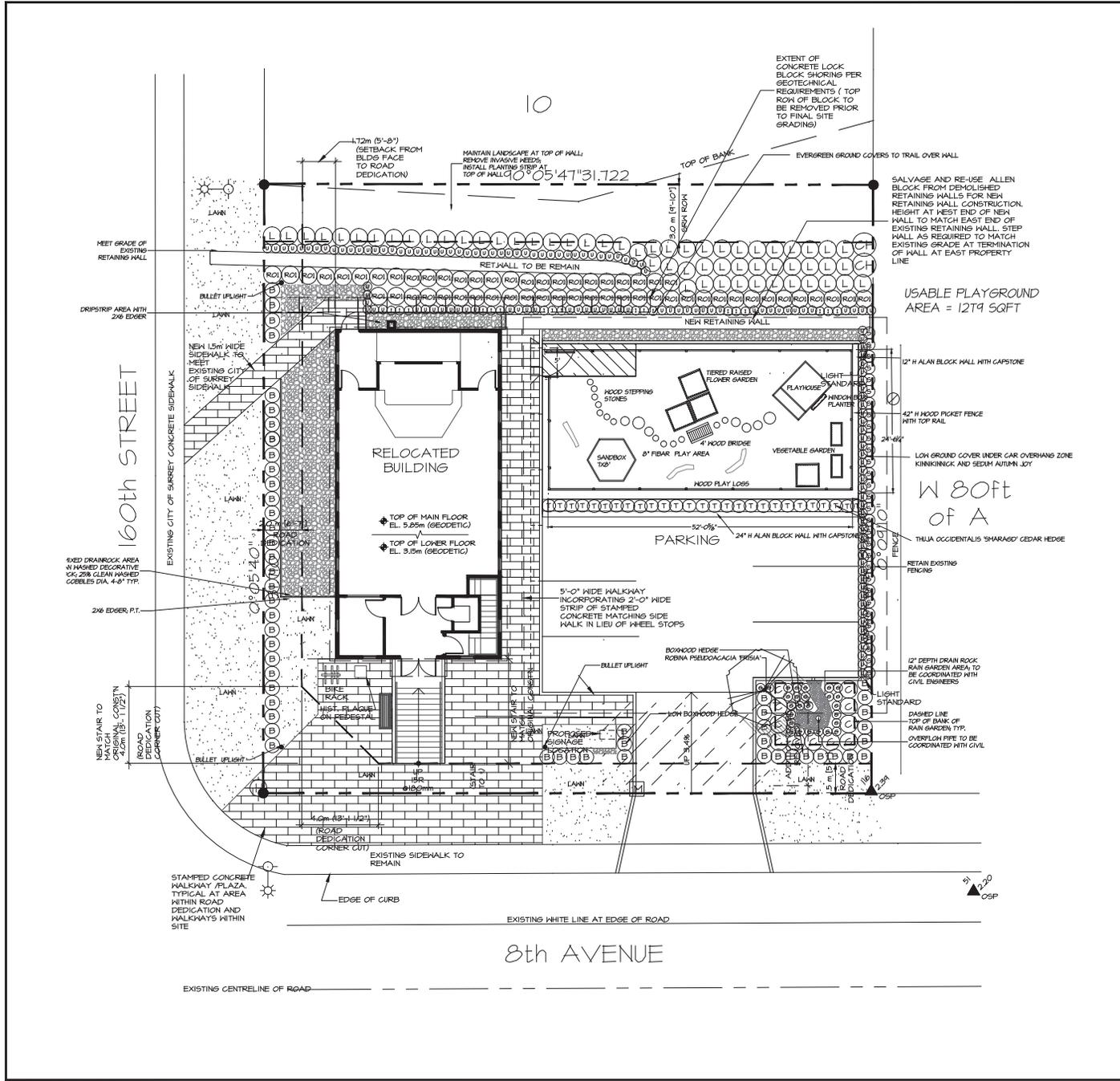
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DEVELOPMENT DATA SHEET

Existing Zoning: PA-1 with HRA(HRA Amendment proposed)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	35%	18%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (S, 8 Avenue)	5.4 m for building; 0 m for stairs (HRA)	5.4 m for building; 0 m for stairs (HRA)
Rear (N)	7.5 m	7.5 m
Side #1 (W, 160 Street)	1.7 m	1.7 m
Side #2 €	7.5 m	+ 19 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	9 m
Accessory		
NUMBER OF RESIDENTIAL UNITS	n/a	n/a
FLOOR AREA: Residential	n/a	n/a
FLOOR AREA: Commercial		297 m ²
FLOOR AREA: Institutional	n/a	n/a
TOTAL BUILDING FLOOR AREA		297 m ²
DENSITY		
FAR (net)	0.35	0.33
PARKING (number of stalls)	Proposed 6 with parking agreement	6 with parking agreement
Total Number of Parking Spaces		6
Number of disabled stalls		1

Heritage Site	YES	Tree Survey/Assessment Provided	NO
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PLANT SCHEDULE	SYMBOL	PLANT NAME	SIZE AND NUMBER	NOTE
1	(Symbol)	ROBINA PSEUDOCACUA TREES	40 GAL, 100 GAL BBS	
2	(Symbol)	ROBINA PSEUDOCACUA TREES	100 GAL	
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SUNBURY CEDAR PLAY HOUSE 6x8' WITH 2 FT PORCH
10008 RIVER RD, DELTA 604 504 1900



48"x24" JAPANESE STYLE WOOD BRIDGE - HOME DEPOT



KID CRAFT 18" X 18" HEXAGON SAND BOX
COMPOSITE WOOD TIMBERS CORNER BRACKETS,
SURFACE MOUNTED - HOME DEPOT

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Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1	15 JAN 20	DAYCARE PLAY AREA	AG

SEAL:

PROJECT:
HERITAGE CHURCH
16017 8TH AVE,
SURREY, BC

DRAWING TITLE:
**DAYCARE
PLAY AREA**

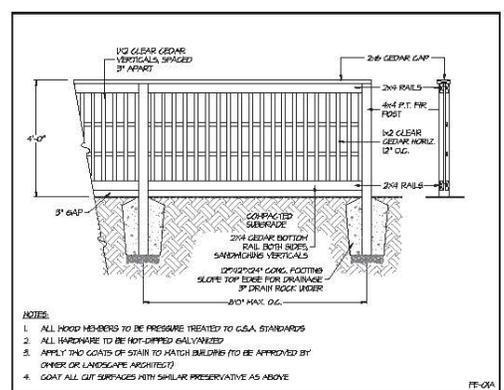
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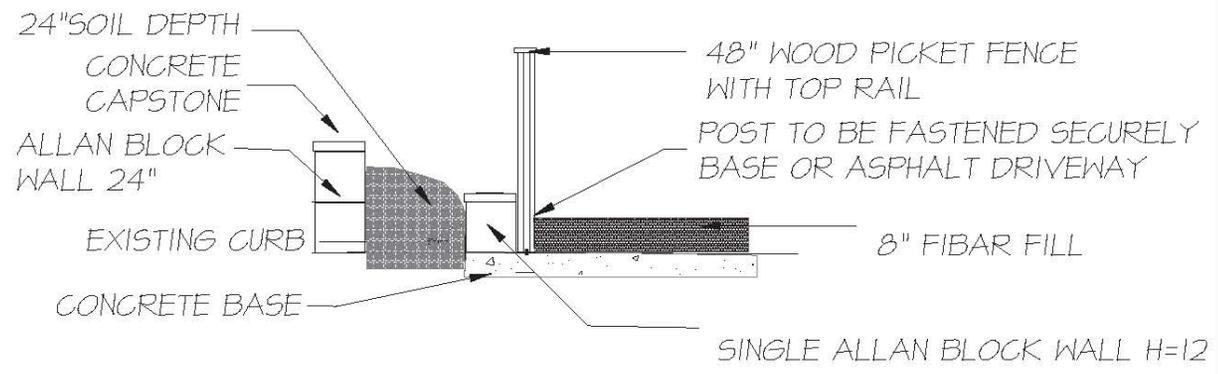
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1
L1 4 FT. HEIGHT LATH PATIO SCREEN
12"x12"x24"



SECTION THROUGH PLANTER WALL AND FENCE

NO.	DATE	REVISION DESCRIPTION	DR.
1		ISSUED	AR
		DAYCARE PLAY AREA	AR

SEAL:



TIERED WOOD PLANTER BOXES - HOME DEPOT 48"x48"x21, 48"x48"x10.5", 48"x48"x7"



WOOD PLANTER BOXES - HOME DEPOT 48"x48", 40"x12"



NATURAL CEDAR WOOD STEPPING STONES 3" H



NATURAL CEDAR WOOD LOG SEATING

PROJECT:
HERITAGE CHURCH
16017 8TH AVE,
SURREY, BC

DRAWING TITLE:
DETAILS

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DESIGN: RB	
CHK'D: RB	
M2LA PROJECT NUMBER: 15-012	CF 3 15-012

PART ONE GENERAL REQUIREMENTS

1.0 GENERAL NOTES

- 1.1. All work shall be in accordance with the specifications and standards of the City of Vancouver and the British Columbia Building Code.
1.2. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
1.3. The Contractor shall be responsible for the safety of all workers and the public during the construction process.

1.1 MATERIALS

- 1.1.1. All materials shall be of the highest quality and conform to the specifications and standards of the City of Vancouver and the British Columbia Building Code.

1.2 CONSTRUCTION

- 1.2.1. The Contractor shall be responsible for the construction of all work in accordance with the specifications and standards of the City of Vancouver and the British Columbia Building Code.
1.2.2. The Contractor shall be responsible for the safety of all workers and the public during the construction process.

1.3 MAINTENANCE

- 1.3.1. The Contractor shall be responsible for the maintenance of all work in accordance with the specifications and standards of the City of Vancouver and the British Columbia Building Code.

1.4 INSPECTION

- 1.4.1. The Contractor shall be responsible for the inspection of all work in accordance with the specifications and standards of the City of Vancouver and the British Columbia Building Code.

1.5 SIGNATURES

- 1.5.1. The Contractor shall be responsible for the signature of all work in accordance with the specifications and standards of the City of Vancouver and the British Columbia Building Code.

1.6 PART TWO SCOPE OF WORK

2.0 SCOPE OF WORK

- 2.1. The Contractor shall be responsible for the construction of all work in accordance with the specifications and standards of the City of Vancouver and the British Columbia Building Code.

2.1 MATERIALS

Table with 4 columns: Material Name, Unit, Quantity, and Notes. Includes items like Concrete, Rebar, and Formwork.

2.2 CONSTRUCTION

- 2.2.1. The Contractor shall be responsible for the construction of all work in accordance with the specifications and standards of the City of Vancouver and the British Columbia Building Code.

2.3 MAINTENANCE

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2.5 SIGNATURES

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PART THREE ROYAL LANGKAT DEVELOPMENT - CONT

3.0 ROYAL LANGKAT DEVELOPMENT - CONT

- 3.1. The Contractor shall be responsible for the construction of all work in accordance with the specifications and standards of the City of Vancouver and the British Columbia Building Code.

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PART THREE ROYAL LANGKAT DEVELOPMENT - CONT

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PART THREE ROYAL LANGKAT DEVELOPMENT - CONT

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3.3 MAINTENANCE

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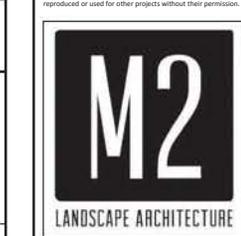
3.4 INSPECTION

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3.5 SIGNATURES

- 3.5.1. The Contractor shall be responsible for the signature of all work in accordance with the specifications and standards of the City of Vancouver and the British Columbia Building Code.

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Email: office@m2la.com

PROJECT:

HERITAGE CHURCH
1601 8TH AVE,
SURREY, BC

DRAWING TITLE:

SPECIFICATIONS

DATE:

2024-03-20

SCALE:

AS SHOWN

DRAWN BY:

749

CHECKED BY:

749

MZLA PROJECT NUMBER:

20-012

NO. DATE REVISION DESCRIPTION DR.

1 2024-03-20 Initial Issue JAB

2 2024-03-20 Revision 1: Add Specifications JAB

3 2024-03-20 Revision 2: Update Materials JAB

4 2024-03-20 Revision 3: Final Specifications JAB

5 2024-03-20 Revision 4: Final Specifications JAB

6 2024-03-20 Revision 5: Final Specifications JAB

7 2024-03-20 Revision 6: Final Specifications JAB

8 2024-03-20 Revision 7: Final Specifications JAB

9 2024-03-20 Revision 8: Final Specifications JAB

10 2024-03-20 Revision 9: Final Specifications JAB

11 2024-03-20 Revision 10: Final Specifications JAB

12 2024-03-20 Revision 11: Final Specifications JAB

13 2024-03-20 Revision 12: Final Specifications JAB

14 2024-03-20 Revision 13: Final Specifications JAB

15 2024-03-20 Revision 14: Final Specifications JAB

16 2024-03-20 Revision 15: Final Specifications JAB

17 2024-03-20 Revision 16: Final Specifications JAB

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53 2024-03-20 Revision 52: Final Specifications JAB

54 2024-03-20 Revision 53: Final Specifications JAB

CITY OF SURREY

BY-LAW NO.

A by-law to amend the provisions of "City of Surrey Heritage Revitalization Agreement By-law, 2012, No. 17700."
.....

The Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. The City is authorized to enter into an amendment to the heritage revitalization agreement authorized by "Surrey Heritage Revitalization Agreement By-law, 2012, No. 17700" regarding certain lands and premises located within the City of Surrey and more particularly known and described as:

Parcel Identifier: 010-179-046
 Lot 11 Section 12 Township 1 New Westminster District Plan 16055
 16017 – 8 Avenue

(The "Heritage Revitalization Agreement").

- 2. The terms and conditions of the amending agreement (the "Amending Agreement") are attached to and form part of this By-law as Schedule "1", and the Amending Agreement becomes an addition to the Heritage Revitalization Agreement.
- 3. The Mayor and Clerk are authorized on behalf of the City to sign the Amending Agreement and to do all acts necessary and incidental to the completion of the Amending Agreement.
- 4. This By-law shall be cited for all purposes as "City of Surrey Heritage Revitalization Agreement By-law, 2012, No. 17700, Amendment By-law, 2015, No. _____".

PASSED FIRST AND SECOND READINGS on the _____ day of _____, 2015.

PUBLIC HEARING HELD thereon on the _____ day of _____, 2015.

PASSED THIRD READING on the _____ day of _____, 2015.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ day of _____, 2015.

_____ MAYOR

_____ CLERK

SCHEDULE 1

**SURREY HERITAGE REVITALIZATION AGREEMENT
SEVENTH DAY ADVENTIST CHURCH
AMENDING AGREEMENT**

THIS AGREEMENT dated for reference the ____ day of _____, 2015.

BETWEEN:

CITY OF SURREY
13450 – 104 Avenue
Surrey, B.C., V3T 1V8

(the "City")

OF THE FIRST PART

AND:

B.A.N. HOLDINGS LTD., INC. NO. BC0247718
13951 Crescent Road
Surrey, B.C. V4P 1J4

(the "Owner")

OF THE SECOND PART

WHEREAS:

- A. The City and B.A.N. Holdings LTD., INC. NO. BC0247718 (the "Owner") entered into a Heritage Revitalization Agreement dated for reference July 23, 2012 (the "Agreement") for the conservation, restoration, maintenance, and protection of the Lands, including the Seventh Day Adventist Church, as more particularly described in the Agreement;
- B. Each capitalized term not otherwise defined herein shall have the meaning ascribed to it in the Agreement;
- C. The City and the Owner wish to amend the terms of the Agreement to further reduce the approved parking relaxation for the Seventh Day Adventist Church, and to add a playground to the proposed childcare centre.

NOW THEREFORE this Amending Agreement witnesses that in consideration of the sum of \$1.00 paid by each party to the other and other good and valuable consideration (the receipt and sufficiency of which each party hereby acknowledges), the parties hereby covenant and agree as follows:

1. Amendments

The Agreement is hereby amended as follows:

- 1.1. By deleting Section 3 of the “Variations to By-laws”, Appendix C of the Agreement, and replacing it with the following:

Section H Off-Street Parking and Loading/Unloading of Part 31 Assembly Hall 1 (PA-1) Zone of the Surrey Zoning By-law, 1993, No. 12000, as amended is varied or supplemented as follows:

H.1 and H.2 are deleted and replaced with the following:
A total of 6 off-street parking spaces are to be provided.

- 1.2. By deleting Drawing A1.1 in Appendix “A-1”, and replacing it with Drawings L1, L2, and L3 by M2 Landscape Architecture.

2. Due Execution

The Owner hereby represents and warrants to the City that this Amending Agreement has been duly authorized and executed by the Owner and that the delivery of this Amending Agreement has been duly authorized by all necessary corporate action on the part of the Owner.

3. Full Force and Effect

The City and the Owner hereby agree that the Agreement shall hereinafter be read and construed in conjunction with this Amending Agreement and be regarded as being amended only to the extent herein provided, that all the terms, covenants, provisos, conditions and provisions of the Agreement, as amended hereby, shall continue to be in full force and effect and that nothing herein contained shall operate or be construed to modify or otherwise affect the rights and obligations created by the Agreement as amended hereby.

4. Enurement

This Agreement shall enure to the benefit of and be binding upon the respective successors and permitted assigns of the City and the Owner.

5. Notice to be Filed

Notice of this Agreement will be filed in the Land Title Office and once filed, this Agreement will be binding on all persons who acquire an interest in the Lands.

IN WITNESS WHEREOF the parties have executed this Amending Agreement as of the date set out above.

CITY OF SURREY
by its authorized signatories

Linda Hepner
Mayor

Jane Sullivan
City Clerk

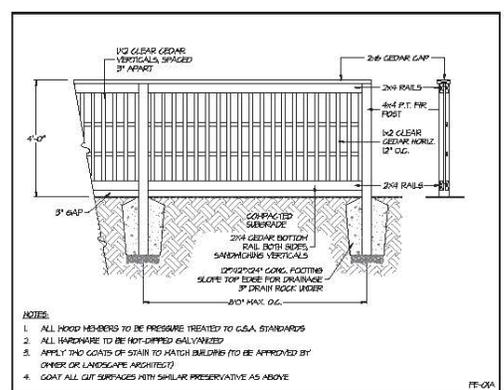
B.A.N. HOLDINGS LTD., INC. NO. BC0247718

Evan Williams

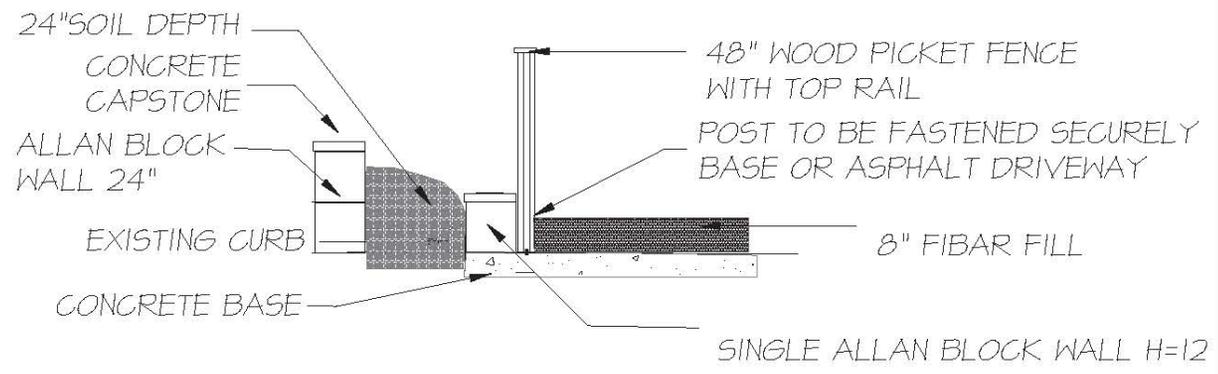
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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



1 4 FT. HEIGHT LATH PATIO SCREEN
12"x12"x24"



SECTION THROUGH PLANTER WALL AND FENCE

NO.	DATE	REVISION DESCRIPTION	DR.
1			
2			
3			
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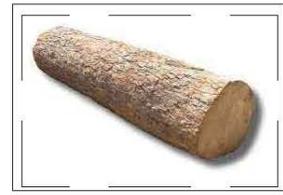
TIERED WOOD PLANTER BOXES - HOME DEPOT 48"x48"x21, 48"x48"x10.5", 48"x48"x7"



WOOD PLANTER BOXES - HOME DEPOT 48"x48", 40"x12"



NATURAL CEDAR WOOD STEPPING STONES 3" H



NATURAL CEDAR WOOD LOG SEATING

PROJECT:
HERITAGE CHURCH
16017 8TH AVE,
SURREY, BC

DRAWING TITLE:
DETAILS

DATE: 5/24/25	DRAWING NUMBER:
SCALE: 1/2" = 1'-0"	
DRAWN: JES	
DESIGN: JES	L2
CHK'D: JES	CF 3

