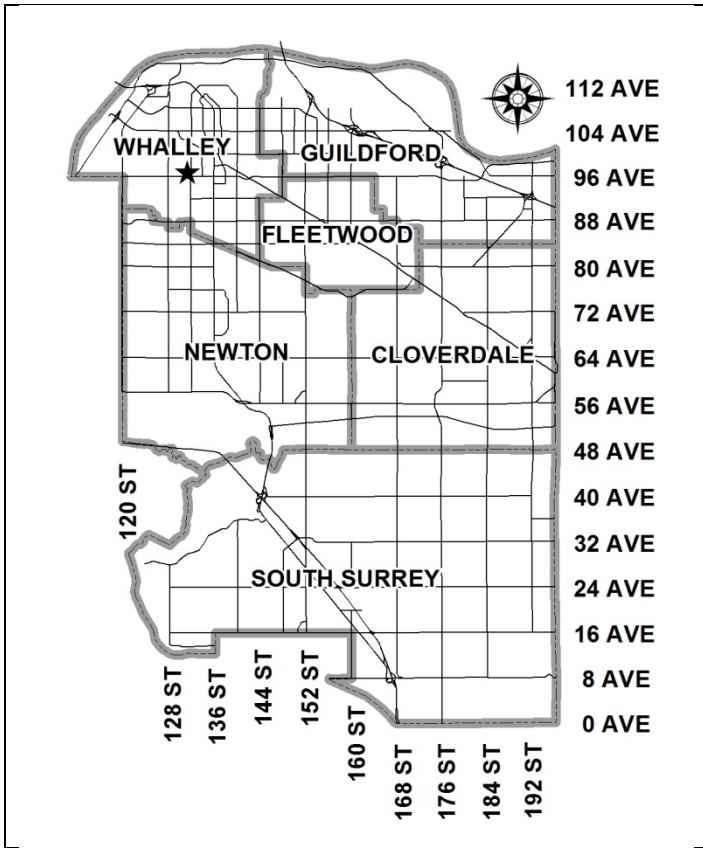


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0068-00

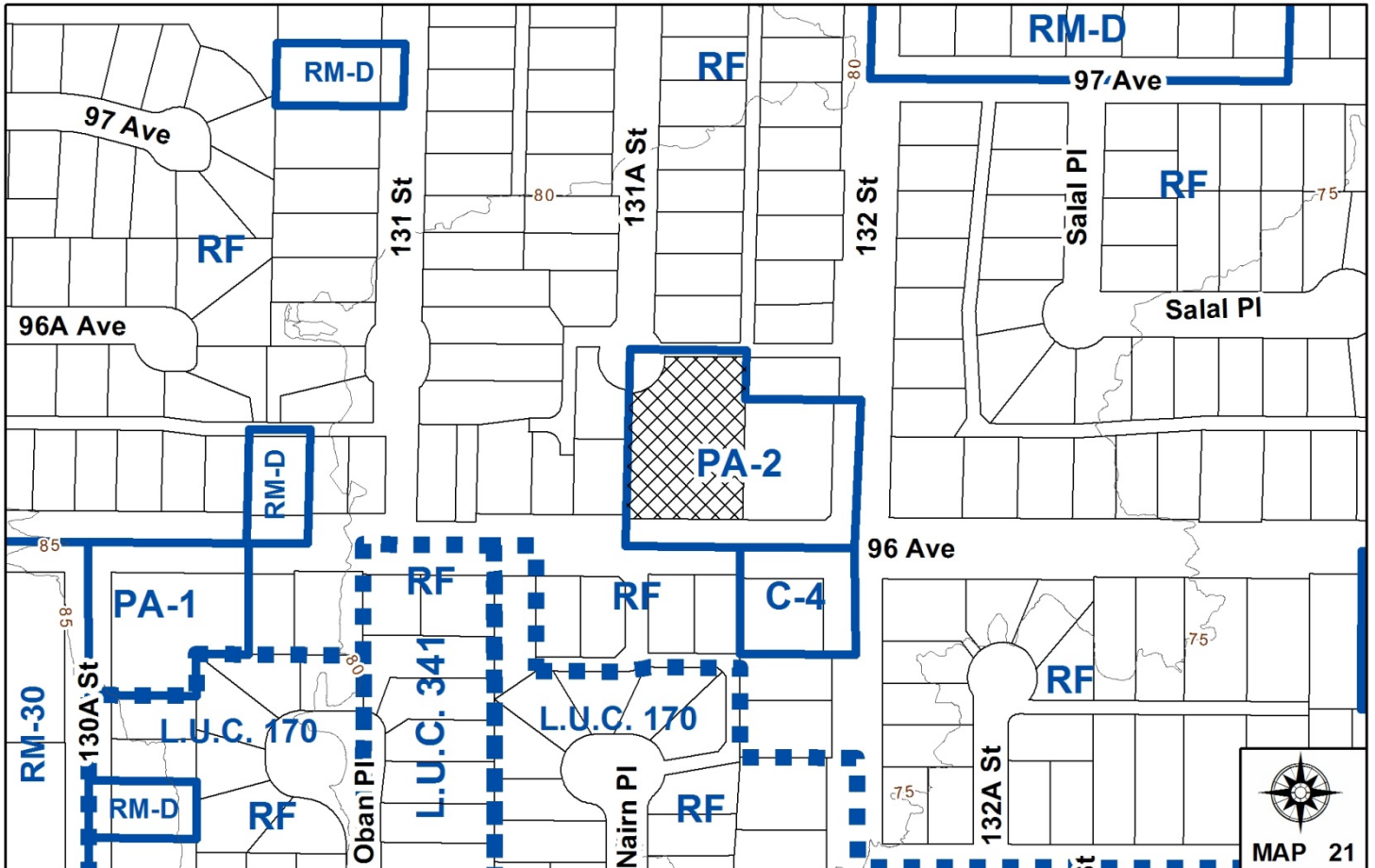
Planning Report Date: March 23, 2015



PROPOSAL:

- **Development Variance Permit**
 in order to reduce the required number of off-street parking spaces and to allow parking spaces within the front yard setbacks for a proposed new church.

LOCATION: 9630 - 131A Street
OWNER: The Church in Surrey
ZONING: PA-2
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to vary the Zoning By-law to reduce the minimum number of off-street parking spaces from 79 to 61 and to permit parking spaces to be located within the north and south front yard setbacks.

RATIONALE OF RECOMMENDATION

- The site is within 60 metres (197 ft.) of the City Centre boundary, where a 20 percent reduction to off-street parking is permitted.
- The site is well served by public transit with multiple bus routes on 96 Avenue and by a single bus route on 132 Street.
- The church operates its own bus to assist with pick-up and drop-off of parishioners.
- The church services are expected to be at 60 to 80 percent of building capacity.
- Parking spaces proposed within the front yard setback areas will be screened by landscaping from the street and adjacent residential areas.
- There are no records of neighbourhood complaints regarding the parking associated with the former church on the site that has recently been demolished.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0068-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to vary Part 5 of the Zoning By-law to reduce the minimum number of off-street parking spaces from 79 to 61; and
- (b) to vary the PA-2 Zone to allow parking within the front yard setback.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Recently demolished church with a new church proposed to be constructed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across lane):	Single family dwellings.	Urban	RF
East:	Assembly hall.	Urban	PA-2 and RF
South (Across 96 Avenue):	Single family dwellings.	Urban	RF
West:	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 9630 - 131A Street, just west of City Centre. The site is zoned "Assembly Hall 2 Zone (PA-2)" and is designated Urban within the Official Community Plan (OCP).
- The applicant recently demolished an existing church on the site and has applied for a building permit to construct a new church. The applicant hopes to begin constructing the new church in the coming weeks.
- The subject lot is approximately 3,415 square metres (.84 acre) in area and is a double fronting lot, with frontages on both 131A Street and 96 Avenue. The lot is considered a through lot in Zoning By-law No. 12000.

- Vehicular access to the site is proposed to be only from the 131A Street cul-de-sac. The previous church had accesses from both 96 Avenue and 131A Street.
- The proposed church is approximately 1,054 square metres (11,356 sq. ft.) in gross floor area. The parking requirement for churches under Zoning Bylaw No. 12000 is 7.5 parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area. As such, the applicant is required to provide 79 off-street parking spaces. Due to site constraints, the applicant can only provide 61 spaces, which is approximately a 23 percent reduction from the Zoning By-law requirements (see By-law Variance section).
- The PA-2 Zone prohibits parking spaces within front yard setbacks. Since the subject lot is a through lot (double fronting), it has both a north (131A Street) and a south (96 Avenue) front yard, the applicant has proposed 8 parking spaces within the front yard setback areas (see By-law Variance section).

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum number of required off-street parking spaces from 79 to 61.

Applicant's Reasons:

- City Centre allows a 20 percent parking requirement relaxation for churches. The subject property is located approximately 60 metres (200 ft.) outside of the City Centre.
- The church operates its own bus to assist in pick-up and drop-off of parishioners.
- The church has a maximum capacity of 366 people. Prior to its recent demolition, the church had an average attendance of 150 persons per service, which increased to 230 people when joint services were held with the South Surrey church. With the new church, the applicant expects these numbers to rise to 220 and 300 respectively which is 61 percent and 82 percent of capacity.
- The church will not be utilizing the entire floor area of the building at the same time.

Staff Comments:

- The Zoning By-law permits a 20% reduction of parking requirements for all uses, including churches, in City Centre. The subject lot is located just outside of the City Centre boundary and the proposed parking is a 23% reduction to the parking requirement.
- The subject church operates a bus that assists in picking up and dropping off members.
- The subject site is well served by transit with two bus lines running along 96 Avenue and one along 132 Street.

- The capacity of the new church is 366 persons. The applicant expects average attendance to be 220 with a peak attendance for special services of 300, which is within the 85th percentile for maximum occupancy.
- The previous church building had a paved surface for on-site parking, but without painted boundaries for parking spaces. As part of the applicant's building permit requirements, the proposed parking lot will be clearly delineated with pavement markings for each parking space, which will increase the efficiency of the parking.
- A church has operated on the site for several years and staff are unaware of any complaints from the neighbourhood.
- The City's Transportation Division has reviewed the proposed parking provisions and has no concerns.
- Staff support the proposed variance.

(b) Requested Variance:

- To vary the PA-2 Zone to allow for parking spaces within the north and south front yard setbacks.

Applicant's Reasons:

- The subject site is unusual as it is double-fronting and has two front yard setbacks.
- Only a portion of two spaces are between the proposed church and 96 Avenue.
- Only 8 spaces are proposed within the front yard setbacks.

Staff Comments:

- The PA-2 Zone prohibits parking within the front yard and flanking side yard setbacks.
- The subject site is double-fronting, making it difficult to accommodate parking in compliance with the PA-2 Zone. Four parking spaces are proposed in both the north and south front yard setbacks.
- The north front yard setback fronts the 131A Street cul-de-sac and a lane. The applicant proposes landscaping along the northern setback to screen the parking from adjacent residential lots.
- The four proposed parking spaces in the south front yard setback are primarily to the west of the proposed building, and will still allow for landscaping between the parking area and the street.
- The provision of landscaping will be required as part of the building permit.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Site Plan
- Appendix III. Development Variance Permit No. 7915-0068-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/da

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Information for City Clerk

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

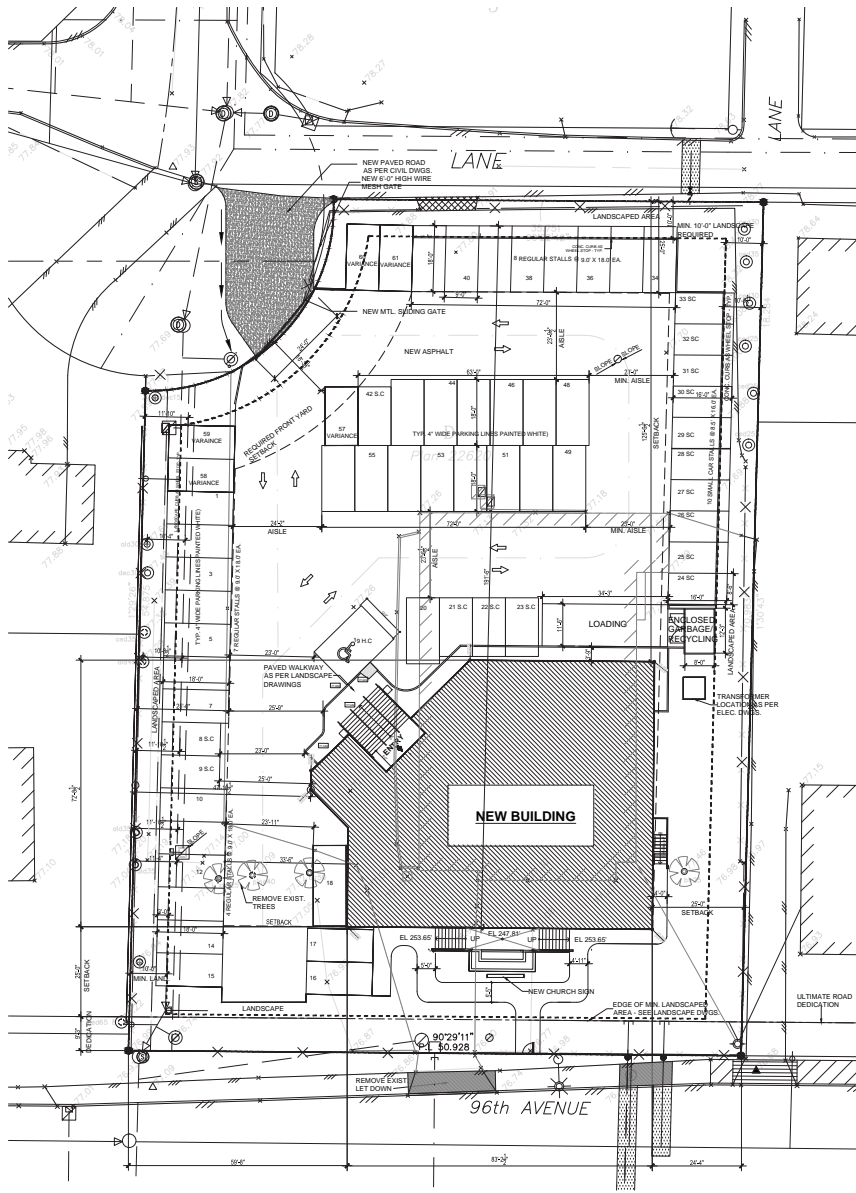
1. (a) Agent: Name: David Ho
 David J. Ho Architect Inc.
 Address: 3003 - St. Johns Street, Unit 204A
 Port Moody, BC V3H 2C7

 Tel: 604-469-9649

2. Properties involved in the Application
 - (a) Civic Address: 9630 - 131A Street

 - (b) Civic Address: 9630 - 131A Street
 Owner: The Church in Surrey
 PID: 002-220-440
 Lot "D" Section 33 Block 5 North Range 2 West New Westminster District Plan 22620

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7915-0068-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



SITE PLAN
SCALE: 1/16" = 1'-0"

PROJECT DATA

LEGAL DESCRIPTION:
LOT 0, SEC.33, BLOCK 5, NORTH RANGE 2 WEST, N.W.D PLAN 22620

CIVIC ADDRESS:
9630 131A AVE. SURREY B.C.
PA-2

ZONING:
PA-2

SITE AREA:
36,778.60 SQ. FT. (3,414.91 SQ.M.)

LOT COVERAGE
PERMITTED 40% X 36,778.60 sf = 14,711.44 sf (1,365.96 SQ.M.)
PROPOSED 15.3% X 36,778.60 sf = 5,627.12 sf (522.48 SQ.M.)

F.S.R.:
PERMITTED: 0.5 X 36,778.60 sf = 18,389.30 SQ.FT. (1,707.45 SQ.M.)
PROPOSED: 7.6m = 25.0 FT.
= 11,871.26 SQ.FT. (1,103.28 SQ.M.)

TOTAL BUILDING HEIGHT:
PERMITTED: 9.0m = 29.5 FT
PROPOSED: 7.6m = 25.0 FT

SETBACKS:

REQUIRED	PROVIDED
FRONT YARD 24.61 (7.50 m)	25.00 (7.61 m)
REAR YARD 24.61 (7.50 m)	125.08 (38.12 m)
SIDE YARD EAST 24.61 (7.50 m)	25.00 (7.61 m)
SIDE YARD WEST 24.61 (7.50 m)	47.87 (14.60 m)

OFF STREET PARKING AS PER SURREY'S OFF STREET BYLAW:
REQUIRED: (7.5 PARKING SPACES PER 100 SQ. M (1075 SQ. FT.) OF GROSS FLOOR AREA)

GROSS FLR. AREA: 11,356.87 SQ. FT. (1,054.49 SQ.M.)
AREAS DEDUCTED: 1,271.81 SQ.FT. (118.09 SQ.M.)

TOTAL NET FLR. AREA: 10,085.06 SQ.FT. 936.40 SQ.M.)

REQUIRED - ASSEMBLY USE (7.5 PARKING SPACES PER 100 SQ. M (1075 SQ. FT.) OF NFA)
10,085.06 SQ.FT. (936.40 SQ.M.)
936/100 = 9.36 x 7.5 = 70.2

TOTAL REQUIRED: = 70.2 SPACES

SMALL CARS PERMITTED 30% X 61 = 18
HANDICAP SPACE REQUIRED = 1

LOADING REQUIRED = 1

TOTAL PROVIDED:

REGULAR CAR PARKING = 43
SMALL CAR PARKING = 17
H.C. PARKING = 1

TOTAL PROVIDED = 56 SPACES

SPACES IN FRONT YARD SETBACK = 5 SPACES

TOTAL = 61 SPACES

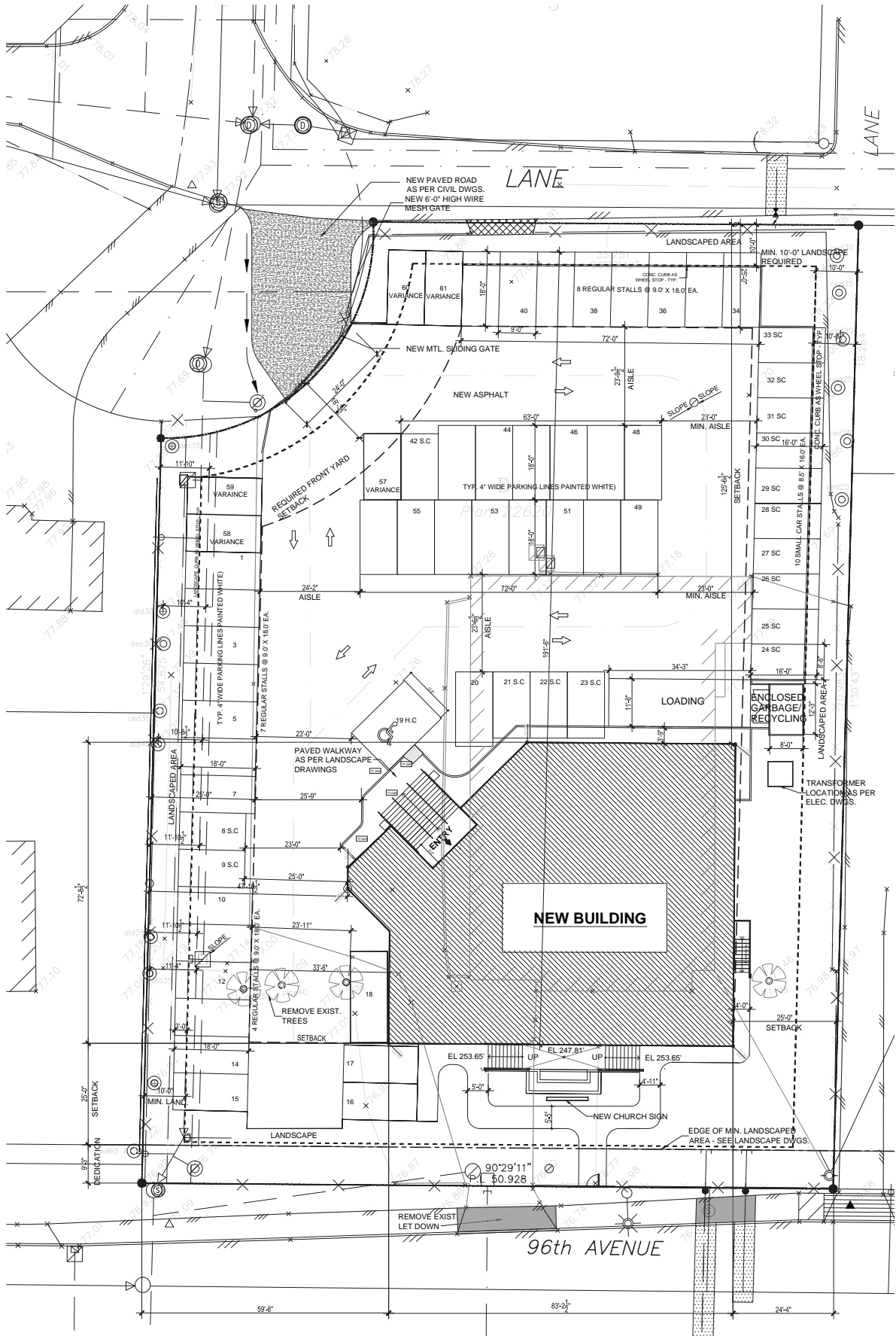
LOADING PROVIDED = 1

DAVID J HO ARCHITECT INC.
204A - 3003 ST. JAMES STREET PORT MOODY BC V3H 2C4
PHONE 469-8689 FAX 469-0860

PROPOSED NEW MEETING HALL FOR THE CHURCH IN SURREY
8400 - 131A STREET, SURREY, BC, V0T 3G3

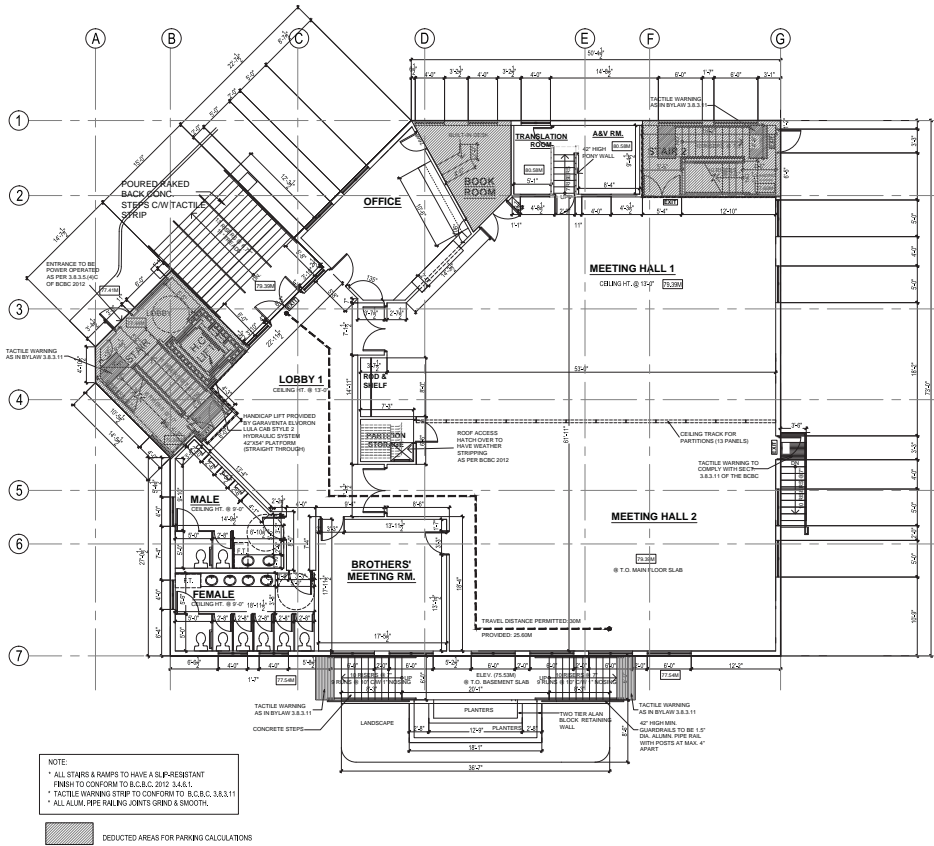
SITE PLAN - PARKING VARIANCE

DATE: 10-12-2015	REVISION: 1	DATE: 11-20-15	REVISION: 2
SCALE: AS SHOWN	REVISION: 2	DATE: 11-20-15	REVISION: 3
DRAWN: JH	REVISION: 3	DATE: 11-20-15	REVISION: 4
PROJECT NO: 0709	REVISION: 4	DATE: 11-20-15	REVISION: 5
CHECKED BY: [Signature]	REVISION: 5	DATE: 11-20-15	REVISION: 6



SITE PLAN
SCALE: 1/16" = 1'-0"

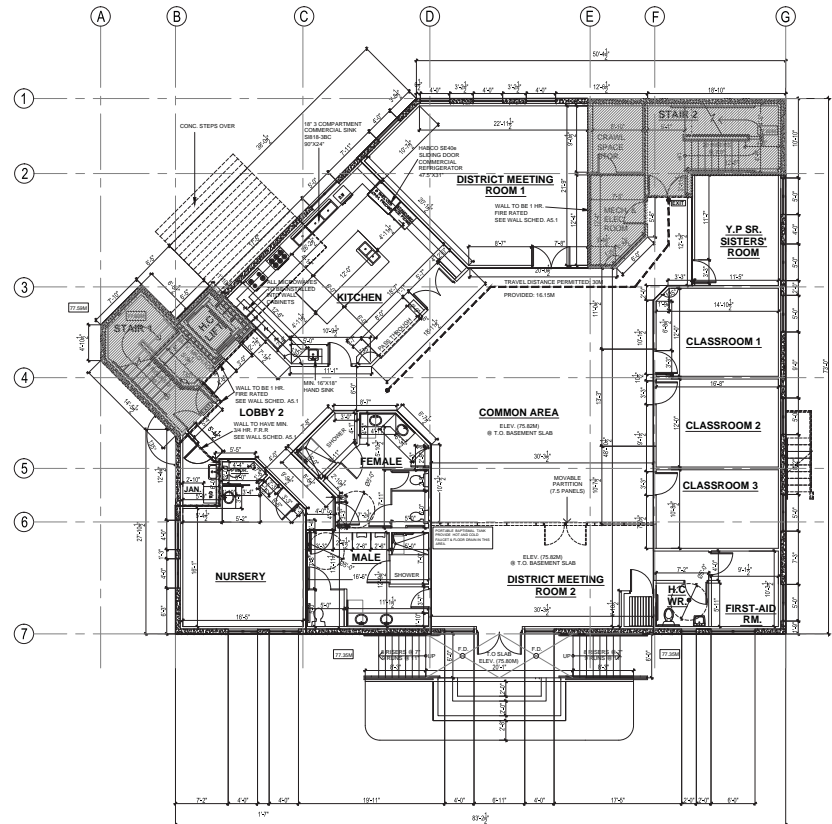




NOTE:
 * ALL STAIRS & RAMPS TO HAVE A SLUR-RESISTANT FINISH TO CONFORM TO B.C.C.C. 2012 3.4.6.1
 * TACTILE WARNING STRIP TO CONFORM TO B.C.C.C. 3.8.3.1.1
 * ALL ALUM. PIPE RAILING JOINTS GRIND & SMOOTH.

DEDUCTED AREAS FOR PARKING CALCULATIONS

MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 TOTAL AREA: 5,667.92 SQ. FT.



BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 TOTAL AREA: 5,688.95 SQ. FT.

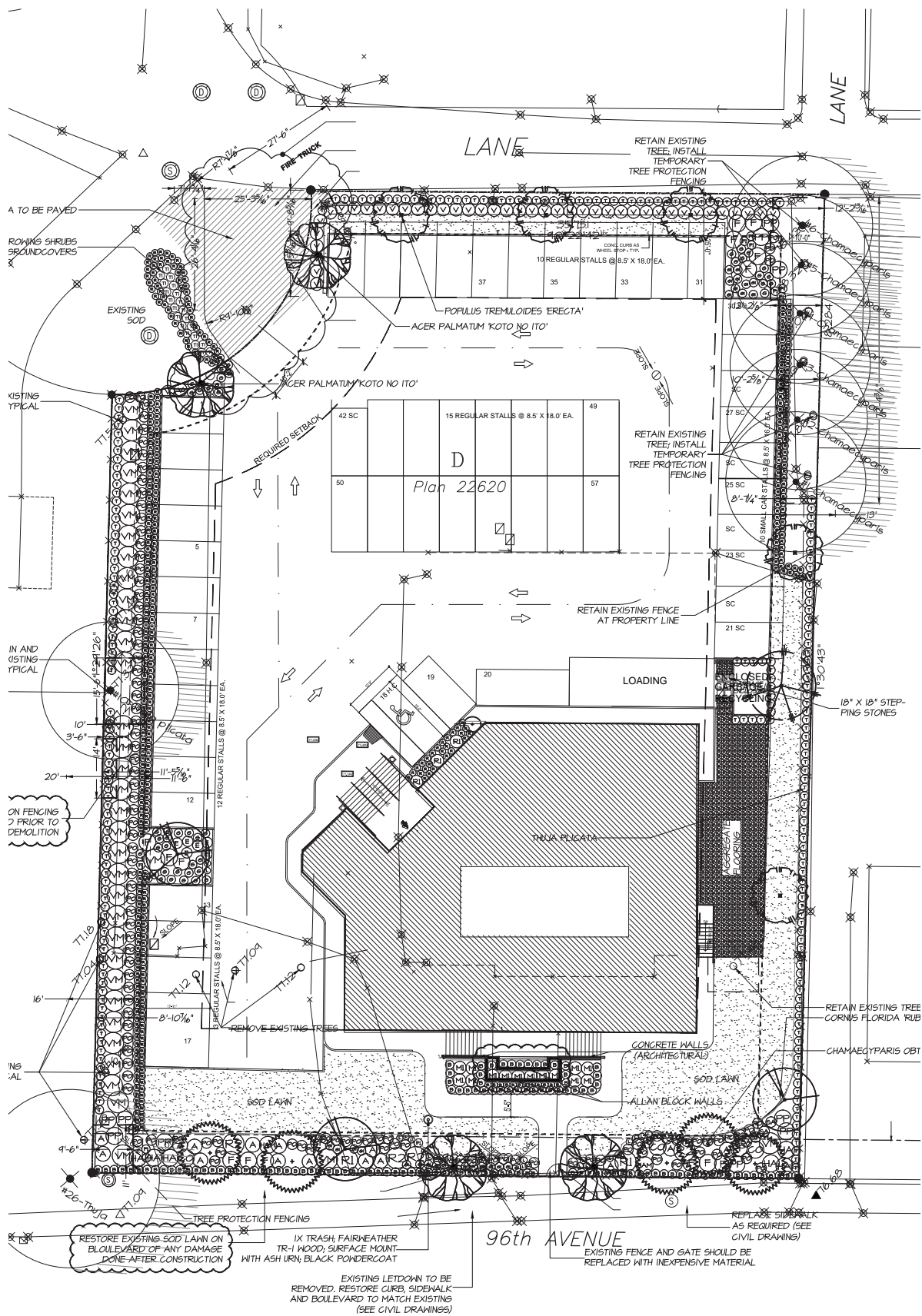
DATE: FEB. 12, 2013
 SCALE: AS SHOWN
 DRAWN: JHM
 PROJECT NO: 0709
 CHECKED BY: JHM

REVISIONS:
 DATE: 12-04-10
 12-04-10
 12-04-10
 12-04-10

PROPOSED NEW MEETING HALL FOR THE CHURCH IN SURREY
 9830 - 137A STREET, SURREY, BC, V3T 3K3

DAVID J HO ARCHITECT INC.
 204A - 3000 ST. JOHN'S STREET FORT MCDONALD BC V4R 2G4
 PHONE: 469-6666

MAIN & BASEMENT FLOOR PLANS



5 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0068-00

Issued To: The Church in Surrey
("the Owner")

Address of Owner: 6907 RYALL CRESCENT
DELTA BC V4E 2H5

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: 002-220-440
Lot "D" Section 33 Block 5 North Range 2 West New Westminster District Plan 22620
9630 131A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) to vary Section H.2, Off-Street Parking and Loading/Unloading, of the PA-2 Zone to allow off-street parking within the front yard setbacks; and
- (b) In Table C.4 Part 5 Off-Street Parking and Loading/Unloading, the minimum number of parking spaces for a church is reduced from 79 spaces to 61 spaces.

4. This development variance permit applies to only the portion of the Land OR 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.

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

6. 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.

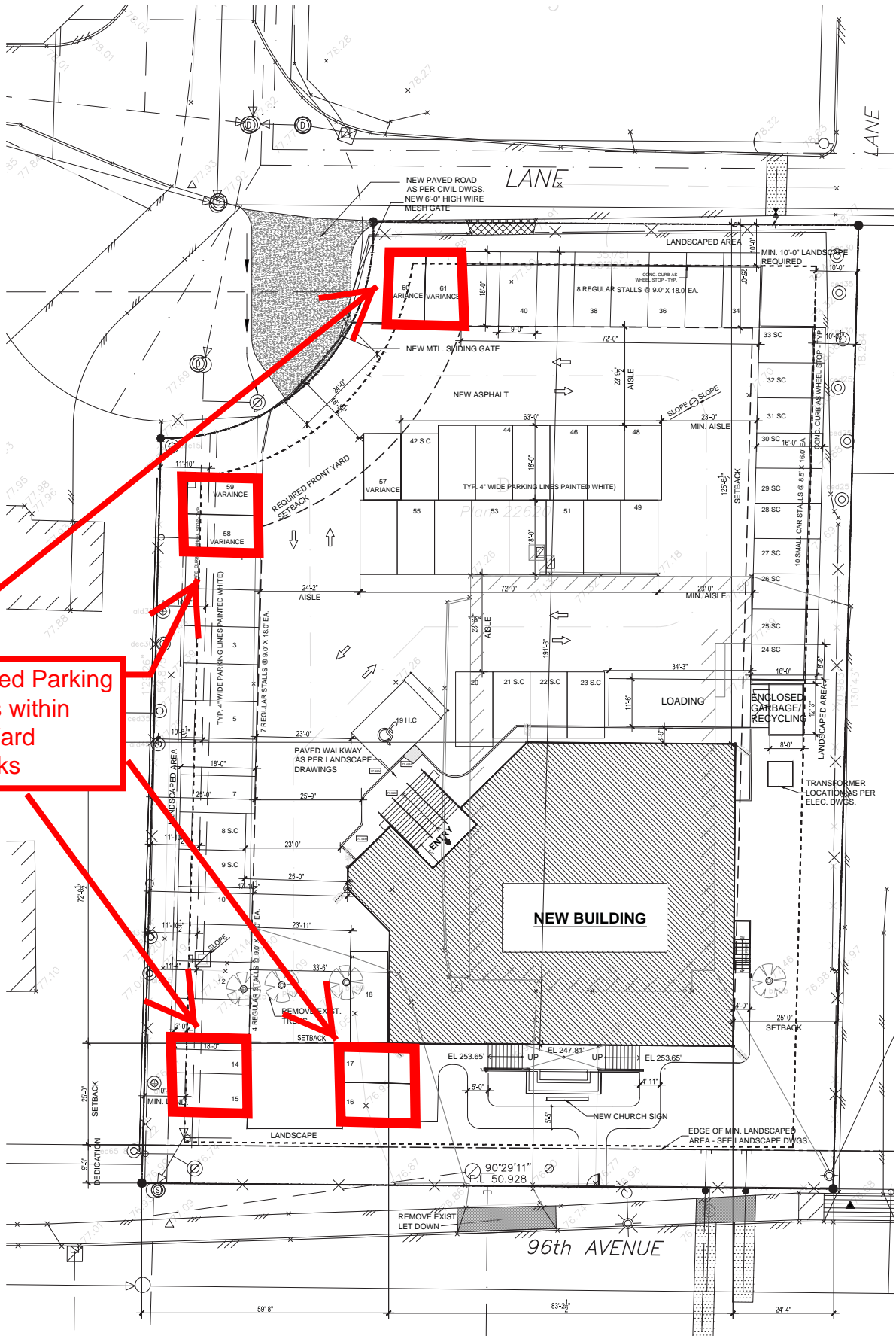
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. 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 – Linda Hepner

City Clerk – Jane Sullivan



Proposed Parking Spaces within Front Yard Setbacks

SITE PLAN
SCALE: 1/16" = 1'-0"

