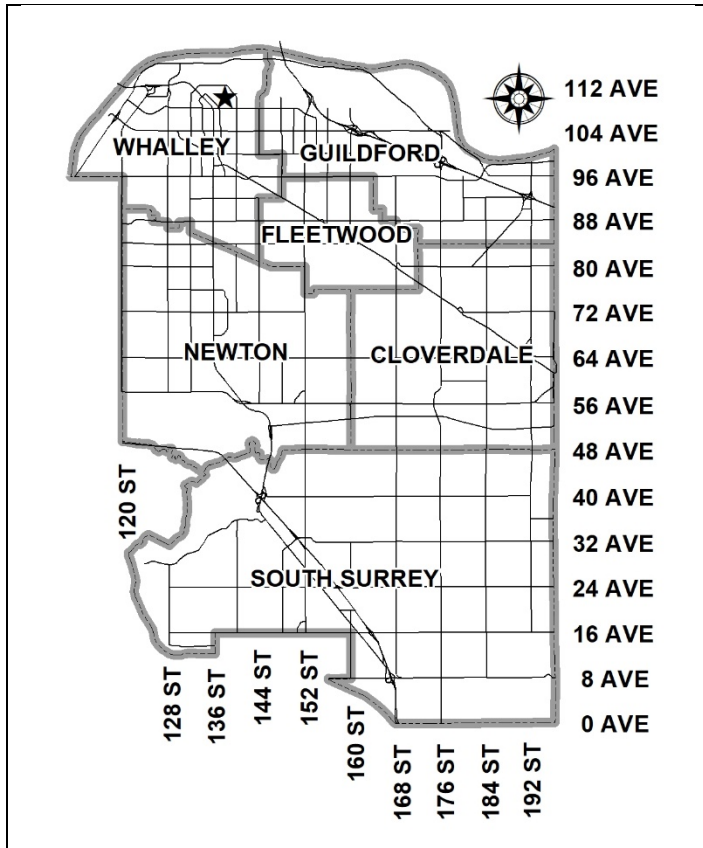


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0452-00

Planning Report Date: May 13, 2019



PROPOSAL:

- **Temporary Use Permit**

to permit pre-manufactured buildings on the site to accommodate Sunday school classrooms for the neighboring church located at 13821 – Grosvenor Road, for a period not to exceed three years.

LOCATION: 13815 - Grosvenor Road

ZONING: RF Zone

OCP DESIGNATION: Urban

CCP DESIGNATION: Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed pre-manufactured buildings to accommodate Sunday school classrooms for a neighbouring church, are not permitted uses under the RF Zone.
- The proposal does not comply with the City Centre Plan, which identifies the subject site as part of a future park.

RATIONALE OF RECOMMENDATION

- The Surrey Vietnamese Alliance Church has occupied the neighbouring heritage church building at 13821 Grosvenor Road, and has utilized the subject lot for a gravel surface parking lot and Sunday school classrooms within an existing pre-manufactured building, since the mid 1990's, with no known neighbourhood concerns.
- The proposal will allow the Surrey Vietnamese Alliance Church to continue to utilize the existing pre-manufactured building on the subject site, as well as a proposed additional pre-manufactured building, for Sunday school classrooms, meeting the needs of an expanding congregation, until an alternative parcel of land to either occupy an existing building, or build a new church can be found, or until TUP expiry.
- The applicant has indicated that they understand the City's intentions to acquire the subject properties for park purposes, per the City Centre Plan, and as such they are actively searching for an alternative site for the church. The applicant will continue to work with the City's Realty Services staff on the acquisition of the land for park purposes, and has also agreed to register a right of first refusal agreement with the City should the subject TUP proposal be supported by Council.
- The existing gravel surface parking lot on the subject site, which can accommodate approximately 29 vehicles, has always served the neighbouring church building, with no documented complaints from the surrounding residential neighbourhood. The proposed Sunday school classrooms are ancillary to the existing church use and are not anticipated to generate additional parking demand.
- The existing and proposed additional pre-manufactured building on the subject site will be used for Sunday school classrooms only. The congregation will continue to use the neighbouring heritage church building for assembly purposes.

RECOMMENDATION

1. The Planning & Development Department recommends that Council approve Temporary Use Permit No. 7918-0452-00 (Appendix I) to proceed to Public Notification;
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including covenants, dedications, and rights-of way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

REFERRALS

Engineering: The Engineering Department requires the following conditions met before approval:

- Relocate the existing shed on the subject site outside of the SROW area; and
- Roof leaders for the temporary pre-manufactured buildings are to be disconnected as a condition of Building Permit issuance.

SITE CHARACTERISTICS

Existing Land Use: Pre-manufactured building (mobile home) and gravel parking lot.

Adjacent Area:

Direction	Existing Use	CCP Designation	Existing Zone
North:	Single family dwellings	Single Family/Duplex 0.6 FAR	RF
East:	Non-conforming heritage church	Park	RF
South (Across Grosvenor Rd):	Single family dwellings	Single Family/Duplex 0.6 FAR	RF
West:	Single family dwellings	Park	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 13815 - Grosvenor Road in Whalley and is 1,811 square metres (19,493 sq. ft.) in size. The lot is designated Urban in the Official Community Plan (OCP) and future Park in the City Centre Plan. The subject lot is zoned "Single Family Residential Zone (RF)", which permits a single-family dwelling.
- The neighbouring property to the east, at 13821 – Grosvenor Road, contains a heritage inventoried, non-conforming church building with no onsite parking, on a lot also zoned "Single Family Residential Zone (RF)".
- The subject site and the neighbouring lot at 13821 – Grosvenor Road were acquired by the Surrey Vietnamese Alliance Church in the early 1990's
- The Surrey Vietnamese Alliance Church utilizes the heritage church building for church services and the subject lot for a gravel surface parking lot as well as a Sunday school classroom within a pre-manufactured building (mobile home). There is also a small storage shed on the subject lot, which is required to be relocated outside of an existing statutory right-of-way.
- The current congregation size of the church is approximately 100 people.
- The gravel surface parking lot has never been formalized by way of a building permit but has always served the neighbouring heritage church building, as the church building occupies nearly the entirety of that lot, with so space for parking on site.
- The existing pre-manufactured building (mobile home) on the subject site was in existence when the property was originally purchased by the Surrey Vietnamese Alliance Church and was used as a parsonage. On November 26, 1993, a permit for an addition to the pre-manufactured building on the subject site was issued but never received final building approval. A mobile home permit was issued from September 8, 1996 until September 7, 2011 for watchperson purposes. This permit has not been renewed and the pre-manufactured building (mobile home) has since been used as a Sunday school classroom, which is not a permitted use in the RF Zone, in conjunction with the neighboring church.

Current Proposal

- The Surrey Vietnamese Alliance Church is seeking to add a second pre-manufactured building on the subject site to accommodate additional Sunday school classrooms for a growing congregation. The pre-manufactured building addition will also include washroom facilities and is proposed to be connected to the existing pre-manufactured building by a deck. The additional pre-manufactured building will be approximately 89 square metres (960 sq.ft.) in size.
- Since the use of the existing pre-manufactured building for a Sunday school classroom is already not a permitted use under the RF Zone, the proposed expansion of this use is also not permitted.
- The applicant has indicated that they understand the City's intentions to acquire the subject properties for park purposes, per the City Centre Plan, and as such they are actively searching for an alternative site to either occupy an existing building or build a new church. In the meantime, however, they are requesting the additional pre-manufactured building as an

interim solution to address the growing need for additional Sunday school classroom space, while they continue their search for a new location.

- The applicant has applied for a Temporary Use Permit (TUP) to permit the continued use of the existing pre-manufactured building on the site, as well as the proposed additional pre-manufactured building on the site, for Sunday school classrooms.
- The applicant has had initial conversations with the City's Realty Services and Parks, Recreation and Culture staff regarding the acquisition of the land for park purposes, and as a result of these conversations has agreed to register a right of first refusal agreement with the City should the subject TUP proposal be supported by Council.
- The existing gravel surface parking lot on the subject site has always served the neighbouring church building and can accommodate parking for up to approximately 29 vehicles. Staff have confirmed that there have been no formal parking complaints from the surrounding residential neighbourhood with this existing, historic, parking arrangement. The proposed Sunday school classroom use is ancillary to the existing church, and as such is not expected to generate new parking demand.
- The existing and proposed additional pre-manufactured building on the subject site will be used for Sunday school classrooms only. The congregation will continue to use the neighbouring heritage church building for assembly purposes.
- The proposed Temporary Use Permit (TUP) to accommodate Sunday school classrooms within pre-manufactured buildings on the site would be for a maximum of 3 years, providing reasonable time for the Surrey Vietnamese Alliance Church to secure another location, while at the same time addressing their interim need for additional Sunday school classroom space to serve the congregation.
- The City's Parks, Recreation and Culture staff are supportive of the timeline associated with the proposed TUP and the applicant's intention to register a right of first refusal agreement with the City.
- Staff support the proposed Temporary Use Permit to proceed to Public Notification.

PRE-NOTIFICATION

Pre-notification letters were sent on January 11, 2019, and a development proposal sign has been erected on the property. To date, planning staff have received one missed phone call and have not been successful in reaching the individual.

TREES

- Mike Fadum, ISA Certified Arborist, of Mike Fadum and Associates Ltd., prepared an arborist assessment for the subject property.

- The arborist assessment states that that the site appears to be have been compacted by past usage and that it is reasonable to expect that a pre-manufactured building with washroom facilities could be installed without significant impact to existing by-law sized trees.
- A comfort letter has been submitted to ensure that an arborist must be on site to supervise the pre-manufactured building installation on the subject property.
- Should Council support the proposed TUP, issuance of a building permit for the pre-manufactured building would be on the condition that the applicant submit an arborist report and site plan confirming no encroachment into surrounding tree protection zones.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Temporary Use Permit No. 7918-0452-00
Appendix II. Aerial Photo of Site

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

ELM/cm

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7918-0452-00

Issued To:

(the "Owner")

Address of Owner:

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: 011-392-509

Parcel A (Explanatory Plan 13691) Lot 4 Section 14 Block 5 North Range 2 West New Westminster District Plan 5392

13815 - Grosvenor Road

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be for two pre-manufactured buildings with washroom facilities to accommodate Sunday school classrooms associated with the neighbouring church located at 13821 Grosvenor Road for a period of three years.
5. The temporary use shall be carried out according to the following conditions:
 - (a) the pre-manufactured buildings must meet Building Code requirements and a Building Permit is required; and

- (b) the pre-manufactured buildings and structures shall be sited as shown in the Schedule "A" which is attached hereto and forms part of this temporary use permit.
6. The Owner hereby releases, indemnifies and saves harmless the City, its elected and appointed officials, employees and agents from and against any and all liability, actions, causes of actions, claims, damages, expenses, costs, debts, demands or losses suffered or incurred by the City arising from the granting of this agreement, from the performance by the Owner of this agreement or any default of the Owner under or in respect of this agreement.
 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 – Doug McCallum

City Clerk – Jennifer Ficocelli

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:

I, Christian & Missionary Alliance (Canadian Pacific) (Name of Owner)

being the owner of Parcel A (Explanatory Plan 13691) Lot 4 Section 14 Block 5
North Range 2 West New Westminster District Plan 5392

(Legal Description)

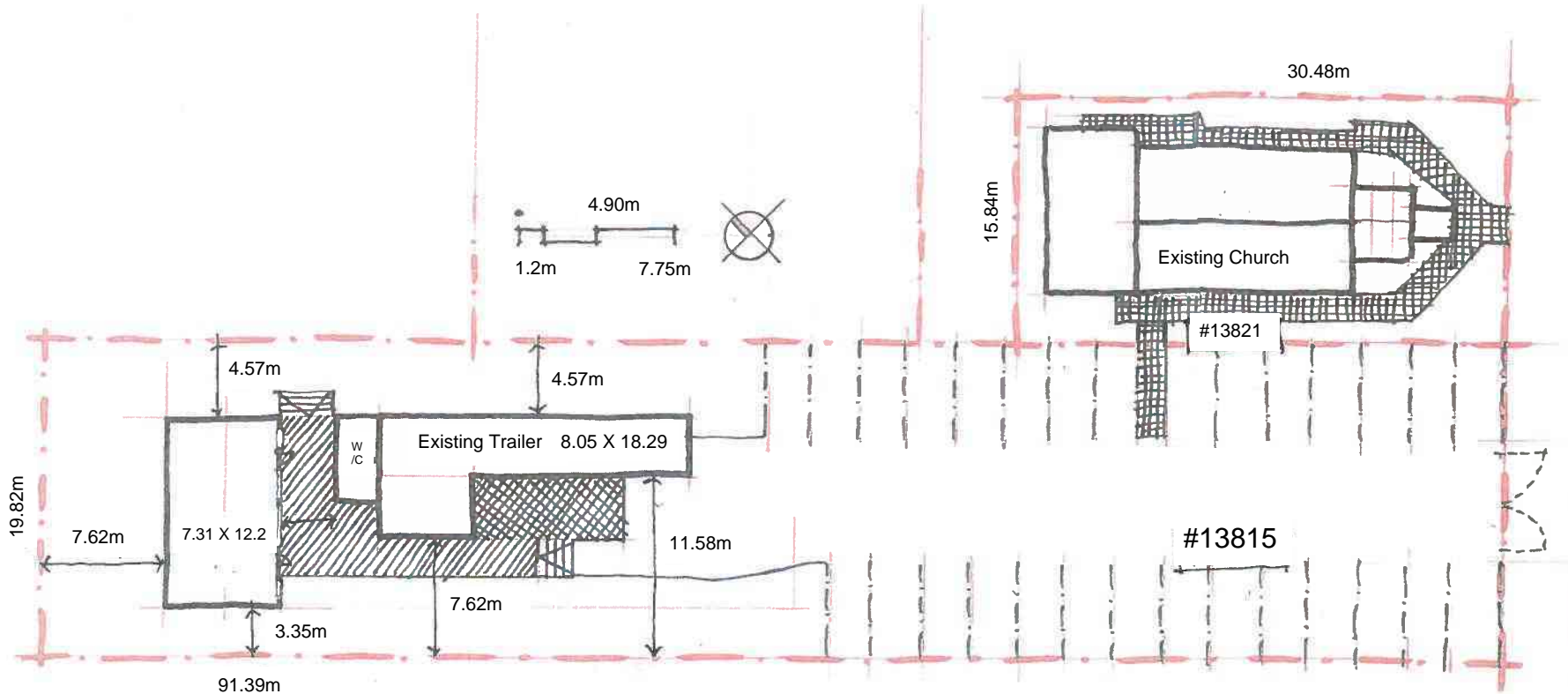
known as 13815 – Grosvenor Road
(Civic Address)

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.

Christian & Missionary Alliance (Canadian Pacific)
(Owner)

(Witness)



Note:

- 1. Every Trailer is "CSA" approved by date of manufacture
- 2. Exterior Walls facing property lines have no windows
- 3. All walls have on hour fire rating (metal clad)

Option 1

Surrey Vietnamese Alliance Church
13821 Grosvenor Road November 2018
Proposed Trailers Option 1
Siegfried W. Toews Architect Inc.

