

**TO: CITY MANAGER**

**2000 January 04**

**FROM: DIRECTOR PLANNING AND BUILDING**

**SUBJECT: ENQUIRY ON PARKING ISSUES  
CHURCH USE WITHIN "THE CRYSTAL"  
REZONING REFERENCE #99-44**

**PURPOSE:** To report on parking issues related to a proposed rezoning for a church use in "The Crystal" mixed-use development in Metrotown.

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**RECOMMENDATION:**

1. **THAT** this report be received for information purposes.

**R E P O R T**

The rezoning bylaw for Rezoning Reference #99-44 was brought forward to Council for Consideration and Third Reading and Reconsideration and Final Adoption on 1999 December 20. The rezoning bylaw was tabled at that time and staff was requested to submit a report on parking issues raised in the Council discussion. The rezoning proposal for a church use within "The Crystal" mixed-use development in Metrotown had been forwarded to a Public Hearing on 1999 November 23 and given Second Reading of its rezoning bylaw on 1999 December 13. The submission of a suitable plan of development, the sole prerequisite condition, has been completed.

The parking issues raised related to zoning bylaw parking requirements applicable to the proposal, to the proposed weekdays rather than primarily Sunday assembly use, and to the proposed maximum occupancy of the assembly use as it relates to parking provisions.


Regarding the zoning bylaw parking requirements for churches, this is based on the assessed peak use of the main sanctuary or assembly space which is one parking space for every 10 seats where there is fixed seating. Where there is no fixed seating, the public assembly standard of one parking space for each 9 m<sup>2</sup> (96.88 sq. ft.) would apply to the main sanctuary space. In the case of the subject proposal the chapel, the assembly space, has an area of 322 m<sup>2</sup> (3,470 sq. ft.) without fixed-seating, resulting in a minimum parking requirement of 36 spaces.

As a major Metrotown mixed-use development, the parking provision for this development is based on a shared-use factor of 80%. The shared-use factor takes into consideration proximity to the bus loop and SkyTrain and a high concentration of persons already in the area for other purposes. As well the public parking facility under the Metrotown Civic Square is located to the south across Kingsborough Street.

Therefore, the parking requirement for the area now proposed for the church was originally 54 spaces which with a shared-use factor of 80% resulted in 43 specific spaces being actually constructed and allocated to this area. This provision of 43 spaces more than satisfies the 36 spaces required by the church proposal. It is also noted that if the sanctuary were a space with fixed seating for 400 persons, the parking requirement would be 40 spaces.

The proposed 322 m<sup>2</sup> (3,470 sq. ft.) chapel is intended to function as a multi-purpose assembly space which can be separated into three sections by moveable partitions. One of the sections remaining for primary chapel use is intended to have seating for 50 to 70 persons. The intent of the proponent is to provide a non-traditional church setting, providing services on weekdays rather than on Sundays, primarily to attract nearby residents, local business owners and employees, shoppers, etc. - those who are already in the town center. Weekday worship services are for small numbers of people - for instance, morning services for seniors and mall employees and afternoon or evening services for youth are planned. The facility is also intended to provide a variety of non-worship functions particularly directed to seniors, youth and women, and the regular maximum occupancy for the entire facility is not expected to exceed 150 persons. The maximum occupancy for occasional events will remain 400 persons.

In summary, the proposed church use proposal provides on-site parking in excess of zoning bylaw requirements and the proponent in outlining the proposed programming of the facility indicates that the regular maximum occupancy for the entire facility is not expected to exceed 150 persons with the maximum occupancy of 400 persons being approached only for occasional events.

  
D. G. Stenson  
Director Planning and Building

KI/ds  
cc: City Clerk