

Application Fact Sheet

Applicant:	Colliers International on behalf of Inlet United Church
Application Type:	OCP Amendment, Rezoning, Development Variance Permit, and Subdivision (Lot Line Adjustment)
Project Description:	Administrative updated to OCP land uses and Zoning Bylaw to facilitate a lot line adjustment
Development Permit Area:	Heritage Conservation Area: loco
Application Numbers:	3090-20-143 (DVP) 6700-20-207 (OCP Amendment and Rezoning) 6720-20-142 (Lot Line Adjustment)
Addresses:	1790 loco Road and the adjacent lot to the south (no civic address) legally described as Lot 1 Government Reserve Lying Between District Lots 226 And 256 Group 1 New Westminster District Plan 15859
Existing Zoning:	RS9
Proposed Zoning:	P2
Existing OCP Designation:	Single Family Low Density
Proposed OCP Designation:	Public and Institutional
Proposed Variances:	<p>To vary the Subdivision and Development Servicing Bylaw requirement for the provision of an Engineering Servicing Agreement prior to the approval of a subdivision.</p> <p>1790 loco Road Reduction of Exterior Side Lot Line Setback (loco Road) from 3m to 0m</p>
Property Description:	<p>The development site consists of two properties, 1790 loco Road and Lot 1, First Avenue, both located at the southeast corner of loco Road and First Avenue (Attachment 4).</p> <ul style="list-style-type: none">1790 loco Road is 652m² (7,018ft²) in size and is developed with the loco United Church, a protected heritage building. The church was constructed in 1924 and has served the religious needs for the loco community for many decades. Key elements that define the heritage character of loco United Church includes its:

- prominent location at the eastern entrance of the loco townsite, across from loco School, the Bowling Green and the CPR Railway track;
 - ecclesiastical form, scale and massing as expressed by its one-storey height with full basement, rectangular plan with front-gabled roof, belfry and projecting front-gabled enclosed porch;
 - Arts and Crafts elements such as triangular eave brackets, scrollcut rafters and wrought iron strap hinges on the front door; and
 - Interior features such as wooden tongue-and-groove ceiling.
- Lot 1, First Avenue is an undeveloped and unserviced parcel that is currently vegetated with tree cover. The property is 835m² (8,988ft²) in size.

Neighbourhood Context:

Surrounding development mainly consists of the following:

- North: P1 zoned lot developed with a heritage building (loco School);
- East: RS9 zoned lots developed with single family homes;
- South: Canadian Pacific Railway; and
- West: Undeveloped C8 zoned land designated for Mixed Use - Marina.