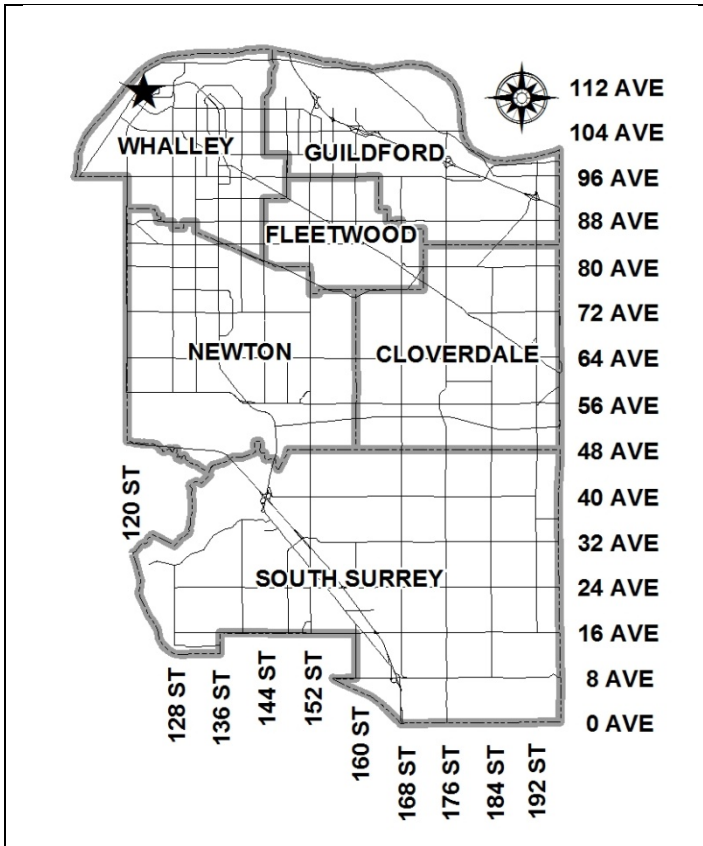


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0203-00

Planning Report Date: September 28, 2015

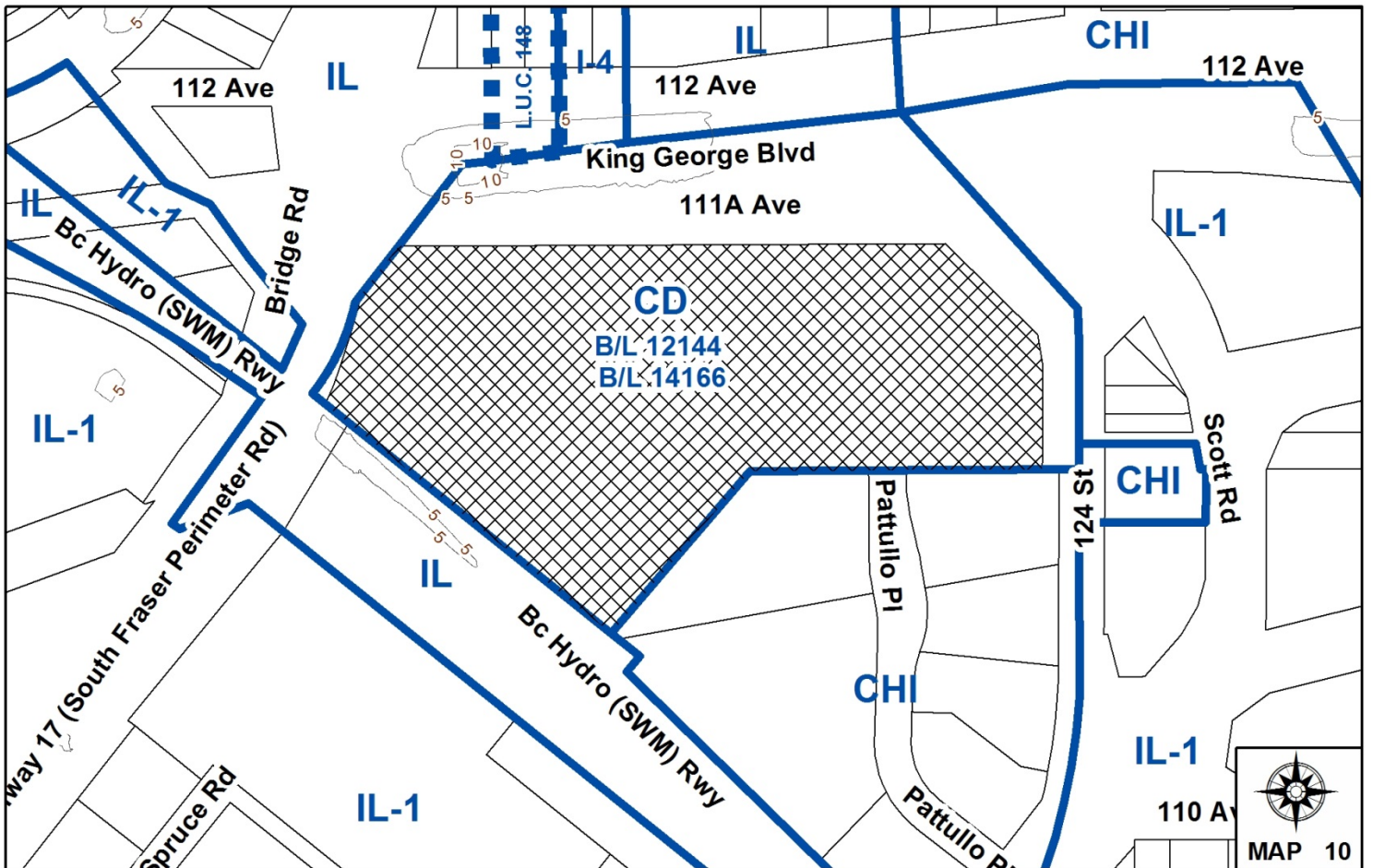


PROPOSAL:

- **Temporary Use Permit**

to allow renewal of an existing TUP to permit an assembly use for an additional three years.

LOCATION: 11125 - 124 Street
OWNER: 0912712 BC Ltd., Inc. No. 0912712
ZONING: CD (By-law No. 12144, amended by By-law No. 14166)
OCP DESIGNATION: Mixed Employment
NCP DESIGNATION: Highway Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An assembly use is not permitted under the current CD Zoning (By-law No. 12144 amended by By-law No. 14166) of the subject site.

RATIONALE OF RECOMMENDATION

- Complies with the Mixed Employment designation in the OCP.
- Complies with the Highway Commercial designation in the South Westminster NCP.
- The initial Temporary Use Permit (TUP) for an assembly use on the subject site was approved by Council on October 1, 2012 for a 3-year period.
- Renewal of the Temporary Use Permit (TUP) will provide the Calvary Worship Centre, additional time at this temporary location while securing a potential, permanent site in the vicinity.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Temporary Use Permit No. 7915-0203-00 (Appendix III) to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Large format building (formerly Revy store), with one unleased unit and four tenants: Calvary Worship Centre, CDI College, Bridgeview Self Storage, and Funtopia.

Adjacent Area:

Direction	Existing Use	NCP/ OCP Designation	Existing Zone
North (Across 111A Avenue, King George Boulevard and 112 Avenue):	Mixed automotive and industrial uses	Industrial and Commercial in the OCP	LUC No. 148 (underlying IL), IL, CHI and I-4
East (Across 124 Street and Pattullo Bridge off-ramp):	Scott Road SkyTrain Station and Park and Ride	Highway Commercial & Transit-Oriented Development in NCP	IL-1
South:	Vacant land and commercial building	Highway Commercial in NCP	CHI
South (Across Rail right-of-way):	Lumber re-loader under Development Application No. 7911-0193-00 for a TUP	Residential/Business Park in NCP	IL-1
West (Across South Fraser Perimeter Road/ Bridge Road):	Vacant land/Lumber storage facility	Residential/Business Park & Parks & Open Spaces in NCP	IL-1

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at the corner of 124 Street and 111A Avenue in South Westminster. The site is zoned "Comprehensive Development Zone (CD)" By-law No. 12144 as amended by By-law No. 14166.
- The CD Zone was initially drafted to allow an Eagle Home Hardware Centre (which subsequently changed to Revy Home Centre) to be built on the site. The CD Zone was based on the Highway Commercial Industrial Zone (CHI) and received final adoption on July 4, 1994.
- On November 20, 2000, the CD Zone was amended under By-law No. 14166 to accommodate a call centre on the subject site.
- On December 8, 2003, the South Westminster Neighbourhood Concept Plan (NCP) was approved by Council. This site is identified for Highway Commercial uses in the NCP.
- On October 1, 2012, Council issued Temporary Commercial Use Permit No. 7912-0237-00 to allow an assembly use on the subject site for a period of three (3) years. Assembly uses are not permitted under the CD Zone. The TUP accommodated the relocation of the main campus of the Calvary Worship Centre from the City of New Westminster to the subject site, while the church sought a permanent site.
- To accommodate their needs for a place to worship for a congregation of approximately 1,200 people during this interim period, the church secured approximately 3,170 square metres (34,118 sq. ft.) of space in the former Revy building on the subject site. The main campus of the church has been operating on the subject site under Temporary Commercial Use Permit No. 7912-0237-00 since 2012. The Calvary Worship Center has secondary churches in New Westminster, Langley, and Victoria.
- In 2014, with the adoption of Official Community Plan (OCP) By-law No. 18020, the subject site was redesignated from Industrial to Mixed Employment in the OCP.

Current Proposal

- Temporary Commercial Use Permit No. 7912-0237-00 will expire on October 1, 2015. The Calvary Worship Centre is now pursuing a permanent site in Surrey. Preliminary studies have been completed and negotiations are in progress with the City of Surrey for a City-owned site in the vicinity of the subject site.
- Until a permanent site is secured, the Calvary Worship Centre has submitted a Temporary Use Permit application to allow the church to continue to use their current space within the Revy building for an additional three (3) years.
- Other portions of this warehouse building are currently leased to CDI College (3,055 m² [32,883 sq. ft.]), to Bridgeview Self Storage (7,955 m² [86,060 sq. ft.]), and to Funtopia (1,578 m² [16,975 sq. ft.]).

- The three other tenants and one unleased unit require approximately 242 parking spaces, based on the parking requirements of Surrey Zoning By-law No. 12000. The proposed church will require 238 spaces, resulting in a total parking requirement of 480 parking spaces. The current parking lot contains 640 parking spaces. It is noted that the church requires the maximum number of parking spaces only on Sundays and Friday evenings.

PRE-NOTIFICATION

In accordance with Council Policy, a Development Proposal sign was placed on the property and pre-notification letters were sent. Staff have not received any comments or concerns with respect to the proposal at this time.

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 Proposed Floor Plan
Appendix III.	Temporary Use Permit No. 7915-0203-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

RC/da

\\file-server1\net-data\csdc\generate\areaproduct\save\24248171062.doc
KD 9/24/15 10:51 AM

Information for City Clerk

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

1. (a) Agent: Name: Roger Amenyogbe
 LP Landplan Architecture Inc.
 Address: 6888 - Station Hill Drive, Suite 2304
 Burnaby, BC V3N 4X5

 Tel: 604-505-2115 - Cellular

2. Properties involved in the Application

- (a) Civic Address: 11125 - 124 Street

- (b) Civic Address: 11125 - 124 Street
 Owner: 0912712 BC Ltd
 Director Information:
 Peter Chung

Officer Information as at June 9, 2015:

Peter Moon Chung (President, Secretary)

PID: 018-689-949

Lot C (BH110375) Section 18 Block 5 North Range 2 West New Westminster District
Plan 69522 Except Plan EPP507

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Temporary Use Permit No. 7915-0203-00 and bring the Temporary Use Permit forward for issuance and execution by the Mayor and City Clerk.

DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law No. 12144 amended by By-law No. 14166

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		52,467m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		28.8%
Paved & Hard Surfaced Areas		58.2%
Total Site Coverage		87%
SETBACKS (in metres)		
Front	7.5m	15.2m
Rear	7.5m	26.8m
Side #1 (W)	7.5m	14.6m
Side #2 (E)	7.5m	14.3m
BUILDING HEIGHT (in metres/storeys)		
Principal	9m	7.9
Architectural Entrance Element	9m	13.72m
NUMBER OF RESIDENTIAL UNITS	n/a	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Indoor Recreation		1,578 m ²
Church		3,170 m ²
Mini Storage		7,955 m ²
Institutional		3,055 m ²
Unleased industrial		2,388 m ²
TOTAL BUILDING FLOOR AREA	52,487 m ²	18,146 m ²

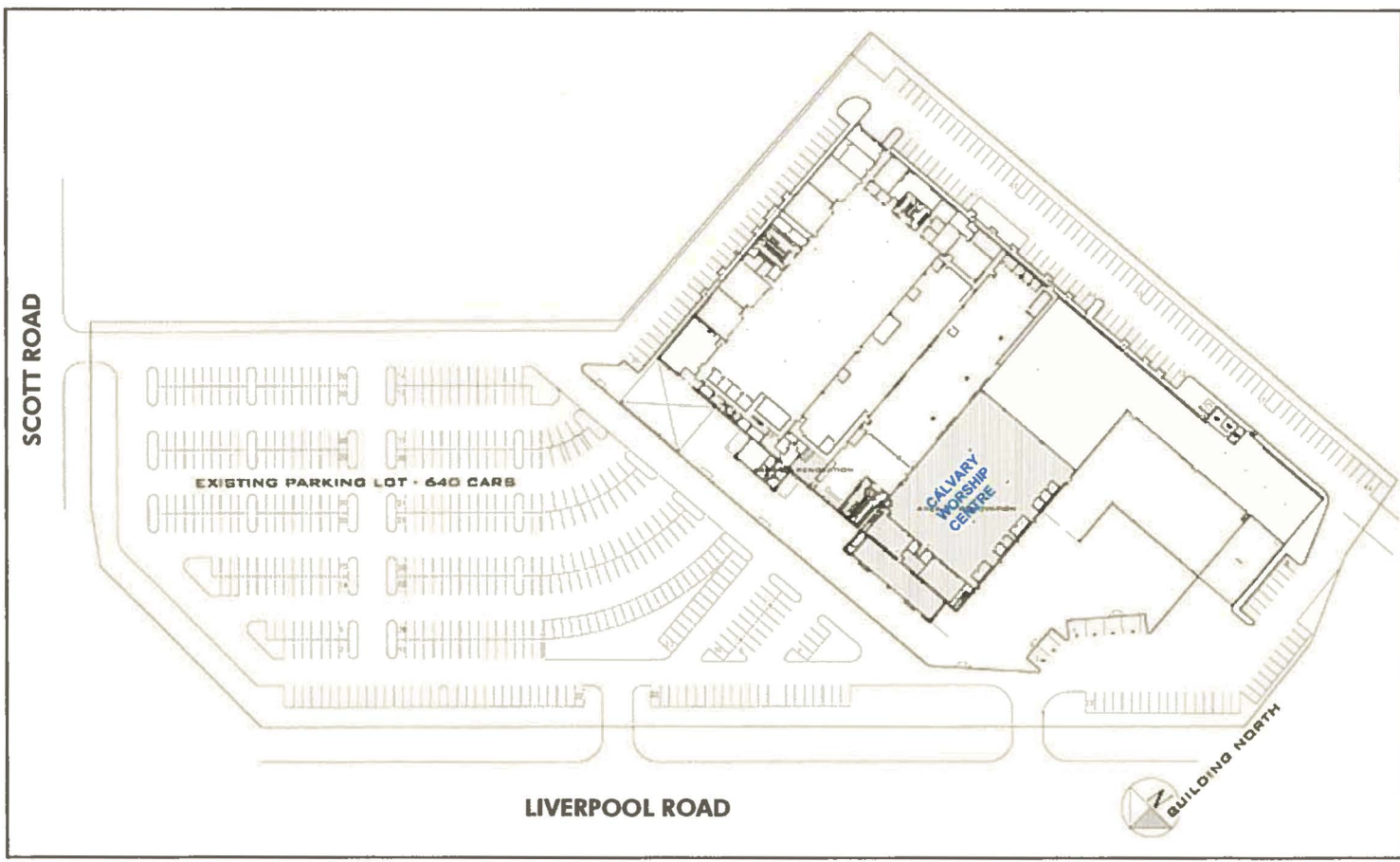
Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.364
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Indoor Recreation	47	
Church	238	
Industrial	79	
Other	24	
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional	92	
Total Number of Parking Spaces	480	640
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----

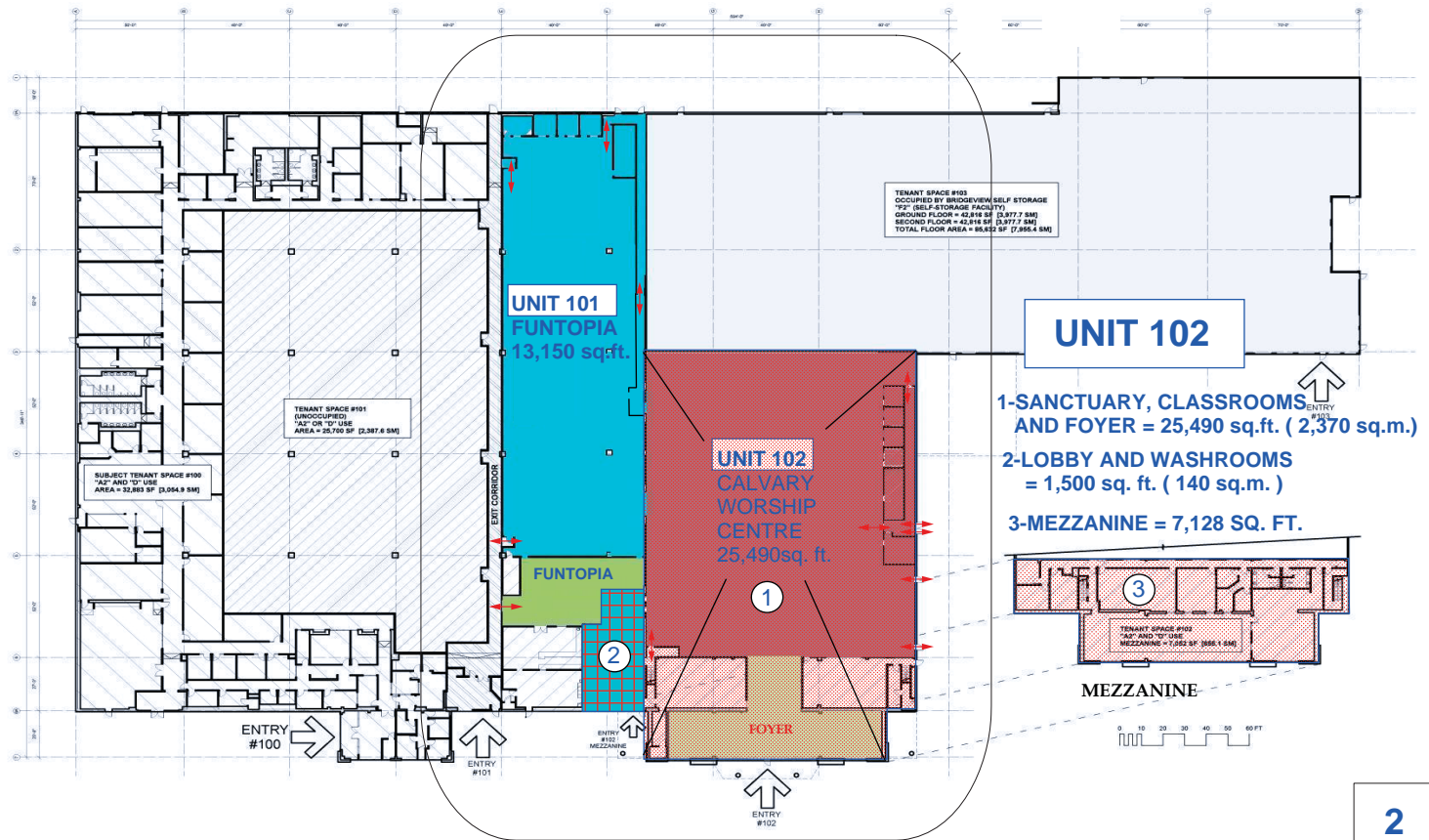
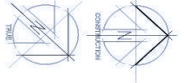


SITE PLAN



*NOTE: DIMENSIONS SHOWN ARE APPROXIMATE AND MUST BE VERIFIED ON SITE.
 FURNITURE AND MILLWORK BUILDING SHOWN FOR REFERENCE PURPOSES ONLY. SITE CONFIRM
 FINAL LOCATIONS AND DETAILS WITH TENANT AND INTERIOR DESIGNER.
 SITE CONFIRM FINAL LOCATION OF ALL AUDIO/VISUAL, TELEDATA OUTLETS, SECURITY SYSTEMS,
 RECEPTACLES, SWITCHES, DIMMER CONTROLS AND WIRING SCHEMATIC LAYOUT WITH TENANT
 PRIOR TO COMMENCING WORK.

11125 124TH STREET SURREY, BRITISH COLUMBIA



REVISED SEPT. 2ND 2015

CALVARY WORSHIP CENTRE

A) TOTAL AREA :

1. LOBBY AND WASHROOMS = 1500 sq.ft. (140 sq.m)
2. STAGE, CIRCULATION, CLASSROOMS AND FOYER = 8,440 sq.ft. (784 sq.m.)
3. SANCTUARY = 17,050 sq.ft. (1,584 sq.m)
4. MEZZANINE = 7,128 sq.ft. (662.2 sq.m)
5. TOTAL TENANT AREA (MAIN AND MEZZANINE) = 34,118 sq. ft (3,170 sq.m.)

B) CLASSIFICATION:

GROUP A DIV. 2 UP TO 2 STOREYS

C) OCCUPANCY:

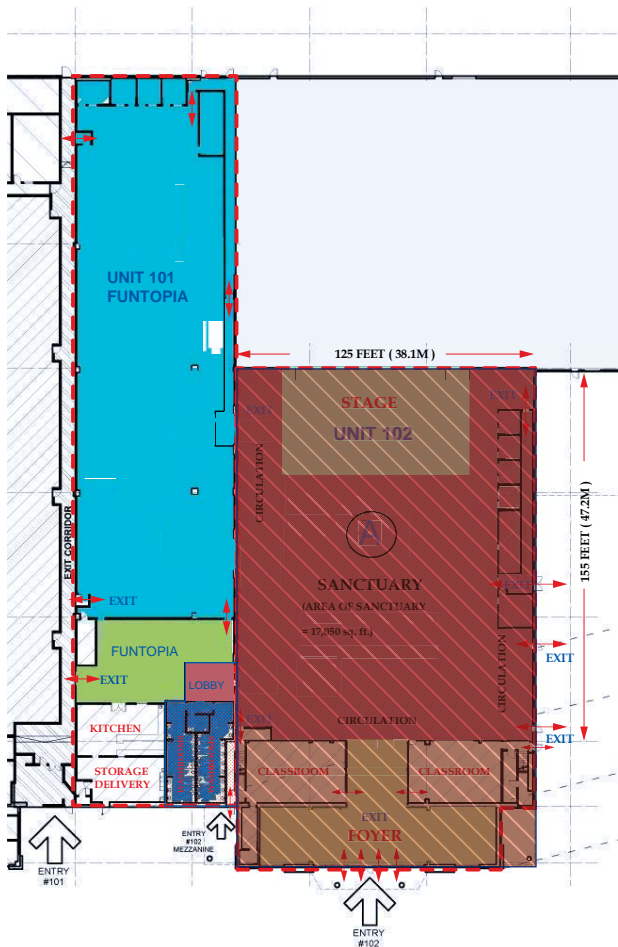
MAXIMUM OCCUPANCY SANCTUARY
 = $17,050/14 = 1219$
 REQUIRED 14sq.ft/person
 CURRENT CHURCH OCCUPANCY = 800 PEOPLE
 ANTICIPATED GROWTH TO 1200 PEOPLE

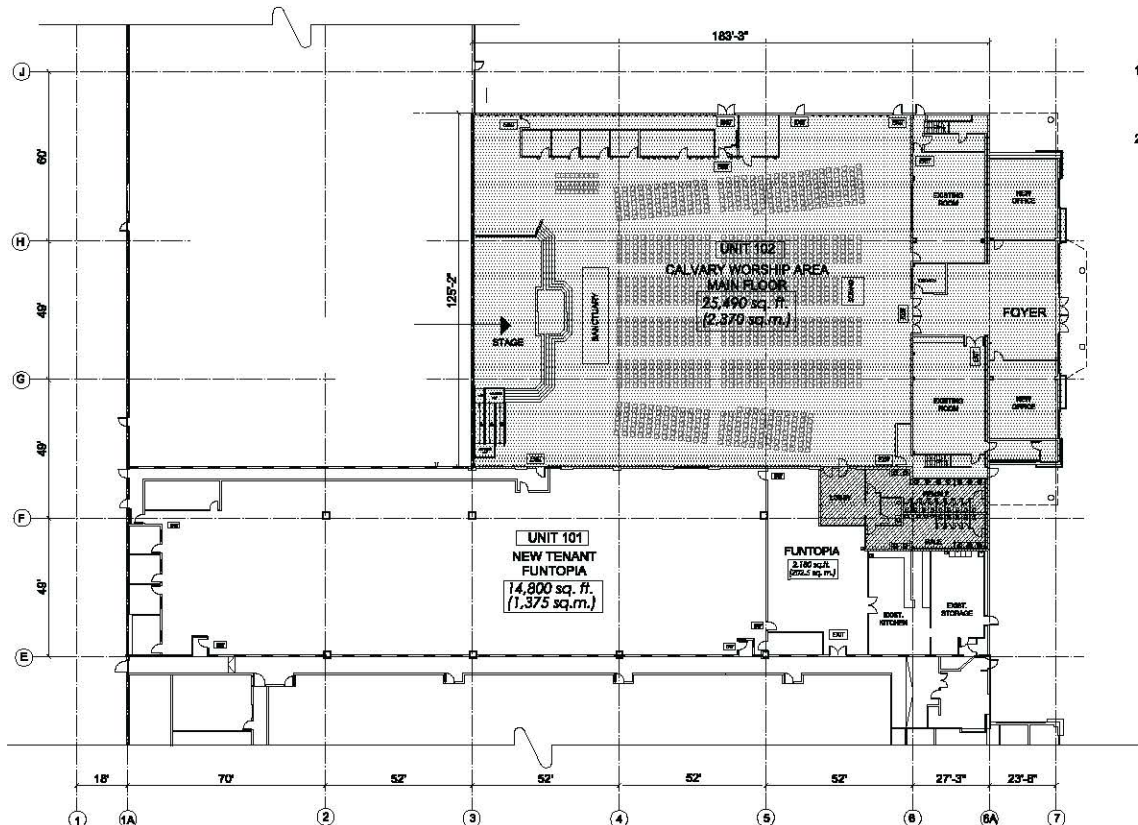
D) EXIT REQUIREMENTS:

AS PER ARTICLE 3.4.3.2(1)(a) - 6.1mm/person
 NUMBER OF EXTR REQUIRED = $1200 \times 6.1/900$
 = 8 EXITS
 PROVIDED = 14 EXITS
 BUILDING COMPLIES.

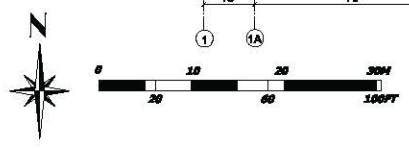
E) CURRENT AVAILABLE WASHROOMS FOR BOTH MALE AND FEMALE EXCEED MAXIMUM REQUIRED.
 BUILDING COMPLIES.

REVISED SEPT.2ND 2015





1. UNIT 101 FUNTOPIA
APPROX. TOTAL AREA:
1,375 + 202.5 = 1577.5sq. m.
2. UNIT 102
CALVARY WORSHIP CENTRE
AREA - MAIN FLOOR
SANCTUARY, FOYER STAGE AND CLASSROOMS
= 2,370sq.m.
AREA - LOBBY AND WASROOMS
=140sq.m.
APPROX. TOTAL AREA - UNIT 102:
= 2,370 + 140 = 2,510sq.m.



CALVARY WORSHIP CENTRE
 UNIT 102 - 11125 124 STREET
 SURREY, BRITISH COLUMBIA

REVISED SEPT. 2ND 2015

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7915-0203-00

Issued To: 0912712 BC LTD

("the Owner")

Address of Owner: 1800, 400 - Burrard Street
Vancouver, BC V6C 3A6

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: 018-689-949

Lot C (BH110375) Section 18 Block 5 North Range 2 West New Westminster District Plan
69522 Except Plan EPP507

11125 - 124 Street

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 920.2 and 921 of the *Local Government Act* R.S.B.C. 1996, Chapter 323. Pursuant to Section Implementation II(c) of Surrey Official Community Plan, 2013, No. 18020, as amended. the entire City of Surrey is designated as Temporary Use Permit area.
4. The temporary use permitted on the Land shall be in accordance with:
 - (a) An assembly use limited to 3,170 square metres of floor area for a period of three years.
5. 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.

6. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
7. This temporary use permit is not transferable.
8. This Temporary Use Permit is a renewal of Temporary Use Permit No. 7912-0237-00 which expires on October 1, 2015.
9. This Temporary Use Permit shall lapse on or before October 1, 2018.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

TO THE CITY OF SURREY:

We, 0912712 BC LTD (Name of Owner)

being the owner of Lot C (BH110375) Section 18 Block 5 North Range 2 West New Westminster District Plan 69522 Except Plan EPP507
(Legal Description)

known as 11125 -124 Street
(Civic Address)

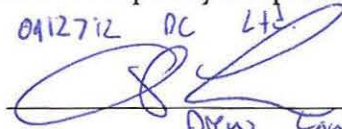
hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;


all of which shall be done not later than the termination date set out on the temporary use permit.

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.

0912712 BC LTD

 Drew Lawton

 (Owner)



 (Witness)