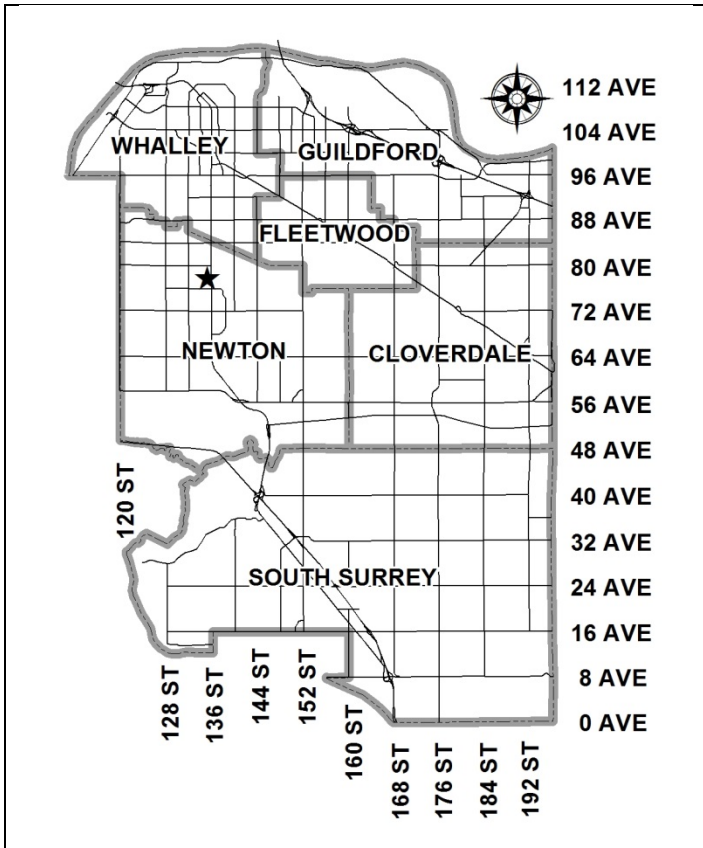


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0474-00

Planning Report Date: May 7, 2018



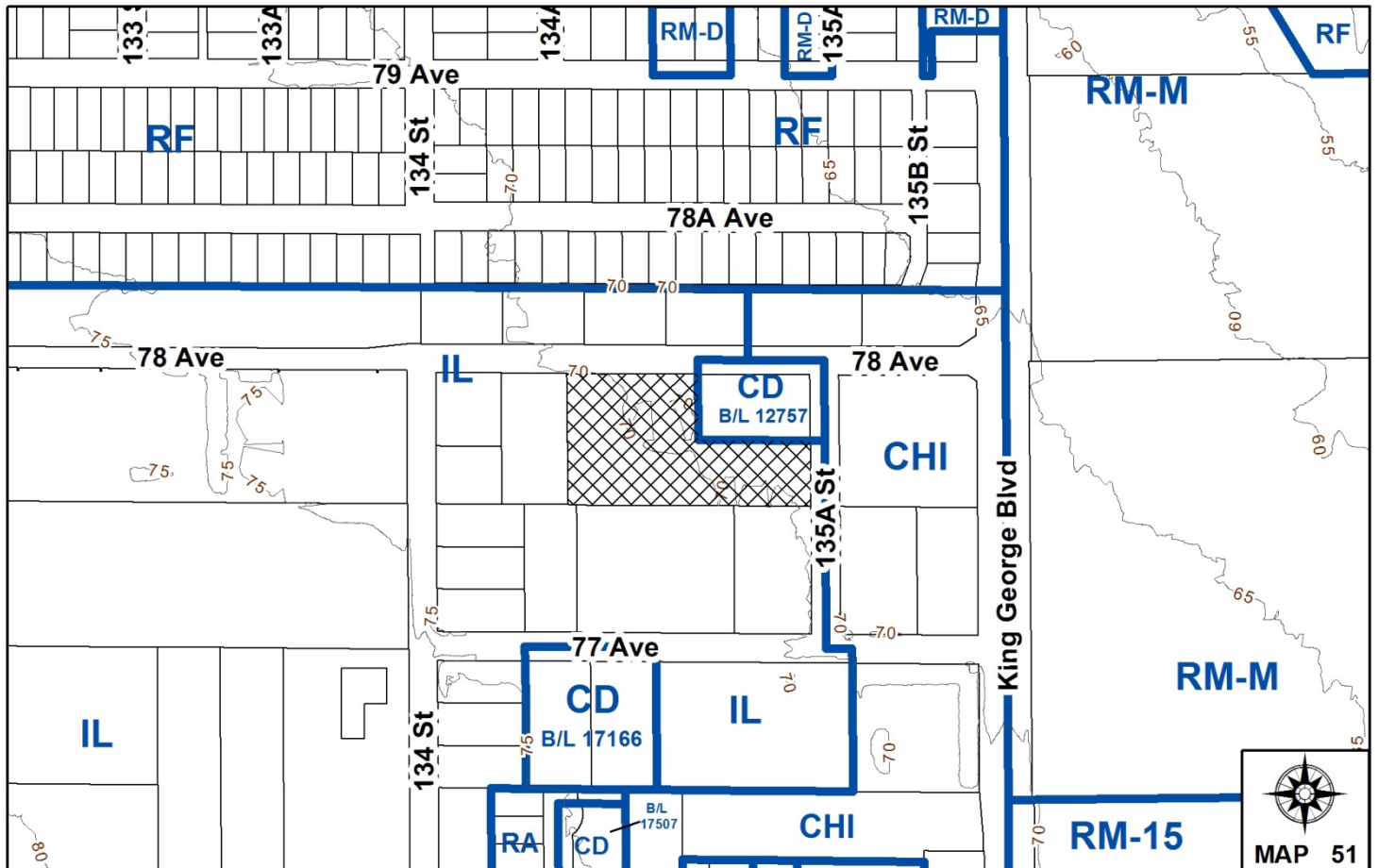
**PROPOSAL:**

- **Development Variance Permit**  
 to reduce the parking requirement to facilitate additional floor area for an existing assembly hall use.

**LOCATION:** 13478 - 78 Avenue

**ZONING:** IL

**OCP DESIGNATION:** Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to reduce the minimum number of parking spaces required under the IL Zone in order to allow approximately 189 square metres (2,028 sq. ft.) of mezzanine space for an existing assembly hall use.

RATIONALE OF RECOMMENDATION

- Zoning By-law No. 12000 requires a total of 169 parking spaces to accommodate the existing assembly hall use, the proposed mezzanine floor area, and all other existing uses on-site.
- The applicant has submitted a Parking Study which demonstrates that the requested parking variance is considered reasonable given the current buildings are designed largely for wholesale, manufacturing, and warehouse purposes, which are not regarded as parking intensive land uses.
- Engineering (Transportation) staff reviewed the Parking Study submitted by the applicant and support the proposed reduction in on-site parking spaces.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0474-00 (Appendix II), to reduce the minimum number of required parking spaces from 169 to 115 stalls, in conjunction with the addition of a 189 square metre (2,028 sq. ft.) mezzanine associated with an existing assembly hall use on the site, to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Four (4) industrial buildings.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Offices.	Mixed Employment	CD BL12757
East (Across 135A Street):	Retail industrial buildings.	Mixed Employment	CHI
South:	Private elementary school.	Industrial	IL
West:	Parking lot.	Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is designated "Industrial" in the Official Community Plan (OCP) and zoned "Light Impact Industrial Zone (IL)".
- The IL Zone permits a broad range of light impact industrial uses including warehouses, offices and distribution centres, and also a number of accessory uses, including assembly halls.
- The property contains four (4) large format industrial buildings with roughly 5,523 square metres (59,449 sq. ft.) of ground floor space and 1,649 square metres (17,749 sq. ft.) of mezzanine space.
- One of the units in the most easterly of the four buildings is occupied by an assembly hall use for the Al Iman Islamic Centre. The total existing floor space of the unit is 460 square metres (4,951 sq. ft.).

- Based upon the existing uses and floor area the subject site is required to provide 155 parking spaces. Currently the site provides 105 parking spaces, representing a 32% shortfall in required parking spaces.

### Current Proposal

- The applicant is proposing to build 189 square metres (2,028 sq. ft.) of mezzanine floor area for multi-purpose space associated with the assembly hall use.
- The additional 189 square metres (2,028 sq. ft.) of floor area requires an additional 14 parking spaces calculated at a rate of 7.5 parking spaces per 100 square metres of gross floor area.
- The applicant proposes an additional 10 parking spaces to increase the overall on-site parking to 115 spaces.
- The applicant is proposing a Development Variance Permit (DVP) to reduce the minimum number of on-site parking spaces required under Zoning By-law No. 12000 from 169 spaces to 115 spaces to facilitate the proposed mezzanine addition for the assembly hall use.

### On-site Parking

- Based upon a detailed parking calculation by City staff which reflects the total floor area by individual land use, the minimum on-site parking required is calculated as follows:

Unit No.	Existing Use	Total Floor Area (m <sup>2</sup> )	Parking Ratio (gross floor area)	Parking Required
1-3	Retail	582	3:100 m <sup>2</sup>	17 stalls
1-3	Office	635	2.5:100 m <sup>2</sup>	16 stalls
4	Retail	250	2.75:100 m <sup>2</sup>	7 stalls
5	Industry	250	1:100 m <sup>2</sup>	3 stalls
5	Office	250	2.5:100 m <sup>2</sup>	6 stalls
6	Industry	250	1:100 m <sup>2</sup>	3 stalls
6	Office	250	2.5:100 m <sup>2</sup>	6 stalls
7	Industry	247	1:100 m <sup>2</sup>	3 stalls
7	Office	247	2.5:100 m <sup>2</sup>	6 stalls
8	Industry	505	1:100 m <sup>2</sup>	5 stalls
9	Industry	505	1:100 m <sup>2</sup>	5 stalls
10	Industry	241	1:100 m <sup>2</sup>	2 stalls
10	Office	223.88	2.5:100 m <sup>2</sup>	6 stalls
11	Office	245	2.5:100 m <sup>2</sup>	6 stalls
12	Industry	245	1:100 m <sup>2</sup>	2 stalls
13	Industry	327	1:100 m <sup>2</sup>	3 stalls
14	Industry	289	1:100 m <sup>2</sup>	3 stalls
15	Industry	291	1:100 m <sup>2</sup>	3 stalls
16	Retail	291	2.75:100 m <sup>2</sup>	8 stalls
17	Office	399.88	2.5:100 m <sup>2</sup>	10 stalls
18	Assembly Hall	648.5	7.5:100 m <sup>2</sup>	49 stalls
<b>Grand Total</b>		<b>7,172.3</b>		<b>169 stalls</b>

- There are 105 parking spaces existing on-site. Based upon a parking calculation prepared by City of Surrey staff, the existing uses and proposed addition will require the owner to provide 169 parking stalls for employees and customers.
- The applicant proposes an additional 10 parking spaces to increase the overall on-site parking to 115 spaces.
- A Development Variance Permit is required in order to reduce the minimum number of parking spaces under the Zoning By-law.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum number of required parking spaces from 169 to 115.

Applicant's Reasons:

- The assembly hall use will have the highest parking demand during congregational service which is scheduled for one hour on Friday afternoons. During the winter the service is from 12:30 – 1:30pm and during the summer the service is conducted from 1:30 – 2:30pm. Outside of the congregational service times the Al Iman Islamic Centre is primarily open during evenings and weekends when the majority of businesses on-site are anticipated to be closed.
- The applicant proposes to add 10 parking spaces on-site.

Staff Comments:

- Engineering (Transportation) staff reviewed the Parking Study submitted by the applicant and support the proposed reduction in on-site parking spaces.
- The Parking Study concluded that for the existing uses there is sufficient parking provided on-site and by the existing on-street parking on both 78 Avenue and 135A Street.
- The other current uses (industry, retail and office) on-site are not parking intensive, requiring a lower parking rate of between 1 and 3 spaces per 100 square metres (1,075 sq. ft.) of gross floor area. In addition, the peak demand for the assembly use only occurs once a week for a one hour time period. The primary operating hours of the assembly hall use is not expected to overlap with the hours of operation of the other businesses on-site.
- Staff support the proposed variance to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets  
Appendix II. Development Variance Permit No. 7917-0474-00

INFORMATION AVAILABLE ON FILE

- Parking Study Prepared by Opus International Consultants Ltd. (WSP|Opus), dated March 27, 2018.
- Parking Calculation Prepared by City of Surrey (Engineering) staff, dated April 16, 2018.

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

KS/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	N/A
Road Widening area		
Undevelopable area		
Net Total	N/A	11,880
LOT COVERAGE (in % of net lot area)	N/A	N/A
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)	N/A	N/A
Front		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)	N/A	N/A
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	
Retail	N/A	1,123 m <sup>2</sup>
Office	N/A	2,250.7 m <sup>2</sup>
Assembly Hall	N/A	648.5 m <sup>2</sup>
Total	N/A	3,373.7 m <sup>2</sup>
FLOOR AREA: Industrial	N/A	3,150 m <sup>2</sup>
FLOOR AREA: Institutional	N/A	
TOTAL BUILDING FLOOR AREA		7,172.3 m <sup>2</sup>

\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.



**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY	N/A	N/A
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)	N/A	N/A
Commercial		
Industrial		
Total Number of Parking Spaces	169	115

Heritage Site	N/A	Tree Survey/Assessment Provided	N/A
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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0474-00

Issued To:

(the "Owner")

Address of Owner:

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: 015-340-929

Strata Lot 18 Section 20 Township 2 New Westminster District Strata Plan NW3116  
Together with an Interest in the Common Property in Proportion to the Unit Entitlement  
of the Strata Lot as Shown on Form 1

13478 - 78 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section C.1 of Part 5 Off-Street Parking and Loading/Unloading, the minimum number of off-street parking spaces is varied from 169 to 115 spaces in accordance with the findings of the Parking Study prepared by Opus International Consultants Ltd. (WSP|Opus), dated March 27, 2018 and attached as Schedule A and the Parking Calculation Study prepared by City of Surrey staff, dated April 13, 2018.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule B 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 .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan



## Memorandum

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**To** Sharif Senbel; Studio Senbel Architecture + Design Inc.

**Copy**

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**From** Jesse Arsenault; WSP|Opus

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**Office** North Vancouver Opus Office

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**Date** March 27, 2018

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**File** D-C6800.00

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**Subject** Al Iman Islamic Centre Parking Study

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Opus International Consultants (Canada) Limited (WSP|Opus) is providing the following memo as a review of current parking occupancies for the Al Iman Islamic Centre renewal project relating to a parking occupancy count survey.

### 1. Background

The Al Iman Islamic Centre is located at 13478 78 Avenue in the City of Surrey. The property consists of the Islamic Centre as well as industrial and wholesale units. Plans are underway for interior improvements to the facility. The property has sufficient parking for the combined land uses according to City of Surrey (City) bylaws.

However, the City determined that not all units are operating as identified, resulting in higher parking demand than thought. The City is requiring a parking study to determine if parking is sufficient or if additional parking is required.

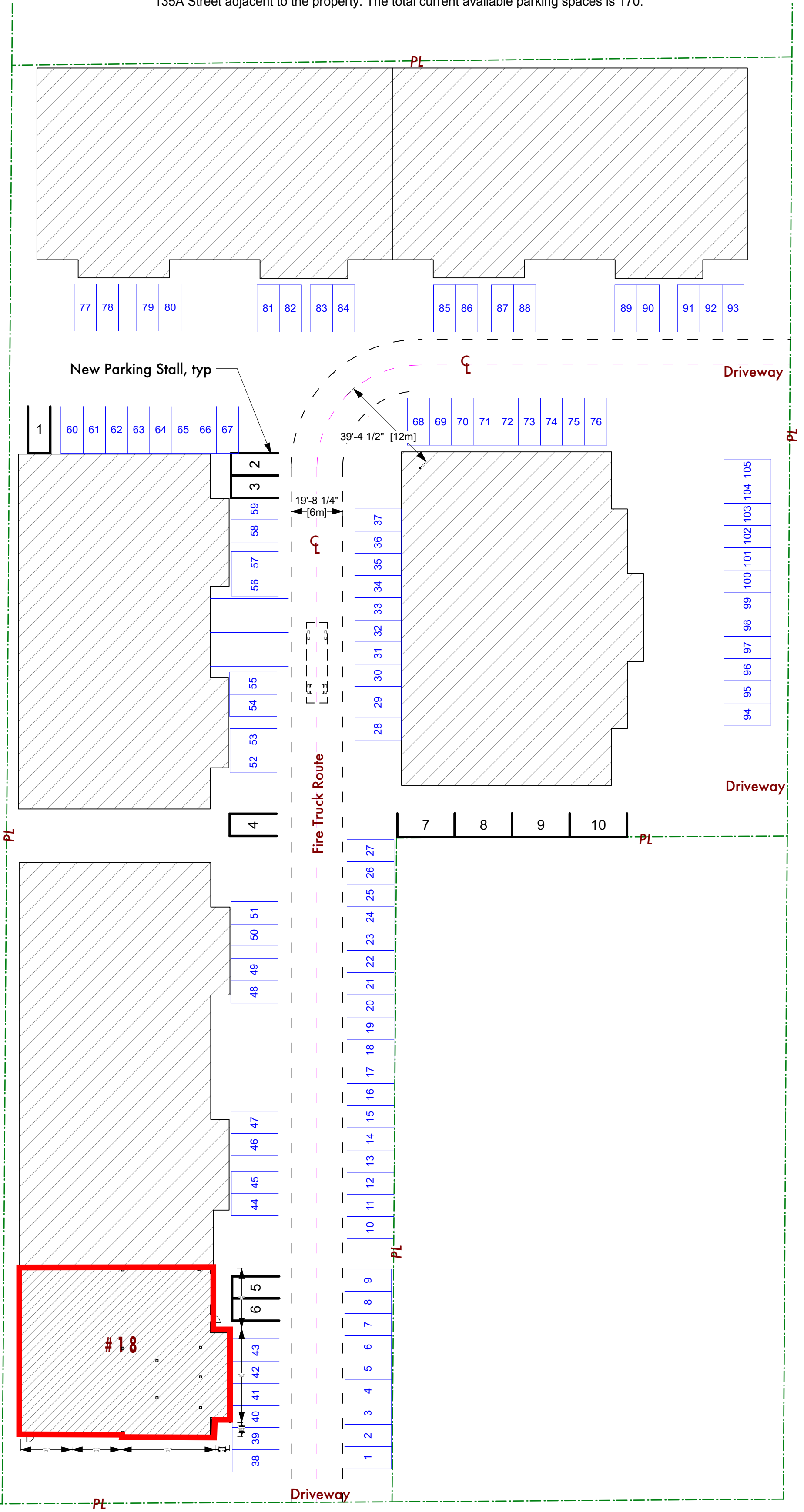
WSP|Opus was retained by Studio Senbel Architecture + Design to conduct the parking study on consecutive Friday afternoons for the parking lot and the two fronting streets:

- 78 Avenue (between 134 Street and 135A Street)
- 135A Street (between 78 Avenue and 77 Avenue)

There are currently 105 parking spaces provided on the property (blue stalls in Figure 1-1). As part of the Islamic Centre renewal project, an additional 10 spaces are proposed (black stalls in Figure 1-1).

Figure 1-1: Site Layout

In addition to the off-street parking, there is approximately 35 spaces along 78 Avenue and 30 spaces along 135A Street adjacent to the property. The total current available parking spaces is 170.



## 2. Review of Parking Occupancies

WSP|Opus conducted a parking study at the parking lot located at 13478 78 Avenue, as well as the two fronting streets (78 Avenue and 135A Street) between the hours of 12 PM (noon) and 4 PM (16:00), at 30 minutes intervals (9 surveys total per day) for two consecutive Fridays (March 9 and 16, 2018). The weather on both days were sunny with few clouds, at 11°C and 15°C, respectively.

### 2.1. Results

The following table and figures show the results from the parking study. Table 2-1 shows the parking utilization by street and parking lot. Figure 2-1 and Figure 2-2 show the total parking utilization.

Table 2-1: Parking Results

	March 9, 2018				March 16, 2018			
	78 Ave	135A St	Parking Lot	Total	78 Ave	135A St	Parking Lot	Total
<b>Spaces</b>	<b>35</b>	<b>30</b>	<b>105</b>	<b>170</b>	<b>35</b>	<b>30</b>	<b>105</b>	<b>170</b>
12:00	29	11	43	83	30	20	51	101
12:30	32	21	57	110	33	11	51	95
13:00	34	28	66	128	32	13	55	100
13:30	31	17	57	105	31	24	66	121
14:00	29	10	55	94	34	27	72	133
14:30	28	18	46	92	32	7	52	91
15:00	28	10	43	81	27	7	51	85
15:30	27	11	39	77	27	6	40	73
16:00	23	9	32	64	21	6	37	64

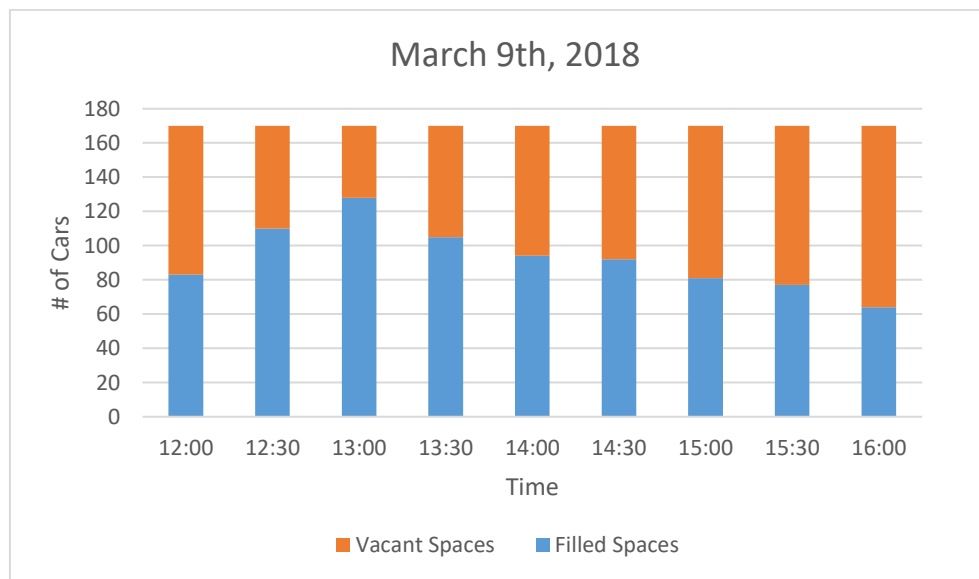


Figure 2-1: March 9 Parking Study Results

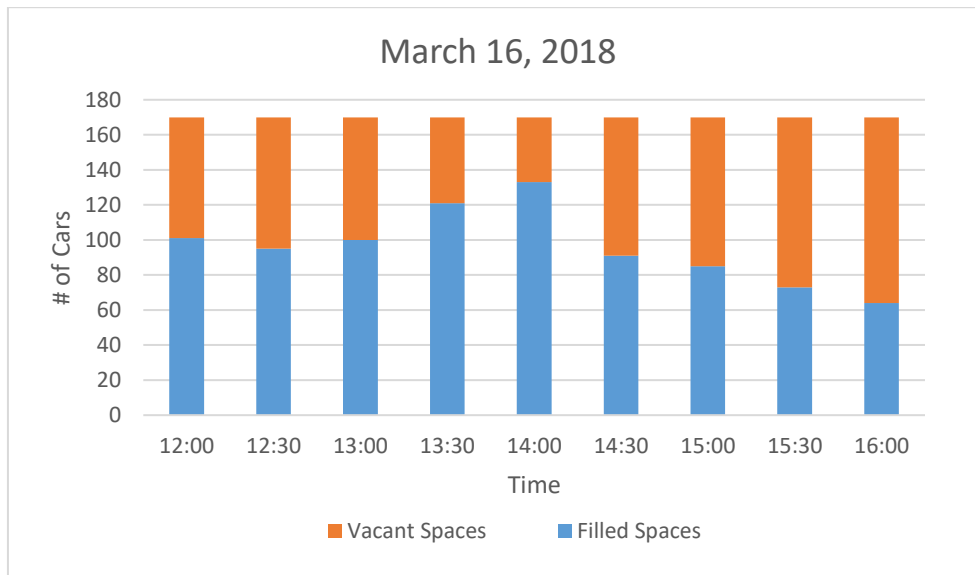


Figure 2-2: March 16 Parking Study Results

Note that a congregational service (Zhur) was held at the Al Iman Centre from 12:30-13:30 on March 9, 2018 and 13:30-14:30 March 16, 2018. The different times are due to daylight saving occurring on March 10, 2018.

## 2.2. Analysis

Observations from the survey are as follows:

- Vans and trucks were often parked in front of garage doors in the parking lot, which were not occupying lot spaces and were not counted for the purpose of this study.
- The parking lot was never at full capacity.
- Large increase in occupied spaces, nearing the Al Iman Islamic Centre, with very few spots available on 135A Street and lot spaces right in front of the Islamic Centre, compared to spaces on and near 78 Avenue, presumably because members wished to park closer to the Islamic Centre.
- People attending the service continued to show up at the start time, and had already left before the end time of the service, resulting in maximum occupancy occurring at 13:00.
- Most of the 78 Avenue occupancies were not from members of the service, but from neighbouring businesses.

Results show that at 12:30 on March 9, the number of vehicles begins to rise, until the peak number of vehicles at 13:00, which occurs at the parking lot and both fronting streets. From there, a decrease in occupancy until 16:00 was observed. Maximum percent occupancy at 13:00 was 63% in the parking lot, 97% on 78 Avenue and 93% on 135A Street.

On March 16, 2018, the same pattern occurs with a peak occupancy at 14:00 and the start of the increase at 13:30 and decrease at 14:30. Maximum percent occupancy was 69% in the parking lot, 97% on 78 Avenue and 90% on 135A Street.

The additional 10 proposed spaces will provide additional on-site parking. This may reduce the number of on-street parking that occurs.

### 3. Conclusion

Parking spots were made less available nearing the Al Iman Islamic Centre during the times of 12:30-13:30 on March 9, 2018 and 13:30-14:30 on March 16, 2018 reflecting the congregational service times concluding that the number of parking spaces available at the parking lot and two fronting streets follow the trend of people attending the service. However, the parking lot was never full, and while busier, the fronting streets were also never at maximum capacity.

This shows that parking is not currently an issue, however the additional 10 spaces can help with reducing on-street parking.

If you have any questions or concerns relating to this parking study, please do not hesitate to contact me.

Regards,



Jesse Arsenault, P.Eng.  
WSP|Opus

T+ 1 604-990-4800 #172

889 Harbourside Drive, Suite 210  
North Vancouver, British Columbia  
V7P 3S1 Canada

[Jesse.Arsenault@OpusInternational.ca](mailto:Jesse.Arsenault@OpusInternational.ca)



2	17-2-14	Strata Review
3	17-3-30	Strata Review
4	17-10-5	DVP App
5	18-1-16	DVP R.1

**Al Iman Centre Renewal Project**

**Project Address:**  
13478 78 Avenue, Strata Unit 18

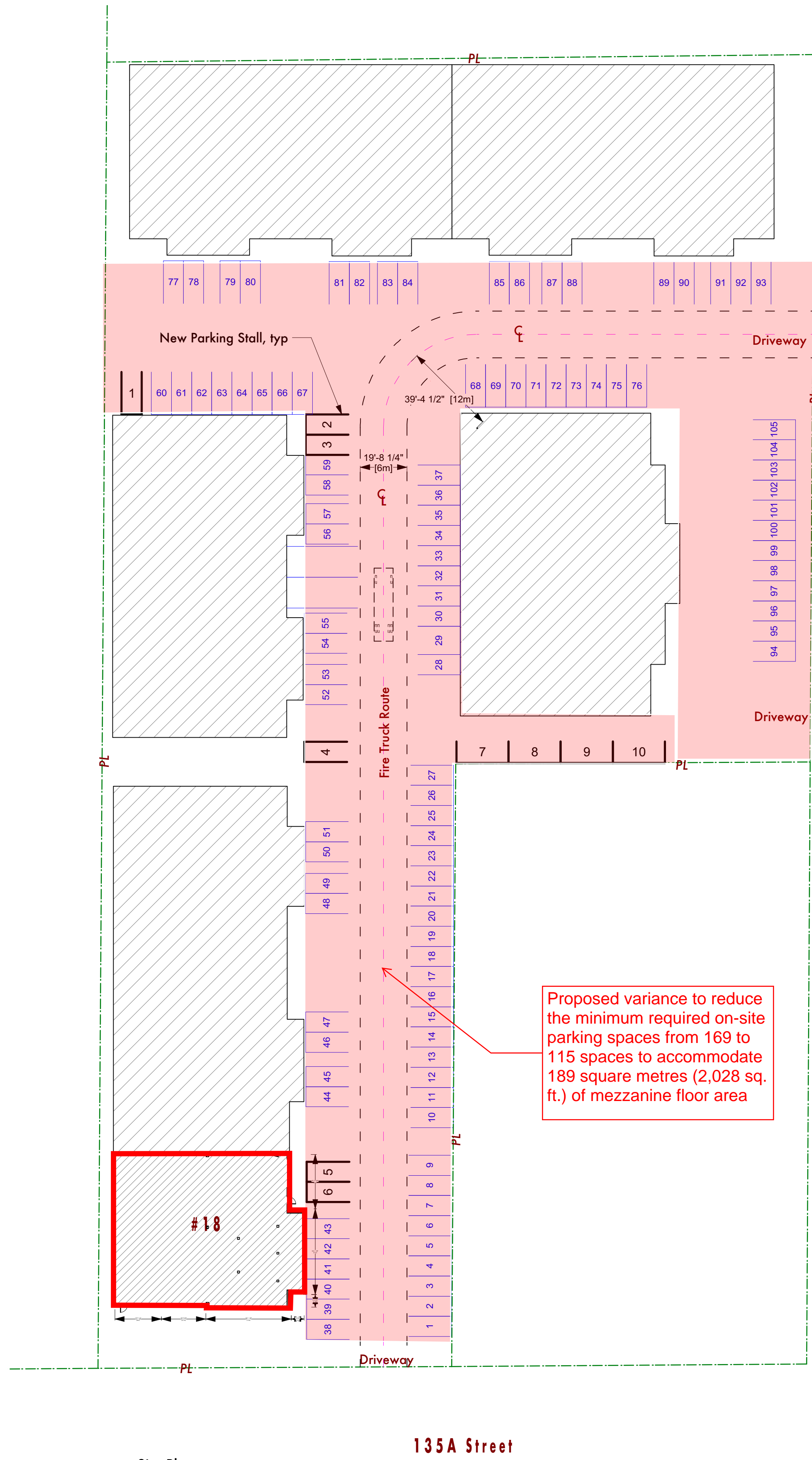
**Legal Description:**  
Strata Lot 18 Section 20 Township 2 NWD Strata Plan NWS3116

**Existing Use**  
The existing Religious Assembly Use has been permitted use at this unit for several years. Al Iman Centre has been operating at this location since 2011. Grace Baptist Church operated in the space for several year prior.

**Proposed Project:**  
The project is a tenant improvement of an existing tenant. The work proposed is primarily interior alterations, reconfiguring the space for better functionality. An exit door and stair from the second floor are proposed. The Overhead garage door would be replaced with a storefront entrance.

Parking Summary			
13478 78th Ave. Surrey			
Zoning District - Industrial Light			
Strata Unit #	Gross Area sq m		Parking Spaces
1	421		
2	250		
3	250		
4	250		
5	250		
6	250		
7	247		
8	505		
9	505		
10	241		
11	245		
12	245		
13	242		
14	289		
15	291		
16	291		
17	291		
<b>Total Area</b>	<b>5063</b>	<b>1 parking per 100 sq m</b>	<b>50.63</b>
Religious Assembly (Existing Use)			
18	650		
<b>Total Area</b>	<b>650</b>	<b>7.5 parking per 100 sq m</b>	<b>48.75</b>
Required Parking Spaces			<b>100</b>
Existing Parking Spaces			<b>105</b>
Proposed Parking Spaces			<b>115</b>

**Additional Parking**  
Ten additional parking spaces are proposed as shown.



1 Site Plan  
Scale: 1/32" = 1'-0"

135A Street

78th Avenue