

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0356-00

Planning Report Date: December 3, 2018

**PROPOSAL:**

- **Temporary Use Permit**

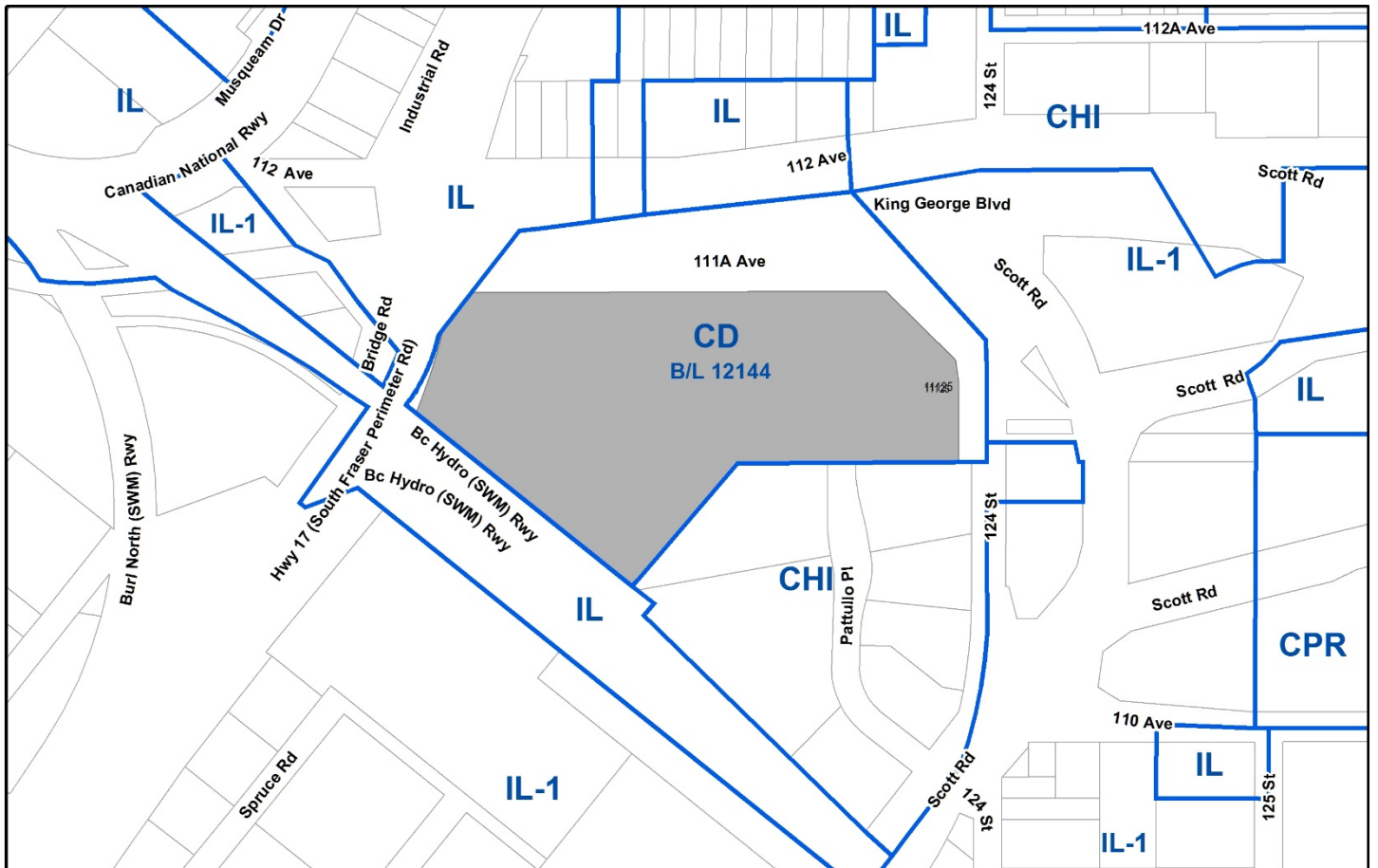
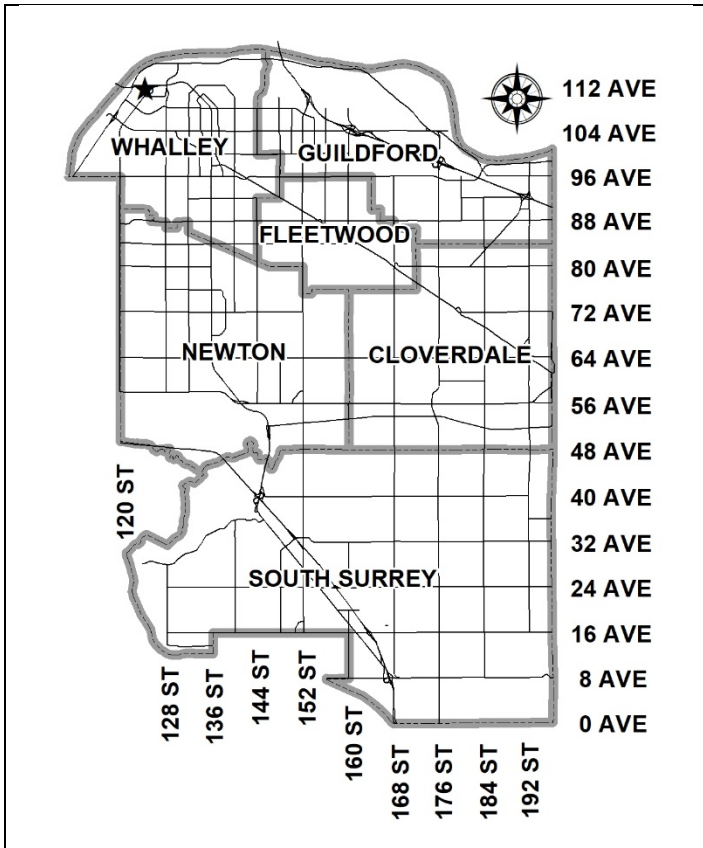
to allow for a church, with related office and community service use space for a period not to exceed three years.

**LOCATION:** 11125 - 124 Street

**ZONING:** CD (By-law No. 12144, amended by By-law No. 14166)

**OCP DESIGNATION:** Mixed Employment

**NCP/LAP DESIGNATION:** Highway Commercial



### RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit (TUP) to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A church (assembly hall) use with related ancillary office and community service space are 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 Temporary Use Permit will provide Calvary Worship Centre additional time at this temporary location while their permanent site at 11377 Bridgeview Drive in Surrey is constructed. The pre-load soil has to settle for 12-18 months before building construction can commence. Occupancy at the new location is targeted for August 2021.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Temporary Use Permit No. 7918-0356-00 (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 commercial building (formerly Revy Home Centre) with five tenants: Calvary Worship Centre, CDI College, Bridgeview Storage, Sky Zone and The Hive.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across 111A Avenue, King George Boulevard and 112 Avenue):	Mixed automotive and industrial uses	Industrial and Commercial in the OCP	IL, CHI and I-4
East (Across 124 Street and Pattullo Bridge off-ramp):	Vacant land, industrial and Scott Road SkyTrain Station and Park and Ride	Highway Commercial, Transit-Oriented Urban Village, Parks & Open Spaces 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 TUP Development Application No. 7911-0193-00	Residential/Business Park in NCP	IL-1
West (Across South Fraser Perimeter Road/ Bridge Road):	Vacant land/Lumber storage facility	Residential/Business Park, and Parks & Open Spaces in NCP	IL-1

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site is located at the southwest 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 from Council 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.
- The Temporary Use Permit accommodated a place to worship for a congregation of approximately 1,200 people during this interim period, in a space of approximately 3,170 square metres (34,118 sq. ft.) within the former Revy building on the subject site.
- On October 20, 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.
- On October 20, 2015, Council issued Temporary Use Permit No. 7915-0203-00 to allow renewal of the assembly use for an additional three (3) years.
- Temporary Use Permit No. 7915-0203-00 expired on October 20, 2018.

### Current Proposal

- A permanent site at 11377 Bridgeview Drive in Surrey has been acquired by Calvary Worship Centre, and a new church is under construction. The site was recently pre-loaded in preparation for the new building. The soil has to settle for 12-18 months before building construction can take place.
- The Calvary Worship Centre has applied for a Temporary Use Permit to allow them to continue to operate on the subject site while their new church is under construction but are also seeking to modify the use by adding ancillary office and community service use space necessary to support the primary activities of the church.

- The proposed new Temporary Use Permit will therefore allow for church, with related ancillary office and community service use space within Unit 102 of the building for a period not to exceed three years.
- Other portions of this warehouse building are currently leased to CDI College (3,055 m<sup>2</sup> [32,883 sq. ft.]), to Bridgeview Self Storage (7,955 m<sup>2</sup> [85,626 sq. ft.]), and to Sky Zone and The Hive (3,966 m<sup>2</sup> [42,689 sq. ft.]).
- The four aforementioned tenants require approximately 291 parking spaces total, based on the parking requirements of Surrey Zoning By-law No. 12000. The proposed church and ancillary uses will require 238 spaces, resulting in an overall total parking requirement of 529 parking spaces. The current parking lot contains 640 parking spaces. It is noted that the church utilizes the maximum number of parking spaces only on Sundays and Friday evenings.
- Occupancy of the new church at 11377 Bridgeview Drive in Surrey is targeted for August 2021.

#### 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 and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Site Plan and Proposed Floor Plan
Appendix III.	Temporary Industrial Use Permit No. 7918-0356-00

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

DQ/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

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

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		52,467 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	* as per CD	28.8%
Paved & Hard Surfaced Areas		58.2%
Total Site Coverage		87%
SETBACKS ( in metres)		
Front	7.5	15.2
Rear	7.5	26.8
Side #1 (W)	7.5	14.6
Side #2 (E)	7.5	14.3
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		
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	(Sky Zone & The Hive)	3,966 m <sup>2</sup>
church		3,170 m <sup>2</sup>
FLOOR AREA: mini-storage		7,955 m <sup>2</sup>
institutional		3,055 m <sup>2</sup>
TOTAL BUILDING FLOOR AREA		18,146 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**

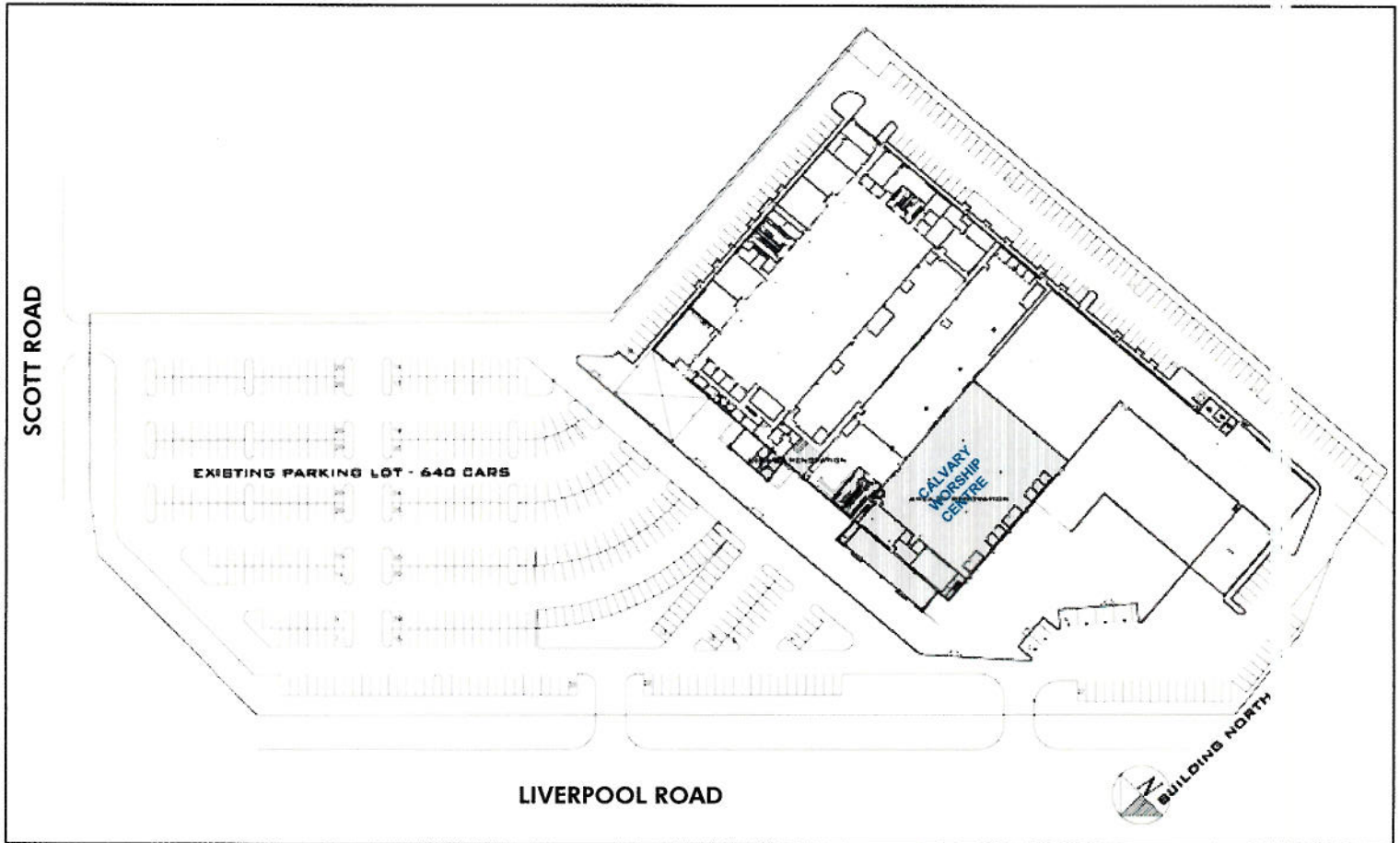
<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.364
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Church	238	
Mini-storage	80	
Indoor recreation	119	
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional	92	
Total Number of Parking Spaces	529	640
Number of accessible stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

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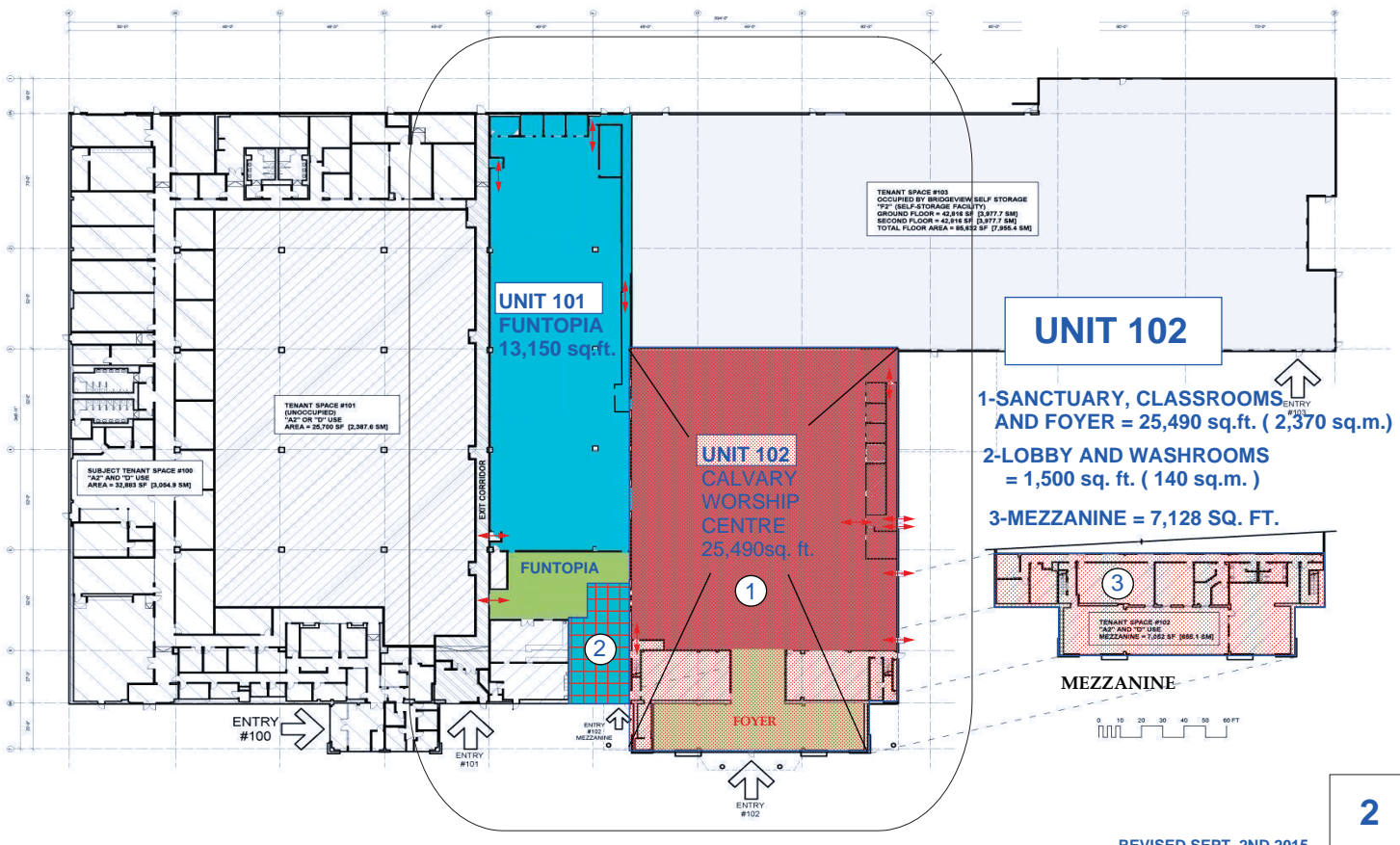
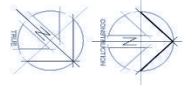


SITE PLAN



NOTE: Dimensions shown are approximate and must be verified on site  
 Furniture and Mill Work built-ins shown for reference purposes only,  
 site confirm final locations and details with tenant and interior designer.  
 Site confirm final location of all audio/video, teledata outlets, security  
 systems, receptacles, switches, dimmer controls and wiring schematic  
 layout with tenant prior to commencing work.

**11125 124TH STREET**  
**SURREY, BRITISH COLUMBIA**





## CALVARY WORSHIP CENTRE

### A) TOTAL AREA :

1. LOBBY AND WASHROOMS = 1500 sq.ft. ( 140 sq.m )
2. STAGE, CIRCULATION, CLASSROOMS AND FOYER = 9,040 sq.ft. ( 840 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 )  
= 34,718 sq.ft. ( 3,225 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

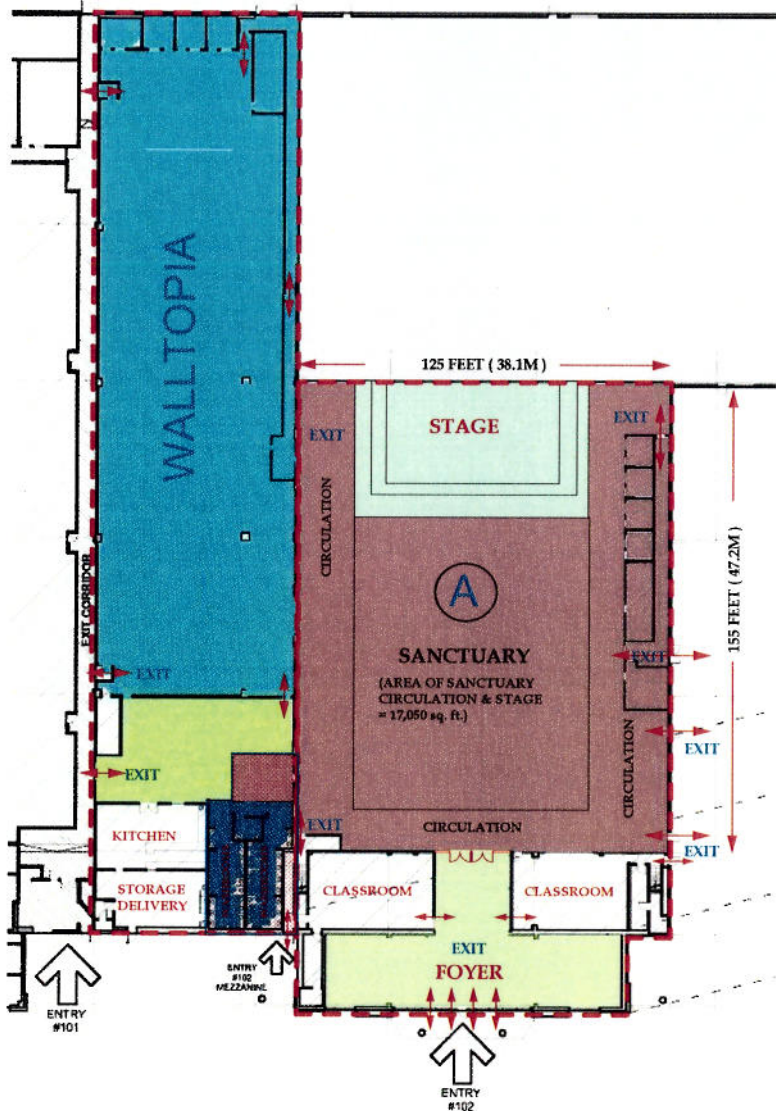
$$\text{NUMBER OF EXTR REQUIRED} = 1200 \times 6.1 / 900$$

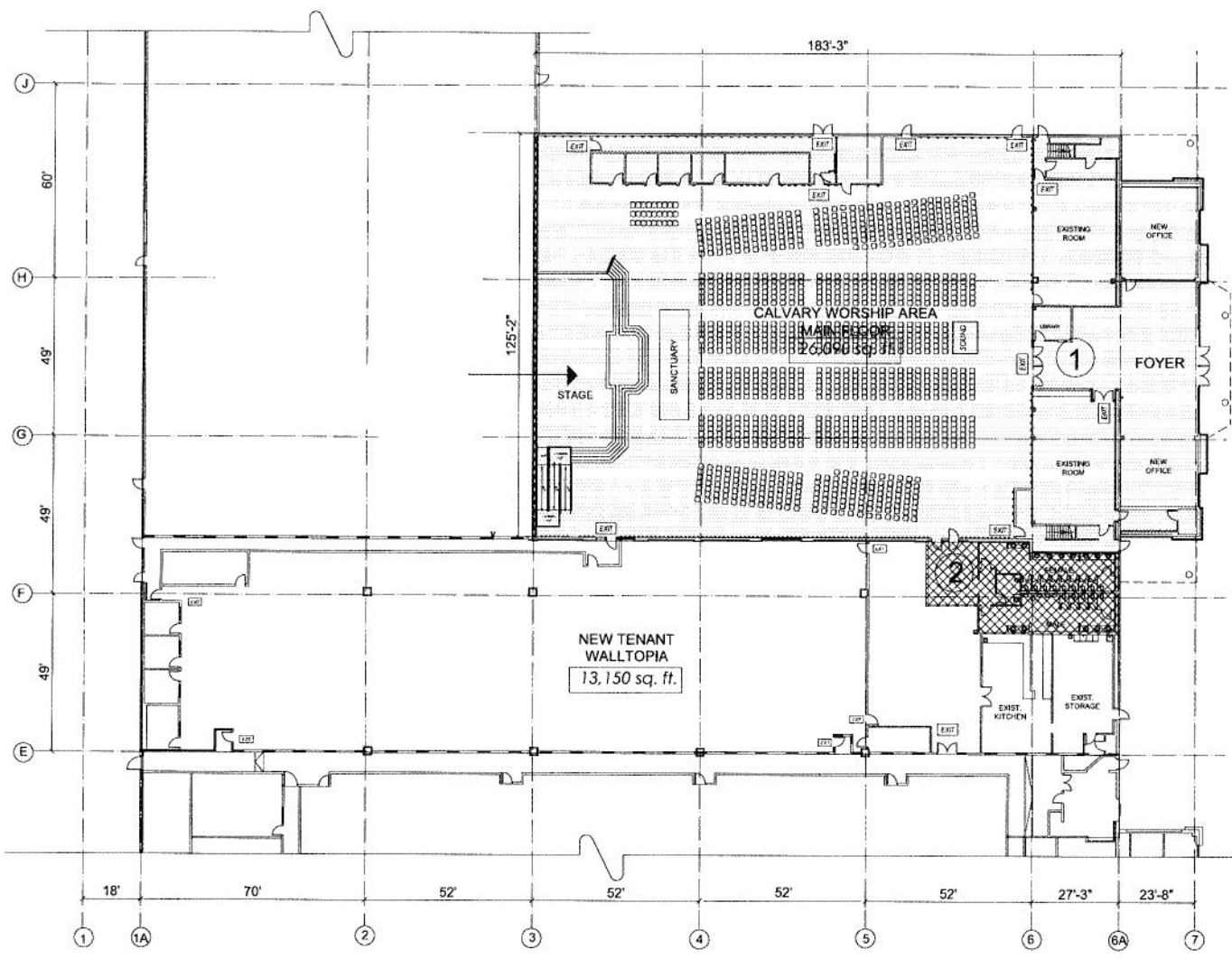
$$= 8 \text{ EXITS}$$

PROVIDED = 14 EXITS

BUILDING COMPLIES.

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





- MAIN FLOOR**
- ① SANCTUARY, OFFICES, STAGE AND FOYER  
= 26,090 SQ. FT. ( 2,424 M2 )
  - ② WASHROOMS AND LOBBY  
= 1,500 SQ. FT. ( 140 M2 )
- TOTAL AREA - MAIN FLOOR**
- ① + ② = 27,590 SQ. FT. ( 2,564 M2 )



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

CITY OF SURREY

(the "City")

Appendix III

**TEMPORARY USE PERMIT**

NO.: 7918-0356-00

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 land located within the City of Surrey, with the legal description and civic address as follows:

Portion of Parcel Identifier: 018-689-949  
Portion of Lot C (BH110375) Section 18 Block 5 North Range 2 West New Westminster  
District Plan 69522 Except Plan EPP507

Unit 102 - 11125 - 124 Street

(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. The entire City of Surrey is designated a Temporary Use Permit area pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended.
4. The temporary use permitted on the Land shall be used only for a church with a maximum occupant load of 1,200 persons, plus a maximum of 662 square metres of related office space and a maximum of 840 square metres of community service use for a period of three years.
5. 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.

- 6. 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.
- 7. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
- 8. This temporary use permit is not transferable.
- 9. 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 – Jane Sullivan

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, 0912712 BC Ltd (Name of Owner)

being the owner of Portion of Lot C BH110375 Section 18 Block 5 Range 2 West New  
Westminster District Plan PL69522 except Plan EPP507  
(Legal Description)

known as Unit 102 - 1125 124 Street  
(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to vacate Unit 102 - 1125 - 124 Street and restore the land described on the temporary use permit to a condition specified in that permit 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.

This undertaking is attached hereto and forms part of the temporary use permit.

0912712 BC Ltd  
(Owner)

(Witness)