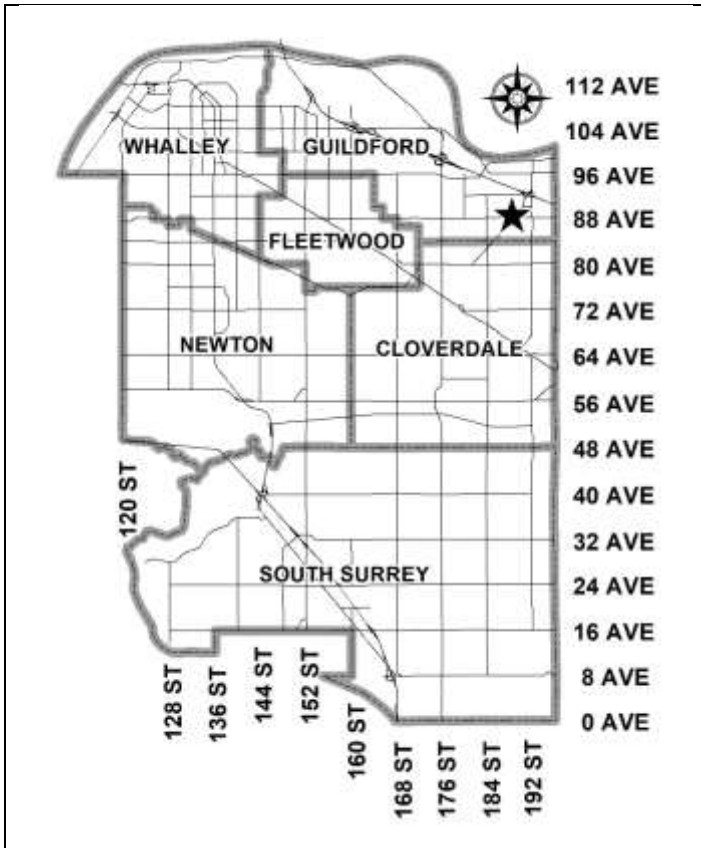


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0357-00

Planning Report Date: July 22, 2024



PROPOSAL:

- Rezoning from RA to PA-2
- Development Permit
- Development Variance Permit

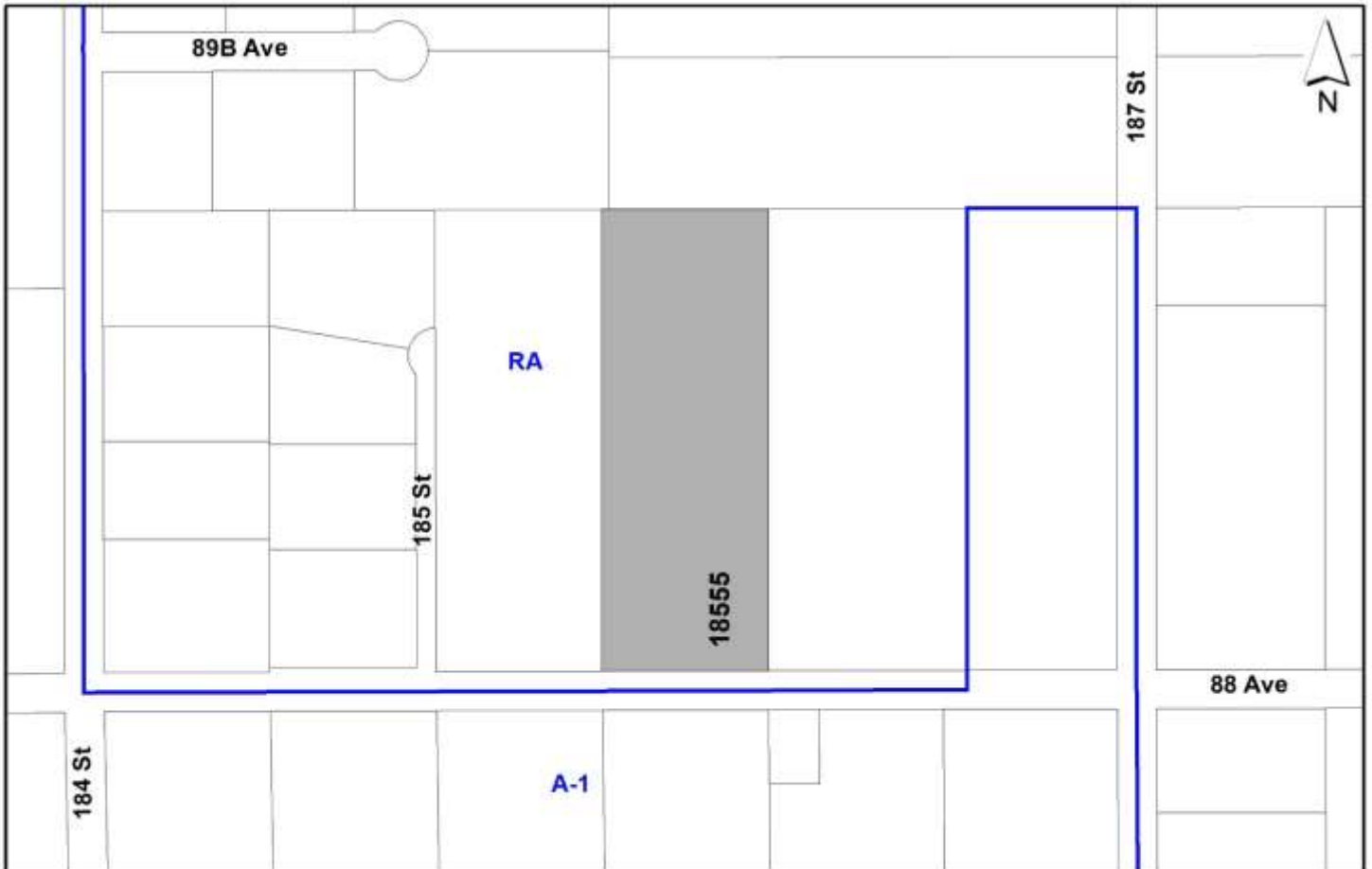
to permit the development of a place of worship and childcare centre.

LOCATION: 18555 - 88 Avenue

ZONING: RA

OCP DESIGNATION: Suburban - Urban Reserve

GLUP DESIGNATION: Urban Residential, Suburban Residential, and Buffer



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the height and setback requirements of the PA-2 Zone.
- Proposing to reduce the parking requirements for a place of worship use in the PA-2 Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the “General Urban” designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the “Suburban-Urban Reserve” designation in the Official Community Plan (OCP).
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas & Green Infrastructure Areas).
- The applicant has demonstrated that a place of worship with adequate parking can be constructed on the site, while adhering to environmental setback requirements and respecting geotechnical site constraints.
- Institutional uses are not subject to a Development Permit for Form and Character and as such the attached designed drawings may be subject to change during detailed design. The ultimate design of the place of worship will be confirmed at Building Permit stage and will be required to comply with the Zoning By-law and BC Building Code regulations applicable at that time.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from “Acreage Residential Zone (RA)” to “Assembly Hall 2 Zone (PA-2)” and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7923-0357-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7923-0357-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear and side yard setbacks of the PA-2 Zone from 12.9 metres to 7.5 metres to the principal building face;
 - (b) to vary the maximum building height of the PA-2 Zone allowed from 9 metres to 12.9 metres; and
 - (c) to reduce the minimum number of off-street parking spaces for a place of worship from 7.5 parking spaces per 100 sq.m. of gross floor area (G.F.A.) to 6.8 parking spaces per 100 sq.m. of G.F.A.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for the relocation of the A/O watercourse fronting 88 Avenue;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) demonstrate the feasibility of on-site fire protection compliance with BCBC and NFPA-13, to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;

- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability;
- (k) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art to the satisfaction of the General Manager, Planning & Development Department; and
- (l) registration of a Section 219 Restrictive Covenant for installation and maintenance of a landscape buffer.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/GLUP Designation	Existing Zone
Subject Site	Acreage single family dwelling with agriculture uses.	<u>OCP</u> : Suburban-Urban Reserve <u>GLUP</u> : Urban Residential, Suburban Residential, and Buffer	RA
North:	Acreage single family dwelling with agriculture uses.	<u>OCP</u> : Suburban-Urban Reserve <u>GLUP</u> : Urban Residential	RA

Direction	Existing Use	OCP/GLUP Designation	Existing Zone
East:	Acreege single family dwelling with agriculture uses.	<u>OCP</u> : Suburban-Urban Reserve <u>GLUP</u> : Urban Residential, Suburban Residential, and Buffer	RA
South (across 88 Avenue):	Acreege single family dwelling with agriculture uses in the ALR.	<u>OCP</u> : Agriculture	A-1
West:	Acreege single family dwelling with agriculture uses.	<u>OCP</u> : Suburban-Urban Reserve <u>GLUP</u> : Suburban Residential, and Buffer	RA

Context & Background

- The subject site is an approximately 2.01-hectares (4.99-acre) “Acreege Residential Zone (RA)” zoned site in the South Port Kells neighbourhood. The site currently contains a single-family dwelling with agricultural uses located in the north end of the property.
- The site is designated as “Suburban-Urban Reserve” in the Official Community Plan (OCP). The intent of this designation is to support the retention of suburban land uses in areas where future urban development is expected; and is subject to City Council initiation and approval of a secondary plan outlining future development expectations. Institutional uses, such as a place of worship, are permitted to locate in these areas.
- The front portion of the site falls within the 50-metre buffer measured from the edge of the Agricultural Land Reserve (opposite 88 Avenue) which triggers the DP4 Farming Protection Development Permit. Staff note that the DP4 guidelines do not contemplate a scenario where a non-residential use locates across a road from the ALR, and therefore have not applied these provisions. However, the intent of the Farming Protection guidelines is met in this instance because the applicant is protecting the front part of there site under the Green Infrastructure Network (GIN) provisions, through the installation of a landscaped buffer. This approach is supported by staff.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject site from “Acreege Residential Zone (RA)” to “Assembly Hall 2 (PA-2) Zone” to permit the development a place of worship, which includes a childcare centre.

	Proposed
Lot Area	
Gross Site Area:	20,179 sq.m.
Road Dedication:	429 sq.m.
Net Site Area:	19,750 sq.m.
Number of Lots:	1
Building Height:	12.9 m
Floor Area Ratio (FAR):	0.25
Floor Area	5,040 sq.m.

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	Parks has received the Ecosystem Development Plan (EDP) (dated May 21, 2024) and supports the proposed minimum safeguarding of the watercourse within the 88 Avenue road right-of-way.
Surrey Fire Department:	Surrey Fire Department generally has no concerns with the proposal. Given the site's location, water service for commercial fire protection will not be provided by the City of Surrey. The applicant is required to provide on-site water storage for on-site fire protection and sprinkle the new building under BC Building Code and National Fire Protection Association 13 requirements. The applicant will need to demonstrate the feasibility of complying with these requirements before receiving Final Adoption.

Transportation Considerations

Road Network and Infrastructure

- As part of the subject proposal, the applicant will be required to provide the following improvements:
 - Dedication along 88 Avenue to the City's arterial road standard and construction of a sidewalk along the property frontage; and
 - Construction of a left turn bay into the site from 88 Avenue.

Traffic Impacts

- The subject proposal is anticipated to generate approximately one to two vehicles every minute in the peak hour. A site-specific transportation impact analysis was not required as the proposal is below the City's minimum requirement threshold.

Access and Parking

- Access to the subject development is proposed via 88 Avenue.
- The Zoning Bylaw requires a minimum of 330 parking spaces to be provided on-site.
- The applicant is proposing to provide a total of 302 spaces on-site, resulting in a 28-stall reduction. Staff can support the proposed reduction based on demonstrated parking demand for the proposed uses and alternating hours of peak demand (between the place of worship and child care centre).

Natural Area Considerations

- The site is subject to the Sensitive Ecosystems Development Permit (Green Infrastructure Networks & Streamside Areas).
- GIN Corridor 128 impacts the southernmost portion of the site fronting 88 Avenue, and generally centres on the Class A/O roadside watercourse abutting the north edge of the road. The Biodiversity Conservation Strategy (BCS) recommends a 50-metre target width for this GIN.
- The applicant has worked closely with City staff and is proposing to conserve an approximately 16.5-metre-wide buffer area on their site measured from the front property line.
- The A/O ditch relocation, culverting, and compensation concept is still being reviewed and considered by the applicant. The concept will require a WSA change approval from the Province. In addition, this concept may require on-site riparian compensation for the culverting of the ditch. Much of the details of this are still to be determined and will be worked through with staff prior to final adoption. The applicant acknowledges that review of the compensation concept and methodology may lead to changes to their site layout.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated as “General Urban” in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with this designation which is intended for residential neighbourhoods and centres.

Official Community Plan

Land Use Designation

- The subject site is designated “Suburban-Urban Reserve” in the Official Community Plan (OCP). Land uses within this designation follow the same requirements as those under the “Suburban” designation. The suburban designation is intended to support low-density residential uses, complementary institutional, agricultural, and small-scale commercial uses, and public facilities in keeping with suburban neighbourhood character.
- The property is also designated “Urban Residential”, “Suburban Residential”, and “Buffer” in the South Port Kells General Land Use Plan (GLUP). The GLUP offers minimal, high-level guidance on appropriate land uses.

Themes/Policies

- The proposed development complies with the following OCP themes/policies:
 - A1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS) (2011).
(The proposed development is a more efficient use of the land and is consistent with the RGS.)
 - A1.2 – Ensure that urban development occurs within the Urban Containment Boundary.
(The subject site is located within the Urban Containment Boundary.)

Zoning By-law

- The applicant proposes to rezone the subject site from “Acreage Residential Zone (RA)” to “Assembly Hall 2 Zone (PA-2)”, and has provided their own rationale in support of this rezoning which can be found in Appendix III, but can generally be summarized as follows:
 - A rezoning to “Assembly Hall 2 Zone (PA-2)” is being sought to best accommodate their building program and facility needs. The proposal meets the intent of the PA-2 zones purpose, density, and coverage.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the “Assembly Hall 2 Zone (PA-2)”, streamside setbacks and parking requirements.

PA-2 Zone (Part 32)	Permitted and/or Required	Proposed
Floor Area Ratio:	0.50	0.25
Lot Coverage:	40 %	11.3%
Yards and Setbacks**		
All front yard, rear yard, and side yard setbacks shall be greater than or equal to the measurement of the height of the highest building on the lot.		
North (Rear):	12.9 m	7.5 m
East (Side):	12.9 m	7.5 m
South (Front):	12.9 m	As per PA-2 Zone
West (Side):	12.9 m	7.5 m
Height of Buildings**		
Principal buildings:	9 m	12.9 m
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class A/O (red-coded) Ditch:	10 m	10 m
Parking (Part 5)	Required	Proposed
Number of Stalls**		
Place of Worship:	310	282
Childcare Employee:	11	11
Childcare Drop-off:	9	9
<u>Total:</u>	<u>330</u>	<u>302</u>
Accessible:	6	8

**Variance Requested.

Height Variance

- The applicant is requesting the following height variance:
 - *to vary the maximum building height of the PA-2 Zone allowed from 9-metres to 12.9-metres.*
- The applicant has provided their own rationale in support of the proposed height variance which can be found in Appendix IV. Staff acknowledge this rationale and support the requested variance to proceed for consideration. The site is located in a rural area with large acreage properties and the proposed building will be set back considerably from the street (88 Avenue). There should be minimal visual impact from the additional building height being requested.
- Staff note that the proposed Place of Worship includes a domed belltower topped with a finial with a maximum height of 18.2-metres above average existing grade. Staff have assessed this feature as meeting Zoning By-law Part 4 (B)(24) *Height of Buildings and Structures* which allows architectural features like windmills, chimney towers, spires, or other similar structures to exceed maximum height requirements, provided that they occupy less than 1% of the lot.

Setback Variance

- The applicant is requesting the following setback variance:
 - to reduce the minimum rear and side yard setbacks of the PA-2 Zone from 12.9-metres to 7.5-metres to the principal building face.
- The applicant has provided their own rationale in support of the proposed setback variance which can be found in Appendix IV, but can generally be summarized as follows:
 - The variance of 5.4-metres is justified by the geotechnical report's findings and recommendations to limit the footprint of the church building to the size and proposed location on the northern section of property.
- Staff accept this rationale and add that a reduction in the setback by 5.4-metres, to 7.5-metres, is not expected to negatively impact the adjacent properties to the west, north, and east.
- The proposed setback variance will not impinge on the residential amenity enjoyed by adjoining neighbours to the west, north, and east. The proposed setback of 7.5-metres is a standard setback distance prescribed in zoning for most larger multiple residential, commercial, industrial, and institutional zones in Surrey.
- The applicant has provided a landscape plan which includes retained and proposed trees. Proposed trees include Hungarian Oaks, Douglas Firs, Bitter Cherries, Hawthorns, and Scots Pine. The proposed trees and landscaping will mitigate the effects of the reduced setback.
- Staff support the requested variances to proceed for consideration.

Parking Variance

- The applicant is requesting the following parking variance:
 - *to reduce the minimum number of off-street parking spaces for a Place of Worship from 7.5 parking spaces per 100 sq.m. of G.F.A. to 6.8 parking spaces per 100 sq.m. of G.F.A.*
- The applicant has provided their own rationale in support of the proposed setback variance which can be found in Appendix IV, but can generally be summarized as follows:
 - The congregation will not use and operate all of their interior spaces concurrently. The church may have two liturgies/worship services happening at the same time; however, they will not use the other spaces in the building concurrently. The same people who will attend the church's worship services will occupy the Dining Room and the Classrooms after their worship services.
 - The daycare classrooms will only operate Monday through Friday from 8 am to 5 pm so there will be no overlap of parking demand for the daycare and the church's worship service.

- Staff accept this rationale and add that not all uses within the church will run concurrently. Only the Place of Worship minimum parking rate is being varied as the childcare centre is intended to be used daily, where as church services will be more intermittent in their use. Given the temporal distribution of activities within the church and childcare facility, Planning and Transportation staff consider the variance request to have merit.
- Staff support the requested variances to proceed for consideration.

Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

The Public Art contribution is not applicable to the childcare facility component of the project, as defined under the City's Public Art Policy Exemptions.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 19, 2024, and the Development Proposal Signs were installed on April 30, 2024. Staff received four (4) responses from neighbours in the vicinity which included:
 - One (1) response sought more details on the proposal.
 - Staff received nine (9) individual letters, and sixty-one (61) signatures in support of the proposal.
 - One (1) response expressed opposition to the proposal on account of the potential traffic generation and its effect on traffic safety on 88 Avenue, noise generation, and generally in opposition to the change in uses from rural residential to an institutional use.

(South Port Kells is designated for future development. While change is not anticipated to be immediate, it is envisioned that once servicing become available a more detailed planning process and redevelopment of South Port Kells will proceed. City Policy expects this change as evidenced by the 'Suburban-Urban Reserve' designation in the OCP.

The applicant will be required to widen 88 Avenue to allow for full vehicle turning movements to and from the site. Additionally, the applicant has proposed on-site planting and enhancement along the 88 Avenue corridor and within setbacks which will visually screen the building and parking. City Policy enables institutional uses, like places of worship, to locate in residential areas).

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A/O (red-coded) watercourse which flows along the 88 Avenue Road frontage. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.

- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A/O (red-coded) watercourse requires a minimum streamside setback of 10.0-metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area will be protected through the registration of a Restrictive Covenant against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Mamoud Bashi, *P. Eng.*, of CSR Consultants Ltd. and dated May 16, 2024, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located along the frontage of the subject site, following the alignment of the ALR edge and 88 Avenue. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Regional BCS Corridor within the subject site, in the Tynehead BCS management area, with a Medium ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 50-meters.
- The development proposal conserves 1,360-square meters of the subject site through provision of an enhanced landscape buffer which is 6.73 % of the total gross area of subject site. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- An Ecosystem Development Plan, prepared by Mamoud Bashi, *P. Eng.*, of CSR Consultants Ltd. and dated May 16, 2024, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

Farming Protection Development Permit Requirement

- The subject property falls within the Farming Protection Development Permit Area (DPA) in the OCP, given that it is located within 50 metres of the Agricultural Land Reserve (ALR) boundary. The Farm Protection Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.

- The DP₄ guidelines do not contemplate a scenario where a non-residential use locates across a road from the ALR, and therefore staff have not applied these provisions. The intent of the Farming Protection guidelines is still met in this instance because the applicant is protecting the front part of their site under the Green Infrastructure Network (GIN) provisions, through the installation of a landscaped buffer, which is supported by Staff.

TREES

- Joey Banh, ISA Certified Arborist of Diamond Head prepared an Arborist Assessment for the subject property (Appendix V). The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Cottonwood (Black Poplar)	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
English Oak	2	1	1
Mountain Ash	1	1	0
Magnolia	1	1	0
Norway Maple	1	1	0
Hawthorne	1	1	0
Weeping Willow	3	2	1
Horsechestnut	1	1	0
Coniferous Trees			
Douglas Fir	10	5	5
Western Redcedar	9	9	0
Norway Spruce	1	1	0
Sitka Spruce	1	1	0
Eastern White Cedar Hedge (City)	1	0	1
Total (excluding Alder and Cottonwood Trees)	32	24	8
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		71	
Total Retained and Replacement Trees Proposed		79	
Estimated Contribution to the Green City Program		Not Applicable	

- The Arborist Assessment states that there are a total of thirty-two (32) mature trees on the site, excluding Alder and Cottonwood trees. One (1) existing tree, approximately 3.0% of the total trees on the site is a Cottonwood tree. The applicant proposes to retain eight (8) trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within a streamside protection area. This will require a proposed total of forty-nine (49) replacement trees on the site. The applicant is proposing seventy-one (71) replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Autumn Spire Red Maple, Weeping Cypress, Lavalle Hawthorn, Princeton Sentry Ginkgo, and Scots Pine.
- In summary, a total of seventy-nine (79) trees are proposed to be retained or replaced on the site with no required contribution to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

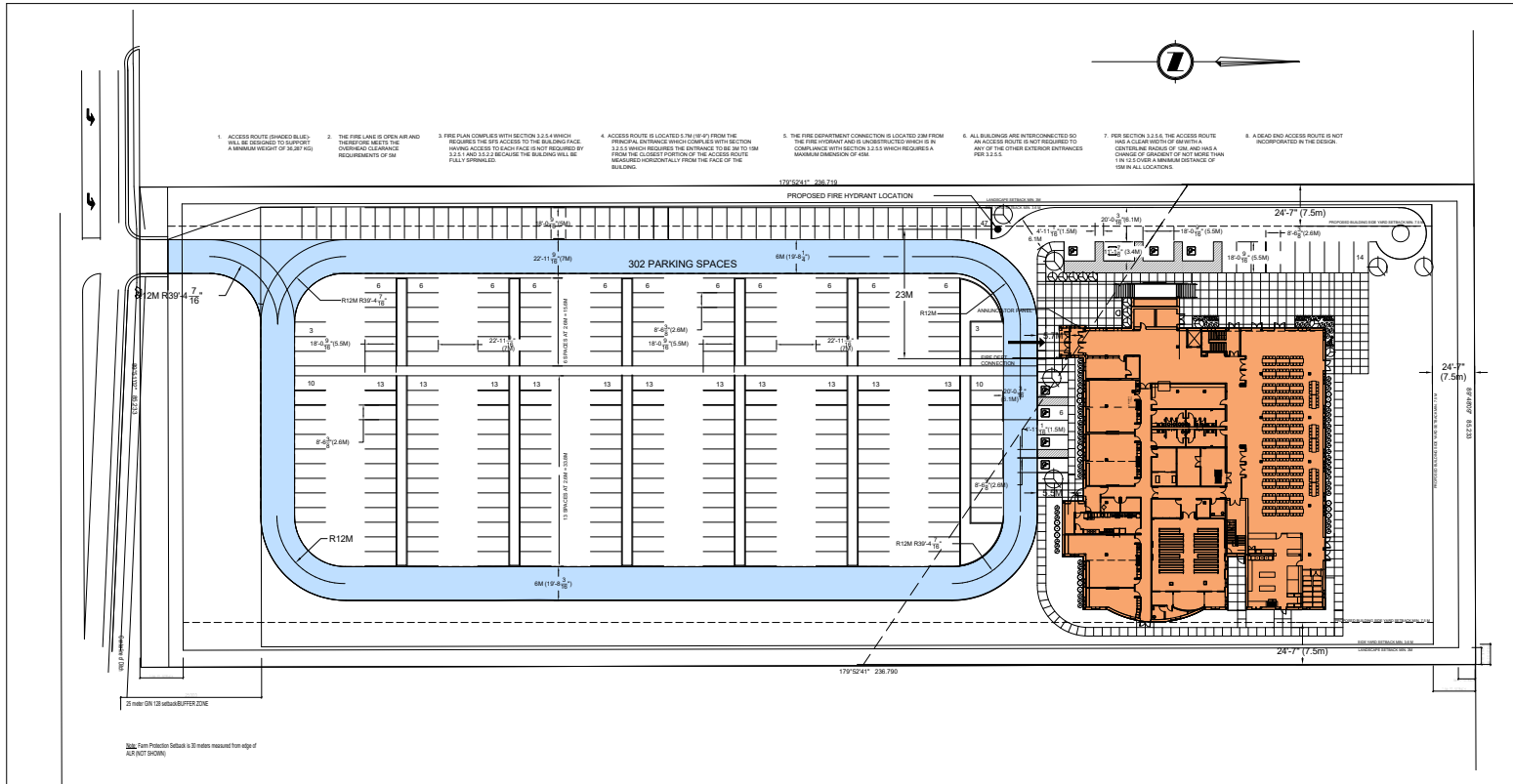
The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, and Landscape Plans
Appendix II.	Engineering Summary
Appendix III.	Letter of Justification in Support of Rezoning (April 8, 2024)
Appendix IV.	Letter of Justification in Support of Variances (April 8, 2024)
Appendix V.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix VI.	Development Variance Permit No. 7923-0357-00

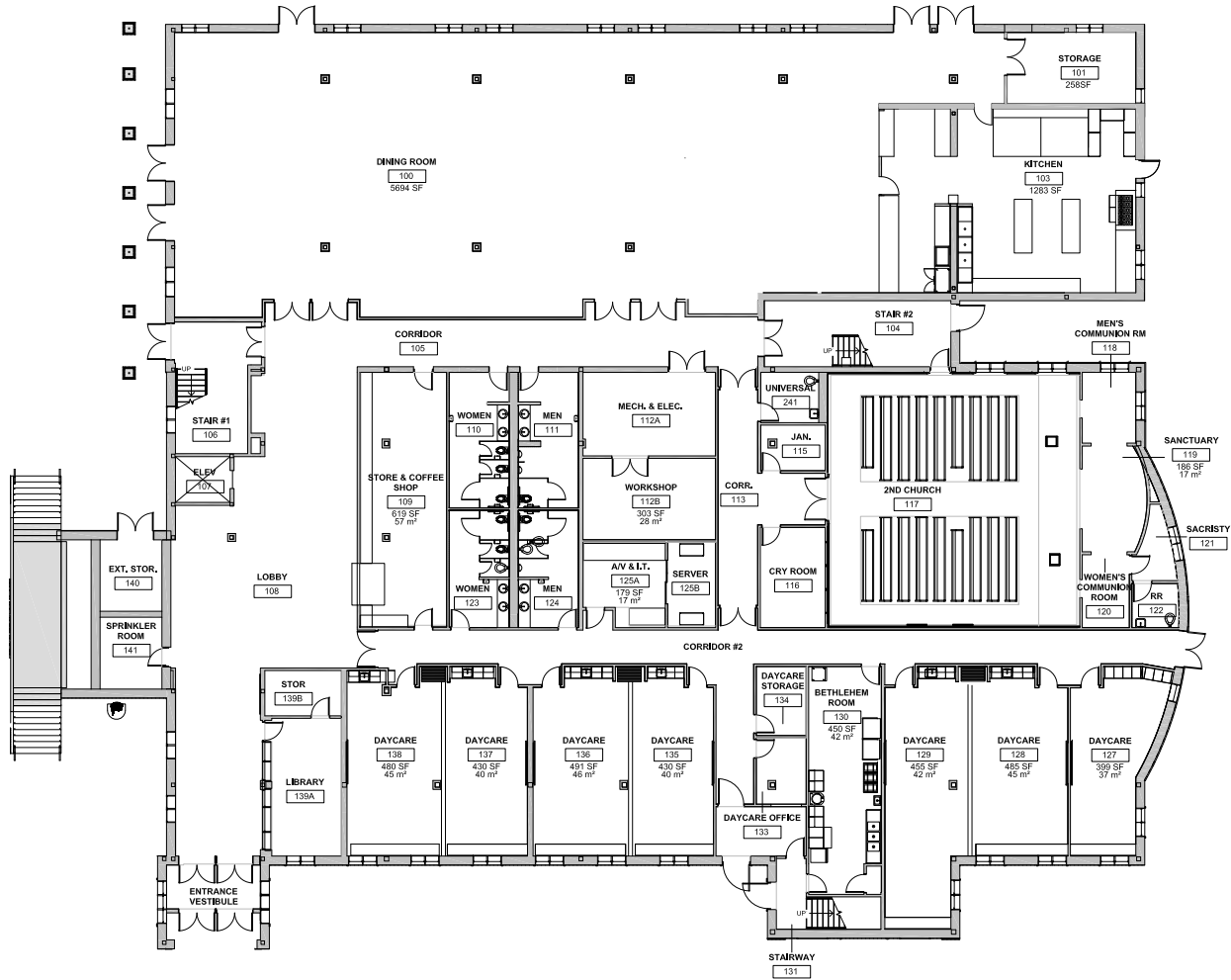
approved by Ron Gill

Don Luymes
General Manager
Planning and Development

RO/ar



1 FIRE ACCESS PLAN
1 - 400



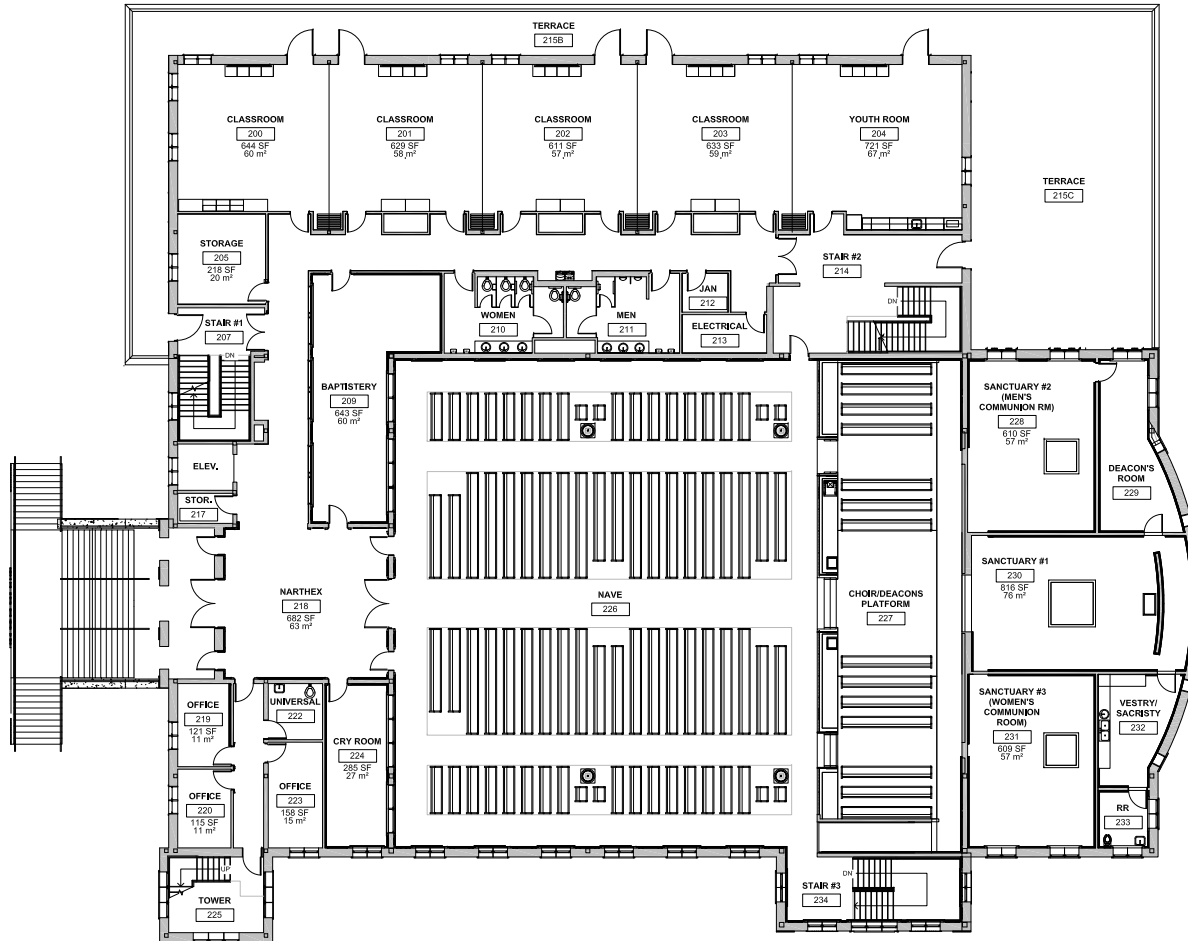
FIRST FLOOR PLAN

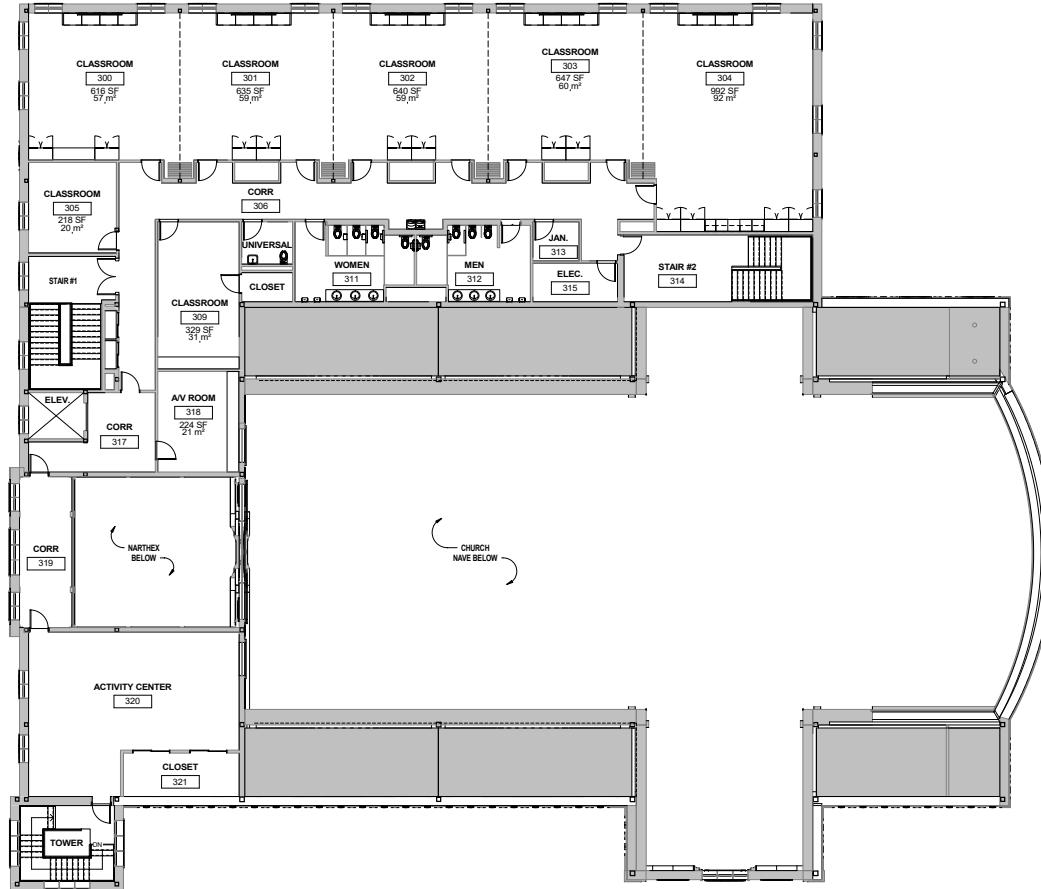
SCALE: 1/100
4/15/2024

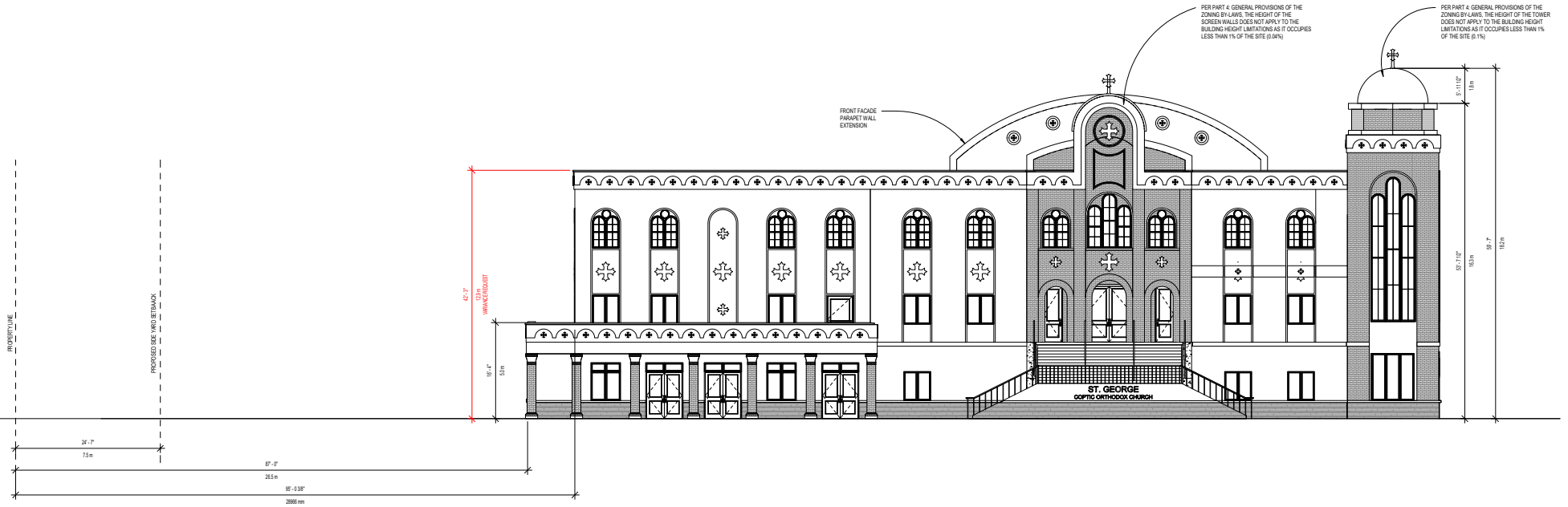
ST. GEORGE COPTIC ORTHODOX CHURCH

18555 88th Ave Surrey, BC









1 WEST ELEVATION
1/8" = 1'-0"

PER THE CITY OF SURREY ZONING BY-LAW 12000, THE DEFINITION OF BUILDING HEIGHT IS THE GREATER DISTANCE OF THE HEIGHT OF THE SLOPED ROOF (MEASURED TO HALF THE DISTANCE BETWEEN THE EAVE AND THE RIDGE) AND THE HEIGHT OF THE FLAT ROOF.

PER PART 4 GENERAL PROVISIONS, THE HEIGHT LIMITATIONS SHALL NOT APPLY TO WINDMILLS, CHIMNEY TOWERS, SPIRES, OR SIMILAR STRUCTURES, OCCUPYING LESS THAN 1% OF THE LOT.

PER THE DEFINITIONS ABOVE, THE BUILDING HEIGHT OF THIS BUILDING IS SET BY THE 3 STORY FLAT ROOF PORTION OF THE ROOF WHOSE HEIGHT IS 12.9M.

A VARIANCE IS BEING REQUESTED OF PART 32G TO INCREASE THE HEIGHT OF THE PRINCIPAL BUILDING FROM 9M TO 12.9M (3 STOREYS)



1141-11871 Horseshoe Way, Richmond, BC V7A 5H5
vividgreenarchitecture.com 778-389-4904



JAEGER NICKOLA KUHLMAN & ASSOCIATES, LTD.
250 S. Northwest Hwy., Ste.310, Park Ridge, IL 60068
www.jnka-architects.com 847.692.6166 info@jnka-architects.com

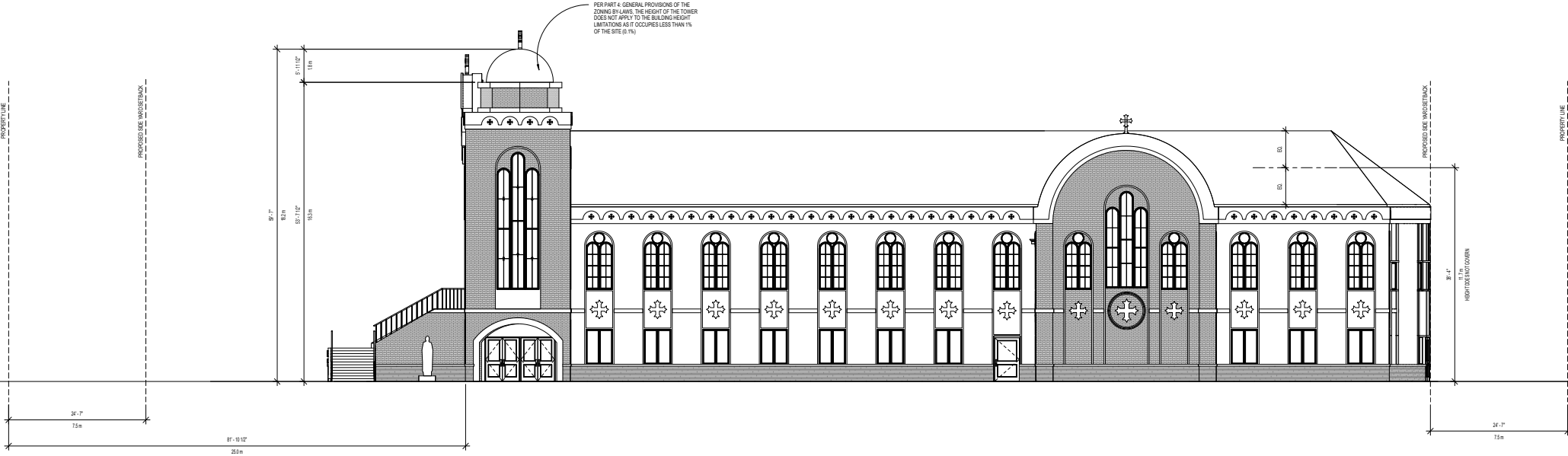
WEST ELEVATION

4/15/2024



ST. GEORGE COPTIC ORTHODOX CHURCH

18555 88th Ave Surrey, BC
© Jaeger Nickola & Kuhlman & Associates, LTD. 2020



1 SOUTH ELEVATION
1/8" = 1'-0"

PER THE CITY OF SURREY ZONING BY-LAW 12000, THE DEFINITION OF BUILDING HEIGHT IS THE GREATER DISTANCE OF THE HEIGHT OF THE SLOPED ROOF (MEASURED TO HALF THE DISTANCE BETWEEN THE EAVE AND THE RIDGE) AND THE HEIGHT OF THE FLAT ROOF.

PER PART 4 GENERAL PROVISIONS, THE HEIGHT LIMITATIONS SHALL NOT APPLY TO WINDMILLS, CHIMNEY TOWERS, SPIRES, OR SIMILAR STRUCTURES, OCCUPYING LESS THAN 1% OF THE LOT.

PER THE DEFINITIONS ABOVE, THE BUILDING HEIGHT OF THIS BUILDING IS SET BY THE 3 STORY FLAT ROOF PORTION OF THE ROOF WHOSE HEIGHT IS 12.9M.

A VARIANCE IS BEING REQUESTED OF PART 32G TO INCREASE THE HEIGHT OF THE PRINCIPAL BUILDING FROM 9M TO 12.9M (3 STOREYS)



1141-11871 Horseshoe Way, Richmond, BC V7A 5H5
vividgreenarchitecture.com 778-389-4904



JAEGER NICKOLA KUHLMAN & ASSOCIATES, LTD.
250 S. Northwest Hwy., Ste.310, Park Ridge, IL 60068
www.jnka-architects.com 847.692.6166 info@jnka-architects.com

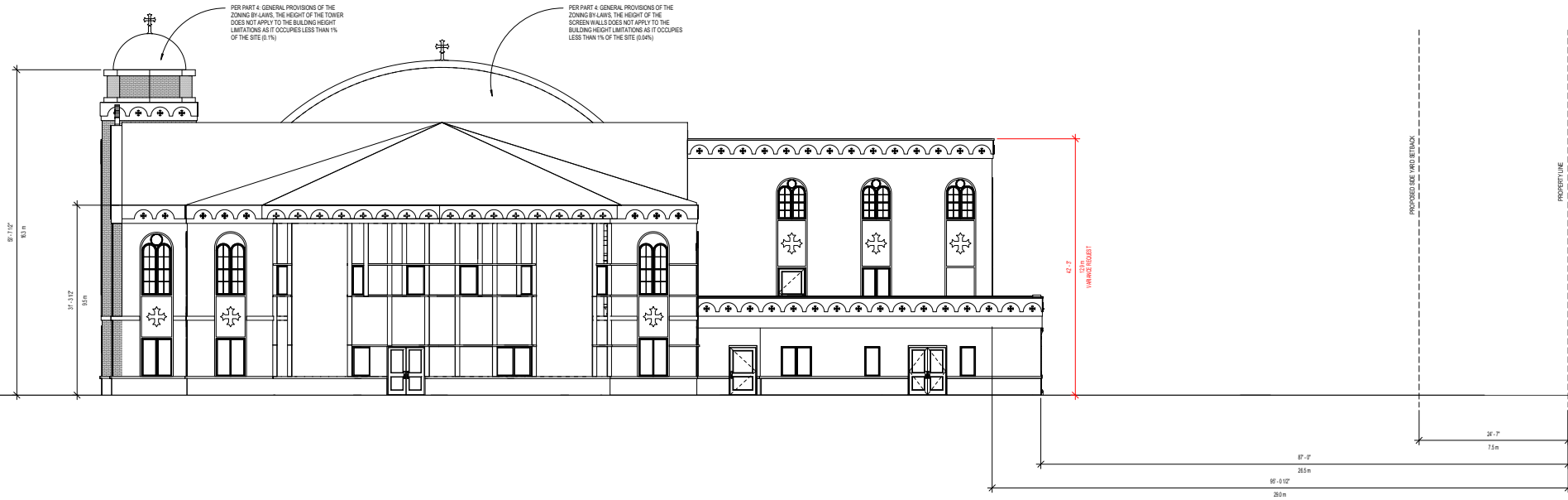
SOUTH ELEVATION

4/15/2024

ST. GEORGE COPTIC ORTHODOX CHURCH

18555 88th Ave Surrey, BC





1 EAST ELEVATION
1/8" = 1'-0"

PER THE CITY OF SURREY ZONING BY-LAW 12000, THE DEFINITION OF BUILDING HEIGHT IS THE GREATER DISTANCE OF THE HEIGHT OF THE SLOPED ROOF (MEASURED TO HALF THE DISTANCE BETWEEN THE EAVE AND THE RIDGE) AND THE HEIGHT OF THE FLAT ROOF.
 PER PART 4. GENERAL PROVISIONS, THE HEIGHT LIMITATIONS SHALL NOT APPLY TO WINDMILLS, CHIMNEY TOWERS, SPIRES, OR SIMILAR STRUCTURES, OCCUPYING LESS THAN 1% OF THE LOT.
 PER THE DEFINITIONS ABOVE, THE BUILDING HEIGHT OF THIS BUILDING IS SET BY THE 3 STORY FLAT ROOF PORTION OF THE ROOF WHOSE HEIGHT IS 12.9M
 A VARIANCE IS BEING REQUESTED OF PART 32G TO INCREASE THE HEIGHT OF THE PRINCIPAL BUILDING FROM 9M TO 12.9M (3 STOREYS)



1141-11871 Horseshoe Way, Richmond, BC V7A 5H5
 vividgreenarchitecture.com 778-389-4904



JAEGER NICKOLA KUHLMAN & ASSOCIATES, LTD.
 250 S. Northwest Hwy., Ste.310, Park Ridge, IL 60068
 www.jnka-architects.com 847.692.6166 info@jnka-architects.com

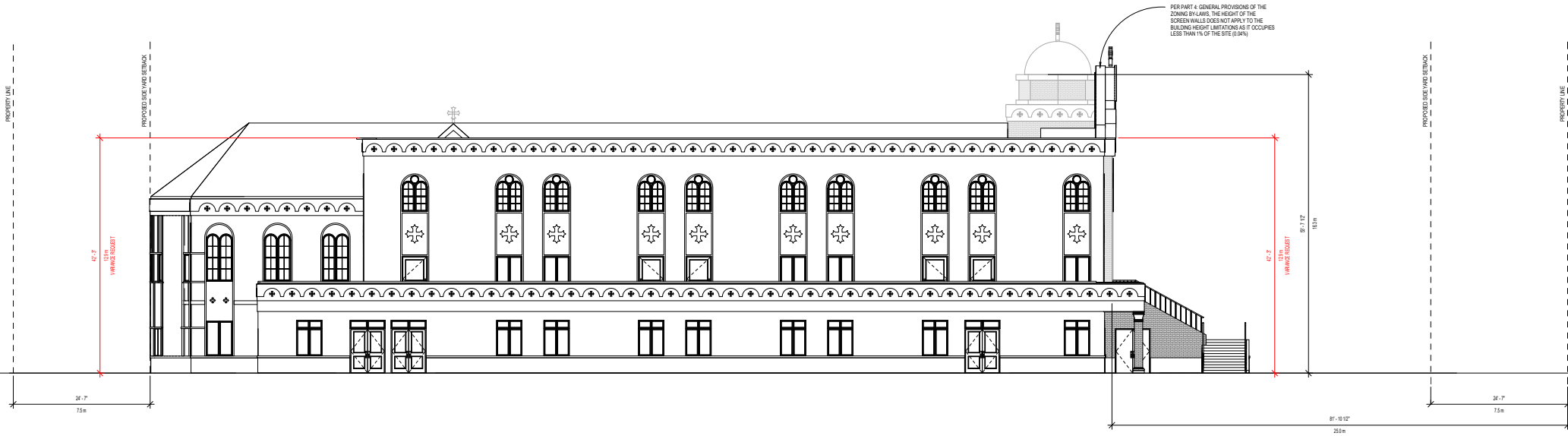
EAST ELEVATION

4/15/2024

ST. GEORGE COPTIC ORTHODOX CHURCH

18555 88th Ave Surrey, BC





1 NORTH ELEVATION
1/8" = 1'-0"

PER THE CITY OF SURREY ZONING BY-LAW 12000, THE DEFINITION OF BUILDING HEIGHT IS THE GREATER DISTANCE OF THE HEIGHT OF THE SLOPED ROOF (MEASURED TO HALF THE DISTANCE BETWEEN THE EAVE AND THE RIDGE) AND THE HEIGHT OF THE FLAT ROOF.

PER PART 4 GENERAL PROVISIONS, THE HEIGHT LIMITATIONS SHALL NOT APPLY TO WINDMILLS, CHIMNEY TOWERS, SPIRES, OR SIMILAR STRUCTURES, OCCUPYING LESS THAN 1% OF THE LOT.

PER THE DEFINITIONS ABOVE, THE BUILDING HEIGHT OF THIS BUILDING IS SET BY THE 3 STORY FLAT ROOF PORTION OF THE ROOF WHOSE HEIGHT IS 12.9M.

A VARIANCE IS BEING REQUESTED OF PART 320 TO INCREASE THE HEIGHT OF THE PRINCIPAL BUILDING FROM 9M TO 12.9M (3 STOREYS)



1141-11871 Horseshoe Way, Richmond, BC V7A 5H5
vividgreenarchitecture.com 778-389-4904



JAEGER NICKOLA KUHLMAN & ASSOCIATES, LTD.
250 S. Northwest Hwy., Ste.310, Park Ridge, IL 60068
www.jnka-architects.com 847.692.6166 info@jnka-architects.com

NORTH ELEVATION

4/15/2024



ST. GEORGE COPTIC ORTHODOX CHURCH

18555 88th Ave Surrey, BC

TO: **Director, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Manager, Development Services, Engineering Department**

DATE: **May 20, 2024** PROJECT FILE: **7823-0357-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 18555 88 Ave**

REZONE

Property and Right-of-Way Requirements

- Dedicate 4.942 m on 88 Ave.
- Register 0.5 m SRW on 88 Ave.

Works and Services

- Construct a sidewalk on the north side of 88 Ave.
- Construct a left turn bay from 88 Ave into the site.
- Extend 200 mm watermain on 88 Ave.
- Provide driveway, water, and storm service connections to the lot.
- Confirm if onsite fire requirements can be met with the existing network.
- Confirm if increased runoff volume impacts the existing downstream ditches.
- Coordinate with Fraser Health Authority for alternative sewage disposal approvals.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit and Development Variance Permit.



Jeff Pang, P.Eng.
Manager, Development Services

/JNC



April 8, 2024

Mr. Robert Ordelheide, Planner
Planning & Development
13450-104 Avenue
Surrey, BC, Canada V3T 1V8

Re: St. George Coptic Orthodox Church
Justification for Rezoning at 18555 88th Ave.
File No: 7923-0357-00

Dear Mr. Ordelheide,

St. George Coptic Orthodox Church is requesting the City of Surrey's approval to construct a new church facility on an existing residential parcel located at 18555 88th Avenue. This property is currently zoned as 'RA' but the church is seeking to re-zone the property as 'PA-2' (**Assembly Hall 2 Zone**) to best accommodate their building program and facility needs. Their original church building in Surrey was destroyed in an arson fire on July 19, 2021, and for over two years they have been without a church and forced to rent temporary spaces for their worship services, which has been a financial burden. The St. George Church community desires to stay in Surrey, and, having explored this and other properties with the City of Surrey's assistance, believes this property is the best option for the new St. George Church.

Our justification for this change in zoning to 'PA-2' includes the following:

- As stated in the Surrey Zoning By-Law regarding the PA-2 Zone, "This Zone is intended for regional-scale assembly halls, including places of worship, private schools and child care centers."
- The Floor Area Ratio of the proposed design for the new church is 0.25 (including the proposed Church, Day Care, and Community Center Building), which is less than the PA-2 Floor Area Ratio of 0.50 that is permitted by the amenity contributions Density Increase. The church will be contributing to the Community Amenity Contributions as outlined in Schedule G.

JAEGER NICKOLA KUHLMAN & ASSOCIATES, LTD., ARCHITECTS
250 S. Northwest Highway, Suite 310, Park Ridge, Illinois 60068
Ph: 847.692.6166 Ext. 223 www.jnka-architects.com

RS

- The Lot Coverage for the proposed building (including the proposed Church, Dare Care and Community Center Building) is roughly 11.3%, which is less than the maximum PA-2 lot coverage of 40%.

Please see the submitted drawings of our proposed design for additional information about the new church facility. We thank you for your consideration of this request. Please contact our office if you have any questions or need any additional information.

Thank you,



David Kuhlman, AIBC-Temp., AIA, ALA, NCARB
President



Rosa Salcido, Architect AIBC
CP, LEED AP (BD+C)

VIVID GREEN
ARCHITECTURE
1141 - 11871 Horseshoe Way,
Richmond, BC V7A 5H5
778.389.4904
VividGreenArchitecture.com

JAEGER NICKOLA KUHLMAN & ASSOCIATES, LTD., ARCHITECTS
250 S. Northwest Highway, Suite 310; Park Ridge, Illinois 60068
Ph: 847.692.6166 Ext. 223 www.jnka-architects.com



April 8, 2024

Mr. Robert Ordelheide, Planner
Planning & Development
13450-104 Avenue
Surrey, BC, Canada V3T 1V8

Re: St. George Coptic Orthodox Church
Justification for Proposed Zoning Variances at 18555 88th Ave.
File No: 7923-0357-00

Dear Mr. Ordelheide,

St. George Coptic Orthodox Church is requesting the City of Surrey's approval of certain zoning variances for the construction of their new church facility, with the requested PA-2 zoning, on the existing residential parcel located at 18555 88th Avenue. While our proposed design for the new church facility meets the PA-2 zoning requirements for Intent, Permitted Uses, Density Lot Coverage, and minimum Yards and Setbacks, the following are some specific variances being requested and their justification:

- **Parking Variance:** We are requesting a reduction in the total number of parking stalls required for the property. Per the Parking Calculation for the proposed Site Plan, 330 parking spaces are required, including 6 handicap accessible parking stalls (2% of total). The proposed Site Plan provides 302 parking spaces (including 8 accessible stalls), which requires a variance of 28 parking stalls. This variance is justified by the fact that St. George Church will not use and operate all of their interior spaces concurrently. The church may have two liturgies/worship services happening at the same time (in the main worship space on the 2nd floor and in the smaller 2nd Church/worship space on the 1st floor); however, they will not use the other spaces in the building concurrently. The same people who will attend the church's worship services will occupy the Dining Room and the Classrooms after their worship services. Furthermore, the Daycare classrooms will only operate Monday through Friday from 8am-5pm so there will be no overlap of parking demand for the Daycare and the church's worship services.
- **Building Height Variance:** We are requesting a variance for an increase in the allowable building height for Principal Buildings from 9m to 12.9m. This request is justified primarily by the geotechnical report's findings and recommendations. There are 3 varying soil zones across the site with the center zone running diagonally from north to south. Reference site plan following variance request. Although densification will be required on any area of the site, the north section has the densest sand layers, the deepest clay layers making preloading less likely, and

JAEGER NICKOLA KUHLMAN & ASSOCIATES, LTD., ARCHITECTS
250 S. Northwest Highway, Suite 310, Park Ridge, Illinois 60068
Ph: 847.692.6166 Ext. 223 www.jnka-architects.com

PS

the deepest ground water level making it most conducive to construction. It is not recommended to build across the center and north zones. These soil profiles limit the locations and size of the building that can be constructed and thus the need for the variance. The smaller footprint for the church building has the additional benefit of allowing more area for parking, landscaping, and the proposed septic system.

- **Building Height-based Setback Variance:** In addition to the standard building setback requirements, the PA-2 zoning states that all front, side and rear yard setbacks shall be greater than or equal to the measurement of the height of the highest building on the lot. Our proposed maximum building height is 12.9m (not including the heights of the church's belltower or pitched roof) and we are requesting the following variances:
 - North Setback (at future gym addition): 7.5m; variance requested: 5.4m
 - East Setback (at back of church apse): 7.5m; variance requested: 5.4m
 - West Setback (at future gym addition): 7.5m; variance requested: 5.4m

These variances are also justified by the geotechnical report's findings and recommendations to limit the footprint of the church building to the size and proposed location on the northern section of the property.

Please see the submitted drawings of our proposed design for additional information about these variances. We thank you for your consideration of these requests. Please contact our office if you have any questions or need any additional information.

Thank you,



David Kuhlman, AIBC-Temp., AIA, ALA, NCARB
President



Rosa Salcido, Architect AIBC
CP, LEED AP (BD+C)

 **VIVID GREEN**
ARCHITECTURE
1141 - 11871 Horseshoe Way,
Richmond, BC V7A 5H5
778.389.4904
VividGreenArchitecture.com

JAEGER NICKOLA KUHLMAN & ASSOCIATES, LTD., ARCHITECTS
250 S. Northwest Highway, Suite 310; Park Ridge, Illinois 60068
Ph: 847.692.6166 Ext. 223 www.jnka-architects.com

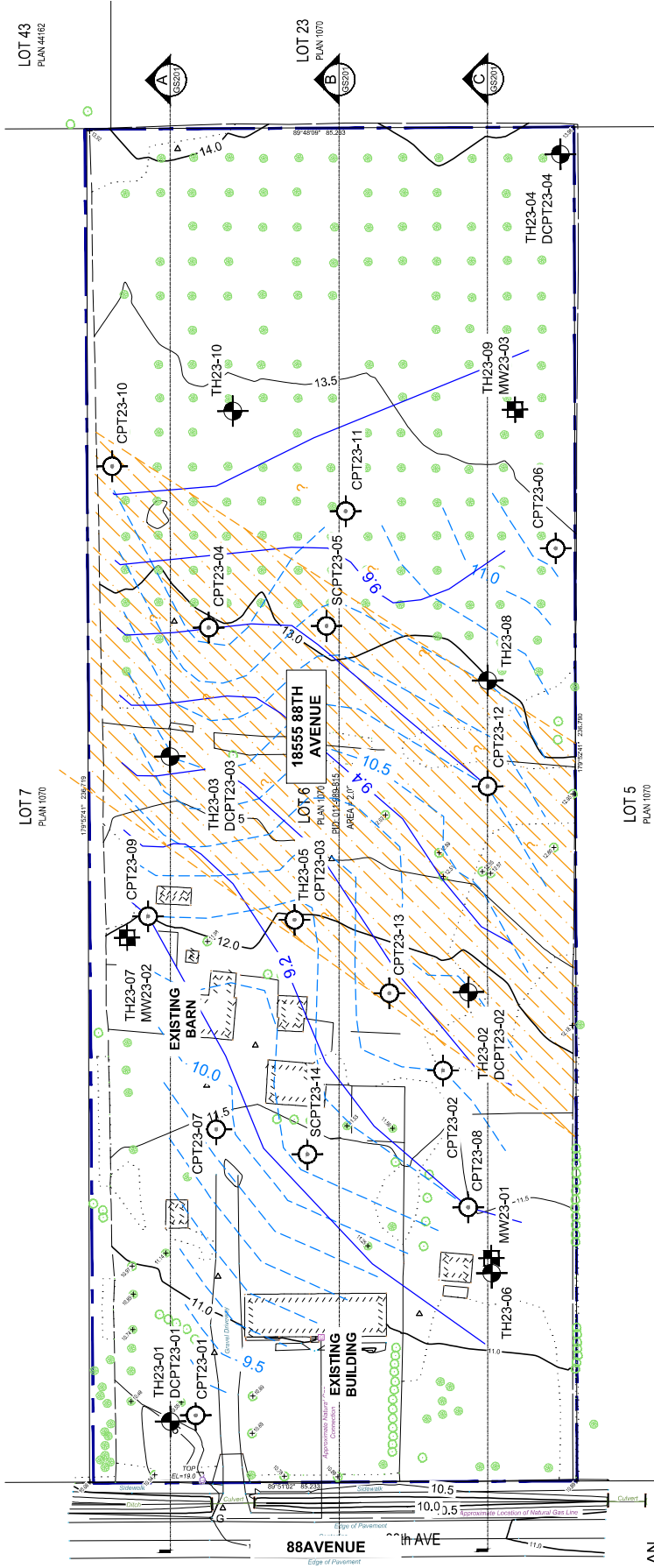


LOT 43
PLAN 44182

LOT 23
PLAN 1070

LOT 7
PLAN 1070

LOT 5
PLAN 1070



SITE PLAN
SCALE = 1:750

LEGEND:

- APPROXIMATE AUGER TEST HOLE LOCATION (TH12-#)
- DYNAMIC CONE PENETRATION TEST (DCPT23-##)
- CONE PENETRATION TEST (CPT23-##)
- CONE PENETRATION TEST (CPT23-##)
- STORM DITCH
- PROPERTY BOUNDARY
- TOPOGRAPHICAL CONTOUR (m)
- GROUNDWATER CONTOUR LINE MARCH 2023 (m)
- GROUNDWATER CONTOUR LINE JULY 2023 (m)
- APPROXIMATE SHALLOW CLAY DOMINANT ZONE

REFERENCES:
CITY OF SURREY GIS
(COSMOS - FEB 2023)

NO.	DATE	REVISION
2	2023-04-12	APPROX. BUILDING FOOTPRINT
1	2023-03-15	CPT DATA

CSG
ENVIRONMENTAL
WATER RESOURCES

206 - 3655 Henning Drive
Burnaby, BC, V5C 8N3
TEL: 604-569-7100
WWW.CSGGROUP.CA

CLIENT: ST. GEORGE COPTIC CHURCH

DRAWING DESCRIPTION:
NEW ST. GEORGES COPTIC CHURCH
18555 88TH AVENUE, SURREY, BC
SITE PLAN - GROUNDWATER CONTOUR

SHEET 01 OF 01	DATE 2023-02-27
SCALE As Shown	
DRAWING NO. GS102	REV. 2

Permit to Practice: 1003423

THIS DRAWING WAS PREPARED BY THE CONSULTING ENGINEER OR ARCHITECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN CONSENT OF THE CONSULTING ENGINEER OR ARCHITECT. THE CONSULTING ENGINEER OR ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED TO THE CONSULTING ENGINEER OR ARCHITECT. THE CONSULTING ENGINEER OR ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED TO THE CONSULTING ENGINEER OR ARCHITECT. THE CONSULTING ENGINEER OR ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED TO THE CONSULTING ENGINEER OR ARCHITECT.

3.0 Findings: Tree Inventory and Risk Assessment

3.1 Tree Inventory

Table 1 summarizes the trees on site and Appendix 1 contains the preliminary tree inventory.

Trees On-site

Twenty-seven (27) protected trees are on the site and five (5) protected trees are shared with the neighboring properties and the City.

Table 1: Summary of the on-site and City tree inventory by species, the recommended number to be retained and removed.

Tree Species	Existing	Remove	Retain
Alder and Cottonwood			
Black Poplar	1	1	0
Deciduous Trees (excluding Alder and Cottonwood)			
English Oak	2	1	1
Mountain Ash	1	1	0
Magnolia	1	1	0
Norway Maple	1	1	0
Hawthorne	1	1	0
Weeping Willow	3	2	1
Horsechestnut	1	1	0
Coniferous Trees			
Douglas-fir	10	5	5
Western Redcedar	9	9	0
Norway Spruce	1	1	0
Sitka Spruce	1	1	0
Eastern White Cedar Hedge (City)	1	0	1
Total (excluding Alder and Cottonwood Trees)	32	24	8
Additional Trees in the proposed Open Space/ Riparian Area			
Total Replacement Trees Proposed (Excluding Boulevard/Riparian Area)		0	
Total Retained and Replacement Trees		15	

Trees on Adjacent Properties

Six (6) privately owned off-site trees are within 4 m of the property line, or with a tree protection zone that extends into the subject site.

One (1) City hedge is within 4 m of the property line.

3.2 Tree Risk Assessment

No trees on this site posed a *high* or *extreme* risk to targets at the time of assessment.

4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Site Address: 18555 88 Ave, Surrey

Registered Arborist: Joey Banh - PN-9035A

On-Site Trees	Number of Trees
Protected Trees Identified (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	33
Protected Trees to be Removed	25
Protected Trees to be Retained (Excluding trees within proposed open space or riparian areas)	8
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 24 X two (2) = 48	49
Replacement Trees Proposed	0
Replacement Trees in Deficit	49
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	-

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Protected Off-Site trees to be Retained	5
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2	2
Replacement Trees Proposed	0
Replacement Trees in Deficit	2

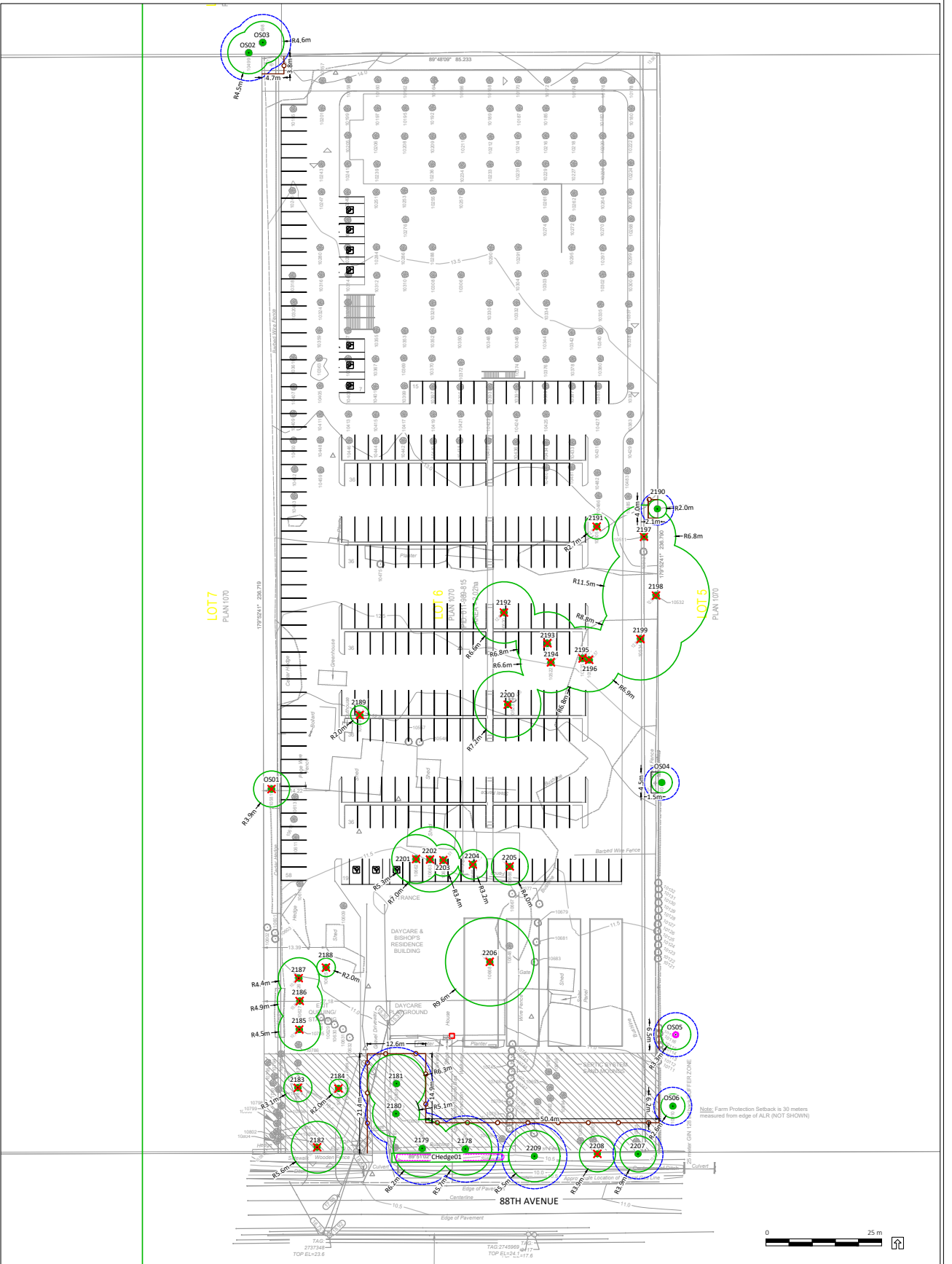
Summary, report and plan prepared and submitted by



Signature of Arborist

October 4, 2023

Date



Note: Farm Protection Sorbace is 30 meters measured from edge of ALR (NOT SHOWN)

LEGEND	TREE PROTECTION ZONE	TREE PROTECTION FENCE	UNSURVEYED TREE TO BE RETAINED	UNSURVEYED TREE TO BE REMOVED	REFERENCE DRAWINGS 1. Base Survey by: McElhanney
	NO-BUILD ZONE	SURVEYED TREE TO BE RETAINED	SURVEYED TREE TO BE REMOVED		

- NOTES
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 - The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the tree diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 - Any construction activities or grade changes within the Root Protection Zone must be approved by the project arboret.
 - This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 - This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing title: Tree Management Plan
Project address: 18555 88 Avenue, Surrey
Client: Steve Faltas

Drawing No: 001
Date: 2023/10/04
Drawn by: JB/ND
Page Size: TABLOID 11"x17"

Page #
1 of 1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0357-00

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: 011-989-815

Lot 6 Section 33 Township 8 New Westminster District Plan 1070

18555 - 88 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Table D.1 of Part F “Off-Street Parking and Loading/Unloading”, to reduce the minimum number of off-street parking spaces for a *Place of Worship* from 7.5 *parking spaces* per 100 sq.m. of G.F.A. to 6.8 *parking spaces* per 100 sq.m of G.F.A;
 - (b) In Section G, Height of Buildings of Part 32 “Assembly Hall 2 Zone (PA-2)”, the maximum *Principal building height* is varied from 9-metres to 12.9-metres; and
 - (c) In Section G, Yards and Setbacks of Part 32 “Assembly Hall 2 Zone (PA-2)”, the minimum *rear yard* and *side yard setbacks* are varied from 12.9-metres to 7.5-metres to the principal building face.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

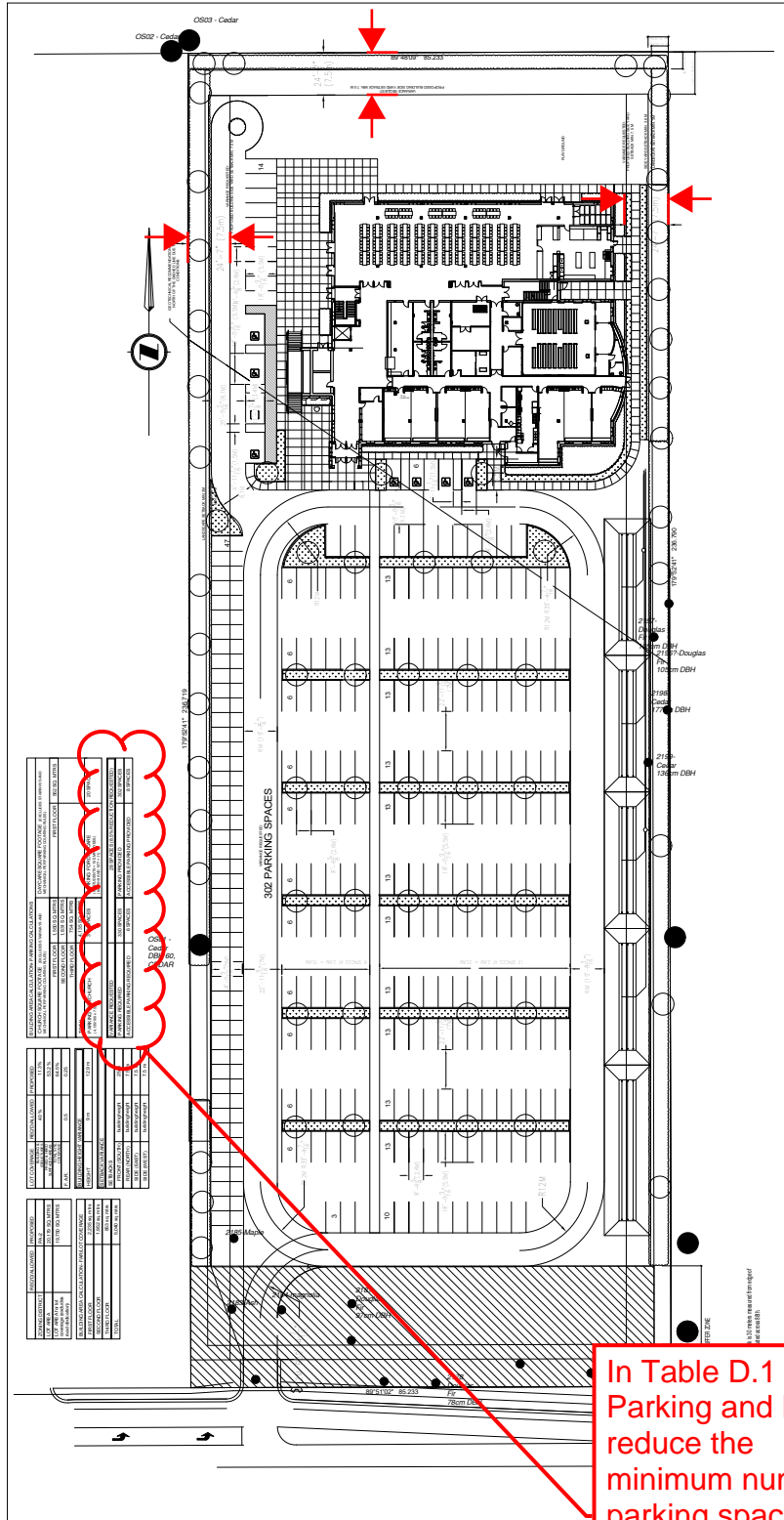
Mayor – Brenda Locke

City Clerk and
Director of Legislative Services
Jennifer Ficocelli

In Section G, Yards and Setbacks of Part 32 "Assembly Hall 2 Zone (PA-2)", the minimum rear yard and side yard setbacks are varied from 12.9-metres to 7.5-metres.



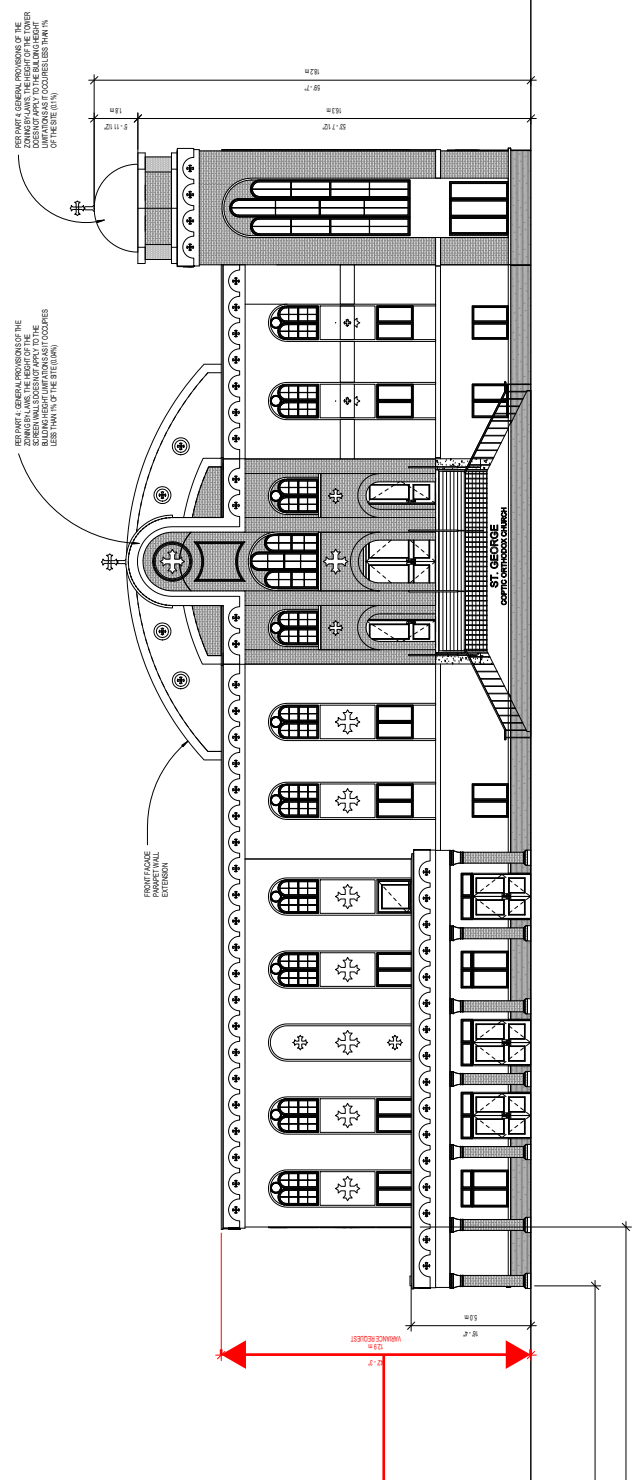
Schedule A



NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	CONCRETE FOUNDATION	1500	SQ. M	FOR THE CHURCH BUILDING
2	CONCRETE FLOOR	1500	SQ. M	FOR THE CHURCH BUILDING
3	CONCRETE ROOF	1500	SQ. M	FOR THE CHURCH BUILDING
4	CONCRETE WALL	1500	SQ. M	FOR THE CHURCH BUILDING
5	CONCRETE COLUMN	1500	SQ. M	FOR THE CHURCH BUILDING
6	CONCRETE BEAM	1500	SQ. M	FOR THE CHURCH BUILDING
7	CONCRETE SLAB	1500	SQ. M	FOR THE CHURCH BUILDING
8	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
9	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
10	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
11	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
12	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
13	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
14	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
15	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
16	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
17	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
18	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
19	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
20	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
21	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
22	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
23	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
24	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
25	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
26	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
27	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
28	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
29	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
30	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
31	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
32	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
33	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
34	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
35	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
36	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
37	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
38	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
39	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
40	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
41	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
42	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
43	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
44	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
45	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
46	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
47	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
48	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
49	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
50	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
51	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
52	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
53	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
54	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
55	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
56	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
57	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
58	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
59	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
60	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
61	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
62	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
63	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
64	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
65	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
66	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
67	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
68	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
69	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
70	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
71	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
72	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
73	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
74	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
75	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
76	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
77	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
78	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
79	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
80	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
81	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
82	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
83	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
84	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
85	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
86	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
87	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
88	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
89	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
90	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
91	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
92	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
93	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
94	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
95	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
96	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
97	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
98	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING
99	CONCRETE KERB	1500	SQ. M	FOR THE CHURCH BUILDING
100	CONCRETE CURB	1500	SQ. M	FOR THE CHURCH BUILDING

In Table D.1 of Part F "Off-Street Parking and Loading/Unloading", to reduce the minimum number of off-street parking spaces for a Place of Worship from 7.5 parking spaces per 100 sq.m. of G.F.A. to 6.8 parking spaces per 100 sq.m of G.F.A.

In Section G, Height of Buildings of Part 32 "Assembly Hall 2 Zone (PA-2)", the maximum Principal building height is varied from 9-metres to 12.9-metres.



① WEST ELEVATION
1/8" = 1'-0"

PER THE CITY OF SURREY ZONING BY-LAW 12000, THE DEFINITION OF BUILDING HEIGHT IS THE GREATER DISTANCE OF THE HEIGHT OF THE SLOPED ROOF, MEASURED TO HALF THE DISTANCE BETWEEN THE EAVE AND THE RIDGE, AND THE HEIGHT OF THE FLAT ROOF.
PER PART 4 GENERAL PROVISIONS, THE HEIGHT LIMITATIONS SHALL NOT APPLY TO WINDMILLS, CHIMNEY TOWERS, SPIRES, OR SIMILAR STRUCTURES, OCCUPYING LESS THAN 1% OF THE LOT.
PER THE DEFINITIONS ABOVE, THE BUILDING HEIGHT OF THIS BUILDING IS SET BY THE 3 STORY FLAT ROOF PORTION OF THE ROOF WHICH HEIGHT IS 12.9M.
A VARIANCE IS BEING REQUESTED OF PART 32 C TO INCREASE THE HEIGHT OF THE PRINCIPAL BUILDING FROM 9M TO 12.9M (9 STOREYS)



1141-11871 Horseshoe Way, Richmond, BC V7A 5H5
778-389-4904
vividgreenarchitecture.com
info@jnk-architects.com
847.692.6166
www.jnk-architects.com

WEST ELEVATION

ST. GEORGE COPTIC ORTHODOX CHURCH
18555 88th Ave Surrey, BC
© Jaeger Nickola Kuhlman & Associates S.L.T.D. 2024

4/15/2024