

PROPOSAL:

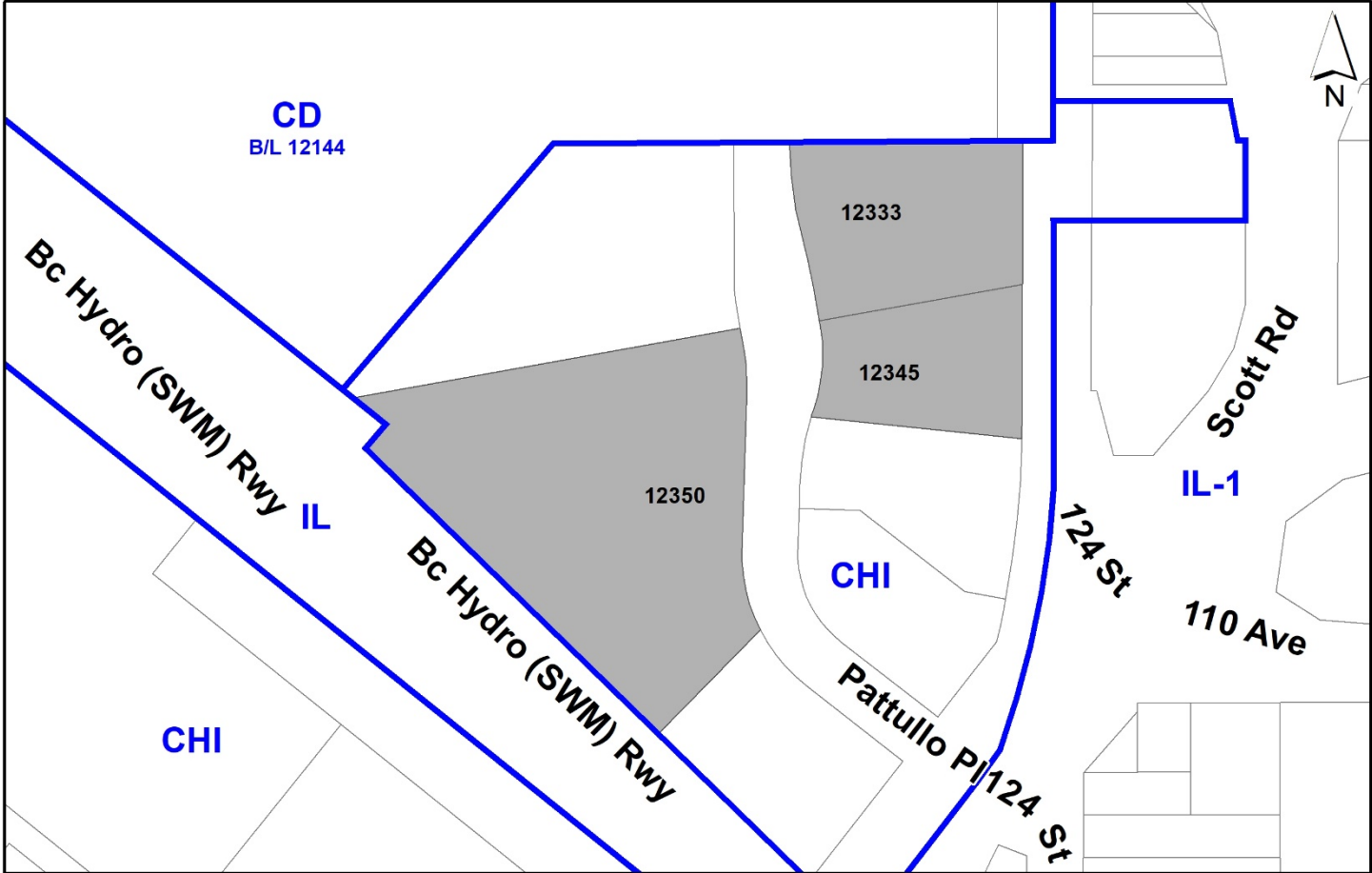
- **Development Permit**
 - **Development Variance Permit**
- to address parking requirements, including proposed off-site surface parking lots, and to increase allowable building height to permit already constructed and proposed additions and modifications to an existing banquet hall.

LOCATION: 12333 - Pattullo Place
 12350 - Pattullo Place
 12345 - Pattullo Place

ZONING: CHI

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Highway Commercial



RECOMMENDATION SUMMARY

- Approval to draft an amended Development Permit for Form and Character.
- Approval for an amended Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking the following variances in order to address parking requirements and building height for an existing operational banquet hall:
 - to reduce the minimum number of off-street parking spaces required for an eating establishment (banquet hall) from 650 to 430;
 - to allow for parking spaces for the banquet hall use located at 12350 Pattullo Place to be provide on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place; and
 - to increase the allowable building height from 9 metres to 14.1 metres to accommodate the banquet hall building.

RATIONALE OF RECOMMENDATION

- Council initially considered the subject Development Permit and Development Variance Permit (DVP) application at the July 11, 2022 Regular Council – Land Use Meeting. At that time, the applicant was proposing the following variances:
 - to reduce the minimum number of off-street parking spaces required for an eating establishment (banquet hall) from 650 to 430;
 - to allow for parking spaces for the banquet hall use located at 12350 Pattullo Place to be provide on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place; and
 - to allow the proposed surface parking lots at 12333 and 12345 Pattullo Place to be surfaced with gravel.
- The requested variances are to address parking requirements for the existing operational banquet hall (Aria Convention Centre).
- After Public Notification, the variances were supported by Council on July 25, 2022.
- Subsequently, the applicant requested that the DVP be amended to further relax the required parking spaces from 695 to 420 and to increase the allowable building height under the CHI Zone. Council referred the revised proposal back to staff for an updated parking study.

- After the referral back to staff, the applicant elected to reduce the building/outdoor patio floor area of the banquet hall and adjusted the parking layout to match the previously supported parking variance of 650 to 430 parking stalls.
- Staff therefore presented the original DVP to Council for consideration of issuance at the November 20, 2023, Regular Council – Public Hearing meeting. At that meeting Council raised concerns about the current unsightly condition of the overflow gravel parking lot and referred the proposal back to staff to require the applicant to pave the lot and paint the lines to delineate the parking stalls.
- The applicant is agreeable to Council’s request to pave the parking lot and paint the lines to delineate the spaces. This will improve the aesthetic of the parking lot and provide a more comfortable parking experience for banquet hall patrons.
- Council is therefore requested to consider supporting a modified variance, without the initial request for a gravel surface, and only including the following:
 - to reduce the minimum number of off-street parking spaces required for an eating establishment (banquet hall) from 650 to 430;
 - to allow for parking spaces for the banquet hall use located at 12350 Pattullo Place to be provide on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place; and
 - to increase the allowable building height from 9 metres to 14.1 metres to accommodate the banquet hall building.
- The applicant has prepared an engineered drawing illustrating the proposed improvements to the parking lot. Staff are currently in conversation with the applicant’s engineer and paving contractor to confirm whether it is appropriate to pave the lot in the winter months. It may be better to wait until the spring when the weather is warmer to ensure the successful application of the asphalt and long term durability of the paving surface. The applicant is agreeable to the City retaining a cash security, based on the estimated cost of the work, to ensure the completion of the works should it be confirmed that waiting until the spring is the most practical option.
- The subject banquet hall building is in an employment area and is situated in the centre of the property with surrounding parking and landscaping. The increased height of the building is not anticipated to impact surrounding properties.
- The amended Development Variance Permit and Development Permit will authorize exterior renovations to the existing banquet hall building previously completed without permits and accommodate the further additions to the banquet hall as proposed by the applicant.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve an amended Development Variance Permit No. 7919-0017-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of off-street parking spaces required for an eating establishment (banquet hall) from 650 to 430;
 - (b) to allow for parking spaces for the banquet hall use located at 12350 Pattullo Place to be provide on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place; and
 - (c) to increase the allowable building height, under the CHI Zone, from 9 metres to 14.1 metres to accommodate the banquet hall building.
2. Council authorize staff to draft amended Development Permit No. 7919-0017-00 generally in accordance with the updated site plan and elevations attached as Appendix I.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) either completion of the paving and line painting work for the overflow parking lot or the applicant to provide cash security to ensure that the paving and line painting works are completed in the spring 2024, to the satisfaction of the General Manager, Planning and Development; and
 - (b) completion of all conditions of approval identified in the original Planning Report for Development Application No. 7919-0017-00 dated July 11, 2022.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Aria Convention Centre and vacant gravel lots	Highway Commercial, Parks and Open Spaces	CHI
North:	Highway commercial uses and parking for large multi-purpose building	Highway commercial uses and parking for large multi-purpose building	CHI and CD Bylaw 12144

Direction	Existing Use	NCP Designation	Existing Zone
East (Across 124 Street):	Autobody repair, used car dealership	Highway Commercial	IL-1, CHI
Southeast:	Highway commercial uses	Highway Commercial	CHI
West (Across BC Hydro (SWM) Railway):	Proposed two-storey industrial warehouse building with upper floor office space. Supported by Council on January 25, 2021.	Business/Residential Park	IL-1

Context & Background

- The three subject sites, 12333, 12345 and 12350 Pattullo Place, are either adjacent or directly encumbered by a TransLink Skytrain guideway. The sites are designated Mixed Employment in the Official Community Plan (OCP) and Highway Commercial in the South Westminster Neighbourhood Concept Plan (NCP). The sites are currently zoned Highway Commercial Industrial Zone (CHI).
- Council initially considered the subject Development Permit and Development Variance Permit (DVP) application at the July 11, 2022 Regular Council – Land Use Meeting . At that time, the applicant was proposing the following variances:
 - to reduce the minimum number of off-street parking spaces required for an eating establishment (banquet hall) from 650 to 430;
 - to allow for parking spaces for the banquet hall use located at 12350 Pattullo Place to be provide on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place; and
 - to allow the proposed surface parking lots at 12333 and 12345 Pattullo Place to be surfaced with gravel.
- The requested variances are to address parking requirements for the existing operational banquet hall (Aria Convention Centre).
- After Public Notification, the variances were supported by Council on July 25, 2022.
- Subsequently, the applicant advised City staff that the previous building and parking calculations were incorrect. As such, the applicant requested that the DVP be amended to further relax the required parking spaces from 695 to 420 and to increase the allowable building height under the CHI Zone.

- Council referred the revised proposal back to staff, noting a requirement to update the associated parking study.
- After the referral back to staff, the applicant elected to reduce the building/outdoor patio floor area of the banquet hall and adjusted the parking layout to match the previously supported parking variance of 650 to 430 parking stalls.
- Staff therefore presented the original DVP to Council for consideration of issuance at the November 20, 2023, Regular Council – Public Hearing meeting. At that meeting Council raised concerns about the current unsightly condition of the overflow gravel parking lot and referred the proposal back to staff to require the applicant to pave the lot and paint the lines to delineate the parking stalls.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is agreeable to Council's request to pave the parking lot and paint the lines to delineate the spaces. This will improve the aesthetic of the parking lot and provide a more comfortable parking experience for banquet hall patrons.
- Council is therefore requested to consider supporting a modified variance, without the initial request for a gravel surface, and only including the following:
 - to reduce the minimum number of off-street parking spaces required for an eating establishment (banquet hall) from 650 to 430;
 - to allow for parking spaces for the banquet hall use located at 12350 Pattullo Place to be provide on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place; and
 - to increase the allowable building height from 9 metres to 14.1 metres to accommodate the banquet hall building.
- The applicant has prepared an engineered drawing illustrating the proposed improvements to the parking lot. Staff are currently in conversation with the applicant's engineer and paving contractor to confirm whether it is appropriate to pave the lot in the winter months. It may be better to wait until the spring when the weather is warmer to ensure the successful application of the asphalt and long term durability of the paving surface. The applicant is agreeable to the City retaining a cash security, based on the estimated value of the work, to ensure the completion of the works should it be confirmed that waiting until the spring is the most practical option.
- The subject banquet hall building is in an employment area and is situated in the centre of the property with surrounding parking and landscaping. The increased height of the building is not anticipated to impact surrounding properties.

Referrals

Engineering:	The Engineering Department has no objection to the project as outlined in the original Engineering Review.
Ministry of Transportation & Infrastructure (MOTI):	Ministry of Transportation & Infrastructure has no objections.
Surrey Fire Department:	The Surrey Fire Department has no objections.
Translink:	TransLink has no objections, subject to a construction management plan for works adjacent to the SkyTrain guideway.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated "General Urban" under the Metro Vancouver Regional Growth Strategy (RGS). The existing use complies with the RGS designation.

Official Community Plan

Land Use Designation

- The subject site is designated "Mixed Employment" in the Official Community Plan (OCP). The existing use complies with the OCP designation.

Secondary Plans

Land Use Designation

- The existing use complies with the "Highway Commercial" Designation in the South Westminster Neighborhood Concept Plan (NCP).

Variances

- The applicant is requesting the following variances, based on the revised proposal:
 - to reduce the minimum number of off-street parking spaces required for an eating establishment (banquet hall) from 650 to 430;
 - to allow for parking spaces for the banquet hall use located at 12350 Pattullo Place to be provide on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place; and
 - to increase the allowable building height for the banquet hall building, under the CHI Zone, from 9 metres to 14.1 metres.

- The applicant previously retained a Transportation Consultant (Binnie Engineering) to prepare a parking study for the site. The study included three site visits during various events at the banquet hall. The study observed a maximum parking demand of 371 parking spaces and therefore concluded that the proposed 430 parking spaces will be sufficient to accommodate the banquet hall operations.
- In addition to the 430 parking spaces available on the subject properties, there are approximately 20 on-street parking spaces available on the west site of Pattullo Place and a pay parking lot just north of the site at 11125- 124 Street that accommodates a further 97 parking spaces. In addition, the applicant has also entered into an agreement with an adjacent property owner to allow vehicles for banquet hall patrons to park in the 26 spaces available at 12355 Pattullo Place after 6:30 pm.
- City staff also reviewed the proposed parking supply and support the proposed parking reduction. Staff note the following rationale in support of the variance:
 - The proposed patio area will not be a fully enclosed/covered and is located away from the main assembly/seating area, so the space is supplementary and not expected to generate parking demand;
 - A portion of the banquet hall (100 sq. m) is reserved for storing a large inventory of furniture and supplies to operate;
 - The building contains a caretaker suite with 3 bedrooms, which will be parked at the same rate as ground oriented multi-family developments in the City (2 spaces total);
 - The site is in close proximity to Scott Road Skytrain station (approximately 300 m) which results in some guests and staff utilizing transit to attend events;
 - Given the proximity of the subject property to the Frequent Transit Network (FTN), including Scott Road SkyTrain Station, an additional 10% reduction in the rate used to calculate the required parking for the banquet hall use has merit;
 - Given the nature of the events and guest arrival patterns at this banquet hall, there is a higher proportion of carpooling/high-occupancy vehicles and new mobility services like ride hailing; and
 - There's currently on-street parking available fronting and adjacent the subject site, with low parking demand on evening and weekends (industrial and commercial uses adjacent), so some overflow can be accommodated on the street, without disruption to residents.
- The Zoning By-law requires that all off-street parking areas must be graded and drained so as to properly dispose of all surface water; as determined by the City; and surfaced with an asphalt, concrete, or similar pavement so as to provide a surface that is dust-free. The applicant is agreeable to paving the overflow parking lot in accordance with Council's direction.

- The subject banquet hall building is in an employment area and is situated in the centre of the property with surrounding parking and landscaping. The increased height of the building is not anticipated to impact surrounding properties.
- Staff support the proposed variances.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- Since the subject application was originally presented to Council, the general form & character of the building remains relatively unchanged.
- The existing banquet hall building has its main entrance along the street. The design incorporates elements that create a sense of entry with corrugated metal cladding and coloured hardi panel (arctic white, evening blue, pearl gray).
- The amended Development Permit will authorize exterior renovations to the existing banquet hall building previously completed without permits and accommodate the further additions to the banquet hall as proposed by the applicant.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations and Perspective
Appendix II.	Amended Development Variance Permit No. 7919-0017-00
Appendix III.	Initial Planning Report No. 7919-0017-00, July 11, 2022
Appendix IV.	Additional Planning Comments Report No. 7919-0017-00, September 11, 2023

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

EM/ar

Drawing List

DWG. NO. DRAWING TITLE

Architectural

Sheet Number	Sheet Name
A0.1	CONTEXT PLAN
A0.2	MASTER PARKING PLAN
A0.2.1	ON-SITE PARKING PLAN
A0.2.2	OFF-SITE PARKING PLAN
A0.3	SURVEY PLAN
A0.4	GRADING PLAN
A0.5	LEASE PARKING PLAN
A0.6	ZONING SYNOPSIS AND BUILDING CODE
A1.1	BUILDING SITE PLAN
A1.2	BUILDING FIRST FLOOR PLAN
A1.3	BUILDING MEZZANINE/ SECOND FLOOR PLAN
A1.4	BUILDING ROOF PLAN
A2.1	BUILDING ELEVATIONS
A3.1	BUILDING SECTIONS
A4.1	STORAGE ADDITION PLANS
A4.2	STORAGE ADDITION ELEVATIONS
A4.3	STORAGE ADDITION ELEVATIONS
A4.4	STORAGE ADDITION SECTIONS
A4.5	STORAGE ADDITION SECTIONS
A4.6	STORAGE ADDITION DETAIL PLANS
A4.7	STORAGE ADDITION STAIR PLANS
A4.8	STORAGE ADDITION STAIR #4 SECTIONS
A4.9	STORAGE ADDITION STAIR #5 SECTIONS
A4.10	STORAGE ADDITION ENTRY STAIR DETAILS
A4.11	STORAGE ADDITION WALL SECTION DETAILS
A4.12	STORAGE ADDITION DETAILS
A4.13	STORAGE ADDITION HVAC DETAILS
A5.1	PATIO/ SERVERY PLAN
A5.2	PATIO/ SERVERY DETAILS
A6.1	REFUSE ENCLOSURE
A7.1	CONSTRUCTION ASSEMBLIES
A7.2	DOOR SCHEDULE

DWG. NO. DRAWING TITLE

STRUCTURAL

S-1	GENERAL NOTES
S-2	FOUNDATION PLAN
S-3	FRAMING PLANS
S-4	SECTIONS
S-5	BRACE ELEVATIONS

DWG. NO. DRAWING TITLE

ELECTRICAL

E1.0	SITE PLAN
E2.0	POWER DISTRIBUTION SYMBOLS LEGEND
E3.0	LIGHTING FIXTURE SCHEDULE AND DETAILS
E3.1A	LIGHTING CONTROL DETAILS
E3.1B	TYPICAL UNIT NOTES AND DETAILS
E4.0	FULL FLOOR PLAN - 2ND FLOOR
E4.1	STORAGE ADDITION FLOOR PLANS - GROUND AND 2ND FLOORS
E4.2	STORAGE ADDITION FLOOR PLAN - ROOF DECK
E4.3	SPECIFICATION 1 OF 4
E4.4	SPECIFICATION 2 OF 4
E4.5	SPECIFICATION 3 OF 4
E5.3	SPECIFICATION 4 OF 4

DWG. NO. DRAWING TITLE

MECHANICAL

M1.0	SITE PLAN
M2.0	FOUNDATION & GROUND FLOOR PLAN PLUMBING
M2.1	SECOND FLOOR AND ROOF PLAN PLUMBING
M2.2	GROUND FLOOR PLAN, SECOND & ROOF PLAN HVAC DETAIL & EQUIPMENT LIST
M3.0	DETAILS
M4.0	SPECIFICATIONS

DWG. NO. DRAWING TITLE

SPRINKLER

SP-1	BUILDING ADDITION FIRE PROTECTION
SP-2	NEW STORAGE AREA FIRE PROTECTION

DWG. NO. DRAWING TITLE

Survey

0.0	TOPOGRAPHIC PLAN
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DWG. NO. DRAWING TITLE

CIVIL

0.1	GRADING PLAN
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ARIA BANQUET HALL & CONVENTION CENTRE

STORAGE ADDITION

12350 PATULLO PLACE
SURREY, BC

Owner:
Parm Sanghai
Architectural:
GERRY BLONSKI ARCHITECT
SUITE 1A-12463-82 AVE.
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EMAIL: parm.sanghai@gmail.com

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Electrical:
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EMAIL: -
CONTACT: -

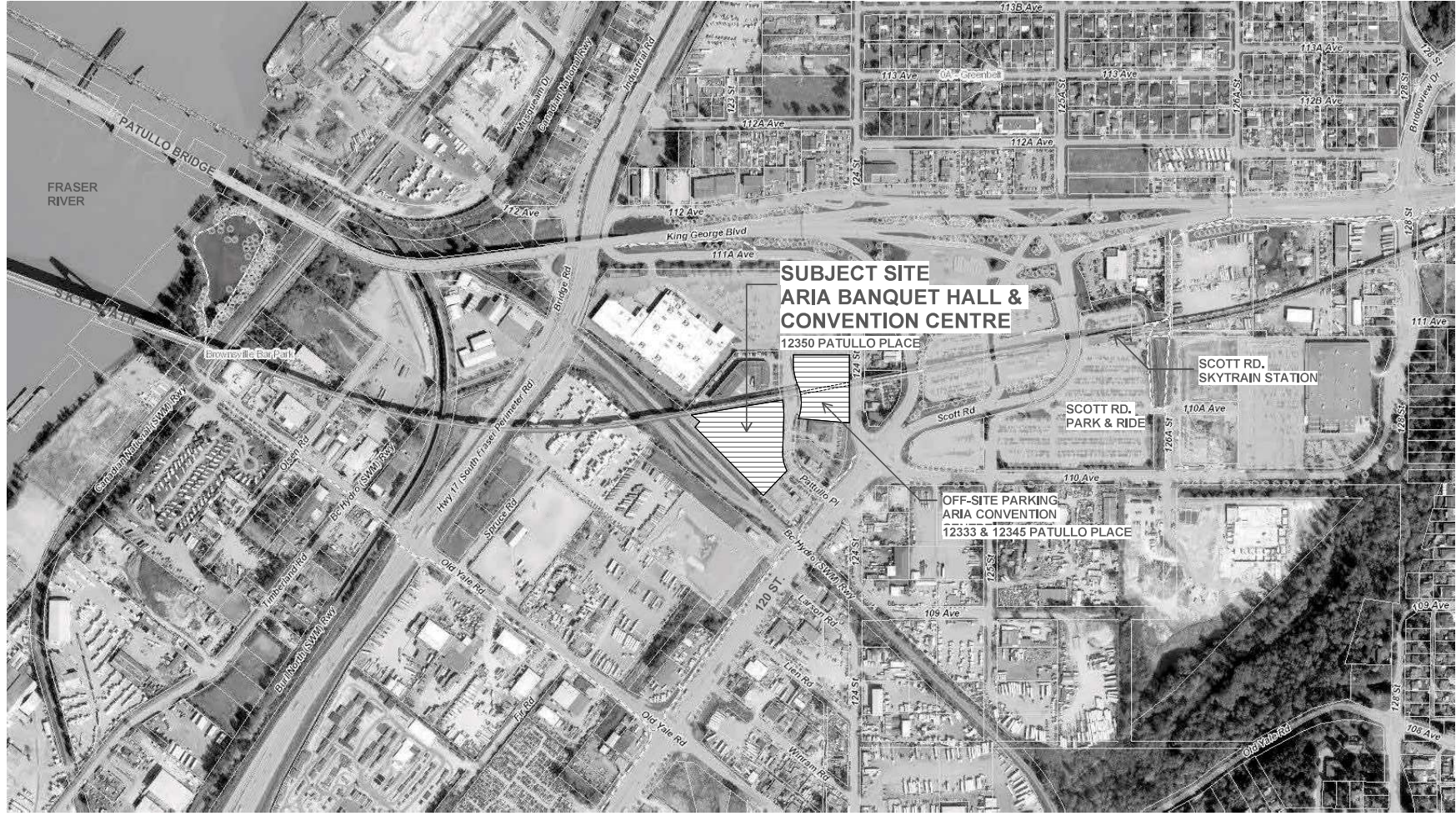
Geotechnical:
GEOPACE CONSULTANTS
#115-1200 W 73rd AVE
VANCOUVER, B.C. V6P 6P2
TEL: (604) 436 0022
EMAIL: center@geopac.ca
CONTACT: John Carter

Energy Model:
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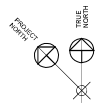
Survey:
MURRAY & ASSOCIATES
#100-1538 ST
SURREY, B.C. V3E 3N2
TEL: (604) 597 5159
EMAIL: survey@murray.ca
CONTACT: Ray Jansen

Spencers:
CLEVER CONTRACTING LTD
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Gerry Blonski
 architect a.u.b.c.
 Suite 1A-12463-82 AVE. Surrey, B.C. V3W 3E9
 Email: gm@blonskiarchitect.com
 Phone: (604) 889 3264



CONTEXT PLAN
N.T.S.



Date: November 28, 2023

A0.1
CONTEXT PLAN

Job No. 17-20

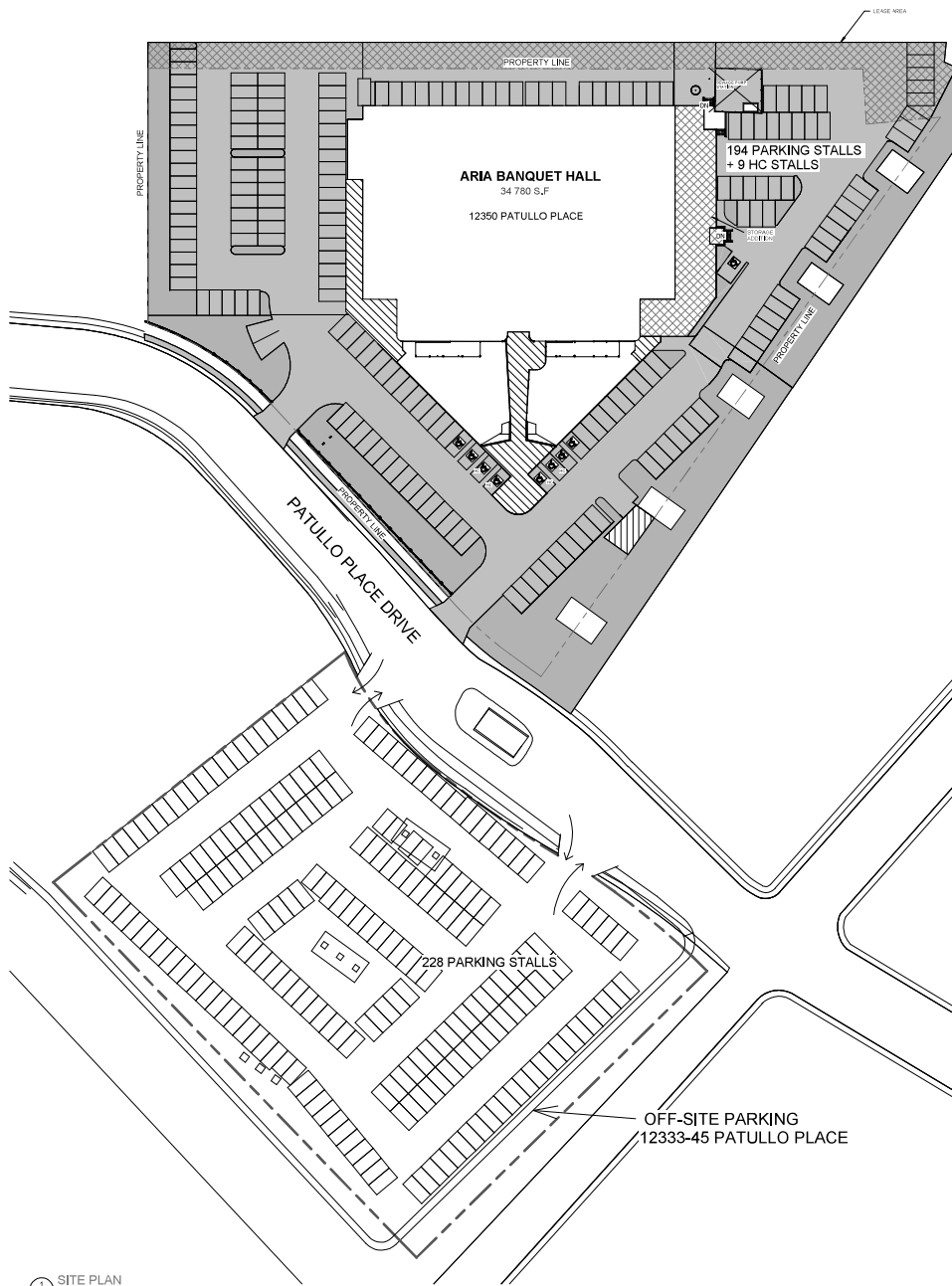
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ARIA BANQUET HALL & CONVENTION CENTRE
STORAGE ADDITION
12350 PATULLO PLACE
SURREY, BC

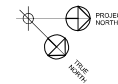
Gerry Blonset
architect a.s.b.c.

PH: 604.596.8200
WWW.GERRYBLONSET.COM
12350 PATULLO PLACE
SURREY, BC V3V 2Y9



PARKING	
FOR FLOOR AREA	BP.23-22019
GROSS FLOOR AREA	4319.8
DEDUCTIONS	
PARKING BYLAW EXEMPTIONS	
EXIT STAIRS	(329.6)
ELEVATOR	(13.3)
SERVICE ROOMS	(77.9)
	<hr/>
CARETAKER SUITE	(97.3)
NET FLOOR AREA	3801.7 SQ.M
PARKING REQUIRED (BYLAWS)	
3801.7X14/100= 532.2=	532 SPACES
OUTSIDE AREA	
NORTH PATIO	263.1
NORTH DERVERY	55.3
SOUTH PATIO	302.3
SOUTH SERVERY	40.3
ROOF DECK	104.1
	<hr/>
PARKING REQUIRED (BYLAW)	765.1 SQ.M
1086.5X 14/100 = 152.1 =	107 SPACES
TOTAL PARKING REQUIRED	
FLOOR AREA	532
OUTSIDE	107
CARETAKER SUITE	2
ACCESSIBLE SPACE	9
	<hr/>
	650 SPACES
PARKING PROVIDED	
12350 PATULLO PL. (ON-SITE)	194
H/C	9
12333-45 PATULLO PL. (OFF-SITE)	228
	<hr/>
	431 SPACES

SITE PLAN
1/32" = 1'-0"



Date: November 28, 2023

MASTER PARKING PLAN

A0.2

Job No. 17-20

Drawn: NAK/DB

Checked: GB

ARIA BANQUET HALL & CONVENTION CENTRE

STORAGE ADDITION
12350 PATULLO PLACE
SURREY, BC

Gerry Blonset

architect s.d.s.

3801.7 SQ.M. (NET FLOOR AREA)
3801.7 SQ.M. (NET FLOOR AREA)
3801.7 SQ.M. (NET FLOOR AREA)

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ZONING :

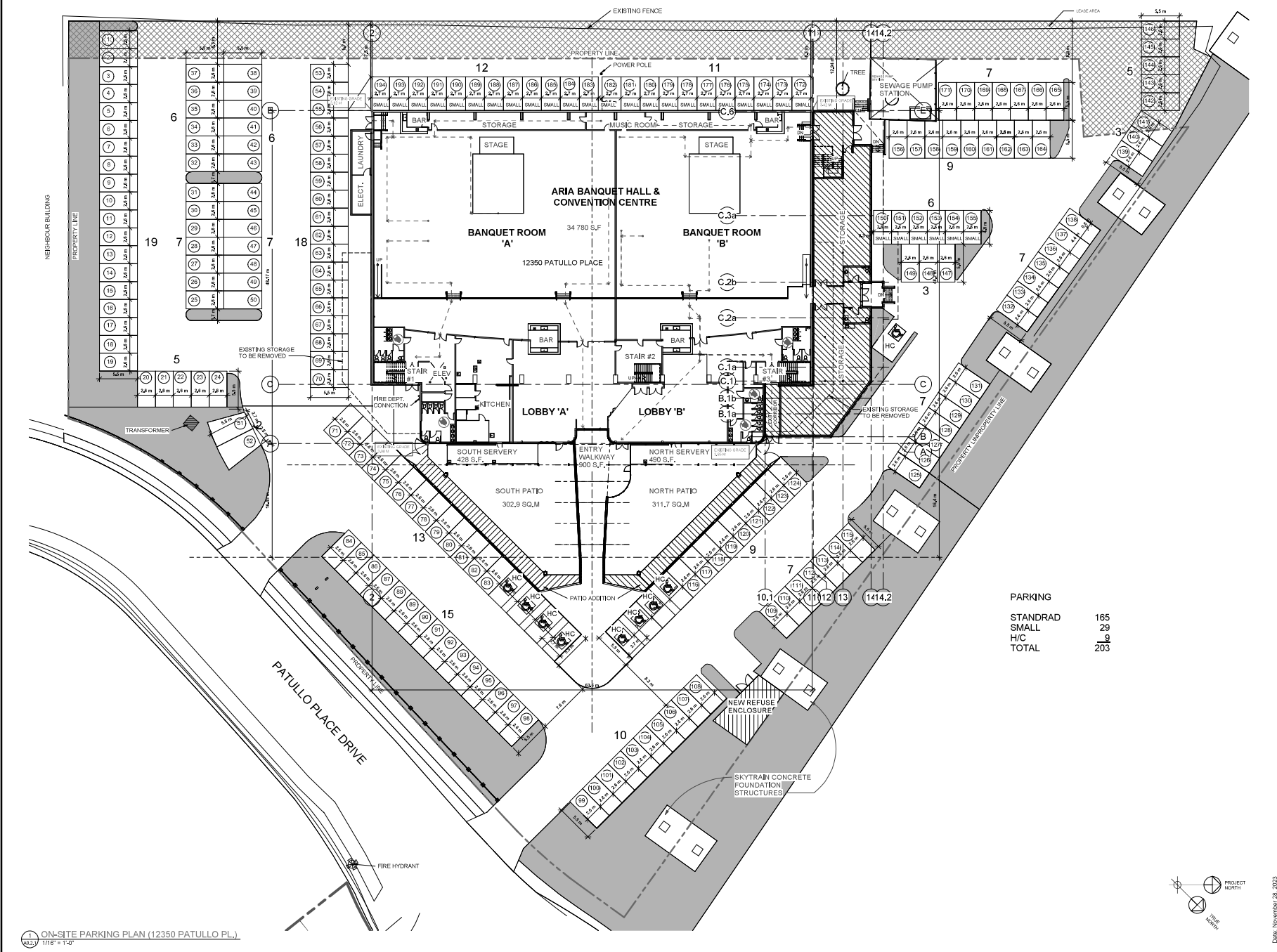
1.00	ZONE	-----CHI
2.00	SITE AREA	-----1,2230 HA (12230 SQ.M)
3.00	F.A.R PERMITTED	-----1,0
	F.A.R PROVIDED	
	TOTAL FLOOR AREA	
	BP 23-22019	4319,8 = 0,35
	SITE AREA	12230
4.00	SITE COVERAGE PERMITTED	50%
	SITE COVERAGE PROVIDED	
	- ORIGINAL BUILDING- BP 14,036402	2972,8
	- STORAGE ADDITION- BP 23-22019	
	FIRST FLOOR	406,2
	-NORTH SERVERY	55,3
	-SOUTH SERVERY	40,3
	-ENTRANCE WALKWAY	110,8
		3587,4 SQ.M
	3587,4/12230 = 0,29 =	29%
5.00	BUILDING HEIGHT	
	PERMITTED	9,0M
	HIGHEST POINT OF SKYLIGHT ON STAIR #4	EL. 17,792 M
	AVERAGE FINISHED GRADE	
	$\frac{3,85+3,68+3,62+3,42}{4} =$	EL. 3,71
		14,082M
	BUILDING HEIGHT PROVIDED	14,1 M
6.00	FLOOR AREA SUMMARY	
	FLOOR AREA AS APPROVED BP-14-036402	
	FIRST FLOOR	
	ORIGINAL BUILDING:	2972,8
	NORTH ADDITION (BP-14,036402):	118,2
	SOUTH ADDITION (BP-14,036402):	83,6
		<u>3174,6 SQM</u>
	MEZZANINE	
	ORIGINAL BUILDING:	449,7
	REAR ADDITION (BP-14,036402):	77,8
		<u>527,5 SQM</u>
	TOTAL FLOOR AREA APPROVED:	<u>3702,1 SQM</u>
	PROPOSED ADDITION / DELETIONS	
	ADDITION	
	FIRST FLOOR:	406,6
	SECOND FLOOR STORAGE:	488,1
	THIRD FLOOR	62,6
		<u>959,3 SQM</u>
	DELETION	
	NORTH ADDITION (BP-14,036402):	118,2
	SOUTH ADDITION (BP-14,036402):	83,6
	REAR MEZZANINE:	77,2
		<u>(279,0 SQM)</u>
	NET ADDITION:	617,7 SQM
	PROPOSED TOTAL FLOOR AREA:	4319,8 SQM
7.00	PATIO SUMMARY	
	OUTSIDE AREA	
	BP 23-22019	
	NORTH PATIO	263,1
	NORTH SERVERY	55,3
	SOUTH PATIO	302,3
	SOUTH SERVERY	40,3
	ROOF DECK	104,1
		<u>765,1 SQ.M</u>
	APPROVED BP-14-036402	
	NORTH:	(158,9)
	SOUTH:	(174,7)
		<u>(333,6) SQM</u>
	NET ADDITION	431,5 SQM

PARKING	
FOR FLOOR AREA	BP 23-22019
GROSS FLOOR AREA	4319,8
DEDUCTIONS	
EXIT STAIRS	(329,6)
ELEVATOR	(13,3)
SERVICE ROOMS	<u>(77,9)</u>
	420,8 SQM
CARETAKER SUITE	<u>(67,3)</u>
NET FLOOR AREA	3801,7 SQ.M
PARKING REQUIRED (BYLAWS)	
3801,7X14/100= 532,2=	532 SPACES
OUTSIDE AREA	
NORTH PATIO	263,1
NORTH SERVERY	55,3
SOUTH PATIO	302,3
SOUTH SERVERY	40,3
ROOF DECK	104,1
	<u>765,1 SQ.M</u>
PARKING REQUIRED (BYLAW)	
765,1X 14/100 = 107,1 =	107 SPACES
TOTAL PARKING REQUIRED	
FLOOR AREA	532
OUTSIDE	107
CARETAKER SUITE	2
ACCESSIBLE SPACE	6
	<u>650 SPACES</u>
PARKING PROVIDED	
STANDARD STALLS	
12350 PATULLO DR.	
ON SITE	194
12333/45 PATULLO PL	
OFF-SITE	228
ACCESSIBLE STALLS	
ON SITE	9
TOTAL STANDARD	<u>431 STALLS</u>

BUILDING CODE SYNOPSIS

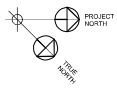
2018 BC BUILDING CODE

1.	MAJOR OCCUPANCIES	
	TABLE 3.1.2.1	
	GROUP A2 ASSEMBLY	
2.	EXISTING BUILDING PERMIT 14-036402	
	BUILDING AREA	3174,6 SQM
	BUILDING HEIGHT	1-STORY/ MEZZANINE
	BUILDING IS	SPRINKLERED
	CONSTRUCTION	NON-COMBUSTIBLE/ COMBUSTIBLE
	COMPLIANCE ARTICLE	3.2.2.26
3.	STORAGE ADDITION CHANGES	
	BUILDING CHARACTERISTICS	
	BUILDING AREA	3174,6
	EXISTING	3174,6
	REMOVALS	(201,8)
	ADDITION (2ND FL) 488,1	
		3381,4 SQM
	COMPLIANCE ARTICLE CHANGES TO 3.2.2.24	
	MAXIMUM BUILDING AREA	UNLIMITED
	MAXIMUM BUILDING HEIGHT	6-STORIES
	BUILDING MUST BE	SPRINKLERED
	CONSTRUCTION MUST BE	NON-COMBUSTIBLE
	COMBUSTIBLE MEZZANINE MUST BE REMOVED	
SPATIAL SEPARATION		
4.	WEST WALL (FACING BC HYDRO RAILWAY)	
	UNPROTECTED OPENINGS	
	TABLE 3.2.3.D	
	WALL AREA	
	EXISTING	386
	ADDITION	75
	TOTAL	461 SQM
	LIMITING DISTANCE	7,6M
	OPENINGS PERMITTED	76%
	OPENINGS PROVIDED	2%
	WALL CONSTRUCTION	
	TABLE 3.2.3.F	
	FIRE RESISTANCE RATING	
	REQUIRED	45 MIN
	PROVIDED	50 MIN
	REFERENCE	
	TABLE D2,3,4,A	
	5/8 GWB-X	40
	TABLE D2,3,4,E	
	STEEL STUDS	10
	TOTAL	50 MIN
5.	NORTH/EAST WALLS	
	UNPROTECTED OPENINGS	
	TABLE 3.2.3,1,D	
	LIMITING DISTANCE TO PROPERTY LINE EXCEEDS 9M	
	OPENINGS PERMITTED	100%
	WALL CONSTRUCTION	
	TABLE 3.2.3.F	
	NO FIRE RESISTANCE RATING REQUIRED	
EXITS		
3.2.4		
6.	ADDITION-FIRST	
	OF THE EXISTING FIRST FLOOR FIRE COMPARTMENT	
	DOOR #105 IS NEW EXIT AND INCREASES THE TOTAL	
	FIRST FLOOR EXIT WIDTH BY 1727MM	
	AND OCCUPANT LOAD BY 283 PERSONS	
7.	ADDITION-SECOND FLOOR (BANQUET ROOM)	
	1. NUMBER OF EXITS REQUIRED	
	3.4.2.1(1)	
	REQUIRED	2
	PROVIDED	2
	2. DISTANCE BETWEEN EXITS	
	3.4.2.3(1)(B)	
	REQUIRED	DIAGONAL DIM / 2
	PROVIDED	=134/2= 67 FT
	72 FT	
	3. LOCATION OF EXITS	
	3.4.2.3(1)(C)	
	MAX TRAVEL DISTANCE	45M
	PROVIDED	21M
	4. EXIT CAPACITY	
	3.4.3.2.(1)(A)	
	ASSUME DOOR #202 IS 1/2 TOTAL CAPACITY	
	= 34' x 25,4 / 6,1 =	140
	TOTAL EXIT CAPACITY IS	=2x140 = 280 PERSONS



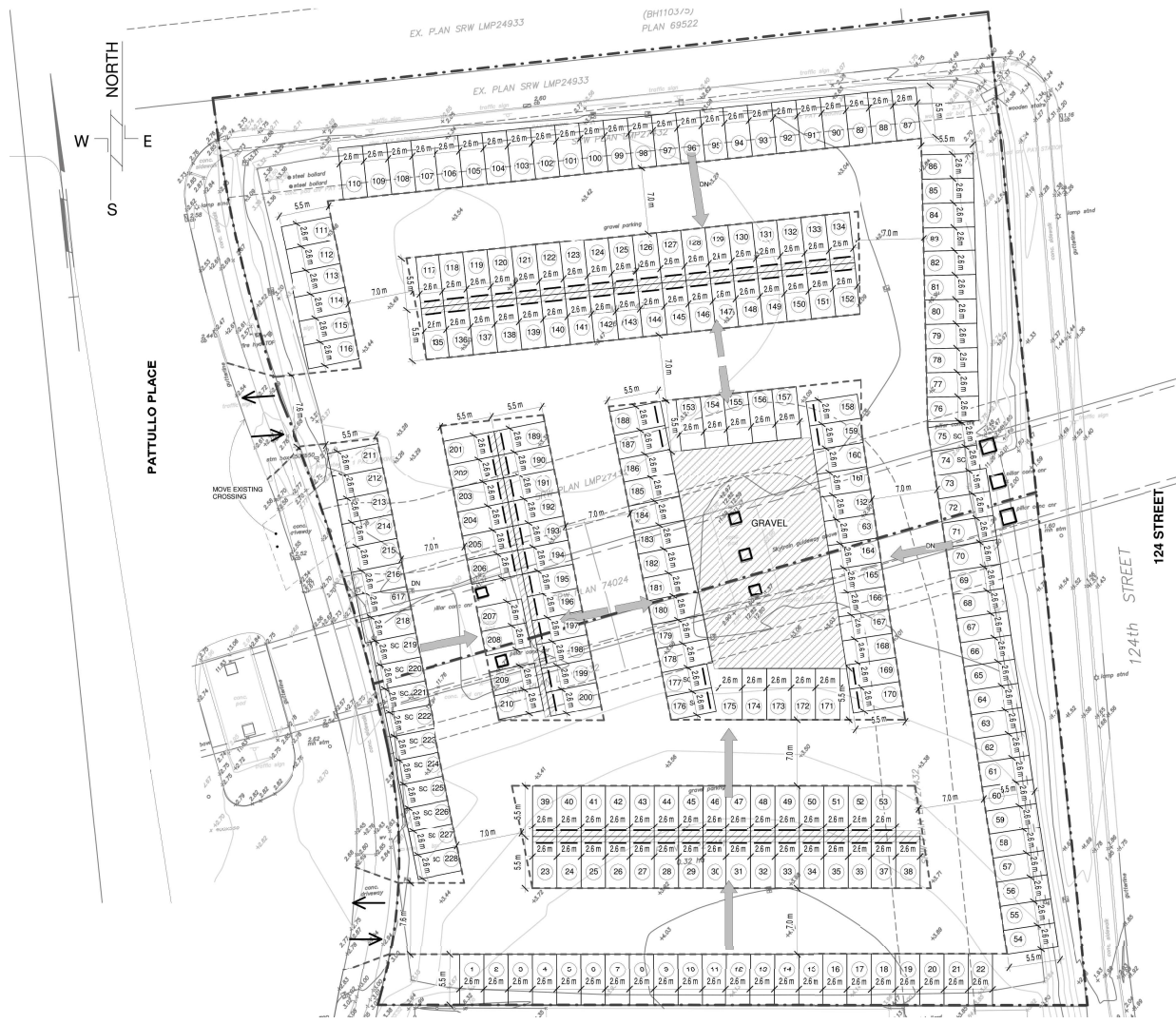
1 ON-SITE PARKING PLAN (12350 PATULLO PL.)
 1/16" = 1'-0"

PARKING	
STANDRAD	165
SMALL	29
H/C	9
TOTAL	203



Date: November 28, 2023
A0.2.1
 Job No. 11-20
 Drawn: DB
 Checked: GB
 Project: NORTH
 ARCHITECT: Gerry Blonst
 architect s.d.s.
 12350 PATULLO PLACE
 SURREY, BC
 12350 PATULLO PLACE
 SURREY, BC

1 OFF-SITE PARKING (12333-45 PATULLO PL.)
1/16" = 1'0"



PARKING

STANDARD	210
SMALL	18
TOTAL	228 SPACES

- CURB STOP
- GRAVEL DRAINAGE
- PAVING SLOPE (DN)

Date: November 28, 2023

OFF-SITE PARKING PLAN
A0.2.2

Job No. 17-20

Drawn: NM

Checked: GB

ARIA BANQUET HALL & CONVENTION CENTRE
STORAGE ADDITION
12333 PATULLO PLACE
SURREY, BC

Gerry Blonski
architect s.d.c.

PH: 604.596.2244, Fax: 604.596.2245
www.gerryblonski.com

ZONING :

1.00	ZONE	-----CHI
2.00	SITE AREA	-----1,2230 HA (12230 SQ.M)
3.00	F.A.R PERMITTED	-----1,0
	F.A.R PROVIDED	
	TOTAL FLOOR AREA	
	BP 23-22019	4319.8 = 0,35
	SITE AREA	12230
4.00	SITE COVERAGE PERMITTED	50%
	SITE COVERAGE PROVIDED	
	- ORIGINAL BUILDING- BP 14,036402	2972,8
	- STORAGE ADDITION- BP 23-22019	
	FIRST FLOOR	406,2
	-NORTH SERVERY	55,3
	-SOUTH SERVERY	40,3
	-ENTRANCE WALKWAY	110,8
		3587,4 SQ.M
	3587,4/12230 = 0,29 =	29%
5.00	BUILDING HEIGHT PERMITTED	9,0 M
	BUILDING HEIGHT PROVIDED	
	HIGHEST POINT OF FLAT ROOF	16,78 M
	AVERAGE FINISHED GRADE	3,71
	3,85+3,88+3,62+3,42 =	4
	BUILDING HEIGHT	13,07 M
6.00	FLOOR AREA SUMMARY	
	FLOOR AREA AS APPROVED BP-14-036402	
	FIRST FLOOR	
	ORIGINAL BUILDING:	2972,8
	NORTH ADDITION (BP-14,036402):	118,2
	SOUTH ADDITION (BP-14,036402):	83,6
		3174,6 SQM
	MEZZANINE	
	ORIGINAL BUILDING:	449,7
	REAR ADDITION (BP-14,036402):	77,8
		527,5 SQM
	TOTAL FLOOR AREA APPROVED:	3702,1 SQM
	PROPOSED ADDITION / DELETIONS	
	ADDITION	
	FIRST FLOOR:	406,6
	SECOND FLOOR STORAGE:	486,1
	THIRD FLOOR	82,6
		959,3 SQM
	DELETION	
	NORTH ADDITION (BP-14,036402):	118,2
	SOUTH ADDITION (BP-14,036402):	83,6
	REAR MEZZANINE:	77,2
		(279,0 SQM)
	NET ADDITION:	617,7 SQM
	PROPOSED TOTAL FLOOR AREA:	4319,8 SQM
7.00	PATIO SUMMARY	
	OUTSIDE AREA	
	BP 23-22019	
	NORTH PATIO	263,1
	NORTH SERVERY	55,3
	SOUTH PATIO	302,3
	SOUTH SERVERY	40,3
	ROOF DECK	104,1
		765,1 SQ.M
	APPROVED BP-14-036402	
	NORTH:	(158,9)
	SOUTH:	(174,7)
		(333,6) SQM
	NET ADDITION	431,5 SQM

PARKING	
FOR FLOOR AREA BP 23-22019	
GROSS FLOOR AREA	4319,8
DEDUCTIONS	
PARKING BYLAW EXEMPTIONS	
EXIT STAIRS	(329,6)
ELEVATOR	(13,3)
SERVICE ROOMS	(77,9)
	420,8 SQM
CARETAKER SUITE	(67,3)
NET FLOOR AREA	3801,7 SQ.M
PARKING REQUIRED (BYLAWS)	
3801,7X14/100= 532,2=	532 SPACES
OUTSIDE AREA	
NORTH PATIO	263,1
NORTH SERVERY	55,3
SOUTH PATIO	302,3
SOUTH SERVERY	40,3
ROOF DECK	104,1
	765,1 SQ.M
PARKING REQUIRED (BYLAW)	
765,1X 14/100 = 107,1 =	107 SPACES
TOTAL PARKING REQUIRED	
FLOOR AREA	532
OUTSIDE	107
CARETAKER SUITE	2
ACCESSIBLE SPACE	6
	650 SPACES

PARKING PROVIDED	
STANDARD STALLS	
12350 PATULLO DR.	
ON SITE	194
12333/45 PATULLO PL	
OFF-SITE	228
ACCESSIBLE STALLS	
ON SITE	9
TOTAL STANDARD	431 STALLS

BUILDING HEIGHT	
MEASURED FROM AVERAGE FINISHED GRADE TO RIDGE	
OF SKYLIGHT ON STAIR #1	
PERMITTED IN CHI ZONE	9,0M
PROPOSED	14,1M

BUILDING CODE SYNOPSIS

2018 BC BUILDING CODE

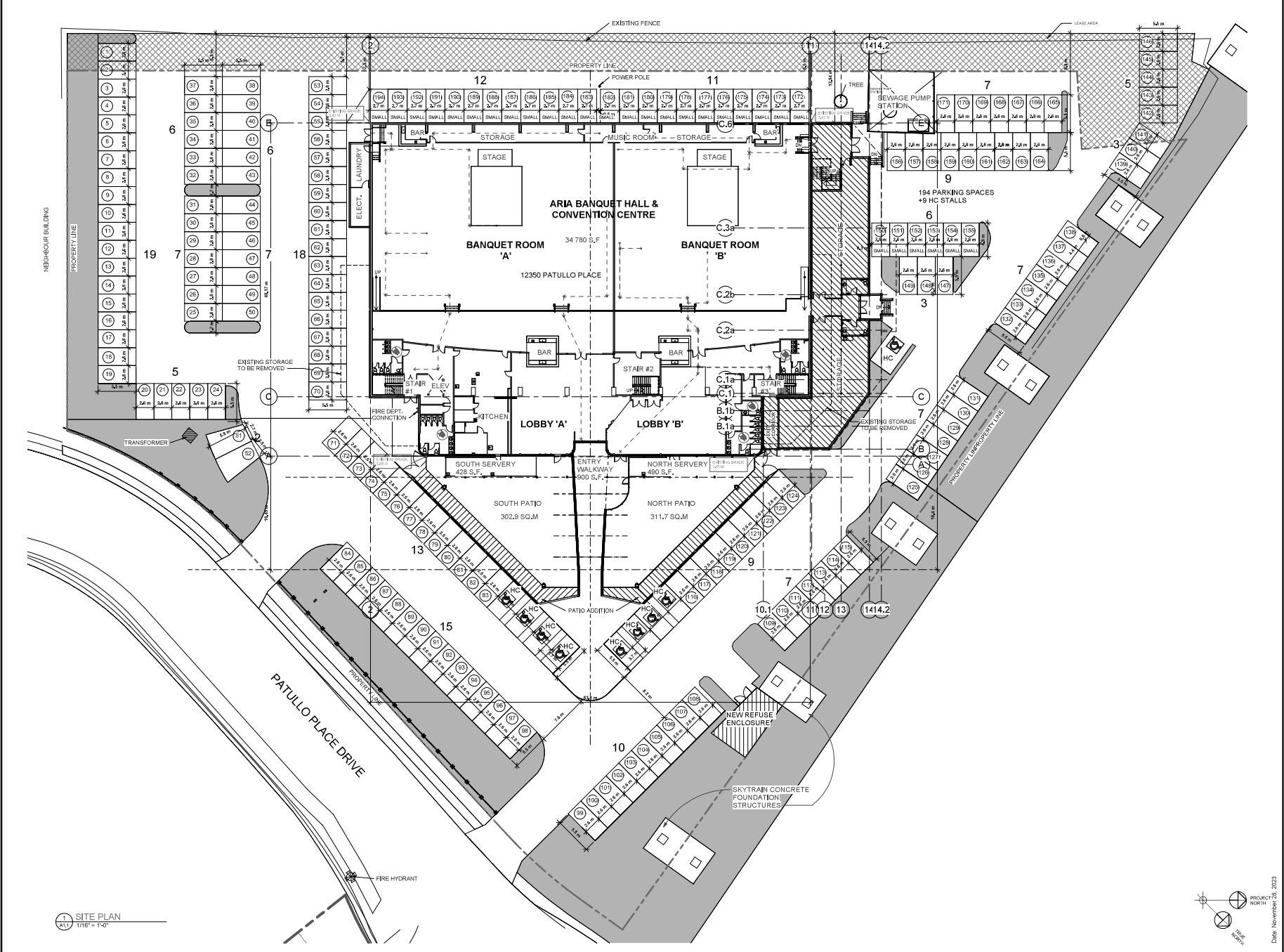
1. MAJOR OCCUPANCIES	
TABLE 3.1.2.1	
GROUP A2 ASSEMBLY	
2. EXISTING BUILDING PERMIT 14-036402	
BUILDING AREA	3174,6 SQM
BUILDING HEIGHT	1-STORY/ MEZZANINE
BUILDING IS	SPRINKLERED
CONSTRUCTION	NON-COMBUSTIBLE/ COMBUSTIBLE
COMPLIANCE ARTICLE	3.2.2.26
3. STORAGE ADDITION CHANGES	
BUILDING CHARACTERISTICS	
BUILDING AREA	3174,6
EXISTING	(201,8)
REMOVALS	
ADDITION (2ND FL) 488,1	3381,4 SQM
COMPLIANCE ARTICLE CHANGES TO 3.2.2.24	
MAXIMUM BUILDING AREA	UNLIMITED
MAXIMUM BUILDING HEIGHT	6-STORIES
BUILDING MUST BE	SPRINKLERED
CONSTRUCTION MUST BE	NON-COMBUSTIBLE
COMBUSTIBLE MEZZANINE MUST BE REMOVED	

SPATIAL SEPARATION

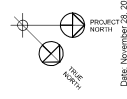
4. WEST WALL (FACING BC HYDRO RAILWAY)	
UNPROTECTED OPENINGS	
TABLE 3.2.3.D	
WALL AREA	
EXISTING	386
ADDITION	75
TOTAL	461 SQM
LIMITING DISTANCE	7,6M
OPENINGS PERMITTED	76%
OPENINGS PROVIDED	2%
WALL CONSTRUCTION	
TABLE 3.2.3.7	
FIRE RESISTANCE RATING	
REQUIRED	45 MIN
PROVIDED	50 MIN
REFERENCE	
TABLE D2.3.4.A	
5/8 GWB-X	40
TABLE D2.3.4.E	
STEEL STUDS	10
TOTAL	50 MIN
5. NORTH/ EAST WALLS	
UNPROTECTED OPENINGS	
TABLE 3.2.3.1.D	
LIMITING DISTANCE TO PROPERTY LINE EXCEEDS 9M	
OPENINGS PERMITTED	100%
WALL CONSTRUCTION	
TABLE 3.2.3.7	
NO FIRE RESISTANCE RATING REQUIRED	

EXITS

3.2.4	
6. ADDITION-FIRST	
OF THE EXISTING FIRST FLOOR FIRE COMPARTMENT	
DOOR #105 IS NEW EXIT AND INCREASES THE TOTAL	
FIRST FLOOR EXIT WIDTH BY 1727MM	
AND OCCUPANT LOAD BY 283 PERSONS	
7. ADDITION-SECOND FLOOR (BANQUET ROOM)	
.1 NUMBER OF EXITS REQUIRED	
3.4.2.1(1)	
REQUIRED	2
PROVIDED	2
.2 DISTANCE BETWEEN EXITS	
3.4.2.3(1)(B)	
REQUIRED	DIAGONAL DIM / 2
PROVIDED	=134/2= 67 FT
72 FT	
.3 LOCATION OF EXITS	
3.4.2.5(1)(C)	
MAX TRAVEL DISTANCE	45M
PROVIDED	21M
.4 EXIT CAPACITY	
3.4.3.2.(1)(A)	
ASSUME DOOR #202 IS 1/2 TOTAL CAPACITY	
= 34' x 25,4 / 6,1 =	140
TOTAL EXIT CAPACITY IS	=2x140 = 280 PERSONS



1 SITE PLAN
1/16" = 1'-0"



Date: November 28, 2023
 PROJECT: NORTH
 Job No. 17-20

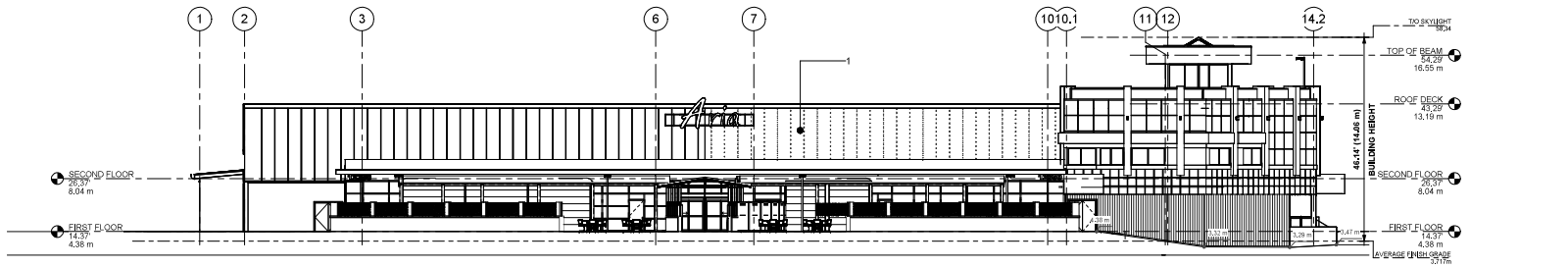
A1.1
 BUILDING SITE PLAN

Drawn: RBM
 Checked: GB

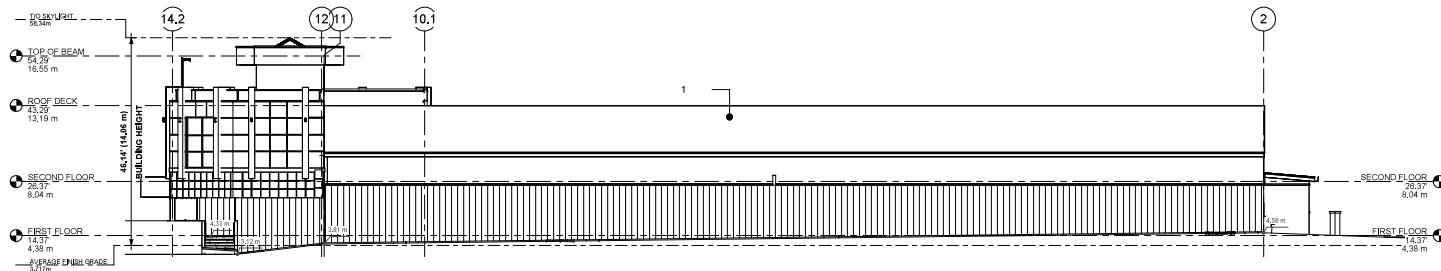
ARIA BANQUET HALL & CONVENTION CENTRE
 STORAGE ADDITION
 12350 PATULLO PLACE
 SURREY, BC

Gerry Blonst
 architect s.d.s.

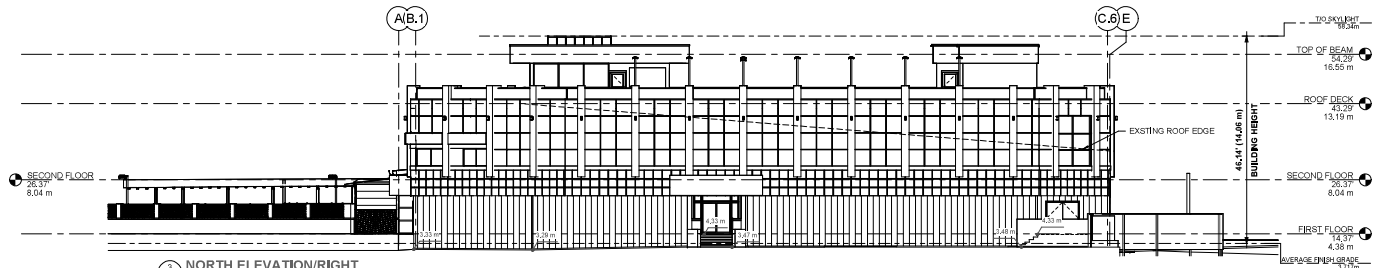
P:\PROJECTS\2023\17-20\A1.1 SITE PLAN.dwg
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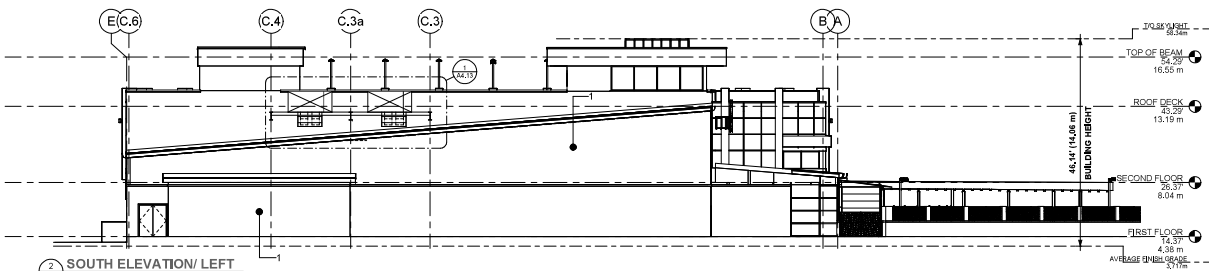
1 EAST ELEVATION/ FRONT
3/32" = 1'-0"



4 WEST ELEVATION/ REAR
3/32" = 1'-0"



3 NORTH ELEVATION/ RIGHT
3/32" = 1'-0"



2 SOUTH ELEVATION/ LEFT
3/32" = 1'-0"

EXTERIOR FINISHED
EXISTING
1 CORRUGATED METAL CLADDING
VERTICAL PATTERN
COLOR BLACK

Date: November 28, 2023

BUILDING ELEVATIONS

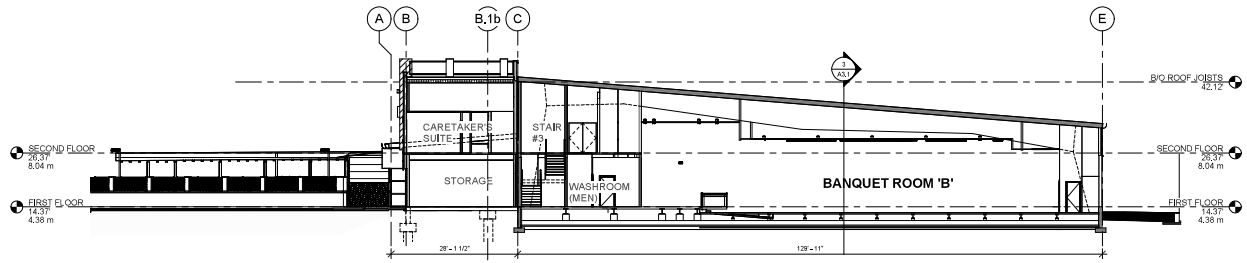
ARIA BANQUET HALL & CONVENTION CENTRE
STORAGE ADDITION
1280 PATULLO PLACE
SURREY, BC

Gerry Blonski
architect a.s.c.

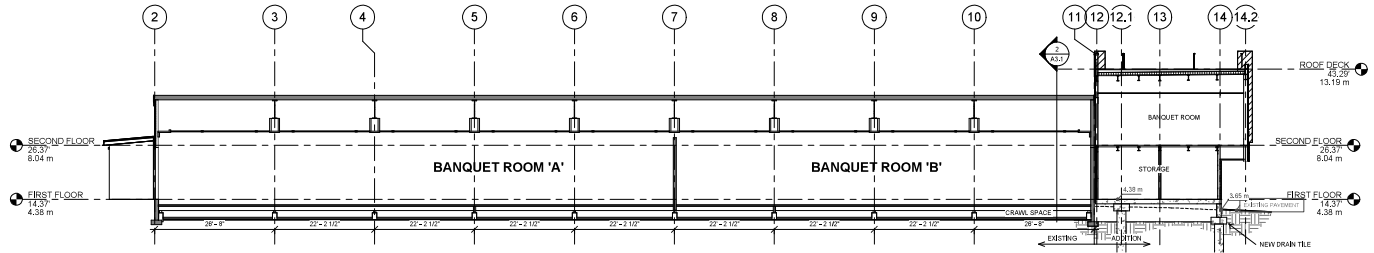
PH: 604.596.2000
www.gerryblonski.com
1000 WEST 10TH AVENUE
VANCOUVER, BC V6H 3V9

A2.1
Job No. 17-20

Drawn: DB
Checked: GB



2 LONGITUDINAL SECTION 3
A3.1 3/32" = 1'-0"



3 CROSS-SECTION 1
A3.1 3/32" = 1'-0"

Date: November 28, 2023

BUILDING SECTIONS

A3.1

Job No. 17-20

Drawn: NMS:DB

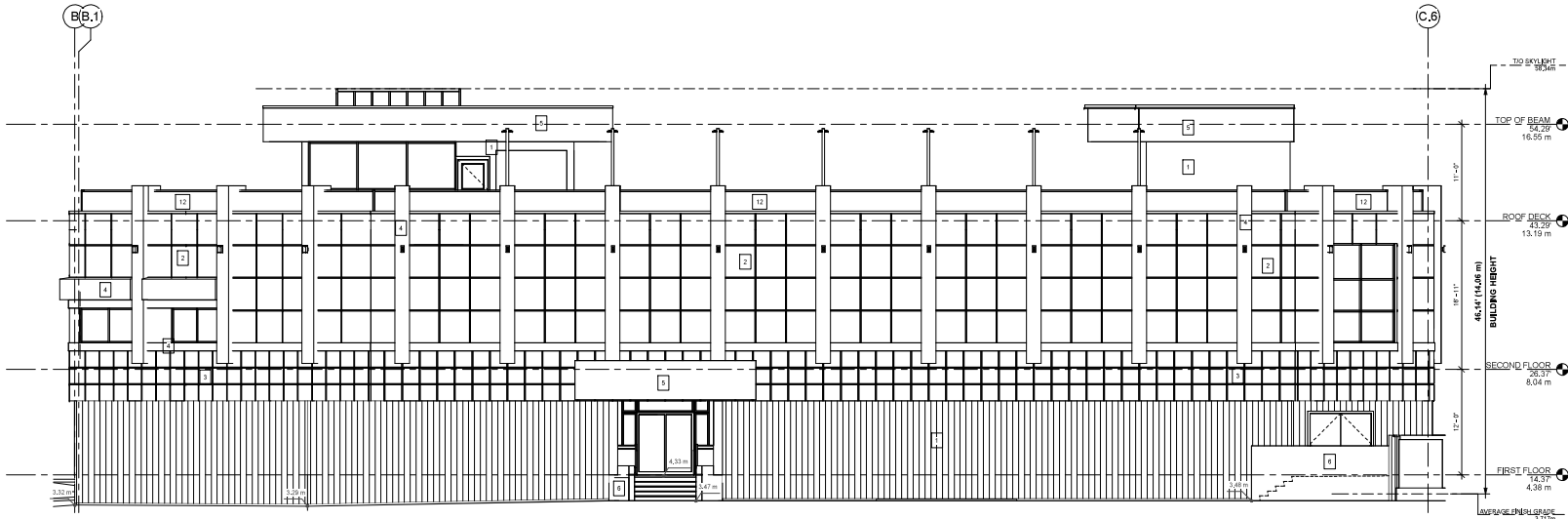
Checked: GB

ARIA BANQUET HALL & CONVENTION CENTRE

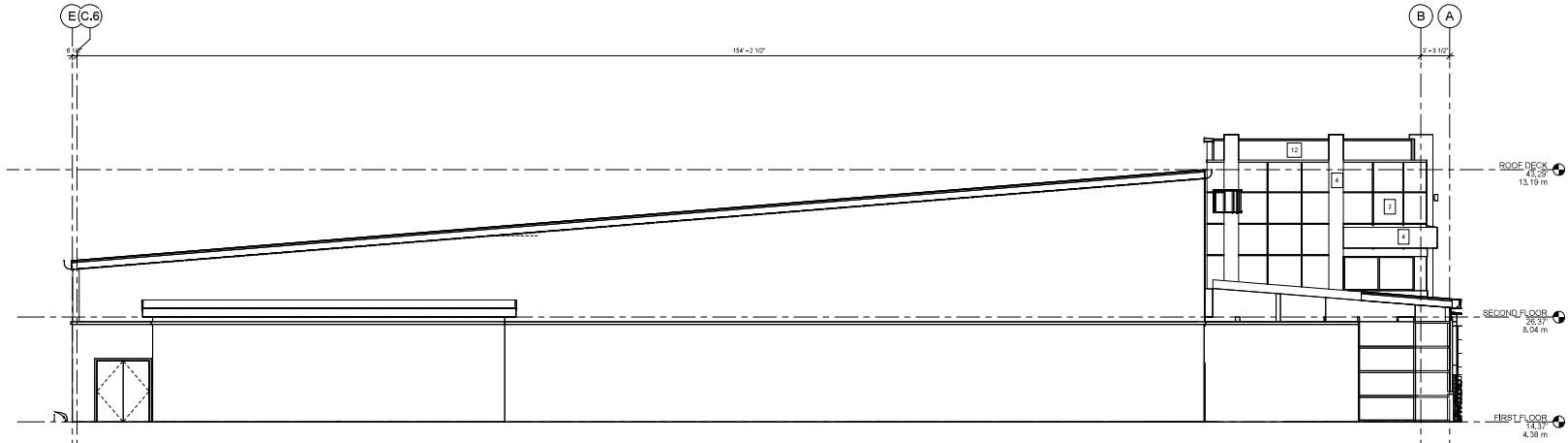
STORAGE ADDITION
1250 PATULLO PLACE
SURREY, BC

Gerry Blonski
architect a.d.b.

PH: 604-263-0000
WWW.GERRYBLONSKI.COM
3800-1366 BUCHANAN ST. S.W. R.C. V3W 2V9



3 STORAGE ADDITION NORTH ELEVATION
3/16" = 1'-0"



1 STORAGE ADDITION SOUTH ELEVATION
3/16" = 1'-0"

PROPOSED EXTERIOR FINISHES SCHEDULE

MATERIAL	COLOUR	MATERIAL	COLOUR
1 CORRUGATED METAL CLADDING VERTICAL PATTERN	BLACK	9 DOOR PANELS	PEARL GRAY
2 HARDI PANEL	EVENING BLUE	10 EZYTRIM REVEALS	BLACK
3 HARDI PANEL	PEARL GRAY	11 LITE POLE ALUMINIUM	BLACK
4 ALUCOBOND	PURE WHITE	12 ROOF DECK GLAZING TEMPERED GLASS	CLEAR
5 HARDI PANEL	ARCTIC WHITE	13 ROOF DECK GUARDRAIL ALUMINIUM	WHITE
6 CONCRETE	NATURAL	14 GALVANIZED FLASHING	WHITE
7 WINDOWS VYNLE	WHITE	15 3" STRAIGHT ROUND POLE STEEL	BLACK
8 DOOR FRAMES	WHITE		

Date: November 28, 2023

STORAGE ADDITION ELEVATIONS

ARIA BANQUET HALL & CONVENTION CENTRE

Gerry Blonski
architect s.d.s.

3880 HURONTARIO ST. UNIT 101
MISSISSAUGA, ONTARIO L4V 1V9
CANADA

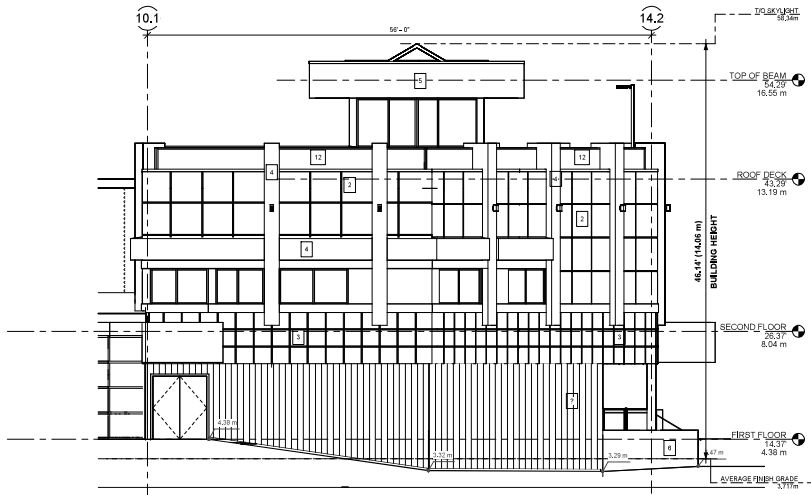
1370 PATULLO PLACE
SURREY, BC

Checked: GB

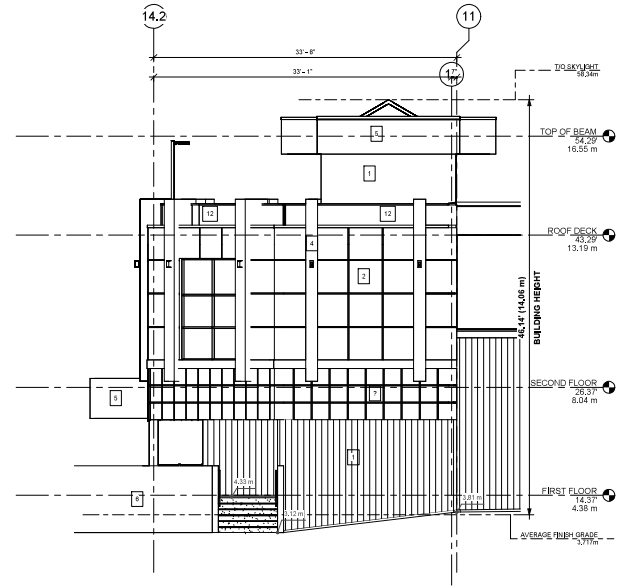
Drawn: DB

Job No. 17-20

A4.2



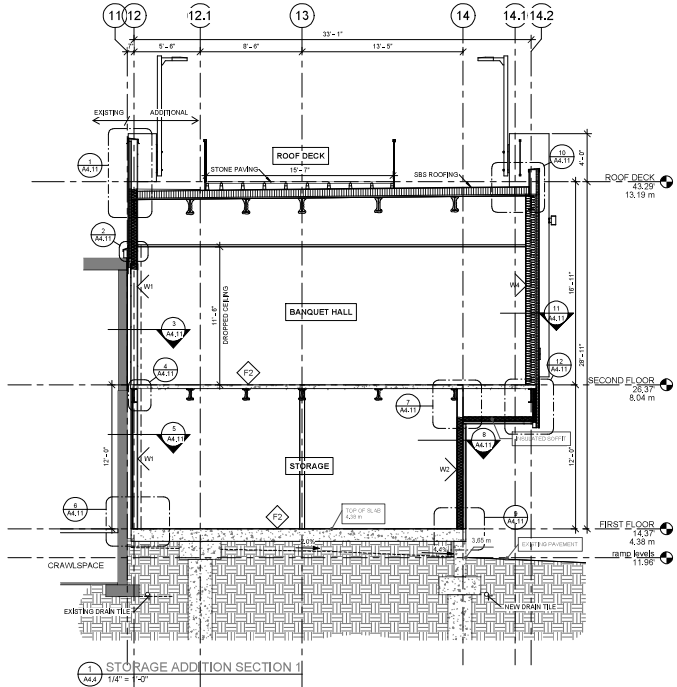
10.1 14.2
 STORAGE ADDITION EAST ELEVATION
 A4.3 3/16" = 1:20"



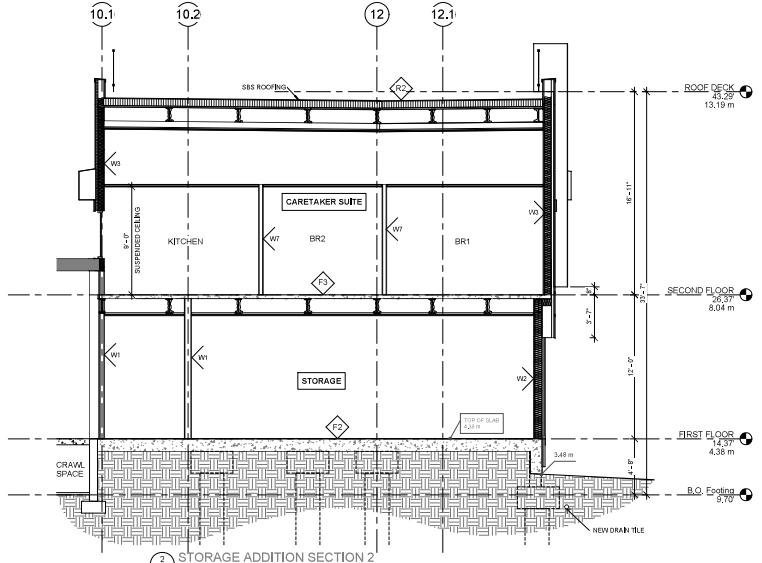
14.2 11
 STORAGE ADDITION WEST ELEVATION
 A4.3 3/16" = 1:20"

PROPOSED EXTERIOR FINISHES SCHEDULE

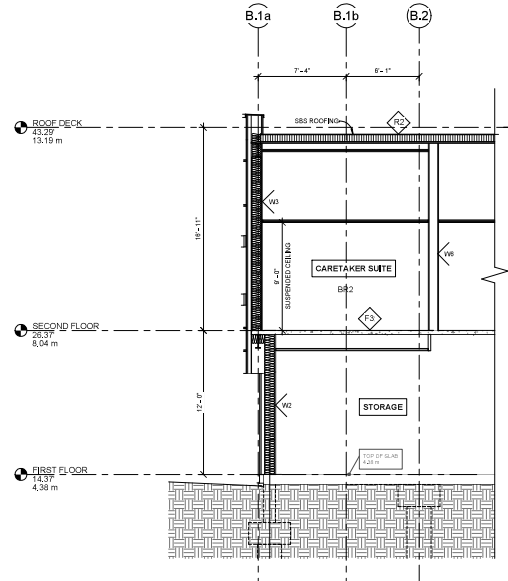
MATERIAL	COLOUR	MATERIAL	COLOUR
1 CORRUGATED METAL CLADDING VERTICAL PATTERN	BLACK	9 DOOR PANELS	PEARL GRAY
2 HARDI PANEL	EVENING BLUE	10 EZYTRIM REVEALS	BLACK
3 HARDI PANEL	PEARL GRAY	11 LITE POLE ALUMINIUM	BLACK
4 ALUCOBOND	PURE WHITE	12 ROOF DECK GLAZING TEMPERED GLASS	CLEAR
5 HARDI PANEL	ARCTIC WHITE	13 ROOF DECK GUARDRAIL ALUMINIUM	WHITE
6 CONCRETE	NATURAL	14 GALVANIZED FLASHING	WHITE
7 WINDOWS VYNLE	WHITE	15 3" STRAIGHT ROUND POLE STEEL	BLACK
8 DOOR FRAMES	WHITE		



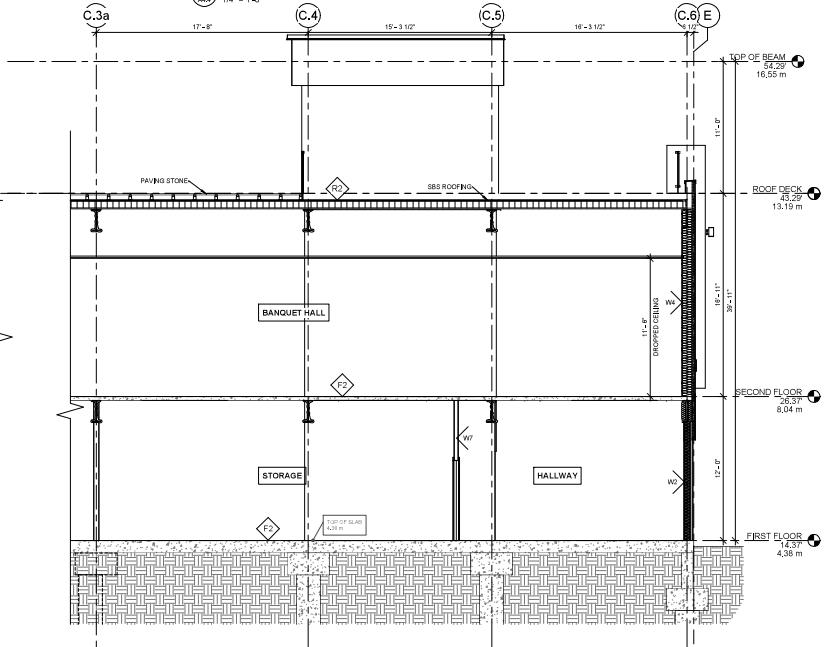
1 STORAGE ADDITION SECTION 1
1/4" = 1'-0"



2 STORAGE ADDITION SECTION 2
1/4" = 1'-0"



3.1 STORAGE ADDITION SECTION 3.1
1/4" = 1'-0"



3.2 STORAGE ADDITION SECTION 3.2
1/4" = 1'-0"

Date: November 28, 2023

A4.4

STORAGE ADDITION SECTIONS

ARIA BANQUET HALL & CONVENTION CENTRE
STORAGE ADDITION
1230 PATULLO PLACE
SURREY, BC

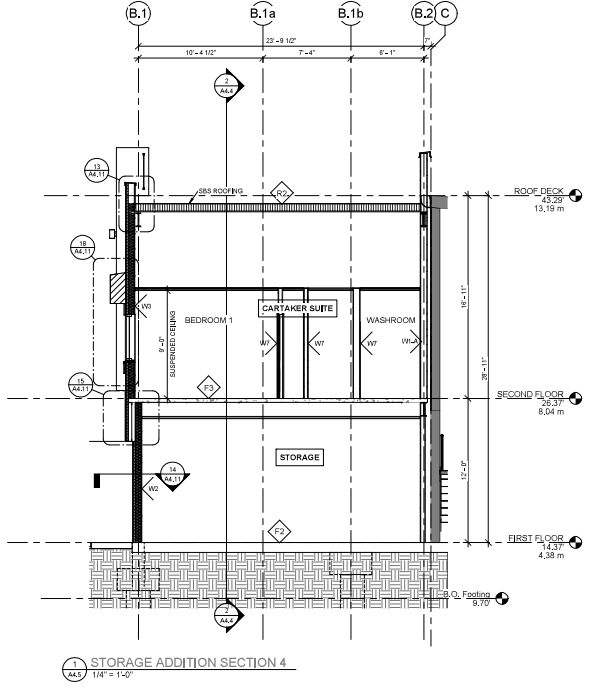
Gerry Blonst
architect s.d.b.c.

PH: 604.596.2244, FAX: 604.596.2245
WWW.GERRYBLONST.COM

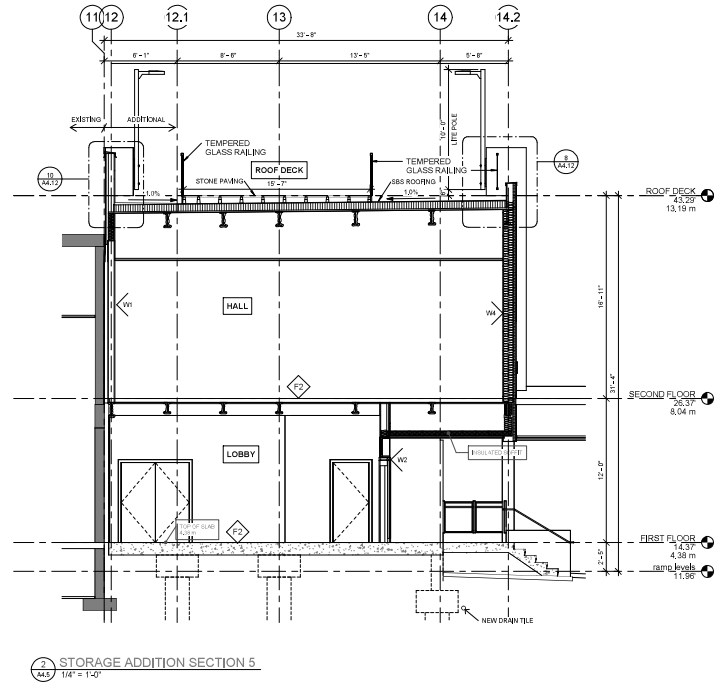
Checked: GB

Drawn: DB

Job No.: 17-20



1 STORAGE ADDITION SECTION 4
1/4" = 1'-0"



2 STORAGE ADDITION SECTION 5
1/4" = 1'-0"

Date: November 28, 2023

STORAGE ADDITION SECTIONS

A4.5

Job No. 17-20

Drawn: DB

Checked: GB

ARIA BANQUET HALL & CONVENTION CENTRE
STORAGE ADDITION
1270 PATULLO PLACE
SURREY, BC

Gerry Blonski
architect a.d.b.

PH: 604.596.8200
WWW.GERRYBLONSKI.COM
1270 PATULLO PLACE
SURREY, BC V3R 4K9

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0017-00

Issued To:

("the Owners")

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: 023-376-813
Lot 1 Section 17 Block 5 North Range 2 West New Westminster District Plan LMP27431
12333 - Pattullo Place

 - Parcel Identifier: 023-529-687
Lot 1 Section 17 Block 5 North Range 2 West New Westminster District Plan LMP30003
12350 - Pattullo Place

 - Parcel Identifier: 023-376-821
Lot 2 Section 17 Block 5 North Range 2 West New Westminster District Plan LMP27431
12345 - Pattullo Place

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Table D.1 of Part 5 Off-Street Parking and Loading/Unloading, the required off-street parking spaces for an eating establishment (banquet hall) with a total floor area of 5,407 square metres (including patios and a caretaker suite) is reduced from 650 parking spaces to 430 parking spaces.

 - (b) In Section A.3(a)(b) of Part 5 Off-Street Parking and Loading/Unloading is varied to allow for parking spaces associated with an eating establishment (banquet hall)

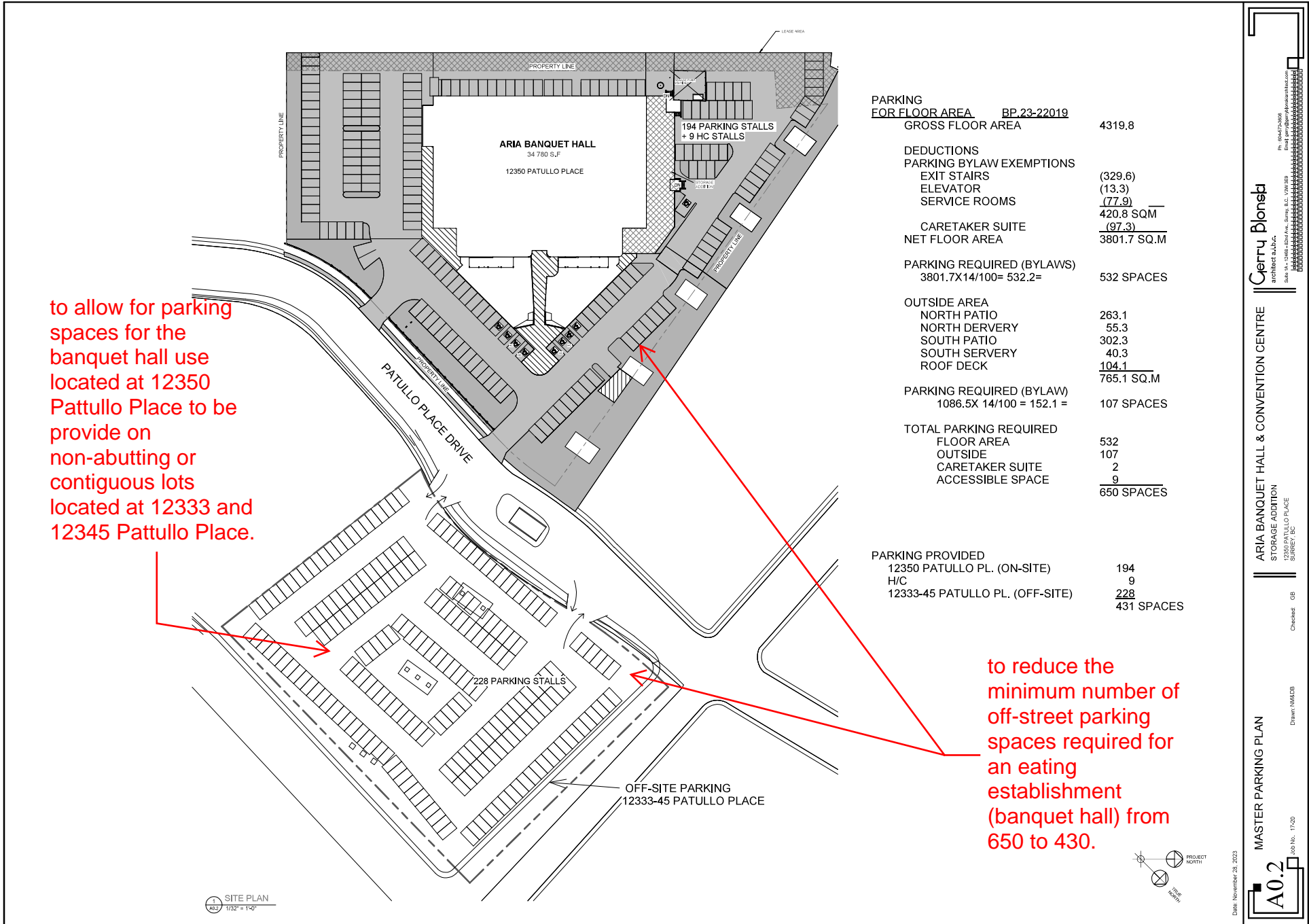
located at 12350 Patullo Place to be located on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place.

- (c) In Part 39 Highway Commercial Industrial Zone (CHI) Section G Height of Buildings the principal building height is increased from 9 metres to 14.1 metres for the banquet hall building on the site.
4. 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.
 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 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



to allow for parking spaces for the banquet hall use located at 12350 Pattullo Place to be provide on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place.

to reduce the minimum number of off-street parking spaces required for an eating establishment (banquet hall) from 650 to 430.

Gerry Blonset
architect a.s.l.c.

ARIA BANQUET HALL & CONVENTION CENTRE

MASTER PARKING PLAN

A0.2

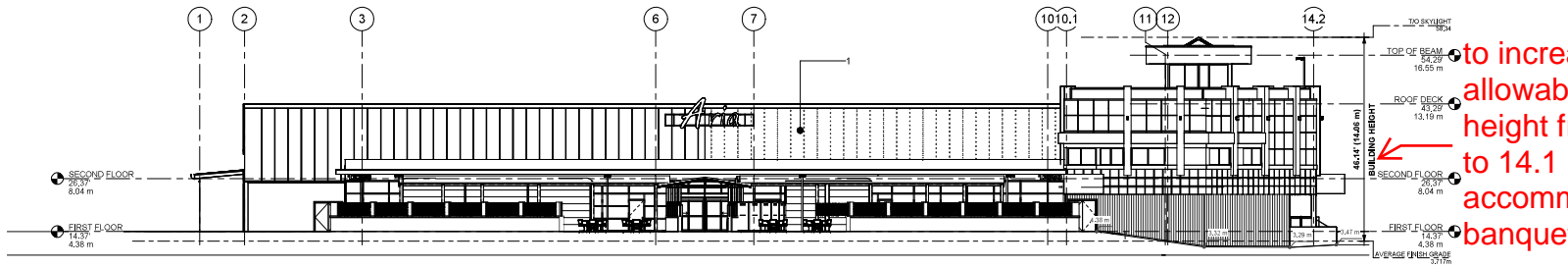
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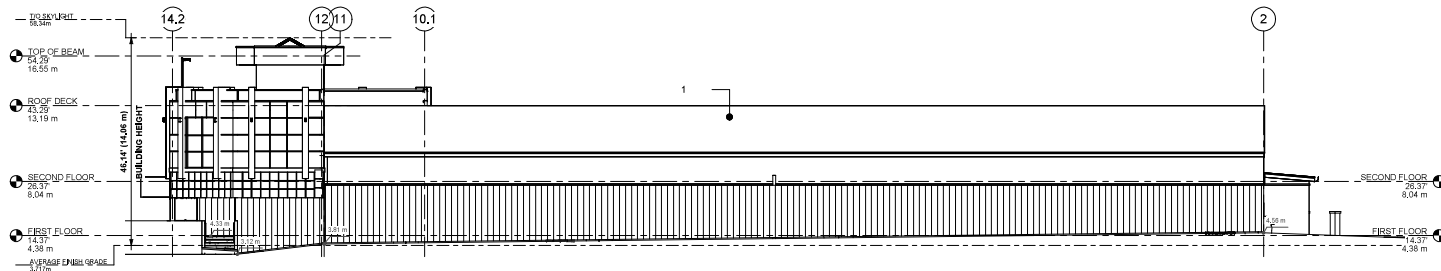
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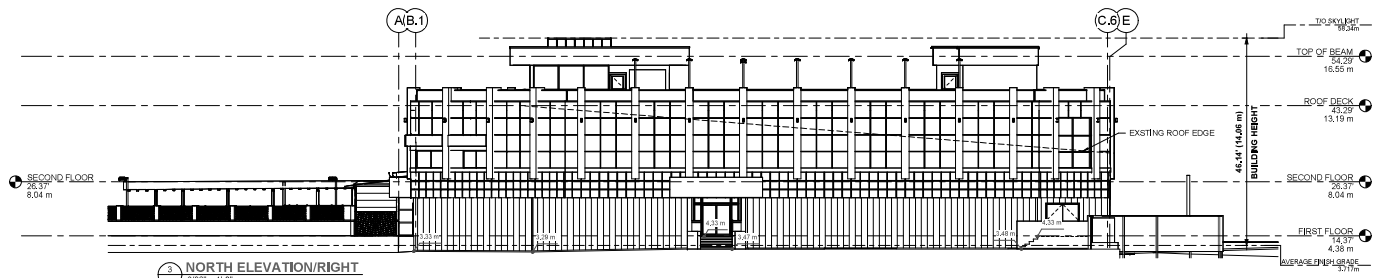
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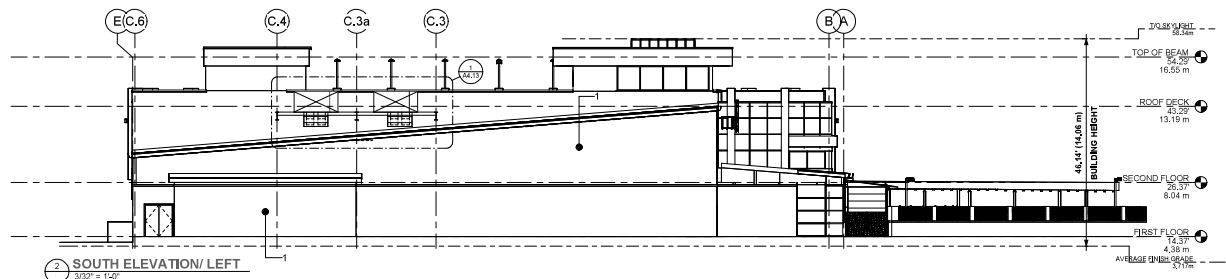
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3/32" = 1'-0"



4 WEST ELEVATION/ REAR
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3 NORTH ELEVATION/ RIGHT
3/32" = 1'-0"



2 SOUTH ELEVATION/ LEFT
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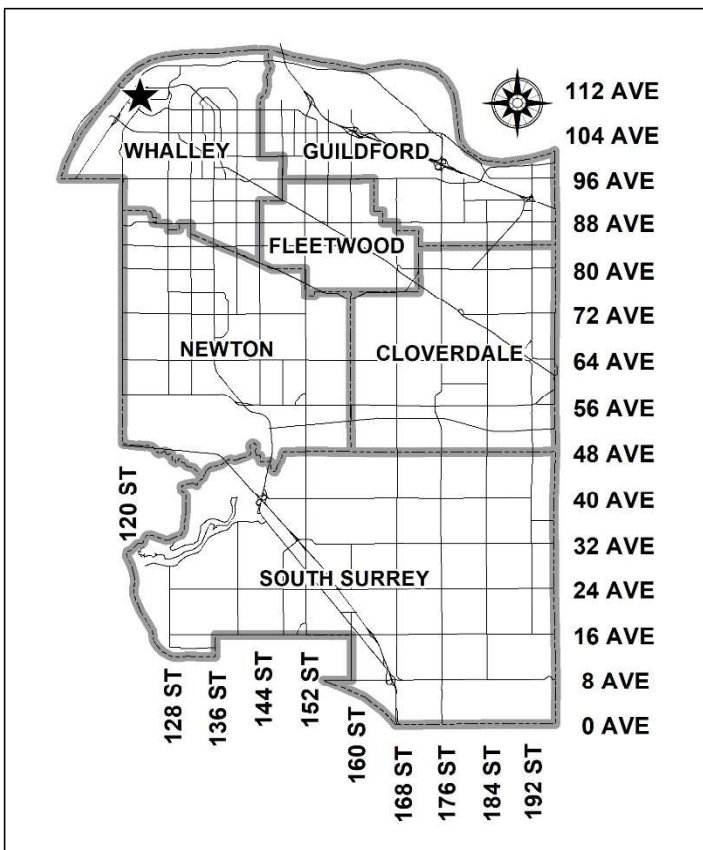
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to increase the allowable building height from 9 metres to 14.1 metres to accommodate the banquet hall building.

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0017-00

Planning Report Date: July 11, 2022



PROPOSAL:

- Development Permit
- Development Variance Permit

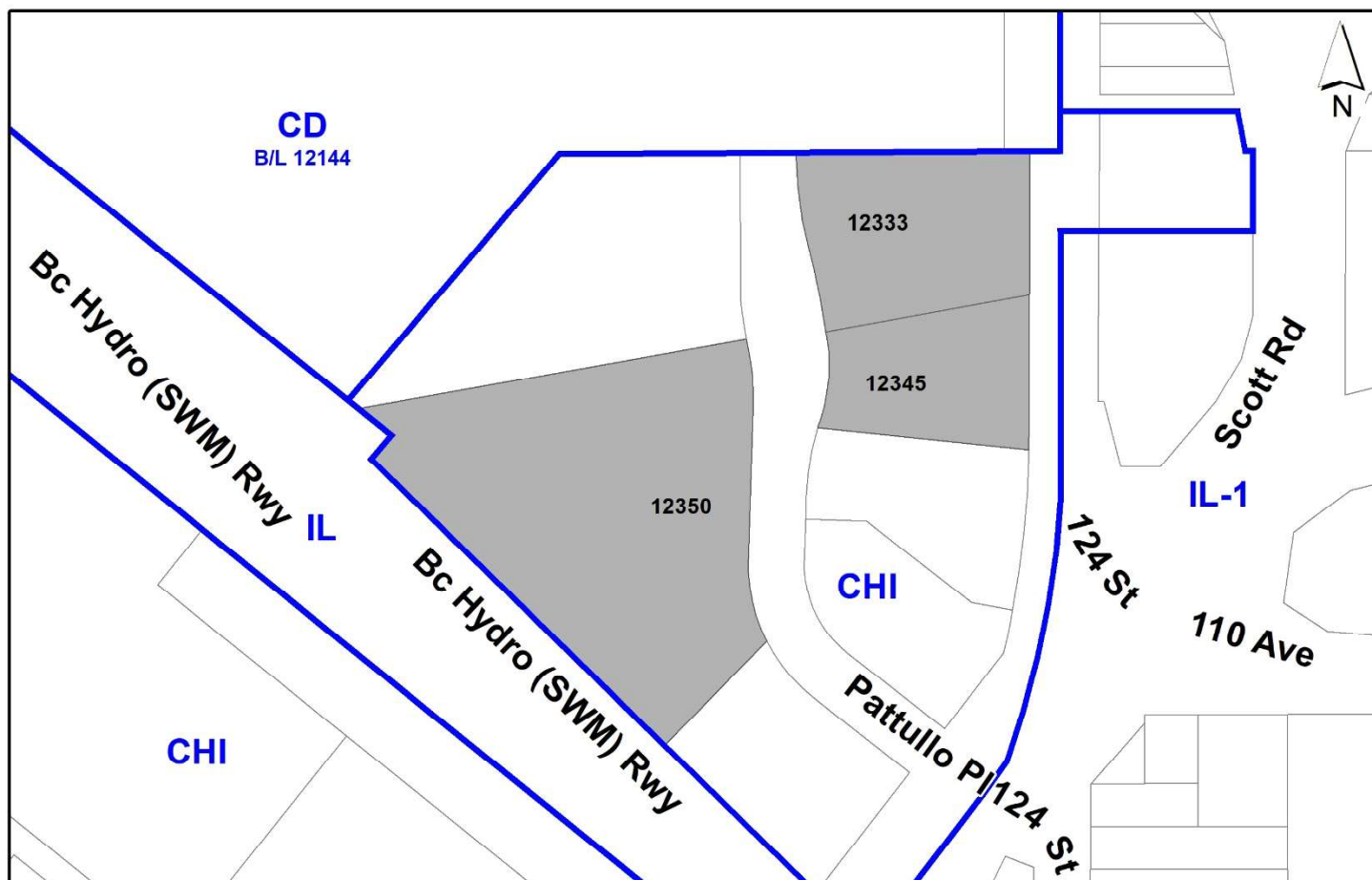
to address parking requirements, including proposed off-site surface parking lots, and to formalize exterior modifications already completed to an existing banquet hall.

LOCATION: 12333 - Pattullo Place
 12345 - Pattullo Place
 12350 - Pattullo Place

ZONING: CHI

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Highway Commercial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking the following variances in order to address parking requirements for an existing operational banquet hall:
 - to reduce the minimum number of off-street parking spaces required for an eating establishment (banquet hall) from 650 to 430;
 - to allow for parking spaces for the banquet hall use located at 12350 Pattullo Place to be provide on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place; and
 - to allow the proposed surface parking lots at 12333 and 12345 Pattullo Place to be surfaced with gravel.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal complies with the Highway Commercial designation in the South Westminster Neighbourhood Concept Plan (NCP).
- The proposed Development Permit will authorize exterior renovations to the existing banquet hall building previously completed without permits
- The proposed formalizing of both 12333 and 12345 Pattullo Place as off-street parking facilities will help to formalize the existing informal parking use of these gravel lots.
 - As a condition of final approval of the proposed Development Permit and Development Variance Permit, the applicant will be required to register formal reciprocal access easements for shared parking over the three (3) subject properties.
 - The applicant retained a Transportation Consultant (Binnie Engineering) to prepare a parking study for the site. The study included three site visits during various events at the banquet hall. The study observed a maximum parking demand of 371 parking spaces and therefore concluded that the proposed 430 parking spaces will be sufficient to accommodate the banquet hall operations.

- The parking study also notes that in addition to the 430 parking spaces available on the subject properties, there are approximately 20 on-street parking spaces available on the west site of Pattullo Place and a pay parking lot just north of the site at 11125- 124 Street that accommodates a further 97 parking spaces. In addition, the applicant has also entered into an agreement with an adjacent property owner to allow vehicles for banquet hall patrons to park in the 26 spaces available at 12355 Pattullo Place after 6:30 pm.

City staff also reviewed the proposed parking supply and support the proposed parking reduction. Staff note the following rationale in support of the variance:

- The proposed patio area will not be a fully enclosed/covered and is located away from the main assembly/seating area, so the space is supplementary and not expected to generate parking demand;
- A portion of the banquet hall (100 sq. m) is reserved for storing a large inventory of furniture and supplies to operate;
- The building contains a caretaker suite with 3 bedrooms, which will be parked at the same rate as ground oriented multi-family developments in the City (2 spaces total);
- The site is in close proximity to Scott Road Skytrain station (approximately 300 m) which results in some guests and staff utilizing transit to attend events; and
 - Given the proximity of the subject property to the Frequent Transit Network (FTN), including Scott Road SkyTrain Station, an additional 10% reduction in the rate used to calculate the required parking for the banquet hall use has merit; and
- Given the nature of the events and guest arrival patterns at this banquet hall, there is a higher proportion of carpooling/high-occupancy vehicles and new mobility services like ride hailing.
- There's currently on-street parking available fronting and adjacent the subject site, with low parking demand on evening and weekends (industrial and commercial uses adjacent), so some overflow can be accommodated on the street, without disruption to residents.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7919-0017-00 (Appendix III), varying the following to proceed to Public Notification:
 - (a) to reduce the minimum number of off-street parking spaces required for an eating establishment (banquet hall) from 650 to 430;
 - (b) to allow for parking spaces for the banquet hall use located at 12350 Pattullo Place to be provide on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place; and
 - (c) to allow the proposed surface parking lots at 12333 and 12345 Pattullo Place to be surfaced with gravel.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (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) final approval from TransLink;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan, landscaping cost estimate and arborist report to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) registration of shared access easements and parking agreements to ensure the banquet hall has ongoing access to parking at 12333 and 12345 Pattullo Place;
 - (h) the applicant complete conversion of 4 parking spaces on the banquet hall site to accessible parking spaces (to increase from 5 to 9 accessible parking spaces);
 - (i) the applicant is to submit a revised sign permit to authorize existing signage already installed on the building and site; and
 - (j) submission of securities to ensure that curb stops are installed within the gravel parking lots for proper parking stall delineation to the satisfaction of the Planning & Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Sites	Aria Convention Centre and vacant gravel lots	Highway Commercial, Parks and Open Spaces	CHI
North:	Highway commercial uses and parking for large multi-purpose building	Highway Commercial	CHI and CD Bylaw 12144
East (Across 124 Street):	Autobody repair, used car dealership	Highway Commercial	IL-1, CHI
Southeast:	Highway commercial uses	Highway Commercial	CHI
Southwest (across BC Hydro (SWM) Railway):	Proposed two-storey industrial warehouse building with upper floor office space. Supported by Council on January 25, 2021.	Business/Residential Park	IL-1

Context & Background

- The three subject sites, 12333, 12345 and 12350 Pattullo Place, are either adjacent or directly encumbered by a TransLink Skytrain guideway. The sites are designated Mixed Employment in the Official Community Plan (OCP) and Highway Commercial in the South Westminster Neighbourhood Concept Plan (NCP). The sites are currently zoned Highway Commercial Industrial Zone (CHI).
- The existing banquet hall facility located on 12350 – Pattullo Place and now formally known as the Aria Convention Centre was originally constructed as part of Application No. 7996-0110-00, at which time the building was intended for a bowling centre and entertainment complex. The building has subsequently been converted to a banquet hall facility.
- Building permits were issued in 2014 permitting building additions resulting in a total floor area of 3702.1 square metres. Further additions have been added to the buildings without proper permits or approvals, however the applicant is working with Building Division staff to obtain the appropriate building permits for the unauthorized work. The subject Development Permit is intended to formalize all existing and proposed changes to the form and character of the building.
- Offsite parcels located at 12333 and 12345 Pattullo Place, are also owned by the same owner of 12350 – Pattullo Place. These empty gravel lots are proposed to accommodate parking for the banquet hall. It is anticipated that these parcels will be redeveloped in the future.

DEVELOPMENT PROPOSAL

Planning Considerations

- A Form and Character Development Permit is proposed to formalize previously constructed additional and external renovations to the building.
- The building has a combined total floor area of 4,703 square metres (including building interior and patio space). The building complies with the floor area ratio, lot coverage, building height, and setbacks of the CHI Zone.
- Based on the banquet hall facility's various components, which include the assembly area, storage space, patio space and a caretaker suite, the total required parking is 630 parking spaces under the Zoning By-law. There are a total of 218 parking spaces on the banquet hall site. The applicant is proposing to modify the existing gravel lots at 12333 and 12345 Pattullo Place with appropriate curb stops to delineate an additional 212 parking spaces (resulting in a total of 430 parking spaces).
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	1.22 hectares
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	1.22 hectares
Number of Lots:	1
Building Height:	8.3 metres
Unit Density:	N/A
Floor Area Ratio (FAR):	0.39

Referrals

- Engineering: The Engineering Department has no objection to the project.
- Ministry of Transportation & Infrastructure (MOTI): Ministry of Transportation & Infrastructure has no objections.
- Surrey Fire Department: The Surrey Fire Department has no objections.
- TransLink: TransLink has no objections, subject to a construction management plan for works adjacent the SkyTrain guideway.

Transportation Considerations

- The banquet hall facility requires 650 parking spaces (648 for banquet hall based on the required parking rate of 14 spaces/100 sq.m of floor area plus 2 parking spaces for caretaker suite) and the applicant is providing 430 parking spaces, combined between the banquet hall site and on the two properties located on the east side of Pattullo Place. As a result of this shortfall in total parking spaces, a variance is required (see Variances section).
- The rear of the site contains parking spaces as part of a lease agreement with BC Hydro, where parking is provided over top of an existing BC Hydro Right of Way (ROW) on the property. These spaces are included as part of the total parking count.
- There are two (2) driveway accesses for the banquet hall site (12350 – Pattullo Place) and an additional two (2) driveway accesses for the offsite gravel parcels 12333 and 12345 - Pattullo Place.
- Registration of a formal parking easement/shared parking agreement will be required in order to ensure ongoing access to the 212 offsite parking on 12333 and 12345 Pattullo Place for use by the banquet hall.

Parkland and/or Natural Area Considerations

- A Class C watercourse (ditch) is located within the BC Hydro Railway immediately south of the Aria Convention site at 12350 – Pattullo Place.
- The applicant is not proposing any additional additions to the rear of the Aria Convention Centre building, which would impact the watercourse.
- A qualified Environmental Professional has assessed the watercourse and provided confirmation that the Class C designation is correct.
- Due to minimal risk of encroachment and development impact, further assessments are not required, nor is there a requirement for a Sensitive Ecosystem Development Permit.

Sustainability Considerations

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

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated "General Urban" under the Metro Vancouver Regional Growth Strategy (RGS).
- The existing use complies with the RGS designation.

Official Community Plan

Land Use Designation

- The subject site is designated "Mixed Employment" in the Official Community Plan (OCP).
- The existing use complies with the OCP designation.

Secondary Plans

Land Use Designation

- The existing use complies with the "Highway Commercial" Designation in the South Westminster Neighborhood Concept Plan (NCP).

Zoning By-law

- The building (with previously constructed additions) has a combined total floor area of 4,703 square metres (including building interior and patio space). The building complies with the floor area ratio, lot coverage, building height, and setbacks of the CHI Zone.

Parking Variances

- The applicant is requesting the following variances:
 - to reduce the minimum number of off-street parking spaces required for an eating establishment (banquet hall) from 650 to 430;
 - to allow for parking spaces for the banquet hall use located at 12350 Pattullo Place to be provide on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place; and
 - to allow the proposed surface parking lots at 12333 and 12345 Pattullo Place to be surfaced with gravel.
- The applicant retained a Transportation Consultant (Binnie Engineering) to prepare a parking study for the site. The study included three site visits during various events at the banquet hall. The study observed a maximum parking demand of 371 parking spaces and therefore concluded that the proposed 430 parking spaces will be sufficient to accommodate the banquet hall operations.
- The parking study also notes that in addition to the 430 parking spaces available on the subject properties, there approximately 20 on-street parking spaces available on the west site of Pattullo Place and a pay parking lot just north of the site at 11125- 124 Street that accommodates a further 97 parking spaces. In addition, the applicant has also entered into an agreement with an adjacent property owner to allow vehicles for banquet hall patrons to park in the 26 spaces available at 12355 Pattullo Place after 6:30 pm.

- City staff also reviewed the proposed parking supply and support the proposed parking reduction. Staff note the following rationale in support of the variance:
 - The proposed patio area will not be a fully enclosed/covered and is located away from the main assembly/seating area, so the space is supplementary and not expected to generate parking demand;
 - A portion of the banquet hall (100 sq. m) is reserved for storing a large inventory of furniture and supplies to operate;
 - The building contains a caretaker suite with 3 bedrooms, which will be parked at the same rate as ground oriented multi-family developments in the City (2 spaces total);
 - The site is in close proximity to Scott Road Skytrain station (approximately 300 m) which results in some guests and staff utilizing transit to attend events; and
 - Given the proximity of the subject property to the Frequent Transit Network (FTN), including Scott Road SkyTrain Station, an additional 10% reduction in the rate used to calculate the required parking for the banquet hall use has merit; and
 - Given the nature of the events and guest arrival patterns at this banquet hall, there is a higher proportion of carpooling/high-occupancy vehicles and new mobility services like ride hailing.
 - There's currently on-street parking available fronting and adjacent the subject site, with low parking demand on evening and weekends (industrial and commercial uses adjacent), so some overflow can be accommodated on the street, without disruption to residents.
- The Zoning By-law requires that all off-street parking areas must be:
 - graded and drained so as to properly dispose of all surface water; as determined by the City; and
 - surfaced with an asphalt, concrete, or similar pavement so as to provide a surface that is dust-free.
- The applicant has future redevelopment plans for 12333 and 12345 Pattullo Place and as such a gravel surface is deemed to be supportable as an interim condition. The applicant is aware that any future redevelopment of 12333 and 12345 Pattullo Place will require both interim and permanent parking solutions to continue to accommodate the banquet hall at 12350 Pattullo Place. Curb stops are required to be installed to ensure adequate parking space delineation in the surface parking lots. Additional securities will be required as a condition of final approval, should Council support the variances, to ensure that the curb stop work is completed.
- Staff noted that while the reduction in total parking spaces can be supported, the number of accessible on-site parking spaces is required to be increased from 5 spaces to 9 spaces. This will be a condition of final approval, should Council support the requested variances.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 30, 2022, and the Development Proposal Signs were installed on July 4, 2022. Staff received have not received responses from neighbouring property owners.

DEVELOPMENT PERMITS

Hazard Lands (Flood Prone) Development Permit Requirement

- The subject property falls within the Hazard Lands (Flood Prone Area) Development Permit Area (DPA) in the OCP, given that the site is within the 200-year floodplain of the Fraser River. The Hazard Land (Flood Prone) Development Permit is required to protect developments from hazardous conditions.
- Further assessments are not required as the proposed scope of work is to capture completed additions and renovations to an already existing building.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the South Westminster Neighbourhood Concept Plan (NCP).
- The existing building generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the South Westminster Neighbourhood Concept Plan (NCP).
- Parking is intended to be delineated in a manner that allows for adequate onsite maneuverability along drive aisles.
- The existing banquet hall building has its main entrance along the street. The design incorporates elements that create a sense of entry with corrugated metal cladding and vertical black patterns.
- One existing fascia sign was installed, above the roofline, on the front east elevation without permits. A previous DVP was captured to allow for a fascia sign to extend above the roofline. A sign permit application will be required, prior to issuance of the subject Form and Character Development Permit and Development Variance Permit.

TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Cottonwood	1	0	1
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Red Maple	12	1	11
Japanese Maple	3	0	3
Cherry	9	0	9
Honey Locust	4	0	4
Coniferous Trees			
Austrian Pine	7	0	7
Douglas Fir	1	0	1
Western Red Cedar	12	0	12
Lawson False Cypress	1	0	1
Total (excluding Alder and Cottonwood Trees)	49	4	48
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		TBD	
Total Retained and Replacement Trees		TBD	
Contribution to the Green City Program		\$800	

- The Arborist Assessment states that there is a total of 49 mature trees on the site, excluding Alder and Cottonwood trees. It was determined that 48 trees can be retained 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, and a 2 to 1 replacement ratio for all other trees. This will require a total of 2 replacement trees on the site. No replacement trees have been proposed at this time. Submission of a revised arborist report and landscape plan is to be provided to Planning staff for review and approval prior to, and as condition of Development Permit and Development Variance Permit issuance.
- If no replacement trees are proposed to be accommodated on the subject site in a new arborist report submission, the deficit of 2 replacement trees will require a cash-in-lieu payment of \$800 representing \$400 per tree to the Green City Program, in accordance with the City’s Tree Protection By-law.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Summary of Tree Survey and Tree Preservation
- Appendix III. Development Variance Permit No. 7919-0017-00
- Appendix IV. Parking Study

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning & Development

ELM/cm



ARIA BANQUET HALL

DP SUBMISSION

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DATE: MARCH 1, 2021

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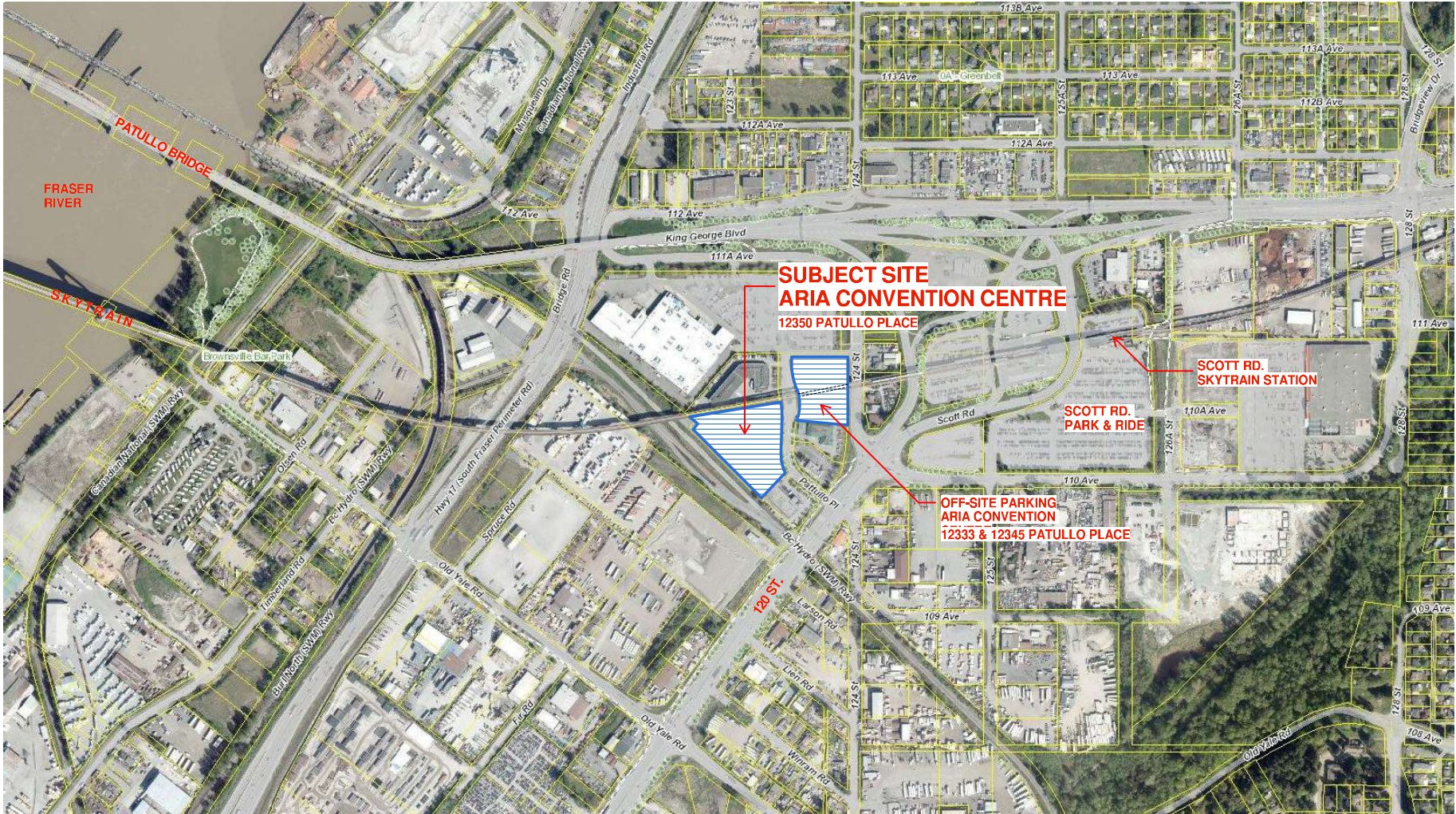
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12350 PATULLO PLACE, SURREY, BC

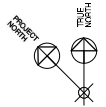
DP SUBMISSION

STAMP

Gerry Blonsted
architect a.t.b.c.
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Ph: 607-2908
Fax: 607-2780
www.gerryblonsted.com



CONTEXT PLAN
N.T.S.



CONTEXT PLAN

DP SUBMISSION

STORAGE ADDITION
ARIA CONVENTION CENTER
12350 PATULLO PLACE, SURREY, BC

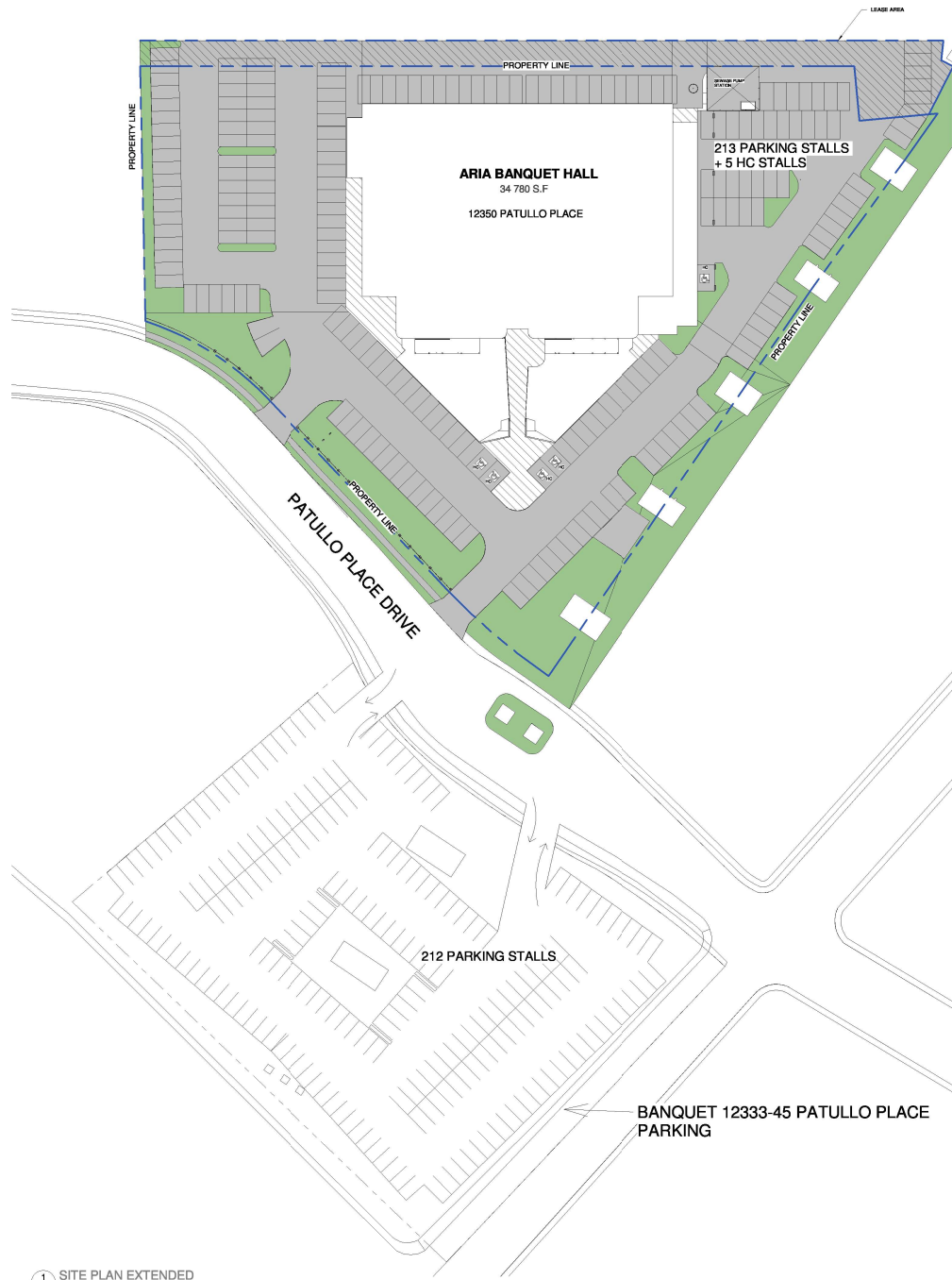
DP SUBMISSION

Cerry Blonst
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Ph: 672-5908
Fax: 672-2700
www.cerryblonst.com

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Date: MARCH 11, 2021
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DP SUBMISSION



1 SITE PLAN EXTENDED
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DP SUBMISSION



MASTER SITE PLAN

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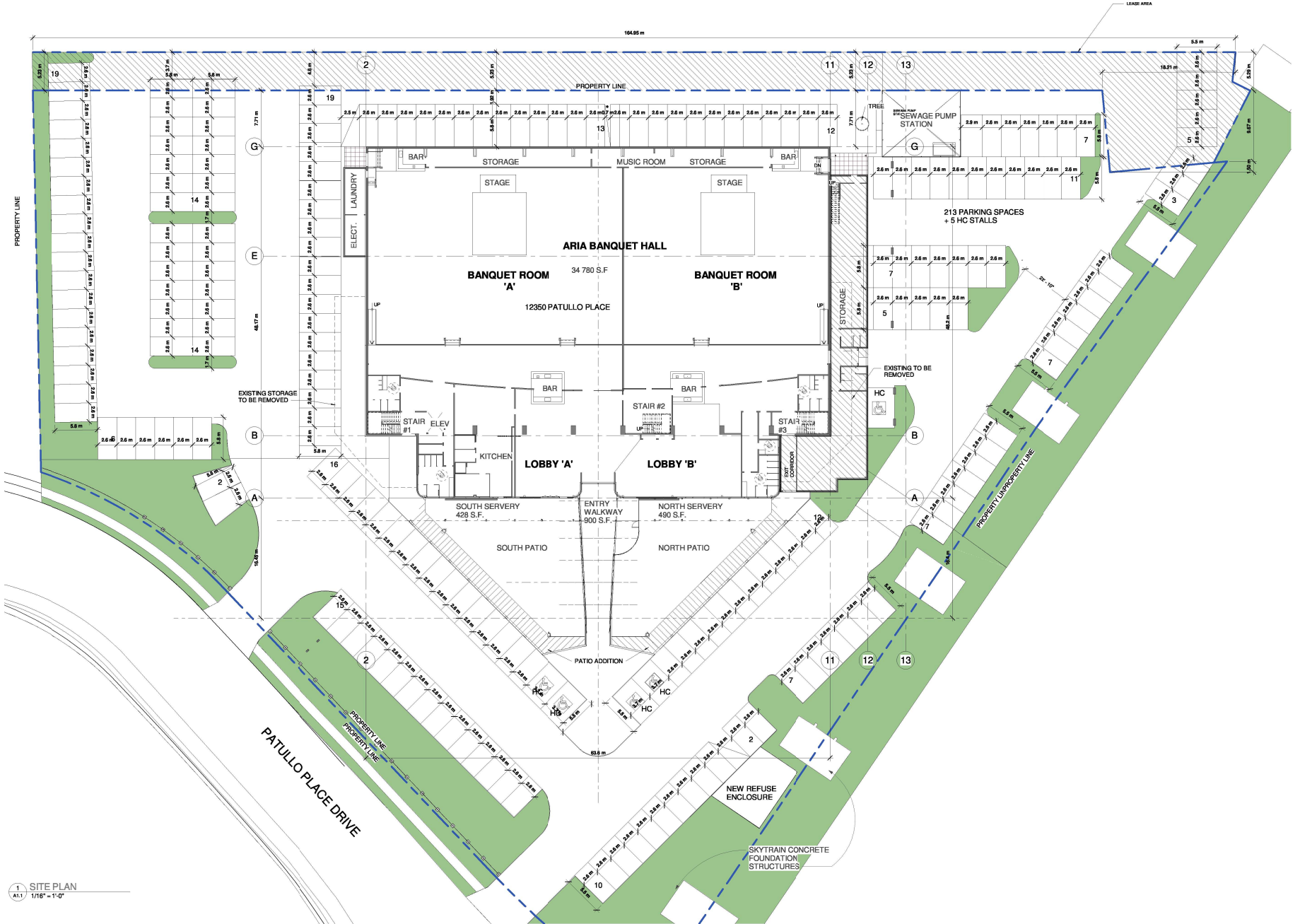
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1 SITE PLAN
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DP SUBMISSION



SITE PLAN

STORAGE ADDITION
ARIA CONVENTION CENTER

DP SUBMISSION

DATE:



Cerry Blonst
architect a.b.c.

Site A: 12468 Birch Ave. Surrey, B.C. V2W 2E9
Ph: 672-5908
Fax: 672-2700

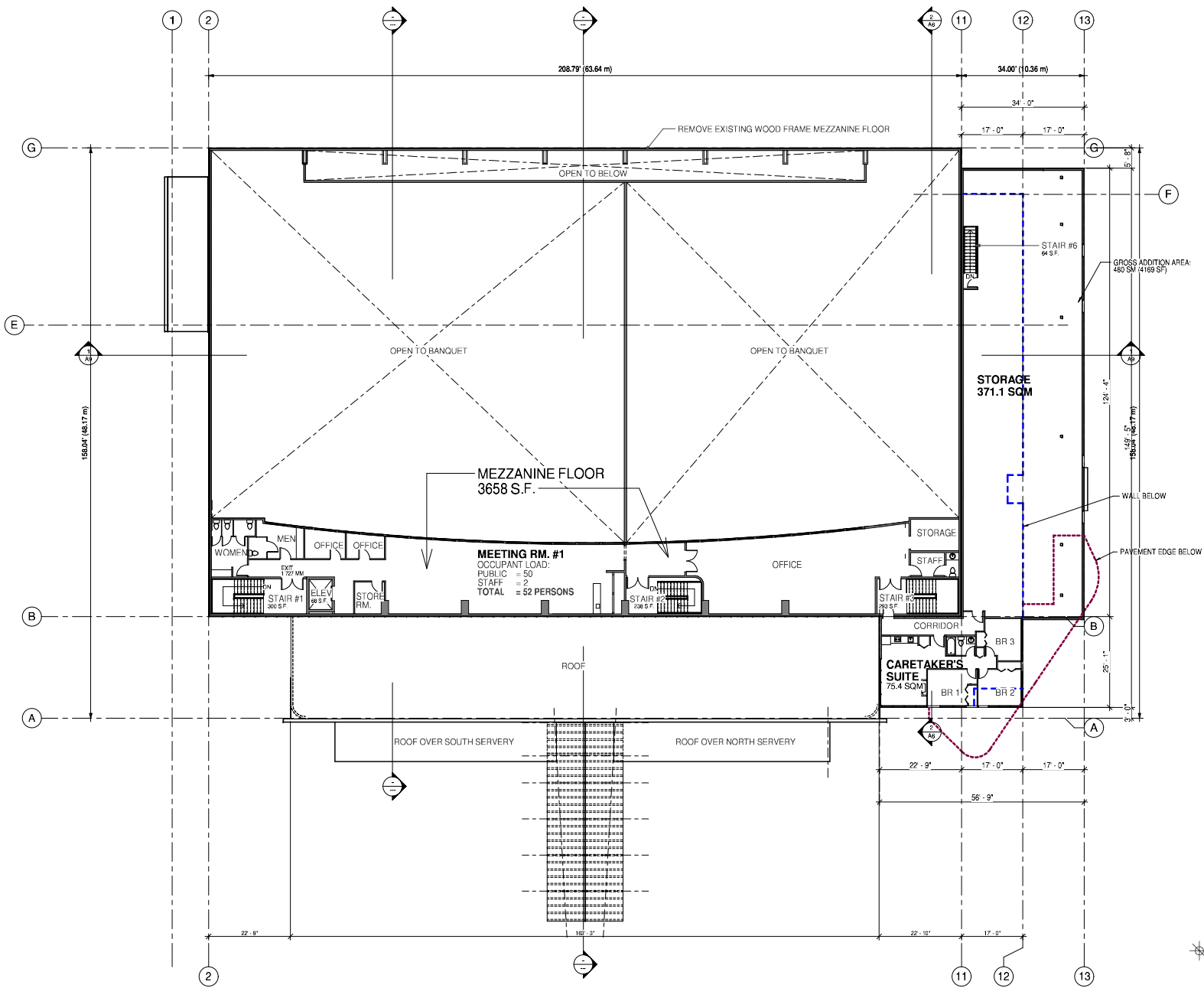
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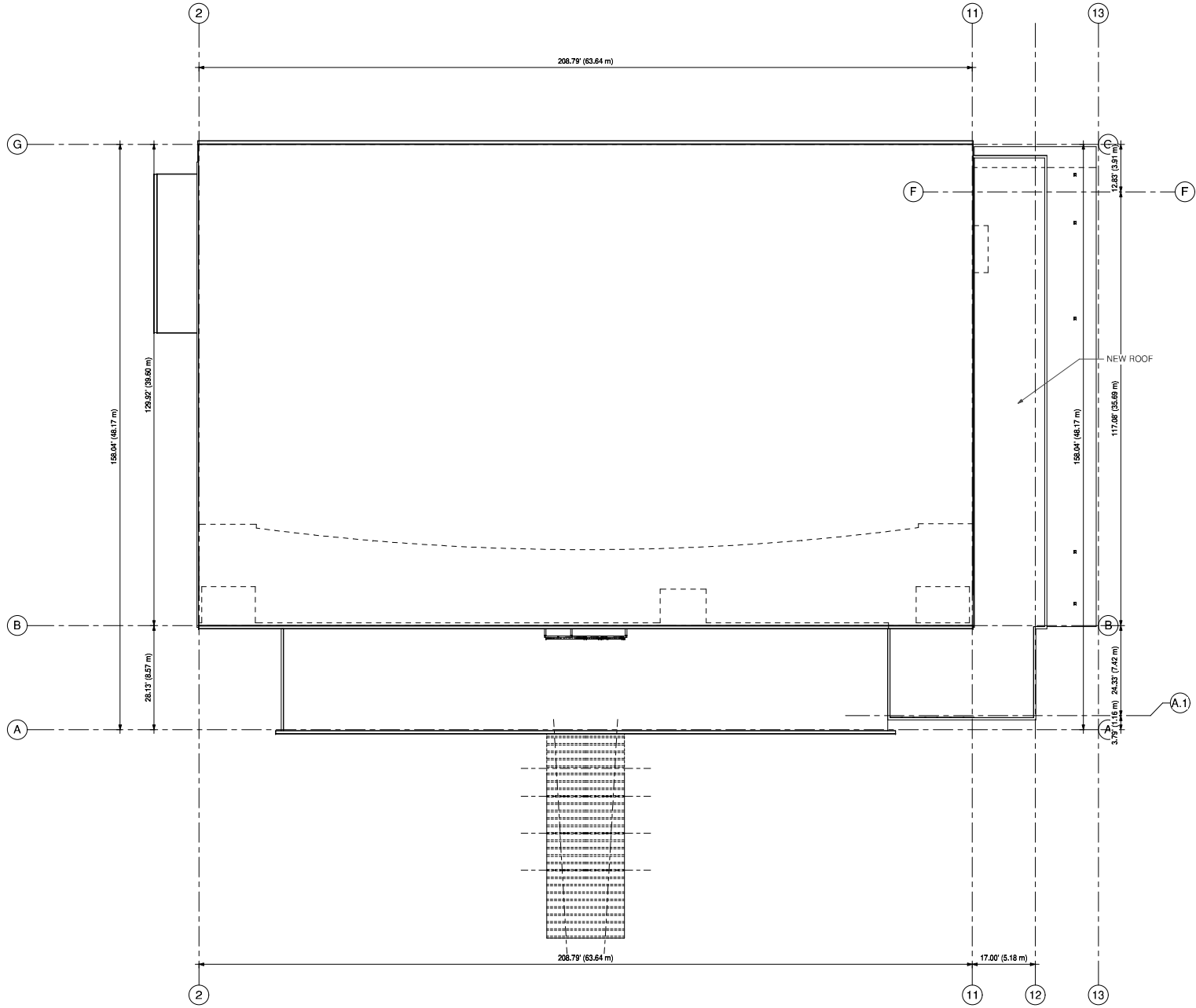
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Ph: 575-5908
 Fax: 575-2702
 Suite A, 1946 Birch Ave., Surrey, B.C. V2W 2E9
Cherry Blonst
 architect a.b.c.

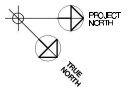
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ROOF PLAN

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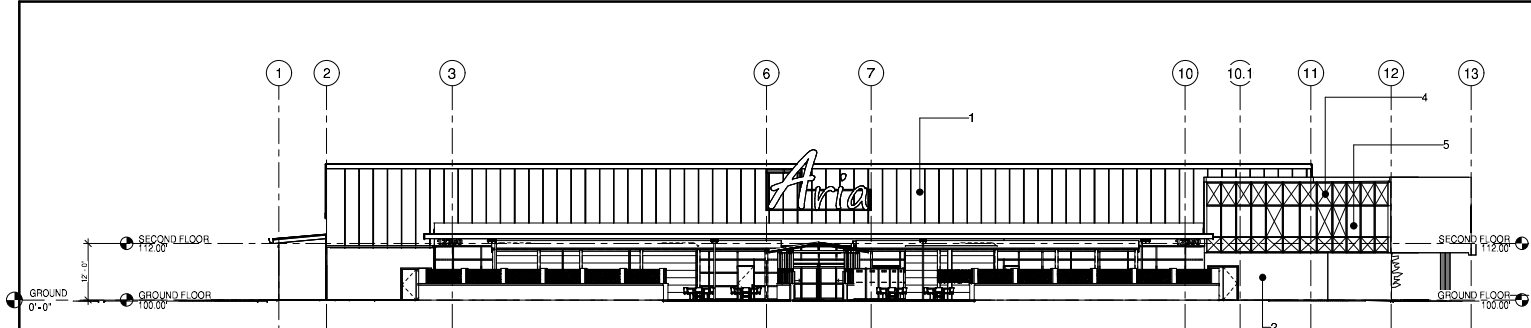
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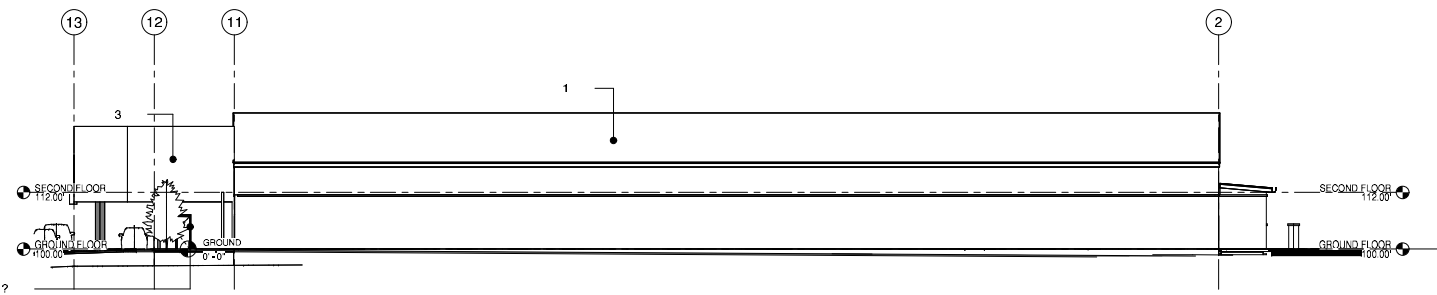
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Date: MARCH 11, 2021
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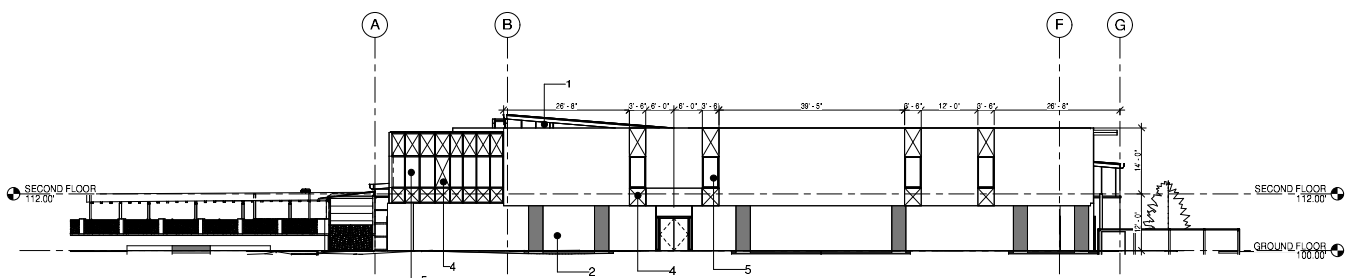
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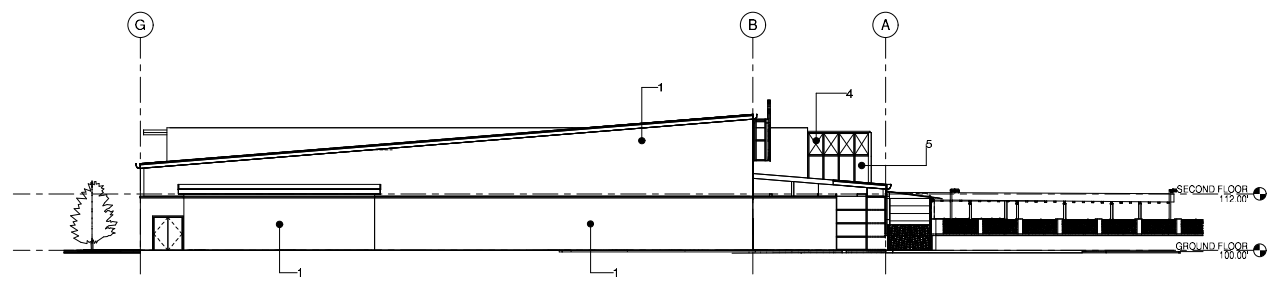
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2 SOUTH ELEVATION/ LEFT
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EXTERIOR FINISHED

EXISTING

- 1 CORRUGATED METAL CLADDING
VERTICAL PATTERN
COLOR BLACK

NEW

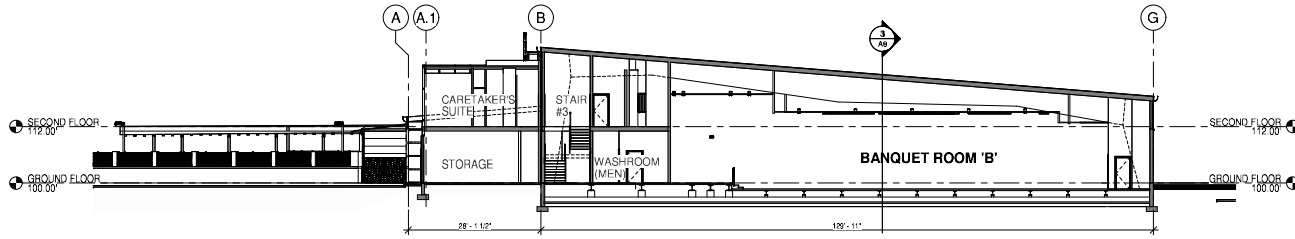
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- 4 METAL PANELS
COLOR: BENJAMIN MOORE C0876JET BLUE
- 5 GLAZING
BLUE
- 6 CURTAIN WALL FRAMING
CLEAR ANODIZED ALUMINUM

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 Fax: 575-2700
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 architect a.b.c.

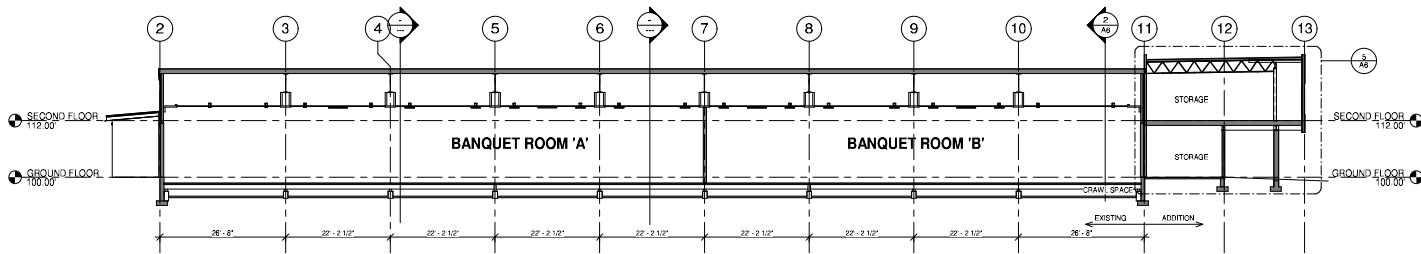
DP SUBMISSION
 STORAGE ADDITION
 ARIA CONVENTION CENTER
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 Date: MAR/11, 2011
 Checked: CECHEM
 Date: 11/20

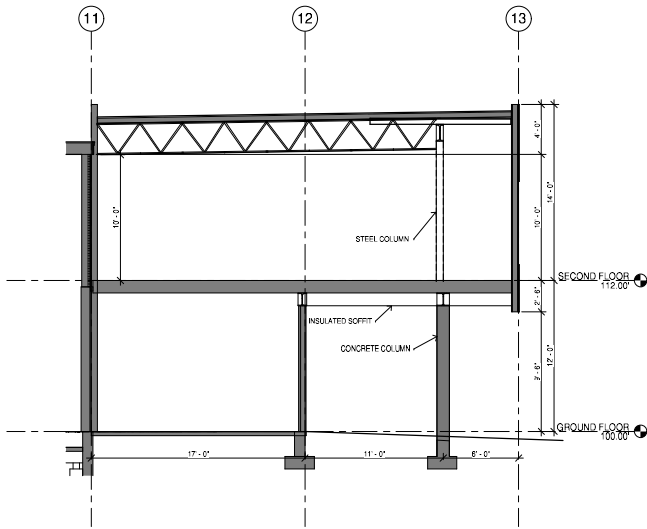
DP SUBMISSION
 BUILDING ELEVATIONS
 A5



2 LONGITUDINAL SECTION 3
 3/32" = 1'-0"



3 CROSS-SECTION 1
 3/32" = 1'-0"



5 CROSS-SECTION 1 - Callout 1
 1/4" = 1'-0"

Ph: 575-5908
 Fax: 575-2792
 Suite A, 1348 Birch Ave. Surrey, B.C. V2W 2E5
 architect a.b.c.

DP SUBMISSION
 STORAGE ADDITION
 AHIA CONVENTION CENTER
 12350 PATULLO PLACE, SURREY, BC

Drawn: RLM
 Checked: --
 Date: MARCH 11, 2011
 Job No: 17-20

DP SUBMISSION
A6

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD

Address: 12350 Pattullo Place, Surrey, BC

Registered Arborist: Corey Plester #PN-8523A

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)	50
Protected Trees to be Removed	1
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	49
Total Replacement Trees Required: <div style="text-align: center;"> Relocated Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = <u>0</u> </div> <div style="text-align: center;"> - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = <u>2</u> </div>	2
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <div style="text-align: center;"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 </div> <div style="text-align: center;"> - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 </div>	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

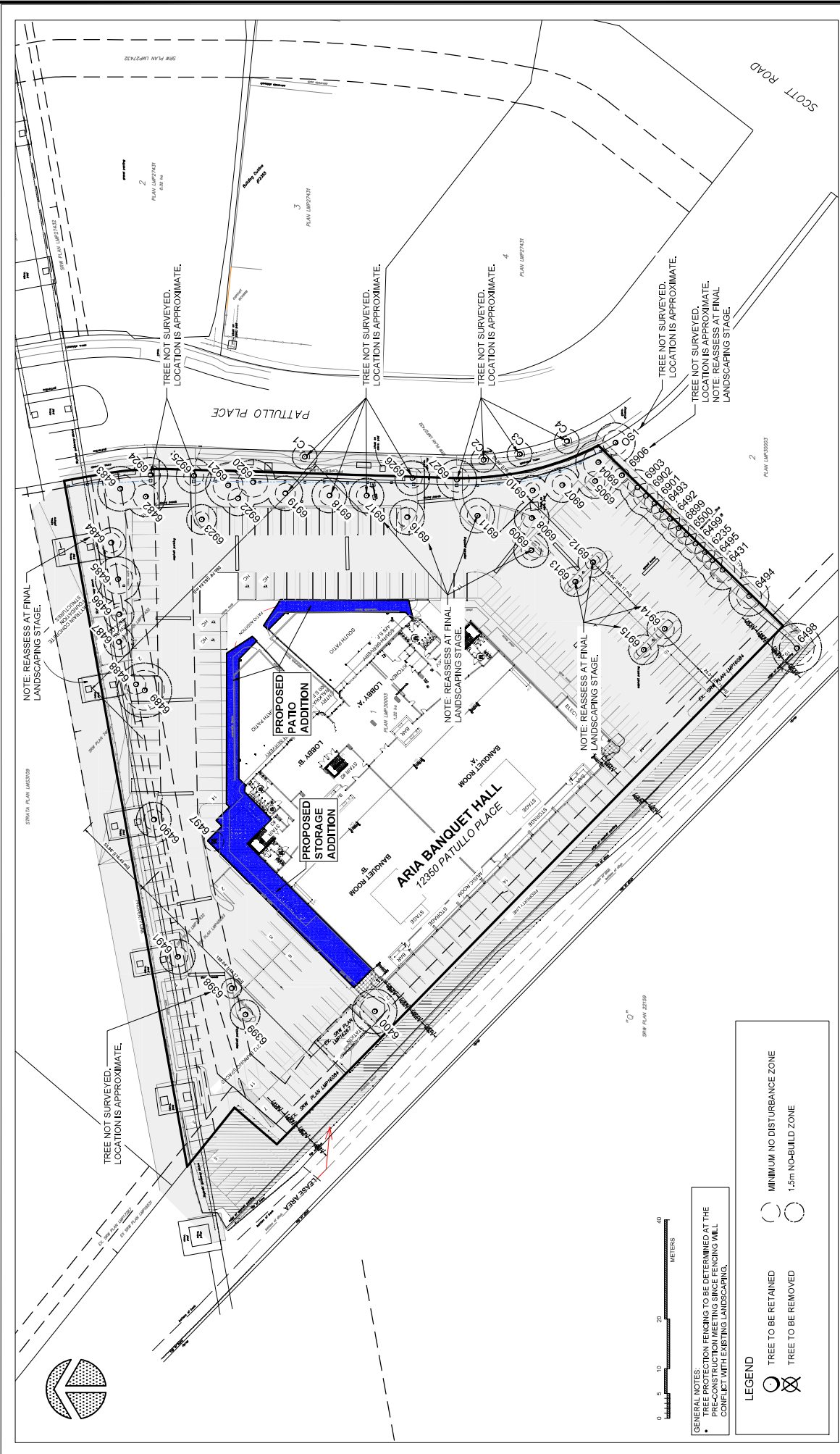
Signature of Arborist:

Date: February 2, 2022



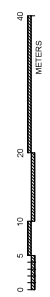
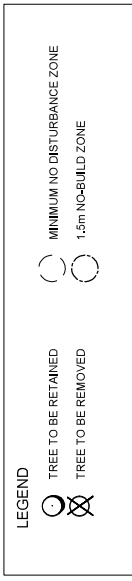
Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





STAMP	NO.	DATE	BY	REVISION	MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS	#105, 6277 129 St. Surrey, British Columbia V3V 6W5 Tel: (778) 593-0300 Fax: (778) 593-0302 Email: mfadum@fadum.ca	© Copyright Reserved. This drawing and design is the property of Mike Fadum and Associates Ltd, and may not be reproduced or used for other projects without their permission.	PROJECT TITLE ARIA CONVENTION CENTRE 12350 PATULLO PLACE SURREY, B.C.	SHEET TITLE T-1 TREE REMOVAL AND PRESERVATION PLAN
								DRAWN MK	SCALE AS SHOWN

GENERAL NOTES:
 * LOCATION FENCING TO BE DETERMINED AT THE PRE-CONSTRUCTION MEETING SINCE FENCING WILL CONFLICT WITH EXISTING LANDSCAPING.



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0017-00

Issued To:

("the Owners")

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: 023-376-813
Lot 1 Section 17 Block 5 North Range 2 West New Westminster District Plan LMP27431
12333 - Pattullo Place
 - Parcel Identifier: 023-529-687
Lot 1 Section 17 Block 5 North Range 2 West New Westminster District Plan LMP30003
12350 - Pattullo Place
 - Parcel Identifier: 023-376-821
Lot 2 Section 17 Block 5 North Range 2 West New Westminster District Plan LMP27431
12345 - Pattullo Place

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Table D.1 of Part 5 Off-Street Parking and Loading/Unloading, the required off-street parking spaces for an eating establishment (banquet hall) with a total floor area of 4,703 square metres (including a 75 square metre caretaker suite) is reduced from 650 parking spaces to 430 parking spaces.
 - (b) Section A.3(a)(b) of Part 5 Off-Street Parking and Loading/Unloading is varied to allow for parking spaces associated with an eating establishment (banquet hall) located at 12350 Patullo Place to be located on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place.

- (c) Section A.4(a)ii. of Part 5 Off-Street Parking and Loading/Unloading is varied to allow parking lots located at 12333 and 12345 Pattullo Place to be surfaced with gravel.
4. 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.
 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 .

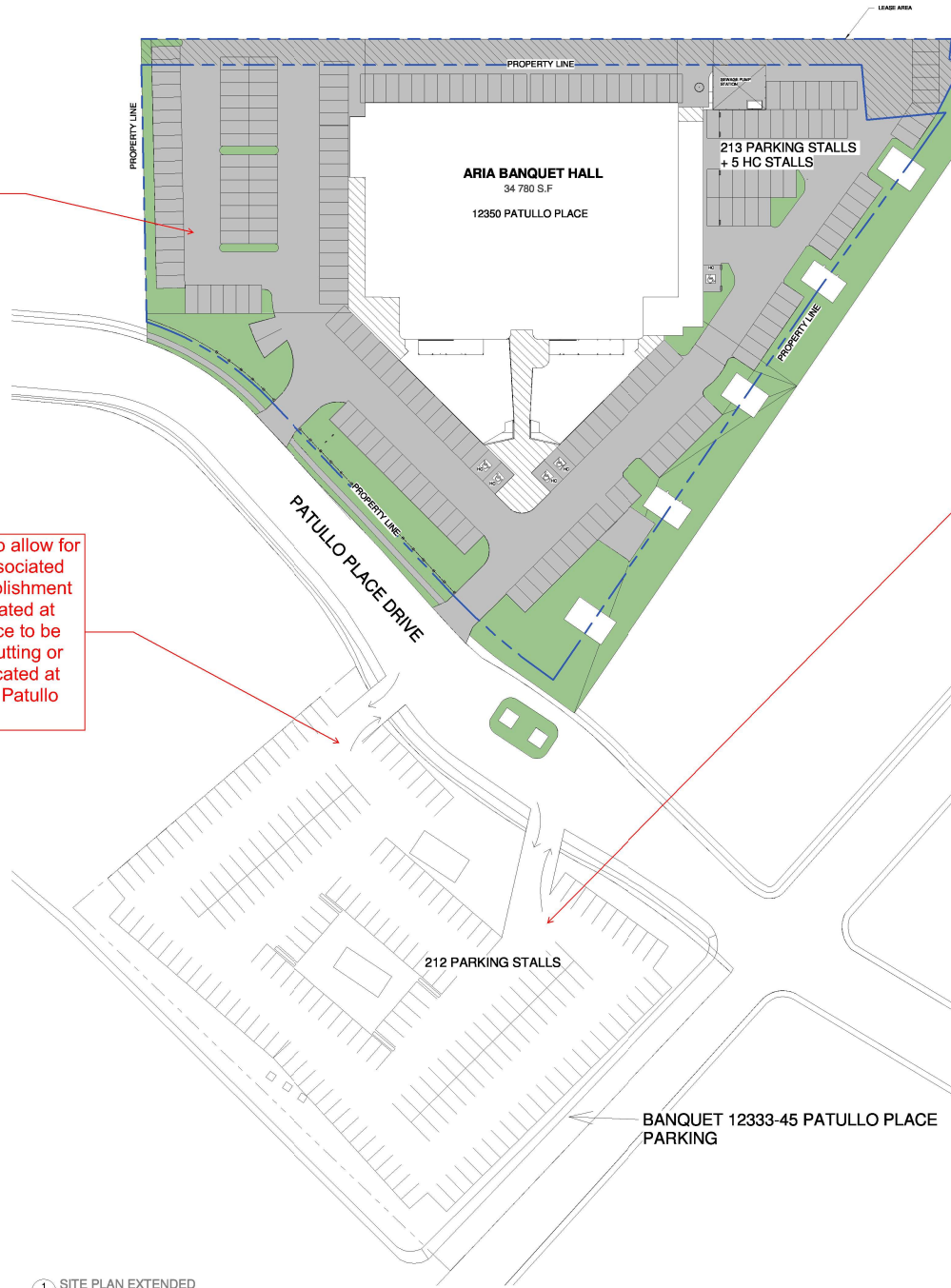
Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

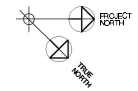
Proposed variance to reduce the minimum required parking on-site for an eating establishment (banquet hall) with a total floor area of 4,703 square metres (including a 75 square metre caretaker suite) from 650 parking spaces to 430 parking spaces.

Proposed variance to allow for parking spaces associated with an eating establishment (banquet hall) located at 12350 Patullo Place to be located on non-abutting or contiguous lots located at 12333 and 12345 Patullo Place.

Proposed variance to permit the parking lots located at 12333 and 12345 Patullo Place to be surfaced with gravel.



1 SITE PLAN EXTENDED
A1 1/32" = 1'-0"



DP SUBMISSION
 MASTER SITE PLAN
 STORAGE ADDITION
 ARIA CONVENTION CENTER
 12350 PATULLO PLACE, SURREY, BC
 DP SUBMISSION
 Cierry Blonski
 architect a.b.c.
 Suite A, 1048 Birch Ave. Surrey, B.C. V3W 2E5
 Ph: 672-5908
 Fax: 672-2700
 www.cierryblonski.com



R.F. BINNIE & ASSOCIATES LTD.

300 - 4940 Canada Way,

Burnaby, BC V5G 4K6

TEL 604 420 1721

BINNIE.com

Memorandum

To:	Parm Sanghera, Aria Convention Centre	From:	Ava Li, Binnie Kelly Bullivant, Binnie
Cc:	Gery Blonski, Gery Blonski Architect	Date:	June 28, 2022
Project Title:	Aria Convention Centre	File No.:	19-1125-05
Re:	Parking Study Memorandum – FINAL Rev.4		

1 INTRODUCTION

1.1 Background

R.F. Binnie & Associates Ltd. (Binnie) was retained by Aria Convention Centre (the Client) to prepare a parking study for the existing Aria Banquet Hall and Convention Centre (Aria Convention Centre), located at 12350 Pattullo Place in the City of Surrey (the City).

The objectives of this parking review are to:

- Review the existing building layout and proposed expansion site plan for the Aria Convention Centre;
- Review the existing on-site parking requirement based on the City's bylaw and parking generation rates published by the Institute of Transportation Engineers (ITE);
- Perform field visits to observe parking demands when events are held at Aria Convention Centre; and
- Propose strategies to address the parking shortfall based on field observations.

1.2 Building Layout and Parking Provision

The Aria Convention Centre is located at 12350 Pattullo Place, just south of King George Boulevard and between Highway 17 and 120 Street. The project site is easily accessed via several adjacent arterial roadways, various bus routes that are part of TransLink's Frequent Transit Network (FTN), and the Scott Road SkyTrain Station which is located approximately 500 m east of the convention centre.

Based on information provided by the Client on June 10, 2022, the existing Aria Convention Centre building has a net floor area of 4,036 m² (including patio space) and a maximum capacity of 1,200 guests. The net floor area is comprised of 3,702 m² of indoor space and 334 m² of outdoor patio space.

Based on field visits conducted by Binnie, 231 parking spaces were counted on-site and approximately 156 non-marked parking spaces are available in a gravel parking lot located at 12333-45 Pattullo Place, just east of the convention centre, for a total of 387 parking spaces available for guests. There are also approximately 20 on-street parking spaces available on the west site of Pattullo Place and a

pay parking lot just north of the convention centre at 11125 124 Street that accommodates a further 97 parking spaces.

An expansion is currently being proposed for the convention centre to increase the storage space within the building (net addition of 392 m²), to provide an on-site caretaker suite (75 m²), and to increase the patio space outside the building (201 m²), while maintaining the current assembly area and guest capacity. The proposed expansion will increase the Aria Convention Centre to 4,169 m² of indoor space and 534 m² of outdoor patio space, for a total net floor area of 4,703 m².

The project location is shown in **Figure 1-1**.



Figure 1-1: Project Location

2 PARKING SUPPLY AND DEMAND ESTIMATE

The planned expansion of the storage space is not expected to generate new parking demand as it will not increase the current seating capacity of the convention centre; as such, it is expected that the existing building's parking demand will be maintained.

The caretaker suite is expected to generate a nominal amount of parking.

The outdoor patio space is noted to be supplementary to the indoor assembly area by providing additional ambience and its use is weather dependent. As the patio space is physically separated from the banquet rooms by the lobby and bar areas, it cannot feasibly accommodate additional seating for an event. As such, the planned expansion of the outdoor patio space is not expected to generate new parking demand and the existing building's parking demand will be maintained.

2.1 Bylaw Requirement

Based on the City's current zoning bylaw, *12000 Part 5: Off-Street Parking and Loading/Unloading*, banquet halls require 14 parking spaces per 100 m² of gross floor area, balconies, terrace, and deck when the total building area is greater than or equal to 950 m². Caretaker units generally require 2 parking spaces to be provided.

Given the proximity of the Aria Convention Centre to the FTN and SkyTrain, a 10% parking relaxation of the City's bylaw requirement is requested.

It is noted that a significant portion of the convention centre's floor area includes a planned expansion of storage space and patio space that is not expected to increase the current building's parking demand. As such, a variance to exclude the proposed increase of storage space and the patio in its entirety is requested.

The required and requested number of parking spaces necessary to satisfy the City's requirements are shown in **Table 2-1**.

Table 2-1: Required and Requested Parking Spaces

	Floor Area (m ²)	Required Parking	Requested Parking
Assembly Area	3702	518	518
Storage Space	392	55	-
Patio Space	534	75	-
Caretaker Suite	75	2	2
sub-total	4703	650	520
10% FTN Relaxation	-	-65	-52
Total	4703	585	468

To accommodate the caretaker suite and the remaining floor area of 4,628 m² (including patio space) once the expansion is complete, 650 parking spaces will be necessary to satisfy the City's bylaw requirement. It is noted that this requirement is drastically higher than what is currently observed for events at Aria Convention Centre, which is discussed further in **Section 4**. Based on site visits conducted by Binnie, the maximum parking demand for the study site is expected to be 371 parking spaces, which is noted to be just slightly more than half of the City's bylaw requirement.

If the variance requests to provide a 10% relaxation to parking requirements due to the convention centre's proximity to the FTN and SkyTrain, and to exclude the storage space and patio space from the parking requirement calculation are granted, then only 468 parking spaces would be necessary to satisfy the City's requirements.

2.2 Parking Generation Rates

The parking demand for the study site was estimated based on the parking generation rates published in ITE's *Parking Generation Manual, 5th Edition*. The Convention Centre (ITE Ref. 595) land use was assumed to be representative of the Aria Convention Centre.

Based on the average parking rate per attendee, it is estimated that the maximum parking demand for the convention centre is 372 parking spaces on weekdays and 480 parking spaces on weekends given its 1,200-guest capacity.

It is noted that the requested number of parking spaces necessary to satisfy the City's requirements are generally in line with the estimated weekend ITE parking generation rates.

2.3 Proposed Parking Supply

Based on the proposed site plan provided by the Client, there will be a total of 430 parking spaces provided for convention centre guests and the caretaker unit after the proposed expansion is complete, with 218 parking spaces on-site and 212 parking spaces at the gravel parking lot located at 12333-45 Pattullo Place. Curb stops will be used at the gravel lot to delineate each parking space.

To supplement the provided parking supply, the Client has entered into an agreement to lease space from BC Hydro on the adjacent railway property to provide additional on-site parking spaces (inclusive of the 218 spaces noted above). The Client has also entered into an agreement with an adjacent property owner to allow vehicles for the convention centre to park in the 26 spaces available at 12355 Pattullo Place after 6:30 PM. There are also 20 on-street parking spaces available on the west side of Pattullo Place and 97 parking spaces available at a pay parking lot just north of the convention centre.

The provided and supplemental parking supply is shown in **Table 2-2**.

Table 2-2: Provided and Supplemental Parking Supply

	Location	Parking Supply
Provided Parking	On-Site	218
	12333-45 Pattullo Place	212
	sub-total	430
Supplemental Parking	On-street	20
	12355 Pattullo Place	26
	Pay Parking	97
	sub-total	143
Total		573

As noted in **Section 2.1**, the City’s parking bylaw requires 650 parking spaces; therefore, the provided parking supply of 430 parking spaces does not meet the City’s parking requirements and there is a shortfall of 155 parking spaces. Taking the supplemental parking supply of 143 parking spaces surrounding the convention center into consideration would reduce this shortfall to 12 parking spaces.

If the variance requests to provide a 10% relaxation to parking requirements and to exclude the storage space and patio space from the parking requirement calculation are granted, then only 468 parking spaces would be necessary to satisfy the City’s parking bylaw. While the provided parking supply of 430 parking spaces still does not meet the City’s parking requirements, the shortfall is reduced to only 38 parking spaces. With the addition of the surrounding supplemental parking supply, it is expected that the parking requirements for the Aria Convention Centre would be accommodated.

The variance for the required and requested parking spaces are shown in **Table 2-3**.

Table 2-3: Parking Space Variance

	Required Parking	Requested Parking
Per City’s Bylaw	650	468
Provided Parking	430	
Variance	155	38
Supplemental Parking	143	
Variance	12	n/a

3 SITE OBSERVATIONS

Existing parking data was collected at the Aria Convention Centre on three separate occasions: November 29th, 2019, December 4th, 2019, and January 25th, 2020. The site visits were conducted on event days when the facility was expected to be operating at a "typical" capacity or near its maximum capacity to capture both the typical and maximum parking demand.

3.1 November 29th, 2019 Site Visit

The first site visit was conducted on Friday, November 29th, 2019, at 7 PM for two concurrent events running from 6 PM to 12 AM with approximately 600 guests total. The two events were a wedding and a social gathering.

Out of the 231 available on-site parking spaces, a total of 153 parked cars were observed on-site. A total of 16 cars were parked at the property located east of the convention centre, and 6 cars were parked on the west side of Pattullo Place adjacent to the convention centre. As the on-site parking was not at its capacity, it is assumed that all guests parked on-site. The parking distribution for this site visit is shown in **Figure 3-1**.

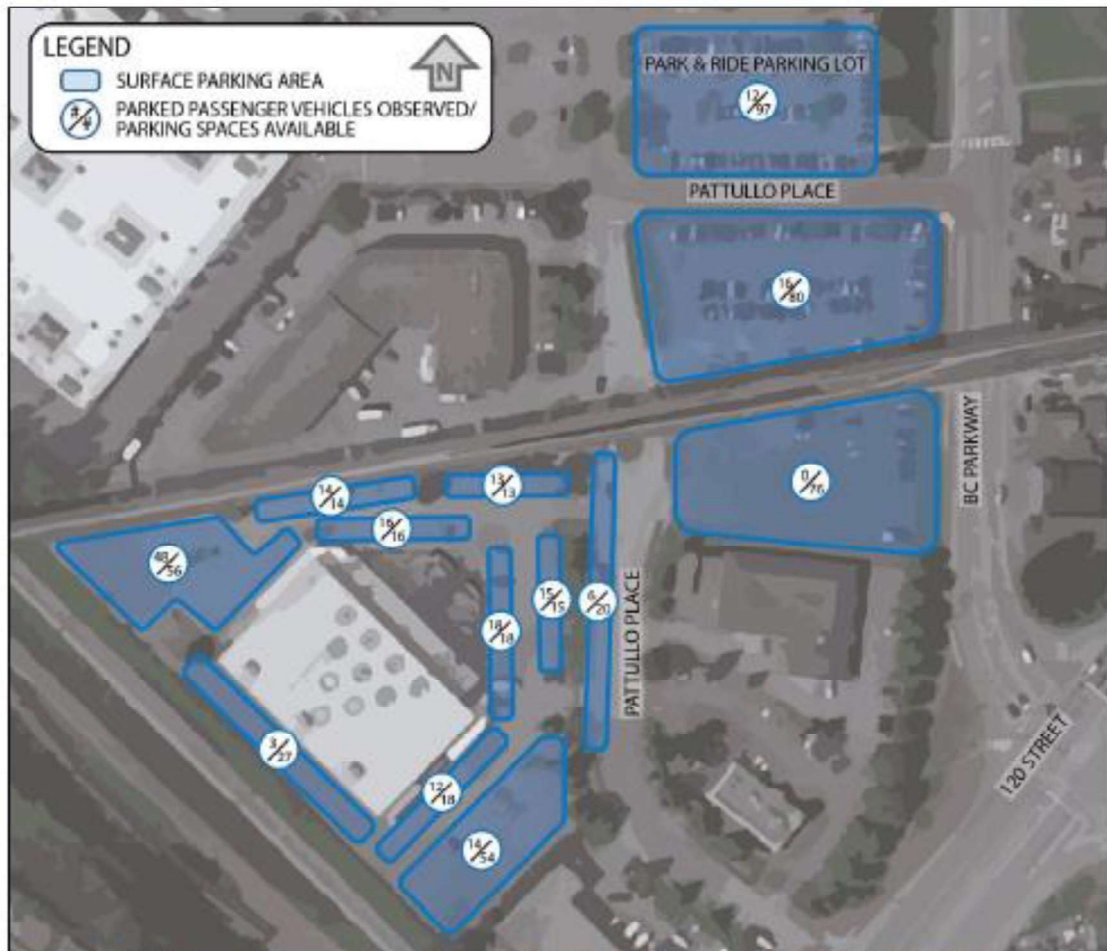


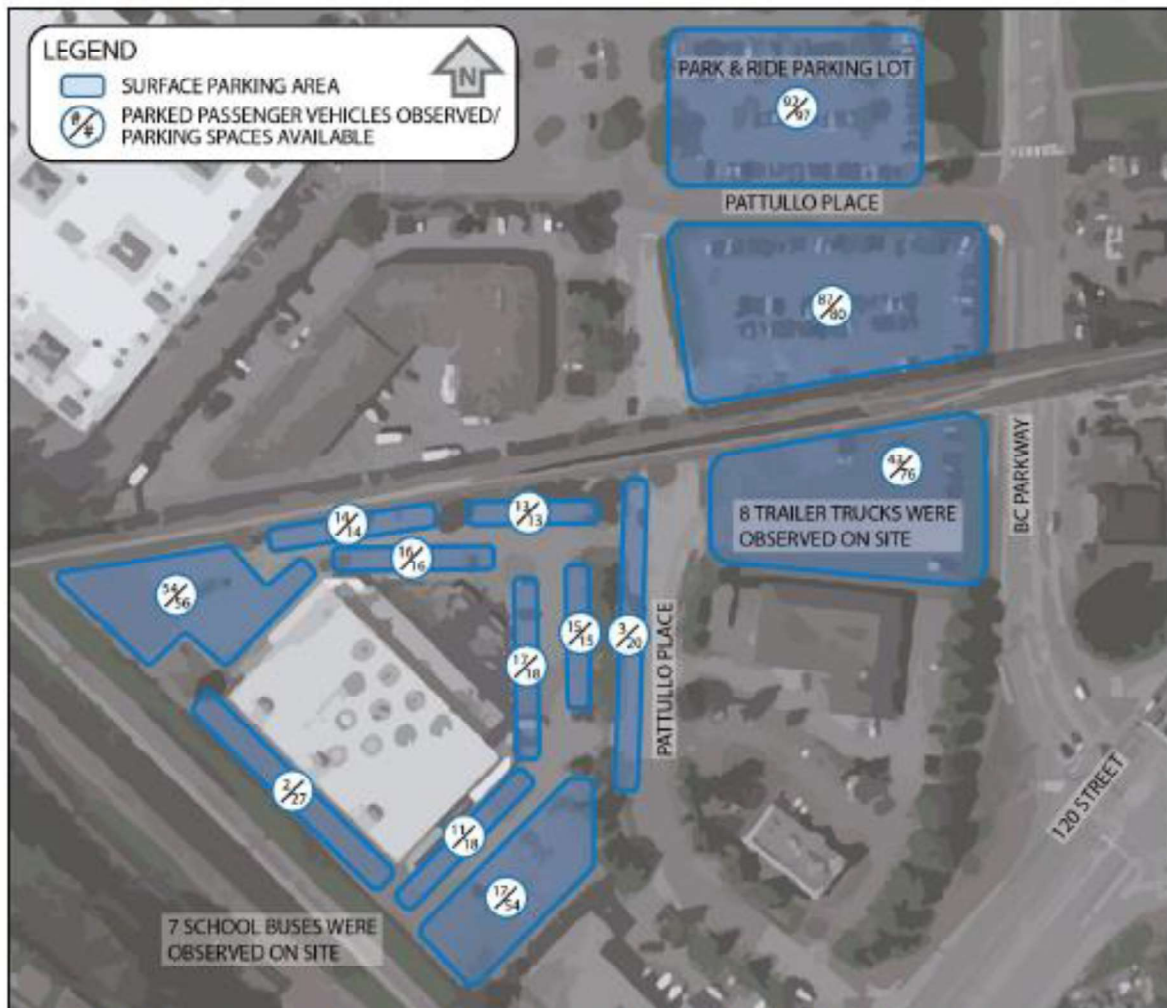
Figure 3-1: Observation on November 29th, 2019, Between 7:00 PM – 8:00 PM

3.2 December 4th, 2019 Site Visit

The second site visit was conducted on Wednesday, December 4th, 2019, at 10 AM for an event running from 9 AM to 2 PM with approximately 1,000 guests. The event was an education career fair for high school students.

Out of the 231 available on-site parking spaces, a total of 159 parked cars and 7 school buses were observed on-site. A total of 130 cars and 8 trailer trucks were parked at the property located east of the convention centre, and 3 cars were parked on the west side of Pattullo Place adjacent to the convention centre. The Client confirmed that the 8 trailer trucks parked on the separate property are not part of the event-generated traffic. As the on-site parking was not at its capacity, it is assumed that all guests parked on-site.

The parking distribution for this site visit is shown in **Figure 3-2**.



3.3 January 25th, 2020 Site Visit

The third site visit was conducted on Saturday, January 25th, 2020, at 7 PM for two concurrent events running from 6 PM to 12 AM with approximately 900 guests total. The two events were a work party and a wedding.

Out of the 231 available on-site parking spaces, a total of 223 parked cars were observed on-site, which is generally considered to be at capacity. A total of 55 cars were parked at the property located east of the convention centre, and 12 cars were parked on the west side of Pattullo Place adjacent to the convention centre. It is assumed that the cars parked at the property located east of the convention centre are part of the convention centre generated traffic as the on-site parking was at capacity.

The parking distribution for this site visit is shown in **Figure 3-3**.

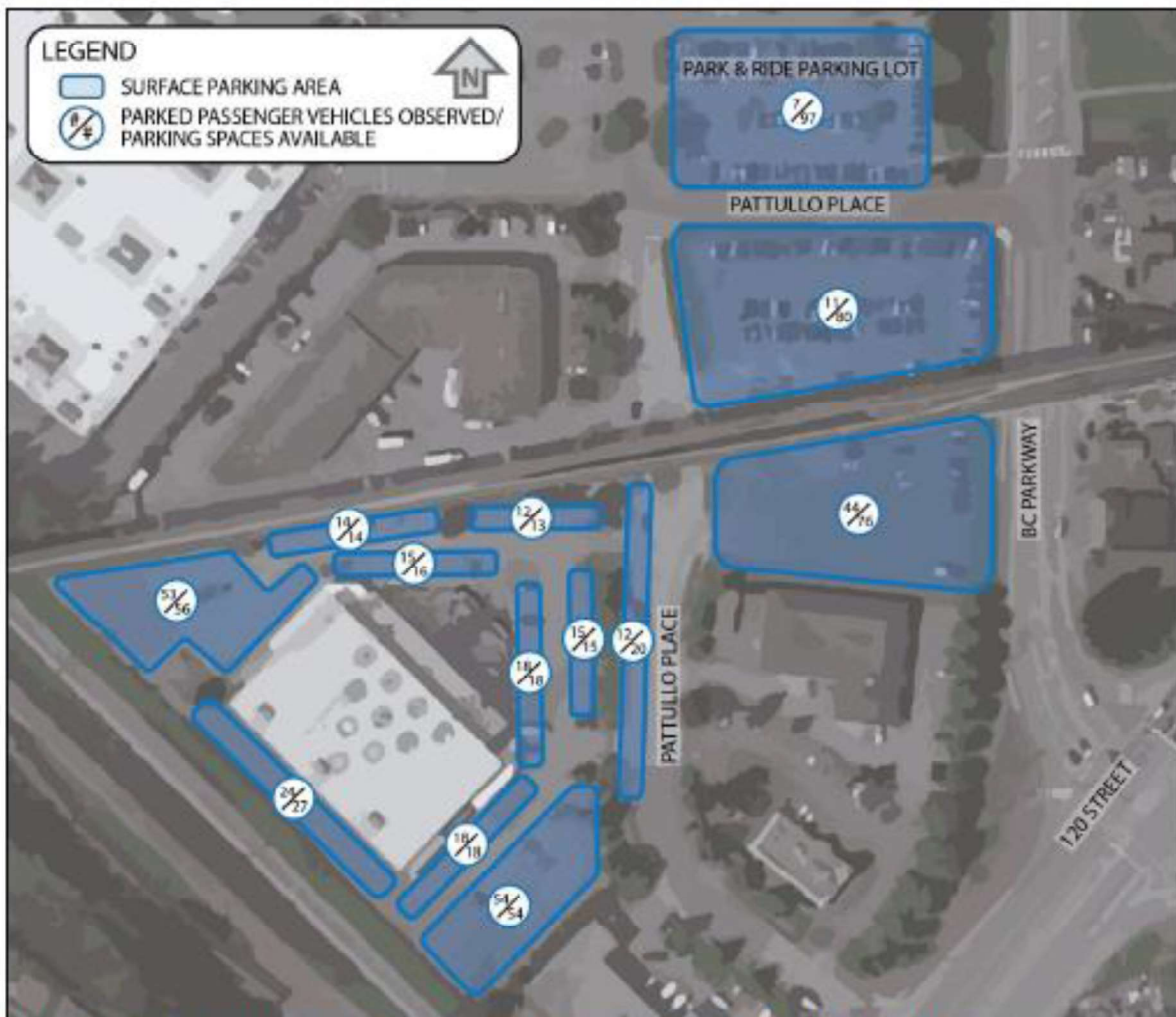


Figure 3-3: Observation on January 25th, 2020, Between 7:15 PM – 8:15 PM

4 FINDINGS

Based on the site visit observations, there is a maximum parking demand rate of 0.31 parking spaces per guest. As the Aria Convention Centre has a maximum capacity of 1,200 guests, it is estimated that the maximum observed parking demand for the study site is 371 parking spaces.

This demand is noted to be significantly lower than the City's bylaw requirement, on-par with ITE's weekday parking generation rate, and moderately lower than ITE's weekend parking generation rate. Given that convention centres generally have many layouts for several different types of events, parking rates that are determined based on the maximum occupancy rate of the facility rather than the gross floor area of the facility are expected to provide more accurate demand estimates.

The parking demand ratios from the site visits are summarized in **Table 4-1**.

Table 4-1: Parking Ratio Summary

Event Date	# Guests	# Parked Cars	Parking Ratio (to # Guests)
November 29th, 2019	600	160	0.28
December 4th, 2019	1000	280	0.29
January 25th, 2020	900	278	0.31

Based on the maximum observed parking demand of 371 parking spaces, the proposed parking supply of 430 parking spaces will be able to accommodate any event at the Aria Convention Centre. If there is ever a shortfall in the parking supply, there are additional parking opportunities in the vicinity of the study site, including on-street parking on the west side of Pattullo Place, the paid parking lot at 11125 124 Street to the north of the convention centre, and the evening-only parking agreement at 12355 Pattullo Place.

It is noted that the paid parking lot at 11125 124 Street is generally used as a park-and-ride facility by SkyTrain users and is typically only busy during standard work hours on weekdays. The Client has noted that larger events generally take place outside of standard work hours, i.e., on weekends or at nighttime. The field visits conducted on November 29th, 2019 and January 25th, 2020 were during large evening events and it is noted that the usage of this parking lot was minimal at that time. Therefore, if it is anticipated that an event will require more than 371 parking spaces, the Client could make advance arrangements for guests to park their cars at the adjacent pay parking lot just north of the convention centre.

As such, the site's variance request to reduce parking requirements by 10% due to FTN and SkyTrain proximity and to exclude the storage and patio spaces from the parking requirement calculation as they will not increase the current seating capacity and subsequent parking demand is considered acceptable from a transportation engineering standpoint based on the existing field conditions.

Memorandum Prepared by:



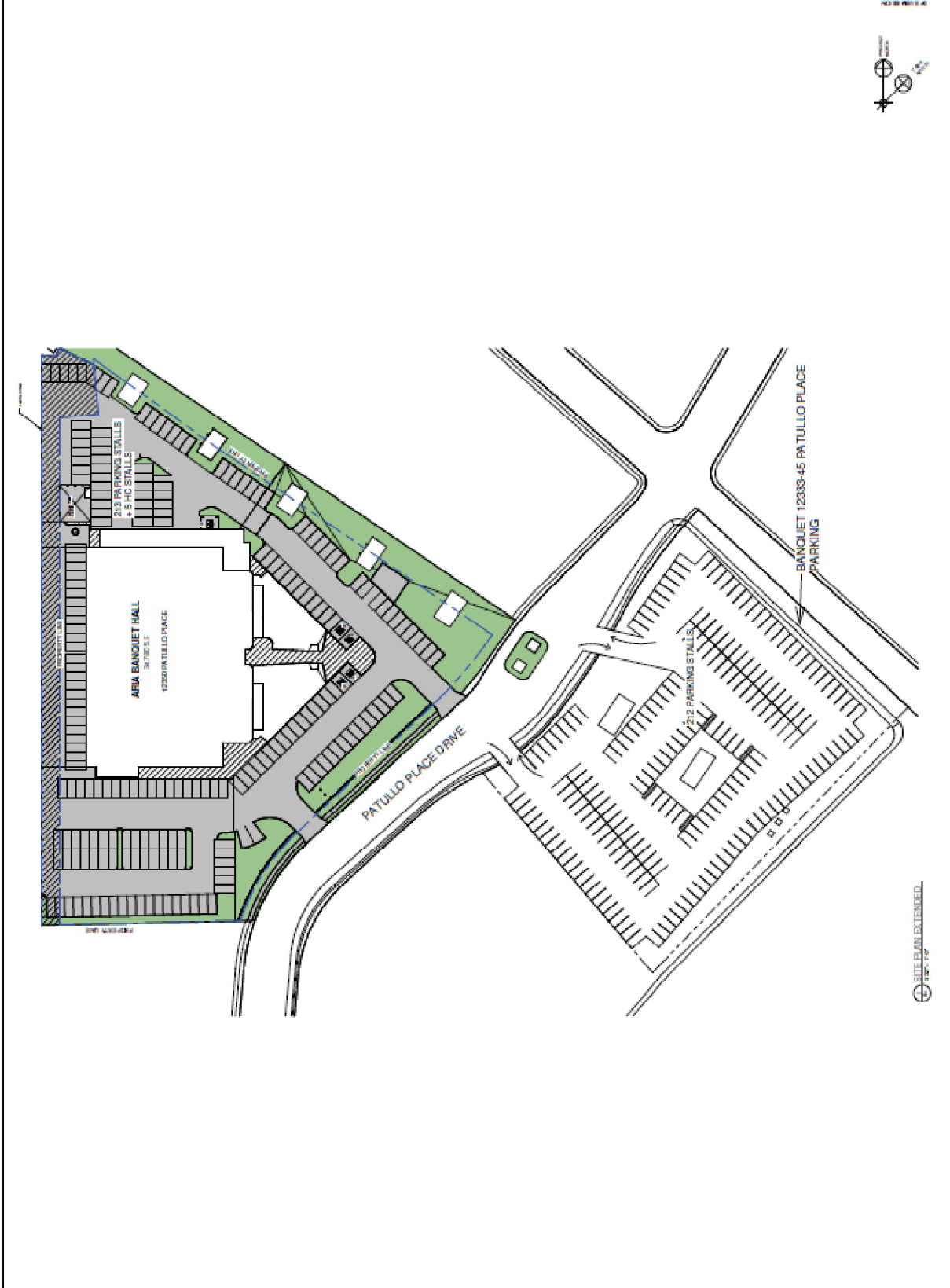
Kelly Bullivant, P.Eng.
Senior Transportation Engineer

Memorandum Reviewed by:

Ava Li, P.Eng.
Project Manager

APPENDIX A

PROPOSED SITE PLAN



SITE PLAN EXTENDED
 10/17/2017



INTER-OFFICE MEMO
Regular Council - Public Hearing
H. 16 7919-0017-00
Monday September 25, 2023
Supplemental Information

TO: Mayor and Council

FROM: City Clerk and Director of Legislative Services

DATE: September 22, 2023

FILE: 7919-0017-00

RE: Regular Council Public Hearing Meeting – Item H16– Application 7919-0017-00

Item H16 on the September 25, 2023, Regular Council Public Hearing meeting agenda is out of order and will be removed from the agenda.

At the September 11, 2023 Regular Council Land Use meeting, Council considered application 7919-0017-00 under Item C.4 and passed the following resolution:

“That Application 7919-0017-00 be referred to staff for an updated parking study.”

Accordingly, this item is not in order for consideration by Council at this time and will be brought forward to a future Council meeting.

A handwritten signature in cursive script that reads "J. Ficocelli".

Jennifer Ficocelli
City Clerk and Director of Legislative Services

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7919-0017-00

Planning Report Date: September 11, 2023

PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

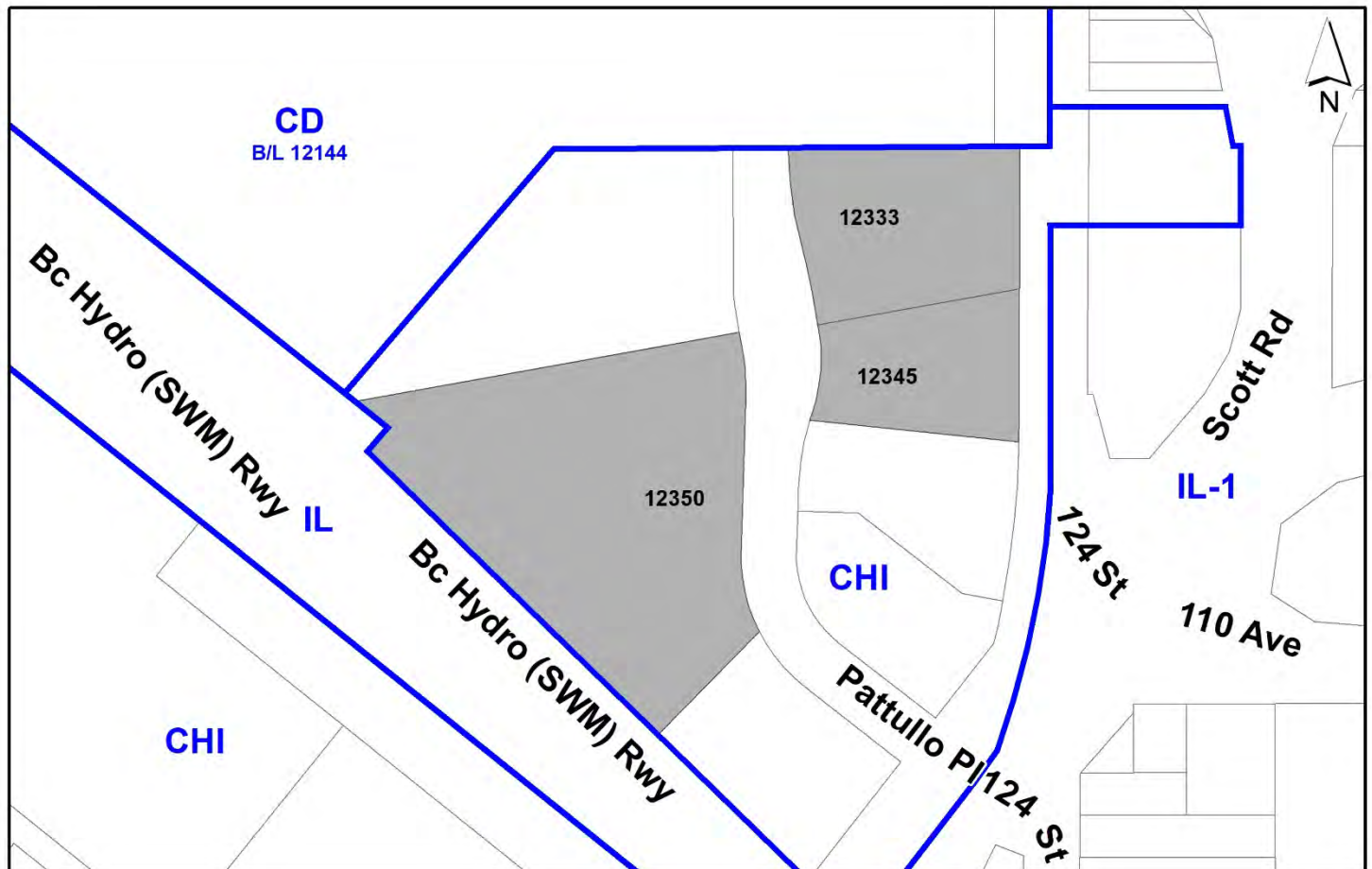
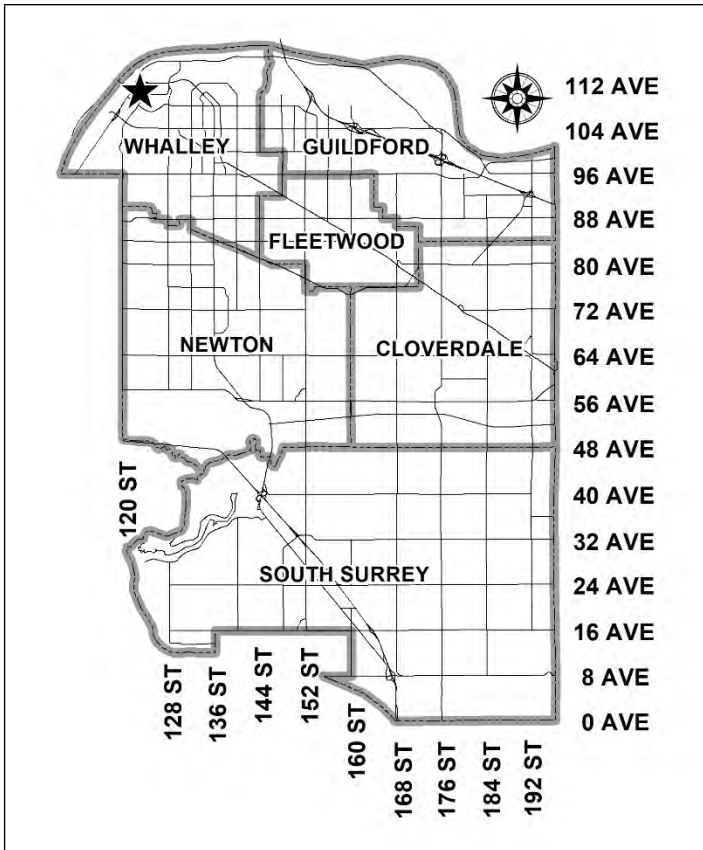
to address parking requirements, including proposed off-site surface parking lots, and to increase allowable building height to permit already constructed and proposed additions and modifications to an existing banquet hall.

LOCATION: 12333 - Pattullo Place
 12350 - Pattullo Place
 12345 - Pattullo Place

ZONING: CHI

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Highway Commercial



RECOMMENDATION SUMMARY

- Approval to draft an amended Development Permit for Form and Character.
- Approval for an amended Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking the following variances in order to address parking requirements for an existing operational banquet hall:
 - to reduce the minimum number of off-street parking spaces required for an eating establishment (banquet hall) from 695 to 420;
 - to allow for parking spaces for the banquet hall use located at 12350 Pattullo Place to be provide on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place; and
 - to allow the proposed surface parking lots at 12333 and 12345 Pattullo Place to be surfaced with gravel.
- The applicant is also proposing to increase the allowable building height from 9 metres to 13.1 metres to accommodate the banquet hall building.

RATIONALE OF RECOMMENDATION

- Council considered the subject Development Permit and Development Variance Permit application at the July 11, 2022 Regular Council – Land Use Meeting . At that time, the applicant was proposing the following variances:
 - to reduce the minimum number of off-street parking spaces required for an eating establishment (banquet hall) from 650 to 430;
 - to allow for parking spaces for the banquet hall use located at 12350 Pattullo Place to be provide on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place; and
 - to allow the proposed surface parking lots at 12333 and 12345 Pattullo Place to be surfaced with gravel.
- The requested variances were to address parking requirements for the existing operational banquet hall (Aria Convention Centre).
- After Public Notification, the variances were supported by Council on July 25, 2022.

-
- Since that time, the applicant has clarified the proposal, noting that the previous building and parking calculations were incorrect, the correct data includes an additional 703.3 square metres of floor area. As such, the applicant has requested that the Development Variance Permit be amended to modify the requested relaxation to be from 695 required parking spaces to 420 parking spaces. The applicant has also clarified the actual building height, which triggers an additional variance to increase the allowable building height under the CHI Zone.
 - The rationale to support the parking relaxation is unchanged from the initial Planning Report dated July 11, 2022 (attached).
 - The subject banquet hall building is in an employment area and is situated in the centre of the property with surrounding parking and landscaping. The increased height of the building is not anticipated to impact surrounding properties.
 - It is recommended that Council approve an amended Development Variance Permit No. 7919-0017-00, including the updated requested parking space reduction and building height increase, to proceed to Public Notification.
 - It is also recommended that Council authorize staff to draft an amended Development Permit No. 7919-0017-00 generally in accordance with the updated site plan attached as Appendix I.
 - The amended Development Variance Permit and Development Permit will authorize exterior renovations to the existing banquet hall building previously completed without permits and accommodate the further additions to the banquet hall as proposed by the applicant.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve an amended Development Variance Permit No. 7919-0017-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of off-street parking spaces required for an eating establishment (banquet hall) from 695 to 420;
 - (b) to allow for parking spaces for the banquet hall use located at 12350 Pattullo Place to be provide on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place;
 - (c) to allow the proposed surface parking lots at 12333 and 12345 Pattullo Place to be surfaced with gravel; and
 - (d) to increase the allowable building height for the banquet hall building, under the CHI Zone, from 9 metres to 13.1 metres.
2. Council authorize staff to draft amended Development Permit No. 7919-0017-00 generally in accordance with the updated site plan attached as Appendix I.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) Completion of all conditions of approval identified in the original Planning Report for Development Application No. 7919-0017-00 dated July 11, 2022.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Aria Convention Centre and vacant gravel lots	Highway Commercial, Parks and Open Spaces	CHI
North:	Highway commercial uses and parking for large multi-purpose building	Highway commercial uses and parking for large multi-purpose building	CHI and CD Bylaw 12144

Direction	Existing Use	NCP Designation	Existing Zone
East (Across 124 Street):	Autobody repair, used car dealership	Highway Commercial	IL-1, CHI
Southeast:	Highway commercial uses	Highway Commercial	CHI
West (Across BC Hydro (SWM) Railway):	Proposed two-storey industrial warehouse building with upper floor office space. Supported by Council on January 25, 2021.	Business/Residential Park	IL-1

Context & Background

- The three subject sites, 12333, 12345 and 12350 Pattullo Place, are either adjacent or directly encumbered by a TransLink Skytrain guideway. The sites are designated Mixed Employment in the Official Community Plan (OCP) and Highway Commercial in the South Westminster Neighbourhood Concept Plan (NCP). The sites are currently zoned Highway Commercial Industrial Zone (CHI).
- The existing banquet hall facility located on 12350 – Pattullo Place and now formally known as the Aria Convention Centre was originally constructed as part of Application No. 7996-0110-00, at which time the building was intended for a bowling centre and entertainment complex. The building has subsequently been converted to a banquet hall facility.
- Building permits were issued in 2014 permitting building additions resulting in a total floor area of 3702.1 square metres. Further additions have been added to the buildings without proper permits or approvals, however the applicant is working with Building Division staff to obtain the appropriate building permits for unauthorized work.
- Offsite parcels located at 12333 and 12345 Pattullo Place, are also owned by the same owner of 12350 – Pattullo Place. These empty gravel lots are proposed to accommodate parking for the banquet hall. It is anticipated that these parcels will be redeveloped in the future.
- The subject Development Permit and Development Variance Permit is intended formalize previously constructed work on the banquet hall, and to accommodate further additions, and to bring the proposed parking arrangement into compliance with the Zoning By-law.
- Council considered the subject application at the July 11, 2022 Regular Council – Land Use Meeting . At that time, the applicant was proposing the following variances:
 - to reduce the minimum number of off-street parking spaces required for an eating establishment (banquet hall) from 650 to 430;

- to allow for parking spaces for the banquet hall use located at 12350 Pattullo Place to be provide on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place; and
- to allow the proposed surface parking lots at 12333 and 12345 Pattullo Place to be surfaced with gravel.
- The requested variances were to address parking requirements for the existing operational banquet hall. After Public Notification, the variances were supported by Council on July 25, 2022.
- Since that time, the applicant has clarified the proposal which has resulted in an additional 703.3 square metres of floor area that was previously miscalculated in the original submission. As such, the applicant has requested that the Development Variance Permit be amended to modify the requested relaxation to be from 695 required parking spaces to 420 parking spaces. The applicant has also clarified the building height which triggers an additional variance to increase the allowable building height under the CHI Zone.

DEVELOPMENT PROPOSAL

Planning Considerations

- Since the subject application was initially considered by Council, the applicant has corrected the floor area calculations from 4,703 square metres to 5,406.3 square metres (including building interior and patio space). The building data, as revised, complies with the floor area ratio, lot coverage, and setbacks of the CHI Zone.
- Based on the banquet hall facility's various components, which include the assembly area, storage space, patio space and a caretaker suite, the total required parking is 695 parking spaces under the Zoning By-law. There are a total of 206 parking spaces on the banquet hall site. The applicant is proposing to modify the existing gravel lots at 12333 and 12345 Pattullo Place with appropriate curb stops to delineate an additional 214 parking spaces - resulting in a total of 420 parking spaces).
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	1.22 hectares
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	1.22 hectares
Number of Lots:	1
Building Height:	13.1 metres
Unit Density:	N/A
Floor Area Ratio (FAR):	0.35

Referrals

Engineering:	The Engineering Department has no objection to the project as outlined in the original Engineering Review.
Ministry of Transportation & Infrastructure (MOTI):	Ministry of Transportation & Infrastructure has no objections.
Surrey Fire Department:	The Surrey Fire Department has no objections.
Translink:	TransLink has no objections, subject to a construction management plan for works adjacent the SkyTrain guideway.

Transportation Considerations

- The banquet hall facility requires 695 parking spaces (693 for banquet hall based on the required parking rate of 14 spaces/100 sq.m of floor area, excluding stairways and mechanical rooms, plus 2 parking spaces for caretaker suite) and the applicant is providing 420 parking spaces, combined between the banquet hall site and on the two properties located on the east side of Pattullo Place. As a result of this shortfall in total parking spaces, a variance is required (see Variances section).
- The rear of the site contains parking spaces as part of a lease agreement with BC Hydro, where parking is provided over top of an existing BC Hydro Right of Way (ROW) on the property. These spaces are included as part of the total parking count.
- There are two (2) driveway accesses for the banquet hall site (12350 – Pattullo Place) and an additional two (2) driveway accesses for the offsite gravel parcels 12333 and 12345 - Pattullo Place.
- Registration of a formal parking easement/shared parking agreement will be required in order to ensure ongoing access to the 214 offsite parking on 12333 and 12345 Pattullo Place for use by the banquet hall.

POLICY & BY-LAW CONSIDERATIONS**Regional Growth Strategy**

- The subject site is designated "General Urban" under the Metro Vancouver Regional Growth Strategy (RGS).
- The existing use complies with the RGS designation.

Official Community PlanLand Use Designation

- The subject site is designated "Mixed Employment" in the Official Community Plan (OCP).
- The existing use complies with the OCP designation.

Secondary Plans

Land Use Designation

- The existing use complies with the "Highway Commercial" Designation in the South Westminster Neighborhood Concept Plan (NCP).

VariANCES

- The applicant is requesting the following variances, based on the revised proposal:
 - to reduce the minimum number of off-street parking spaces required for an eating establishment (banquet hall) from 695 to 420;
 - to allow for parking spaces for the banquet hall use located at 12350 Pattullo Place to be provide on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place;
 - to allow the proposed surface parking lots at 12333 and 12345 Pattullo Place to be surfaced with gravel; and
 - to increase the allowable building height for the banquet hall building, under the CHI Zone, from 9 metres to 13.1 metres.
- The applicant retained a Transportation Consultant (Binnie Engineering) to prepare a parking study for the site. The study included three site visits during various events at the banquet hall. The study observed a maximum parking demand of 371 parking spaces and therefore concluded that the proposed 420 parking spaces will be sufficient to accommodate the banquet hall operations. Council previously supported a reduction from 650 spaces to 430 spaces on the site. The City's Transportation Division has confirmed that this same parking study is acceptable for the revised parking proposal.
- In addition to the 420 parking spaces available on the subject properties, there are approximately 20 on-street parking spaces available on the west site of Pattullo Place and a pay parking lot just north of the site at 1125- 124 Street that accommodates a further 97 parking spaces. In addition, the applicant has also entered into an agreement with an adjacent property owner to allow vehicles for banquet hall patrons to park in the 26 spaces available at 12355 Pattullo Place after 6:30 pm.
- City staff also reviewed the proposed parking supply and support the proposed parking reduction. Staff note the following rationale in support of the variance:
 - The proposed patio area will not be a fully enclosed/covered and is located away from the main assembly/seating area, so the space is supplementary and not expected to generate parking demand;

- A portion of the banquet hall (100 sq. m) is reserved for storing a large inventory of furniture and supplies to operate;
 - The building contains a caretaker suite with 3 bedrooms, which will be parked at the same rate as ground oriented multi-family developments in the City (2 spaces total);
 - The site is in close proximity to Scott Road Skytrain station (approximately 300 m) which results in some guests and staff utilizing transit to attend events; and
 - Given the proximity of the subject property to the Frequent Transit Network (FTN), including Scott Road SkyTrain Station, an additional 10% reduction in the rate used to calculate the required parking for the banquet hall use has merit.
 - Given the nature of the events and guest arrival patterns at this banquet hall, there is a higher proportion of carpooling/high-occupancy vehicles and new mobility services like ride hailing.
 - There's currently on-street parking available fronting and adjacent the subject site, with low parking demand on evening and weekends (industrial and commercial uses adjacent), so some overflow can be accommodated on the street, without disruption to residents.
- The Zoning By-law requires that all off-street parking areas must be:
 - graded and drained so as to properly dispose of all surface water; as determined by the City; and
 - surfaced with an asphalt, concrete, or similar pavement so as to provide a surface that is dust-free.
 - The applicant has future redevelopment plans for 12333 and 12345 Pattullo Place and as such a gravel surface is deemed to be supportable as an interim condition. The applicant is aware that any future redevelopment of 12333 and 12345 Pattullo Place will require both interim and permanent parking solutions to continue to accommodate the banquet hall at 12350 Pattullo Place. Curb stops are required to be installed to ensure adequate parking space delineation in the surface parking lots. Additional securities will be required as a condition of final approval, should Council support the variances, to ensure that the curb stop work is completed.
 - The subject banquet hall building is in an employment area and is situated in the centre of the property with surrounding parking and landscaping. The increased height of the building is not anticipated to impact surrounding properties.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 30, 2022, and the Development Proposal Signs were installed on July 4, 2022. Staff received no responses from neighbouring property owners.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- Since the subject application was originally presented to Council, the overall proposed size of the banquet hall facility has increased by 703.3 square metres. The general form & character of the building remains unchanged from that previously presented to Council.
- Parking is intended to be delineated in a manner that allows for adequate onsite maneuverability along drive aisles.
- The existing banquet hall building has its main entrance along the street. The design incorporates elements that create a sense of entry with corrugated metal cladding and vertical black patterns.
- There is one existing fascia sign on the banquet hall building in addition to a tenant panel on an existing free-standing sign on the site. This signage is in keeping with previous signage approvals for the site. No further signage is proposed.

TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Cottonwood	1	0	1
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Red Maple	12	3	9
Japanese Maple	3	0	3
Cherry	10	0	10
Honey Locust	4	0	4
Coniferous Trees			
Austrian Pine	7	0	7
Douglas Fir	1	0	1
Western Red Cedar	12	0	12
Lawson False Cypress	1	0	1
Total (excluding Alder and Cottonwood Trees)	50	3	47
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	TBD		
Total Retained and Replacement Trees	TBD		

Contribution to the Green City Program	TBD
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- The initial Arborist Assessment for the site stated that there was a total of 49 mature trees on the site, excluding Alder and Cottonwood trees and it was determined that 48 trees could be retained as part of the development proposal. As the applicant is now proposing an increase in floor area and parking stalls, a revised arborist report has been provided noting a total of 50 mature trees on the site, excluding Alder and Cottonwood trees with 47 trees to be retained as part of the revised development proposal.
- 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, and a 2 to 1 replacement ratio for all other trees. This will require a total of 6 replacement trees on the site. No replacement trees have been proposed at this time. Submission of a revised arborist report is to be provided to Planning staff for review and approval prior to, and as condition of Development Permit and Development Variance Permit issuance.
- If no replacement trees are proposed to be provided on the subject site in the new arborist report submission, the deficit of 6 replacement trees will require a cash-in-lieu payment of \$3,300 representing \$550 per tree to the Green City Program, in accordance with the City’s Tree Protection By-law.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations and Perspective
- Appendix II. Development Variance Permit No. 7919-0017-00
- Appendix III. Tree Management Plans
- Appendix IV. Initial Planning Report No. 7919-0017-00, July 11, 2022

approved by Ron Gill

Don Luymes
 General Manager
 Planning and Development

EM/ar

Drawing List

DWG. NO.	DRAWING TITLE
----------	---------------

Architectural

Sheet Number	Sheet Name
A0.1	CONTEXT PLAN
A0.2	MASTER PARKING PLAN
A0.3	SURVEY PLAN
A0.4	GRADING PLAN
A0.5	LEASE PARKING PLAN
A0.6	ZONING SYNOPSIS AND BUILDING CODE
A1.1	BUILDING SITE PLAN
A1.2	BUILDING FIRST FLOOR PLAN
A1.3	BUILDING MEZZANINE/ SECOND FLOOR PLAN
A1.4	BUILDING ROOF PLAN
A2.1	BUILDING ELEVATIONS
A3.1	BUILDING SECTIONS
A4.1	STORAGE ADDITION PLANS
A4.2	STORAGE ADDITION ELEVATIONS
A4.3	STORAGE ADDITION ELEVATIONS
A4.4	STORAGE ADDITION SECTIONS
A4.5	STORAGE ADDITION SECTIONS
A4.6	STORAGE ADDITION DETAIL PLANS
A4.7	STORAGE ADDITION STAIR PLANS
A4.8	STORAGE ADDITION STAIR #4 SECTIONS
A4.9	STORAGE ADDITION STAIR #5 SECTIONS
A4.10	STORAGE ADDITION ENTRY STAIR DETAILS
A4.11	STORAGE ADDITION WALL SECTION DETAILS
A4.12	STORAGE ADDITION DETAILS
A4.13	STORAGE ADDITION HVAC DETAILS
A5.1	PATIO/ SERVERY PLAN
A5.2	PATIO/ SERVERY DETAILS
A6.1	REFUSE ENCLOSURE
A7.1	CONSTRUCTION ASSEMBLIES
A7.2	DOOR SCHEDULE

DWG. NO.	DRAWING TITLE
----------	---------------

STRUCTURAL

- S-1 GENERAL NOTES
- S-2 FOUNDATION PLAN
- S-3 FRAMING PLANS
- S-4 SECTIONS
- S-5 BRACE ELEVATIONS

DWG. NO.	DRAWING TITLE
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ELECTRICAL

- E1.0 SITE PLAN
- E2.0 POWER DISTRIBUTION
- E3.0 SYMBOLS LEGEND
- E3.1A LIGHTING FIXTURE SCHEDULE AND DETAILS
- E3.1B LIGHTING CONTROL DETAILS
- E4.0 TYPICAL UNIT NOTES AND DETAILS
- E4.1 FULL FLOOR PLAN - GROUND FLOOR
- E4.2 FULL FLOOR PLAN - 2ND FLOOR
- E4.3 STORAGE ADDITION FLOOR PLANS - GROUND AND 2ND FLOORS
- E4.4 STORAGE ADDITION FLOOR PLAN - ROOF DECK
- E5.0 SPECIFICATION 1 OF 4
- E5.1 SPECIFICATION 2 OF 4
- E5.2 SPECIFICATION 3 OF 4
- E5.3 SPECIFICATION 4 OF 4

DWG. NO.	DRAWING TITLE
----------	---------------

MECHANICAL

- M1.0 SITE PLAN
- M2.0 FOUNDATION & GROUND FLOOR PLAN PLUMBING
- M2.1 SECOND FLOOR AND ROOF PLAN PLUMBING
- M2.2 GROUND FLOOR PLAN, SECOND & ROOF PLAN HVAC
- M3.0 DETAIL & EQUIPMENT LIST
- M4.0 SPECIFICATIONS

DWG. NO.	DRAWING TITLE
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SPRINKLER

- SP-1 BUILDING ADDITION FIRE PROTECTION
- SP-2 NEW STORAGE AREA FIRE PROTECTION

DWG. NO.	DRAWING TITLE
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Survey

- 0.0 TOPOGRAPHIC PLAN

DWG. NO.	DRAWING TITLE
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CIVIL

- 0.1 GRADING PLAN



ARIA BANQUET HALL & CONVENTION CENTRE

STORAGE ADDITION

12360 PATULLO PLAGE
SURREY, BC

Owner:
Parm Sanghera

TEL: (604) 889 3264
EMAIL: parmcsanghera1@gmail.com

Architectural:
GERRY BLONSKI ARCHITECT

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Structural:
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EMAIL: londonmah@telus.net
CONTACT: Jim Mah

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SRC ENGINEERING CONSULTANTS

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CONTACT: -

Geotechnical:
GEOPACIFIC CONSULTANTS

#215-1200 W 78th AVE,
VANCOUVER, B.C. V6P 8P2
TEL: (604) 439 0922
EMAIL: carter@gcopacific.ca
CONTACT: John Carter

Energy Model:
SRC ENGINEERING CONSULTANTS

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BURNABY, B.C. V5C 3K7
TEL: (604) 269 9091
EMAIL: bil@src-eng.com
CONTACT: Bill Khangura

Survey:
MURRAY & ASSOCIATES

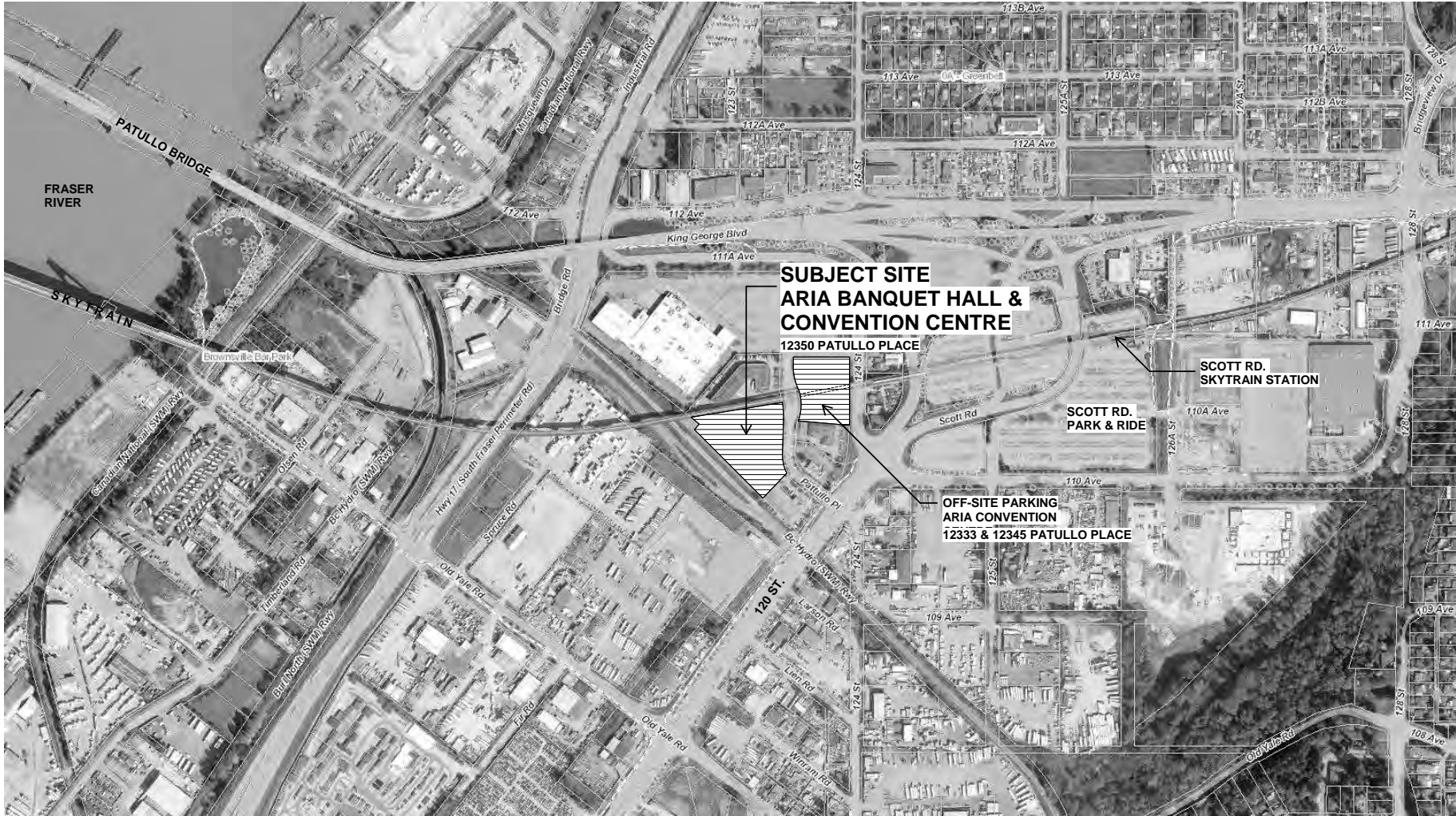
#205-12448 82 AVE
SURREY, B.C. V3W 3E9
TEL: (604) 597 9189
EMAIL: survey@murrayjs.com
CONTACT: Ray Jarzen

Sprinklers:
CLOVER CONTRACTING LTD

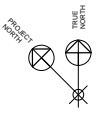
6100 1638 ST.,
SURREY, B.C. V3S 3W2
TEL: (778) 885 7432
EMAIL: cam.clovercontracting@gmail.com
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Gerry Blonski

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CONTEXT PLAN
N.T.S.



Date: September 06, 2023

A0.1

CONTEXT PLAN

Job No. 17-20

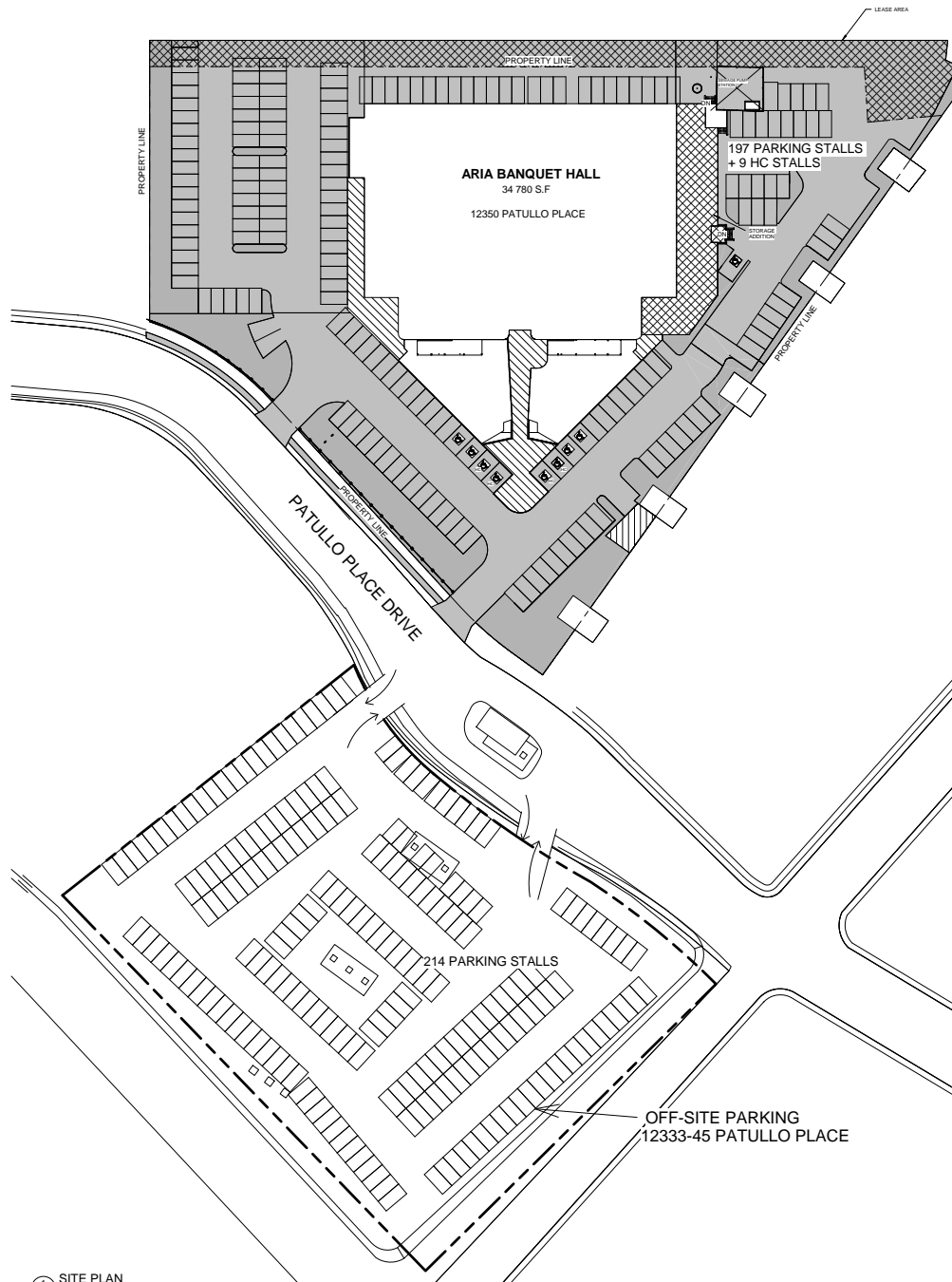
Drawn: DB

Checked: GB

ARIA BANQUET HALL & CONVENTION CENTRE
STORAGE ADDITION
12350 PATULLO PLACE
SURREY, BC

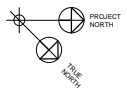
Gerry Blonst

architect a.l.b.c.
171-1465-0000
Email: gerry.blonst@blonst.com
Suite 104 - 12668 82nd Ave., Surrey, B.C. V3W 1A8



PARKING FOR FLOOR AREA	BP.23-22019	
GROSS FLOOR AREA		4319.8
DEDUCTIONS		
PARKING BYLAW EXEMPTIONS		
EXIT STAIRS	(329.6)	
ELEVATOR	(13.3)	
SERVICE ROOMS	(77.9)	
	<u>420.8 SQM</u>	
CARETAKER SUITE	(97.3)	
NET FLOOR AREA		<u>3801.7 SQ.M</u>
PARKING REQUIRED (BYLAWS)		
3801.7X14/100= 532.2=		532 SPACES
OUTSIDE AREA		
NORTH PATIO	263.1	
NORTH DERVERY	55.3	
SOUTH PATIO	302.3	
SOUTH SERVRY	40.3	
ROOF DECK	425.5	
	<u>1086.5 SQ.M</u>	
PARKING REQUIRED (BYLAW)		
1086.5X 14/100 = 152.1 =		152 SPACES
TOTAL PARKING REQUIRED		
FLOOR AREA	532	
OUTSIDE	152	
CARETAKER SUITE	2	
ACCESSIBLE SPACE	9	
	<u>695 SPACES</u>	
PARKING PROVIDED		
12350 PATULLO PL. (ON-SITE)	197	
H/C	9	
12333-45 PATULLO PL. (OFF-SITE)	<u>214</u>	
	420 SPACES	

1 SITE PLAN
1/32" = 1'-0"



Date: September 06-2023

A0.2

MASTER PARKING PLAN

Checked: GB

ARIA BANQUET HALL & CONVENTION CENTRE
STORAGE ADDITION
12350 PATULLO PLACE
SURREY, BC

architect a.l.b.c.

Gerry Blonst

Job No. 17-20

Drawn: MMDB

Checked: GB

12350 Patullo Ave. Surrey, B.C. V3V 8E9
Phone: 604.595.5945
Email: gerry.blonst@albc.com

ZONING :

1.00 ZONE -----	CHI
2.00 SITE AREA -----	1.2230 HA (12230 SQ.M)
3.00 F.A.R PERMITTED -----	1.0
F.A.R PROVIDED	
TOTAL FLOOR AREA	
BP 23-22019	4319.8 = 0.35
SITE AREA	12230
4.00 SITE COVERAGE PERMITTED	50%
SITE COVERAGE PROVIDED	
- ORIGINAL BUILDING- BP 14.036402	2972.8
- STORAGE ADDITION- BP 23-22019	
FIRST FLOOR	408.2
- NORTH SERVERY	55.3
- SOUTH SERVERY	40.3
- ENTRANCE WALKWAY	110.8
	3587.4 SQ.M
3587.4/12230 = 0.29 =	29%
5.00 BUILDING HEIGHT PERMITTED	9.0 M
BUILDING HEIGHT PROVIDED	
HIGHEST POINT OF FLAT ROOF	16.78 M
AVERAGE FINISHED GRADE	
$3.85 + 3.98 + 3.62 + 3.42$	$\frac{14.87}{4} = 3.71$
BUILDING HEIGHT	13.07 M
6.00 FLOOR AREA SUMMARY	
FLOOR AREA AS APPROVED BP-14-036402	
FIRST FLOOR	
ORIGINAL BUILDING:	2972.8
NORTH ADDITION (BP-14.036402):	118.2
SOUTH ADDITION (BP-14.036402):	83.6
	<u>3174.6 SQM</u>
MEZZANINE	
ORIGINAL BUILDING:	449.7
REAR ADDITION (BP-14.036402):	77.8
	<u>527.5 SQM</u>
TOTAL FLOOR AREA APPROVED:	
	<u>3702.1 SQM</u>
PROPOSED ADDITION / DELETIONS	
ADDITION	
FIRST FLOOR:	408.6
SECOND FLOOR STORAGE:	488.1
THIRD FLOOR	82.6
	<u>959.3 SQM</u>
DELETION	
NORTH ADDITION (BP-14.036402):	118.2
SOUTH ADDITION (BP-14.036402):	83.6
REAR MEZZANINE:	77.2
	<u>(279.0 SQM)</u>
NET ADDITION:	617.7 SQM
PROPOSED TOTAL FLOOR AREA:	4319.8 SQM
7.00 PATIO SUMMARY	
OUTSIDE AREA	
BP 23-22019	
NORTH PATIO	263.1
NORTH SERVERY	55.3
SOUTH PATIO	302.3
SOUTH SERVERY	40.3
ROOF DECK	425.5
	1086.5 SQ.M
APPROVED BP-14-036402	
NORTH:	(158.9)
SOUTH:	(174.7)
	<u>(333.6) SQM</u>
NET ADDITION	752.9 SQM

PARKING FOR FLOOR AREA BP-23-22019	
GROSS FLOOR AREA	4319.8
DEDUCTIONS	
PARKING BYLAW EXEMPTIONS	
EXIT STAIRS	(329.6)
ELEVATOR	(13.3)
SERVICE ROOMS	(77.9)
	420.8 SQM
CARETAKER SUITE	(97.3)
NET FLOOR AREA	3801.7 SQ.M
PARKING REQUIRED (BYLAWS)	
3801.7X14/100= 532.2=	532 SPACES
OUTSIDE AREA	
NORTH PATIO	263.1
NORTH SERVERY	55.3
SOUTH PATIO	302.3
SOUTH SERVERY	40.3
ROOF DECK	425.5
	1086.5 SQ.M
PARKING REQUIRED (BYLAW)	
1086.5X 14/100 = 152.1 =	152 SPACES
TOTAL PARKING REQUIRED	
FLOOR AREA	532
OUTSIDE	152
CARETAKER SUITE	2
ACCESSIBLE SPACE	9
	<u>695 SPACES</u>

PARKING PROVIDED	
STANDARD STALLS	
12350 PATULLO DR.	
ON SITE	197
1233345 PATULLO PL	
OFF-SITE	214
ACCESSIBLE STALLS	
ON SITE	9
TOTAL STANDARD	<u>420 STALLS</u>

BUILDING CODE SYNOPSIS

2018 BC BUILDING CODE

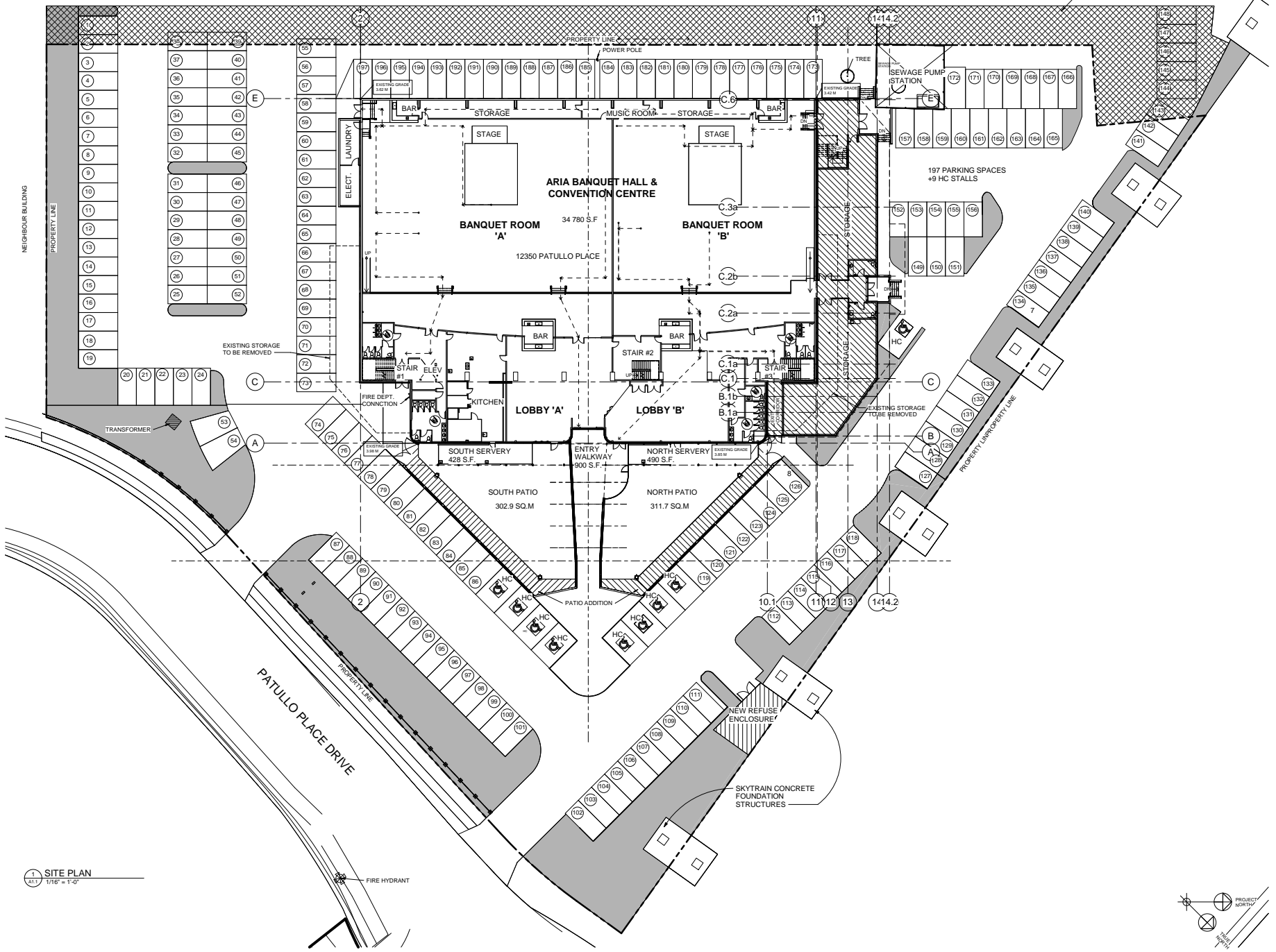
1. MAJOR OCCUPANCIES	
TABLE 3.1.2.1	
GROUP A2 ASSEMBLY	
2. EXISTING BUILDING PERMIT 14-036402	
BUILDING AREA	3174.6 SQM
BUILDING HEIGHT	1-STOREY/ MEZZANINE
BUILDING IS	SPRINKLERED
CONSTRUCTION	NON-COMBUSTIBLE/ COMBUSTIBLE
COMPLIANCE ARTICLE	3.2.2.26
3. STORAGE ADDITION CHANGES	
BUILDING CHARACTERISTICS	
BUILDING AREA	
EXISTING	3174.6
REMOVALS	(201.8)
ADDITION (2ND FL) 488.1	
	<u>3381.4 SQM</u>
COMPLIANCE ARTICLE CHANGES TO 3.2.2.24	
MAXIMUM BUILDING AREA	UNLIMITED
MAXIMUM BUILDING HEIGHT	6-STORIES
BUILDING MUST BE	SPRINKLERED
CONSTRUCTION MUST BE	NON-COMBUSTIBLE
COMBUSTIBLE MEZZANINE MUST BE REMOVED	

SPATIAL SEPARATION

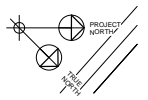
4. WEST WALL (FACING BC HYDRO RAILWAY)	
UNPROTECTED OPENINGS	
TABLE 3.2.3.D	
WALL AREA	
EXISTING	386
ADDITION	75
TOTAL	<u>461 SQM</u>
LIMITING DISTANCE	
OPENINGS PERMITTED	7.6M
OPENINGS PROVIDED	76%
2%	
WALL CONSTRUCTION	
TABLE 3.2.3.7	
FIRE RESISTANCE RATING	
REQUIRED	45 MIN
PROVIDED	50 MIN
REFERENCE	
TABLE D2.3.4.A	
5/8 GWB-X	40
TABLE D2.3.4.E	
STEEL STUDS	10
TOTAL	<u>50 MIN</u>
5. NORTH/EAST WALLS	
UNPROTECTED OPENINGS	
TABLE 3.2.3.1.D	
LIMITING DISTANCE TO PROPERTY LINE EXCEEDS 9M	
OPENINGS PERMITTED	100%
WALL CONSTRUCTION	
TABLE 3.2.3.7	
NO FIRE RESISTANCE RATING REQUIRED	

EXITS

3.2.4	
6. ADDITION-FIRST	
OF THE EXISTING FIRST FLOOR FIRE COMPARTMENT	
DOOR #105 IS NEW EXIT AND INCREASES THE TOTAL	
FIRST FLOOR EXIT WIDTH BY 1727MM	
AND OCCUPANT LOAD BY 283 PERSONS	
7. ADDITION-SECOND FLOOR (BANQUET ROOM)	
.1 NUMBER OF EXITS REQUIRED	
3.4.2.1(1)	
REQUIRED	2
PROVIDED	2
.2 DISTANCE BETWEEN EXITS	
3.4.2.3(1)(B)	
REQUIRED	DIAGONAL DIM / 2
=134/2=	67 FT
PROVIDED	72 FT
.3 LOCATION OF EXITS	
3.4.2.5(1)(C)	
MAX TRAVEL DISTANCE	45M
PROVIDED	21M
.4 EXIT CAPACITY	
3.4.3.2.(1)(A)	
ASSUME DOOR #202 IS 1/2 TOTAL CAPACITY	
= 34' x 25.4 / 6.1 =	140
TOTAL EXIT CAPACITY IS	
=2x140 =	280 PERSONS



1 SITE PLAN
1/16" = 1'-0"



Date: September 06, 2023



BUILDING SITE PLAN

Job No.: 17-20

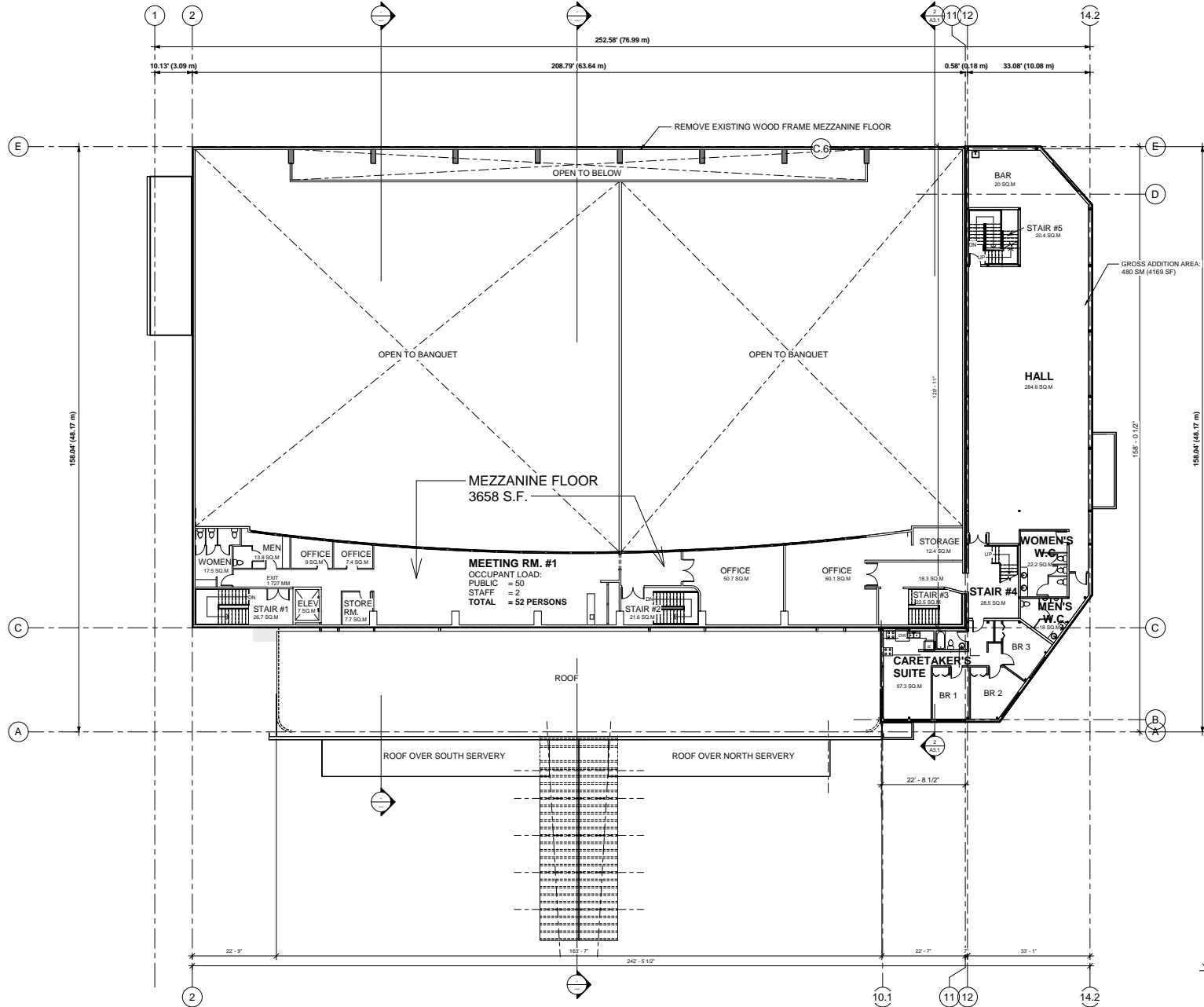
Drawn: DB

Checked: GB

ARIA BANQUET HALL & CONVENTION CENTRE
STORAGE ADDITION
12350 PATULLO PLACE
SURREY, BC

Gerry Blonst
architect & i.d.c.

Ph: 604.595.5949
Email: gerry@blonstarchitect.com
Suite 104 - 12668 82nd Ave., Surrey, B.C. V3V 6E9



1 SECOND FLOOR
 A1.3 3/32" = 1'-0"

Date: September 06-2023

A1.3

BUILDING MEZZANINE/ SECOND FLOOR PLAN

ARIA BANQUET HALL & CONVENTION CENTRE
 STORAGE ADDITION
 12350 PATULLO PLACE
 SURREY, BC

Gerry Blonst
 architect a.i.b.c.

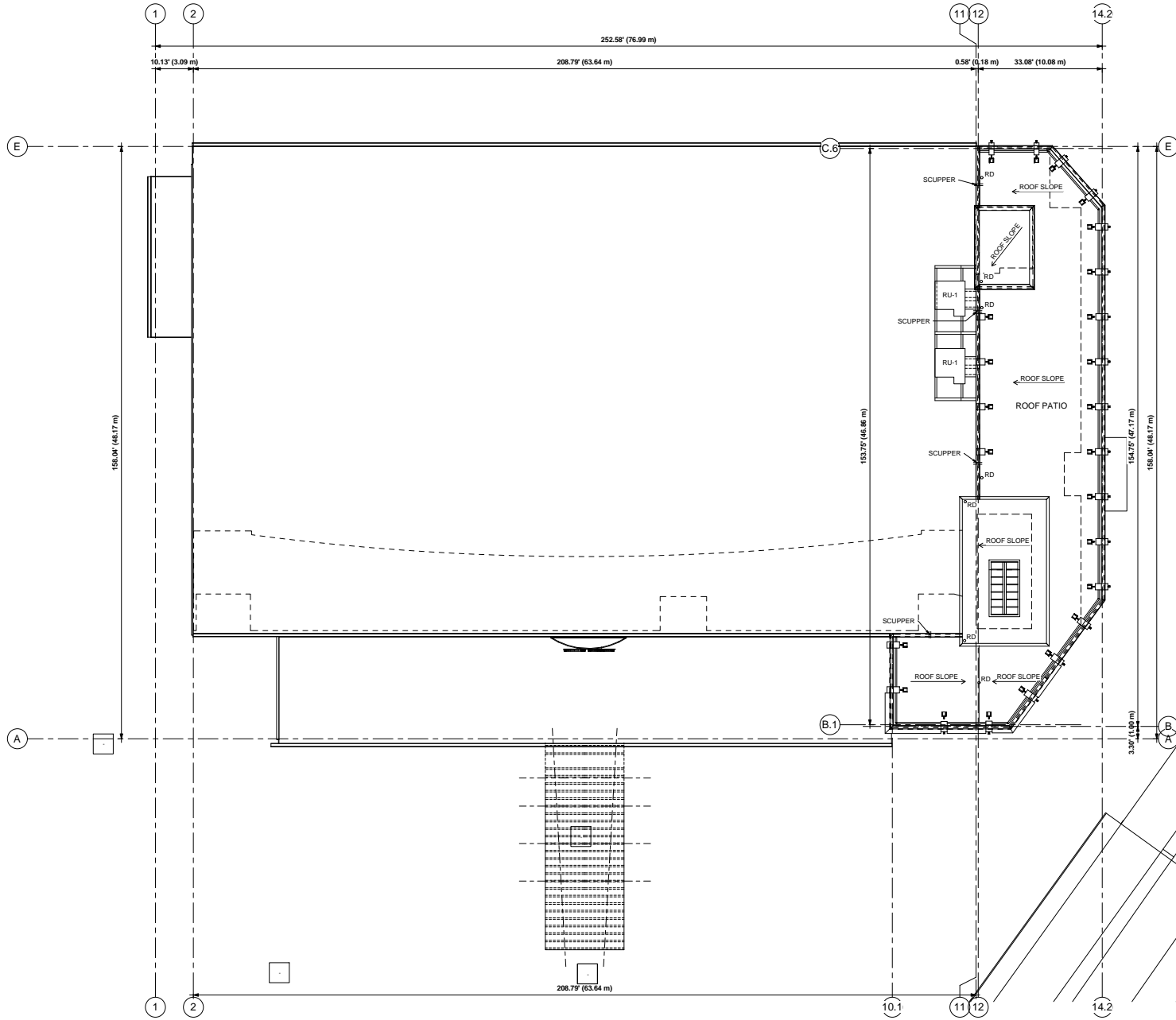
PH: 604.595.5045
 Email: gerry@blonstarchitect.com
 Suite 104 - 12868 82nd Ave., Surrey, B.C. V3V 8E9

Drawn: _____

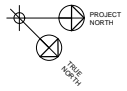
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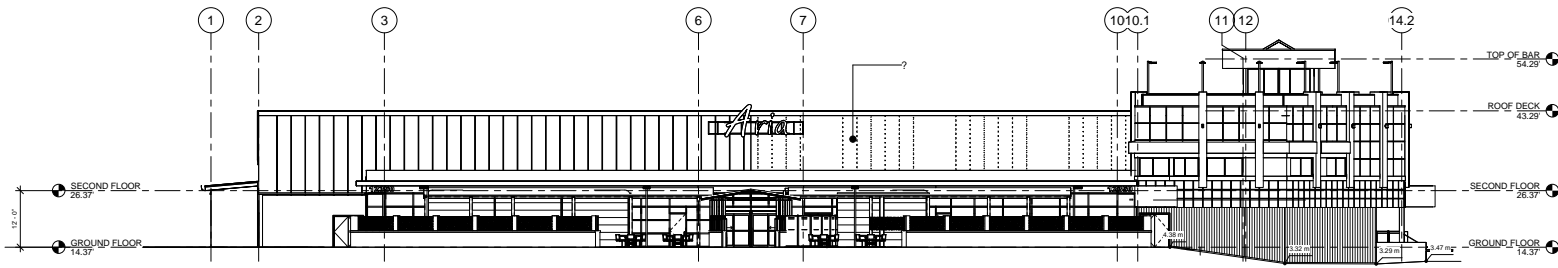
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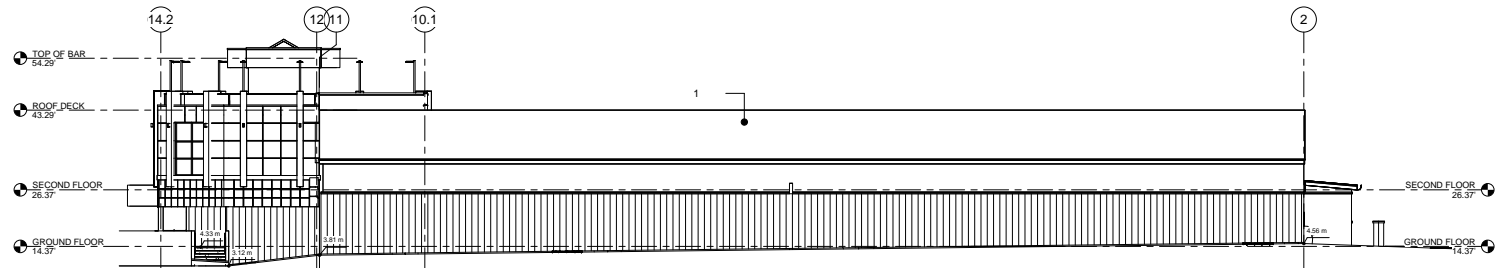


1 ROOF PLAN
 3/32" = 1'-0"

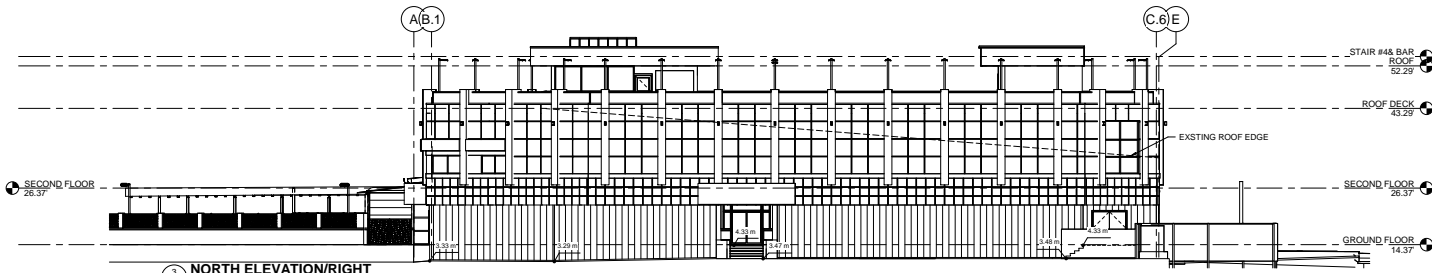




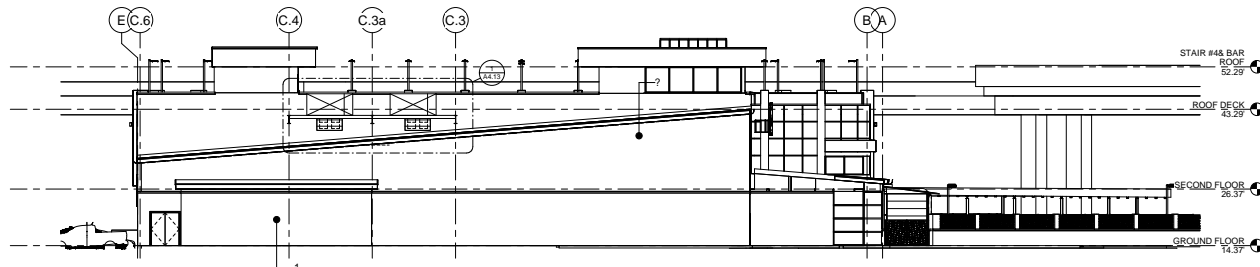
1 EAST ELEVATION/ FRONT
3/32" = 1'-0"



4 WEST ELEVATION/ REAR
3/32" = 1'-0"



3 NORTH ELEVATION/ RIGHT
3/32" = 1'-0"



2 SOUTH ELEVATION/ LEFT
3/32" = 1'-0"

EXTERIOR FINISHED

EXISTING

- 1 CORRUGATED METAL CLADDING
VERTICAL PATTERN
COLOR BLACK

Date: September 06-2023

BUILDING ELEVATIONS

ARIA BANQUET HALL & CONVENTION CENTRE
STORAGE ADDITION
12350 PATULLO PLACE
SURREY, BC

Gerry Blonst
architect s.l.d.c.

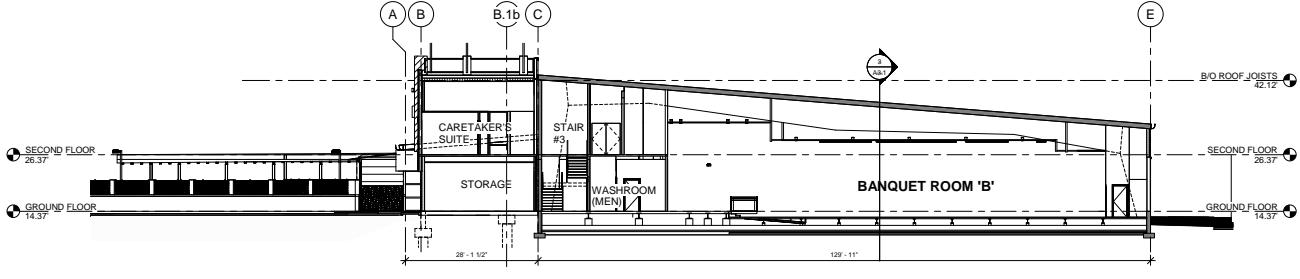
Ph: 604.595.5945
Email: gerry@blonst.com

Drawn: DB

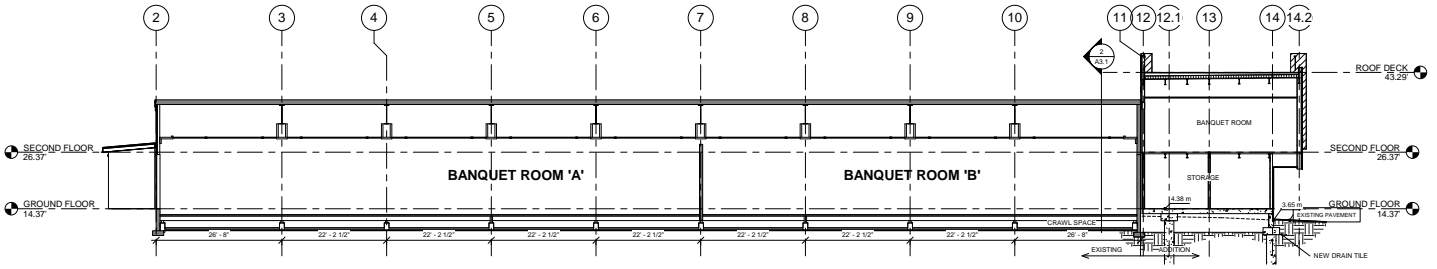
Checked: GB

Job No.: 17-20

A2.1



2 LONGITUDINAL SECTION 3
A3.1 3/32" = 1'-0"



3 CROSS-SECTION 1
A3.1 3/32" = 1'-0"



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0017-00

Issued To:

("the Owners")

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: 023-376-813
Lot 1 Section 17 Block 5 North Range 2 West New Westminster District Plan LMP27431
12333 - Pattullo Place

 - Parcel Identifier: 023-529-687
Lot 1 Section 17 Block 5 North Range 2 West New Westminster District Plan LMP30003
12350 - Pattullo Place

 - Parcel Identifier: 023-376-821
Lot 2 Section 17 Block 5 North Range 2 West New Westminster District Plan LMP27431
12345 - Pattullo Place

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Table D.1 of Part 5 Off-Street Parking and Loading/Unloading, the required off-street parking spaces for an eating establishment (banquet hall) with a total floor area of 5,407 square metres (including patios and a caretaker suite) is reduced from 695 parking spaces to 420 parking spaces.

 - (b) In Section A.3(a)(b) of Part 5 Off-Street Parking and Loading/Unloading is varied to allow for parking spaces associated with an eating establishment (banquet hall)

located at 12350 Pattullo Place to be located on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place.

- (c) In Section A.4(a)ii. of Part 5 Off-Street Parking and Loading/Unloading is varied to allow parking lots located at 12333 and 12345 Pattullo Place to be surfaced with gravel.
 - (d) In Part 39 Highway Commercial Industrial Zone (CHI) Section G Height of Buildings the principal building height is increased from 9 metres to 13.1 metres for the banquet hall building on the site.
4. 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.
 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 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

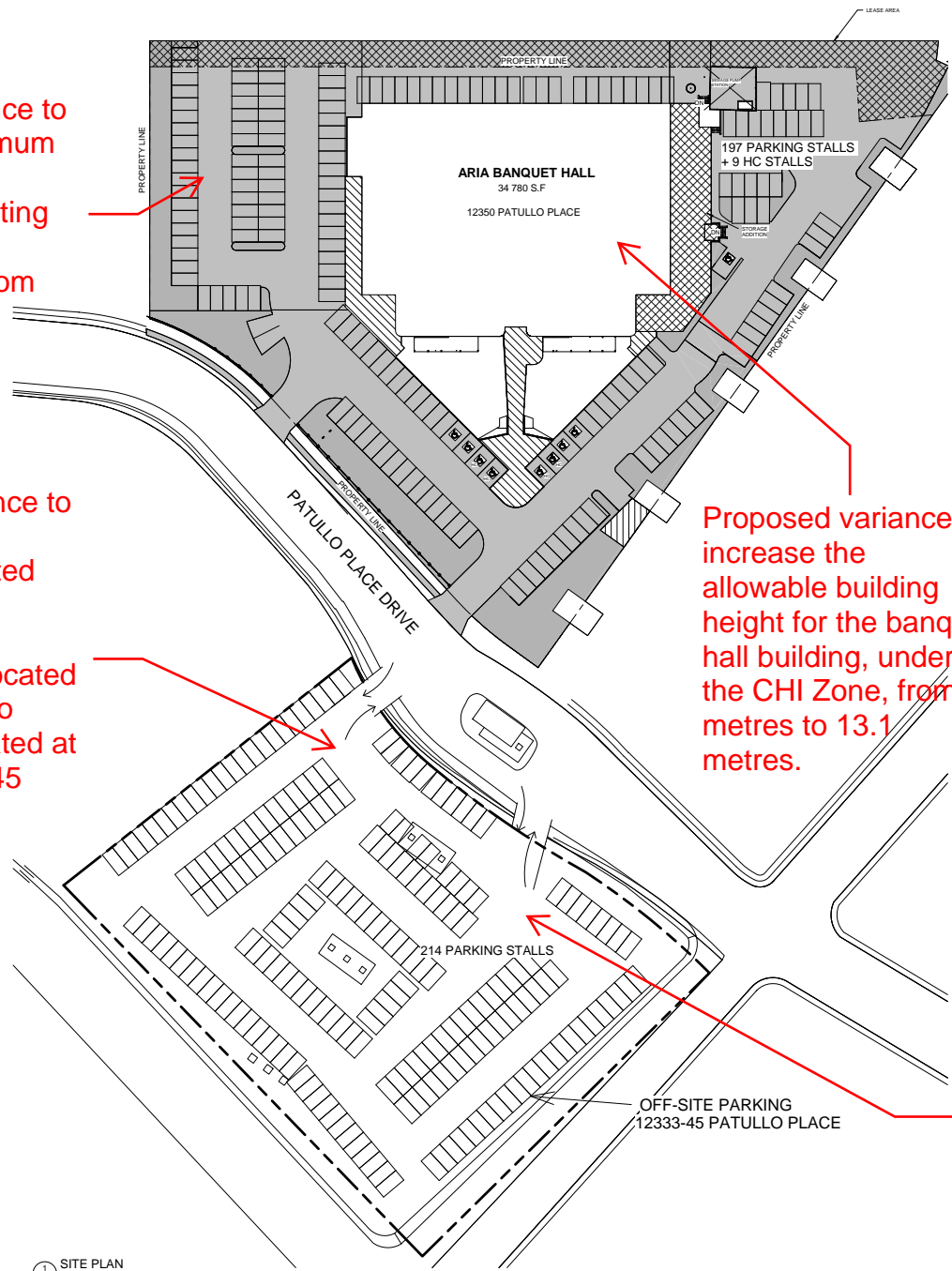
Proposed variance to reduce the minimum required parking on-site for an eating establishment (banquet hall) from 695 to 420.

Proposed variance to allow for parking spaces associated with an eating establishment (banquet hall) located at 12350 Pattullo Place to be located at 12333 and 12345 Pattullo Place.

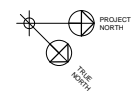
Proposed variance to increase the allowable building height for the banquet hall building, under the CHI Zone, from 9 metres to 13.1 metres.

PARKING FOR FLOOR AREA BP.23-22019	
GROSS FLOOR AREA	4319.8
DEDUCTIONS	
PARKING BYLAW EXEMPTIONS	
EXIT STAIRS	(329.6)
ELEVATOR	(13.3)
SERVICE ROOMS	(77.9)
CARETAKER SUITE	420.8 SQM
NET FLOOR AREA	3801.7 SQ.M
PARKING REQUIRED (BYLAWS)	
$3801.7 \times 14/100 = 532.2 =$	532 SPACES
OUTSIDE AREA	
NORTH PATIO	263.1
NORTH DERVERY	55.3
SOUTH PATIO	302.3
SOUTH SERVERY	40.3
ROOF DECK	425.5
PARKING REQUIRED (BYLAW)	1086.5 X 14/100 = 152.1 =
	152 SPACES
TOTAL PARKING REQUIRED	
FLOOR AREA	532
OUTSIDE	152
CARETAKER SUITE	2
ACCESSIBLE SPACE	9
	695 SPACES
PARKING PROVIDED	
12350 PATULLO PL. (ON-SITE)	197
H/C	9
12333-45 PATULLO PL. (OFF-SITE)	214
	420 SPACES

Proposed variance to permit the parking lots located at 12333 and 12345 Pattullo Place to be surfaced with gravel.



1 SITE PLAN
1/32" = 1'-0"



Date: September 06-2023
 Drawn: MMDB
 Checked: GB
 PROJECT NORTH
 TRUE NORTH
 Job No. 17-20
A0.2
 MASTER PARKING PLAN
 ARIA BANQUET HALL & CONVENTION CENTRE
 STORAGE ADDITION
 12350 PATULLO PLACE
 SURREY, BC
 Gerry Blonst
 architect a.l.b.c.
 Suite 14 - 1268 82nd Ave. Surrey, B.C. V3V 8E9
 Email: gerry@blonst.com
 Ph: 604.585.9595

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD


Address: 12350 Pattullo Place, Surrey, BC

Registered Arborist: Corey Plester #PN-8523A

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)	54
Protected Trees to be Removed	6
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	48
Total Replacement Trees Required:	
Red Alder/ Black Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	
All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6	9
Dead Trees (Previously Planted) Requiring 2 to 1 Replacement Ratio 3 X one (1) = 3	
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
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 0 X two (2) = 0	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 

Date: September 5, 2023



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





TREE NOT SURVEYED.
LOCATION IS APPROXIMATE.

NOTE: REMEDIAL PRUNING
REQUIRED USING SOUND
ARBORICULTURE PRACTICES.

TREE NOT SURVEYED.
LOCATION IS APPROXIMATE.

PROPOSED PATIO
ADDITION

NOTE: REMEDIAL PRUNING
REQUIRED USING SOUND
ARBORICULTURE PRACTICES.

PROPOSED STORAGE
ADDITION

NOTE: REMEDIAL PRUNING
REQUIRED USING SOUND
ARBORICULTURE PRACTICES.
REMOVE DECAY WITHIN TOP THIRD.

TREE NOT SURVEYED.
LOCATION IS APPROXIMATE.

NOTE: REMEDIAL PRUNING
REQUIRED USING SOUND
ARBORICULTURE PRACTICES.

NOTE: REMEDIAL PRUNING
REQUIRED USING SOUND
ARBORICULTURE PRACTICES.

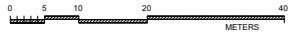
TREE NOT SURVEYED.
LOCATION IS APPROXIMATE.

TREE NOT SURVEYED.
LOCATION IS APPROXIMATE.

ARIA BANQUET HALL
12350 PATTULLO PLACE

PATTULLO PLACE

SCOTT ROAD



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE

NO.	DATE	BY	REVISION
1	SEPT19/22	MK	REVISIONS
2	SEPT05/23	MK	REVISIONS

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

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PROJECT TITLE
**ARIA CONVENTION
CENTRE
12350 PATTULLO PLACE
SURREY, B.C.**

SHEET TITLE
**T1 - TREE REMOVAL AND
PRESERVATION PLAN**

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE
FEBRUARY 02, 2022

T-1
SHEET 1 OF 1



STRATA PLAN LMP3009

TREE NOT SURVEYED.
LOCATION IS APPROXIMATE.

NOTE: REMEDIAL PRUNING
REQUIRED USING SOUND
ARBORICULTURE PRACTICES.

TREE NOT SURVEYED.
LOCATION IS APPROXIMATE.

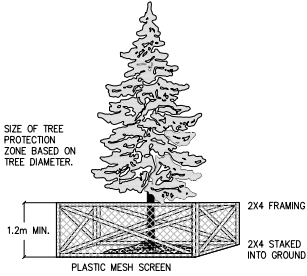
NOTE: REMEDIAL PRUNING
REQUIRED USING SOUND
ARBORICULTURE PRACTICES.
REMOVE DECAY WITHIN TOP THIRD.
TREE NOT SURVEYED.
LOCATION IS APPROXIMATE.

NOTE: REMEDIAL PRUNING
REQUIRED USING SOUND
ARBORICULTURE PRACTICES.

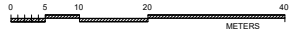
TREE NOT SURVEYED.
LOCATION IS APPROXIMATE.

TREE NOT SURVEYED.
LOCATION IS APPROXIMATE.

SIZE OF TREE
PROTECTION
ZONE BASED ON
TREE DIAMETER.



TREE PROTECTION BARRIER



LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- 1.5m NO-BUILD ZONE

GENERAL NOTES:

- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REASSESS TREES WITH LOT GRADING PLANS.
- REPLACEMENT TREES SHALL CONFORM TO BC/SLA/BC/LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

PROPOSED
STORAGE
ADDITION

PROPOSED
PATIO
ADDITION

ARIA BANQUET HALL
12350 PATTULLO PLACE

NOTE: REMEDIAL PRUNING
REQUIRED USING SOUND
ARBORICULTURE PRACTICES.

NOTE: REMEDIAL PRUNING
REQUIRED USING SOUND
ARBORICULTURE PRACTICES.

2
PLAN LMP3003

3
PLAN LMP27431

4
PLAN LMP27431

SCOTT ROAD

PATTULLO PLACE

NO.	DATE	BY	REVISION
1	SEPT15/22	MK	REVISIONS
2	SEPT05/23	MK	REVISIONS

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
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V3W 0A6
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Fax: (778) 593-0302
Email: mfadum@fadum.ca

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PROJECT TITLE
**ARIA CONVENTION
CENTRE
12350 PATTULLO PLACE
SURREY, B.C.**

SHEET TITLE
**T2 - TREE PROTECTION
PLAN**

CLIENT

DRAWN MK

SCALE AS SHOWN

DATE
FEBRUARY 02, 2022

T-2
SHEET 2 OF 2

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0017-00

Planning Report Date: July 11, 2022

PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

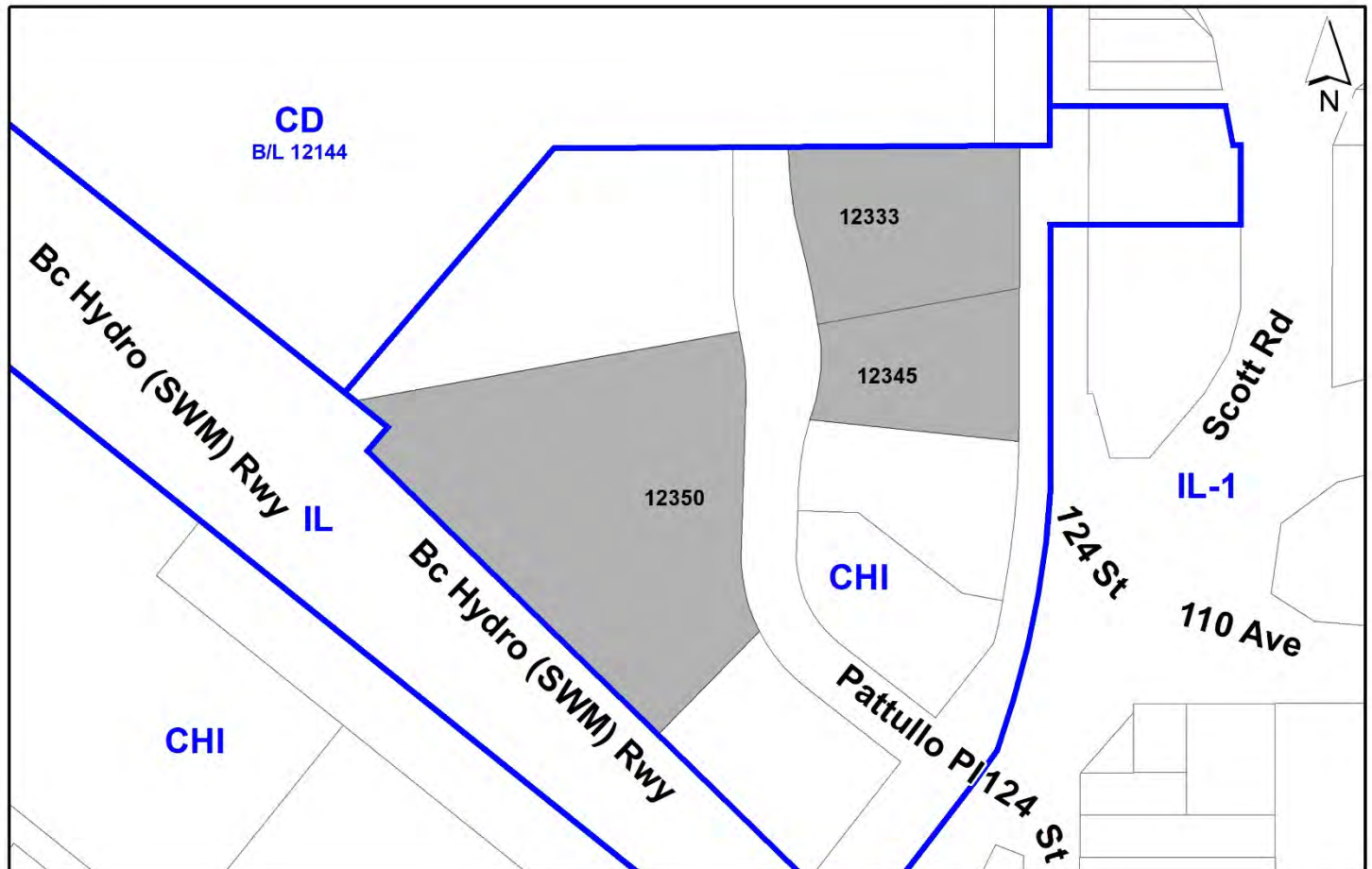
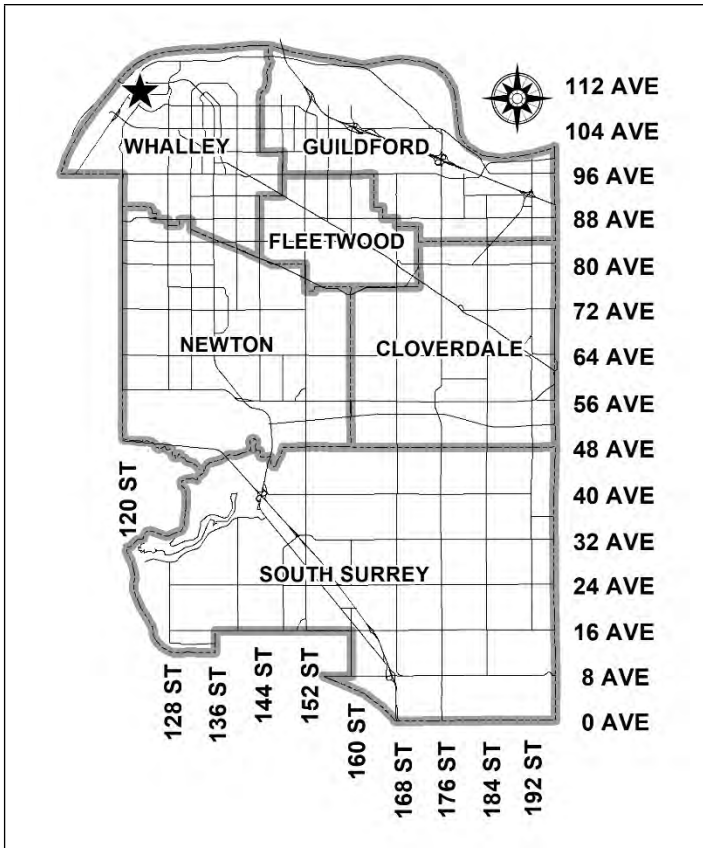
to address parking requirements, including proposed off-site surface parking lots, and to formalize exterior modifications already completed to an existing banquet hall.

LOCATION: 12333 - Pattullo Place
 12345 - Pattullo Place
 12350 - Pattullo Place

ZONING: CHI

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Highway Commercial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking the following variances in order to address parking requirements for an existing operational banquet hall:
 - to reduce the minimum number of off-street parking spaces required for an eating establishment (banquet hall) from 650 to 430;
 - to allow for parking spaces for the banquet hall use located at 12350 Pattullo Place to be provide on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place; and
 - to allow the proposed surface parking lots at 12333 and 12345 Pattullo Place to be surfaced with gravel.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal complies with the Highway Commercial designation in the South Westminster Neighbourhood Concept Plan (NCP).
- The proposed Development Permit will authorize exterior renovations to the existing banquet hall building previously completed without permits
- The proposed formalizing of both 12333 and 12345 Pattullo Place as off-street parking facilities will help to formalize the existing informal parking use of these gravel lots.
 - As a condition of final approval of the proposed Development Permit and Development Variance Permit, the applicant will be required to register formal reciprocal access easements for shared parking over the three (3) subject properties.
 - The applicant retained a Transportation Consultant (Binnie Engineering) to prepare a parking study for the site. The study included three site visits during various events at the banquet hall. The study observed a maximum parking demand of 371 parking spaces and therefore concluded that the proposed 430 parking spaces will be sufficient to accommodate the banquet hall operations.

- The parking study also notes that in addition to the 430 parking spaces available on the subject properties, there are approximately 20 on-street parking spaces available on the west site of Pattullo Place and a pay parking lot just north of the site at 11125- 124 Street that accommodates a further 97 parking spaces. In addition, the applicant has also entered into an agreement with an adjacent property owner to allow vehicles for banquet hall patrons to park in the 26 spaces available at 12355 Pattullo Place after 6:30 pm.

City staff also reviewed the proposed parking supply and support the proposed parking reduction. Staff note the following rationale in support of the variance:

- The proposed patio area will not be a fully enclosed/covered and is located away from the main assembly/seating area, so the space is supplementary and not expected to generate parking demand;
- A portion of the banquet hall (100 sq. m) is reserved for storing a large inventory of furniture and supplies to operate;
- The building contains a caretaker suite with 3 bedrooms, which will be parked at the same rate as ground oriented multi-family developments in the City (2 spaces total);
- The site is in close proximity to Scott Road Skytrain station (approximately 300 m) which results in some guests and staff utilizing transit to attend events; and
 - Given the proximity of the subject property to the Frequent Transit Network (FTN), including Scott Road SkyTrain Station, an additional 10% reduction in the rate used to calculate the required parking for the banquet hall use has merit; and
- Given the nature of the events and guest arrival patterns at this banquet hall, there is a higher proportion of carpooling/high-occupancy vehicles and new mobility services like ride hailing.
- There's currently on-street parking available fronting and adjacent the subject site, with low parking demand on evening and weekends (industrial and commercial uses adjacent), so some overflow can be accommodated on the street, without disruption to residents.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7919-0017-00 (Appendix III), varying the following to proceed to Public Notification:
 - (a) to reduce the minimum number of off-street parking spaces required for an eating establishment (banquet hall) from 650 to 430;
 - (b) to allow for parking spaces for the banquet hall use located at 12350 Pattullo Place to be provide on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place; and
 - (c) to allow the proposed surface parking lots at 12333 and 12345 Pattullo Place to be surfaced with gravel.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (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) final approval from TransLink;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan, landscaping cost estimate and arborist report to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) registration of shared access easements and parking agreements to ensure the banquet hall has ongoing access to parking at 12333 and 12345 Pattullo Place;
 - (h) the applicant complete conversion of 4 parking spaces on the banquet hall site to accessible parking spaces (to increase from 5 to 9 accessible parking spaces);
 - (i) the applicant is to submit a revised sign permit to authorize existing signage already installed on the building and site; and
 - (j) submission of securities to ensure that curb stops are installed within the gravel parking lots for proper parking stall delineation to the satisfaction of the Planning & Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Sites	Aria Convention Centre and vacant gravel lots	Highway Commercial, Parks and Open Spaces	CHI
North:	Highway commercial uses and parking for large multi-purpose building	Highway Commercial	CHI and CD Bylaw 12144
East (Across 124 Street):	Autobody repair, used car dealership	Highway Commercial	IL-1, CHI
Southeast:	Highway commercial uses	Highway Commercial	CHI
Southwest (across BC Hydro (SWM) Railway):	Proposed two-storey industrial warehouse building with upper floor office space. Supported by Council on January 25, 2021.	Business/Residential Park	IL-1

Context & Background

- The three subject sites, 12333, 12345 and 12350 Pattullo Place, are either adjacent or directly encumbered by a TransLink Skytrain guideway. The sites are designated Mixed Employment in the Official Community Plan (OCP) and Highway Commercial in the South Westminster Neighbourhood Concept Plan (NCP). The sites are currently zoned Highway Commercial Industrial Zone (CHI).
- The existing banquet hall facility located on 12350 – Pattullo Place and now formally known as the Aria Convention Centre was originally constructed as part of Application No. 7996-0110-00, at which time the building was intended for a bowling centre and entertainment complex. The building has subsequently been converted to a banquet hall facility.
- Building permits were issued in 2014 permitting building additions resulting in a total floor area of 3702.1 square metres. Further additions have been added to the buildings without proper permits or approvals, however the applicant is working with Building Division staff to obtain the appropriate building permits for the unauthorized work. The subject Development Permit is intended to formalize all existing and proposed changes to the form and character of the building.
- Offsite parcels located at 12333 and 12345 Pattullo Place, are also owned by the same owner of 12350 – Pattullo Place. These empty gravel lots are proposed to accommodate parking for the banquet hall. It is anticipated that these parcels will be redeveloped in the future.

DEVELOPMENT PROPOSAL

Planning Considerations

- A Form and Character Development Permit is proposed to formalize previously constructed additional and external renovations to the building.
- The building has a combined total floor area of 4,703 square metres (including building interior and patio space). The building complies with the floor area ratio, lot coverage, building height, and setbacks of the CHI Zone.
- Based on the banquet hall facility's various components, which include the assembly area, storage space, patio space and a caretaker suite, the total required parking is 630 parking spaces under the Zoning By-law. There are a total of 218 parking spaces on the banquet hall site. The applicant is proposing to modify the existing gravel lots at 12333 and 12345 Pattullo Place with appropriate curb stops to delineate an additional 212 parking spaces (resulting in a total of 430 parking spaces).
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	1.22 hectares
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	1.22 hectares
Number of Lots:	1
Building Height:	8.3 metres
Unit Density:	N/A
Floor Area Ratio (FAR):	0.39

Referrals

Engineering:	The Engineering Department has no objection to the project.
Ministry of Transportation & Infrastructure (MOTI):	Ministry of Transportation & Infrastructure has no objections.
Surrey Fire Department:	The Surrey Fire Department has no objections.
TransLink:	TransLink has no objections, subject to a construction management plan for works adjacent the SkyTrain guideway.

Transportation Considerations

- The banquet hall facility requires 650 parking spaces (648 for banquet hall based on the required parking rate of 14 spaces/100 sq.m of floor area plus 2 parking spaces for caretaker suite) and the applicant is providing 430 parking spaces, combined between the banquet hall site and on the two properties located on the east side of Pattullo Place. As a result of this shortfall in total parking spaces, a variance is required (see Variances section).
- The rear of the site contains parking spaces as part of a lease agreement with BC Hydro, where parking is provided over top of an existing BC Hydro Right of Way (ROW) on the property. These spaces are included as part of the total parking count.
- There are two (2) driveway accesses for the banquet hall site (12350 – Pattullo Place) and an additional two (2) driveway accesses for the offsite gravel parcels 12333 and 12345 - Pattullo Place.
- Registration of a formal parking easement/shared parking agreement will be required in order to ensure ongoing access to the 212 offsite parking on 12333 and 12345 Pattullo Place for use by the banquet hall.

Parkland and/or Natural Area Considerations

- A Class C watercourse (ditch) is located within the BC Hydro Railway immediately south of the Aria Convention site at 12350 – Pattullo Place.
- The applicant is not proposing any additional additions to the rear of the Aria Convention Centre building, which would impact the watercourse.
- A qualified Environmental Professional has assessed the watercourse and provided confirmation that the Class C designation is correct.
- Due to minimal risk of encroachment and development impact, further assessments are not required, nor is there a requirement for a Sensitive Ecosystem Development Permit.

Sustainability Considerations

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

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated "General Urban" under the Metro Vancouver Regional Growth Strategy (RGS).
- The existing use complies with the RGS designation.

Official Community Plan

Land Use Designation

- The subject site is designated "Mixed Employment" in the Official Community Plan (OCP).
- The existing use complies with the OCP designation.

Secondary Plans

Land Use Designation

- The existing use complies with the "Highway Commercial" Designation in the South Westminster Neighborhood Concept Plan (NCP).

Zoning By-law

- The building (with previously constructed additions) has a combined total floor area of 4,703 square metres (including building interior and patio space). The building complies with the floor area ratio, lot coverage, building height, and setbacks of the CHI Zone.

Parking Variances

- The applicant is requesting the following variances:
 - to reduce the minimum number of off-street parking spaces required for an eating establishment (banquet hall) from 650 to 430;
 - to allow for parking spaces for the banquet hall use located at 12350 Pattullo Place to be provide on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place; and
 - to allow the proposed surface parking lots at 12333 and 12345 Pattullo Place to be surfaced with gravel.
- The applicant retained a Transportation Consultant (Binnie Engineering) to prepare a parking study for the site. The study included three site visits during various events at the banquet hall. The study observed a maximum parking demand of 371 parking spaces and therefore concluded that the proposed 430 parking spaces will be sufficient to accommodate the banquet hall operations.
- The parking study also notes that in addition to the 430 parking spaces available on the subject properties, there approximately 20 on-street parking spaces available on the west site of Pattullo Place and a pay parking lot just north of the site at 11125- 124 Street that accommodates a further 97 parking spaces. In addition, the applicant has also entered into an agreement with an adjacent property owner to allow vehicles for banquet hall patrons to park in the 26 spaces available at 12355 Pattullo Place after 6:30 pm.

- City staff also reviewed the proposed parking supply and support the proposed parking reduction. Staff note the following rationale in support of the variance:
 - The proposed patio area will not be a fully enclosed/covered and is located away from the main assembly/seating area, so the space is supplementary and not expected to generate parking demand;
 - A portion of the banquet hall (100 sq. m) is reserved for storing a large inventory of furniture and supplies to operate;
 - The building contains a caretaker suite with 3 bedrooms, which will be parked at the same rate as ground oriented multi-family developments in the City (2 spaces total);
 - The site is in close proximity to Scott Road Skytrain station (approximately 300 m) which results in some guests and staff utilizing transit to attend events; and
 - Given the proximity of the subject property to the Frequent Transit Network (FTN), including Scott Road SkyTrain Station, an additional 10% reduction in the rate used to calculate the required parking for the banquet hall use has merit; and
 - Given the nature of the events and guest arrival patterns at this banquet hall, there is a higher proportion of carpooling/high-occupancy vehicles and new mobility services like ride hailing.
 - There's currently on-street parking available fronting and adjacent the subject site, with low parking demand on evening and weekends (industrial and commercial uses adjacent), so some overflow can be accommodated on the street, without disruption to residents.
- The Zoning By-law requires that all off-street parking areas must be:
 - graded and drained so as to properly dispose of all surface water; as determined by the City; and
 - surfaced with an asphalt, concrete, or similar pavement so as to provide a surface that is dust-free.
- The applicant has future redevelopment plans for 12333 and 12345 Pattullo Place and as such a gravel surface is deemed to be supportable as an interim condition. The applicant is aware that any future redevelopment of 12333 and 12345 Pattullo Place will require both interim and permanent parking solutions to continue to accommodate the banquet hall at 12350 Pattullo Place. Curb stops are required to be installed to ensure adequate parking space delineation in the surface parking lots. Additional securities will be required as a condition of final approval, should Council support the variances, to ensure that the curb stop work is completed.
- Staff noted that while the reduction in total parking spaces can be supported, the number of accessible on-site parking spaces is required to be increased from 5 spaces to 9 spaces. This will be a condition of final approval, should Council support the requested variances.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 30, 2022, and the Development Proposal Signs were installed on July 4, 2022. Staff received have not received responses from neighbouring property owners.

DEVELOPMENT PERMITS

Hazard Lands (Flood Prone) Development Permit Requirement

- The subject property falls within the Hazard Lands (Flood Prone Area) Development Permit Area (DPA) in the OCP, given that the site is within the 200-year floodplain of the Fraser River. The Hazard Land (Flood Prone) Development Permit is required to protect developments from hazardous conditions.
- Further assessments are not required as the proposed scope of work is to capture completed additions and renovations to an already existing building.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the South Westminster Neighbourhood Concept Plan (NCP).
- The existing building generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the South Westminster Neighbourhood Concept Plan (NCP).
- Parking is intended to be delineated in a manner that allows for adequate onsite maneuverability along drive aisles.
- The existing banquet hall building has its main entrance along the street. The design incorporates elements that create a sense of entry with corrugated metal cladding and vertical black patterns.
- One existing fascia sign was installed, above the roofline, on the front east elevation without permits. A previous DVP was captured to allow for a fascia sign to extend above the roofline. A sign permit application will be required, prior to issuance of the subject Form and Character Development Permit and Development Variance Permit.

TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Cottonwood	1	0	1
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Red Maple	12	1	11
Japanese Maple	3	0	3
Cherry	9	0	9
Honey Locust	4	0	4
Coniferous Trees			
Austrian Pine	7	0	7
Douglas Fir	1	0	1
Western Red Cedar	12	0	12
Lawson False Cypress	1	0	1
Total (excluding Alder and Cottonwood Trees)	49	4	48
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		TBD	
Total Retained and Replacement Trees		TBD	
Contribution to the Green City Program		\$800	

- The Arborist Assessment states that there is a total of 49 mature trees on the site, excluding Alder and Cottonwood trees. It was determined that 48 trees can be retained 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, and a 2 to 1 replacement ratio for all other trees. This will require a total of 2 replacement trees on the site. No replacement trees have been proposed at this time. Submission of a revised arborist report and landscape plan is to be provided to Planning staff for review and approval prior to, and as condition of Development Permit and Development Variance Permit issuance.
- If no replacement trees are proposed to be accommodated on the subject site in a new arborist report submission, the deficit of 2 replacement trees will require a cash-in-lieu payment of \$800 representing \$400 per tree to the Green City Program, in accordance with the City’s Tree Protection By-law.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Summary of Tree Survey and Tree Preservation
- Appendix III. Development Variance Permit No. 7919-0017-00
- Appendix IV. Parking Study

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning & Development

ELM/cm



ARIA BANQUET HALL

DP SUBMISSION



PERSPECTIVE VIEWS

Date: MARCH 1, 2021
Drawn: DRAWING
RDS

Checked: CHECKED
DB

STORAGE ADDITION
ARIA CONVENTION CENTER

12350 PATULLO PLACE, SURREY, BC

DP SUBMISSION

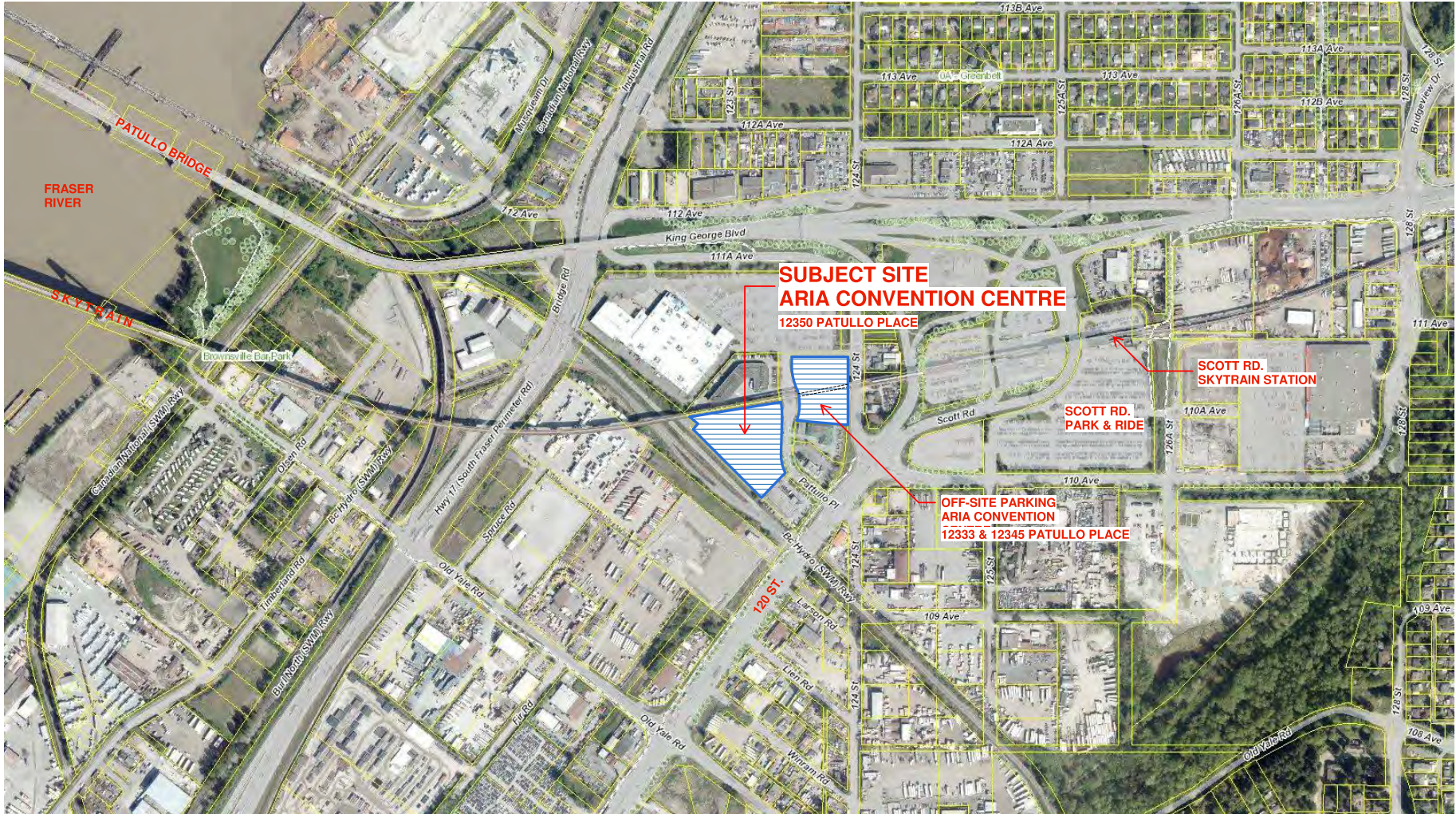
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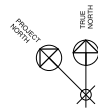
Gerry Blonst
architect a.i.b.c.

Ph: 604-276-9606
Fax: 604-276-9606
Suite 111, 13468 180th Ave, Surrey, B.C. V3W 2E9





CONTEXT PLAN
N.T.S.



CONTEXT PLAN

DP SUBMISSION

STORAGE ADDITION
ARIA CONVENTION CENTER
12350 PATULLO PLACE, SURREY, BC

DP SUBMISSION

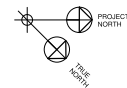
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Date: MARCH 1, 2021
Drawn: DRAWWING
Checked: CHECKED

Gerry Blonst
architect a.i.b.c.
Ph: 625-9008
Suite 104, 10468 Birch Ave, Surrey, B.C. V3W 4E9
Fax: 672-2700



1 SITE PLAN EXTENDED
A1 1/32" = 1'-0"



DP SUBMISSION



MASTER SITE PLAN

Date: MARCH 1, 2021

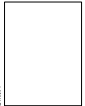
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Checked: CROCKER

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ARIA CONVENTION CENTER

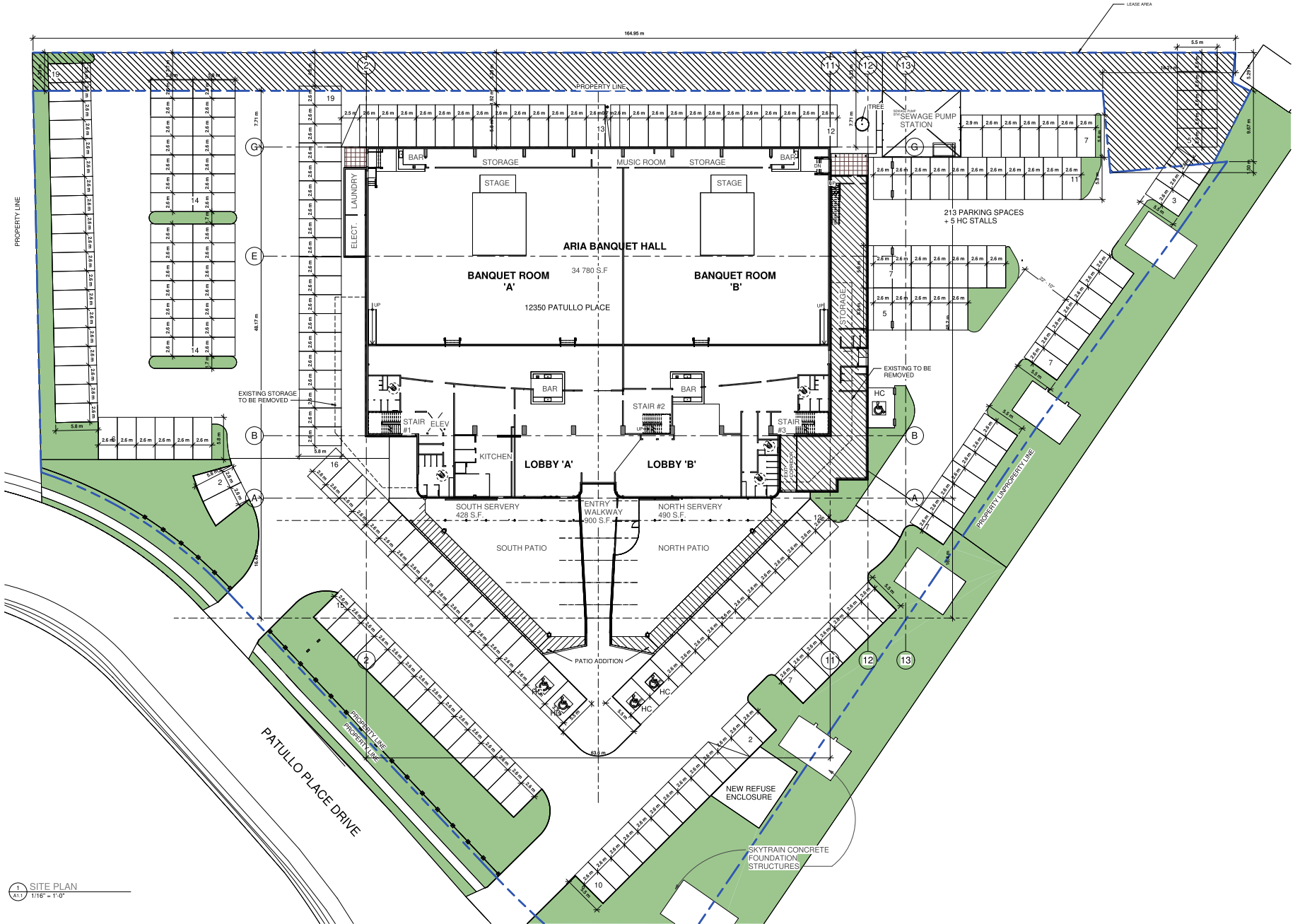
12350 PATULLO PLACE, SURREY, BC

DP SUBMISSION



Clerry Blonst
architect a.i.b.c.

Suite 101, 15668 - 80th Ave, Surrey, B.C. V3W 8E9
Ph: 672-5008 Fax: 672-2700
www.clerryblonst.com



1 SITE PLAN
A1.1 1/16" = 1'-0"

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SITE PLAN

STORAGE ADDITION
ARIA CONVENTION CENTER

DP SUBMISSION

Cerry Blonst
architect a.i.b.c.

12350 PATULLO PLACE, SURREY, BC

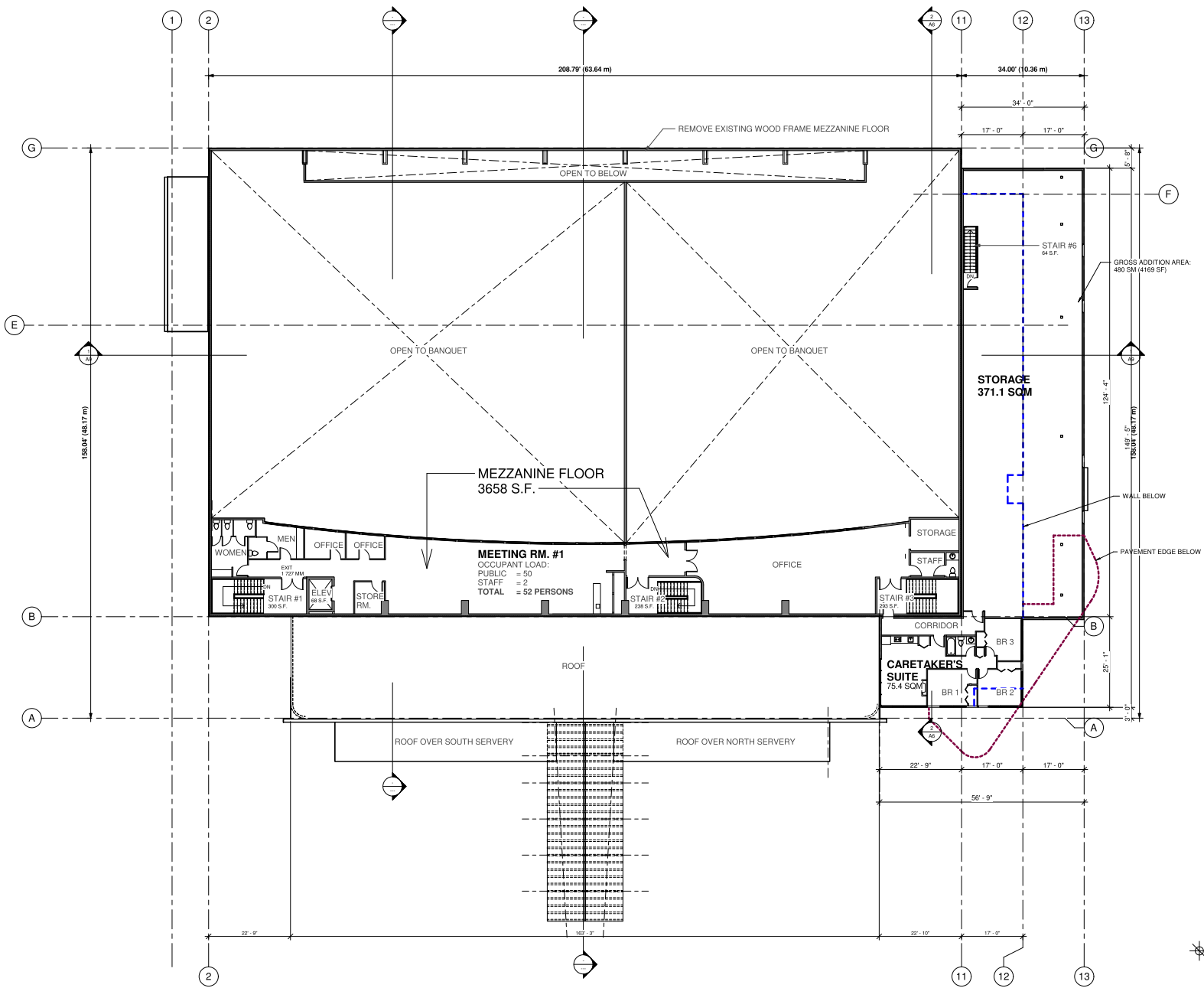
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Date: MARCH 1, 2021

Job No: 17-20

Drawn: AUBZ

Ph: 625-5606
Suite 104, 10468 80th Ave, Surrey, B.C. V2W 8E9
Fax: 672-2700



1 SECOND FLOOR
 A3 3/32" = 1'-0"

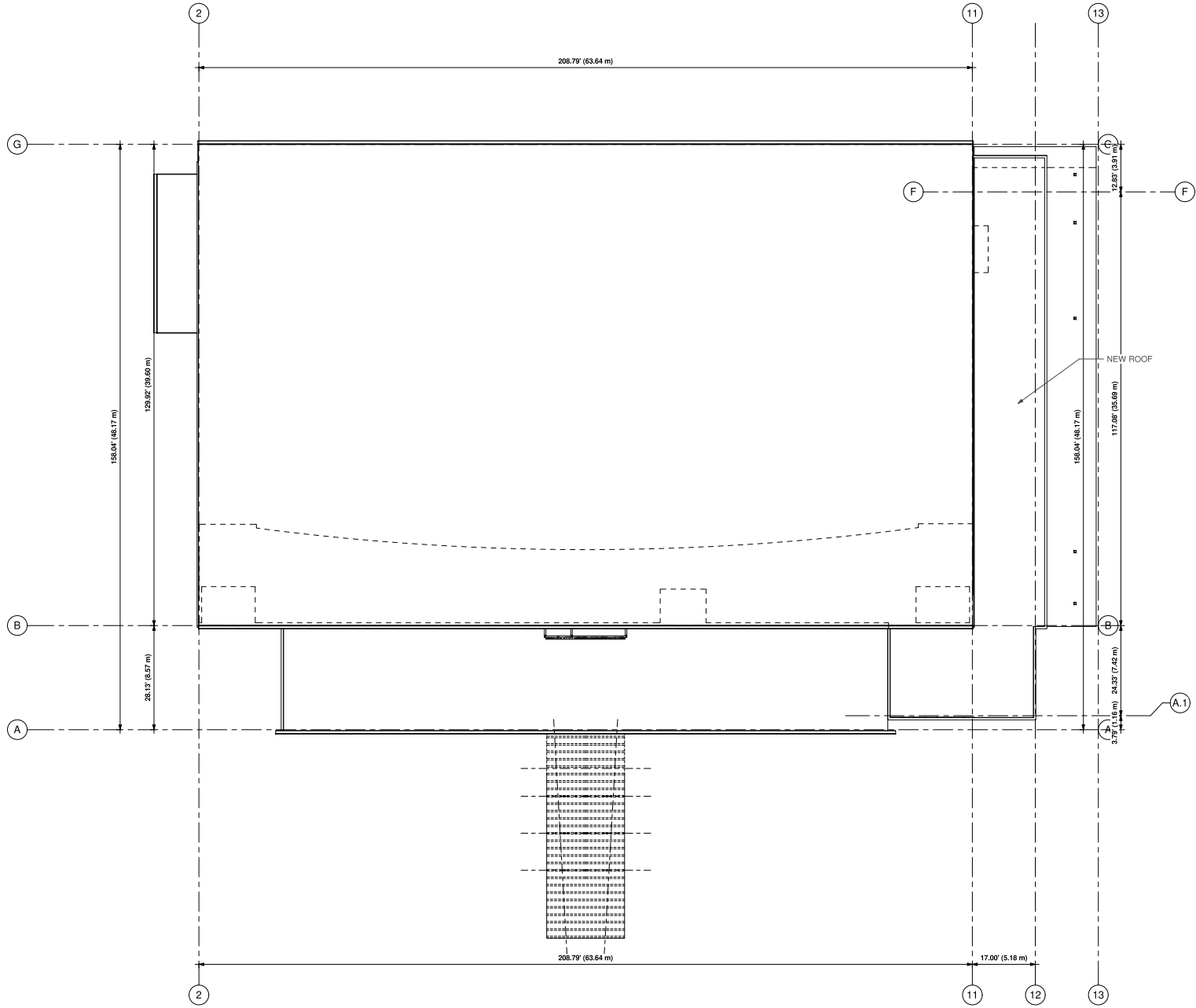
Ph: 625-5908
 Fax: 625-2302
 Suite 104, 15466 86th Ave. Surrey, B.C. V2W 8E9
Cherry Blonst
 architect a.i.b.c.

STORAGE ADDITION
 ANIA CONVENTION CENTER
 12350 PATULLO PLACE, SURREY, BC

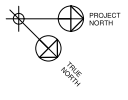
SECOND FLOOR /
 MEZZANINE

DP SUBMISSION
 DATE: MARCH 11, 2021
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A3
 DP SUBMISSION



ROOF PLAN
A4 3/32" = 1'-0"



ROOF PLAN

A4

DATE: MARCH 1, 2021
DRAWN: DRW/2
CHECKED: GBE

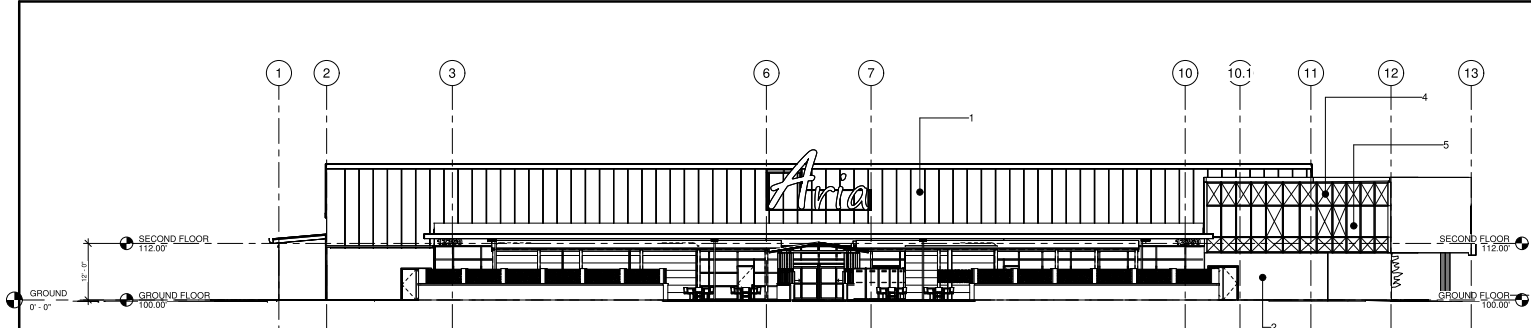
PROJECT NORTH

DP SUBMISSION

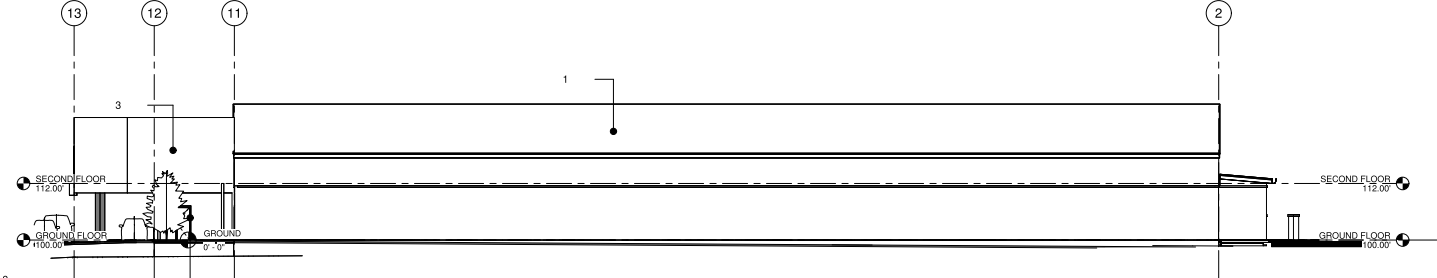
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ARIA CONVENTION CENTER
12350 PATULLO PLACE, SURREY, BC

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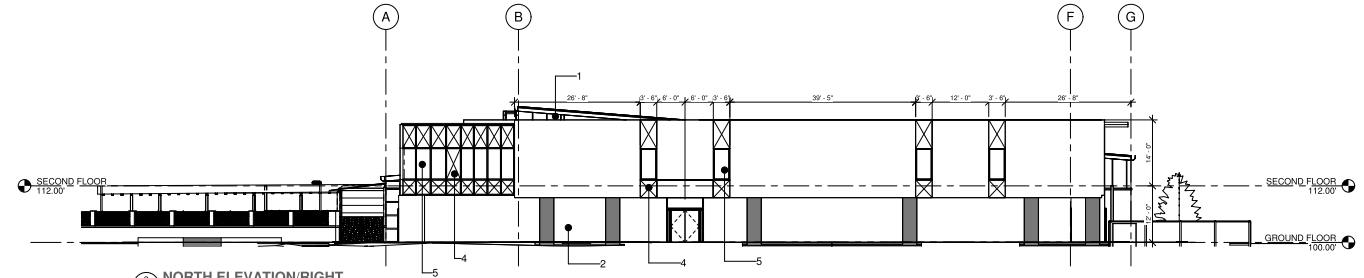
Cerry Blonski
architect a.i.b.c.
PH: 625-5008
FAX: 625-2700
SUITE 104, 10468 BUCHANAN AVENUE, SURREY, B.C. V3W 2E9



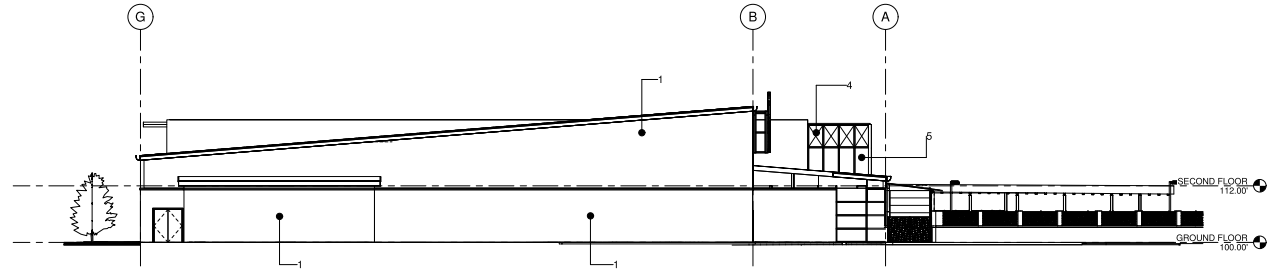
1 EAST ELEVATION/ FRONT
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4 WEST ELEVATION/ REAR
3/32" = 1'-0"



3 NORTH ELEVATION/ RIGHT
3/32" = 1'-0"



2 SOUTH ELEVATION/ LEFT
3/32" = 1'-0"

EXTERIOR FINISHED

EXISTING
1 CORRUGATED METAL CLADDING
VERTICAL PATTERN
COLOR BLACK

NEW
2 CORRUGATED METAL CLADDING
VERTICAL PATTERN
COLOR BLACK

3 METAL CLADDING
VERTICAL PATTERN
VICWEST A2000
COLOUR: REGENT GRAY 16082

4 METAL PANELS
COLOUR: BENJAMIN MOORE CC870-JET BLUE

5 GLAZING
BLUE

6 CURTAIN WALL FRAMING
CLEAR ANODIZED ALUMINUM

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 Fax: 672-2700
 Suite 101, 13668 80th Ave. Surrey, B.C. V3W 8E9
 architect a.i.b.c.

Cherry Blonski
 architect a.i.b.c.

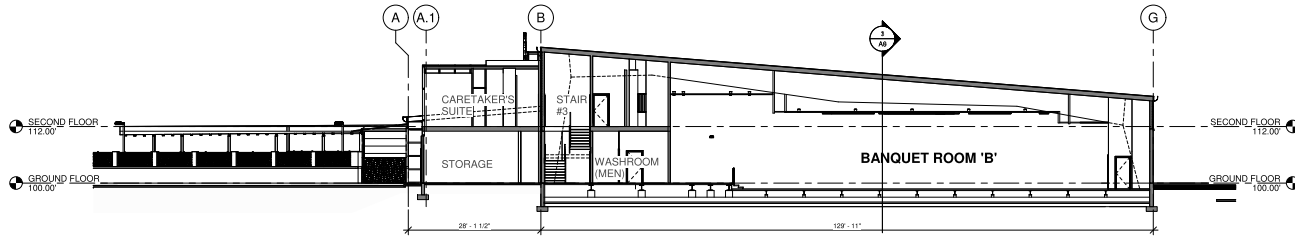
STORAGE ADDITION
 ARIA CONVENTION CENTER
 12350 PATULLO PLACE, SURREY, BC

BUILDING ELEVATIONS

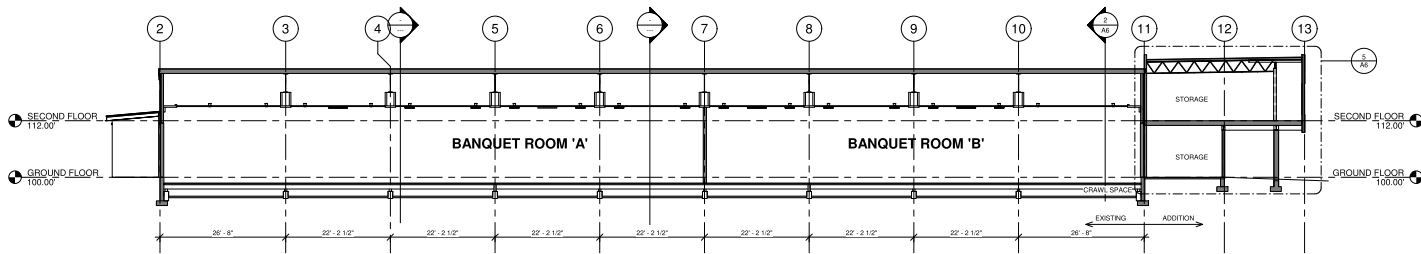
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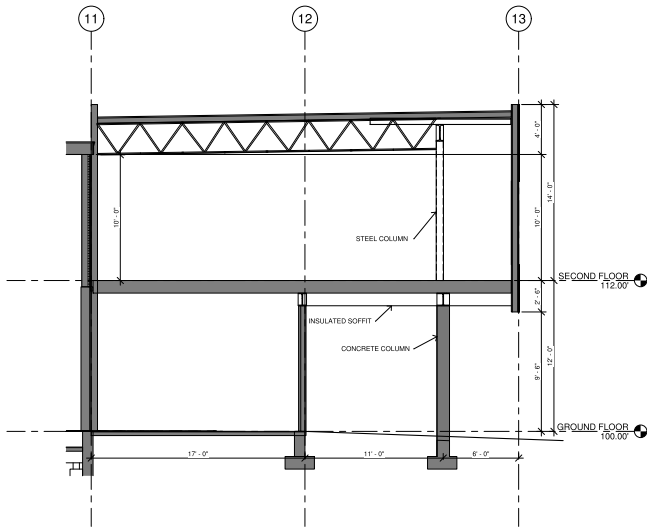
DP SUBMISSION
 DP SUBMISSION



2 LONGITUDINAL SECTION 3
3/32" = 1'-0"



3 CROSS-SECTION 1
3/32" = 1'-0"



5 CROSS-SECTION 1 - Callout 1
1/4" = 1'-0"

DP SUBMISSION

A6

BUILDING SECTIONS

STORAGE ADDITION
ARIA CONVENTION CENTER

Date: MARCH 1, 2021

Drawn:

RELM

Checked:

12350 PATULLO PLACE, SURREY, BC

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Suite 101, 15466 80th Ave, Surrey, B.C. V3W 8E9

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD

Address: 12350 Pattullo Place, Surrey, BC

Registered Arborist: Corey Plester #PN-8523A

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)	50
Protected Trees to be Removed	1
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	49
Total Replacement Trees Required: <div style="text-align: center;"> Relocated Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = <u>0</u> </div> <div style="text-align: center;"> - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = <u>2</u> </div>	2
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <div style="text-align: center;"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 </div> <div style="text-align: center;"> - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 </div>	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

Date: February 2, 2022



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





TREE NOT SURVEYED. LOCATION IS APPROXIMATE.

NOTE: REASSESS AT FINAL LANDSCAPING STAGE.

TREE NOT SURVEYED. LOCATION IS APPROXIMATE.

TREE NOT SURVEYED. LOCATION IS APPROXIMATE.

TREE NOT SURVEYED. LOCATION IS APPROXIMATE.

TREE NOT SURVEYED. LOCATION IS APPROXIMATE.

TREE NOT SURVEYED. LOCATION IS APPROXIMATE. NOTE: REASSESS AT FINAL LANDSCAPING STAGE.

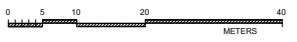
PROPOSED STORAGE ADDITION

PROPOSED PATIO ADDITION

ARIA BANQUET HALL
12350 PATTULLO PLACE

NOTE: REASSESS AT FINAL LANDSCAPING STAGE.

NOTE: REASSESS AT FINAL LANDSCAPING STAGE.



"0"
SRW PLAN 22159

GENERAL NOTES:
• TREE PROTECTION FENCING TO BE DETERMINED AT THE PRE-CONSTRUCTION MEETING SINCE FENCING WILL CONFLICT WITH EXISTING LANDSCAPING.

LEGEND

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  MINIMUM NO DISTURBANCE ZONE
-  1.5m NO-BUILD ZONE

STAMP	NO.	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
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V3W 0A6
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Email: mfadum@fadum.ca

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PROJECT TITLE
ARIA CONVENTION CENTRE
12350 PATTULLO PLACE
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

DRAWN MK
SCALE AS SHOWN
DATE FEBRUARY 02, 2022

T-1
SHEET 1 OF 1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0017-00

Issued To:

("the Owners")

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: 023-376-813
Lot 1 Section 17 Block 5 North Range 2 West New Westminster District Plan LMP27431
12333 - Pattullo Place
 - Parcel Identifier: 023-529-687
Lot 1 Section 17 Block 5 North Range 2 West New Westminster District Plan LMP30003
12350 - Pattullo Place
 - Parcel Identifier: 023-376-821
Lot 2 Section 17 Block 5 North Range 2 West New Westminster District Plan LMP27431
12345 - Pattullo Place

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Table D.1 of Part 5 Off-Street Parking and Loading/Unloading, the required off-street parking spaces for an eating establishment (banquet hall) with a total floor area of 4,703 square metres (including a 75 square metre caretaker suite) is reduced from 650 parking spaces to 430 parking spaces.
 - (b) Section A.3(a)(b) of Part 5 Off-Street Parking and Loading/Unloading is varied to allow for parking spaces associated with an eating establishment (banquet hall) located at 12350 Patullo Place to be located on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place.

- (c) Section A.4(a)ii. of Part 5 Off-Street Parking and Loading/Unloading is varied to allow parking lots located at 12333 and 12345 Pattullo Place to be surfaced with gravel.

- 4. 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.

- 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 .

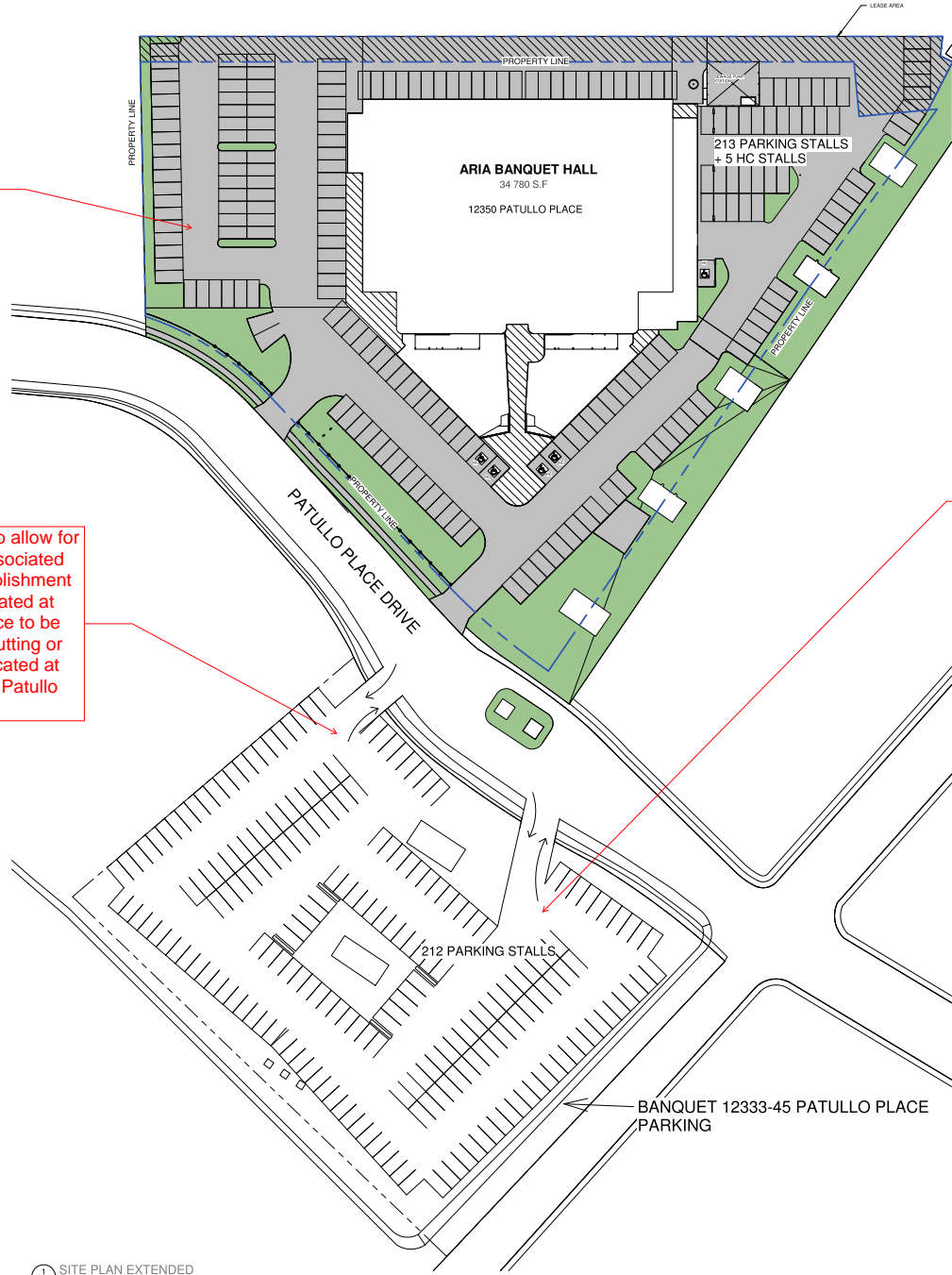
Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

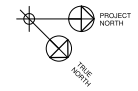
Proposed variance to reduce the minimum required parking on-site for an eating establishment (banquet hall) with a total floor area of 4,703 square metres (including a 75 square metre caretaker suite) from 650 parking spaces to 430 parking spaces.

Proposed variance to allow for parking spaces associated with an eating establishment (banquet hall) located at 12350 Patullo Place to be located on non-abutting or contiguous lots located at 12333 and 12345 Patullo Place.

Proposed variance to permit the parking lots located at 12333 and 12345 Patullo Place to be surfaced with gravel.



1 SITE PLAN EXTENDED
A1 1/32" = 1'-0"



DP SUBMISSION

Cherry Blonski
architect a.i.b.c.
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Fax: 672-2700
Suite 101, 15668 80th Ave, Surrey, B.C. V3W 8E9

DP SUBMISSION

STORAGE ADDITION
ARIA CONVENTION CENTER
12350 PATULLO PLACE, SURREY, BC

MASTER SITE PLAN

DP SUBMISSION

Date: MARCH 1, 2021
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Memorandum

To:	Parm Sanghera, Aria Convention Centre	From:	Ava Li, Binnie Kelly Bullivant, Binnie
Cc:	Geny Blonski, Geny Blonski Architect	Date:	June 28, 2022
Project Title:	Aria Convention Centre	File No.:	19-1125-05
Re:	Parking Study Memorandum – FINAL Rev.4		

1 INTRODUCTION

1.1 Background

R.F. Binnie & Associates Ltd. (Binnie) was retained by Aria Convention Centre (the Client) to prepare a parking study for the existing Aria Banquet Hall and Convention Centre (Aria Convention Centre), located at 12350 Pattullo Place in the City of Surrey (the City).

The objectives of this parking review are to:

- Review the existing building layout and proposed expansion site plan for the Aria Convention Centre;
- Review the existing on-site parking requirement based on the City's bylaw and parking generation rates published by the Institute of Transportation Engineers (ITE);
- Perform field visits to observe parking demands when events are held at Aria Convention Centre; and
- Propose strategies to address the parking shortfall based on field observations.

1.2 Building Layout and Parking Provision

The Aria Convention Centre is located at 12350 Pattullo Place, just south of King George Boulevard and between Highway 17 and 120 Street. The project site is easily accessed via several adjacent arterial roadways, various bus routes that are part of TransLink's Frequent Transit Network (FTN), and the Scott Road SkyTrain Station which is located approximately 500 m east of the convention centre.

Based on information provided by the Client on June 10, 2022, the existing Aria Convention Centre building has a net floor area of 4,036 m² (including patio space) and a maximum capacity of 1,200 guests. The net floor area is comprised of 3,702 m² of indoor space and 334 m² of outdoor patio space.

Based on field visits conducted by Binnie, 231 parking spaces were counted on-site and approximately 156 non-marked parking spaces are available in a gravel parking lot located at 12333-45 Pattullo Place, just east of the convention centre, for a total of 387 parking spaces available for guests. There are also approximately 20 on-street parking spaces available on the west site of Pattullo Place and a

pay parking lot just north of the convention centre at 11125 124 Street that accommodates a further 97 parking spaces.

An expansion is currently being proposed for the convention centre to increase the storage space within the building (net addition of 392 m²), to provide an on-site caretaker suite (75 m²), and to increase the patio space outside the building (201 m²), while maintaining the current assembly area and guest capacity. The proposed expansion will increase the Aria Convention Centre to 4,169 m² of indoor space and 534 m² of outdoor patio space, for a total net floor area of 4,703 m².

The project location is shown in **Figure 1-1**.

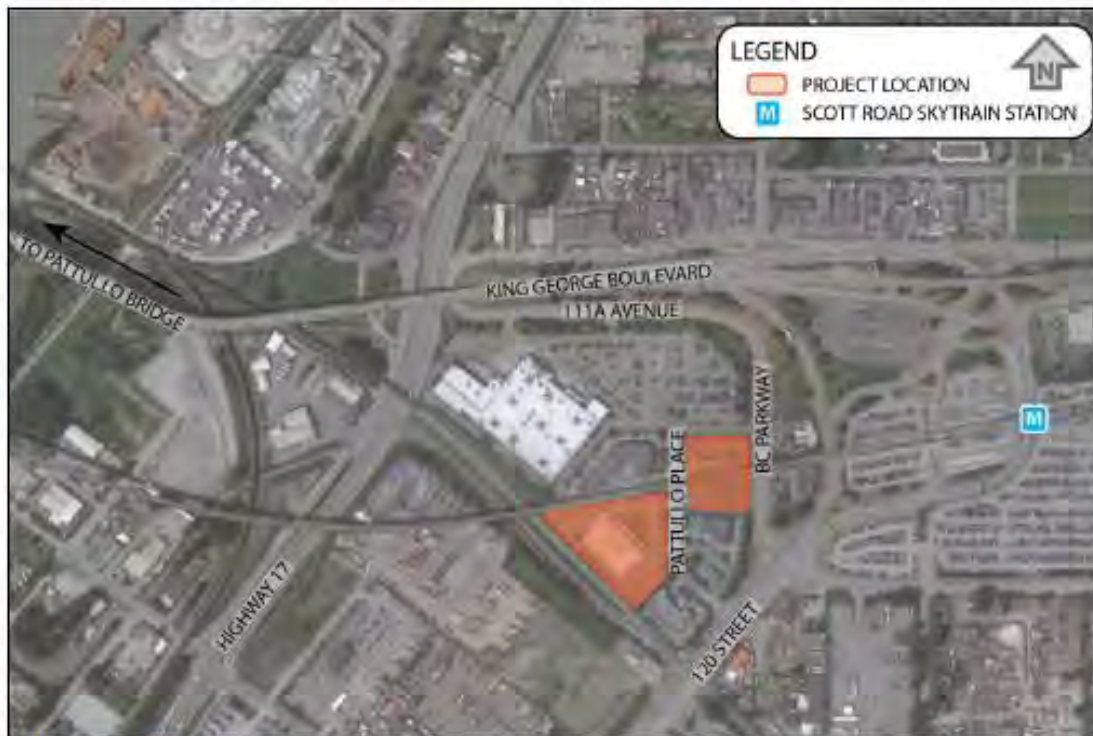


Figure 1-1: Project Location

2 PARKING SUPPLY AND DEMAND ESTIMATE

The planned expansion of the storage space is not expected to generate new parking demand as it will not increase the current seating capacity of the convention centre; as such, it is expected that the existing building's parking demand will be maintained.

The caretaker suite is expected to generate a nominal amount of parking.

The outdoor patio space is noted to be supplementary to the indoor assembly area by providing additional ambiance and its use is weather dependent. As the patio space is physically separated from the banquet rooms by the lobby and bar areas, it cannot feasibly accommodate additional seating for an event. As such, the planned expansion of the outdoor patio space is not expected to generate new parking demand and the existing building's parking demand will be maintained.

2.1 Bylaw Requirement

Based on the City's current zoning bylaw, *12000 Part 5: Off-Street Parking and Loading/Unloading*, banquet halls require 14 parking spaces per 100 m² of gross floor area, balconies, terrace, and deck when the total building area is greater than or equal to 950 m². Caretaker units generally require 2 parking spaces to be provided.

Given the proximity of the Aria Convention Centre to the FTN and SkyTrain, a 10% parking relaxation of the City's bylaw requirement is requested.

It is noted that a significant portion of the convention centre's floor area includes a planned expansion of storage space and patio space that is not expected to increase the current building's parking demand. As such, a variance to exclude the proposed increase of storage space and the patio in its entirety is requested.

The required and requested number of parking spaces necessary to satisfy the City's requirements are shown in **Table 2-1**.

Table 2-1: Required and Requested Parking Spaces

	Floor Area (m ²)	Required Parking	Requested Parking
Assembly Area	3702	518	518
Storage Space	392	55	-
Patio Space	534	75	-
Caretaker Suite	75	2	2
sub-total	4703	650	520
10% FTN Relaxation	-	-65	-52
Total	4703	585	468

To accommodate the caretaker suite and the remaining floor area of 4,628 m² (including patio space) once the expansion is complete, 650 parking spaces will be necessary to satisfy the City's bylaw requirement. It is noted that this requirement is drastically higher than what is currently observed for events at Aria Convention Centre, which is discussed further in **Section 4**. Based on site visits conducted by Binnie, the maximum parking demand for the study site is expected to be 371 parking spaces, which is noted to be just slightly more than half of the City's bylaw requirement.

If the variance requests to provide a 10% relaxation to parking requirements due to the convention centre's proximity to the FTN and SkyTrain, and to exclude the storage space and patio space from the parking requirement calculation are granted, then only 468 parking spaces would be necessary to satisfy the City's requirements.

2.2 Parking Generation Rates

The parking demand for the study site was estimated based on the parking generation rates published in ITE's *Parking Generation Manual, 5th Edition*. The Convention Centre (ITE Ref. 595) land use was assumed to be representative of the Aria Convention Centre.

Based on the average parking rate per attendee, it is estimated that the maximum parking demand for the convention centre is 372 parking spaces on weekdays and 480 parking spaces on weekends given its 1,200-guest capacity.

It is noted that the requested number of parking spaces necessary to satisfy the City's requirements are generally in line with the estimated weekend ITE parking generation rates.

2.3 Proposed Parking Supply

Based on the proposed site plan provided by the Client, there will be a total of 430 parking spaces provided for convention centre guests and the caretaker unit after the proposed expansion is complete, with 218 parking spaces on-site and 212 parking spaces at the gravel parking lot located at 12333-45 Pattullo Place. Curb stops will be used at the gravel lot to delineate each parking space.

To supplement the provided parking supply, the Client has entered into an agreement to lease space from BC Hydro on the adjacent railway property to provide additional on-site parking spaces (inclusive of the 218 spaces noted above). The Client has also entered into an agreement with an adjacent property owner to allow vehicles for the convention centre to park in the 26 spaces available at 12355 Pattullo Place after 6:30 PM. There are also 20 on-street parking spaces available on the west site of Pattullo Place and 97 parking spaces available at a pay parking lot just north of the convention centre.

The provided and supplemental parking supply is shown in **Table 2-2**.

Table 2-2: Provided and Supplemental Parking Supply

	Location	Parking Supply
Provided Parking	On-Site	218
	12333-45 Pattullo Place	212
	sub-total	430
Supplemental Parking	On-street	20
	12355 Pattullo Place	26
	Pay Parking	97
	sub-total	143
Total		573

As noted in **Section 2.1**, the City’s parking bylaw requires 650 parking spaces; therefore, the provided parking supply of 430 parking spaces does not meet the City’s parking requirements and there is a shortfall of 155 parking spaces. Taking the supplemental parking supply of 143 parking spaces surrounding the convention center into consideration would reduce this shortfall to 12 parking spaces.

If the variance requests to provide a 10% relaxation to parking requirements and to exclude the storage space and patio space from the parking requirement calculation are granted, then only 468 parking spaces would be necessary to satisfy the City’s parking bylaw. While the provided parking supply of 430 parking spaces still does not meet the City’s parking requirements, the shortfall is reduced to only 38 parking spaces. With the addition of the surrounding supplemental parking supply, it is expected that the parking requirements for the Aria Convention Centre would be accommodated.

The variance for the required and requested parking spaces are shown in **Table 2-3**.

Table 2-3: Parking Space Variance

	Required Parking	Requested Parking
Per City’s Bylaw	650	468
Provided Parking	430	
Variance	155	38
Supplemental Parking	143	
Variance	12	n/a

3 SITE OBSERVATIONS

Existing parking data was collected at the Aria Convention Centre on three separate occasions: November 29th, 2019, December 4th, 2019, and January 25th, 2020. The site visits were conducted on event days when the facility was expected to be operating at a "typical" capacity or near its maximum capacity to capture both the typical and maximum parking demand.

3.1 November 29th, 2019 Site Visit

The first site visit was conducted on Friday, November 29th, 2019, at 7 PM for two concurrent events running from 6 PM to 12 AM with approximately 600 guests total. The two events were a wedding and a social gathering.

Out of the 231 available on-site parking spaces, a total of 153 parked cars were observed on-site. A total of 16 cars were parked at the property located east of the convention centre, and 6 cars were parked on the west side of Pattullo Place adjacent to the convention centre. As the on-site parking was not at its capacity, it is assumed that all guests parked on-site. The parking distribution for this site visit is shown in **Figure 3-1**.



Figure 3-1: Observation on November 29th, 2019, Between 7:00 PM – 8:00 PM

3.2 December 4th, 2019 Site Visit

The second site visit was conducted on Wednesday, December 4th, 2019, at 10 AM for an event running from 9 AM to 2 PM with approximately 1,000 guests. The event was an education career fair for high school students.

Out of the 231 available on-site parking spaces, a total of 159 parked cars and 7 school buses were observed on-site. A total of 130 cars and 8 trailer trucks were parked at the property located east of the convention centre, and 3 cars were parked on the west side of Pattullo Place adjacent to the convention centre. The Client confirmed that the 8 trailer trucks parked on the separate property are not part of the event-generated traffic. As the on-site parking was not at its capacity, it is assumed that all guests parked on-site.

The parking distribution for this site visit is shown in **Figure 3-2**.



Figure 3-2: Observation on December 4th, 2019, Between 10:00 AM – 11:00 AM

3.3 January 25th, 2020 Site Visit

The third site visit was conducted on Saturday, January 25th, 2020, at 7 PM for two concurrent events running from 6 PM to 12 AM with approximately 900 guests total. The two events were a work party and a wedding.

Out of the 231 available on-site parking spaces, a total of 223 parked cars were observed on-site, which is generally considered to be at capacity. A total of 55 cars were parked at the property located east of the convention centre, and 12 cars were parked on the west side of Pattullo Place adjacent to the convention centre. It is assumed that the cars parked at the property located east of the convention centre are part of the convention centre generated traffic as the on-site parking was at capacity.

The parking distribution for this site visit is shown in **Figure 3-3**.



Figure 3-3: Observation on January 25th, 2020, Between 7:15 PM – 8:15 PM

4 FINDINGS

Based on the site visit observations, there is a maximum parking demand rate of 0.31 parking spaces per guest. As the Aria Convention Centre has a maximum capacity of 1,200 guests, it is estimated that the maximum observed parking demand for the study site is 371 parking spaces.

This demand is noted to be significantly lower than the City's bylaw requirement, on-par with ITE's weekday parking generation rate, and moderately lower than ITE's weekend parking generation rate. Given that convention centres generally have many layouts for several different types of events, parking rates that are determined based on the maximum occupancy rate of the facility rather than the gross floor area of the facility are expected to provide more accurate demand estimates.

The parking demand ratios from the site visits are summarized in **Table 4-1**.

Table 4-1: Parking Ratio Summary

Event Date	# Guests	# Parked Cars	Parking Ratio (to # Guests)
November 29th, 2019	600	169	0.28
December 4th, 2019	1000	289	0.29
January 25th, 2020	900	278	0.31

Based on the maximum observed parking demand of 371 parking spaces, the proposed parking supply of 430 parking spaces will be able to accommodate any event at the Aria Convention Centre. If there is ever a shortfall in the parking supply, there are additional parking opportunities in the vicinity of the study site, including on-street parking on the west side of Pattullo Place, the paid parking lot at 11125 124 Street to the north of the convention centre, and the evening-only parking agreement at 12355 Pattullo Place.

It is noted that the paid parking lot at 11125 124 Street is generally used as a park-and-ride facility by SkyTrain users and is typically only busy during standard work hours on weekdays. The Client has noted that larger events generally take place outside of standard work hours, i.e., on weekends or at nighttime. The field visits conducted on November 29th, 2019 and January 25th, 2020 were during large evening events and it is noted that the usage of this parking lot was minimal at that time. Therefore, if it is anticipated that an event will require more than 371 parking spaces, the Client could make advance arrangements for guests to park their cars at the adjacent pay parking lot just north of the convention centre.

As such, the site's variance request to reduce parking requirements by 10% due to FTN and SkyTrain proximity and to exclude the storage and patio spaces from the parking requirement calculation as they will not increase the current seating capacity and subsequent parking demand is considered acceptable from a transportation engineering standpoint based on the existing field conditions.

Memorandum Prepared by:



Kelly Bullivant, P.Eng.
Senior Transportation Engineer

Memorandum Reviewed by:

Ava Li, P.Eng.
Project Manager

APPENDIX A

PROPOSED SITE PLAN



STANDARD SITEPLAN



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MASTER SITE PLAN

STORAGE ADDITION
VIA CONVERSION CENTER

1233S-45 PATULLO PLACE SUITE # 10

CARRY BLONDEL

1000 W. 10TH AVENUE, SUITE 1000
DENVER, CO 80202

DATE: 10/15/10

BY: [Signature]