

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0224-00

Planning Report Date: January 17, 2022

PROPOSAL:

• **Temporary Use Permit**

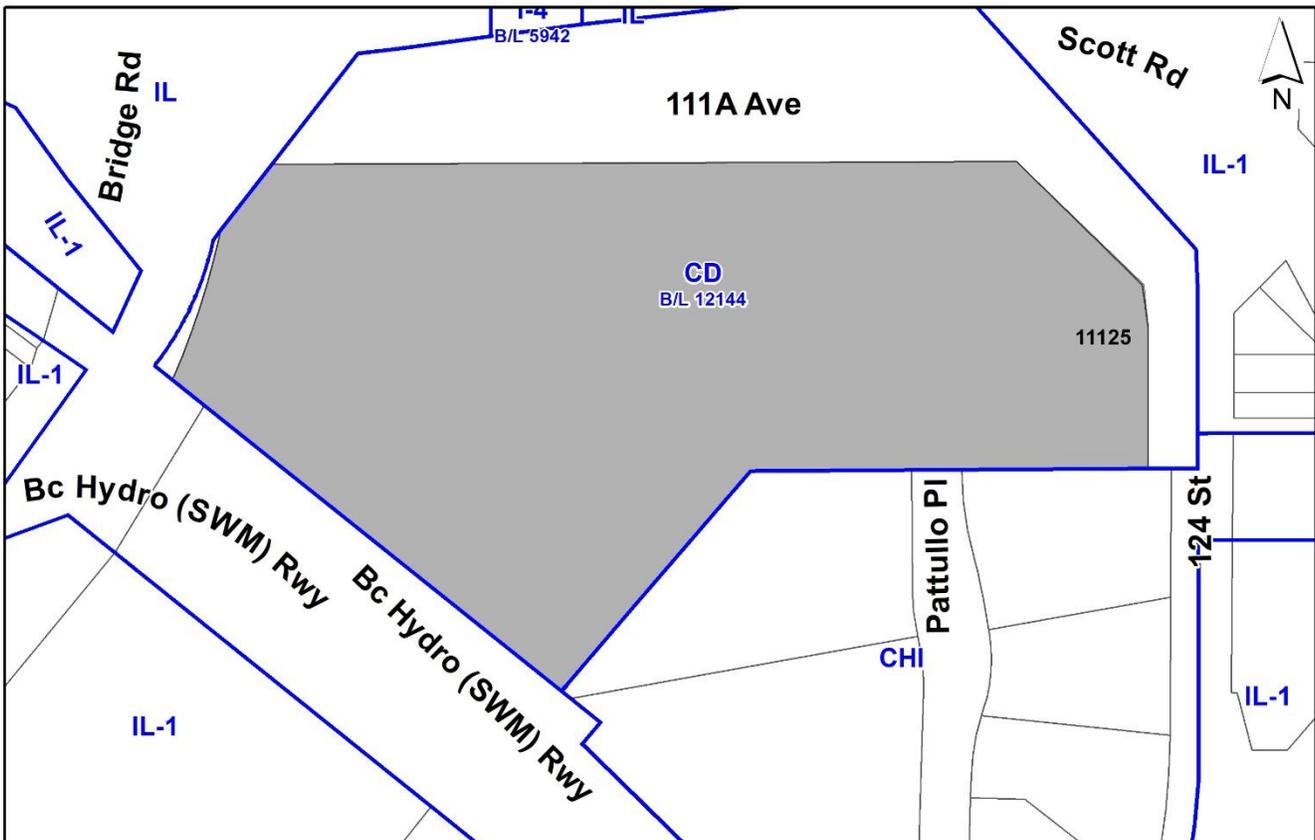
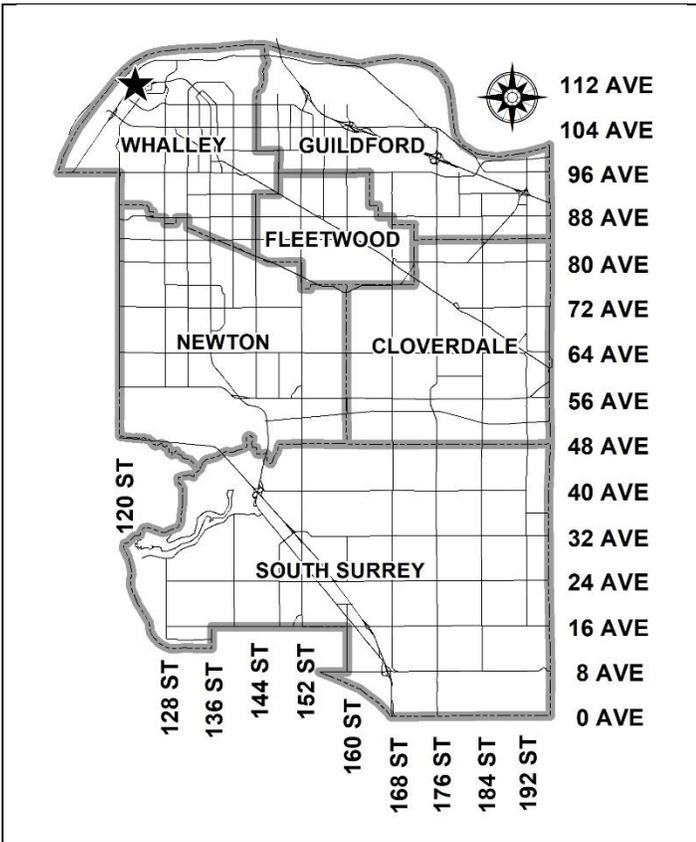
to allow renewal of temporary use permit for a church with ancillary office and community services to continue to occupy the building/site for a period not to exceed three years.

LOCATION: 11125 - 124 Street

ZONING: CD (Bylaw No. 12144, amended by Bylaw No. 14166)

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Highway Commercial, Parks and Open Spaces



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A church (assembly hall) use is not permitted under the current CD Zoning (By-law No. 12144) of the subject site.

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).
- Temporary Use Permit (TUP) 7918-0356-00 was issued to Calvary Worship Centre on December 17, 2018 to allow operation at this temporary location for three years. It was anticipated that the church would move to its permanent location at 11358 - 128 Street in Surrey when the TUP expires. Due to challenges caused by the COVID-19 pandemic, timelines were affected that delayed construction of the new church.
- TUP 7918-0356-00 expired on December 17, 2021.
- A renewal of the Temporary Use Permit will allow Calvary Worship Centre continued use and operations at the current location until the new church is constructed. The building permit is currently at plan review stage. It is anticipated that construction could commence in Spring/Summer of 2022 with occupancy at the new location targeted for Spring/Summer of 2023.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Temporary Use Permit No. 7921-0224-00 (Appendix III), to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Adult education institution, indoor recreational, assembly and warehouse uses	Mixed Employment in OCP, Highway Commercial and Parks & Open Spaces in NCP	CD Bylaw No. 12144
North (Across 111A Avenue, King George Boulevard, Scott Road and 112 Avenue):	Mixed automotive and industrial uses	Industrial and Commercial in OCP, outside of NCP area	IL, CHI and I-4
East (Across 124 Street):	Vacant land, mixed automotive uses	Mixed Employment in OCP, Highway Commercial and Parks & Open Spaces in NCP	IL-1 and CHI
South:	Office uses and vacant land, BC Hydro Railway	Mixed Employment and Commercial in OCP, Highway Commercial, Business/Residential Park, Parks and Open Spaces in NCP	CHI and IL
West (Across South Fraser Perimeter Road/ Bridge Road):	Light impact industrial use and vacant land	Commercial in OCP, Business/Residential Park, Parks and Open Spaces in NCP	IL-1

Context & Background

- The subject site is located at the southwest corner of 124 Street and 111A Avenue. It is designated Mixed Employment in the OCP and Highway Commercial in the South Westminster NCP. The site is zoned "Comprehensive Development Zone (CD)" By-law No. 12144.
- The subject site consists of a building with five separate units and a parking lot. Current occupants of the building are CDI College (Unit 100), Central City Fun Park (Unit 100A), The Hive (Unit 101B), Calvary Worship Centre (Unit 102), and Bridgeview Self-Storage (Unit 103). The parking lot has 640 parking spaces in total.

- Since 2012, the interdenominational church Calvary Worship Centre has been occupying Unit 102 of the building on the property. The unit is 3,225 square metres in size and is primarily used for assembly uses, with ancillary office and community service uses for bible camps, youth nights and other community support activities.
- The current CD Zone does not allow for assembly use. On October 1, 2012, Council issued Temporary Use Permit No. 7912-0237-00 to allow an assembly use on the subject site for a period of three years. The TUP accommodated the relocation of the main campus of the church, which moved from the City of New Westminster to the subject site while seeking a permanent location.
- On October 20, 2015, Council issued Temporary Use Permit (TUP) No. 7915-0203-00 to allow renewal of the assembly use for an additional three years.
- In 2018, the Calvary Worship Centre acquired a permanent site at 11377 Bridgeview Drive (now 11358 - 128 Street) in Surrey. Council granted issuance of TUP No. 7918-0356-00 on December 17, 2018 to allow the church to continue operation, along with additional ancillary office and community service uses, for another three years while applying for permits to construct a new building. Due to challenges caused by the COVID-19 pandemic, timelines were affected that delayed the project. TUP 7918-0356-00 expired on December 17, 2021.
- The current TUP application is anticipated to be the last for this site. The church building permit is currently at plan review stage. Construction is expected to commence in Spring/Summer of 2022 with occupancy at the new location targeted for Spring/Summer of 2023.

DEVELOPMENT PROPOSAL

Planning Considerations

- The building is currently leased to CDI College (3,000 m²), Central City Fun Park (2,745 m²), The Hive (1,221 m²), Calvary Worship Centre (3,225 m²), and Bridgeview Self-Storage (7,955 m²) (Appendix I).
- The five building tenants require approximately 548 parking spaces in total, based on the parking requirements of Surrey Zoning By-law No. 12000. The current parking lot contains 640 parking spaces in total (Appendix I).
- The table below provides an analysis of the parking requirements of Part 5 of the Zoning By-law for place of worship, assembly hall, recreational, self-storage warehouse and university/college uses.

Parking (Part 5)	Required	Proposed
Number of Parking Spaces		
Place of Worship	119 (7.5 parking spaces/100m ² of GFA**)	119
Assembly Hall	164 (10 parking spaces/100m ² of GFA**)	164
Recreational	143 (3.6 parking spaces/100m ² of floor area)	143
Self-storage warehouse	40 (0.5 parking spaces/100m ² of GFA**)	40
University/college	82 (3 parking spaces/100m ² of floor area used as classrooms)	82
Additional spaces		92
Total	548	640

** GFA – gross floor area

- There are currently between 1,500 and 2,000 members in the congregation. The church utilizes the greatest number of parking spaces, utilizing these spaces only on Sundays with two morning services and Fridays with one evening service. Attendance for regular Sunday services typically averages between 500 and 600 people per service, and 300 people on Friday evenings. City staff observe that there is sufficient parking for congregants at any given service.
- The OCP promotes accessibility and inclusivity by encouraging the location of community services in areas accessible by transit. The location of the church is walkable from the Scott Road SkyTrain and bus stations. The subject TUP allows Calvary Worship Centre to operate at this temporary location while building a new church in Surrey.
- The implementation guidelines of the OCP limits TUPs to a single renewals and can only be granted by resolution of Council. Given the challenges that the church has experienced and the efforts it has taken to build their new church building in Surrey, staff recommends the renewal of this TUP.

Referrals

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 6, 2021, and the Development Proposal Signs were installed on October 21, 2021. Staff received one response from a neighbouring resident who had no objections to the development proposal and was mainly curious about the location of the church on the site.
- The subject development application was reviewed by the Whalley Community Advisory Association. No objection was received from the Whalley Community Advisory Association to the development proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan and Floor Plan
- Appendix II. Development Data Sheet
- Appendix III. Temporary Use Permit No. 7921-0224-00

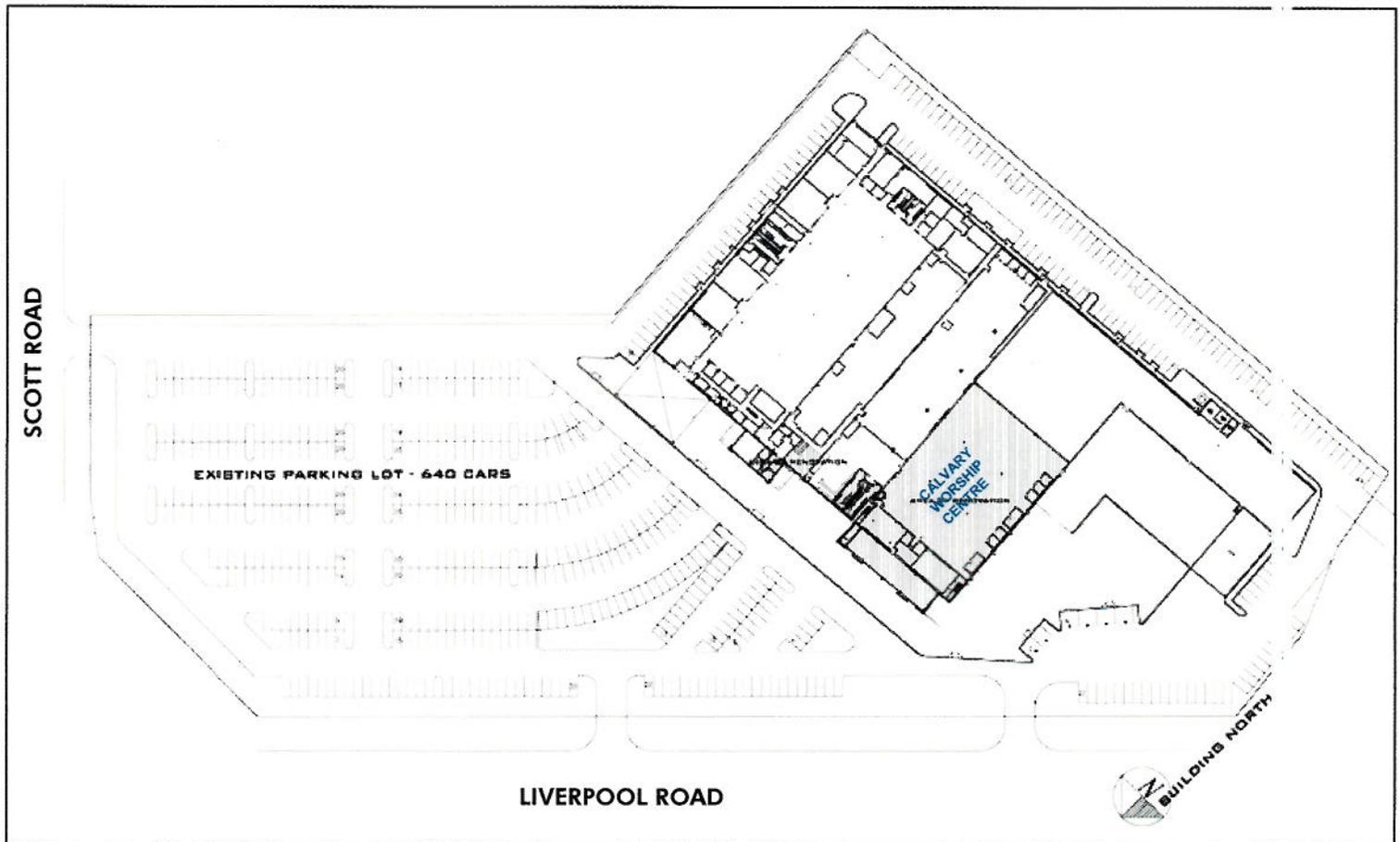
approved by Ron Gill

Ron Gill
Acting General Manager
Planning and Development

DQ/cm

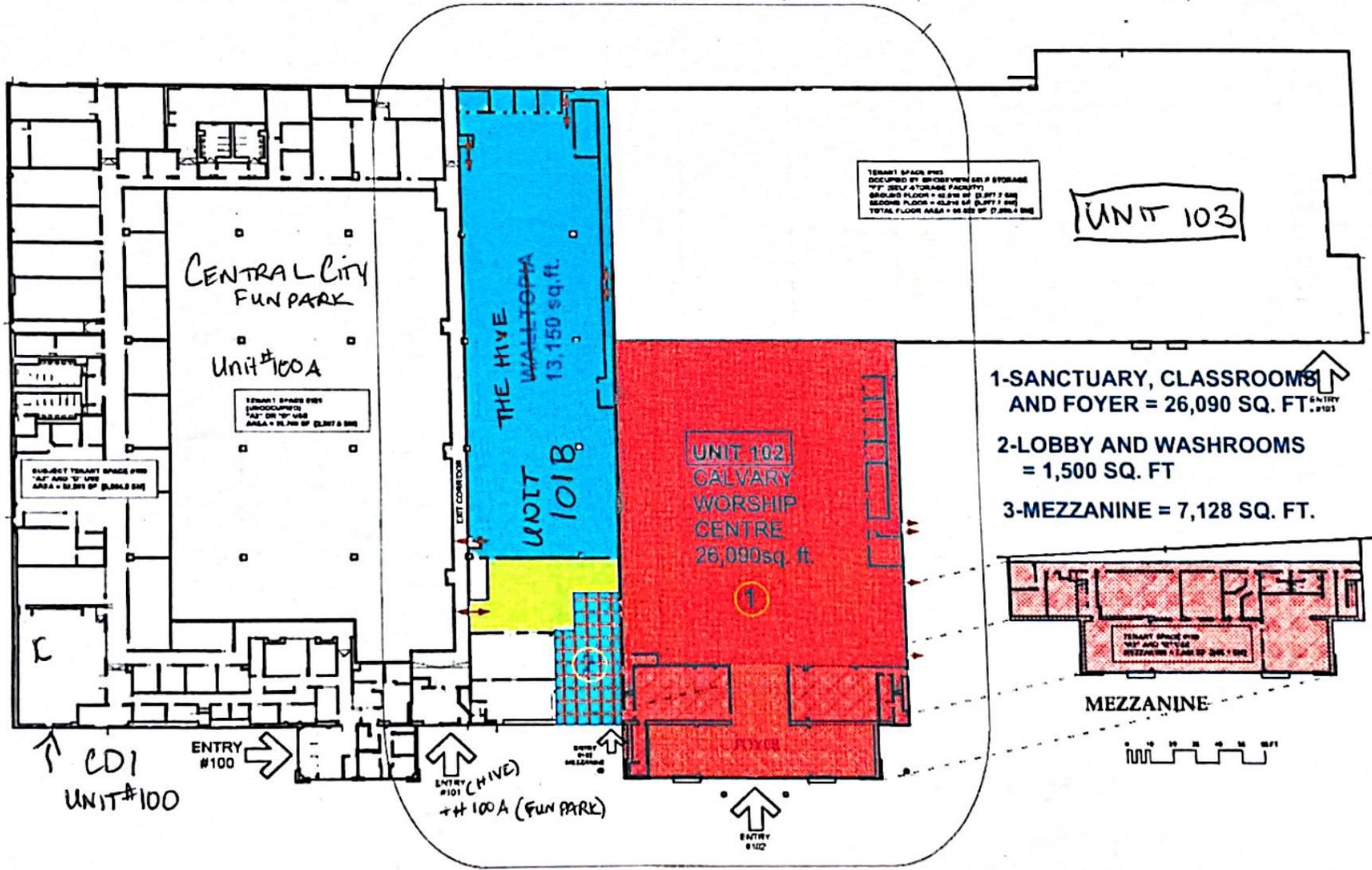
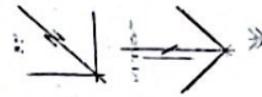


SITE PLAN



NOTES: BASE ON THE DRAWING AND APPROXIMATE AND MUST BE VERIFIED ON SITE.
 DIMENSIONS AND VOLUMES SHALL BE SHOWN AND REPORTED SEPARATELY ONLY BY CONSULTING
 ENGINEER AND DESIGNER.
 ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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11125 124TH STREET
 SURREY, BRITISH COLUMBIA



CALVARY WORSHIP CENTRE

A) TOTAL AREA :

1. LOBBY AND WASHROOMS = 1500 sq.ft. (139 sq.m)
2. STAGE, CIRCULATION, CLASSROOMS AND FOYER = 9,040 sq.ft. (840 sq.m)
3. SANCTUARY = 17,050 sq.ft. (1,584 sq.m)
4. MEZZANINE = 7,128 sq.ft. (662 sq.m)
5. TOTAL TENANT AREA (MAIN AND MEZZANINE)
= 34,718 sq.ft. (3,225 sq.m)

B) CLASSIFICATION:

GROUP A DIV. 2 UP TO 2 STOREYS

C) OCCUPANCY:

MAXIMUM OCCUPANCY SANCTUARY

$$= 17,050/14 = 1219$$

REQUIRED 14sq.ft./person

CURRENT CHURCH OCCUPANCY = 800 PEOPLE

ANTICIPATED GROWTH TO 1200 PEOPLE

D) EXIT REQUIREMENTS:

AS PER ARTICLE 3.4.3.2(1)(a) - 6.1mm/person

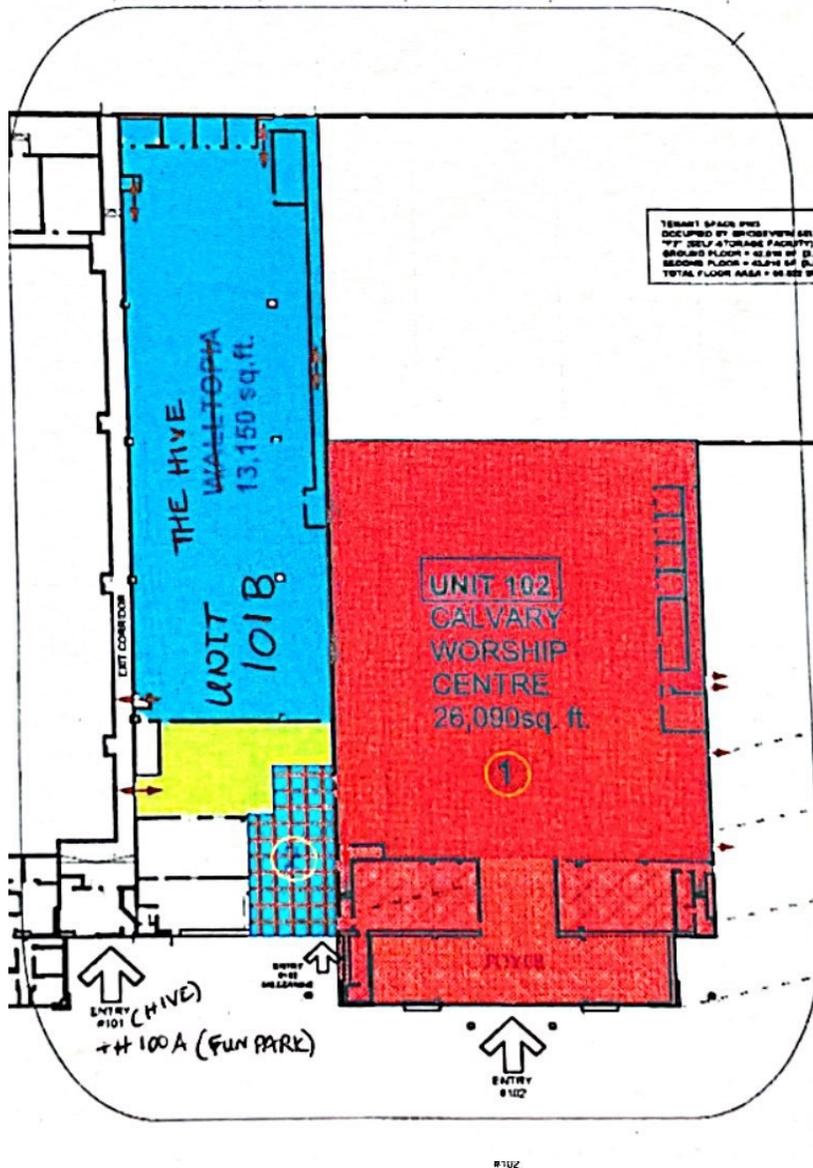
$$\text{NUMBER OF EXTR REQUIRED} = 1200 \times 6.1 / 900$$

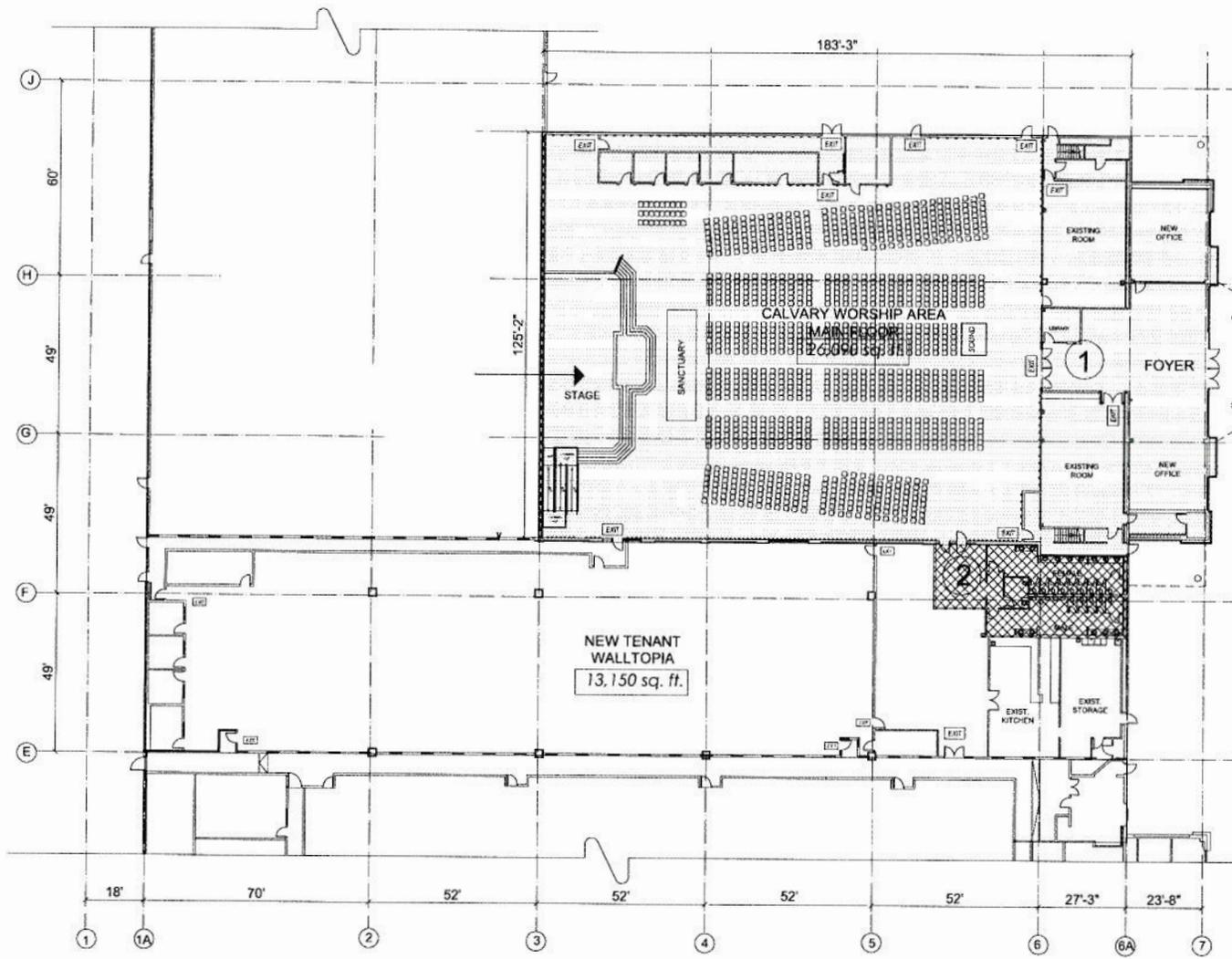
$$= 8 \text{ EXITS}$$

PROVIDED = 14 EXITS

BUILDING COMPLIES.

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





MAIN FLOOR

① SANCTUARY, OFFICES, STAGE AND FOYER
= 26,090 SQ. FT. (2,424 M2)

② WASHROOMS AND LOBBY
= 1,500 SQ. FT. (140 M2)

TOTAL AREA - MAIN FLOOR

① + ② = 27,590 SQ. FT. (2,564 M2)



CALVARY WORSHIP CENTRE

UNIT 102 - 11125 124 STREET
SURREY, BRITISH COLUMBIA

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning CD Bylaw NO. 12144
 amended bylaw
 No. 14166

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		52,467 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		28.8%
Paved & Hard Surfaced Areas		58.2%
Total Site Coverage		87.0%
SETBACKS (in metres)		
Front		15.2 m
Rear		26.8 m
Side #1 (N,S,E, or W)		14.6 m
Side #2 (N,S,E, or W)		14.6 m
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal		7.9 m
Accessory		13.72 m
NUMBER OF RESIDENTIAL UNITS N/A		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential Church	(Calvary Worship Centre)	3225 m ²
FLOOR AREA: Commercial Indoor Recreation	(CC Fun Park/Hive)	3966 m ²
Retail		
Office		
Total		
FLOOR AREA: Industrial Self Storage Warehouse		7955 m ²
FLOOR AREA: Institutional - CDI College		3000 m ²
TOTAL BUILDING FLOOR AREA		18,146 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial - Church		283
Industrial - Self Storage Warehouse		40
Indoor Recreation (cc Fun Park / Hire)		143
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional - CDI College		82
Total Number of Parking Spaces		548
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	YES <input checked="" type="radio"/> NO <input type="radio"/>	Tree Survey/Assessment Provided	YES <input checked="" type="radio"/> NO <input type="radio"/>
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I hereby certify that all the above information is true and correct. I acknowledge that any error or omissions are the sole responsibility of the applicant and not the Planning & Development Department.

Owner/Agent


Signature

MAUGHAN MARIANI

Name: (Please Print)

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7921-0224-00

Issued To:

(the "Owner")

Address of Owner:

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this temporary use permit.
2. This temporary use permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 018-689-949

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

11125 - 124 Street

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be for a church with a maximum occupant load of 2,000 persons, plus a maximum of 662 square metres of related office space and a maximum of 840 square metres of community service use for a period of three years.
5. The Owner hereby releases, indemnifies, and saves harmless the City, its elected and appointed officials, employees and agents from and against any and all liability, actions, causes of actions, claims, damages, expenses, costs, debts, demands or losses suffered or incurred by the City arising from the granting of this agreement, from the performance by the Owner of this agreement or any default of the Owner under or in respect of this agreement.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.
7. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
8. This temporary use permit is not transferable.
9. This temporary use permit shall lapse on or before three years from date of issuance

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: Signature

Name (Please Print)

TO THE CITY OF SURREY:

I, _____ (Name of Owner)

being the owner of

known as _____
(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to vacate Unit 102 - 11125 - 124 Street and restore the land described on the temporary use permit to a condition specified in that permit which shall be done not later than the termination date set out on the temporary use permit.

I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended.

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

(Owner)

(Witness)