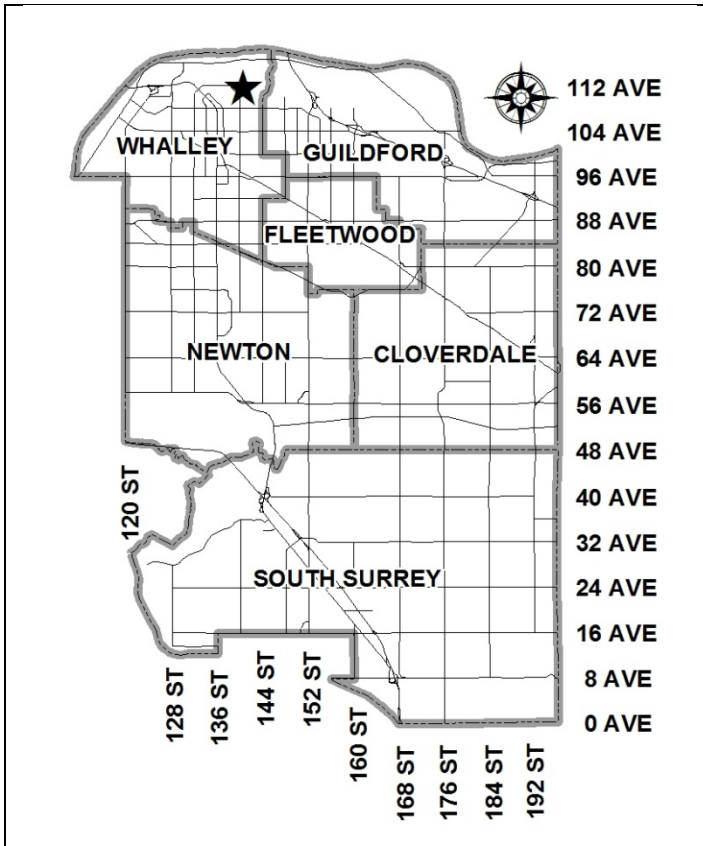


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0218-00

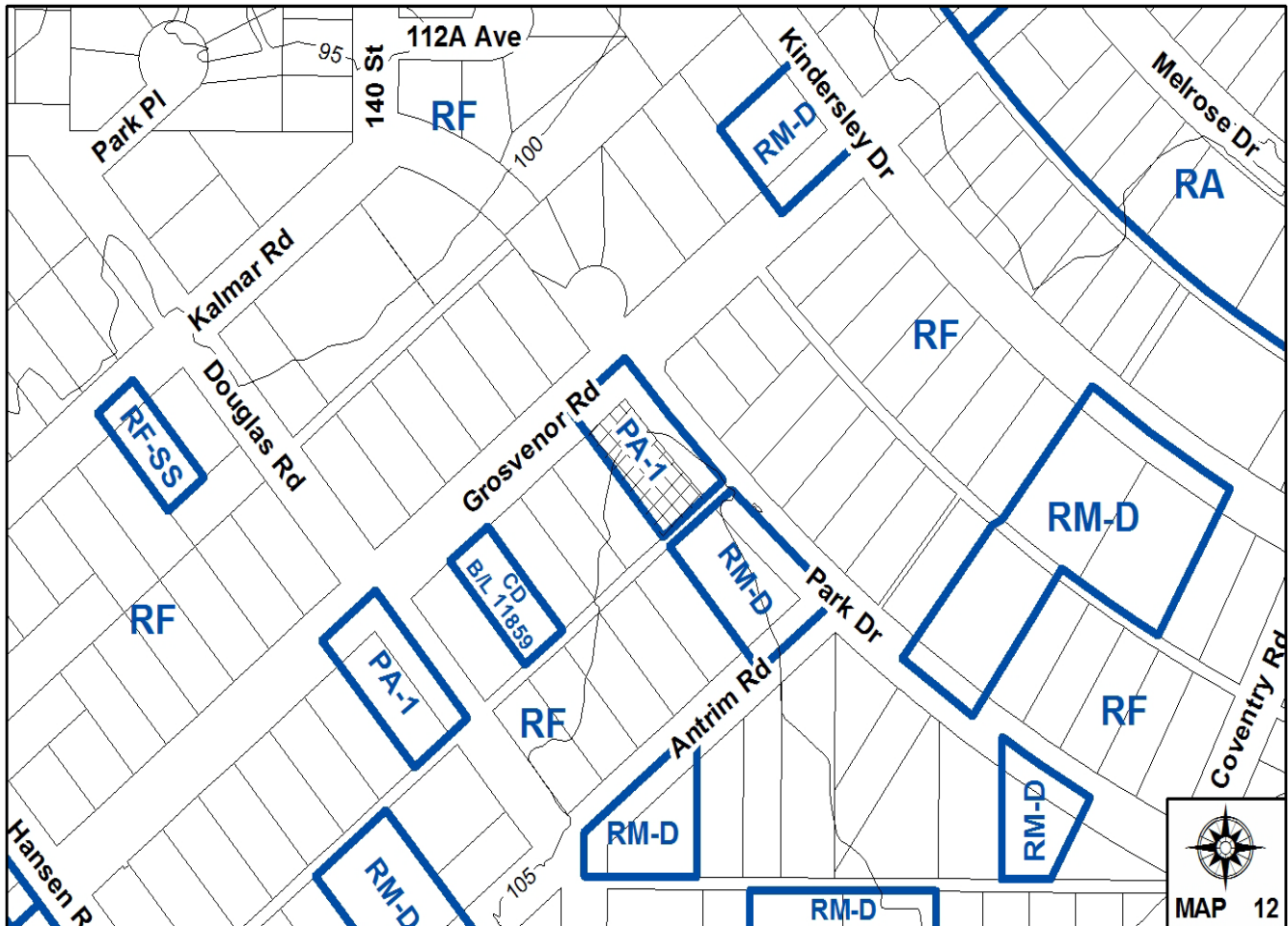
Planning Report Date: October 3, 2011



PROPOSAL:

- **Development Variance Permit** in order to permit the redevelopment of a public assembly building.

LOCATION: 14042 Grosvenor Road
OWNER: Masonic Building Association of North Surrey
ZONING: PA-1
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking relaxations of the parking and setback requirements.

RATIONALE OF RECOMMENDATION

- The relaxations allow for construction of a new building using a similar footprint, floor area, building setbacks and heritage building design to the original building that was demolished.
- The proposed new building is of the same floor area as the previous building, and so the parking stalls to be provided will remain the same.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7911-0218-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the PA-1 Zone from 9 metres (30 ft.) to 3.6 metres (12 ft.);
 - (b) to reduce the minimum north and south side yard setbacks of the PA-1 Zone from 9 metres (30 ft.) to 5.1 metres (16 ft.);
 - (c) to reduce the minimum parking requirements of the PA-1 Zone from 21 spaces to 12 spaces;
 - (d) to vary the Zoning By-law to permit a gravel parking surface; and
 - (e) to vary the PA-1 Zone to permit parking within the side yard setback along a flanking street.
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Partially constructed new public assembly building, for a Masonic Lodge, with current construction under a Stop Work Order.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
Northwest (Across Grosvenor Road):	Single family dwellings.	Urban	RF
Northeast (Across Park Drive):	Single family dwellings.	Urban	RF

Direction	Existing Use	OCP Designation	Existing Zone
Southwest:	Single family dwellings.	Urban	RF
Southeast:	Single family dwellings and duplex.	Urban	RF and RM-D

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located at 14042 Grosvenor Road, is approximately 1,162 square metres (0.3 acre) in size and is just outside of City Centre. The property is zoned Assembly Hall 1 Zone (PA-1), and designated Urban in the Official Community Plan.
- An assembly hall for the North Surrey Masons has occupied this property since 1956. Listed on the Surrey Heritage Inventory as a property potentially having some heritage significance but requiring further evaluation before being considered by Council for addition to the Surrey Heritage Register, the 1950s building did not meet current Zoning By-law requirements for building setbacks and parking.
- On July 14, 2011, a building permit was issued for a major rebuild and renovations to the building on the site. The building permit was issued based on the project Architect of Record indicating that roughly 50% to 60% of the existing structure could be salvaged. Consequently, the existing building setbacks and parking were "grandparented" and compliance with the current Zoning By-law requirements was not required.
- However, shortly after the building permit was issued and further work was undertaken on the structure, staff became aware that the entire building was demolished and an entirely new building was under construction. According to the Architect of Record, David Danyluck, the contractor discovered that the portion of the building originally proposed for retention was not structurally sound and needed to be removed.
- The building setbacks and parking "grandparented" under the building permit issued for renovation of the existing building are no longer valid for the new building and consequently, a Stop Work Order was issued on August 25, 2011. The applicant was advised that he would require Council approval of a Development Variance Permit for various Zoning By-law relaxations. The applicant was also advised that he would need to amend his building permit application since this is a new building and not a renovation.
- On September 7, 2011 the applicant subsequently applied for a Development Variance Permit to relax the setback and parking requirements of the PA-1 Zone in order to maintain the setbacks and parking of the previous building.
- The subject site is zoned Assembly Hall 1 (PA-1) and as an institutional use does not require a Development Permit.

Current Proposal

- The lot coverage, floor area, setbacks and parking of the new building are proposed to be the same as the original building.
- Because the original building was demolished, the new building must conform to all provisions of the Zoning By-law. Therefore, the applicant is requesting a Development Variance Permit in order to relax the setback and parking requirements to maintain the same setbacks and parking of the original building.
- The PA-1 Zone requires that all front yard, rear yard and side yard setbacks be greater than or equal to the height of the tallest building on the lot. The proposed building height is 9 metres, however the front yard setback is proposed to be reduced to 3.6 metres (12 ft.), and the side yard setback is proposed to be reduced to 5.1 metres (16 ft.) (see By-law Variance Section).
- Zoning By-law No. 12000 requires twenty-one (21) parking spaces for the site based on ten (10) spaces per every 100 square metres (1,075 sq. ft.) of assembly hall floor area. The proposed development will be providing twelve (12) parking spaces (see By-law Variance Section).
- The PA-1 Zone prohibits parking within the setbacks along the fronting and flanking streets. The applicant is proposing parking within the flanking street setback (see By-law Variance Section).
- The proposed parking area is proposed to be surfaced with crushed gravel to minimise the impact on existing mature trees on the site. A Development Variance Permit is required to waive the requirement in Zoning By-law No. 12000 to surface parking areas with asphalt, concrete or other similar pavement (see By-law Variance Section).

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the setback requirements of the PA-1 Zone as follows:
 - Reduce the minimum front yard setback from 9 metres (30 ft.) to 3.6 metres (12 ft.); and
 - Reduce the minimum north and south side yard setbacks from 9 metres (30 ft.) to 5.1 metres (16 ft.).

Applicant's Reasons:

- The architectural massing of the new building is designed to reflect the character of the original building in the rectangular form, wall height, soffit, south entry location and simple pitched roof.
- The new building is sited in the same location as the original building.

Staff Comments:

- Although a Development Permit is not required for an institutional use, the building design was reviewed by staff and was found to reflect the heritage character of the original building.
- The building will be made of high quality materials. The wall materials comprise of grey Hardie Panel siding and granite ashlar-patterned veneer. The wood trim, doors and metal flashings will in a blue colour "Blue Lagoon", and the roof will be made of asphalt/fibreglass shake-look shingles in charcoal grey.
- The building will occupy a similar footprint as the previous structure on the site, and no further encroachments are proposed.
- Staff support the requested relaxations.

(b) Requested Variances:

- To relax the requirements in Zoning By-law No. 12000 as follows:
 - To reduce the minimum required number of parking spaces from 21 spaces to 12 spaces;
 - To not require the parking area to be surfaced with asphalt, concrete or similar pavement; and,
 - To permit parking to encroach within the side yard setback on a flanking street.

Applicant's Reasons:

- In order to maximize the number of parking stalls provided and to retain the existing mature trees on-site, gravel is the preferred surface parking material.
- The parking for the original building was 12 spaces with a gravel parking area and similarly located from the flanking street (Park Drive). The driveway is proposed to remain in the same location as the original.

Staff Comments:

- The Off-Street Parking provisions in Zoning By-law No. 12000 require all parking areas for institutional uses to be paved with asphalt, concrete, or similar hard surfacing to prevent the generation of dust.
- Zoning By-law No. 12000 requires twenty-one (21) parking spaces for the site based on ten (10) spaces per every 100 square metres (1,075 sq. ft.) of assembly hall floor area. The proposed development will be providing twelve (12) parking spaces.
- The PA-1 Zone prohibits parking within the setbacks along a fronting or flanking street. There are five (5) spaces proposed within the flanking street setback. Without approval of this variance, on-site parking will be considerably compromised.

- While the total floor area of the building is 210.33 square metres (2,264 sq.ft.), the functional floor area (i.e. the space dedicated to assembly use) is approximately 120 square metres (1,291 sq.ft.). Washrooms, kitchen, storage area, mechanical and electrical rooms comprise the remainder of the space. Moreover, the proposed floor area of the new single-storeyed facility is the same as the previous facility and the new hall will be used in a similar manner as the original hall.
- Meetings of 15 people or less are held at the site a few times per week. On occasion, the hall is rented to members for larger private events. Therefore, the allocation of 12 parking spaces is reasonable.
- The proposed crushed gravel surfacing in the parking area will reduce the impact on the existing mature trees on-site.
- The proposed crushed gravel surfacing in the parking area will be of washed gravel which is relatively low in dust and creates a more permeable surface for storm water drainage for the site.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7911-0218-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/kms

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. 9/29/11 11:51 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Guido Franchino
 G & F Management Ltd.
 Address: 3369 - 199 Street
 Langley BC
 V3A 1H7

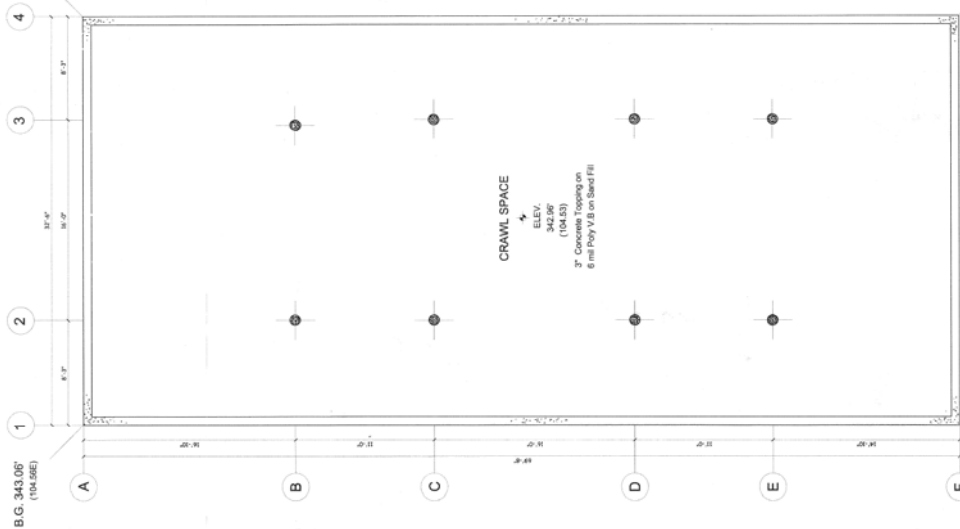
 Tel: 604-312-2522

2. Properties involved in the Application
 - (a) Civic Address: 14042 Grosvenor Road

 - (b) Civic Address: 14042 Grosvenor Road
 Owner: Masonic Building Association of North Surrey
 PID: 010-926-429
 Lot 6 Block 136 New Westminster District Plan 2546

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7911-0218-00 and
 bring the Development Variance Permit forward for an indication of support by Council.
 If supported, the Development Variance Permit will be brought forward for issuance and
 execution by the Mayor and City Clerk once all outstanding requirements are satisfied.

3. FOUNDATION PLAN
1/4"=1'



CRAWL SPACE
ELEV.
342.86'
(104.53')

3" Concrete topping on
6" fill FOG 7.8 on sand (4)

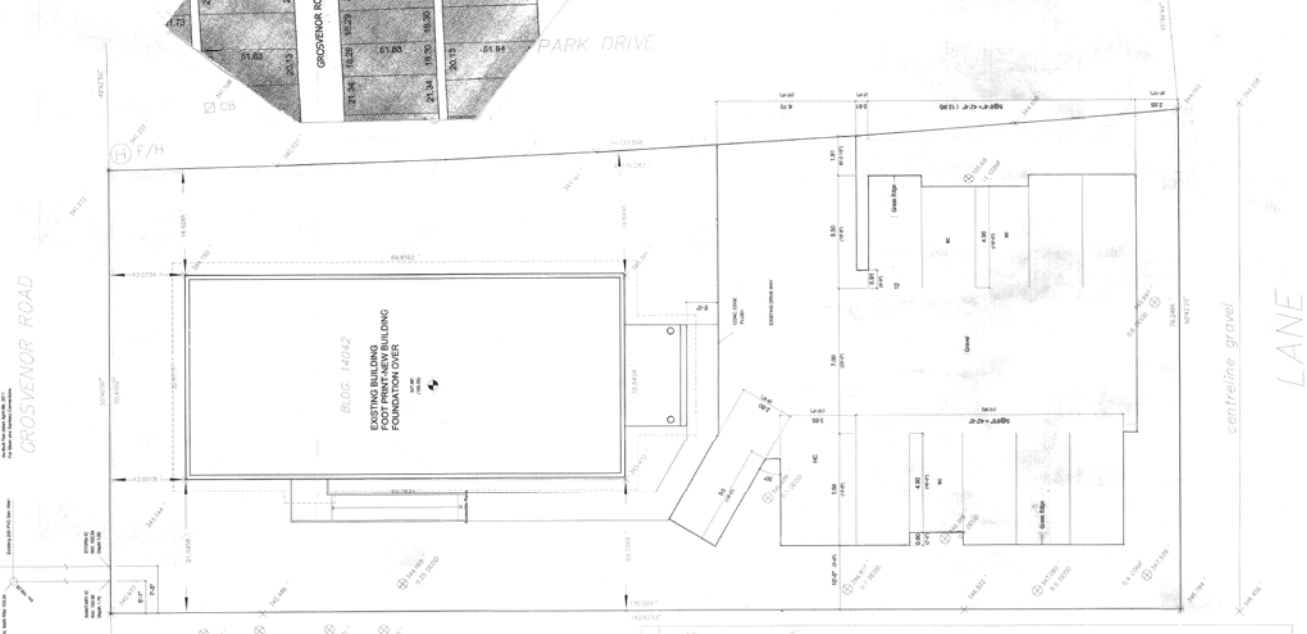


EXISTING BUILDING PLAN
1/8"=1'

BRITISH COLUMBIA LAND SURVEYORS
CERTIFICATE SHOWING EXISTING ELEVATIONS
AND TREES ON LOT 6 BLOCK 36
NEW WESTMINSTER DISTRICT PLAN 2246

Surveyor: C. G. ...
Date of Survey: ...

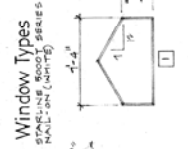
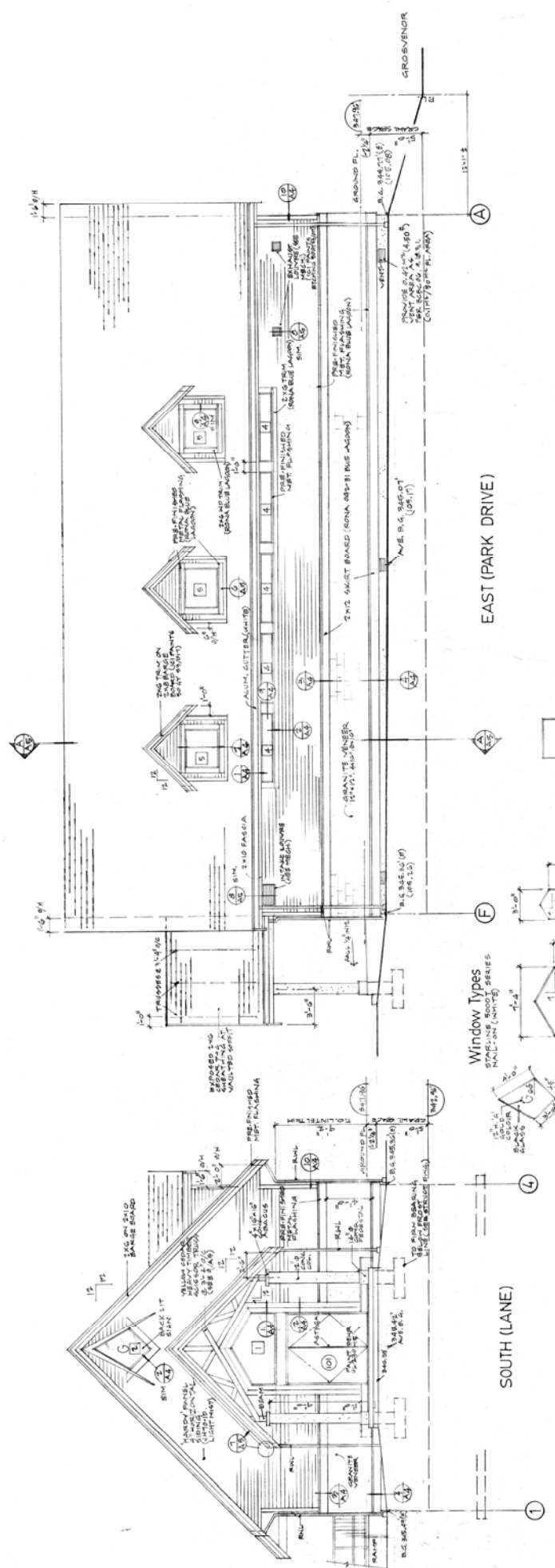
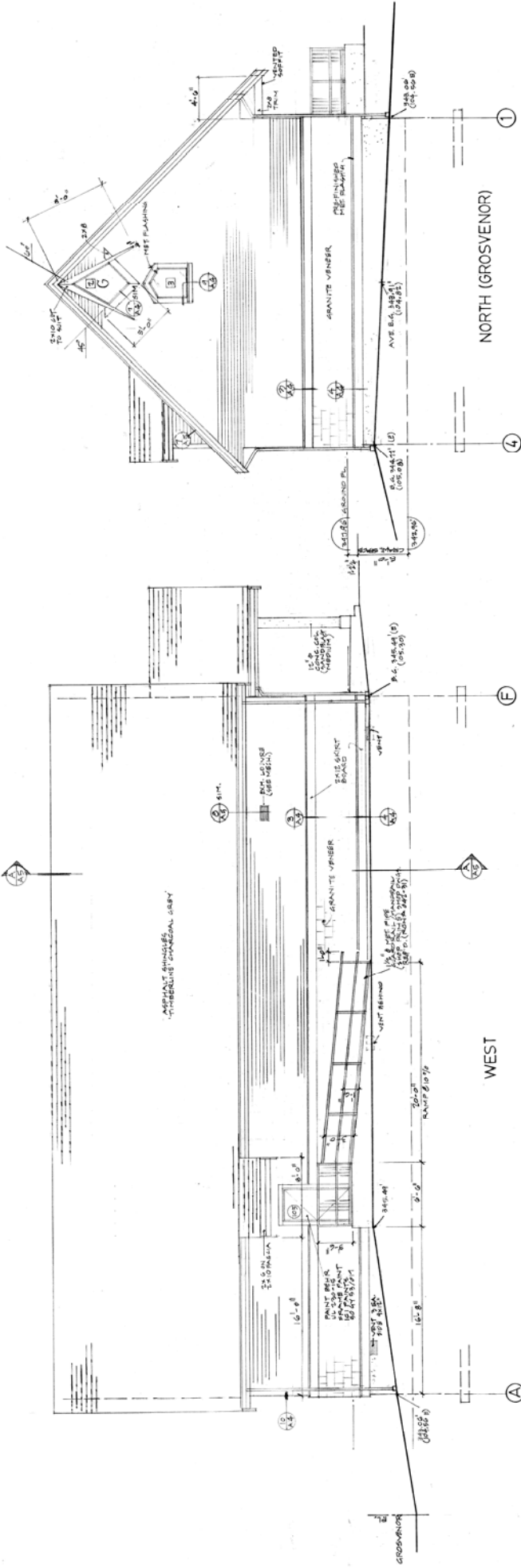
Notes:
1. All building elevations are ...
2. All building elevations are ...
3. All building elevations are ...



2. SITE PLAN SURVEY PLAN
1/8"=1'

David Dawson Architect 657-202-4 Langley, B.C.	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
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6. COPYRIGHT
BY
DAVISON ASSOCIATES
LAND SURVEYING INC.
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North Star Lodge, Surrey , B.C.

**David Danyluck Architect, MAIBC
604 530 0978**

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **September 23, 2011** PROJECT FILE: **7811-0218-00**

RE: **Engineering Requirements
Location: 14042 Grosvenor Rd.**

DEVELOPMENT VARIANCE PERMIT

Property and Right-of-Way Requirements

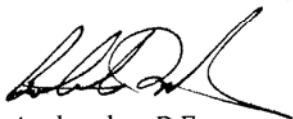
- dedicate 3.0 metre x 3.0 metre corner cut at the intersection of Grosvenor Rd. and Park Dr.

BUILDING PERMIT

The following issues are to be addressed as a condition of issuance of the subsequent Building Permit:

Works and Services

- construct the south side of Grosvenor Rd. to a Collector Standard
- construct the west side of Park Drive to an Urban Forest Through Local Standard
- Construct driveway access from Park Drive



Bob Ambardar, P.Eng.
Development Project Engineer

BA

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0218-00

Issued To: MASONIC BUILDING ASSOCIATION OF NORTH SURREY
("the Owner")

Address of Owner: PO Box 167 Station Main
Surrey, BC
V3T 4W8

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: 010-926-429
Lot 6 Block 136 New Westminster District Plan 2546

14042 Grosvenor Road

(the "Land")

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

(a) In Section F.1 of Part 31 Assembly Hall 1 Zone (PA-1), the minimum front yard setback of the principal building is reduced from 9 metres (30 ft.) to 3.6 metres (12 ft.);

(b) In Section F.1 of Part 31 Assembly Hall 1 Zone (PA-1), the minimum north and south side yard setbacks of the principal building are reduced from 9 metres (30 ft.) to 5.1 metres (12 ft.);

(c) In Table C.4 Part 5 Off-Street Parking and Loading/Unloading, the minimum number of parking spaces is reduced from 21 spaces to 12 spaces;

(d) In Section A.5 of Part 5 Off-Street Parking and Loading/Unloading, the requirement to have all parking areas surfaced with an asphalt, concrete or similar pavement is waived; and

(e) In Section H.2 of Part 31 Assembly Hall 1 Zone (PA-1), off-street parking within the side yard setback on a flanking street is permitted;

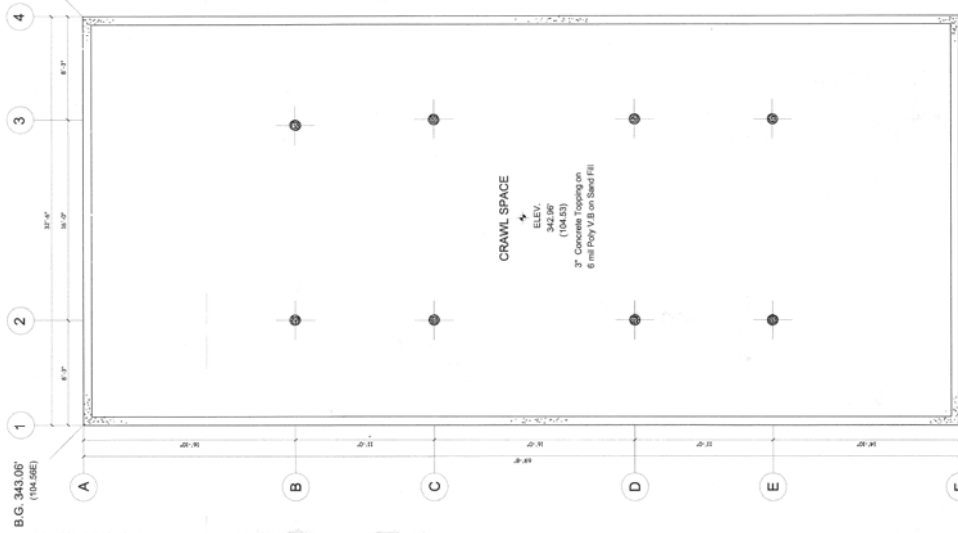
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7911-0218-00 (A) through to and including 7911-0218-00 (D) (the "Drawings") which are attached hereto and form part of this development variance permit.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

3. FOUNDATION PLAN
1/4"=1'



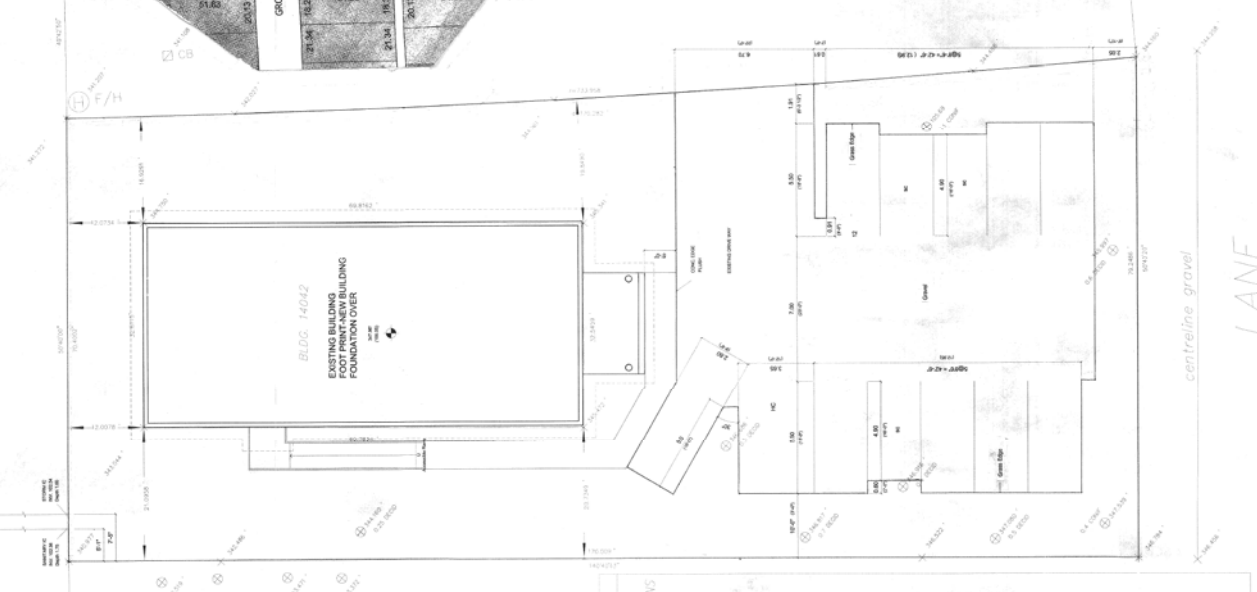
CRAWL SPACE
ELEV.
342.86'
(104.53)
3" Concrete topping on
6 mil FOG 7.5 on sand/4#



EXISTING BUILDING PLAN
1/8"=1'

182026 Cole, Judith (Owner), 4, Dunsmuir St., West 6, V6A 1A5, B.C.
 Planning 111 - (Assessment) (M) (2014)
 Legal Address: 1845, 1846, 1847, 1848, 1849, Dunsmuir Street, West 6
 City Address: 1845, 1846, 1847, 1848, 1849, Dunsmuir Street, West 6
 Lot Area: 104,320 sq. ft.
 Building Area: 104,320 sq. ft.
 Gross Floor Area: 104,320 sq. ft.
 Owner: 1845, 1846, 1847, 1848, 1849, Dunsmuir Street, West 6
 Assessor: 1845, 1846, 1847, 1848, 1849, Dunsmuir Street, West 6
 Valuation: 1845, 1846, 1847, 1848, 1849, Dunsmuir Street, West 6
 Description: 1845, 1846, 1847, 1848, 1849, Dunsmuir Street, West 6
 Zoning: 1845, 1846, 1847, 1848, 1849, Dunsmuir Street, West 6
 Use: 1845, 1846, 1847, 1848, 1849, Dunsmuir Street, West 6
 Height: 1845, 1846, 1847, 1848, 1849, Dunsmuir Street, West 6
 No. of Floors: 1845, 1846, 1847, 1848, 1849, Dunsmuir Street, West 6
 Building Use & Construction: 1845, 1846, 1847, 1848, 1849, Dunsmuir Street, West 6
 Insulating Free Space: 1845, 1846, 1847, 1848, 1849, Dunsmuir Street, West 6
 No. of Units: 1845, 1846, 1847, 1848, 1849, Dunsmuir Street, West 6
 Distance Between Units: 1845, 1846, 1847, 1848, 1849, Dunsmuir Street, West 6
 Street Dimension: 1845, 1846, 1847, 1848, 1849, Dunsmuir Street, West 6
 Location of Units: 1845, 1846, 1847, 1848, 1849, Dunsmuir Street, West 6
 Occupant Load: 1845, 1846, 1847, 1848, 1849, Dunsmuir Street, West 6
 Fire Protection: 1845, 1846, 1847, 1848, 1849, Dunsmuir Street, West 6
 Heating System: 1845, 1846, 1847, 1848, 1849, Dunsmuir Street, West 6
 Accessibility: 1845, 1846, 1847, 1848, 1849, Dunsmuir Street, West 6

GROSVENOR ROAD



2. SITE PLAN SURVEY PLAN
1/8"=1'

Schedule A
7911-0218-00 (A)

David Dawson Architect		1557-202 St. Langley, B.C.	
Professional Registration No. 12345		Professional Registration No. 67890	
Professional Seal		Professional Seal	
Professional Stamp		Professional Stamp	

BRITISH COLUMBIA LAND SURVEYORS
 CERTIFICATE SHOWING EXISTING ELEVATIONS
 AND TREES ON LOT 6 BLOCK 36
 NEW WESTMINSTER DISTRICT PLAN 2246

Surveyor: David Dawson
 Date of Survey: 2010

Scale: 1/8"=1'

Notes:
 1. All buildings shown are existing.
 2. All trees shown are existing.
 3. All elevations are in feet above sea level.
 4. All dimensions are in feet and inches.
 5. All bearings are in degrees, minutes and seconds.
 6. All bearings are true bearings.
 7. All bearings are magnetic bearings.
 8. All bearings are astronomic bearings.
 9. All bearings are geodetic bearings.
 10. All bearings are astronomic bearings.

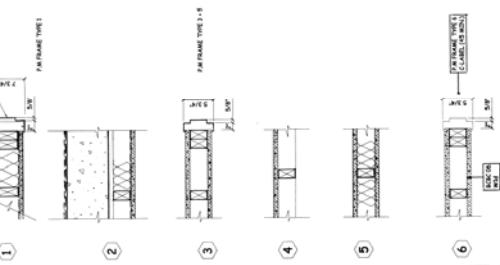
David
Design
Architecture

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Amplify A-1	3
Amplify A-2	6
Amplify A-3	9
Amplify A-4	7
Amplify A-5	6

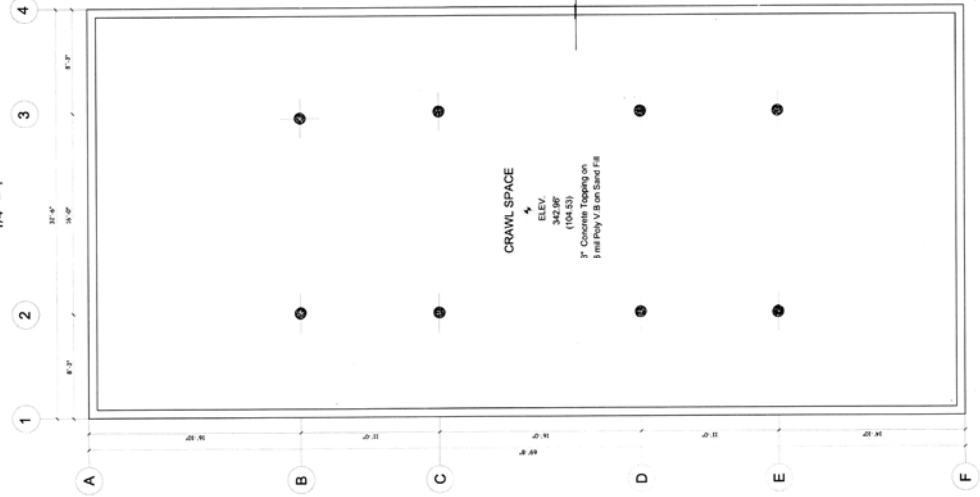
Approved by: [Signature]

WALL TYPES

- 1 Concrete
- 2 Insulated Concrete Formwork (ICF) with 2" polystyrene insulation and 4" concrete wall
- 3 2" x 4" wood studs @ 16" o.c. with 1/2" gypsum board on both sides and 1/2" concrete wall
- 4 2x4 wood studs @ 16" o.c. with 1/2" gypsum board on both sides and 1/2" concrete wall
- 5 2x4 wood studs @ 16" o.c. with 1/2" gypsum board on both sides and 1/2" concrete wall
- 6 2x4 wood studs @ 16" o.c. with 1/2" gypsum board on both sides and 1/2" concrete wall



FOUNDATION PLAN
1/4" = 1'

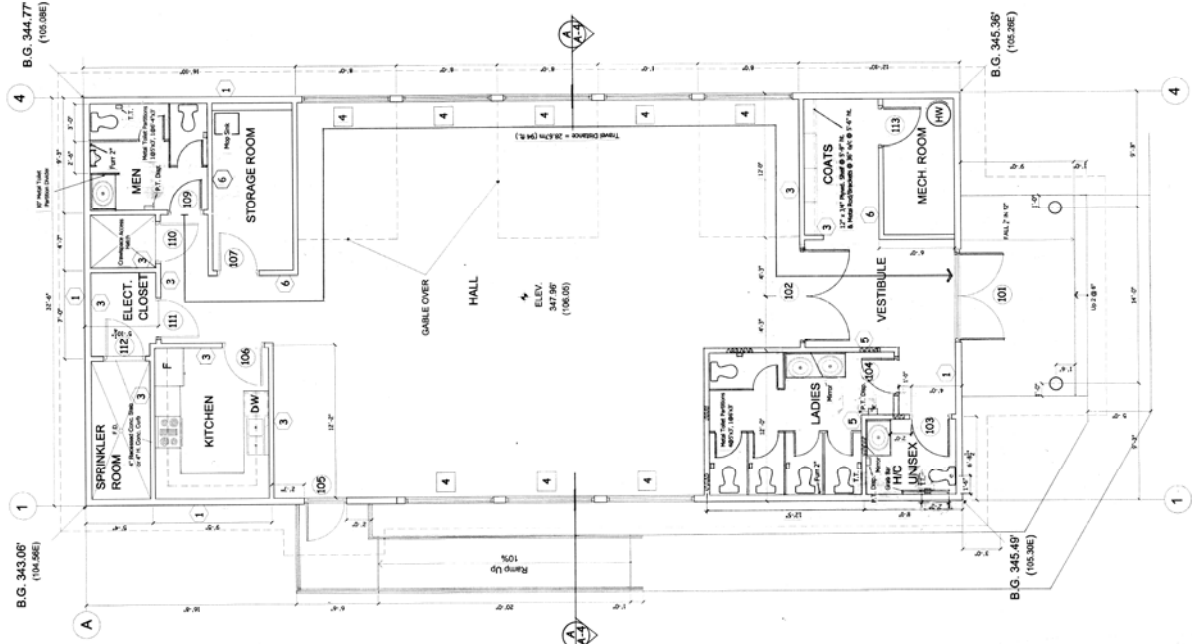


CRAWL SPACE
E.L.V.
342.96'
(104.53)
3" Concrete Topping on
5 mil Poly V.B. on Sand Fill

GENERAL NOTES

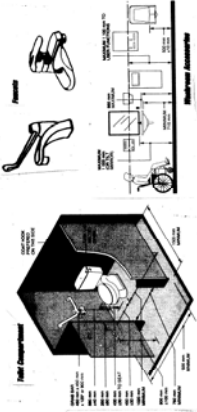
1. Wood shiplap interior finish of ICF walls to be installed in accordance with the manufacturer's instructions.
2. All concrete shall be placed and finished in accordance with the manufacturer's instructions.
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4. All concrete shall be placed and finished in accordance with the manufacturer's instructions.
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6. All concrete shall be placed and finished in accordance with the manufacturer's instructions.
7. All concrete shall be placed and finished in accordance with the manufacturer's instructions.
8. All concrete shall be placed and finished in accordance with the manufacturer's instructions.

GROUND FLOOR
1/4" = 1'



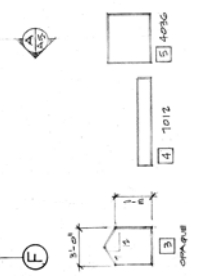
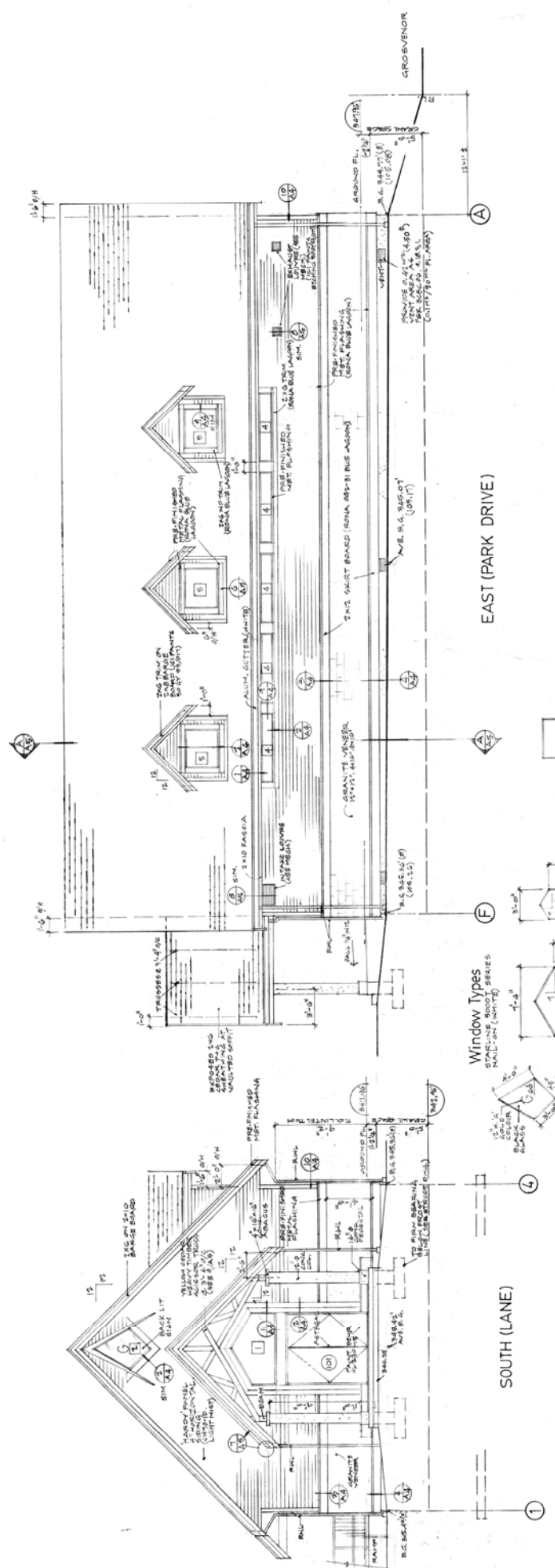
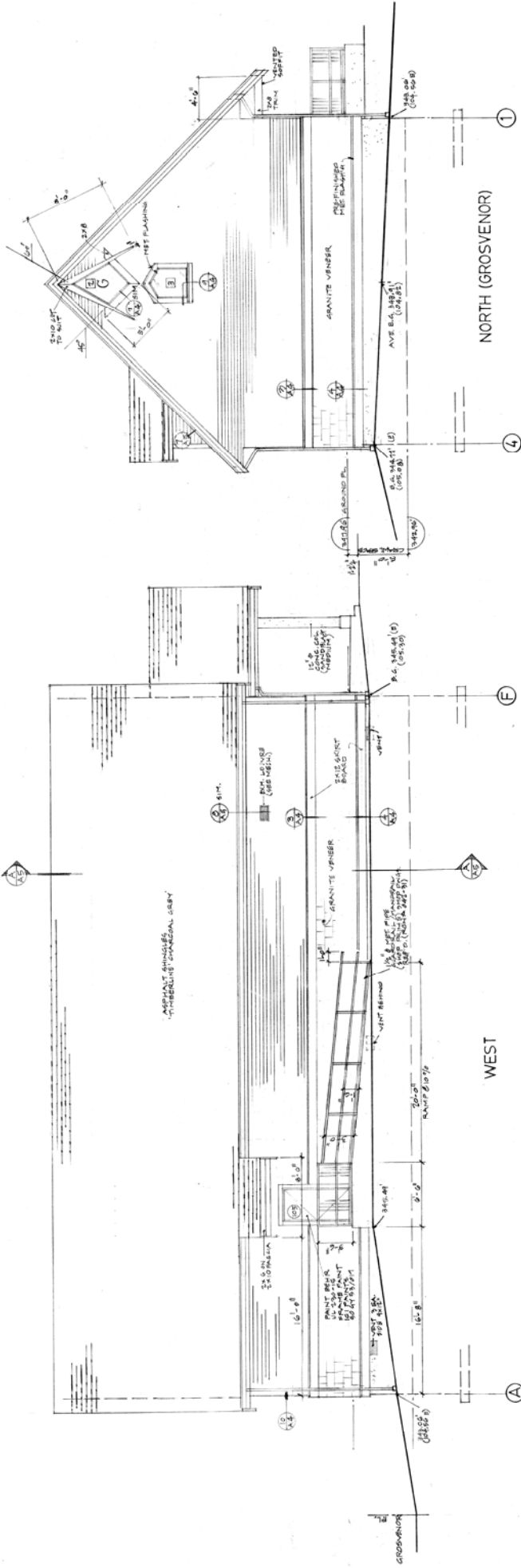
DOOR TYPES

- 100 2 x 3680 SCW INSUL P.M. FRAME LITE P.M. FRAME
- 101 3680 SCW P.M. FRAME
- 102 3068 SCW P.M. FRAME
- 103 45 MIN. RATED H.M. P.M. FRAME
- 104 45 MIN. RATED H.M. P.M. FRAME
- 105 3068 SCW P.M. FRAME
- 106 3680 SCW P.M. FRAME
- 107 45 MIN. RATED H.M. P.M. FRAME
- 108 3068 SCW P.M. FRAME
- 109 NOT USED

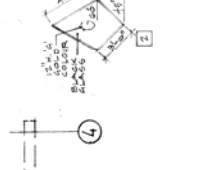


Provide wood blocking for all wall mounted fixtures.

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Window Types
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