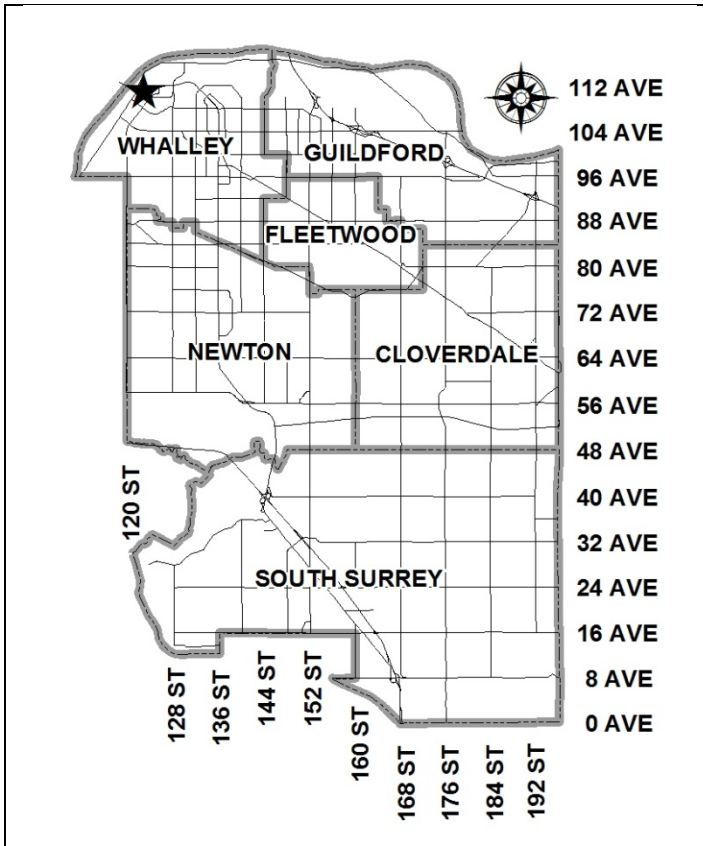


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0237-00

Planning Report Date: September 10, 2012



PROPOSAL:

- **OCP Text Amendment**
- **Temporary Commercial Use Permit**

to allow for an assembly use for a period not to exceed three years.

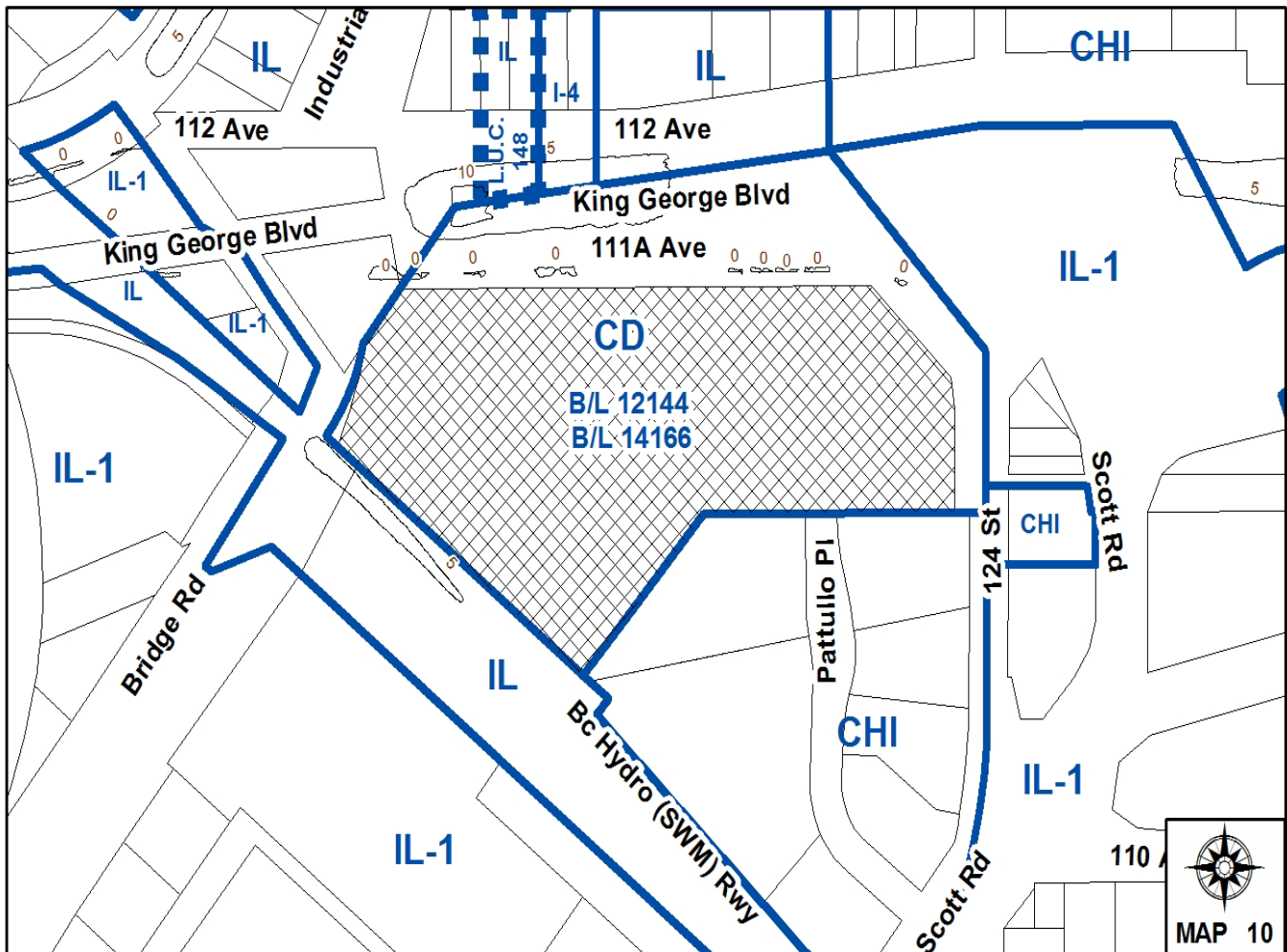
LOCATION: 11125 - 124 Street

OWNER: 0912712 BC Ltd., Inc. No. 0912712

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

OCP DESIGNATION: Industrial

NCP DESIGNATION: Highway Commercial Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for an OCP Text Amendment.
- Approval for Temporary Use Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP designation.
- Complies with the South Westminster NCP.
- The Temporary Commercial Use Permit (TUP) will provide a church temporary accommodation during the construction of a new church in New Westminster.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by declaring the subject site a Temporary Use Area and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council approve Temporary Commercial Use Permit No. 7912-0237-00 (Appendix IV) to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Large industrial building (formerly Revy store), with two tenants: CDI College and South Westminster Self Storage

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 111 Avenue, Pattullo Bridge and 112 Avenue):	Mixed automotive and industrial uses	Commercial/Industrial	LUC No. 148, IL and I-4 (By-law No. 5942)
East (Across 124 Street and Pattullo Bridge off-ramp):	Scott Road SkyTrain Station and Park and Ride	Transit-Oriented Development	IL-1 and CHI
South:	Vacant land and commercial building	Highway Commercial	CHI
South (Across Rail right-of-way):	Lumber re-loader under Development Application No. 7911-0193-00 for a TUP	Residential/Business Park	IL-1
West (Across South Fraser Perimeter Road/Bridge Road):	Vacant land	Residential/Business Park	IL-1

DEVELOPMENT CONSIDERATIONS

Background

- The site is zoned Comprehensive Development Zone (CD) By-law No. 12144 as amended by By-law No. 14166. The CD Zone was initially drafted to allow an Eagle Home Hardware Centre to be built on the site. The CD Zone combined uses in the Highway Commercial Industrial Zone (CHI) including warehouse uses and some limited office uses that were needed to support the Eagle project.
- The rezoning to CD (By-law No. 12144) received final adoption on July 4, 1994, however, the Eagle project never proceeded. In 1995, Development Permit No. 7995-0018-00 was issued for the site to allow the construction of a Revy Home Centre. The Revy building was constructed and Revy operated on the site until March 2000, when the store was closed as part of a larger corporate strategy to consolidate sales outlets.
- In 2000, a call centre was proposed for the subject site. A call centre is an operation that houses employees who, using telephones or e-mail, provide information on goods and services, take orders, or provide technical after-sales support to customers. In order to allow for this operation to locate in the former Revy building, an amendment to the Comprehensive Development Zone was required and approved on November 20, 2000, under By-law No. 14166.
- On December 8, 2003, the South Westminster NCP was approved by Council. This site is identified for Highway Commercial Uses.

Current Proposal

- The main campus of Calvary Worship Centre is currently located in New Westminster, with secondary churches in Queensborough and Langley. The Calvary Worship Centre is currently working with the Planning Department at the City of New Westminster to build a new church for their congregation.
- The planning and construction process for the new church will take approximately three years. To accommodate their needs for a place to worship for a congregation of approximately 1,200 people during this period, the church has secured approximately 5,105 square metres (54,960 sq. ft.) of space in the former Revy building in South Westminster.
- As a result, the Calvary Worship Centre has submitted a Temporary Use Permit to allow the church to use this space within the Revy building for three years.
- Other portions of this structure are currently leased to CDI College (3,054.9 m² [32,883 sq. ft.]), and to South Westminster mini-storage (7,955 m² [86,060 sq. ft.]).
- The proposed temporary church facility should not have any negative impact on these other tenants.
- The two existing tenants and the unleased industrial area require 120 parking spaces, based on the parking requirements of Surrey Zoning By-law No. 12000. The proposed church will require 490 spaces, resulting in a total parking requirement of 612 parking spaces. The current parking lot contains 625 parking spaces.

PRE-NOTIFICATION

In accordance with Council Policy, a Development Proposal sign was placed on the property and pre-notification letters were sent. To date, staff have not received any comments or concerns with respect to the proposal.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Floor Plan
Appendix III.	Engineering Summary
Appendix IV	OCP Text Amendment
Appendix V	Temporary Commercial Use Permit No. 7912-0237-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LAP/kms

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DEVELOPMENT DATA SHEET

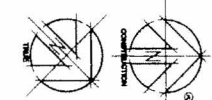
Existing Zoning: CD By-law No. 12144 amended by By-law No. 14166

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		52,467m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		28.8%
Paved & Hard Surfaced Areas		58.2%
Total Site Coverage		87%
SETBACKS (in metres)		
Front	7.5m	15.2m
Rear	7.5m	26.8m
Side #1 (W)	7.5m	14.6m
Side #2 (E)	7.5m	14.3m
BUILDING HEIGHT (in metres/storeys)		
Principal	9m	7.9
Architectural Entrance Element	9m	13.72m
NUMBER OF RESIDENTIAL UNITS	n/a	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		14,007m ²
Mini Storage		5,096m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	52,487 m ²	19,103 m ²

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)	1.0	0.364
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	345	600
Industrial	14	20
Other	2	5
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	361	625
Number of disabled stalls		19
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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**PACIFIC RIM
ARCHITECTURE LTD.**

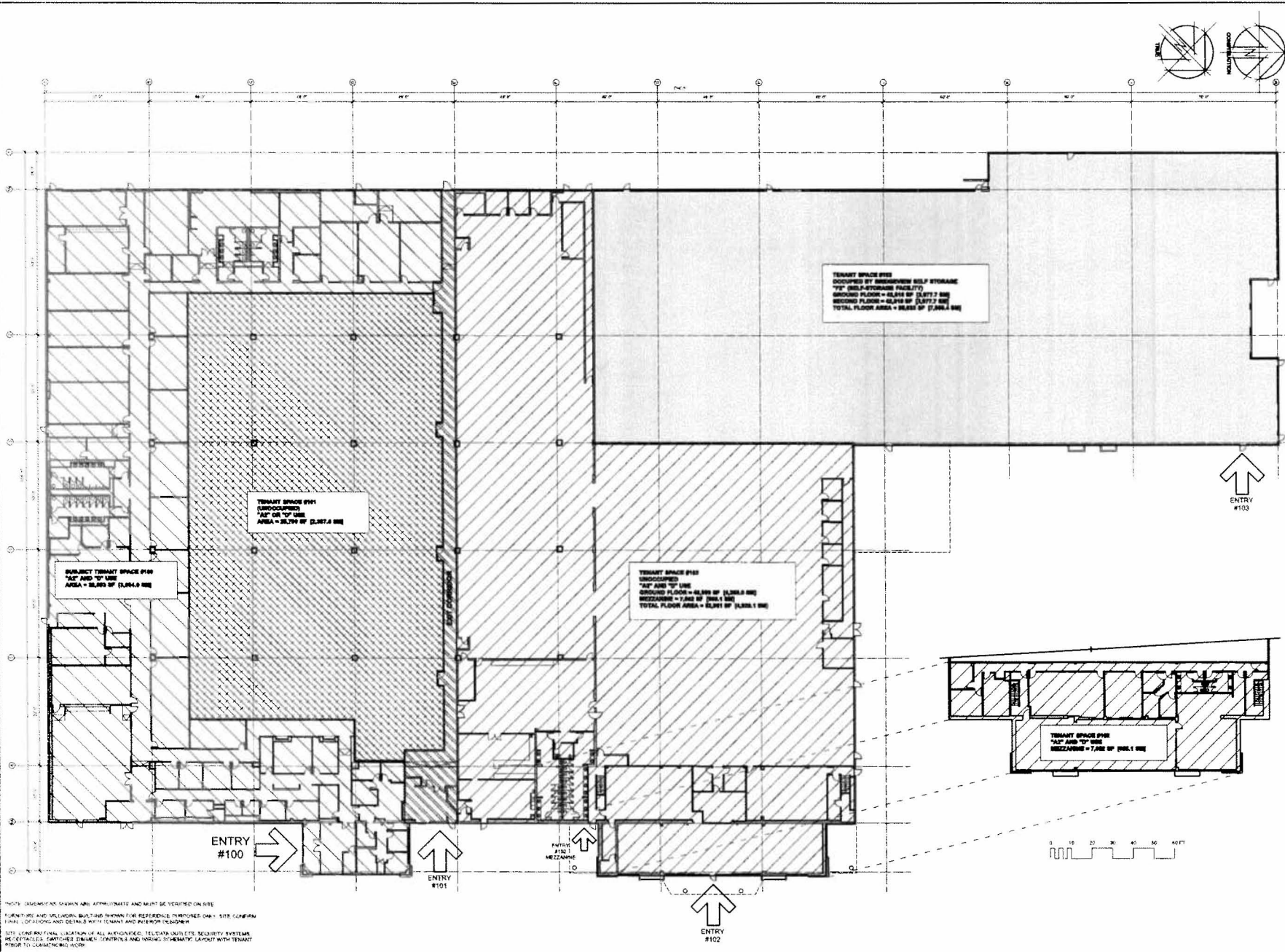


SENIOR HEAD OFFICE
SURREY, BC V3T 1Y1
TEL: (604) 273-1111
FAX: (604) 273-1110
EMAIL: info@prams.com

SOUTH BURNBY OFFICE
SURREY, BC V3S 9W9
TEL: (604) 273-6456
FAX: (604) 273-6457
EMAIL: south@prams.com

DESAIRAS OFFICE
VICTORIA, BC V8N 1X5
TEL: (250) 383-3333
FAX: (250) 383-3334
EMAIL: victoria@prams.com

1:1000 - TENDRER'S SCHEMATIC



TENANT SPACE #100
UNOCCUPIED
"10" AND "11" LINE
AREA = 5,840 SF (2,684 SQM)

TENANT SPACE #101
UNOCCUPIED
"A1" OR "T1" LINE
AREA = 5,270 SF (2,427.6 SQM)

TENANT SPACE #102
UNOCCUPIED
"A1" AND "T1" LINE
GROUND FLOOR = 4,630 SF (2,134.9 SQM)
MEZZANINE = 7,430 SF (3,411.5 SQM)
TOTAL FLOOR AREA = 12,060 SF (5,546.4 SQM)

TENANT SPACE #103
OCCUPIED BY BROADCASTING BULF STORAGE
"T1" (BULF-STORAGE FACILITY)
GROUND FLOOR = 4,630 SF (2,134.9 SQM)
SECOND FLOOR = 4,630 SF (2,134.9 SQM)
TOTAL FLOOR AREA = 9,260 SF (4,269.8 SQM)



NOTES: DIMENSIONS SHOWN ARE APPROXIMATE AND MUST BE VERIFIED ON SITE.
FURNITURE AND SCHEDULES SHOWN FOR REFERENCE PURPOSES ONLY. SITE CONFIRM
FINAL LOCATIONS AND DETAILS WITH TENANT AND INTERIOR DESIGNER.
SITE CONFIRM FINAL LOCATION OF ALL APPROVED TELECOM SERVICES SECURITY SYSTEMS
MECHANICAL SWITCHES, PANELS, TRAYS, CONDUITS AND WIRING SCHEMATIC LAYOUT WITH TENANT
PRIOR TO COMMENCING WORK.

**TENANT
IMPROVEMENTS**



**SCOTT ROAD
CAMPUS**

**UNIT #100
11125 - 124TH ST.
SURREY, BC**

TITLE
SUBBUILDING
TENANT DESIGNED AND
GROSS FLOOR AREAS

DATE:	NOV 2011	REVISED:	
DRAWN BY:	AM	CHECKED BY:	AM
DATE PLOTTED:			
			A110

CALVARY WORSHIP CENTRE

A) TOTAL AREA :

1. STAGE ,SANCTUARY ,CIRCULATION AND SUPPORT AREAS = 19,375 sq. ft.
= 1800 sq.m.
2. TENANT SPACE
MAIN FLOOR = 45,050 sq. ft.
= 4,185 sq.m.
3. MEZZANINE AREA = 7,128 sq. ft.
= 662.2 sq.m.
4. TOTAL TENANT SPACE
(MAIN AND MEZZANINE) = 52,178 sq. ft.
= 4,847.34 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

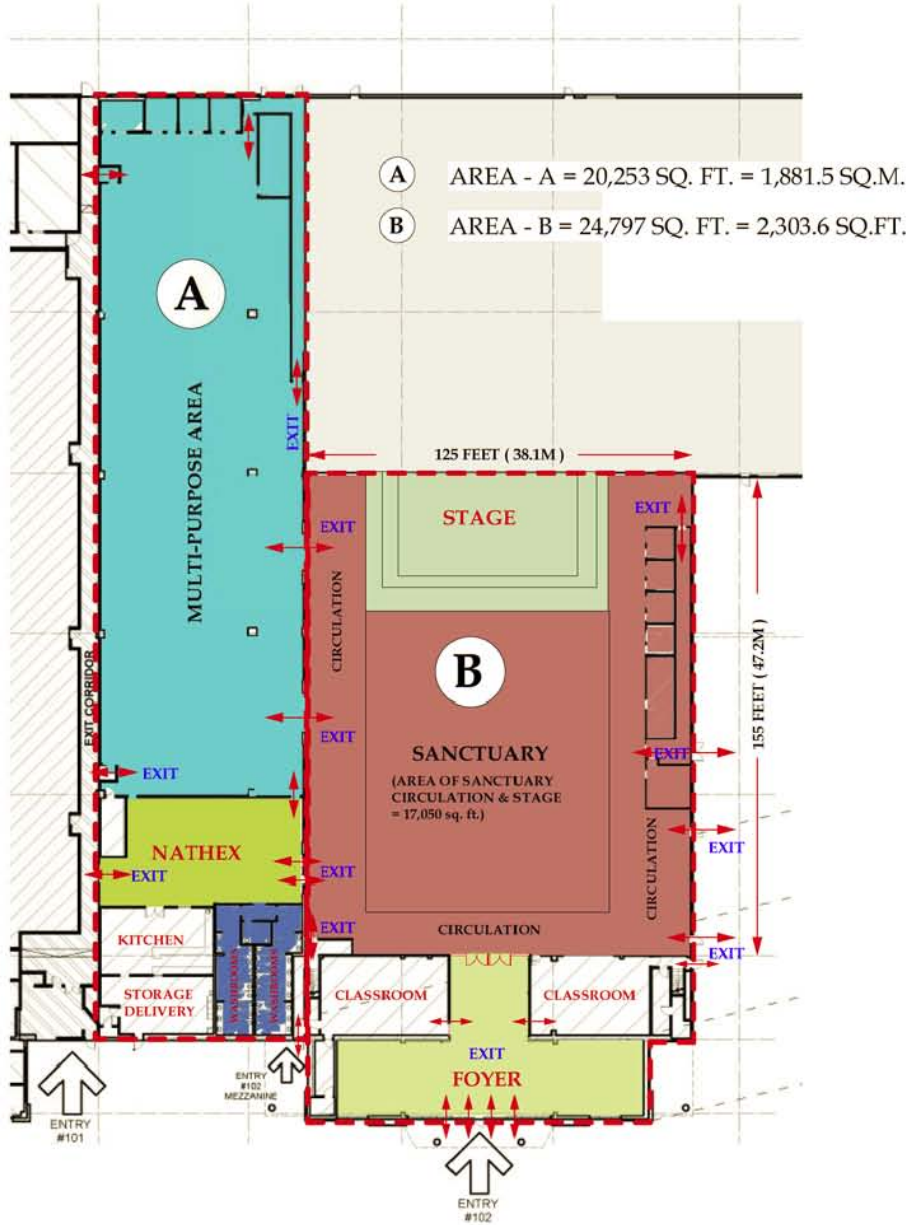
NUMBER OF EXTR REQUIRED = $1200 \times 6.1 / 900$

= 8 EXITS

PROVIDED = 14 EXITS

BUILDING COMPLIES.

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





INTER-OFFICE MEMO

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

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

DATE: **September 4, 2012**

PROJECT FILE: **7812-0237-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 11125 124 Street**

OCP TEXT AMENDMENT

There are no engineering requirements relative to the OCP Text Amendment.

TEMPORARY USE PERMIT

There are no engineering requirements relative to issuance of the Temporary Use Permit.

A handwritten signature in black ink, appearing to be 'Rémi Dubé', written in a cursive style.

Rémi Dubé, P.Eng.
Development Services Manager

ssa

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend the provisions of Surrey Official
Community Plan By-law, 1996, No. 12900, as amended

.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Official Community Plan By-law 1996, No. 12900, as amended, is hereby further amended as follows:

Division A, Schedule B Temporary Use Permit Areas, under the heading Temporary Commercial Use Permit Areas, by adding the following section immediately following Temporary Commercial Use Permit No. ____:

Temporary Commercial Use Permit Area No. ____

Assembly Use

Purpose: To permit an assembly use for a period not to exceed three years.

Location: Parcel Identifier: 018-689-949
Lot C (HBH110375) Section 18 Block 5 North Range 2 West New
Westminster District Plan 69522 Except Plan EPP507
11125 124 St.

Conditions: (a) The assembly use must satisfy BC Building Code requirements; and
(b) The subject property is to be used in accordance with the provisions of the Temporary Use Permit.

Expiration: The Temporary Commercial Use Permit will remain in effect until the date specified in the Temporary Commercial Use Permit.

2. This By-law shall be cited for all purposes as "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. _____ Amendment By-law, 2012, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

PASSED THIRD READING ON THE _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK

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CITY OF SURREY

(the "City")

TEMPORARY COMMERCIAL USE PERMIT

NO.: 7912-0237-00

Issued To: 0912712 BC LTD, INC. NO. 0912712
("the Owner")

Address of Owner: 1800-400 Burrard Street
Vancouver BC
V6C 3A6

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 Land has been designated as a Temporary Industrial Use Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. The temporary use permitted on the Land shall be:
 - An assembly use limited to 4,920 square metres of gross floor area for a period of three years.
5. The temporary use shall be carried out according to the following conditions:
 - (a) The Assembly use must satisfy B.C. Building Code requirements.
 - (b) A Building Permit is required for the conversion of the tenant improvements to permit an assembly use in the existing building.

6. 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. In particular, the Owner agrees to indemnify and save harmless the City from any actions the City may have to take to enforce its rights under this Permit including anything the Owner does to prevent construction of 84 Avenue.
7. 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.
8. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
9. This temporary use permit is not transferable.

TO THE CITY OF SURREY:

We, 0912712 BC LTD (Name of Owner)

being the owner of Lot C (BH110375) Section 18 Block 5 North Range 2 West New Westminster District Plan 69522 Except Plan EPP507
(Legal Description)

known as 11125 -124 Street
(Civic Address)

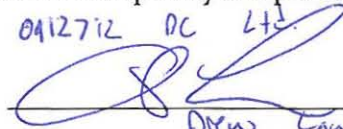
hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

all of 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, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

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

0912712 BC LTD


 Drew Lawman
 (Owner)



 (Witness)

TO THE CITY OF SURREY:

We, 0912712 BC LTD (Name of Owner)

being the owner of Lot C (BH110375) Section 18 Block 5 North Range 2 West New Westminster District Plan 69522 Except Plan EPP507
(Legal Description)

known as 11125 -124 Street
(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

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

(Owner)

(Witness)