

## INTER-OFFICE MEMO

Regular Council - Land Use

Item B.2: 7920-0199-00

Monday November 23, 2020

Supplemental Information: Page Replacements

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TO: City Clerk, Legislative Services Division

FROM: Manager, Area Planning & Development – North Division  
Planning & Development Department

DATE: November 23, 2020

FILE: 7920-0199-00

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RE: Item B.2 November 23, 2020 Regular Council – Land Use Meeting  
Corrections to Planning Report

Development Application No. 7920-0199-00 is proceeding to Council for introduction at the November 23, 2020 Regular Council – Land Use meeting as Item B.2 on the Agenda.

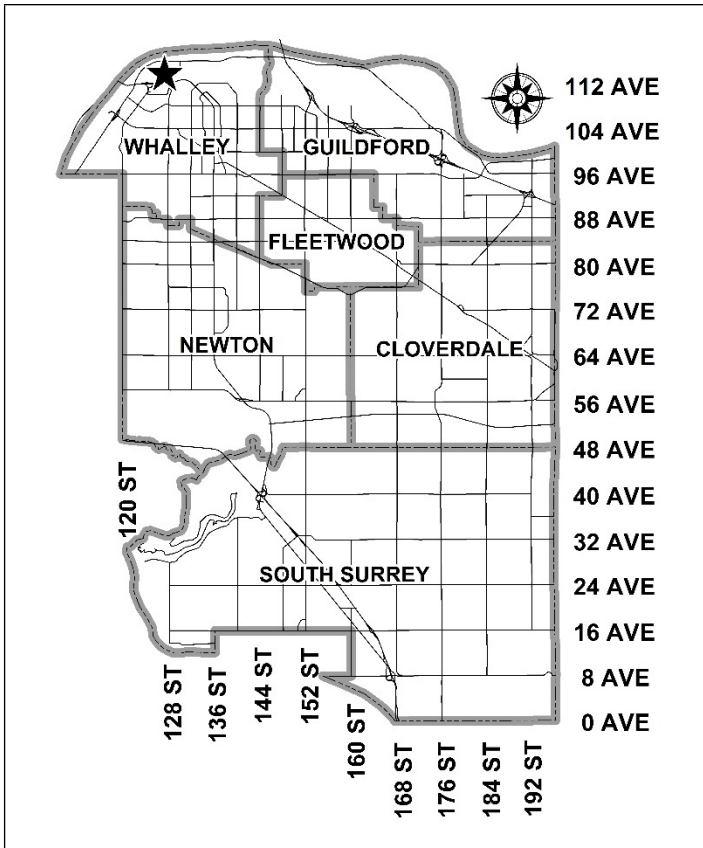
114 Avenue and 128 Street in the planning report were identified as arterial roads when in fact, they are collector roads. The required ultimate road allowance for collector roads is 24 metres.

Replacement pages with the errors struck through with replacement text have been included in this memo.



Ron Gill  
Manager  
Area Planning & Development – North Division

DQ<sub>1</sub>



**PROPOSAL:**

- **Development Variance Permit**

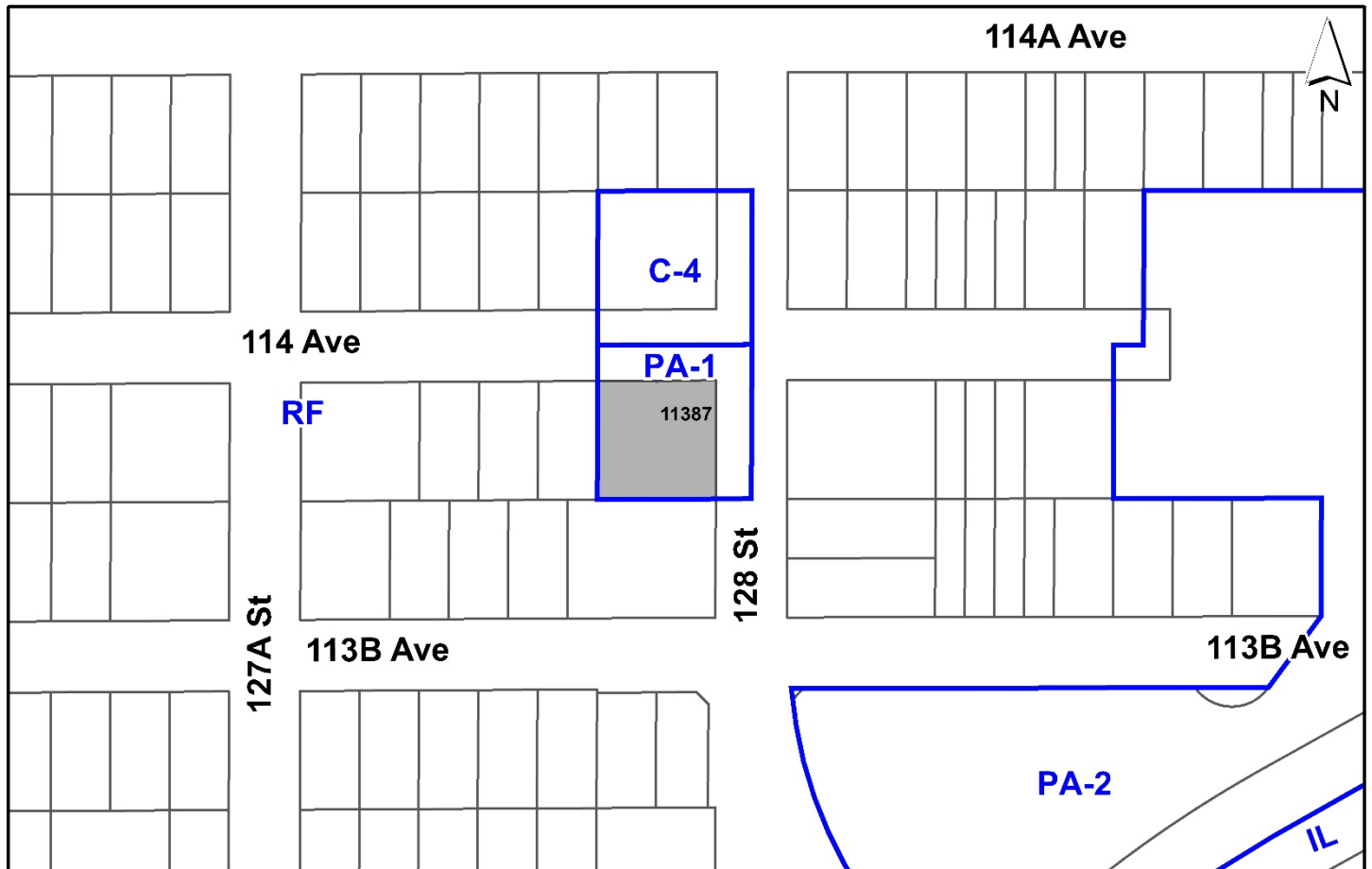
to reduce the minimum required front, rear, side and side yard on flanking street setbacks for an existing place of worship on a newly consolidated corner lot along two **arterial collector** roads in Bridgeview.

**LOCATION:** 11387 - 128 Street

**ZONING:** PA-1

**OCP DESIGNATION:** Urban

**LAP DESIGNATION:** Urban Residential



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the minimum front, rear, side, and side yard on flanking street setback requirements of the "Assembly Hall 1 Zone" (PA-1) for an existing place of worship on a newly consolidated lot along two **arterial collector** roads.

## RATIONALE OF RECOMMENDATION

- The existing building on the property is historically non-conforming as it was originally built over two lots (12782 114 Avenue and 11387 128 Street). This non-conformance has been rectified through a "cancellation of interior lot line (CILL)" to create one lot, filed at the Land Title and Survey Authority (LTSA). The LTSA granted approval of the CILL application in early November 2020.
- The cancellation of the interior lot line has consolidated the two lots into one and has shifted the frontage of the property from 114 Avenue to 128 Street. Both 114 Avenue and 128 Street are **arterial collector** roads.
- Over the years, unpermitted work and structures have been added to the existing building in contravention of the Building Bylaw, 2012, No. 17850.
- The subject variances are proposed in order for the existing building and associated attached structures (porch, ramp, decks) to comply with the setback requirements of the "Assembly Hall 1 Zone" (PA-1) along all lot lines as well as to meet the special setbacks required for buildings and structures abutting **arterial collector** roads.
- A building permit has been applied for to permit the work and structures on the property that have already been constructed.
- The building is used as a place of worship (Geeta Gyan Mandir), which is a permitted use under the PA-1 Zone.
- There is sufficient parking on site to accommodate the place of worship.
- Staff support the requested variance to proceed to Public Notification.

- The subject site is across from Sandell Grocery Store, South Westminster's first grocery store, built in 1908. This unstyled vernacular commercial structure is in the City's heritage inventory.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- According to Part 1, Definitions of the Zoning Bylaw No. 12000, the front lot line of a property is the shortest of the lot lines abutting a highway. The shortest lot line of the newly consolidated corner property is 128 Street. Therefore, 128 Street is the frontage of the property.
- Schedule K - Surrey Major Road Allowance Map of the Subdivision & Development Bylaw, 1986, No. 8830 classifies 128 Street and 114 Avenue as **arterial collector** roads with an ultimate road allowance of ~~30~~ 24 metres.
- In accordance with Part 7 Special Building Setbacks of the Zoning Bylaw No. 12000, the setback of buildings and structures abutting existing or future major roads shall be the sum of one-half of the width of the ultimate road allowance plus the required setback of the "Assembly Hall 1 Zone" (PA-1).
- The existing road allowance for both 128 Street and 114 Avenue measured from the centreline requires 1.942 metres of road dedication to achieve the ~~30~~ 24-metre ultimate road allowance for these **arterial collector** roads. As such, an additional 1.942 metres of setback are required on the lot
- The existing building along with associated structures (porch, ramp, decks) require variances on all sides to comply with the required minimum setbacks of the "Assembly Hall 1 Zone" (PA-1) on the consolidated lot, including addressing the special setback requirements along both road frontages.
- The total lot coverage and density of the existing building/structures meets the maximums permitted on PA-1-zoned lots.
- The applicant has demonstrated that there are 26 parking stalls on site to accommodate the place of worship. This exceeds the 23 parking stalls required under the Zoning By-law No. 12000 for a place of worship of this size (317 square metres,) at the required rate of 7.5 parking spaces per 11 square metres of gross floor area.

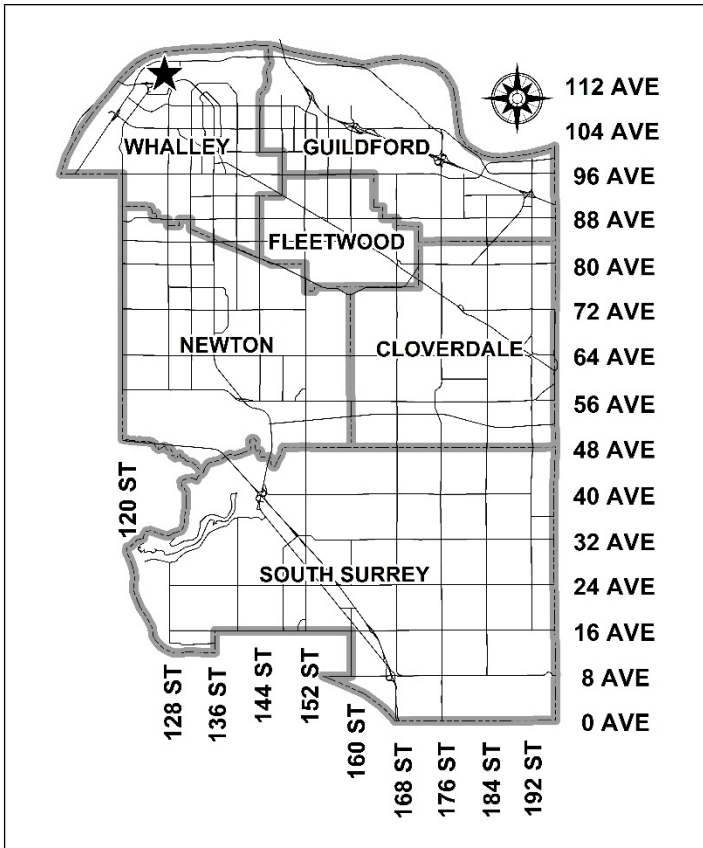
### Referrals

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

### Transportation Considerations

- 1.942 metres of road dedication is required along 114 Avenue and 128 Street to achieve the ultimate road allowance of ~~30~~ 24 metres.





**PROPOSAL:**

- **Development Variance Permit**

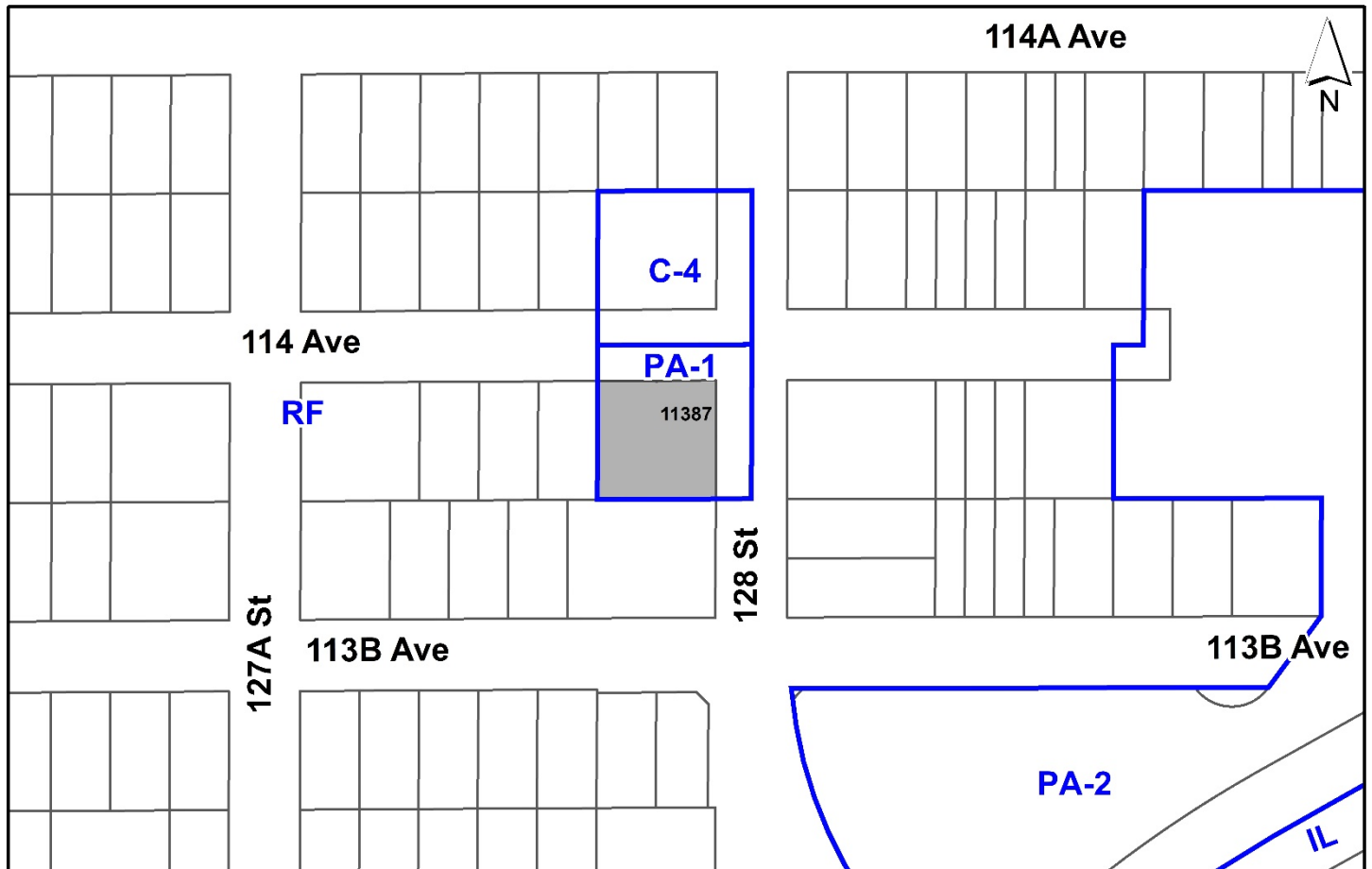
to reduce the minimum required front, rear, side and side yard on flanking street setbacks for an existing place of worship on a newly consolidated corner lot along two arterial roads in Bridgeview.

**LOCATION:** 11387 - 128 Street

**ZONING:** PA-1

**OCP DESIGNATION:** Urban

**LAP DESIGNATION:** Urban Residential



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the minimum front, rear, side, and side yard on flanking street setback requirements of the "Assembly Hall 1 Zone" (PA-1) for an existing place of worship on a newly consolidated lot along two arterial roads.

## RATIONALE OF RECOMMENDATION

- The existing building on the property is historically non-conforming as it was originally built over two lots (12782 114 Avenue and 11387 128 Street). This non-conformance has been rectified through a "cancellation of interior lot line (CILL)" to create one lot, filed at the Land Title and Survey Authority (LTSA). The LTSA granted approval of the CILL application in early November 2020.
- The cancellation of the interior lot line has consolidated the two lots into one and has shifted the frontage of the property from 114 Avenue to 128 Street. Both 114 Avenue and 128 Street are arterial roads.
- Over the years, unpermitted work and structures have been added to the existing building in contravention of the Building Bylaw, 2012, No. 17850.
- The subject variances are proposed in order for the existing building and associated attached structures (porch, ramp, decks) to comply with the setback requirements of the "Assembly Hall 1 Zone" (PA-1) along all lot lines as well as to meet the special setbacks required for buildings and structures abutting arterial roads.
- A building permit has been applied for to permit the work and structures on the property that have already been constructed.
- The building is used as a place of worship (Geeta Gyan Mandir), which is a permitted use under the PA-1 Zone.
- There is sufficient parking on site to accommodate the place of worship.
- Staff support the requested variance to proceed to Public Notification.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0199-00 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front (east) yard setback of the PA-1 Zone from 7.5 metres to 2.9 metres for buildings and structures;
  - (b) to reduce the minimum rear (west) yard setback of the PA-1 Zone from 7.5 metres to 4.8 metres for buildings and structures;
  - (c) to reduce the minimum side (south) yard setback of the PA-1 Zone from 3.6 metres to 2.0 metres for buildings and structures;
  - (d) to reduce the minimum side (north) yard on flanking street setback of the PA-1 Zone from 7.5 metres to 6.6 metres for buildings and structures.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Assembly	Urban	PA-1
North (Across 114 Avenue):	Vacant, Commercial	Urban	C-4
East (Across 128 Street):	Single Family Dwelling	Urban	RF
South:	Single Family Dwelling	Urban	RF
West:	Single Family Dwelling	Urban	RF

### Context & Background

- The subject site is at the corner of 114 Avenue and 128 Street in Bridgeview. It is designated "Urban" in the Official Community Plan (OCP) and zoned "Assembly Hall 1 Zone" (PA-1). It is currently used as a place of worship operated by the Geeta Gyan Society, a religious organization. (Appendix I)
- The existing building on the site previously straddled two lots (11387-128 Street and 12782-114 Avenue) and was non-conforming. The applicant applied for and was recently granted a "cancellation of interior lot line (CILL)" at the Land Title and Survey Authority (LTSA). The CILL resulted in a consolidation of the two lots into one. With the CILL, the existing building is now sited on one lot.

- The subject site is across from Sandell Grocery Store, South Westminster's first grocery store, built in 1908. This unstyled vernacular commercial structure is in the City's heritage inventory.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- According to Part 1, Definitions of the Zoning Bylaw No. 12000, the front lot line of a property is the shortest of the lot lines abutting a highway. The shortest lot line of the newly consolidated corner property is 128 Street. Therefore, 128 Street is the frontage of the property.
- Schedule K - Surrey Major Road Allowance Map of the Subdivision & Development Bylaw, 1986, No. 8830 classifies 128 Street and 114 Avenue as arterial roads with an ultimate road allowance of 30 metres.
- In accordance with Part 7 Special Building Setbacks of the Zoning Bylaw No. 12000, the setback of buildings and structures abutting existing or future major roads shall be the sum of one-half of the width of the ultimate road allowance plus the required setback of the "Assembly Hall 1 Zone" (PA-1).
- The existing road allowance for both 128 Street and 114 Avenue measured from the centreline requires 1.942 metres of road dedication to achieve the 30-metre ultimate road allowance for these arterial roads. As such, an additional 1.942 metres of setback are required on the lot
- The existing building along with associated structures (porch, ramp, decks) require variances on all sides to comply with the required minimum setbacks of the "Assembly Hall 1 Zone" (PA-1) on the consolidated lot, including addressing the special setback requirements along both road frontages.
- The total lot coverage and density of the existing building/structures meets the maximums permitted on PA-1-zoned lots.
- The applicant has demonstrated that there are 26 parking stalls on site to accommodate the place of worship. This exceeds the 23 parking stalls required under the Zoning By-law No. 12000 for a place of worship of this size (317 square metres,) at the required rate of 7.5 parking spaces per 11 square metres of gross floor area.

### Referrals

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

### Transportation Considerations

- 1.942 metres of road dedication is required along 114 Avenue and 128 Street to achieve the ultimate road allowance of 30 metres.

## POLICY & BYLAW CONSIDERATIONS

### Zoning Bylaw

- The applicant is requesting the following variances:
  - to reduce the minimum front (east) yard setback of the PA-1 Zone from 7.5 metres to 2.9 metres for buildings and structures;
  - to reduce the minimum rear (west) yard setback of the PA-1 Zone from 7.5 metres to 4.8 metres for buildings and structures;
  - to reduce the minimum side (south) yard setback of the PA-1 Zone from 3.6 metres to 2.0 metres for buildings and structures;
  - to reduce the minimum side (north) yard on flanking street setback of the PA-1 Zone from 7.5 metres to 6.6 metres for buildings and structures.
- The existing building originally straddled two lots and was non-conforming. A "cancellation of interior lot line" rectified this situation and the frontage of the property shifted from 114 Avenue to 128 Street.
- Some unpermitted work and structures have been added to the building over the years in contravention of the Building Bylaw, 2012, No. 17850.
- The subject variances are requested in order to bring the existing building and associated structures (ramp, porch, decks) into compliance with the setback requirements of the the "Assembly Hall 1 Zone" (PA-1).
- The applicant has applied for a Building Permit in order legitimize the previously completed unauthorized work on the property.
- The existing place of worship has operated on the site for many years without neighbourhood complaints.
- Staff support the requested variances to proceed to Public Notification.

### TREES

- There are no trees on the existing site.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Development Variance Permit No. 7920-0199-00

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

DQ/cm

Zoning Regulations	
Municipal Address:	12782 114th Ave & 11387 128 Street, Surrey, BC
Legal Address:	Lots 6 & 7 Block R Sections 5 and 8 Block 5 North Range 2 West New Westminster District Plan 469
Zoning:	PA-1 Assembly Hall 1 Zone (Surrey Zoning Part31)
Permitted Uses:	Assembly Hall
Site Area:	934.4 sq.m
Maximum Lot Coverage	35%
Provided Coverage	23%
Maximum Height:	9.0 m
Proposed Height:	4.5m Roof Proposed (6.7m Existing)
Front setback:	7.5m + 1.942m (Special Setbacks)
Front setback provided:	9.1m 114 Ave / 4.8m 128 Street
Rear Setback:	7.5m
Rear Setback provided:	4.8m
Side Setback:	3.6m (7.5m on Flanking Street)
Side Setback provided:	7.0m Interior Lot Line / 2.7m Flanking Street
Gross Main Floor Area =	317.1 Sq.m Total
Total Gross Area Proposed =	23.7 sq.m Proposed
Maximum Floor Area Ratio	8.35
F.A.R Provided	0.23 (317.1 sq.m / 934.4 sq.m)

# Appendix I

Member  
SICUTSBC

Member (Chartered)

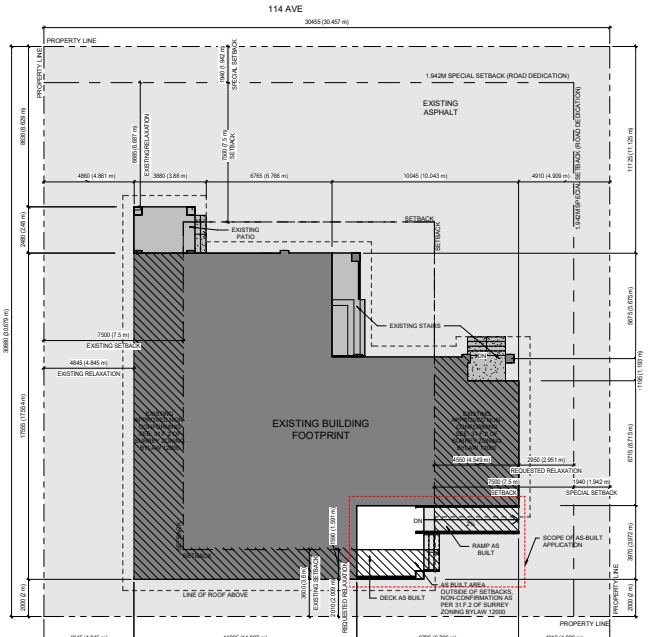
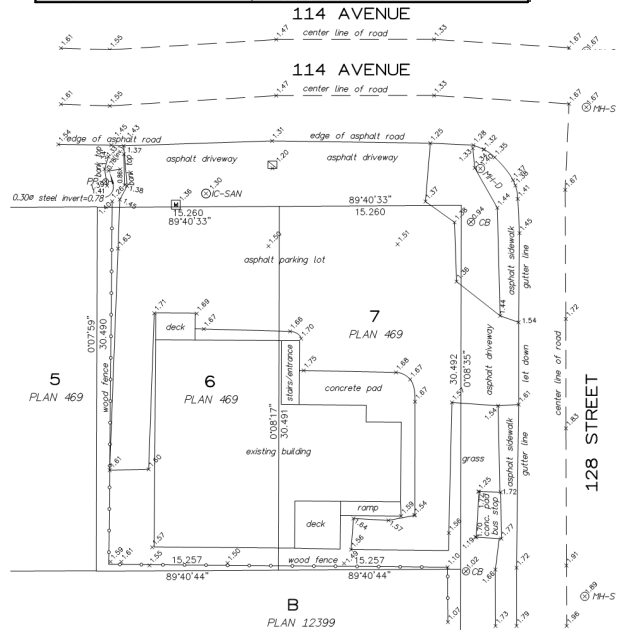
Member (Student)

Member (Retiree)



**Kumar Architecture Inc.**

INCORPORATED IN THE PROVINCE OF BRITISH COLUMBIA  
4885 RIVERVIEW DRIVE, SUITE 105  
DUSTY GROVE, BRITISH COLUMBIA V3A 2G4



**TOPOGRAPHIC SITE PLAN**  
TOPOGRAPHIC SURVEY AS PROVIDED BY TARGET LAND SURVEYING  
SCALE 1:250

**SITE PLAN**  
SCALE 1/8" = 1'-0"

Rev	By	Description	Revision Date Issued	Drawn By

**CONSULTANT**

**PERMIT STAMP**

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**PROJECT**  
**GEETA GYAN SOCIETY DECK AS-BUILTS**  
11387 128 Street

**DRAWING TITLE**  
**SITE PLAN**

Project number: **BC3919**  
Date: **9.25.20**

Drawn by: **Author**  
Checked by: **Checker**  
Scale: **1/8" = 1'-0"**

**A100**

REVISION

DWG: 2020092001.DWG DATE: 2020.09.25.20

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7920-0199-00

Issued To:

(the "Owner")

Address of Owner:

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

Parcel Identifier: 031-206-972

Lot A Sections 5 and 8 Block 5 North Range 2 West New Westminster District Plan EPP102126

11387 - 128 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 31 "Assembly Hall 1 Zone (PA-1)", the minimum front (east) yard setback is reduced from 7.5 metres to 2.9 metres for buildings and structures;
  - (b) In Section F of Part 31 "Assembly Hall 1 Zone (PA-1)", the minimum rear (west) yard setback is reduced from 7.5 metres to 4.8 metres for buildings and structures;
  - (c) In Section F of Part 31 "Assembly Hall 1 Zone (PA-1)", the minimum side (south) yard setback is reduced from 3.6 metres to 2.0 metres for buildings and structures; and
  - (d) In Section F of Part 31 "Assembly Hall 1 Zone (PA-1)", the minimum side (north) yard on flanking street setback is reduced from 7.5 metres to 6.6 metres for buildings and structures.



4. The siting of buildings and structures shall be in accordance with the drawings numbered 7920-0199-00 (A) through to and including 7920-0199-00 (D) (the "Drawings") which are attached hereto and form part of this development variance permit.
  
5. This development variance permit applies to only the 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. 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 .

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Mayor – Doug McCallum

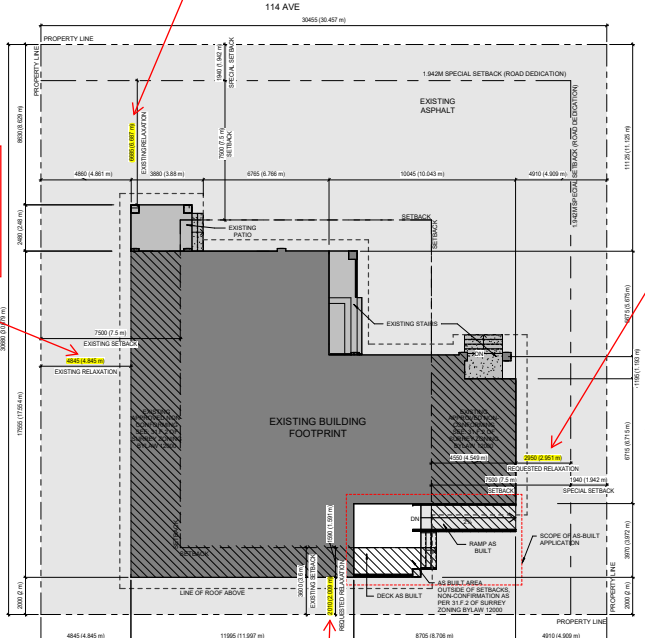
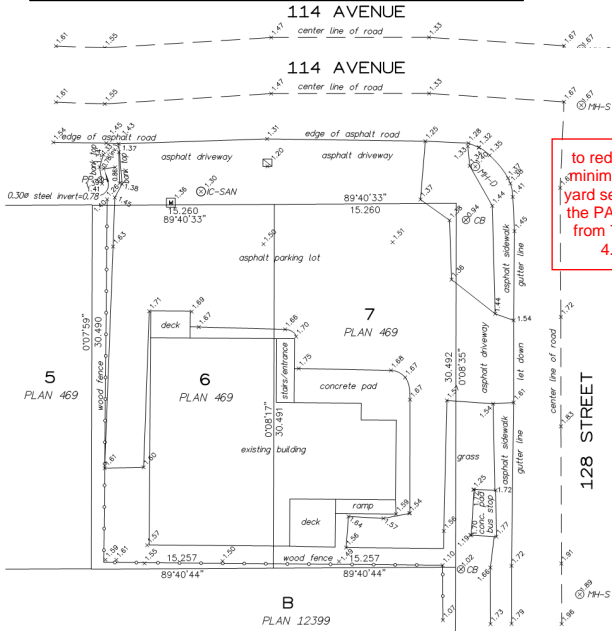
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City Clerk – Jennifer Ficocelli

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Provided Coverage:	23%
Maximum Height:	9.0 m
Proposed Height:	4.5m Roof Proposed (6.7m Existing)
Front setback:	7.5m + 1.942m (Special Setbacks)
Front setback provided:	9.1m 114 Ave / 4.8m 128 Street
Rear Setback:	7.5m
Rear Setback provided:	4.8m
Side Setback:	3.6m (7.5m on Flanking Street)
Side Setback provided:	7.0m Interior Lot Line / 2.7m Flanking Street
Gross Main Floor Area =	317.1 Sq.m Total
Total Gross Area Proposed =	23.7 sq.m Proposed
Maximum Floor Area Ratio	0.35
F.A.R Provided	0.23 (317.1 sq.m / 934.4 sq.m)

# Schedule A

KAMAR ARCHITECTURE LTD.  
 INCORPORATED (BRITISH COLUMBIA)  
 INCORPORATED  
 2016-01-28  
 KAMAR ARCHITECTURE LTD.  
 4882 KUMAR DRIVE UNIT 101  
 SURREY, BRITISH COLUMBIA V3W 2G2  
 TEL: 604.273.1111  
 FAX: 604.273.1112  
 WWW.KAMARARCHITECTURE.COM  
 KAMAR ARCHITECTURE INC.



to reduce the minimum side yard on flanking street setback of the PA-1 Zone from 7.5m to 6.6m

to reduce the minimum rear yard setback of the PA-1 Zone from 7.5m to 4.8m

to reduce the minimum front yard setback of the PA-1 Zone from 7.5m to 2.9m

to reduce the minimum side yard setback of the PA-1 Zone from 3.6m to 2.0m

**TOPOGRAPHIC SITE PLAN**  
 TOPOGRAPHIC SURVEY AS PROVIDED BY TARGET LAND SURVEYING  
 SCALE 1:250

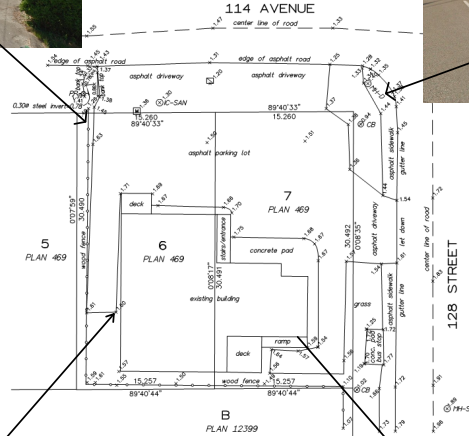
**SITE PLAN**  
 1/8" = 1'-0"

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**GEETA GYAN SOCIETY BUILDING DECK AS-BUILTS**  
 11387 128 Street

**SITE PLAN**  
 Project number: BC3919 Date: 9.25.20  
 Drawing title: SITE PLAN  
 Scale: 1/8" = 1'-0"  
 Drawn by: Author Checked by: Checker

**A100**  
 REVISION



SCOPE OF WORK

KUMAR ARCHITECTURE LTD.  
 2550 UNIVERSITY AVENUE SUITE 200  
 VANCOUVER, BC V6T 1Y6  
 TEL: 604-681-2888  
 FAX: 604-681-2889  
 WWW.KUMARARCHITECTURE.COM  
 ARCHITECTS B.C. REG. NO. 5002-400  
**Kumar architecture ltd.**  
**Exterior, Interiors and Urban Design**



NO.	DATE	BY	REVISION

Rev	By	Date	Description

CONSULTANT:

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**PROJECT:**  
**GEETA GYAN SOCIETY DECK AS-BUILTS**  
 11387 128 Street

**DRAWING TITLE:**  
 SITE CONTEXT

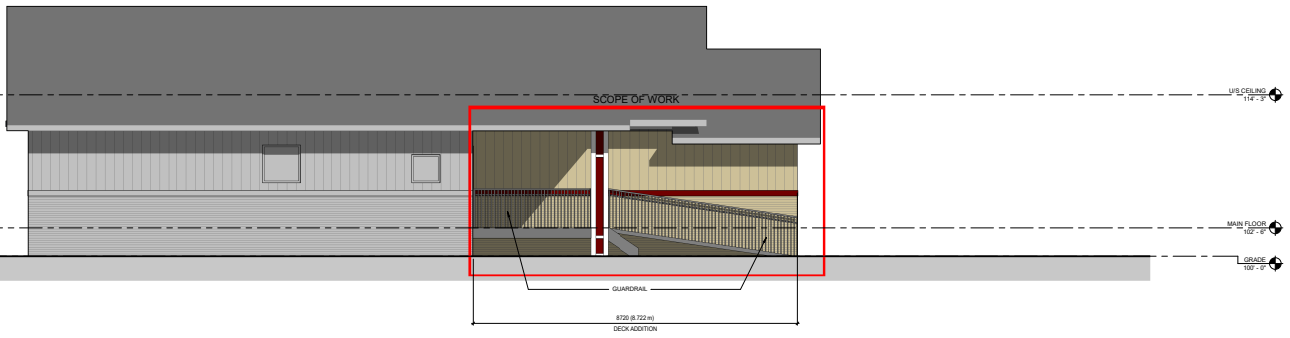
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BC3919	Scale	
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A102





**1 SOUTH ELEVATION**  
1/4" = 1'-0"



**2 WEST ELEVATION**  
1/4" = 1'-0"

Rev	yy-mm-d	Revision	Drawing Issue	Drawn By

CONSULTANT

PERMIT STAMP

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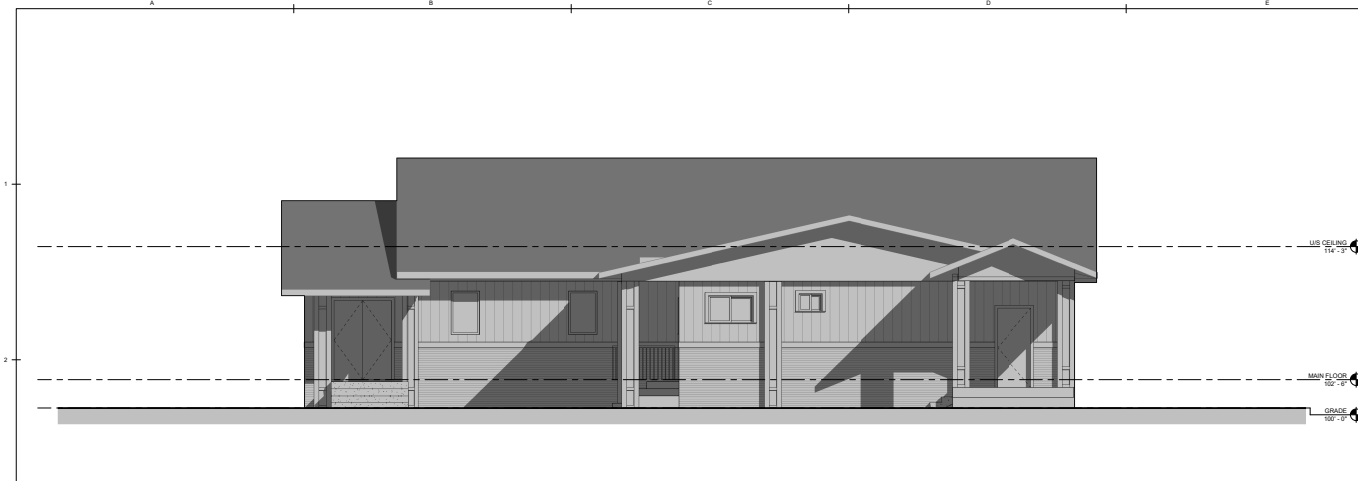
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**GEETA GYAN SOCIETY  
DECK AS-BUILTS**  
11387 128 Street

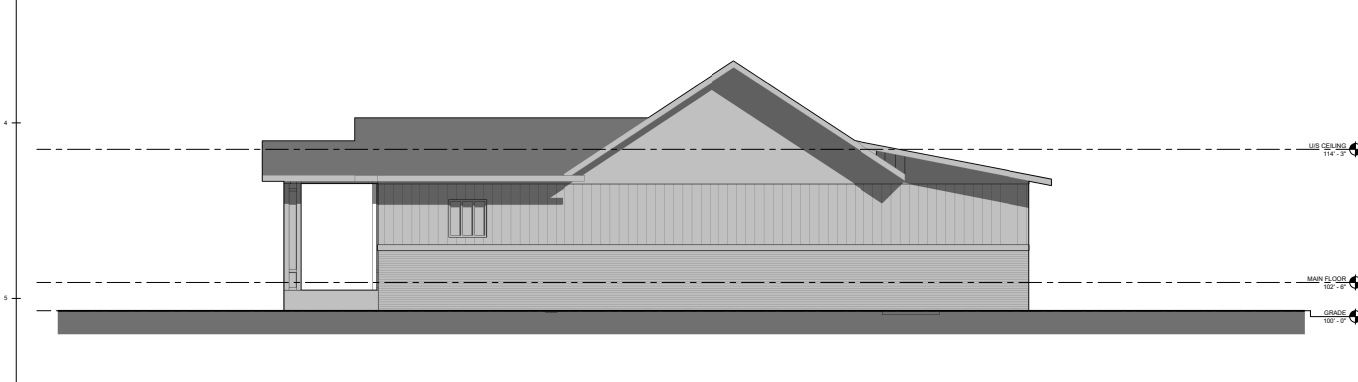
**BUILDING ELEVATIONS**

Project number	BC3919	Date	9.25.20
Drawn by	Author	Scale	1/4" = 1'-0"
Checked by	Checker	REVISION	

**A301**



**1 EAST ELEVATION**  
 1/4" = 1'-0"



**2 NORTH ELEVATION**  
 1/4" = 1'-0"

KUMAR ARCHITECTURE  
 ARCHITECTS  
 INCORPORATED  
 ARCHITECTS  
 INCORPORATED  
 1040 SOUTH  
 STATE STREET  
 SUITE 100  
 DENVER, CO 80202  
 P: 303.733.8888  
 WWW.KUMARARCHITECTS.COM  
**Kumar Architecture Ltd.**  
 ARCHITECTS  
 4000 KUMAR ARCHITECTS LTD  
 DENVER, COLORADO AND HOLLAND DESIGN



NO.	REV.	DATE	DESCRIPTION

Rev	Issued	Revision	Drawn by
1	09-10-20	Revision Drawing Issue	DB

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**PROJECT**  
**GEETA GYAN SOCIETY**  
**DECK AS-BUILTS**  
 11387 128 Street  
**DRAWING**  
**TITLE**  
**BUILDING ELEVATIONS**

Project number	BC3919	Date	9.25.20
Drawn by	DB	Scale	1/4" = 1'-0"
Checked by	RK	REVISION	RK

A302