

City of Surrey  
PLANNING & DEVELOPMENT REPORT  
Application No.: 7923-0003-00  
Planning Report Date: July 10, 2023

**PROPOSAL:**

- Development Variance Permit

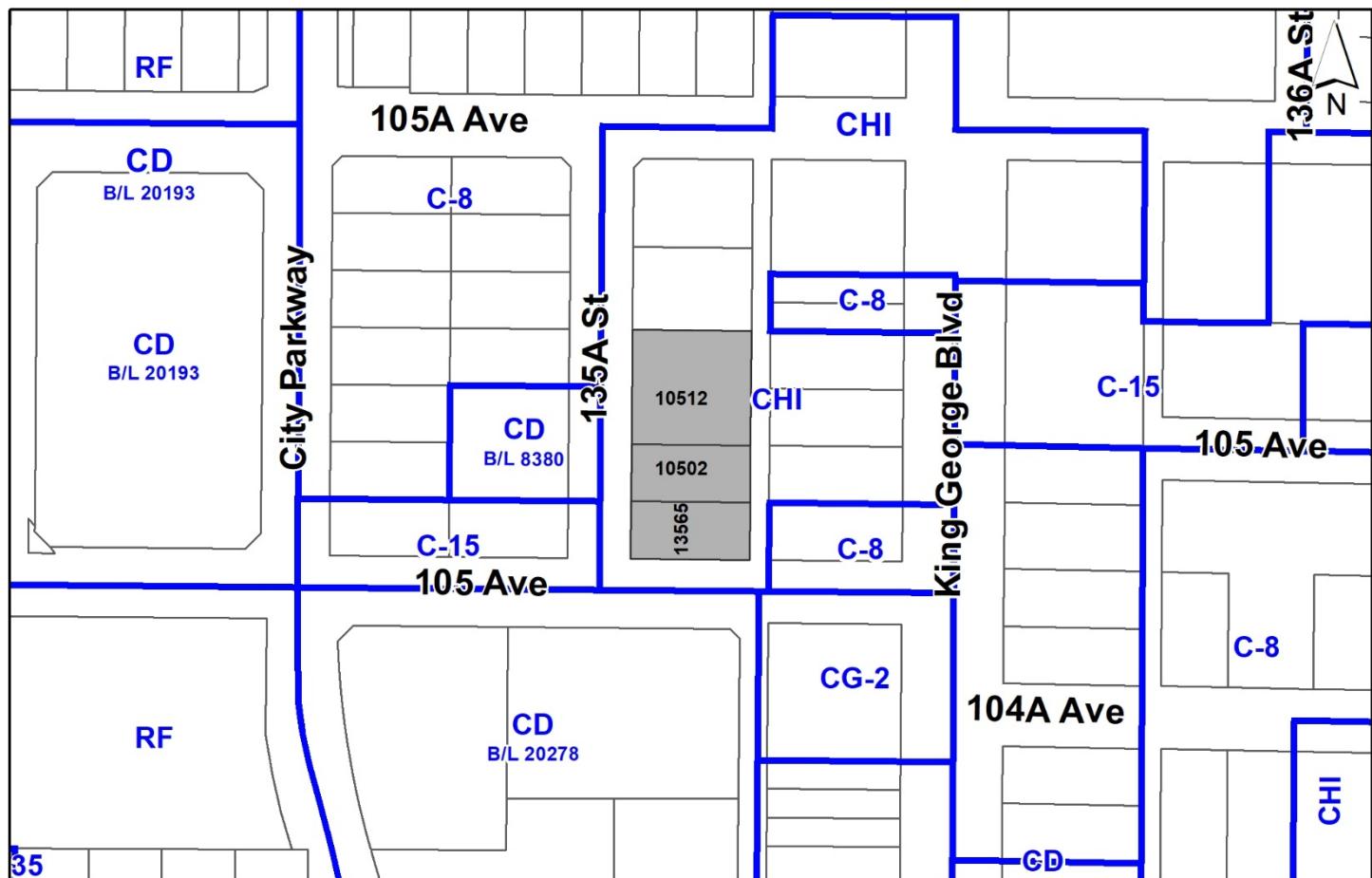
To reduce the required on-site parking rate to facilitate an expanding church and youth centre.

**LOCATION:** 13565 - 105 Avenue  
10502 - 135A Street  
10512 - 135A Street

**ZONING:** CHI

**OCP DESIGNATION:** Downtown

**CITY CENTRE PLAN DESIGNATION:** Mid to High Rise Mixed Use



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the required parking rate for assembly hall (church) and community services uses on the site by 23%, or 10 spaces, to facilitate the expansion of a church and youth centre on the subject properties.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the ‘Downtown’ designation in the Official Community Plan (OCP).
- A church and youth centre is a permitted use under the existing “Highway Commercial Industrial (CHI) Zone” as “Assembly Hall” and “Community Services” uses.
- The church currently operates their church services and youth centre activities within the two existing buildings on the property at 10512 – 135A Street (Youth Centre 1 and Youth Centre 2). The church services are proposed to be relocated to a proposed church hall on the south portion of the site (10502 – 135A Street/13565 – 105 Avenue), with the location of the youth centre uses remaining in their current location.
- The two establishments will operate separately, under different hours in the morning/afternoon and evening. Alternate parking provisions in the Zoning Bylaw permit up to a 25% reduction in parking calculations for both uses. The applicant is applying a 25% reduction in required parking for these two uses.
- Given the location in the City Centre, an additional 20% reduction in required on-site parking spaces is permitted as per Part 5 of the Zoning Bylaw.
- With the above-noted permissible reductions, the Zoning Bylaw still requires a minimum of forty-four (44) parking spaces to be provided on site.
- The applicant is proposing to provide thirty-four (34) parking spaces on site, equivalent to a proposed further reduction of ten (10) parking spaces.
- The applicant retained a Transportation Consultant (ISL Engineering) to prepare a parking study for the site. The study included a site visit on a Sunday to observe the parking demand during peak church services. The study observed a maximum parking demand reaching 96 – 98% of the required 44 parking spaces and therefore concluded that the proposed 34 parking spaces will be sufficient to accommodate the church and youth centre operations, with parking overflow being accommodated in nearby permitted on-street parking locations.

- In order to support the proposed parking reduction, the applicant is proposing to construct road improvements along the site frontage on 105 Avenue. Such works include a sidewalk connection and on-street parking.
- Staff from the Transportation Planning Division have reviewed the proposal and support the proposed parking reduction in consideration of the proposed improvements on 105 Avenue and the site's proximity to frequent transit.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7923-0003-00 (Appendix III) reducing the required parking rate for assembly hall and community services uses on the site by 23%, or 10 spaces, to facilitate an expanding church and youth centre operation on the subject sites, to proceed to Public Notification;
2. Council instruct staff to resolve the following issue prior to final approval:
  - (a) ensure that all engineering requirements are completed to the satisfaction of the Engineering Department;
  - (b) registration of an access easement and shared parking agreement between the subject properties; and
  - (c) the applicant to provide cash security to the satisfaction of the General Manager, Planning and Development, to ensure completion of the proposed parking lot improvements including appropriate delineation of the proposed 34 parking spaces including curb stops.

## SITE CONTEXT & BACKGROUND

<b>Direction</b>	<b>Existing Use</b>	<b>City Centre Plan Designation</b>	<b>Existing Zone</b>
Subject Site	Church and youth centres	Mid to High Rise Mixed Use	CHI
North:	Parking lot	Mid to High Rise Mixed Use	CHI
East (Across lane):	Eating establishments, retail stores, and general service uses	Mid to High Rise Mixed Use	CHI, C-8
South (across 105 Avenue):	Future 51-storey purpose built rental and market residential tower and stand-alone amenity building, approved under construction.	High Rise Mixed Use – Type II	CD (Bylaw No. 20278)
West (Across 135A Street):	Nonconforming automotive services and gravel parking lot	Mid to High Rise Residential	C-8, CD (Bylaw No. 8380), C-15

## Context & Background

- The subject site, located at 13565 – 105 Avenue and 10502 and 10512– 135A Street in the City Centre is 2,787 square metres in total area, and is zoned "Highway Commercial Industrial Zone (CHI)". The site is designated "Downtown" in the Official Community Plan (OCP) and "Mid to High Rise Mixed Use" in the City Centre Plan.
- The site is occupied by 3 buildings (labelled as Youth Centre 1, Youth Centre 2 and Church Hall – see Appendix I). There are 27 existing parking spaces on site, entirely located on 10512 – 135A Street.
- Under a previous Application No. 7917-0422-00 a Temporary Use Permit (TUP) was proposed to permit an automotive sales, rental and service establishment located on 10512 – 135A Street. The application was brought forward to Council with a recommendation for denial as the proposal was deemed inconsistent with the vision for the City Centre. Council ultimately supported the temporary use on January 22, 2018, however, that applicant has since vacated the site and the application will be closed.
- The sites have been acquired by Love Quest International Church who seek to operate a church and youth centre on the properties. A church and youth centre are permitted uses under the CHI Zone.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The subject church has begun to operate church and youth services within the Youth Centre 1 and Youth Centre 2 buildings on the property at 10512 – 135A Street. The applicant intends to expand their church services to a new church hall on the southerly properties (10502 – 135A Street and 13565 – 105 Avenue).
- It is noted that the existing building on the southerly two properties currently straddles the property line. The applicant will be required to address all building code requirements associated with the proposed church hall use. This may require that the properties be consolidated into one parcel.
- The proposal requires 44 parking spaces under the Zoning By-law. The applicant is seeking a variance to reduce the required parking.

### Referrals

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

### Transportation Considerations

- The subject site is proposed to have two full movement accesses from 135A Street.

- As a condition of Development Variance Permit issuance, a servicing agreement to construct road improvements along the site frontage on 105 Avenue, which will include a sidewalk connection and on-street parking, is required.
- The provided parking study, which highlighted a demand for approximately 37 onsite parking stalls, is acceptable to Transportation staff.
- Staff requested the applicant to remove additional parking spaces within the future road dedication area associated with 105A Avenue, resulting in the proposed 34 parking spaces.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The proposal complies with the 'General Urban' designation under the Regional Growth Strategy (RGS).

### Official Community Plan

#### Land Use Designation

- The proposal complies with the 'Central Business District' designation under the Official Community Plan (OCP).

### Zoning By-law

- The proposed church and youth centre are permitted uses under the CHI Zone.
- The Zoning Bylaw requires a minimum of forty-four (44) parking spaces to be provided on site for the proposed church and youth services uses.

### Parking Variance

- The applicant is requesting the following variance:
  - to reduce the required parking rate by 23%, or 10 spaces, to facilitate the expansion of an existing church and youth centre on the subject properties.
- The proposed church and youth centre uses have different operating hours. Due to these temporal differences in parking demand for the church and youth centre, under the "Alternate Hours of Use" provision in the Zoning Bylaw, two establishments may share up to 25% of the required parking for both uses, reducing the overall parking requirement.
- Due to the subject development's location in the City Centre, the applicant is permitted a further 20% reduction in on-site parking requirements.

- Therefore, as per the requirements of the Zoning Bylaw, a total of 21 parking stalls are required for the church and 23 parking stalls are required for the youth centre, for a total of 44 parking spaces.
- The applicant is proposing to reduce the required parking rate a further 23% (or 10 spaces) to support the proposed expansion of the existing uses on the site.
- In summary, using the 23% relaxation on the above uses in the CHI Zone, a 20% City Centre factor reduction and a 25% reduction based on the temporal distribution of the church and youth centre uses (as permitted in the Zoning By-law), the proposed total number of on-site parking spaces equals 34, equivalent to a proposed reduction of ten (10) parking spaces.
- The applicant retained a Transportation Consultant (ISL Engineering) to prepare a parking study for the site. The study included a site visit on a Sunday to observe the parking demand during peak church services.
- The study observed a maximum parking demand reaching 96 – 98% of the required 44 parking spaces and therefore generally supports the proposed 34 parking spaces to accommodate the church and youth centre operations, with minor parking overflow being accommodated in nearby permitted on-street parking locations.
- In order to support the proposed parking reduction, the applicant is proposing to construct road improvements along the site frontage on 105 Avenue. Such works include a sidewalk connection and on-street parking.
- Staff from the Transportation Planning Division have reviewed the proposal and support the proposed parking reduction in consideration of the proposed improvements on 105 Avenue and the site's proximity to frequent transit.
- The applicant will be required to provide cash security to ensure completion of the proposed parking lot improvements including appropriate delineation of the proposed 34 parking spaces including curb stops.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I.      Site Plan  
Appendix II.     Engineering Summary  
Appendix III.    Development Variance Permit No. 7923-0003-00

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development





## INTER-OFFICE MEMO

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

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

DATE: **June 29, 2023** PROJECT FILE: **7823-0003-00**

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RE: **Engineering Requirements**  
**Location: 13565 105 Ave**

**DEVELOPMENT VARIANCE PERMIT**

The following are Engineering requirements associated with the proposed Development Variance Permit to reduce the minimum off-street parking requirements from 44 parking stalls to 34 parking stalls:

- Construct sidewalk and curb along north side of 105 Avenue.

A Servicing Agreement is required, but can be a condition of the subsequent Building Permit of the building expansion.

Jeff Pang, P.Eng.  
Development Services Manager

CITY OF SURREY

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7923-0003-00

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: 007-066-881  
Lot 48 Section 22 Block 5 North Range 2 West New Westminster District Plan 15002  
13565 - 105 Avenue

Parcel Identifier: 007-066-902  
Lot 49 Section 22 Block 5 North Range 2 West New Westminster District Plan 15002  
10502 – 135A Street

Parcel Identifier: 002-772-477  
Parcel “A” Section 22 Block 5 North Range 2 West New Westminster District Reference Plan 61421  
10512 - 135A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section C.1 of Part 5 Off-Street Parking and Loading/Unloading, the rate at which required off-street parking spaces are calculated is reduced by 23% for Assembly Halls and Community Services uses on the Land.
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.

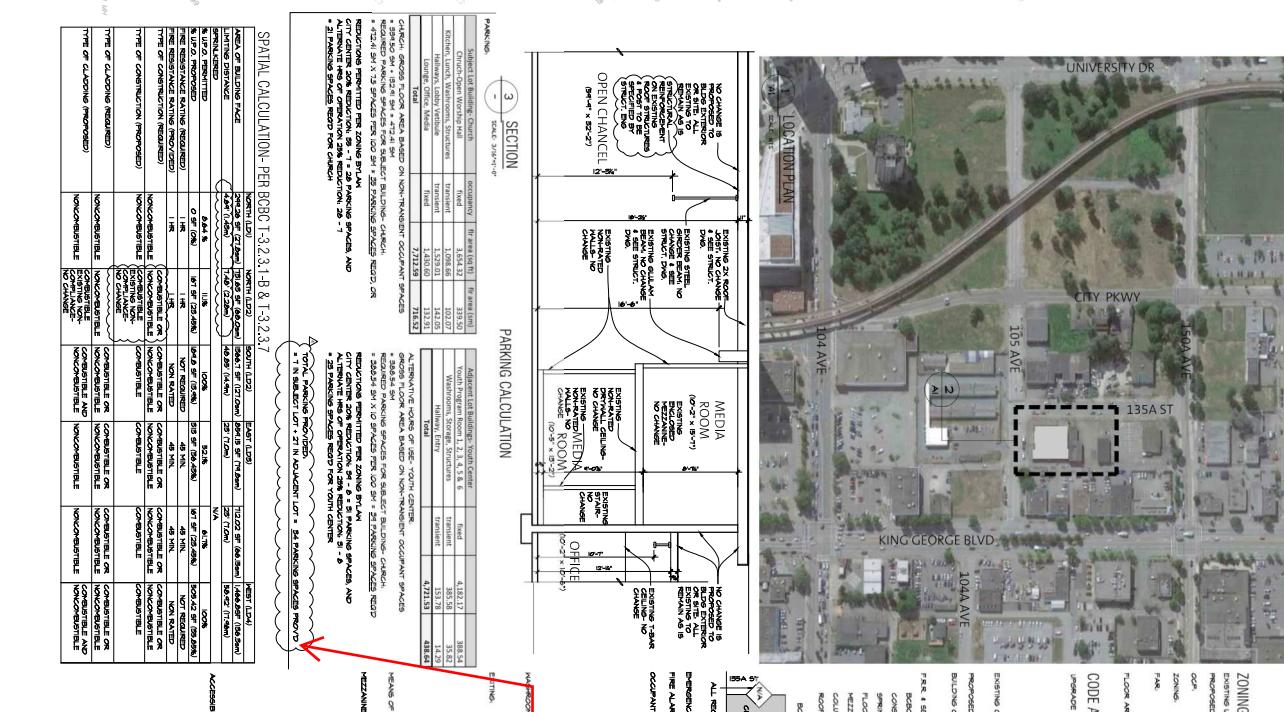
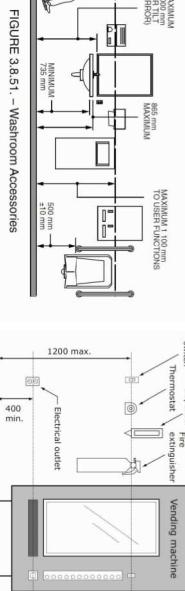
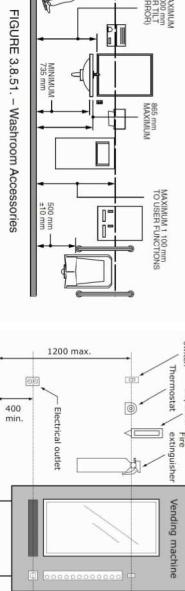
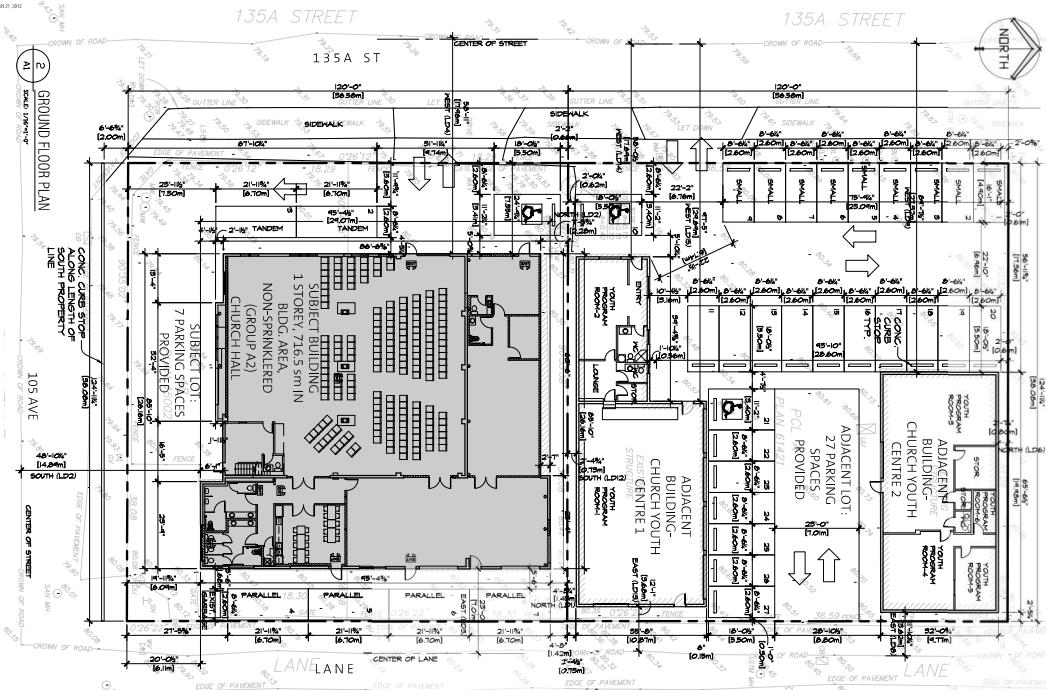
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Brenda Locke

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City Clerk – Jennifer Ficocelli



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