

6311 – 176th Street – Surrey

Presentation of Phase 1

Westwinds Community Church

October 15, 2023

Proposal

This proposal would essentially have three steps:

1. Build New Church
2. Demolish old Church
3. Build New Development(s) on Remaining Lands

OTG, and its partners will act as Project Manager and provide the following Services:

- Drafting - JCR;
- Surveying - AMR;
- Environmental Consulting - Redcedar;
- Arborist Consulting – Redcedar;
- Landscape Architecture - AMR; and
- Building Design (maybe) – JCR.

Current Site Plan

LEGAL DESCRIPTION

LOT 7 PLAN B073562 SECTION 17 TOWNSHIP 8 NEW WESTMINSTER LAKE DISTRICT SEC. 2201 (1/1)

CIVIC ADDRESS

4331 176th STREET, SURREY, B.C.

SITE RECONCILIATION

EXISTING SITE AREA: 2.301 ac. OR. 9,315 sqm.
 EXISTING ZONING: RA-2 RESIDENTIAL 2 ZONE
 PROPOSED ROAD DEDICATION: 2.00m (146.50 sqm)
 PROPOSED LOT AREA: 2.263 ac. OR. 9,169.42 sqm.
 PROPOSED ZONING: TD



AERIAL IMAGE



175B AVENUE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

176th AVENUE

EXISTING SURFACE PARKING LOT

EXISTING CHURCH BUILDING

EXISTING SURFACE PARKING LOT



JCR DESIGN Ltd. EST. 2003
 No. Revision/Issue Date
 000000000000000000000000 17-08-2023

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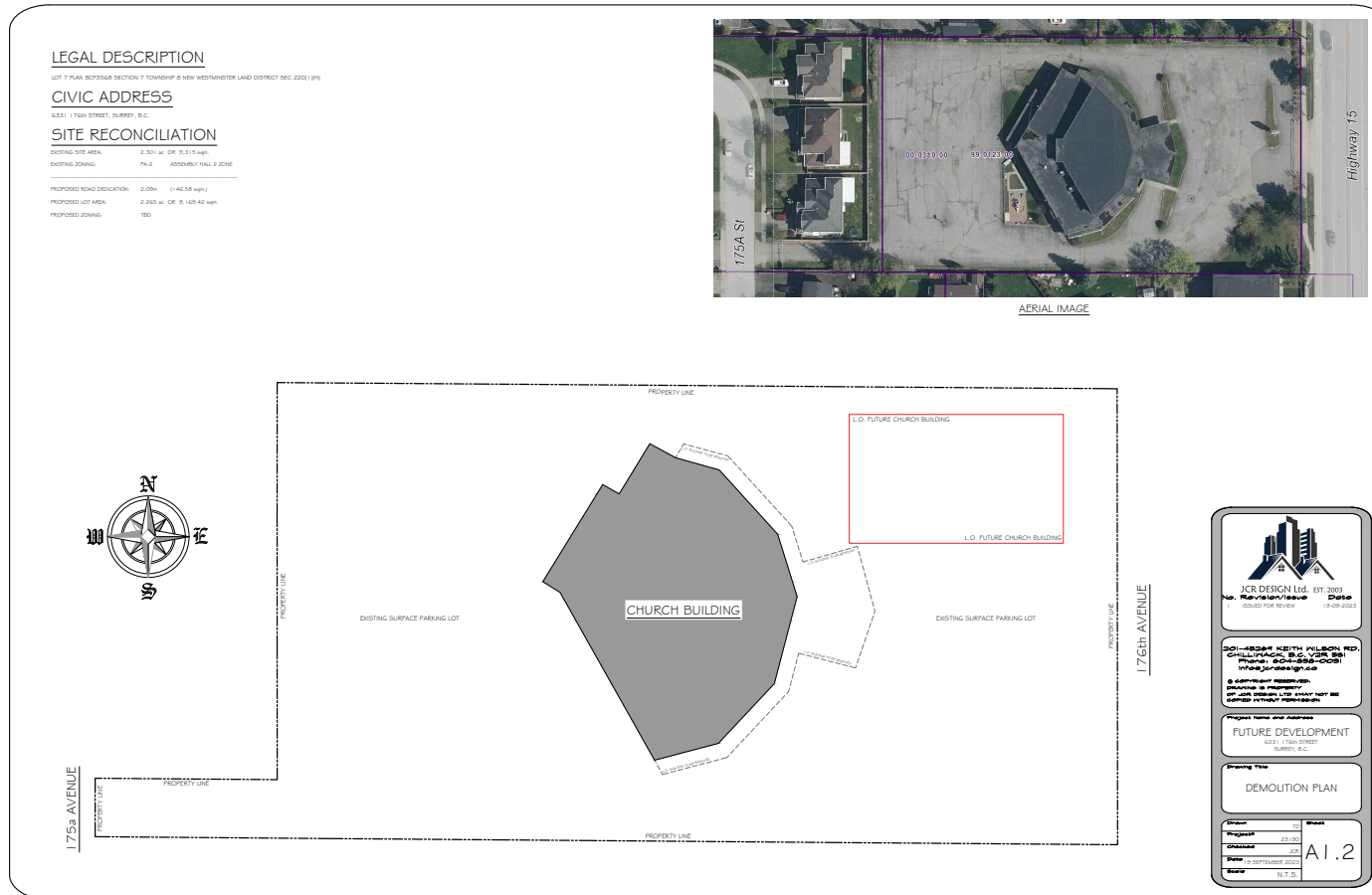
Project Name and Address
FUTURE DEVELOPMENT
 4331 176th STREET
 SURREY, B.C.

Drawing Title
**EXISTING SITE
 PLAN & NOTES**

Drawn	10	Sheet	
Project	23-102		
Issue	001		
Date	18 SEPTEMBER 2023		
Scale	N.T.S.		

A.I.I

New Church (Old Church Remains)



New Church with Temporary Parking

LEGAL DESCRIPTION

LOT 7 PLAN BC7356A SECTION 7 TOWNSHIP 8 NEW WESTMINSTER LAND DISTRICT SEC 220X1 (H)

CIVIC ADDRESS

6231 176th STREET, SURREY, B.C.

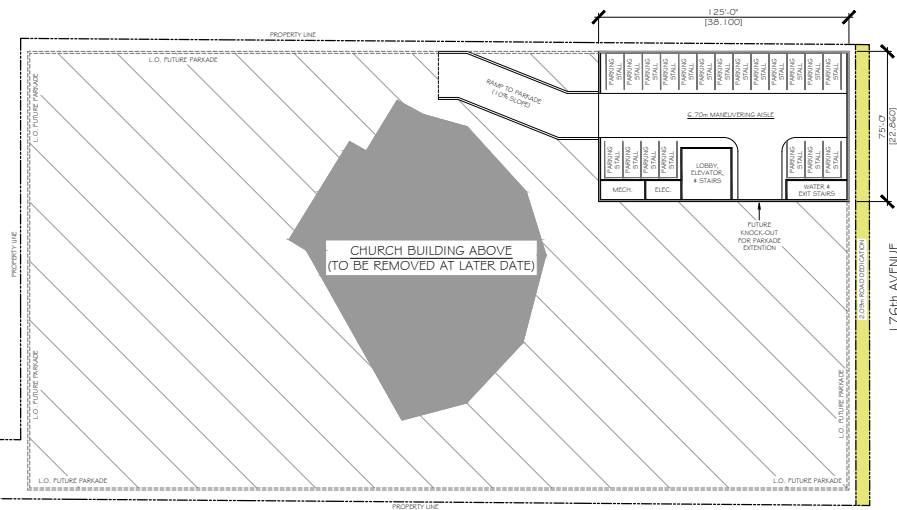
SITE RECONCILIATION

EXISTING SITE AREA:	2,301 sq. OR. @ 3.15 hpi.
EXISTING ZONING:	R1-2 ADDRESS/STREET 2 ZONE
PROPOSED ROAD DEDICATION:	2.05m (146.58 hpi.)
PROPOSED LOT AREA:	2,243 sq. OR. @ 3.43 hpi.
PROPOSED ZONING:	T20
LOT COVERAGE:	EXISTING CHURCH BUILDING 13.80%
	PROPOSED CHURCH BUILDING 0.30%
	# UNDERGROUND PARKING 22.30%
	TOTAL LOT COVERAGE 22.30%

PARKING REQUIREMENTS:	REQUIRED:	6,75m
MINIMUM PARKING WIDTH:	REQUIRED:	2.75m
PARKING STALL WIDTH:	REQUIRED:	2.75m
PARKING STALL DEPTH:	REQUIRED:	5.50m
PROPOSED PARKING STALLS:	IN PARKADE:	20 STALLS
	ON SURFACE:	T20



AERIAL IMAGE





ICR DESIGN Ltd. EST. 2003
No. Revisions Date
Revised For: 2024 Date: 2024-09-13

DESIGNED BY: KEITH WILSON, P.Eng.
Checked By: J.P. VAN DER
Phone: 604-595-0081
www.icrdesign.com

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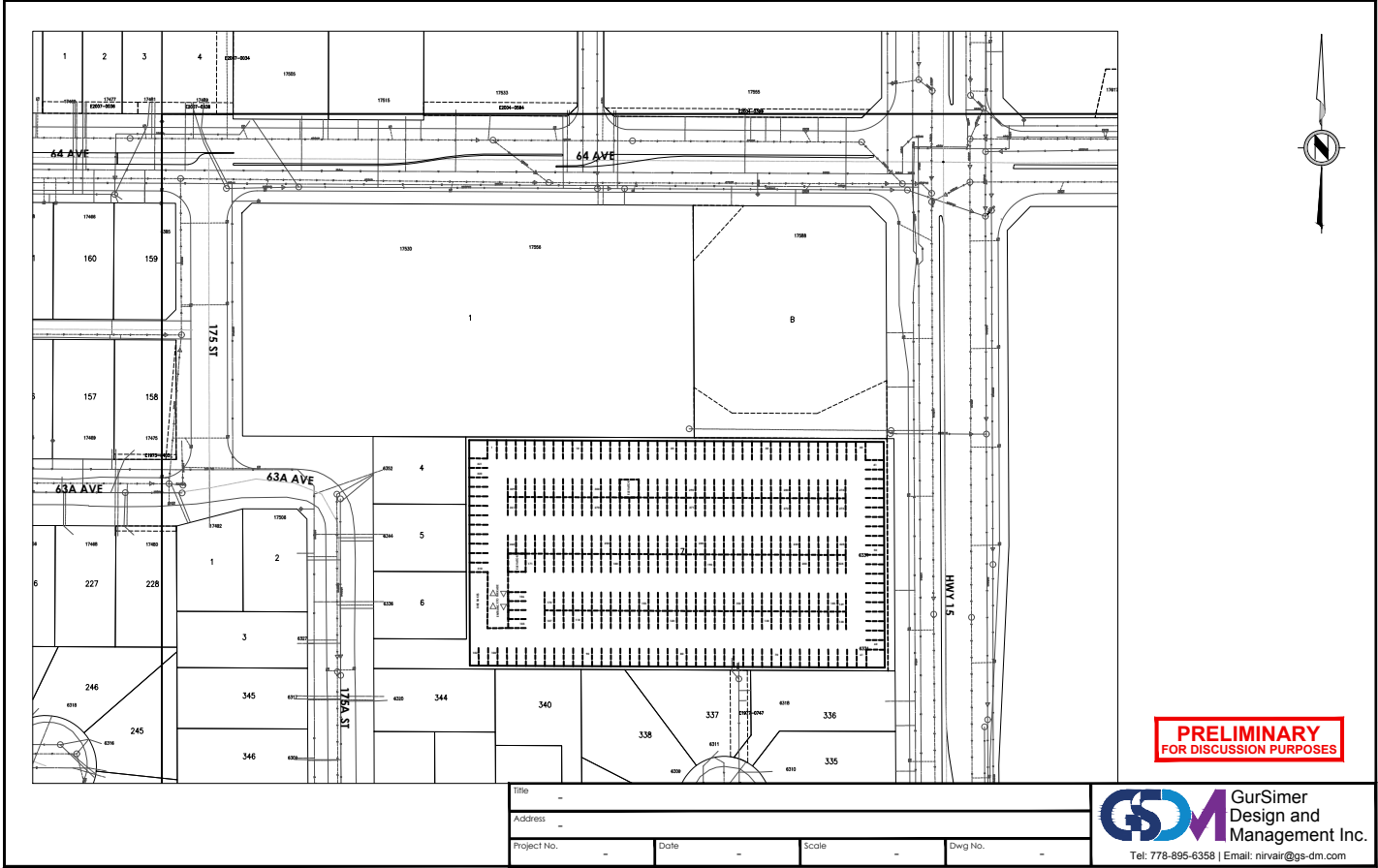
Project Name and Address
FUTURE DEVELOPMENT
6231 176th STREET
SURREY, B.C.

Drawing Title
PROPOSED PARKADE
PLAN

Drawn	By	Sheet
Checked	By	23/100
Date	By	2/9
Scale	By	10 SEPTEMBER 2024
		N.T.S.

A1.4

Parking Plan (Based on a Shared Parking)



PRELIMINARY
FOR DISCUSSION PURPOSES

Title	-
Address	-
Project No.	-
Date	-
Scale	-
Dwg No.	-

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Process

Phase 1 – Research and Preliminary Planning

Phase 2 – Rezoning, OCP Amendment and Development Permit Applications

Phase 3 – Building Permit Applications and Construction



Thank You

Questions?