

PROPOSAL:

- **Development Variance Permit**

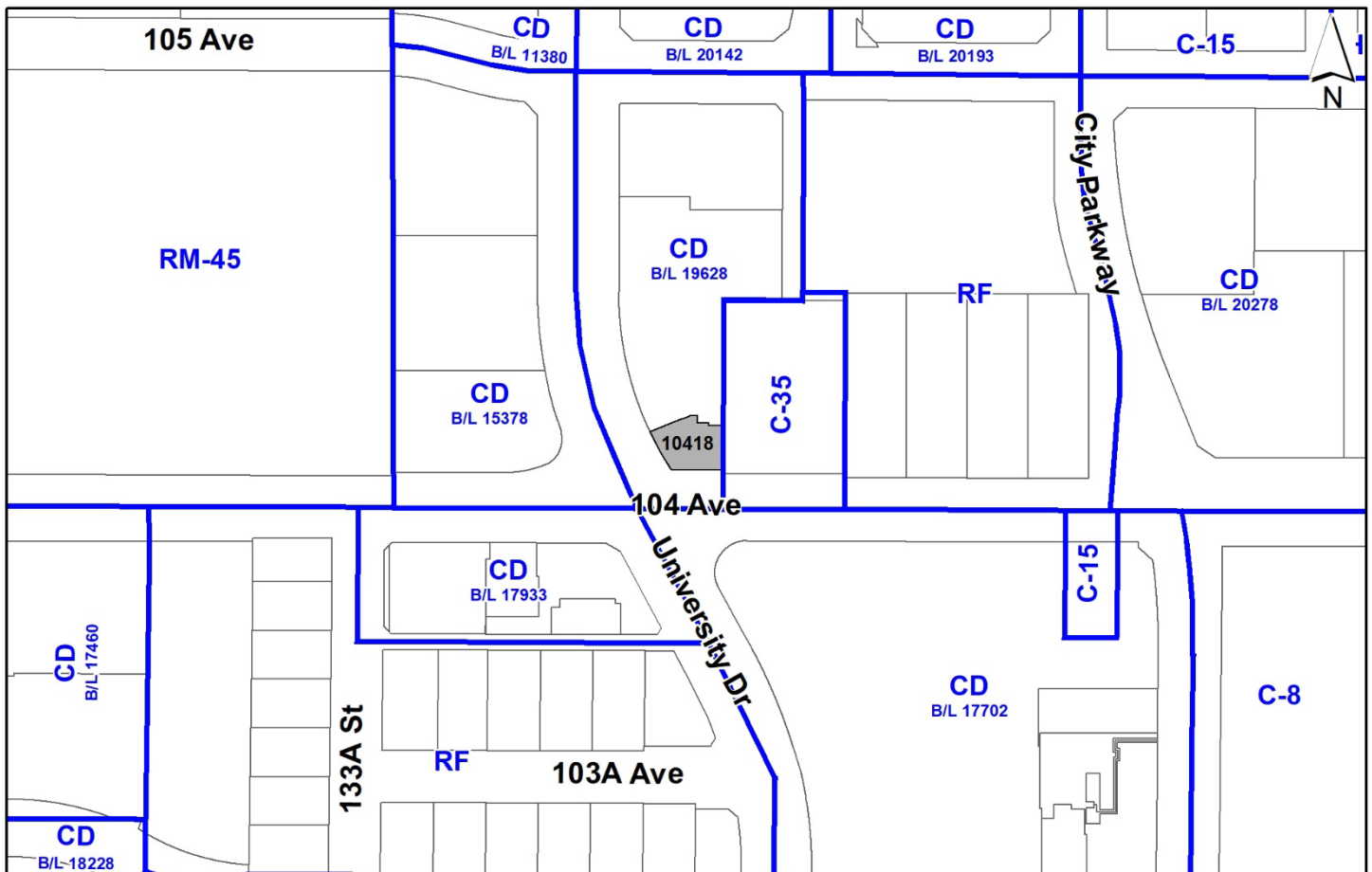
to reduce the required number of off-street parking spaces for an eating establishment within the City Centre area.

LOCATION: 10418 University Drive

ZONING: CD By-law 19628

OCP DESIGNATION: Downtown

CITY CENTRE PLAN DESIGNATION: High Rise Mixed Use- Type I



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the required number of off-street parking spaces for an eating establishment under CD By-law No. 19628 on the subject property in City Centre from 8 spaces/100 square metres of gross floor area to 3.6 spaces/100 square metres of gross floor area (an overall reduction of 10 parking spaces).

RATIONALE OF RECOMMENDATION

- The parking supply for the commercial space within the subject mixed-use development was previously approved as a part of Application No. 7918-0058-00 at a commercial rate that anticipated multiple, smaller commercial retail units (CRUs). However, the current proposal is for a single, larger eating establishment which requires 8 spaces/100 square metres of gross floor area under the Zoning By-law.
- The proposed reduction in parking from 8 spaces/100 square metres to 3.6 spaces/100 square metres, aligns with the findings of the *Restaurant Parking Study* completed by Bunt & Associates Engineering Ltd. on December 7, 2023, and accepted by the Transportation Engineering Staff.
- The study states that the available 8 off-street parking spaces for the proposed 221 square-metre eating establishment is sufficient to accommodate anticipated parking demand.
- The proposed eating establishment is within a Transit- Oriented Area and reduced parking aligns with the goal of reducing reliance on the automobile. Surrey Central SkyTrain Station is located within a walking distance of 500 metres from the subject site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7924-0040-00 (Appendix II) varying Section H.1 of CD By-law No. 19628 to reduce the required off-street parking for an eating establishment greater than or equal to 150 square metres in floor area, but less than 950 square metres in floor area, on the subject site in City Centre, from 8 spaces/100 square metres to 3.6 spaces/100 square metres, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	High rise, mixed-use building under construction	High-Rise Mixed-Use Type -I	CD (By-law No. 19628)
North:	High rise residential building under construction	Mid to High-Rise Residential	CD (By-law No. 19628)
East:	High-rise apartment tower	High-Rise Mixed-Use Type-I	C-35
South (Across 104 Avenue):	City Hall	Central Business District- Area 1 and Plaza	CD (By-law No. 17702)
West (Across University Drive):	High-rise and low-rise apartment buildings	Mid to High-rise Residential	CD By-law 15378

Context & Background

- The subject site is part of the Bosa University District development, which is located along the east side of University Drive between 104 Avenue and 105 Avenue in City Centre.
- The subject site is designated Downtown in the Official Community Plan (OCP); and designated High-Rise Mixed-Use Type-I in the City Centre Plan.
- At the Regular Council – Public Hearing meeting held on July 23, 2012, Council granted Third Reading to Application No. 7911-0333-00 to rezone the original site to a Comprehensive Development (CD) Zone in order to develop two mixed-use high-rise towers (32 storeys and 26 storeys, respectively) at a combined gross floor area ratio of 4.9 FAR. This application was closed prior to completion.
- Subsequently, the owner submitted a new application (No. 7918-0058-00) requesting to increase the allowable height for two high rise towers and increase the maximum density on

the northern portion of the subject site, which increased the overall density (floor area ratio – FAR) of the project.

- Under development Application No. 7918-0058-00, the applicant proposed to develop two mixed-use high-rise towers:
 - Tower 1 (Lot A) is 28 storeys in height, with a total of 323 residential units; and
 - Tower 2 (Lot B) is 37 storeys in height, with commercial space, and a total of 419 residential units.
- Application No. 7918-0058-00 was approved by Council in October 2018 and is nearing completion of construction.
- To separate the commercial component, Lot B was further subdivided into an Air Space Parcel under an air space subdivision application, Application No. 7923-0147-00.
- The proposed eating establishment is within Air Space Parcel 1 of Lot B, which is 221 square metres in gross floor area including the outdoor patio at the corner of 104 Avenue and University Drive.
- There is an existing reciprocal agreement between the subject site (Lot B) and the northerly adjacent site (Lot A) that allows for shared parking in the underground parkade. There are 8 parking spaces available for the proposed eating establishment within this shared parkade.

DEVELOPMENT PROPOSAL

Planning Considerations

- As per Section D, Table D.1 of Part 5 *Off-Street Parking and Loading/Unloading* of Surrey Zoning Bylaw, 1993, No. 12000, the required number of parking spaces for an eating establishment (where the total floor area is greater than or equal to 150 square metres but less than 950 square metres) is 10 parking spaces per 100 sq.m of gross floor area.
- Parking requirements may be reduced by 20% in the City Centre, which results in a requirement of 8 parking spaces per 100 square metres of gross floor area.
- The total parking requirement for the proposed 221 square metre eating establishment is therefore 18 parking spaces.
- The applicant is therefore proposing to reduce the required off-street parking for an eating establishment greater than or equal to 150 square metres, but less than 950 square metres, in the CD zone from 8 spaces/100 square metres to 3.6 spaces/100 square metres of gross floor area.

Referrals

Engineering: Engineering has no comments.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

- The proposed eating establishment is a permitted use under the CD zone (By-law No. 19628).
- The table below provides an analysis of the development proposal in relation to the parking requirements of the Zoning By-law.

Parking Requirement (Part 5)	Required	Available
Parking rate	8 spaces/100 sq.m	3.6 spaces/100 sqm
Number of spaces required for 221 sq.m gross floor area	18	8

- The applicant is requesting to reduce the required parking rate by 56% (10 spaces).

Off Street Parking Variance

- The applicant is requesting the following variance:
 - In Section H.1 of CD By-law No. 19628, reduce the required off-street parking for an eating establishment greater than or equal to 150 square metres in floor area but less than 950 square metres if floor area from 8 spaces/100 square metres of gross floor area to 3.6 stalls/100 square metres of gross floor area, to proceed to Public Notification.
- The proposed reduction in parking from 8 spaces/100 square metres to 3.6 spaces/100 square metres, aligns with the findings of the *Restaurant Parking Study* completed by Bunt & Associates Engineering Ltd. on December 7, 2023, and accepted by the Transportation Engineering Staff.
- Based on the study, the available parking supply rate of 3.6 spaces/100 sq.m (a total of 8 parking spaces for the proposed 221-square-metre eating establishment) is within the range of observed peak parking demand rates surveyed at comparable sites (1.28 to 4.84 spaces/100 square metres) and above the weighted average of observed peak parking demand rates at the sites surveyed (2.52 spaces/100 square metres).
- The study states that the available 8 off-street parking spaces for the proposed 221 square-metres eating establishment is sufficient to accommodate the anticipated parking demand.
- The proposed eating establishment is within a Transit-Oriented Area and the reduced parking aligns with the goal of reducing reliance on the automobile. Surrey Central SkyTrain Station is located within a walking distance of 500 metres from the subject site.
- Staff support the requested variance to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

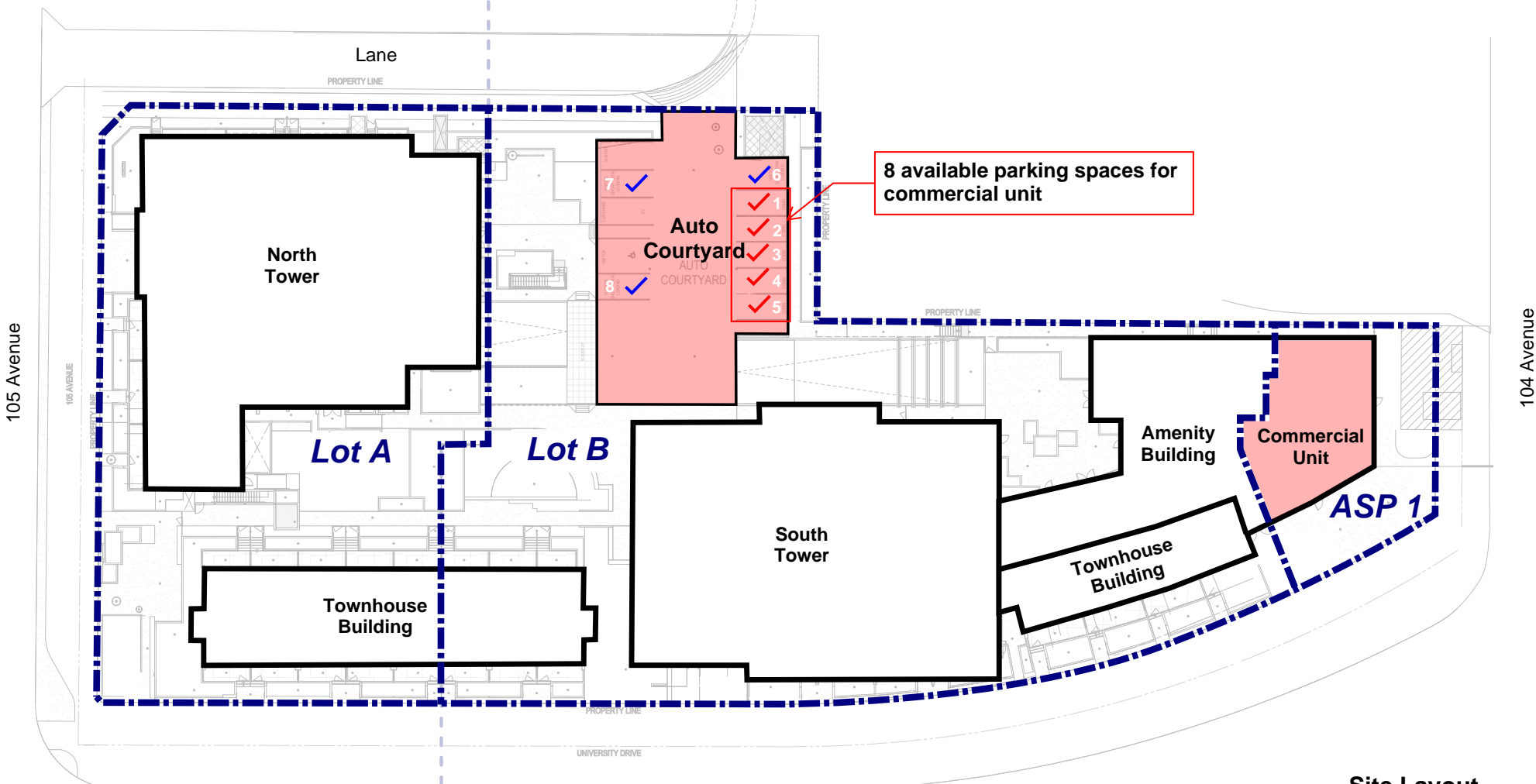
The following information is attached to this Report:

Appendix I. Site Plan
Appendix II Development Variance Permit No. 7924-0040-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

SPV/ar



Site Layout
Bosa University District

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0040-00

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: 032-019-921

Air Space Parcel 1 Section 22 Block 5 North Range 2 West New Westminster District Air Space
Plan EPP115038

10418 University Drive

("the Land")

3. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2018, No. 19628, is varied as follows:

(a) In Sub-Section H.1, the required off-street parking for an eating establishment greater than or equal to 150 sq.m, but less than 950 sq. m, is reduced from 8 spaces/100 square metres of gross floor area to 3.6 spaces/100 square metres of gross floor area.

4. 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.

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 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

Schedule A

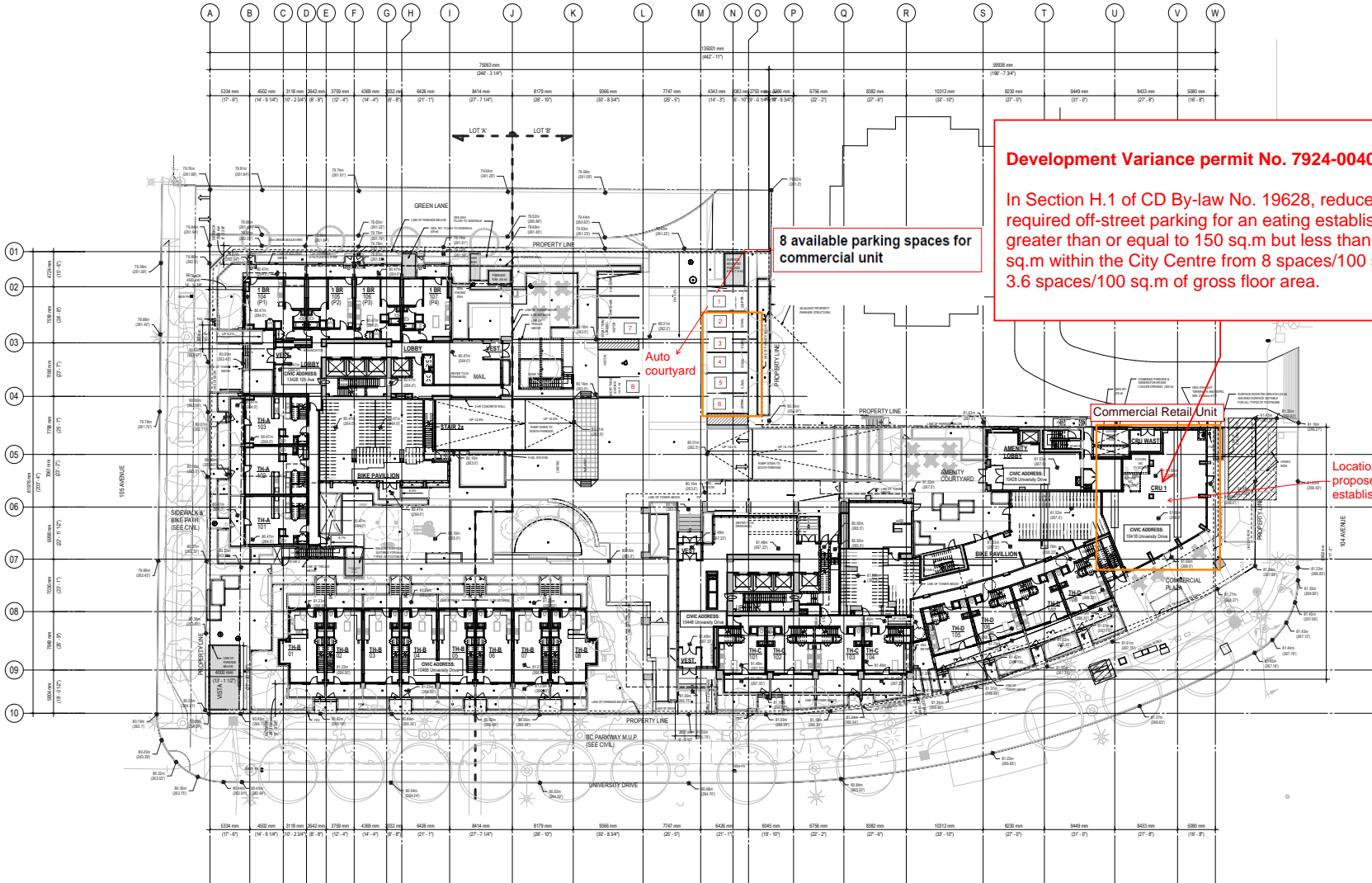
- Consultants**
- Structural**
Gleason Simpson
1651 West 5th Avenue
Vancouver BC, V6L 1N5
604-734-8222
 - Mechanical**
WSP
840 Howe St, Suite 1000
Vancouver, BC V6C 2M1
604-685-9381
 - Electrical**
Nemisz & Associates Ltd.
2009 West 4th Avenue
Vancouver BC, V6L 1K3
604-736-6562
 - Building Code**
CFT Engineering Inc.
8000 159th Street
Burnaby BC, V5C 6R5
604-844-2364
 - Building Envelope**
Morrison Horsfield
Suite 110, 4221 Oak Creek Drive
Burnaby BC, V5C 6S7
604-454-0402
 - Civil**
Vector Engineering Services Ltd.
3375 Norford Avenue
Burnaby BC, V5B 3A9
604-298-2333
 - Landscape Architects**
Van der Zalm + Associates
Suite 1, 20177 - 97 Avenue
Langley BC, V1M 4B9
604-882-0224
 - Geotechnical**
Geotechnic Consultants Ltd.
1779 W. 75th Avenue
Vancouver BC, V6P 0P2
604-439-0222
 - Interior Design**
Bob + Your Uncle Design Ltd.
972 East Hastings Street
Vancouver BC, V6A 0H1
604-601-5330
 - Sprinkler Engineer**
GPM Fire Protection Ltd.
154-6489 Brynne Rd
Burnaby BC, V5B 3J1
604-434-3408

- Revisions**
1. Excavation Reports 08/12/19
 2. BP Response 11/05/19
 3. 50% IFT # 01 16/04/20
 4. Partisage Permit 22/09/20
 5. IFC #22 18/12/20

- BOSA PROPERTIES**
- UNIVERSITY DISTRICT 2&3**
- 10428 105 Ave - Tower One (1) including (TH 1-3)
 - 10468 University Drive (TH 1-8)
 - 10448 University Drive - Tower Two (2) including (TH 1-8)
 - 10418 University Drive - Commercial Portion of Tower Two (2)
 - 10428 University Drive - Amenity Portion of Tower Two (2)

Drawing Title
SITE PLAN

Date: 05C, 07, 2016
Job No.: 24033.spm
Drawn By: Author
Checked By: Checker
Drawing No.:



Development Variance permit No. 7924-0040-00:
In Section H.1 of CD By-law No. 19628, reduce the required off-street parking for an eating establishment greater than or equal to 150 sq.m but less than 950 sq.m within the City Centre from 8 spaces/100 sq.m to 3.6 spaces/100 sq.m of gross floor area.

8 available parking spaces for commercial unit

Commercial Retail Unit

Location of proposed eating establishment

Bosa University District Site Plan

Zoning By-law Off Street Parking requirement

Parking Requirement (Part 5)	Required	Available
Parking rate	8 spaces/100 sq.m	3.6 spaces/100 sqm
Number of spaces required for 221 sq.m gross floor area	18	8

1 PLAN, SITE PLAN
A1.01 1/16" = 1" @

