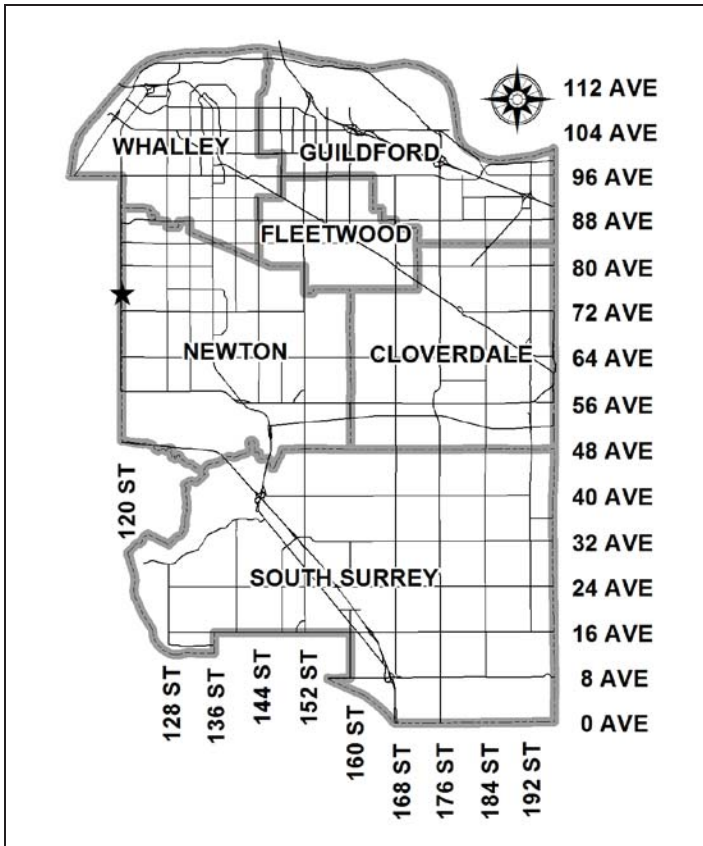


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0141-00

Planning Report Date: July 11, 2016



PROPOSAL:

- **Development Variance Permit**

to reduce the number of required on-site parking spaces for a fitness centre.

LOCATION:

7500 - 120 Street

OWNER:

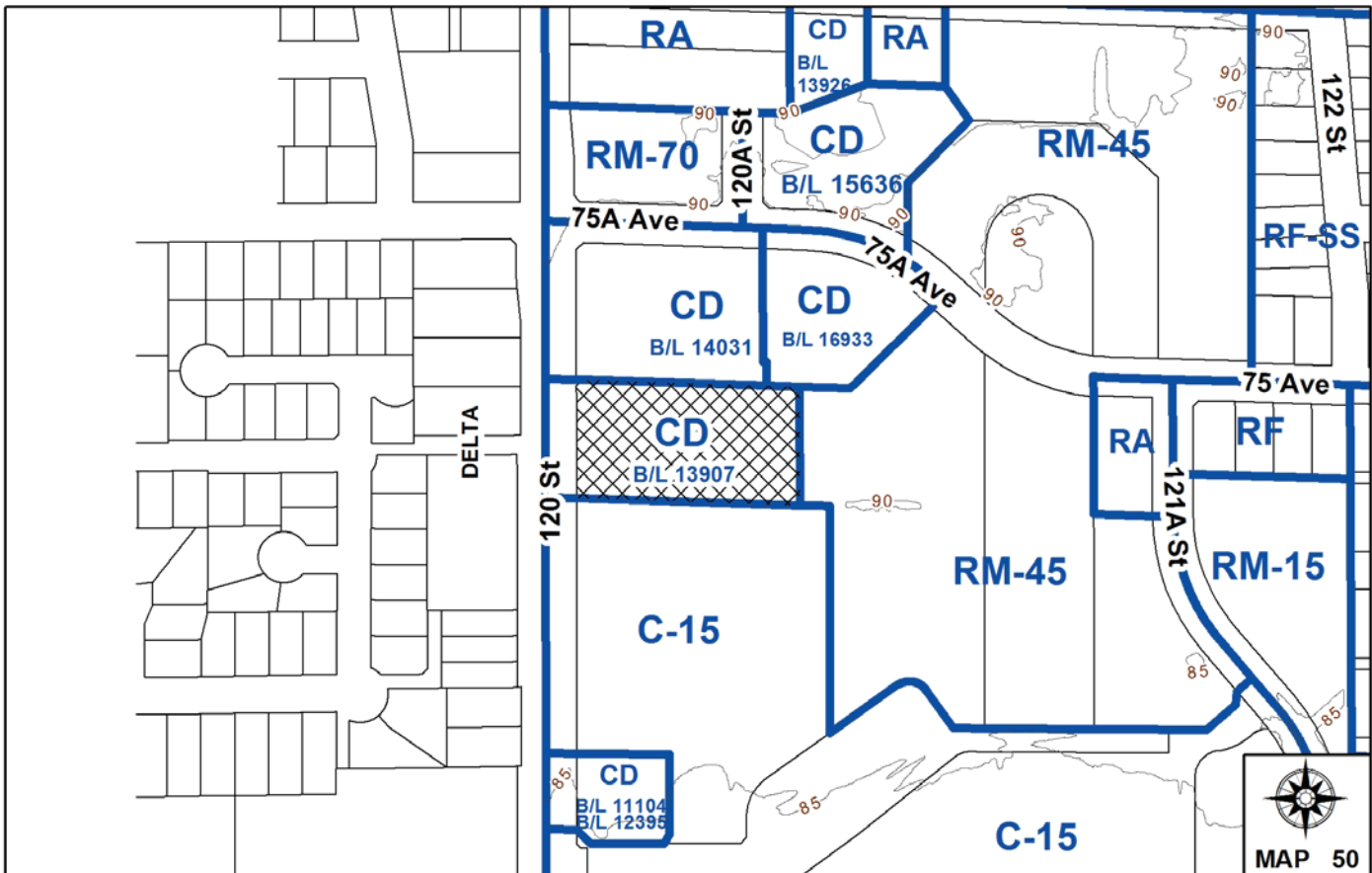
Highwood Enterprises Ltd.

ZONING:

CD (By-law No. 13907 and 14915)

OCP DESIGNATION:

Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Development Variance Permit in order to reduce the minimum on-site parking required under the Zoning By-law from 123 parking stalls to 106 parking stalls.

RATIONALE OF RECOMMENDATION

- Zoning By-law No. 12000 requires a total of 123 parking spaces to accommodate the proposed fitness facility and all other existing tenants located on-site.
- The requested variance to reduce the minimum parking provided on-site to 106 stalls is considered reasonable given the property is located in proximity to existing Frequent Transit Network (FTN) service and future B-line service along 120 Street.
- The majority of land-uses permitted under the CD Zone (By-law No. 13907) are not parking intensive. At present, the tenants on-site include offices, retail stores, small-scale restaurants, general service and personal service uses which require a lower parking rate of 3 stalls per 100 square metres (300 sq. ft.) of gross floor area. As such, the proposed variance is not expected to place additional pressure on existing businesses or parking facilities within the local area.
- The fitness centre is expected to generate the highest parking demand in the evenings when the majority of businesses on-site are closed. As such, the provision of 106 parking spaces on-site would be sufficient to meet the parking demand for all land-uses on-site.
- The Engineering Department – Transportation Division recently commissioned a review of the minimum parking standards for recreational facilities across different municipalities in the Lower Mainland. The results indicate that a lower parking ratio may be appropriate for fitness centres. At present, the Zoning By-law requires that fitness centres provide 11 parking spaces per 100 square metres (300 sq. ft.) of gross floor area. The results of this recent study are currently being reviewed by City staff.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0141-00 (Appendix II), to reduce the minimum number of required parking spaces from 123 stalls to 106 stalls to accommodate a proposed fitness centre on-site , to proceed to Public Notification:

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant commercial building

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North:	Multi-tenant commercial buildings	Commercial	CD (By-law Nos. 14031 and 16933)
East:	Multi-tenant commercial buildings and multi-family residential	Multiple Residential	RM-45
South:	Multi-tenant commercial buildings	Commercial	C-15
West (Across 120 Street):	Mixed-use buildings	Mixed-use development within the Corporation of Delta	CD (By-law Nos. 344 and 384)

DEVELOPMENT CONSIDERATIONSBackground Information

- The subject property is designated “Commercial” in the Official Community Plan (OCP) and zoned “Comprehensive Development (CD)” (By-law No. 13907 and 14915).
- The CD Zone permits a broad range of land-uses including retail stores, office uses, general service, personal service, eating establishments, neighbourhood pub, community services as well as child care centres. The by-law was amended in February, 2003 (File No. 7902-0390-00) to allow indoor recreational facilities as a permitted land use (By-law No. 14915).
- The property contains a multi-tenant commercial building with roughly 3,001 square metres (32,303 sq. ft.) of total floor space. The multi-tenant building contains twenty-one strata lots which range in size from 67 square metres (721 sq. ft.) to 488 square metres (5,253 sq. ft.).

Current Proposal

- The applicant wishes to build and operate a fitness centre (Fitness Expert Health Club Ltd.) in Unit 115 of the development at 7500 – 120 Street. A fitness centre is considered a “Recreational Facility” under the Zoning By-law which will require a total of 30 on-site parking spaces based upon the unit size. In total, 123 parking stalls are required on-site to accommodate the existing tenants and proposed fitness centre. The subject property provides a total of 106 parking stalls on-site.
- The applicant is proposing a Development Variance Permit (DVP) in order to reduce the minimum on-site parking required under Zoning By-law No. 12000 from 123 parking spaces to 106 parking spaces.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum number of required parking spaces from 123 stalls to 106 stalls to permit a fitness centre in the existing multi-tenant building.

Applicant's Reasons:

- The fitness centre is expected to generate the highest parking demand in the evenings when the majority of businesses on-site are closed. As a result, the applicant proposes to maintain the existing 106 parking spaces on-site which would be sufficient to meet the parking demand for all land-uses on-site.

Staff Comments:

- A reduction in the amount of required parking is considered reasonable given the property is located in proximity to existing Frequent Transit Network (FTN) service and future B-line service along 120 Street.
- The majority of land-uses permitted under the CD Zone (By-law No. 13907) are not parking intensive. At present, the tenants on-site primarily include offices, general service, personal service, retail stores and small-scale restaurants which require a lower parking rate of 3 stalls per 100 square metres (300 sq. ft.) of gross floor area. Therefore, the proposed variance is not anticipated to place additional pressure on existing businesses or parking facilities within the local area.
- The Engineering Department – Transportation Division recently commissioned a study of the minimum parking standards for fitness centres across several different municipalities in the Lower Mainland. The results indicate that a lower parking ratio may be appropriate for fitness centres. At present, the Zoning By-law requires that fitness centres provide 11 parking spaces per 100 square metres (300 sq. ft.) of gross floor area. The results of this recent study are currently being reviewed by City staff.

- The applicant is currently proposing to provide 106 parking spaces on-site. Assuming that all other uses on-site meet the minimum parking requirement as per the Zoning By-law, the proposed recreational facility is providing 13 stalls of the required 30 stalls. This equates to a parking rate of approximately 4.7 stalls per 100 square metres (300 sq. ft.) of gross floor area.
- The parking study indicates that the proposed rate of 4.7 stalls per 100 square metres (300 sq. ft.) of gross floor area for the fitness centre at 7500 – 120 Street, Unit #115 can be considered reasonable given that it is slightly higher than the average peak parking demand observed in the recent parking study for similar land-uses.
- The Engineering Department – Transportation Division supports the variance.

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. Development Variance Permit No. 7916-0141-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

MRJ/dk

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Clifford Dantier
 Address: 5889 – 136 Street
 Surrey, B.C. V3X 1J2
 Tel: 778-549-4369

2. Properties involved in the Application

- (a) Civic Address: 7500 – 120 Street
- (b) Civic Address: 7500 – 120 Street
 Owner: Highwood Enterprises Ltd.
 PID: 025-063-651
 Strata Lot 14 Section 19 Township 2 New Westminster District Strata Plan LMS4431

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7916-0141-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 13907 & 14915)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	N/A
Road Widening area		
Undevelopable area		
Net Total	N/A	7,640 sq. m.
LOT COVERAGE (in % of net lot area)	N/A	N/A
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)	N/A	N/A
Front		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)	N/A	N/A
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	3,001 sq. m.
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	3,001 sq. m.

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY	N/A	N/A
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	123 parking spaces	106 parking spaces
Industrial	N/A	N/A
Residential	N/A	N/A
Institutional	N/A	N/A
Total Number of Parking Spaces	123 parking spaces	106 parking spaces
Number of disabled stalls	N/A	N/A
Number of small cars	N/A	N/A
Tandem Parking Spaces	N/A	N/A
Size of Tandem Parking Spaces	N/A	N/A

Heritage Site	N/A	Tree Survey/Assessment Provided	N/A
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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0141-00

Issued To: HIGHWOOD ENTERPRISES LTD.

("the Owner")

Address of Owner: 13649 – 56 Avenue
Surrey, BC V3X 2Z7

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: 025-063-651

Strata Lot 14 Section 19 Township 2 New Westminster District Strata Plan LMS4431

7500 – 120 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 minimum number of required off-street parking spaces is reduced to 106 parking stalls for a building with 275 square metres (2,960 sq. ft.) of Gymnasium space on the ground floor of the Land.
4. This development variance permit applies to only the land-use and floor area identified in 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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

Proposed variance to reduce the minimum on-site parking requirement from 123 stalls to 106 stalls to accommodate a fitness centre in Unit #115



SITE PLAN - UNIT #115 - 7500 120TH STREET, SURREY
SCALE: 3/8" = 10'-0"

