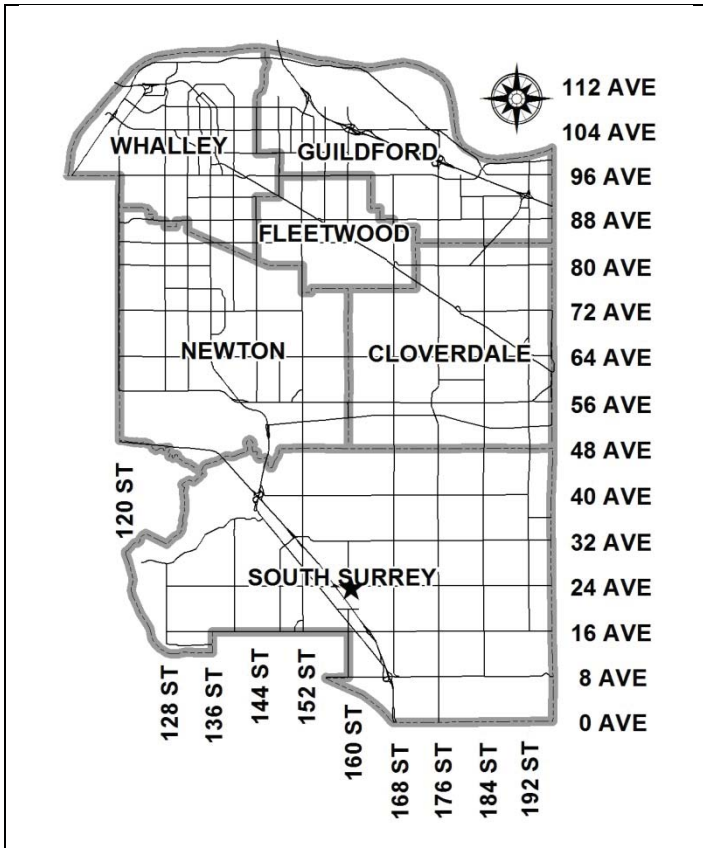


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0408-00

Planning Report Date: November 6, 2017



**PROPOSAL:**

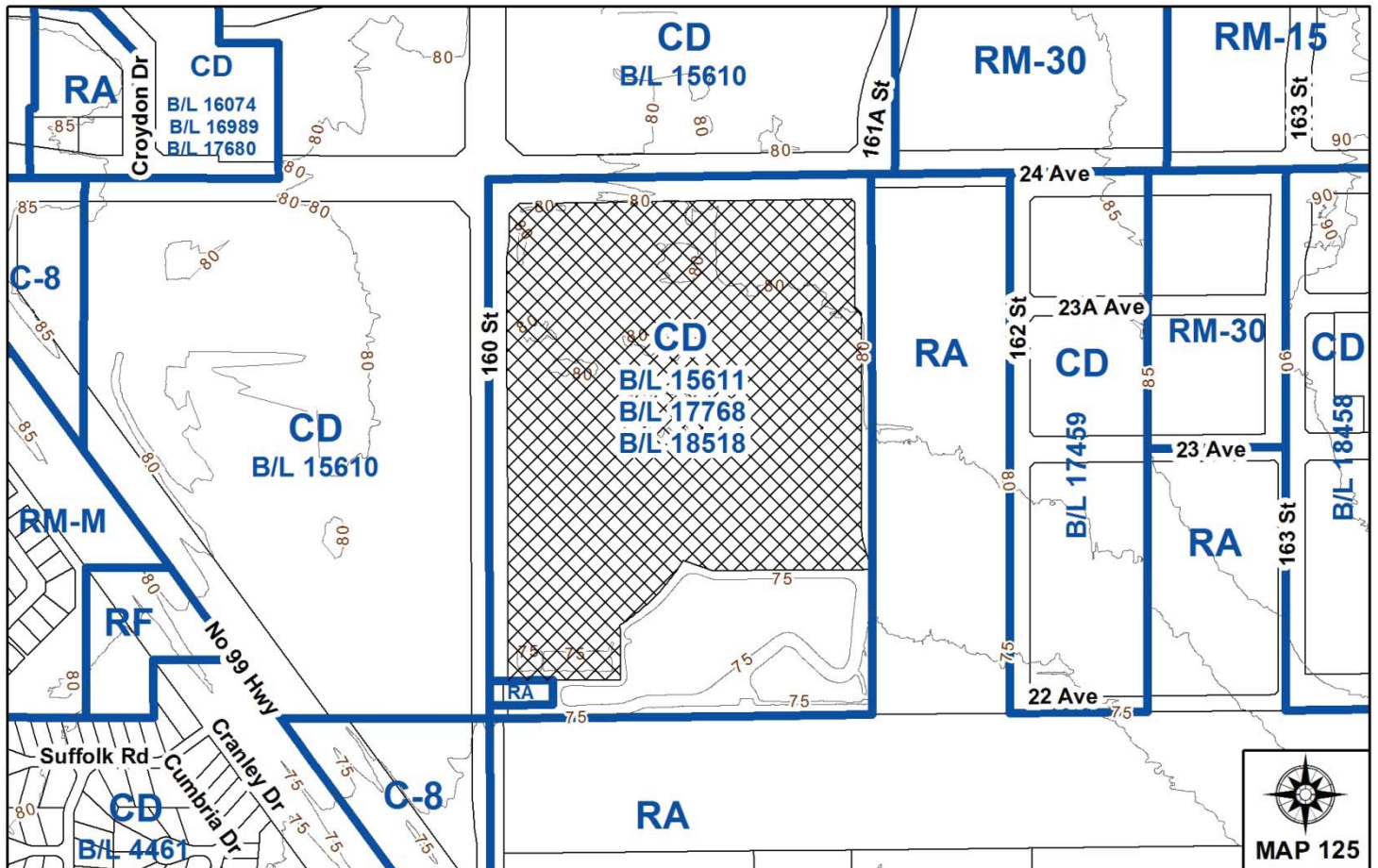
- **Development Variance Permit**  
 to vary the parking rate for a gymnasium.

**LOCATION:** 2332 - 160 Street

**ZONING:** CD (By-law No. 15611 as amended by By-law Nos. 17768 and 18518)

**OCP DESIGNATION:** Commercial

**LAP DESIGNATION:** Commercial and Buffers



### 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 vary the parking rate for a proposed gymnasium.

### RATIONALE OF RECOMMENDATION

- The applicant is proposing to locate a fitness centre, Club 16/She's Fit Ltd. on the site. A fitness centre is considered a Recreational Facility under the Zoning By-law, with a parking requirement at 11 parking spaces per 100 square metres (1,075 sq.ft.) of gross floor area for the use.
- Based on the size of the proposed use a total of 160 spaces would be required for this land use. Assuming that all other uses on-site meet the minimum parking requirement as per the Zoning By-law, the proposed recreational facility is providing 87 stalls of the required 160 stalls. This equates to a parking rate of approximately 6 stalls per 100 square metres (1,075 sq. ft.) of gross floor area.
- The requested variance would reduce the minimum parking provided on site to 895, which is considered reasonable, as the majority of land-uses permitted under the CD Zone (By-law No. 15611) 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 (1,075 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.
- Furthermore, the fitness centre is expected to generate the highest parking demand in the evenings when the majority of other businesses on the site are closed.
- The City's Engineering Department – Transportation Division commissioned a review of the minimum parking standards for recreational facilities across different municipalities in the Lower Mainland. The results indicated that a lower parking ratio may be appropriate for fitness centres.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0408-00 (Appendix II), to vary the parking rate for a gymnasium from 11 parking spaces per 100 square metres (1,075 sq.ft.) to 6 parking spaces per 100 square metres (1,075 sq.ft.), 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/LAP Designation	Existing Zone
North (Across 24 Avenue):	Retail shopping centre	Commercial/Commercial	CD Zone (By-law No. 15610)
East	Former Nursery (Development Application No. 7916-0225-00 proposes to rezone from RA to CD to permit development of 370 multi-residential units. This application is pre-Council).	Multiple Residential/Multiple Residential 30-45 u.p.a.	One Acre (RA) Residential Zone
South	City owned lot with a yellow-coded watercourse located on the site.	Commercial/Commercial	CD Zone (By-law No. 15611 as amended by By-law Nos. 17768 and 18518)
West (Across 160 Street):	Retail Shopping Centre	Commercial/Commercial	CD Zone (By-law No. 15610)

DEVELOPMENT CONSIDERATIONSBackground Information

- The subject property is designated "Commercial" in the Official Community Plan (OCP) and zoned "Comprehensive Development (CD)" (By-law No. 15611 as amended by 17768 and 18518).
- 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 CD by-law was amended in September, 2012 (Development Application No. 7910-0321-00) to allow a gas station as a permitted land use (By-law No. 17768) and in September, 2015 (Development Application No. 7915-0164-00) to allow automobile service uses less than 5000 kilograms G.V.W. as a permitted land use (By-law No. 18518).

- The property contains a multi-tenant commercial building with approximately 23,851 square metres (256,728 sq. ft.) of floor area. The multi-tenant building contains thirty-six strata lots which range in size from 58 square metres (624 sq. ft.) to 1,640 square metres (17,653 sq. ft.).

### Current Proposal

- The applicant wishes to build and operate a fitness centre (Club 16 / She's Fit Ltd.) in Unit #7106 of the development at 2332 - 160 Street (southwest building on the site). A fitness centre is considered a "Recreational Facility" under the Zoning By-law with a parking requirement of 11 spaces per 100 square metres (1,075 sq.ft.) of gross floor area requiring a total of 160 on-site parking spaces based upon the unit size. In total, 968 parking stalls are required on-site to accommodate the existing tenants and proposed fitness centre. The subject property provides a total of 895 parking stalls on-site.
- The applicant is proposing a Development Variance Permit (DVP) to vary the parking rate for a gymnasium from 11 parking spaces per 100 square metres (1,075 sq.ft.) to 6 parking spaces per 100 square metres (1,075 sq.ft.).

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- To vary the parking rate for a gymnasium from 11 parking spaces per 100 square metres (1,075 sq.ft.) to 6 parking spaces per 100 square metres (1,075 sq.ft.).

#### Applicant's Reasons:

- The fitness centre is expected to generate the highest parking demand in the evenings when the majority of other businesses on the site are closed.

#### Staff Comments:

- The majority of land-uses permitted under the CD Zone (By-law No. 15611) 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 (1,075 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 commissioned a study of the minimum parking standards for fitness centres across several different municipalities in the Lower Mainland. At present, the Zoning By-law requires that fitness centres provide 11 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area. The results indicate that a lower parking ratio may be appropriate for fitness centres.

- Based on the size of the proposed use a total of 160 spaces would be required for this land use. Assuming that all other uses on-site meet the minimum parking requirement as per the Zoning By-law, the proposed recreational facility is providing 87 stalls of the required 160 stalls. This equates to a parking rate of approximately 6 stalls per 100 square metres (1,075 sq. ft.) of gross floor area.
- The proposed parking rate of 6 stalls per 100 square metres (1,075 sq. ft.) of gross floor area for the fitness centre at 2332 160 Street, Unit #7106 can be considered reasonable given that it is moderately higher than the average peak parking demand observed in the recent parking study for similar land-uses.
- The Engineering Department – Transportation Division does not have a concern with the proposed variance.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheet  
Appendix II. Development Variance Permit No. 7917-0408-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

HS/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 15611, 17768 &amp; 18518)

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	80,643 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	23,851 sq. m.
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	23,863 sq. m.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0408-00

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: 026-497-212

Lot 1 Section 13 Township 1 New Westminster District Plan BCP20884 Except Plans  
BCP40140 and BCP49442

2332 - 160 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Table C.1 of Part 5 Off-Street Parking and Loading/Unloading, the number of required off-street parking spaces for a gymnasium shall be calculated at a rate of 6 parking spaces per 100 square metres (1,075 sq.ft.), rather than at 11 parking spaces per 100 square metres (1,075 sq.ft.).
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. 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.



6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
7. This development variance permit is not a building permit.

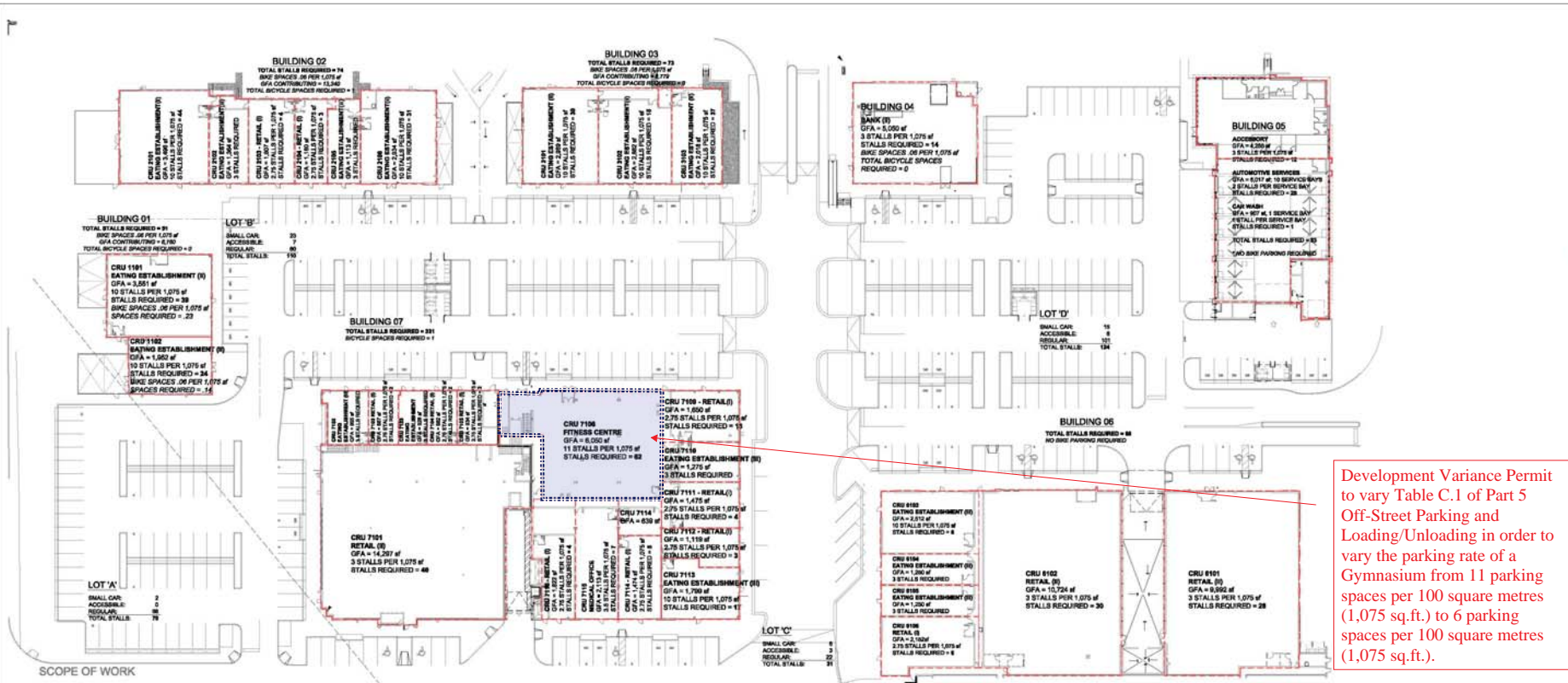
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Linda Hepner

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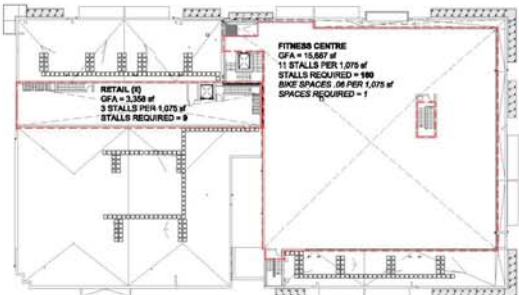
City Clerk – Jane Sullivan



Development Variance Permit to vary Table C.1 of Part 5 Off-Street Parking and Loading/Unloading in order to vary the parking rate of a Gymnasium from 11 parking spaces per 100 square metres (1,075 sq.ft.) to 6 parking spaces per 100 square metres (1,075 sq.ft.).

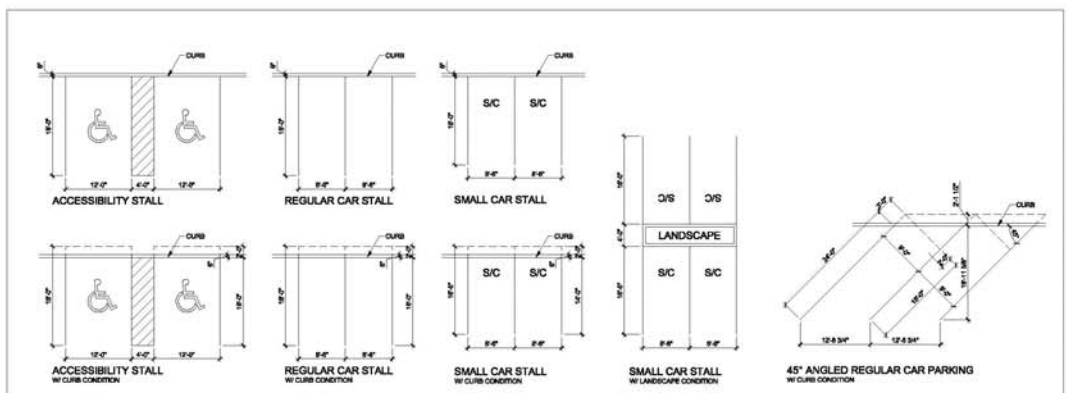
SCOPE OF WORK

1 PARKING CALCULATIONS - LOWER LEVEL  
1/32" = 1'-0"



2 PARKING CALCULATIONS - UPPER LEVEL  
1/32" = 1'-0"

GFA : GROSS FLOOR AREA IS CALCULATED PER CITY OF SURREY ZONING BYLAW, INCLUDING ALL STAIRWAYS, ELEVATOR SHAFTS, MECHANICAL ROOMS, STORAGE ROOMS, CORRIDORS, EXIT CORRIDORS, ETC.



3 PARKING STALL DETAILS  
3/32" = 1'-0"

- ▲ 1/4" X 1/2" X 1/2" SLOTTED FOR DWP
- ▲ 1/4" X 1/2" X 1/2" SLOTTED FOR DWP
- ▲ 1/4" X 1/2" X 1/2" SLOTTED FOR DWP
- ▲ 1/4" X 1/2" X 1/2" SLOTTED FOR DWP

Seal  
GRANDVIEW CENTRAL  
PHASE 2A

Project  
PARKING  
CALCULATION  
& DETAILS

Drawing  
Scale As Indicated  
Project 215021  
Sheet DP-0-005