

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0049-00

Planning Report Date: February 19, 2018

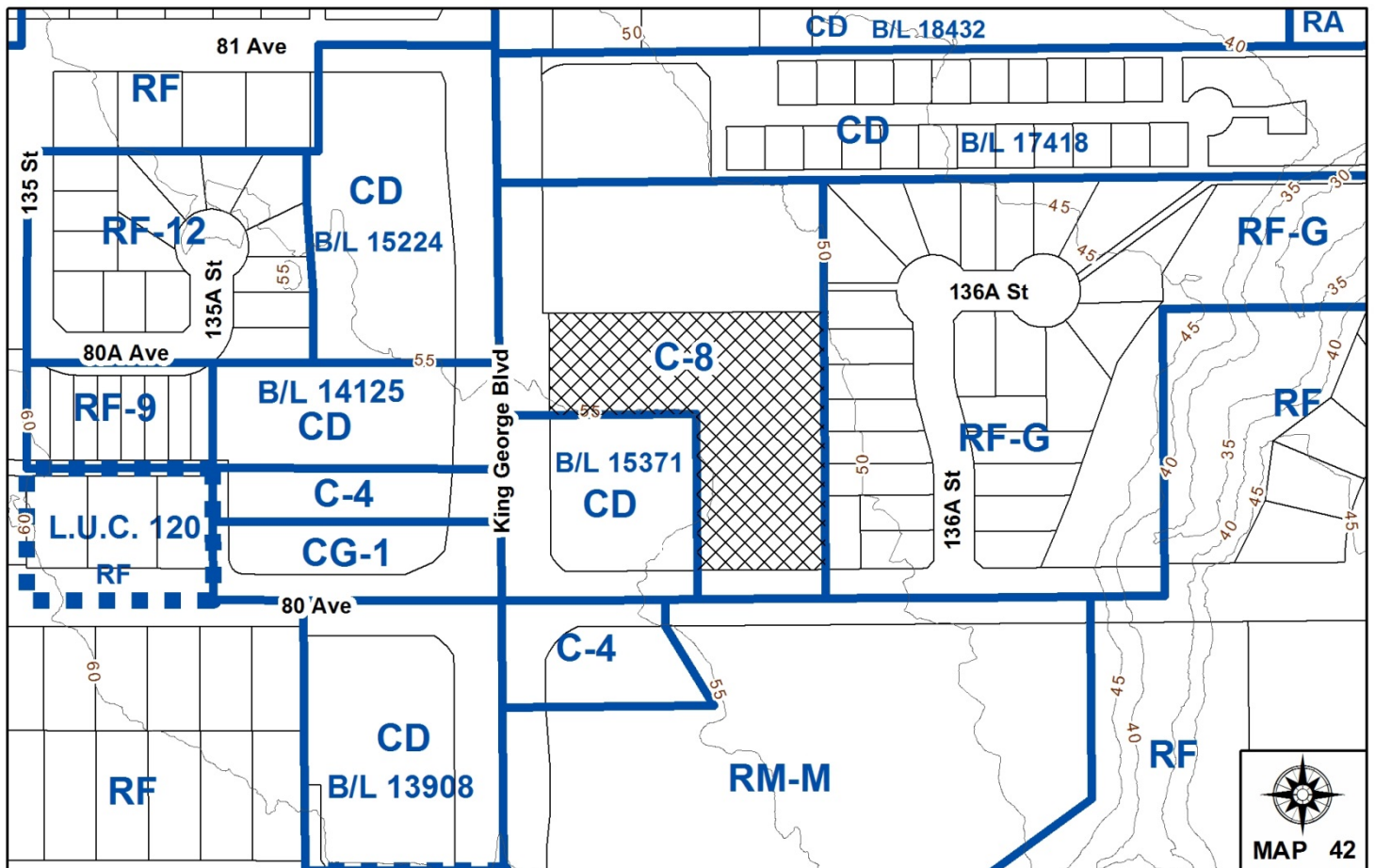
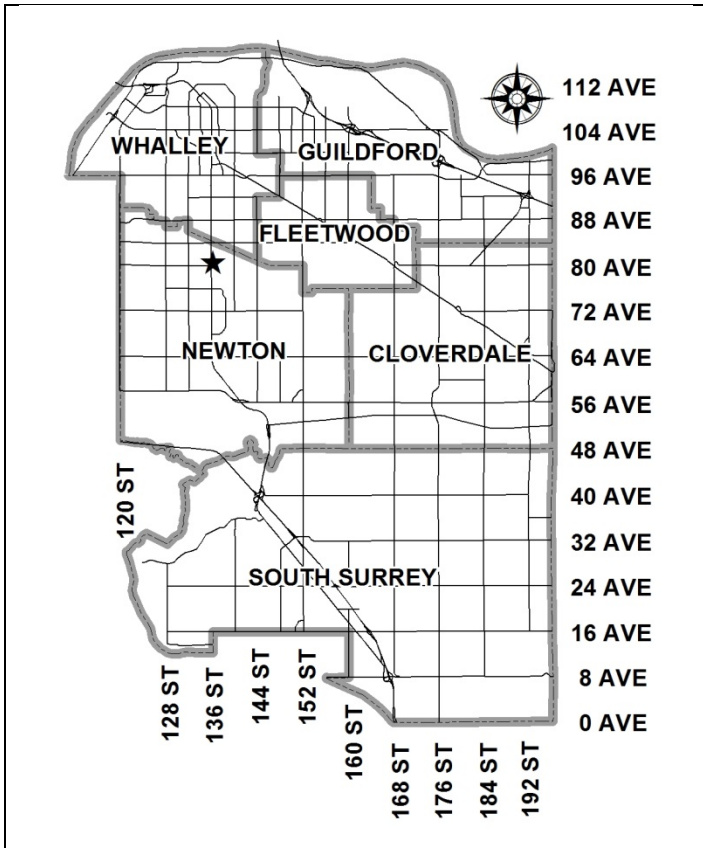
**PROPOSAL:**

- **Development Variance Permit**  
 to reduce the number of required on-site parking spaces to accommodate a taekwondo studio.

**LOCATION:** 13631 - 80 Avenue

**ZONING:** C-8

**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 rate at which parking for a Recreational Facility (gymnasium) is calculated.

### RATIONALE OF RECOMMENDATION

- Zoning By-law No. 12000 requires a total of 100 parking spaces be provided to accommodate the proposed taekwondo studio and all other uses on-site. Currently, only 71 spaces are provided on site, which would leave a deficit of 29 parking spaces.
- The applicant has provided information which indicates that the proposed use will not create undue pressure on the availability of parking on-site.
- Staff supports the requested variance to proceed to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0049-00 (Appendix II), to reduce the rate at which parking for a recreational facility (gymnasium) is calculated from 11 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area to 4.65 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area, to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Three (3) multi-tenant commercial buildings.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Electronics store.	Commercial	C-8
East:	Single family residential dwellings.	Urban	RF-G
South (Across 80 Avenue):	Gas station and manufactured home park.	Urban	CD and RM-M
West (Across King George Boulevard):	Hotel and mixed-use building.	Urban	CD (Bylaw No. 14125 and Bylaw No. 15224)

DEVELOPMENT CONSIDERATIONSBackground and Proposal

- The subject property is designated "Urban" in the Official Community Plan (OCP) and is zoned "Community Commercial Zone (C-8)".
- The C-8 Zone permits a range of uses which are intended to serve a community of several neighbourhoods, including retail stores, personal services, general services, beverage container return centres, eating establishments, neighbourhood pubs, liquor stores, office uses, indoor recreation facilities, and entertainment uses.

- The property contains three multi-tenant commercial buildings with approximately 2,165 square metres (23,312 sq. ft.) of total floor area. The current uses on site are comprised of a combination of eating establishments, retail stores, offices (including medical offices), and personal service uses.
- The applicant applied for a Tenant Improvement Permit on December 6, 2017 in order to operate a taekwondo studio (Kick It) within two units in the southern most building on the lot. The two units together comprise approximately 451 square metres (4,854 sq. ft.) of floor area.
- The proposed taekwondo studio is categorized as a recreational facility (gymnasium) use under the Zoning Bylaw. The gymnasium use has a relatively high parking requirement of 11 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area. As a result, the proposed use would require 50 off-street parking spaces based on the size of units that is proposed. In total, 100 spaces would be required on-site to accommodate the proposed taekwondo studio and all of the existing businesses on the lot. The subject property has a total of 71 parking spaces.
- The applicant is proposing a Development Variance Permit (DVP) to reduce the rate at which parking for a recreational facility (gymnasium) is calculated from 11 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area to 4.65 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area.
- Should the DVP be approved by Council, the taekwondo studio would require a total of 21 parking spaces.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the rate at which parking for a recreational facility (gymnasium) is calculated from 11 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area to 4.65 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area.

Applicant's Reasons:

- The taekwondo studio primarily operates on weekdays between 4 p.m. and 8 p.m., which is around the time that other businesses in the development are closing.
- Class sizes range from five (5) to 15 students with most parents dropping their children off and picking them up at the end of the class. Therefore, the actual parking needs of the studio are below the parking space requirements of the Zoning Bylaw.
- Often times siblings or other family members will carpool together further reducing the number of cars arriving on site.

**Staff Comments:**

- Under Part 5 of the Zoning Bylaw, the current uses on site require 50 parking stalls and the operation of the taekwondo studio would add another 50 spaces to the sites parking requirement. With 71 available spaces on site, the property would have a deficit of 29 spaces relative to the Zoning By-law requirements for parking with the introduction of the taekwondo studio.
- The reduced parking rate that has been proposed would result in only 21 spaces being required for the taekwondo studio. Similarly, the overall requirement of 71 parking spaces resulting from all the uses on site would be met.
- Staff supports the requested variance to proceed to Public Notification.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential)  
Appendix II. Development Variance Permit No. 7918-0049-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

ARR/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0049-00

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: 028-223-764

Strata Lot 7 Section 28 Township 2 New Westminster District Strata Plan BCS3834  
Together With An Interest In The Common Property In Proportion To The Unit  
Entitlement Of The Strata Lot As Shown On Form V

13631 – 80 Avenue

(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 rate at which parking is calculated for a Recreation Facility (Gymnasium) is reduced from 11 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area to 4.65 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area.
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 – Linda Hepner

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City Clerk – Jane Sullivan



# Schedule A

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REVISION	SUBJECT	DATE
1	REVISED TO SUIT SURVEY	DEC.2007
2	ADD FENCE & RELOCATE TRASH BINS	JAN.24/08
3	Locate fire acces & truck radius	04/30/08

ISSUED	DATE
DP	ISSUED FOR DEVELOPMENT PERMIT 07/05/07
BP	RE-ISSUED FOR BUILDING PERMIT 04/30/08
IFC	ISSUED FOR CONSTRUCTION 04/22/08

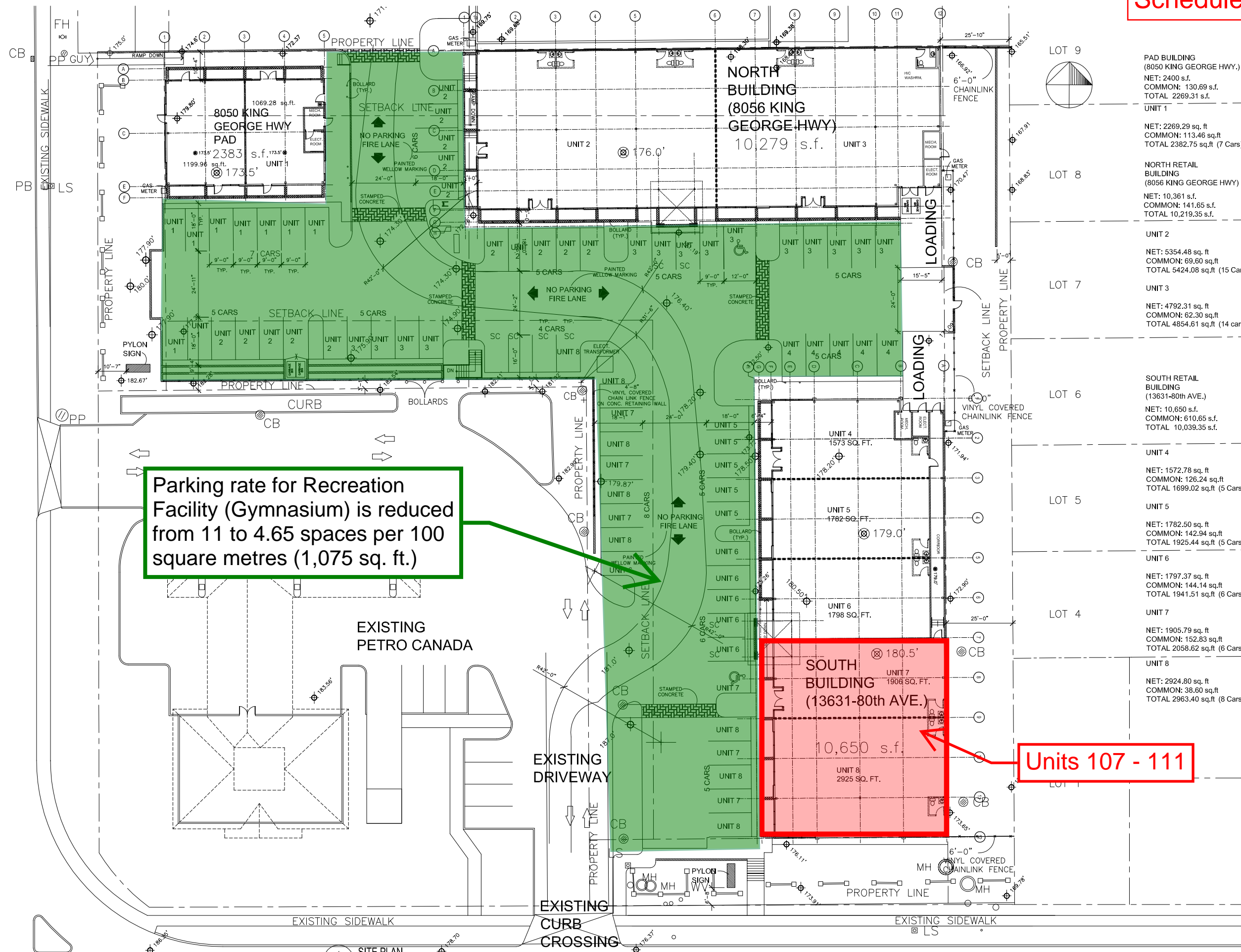
CONSULTANT



**PROJECT:**  
**COMMERCIAL DEVELOPMENT**  
**8050 KING GEORGE HWY**  
 8050,8056 KING GEORGE HWY & 13631- 80 AVE. SURREY B.C.

**DRAWING TITLE:**  
**SITE PLAN**

DRAWN: DFR	<b>A1</b> OF
DATE: APR.2008	
SCALE: AS NOTED	REV.
PROJECT No: 207003	



**Parking rate for Recreation Facility (Gymnasium) is reduced from 11 to 4.65 spaces per 100 square metres (1,075 sq. ft.)**

**SOUTH BUILDING (13631-80th AVE.)**  
 10,650 s.f.  
**Units 107 - 111**

1 SITE PLAN  
 SCALE: 1/16"=1'-0"