

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0220-00

Planning Report Date: July 9, 2018

**PROPOSAL:**

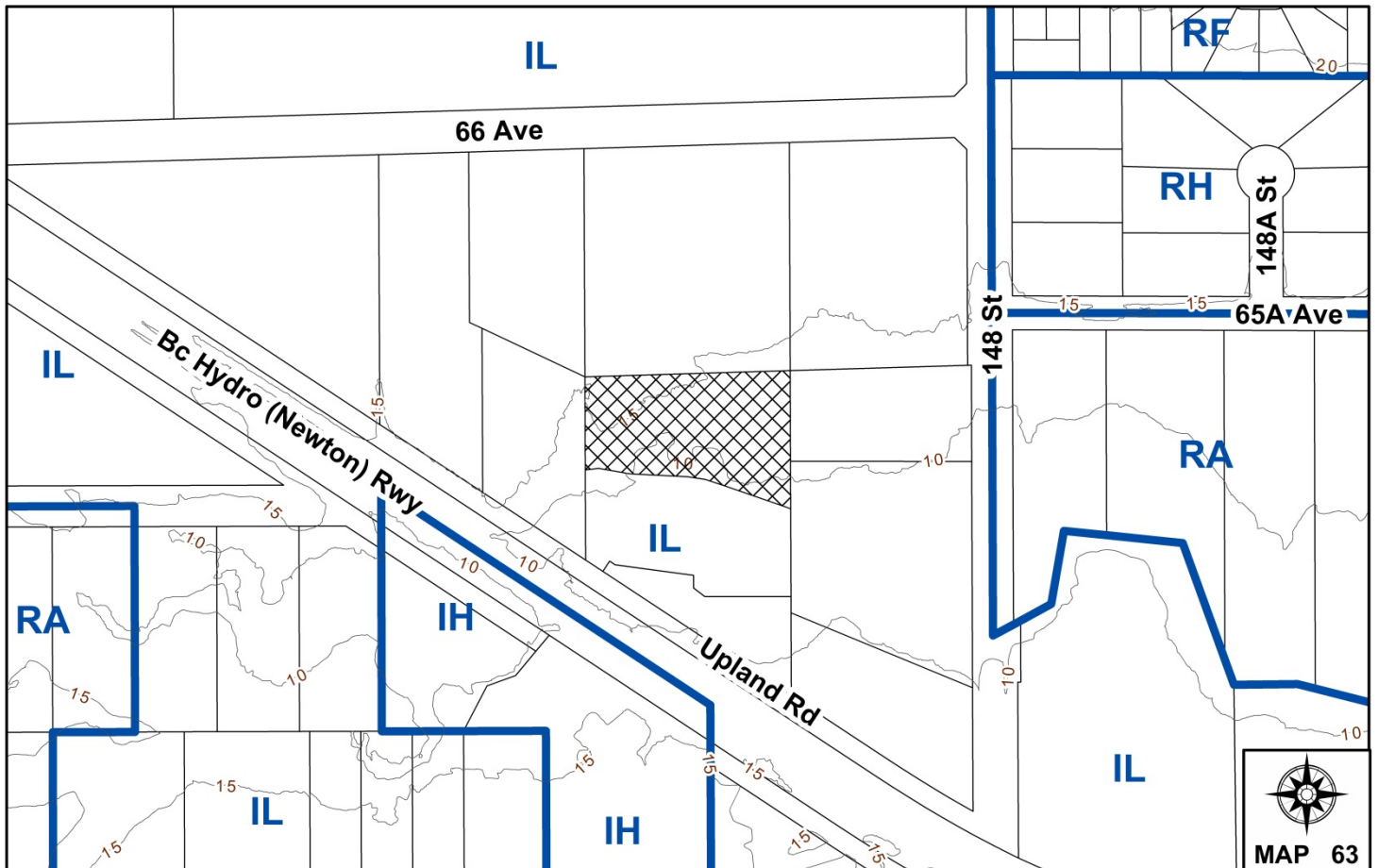
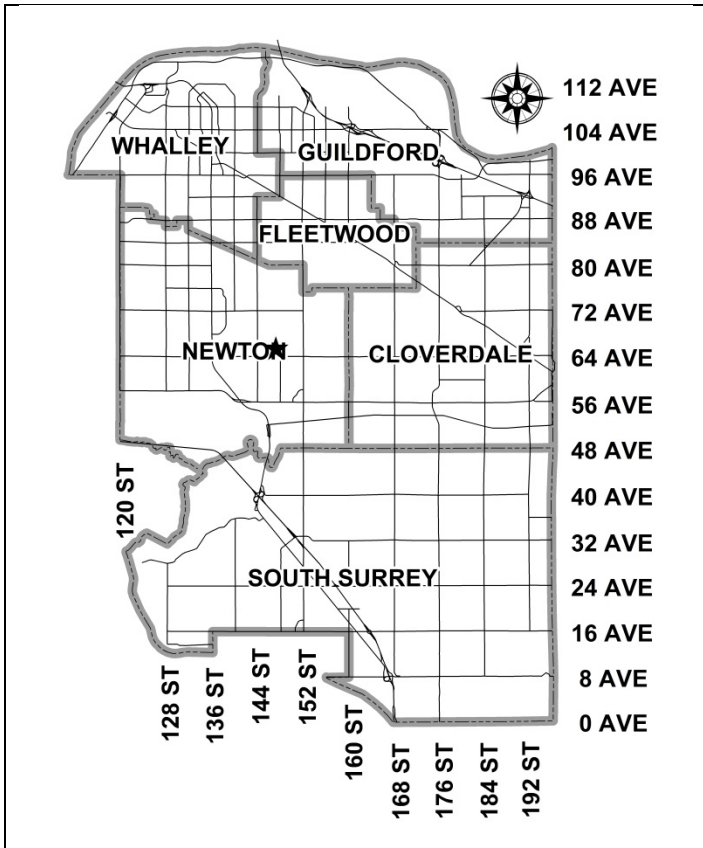
- **Development Variance Permit**

to reduce the off-street parking requirements for a proposed recreational facility.

**LOCATION:** 14747 - Upland Road

**ZONING:** IL

**OCP DESIGNATION:** Industrial



### 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 (DVP) to reduce the minimum required number of off-street parking spaces under the IL Zone for a recreational facility use.

### RATIONALE OF RECOMMENDATION

- The applicant submitted a detailed business model that outlines the proposed uses. The recreational facility use is proposed from 6pm onwards Monday to Friday and on weekends when the majority of other businesses on-site will be closed.
- Staff have reviewed the business model submitted by the applicant and support the proposed reduction in on-site parking spaces.
- A Restrictive Covenant will be registered on title to regulate the hours of the recreational facility.



- The IL Zone permits a broad range of light impact industrial uses including warehouses, distribution centres, and limited office uses as well as recreation facilities as an accessory use.
- The property contains a four unit industrial building that is currently under construction with approximately 2,645 square metres (28,471 sq. ft.) of ground floor space and 513 square metres (5,522 sq. ft.) of mezzanine space for a total of 3,158 square metres (33,993 sq. ft.).
- A total of 36 parking spaces were provided for the building based on the planned industrial use at a rate of 1 space per 100 square metres (1,075 sq. ft.) of floor area, and a ratio of 2.5 spaces per 100 square metres (1,075 sq. ft.) of mezzanine floor area.

### Current Proposal

- The applicant is proposing to locate a recreational facility (indoor soccer field and personal training centre) use in a 694 square metre (7,471 sq. ft.) sized unit (Unit 103). Recreation facility is a permitted accessory use in the IL provided it does not exceed 50% of the floor area of the overall building. The proposed recreation facility will occupy approximately 22% of the total floor area of the building and therefore is permitted.
- The recreation facility is proposed for an indoor soccer field, occupying 468 square metres (5,040 sq. ft.) and a personal training centre, occupying the remaining 226 square metres (2,430 sq. ft.).
- The indoor soccer field is considered a gymnasium, which requires 11 parking spaces per 100 square metres (1,075 sq. ft.) and 3 spaces per 100 square metres (1,075 sq. ft.) for the personal training centre, which results in a requirement for 58 parking spaces.
- The remainder of the building is planned for industrial and limited office use. The industrial uses were calculated at a rate of 1 parking space per 100 square metres (1,075 sq. ft.) while the office uses were calculated at a rate of 2.5 parking spaces per 100 square metres (1,075 sq. ft.) which results in a requirement of 27 parking spaces for the remainder of the building.
- Based on the proposed recreation facility (indoor soccer field and personal training centre) use and the planned industrial and office use for the remainder of the building, 85 parking spaces are required to be provided on-site.
- The applicant proposes to add an additional two (2) parking spaces bringing the total number of on-site parking spaces to 38.
- With the proposed two (2) additional parking spaces and a required 85 parking spaces, there is a 47 space shortfall.
- The applicant is proposing a Development Variance Permit (DVP) to reduce the rate at which parking for the indoor soccer use is calculated under Zoning By-law No. 12000 from 11 parking spaces per 100 square metres (1,075 sq. ft.) to 6.5 parking spaces per 100 square metres (1,075 sq. ft.). The applicant is also proposing to increase the maximum permitted

share of shared parking on-site from 25% to 100% to accommodate the shared parking demand of the indoor soccer use.

- If the proposal is supported, a Restrictive Covenant limiting the hours of operation for the indoor soccer use will be required to be registered prior to approval.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the rate at which parking for a recreational facility (gymnasium) 468 square metres (5,040 sq. ft.) in size is calculated from 11 parking spaces per 100 square metres (1,075 sq. ft.) to 6.5 parking spaces per 100 square metres (1,075 sq. ft.); and
- To increase the maximum permitted share of shared parking on-site from 25% to 100%.

Applicant's Reasons:

- The indoor soccer field (gymnasium) use will generate the highest parking demand during the evening and weekends when the majority of businesses on-site are anticipated to be closed.
- There are nine (9) parking spaces allocated to the unit. A Restrictive Covenant will be registered to limit indoor soccer field use to evenings and weekends. Therefore, based on the personal training centre use during the daytime, the business requires 7 parking spaces which can be accommodated on site.
- The applicant proposes to add two (2) additional parking spaces on-site.

Staff Comments:

- The proposed recreation facility use requires 58 parking spaces calculated at a rate of 11 parking spaces per 100 square metres (1,075 sq. ft.) for the indoor soccer field and 3 parking spaces per 100 square metres (1,075 sq. ft.) for the personal training centre.
- Under the Zoning By-law shared parking for two or more establishments may be permitted when the establishments have different temporal distributions of parking demand. Further, each establishment may share a maximum of 25% of its individually required parking spaces, but the total number of parking spaces must be equal to or greater than the required number of parking spaces for the establishment that has the highest individual overall parking space requirement. In this regard the indoor soccer use would have the highest individual overall parking space requirement with 51 parking spaces.
- By seeking a variance to reduce the rate at which parking is calculated for the indoor soccer use from 11 parking spaces per 100 square metres (1,075 sq. ft.) to 6.5 parking spaces per 100 square metres (1,075 sq. ft.), a total of 30 parking spaces would be required.

- The reduced parking rate of 6.5 parking spaces per 100 square metres (1,075 sq. ft.) allows the site to utilize the shared parking provision under the Zoning By-law, as 30 parking spaces would be required while 38 spaces are provided.
- The other proposed uses (industrial, office) on-site are not parking intensive, requiring a lower parking rate of between 1 and 2.5 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area. In addition, the primary operating hours for the recreation facility that generate the peak demand for parking is not expected to overlap with the hours of operation of the other businesses on-site.
- A Restrictive Covenant will be registered on the property to restrict the hours of operation for the indoor soccer use, which generates the highest parking demand.
- The other proposed uses require 27 parking spaces during the daytime, Monday to Friday. The personal training centre only requires 7 parking spaces during these hours, as the indoor soccer use will be restricted through a Restrictive Covenant. Therefore, the proposed 38 parking spaces satisfy the 34 parking spaces required on-site.
- The applicant submitted a detailed business model for all the proposed uses on-site including the expected hours of operation for the businesses. The City's Transportation Division staff reviewed the business model and are supportive of the proposed reduction in on-site parking.
- Staff support the proposed 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) and Project Data Sheets  
Appendix II. Development Variance Permit No. 7918-0220-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

KS/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

# DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)	5,322	5,322
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
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
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial	85	38
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	3,158	3,158

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



**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
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)	N/A	N/A
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	85	38
Number of accessible stalls	N/A	N/A
Number of small cars	N/A	N/A
Tandem Parking Spaces: Number / % of Total Number of Units	N/A	N/A
Size of Tandem Parking Spaces width/length	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7918-0220-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "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: 029-401-780  
Lot A Section 15 Township 2 New Westminster District Plan EPP34370

14747 - Upland Road

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section C, Table C.1 Number of Off-Street Parking Spaces, of Part 5 Off-Street Parking and Loading/Unloading, the required number of parking spaces for a recreation facility (gymnasium) use shall be reduced from 11 spaces per 100 square metres (1,075 sq. ft.) of floor area to 6.5 spaces per 100 square metres (1,075 sq. ft.) of floor area.
  - (b) In Section C, of Part 5 Off-Street Parking and Loading/Unloading, the maximum share of shared parking that may be shared by two or more establishments is increased from 25% to 100%.

4. This development variance permit applies to only the portion of the Land OR 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.

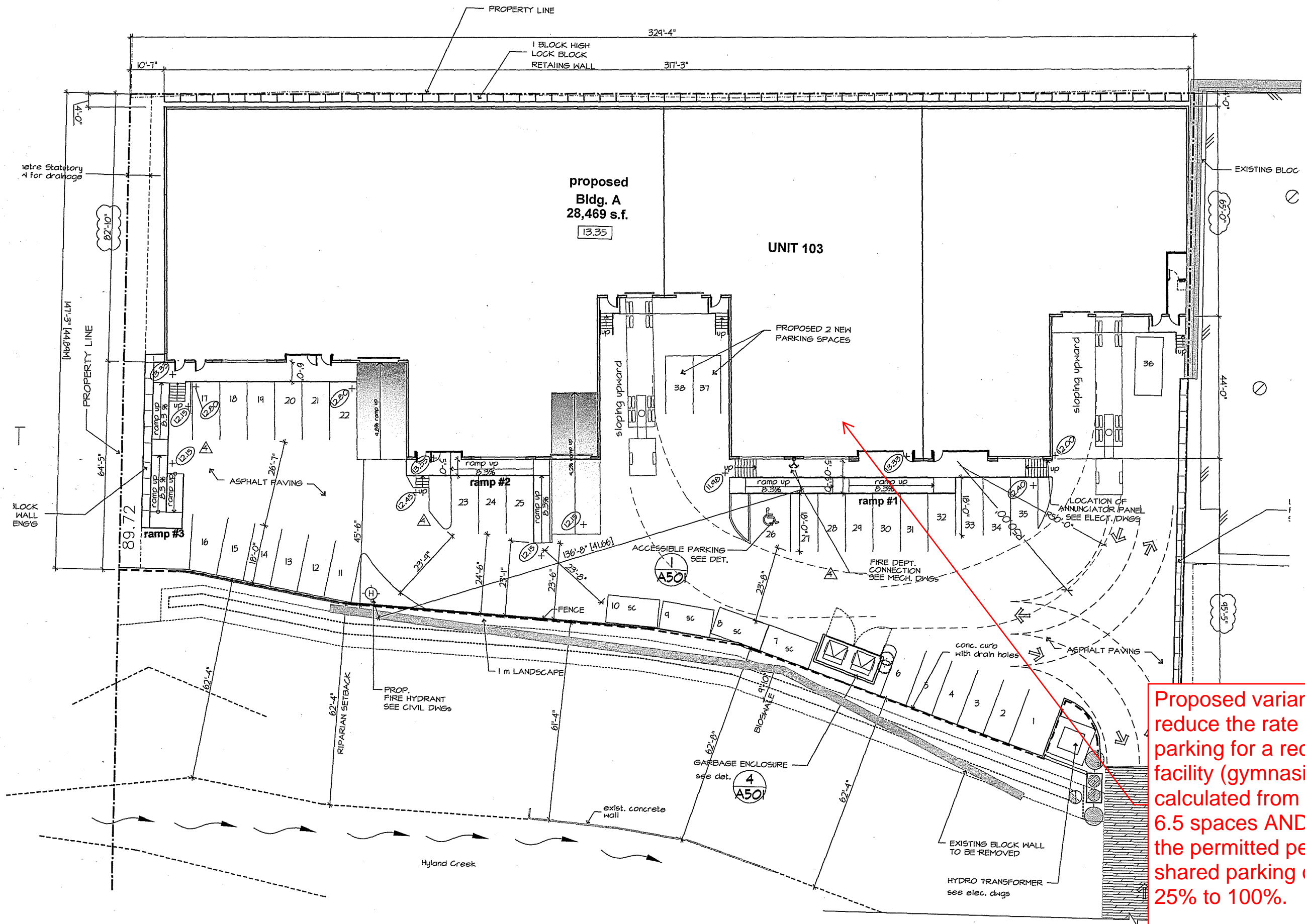
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan



Proposed variance to reduce the rate at which parking for a recreational facility (gymnasium) is calculated from 11 spaces to 6.5 spaces AND to increase the permitted percentage of shared parking on-site from 25% to 100%.

**Bldg. A - SITE PLAN**

Scale 1/16"=1'-0"

Schedule A