

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

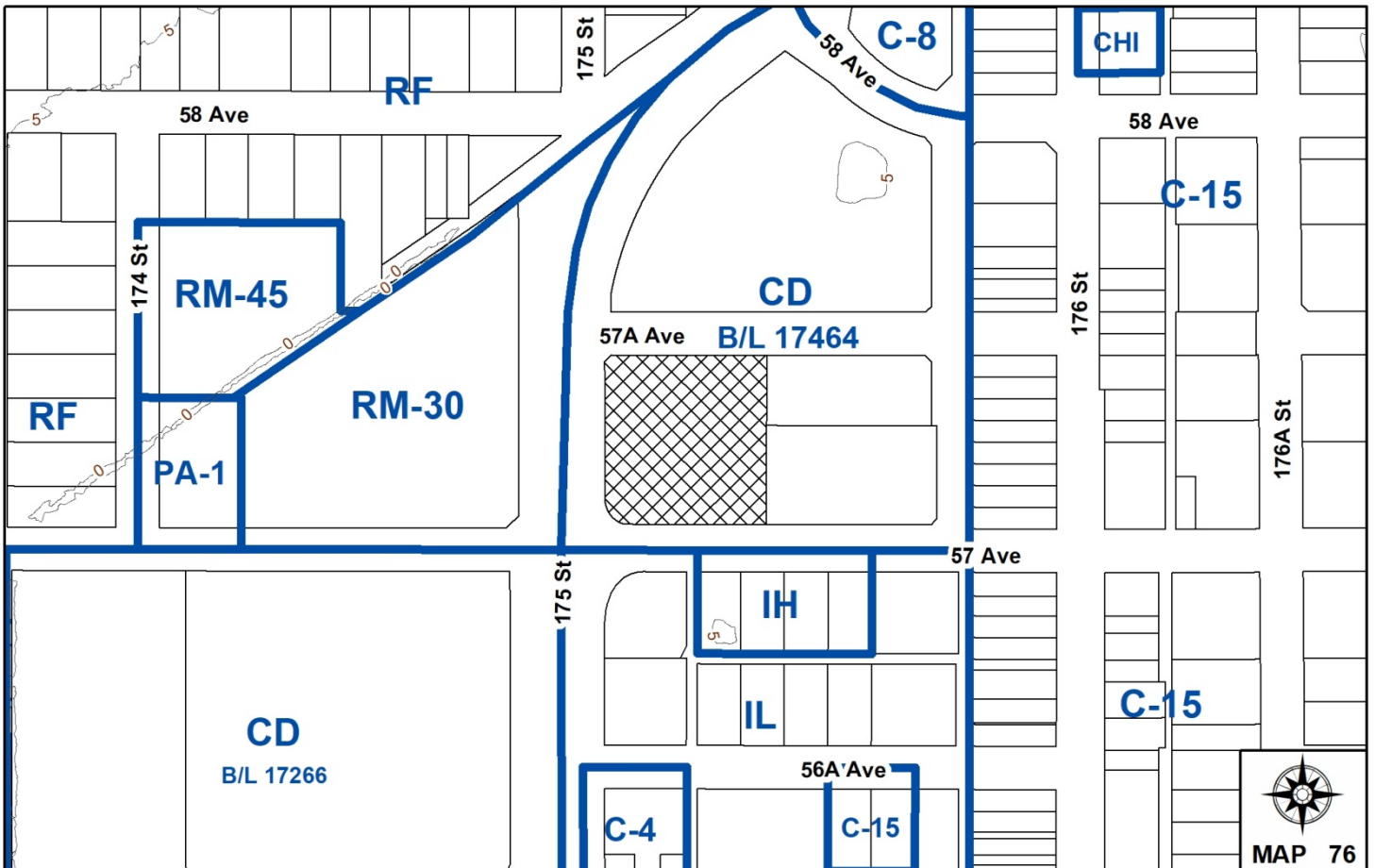
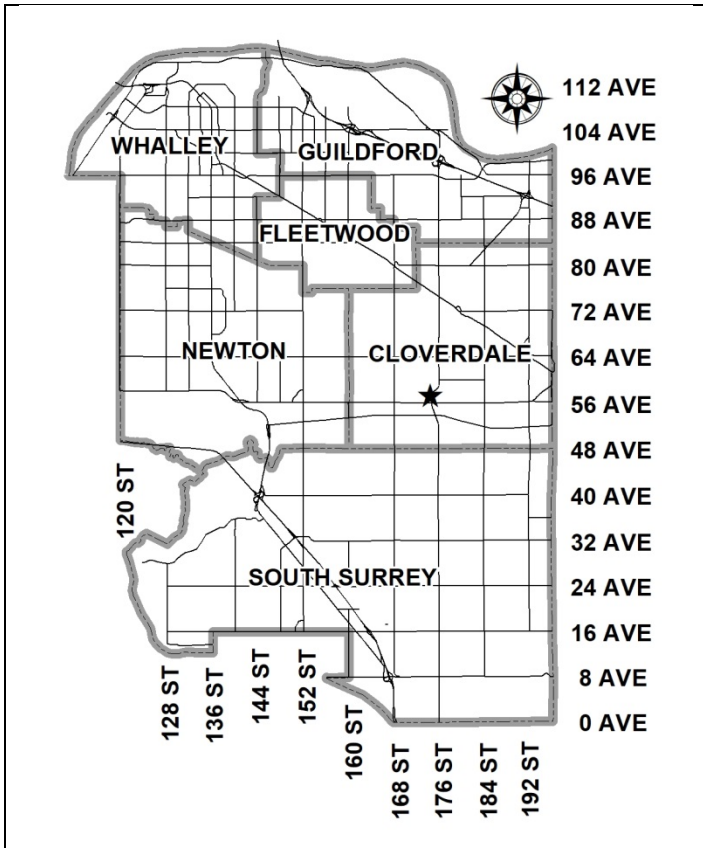
File: 7918-0230-00

Planning Report Date: July 23, 2018

**PROPOSAL:**

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

**LOCATION:** 5738 - 175 Street  
**ZONING:** CD (By-law No. 17464, as amended by By-law No. 18407)  
**OCP DESIGNATION:** Town Centre  
**TCP DESIGNATION:** Residential/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 for a proposed 238 square metre (2,562 sq. ft.) gymnasium (indoor fitness centre) from 26 stalls to 14 stalls.

### RATIONALE OF RECOMMENDATION

- Under Zoning By-law No. 12000, an indoor fitness centre is categorized as a "gymnasium" for the purposes of calculating off-street parking. A total of 26 parking spaces are required under the Zoning By-law to accommodate the proposed indoor fitness centre on the subject property (Ola Fit For Life).
- The requested variance to reduce the minimum on-site parking requirement under the Zoning by-law from 26 parking spaces to 14 parking spaces is considered reasonable given the property is located within a town centre which encourages walkability. In addition, the tenant is located within a mixed-use building with a significant residential component and the subject property is located in direct proximity to existing/proposed residential development on the west side of Highway No. 15/Cloverdale By-pass and north of 57 Avenue.
- The majority of commercial land-uses permitted under the CD Zone are not parking intensive. At present, the tenants on-site include office and personal services uses which require a lower parking rate of 2.5 parking spaces per 100 square metres (1,075 sq. ft.) and 3 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area, respectively. As such, the requested variance is not expected to place additional pressure on proposed businesses or parking facilities within the local area.
- The fitness centre is expected to generate the highest parking demand in the early morning and late evening hours when the majority of businesses on-site are closed. As such, the provision of 14 parking spaces for the indoor fitness centre is expected to be sufficient to meet the parking demand.
- The Engineering Department – Transportation Division previously 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 (1,075 sq. ft.) of gross floor area.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0230-00 (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: Mixed-use building

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North (Across 57A Avenue):	Multiple residential buildings currently under construction.	Townhouses and Parks/Open Space	CD (By-law No. 17464, as amended by By-law No. 18407)
East:	17568 – 57A Avenue: Vacant lot under Development Application No. 7916-0106-00, proposing rezoning to permit the development of 112 townhouse units (Third Reading). 17567 - 57 Avenue: Existing one-storey building (Royal Canadian Legion Branch No. 6).	Townhouses and Residential/Commercial	CD (By-law No. 17464, as amended by By-law No. 18407)
South (Across 57 Avenue):	Industrial machine rental shop and vacant parcels.	Medium Density Residential	IH and IL
West (Across Highway No. 15/Cloverdale By-pass):	Townhouses and single family dwellings.	Townhouses	RM-30

DEVELOPMENT CONSIDERATIONSBackground Information

- The subject property is designated "Town Centre" in the Official Community Plan (OCP), "Residential/Commercial" in the Cloverdale Town Centre Plan and zoned "Comprehensive Development (CD)" (By-law No. 17464, as amended by By-law No. 18407).

- On February 22, 2016, Council issued Development Permit No. 7914-0260-00 to allow for the development of a 4-storey mixed-use building consisting of 86 dwelling units and 1,950 square metres (20,990 sq. ft.) of ground-floor commercial space.
- On April 24, 2017, Council issued Development Permit No. 7916-0649-00 which allowed the applicant to convert 1,018 square metres (10,959 sq. ft.) of ground-floor commercial space into 11 live/work units fronting 57A Avenue. Council also issued Development Variance Permit No. 7916-0649-00 which allowed 12 residential parking spaces to be located at grade in the surface parking lot.
- At present, the 4-storey mixed-use building contains 97 dwelling units and 957 square metres (10,301 sq. ft.) of ground-floor commercial space.
- In accordance with the existing CD Zone (By-law No. 17464, as amended by By-law No. 18407), 69 residential parking spaces are required for all 1-bedroom and smaller units, 66 spaces for all 2-bedroom and larger units and 19 visitor parking spaces, for a total of 154 parking spaces for the residential portion.
- The proposed development provides 123 residential parking spaces in the underground parking structure with 12 residential parking spaces and 19 visitor parking spaces accommodated in the surface parking lot.
- In accordance with the existing CD Zone, a minimum of 37 parking spaces are required solely for the commercial portion of the development.
- The surface parking lot can accommodate 39 parking spaces for the commercial portion in addition to the 12 residential and 19 visitor parking spaces.

#### Current Proposal

- The applicant wishes to operate a fitness centre (Ola Fit For Life) in Unit 100 and 103 at 5738 - 175 Street. Under Zoning By-law No. 12000, an indoor fitness centre is categorized as a "gymnasium" for the purposes of calculating off-street parking. The parking rate required for a gymnasium is 11 parking stalls per 100 square metres (1,075 sq. ft.) of gross floor area. Therefore, the applicant is required, under the Zoning By-law, to provide 26 parking spaces for the proposed use based on the unit size. The applicant will provide a total of 14 parking spaces on-site for the proposed indoor fitness centre which equates to an overall parking rate of 6 spaces per 100 square metres (1,075 sq. ft.) of gross floor area.
- 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 reduce the minimum on-site parking requirement under the Zoning By-law from 26 stalls to 14 stalls in order to permit a 238 square metre (2,562 sq. ft.) gymnasium (indoor fitness centre) in the existing mixed-use building.

## Applicant's Reasons:

- The fitness centre is expected to generate the highest parking demand in the early morning and late evening when the majority of businesses on-site are closed. As a result, the applicant will provide 14 parking spaces for the proposed indoor fitness centre which is sufficient to meet the business' parking demand without negatively impacting the parking available on-site for the remaining ground-floor commercial uses.

## Staff Comments:

- At present, the tenants on-site include office and personal service uses that require a lower parking rate of 2.5 parking spaces per 100 square metres (1,075 sq. ft.) and 3 parking stalls per 100 square metres (1,075 sq. ft.) of gross floor area, respectively. As such, the requested variance is not expected to place additional pressure on existing businesses or parking facilities within the local area.
- The Engineering Department – Transportation Division previously commissioned a review of the minimum parking standards required for indoor fitness centres across different municipalities in the Lower Mainland. The parking study indicates that a parking rate of 6 stalls per 100 square metres (1,075 sq. ft.) of gross floor area for the proposed indoor fitness centre located on-site at 5738 – 175 Street can be considered reasonable given that it is slightly higher than the average peak parking demand that was observed in the parking study for similar land-uses in the Lower Mainland.
- The fitness centre is expected to generate the highest parking demand in the early morning and late evening when the majority of businesses on-site are closed. As a result, the proposed indoor fitness centre will not place additional pressure on the existing parking available on-site for the remaining ground-floor commercial uses.
- The applicant is proposing to retain the existing 193 parking spaces provided on-site. As such, the proposed indoor fitness centre will provide 14 of the required 26 parking stalls, per the Zoning By-law, which equates to an overall parking rate of 6 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area. Under the Zoning By-law, gymnasiums are required to provide 11 parking stalls per 100 square metres (1,075 sq. ft.) of gross floor area.
- Of the 39 parking spaces on-site designated for commercial land-uses, the remaining ground-floor tenants would have access to 25 stalls which equates to a parking rate of 3.5 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area. A total of 22 parking stalls are required under Zoning By-law No. 12000.

- The Cloverdale Business Improvement Association and Cloverdale District Chamber of Commerce have reviewed the requested variance and indicated it supports the proposed reduction in on-site parking in order to permit a fitness centre in Unit 100 and 103.
- Staff supports the requested 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 Sheets
- Appendix II. Development Variance Permit No. 7918-0230-00

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 17464, as amended by By-law No. 18407)

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	5,844.60 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	
One Bed		53
Two Bedroom		42
Three Bedroom +		2
Total		97
FLOOR AREA: Residential	N/A	7,629.38 sq. m.
FLOOR AREA: Commercial	N/A	
Retail		
Office		
Total		957 sq. m.
TOTAL BUILDING FLOOR AREA		8,586.38 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	48 stalls	39 stalls	
Residential	154 stalls	154 stalls	
Total Number of Parking Spaces	202 stalls	193 stalls	
Number of accessible 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

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7918-0230-00

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: 029-294-932  
Lot 1 Section 7 Township 8 New Westminster District Plan EPP24658  
5738 - 175 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 for a Gymnasium is reduced from 26 to 14 parking stalls for a 238 square metre (2,562 sq. ft.) indoor fitness centre, in Unit 100 and 103, on the ground-floor of the Land.
4. This development variance permit applies to only the land 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 .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan

