

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0287-00

Planning Report Date: September 17, 2018

**PROPOSAL:**

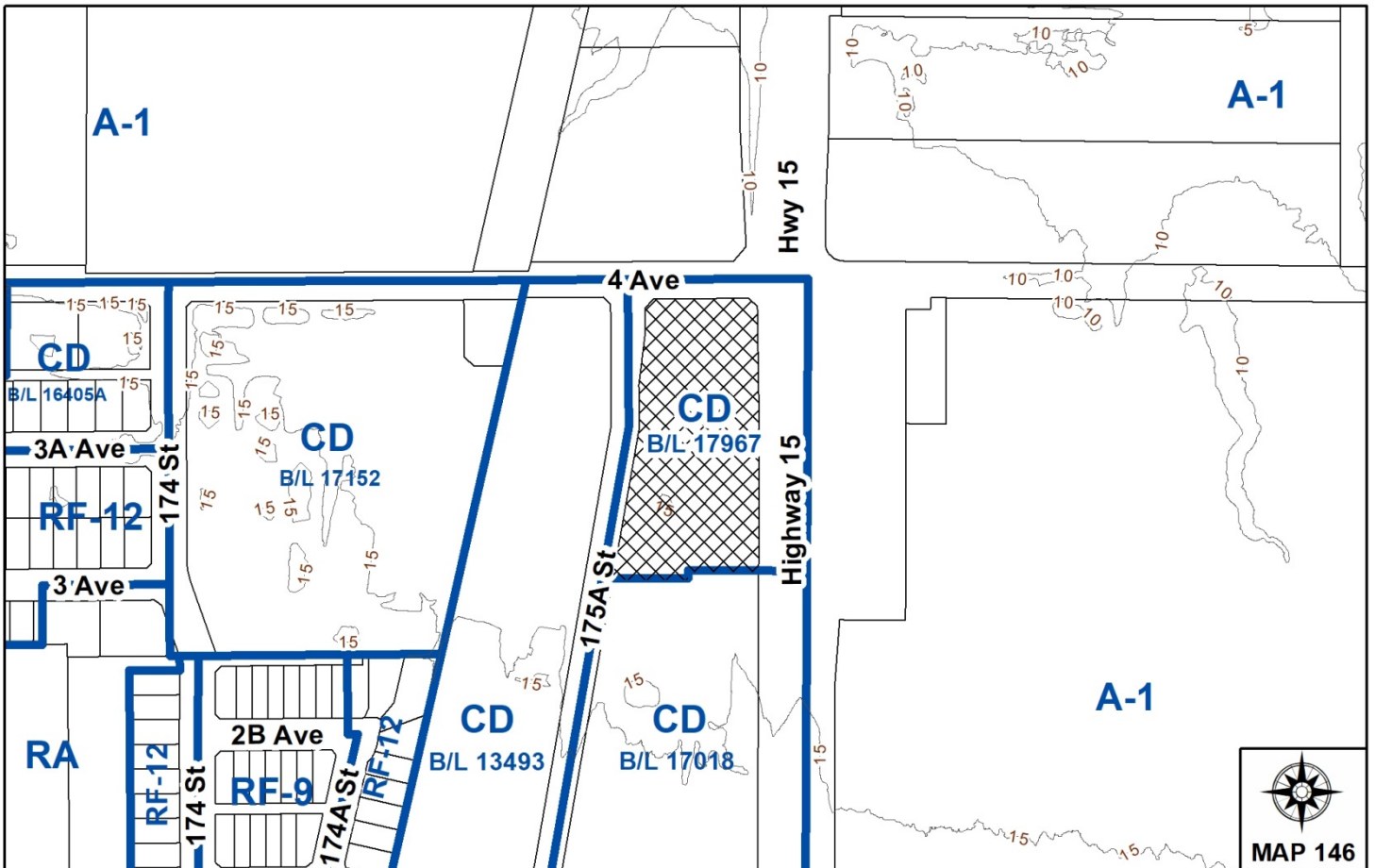
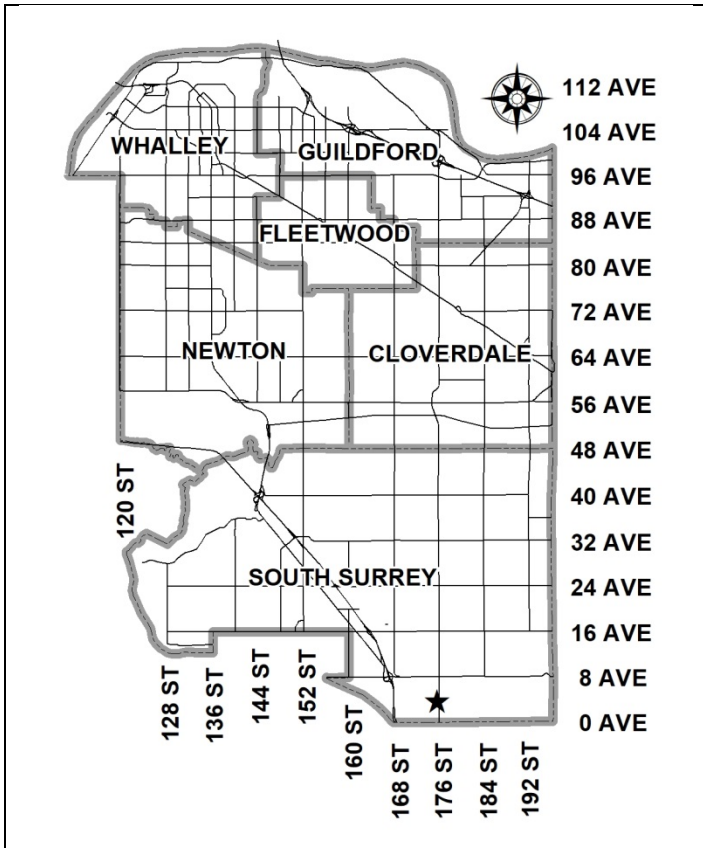
- **Development Variance Permit**

to reduce the number of required onsite parking spaces to accommodate a yoga studio.

**LOCATION:** 362 - 175A Street  
 (388 - 175A Street)

**ZONING:** CD (By-law No. 17967)

**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 (DVP) to reduce the minimum required number of off-street parking spaces for a recreational facility (gymnasium) use, to accommodate a yoga studio.

### RATIONALE OF RECOMMENDATION

- Zoning By-law No. 12000 requires a total of 161 parking spaces to accommodate the proposed recreational facility (gymnasium) use and all other existing uses on-site. In total the site has 140 parking spaces that are available. The proposed yoga studio would require 42 stalls resulting in a total deficiency of 21 stalls.
- The applicant submitted a summary that outlines the proposed uses. The yoga studio will experience the greatest parking demand from 6 a.m. to 9 a.m. Monday through Friday prior to other daytime uses operating, and in the evenings from 6 p.m. to 8 p.m. Monday through Friday after other businesses close. Yoga classes will run all day during weekends while all the other businesses in the development are closed.
- 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 recreational facilities. At present, the Zoning By-law requires that recreational facilities (gymnasium) uses 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. 7918-0287-00 (Appendix II) to reduce the required parking rate for a recreational facility (gymnasium) from 11 parking spaces per 100 square metres (1,075 sq. ft.) of floor area to 5.5 parking spaces per 100 square metres (1,075 sq. ft.) of floor area for a proposed yoga studio to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Six (6) Multi-tenant commercial buildings.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 4 <sup>th</sup> Avenue):	Vacant site	Agricultural	A-1
East (Across 176 Street):	Vehicle Inspection Centre, Active Farm	Agricultural	A-1
South:	Vacant site (under Development Application No. 7916-0679-00, which proposes to develop 60 townhouse units, 182 apartment units and 80 memory care rooms with some ancillary commercial and educational uses).	Mixed Employment and Commercial	CD (By-law No. 17018)
West (Across 175A Street)	Townhouses	Urban	CD (By-law No. 13493)

## DEVELOPMENT CONSIDERATIONS

### Background:

- The subject 11,104 square meters (119,524 sq. ft.) in area property is designated "Commercial" in the Official Community Plan (OCP) and zoned "Comprehensive Development Zone (CD By-law No. 17967)".
- The CD zone permits a broad range of uses which are intended to serve as a neighbourhood scale shopping node including retail stores, indoor recreational facilities, eating establishments, child care centres, liquor stores and a beverage container return centre.
- The property has six (6) multi-tenant commercial buildings located on site. The current uses on site are comprised of a combination of eating establishments, retail store, and offices (including medical offices).
- The applicant applied for a Tenant Improvement permit on April 6 2018 in order to operate a yoga studio (Lotus Pedal Yoga Studio) within 4 units of 362 175A Street which is the southernmost building on the lot. The 4 units together comprise approximately 377 square metres (4063 sq. ft.) of floor area.
- The proposed Yoga 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 yoga studio on its own would require 42 off-street parking spaces based on the floor area proposed.
- In total, 161 spaces would be required on-site to accommodate the proposed yoga studio and all of the existing business on the lot. The subject property has a total of 140 parking spaces which equates to a deficit of 21 parking spaces based on the Zoning By-law requirement.

### Current Proposal:

- 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 5.5 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area.
- Should the DVP be supported by Council, the yoga studio would require a total of 23 parking spaces.

## BY-LAW VARIANCE AND JUSTIFICATION

### (a) Requested Variance:

- Reduce the required parking rate for a recreational facility (gymnasium) from 11 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area to 5.5 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area, to accommodate a yoga studio.

**Applicant's Reasons:**

- The yoga studio will experience the greatest parking demand from 6 a.m. to 9 a.m. Monday through Friday prior to other daytime uses operating, and in the evenings from 6 p.m. to 8 p.m. Monday through Friday after other businesses close. Yoga classes will run all day during weekends while all other businesses in the development are closed.

**Staff Comments:**

- Under Zoning By-law No. 12000, the yoga studio is considered as a recreational facility (gymnasium) and would require 42 stalls with a total parking demand of 161 stalls for all uses on site. There are 140 available spaces on site. With the introduction of the yoga studio use the property there would be a deficit of 21 spaces based on the Zoning By-law requirements for parking.
- The peak demand of the yoga studio occurs outside the normal operating hours of the other businesses on site. The yoga studio is primarily open during the early mornings, evenings and weekends when the majority of businesses onsite are anticipated to be closed. The primary operating hours of the yoga studio use is not expected to overlap with the hours of operation of the other businesses on-site.
- The Engineering Department – Transportation Division previously commissioned a review of the minimum parking standards required for recreational facilities across different municipalities in the Lower Mainland. The parking study indicates that a parking rate of 5.5 stalls per 100 square metres (1,075 sq. ft.) of gross floor area for the proposed indoor recreational facility located on-site at 362 175A 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.
- CD By-law No. 17967 which regulates the site, allows for a variety of uses including eating establishments, childcare centres, and indoor recreation facilities. Staff will review future uses as they are proposed, to ensure that adequate parking is available, particularly for any high intensive parking uses.

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. 7918-0187-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

LDS/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0287-00

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: 029-665-949

Lot 1 Section 32 Block 1 North Range 1 East New Westminster District Plan EPP41457

362 - 175A Street (388 175A 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 required parking rate for a Recreational Facility (Gymnasium) is reduced from 11 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area to 5.5 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area, for a yoga studio.
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

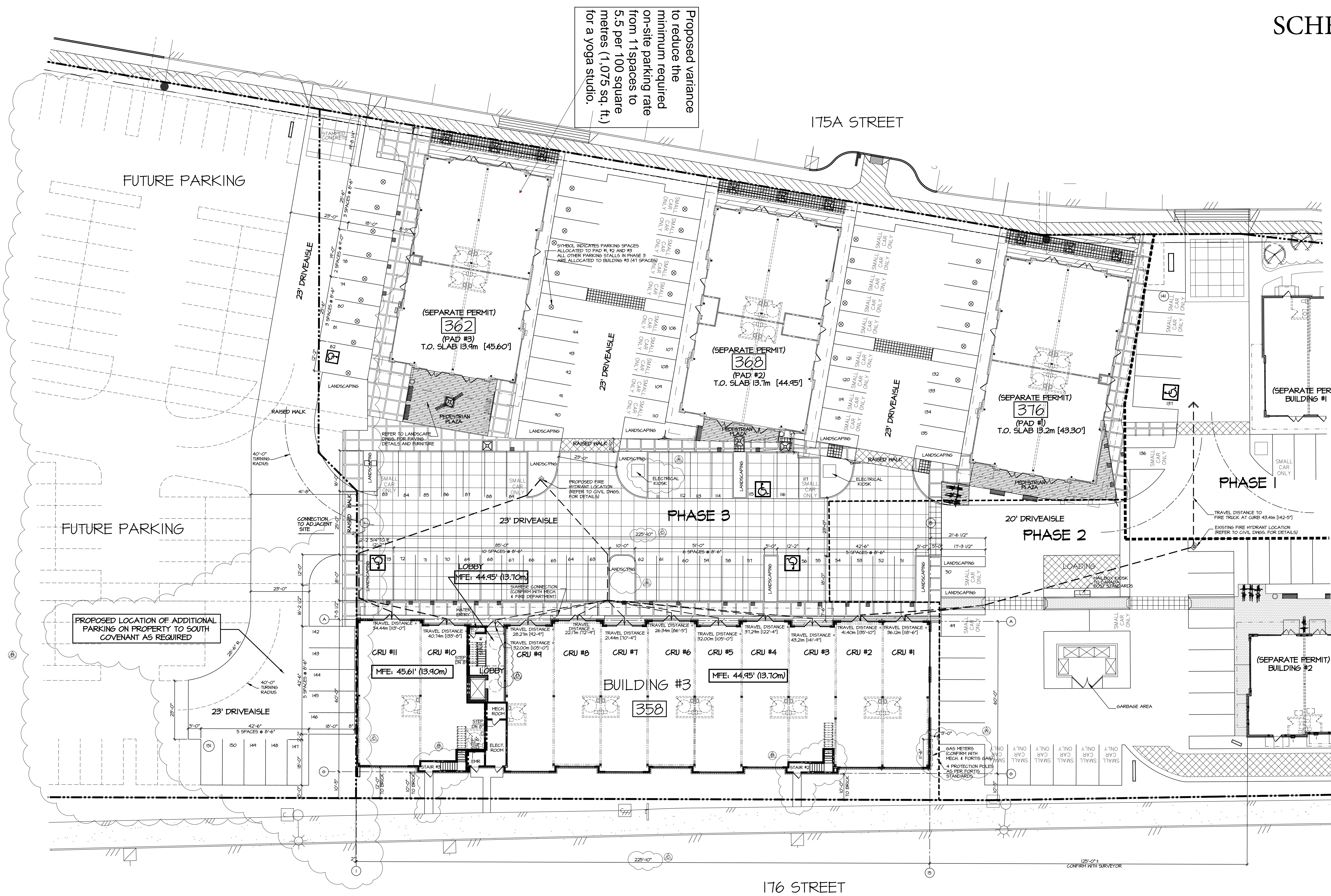
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City Clerk – Jane Sullivan



# SCHEDULE A

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Proposed variance to reduce the minimum required on-site parking rate from 11 spaces to 5.5 per 100 square metres (1,075 sq. ft.) for a yoga studio.

## PARTIAL SITE PLAN - BUILDING 3

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

REV	DATE	BY	ISSUE	ISSUED FOR
1	SEP 2013	MD	COORDINATION REVISIONS	BUILDING PERMIT
2	NOV 13	MD	CLIENT REVISIONS	REISSUE BLDG PERMIT
3	MARCH 14	MD	CLIENT REVISIONS - DELETE FIREWALL	CLIENT REVISIONS
4	JAN 15	MD	CLIENT REVISION - DOOR & WINDOW DELETION	REISSUE BLDG PERMIT

DESIGN	DATE	BY	SCALE
MD	NOV 13	MD	1/16" = 1'-0"

CLIENT: SILVERSTONE VENTURES INC.  
 PROJECT: COMMERCIAL BUILDING #3  
 358 175A STREET, SURREY, B.C.  
 SHEET CONTENTS: SITE PLAN

**barnett dembek**  
 ARCHITECTS INC.

UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@darkitex.com

NOTE:  
 1. REFER TO LANDSCAPE & CIVIL ENGINEERING DRAWINGS FOR SITE GRADING, ELEVATIONS AND DETAILS, PAVING DETAILS, PLANTING AND PATIO AREAS.  
 2. DIMENSIONS SHOWN TO THE OUTSIDE OF BUILDING FACE ARE TO THE OUTSIDE FACE OF WALL SHEATHING TYPICAL.

CLIENT NO. SHEET NO.  
 11016 A-4.01

PROJECT NO. REV. NO.  
 11016 2

**358 175A ST.**