

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0342-00

Planning Report Date: November 19, 2018

PROPOSAL:

- **Development Variance Permit**

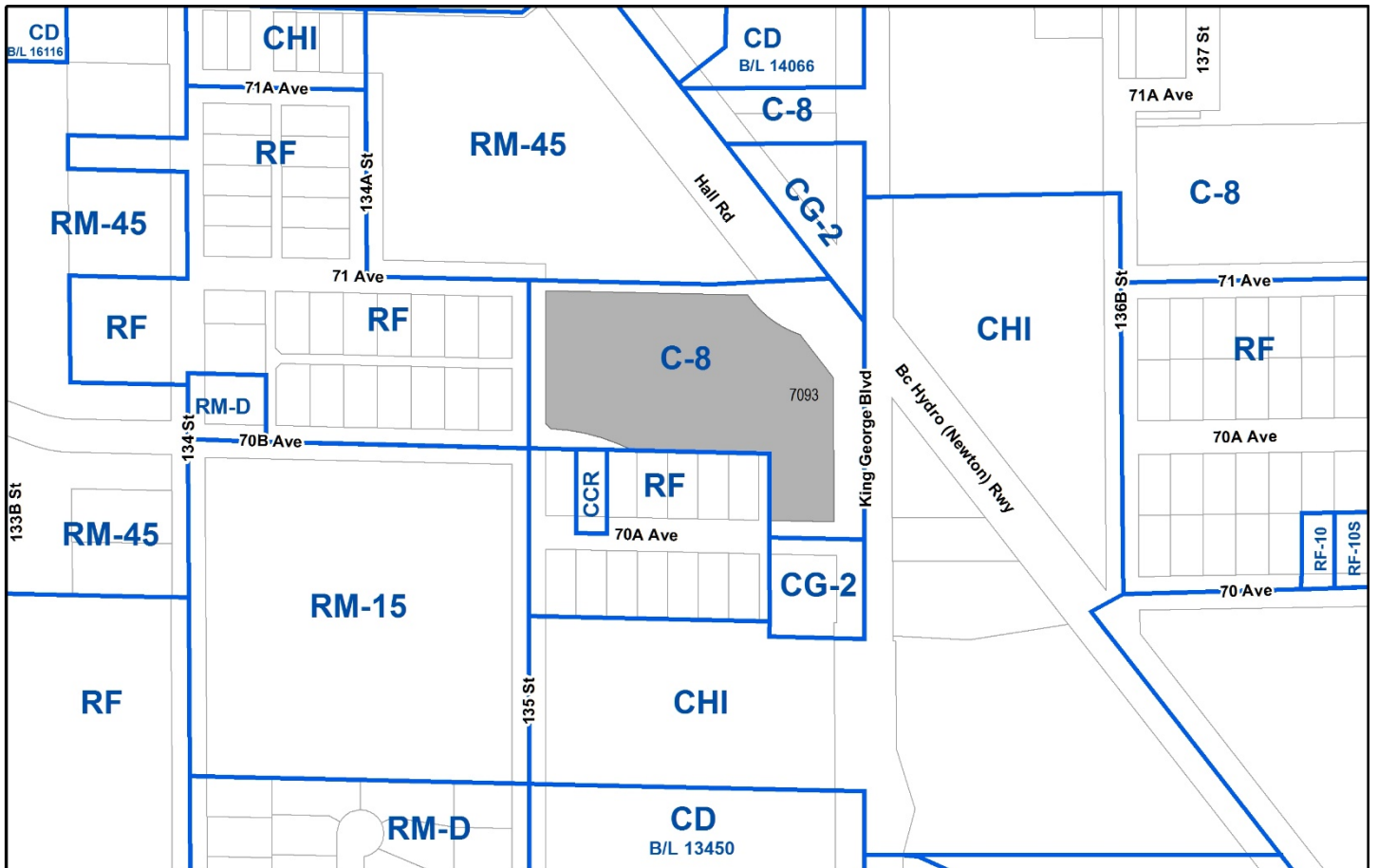
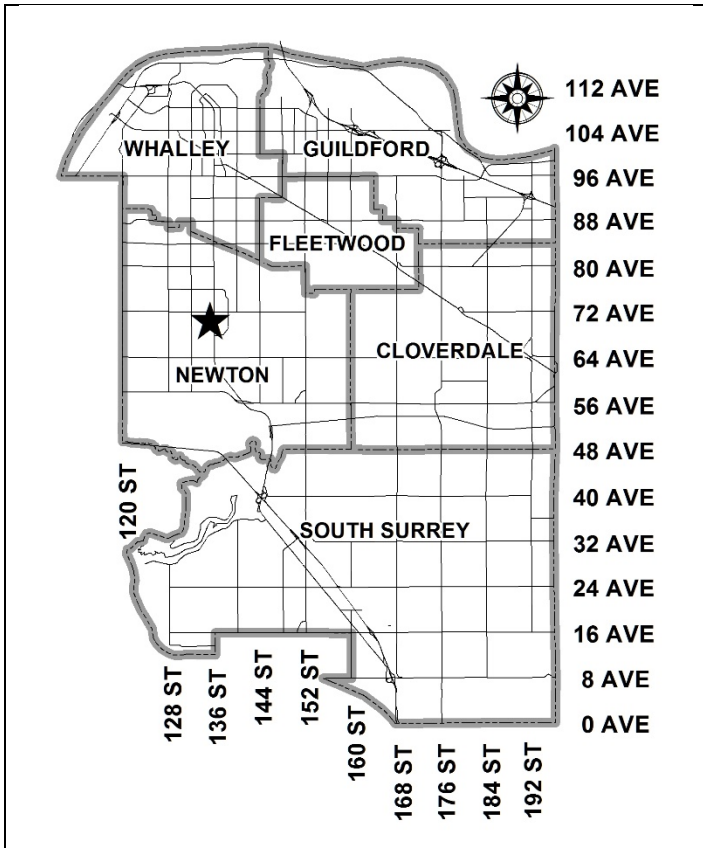
to reduce the number of onsite parking spaces to accommodate a recreational facility (gym).

LOCATION: Unit 401, 7093 - King George Boulevard

ZONING: C-8

OCP DESIGNATION: Commercial

TCP DESIGNATION: Highway 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 (gym).

RATIONALE OF RECOMMENDATION

- The Zoning By-law requires a total of 293 spaces to accommodate the proposed gym and all other existing uses on-site. In total, the site has 260 parking spaces that are available. The gym would require 225 parking spaces, resulting in a total deficiency of 35 spaces.
- The operating hours of the proposed gym is 24 hours, 7 days a week. The applicant has indicated that the busiest time of the facility would be between 5pm to 7pm and earlier in the week (Monday/Tuesday/Wednesday). Therefore, the peak demand for the gym occurs outside the normal operating hours of other businesses on the site.
- 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 use 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. 7918-0342-00 to reduce the required parking rate in the Zoning By-law for a proposed recreational facility (gym) from 11 parking spaces per 100 square metres (1,075 sq.ft.) of gross floor area, to 9 parking spaces per 100 square metres (1,075 sq.ft.) of gross floor area.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant commercial buildings

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North:	Townhouses	Highway Commercial	RM-45
East (Across King George Boulevard):	Commercial units	Highway Commercial	CHI
South:	Vacant sites	Highway Commercial	RF and CCR
West (Across 135 Street):	Single Family Units	Multiple Residential Zone	RF

DEVELOPMENT CONSIDERATIONSBackground:

- The site is designated "Commercial" in the Official Community Plan (OCP) and zoned "Community Commercial Zone" (C-8).
- The C-8 zone is intended to accommodate and regulate the development of community shopping centers serving a community of several neighbourhoods.
- The site contains various commercial and retail units, as well as a childcare center. Six of the units are currently vacant.
- The applicant applied for a Tenant Improvement Permit in order to operate a gym ("Planet Fitness") in the building on the north west corner of the site, marked as building "D" on the site plan (Appendix II). The gross floor area of the gym would be approximately 2,044 square metres (22,001 sq. ft.) of gross floor area.

- The proposed gym is categorized as a recreational facility (gymnasium) under the Zoning Bylaw which requires 11 parking spaces per 100 square meters (1,075 sq.ft.) of gross floor area for this type of use. Therefore, the proposed gym would require 225 onsite parking spaces.
- A total of 293 parking spaces are required to service the proposed gym and all the existing uses on site. The applicant confirmed that there are 260 existing parking spaces, representing a deficit of 33 parking spaces based on the Zoning By-law requirement.

Current Proposal:

- The applicant seeks 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 meters (1,075 sq.) of gross floor area to 9 parking spaces per 100 square meters (1,075 sq.ft.) of gross floor area.
- Should the DVP be supported by Council, the gym would require a total of 184 parking spaces.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the required parking rate for a recreational facility (gym) from 11 parking spaces per 100 square meters (1,075 sq.ft.) of gross floor area to 9 parking spaces.

Applicant's Reasons:

- The gymnasium will experience the greatest parking demand between 5pm to 7pm, and earlier in the week (Monday, Tuesday and Wednesday). Six of the units on the site are currently vacant and do not generate any required parking at this time. Furthermore, the applicant noted that there is a surplus of parking on site in relation to the existing uses.

Staff Comments:

- Under Zoning By-law No. 12000, the proposed gym is considered a recreational facility which would require 225 parking spaces based on the current required parking rate. With a total parking demand of 293 parking spaces for all uses on site and 260 parking spaces available, the introduction of the gym would create a deficit of 33 spaces.
- The peak demand of the gym occurs outside the normal operating hours 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 9 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area for the proposed gym located at Unit 401, 7093 King George Boulevard 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.
- As the units on site are subject to future development that are permitted under the C-8 zone, Staff will review future uses as they are proposed, to ensure that adequate parking spaces are available on site to service all 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. 7918-0342-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CL/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

CITY OF SURREY

Appendix II

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0342-00

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: 028-598-385
Lot 1 Section 17 Township 2 Plan BCP 48311 NWD

7093 King George Boulevard

(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 for a recreational facility (gymnasium), the requirement to provide 11 parking spaces per 100m² (1,075 sq.ft) is amended to 9 parking spaces per 100m² (1,075 sq.ft).

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

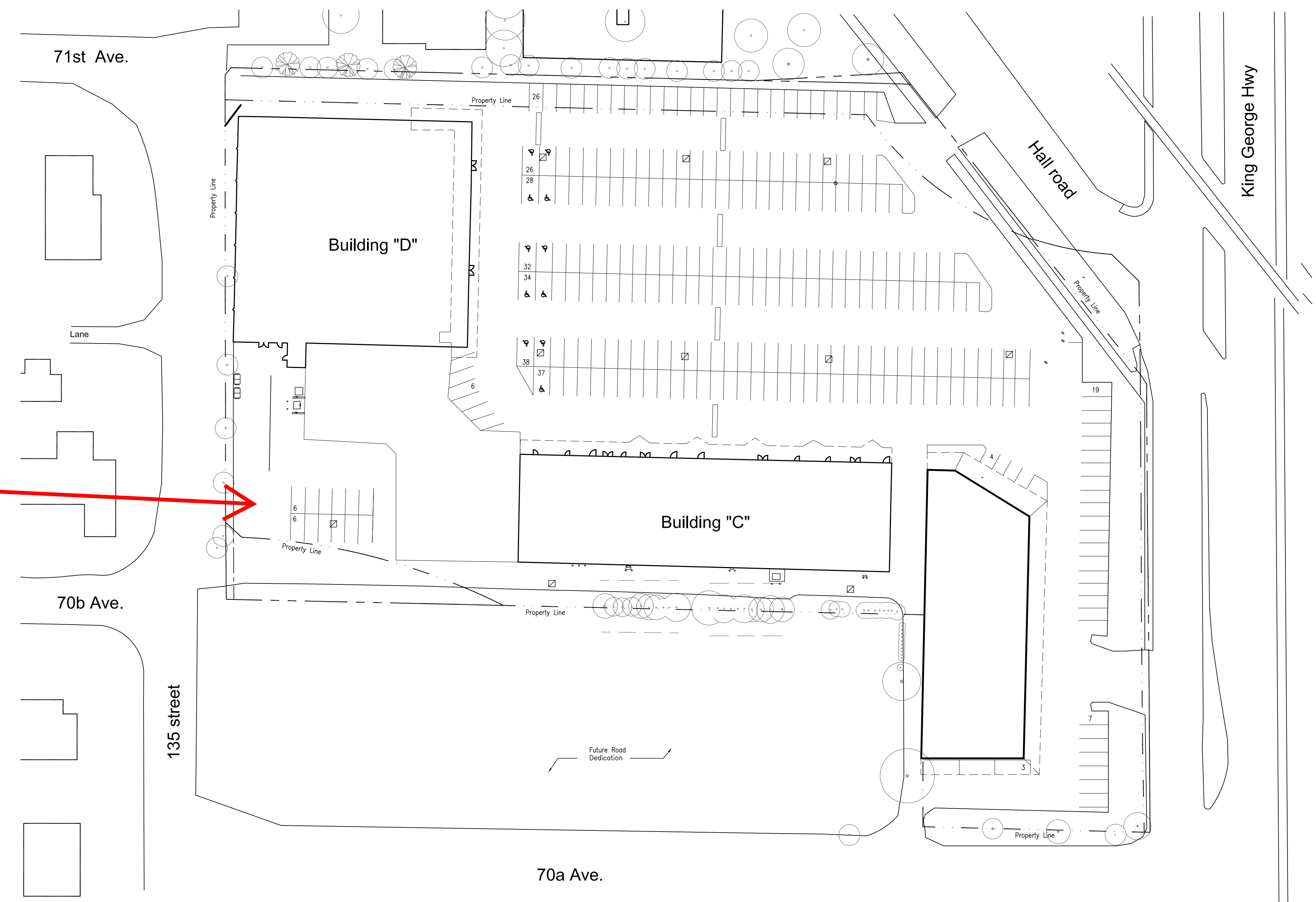
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jane Sullivan

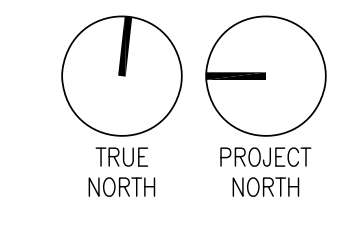


**Willow
Spring**
 Construction



Proposed Development Variance Permit to vary the off-street parking requirement for a recreational facility (gym)

01 SITE PLAN
 SP101 1' = 20'



Tenant Business Name	Applicant to Complete			City to Complete		
	Unit Number/Address	Business Type	Floor Area (sq. m.)	Parking Ratio	Required	Allocated
Hope Valley Childcare Centre Inc.	104 - 7093 King George Blvd. Surrey, BC V3W 5A2	License Daycare Centre	Approx. 418 sq. m.	1/empl + min. 2	9+9	18
Sherwin-Williams Store #763494-1	117 - 7093 King George Blvd. Surrey, BC V3W 5A2	Retail	Approx. 375 sq. m.	3/100m ²	11.25	11
VACANT	201 - 7093 King George Blvd. Surrey, BC V3W 5A2	N/A - assume retail	Approx. 125 sq. m.	2.75/100m ²	3.43	3
VACANT	204 - 7093 King George Blvd. Surrey, BC V3W 5A2	N/A - assume retail	Approx. 99 sq. m.	2.75/100m ²	2.75	3
VACANT	206 - 7093 King George Blvd. Surrey, BC V3W 5A2	N/A - assume retail	Approx. 121 sq. m.	2.75/100m ²	3.32	3
VACANT	207 - 7093 King George Blvd. Surrey, BC V3W 5A2	N/A - assume retail	Approx. 52 sq. m.	2.75/100m ²	1.43	1
VACANT	210 - 7093 King George Blvd. Surrey, BC V3W 5A2	N/A - assume retail	Approx. 368 sq. m.	2.75/100m ²	10.12	10
VACANT	214 - 7093 King George Blvd. Surrey, BC V3W 5A2	N/A - assume retail	Approx. 180 sq. m.	2.75/100m ²	4.95	5
Accoet Insurance	220 - 7093 King George Blvd. Surrey, BC V3W 5A2	Office	Approx. 89 sq. m.	2.5/100m ²	2.22	2
Super Study Center	227 - 7093 King George Blvd. Surrey, BC V3W 5A2	Office / Learning Centre	Approx. 83 sq. m.	2.5/100m ²	2.07	2
VACANT	228 - 7093 King George Blvd. Surrey, BC V3W 5A2	N/A - assume retail	Approx. 74 sq. m.	2.75/100m ²	2.03	2
King George Pizza	232 - 7093 King George Blvd. Surrey, BC V3W 5A2	Food Establishment	Approx. 121 sq. m.	3 < 150m ²	3	3
Top Choice Barber & Beauty Salon	235 - 7093 King George Blvd. Surrey, BC V3W 5A2	Retail	Approx. 70 sq. m.	2.75/100m ²	1.9	2
Busy Bee Cleaners	237 - 7093 King George Blvd. Surrey, BC V3W 5A2	Retail	Approx. 103 sq. m.	2.75/100m ²	2.8	3
Planet Fitness	401 - 7093 King George Blvd. Surrey, BC V3W 5A2	Fitness Centre	Approx. 2044 sq. m.	9/100m ²	183.9	184
					Required	252
					Provided	260
					Net	-8
					Overflow Parking	+12

02 PARKING CALCULATIONS
 SP101 NTS

REV	DATE	DESCRIPTION	DR	RV
4	2018-08-08	Re-issued for Building Permit	Igv	Igv
3	2018-08-01	Issued for Information	NB	Igv
2	2018-07-08	Re-issued for Pricing	NB	Igv
1	2018-06-18	Issued for Pricing	Igv	Igv
0	2018-05-23	Issued for Building Permit	Igv	Igv

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF MALLEN GOWING BERZINS ARCHITECTURE INCORPORATED. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF MALLEN GOWING BERZINS ARCHITECTURE INCORPORATED AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO MALLEN GOWING BERZINS ARCHITECTURE INCORPORATED. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT:
**Planet Fitness
 Newton**
 401 - 7093 King George Blvd.,
 SURREY, BC V3W 5A2

SHEET TITLE:
Site Plan

PLOT DATE	PROJECT NO.
SCALE 1' = 20'	18033
DRAWING NO. SP101	REVISION 5