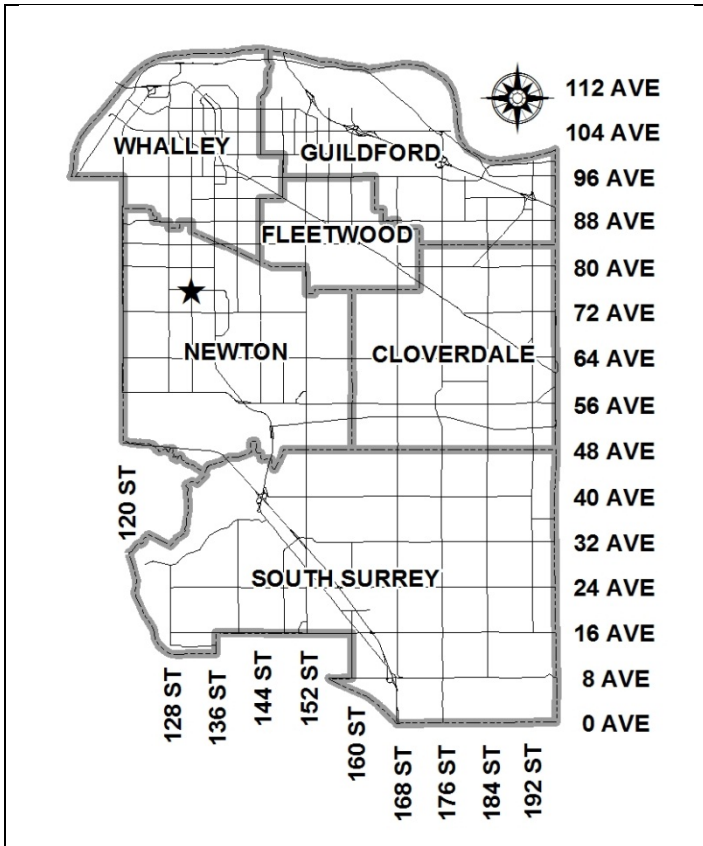


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0144-00

Planning Report Date: September 09, 2013



**PROPOSAL:**

- **Development Variance Permit**  
 in order to reduce the number of required on-site parking spaces to permit a fitness centre use.

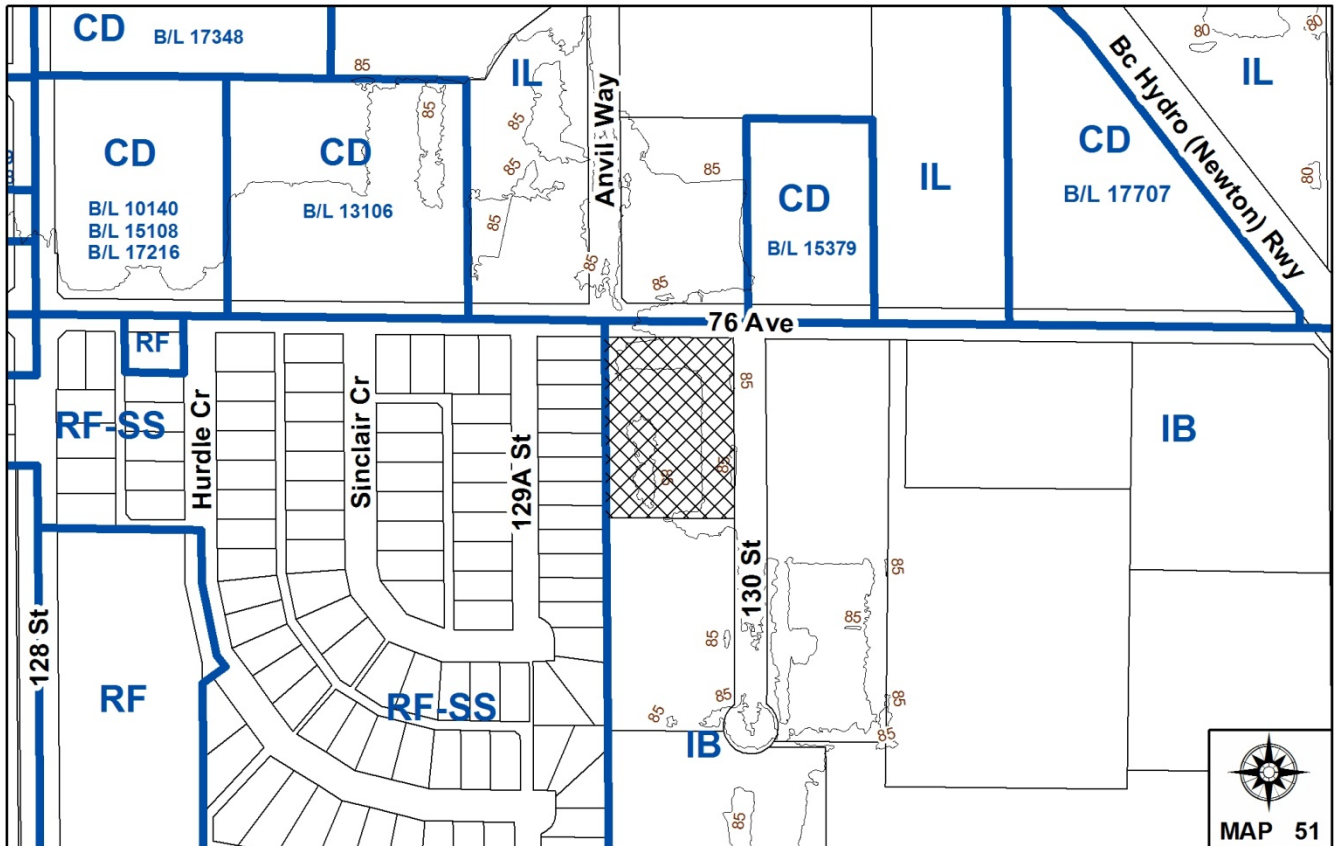
**LOCATION:** 12992 - 76 Avenue

**OWNER:** 0963419 BC Ltd.

**ZONING:** IB

**OCP DESIGNATION:** Industrial

**LAP DESIGNATION:** Industrial Park



### RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variance to the Zoning By-Law to reduce the number of required parking spaces.

### RATIONALE OF RECOMMENDATION

- Fitness centre is mostly used in the evening, when offices are closed.
- Applicant is reconfiguring the existing parking lot to increase the number of parking spaces from 165 spaces to 176 spaces.
- The provision of 176 spaces should be sufficient to meet 80% of the maximum building occupancy, which will cover normal operations of the facility.
- There is sufficient on-street parking available to cover any excess that may occur at times when 80% of the maximum building capacity is exceeded.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7913-0144-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum number of on-site parking spaces from 252 to 176 (30%) to permit a fitness centre use on the entire ground floor, and office use on the second floor of the existing two-storey industrial building located on the site.
2. Council instruct staff to resolve the following issues prior to issuance and execution of the Development Variance Permit No. 7913-0144-00:
  - (a) registration of a Section 219 Restrictive Covenant acknowledging that if required the City will remove the access to 76 Avenue. The removal of the access is generally anticipated in the event that either:
    - there is documented operational issues and violations of the one-way operations;
    - the signalization of 76 Avenue and Anvil Way requires its removal; and
  - (b) registration of a Section 219 Restrictive Covenant restricting office uses whose primary business hours of operations fall outside the hours of 8:00 am to 5:30 pm, Monday to Saturday.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: unoccupied industrial two-storey building

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 76 Avenue):	Industrial building with several tenants	Industrial	IL / CD BL 15379

Direction	Existing Use	OCP Designation	Existing Zone
East (Across 130 Street):	Industrial building with several tenants	Industrial	IB
South:	Industrial building with several tenants	Industrial	IB
West:	Single family residential	Urban	RF-SS

## DEVELOPMENT CONSIDERATIONS

### Background

- Development Permit No. 7994-0332-00 was approved by Council in September 1995 for a lot line adjustment and the development of a two-storey industrial building on the subject site.
- The building was constructed in the late 1990's, and has had multiple uses over the last 15 years.
- Currently, the building is unoccupied.

### Current Proposal

- The building is for lease, and there is a prospective tenant for a fitness centre for the ground floor. The second floor is empty, and its intended use is for offices.
- The parking calculation was done as per the table below, based on Part 5 of the Zoning By-Law (No. 12000):

Space	Usage	Area	By-Law Requirement	Parking Requirement
Ground floor	Gymnasium	1,909 m <sup>2</sup> (20,552 sq. ft.)	11 spaces per 100 m <sup>2</sup>	210 spaces
Second floor	Offices	2,085.6 m <sup>2</sup> (22,450 sq. ft.)	2 spaces per 100 m <sup>2</sup>	41.7 spaces
<b>TOTAL</b>				<b>252 spaces</b>

- Gymnasium is the closest usage to a fitness centre in the parking requirement provisions of the Zoning By-Law, but it is recognized that the number of users and the amount of time they spend in the facility can be quite different. The proposed fitness centre will have a maximum occupancy of 250 people, but more typically only 200 people will be in the facility at any given time between classes (cycling classes with maximum of 35 people, and group exercise classes with maximum of 70 people).
- Most users of the fitness centre use the facility during the evening, when most offices are already closed. Occupancy is higher on Mondays, and decreases during the week, with fewer users on the weekend.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To vary the Zoning By-Law to reduce the required number of parking spaces from 252 to 176 spaces.

## Applicant's Reasons:

- Fitness centre is mostly used in the evenings, when offices are closed.
- Maximum occupancy is in between classes, for a few minutes while class that finished is leaving, and new students are arriving.

## Staff Comments:

- The applicant is making changes to their parking lot configuration to increase the number of parking spaces from 165 spaces to 176 spaces.
- The applicant will register a Restrictive Covenant allowing the City to close the 76 Avenue access in the future, when a signalized intersection at 76 Avenue and Anvil Way is warranted. This will also allow for additional parking spaces in the future if needed.
- The provision of 176 spaces should be sufficient to meet 80% of the maximum building occupancy demand (250 people), based on an average vehicle occupancy of 1.15 persons per vehicle, and this will cover normal operations of the facility. This parking provision theoretically does not meet 100% of the maximum building occupancy demand and maximum class size overlap between classes but based on the history of other facilities the 100% maximum occupancy has a very limited probability of occurrence. Furthermore, there is sufficient on-street parking to cover any excess demand that may occur when more than 200 people are at the gym.
- Engineering Transportation has reviewed this application, and has no objection to the proposed variance.
- Given the different peak times that the proposed fitness centre on the ground floor and the office uses on the second floor are used (Restrictive Covenant will be registered to minimize usage overlap), and the small amount of time in between classes when maximum occupancy is expected, staff support this variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Site Plan
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7913-0144-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

LFM/da

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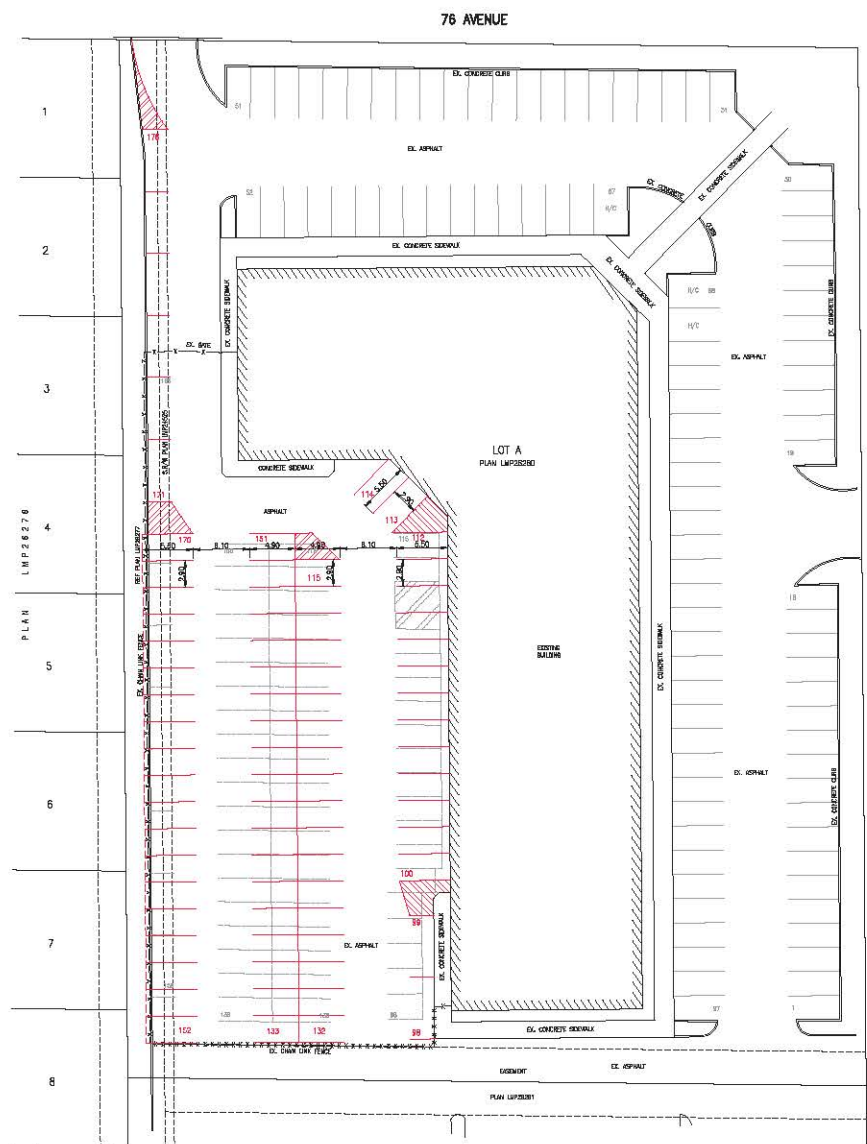
## DEVELOPMENT DATA SHEET

Existing Zoning: IB

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)	8,968 m <sup>2</sup>	8,968 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60% (5,380 m <sup>2</sup> )	2,150 m <sup>2</sup> (24%)
FLOOR AREA Total	6,726 m <sup>2</sup>	4,000 m <sup>2</sup>
Ground Floor		1,909 m <sup>2</sup> (20,552 sq. ft.)
Second Floor		2,085.6 m <sup>2</sup> (22,450 sq. ft.)
PARKING (number of stalls)		
Total Number of Parking Spaces	252	176
Number of disabled stalls	3 (one for every 100 of part of)	3
Number of small cars	25% (63 of 252, or 44 of 176)	37

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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NO. OF EXISTING PARKING STALLS	
1/2	3
REGULAR	147
SMALL	5
PARKED	10
TOTAL	165

NO. OF PROPOSED PARKING STALLS	
1/2	3
REGULAR	128
SMALL	27 (215)
PARKED	9
TOTAL	178

**NOT FOR CONSTRUCTION**



SCALE: 1:250

NO.	SUBMISSIONS	DATE

NO.	REVISIONS	DATE

**Hub Engineering Inc.**  
 Engineering and Development Consultants  
 101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8  
 Tel: 804-572-4329 Fax: 804-501-1423 E-mail: info@hub-inc.com

CLIENT:	---
DATE:	---
PROJECT:	---
PREPARED:	---

SHEET TITLE: <b>PARKING LOT LAYOUT                  12992 - 76 AVENUE</b>	MUNICIPAL PROJECT: ---
DATE: <b>Jun 18, 2013</b>	SHEET NO.: ---

CONTRACT NO. 2013-084-A  
 DRAWING NO. 2013-084-A  
 SHEET NO. 1

# INTER-OFFICE MEMO

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**TO:**           **Manager, Area Planning & Development**  
                  **- South Surrey Division**  
                  **Planning and Development Department**

**FROM:**       **Development Services Manager, Engineering Department**

**DATE:**       **September 4, 2013**                               **PROJECT FILE:    7813-0144-00**

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**RE:**           **Engineering Requirements (Commercial/Industrial)**  
                  **Location: 12992 76 Ave**

## DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Variance Permit to vary the number of parking stalls required:

1. Install standard one-way signage reinforcing one-way operations of the 76 Ave access.
2. Register a Section 219 Restrictive Covenant (RC) for the future removal of the 76 Avenue access. The removal of the access is generally anticipated in the event that either:
  - a. the City's General Manager, Engineering, makes a determination that continued access to and egress from the Lands via the Road constitutes a traffic hazard, provided, however, that such determination shall in all cases be reasonable in the circumstances;
  - b. there are documented operational issues and violations of the one-way operations (which one-way operations are to be enforced by the owner of the Lands);
  - c. the signalization of the 76 Avenue and Anvil Way requires removal of the access from the Lands to the Road;
  - d. the existing building on the Lands is replaced with a newly constructed building; or
  - e. the Lands are further subdivided.
3. Register RC restricting hours of operation for office use to daytime only so as to not conflict with the fitness facility operations



Rémi Dubé, P.Eng.  
Development Services Manager

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0144-00

Issued To: 0963419 BC LTD

("the Owner")

Address of Owner: 304, 10233 - 153 Street  
Surrey, BC V3R 0Z7

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: 023-296-607

Lot A Section 20 Township 2 New Westminster District Plan LMP26280

12992 - 76 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:  
  
In Table C.2 Parking Requirement for Commercial Uses, and Table C.5 Parking Requirements for *Recreational Facilities*, Part 5 Off-Street Parking, the number of required parking spaces is reduced to 176 parking spaces for a building with 1,909 m<sup>2</sup> of Gymnasium use on the ground floor and 2,085.6 m<sup>2</sup> of Office use on the second floor of the Land.
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.

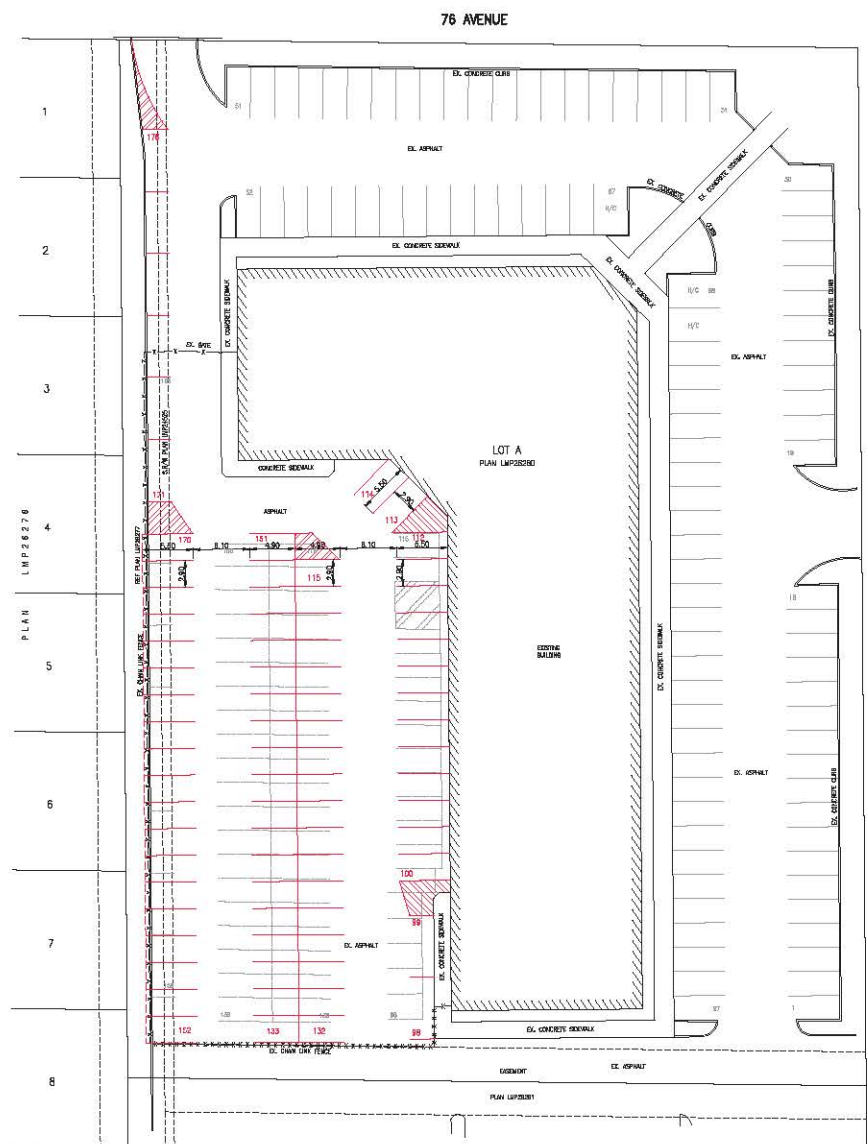
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan



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