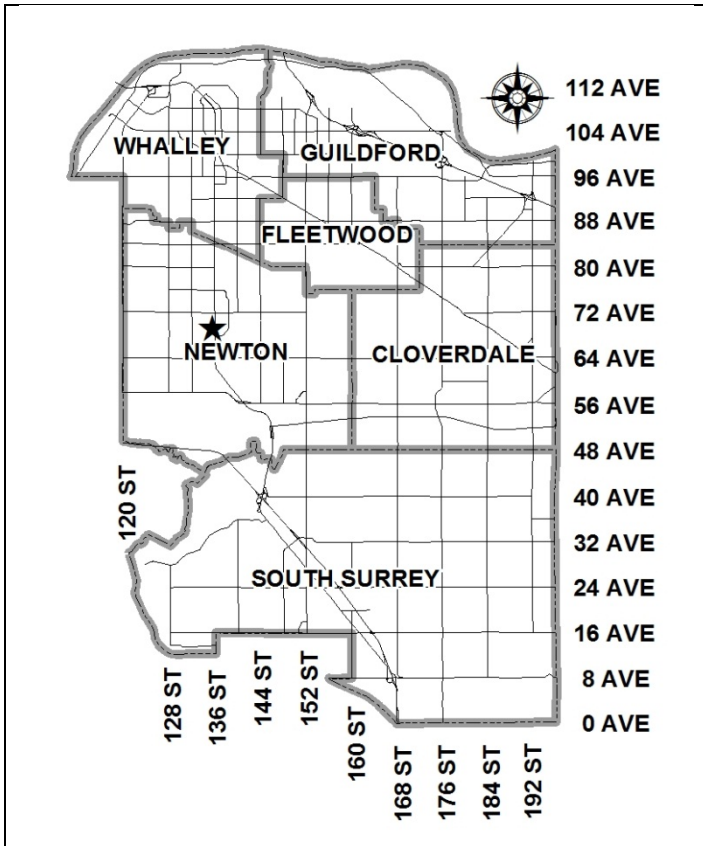


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0260-00

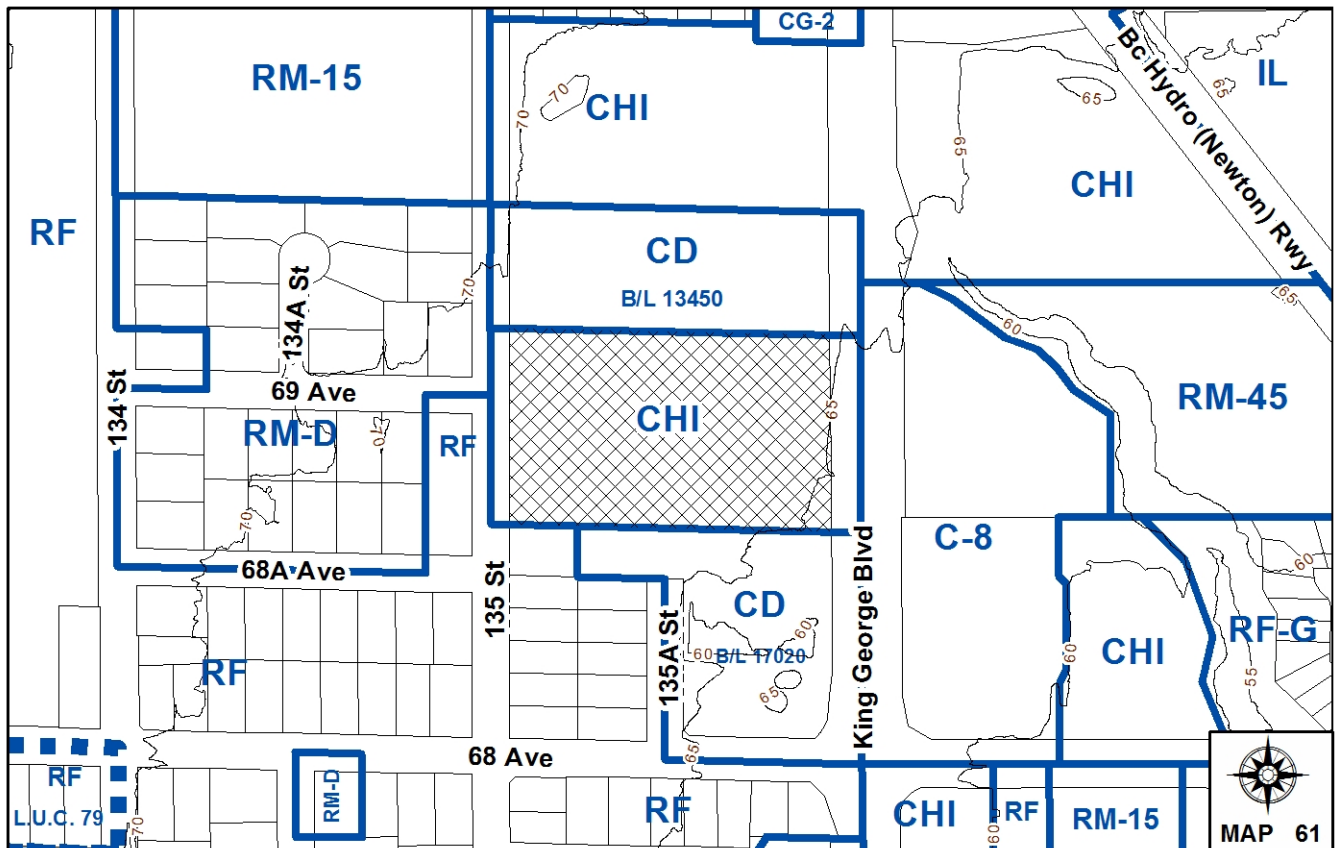
Planning Report Date: January 13, 2013



**PROPOSAL:**

- **Development Variance Permit**  
 in order to reduce the minimum parking requirement on-site from 411 stalls to 250 stalls under the CHI Zone.

**LOCATION:** 6899 - King George Boulevard  
**OWNER:** John Volken Foundation  
**ZONING:** CHI  
**OCP DESIGNATION:** Commercial  
**TOWN CENTRE DESIGNATION:** Highway Commercial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit in order to reduce the minimum on-site parking required under the CHI Zone thereby enabling the applicant to convert stalls located within the underground parkade to additional storage.

### RATIONALE OF RECOMMENDATION

- The warehouse on-site will conform to the minimum requirements outlined within the CHI Zone in terms of lot coverage, floor area ratio, building height as well as minimum setbacks.
- The requested variance to reduce the minimum parking requirement is considered reasonable given the current buildings are designed largely for storage/warehouse purposes and, therefore, not regarded as a parking intensive land-use.
- The applicant will register a Section 219 Restrictive Covenant on title to ensure that future on-site parking conforms to Zoning By-law No. 12000 in the event the subject property redevelops or changes in land-use take place which require more parking.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7913-0260-00 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum number of on-site parking spaces to 250 stalls.
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) registration of a Section 219 Restrictive Covenant to ensure future on-site parking conforms to the minimum parking requirement in Zoning By-law No. 12000 if the subject property redevelops or changes in land-use.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Highway commercial building with large format retail

Adjacent Area:

Direction	Existing Use	OCP/TCP/LAP Designation	Existing Zone
North:	Large format retailers (Value Village & The Brick)	Commercial/ Highway Commercial	CD (By-law No. 13450)
East (Across King George Boulevard):	Multi-tenant commercial buildings	Commercial/ Highway Commercial	C-8
South:	Multi-family (Welcome Home Treatment Centre) & single family residential	Multi-family & Urban/ Highway Commercial	CD (By-law No. 17020) & RF
West (Across 135 Street):	Municipal detention pond and duplex houses	Urban/ Urban Residential	RM-D & RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is designated "Commercial" in the Official Community Plan (OCP) and "Highway Commercial" in the Newton Town Centre Land Use Plan. The property is currently zoned "Highway Commercial Industrial Zone (CHI)".

- The property contains a large format retail building with roughly 12,334 square metres (132,762 sq. ft.) of total floor space. The applicant received a Development Permit in November, 2012 for a 2,367 square metre (25,478 sq. ft.) addition to the existing building operated by Price Pro and permission to renovate the remaining 743 square metre (7,998 sq. ft.) warehouse building. The proposed addition is currently under construction. At the time, a total of 301 parking stalls were required based upon the permitted land-uses under the CHI Zone. The applicant provided 366 parking spaces, 65 stalls more than required under Zoning By-law No. 12000.

### Current Proposal

- The applicant is requesting a Development Variance Permit (DVP) to reduce the minimum on-site parking required under Zoning By-law No. 12000. The proposed variance is discussed later in this report.

### On-site Parking

- Based upon a detailed parking calculation by City staff which reflects the total floor area by individual land-use, the following minimum on-site parking is required under the CHI Zone:

Building	Permitted Land-use	Total Floor Area (m <sup>2</sup> )	Parking Ratio (gross floor area)	Parking Required	Parking Provided
Price Pro	Storage	5,144	3:100 m <sup>2</sup>	155 stalls	↑
	Retail	5,719	2.5:100 m <sup>2</sup>	143 stalls	
	Office (First floor)	173	3:100 m <sup>2</sup>	5 stalls	
	Office (Second Floor)	1,001	2:100 m <sup>2</sup>	20 stalls	↓
	Dwelling Unit	N/A	2 stalls	2 stalls	180 stalls
Renovation	Retail	743	3:100 m <sup>2</sup>	22 stalls	↑
Addition	Storage	790	3:100 m <sup>2</sup>	24 stalls	
	Retail	825	3:100 m <sup>2</sup>	25 stalls	↓
	Office	752	2:100 m <sup>2</sup>	15 stalls	70 stalls
<b>Total</b>		15,147	N/A	411 stalls	250 stalls

- The applicant is proposing a total of 204 surface parking and 46 underground parking spaces.
- The existing building and proposed addition will require the owner to provide roughly 411 parking stalls for employees and customers.
- A total of 116 existing underground parking spaces are proposed to be converted to storage for the existing retail warehouse (Price Pro).
- The applicant is proposing 250 parking stalls, a DVP is required in order to reduce the minimum number of parking spaces under Zoning By-law No. 12000 based upon retail warehouse and office uses.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To reduce the minimum off-street parking requirement of the CHI Zone to 250 stalls.

## Applicant's Reasons:

- The current underground parkade is traditionally underutilized. According to the Parking Study provided by the applicant, the subject property has surplus parking.
- The conversion of underground parking spaces will provide much needed storage room which directly benefits the operation of the existing retail warehouse on-site (Price Pro).
- The applicant will retain 46 underground parking spaces including 3 residential stalls.

## Staff Comments:

- The requested variance to reduce the minimum off-street parking required is deemed reasonable given that the existing business operation is retail warehouse-oriented and, therefore, not regarded as a parking intensive land-use. As a result, the proposed land-uses are not expected to generate significant increases in the number of employees or overall demand for on-site parking. Moreover, the subject property is located on King George Boulevard, a frequent transit network and future rapid transit corridor.
- The proposed Development Variance Permit is supported based upon the proposed use.
- The storage area could be easily converted back to parking in the future, if needed, due to a change in use or tenant on the property.
- The applicant will register a Section 219 Restrictive Covenant on title to ensure that future on-site parking conforms to Zoning By-law No. 12000 in the event the subject property redevelops or changes in land-use which require more parking.
- The Engineering Department supports the requested variance to reduce the number of off-street parking stalls required under the Zoning By-law given the proposed addition is primarily retail-warehouse related and does not typically generate significant on-site parking demand.

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. Development Variance Permit No. 7913-0260-00
- Appendix III. Engineering Summary

INFORMATION AVAILABLE ON FILE

- Traffic Study prepared by Bunt & Associates dated June 27, 2013.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/da

\\file-server1\net-data\csdc\generate\areaproduct\save\32623934087.doc  
DRV 1/9/14 9:44 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:        Name:            Julien Leger  
  Francl Architecture  
  Address:        1684 - West 2<sup>nd</sup> Avenue  
  Vancouver, B.C. V6J 1H4  
  Tel:             604-688-3252
  
2.        Properties involved in the Application
  - (a)        Civic Address:        6899 - King George Boulevard
  
  - (b)        Civic Address:        6899 King George Boulevard  
  Owner:            John Volken Foundation  
  PID:              028-750-675  
  Lot 1 Section 17 Township 2 New Westminster District Plan BCP49871
  
3.        Summary of Actions for City Clerk's Office
  - (a)        Proceed with Public Notification of Development Variance Permit No. 7913-0260-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk once all outstanding requirements identified in the Planning Report have been satisfactorily addressed.

## DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CHI

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	18,562 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	50%	47.7%
SETBACKS ( in metres)		
Front	7.5 m.	60 m.
Rear	7.5 m.	6.8 m.
Side #1 (N)	7.5 m.	7.5 m.
Side #2 (S)	7.5 m.	7.5 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m.	9 m.
Accessory	N/A	N/A
NUMBER OF RESIDENTIAL UNITS	N/A	1 unit
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial		
Retail	N/A	13,221 sq. m.
Office	N/A	1,926 sq. m.
Total		15,147 sq. m.
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	15,147 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	369 spaces	N/A	
Office	40 spaces	N/A	
Residential	2 spaces	3 spaces	
Institutional	N/A	N/A	
Total Number of Parking Spaces	411 spaces	250 spaces	
Number of disabled stalls	4 stalls	4 stalls	
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	NO	Tree Survey/Assessment Provided	NO

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0260-00

Issued To: JOHN VOLKEN FOUNDATION  
("the Owner")

Address of Owner: 6911 - King George Boulevard  
Surrey, B.C. V3W 5A1

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: 028-750-675  
Lot 1 Section 17 Township 2 New Westminster District Plan BCP49871

6899 - King George Boulevard

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section C.3 of Part 5, Off-Street Parking and Loading/Unloading, the minimum number of required off-street parking spaces is varied to not less than 250 parking stalls, based upon *Retail Warehouse* being the primary use on the Land.
4. The retail warehouse use must retain a minimum of 46 parking stalls in the existing underground parking facility as shown on the Parking Level Plan prepared by Walter Francl Architecture Inc. revision dated January 7, 2014 Sheet A202.
5. A minimum of 250 parking stalls must be provided on-site for the retail warehouse use.
6. This development variance permit is applicable only to the uses and floor area identified in Schedule A.

7. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7913-0260-00 (A) (the "Drawing") which are attached hereto and form part of this development variance permit.
8. 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.
9. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
10. 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.
11. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
12. 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 – Dianne L. Watts

---

City Clerk – Jane Sullivan

# WELCOME HOME SOCIETY

## PRICE PRO PARKADE CONVERSION

6899 KING GEORGE BOULEVARD, SURREY, B.C.



# RE-ISSUED FOR DVP CHANGE OF USE

07/01/14

### PROJECT DATA:

**PROJECT INFORMATION:**  
**ADDRESS:** 6899 and 6901 KING ROAD, DELCORP BLDG, SURREY, BC  
**LEGAL DESCRIPTION:** L1 & 1/2 BLOCK 17 TORONTO 2, New Westminster District Plan (2007-01)  
**PROJECT INFORMATION:**  
 This proposal is for conversion of an existing underground parking into a storage area.  
**BUILDING CODE COMPLIANCE:**  
 Refer to Building Code Compliance Summary prepared by Olga Dubovik & Associates Ltd.

**ITE & BUILDING OVER FOOTPRINT**

ITE AREA	93,852 sq.m	99,871 sq.m
MAX. ITE COVERAGE 40%	37,541 sq.m	39,945 sq.m
<b>BUILDING FOOTPRINT AREA</b>		
EXISTING PRICE PRO	7,883 sq.m	76,148 sq.m
EXISTING GARAGEHOUSE	719 sq.m	6,832 sq.m
EXISTING OFFICIAL RESIDENTIAL	1,235 sq.m	9,459 sq.m
<b>TOTAL BUILDING FOOTPRINT AREA</b>	9,841 sq.m	92,539 sq.m
ITE COVERAGE PROPOSED 42.2%	8,847 sq.m	85,268 sq.m
MAX. DENSITY @ 200/km <sup>2</sup> of I.O.	93,852 sq.m	94,851 sq.m
<b>EXISTING OFFICIAL RESIDENTIAL</b>		
GROUND FLOOR (PARKHOUSE/PORT CONVERSION)	719 sq.m	6,280 sq.m
SECOND FLOOR (PROPOSED RETAIL/WAREHOUSE)	6,832 sq.m	59,868 sq.m
THIRD FLOOR (PROPOSED OFFICE)	2,487 sq.m	21,872 sq.m
BULTON FLOOR (RE-INCLUDED HERE)	6,418 sq.m	56,178 sq.m
<b>EXISTING OFFICIAL RESIDENTIAL BUILDING ACQUISITION</b>		
GROUND FLOOR (PARKHOUSE)	719 sq.m	6,280 sq.m
SECOND FLOOR (PRICE PRO)	719 sq.m	6,280 sq.m
BULTON FLOOR (RE-INCLUDED HERE)	6,418 sq.m	56,178 sq.m
<b>TOTAL FLOOR AREA</b>	9,347 sq.m	82,617 sq.m

**DWELLING LIMITS:**  
 Existing Price Pro 100  
**REGULATORY DISTANCES:**  
 A. 7.6 METERS OR 25 FEET FROM A FRONT LOT LINE.  
 B. 12.8 METERS OR 42 FEET FROM A REAR LOT LINE.  
 C. 7.6 METERS OR 25 FEET FROM A SIDE WALK LOT LINE.  
**BUILDING HEIGHT:**  
 Existing Price Pro 3000  
 Proposed Building Height 3045'

### OFFICE BUILDING PERFORMANCE (Per Green Building Act/Code SECTION 9.1)

**EXISTING - 2014-2010-10**

Building	Load case	Area (m <sup>2</sup> )	Perforated (m <sup>2</sup> @ 20%)	Walls Required	Walls Provided
Price Pro - Basement	Storage - Basement	208	23%	1	
	Basement - Basement Floor	719	3	28	
	Basement - Ground Floor	271	5.1	19	
	Office - Basement Floor	172	3	1	
Existing Retail	Basement	719	2	28	
	Basement - Ground Floor	719	2	28	
			<b>11M<sup>2</sup></b>	<b>56</b>	<b>28</b>

\* Includes parking, storage and mechanical rooms  
 \*\*20% surface walls and 10% perforated walls accepted

### Proposed - 2014-2010-10

Building	Load case	Area (m <sup>2</sup> )	Perforated (m <sup>2</sup> @ 20%)	Walls Required	Walls Provided
Price Pro - Basement	Storage - Basement	208	3	19	
	Storage - Basement Floor	172	3	19	
	Basement - Basement Floor	172	5.8	19	
	Office - Basement Floor	172	3	1	
Office - Basement Floor	Office - Basement Floor	697	3	31	
	Basement - Retail	2	2	21	39
			<b>74</b>	<b>5</b>	<b>29</b>
Additional - Storage - Basement	Storage - Basement	719	3	31	
	Basement - Basement Floor	697	3	31	
	Office - Basement Floor	719	3	31	
	Office - Basement Floor	719	3	31	
			<b>68</b>	<b>10</b>	<b>Total</b>
			<b>142</b>	<b>41</b>	<b>28</b>

\* Includes parking, storage and mechanical rooms  
 \*\*20% surface walls and 10% perforated walls provided

**BIYCLE PARKING REQUIREMENT (Per Green Building Act/Code SECTION 9.1)**  
 Net 4 - 2.1(L) - BIYCLE SPECIALTY STORAGE IS ONLY REQUIRED FOR NEW NON-RESIDENTIAL DEVELOPMENT AND MULTI-UNIT RESIDENTIAL DEVELOPMENT

### ARCHITECTURAL GENERAL NOTES:

- EXACT LOCATIONS OF EMERGENCY LIGHTING AND EXIT SIGNS TO BE DETAYED BY B.C.S.C. SECTION 9.4.4.1 AND 9.4.4.2
- ALL LIGHTING CONDITIONS MUST BE CONNECTED TO THE SATISFACTION OF THE CHIEF BUILDING OFFICIAL.
- ALL NEW MATERIAL & CONSTRUCTION WORK MUST COMPLY WITH THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C.)
- FIRE ALARM SYSTEMS TO COMPLY WITH BC90 2012 PART 3.3.4 AND TO BE RE-VERIFIED PRIOR TO OCCUPANCY
- FIRE SPRINKLER, FLOOD AND EMERGENCY LIGHTING LAYOUTS TO BE DESIGNED AND BUILT BY THE TRADES RESPONSIBLE TO THE SATISFACTION OF AUTHORITY HAVING JURISDICTION.
- FIRE SPRINKLER SYSTEM TO BE UPGRADED FOR NEW STORAGE USE
- FIRE SAFETY PLAN TO BE UPDATED FOR NEW STORAGE USE

### SHEET LIST

**ARCHITECTURAL SHEET TITLE**

A001	CONTRACT PROJECT DATA
A100	SITE PLAN EXISTING
A200	PROPOSED FIRE PLAN - EXISTING
A201	PROPOSED FIRE PLAN - PROPOSED

### CONSULTANTS:

**CLIENT:**  
 WELCOME HOME SOCIETY  
 1000 WEST 2ND AVENUE  
 VANCOUVER, BC V6C 1A7  
 BR SHARADORA  
 TEL: 604-681-3300  
 EMAIL: info@welcomehomesociety.com

**ARCHITECT:**  
 WALTER FRANCL ARCHITECTURE INC.  
 1000 WEST 2ND AVENUE  
 VANCOUVER, BC V6C 1A7  
 WALTER FRANCL  
 TEL: 604-681-3300  
 EMAIL: info@wfranc.com

**CONSTRUCTION MGR.:**  
 VERSTRAE CONSTRUCTION CORP.  
 303 - 8880 SHELTON PARKWAY  
 BURNABY, BC V4N 1G2  
 TYRRE PARKER  
 TEL: 604-291-1175  
 EMAIL: tyrrpark@verstraeconstruction.com

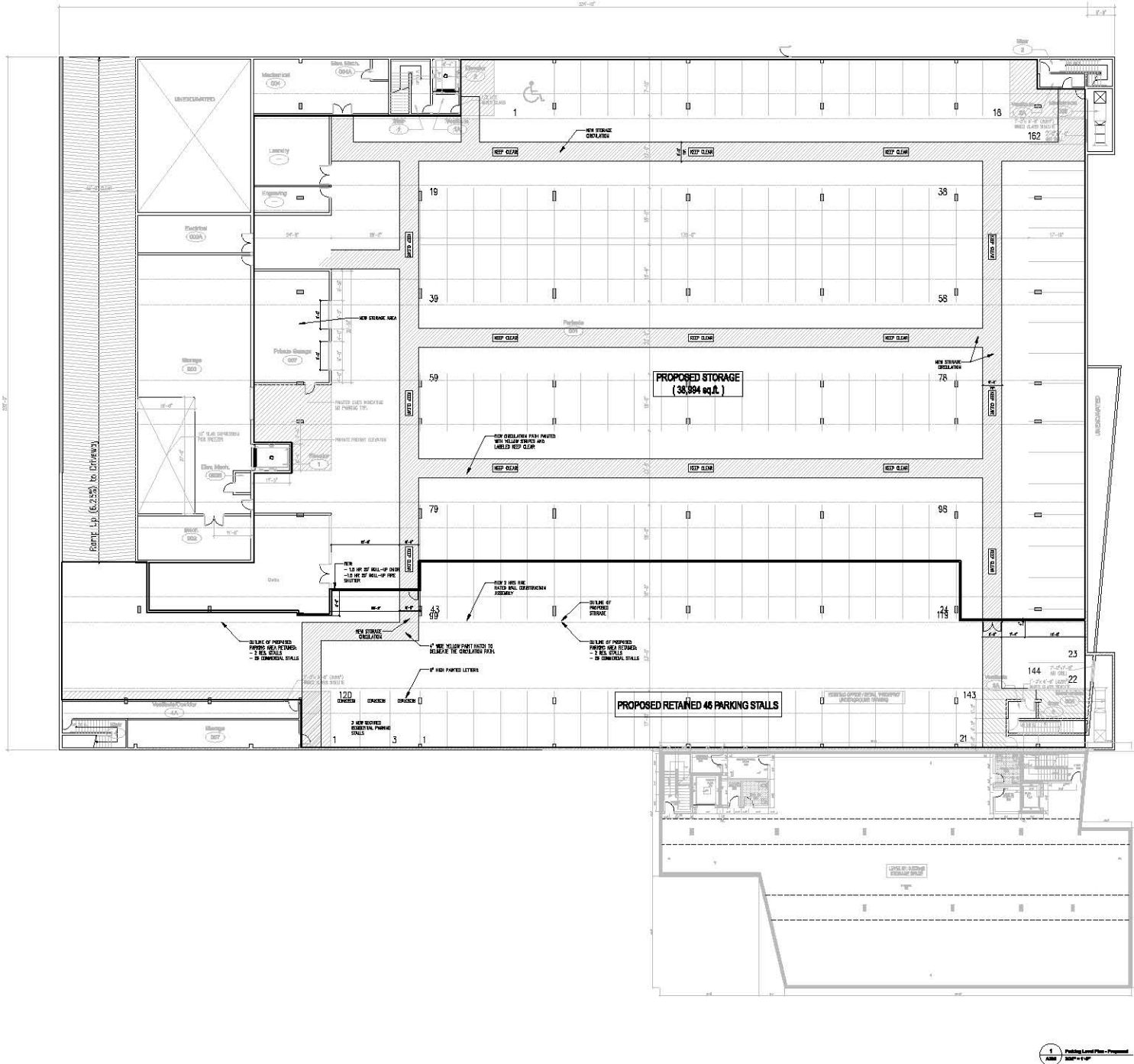
**CODE CONSULTANT:**  
 GARDNER & THEOBALD ASSOCIATES LTD.  
 1000 WEST BROADWAY SUITE 200  
 VANCOUVER, BC V6C 1B4  
 BRUCE CAMPBELL  
 TEL: 604-742-0701  
 EMAIL: b.campbell@gta.com

**TRAFFIC CONSULTANT:**  
 BENT AND ASSOCIATES INCORPORATED (B&A)  
 SUITE 100 - 1000 PENDER STREET  
 VANCOUVER, BC V6C 1R7  
 BARRAN ALLEN  
 TEL: 604-681-9111  
 EMAIL: info@bentand.com

**Schedule A**

7913-0260-00(A)

**A001**



1 Parking Level Plan - Proposed  
 12/18/2025

**WELCOME HOME SOCIETY**  
 Plaza Park Building  
 4858 & 5911 Ring Drive, Rockville, MD

**Parking Level Plan**  
 PROPOSED

Project No: 251000007  
 Date: 12/18/2025  
 Scale: AS SHOWN

Drawn By: JDF  
 Checked By: JDF

Project No: 251000007  
 Date: 12/18/2025

Scale: AS SHOWN

**A202**

135th STREET

23 STALLS

6899 KING GEORGE BOULEVARD

111 STALLS

53 STALLS

17 STALLS

KING GEORGE BOULEVARD

<b>WELCOME HOME SOCIETY</b> Phase Two Building 6899 & 6911 King George Boulevard Norfolk, VA	
1/16" Plan	
<small>           This drawing is a part of a contract for construction. It is to be used only for the project and site identified herein. It is not to be used for any other project or site. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.         </small>	
Drawn by: JLF Checked by: JLF	
Date: 07/20/2017 Plot Date: 07/20/2017	
Scale: As Shown Project No.: 20170	Drawing No.: <b>A100</b>

1/16" Plan  
ASB 07/20/17

## INTER-OFFICE MEMO

---

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

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

**DATE:**       **January 8, 2014**

**PROJECT FILE:**   **7813-0260-00**

---

**RE:**           **Engineering Requirements (Commercial/Industrial)**  
                  **Location: 6899 King George Blvd**

### **DEVELOPMENT VARIANCE PERMIT**

The following are to be placed as conditions within the Development Variance Permit (DVP):

- Maintain a minimum of 46 parking stalls within the existing underground parking area to remain as shown on the Parking Level Plan prepared by Walter Francl Architecture Inc. revision dated January 7, 2014 Sheet A202.
- Provide a minimum total of 250 parking stalls onsite to service the site.

An engineering processing fee is not required as part of the issuance of the DVP.



Rémi Dubé, P.Eng.  
Development Services Manager

CE