

Planning Report Date: September 16, 2019

PROPOSAL:

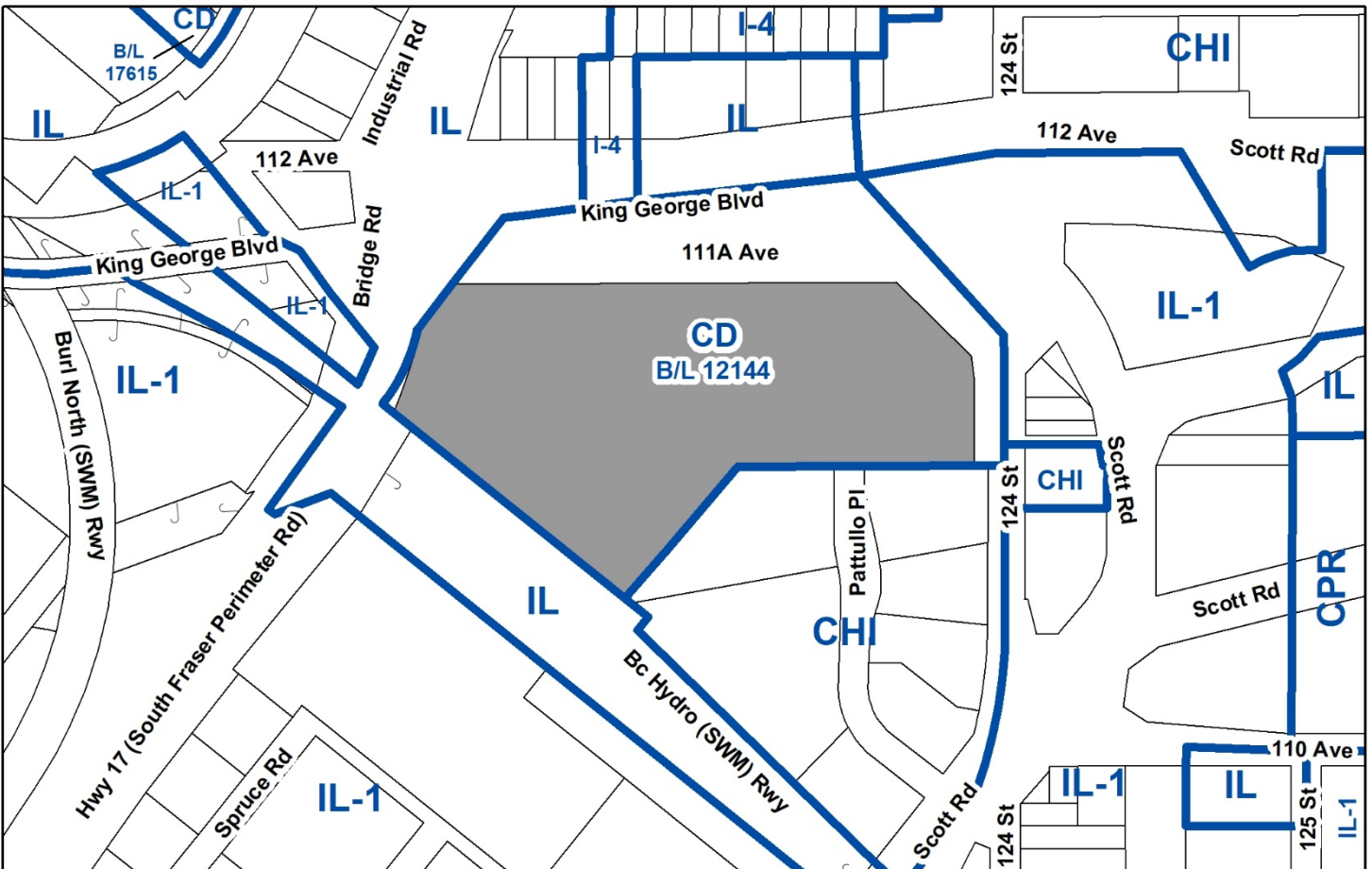
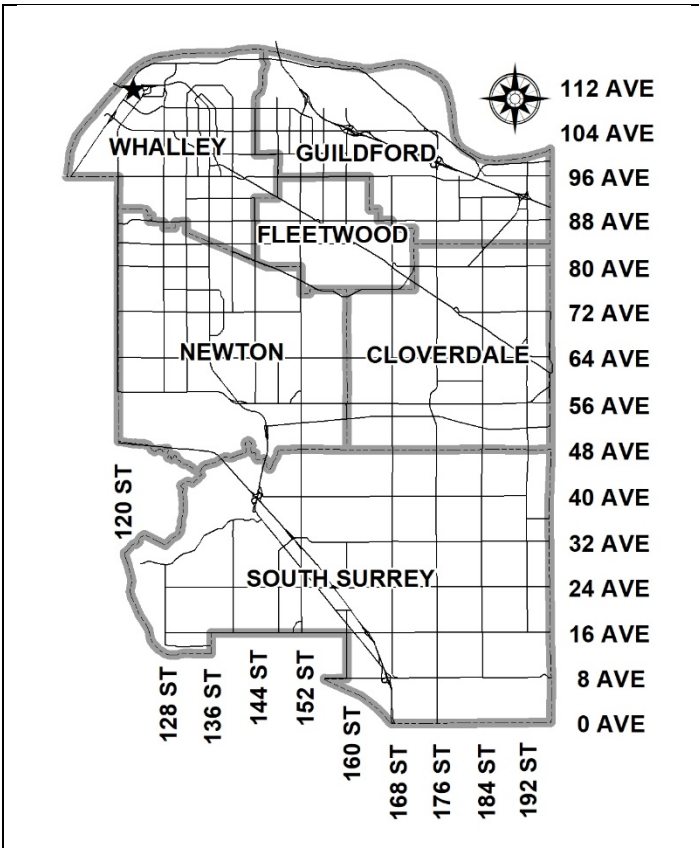
- Amend CD By-law No. 12144, as amended to allow a family recreation/entertainment centre with a roller-skating rink, bowling lanes, a mini-golf course, and an arcade with 65 devices/machines within the existing building on the site.

LOCATION: 11125 - 124 Street

ZONING: CD (By-law No. 12144, amended by By-law 14166)

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Highway Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Amending CD By-law No. 12144.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the "Mixed Employment" designation in the OCP.
- Complies with the "Highway Commercial" designation in the South Westminster NCP.
- The proposal will support the South Westminster NCP's vision of an urban node developing around the Scott Road SkyTrain station that includes shops, services, entertainment, and residential uses.
- The proposed development will employ approximately 50 people.
- The applicant, Willow Industries Ltd., operates a number of family-oriented facilities throughout the Lower Mainland, including Go Bananas, the Funky Monkey Fun Park located at 104 Avenue and 138 Street, and was the previous operator of the Central City Arena in the former Stardust building at 10240 City Parkway prior to its closure.
- There are no nearby residential properties and as such, issues such as noise are anticipated to be manageable.
- The applicant has agreed to sign a Good Neighbour Agreement with the City to prevent any nuisance impacts on adjacent businesses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend Comprehensive Development Zone By-law No. 12144 (as amended by By-law No. 14166) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) approval from the Ministry of Transportation & Infrastructure; and
 - (c) Execution of a Good Neighbour Agreement with the City.

REFERRALS

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

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval of the rezoning is granted by MOTI for 1 year.

SITE CHARACTERISTICS

Existing Land Use: Large format commercial building (formerly Revy Home Centre) with four tenants: Calvary Worship Centre, CDI College, Bridgeview Storage, and The Hive Rock Climbing.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designations	Existing Zone
North (Across 111A Avenue, King George Boulevard and 112 Avenue):	Mixed automotive and industrial uses	<ul style="list-style-type: none"> • Industrial and Commercial in the OCP 	IL, CHI and I-4

Direction	Existing Use	OCP/NCP Designations	Existing Zone
East (Across 124 Street and Pattullo Bridge off-ramp):	Vacant land, industrial, Scott Road SkyTrain Station and Park and Ride	<ul style="list-style-type: none"> Industrial and Commercial in OCP. Highway Commercial, Parks & Open Spaces, SkyTrain Station, Transit-Oriented Urban Village in NCP. 	IL-1
South (Across Rail right-of-way):	Lumber re-loader under TUP Development Application No. 7911-0193-00	<ul style="list-style-type: none"> Industrial and Commercial in OCP Business Residential Park in NCP 	IL-1
West (Across South Fraser Perimeter Road/ Bridge Road):	Vacant land/Lumber storage facility	<ul style="list-style-type: none"> Commercial in OCP Parks & Open Spaces and Business Residential Park in NCP 	IL and IL-1

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at the southwest corner of 124 Street and 111A Avenue in South Westminster. The site is zoned "Comprehensive Development Zone (CD)" By-law No. 12144 as amended by By-law No. 14166.
- The CD Zone was initially drafted to allow an Eagle Home Hardware Centre (which subsequently changed to Revy Home Centre) to be built on the site. The CD Zone was based on the Highway Commercial Industrial Zone (CHI) and received final adoption from Council on July 4, 1994.
- On November 20, 2000, the CD Zone was amended under By-law No. 14166 to accommodate a call-center on the subject site.
- On December 8, 2003, the South Westminster Neighbourhood Concept Plan (NCP) was approved by Council. This site is identified for Highway Commercial uses in the NCP.

- On October 1, 2012, Council issued a Temporary Use Permit (TUP) to allow an assembly hall use on the subject site (Calvary Worship Centre). This TUP was subsequently extended in 2015 and a new TUP for a modified Assembly Hall use was issued in 2018. It is anticipated that this TUP is not likely to be extended again.
- On October 20, 2014, with the adoption of the Official Community Plan (OCP), By-law No. 18020, the subject site was redesignated from Industrial to Mixed Employment in the OCP.

Current Proposal

- The applicant is proposing to amend the existing CD Zone by adding Entertainment uses, including Arcades, as permitted uses to facilitate the development of a family recreation/entertainment centre with a roller-skating rink, bowling lanes, a mini-golf course, and an arcade with 65 devices/machines (Central City Fun Park).
- The applicant, Willow Industries Ltd., has been operating family-oriented facilities throughout the Lower Mainland for 30+ years. Their businesses include Go Bananas, the Funky Monkey Fun Park located at 104 Avenue and 138 Street, and formerly the Central City Arena prior to its closure for redevelopment.
- Willow Industries Ltd. has advised staff that they have operated their other businesses successfully without complaints from police or neighboring businesses for many years and that the proposed Central City Fun Park will be operated according to the same high standard as their other businesses.
- The applicant has agreed to enter into a Good Neighbour Agreement with the City to ensure the proposed development will operate with minimal impact on adjacent business operations
- The applicant is proposing to develop this family recreation/entertainment centre within one of the units within the existing building on the site. The proposed centre will be 2,667 m² (28,707 ft²) in size and is anticipated to employ approximately 50 people.
- Other portions of the existing building are currently leased to a private college, a self-storage facility, an indoor recreation facility, and church.

Policy Considerations

- The proposed development is supported by the following policies of the Official Community Plan:
 - E1.21 – Support the vitality of Mixed Employment areas and uses without compromising the role and composition of existing Town Centres.

(The proposed development is not suitable in Town Centre areas due to the large-format nature of this operation and as such, the Mixed Employment designation is a more suitable land use for the proposed development.)

- F4.1 – Provide a high level of recreational and leisure time facilities throughout Surrey, including those for youth and specific target age groups.

(The proposed use is targeted to young people and their families.)

- F4.11 – Work with private sector and non-profit groups to secure recreation facilities and programs within residential developments and places of work as a supplement to public recreation facilities.

(The proposed use will supplement the City's public recreation facilities.)

- The South Westminster NCP envisions an urban node developing around Scott Road SkyTrain station that includes shops, services, entertainment, and residential uses.

(The proposed development is an entertainment and recreation facility that will contribute to the NCP's vision for the area as an entertainment destination.)

Transportation Considerations

- The subject site is currently accessed from 111A Avenue (north), 124 Street (east), and Patullo Place (south). There are no proposed changes to this configuration.
- Other portions of this building are currently leased to CDI College (3,055 m² / 32,883 ft²), Bridgeview Self Storage (7,955 m² / 85,627 ft²), The Hive Rock Climbing (1,299 m² / 13,982 ft²), and Calvary Church (3,170 m² / 34,122 ft²) which is expected to vacate the premises in summer of 2021.
- The four aforementioned tenants require approximately 495 parking spaces total, based on the parking requirements of Surrey Zoning Bylaw No. 12000. The proposed recreation/entertainment centre will require 127 parking spaces, resulting in an overall total parking requirement of 622 parking spaces. The current parking lot contains 640 parking spaces.
- The subject site is approximately 335 metres (0.2 mi.) from Scott Road SkyTrain Station and its associated bus loop, which is serviced by 6 TransLink routes.
- The subject site is adjacent to BC Parkway Regional Cycling route as well as City cycling routes that run along the South Fraser Perimeter Road and Scott Road.

Proposed CD By-law

- The applicant is proposed to amend the existing "Comprehensive Development Zone (CD)" (By-law No. 12144, amended by By-law 14166) by adding Entertainment uses, including Arcades to the list of permitted uses.
- The number of arcade devices and/or machines on the premises will be limited to 65 under the proposed CD Zone.
- The Highway Commercial Industrial Zone (CHI) which the current CD Zone is based on, allows indoor recreational facilities; however Entertainment uses, including arcades are not permitted in this zone.

- Entertainment uses are permitted in the Community Commercial Zones (C-8, C-8A, C-8B), Town Centre Commercial Zone (C-15), and the Downtown Commercial Zone (C-35) but exclude Arcades.
- Arcades are defined in the Zoning By-law as a premises where 6 or more devices or machines are mechanically, electronically, or otherwise operated, and which is used or intended to be used for the amusement and enjoyment of the public, but shall not include a carnival ride or a premises licensed under the Liquor Control and Licensing Act, R.S.B.C., as amended, where minors are not permitted.
- Contemporary Entertainment and Recreation facilities, such as the one being proposed, generally operate in large warehouse-type buildings and as such, don't generally fit into the commercial zones listed above. The site in which the proposed facility will be located has the size such an operation requires, is far removed from residential uses, has sufficient parking, and is located within walking distance from Scott Road SkyTrain station. The proposed use will also employ approximately 50 people. As such, the location is deemed to have merit for the proposed use and a CD By-law amendment is supportable.

PRE-NOTIFICATION

In accordance with Council policy, pre-notification letters were sent to adjacent landowners on June 20, 2019 and a Development Proposal sign has been placed on the property. To date, staff have not received any inquiries with respect to this proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Proposed Floor Plan
Appendix III.	Proposed CD By-law Amendment

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CW/cm

DEVELOPMENT DATA SHEET

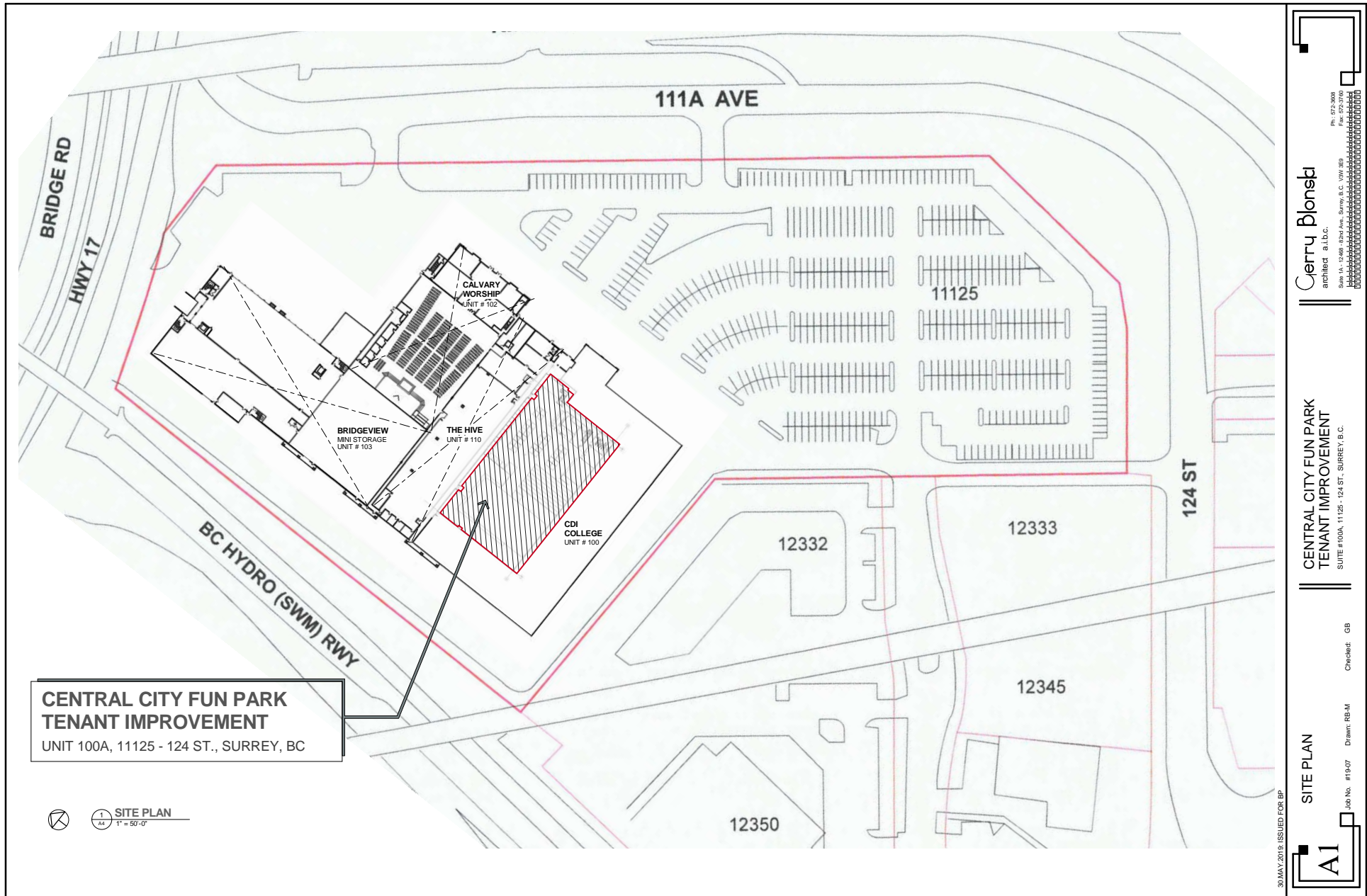
Proposed/Existing Zoning: CD By-Law No. 12144 (amended by By-law 14166)

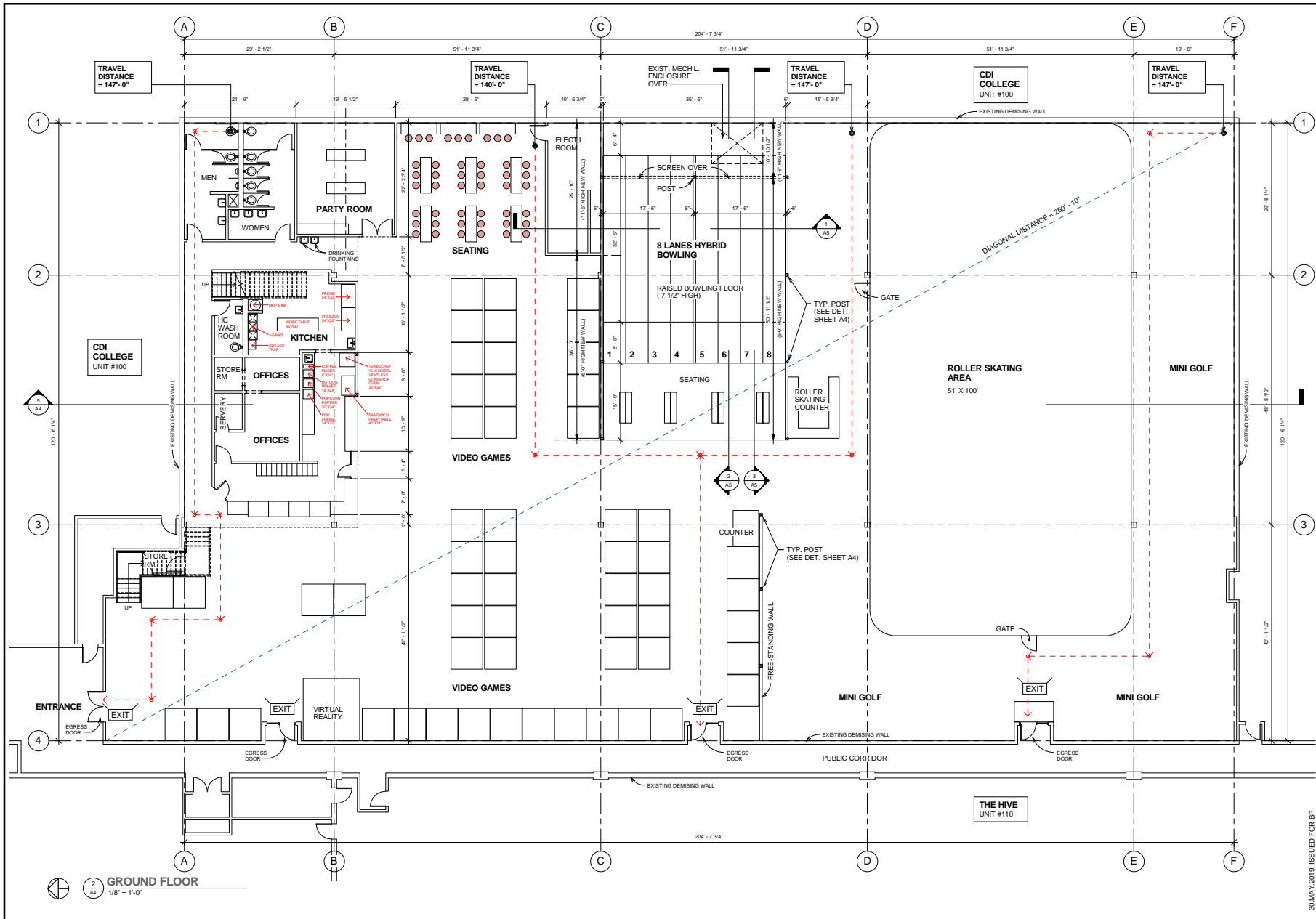
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	1,000 m ² (minimum)	52,467 m ²
Road Widening area		N/A
Undevelopable area		N/A
Net Total	1,000 m ² (minimum)	52,467 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50% (maximum)	28.8%
Paved & Hard Surfaced Areas		58.2%
Total Site Coverage		87%
SETBACKS (in metres)		
Front	7.5 m	15.2 m
Rear	7.5 m	26.8 m
Side #1 (West)	7.5 m	14.6 m
Side #2 (East)	7.5 m	14.3 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m (2 storeys)	2 storeys
Accessory	9 m (2 storeys)	N/A
NUMBER OF RESIDENTIAL UNITS		
Bachelor	N/A	N/A
One Bed	N/A	N/A
Two Bedroom	N/A	N/A
Three Bedroom +	N/A	N/A
Total	N/A	N/A
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial		
Recreation		920 m ²
Entertainment	Not Permitted	1,563 m ²
Assembly Hall - Church		3,170 m ²
Self-Storage		7,955 m ²
University and College		3,055 m ²
Total	52,467 m ² (maximum)	16,663 m ²
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	52,467 m ² (maximum)	16,663 m ²

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	N/A	N/A
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	N/A	N/A
FAR (net)	52,467 m ² (maximum)	N/A
AMENITY SPACE (area in square metres)		
Indoor	N/A	N/A
Outdoor	N/A	N/A
PARKING (number of stalls)		
Commercial	As per Part 5 of ZB	622
Industrial	N/A	N/A
Residential Bachelor + 1 Bedroom	N/A	N/A
2-Bed	N/A	N/A
3-Bed	N/A	N/A
Residential Visitors	N/A	N/A
Institutional	N/A	N/A
Total Number of Parking Spaces	As per Part 5 of ZB	622
Number of accessible stalls	As per Part 5 of ZB	11
Number of small cars	As per Part 5 of ZB	4
Tandem Parking Spaces: Number / % of Total Number of Units	N/A	N/A
Size of Tandem Parking Spaces width/length	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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2
A4
GROUND FLOOR
1/8" = 1'-0"

30 MAY 2015, ISSUED FOR BP

A2

30 MAY 2015, ISSUED FOR BP

Job No. #1907 Drawn: RB-M Checked: GB

GROUND FLOOR PLAN

30 MAY 2015, ISSUED FOR BP

SUITE #100A, 11125 - 124 ST., SURREY, B.C.

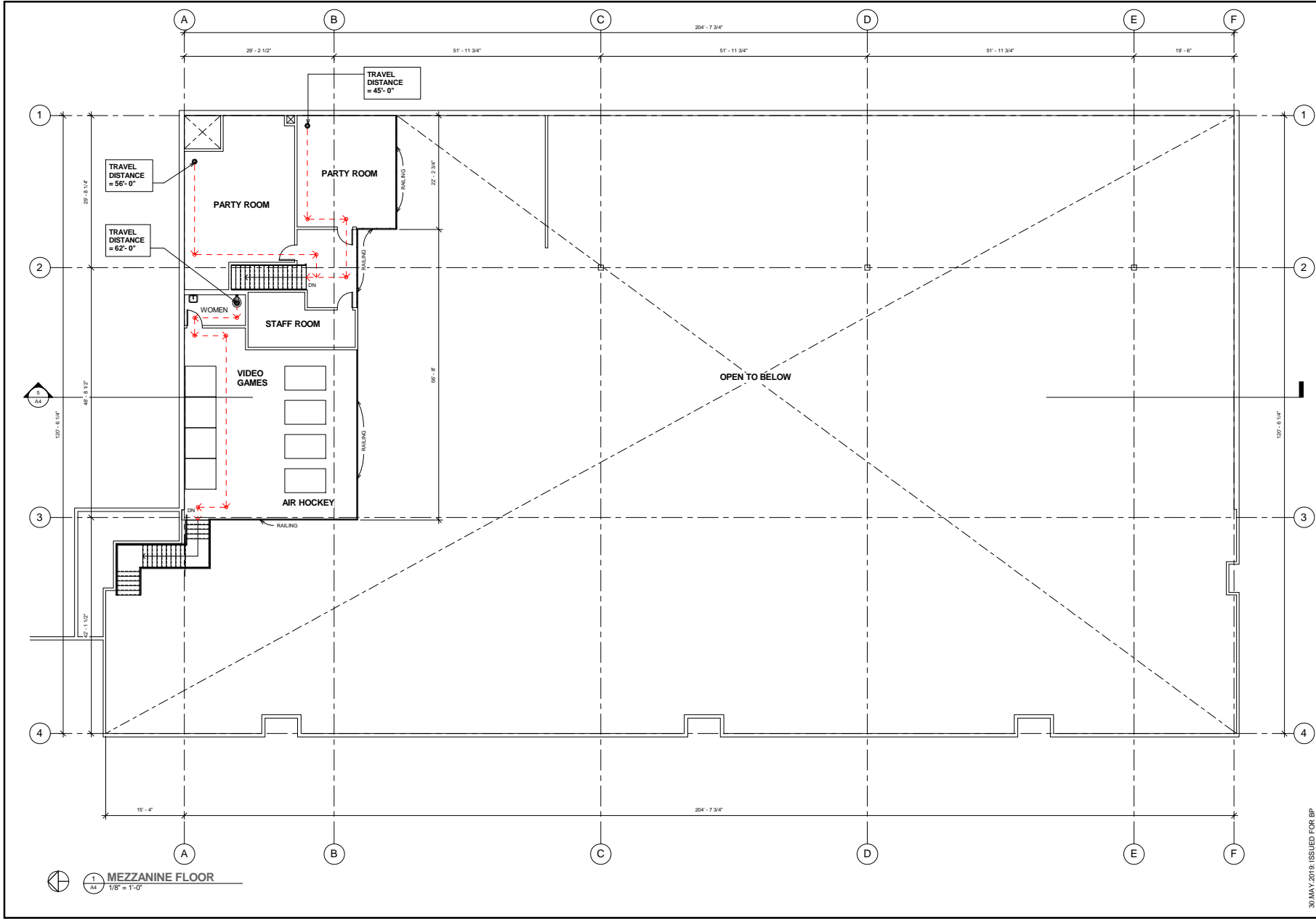
CENTRAL CITY FUN PARK
TENANT IMPROVEMENT

SUITE #100A, 11125 - 124 ST., SURREY, B.C.

Ph: 604-360-8100
Fax: 604-360-8100

Cerry Blonksi
architect a.l.b.c.

Suite 1A, 12488-82nd Ave. Surrey, B.C. V3W 8E0
Ph: 604-360-8100
Fax: 604-360-8100



1 MEZZANINE FLOOR
 A4 1/8" = 1'-0"

30 MAY 2015, ISSUED FOR BP

A3

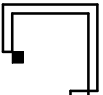
MEZZANINE FLOOR PLAN

Job No. #19407 Drawn: RB-M Checked: GB

CENTRAL CITY FUN PARK
 TENANT IMPROVEMENT
 SUITE #100A, 11125 - 124 ST., SURREY, B.C.

Cherry Blonski
 architect a.l.b.c.

Ph: 672-3008
 Fax: 672-3000
 Suite 1A, 12469-82nd Ave. Surrey, B.C. V3W 8E0



CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1993, No. 12144"

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THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 1993, No. 12144" is hereby amended as follows:

Part 2, Section B. Permitted Uses is amended by inserting a new Use as follows:

"Entertainment uses, excluding adult entertainment stores, but including arcades, provided that the number of devices and/or machines on the premise does not exceed 65."

- 2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law _____, No. _____, Amendment By-law, 2001, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

PASSED THIRD READING ON THE _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK