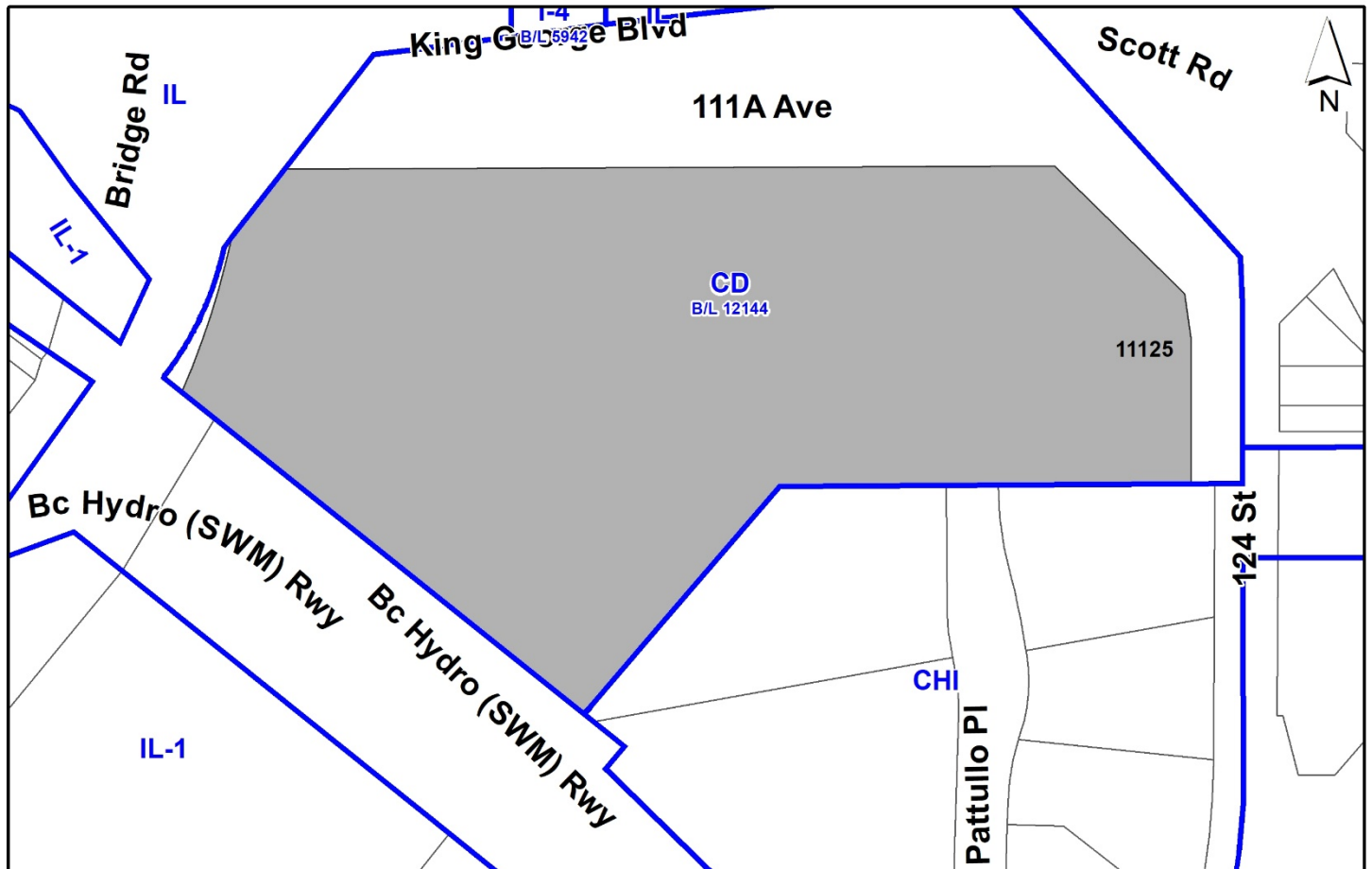


PROPOSAL:

- Amend CD By-law No. 12144 to increase the number of allowable arcade games and to permit outdoor recreational facilities for an expanding commercial tenant (Central City Fun Park).

LOCATION: 11125- 124 Street
ZONING: CD (By-law No. 12144)
OCP DESIGNATION: Mixed Employment
NCP DESIGNATION: Highway Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Amending Comprehensive Development Zone (CD) By-law No. 12144.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal complies with the “Highway Commercial” designation in the South Westminster Neighborhood Concept Plan (NCP).
- The applicant is proposing an amendment to CD By-law No. 12144 in order to increase the allowable number of arcade games from 65 to 165 and to permit the operation of an outdoor electric go kart track at the northwest corner of the subject site. The existing tenant is looking to further expand their “Fun Park” operation to also include mini golf, escape rooms, a virtual reality (VR) arena, street curling, laser tag, an indoor electric go kart track and a banquet/party room in the Bridgeview area. CD By-law No. 12144 currently permits indoor recreational facilities but does not permit outdoor recreational facilities (electric go karts) to be operated on the subject site.
- 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 outdoor go karts will be electric. Given that there are no nearby residential properties, issues such as noise are anticipated to be manageable.
- No new additions, or exterior alterations to the building are proposed at this time.
- There is no change to the Form and Character, or densities of the development approved under Development Application No. 7911-0334-00 as a result of the proposed zoning amendment.
- A Good Neighbour Agreement with the City was captured as part of a previous Bylaw Amendment under Application No. 7919-0143-00. This agreement is expected to continue in order to prevent any nuisance impacts on adjacent businesses.

RECOMMENDATION

The Planning & Development Department recommends that a By-law be introduced to amend Comprehensive Development Zone By-law No. 12144 and a date be set for Public Hearing.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Large format commercial building with four tenants: Calvary Worship Centre, CDI College, Fun Park, and the Hive Rock Climbing	Mixed Employment and Highway Commercial in the OCP	CD (By-law No. 12144)
North (Across 111A Avenue, King George Boulevard and 112 Avenue):	Mixed automotive and industrial uses	Industrial and Commercial in the OCP	IL, CHI and I-4
East (Across 124 Street and Pattullo Bridge off-ramp):	Vacant land, industrial, Scott Road SkyTrain Station and Park and Ride	Mixed Employment and Commercial in the OCP Highway Commercial, Parks & Open Spaces, and SkyTrain Station in the NCP	IL-1
South (Across Rail right-of-way):	Lumber re-loader under TUP Development Application No. 7922-0300-00	Commercial in the OCP Business/Residential Park in the NCP	IL-1 and IL-1
West (Across South Fraser Perimeter Road/ Bridge Road):	Vacant land/Lumber storage facility	Commercial in the OCP Parks & Open Spaces and Business/Residential Park in the NCP	IL

Context & 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 constructed 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 2018, and a new TUP for a modified Assembly Hall use issued in 2022 due to challenges caused by the COVID-19 pandemic. The Calvary Worship Centre is anticipated to vacate the building in Spring/Summer of 2023.
- 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.
- Under Development Application No. 7919-0143-00, which received Final Adoption on December 2, 2019, the site underwent an amendment to 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).
- A BC Hydro right-of-way is located on the site. The applicant has worked with BC Hydro to ensure their operations will not impact BC Hydro's infrastructure within the right-of-way.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an amendment to CD By-law No. 12144 in order to increase the allowable number of arcade games from 65 to 165 and to permit the operation of an outdoor electric go kart track at the northwest corner of the subject site. The existing tenant is looking to further expand their "Fun Park" operation to also include mini golf, escape rooms, a virtual reality (VR) arena, street curling, laser tag, an indoor electric go kart track and a banquet/party room in the Bridgeview area. CD By-law No. 12144 currently permits indoor recreational facilities but does not permit outdoor recreational facilities (electric go karts) to be operated on the subject site.
- The applicant, Willow Industries Ltd., has been operating family-oriented facilities throughout the Lower Mainland for 30+ years. Their businesses include Go Bananas, the former Funky Monkey Fun Park previously located at 104 Avenue and 138 Street, and formerly the Central City Arena (Stardust Roller Rink) 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 is proposing to expand this family recreation/entertainment centre within two of the existing units, one currently occupied by the Calvary Worship Centre, and the other a recently vacated unit previously occupied by Bridgeview Storage. The proposed centre will be a combined 10,819 square metres between the expansion and the existing operation and is anticipated to employ approximately 60 people. Calvary Worship Centre is anticipated to vacate the building in Spring/Summer of 2023.
- Other portions of the existing building are currently leased to a private college and an indoor recreation facility.
- The subject site is located in a high traffic area, in close proximity to transit.
- No new additions, exterior alterations are proposed at this time. The proposed tenant completed a renovation for the space earlier this year. No exterior physical changes are required as a result of the proposed CD By-law Amendment. Therefore, no Form and Character Development Permit is required.

Referrals

Engineering:	The Engineering Department has no objection to the project.
Parks, Recreation & Culture:	The closest active park is Bridgeview Park and is 640 metres away, and the closest natural area is adjacent to the North Surrey Sport & Ice Complex and is 713 metres away.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval of the rezoning is granted by MOTI for 1 year.
BC Hydro:	The applicant has addressed BC Hydro's comments. As such, a formal Compatible Use Agreement has been completed, effectively allowing for installation of a Go-Kart track within a BC Hydro right-of-way area.

Transportation Considerations

- The subject site is currently accessed from 111A Avenue (north), 124 Street (east), and Pattullo Place (south). There are no proposed changes to this configuration.
- Other portions of this building are currently leased to CDI College (3,080 square metres), Central City Fun Park (2,667 square metres), The Hive Rock Climbing (1,925 square metres), and Calvary Church (3,054 square metres). Bridgeview Storage (6,368 square metres), which formerly occupied the premises has recently vacated and Calvary Church is expected to vacate in Spring/Summer of 2023. Central City Fun Park 2 (8,152 square metres) anticipates taking over both units while removing 1,270 square metres of previously occupied area formerly belonging to Bridgeview Storage. As such, the grand total floor area of the premises is 16,213 square metres after the expansion.

- After the Calvary Church vacates the building, the three aforementioned tenants require approximately 476 parking spaces total, based on the parking requirements of Surrey Zoning Bylaw No. 12000. The proposed recreation/entertainment centre expansion will require 325 total parking spaces. The current parking lot contains 691 parking spaces.
- The subject site is approximately 335 metres 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.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the “General Urban” designation of the subject site under the Metro Vancouver Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The proposal complies with the “Mixed Employment” designation of the subject site under the Official Community Plan (OCP).

Themes/Policies

- The proposal contributes to the following themes and policies in the OCP:
 - **Policy E1.21:** Support the vitality of Mixed Employment areas and uses without compromising the role and composition of existing Town Centres;
 - **Policy 4.1:** Provide a high level of recreational and leisure time facilities throughout Surrey, including those for youth and specific target age groups; and
 - **Policy F.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.

Secondary Plans

Land Use Designation

- The proposal complies with the “Highway Commercial” designation of the subject site under the South Westminster Neighbourhood Concept Plan (NCP).

Themes/Objectives

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

provides an entertainment and recreation facility that will contribute to the NCP's vision for the area as an entertainment destination.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on February 21, 2023, and the Development Proposal Signs were installed on March 1, 2023. Staff received one response from Fortis BC, who had no comment or objections to the proposal.

INFORMATION ATTACHED TO THIS REPORT

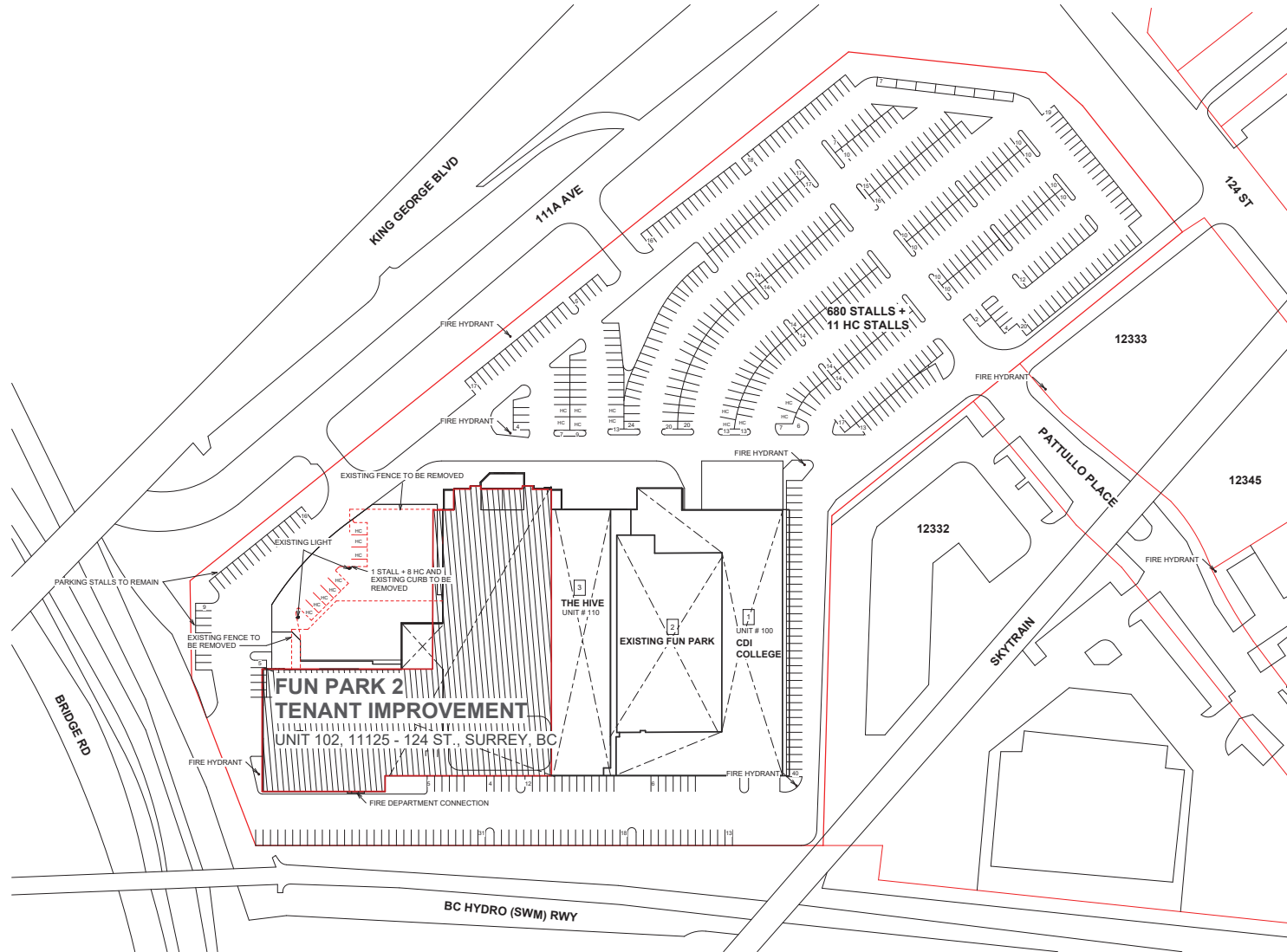
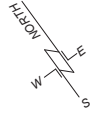
The following information is attached to this Report:

Appendix I.	Proposed Floor Plans
Appendix II.	Amended CD Bylaw No. 12144

approved by Ron Gill

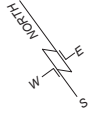
Don Luymes
General Manager
Planning and Development

EM/ar

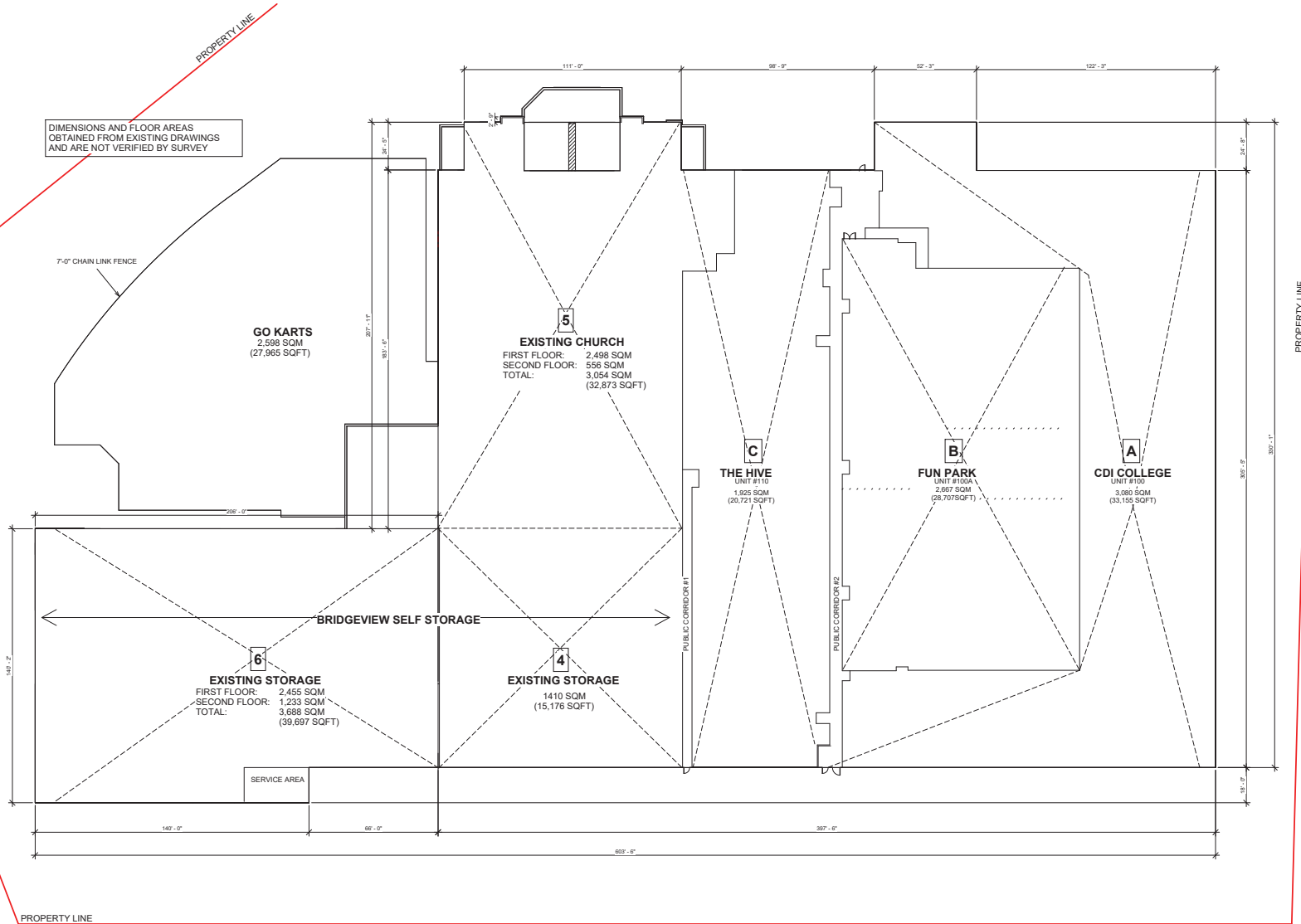


1 SITE PLAN
A1.1 1" = 50'-0"

JAN 11/23 ISSUED FOR DP
A1.1
 SITE PLAN
 Job No. 22-08
 Drawn: RBM
 Checked: _____
FUN PARK 2
 11125 - 124 ST., SURREY, B.C.
Gerry Blonst
 architect a.l.b.c.
 11115-124 Ave., Surrey B.C. V3W 5E9
 Phone: 604.595.2800
 Email: gerry@blonstarchitect.com



DIMENSIONS AND FLOOR AREAS
OBTAINED FROM EXISTING DRAWINGS
AND ARE NOT VERIFIED BY SURVEY



2 BUILDING PLAN
3/8" = 1'-0"

JAN 11/23 ISSUED FOR DP

A1.2
BUILDING PLAN

Use No. 22-38

Drawn: NM

Checked: -

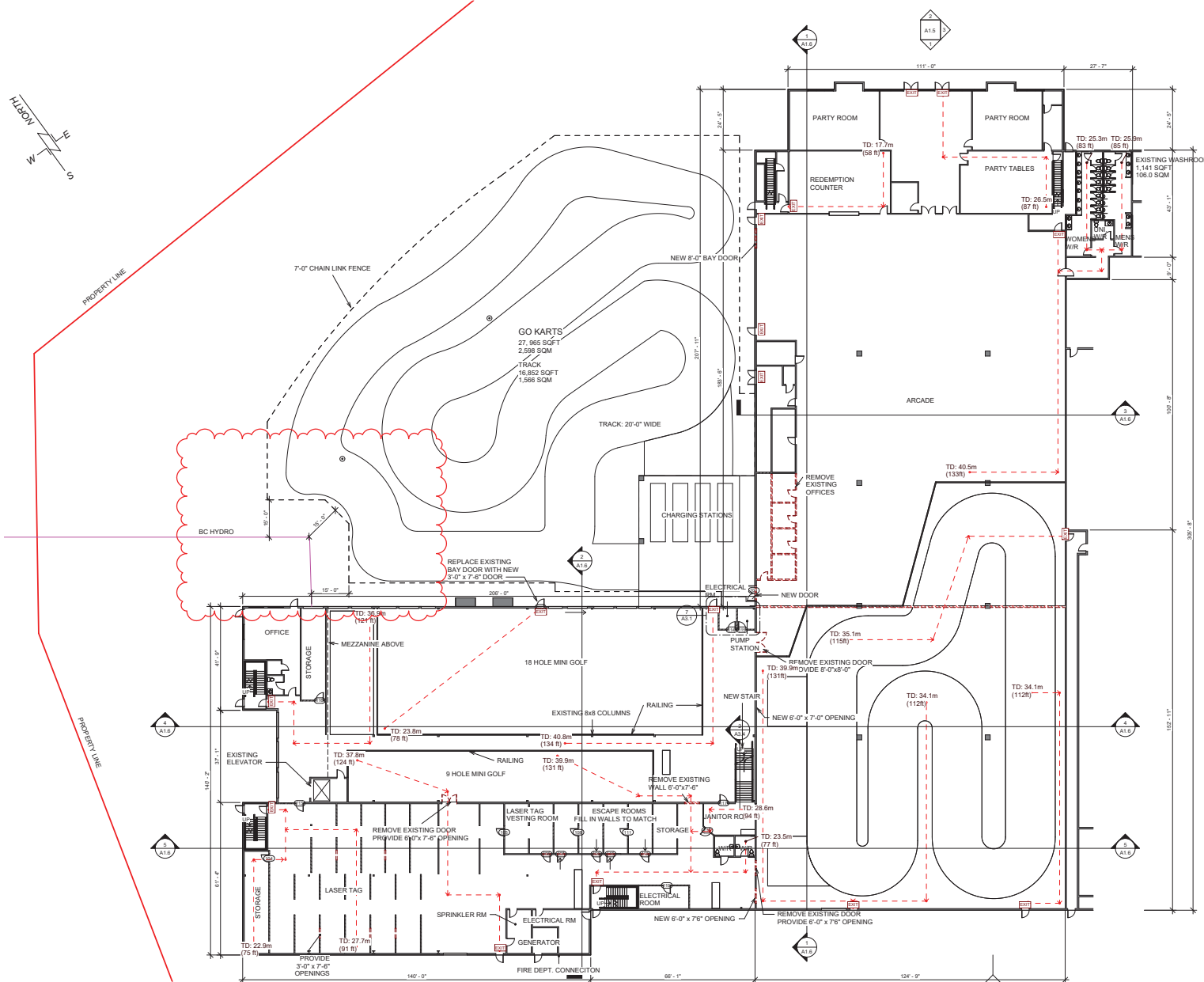
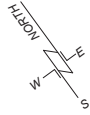
FUN PARK 2

11125 - 124 ST., SURREY, B.C.

Gerry Blonst
architect a.l.b.c.

PH: 604.595.5245
Email: gerry@blonstarchitect.com





① FIRST FLOOR CONSTRUCTION
1/16" = 1'-0"

- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
SEE SCHEDULE FOR TYPE
- NEW

JAN. 11/23 ISSUED FOR DP



FUN PARK 2 FIRST FLOOR

Job No. 22-38

Drawn: NM

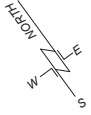
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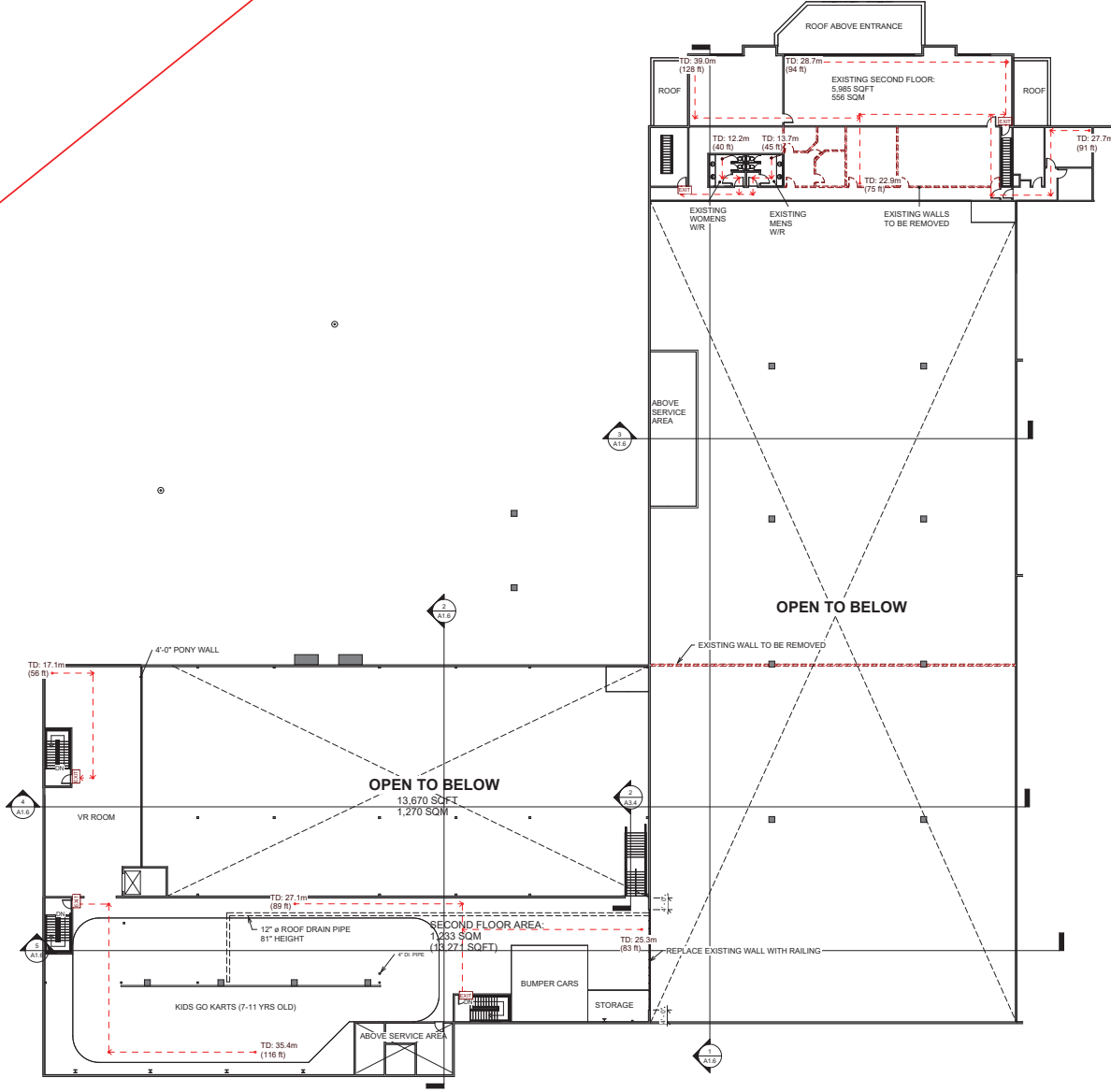
Gerry Blonst
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PROPERTY LINE

PROPERTY LINE



- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
SEE SCHEDULE FOR TYPE
- NEW

① SECOND FLOOR CONSTRUCTION
1/16" = 1'-0"

JAN 11/23 ISSUED FOR DP



FUN PARK 2 SECOND FLOOR PLAN

Job No. 22-38

Drawn: NMI

Checked: -

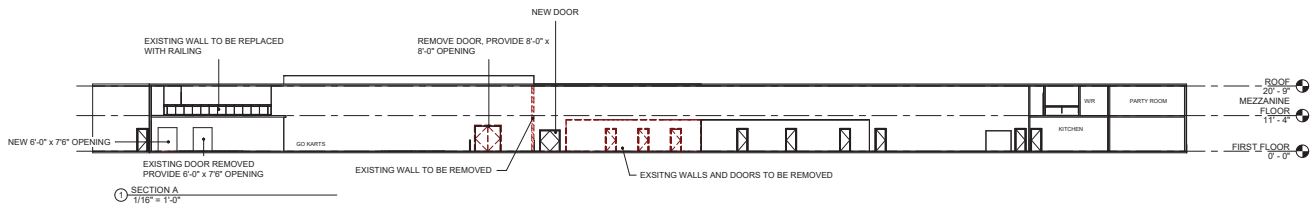
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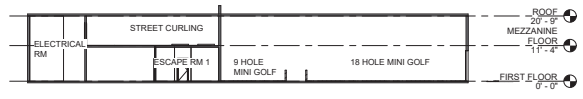
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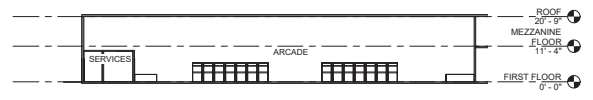
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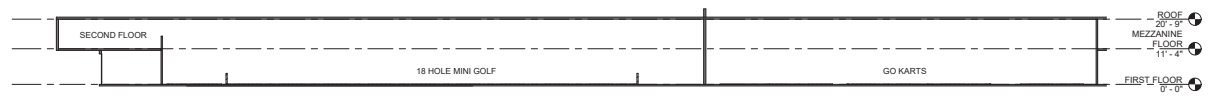
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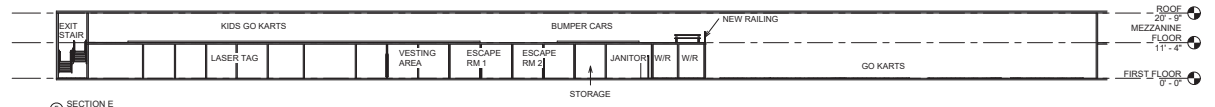
2 Section B
1/16" = 1'-0"



3 Section C
1/16" = 1'-0"



4 Section D
1/16" = 1'-0"



5 SECTION E
1/16" = 1'-0"

JAN.11.23 ISSUED FOR DP

A1.6

FUN PARK 2 SECTIONS

FUN PARK 2

11125 - 124 ST., SURREY, B.C.

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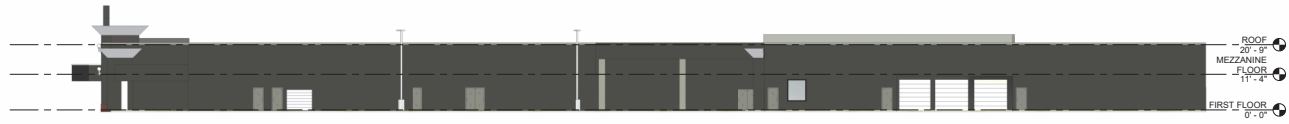
Drawn: NM

Checked: 1

Job No. 22-38



① NORTH ELEVATION
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② WEST ELEVATION
1/16" = 1'-0"



③ SOUTH ELEVATION
1/16" = 1'-0"

JAN 11/23 ISSUED FOR DP

A1.5

FUN PARK 2 ELEVATIONS

FUN PARK 2

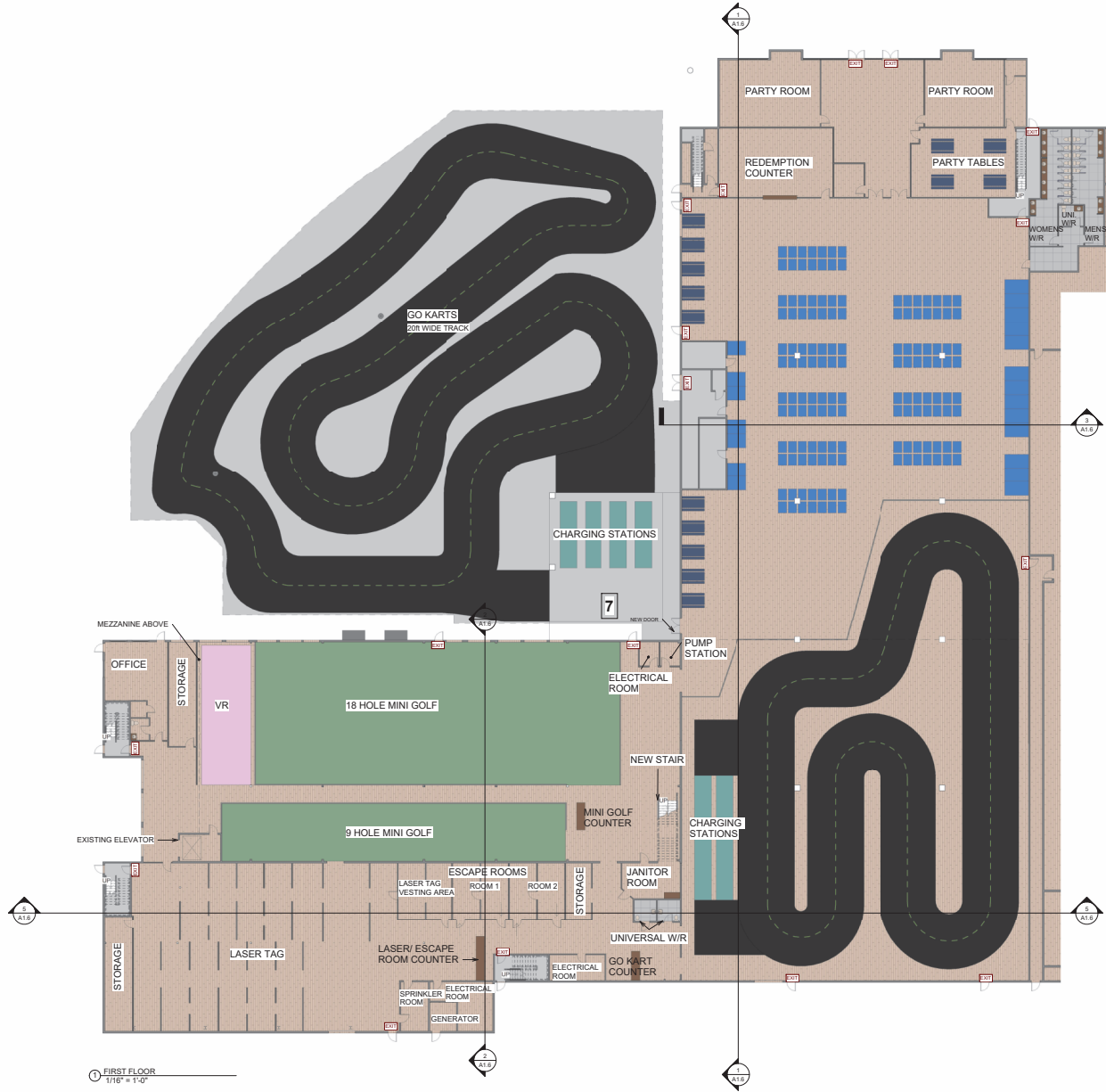
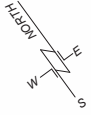
11125 - 124 ST. SURREY, B.C.

Drawn: NM

Checked: -

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EMAIL: gerry@blonstarchitect.com
SUITE 104, 12468 - 82ND AVE. SURREY, B.C. V3W 3E9



○ FIRST FLOOR
1/16" = 1'-0"

JAN. 11/23 ISSUED FOR DP

0.2

FIRST FLOOR PLAY STATIONS

Job No. 22-08

Drawn: NMI

Checked: -

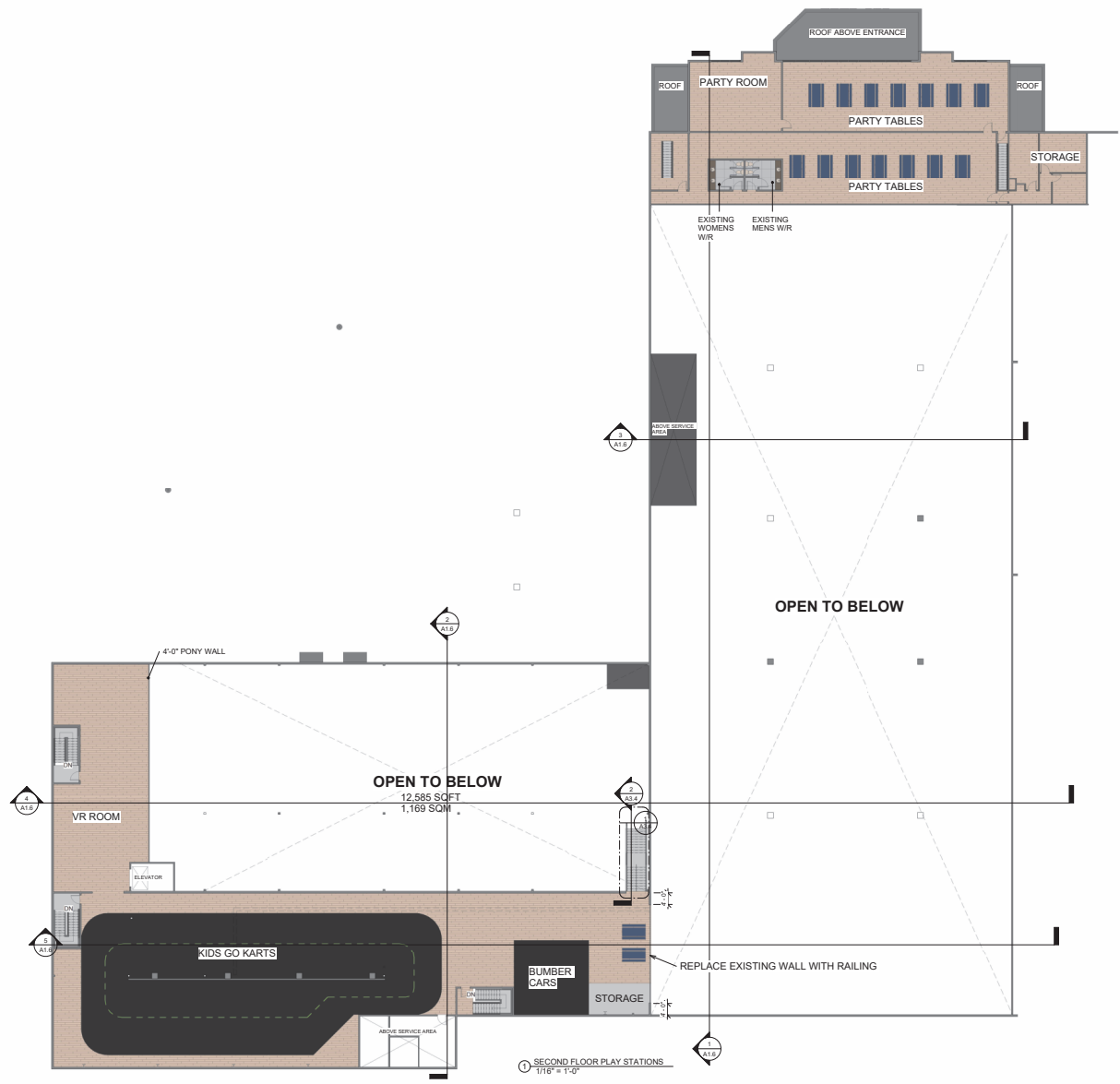
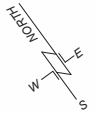
FUN PARK 2

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① SECOND FLOOR PLAY STATIONS
1/16" = 1'-0"

JAN. 11/23 ISSUED FOR DP

0.3

SECOND FLOOR PLAY STATIONS

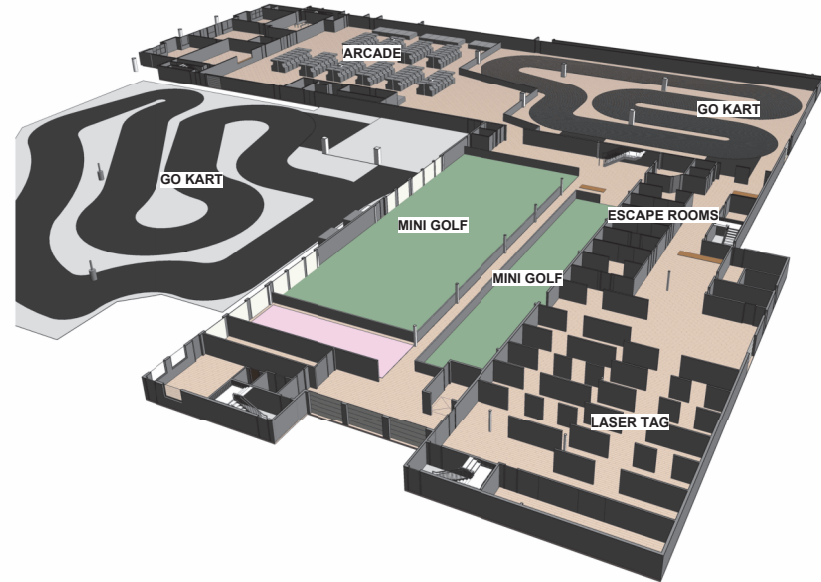
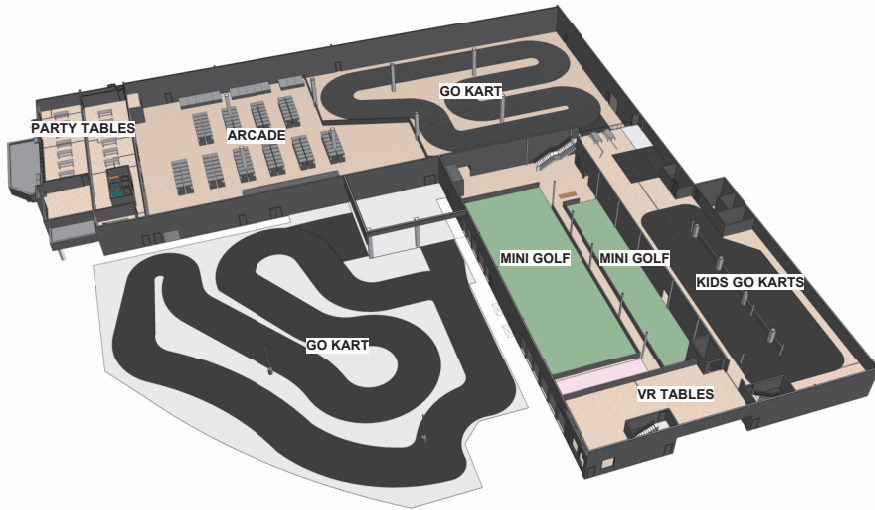
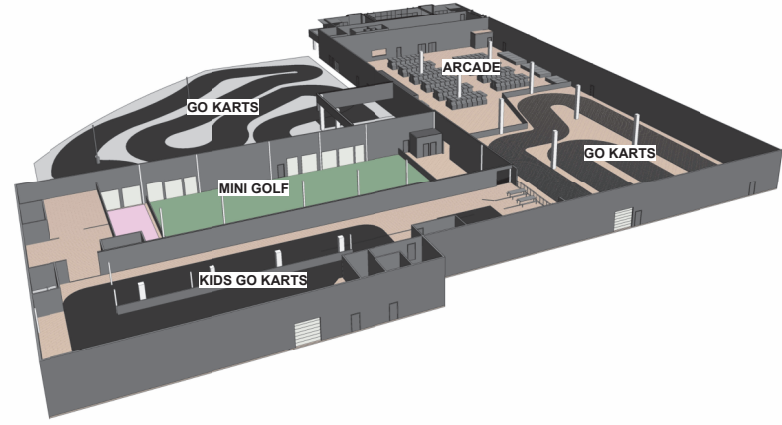
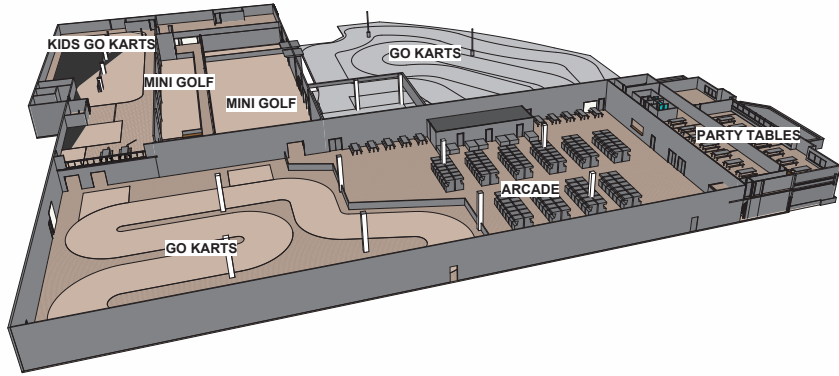
FUN PARK 2

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11125 - 124 ST., SURREY, B.C.
Drawn: NMI
Checked: -

11125 - 124 ST., SURREY, B.C.
Scale: 1/16" = 1'-0"



JAN.11.23 ISSUED FOR DP

0.4

PLAY STATION VIEWS

Job No. 22-08

Drawn: HBM

Checked:

FUN PARK 2

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CITY OF SURREY

BY-LAW NO. 12144

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

As amended by Bylaw No: 14166, 11/20/00; 19919, 12/02/19

THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

The Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000," as amended, is hereby further amended, pursuant to the provisions of Section 963 of the "Municipal Act," and the classification of the following parcels of land, presently shown upon the maps designated as the "Zoning Maps" and marked as Schedule "A" under Part 3 of the said By-law No. 12000, is hereby amended as follows:

FROM: "GENERAL INDUSTRIAL ZONE (I-G)"
TO: "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot A, Section 18, Block 5 North, Range 2 West,
New Westminster District, Plan 69522; and

(11120 Bridge Road)

Lot B, Section 18, Block 5 North, Range 2 West,
New Westminster District, Plan 69522.

(11125 - 124 Street)

(hereinafter referred to as "the lands")

2. The following regulations shall apply to the lands herein:

A. INTENT

This Comprehensive Development Zone is intended to accommodate and regulate those commercial and related uses requiring large lots and exposure to major highways.

B. PERMITTED USES

The land and structures shall be used for the following uses only, or for a combination of such uses:

1. Automotive service uses of vehicles less than 5,000 kilograms [11,023 lbs.] GVW.
2. Eating establishments including drive-through restaurants.
3. General service uses including drive-through banks.
4. Indoor recreational facilities, including bingo halls.
5. Light impact industry including retail of products processed or manufactured on the lot.
6. Tourist accommodation.
7. Parking facilities.
8. Retail stores limited to the following:
 - (a) Animal feed and tack shops;
 - (b) Appliance stores;
 - (c) Building supply stores;
 - (d) Convenience stores;
 - (e) Damaged goods and used clothing stores or flea markets, provided that the operation is contained within a building;
 - (f) Furniture stores;
 - (g) Garden supply stores;
 - (h) Retail warehouse uses;
 - (i) Sales and rentals of boats;
 - (j) Sales and rentals of vehicles less than 5,000 kilograms [11,023 lbs.] GVW;
 - (k) Sports card shops; and
 - (l) Sporting goods stores.
9. Office uses, limited to the following:
 - (a) Corporate head office, provided that the office is associated with the use permitted under B.5, B.8(b), (c), (f), (g), (h) above.
 - (b) Incidental office use for the daily operation of the tenant.
 - (c) Call centres
For the purpose of this By-law a call centre shall mean an office with a minimum of 50 employees who provide information on goods and services, take orders for goods and services, and/or provide technical after sales support to customers by telephone, e-mail or, other telecommunication technologies. A call centre shall exclude general office uses, accountant offices, law offices and, other similar business or professional offices.
10. Warehouse uses.
11. Community services.
12. Child care centres.
- ~~13. Accessory uses including the following:
 - (a) One dwelling unit per lot provided that the dwelling unit is:
 - i. Contained within the principal building; and~~

- ~~ii. Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the lot.~~
- ~~14. 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.~~
- 13. Outdoor recreational facilities, limited to go karts.
- 14. Entertainment uses, excluding adult entertainment stores, but including arcades, provided that the number of devices and/or machines on the premise does not exceed 165.
- 15. Accessory uses including the following:
 - (a) One dwelling unit per lot provided that the dwelling unit is:
 - i. Contained within the principal building; and
 - ii. Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the lot.

C. LOT AREA

Not applicable in this Zone.

D. DENSITY

The maximum density shall not exceed a floor area ratio (FAR) of 1.00 provided that not more than a FAR of 0.1 may be used for associated office uses.

E. LOT COVERAGE

The maximum lot coverage shall be 50%.

F. YARD AND SETBACKS

Buildings and structures shall be sited not less than 7.5 metres [25 ft.] from all lot lines (measurements to be determined as per Part I, Definitions, of By-law No. 12000, as amended).

G. HEIGHT OF BUILDINGS

Measurements to be determined as per Part I, Definitions, of By-law 12000, as amended:

1. Principal building: The height shall not exceed 9 metres [30 ft.].
2. Accessory buildings and structures: The height shall not exceed 9 metres [30 ft.].

H. OFF-STREET PARKING

1. Refer to Part 5, Off-Street Parking, of By-law 12000, as amended.

I. LANDSCAPING

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped, including the retention of mature trees. This landscaping shall be maintained.
2. Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided within the lot.
3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.
4. Except in those portions where a building abuts the lot line, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all lot lines separating the developed portion of the lot from any residential lot.
5. Loading areas, garbage containers and passive recycling containers shall be screened from any adjacent residential lot, to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

J. SPECIAL REGULATIONS

1. Garbage containers and passive recycling containers shall not be located along any required setbacks adjacent any residential lot.
2. Child care centres shall be located on the lot such that these centres have direct access to an open space and play area within the lot.

K. SUBDIVISION

Lots created through subdivision in this Zone shall conform to the following minimum standards:

Lot Size	Lot Width	Lot Depth
1,000 sq. m. [10,800 sq. ft.]	25 metres [80 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E. 21, Part 4, General Provisions, of By-law 12000, as amended.

L. OTHER REGULATIONS

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of By-law No. 12000 as amended, and in accordance with the "Surrey Subdivision and Development By-law", as amended.
2. General provisions on use are as set out in Part 4 General Provisions, of By-law No. 12000 as amended.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of By-law No. 12000 as amended.
4. Sign regulations are as set out in Part 6 Signs, By-law No. 12000 as amended.
5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of By-law No. 12000 as amended.
6. Building permits shall be subject to the "Surrey Building By-law" as amended and the "Surrey Development Cost Charge By-law" as amended, and the development costs charge shall be based on the "Highway Commercial Industrial Zone (CHI)".
7. Development permits may be required in accordance with the Official Community Plan as amended.
8. Provincial licensing of child care centres is regulated by the Community Care Facility Act R.S.B.C. 1979, c. 57 and the Child Care Regulations set out under B.C. Reg. 319/89/213.
9. Provincial licensing of neighbourhood pubs is regulated by the Liquor Control and Licensing Act R.S.B.C.

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1993, No. 12144."

READ A FIRST AND SECOND TIME on the 20th day of December, 1993.

PUBLIC HEARING HELD thereon on the 10th day of January, 1994.

READ A THIRD TIME on the 17th day of January, 1994.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 4th day of July, 1994.

_____MAYOR

_____CLERK