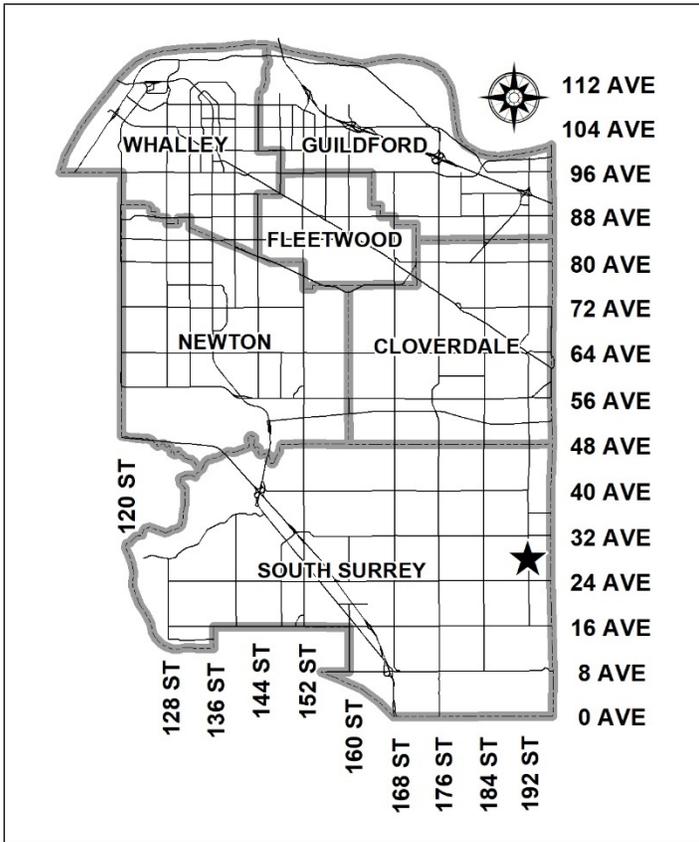


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0192-00

Planning Report Date: July 24, 2023



PROPOSAL:

- Amend CD By-law No. 16180

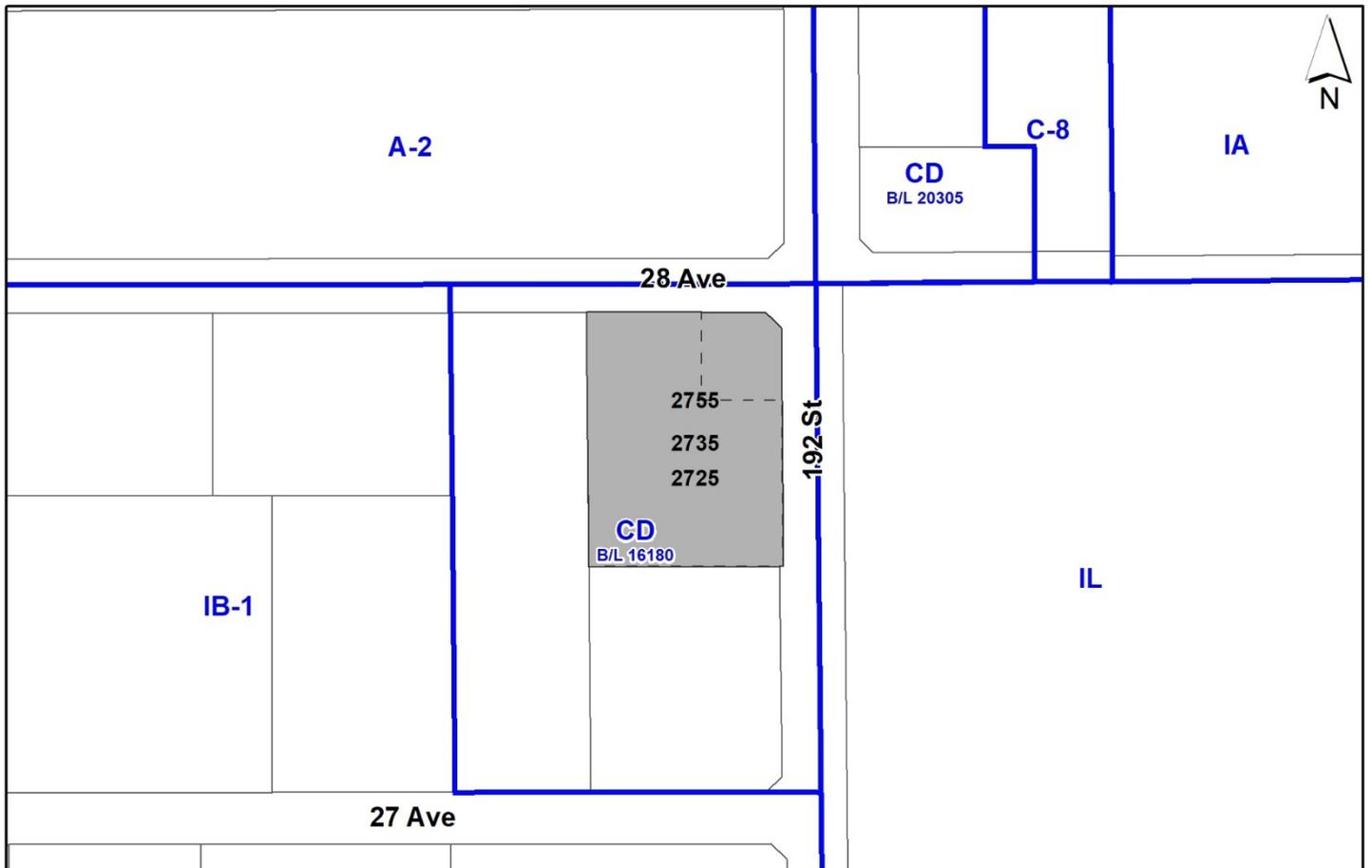
to add beverage container return centre as a permitted use to allow for a new express bottle return depot.

LOCATION: 2725 - 192 Street (2735 and 2755 - 192 Street)

ZONING: CD (Bylaw No. 16180)

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Commercial and Landscaping Strips



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing to amend CD Bylaw No. 16180.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed Comprehensive Development (CD) amendment is for Block A and will restrict the size of the beverage container return centre and limit its operation to indoors. Therefore, the proposed addition of 'beverage container return centre' to the existing CD Zone (Bylaw No. 16180) within Block A is considered a compatible use within the existing commercial building.
- The proposed bottle return depot is to be operated by Encorp Pacific (Return-it depots). The proposed depot will be an "express" version of the company's bottle return depot, meaning that all sorting will take place indoors.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to Amend CD Zone (Bylaw No. 16180) (Appendix II) and a date be set for Public Hearing.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Commercial plaza	Commercial and Landscaping Strips	CD (Bylaw No. 16180)
North (Across 28 Avenue):	Underutilized acreage agricultural lots with single family residences under Development Application No. 7922-0191-00, proposing to develop two multi-tenant light impact industrial buildings with an ancillary commercial node, (received Conditional Approval at the Regular Council – Public Hearing meeting on March 6, 2023).	Business Park, Business Park (Office), Landscaping Strips, and Commercial	A-2
East (Across 192 Street):	Latimer Park	City Park	IL
South:	Commercial plaza	Commercial and Landscaping Strips	CD (Bylaw No. 16180)
West:	Light impact industrial building	Technology or Business Park and Landscaping Strips	CD (Bylaw No. 16180)

Context & Background

- The development site is located at 2725 – 192 Street (also 2735 and 2755 – 192 Street) in Campbell Heights Business Park.
- The subject site is approximately 7,364 square metres in size, designated "Mixed Employment" in the Official Community Plan (OCP), "Commercial" and "Landscaping Strips" in the Campbell Heights Local Area Plan (LAP), and zoned "Comprehensive Development Zone (Bylaw No. 16180).
- The site is part of the principal commercial node for Campbell Heights and is intended to provide supportive commercial services to businesses and workers in the area.

- Customers can access the site via 28 Avenue, or through reciprocal access easements with adjacent properties via 192 Street or 27 Avenue. The existing loading bay will be utilized for loading of sorted goods via a new roll-up loading door.

POLICY & BY-LAW CONSIDERATIONS

CD By-law Amendment

- The proposed CD Bylaw Amendment will add the following use within Block A to the existing CD Zone (Bylaw No. 19823):
 - *Beverage container return centre*, provided that the use is confined to an enclosed building or a part of an enclosed building and is limited to 250 square metres.
- No other changes to the existing CD zone are proposed.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 6, 2023, and the Development Proposal Signs were installed on July 9, 2023. Staff received no responses from neighbouring residents or businesses.

INFORMATION ATTACHED TO THIS REPORT

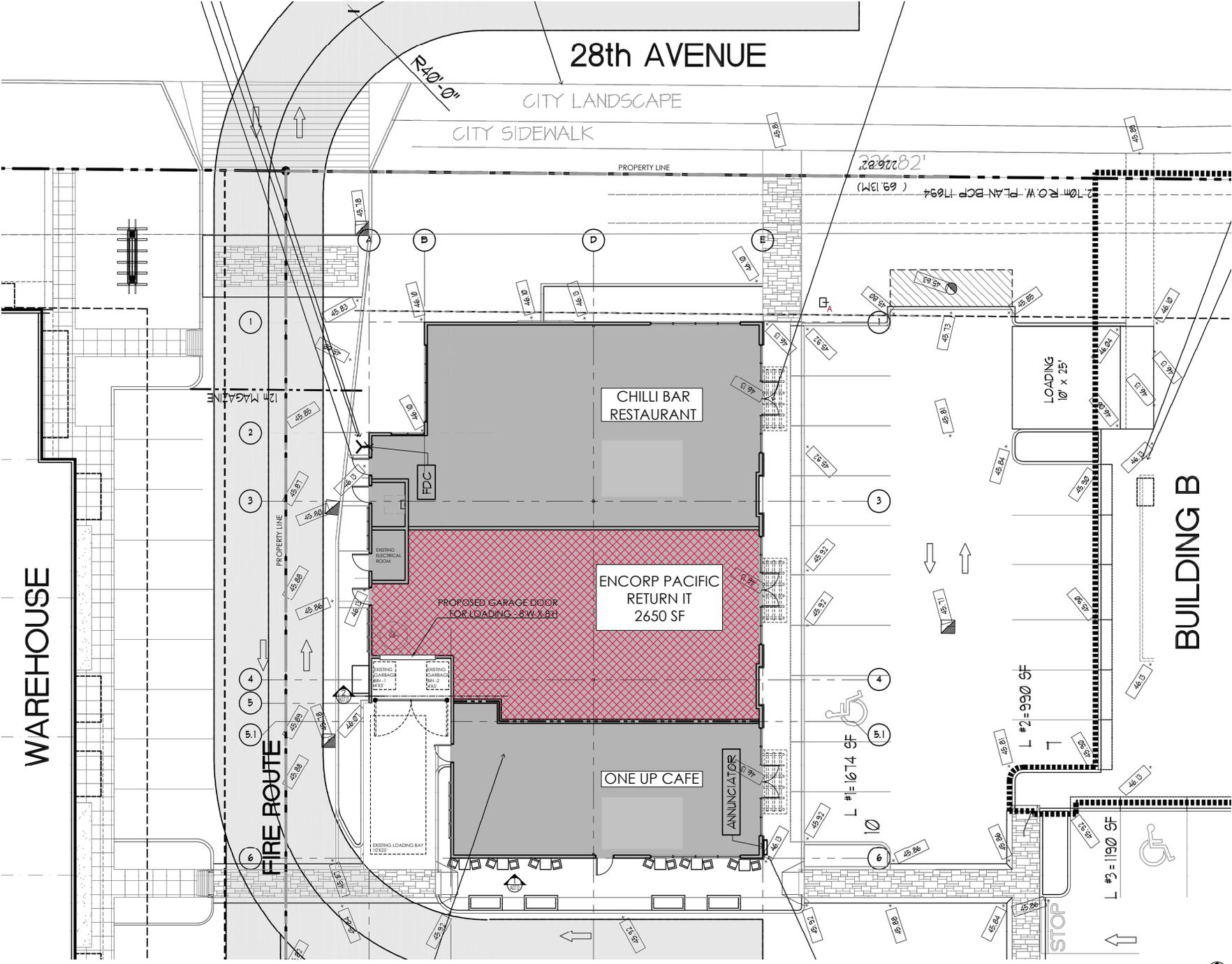
The following information is attached to this Report:

- | | |
|--------------|---|
| Appendix I. | Site Plan |
| Appendix II. | Proposed Amendments to CD Bylaw No. 16180 (red-lined) |

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

KS/ar



WAREHOUSE

FIRE ROUTE

28th AVENUE

CITY LANDSCAPE
CITY SIDEWALK

CHILLI BAR RESTAURANT

ENCORP PACIFIC RETURN IT
2650 SF

ONE UP CAFE

LOADING
10' x 25'

BUILDING B

1 SITE PLAN
SCALE: 1/8"=1'-0"

Rev #	Date	Revision Description
03	MAR.08.2023	ISSUED FOR REVIEW
04	MAR.20.2023	ISSUED FOR REVIEW
05	APR.05.2023	ISSUED FOR REVIEW
06	MAY.04.2023	ISSUED FOR REVIEW
07	JUN.13.2023	ISSUED FOR DEV PERMIT

Drawing Status:	
<input type="checkbox"/>	Issued For Review
<input type="checkbox"/>	Issued For LL Review
<input type="checkbox"/>	Issued For Permit
<input type="checkbox"/>	Issued For Tender
<input type="checkbox"/>	Issued For Construction

Arch:

JDG.
Interior Design +
Janks design group
201 - 1220 East Pender St.
Vancouver, B.C. V6A 1W8
Phone: 604.266.5474
email: info@jankdesigngroup.com

Client:

ENCORP PACIFIC

Project: RETURN-IT DEPOT
102-2755 192ND STREET
SURREY, BC

Title: **SITE PLAN**

Drawn By: A.A.	Start Date: 00.00.00
Scale: AS NOTED	Sheet #: A02.0

BY-LAW NO. 16180

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

As amended by Bylaw No: 17540, 02/20/12; 18457, 06/15/15

.....

THIS IS A CONSOLIDATED BY-LAW 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 BY-LAW PROVISIONS.

THE CITY 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 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: NEIGHBOURHOOD COMMERCIAL ZONE (C-5)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 026-288-940
 Lot 5 Section 21 Township 7 New Westminster District Plan BCP17694
 19150 - 28 Avenue
 (hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to permit development of an industrial business park, a neighbourhood commercial shopping node, and a full-service or combined full-service and self-service *gasoline station* with a high standard of design and developed in accordance with a *comprehensive design*.

The *Lands* are divided into Blocks A, B and C as shown on Schedule A which is attached hereto and forms part of this By-law.

B. Permitted Uses

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

1. Block A

(a) The following uses are permitted provided that the gross floor area of each individual business does not exceed 464 square metres [5,000 sq.ft.):

i. *Retail stores* excluding the following:

a. *Adult entertainment stores*; and

b. *Auction houses*;

c. *Secondhand stores and pawnshops*.

ii. *Personal service uses* limited to the following:

a. *Barbershops*;

b. *Beauty parlours*;

c. *Cleaning and repair of clothing*; and

d. *Shoe repair shops*;

iii. *Eating establishments* including *drive-through restaurants*;

iv. *Neighbourhood pub*;

v. *Liquor store*;

vi. *Office uses* excluding the following:

a. *Social escort services*; and

b. *Methadone clinics*;

vii. *General service uses* including *drive-through banks* but excluding funeral parlours and *vehicle rentals*;

viii. *Child care centres*.

ix. *Beverage container return centre*, provided that the use is confined to an enclosed *building* or a part of an enclosed *building*, and limited to 250 square metres.

(b) 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*.

2. Block B

- (a) The following uses are permitted provided that the gross floor area of each individual business does not exceed 370 square metres [4,000 sq.ft.]:

- i. *Retail stores* excluding the following:
 - a. *Adult entertainment stores*; and
 - b. Auction houses;
 - c. *Secondhand stores* and *pawnshops*.
- ii. *Personal service uses* limited to the following:
 - a. Barbershops;
 - b. Beauty parlours;
 - c. Cleaning and repair of clothing; and
 - d. Shoe repair shops;
- iii. *Eating establishments* including *drive-through restaurants*;
- iv. *Neighbourhood pub*;
- v. Office uses excluding the following:
 - a. *Social escort services*; and
 - b. *Methadone clinics*;
- vi. *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*;
- vii. *Indoor recreational facilities*;
- viii. *Community services*; and
- ix. *Child care centres*

- (b) 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*.

3. Block C

- (a) *Light impact industry* including wholesale and retail sales of products produced within the business premises or as part of the wholesale or warehouse operations.
- (b) *Warehouse uses.*
- (c) *Distribution centres.*
- (d) The following uses are permitted provided that the gross floor area of each individual business does not exceed 370 square metres [4,000 sq.ft].
 - i. *Retail stores* excluding the following:
 - a. *Adult entertainment stores;*
 - b. *Auction houses; and*
 - c. *Secondhand stores and pawnshops.*
 - ii. *Personal Service uses* limited to the following:
 - a. *Barbershops;*
 - b. *Beauty Parlours;*
 - c. *Cleaning and repair of clothing; and*
 - d. *Shoe repair shops;*
 - iii. *Eating establishments* excluding *drive-through restaurants.*
 - iv. *Office uses* excluding the following:
 - a. *Social escort services; and*
 - b. *Methadone clinics.*
- (e) *Accessory uses* including the following:
 - i.. *Child care centre;*
 - ii. *General service uses* excluding *drive-through banks;* and
 - iii. *Two dwelling units per lot* provided that the *dwelling units* are:
 - a. *Contained within a principal building;*

- b. Occupied by the owner or a caretaker, for the protection of the businesses permitted; and
- c. Restricted to a maximum floor area of:
 - (i) 140 square metres [1,500 sq.ft.] for the first *dwelling unit* on a *lot*; and
 - (ii) 90 square metres [970 sq.ft.] for the second *dwelling unit* on a *lot*.

C. Lot Area

Not applicable to this Zone.

D. Density

- 1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or a *building area* of 300 square metres [3,230 sq.ft.] whichever is smaller. The maximum *density* of development may be increased to that prescribed in Sub-section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. The maximum *density* shall be as follows:
 - (a) Block A – The *floor area ratio* shall not exceed 0.50;
 - (b) Block B – The *floor area ratio* shall not exceed 0.30; and
 - (c) Block C – The *floor area ratio* shall not exceed 1.00.

E. Lot Coverage

- 1. Block A - The maximum *lot coverage* shall be 50%.
- 2. Block B - The maximum *lot coverage* shall be 30%.
- 3. Block C - The maximum *lot coverage* shall be 45%.

F. Yards and Setbacks

Principal buildings shall be sited in accordance with the following minimum *setbacks*:

- 1. Block A
 - (a) North Yard – 7.5 metres [25 feet];
 - (b) South Yard – 4.2 metres [14 feet];
 - (c) East Yard – 7.5 metres [25 feet]; and

(d) West Yard – 4.5 metres [15 feet].

2. Block B

- (a) North Yard – 3.0 metres [10 feet];
- (b) South Yard – 7.5 metres [25 feet];
- (c) East Yard – 7.5 metres [25 feet]; and
- (d) West Yard – 7.5 metres [25 feet].

3. Block C

- (a) North Yard – 7.5 metres [25 feet];
- (b) South Yard – 7.5 metres [25 feet];
- (c) East Yard – 7.5 metres [25 feet]; and
- (d) West Yard – 7.5 metres [25 feet].

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Block A

- (a) Principal buildings: The *building height* shall not exceed 9 metres [30 feet]; and
- (b) Accessory buildings and structures: The *building height* shall not exceed 4 metres [13 feet].

2. Block B

- (a) Principal buildings: The *building height* shall not exceed 9 metres [30 feet]; and
- (b) Accessory buildings and structures: The *building height* shall not exceed 4 metres [13 feet].

3. Block C

- (a) Principal buildings: The *building height* shall not exceed 14 metres [45 feet]; and
- (b) Accessory buildings and structures: The *building height* shall not exceed 6 metres [20 feet].

H. Off-Street Parking

- 1. Refer to Tables C.2 and C.3, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000 as amended.
- 2. *Tandem parking* may be permitted for company fleet vehicles.

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. Land and *structures* shall be used for the uses permitted in this Zone only if such uses:
 - (a) Constitute no unusual fire, explosion or safety hazard;
 - (b) Do not emit noise in excess of 70 dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an *industrial lot* the noise level shall not exceed 60 dB; and
 - (c) Do not produce heat or glare perceptible from any boundary of the *lot* on which the use is located.
2. Outdoor storage or display of any goods, materials or supplies is specifically prohibited.
3. Loading areas shall not be located within any required front *yard setback* or flanking street *setback* which abuts a major road, as shown in the *Official Community Plan*.
4. Garbage containers and *passive recycling containers* shall not be located within any required front or *flanking street setback*.
5. *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*.

6. Parking, storage or service of trucks and trailers on any portion of the *lot* not associated with the uses or operations permitted thereof shall be specifically prohibited.

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
6,000 sq. m [1.5 acre]	30 metres [100 ft]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the C-5 Zone for Block A, the CG-2 Zone for Block B and the IB-1 Zone for Block C as set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No.

9011, as amended, and the Surrey Development Cost Charge By-law, 2006, No. 15973, as amended, and the development cost charges shall be based on the C-5 Zone for Block A, the CG-2 Zone for Block B and the IB-1 Zone for Block C.

8. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
 9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
 10. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996. c. 60, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
 11. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act. R.S.B.C. 1996, chapter 267, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16180."

READ A FIRST AND SECOND TIME on the 4th day of December, 2006.

PUBLIC HEARING HELD thereon on the 18th day of December, 2006.

READ A THIRD TIME ON THE 18th day of December, 2006.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 22nd day of January, 2007.

MAYOR

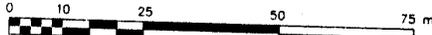
CLERK

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY
 REZONING BYLAW NO. 16180 OF LOT 5 SEC 21 TP 7 NWD
 PLAN BCP17694

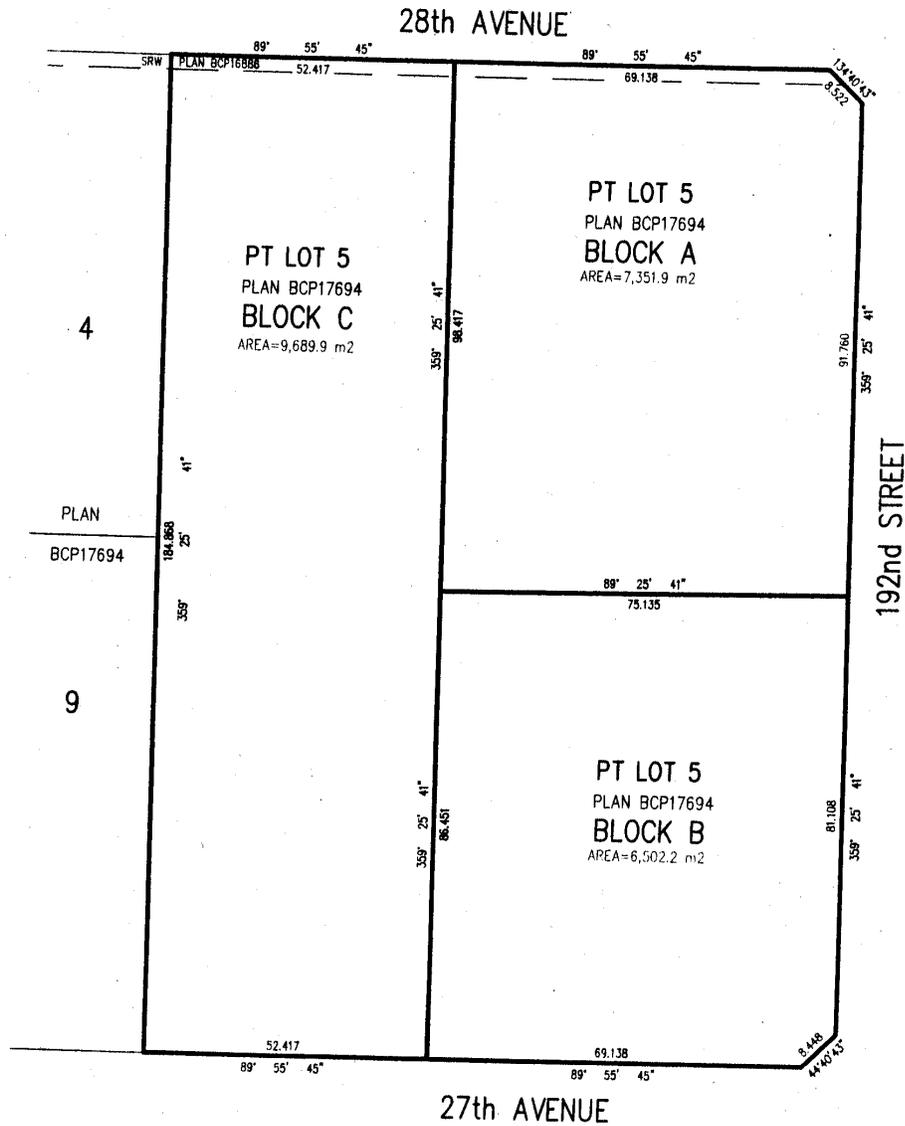
SCHEDULE A

B.C.G.S. 92G.007

SCALE 1 : 750



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF



CERTIFIED CORRECT ACCORDING TO SURVEY
 THIS 21st DAY OF NOVEMBER, 2006

G. A. Hol
 G.A. HOL B.C.L.S.

McELHANNEY ASSOCIATES
 LAND SURVEYING LTD.
 13160 88th AVENUE
 SURREY, BC V3W 3K3
 TEL: 604-596-0391
 FILE: 2112-07336-0