

At its June 23, 2003 Regular Meeting, after considering a development permit application for an auto loans and sales business in the north City Centre area, Council adopted the following resolution:

"That staff be instructed to bring forward, for Council's consideration, appropriate recommendations for rezoning CHI zoned sites in the City Centre area so as to eliminate uses that are inconsistent with the vision for City Centre".

At its January 12, 2004 Regular Meeting, Council considered Corporate Report No. R003 (attached as Appendix "B") and gave first and second reading to By-law No. 15271 to amend the CHI Zone for lands within the City Centre area. The amendments included:

- Remove as permitted uses, automotive services uses, the sale and rental of vehicles and automotive painting and body work;
- Remove as permitted uses, light impact industry and warehouse uses;
- Add as permitted uses, "office uses" and remove some of the limitations on the types of office uses that would be permitted, except that social escort services and methadone clinics would be excluded;
- Add as a permitted use, "retail store" and remove some of the restrictions as to the types of retail stores that are permitted, except that adult entertainment stores, second hand stores and pawnshops would be excluded;
- Continue to provide for restaurants and banks as permitted uses, but remove drive through facilities as a permitted use in association with a restaurant and bank; and
- Remove outdoor storage of goods and materials as a permitted use.

Notice of these proposed amendments was mailed to all affected property owners and to properties within 100 metres of all affected properties.

The Public Hearing for the related amendment by-law was held on February 9, 2004. At the Public Hearing, representatives of the Whalley Business Improvement Association ("BIA"), the Canadian Bankers' Association, McDonald's Restaurants, Tim Horton's Restaurants, A&W Food Services Canada and the B.C. Restaurant and Food Services Association appeared before Council. While all spoke in support of Council's initiatives to clean up and improve the image of the City Centre area, they requested additional time to review the implications of the elimination of drive-through facilities as a permitted use in association with restaurants and banks.

After the Public Hearing, Council resolved:

"That Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2004, No. 15271 be referred to staff for further consultation with stakeholders and report back with recommendations".

DISCUSSION

Stakeholder Meeting

All persons and organizations that spoke at or made representation to the February 9, 2004 Public Hearing, were invited to attend a meeting arranged by City staff on the afternoon of March 23, 2004. Representatives of McDonald's Restaurants, Tim Horton's, the Canadian Petroleum Institute and the Whalley BIA attended this meeting.

All those who attended the meeting supported Council's initiatives for improving the City Centre area and the creation of a vibrant, pedestrian-oriented downtown.

The representatives from the restaurant and petroleum sectors expressed concern with the proposed removal of drive-through facilities as a permitted use in the City Centre area. They advised that this could significantly decrease business and potentially lead to the closure of restaurants that rely heavily on the drive-through component to remain viable. They further advised that drive-through facilities provide a sense of security for evening patrons and are convenient for customers, particularly the disabled and parents with young children. The representatives stated that they recognized that drive-through facilities are more often found in suburban rather than higher-density town and city centre locations and are not permitted in the Town Centre Commercial (C-8) Zone or the City Centre Commercial (C-15) Zone. However, there was a concern that this change to the CHI zone could discourage some new businesses from establishing in the City Centre and could reduce the incentive for existing restaurants to renovate or upgrade.

The observation was made that Surrey's City Centre is not yet at a stage, compared to other high-density downtowns, where drive-throughs should be eliminated. When development densities and land values increase, the market will tend to force the phase out of this type of facility. The business representatives expressed an interest in working with the City to explore options and innovative design standards that would assist in allowing drive-through uses to continue in City Centre to satisfy businesses, while achieving the City's longer term vision for the City Centre.

Some of the representatives also expressed a view that the area that is the subject of this rezoning might be too large and that the City should give consideration to reducing the rezoning to the core of the City Centre area.

Public Open House

City staff organized a Public Open House for the evening of March 23, 2004 at Our Lady of Good Counsel Parish to discuss the revisions to the CHI zone that were considered by Council at the Public Hearing on February 9, 2004. An advertisement regarding the open house was placed in local newspapers and a notice of the open house was sent by direct mail to the owners of all CHI-zoned properties and the owners of properties that are immediately adjacent to the CHI-zoned properties.

Sixteen people, including local residents, property owners and business owners attended the open house. All who attended expressed their support for the City Centre vision. The owners of two motorcycle sales and repair shops advised City staff of their concerns regarding the fact that the amendments will restrict their ability to expand their businesses. The motorcycle shops would be classified as automotive sales and repair uses, which are not permitted under the recommended revisions to the CHI zone for City Centre. As such, these existing businesses would become legal non-conforming uses under the revised zone and as a result would not be permitted to occupy an area beyond what they currently occupy.

Several other business owners inquired about the legal non-conforming status of their particular properties following the amendments. A view was also expressed that in some pockets, drug use, prostitution, theft and vandalism hinder the establishment of new businesses and that further zoning restrictions could exacerbate this situation.

Only one comment sheet, opposed to eliminating drive-throughs as a permitted use, was returned at the public open

house.

Correspondence

The owner of the property at 13459 King George Highway, on which a window fabricating facility has been located since 1976, forwarded a letter to the City advising that they had recently sold the business and the new owners of the business will be vacating the site after the current lease expires. The property owner advised that removal of "light industry" as a permitted use for this site would render the current building useless. He also advised that drug and prostitution problems, theft and vandalism make it unlikely that new retail uses would locate on this site and be able to attract customers. Reducing the range of permitted uses could decrease land value. It was suggested that the City consolidate properties or create initiatives to encourage investors to consolidate sufficiently large blocks of land to allow significant redevelopment to occur in the City Centre.

Correspondence was received from the Whalley BIA, the BC Restaurant and Foodservices Association and the Canadian Petroleum Producers Institute that reiterated support for the City Centre vision, but advised of opposition to the elimination of drive through restaurants and banks and noted that the defined City Centre area may be too large.

Concurrent Development Applications

Since the initiation of this process, Council has received and approved development permit applications for a mini-storage warehouse development and a car wash and oil change facility at 13842 and 13864 – 104 Avenue. The site is illustrated on the map attached as Appendix "C". Both of these projects comply with the current provisions of the CHI Zone, but would become legal non-conforming uses if the amendments to the CHI zone are adopted that were the subject of the February 9, 2004 Public Hearing. These amendments included removing all automotive service, industrial and warehouse uses from the CHI zone for lands located within the City Centre area. The owners of the two referenced developments have expressed concern with their respective developments becoming legal non-conforming uses.

The focus of the changes to the CHI zone was properties within the core of City Centre. On this basis, the area to which the amended CHI zone will apply is being reduced in area to those properties along King George Highway and within the Whalley Ring Road system as illustrated in Appendix "D". Properties along 104 Avenue east of the East Whalley Ring Road, such as those to which the previous paragraph refers, would not be impacted by the recommended changes to the CHI Zone.

Synopsis of Public Input

The input received through the public consultation process indicates significant support for Council's initiative to take steps to ensure that the City Centre develops as a vibrant, people-oriented downtown. There is also support in relation to restricting the establishment of new automotive and industrial uses in the downtown area and for allowing additional office and retail uses on the CHI-zoned sites in the area.

The business community, however, did not support the removal of drive-through facilities in association with restaurants and banks. At this time, there are four restaurants with a drive-through facility located on sites that are zoned CHI in the City Centre. These are:

- Burger King at 10344 King George Highway;

- Church's Chicken at 10542 King George Highway;
- McDonald's Restaurant at 10240 King George Highway; and
- Dairy Queen at 9546 King George Highway.

There are no banks located on sites zoned CHI in the City Centre.

Existing businesses located on sites affected by the proposed zoning amendments are protected by legislation that grants "legal non-conforming" status to existing uses where zoning is changed after the use is established. If owners are concerned with this status, they have the option to apply to rezone their specific site to a Comprehensive Development (CD) zone that allows the existing use as a permitted use within the CD Zone.

Recommended Approach

It appears to be premature to remove drive-through facilities as a permitted use on the CHI-zoned sites in City Centre, given the relatively strong expressions of concern voiced by the property owners and business owners in the City Centre in relation to the removal of this use as a permitted use. Any new commercial development that involves a drive through facility will be subject to a development permit and on this basis Council would have the opportunity to ensure that new drive-through facilities are designed so as to be complementary to the long-term vision for City Centre. As the City Centre continues to densify, drive-through facilities will naturally be eliminated in the process.

The removal of automotive service uses and warehouse uses from the City Centre is considered reasonable at this time. The loss of these permitted uses is proposed to be offset by the addition of a broader range of office and retail uses as permitted uses within the CHI zone in City Centre.

The amendments should only apply to CHI-zoned properties near the King George Highway and generally within the Whalley Ring Road system, as illustrated in Appendix "D". This sub-area specifically does not include the CHI-zoned properties along 104 Avenue to the east of the East Whalley Ring Road, some of which have been the subject of recent approvals by Council for warehouse and automotive service uses. A separate map will need to be added to Schedule D of Surrey Zoning By-law, 1993, No. 12000 to identify this sub-area of the City Centre to which the amended CHI zone will apply (i.e., the sub-area identified on Appendix "D").

In relation to properties in the above identified sub-area of City Centre, the CHI Zone is proposed to be amended as follows:

- Removal of automotive service, warehouse and light impact industry uses as permitted uses;
- Addition of "office uses except for social escort services and methadone clinics";
- Addition of "retail stores except for adult entertainment stores, second hand stores and pawn shops";
and
- Removal of all provisions for outdoor storage.

Legal Services has reviewed the proposed by-law amendments and has no concerns.

Staff considered introducing a new Highway Commercial Industrial (CHI-CC) Zone for the City Centre area, but decided against this approach due to the complexities associated with introducing a new zone. Many of the City's by-laws make reference to zones contained in the Zoning By-law (i.e., the OCP By-law, the DCC By-laws, CD By laws, etc.) and, therefore, a relatively long series of by-law amendments is triggered to fully implement a new zone. In this circumstance, the new zone will only be applicable to a few properties in City Centre and will likely be phased out over time. It is also noted that further revisions to Surrey Zoning By-law, 1993, No. 12000, including the CHI zone, may be necessary following the completion of the review of the City Centre Plan that is to be undertaken during the next year.

CONCLUSION

Based on the above, it is recommended that Council:

1. Approve amendments to the Surrey Zoning By-law, 1993, No. 12000 Text Amendment By-law No. 15271 as documented in Appendix "A"; and
2. Authorize the City Clerk to set a date for a Public Hearing related to the Amendment By-law No. 15271 (as revised).

Murray Dinwoodie
General Manager
Planning and Development

JMcL/rdd/saw

Attachments:

Appendix "A" - Proposed Text Amendment to Part 39, Highway Commercial Industrial Zone

Appendix "B" - Map of City Centre Area and Properties Zoned (CHI) in the City Centre

Appendix "C" - Map of the Development Applications recently approved within CHI zone in

City Centre

Appendix "D" – Recommended Area for Amendment to CHI Zone

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Appendix "A"

Proposed Amendment to Part 39, Highway Commercial Industrial Zone (CHI) of Surrey Zoning By-law, 1993, No. 12000

The following amendments are proposed to Part 39, Highway Commercial Industrial Zone (CHI) of Surrey Zoning By-law, 1993, No. 12000, as amended:

1. The preamble to Section B. Permitted Uses is to be deleted and replaced with the following:

"Land and *structures* outside the sub-area of the *City Centre*, as identified on Map D.1(a), shall be restricted to the uses listed in Sub-sections 1 through 16 only, or for a combination of the uses listed in Sub-sections 1 through 16. Land and *structures* located within the sub-area of the *City Centre*, as identified on Map D.1(a), shall be restricted to any of the uses listed in Sub-section 17 only or for a combination of any of the uses listed in Sub section 17".

2. The following heading is to be inserted below the preamble and above Sub-section 1 in Section B:

"Outside the sub-area of the City Centre as shown on Map D.1(a)"

3. The following paragraph is to be inserted as Sub-section 17 under Section B. Permitted Uses:

"17. Land and structures located within the sub-area of the **City Centre**, as shown on Map D.1(a), shall be used for the following uses only or for a combination of such uses:

- (a) *Eating establishments* including *drive-through restaurants*;
- (b) *General service uses* including *drive-through banks*;
- (c) *Beverage container return centres* provided that:
 - i. the use is confined to an enclosed *building*; and
 - ii. the *building* is a maximum of 279 square metres [3,003 sq. ft.];
- (d) *Indoor recreational facilities*, including *bingo halls*;
- (e) *Tourist accommodation*;
- (f) *Parking facilities*;
- (g) *Retail stores* excluding the following:
 - i. *adult entertainment stores*; and
 - ii. *secondhand stores* and *pawnshops*;
- (h) *Assembly halls*;
- (i) *Community services*;
- (j) *Office uses* excluding the following:
 - i. *social escort services*; and
 - ii. *methadone clinics*;
- (k) *Child care centres*; and
- (l) *Accessory uses* including the following:

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 employed, for the protection of the businesses permitted on the *lot*.

4. The following heading is to be inserted below Sub-section 16 in Section B:

"Within the sub-area of the City Centre as Shown on Map D.1(a)"

5. The following paragraph is to be inserted at the end of Sub-section J. Special Regulations:

"6. For land and *structures* located within the sub-area of the *City Centre*, as shown on Map D.1(a), outdoor storage of any goods, materials or supplies is specifically prohibited".

6. The following Map is to be inserted in Schedule D Maps of the City Centre and Town Centres, following Map D.1:

Amendments: B/L 13774, 07/26/99

Map D.1(a) Sub-Area of the City Centre





Corporate Report

NO: R003

COUNCIL DATE: Jan 12/04

REGULAR

TO: Mayor & Council DATE: January 5,
2004
FROM: General Manager, FILE: 3900-20-12000
Planning and Development (Surrey City
Centre)
SUBJECT: Proposed Text Amendments to the Highway
Commercial Industrial (CHI) Zone for Surrey City
Centre

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information;
2. Approve text amendments to the Surrey Zoning By-law, 1993, No. 12000, as amended, related to the Highway Commercial Industrial (CHI) Zone, as outlined in Appendix I; and
3. Authorize the City Clerk to bring forward the necessary amendment by-law for the required readings and to set a date for the related Public Hearing.

INTENT

The purpose of this report is to present proposed text amendments to Part 39 of Surrey Zoning By-law, 1993, No. 12000, as amended (the "Zoning By-law") to amend the uses permitted in the Highway Commercial Industrial (CHI) Zone, as it applies to lands within the City Centre. The proposed amendments are intended to address Council's concerns regarding the character and quality of development in City Centre.

BACKGROUND

At its June 23, 2003 Regular Meeting, Council considered a Development Permit application for an auto loans and sales business on a site zoned Highway Commercial Industrial (CHI) on the King George Highway in the north City Centre area. At the conclusion of its deliberations, with respect to this application, Council adopted the following resolution:

"That staff be instructed to bring forward, for Council's consideration, appropriate recommendations for rezoning "CHI" zoned sites in the City Centre area so as to eliminate uses that are inconsistent with the vision for City Centre".

The recommendations and the proposed text amendments presented in this report have been prepared in

response to Council's direction.

DISCUSSION

Official Community Plan and City Centre

The Official Community Plan (the "OCP") establishes policies to promote the City Centre as a place for corporate head offices, major arts and cultural facilities and for high rise, high density residential development. The OCP envisions Surrey City Centre as the downtown and a major employment centre for the City and as a regional town centre for the South of the Fraser sub-region. Other OCP policies are directed at ensuring the development of the City Centre as a vibrant and people-oriented downtown, which is an attractive place for businesses, residents and visitors.

Council's goals, as articulated in the OCP policies for the City Centre, can be difficult to achieve where existing zoning on sites in City Centre allow for uses that are inconsistent with the goals. A number of the uses and regulations in the CHI zone, specifically those allowing auto-oriented uses and light impact industry, are generally incompatible with Council's vision for the City Centre. There are several sites that are zoned CHI in the City Centre area, as illustrated in Appendix II.

Highway Commercial Industrial (CHI) Zone

The Highway Commercial Industrial (CHI) Zone is intended to accommodate and regulate commercial and related uses requiring large lots and exposure to major highways. It provides for uses that are generally not accommodated in a shopping centre, town centre or in the Surrey City Centre. Based on the intent of the zone, properties in the City Centre should not be zoned CHI.

The presence of the CHI Zone in the City Centre is a historic remnant from early development patterns in Whalley when King George Highway was the major north-south highway corridor for the City and highway-oriented commercial activity was appropriate for the area. Over time, however, the City's vision for the area has changed and these auto-oriented and light impact industrial uses are no longer compatible with the vision for City Centre.

The City Centre area is approximately 590 hectares (1,460 acres) in area, of which 104 separate lots, with a total area of 25.2 hectares (62.3 acres) are zoned CHI. This accounts for approximately 4% of the total City Centre area. The location of these lots is shown in the map attached as Appendix II.

Staff surveyed all CHI-zoned properties within the City Centre to determine the range and character of land uses on these sites. Existing uses can be grouped into three broad categories:

- Commercial/Retail
- Auto-Oriented
- Industrial

There are a number of vacant properties currently zoned CHI in the City Centre area, including one former school site at the corner of Hilton Road and Grosvenor Road.

The following table provides the percentage of all CHI-zoned properties in City Centre being used for the various categories of use:

Land Use	% of Lots Zoned CHI
Commercial/Retail	48.1
Auto-Oriented	39.4
Vacant	8.7
Light Impact Industrial	2.9
School site (vacant)	1.0
Total	100.0%

Over 40% of the CHI zoned properties in the City Centre are currently occupied by auto oriented or light impact

industrial uses. These types of uses impact the City's ability to attract investment and re-development of land in City Centre in a manner consistent with the OCP and Council's vision for the area. Auto-oriented uses and light impact industrial uses often have significant visual impact on the built environment, as they tend to feature auto repair bays, loading areas, outdoor storage areas and a generally lower quality of urban design and built form. In addition, much of the existing building stock on lots accommodating these uses is older, pre-dating Surrey's current Development Permit (design review) processes.

Proposed Amendments to Zoning By-law

Text amendments to the Zoning By-law, as documented in Appendix I have been developed to address concerns with the potential impacts of future development on CHI zoned sites in the City Centre. These amendments include:

- the elimination of uses from the CHI zone that are not compatible with the long term vision for the City Centre; and
- the addition of a new list of permitted uses that will better achieve the OCP's objectives.

The recommended changes to the permitted uses in the CHI zone will only apply to the lands located within the boundaries of the City Centre, as shown in Schedule D of the Zoning By-law.

More specifically, the amendments include:

- Eliminating automotive service uses, the sale and rental of vehicles and automobile painting and body work as permitted uses;
- Eliminating light impact industry and warehouse as permitted uses;
- Adding "office uses" as a permitted use without limitation as to the type of offices. Office uses in the CHI zone are currently limited to engineering, surveying, general contractor, government and utility company offices;
- Adding "retail store" as a permitted use. Retail stores in the CHI zone are currently limited to a specific list of stores, including feed and tack shops, appliance stores, auction houses, automotive parts, building supply stores, furniture and garden supply stores, etc.;
- Restaurants and banks will continue to be permitted uses, but drive through facilities, in association with these uses, will not be permitted. The CHI zone currently allows "drive through restaurants" and "drive through banks"; and
- Eliminating outdoor storage of any goods or materials. The CHI zone currently permits outdoor storage, subject to screening.

The proposed amendments to the CHI Zone are viewed as an "interim" measure to address image and quality of development concerns in the City Centre. The ultimate land uses in the area will require that many of the CHI sites be rezoned to achieve the density and use envisioned for the City Centre. These future rezonings will occur on a site by site basis in conjunction with a specific development proposal for each such site.

Staff in the Planning and Development Department has met with representatives of the Whalley Business Improvement Area, who expressed their on-going support for Council's vision and policies for the City Centre and supported the proposed amendments to the CHI Zone.

As this is a text amendment to the Zoning By-law, Legislative Services will undertake the standard Public Hearing notification process and will notify the owners of the affected properties by mail, informing them of the proposed by-law amendment and their opportunity to appear before Council at the related Public Hearing.

The proposed text amendments have been reviewed by Legal Services who have no objections or concerns.

Legal Non-conforming Status

If the proposed amendments to the Zoning By-law, as documented in Appendix I, are adopted, the existing uses on a number of the CHI-zoned properties, shown in Appendix II, will become "legal non-conforming" uses. These legal non-conforming uses may continue for an indeterminate time, unless the non-conforming use on the site ceases for a

period of six months or more, at which time the "legal non-conforming use" status terminates and the use of the lands must conform to the then current provisions of the Zoning By-law (i.e., the amended CHI zone). Re-development of these "legal non conforming" properties would be subject to the permitted uses and other provisions of amended CHI zone.

In-Stream Development Applications

There are two in-stream development applications for properties zoned CHI in the City Centre. The location of each of these properties is illustrated in Appendix III.

Development Application No. 7902-0170-00 relates to the lot at 13374 King George Highway and includes a Development Permit to construct a one-storey building with offices and automotive service bays to facilitate the operation of an auto loan business and a Development Variance Permit to vary side yard setbacks and landscaping requirements. Council's concern with the nature of this application and the impacts in the City Centre gave rise to Council's direction to staff that prompted this report. The proposed auto-oriented use is not consistent with the proposed text amendments to the CHI Zone, but the application can proceed since the application preceded the by-law amendment process outlined in this report and a building permit application has been submitted. This use will be a "legal non-conforming" use upon its completion.

Development Application No. 7903-0374-00 is related to the lot at 13842 and 13864 - 104 Avenue. The application includes a Subdivision (lot consolidation), a Development Permit for a mini-storage facility and a Development Variance Permit to vary parking requirements. The proposed warehouse/storage use would not be consistent with the proposed amendments to the CHI Zone. However, if the necessary building permit application for this development is submitted prior to the adoption of the proposed amendments to the Zoning By-law, the building permit application will be processed based on the current zoning provisions for the site.

CONCLUSION

In accordance with Council's direction, staff has developed amendments to the Highway Commercial Industrial (CHI) Zone for the City Centre area, in accordance with Council's direction, to remove land uses which are not compatible with the vision for development in City Centre. It is recommended that Council approve the proposed text amendments to the Highway Commercial Industrial (CHI) Zone, as outlined in Appendix I and authorize the City Clerk to bring forward the necessary amendment by-law for the required readings and to set a date for the related Public Hearing.

Original signed by

Murray Dinwoodie
General Manager
Planning and Development

BK:saw

Attachments:

Appendix I Proposed Text Amendment to Part 39, Highway Commercial Industrial (CHI) Zone

Appendix II Map of City Centre Area and Properties Zoned Highway Commercial Industrial (CHI) in the City Centre

Appendix III Map of In-stream Development Applications

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Appendix I

Proposed Amendment to Part 39, Highway Commercial Industrial Zone (CHI) of Surrey Zoning By-law, 1993, No. 12000

The following amendments are proposed to Part 39, Highway Commercial Industrial Zone (CHI) of Surrey Zoning By-law, 1993, No. 12000, as amended:

1. The preamble to Section B. Permitted Uses is to be deleted and replaced with the following:

"Land and *structures* outside *City Centre* shall be restricted to the uses listed in Sub-sections 1

through 16 only, or for a combination of the uses listed in Sub-sections 1 through 16. Land and *structures* located within the *City Centre* shall be restricted to the uses listed in Sub-section 17 only or for a combination of the uses listed in Sub-section 17".

2. The following heading is to be inserted below the preamble and above Sub section 1 in Section B:

"Outside City Centre"

3. The following paragraph is to be inserted as Sub-section 17 under Section B. Permitted Uses:

"17. Land and *structures* located within *City Centre* shall be used for the following uses only, or for a combination of such uses:

- (a) *Eating establishments* excluding *drive-through restaurants*;
- (b) *General service uses* excluding *drive-through banks*;
- (c) *Beverage container return* centres provided that:
 - (i) the use is confined to an enclosed *building*; and
 - (ii) the *building* has a maximum floor area of 279 square metres [3,003 sq.ft.];
- (d) *Indoor recreational facilities*, including *bingo halls*;
- (e) *Tourist accommodation*;
- (f) *Parking facilities*;
- (g) *Retail stores* excluding the following:
 - (i) *adult entertainment stores*; and
 - (ii) *secondhand stores* and *pawnshops*;
- (h) *Assembly halls*;
- (i) *Community services*;
- (j) *Office uses* excluding the following:
 - (i) *social escort services*; and
 - (ii) *methadone clinics*;
- (k) *Child care centres*; and
- (l) *Accessory uses* including the following:
 - (i) One *dwelling unit* per *lot* provided that the *dwelling unit* is:
 - a. Contained within the *principal building*; and
 - b. Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*."

4. The following heading is to be inserted below Sub-section 16 in Section B:

"Within City Centre"

5. The following paragraph is to be inserted at the end of sub-section J. Special Regulations:

6. For land and *structures* located within *City Centre*, outdoor storage of any goods, materials, or supplies is specifically prohibited.

Appendix II

Map of City Centre Area and Properties Zoned
Highway Commercial Industrial (CHI) in the City Centre



Appendix III

In-Stream Development Applications on Lots Zoned CHI in City Centre

Application 7902-0170-00

Development Permit application to permit a one storey office building, including auto service bays as part of an auto loan operation.



Application 7903-0374-00

Subdivision (consolidation) of two lots, a Development Variance Permit to reduce parking standards, and a Development Permit to allow a mini warehouse storage facility.



Appendix "C"

Appendix "D"

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