

NO: R250

COUNCIL DATE: November 29, 2010

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **November 29, 2010**

FROM: **General Manager, Planning and Development** FILE: **3900-30**

SUBJECT: **Proposed Amendment to Surrey Zoning By-law, 1993, No. 12000 -
Neighbourhood Commercial Zone (C-5) Zone -
Indoor Recreational Facilities**

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information;
2. Approve the proposed amendment to Surrey Zoning By-law, 1993, No. 12000, as amended ("Zoning By-law No. 12000"), as documented in Appendix I, which, if adopted, will include "indoor recreational facilities" as a permitted use in the Neighbourhood Commercial (C-5) Zone; and
3. Authorize the City Clerk to introduce 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 obtain Council approval to move forward with a proposed amendment to Zoning By-law No. 12000 to include "indoor recreational facilities" as a permitted use in the Neighbourhood Commercial (C-5) Zone, as documented in Appendix I of this report.

BACKGROUND

On July 28 2008, the property located at 19390 - 68 Avenue in East Clayton was rezoned to Neighbourhood Commercial Zone (C-5) and a Development Permit was issued under File No. 7906-0205-00 to allow for the development of a 695-square metre (7,482 square foot) multi-tenant commercial building.

Recently, staff has received inquiries about locating indoor recreational facilities, such as a taekwondo studio as well as a yoga studio, in the subject multi-tenant commercial building. The C-5 Zone currently does not permit indoor recreational facilities.

DISCUSSION

The C-5 Zone is intended to accommodate neighbourhood-scale commercial needs. Currently the Neighbourhood Commercial (C-5) Zone permits most types of retail, service and office uses provided each business does not exceed a floor area of 370 square metres (4,000 square feet). The C-5 Zone does not, however, include "indoor recreational facilities" as a permitted use. Indoor recreational facilities are currently permitted in zones typically used to accommodate larger scale commercial and industrial developments.

The definition of recreational facility in Zoning By-law No. 12000 is as follows:

"means a complex which provides patrons the opportunity to perform physical activity plus a pro shop as an *accessory use* and includes bowling alleys, skating and curling rinks, recreation clubs, health clubs and *bingo halls* and excludes *casino halls*".

The promotion of physical activity and an active lifestyle has become a prominent trend in today's society. There are many private fitness studios that offer forms of martial arts, yoga, pilates, dance and other small scale specialized private fitness opportunities. Currently, these small scale private fitness facilities cannot locate within C-5-zoned sites and are, therefore, limited to locating in larger scale commercial developments serving a larger community of several neighbourhoods. Indoor recreational facilities are only permitted in neighbourhood scale shopping nodes if the site is zoned Comprehensive Development Zone (CD) and the use is specifically included.

With an increasing focus on sustainability and creating complete communities, it is important to create neighbourhoods that offer a variety of small scale facilities within walking distance. The proposed amendment to allow indoor recreational facilities as a permitted use in the Neighbourhood Commercial Zone (C-5), as documented in Appendix I, would provide this opportunity within neighbourhood scale developments. However, like the other commercial uses permitted within this Zone, the "indoor recreational facilities" use would be limited to no more than 370 square metres (4,000 square feet) for each business.

Legal Services has reviewed the amendment recommended in this report and has no concerns.

SUSTAINABILITY CONSIDERATIONS

The proposed amendment to include "indoor recreational facilities" as a permitted use in the Neighbourhood Commercial (C-5) Zone responds to a number of the socio-cultural goals contained in the Surrey Sustainability Charter, in particular:

- SC5-Plan for the Social Well Being of Surrey Residents;
- SC6- Accessible and Appropriately Located Services within the City; and
- SC7- Participation in Leisure Programs.

CONCLUSION

Based on the above discussion it is recommended that Council:

- Approve the proposed amendment to Zoning By-law No. 12000, as documented in Appendix I, which, if adopted, will include "indoor recreational facilities" as a permitted use in the Neighbourhood Commercial (C-5) Zone; and
- Authorize the City Clerk to introduce the necessary amendment by-law for the required readings and to set a date for the related Public Hearing.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

JM:saw

Attachment:

Appendix I – Proposed Amendment to Surrey Zoning By-law No. 12000

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**Proposed Amendment to
Surrey Zoning By-law, 1993, No. 12000, as amended**

The following amendment is proposed to Surrey Zoning By-law, 1993, No. 12000, as amended:

Part 35 Neighbourhood Commercial Zone

Amend Section B Permitted Uses as follows:

- After paragraph 1.(f), insert a new paragraph 1.(g), as follows:

"(g) Indoor *recreational facilities*;"

- Renumber the existing paragraphs (g) and (h) respectively as (h) and (i).