

NO: **R221**

COUNCIL DATE: **October 1, 2012**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **October 1, 2012**

FROM: **General Manager, Planning and Development**

FILE: **7911-0191-00
3900-30
3900-20-13680**

SUBJECT: **Amendments to Surrey Zoning By-law, 1993, No. 12000 and Amendments to Surrey Business License By-law, 1999, No. 13680 Related to Firearms Certification Training**

RECOMMENDATIONS

The Planning and Development Department recommends that Council:

1. Receive this report as information;
2. Grant third reading and final adoption to Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17578 (Appendix "A") related to the properties located at 8555, 8557, 8565, 8585, 8591 and 8593 – 132 Street;
3. Approve amendments to Surrey Zoning By-law, 1993, No. 12000 (the "Zoning By-law") as documented in Appendix "B" to this report that, if adopted, will act to include "firearms certification" as a permitted use in the "Community Commercial B (C-8B) Zone";
4. Authorize the City Clerk to bring forward the necessary Zoning By-law amendment by-law for the required readings and to set a date for the related public hearing;
5. Authorize the City Clerk to bring forward for the required readings the necessary amendments to Surrey Business License By-law, 1999, No. 13680 (the "Business License By-law") as documented in Appendix "C" to this report; and
6. Direct staff to give notice and request input from businesses that will be affected by the changes proposed to the Business License By-law as documented in Appendix "C" to this report, and further direct staff to report back to Council on any input that is received, prior to Council considering final adoption of the amendments to the Business License By-law.

INTENT

The purpose of this report is to provide information on firearms certification training and to obtain Council approval to define and regulate a "firearms certification use" through a proposed text amendment to the Zoning By-law and text amendments to the Business License By-law, all as described in this report.

BACKGROUND

On January 23, 2012, Council considered a planning report (see Appendix "D") related to development application No. 7911-0191-00, which proposes to discharge Land Use Contract No. 581 from the properties located at 8555, 8557, 8565, 8585, 8591 and 8593 – 132 Street and to rezone the properties to "Comprehensive Development (CD) Zone" to permit several uses. The site currently contains a

multi-tenant industrial complex. The uses proposed to be permitted include a firearms training business. At that January 23, 2012, Regular Council meeting, Council gave first and second reading to the related rezoning by-law, Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17578 ("By-law No. 17578"), and set a date for the public hearing. After the public hearing, which was held on February 6, 2012, Council referred the matter of the firearms training use to staff for further review, prior to consideration of third reading of By-law No. 17578.

DISCUSSION

Canadian Firearms Academy Ltd.

The Canadian Firearms Academy Ltd. ("CFA") is located at 8557 – 132 Street in a unit of the subject multi-tenant building. It is a very specialized and unique business that provides classroom training on firearms and firearms safety for the purpose of the students becoming "firearms certified". Students requiring firearms certification training include employees of Canada Border Services, law enforcement personnel and armoured car security employees, among others. As such, the use is considered to be a necessary use in the context of the needs of businesses in Surrey.

The premises that the CFA occupies has a floor area of approximately 126 square metres (1,356 square feet). CFA has been operating at this the current location since 2009. In addition to a classroom, the CFA has a simulated target practice training area, but all firearms at the business are completely deactivated and unfireable. To render each firearm unfireable, the firing pin is removed and the related mechanism is welded to prevent reactivation. No ammunition is used or stored at the business.

Regulating Firearms Training Facilities and the Canadian Firearms Academy Use

There is a need to provide firearms certification training. In this regard, the following specific conditions are proposed in relation to permitting such a use in the City:

Table 1

Conditions	Implementation Tool
1. Proposed training sites should be restricted to industrial or commercial designated areas.	Rezoning
2. All instructors leading the training must be federally certified.	Business License requirement
3. All firearms on the business premise must be fully deactivated and unfireable.	Business License requirement
4. No ammunition is permitted on the business premise.	Business License requirement
5. Business premises should be limited to not more than 150 square metres (1,615 square feet).	Zoning By-law requirement

The CFA, located at 8557 – 132 Street, meets the above-referenced conditions. Staff is satisfied that the CFA business is being operated in a reasonable manner and, subject to By-law No. 17578 being adopted, will be accommodated under the "General Service Uses" use in the Comprehensive Development Zone. In this regard, staff is recommending that Council grant third reading and final adoption to By-law No. 17578 (Appendix "A").

Zoning By-law Amendments Related to New Firearms Certification Businesses

Staff is further recommending that the Zoning By-law be amended such that a rezoning process for the related site would be required before any firearms certification business could be established in Surrey and, in such circumstances, such a rezoning application would only be considered if the conditions outlined in Table 1 are fully met. The proposed Zoning By-law amendments are documented in Appendix "B".

It is noted that with the above-referenced amendments to the Zoning By-law, the CFA business in the unit at 8557 – 132 Street will become a legal non-conforming use. As such, if the business is discontinued for a continuous period of six months or more it will not be able to be re-established on the site.

Business License By-law Amendments

In addition to the above-referenced provisions in the Zoning By-law to regulate firearms certification training businesses within the City of Surrey, such businesses should be required to adhere to the following regulations to operate in Surrey:

1. All firearms certification training instructors must be federally certified;
2. All firearms on the business premise must be fully deactivated and unfireable; and
3. No ammunition is permitted on the business premise at any time.

Proposed amendments to the Business License By-law, incorporating these conditions, are documented in Appendix "C" to this report.

Public Consultation

Prior to Council granting final adoption to the proposed amendments to the Business License By-law, as documented in Appendix "C" to this report, it is proposed that staff provide notice to the businesses that will be affected by these by-law amendments and request their input. Staff will then provide a further report to Council on any input that is received prior to Council considering final adoption of the By-law amendment.

Legal Services Review

Legal Services has reviewed this report and its recommendations and has no concerns.

CONCLUSION

Based on the above discussion, it is recommended that Council:

- Grant third reading and final adoption to Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17578 (Appendix "A") related to the properties located at 8555, 8557, 8565, 8585, 8591 and 8593 – 132 Street;
- Approve amendments to Surrey Zoning By-law, 1993, No. 12000, as documented in Appendix "B" to this report that, if adopted, will act to include "firearms certification" as a permitted use in the "Community Commercial B (C-8B) Zone";
- Authorize the City Clerk to bring forward the necessary Zoning By-law amendment by-law for the required readings and to set a date for the related public hearing;
- Authorize the City Clerk to bring forward for the required readings the necessary amendments to Surrey Business License By-law, 1999, No. 13680, as documented in Appendix "C" to this report; and

- Direct staff to give notice and request input from businesses that will be affected by the changes proposed to the Business License By-law as documented in Appendix "C" to this report, and further direct staff to report back to Council on any input that is received, prior to Council considering final adoption of the amendments to the Business License By-law.

Original signed by
Jean Lamontagne
General Manager
Planning and Development

RH/MRJ/kms/saw

Attachments:

Appendix "A" Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17578
Appendix "B" Proposed Amendments to Surrey Zoning By-law, 1993, No. 12000
Appendix "C" Proposed Amendments to Surrey Business License By-law, 1999, No. 13680
Appendix "D" Planning Report Related to Development Application No. 7911-0191-00

CITY OF SURREY

BY-LAW NO. _____

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

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: HIGHWAY COMMERCIAL INDUSTRIAL (CHI)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 002-183-374

Strata Lot 1 Section 29 Township 2 New Westminster District Strata Plan NW2086 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

8593 – 132 Street

Parcel Identifier: 000-952-508

Strata Lot 2 Section 29 Township 2 New Westminster District Strata Plan NW2086 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

8591 – 132 Street

Parcel Identifier: 000-964-778

Strata Lot 3 Section 29 Township 2 New Westminster District Strata Plan NW2086 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

8585 – 132 Street

Parcel Identifier: 000-960-870

Strata Lot 4 Section 29 Township 2 New Westminster District Strata Plan NW2086 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

8565 – 132 Street

Parcel Identifier: 000-964-816

Strata Lot 5 Section 29 Township 2 New Westminster District Strata Plan NW2086 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

8557 – 132 Street

Parcel Identifier: 000-949-558

Strata Lot 6 Section 29 Township 2 New Westminster District Strata Plan NW2086 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

8555 – 132 Street

(hereinafter referred to as the "*Lands*")

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the *comprehensive design* of businesses consisting of *light impact industry*, limited *general service uses*, *neighbourhood pub*, *liquor store* and limited *accessory uses*.

B. Permitted Uses

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

1. *Light impact industry.*
2. *General service uses* limited to the following:
 - (a) Driving schools;
 - (b) *Industrial equipment rentals*;
 - (c) Taxi dispatch offices;
 - (d) Industrial first aid training;
 - (e) Trade schools;
 - (f) Business schools; and
 - (g) Custom upholstery and repair of furniture.
3. *Warehouse uses.*
4. *Distribution centres.*
5. Office uses limited to the following:

- (a) Architectural and landscape architectural offices;
- (b) Engineering and surveying offices;
- (c) General contractor offices;
- (d) Government offices; and
- (e) Utility company offices.

6. *Neighbourhood pub.*

7. *Liquor store*, permitted only in conjunction with a "liquor-primary" licensed establishment, with a valid license issued under the regulations to the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, s. 84, as amended.

8. *Accessory uses* limited to the following:

- (a) *Coffee shops* provided that the seating capacity shall not exceed 35 and the said *coffee shop* is not licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended.
- (b) *Recreation facilities*, excluding go-kart operations, drag racing and rifle ranges;
- (c) *Community services*; and
- (d) *Assembly halls* limited to *churches*, provided that:
 - i. The *church* does not exceed a total floor area of 700 square metres (7,500 sq. ft.);
 - ii. The *church* accommodates a maximum of 300 seats; and
 - iii. There is not more than one *church* within a strata plan.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.37.

E. Lot Coverage

The *lot coverage* shall not exceed 37%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum *setbacks*:

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>		7.5 m [25 ft.]	7.5 m [25 ft.]	7.5 m* [25 ft.]

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

* Minimum *side yard setback* for any *buildings and structures* may be reduced to 0.45 m [1.5 ft.] along the south *lot line*.

G. Height of Buildings

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

1. *Principal building:* The *building height* shall not exceed 18 metres [60 ft].
2. *Accessory buildings and structures:* The *building height* shall not exceed 6 metres [20 ft].

H. Off-Street Parking

1. Refer to Table 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. Loading areas, garbage containers and *passive recycling containers* shall be screened from 132 Street, 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; and
 - (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located.
2. Outdoor storage of any goods, materials or supplies is specifically prohibited.
3. Garbage containers and *passive recycling containers* shall not be located within the *front yard setback* on 132 Street.

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>
9,025 sq. m. [2.2 acres]	46 metres [151 ft.]	196 metres [643 ft.]

Dimensions shall be measured in accordance with Section E.21 of 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 IL Zone as set forth in the 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 Off-Street 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. Floodproofing regulations are as set out in Part 8 Floodproofing, of this By-law.
- 8. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
- 9. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the IL Zone.
- 10. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
- 11. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
- 12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, Chapter 267, as amended.
- 13. Safety regulations are as set out in the Health Act, R.S.B.C. 1979, c. 161 and the "Surrey Fire Prevention By-law".

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

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

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

READ A THIRD TIME 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

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

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

Amendments to Part 1 – Definitions

1. Insert the following definition after the definition of "Finished Grade":

"Firearms Certification

means a business which provides government certified firearms training, using fully deactivated and unfireable firearms, under full supervision of a federally certified instructor."

2. Amend the definition of "General Service Uses" by inserting the words "*firearms certification*" immediately after the words "excludes *automotive service uses*,".

Amendment to Part 4 – General Provisions

1. Amend subsection 1 of "Section C. - Uses Prohibited in All Zones" by inserting the following immediately after "(i) Combat spectator sports" and amend the punctuation in (h) and (i) accordingly:

"(j) *Firearms certification.*"

Amendments to Part 36B, Community Commercial B Zone (C-8B)

1. Amend Section B. - Permitted Uses by inserting the following after "2. *Marijuana dispensary*" and " renumber the rest of the Section accordingly:

"3. *Firearms certification.*"

**Proposed Amendments to
Surrey Business License By-law, 1999, No. 13680, as amended**

The following amendments are proposed to Surrey Business License By-law, 1999, No. 13680, as amended:

Amendments to Section 2 – Interpretations

1. Amend Section 2 by inserting the definition of "Firearms Certification" after the definition of "Financial Agent" as follows:

"Firearms Certification" means a business which provides government certified firearms training, using fully deactivated and unfireable firearms, under full supervision of a federally certified instructor.

Amendments to Section 48.1 – Employment Agencies, Talent Agencies and Recruiting Services

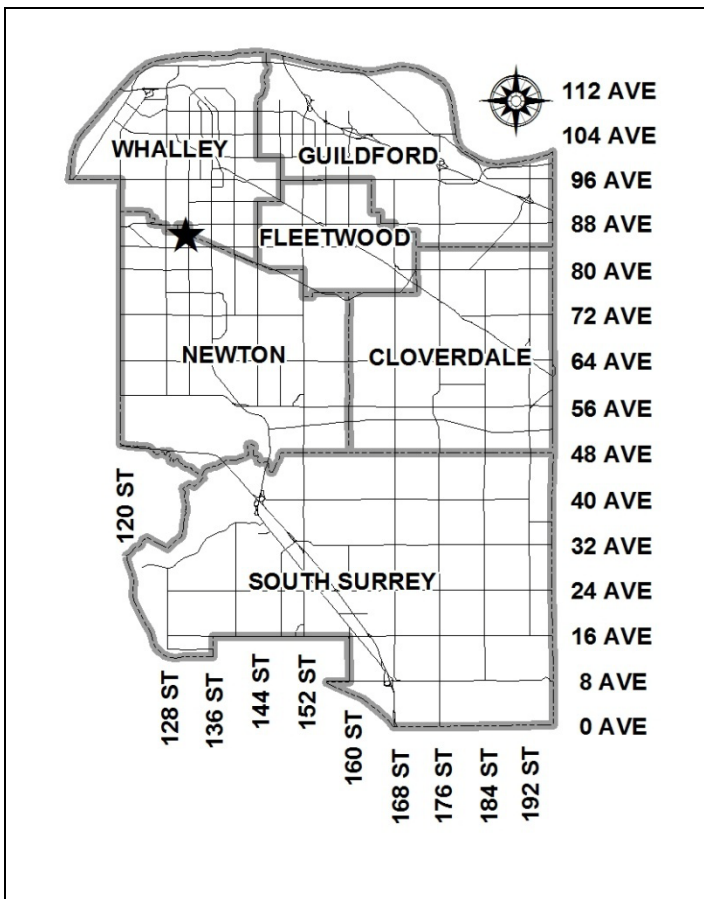
1. Insert a new Section 48.1A immediately after Section 48.1 "Employment Agencies, Talent Agencies and Recruiting Services", as follows:

Firearms Certification

- 48.1A (1) The operator of every firearms certification business is subject to the regulations of this Section.
- (2) All firearms certification training instructors must be federally certified.
- (3) All firearms on the business premise must be fully deactivated and unfireable.
- (4) No ammunition is permitted on the business premise at any time.

**City of Surrey
PLANNING & DEVELOPMENT REPORT**
File: 7911-0191-00

Planning Report Date: January 23, 2012

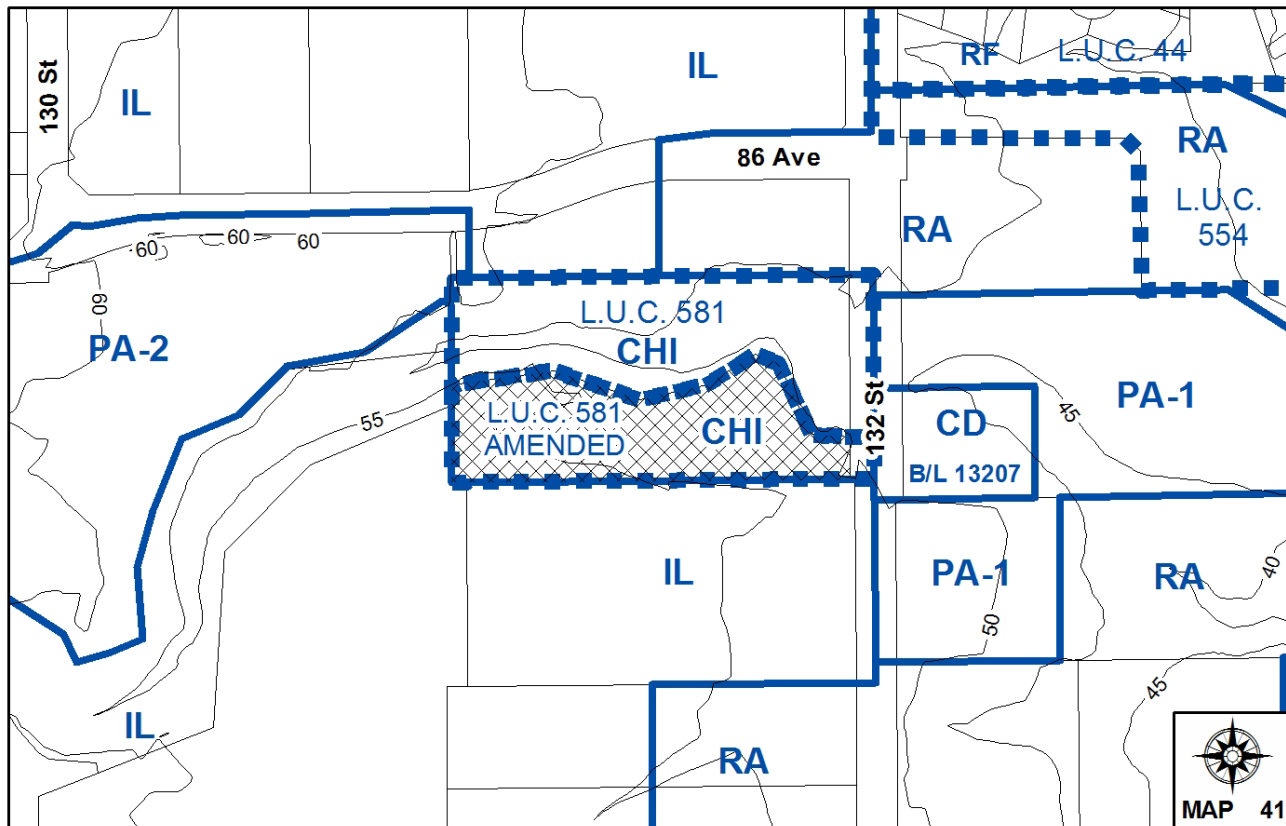


PROPOSAL:

- Partial **Land Use Contract** Discharge
- **Rezoning** from CHI to CD (based on IL)

in order to permit a wider range of office uses, general service uses, retail uses and assembly hall.

LOCATION:	8593, 8591, 8585, 8565, 8557 and 8555 - 132 Street
OWNER:	Ellard J. Whalen Hook & Ladder Pub Ltd. Universal Fitness Centre Ltd. Frank A. Nosek Western Pride Developments Ltd.
ZONING:	L.U.C. No. 581
OCP DESIGNATION:	Industrial
LAP DESIGNATION:	General Industrial and Open Space



RECOMMENDATION SUMMARY

- The Planning & Development Department recommends that the request to permit accounting office and collector stamp business uses be denied.
- By-law Introduction and set date for Public Hearing for Partial Land Use Contract Discharge and Rezoning from CHI to CD (based on IL).

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant requests the inclusion of accounting office and collector stamp business uses in the CD Zone. Both uses are considered not appropriate in this predominantly IL industrial area.

RATIONALE OF RECOMMENDATION

- The existing Land Use Contract No. 581 on the site does not permit a broad range of office uses, general service uses, retail uses or assembly hall. The applicant proposes to discharge L.U.C. No. 581 and rezone to CD (based on IL) in order to expand the range of permitted uses and thereby allow several existing on-site businesses to remain in operation.
- The majority of existing on-site uses are industrial in nature. In addition, the Land Use Contract expressly prohibits office uses or retail uses with the exception of sales outlets for goods produced as part of a manufacturing, processing or service use currently permitted on-site.
- As a result, City staff recommend introducing a CD By-law (based on IL) which includes existing allowable uses and other proposed uses that are in line with the IL industrial nature of the area.
- City staff do not support the inclusion of office and collector stamp business uses in the CD Zone because both of these uses are considered not appropriate in this predominantly IL industrial area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council deny the proposal to permit accounting office and collector stamp business uses.
2. a By-law be introduced to partially discharge Land Use Contract No. 581 from the subject property at 8555 to 8593 – 132 Street and a date for Public Hearing be set.
3. a By-law be introduced to rezone the subject site from "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to the attached "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix III).

REFERRALS

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

Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant industrial building

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Greenbelt.	Industrial/Open Space	L.U.C. No. 581
East (Across 132 Street):	Single family dwelling and home-based light impact industrial business.	Urban/General Industrial and Open Space	CD (B/L 13207)
South:	Multi-tenant industrial building and greenbelt.	Industrial/General Industrial	IL
West:	Multi-tenant industrial building	Industrial/Light Impact Industrial and Open Space	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is presently designated "Industrial" in the Official Community Plan (OCP) as well as "General Industrial" and "Open Space" in the Central Newton Local Area Plan (LAP).
- The property is located on the west side of 132 Street and presently occupied by a 3,351 square metre (36,069 sq. ft.) multi-tenant industrial building regulated under Land Use Contract No. 581.
- Land Use Contract No. 581 allows a range of light impact industrial type uses which include the following:
 - Manufacture, processing, assembly and service of: [1] electrical equipment; [2] electronic equipment; [3] clothing and garments; [4] dairy products; [5] furniture; [6] hardware; [7] medical

and dental supplies; [8] paper products; [9] beverage processing and bottling; [10] pottery/ceramic products; [11] textile/leather products; and [12] bulk foods.

- Service uses including: [1] general contractor; [2] printing and publishing; [3] machine shop; [4] food catering; [5] sheet metal shop; [6] trade school; and [7] welding shop.
 - Warehouse and general storage provided all storage is fully enclosed within a building.
 - Rental and sales outlet for products of manufacturing, processing or service uses allowed under Land Use Contract No. 581.
- The Land Use Contract was subsequently amended to permit a liquor retail store in addition to an existing neighbourhood pub which was allowed in the original Land Use Contract.
 - While the majority of businesses located on-site provide a light impact industrial-related service, several businesses are currently not permitted under Land Use Contract No. 581 and include the following: [1] firearms training academy (business school); [2] accounting office; and [3] assembly hall. In addition, the applicant proposes to add retail uses to permit a collector stamp business in conjunction with the accounting office use.

Proposed Land Use Contract Discharge/Rezoning

- The applicant proposes to discharge Land Use Contract No. 581 and rezone the property from CHI to CD (based on IL) in order to permit several existing on-site uses that are not allowed under the Land Use Contract.
- Due to the complexity of Land Use Contracts, the discharge of Land Use Contracts, wherever possible, is considered good practice to simplify the administration of land-use regulations.
- The following four uses are proposed to be added to the current regulation to legitimize their existing uses on the site:
 1. Firearm Training Academy;
 2. Assembly Hall as an accessory use;
 3. Accounting office; and
 4. Collector stamp business.

Land Use Evaluation

- The subject property and surrounding neighbourhood are primarily industrial in character and presently zoned "Light Impact Industrial (IL)". The remaining properties are zoned "Assembly Hall 1 (PA-1)" or "Assembly Hall 2 (PA-2)" and occupied by banquet hall facilities or community service buildings. In addition, several nearby One-Acre Residential (RA) zoned properties to the south have not yet developed and are presently vacant, occupied by single family dwellings or currently operated as truck park facilities.
- The proposed Firearm Training Academy and Assembly Hall uses are supportable because both uses are allowed under the IL Zone.
- However, the accounting office and collector stamp business are not supportable because the accounting office use is not allowed in the IL Zone and the collector stamp business is considered to be a retail use. Both of these uses are considered not appropriate in this predominantly IL industrial area.
- The proposed CD By-law attached to this report only includes the uses supported by City staff and will meet the minimum on-site parking requirements identified in Zoning By-law No. 12000.

- Should Council allow the proposed rezoning to include accounting office and collector stamp business uses, the application should be referred back to staff to prepare an appropriate CD By-law.

PRE-NOTIFICATION

Pre-notification letters were sent on September 13, 2011 and staff received no responses.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan
Appendix III.	Proposed CD By-law

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/kms

f:\applications\completed applications\7911-0191-00 (luc & rz)\corporate report (revised).doc
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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Rick Lang
 Address: 8561 - 132 Street
 Surrey, BC V3W 4N8
 Tel: (604) 596-1114

2. Properties involved in the Application
 - (a) Civic Address: 8593, 8591, 8585, 8565, 8557 and 8555 - 132 Street

 - (b) Civic Address: 8593 - 132 Street
 Owner: Ellard J. Whalen
 PID: 002-183-374
 Strata Lot 1 Section 29 Township 2 New Westminster District Strata Plan NW2086
 Together with an Interest in the Common Property in Proportion to the Unit Entitlement
 of the Strata Lot as Shown on Form 1

 - (c) Civic Address: 8591 - 132 Street
 Owner: Ellard J. Whalen
 PID: 000-952-508
 Strata Lot 2 Section 29 Township 2 New Westminster District Strata Plan NW2086
 Together with an Interest in the Common Property in Proportion to the Unit Entitlement
 of the Strata Lot as Shown on Form 1

 - (d) Civic Address: 8585 - 132 Street
 Owner: Universal Fitness Centre Ltd.
 PID: 000-964-778
 Strata Lot 3 Section 29 Township 2 New Westminster District Strata Plan NW2086
 Together with an Interest in the Common Property in Proportion to the Unit Entitlement
 of the Strata Lot as Shown on Form 1

 - (e) Civic Address: 8565 - 132 Street
 Owner: Frank A. Nosek
 PID: 000-960-870
 Strata Lot 4 Section 29 Township 2 New Westminster District Strata Plan NW2086
 Together with an Interest in the Common Property in Proportion to the Unit Entitlement
 of the Strata Lot as Shown on Form 1

 - (f) Civic Address: 8557 - 132 Street
 Owner: Western Pride Developments Ltd.
 PID: 000-964-816
 Strata Lot 5 Section 29 Township 2 New Westminster District Strata Plan NW2086
 Together with an Interest in the Common Property in Proportion to the Unit Entitlement
 of the Strata Lot as Shown on Form 1

- (g) Civic Address: 8555 - 132 Street
Owner: Hook & Ladder Pub Ltd.
PID: 000-949-558
Strata Lot 6 Section 29 Township 2 New Westminster District Strata Plan NW2086
Together with an Interest in the Common Property in Proportion to the Unit Entitlement
of the Strata Lot as Shown on Form 1

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to partially discharge Land Use Contract No. 581.
- (b) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: **CD (based on IL)**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	N/A
Road Widening area		
Undevelopable area		
Net Total	N/A	N/A
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	37%	37%
SETBACKS (in metres)		
Front	7.5 m.	39.2 m.
Rear	7.5 m.	0.6 m.
Side #1 (N)	7.5 m.	2.35 m.
Side #2 (S)	7.5 m.	0.45 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m.	
Accessory	6 m.	
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
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	N/A	N/A
Retail	N/A	N/A
Office	N/A	N/A
Total	N/A	N/A
FLOOR AREA: Industrial	3,355 sq. m.	3,355 sq. m.
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	3,355 sq. m.	3,355 sq. m.

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

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)	0.37	0.37
AMENITY SPACE (area in square metres)		
Indoor	N/A	N/A
Outdoor	N/A	N/A
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	~105 stalls	~130 stalls
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	N/A
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STRATA PLAN NW 2086

LOCATION PLAN
AND DIMENSIONS
SCALE 1:500

NOTE: ALL ANGLES ARE 45°
OR 90° UNLESS
OTHERWISE NOTED

