

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0155-00

Planning Report Date: September 8, 2008

PROPOSAL:

- Amend **CD By-law** No. 15679

in order to allow indoor recreational facilities as a permitted use in an existing building.

LOCATION:

18655, 18737 Fraser Hwy.

OWNER:

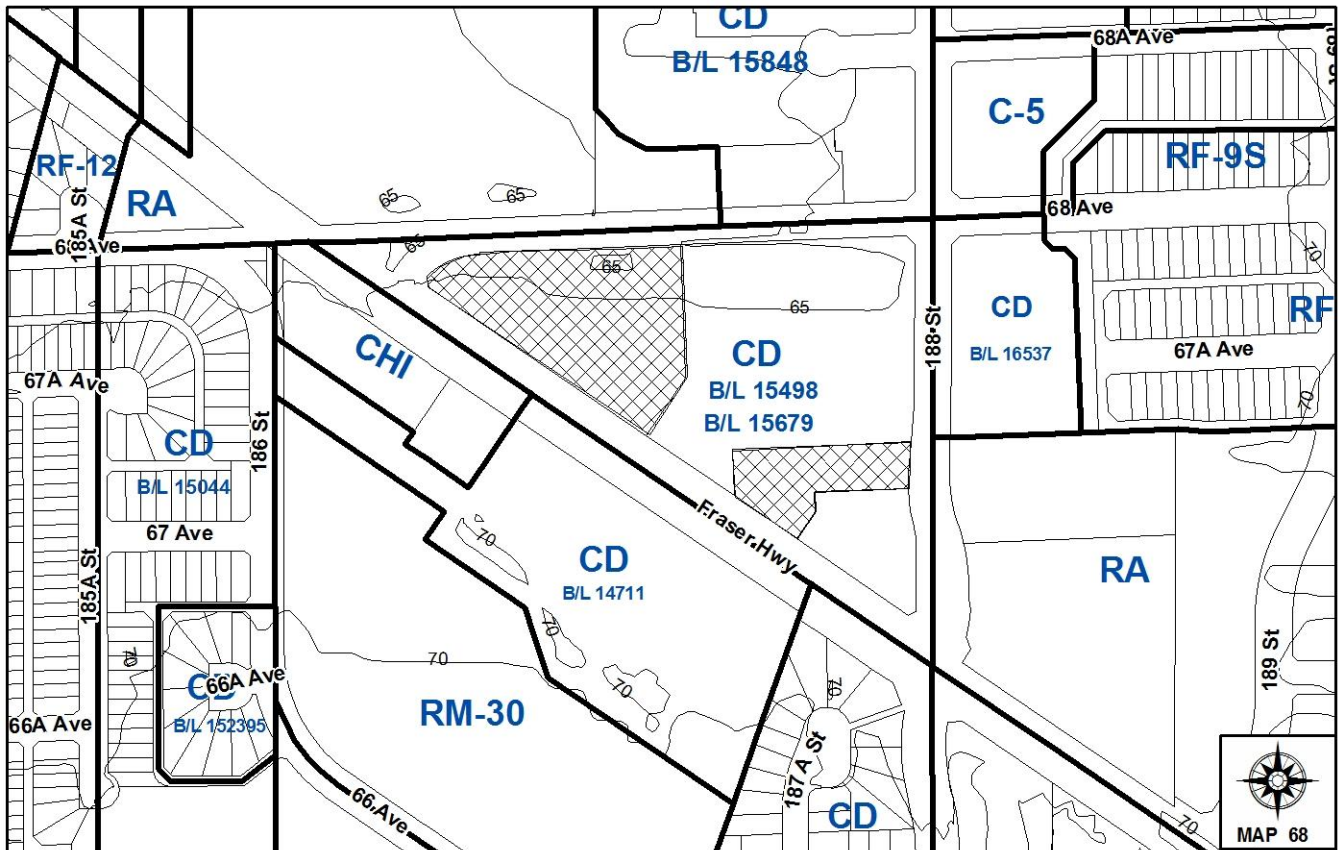
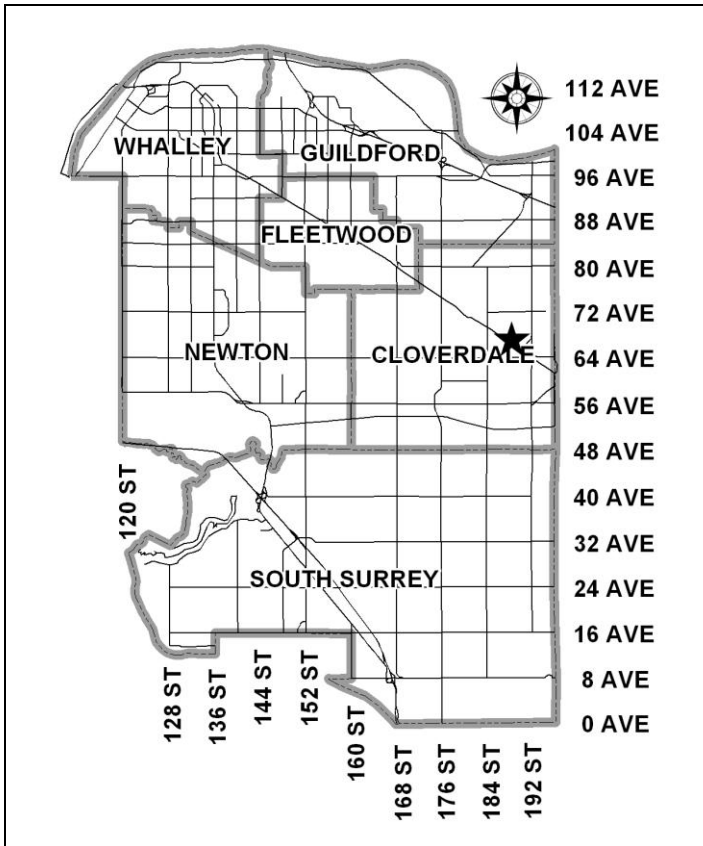
Clayton Crossing Annex Ltd., Inc.
 No. 705715

ZONING:

CD (By-law No. 15679)

OCP DESIGNATION:

Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Amending CD By-law No. 15679.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed CD By-law amendment to allow indoor recreational facilities is consistent with the C-8 Zone which is appropriate for the area. The additional use will provide an opportunity for a fitness studio to serve the growing population of the East Clayton neighbourhood.
- The location is convenient for the growing number of residents and there is a demand for fitness studios that focus on the health and lifestyles of residents.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 15679 (Appendix II) and a date be set for Public Hearing.

REFERRALS

Engineering: There are no engineering requirements relative to the proposed CD By-law amendment.

SITE CHARACTERISTICS

Existing Land Use: Neighbourhood Commercial retail centre.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 68 Avenue):	Vacant, detention pond, apartment and townhouse units under construction.	Institutional, Riparian Protection Area and High Density 22 to 45 upa in the East Clayton West of 188 Street NCP	RA and CD (By-law No. 15848)
East (Across 188 Street):	Recently approved two, three and four-storey buildings with 153 dwelling units and commercial space. Acreage residential under application (No. 7906-0429-00) to permit 3 IB zoned lots and IRA zoned lot fronting 188 Street (Pre-Council).	Commercial Residential and Neighbourhood Commercial and Business Park in the East Clayton NCP	CD (By-law No. 16537) and RA
South (Across West Fraser Hwy):	Vacant under application (No. 7907-0310-00) at Third Reading to permit a neighbourhood commercial development consisting of 2 buildings. Former gas station and auto sales under application (No. 7908-0034-00) Pre-Council. Hillcrest Shopping Centre.	Townhouses Cluster 8 to 15 upa, Commercial and Urban Single Family Residential in the North Cloverdale East NCP	CHI and CD (By-law Nos. 14711 and 14207)

DEVELOPMENT CONSIDERATIONS

Background

- The 3.54-hectare (8.75-acres) subject site is located on the northwest corner of 188 Street and Fraser Highway in East Clayton and is designated Commercial in the Official Community Plan (OCP).
- The subject site was rezoned to Comprehensive Development Zone (By-law No. 15498) in December 2004 under File No. 7904-0246-00. Four development blocks: A, B, C and D, were created to permit the development of a range of commercial uses including retail stores, drive-through establishments, neighbourhood pub, liquor store, gas station and offices.
- In March 2007, the subject site was rezoned from Comprehensive Development (By-law No. 15498) to a new Comprehensive Development Zone (CD) under File No. 7905-0024-00 to facilitate a lot line adjustment for the recently approved commercial development.
- The current application applies only to Blocks B and D of the CD By-law.

Proposal and Rationale

- The applicant is proposing to amend the existing CD Bylaw No. 15679 to allow indoor recreational facilities as a permitted use.
- The proposed amendment involves modifying the Permitted Uses section of the CD Zone (By-law No. 15679) and therefore requires a Public Hearing. Specifically the applicant is proposing that the indoor recreational facilities use be permitted within Blocks B and D of the CD By-law. It is noted that Blocks A, B, C and D are individual fee simple parcels. Blocks A, B and D are under one ownership.
- The applicant has a prospective tenant, "Anytime Fitness", who has agreed to a five-year lease with two (2), five (5) year renewal options.
- The addition of indoor recreational facilities as a permitted use, will facilitate the tenant's plan to operate a twenty-four hour fitness studio.
- "Anytime Fitness" is an established fitness chain with 593 clubs in Canada and the United States. They provide twenty-four hour access to their customers for convenience and flexibility.
- A staff member is always on site and monitors restricted card access outside of regular working hours (early morning and late night).
- The indoor recreational facilities use is already permitted in Block A along with neighbourhood pub and liquor store use under the existing CD By-law No. 15679.
- Under the existing CD By-law No. 15679 the uses permitted in Blocks B and D are based on the C-8 Zone but allow drive-through restaurants and banks. The addition of indoor recreational facilities is consistent with the C-8 Zone.

- The proposed amendment will not affect the overall floor area, layout, and design of the commercial centre as previously approved under Application No. 7904-0246-00.

PRE-NOTIFICATION

Pre-notification letters were sent out on August 1, 2008 and staff received three phone calls.

- Two residents expressed support for the addition of a twenty-four hour fitness studio and inquired what company would be leasing the space.

(Staff indicated that Anytime Fitness would be leasing the space.)

- One resident expressed concern with the operating hours of the fitness studio. They indicated that they supported the fitness studio use but not the proposed twenty-four hour operation.

(Staff indicated that the zoning regulates permitted use, however it does not regulate the hours of operation.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. CD By-law (No. 15679) Amendment By-law

Jean Lamontagne
General Manager
Planning and Development

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