

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7919-0122-00

Planning Report Date: June 10, 2019

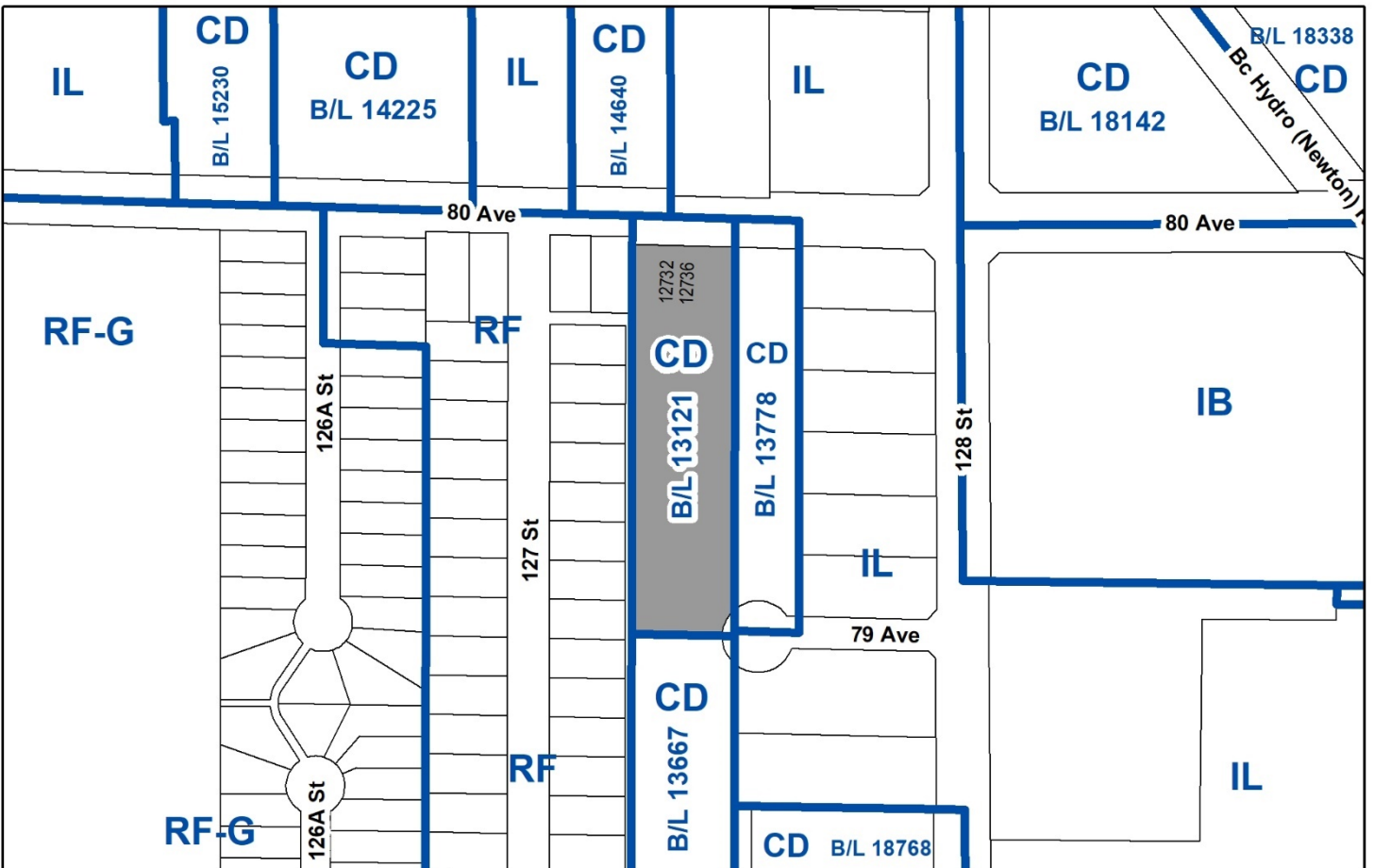
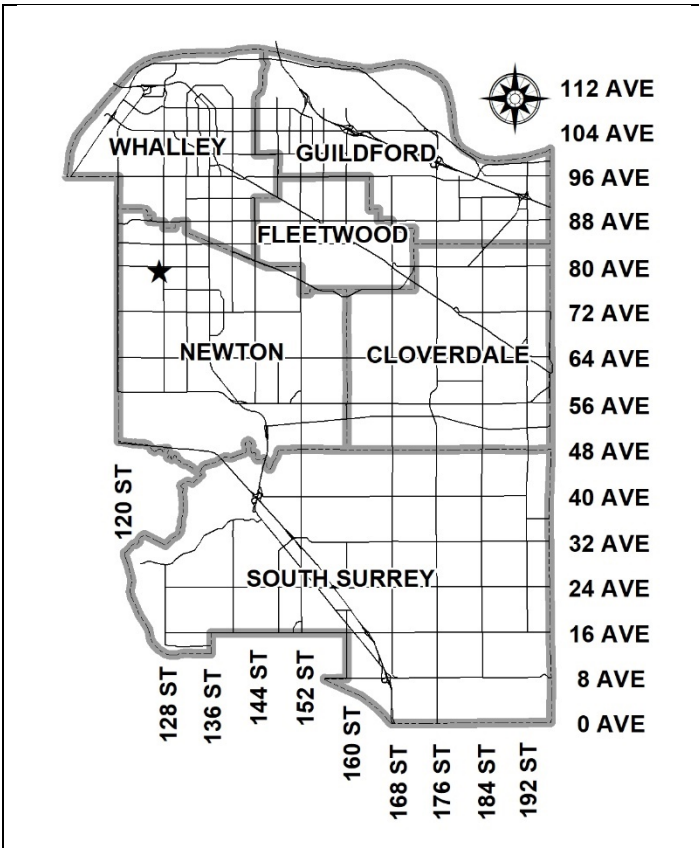
**PROPOSAL:**

- Amend CD Zone (By-law No. 13121)  
 to allow trade schools to be added as a permitted use.

LOCATION: 12732 - 80 Avenue

ZONING: CD (By-law No. 13121)

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for amending Comprehensive Development (CD) By-law No. 13121.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's "Industrial" designation in the Official Community Plan (OCP).
- The CD Zone (By-law No. 13121) which regulates the site was originally drafted based on the Light Impact Industrial (IL) Zone. At the time the CD By-law was drafted, trade schools were not permitted in the IL zone and thus the use was not included.
- The proposal to add trade schools as a permitted use to the CD Zone reflects an amendment made to the IL Zone which added trade schools as a permitted use.
- The proposal will increase the range of uses permitted on the site, and is consistent with the permitted uses under the IL Zone.

RECOMMENDATION

The Planning & Development Department recommends that a By-law be introduced to amend "Comprehensive Development Zone (CD)" (By-law No. 13121) and a date be set for Public Hearing.

REFERRALS

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

SITE CHARACTERISTICSExisting Land Use:Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 80 Avenue):	Industrial Building	Mixed Employment	CD Zone (By-law No. 14640)/ IL
East:	Industrial Building	Industrial	CD Zone (By-law No. 13778)
South:	Industrial Building	Industrial	CD Zone (By-law No. 13667)
West:	Single Family Residential	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located at 12732 – 80 Avenue and has an area of approximately 9,061 square metres (97,526 sq. ft.). It is zoned "Comprehensive Development Zone (CD)" (By-law No. 13121). CD Zone (By-law No. 13121) was adopted on February 1, 1999 and applies exclusively to the subject property.
- The subject site was rezoned to CD Zone (By-law No. 13121) as part of development application No. 7995-0227-00 to permit the development of a light impact industrial complex.
- The CD Zone (By-law No. 13121) does not currently permit trade schools to operate on the property. General Services uses permitted are limited to driving schools and industrial equipment rentals.
- A former tenant of unit 201 at 12732 – 80 Ave was previously approved for operation by the City as a charitable organization from December 2010 to December 2017. When it was determined that the use was a business school, the tenant was informed by the City that their use was not permitted on the property. They have since relocated their business to another location.

### Current Proposal

- The applicant is proposing an amendment to the CD Zone (By-law No. 13121) to allow for trade schools to be added as a permitted use. The proposal reflects an amendment made to the Light Impact Industrial Zone (IL) in which trade schools were added as a permitted use.
- The current CD Zone (By-law No. 13121) was drafted based on a version of the IL Zone before trade schools were added as a permitted use. CD Zone (By-law No. 13121) was granted first and second reading by Council on the May 13, 1997. Corporate Report C365 "Proposed Zoning By-law Amendments – Light Impact Industrial Regulations" recommended including taxi dispatch offices, industrial first aid training and trade schools as General Service Uses permitted in the IL Zone. These proposed amendments to the IL Zone were approved by Council on July 29, 1997 and were adopted by Council on October 6, 1997.
- The applicant has indicated to staff that the proposal is not to accommodate a specific tenant in the building for operation of a trade school. The purpose of the proposal is to add an additional use to the existing CD Zone that might help to attract new tenants to currently unoccupied units on the property. It will enable the property to be used for a similar purpose to one that previously operated in the building but was found to not be permitted and has since relocated.
- While trade schools are not defined in the City of Surrey's Zoning By-law No. 12000, they are considered to be a form of post-secondary education that teach technical skills for specific jobs or occupations. The programs trade schools offer are typically short, running from several months up to 2 years. They can also provide training and apprentice education.

### Proposed Trade School

- Staff have on numerous occasions requested information on the expected end user but to date this information has not been received from the applicant.
- In early April 2019, staff fielded an enquiry that proposed to locate a private college in one of the units on the property. Upon review of the proposed user staff confirmed that the use would not qualify as a trade school under the Zoning By-law.
- While there is some uncertainty around the ultimate user, staff are of the opinion that adding a trade school as a permitted use is appropriate given these are permitted on IL zoned properties, many of which are located in the local area.
- Should Council determine that there is merit in the proposal, future tenants that seek to license a unit as a trade school will be reviewed by staff to confirm that the use falls under the scope of a trade school as described above. As with any such proposal, those that are not found to comply with the intent of the permitted use will not be licensed by the City and thus would not be permitted to operate on the site.

PRE-NOTIFICATION

- Pre-notification letters were sent date and a development proposal sign was installed on May 27, 2019.
- To date, staff have received one (1) phone call from a resident who requested clarification about the application description but expressed no concerns with the proposal.
- Strata property owners within the development have indicated support for the proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Proposed CD By-law Amendment

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

SR/cm

CITY OF SURREY

BY-LAW NO. 19848

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 1999, No. 13121"

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THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 1999, No. 13121" is hereby amended as follows:

Part 2, Section B. Permitted Uses is amended by inserting new sub-section 7 (c) immediately following sub-section 7 (b) as follows:

"(c) Trade schools."

- 2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 1999, No. 13121, Amendment By-law, 2019, No. 19848. "

PASSED FIRST AND SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

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

PASSED THIRD READING 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