

PROPOSAL:

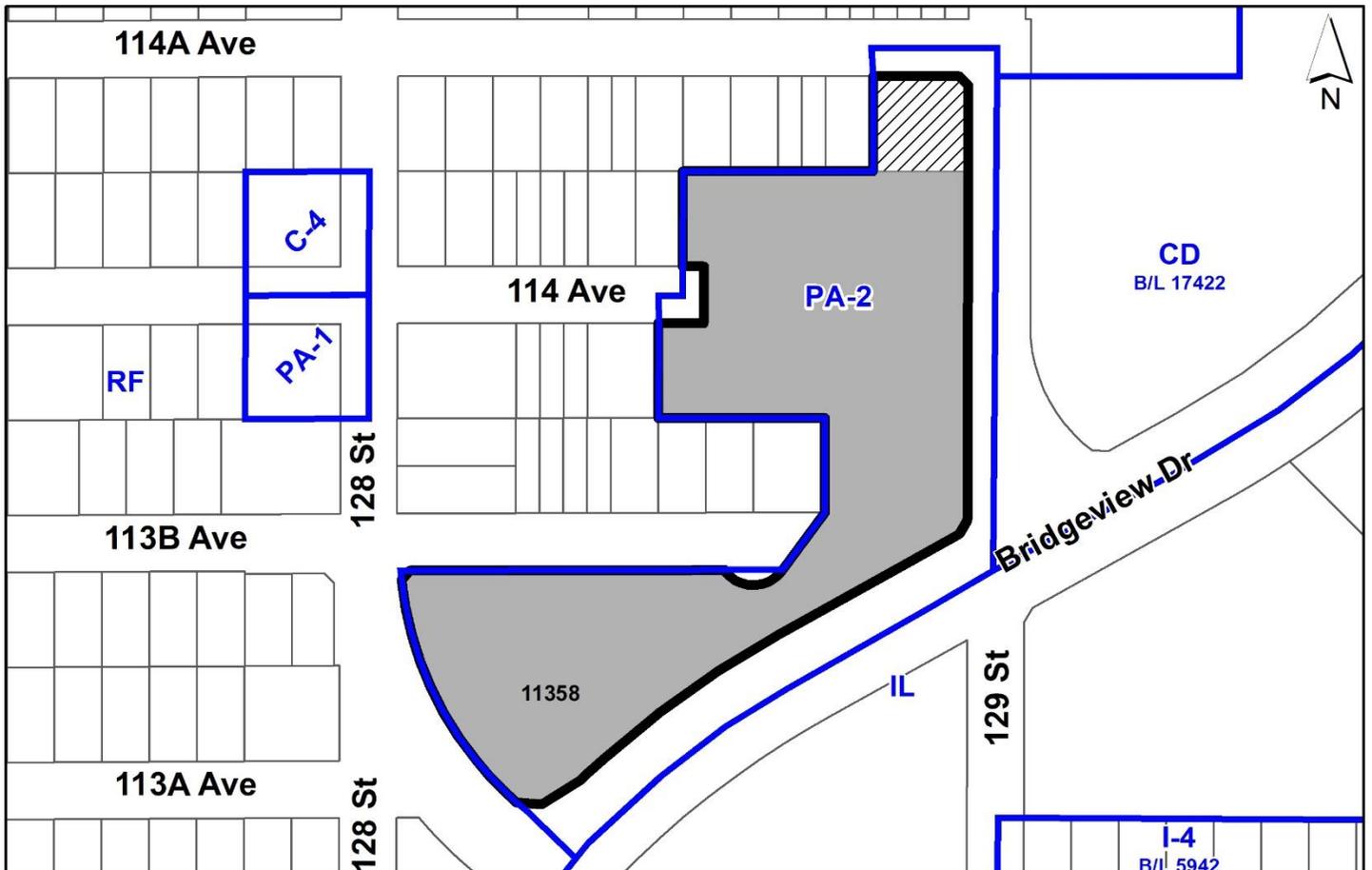
- Rezoning a portion from PA-2 to CD
- Development Permit

to permit the development of a 3-storey building with childcare, office and community service uses.

LOCATION: 11358 - 128 Street

ZONING: PA-2

OCF DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character, and Hazard Lands.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Flood Prone).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed building and uses will be complementary to the church to the south (currently under construction) and will provide a good transition between industrial to the east and residential uses to the west in Bridgeview.
- The built form and setbacks achieve a more urban, pedestrian streetscape in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The proposal will provide additional needed child care spaces in the Bridgeview neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of the subject site shown as Block A on the attached Survey Plan (Appendix I) from "Assembly Hall 2 Zone (PA-2)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7923-0075-00 generally in accordance with the attached drawings (Appendix II) and the finalized geotechnical report.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (i) registration of an access easement and shared parking agreement between the subject properties to ensure access to the proposed shared parking; and
 - (j) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Cavalry Church and parking lot under construction	Urban	PA-2
North (Including across 114A Avenue):	Single family dwellings	Urban	RF
East (Across unopened 129 Street):	Central City Brewery	Industrial	CD (By-law No. 17422)
South (Across Bridgeview Drive):	Vacant industrial lot (application No. 7923-0348-00 for a trucking parking facility)	Industrial	IL
West (Including across 128 Street):	Single family dwellings	Urban	RF

Context & Background

- The site is irregular in shape and is bounded by 114A Avenue to the north, Bridgeview Drive to the south, 128 Street to the west and 129 Street (unconstructed road) to the east.
- The site is designated “Urban” in the Official Community Plan (OCP).
- The site was consolidated and rezoned from “Single-Family Residential (RF) Zone” to “Assembly Hall 2 (PA-2)” in 2016 (under Development Application No. 7916-0163-00) in order to construct a church (Calvary Worship Centre). The church is currently under construction. The proposal for the church included the church building in the southwest corner, and surface parking throughout the rest of the site.
- Under the previous application, the northeast corner of the site, which is the location of the proposed building, was shown as partially developed into parking spaces, and the rest to be left undeveloped.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a rezoning, development permit and subdivision in order to construct a 3-storey building in the northeast corner of the site (see Appendix III for aerial photo).

- The site is proposed to be subdivided into 2 lots. The church and surface parking lot is proposed as “Lot 1” and the northeast corner, where the subject 3-storey building is intended to be constructed, is proposed as “Lot 2”.
- The northeast portion of the site (Lot 2) is proposed to be rezoned to “Comprehensive Development Zone (CD)” to accommodate a 3-storey building.
- The proposed new building includes parking at the first level, daycare at the second level, and office and community service uses at the third level.
- As the site is located within a floodplain, there is no habitable floor area permitted below the minimum flood elevation. For this reason, the applicant has located parking and storage at the first level.
- The second level includes 460 square metres of child care space, and is proposed to accommodate approximately 49 children of different ages from infants to school-age. The exact number of children and their age groups will be determined once a child care operator is selected.
- The child care will have access to an outdoor play area located at the front of the property (along 114A Avenue).
- The third level will accommodate office and community services uses. The applicant has indicated that the target tenants for the third level include:
 - Tutoring/homework and after-school programs for children;
 - Immigrant and refugee resettlement and advisory services; and
 - Subsidized office space/meeting rooms for non-profit organizations.
- The subject site is within a Development Permit Area for Hazard Lands (Flood Prone Areas) and will be required to build to the flood construction level (FCL) of 4.6 metres geodetic, as well as follow the floodproofing provisions in the Zoning Bylaw.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	Lot 1: 15,866 square metres Lot 2: 925.3 square metres
Road Dedication:	NA
Undevelopable Area:	NA
Net Site Area:	Lot 1: 15,866 square metres Lot 2: 925.3 square metres
Number of Lots:	2
Building Height:	11 metres
Floor Area Ratio (FAR):	1.0 FAR

Referrals

Engineering:	The Engineering Department has no objection to the project, subject to the completion of Engineering servicing requirements as outlined in Appendix IV.
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Fraser Health Authority:	The proposal will be subject to review by Fraser Health to ensure that the childcare centre meets the requirements of the Provincial Child Care Licensing Regulation.
Surrey Fire Department:	No concerns.
BC Hydro:	No concerns.
Telus:	No concerns.
Advisory Design Panel:	<p>At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City’s Advisory Design Panel (ADP) which permits commercial development less than 3 storeys to proceed to Council for By-law introduction, without review and/or comment from the ADP, provided that the proposal is generally supported by City staff.</p> <p>The subject development proposal is generally supported by City staff and the applicant has agreed to resolve any outstanding items, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit.</p>

Transportation Considerations

- The main entrance to the building will be located along 114A Avenue. Access to the at-grade parkade, and additional parking spaces shared by the church will be via 129 Street, with an easement ensuring access to the site is permitted across the church parking lot.
- According to the Zoning Bylaw, a total of 26 parking spaces are required to be provided for the proposed uses. The applicant is proposing 9 parking spaces to be located at-grade within the building. A total of 25 parking spaces, located on the adjacent church lot, are proposed to be shared with the proposed new building. A total of 34 parking spaces will be allocated to the child care/commercial building, exceeding the Zoning Bylaw requirement by 8 spaces.
- The church lot is required to have 248 parking spaces, per the Zoning Bylaw, and is providing a surplus of 50 parking spaces, for a total of 298 spaces provided.

- In general, the church and the child care/office building will have different hours of operation, with the child care and community service/office uses not being open on the weekends and the church generally operating predominantly on the weekends.
- Staff support the shared parking arrangement between the subject properties. A restrictive covenant/easement protecting the shared parking spaces for the child care/commercial building will be required to be registered on title.
- The nearest transit stop is located at 114 Ave and 128 Street and is approximately a 5-minute walk. This transit stop is serviced by bus route #371 to Scott Road Station and Surrey Central Skytrain Station.

Sustainability Considerations

- The applicant has met all the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated General Urban in the Regional Growth Strategy (RGS). The proposed development complies with the General Urban designation.

Official Community Plan

Land Use Designation

- The site is designated Urban in the Official Community Plan (OCP). The proposal complies with the Urban designation and is consistent with the following OCP Themes/Policies:

Themes/Policies

- Theme B4.14 ensures that neighbourhoods are well served by civic and community facilities such as indoor and outdoor recreation centres, child-care centres, neighbourhood parks, and amenities specifically geared to youth.
- Theme F6.15 ensures that the City's child care policies and regulations do not create unnecessary operational barriers.
- DP1.1 Form and Character Development Permit guidelines were taken into consideration in accordance with the Official Community Plan.

CD By-law

- The applicant proposes to rezone a portion of the subject site from "Assembly Hall 2 Zone (PA-2)" to "Comprehensive Development Zone (CD)" (based on C-5).

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate child care, office and community services on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Neighbourhood Commercial Zone (C-5)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the C-5 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	C-5 Zone (Part 35)	Proposed CD Zone
Floor Area Ratio:	0.5	1.0
Lot Coverage:	50%	50%
Yards and Setbacks	Front: 7.5 m Rear: 7.5 m Side: 7.5 m	Front: 7 m Rear: 3 m Side (East): 3 m Side (West): 5 m
Principal Building Height:	9 m	11 m
Permitted Uses:	<ul style="list-style-type: none"> • Retail stores, excluding adult entertainment stores, auction houses, and secondhand stores and pawnshops; • Personal services uses, limited to barbershops, beauty parlours, cleaning and repair of clothing, shoe repair shops; • Eating establishments, excluding drive-through restaurants; • Neighbourhood pub; • Office uses, excluding social escort services; • General services uses, excluding funeral parlours, drive-through banks, and vehicle rentals; • Indoor recreational facilities; • Community centres; • Child care centres; • One dwelling unit per lot provided that the dwelling unit is contained within the principal building and occupied by the owner or owner's employee 	<ul style="list-style-type: none"> • Office uses, excluding social escort services, marijuana dispensaries, and methadone clinics; • Child care centres; • General service uses, limited to tutoring and youth learning centres, and • Community services.
Parking (Part 5)		Proposed
Child care Commercial: Total:		34 stalls

- The proposed bylaw is based on the “Neighbourhood Commercial Zone (C-5)”, with modifications to the permitted uses, floor area ratio (FAR), building height, and minimum building setbacks.
- The proposed permitted uses have been modified from those allowed under the C-5 zone to restrict the future principal uses of the subject site to child care, office, general service and community service uses.
- The applicant has expressed that the target users for the third level include:
 - Homework and after school programs;
 - Immigrant and refugee resettlement and advisory services;
 - Subsidized office space/meeting rooms for non-profit organizations.
- These uses could be considered office, general service, or community service uses, under the Zoning Bylaw, depending on the operator. These uses are complementary to the child care use on site, as well as the adjacent church.
- The proposed floor area ratio (FAR) of 1.0 differs from C-5, which permits 0.5 FAR. The FAR is a result of the small lot size area, which is a function of the irregular shaped lot.
- The building height is proposed to be 11 metres, which differs from the permitted height in the C-5 Zone (9 metres). As the site is located within a floodplain area, development is subject to minimum Flood Construction Levels (FCL). No habitable area is permitted below the FCL. For this reason, the building has been designed to have parking at-grade on the first level, as parking is not considered habitable area. The childcare, office and community service space is only permitted on the second and third floors. The building height above the FCL (parkade level) is 8.2 metres, which complies with the C-5 Zone.
- The proposed setbacks respond to the surrounding context. A 5-metre setback on the west side of the proposed building, which includes a 3-metre landscape buffer, will provide screening and privacy between the single-family house to the west and the commercial building.

Surrey Child Care Guidelines

- In June 2023, the City established the Surrey Child Care Guidelines which are intended to provide direction for City staff and operators looking to set up a licensed child care facility in Surrey. The following analysis illustrates how the proposed application adheres to the general policies and regulations pertaining to location, outdoor space, and parking requirements related to Child Care Centres:
 - Location in Community
 - The subject site is located close to other community facilities such as Bridgeview Elementary School and Bridgeview Park.
 - The childcare is located at a corner between residential and light industrial, reducing the impact on adjacent residential uses.
 - Adjacent Uses & Safety Considerations
 - Landscaping, including hedges and fencing will contribute to screening the use from neighbouring properties.

- Arterial Roads
 - Not applicable
 - Access & Parking
 - The building will be accessible to pedestrians from 114A Avenue, 129 Street (unopened road) and from the adjacent Church parking lot.
 - Bicycle parking is provided on site.
 - Trees & Landscaping
 - A variety of landscape design features have been incorporated including a 3-metre landscape buffer between the adjacent residential use and the proposed building, and landscaping all around the perimeter of the property. The outdoor play area is screened by landscaping and fencing.
 - Purpose-built child care facilities
 - The proposed building provides a good transition between the light industrial uses to the east and the residential neighbourhood to the west.
 - Natural and textured materials are incorporated into the design. The furniture and equipment in the outdoor play area incorporates colour.
 - Garbage/recycling and electric facilities have been incorporated into the first level parkade floor.
 - Fencing & Screening
 - The outdoor play area and perimeter of the property is screened from adjacent uses with landscaping and fencing.
 - Fencing proposed is non-climbable, secure and 1.8 metres in height.
 - Relationship to grade
 - The childcare is located on the second level of the building and will be primarily accessed by elevator.
 - Natural light and views
 - The proposed building incorporates glazing and windows which will provide natural light into the child care spaces.
 - Outdoor play areas
 - The outdoor play area will be required to meet the Fraser Health licensing requirements including requirements for outdoor play areas.
 - The outdoor play area is located within the front yard area of the building at the end of 114A Avenue. As 114A Avenue ends adjacent to the site, there is no through-fare traffic and is therefore not a busy road.
 - The outdoor play area incorporates covered areas for shade or rain cover.
 - A variety of soft materials are used in the outdoor play area including grass, wood chips and rubberized mats.
- All signage proposed must comply with the Sign Bylaw.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 19, 2023, and the Development Proposal Signs were installed on June 21, 2023. To date, staff have received no responses from neighbouring residents.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B watercourse on the north side of 114A Avenue (across the street from the subject site).
- A Sensitive Ecosystems Development Permit is not required unless undertaking roadworks that would engage the Class B watercourse on the north side of 114A Avenue. Roadworks are to be designed to avoid impacts to the watercourse on the north side. The applicant has agreed to addressing this during the detailed design stage.

Hazard Lands (Flood Prone) Development Permit Requirement

- The subject property falls within the Hazard Lands (Flood Prone) Development Permit Area (DPA) in the OCP, given that the site is within the 200-year floodplain of the Fraser River. The Hazard Land (Flood Prone) Development Permit is required to protect developments from hazardous conditions.
- A feasibility study, prepared by Kevin Bodnar *P. Eng.*, of GeoPacific Consultants Ltd. and dated July 25, 2023, was reviewed by staff and found to meet the OCP submission guidelines. The finalized study will be incorporated into the Development Permit.
- The study investigated issues related to flooding to determine the feasibility of developing the site and proposes recommendations to mitigate potential hazards.
- A minimum flood plain elevation of approximately 4.6 metres geodetic is required. The applicant is proposing a main floor elevation of 5.6 metres geodetic elevation, which is approximately 1 metre above the minimum flood plain level.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site. The recommendations relate to site preparation, piled foundations and settlement, suspended floor slabs, slabs and footings reinforcement, soil stripping and peat removal, filling, and supervision/field reviews by the Geotechnical Engineer.
- Registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion is required as a condition of final adoption.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.

- The applicant has been responsive and adaptable to all previous urban design comments regarding the public realm interfaces, setbacks, and sensitive buffering to the single-family homes to the west.
- There is a strong and clear architectural design character that engages pedestrian interest.
- The design showcases a well-composed building using high-quality materials.
- The building responds well to its context, with scale, form, materials, and colours and blends residential and industrial.
- The building successfully hides the undercroft parking, without creating blank walls due to high water table in the area.
- The outdoor play area is 145 square metres in size and is proposed to be located within the front yard of the building. The outdoor play area features high-quality play structures and a mixture of play surfaces.
- A 1.8-metre black metal fence is proposed around the front yard perimeter, with an access gate to 114A Avenue, and access gates on both sides of the building, making the outdoor play area secure.
- The 1.8-metre black fence will continue around the perimeter of the property, except on the east side, where the fence is reduced to 1.2 metres along the future 129 Street (currently unopened road).
- Alongside the fencing, there will be 1 metre of landscaping, except for the west side, where the landscaping is proposed to be 3 metres in width, in order to provide screening and privacy for the adjacent residential use.
- A 2-metre walkway on both sides of the building is proposed for circulation and access.
- The at-grade parkade level will be accessed from the Church parking lot, through a secure gate.

TREES

- Adrian Szabunio, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Total (excluding Alder and Cottonwood Trees)	1	1	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		14	
Total Retained and Replacement Trees Proposed		15	
Estimated Contribution to the Green City Program		NA	

- The Arborist Assessment states that there is 1 mature tree on the site, excluding Alder and Cottonwood trees. Of the existing trees on site, 3 are Alder and Cottonwood trees. There are no trees being retained.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 5 replacement trees on the site. The applicant is proposing 14 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including vine maple, red maple, Dogwood and spruce.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Rezoning Block Plan / Survey Plan
- Appendix II. Site Plan, Building Elevations, Landscape Plans and Perspectives
- Appendix III. Aerial Photo
- Appendix IV. Engineering Summary
- Appendix V. Summary of Tree Survey, Tree Preservation and Tree Plans

approved by Ron Gill

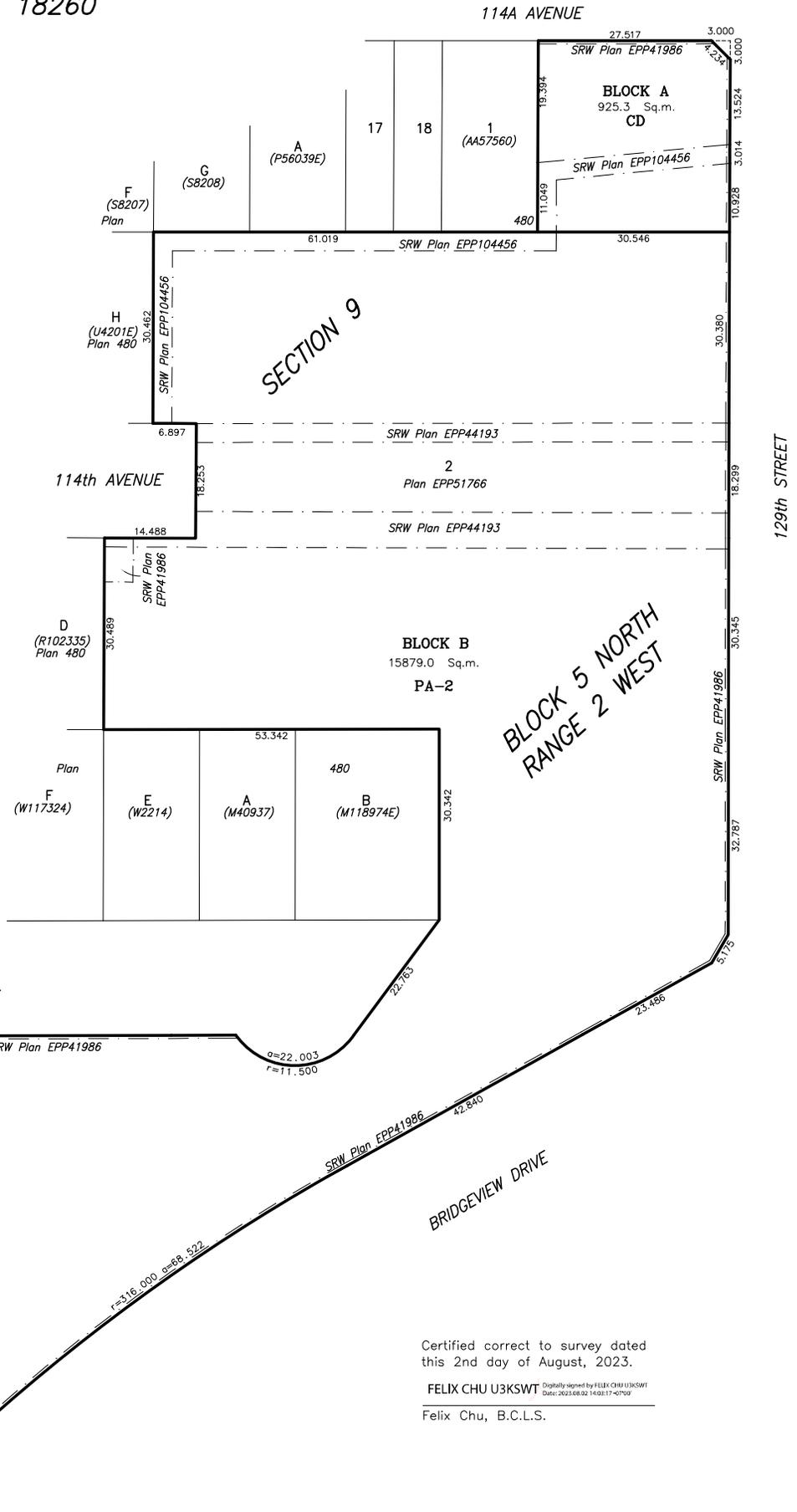
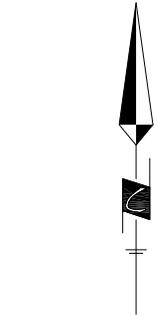
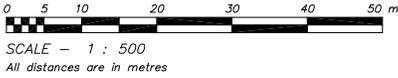
Don Luymes
General Manager
Planning and Development

MS/ar

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
 BYLAW NO. _____ OF LOT 2, SECTION 9,
 BLOCK 5 NORTH RANGE 2 WEST
 NEW WESTMINSTER DISTRICT, PLAN 18260**

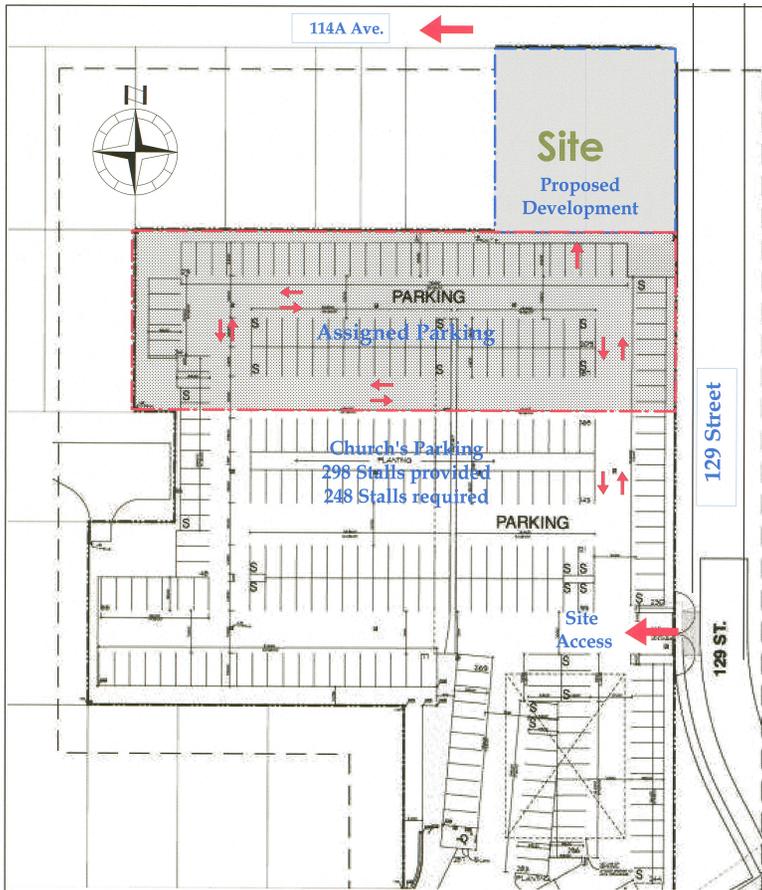
APPENDIX I

City of Surrey B.C.G.S. 92G.026



Certified correct to survey dated
 this 2nd day of August, 2023.
 FELIX CHU U3KSWT Digitally signed by FELIX CHU U3KSWT
 Date: 2023.08.02 14:02:17 -0700
 Felix Chu, B.C.L.S.

Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 234-18525 53 Avenue
 Surrey, B.C. V3S 7A4
 Phone: 604-597-3777
 File: 7091-Resoning



Site Data:

SITE DATA:	REQUIRED		
Lot A - AREA :	9,960.17 sq. ft. (925.3m ²)	PROPOSED	
ZONING :	Existing PA-2	Site Specific CD	
Max Height :	29.52 ft (9.0m) Above Flood Level	Site Specific	
Building Height : From Average exist. Grade	36.09 ft (11.0m)	Site Specific	
Max Site Coverage : at Grade Level	Site Specific	460/925.3 49.71 %	
Setbacks:			
Front: (114A Ave.)	7.0m (23'-0")	7.0m (23'-0")	
Back:	3.0m (10'-0")	3.0m (10'-0")	
Side-East:	3.0m (10'-0")	3.0m (10'-0")	
Side- West:	5.0m (16'-5")	5.0m (16'-5")	
FLOOR AREAS			
Parkade Useable area	Main Floor	Second Floor	Total
810 sq.ft (75m ²)	4952 sq.ft (460m ²)	4575 sq.ft (425m ²)	10334sq.ft (960 m ²)
Total Proposed GFA		9903 sq. ft (920m ²)	
Total Lot Area		10,002ft (929.15 m ²)	
Proposed FAR	10334/10,002		1.0
Total Area Playground		1560 sq. ft (145m ²)	
Required		7m ² of Outdoor Space per Child	
Groups of 20 Kids to use Playground at a time.			
ADDRESS			
Legal Description:	Lot 2 Block 5N Section 9 Range 2W Plan EPP51766 NWD		
Civic Address:	11358 128 Street Surrey . B.C.		

Project Data:

PROPOSED OCCUPANCY		DAYCARE		
Proposed Number of Children	Infants	Toddlers	Pre-School	Total
	12	12	25	49
Total Staff Required	i) Ratio of 1:4 for Group Child Care under 18 months Staff required for 12 Children = 3 ii) Ratio of 1:6 for Group Child Care 18-36 months Staff required for 12 Children = 2 iii) Ratio of 1:10 for Group Child Care of 3-5 Years to School Age Staff required for 24 Children = 3			
Total Occupancy Daycare	8 Staff + 49 Children = 57			
PROPOSED OCCUPANCY		OFFICES		
Total Area Offices	Second Floor		Total	
	4952 sq.ft (460m ²)		4912sq.ft (460 m ²)	
REQUIRED	9.30M ² / PERSON			
PROPOSED	460/9.30 = 50 PEOPLE			
PARKING				
Daycare	i) 0.70 Parking Spaces per Employee and ii) 0.15 Parking Spaces per Licensed Child for drop off.			
	STAFF	CHILDREN	Total	
	8 X 0.70 = 6 Stalls	49 X 0.15 = 8 Stalls	14 Stalls	
OFFICES	2.5 Parking Stalls per 100 sq. m of G.F.A.			
	Required	460/100 x 2.5	12 Stalls	
Total Stalls Required	26 Stalls			
Total Stalls Provided for New Building	9 Stalls at Parkade & 25 Stalls @ Grade			
Total Stalls Allocated	34 Stalls			

Original Church's Parking Calculation:

- Level-1: Sanctuary. A-2 Classification. Area: 2,787.50m²
Parking Req'd as per By-Law 12000; 7.5m²/100m².
2,787.50/100 X 7.5 = 209 stalls
- Level-2: Community Service. A-2. Classification Area: 1,022.50m²
Parking Req'd as per By-Law 12000; 3.5m²/100m².
1,022.50/100 X 3.5 = 36 stalls
- Level-3: Community Sewrvice. A2. Classification Area: 181m²
Parking Req'd as per By-Law 12000; 3.5m²/100m².
181/100 X 3.5 = 3stalls

Total Number of Parking Stalls req'd = 209 + 36 + 3 = 248 Stalls

Total Number of Parking Provided = 298 Stalls

Excess stalls from Church's Stalls = 298 - 248 = 50 Stalls

Required Parking Stalls for New Development = 26 Stalls

Parking Complies

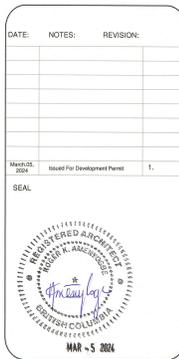
CD Rezoning based on C-5 zone

- B. Principal Use of Child Care Centre is permitted.
- D. Increased Density to 0.5. No caretaker's Unit.
- E. Maximum Lot Coverage is 49.5%. Building complies.
- F. Yards and Serbacks:
North: 7m; East:3m; South:3m and West:5m have previously been supported.
- G. Principal Height from flood plain is 8.20m from flood Plain.
Allowable height above flood plain is 9.0m.
Building complies.
Total Building Height is 10.8m
Average = 9.5m (Variance Required)
Area below flood plain complies with permitted use.

G.2
No accessory buildings on site

H. Total parking required = 26 stalls
Total provided = 54 stalls
Building complies.

J. 1. Garbage containers are provided within the building footprint.
2. No outdoor storage provided.
3. Direct access is provided to play area.





- LEGEND:**
- 1 BRICK VENEER
 - 2 TRESPA OR CERACLAD PANELS
 - 3 PREFORMED METAL PANEL
 - 4 CORRUGATED METAL PANELS
 - 5 SUNSHADE
 - 6 GALVANISED METAL FENCE
 - 7 GLAZING
 - 8 BUILD OUT CORNICE
 - 9 EXPOSED CONCRETE
 - 10 METAL CANOPY
 - 11 LONG BOARD - RTU ENCLOSURE
 - 12 SPANDREL GLAZING

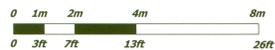
North Elevation (114A Avenue)

Scale: 1:100



East Elevation (129th Street)

Scale: 1:100



DATE:	NOTES:	REVISION:

MADE FOR: Issued For Development Permit 1.

SEAL:



- LEGEND:**
- 1 BRICK VENEER
 - 2 TRESPA OR CERACLAD PANELS
 - 3 PREFORMED METAL PANEL
 - 4 CORRUGATED METAL PANELS
 - 5 SUNSHADE
 - 6 GALVANISED METAL FENCE
 - 7 GLAZING
 - 8 BUILD OUT CORNICE
 - 9 EXPOSED CONCRETE
 - 10 METAL CANOPY
 - 11 LONG BOARD - RTU ENCLOSURE
 - 12 SPANDREL GLAZING

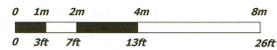
South Elevation (Facing Church's Parkade)

Scale: 1:75



West Elevation (Facing Adjacent Property)

Scale: 1:75



DATE:	NOTES:	REVISION:

Maxwell: 2024 Issued For Development Permit 1.

SEAL:



DATE: NOTES: REVISION:

Scale: Issued For Development Permit 1.

SEAL:



MAR - 5 2024

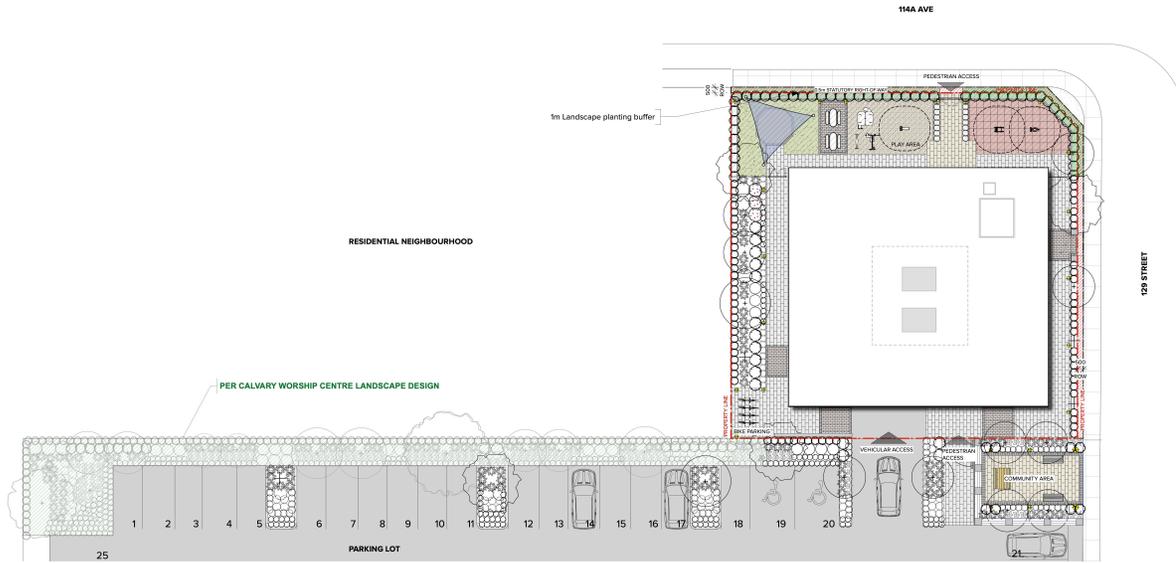
RAA
 Roger Amenyo
 Architect
 2304-6888 Station Hill Drive
 Burnaby, BC, Canada, V3N 4X5
 Tel: (604) 805 8921
 E-Mail: ramenyo@shaw.ca

Daycare & Community Office Development
 Surrey, British Columbia

View from 114A Ave. & 129th Street

Issued for Rezoning
 March 2024

Prepared for
 Mr. Larry Cope
 Ms Susan Cope



1 KEY PLAN
Scale: 1:200

Landscape Design per Cevalhy Worship Centre
 0.5m Statutory Right of Way

GENERAL NOTES

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the CLS Standard's latest edition. Container sizes are specified as per "CNTA Standards". Both plant size and container size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. Substitutions must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified 'Disease Free' nursery. All plant material must conform to the latest edition of the Canadian Landscape Standard. Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the CLS standards.

Min. growing medium depths over prepared subgrade shall be:

Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	300mm
	(around root balls)

Growing medium shall have physical and chemical properties as described in the standards for 'Ground' areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works. Plant species and varieties may not be substituted without the approval of the Landscape architect. All wood fences to be cedar, with one coat of clear penetrating preservative. All engineering drawings (Civil, Mechanical and Electrical) to supersede the Landscape drawings where applicable. These Landscape drawings are to be considered overriding only in case of soft landscape (planting).
All soft landscape areas to be serviced by High Efficiency Irrigation System.

REFER L3 FOR SHRUBS AND TREE SPECIES
REFER L4/L5 FOR HARDSCAPE SPECIFICATIONS

DESIGN RATIONALE AND SUMMARY

This childcare facility is located in close vicinity to the Bridgeview Elementary School, and can be accessed from 114A Ave. The site has access from the parking lot in the South, and has a main pedestrian access from the North. The access to the community area is from the sidewalk that runs along 129 Street. There's a common access for the daycare and the office spaces, but the daycare play area is guarded from the rest of the site by a fence on both sides of the Site - East and West. A one meter planting buffer is proposed with a metal fence along 114A Ave. A 6' metal fence along with Vaccinium Ovatum is proposed along the property line for privacy and security.

The frontyard of the site is designed such that kids have an interactive playground area and playful learning experience by using the carefully selected instruments. Site landscape has been designed to meet the city requirements of daycare play area (approx. 145 sqm) and various surface configurations are proposed including- Rubberized play tiles, woodchips, sodded areas and sand pit, therefore developing and enhancing their sensory system. The playground also offers the tangible instruments for the kids, and the flowering shrubs add interesting and vibrant colours to the surrounding. Designed to meet the needs functionally, the design is also visually appealing and caters to the demographics of young children and toddlers. Utmost consideration with regards to safety is considered, such that the kids are safe from toxic plants, and have a soft landing material in the fall-zone. Landscaping elements are used for space definition and a more pleasant environment for the infants, toddlers and the preschool kids.

Native plants are proposed along the site and the adjoining parking lot for minimum maintenance in the future. Native shrub species like Mahonia Aquifolium, Mahonia Nervosa, Rosa Rugosa, Vaccinium Ovatum, and Kinnikinnick are proposed for this site. Distinct paving patterns are proposed for defining the access points owing to their functionality.



3 EXAMPLES OF PROPOSED SHRUBS
Scale: NTS



4 EXAMPLES OF PROPOSED TREES
Scale: NTS

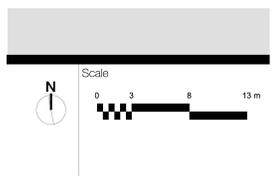


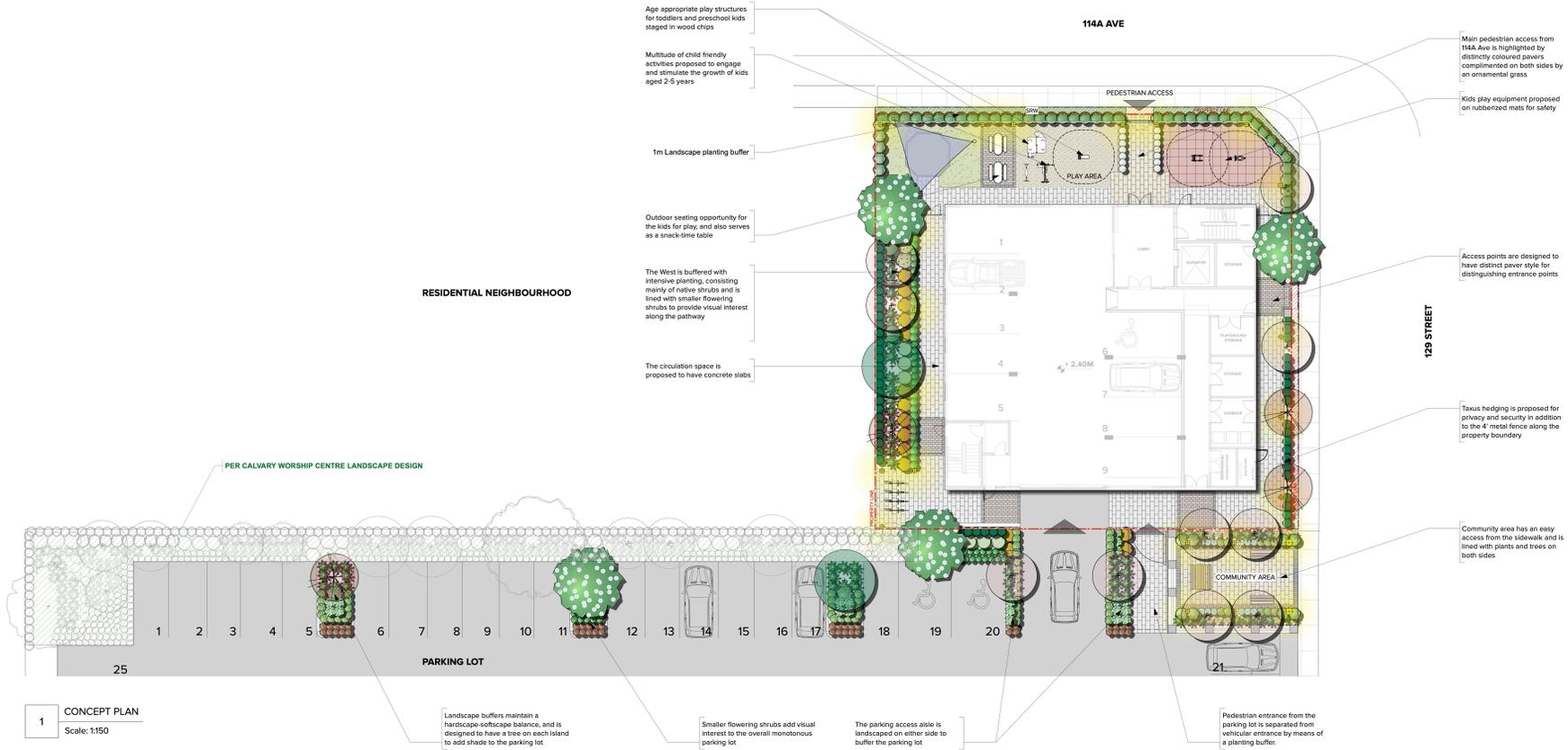
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ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 206, 1493 Foster St. Whitecourt, BC, Canada BC V4B 0C4 | 6047831450 |
ruchin@architecturepanel.com
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Project
Daycare and Community Centre Development
Owner
Larry and Sue Cope
Sheet Title
Key Plan

Total Sheets 5	Sheet No. L1	Contractors	Consultants Roger Amenyogbe Architect
Drawn By BB	Checked By RD	AHJ City of Surrey	Documents
Reviewed By RD	Status DP Application		

No	Date	Issue Notes
A	29-09-2023	DP Application
B	27-11-2023	DP Re-Submission
C	12-02-2024	DP Re-Submission
D	04-03-2024	DP Re-Submission





ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1493 Foster St. Whitecourt, BC, Canada BC V4B 0C4 | 6047831450 | ruchi@architecturepanel.com

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Project
Daycare and Community Centre Development

Owner
Larry and Sue Cope

Sheet Title
Concept Plan

Total Sheets
5

Drawn By
BB

Reviewed By
RD

Sheet No.
L2

Checked By
RD

Status
DP Application

Contractors

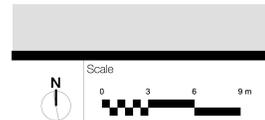
AHJ
City of Surrey

Consultants
Roger Amenyoqbe Architect

Documents



No	Date	Issue Notes
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TO: **Director, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Process Manager, Engineering Department**

DATE: **March 04, 2024** PROJECT FILE: **7823-0075-00**

RE: **Engineering Requirements
Location: 11358 128 St**

REZONE/SUBDIVISION

Works and Services

- Construct south side of 114A Avenue complete with turnaround facility.
- Construct storm, sanitary and water service connections to service the development.
- Provide on-site stormwater mitigation and water quality features.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to the issuance of the Development Permit.



Daniel Sohn, P.Eng.
Development Process Manager

BD

Tree Preservation Summary

Surrey Project No:

Address: 11358 128 Street, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Adrian Szabunio PR 5079A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	4	Protected Trees Identified	0
Protected Trees to be Removed	4	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0	Protected Trees to be Retained	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 3 X one (1) = 3 - All other species to be removed (2:1) 1 X two (2) = 2 	5	Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 0 X two (2) = 0 	0
Replacement Trees Proposed	14	Replacement Trees Proposed	-
Replacement Trees in Deficit	0	Replacement Trees in Deficit	-
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

October 31, 2022

Date



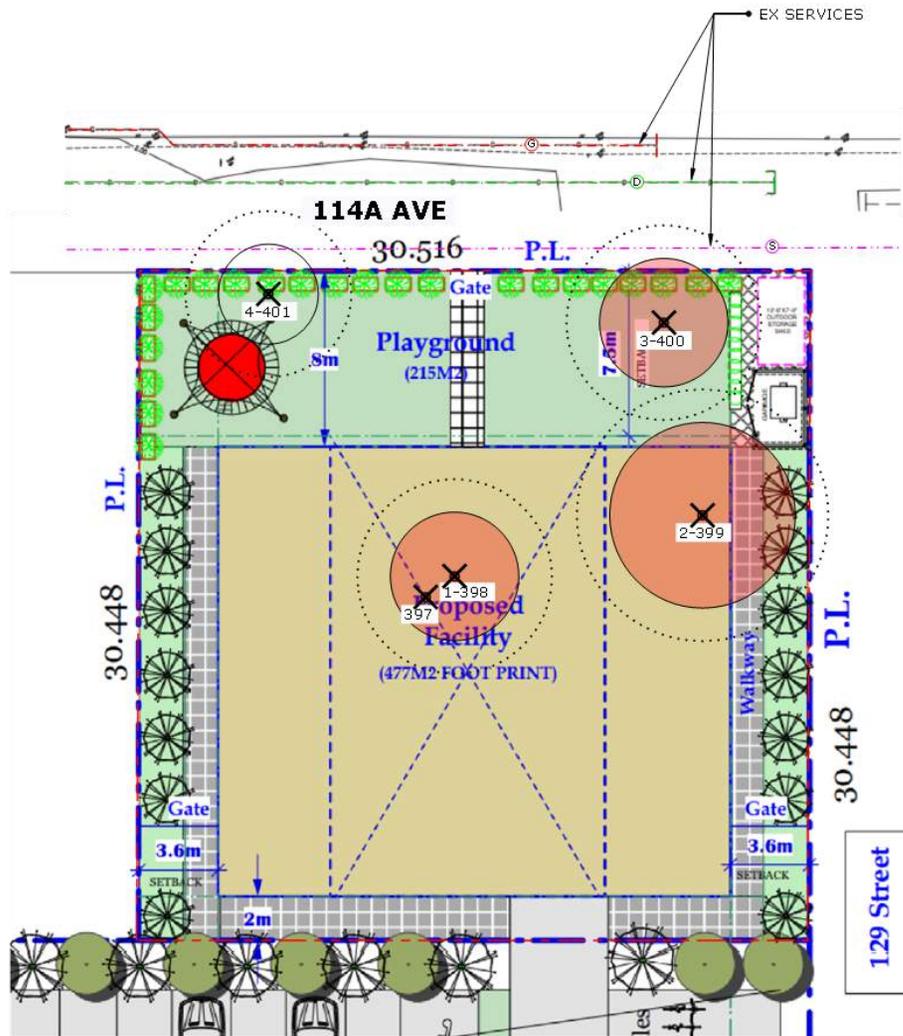
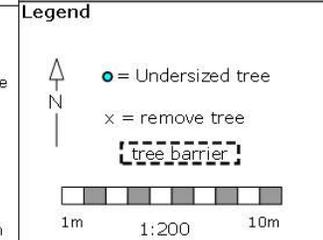
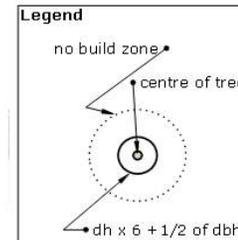
Tree Plan for Construction at
11358 128 Street,
Surrey

Date: October 31, 2022

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
397	Red Alder	28	n/a
1-398	Red Alder	45	2.70
2-399	Red Alder	65	3.90
3-400	Red Alder	45	2.70
4-401	Cherry Tree	35	2.10

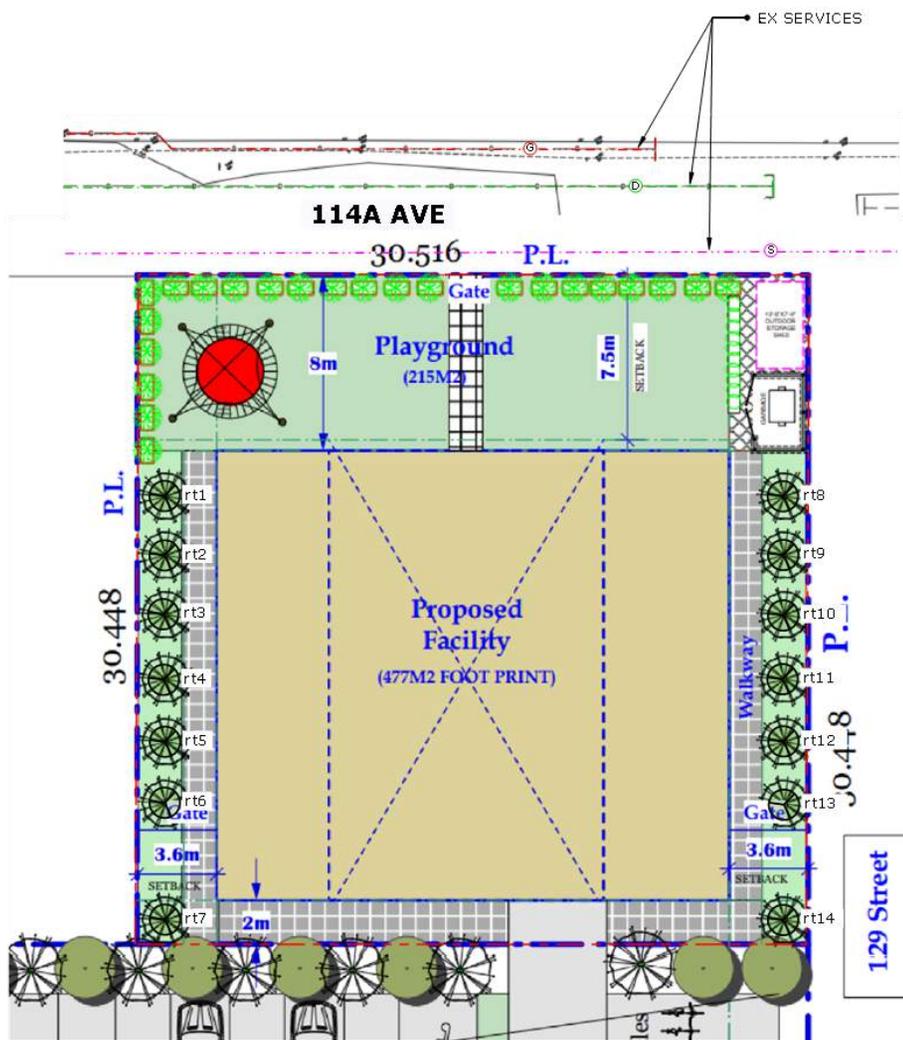
Notes
 -Trees 3-400 & 4-401 DBH are estimated, due to access constraints
 -Trees with red TPZ are Poor retention suitability. All others are Moderate





Tree Replacement Plan for
Construction at
11358 128 Street,
Surrey

Date: October 31, 2022



Replacement tree selection, planting and maintenance to meet or exceed BCLNA/BSCLA Landscape Standards

Replacement trees to be a minimum 5cm caliper if deciduous, or a minimum 3m tall if coniferous

Legend

