

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 2, 2022 and the Development Proposal Signs were installed on July 19, 2022. Staff received no responses from the public notification.

DEVELOPMENT PERMITS

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 worked with staff to improve the site grading, access and public realm interface.
- The proposed childcare facility will provide approximately 1,241 square metres of child care space on two levels, plus rooftop outdoor play area, and includes nine classrooms.
- ~~The building materials include corrugated galvanized aluminum cladding with vertical cedar siding, painted steel columns and pre-finished black anodized metal sunshades. In addition, the building façade includes black anodized aluminum windows, a black anodized aluminum curtain wall on the southern and eastern building elevations, a concrete block wall along the northern façade with an anti-graffiti protective coating and painted yellow spandrel panels to enhance visual interest. The building promotes an attractive southerly façade with significant glazing elements that wrap around the southeast corner of the proposed building to provide views of the outdoor play space and riparian area as well as abundant interior natural lighting.~~
The building materials include smooth finish hardi panel siding in white with light grey and graphite coloured accents, corten steel cladding system, painted vinyl windows, solid core wood doors with clear glass panels, curtain wall clear glass spandrel system with brown opaci coating to add an earth-toned accent colour, and decorative painted green spandrel panels to enhance visual interest. The building promotes an attractive northerly façade with significant glazing elements that wrap around both the northeast and northwest corners of the proposed building, providing views of the outdoor play areas, as well as providing abundant natural interior lighting.
- The proposed building is considered attractive, well-designed and provides an appealing addition to the neighbourhood.

Landscaping

- A variety of trees, shrubs and groundcover is proposed along the west property line adjacent to single family dwellings which will serve as a landscape buffer between the childcare facility and residential land uses.
- Decorative paving materials are proposed at the driveway entrance off 124 Street and permeable pavers are proposed for each of the 14 parking stalls.

DEVELOPMENT PERMIT APPLICATION



CHILDCARE FACILITY
13314 64th AVENUE,
SURREY, BC



DRAWING LIST

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LOCATION PLAN



PROJECT TEAM

ARCHITECT - DAVID EATON ARCHITECT INC.
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2023-03-15	Revised per comments
2022-12-22	Revised per comments
2022-07-15	Fraser Health Application
2022-03-29	DP Application
2021-09-24	Preliminary Application
2021-09-10	Revised per comments
2021-06-09	Preliminary Application

Date	Description
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Issues / Revisions

Seal

Project Title
CHILDCARE FACILITY

Project Address
**13314 64 AVENUE
 SURREY,
 BRITISH COLUMBIA**

Drawn By AA	Date 2021-09-10
Checked By MS	Project ID SU08_2103

Sheet Title
**PROJECT
 SUMMARY**

Scale

Sheet No.

A-0.2

PROGRAM SUMMARY				
ADDRESS	13314 64th AVENUE, SURREY, BRITISH COLUMBIA			
LEGAL DESCRIPTION	LOT 29 SECTION 8 TOWNSHIP 2 PLAN NWP29270 NWD PART NE 1/4, EXCEPT PLAN LMP29288.			
SITE AREA				
	(SF)	(SM)	(ACRE)	(HA)
GROSS AREA	20,760	1,928	0.477	0.19
DEDICATION	1,100	102	0.025	0.01
NET (AFTER DEDICATION)	19,660	1,826	0.451	0.18
FAR CALCULATIONS				
LEVEL	AREA (SQFT)	AREA (SQ.M)		
FIRST FLOOR LEVEL (EXCLUDING PARKING, OUTDOOR PLAY AREA)	5656.07	525.5		
SECOND FLOOR LEVEL (EXCLUDING OUTDOOR PLAY AREA)	6827.15	634.3		
ROOF TOP LEVEL (EXCLUDING OUTDOOR PLAY AREA)	875.01	81.3		
TOTAL	13358.2	1241.0		
FAR PROPOSED				0.68
ZONING				
	CURRENT	PROPOSED		
	RF	CD		
SETBACKS				
	REQUIRED	PROVIDED		
NORTH (ALONG 64 AVENUE)	4.5m to building, parking, PMT	4.5m to building		
SOUTH (ALONG HIGH SCHOOL PLAY AREA)	7.5m to building, 3m to parking	7.5 m to building, 3m to parking		
EAST (ALONG PARKING FOR HIGH SCHOOL)	3.6m to building, 3m to parking	3.6m to building, 3.0m to parking		
WEST (ALONG PANAROMA RIDGE HIGH SCHOOL)	3.6m to building, 3m to parking	3.6m to building		
BUILDING HEIGHT				
	PERMITTED	PROPOSED		
	---	2 STOREY		
SITE COVERAGE (NET)				
	AREA (SQFT)	AREA (SQ.M)	%AGE	
PROPOSED COVERAGE	7785	723.2	39.60%	

OCCUPANT LOAD CALCULATIONS						
(BASED ON DIRECTOR OF LICENSING STANDARDS OF PRACTICE FAMILY CHILD CARE) (FRASER HEALTH)						
ROOMS	AREA (SQ.M)	AREA (SFT)	AGE GROUP	PLANNED KIDS PER ROOM	STAFF	OCCUPANT LOAD PER ROOM
ROOM-1	92.5	996	3-5 YRS	25	3	28
ROOM-2	94.8	1,020	3-5 YRS	25	3	28
ROOM-3	46.4	499	TODDLERS	12	3	15
ROOM-4	45.9	494	TODDLERS	12	3	15
ROOM-5	31.8	342	INFANTS	8	2	10
ROOM-6	46.6	502	INFANTS	12	3	15
ROOM-7	55.2	594	INFANTS/TODDLERS	12	2	14
ROOM-8	77.3	832	MULTIAGE	20	2	22
ROOM-9	80.9	871	MULTIAGE	20	2	22
TOTAL	571	6150		146	23	169

OUTDOOR PLAY AREA	
(BASED ON DIRECTOR OF LICENSING STANDARDS OF PRACTICE FAMILY CHILD CARE) (FRASER HEALTH)	
REQUIRED	6 SQ.M. PER CHILD
TOTAL NO. OF KIDS	146
TOTAL OUTDOOR PLAY AREA REQUIRED (SQ.M.)	881.62 SQ.M
PROVIDED	
PLAY AREA-A (MAIN STOREY) (SQ.M)	155.1
PLAY AREA-B (MAIN STOREY) (SQ.M)	120.08
PLAY AREA-C (LVL -2)(SQ.M)	73.92
PLAY AREA-D (ROOF TOP)(SQ.M)	102.8
PLAY AREA-E (ROOF TOP) (SQ.M)	185.4
TOTAL OUTDOOR PLAY AREA PROVIDED (SQ.M)	637.3
(AREA TO BE APPROVED BY DIRECTOR OF LICENSING STANDARDS OF PRACTICE FAMILY CHILD CARE) (FRASER HEALTH)	

OFF STREET PARKING	
AS PER ZONING BY LAW (PART 5) (SECTION C) (TABLE C.1)	
REQUIRED	0.70 CAR SPACE PER EMPLOYEE + 0.15 CAR SPACE PER LICENSED CHILD FOR DROP OFF
FOR EMPLOYEES	0.70X23= 16.1
FOR LICENSED CHILDREN	0.15X146= 21.9
TOTAL REQUIRED CAR PARKS	38
PROVIDED	
STANDARD CAR	28
ACCESSIBLE CAR	1
SMALL CAR	10
BICYCLE PARKING	4
TOTAL PROVIDED CAR PARKS	39
VARIANCE	0



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Date	Description

Issues / Revisions

Seal

Project Title
CHILDCARE FACILITY

Project Address
**13314 64 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By AA	Date 2021-09-10
Checked By MS	Project ID SU08_2103

Sheet Title
PROGRAM SUMMARY

Scale

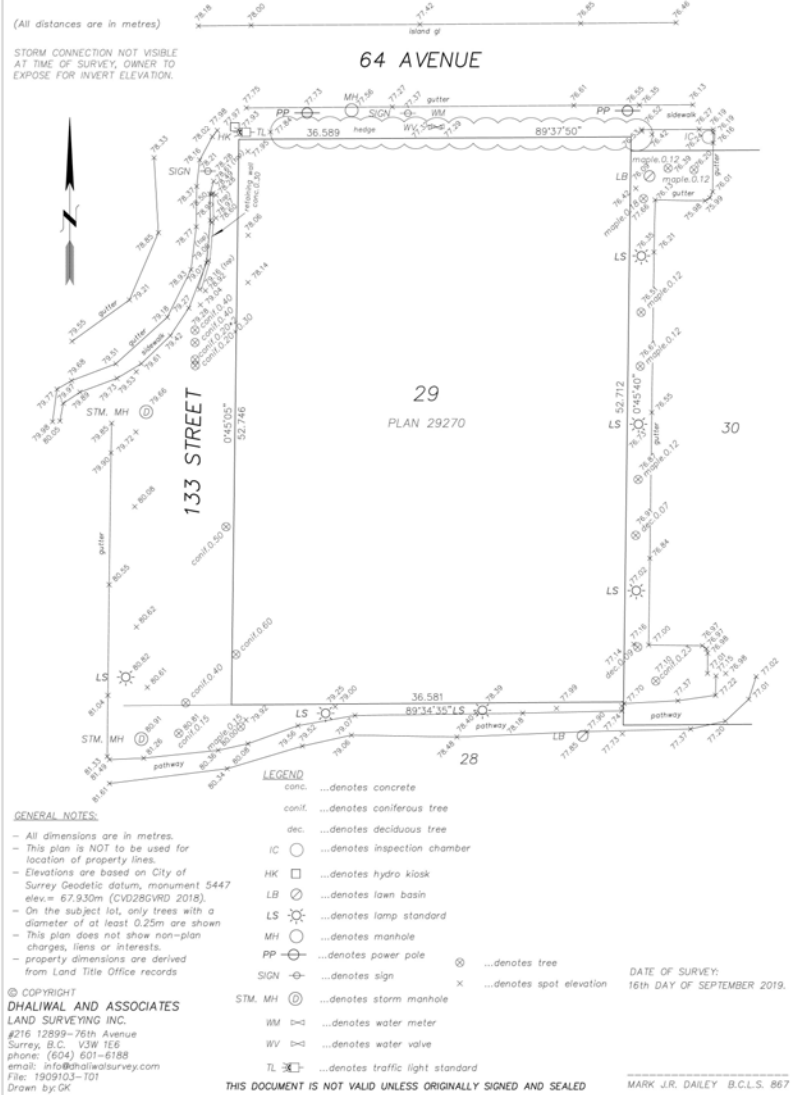
Sheet No.

A-0.3

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING ELEVATIONS AND TREES ON LOT 29, EXCEPT PART IN PLAN LMP29288 SECTION 8 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 29270

Current Civic Address:
13314-64 Avenue
Surrey, B.C.
PID: D09-064-991
SCALE : 1:300

-This plan was prepared for design purposes and is for the exclusive use of our client, DHALIWAL AND ASSOCIATES LAND SURVEYING INC. and the signatory accept no responsibility for and hereby disclaim all obligations and liabilities for damages caused by the direct or indirect use or reliance upon the Plan beyond its intended use.



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Issues / Revisions

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Project Title
CHILDCARE FACILITY

Project Address
**13314 64 AVENUE
SURREY,
BRITISH COLUMBIA**

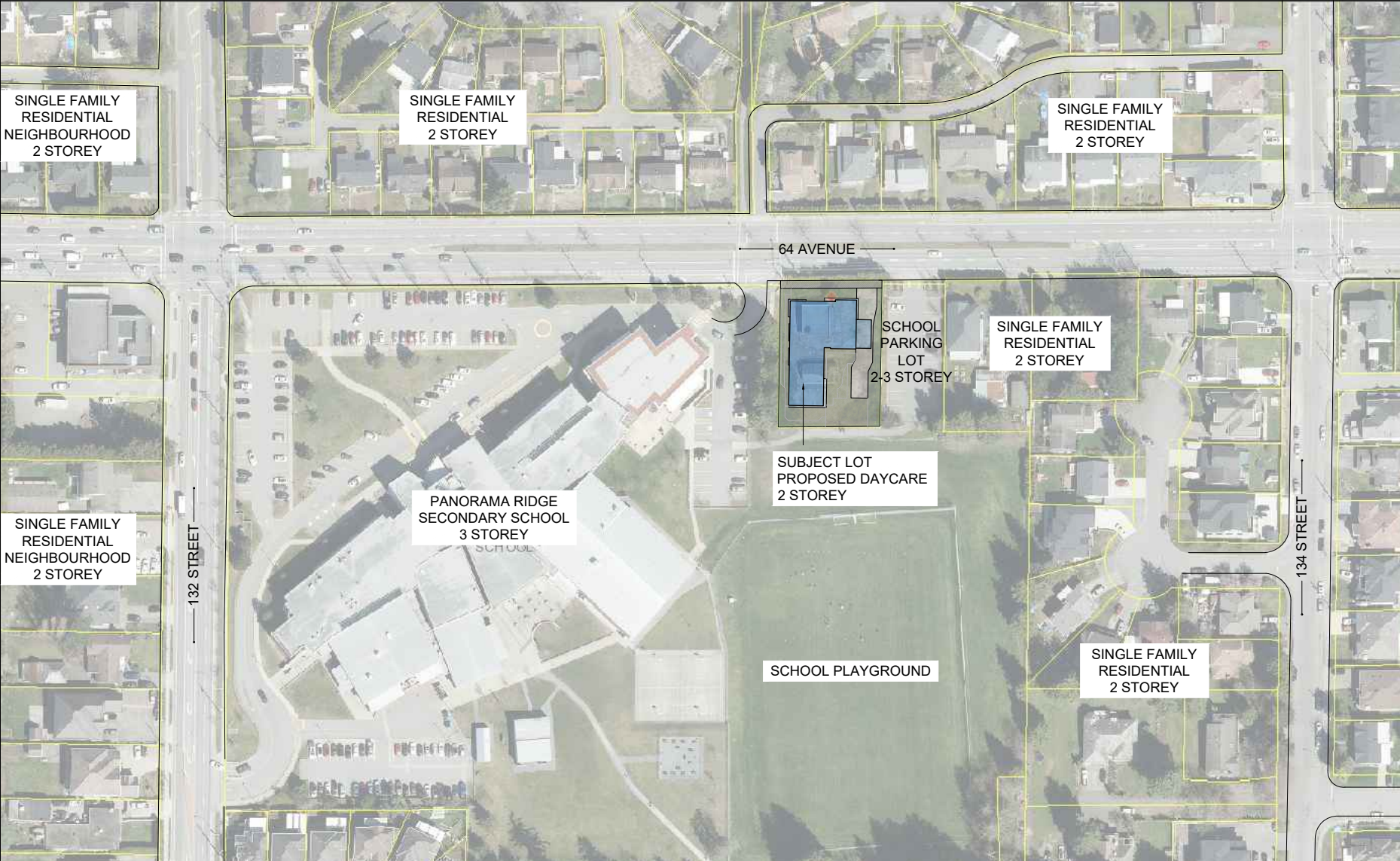
Drawn By	Date
Checked By	Project ID
	Sheet ID

Sheet Title
**TOPOGRAPHICAL
SURVEY**

Scale

Sheet No.
A-0.4

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**13314 64 AVENUE
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BRITISH COLUMBIA**

Drawn By AA	Date 2021-09-10
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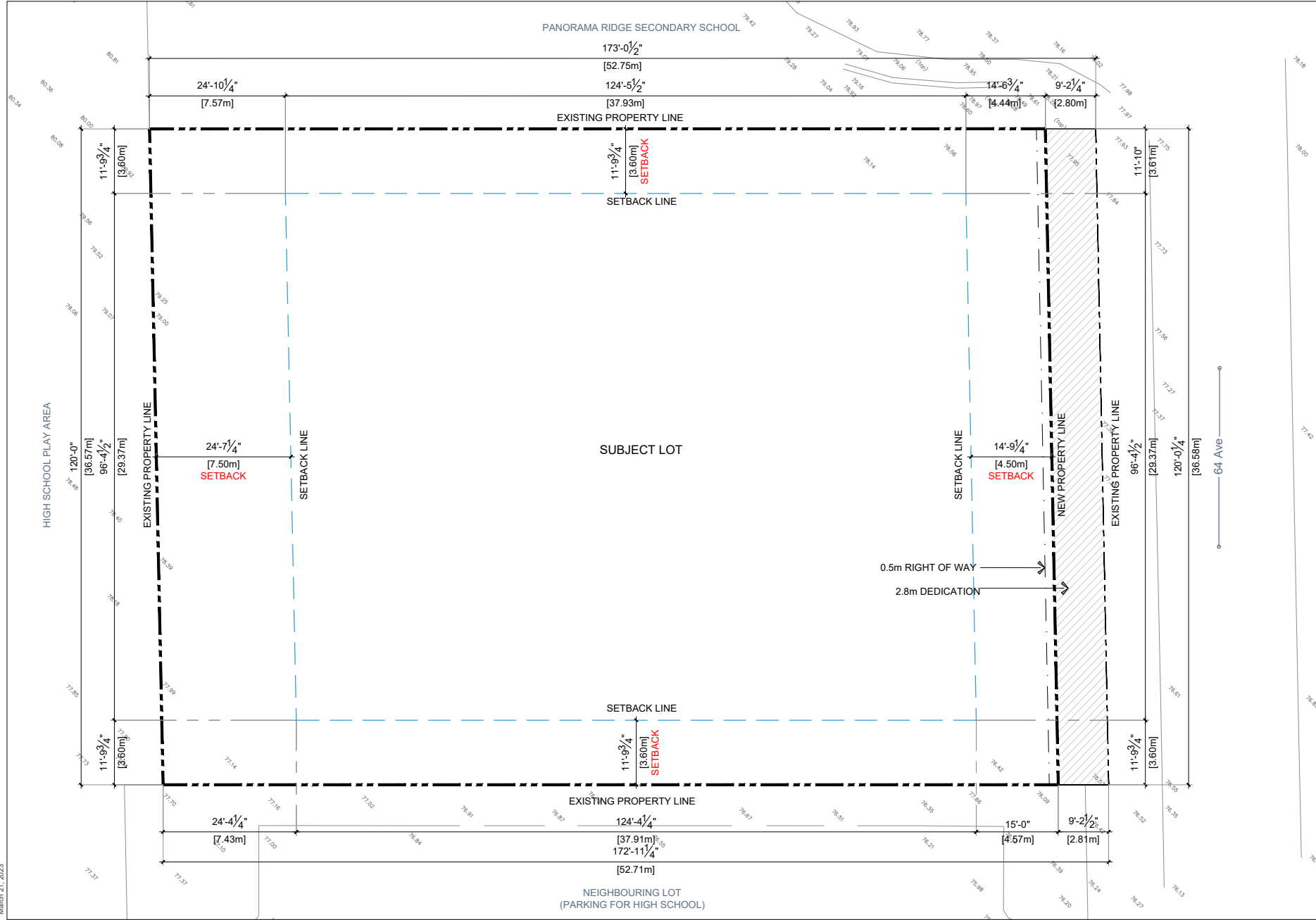
Sheet Title
CONTEXT PLAN

Scale
1 / 16" = 1' 0"

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A-0.5

March 21, 2023



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Issues / Revisions	
Seal	

Project Title
CHILDCARE FACILITY

Project Address
**13314 64 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By AA	Date 2021-09-10
Checked By MS	Project ID SU06_2103

Sheet Title
BASE PLAN

Scale
1 / 16" = 1' 0"

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A-0.6

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Issues / Revisions

Issue / Revision	Seal

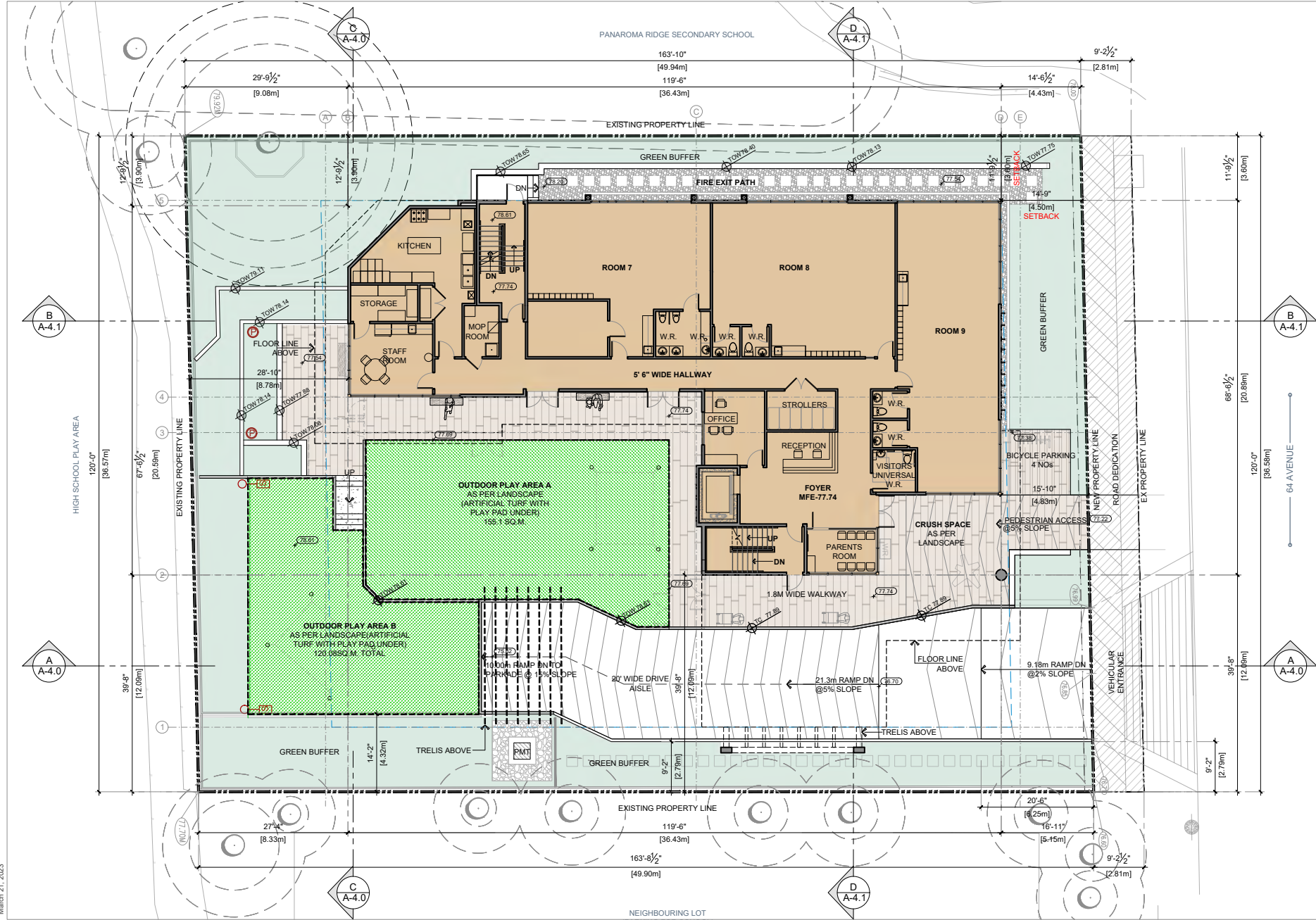
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CHILDCARE FACILITY

Project Address
13314 64 AVENUE
SURREY,
BRITISH COLUMBIA

Drawn By AA	Date 2021-09-10
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Sheet Title
SITE PLAN

Scale
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A-1.0



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LEGEND

[Light Blue Box]	HALLWAY
[Light Green Box]	PARENTS AREA
[Light Yellow Box]	STAFF AREA
[Light Orange Box]	MULTI AGE
[Light Purple Box]	3-5 YEARS
[Light Red Box]	TODDLERS
[Light Pink Box]	INFANTS

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2023-03-15	Revised per comments
2022-12-22	Revised per comments
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2022-03-29	DIP Application
2021-09-24	Preliminary Application
2021-09-10	Revised per comments
2021-06-09	Preliminary Application

Issues / Revisions

Date	Description

Seal

Project Title
CHILD CARE FACILITY

Project Address
13314 64 AVENUE
SURREY,
BRITISH COLUMBIA

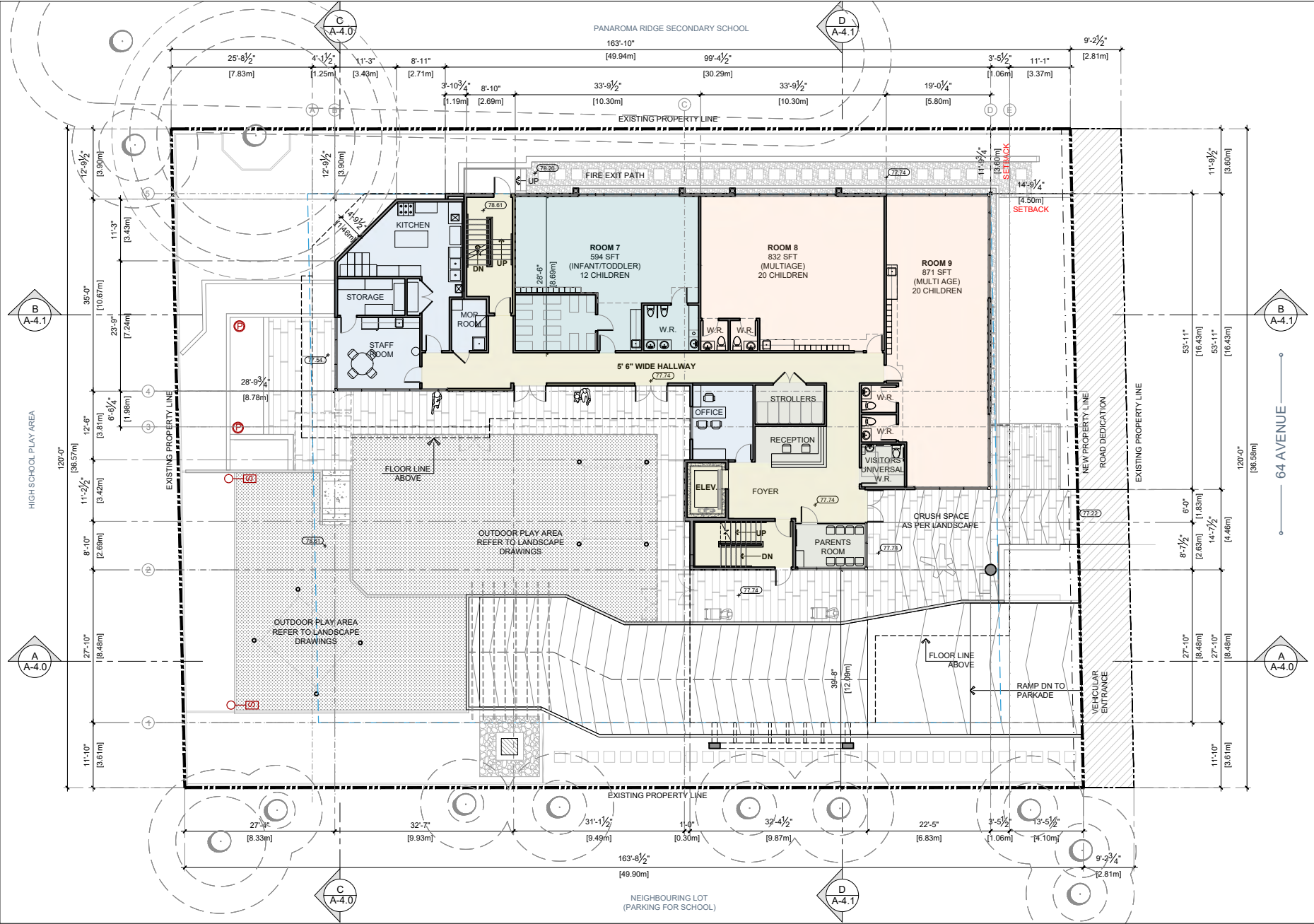
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Sheet Title
MAIN FLOOR PLAN

Scale
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A-2.0



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Issues / Revisions

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CHILDCARE FACILITY

Project Address
**1314 64 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By
AA

Date
2021-09-10

Checked By
MS

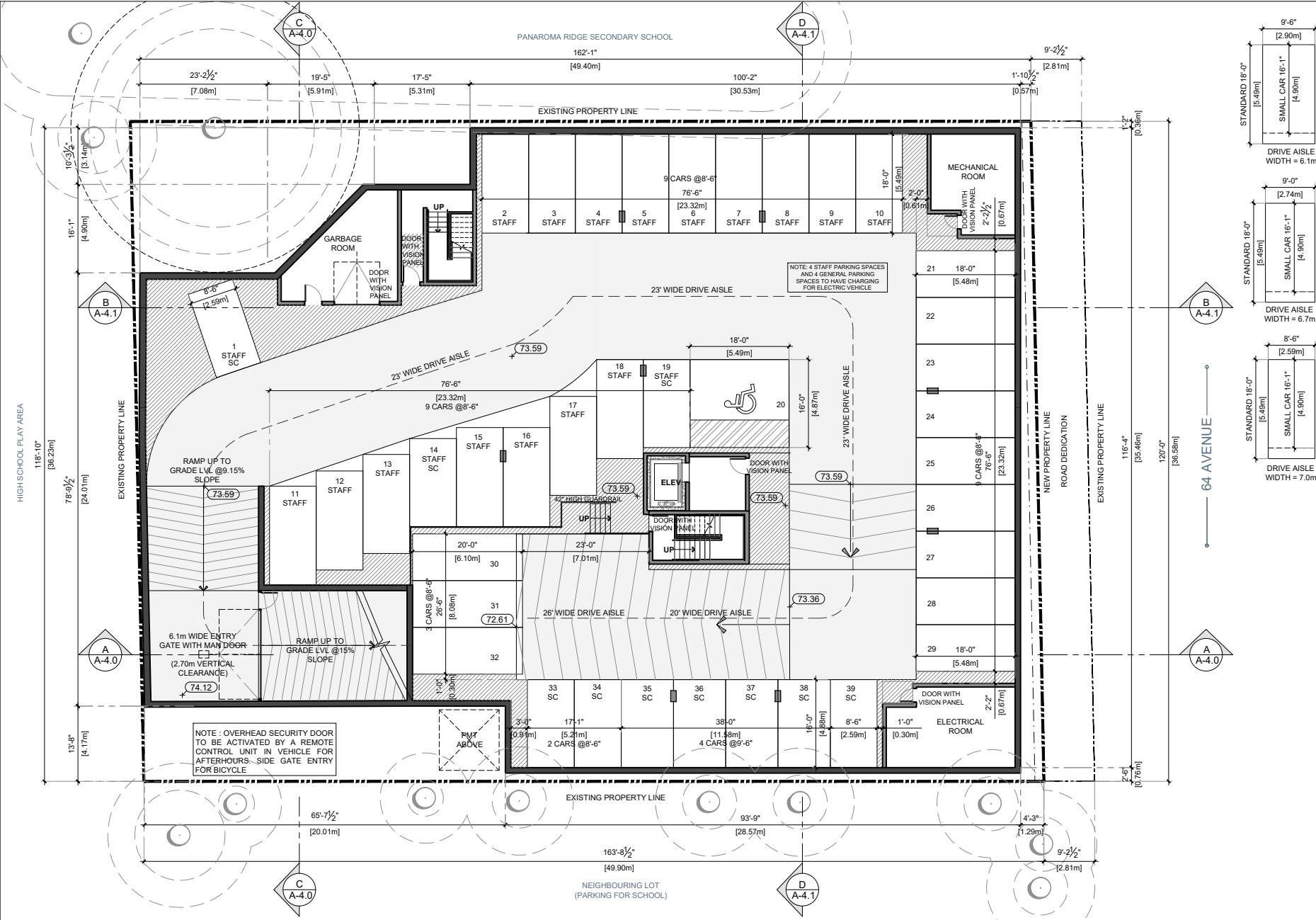
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Sheet Title
PARCADE LEVEL- 1

Scale
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A-2.1



March 21, 2023

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LEGEND

[Pattern]	HALLWAY
[Pattern]	PARENTS AREA
[Pattern]	STAFF AREA
[Pattern]	MULTI AGE
[Pattern]	3-5 YEARS
[Pattern]	TODDLERS
[Pattern]	INFANTS

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2021-06-09	Preliminary Application

Issues / Revisions

Seal

Project Title
CHILDCARE FACILITY

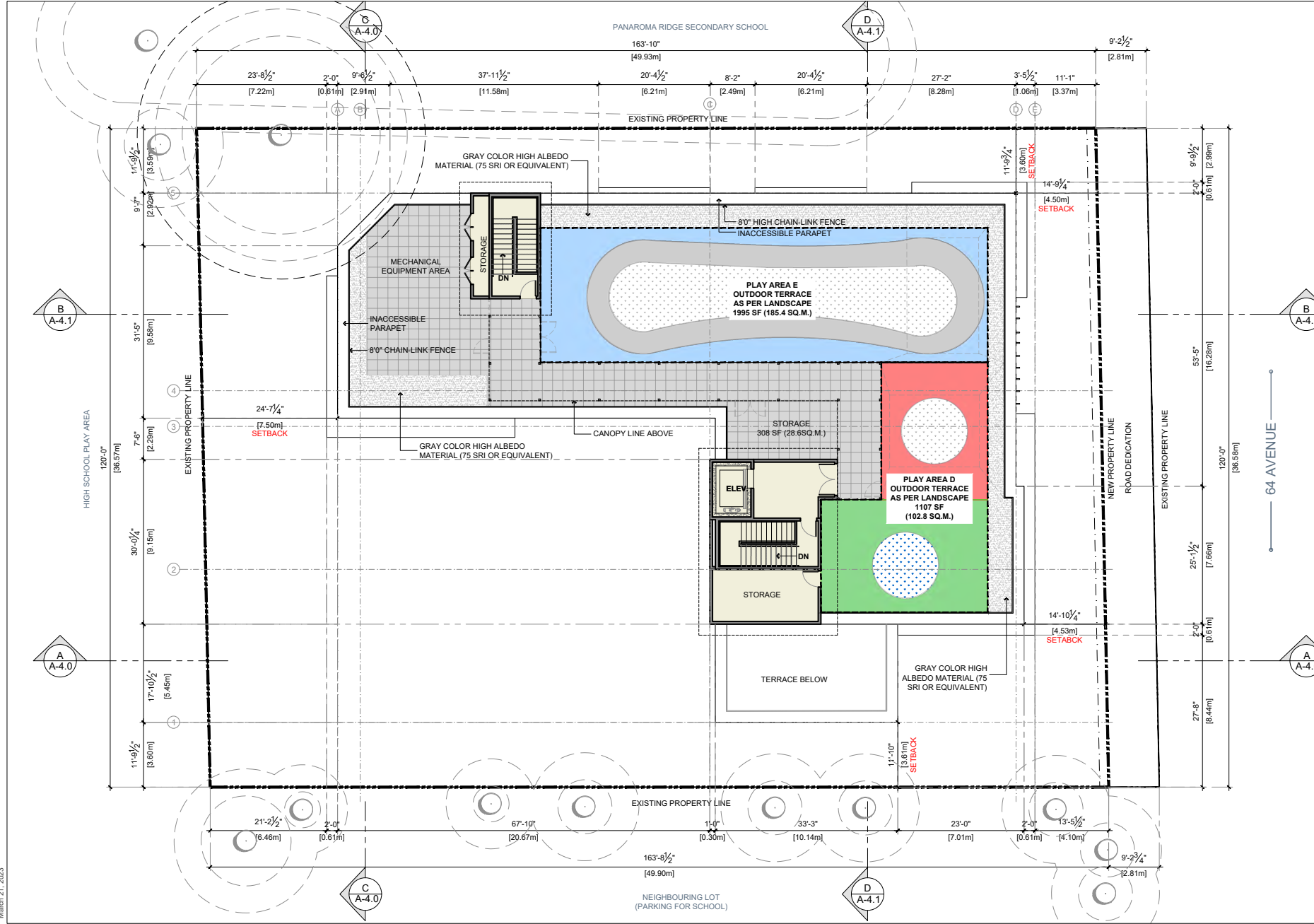
Project Address
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SURREY,
BRITISH COLUMBIA**

Drawn By AA	Date 2021-09-10
Checked By MS	Project ID SUDR_2103

Sheet Title
**ROOFTOP
FLOOR PLAN**

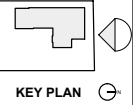
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A-2.3





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KEY PLAN



VIEW ALONG 64 AVENUE

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2022-03-29	CP Application
2021-09-24	Preliminary Application
2021-09-10	Revised per comments
2021-06-08	Preliminary Application

Date	Description
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Issues / Revisions

Seal

Project Title
CHILDCARE FACILITY

Project Address
**13314 64 AVENUE
SURREY
BRITISH COLUMBIA**

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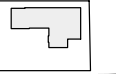
RENDERINGS

Scale

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A-3.0

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KEY PLAN



NORTHEAST CORNER VIEW

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Issues / Revisions

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Sheet Title

RENDERINGS

Scale

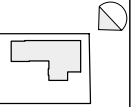
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1650 West 2nd Avenue, Vancouver, BC V6J 1H4
604-684-4161 | david@eatonarch.ca

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KEY PLAN



NORTH WEST CORNER VIEW

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Issues / Revisions

Seal

Project Title
CHILD CARE FACILITY

Project Address
13314 64 AVENUE
SURREY,
BRITISH COLUMBIA

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Sheet Title

RENDERINGS

Scale

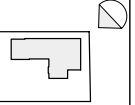
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1650 West 2nd Avenue, Vancouver, BC V6J 1H4
604-684-4161 | david@daa.ca

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Issues / Revisions

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Project Title
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**13314 64 AVENUE
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BRITISH COLUMBIA**

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Sheet Title
RENDERINGS

Scale

Sheet No.

A-3.3

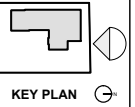


NORTH WEST BUILDING EDGE



1650 West 2nd Avenue, Vancouver, BC V6J 1H4
604-688-4161 | david@eatonarchitects.ca

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KEY PLAN



BUILDING ENTRANCE VIEW

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CHILDCARE FACILITY

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Sheet Title

RENDERINGS

Scale

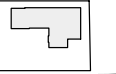
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604-688-4161 | david@eatonarchitects.ca

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KEY PLAN



VIEW AT PARKADE ENTRANCE

2023-03-15	Revised per comments
2022-12-22	Revised per comments
2022-07-15	Fraser Health Application
2022-03-29	DP Application
2021-09-24	Preliminary Application
2021-09-10	Revised per comments
2021-06-09	Preliminary Application

Date	Description
------	-------------

Issues / Revisions

Seal

Project Title
CHILDCARE FACILITY

Project Address
**13314 64 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By AA	Date 2021-09-10
Checked By MS	Project ID SU08_2103

Sheet Title

RENDERINGS

Scale

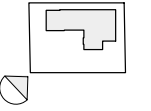
Sheet No.

A-3.5



DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-688-4181 | david@eatonarchitects.ca

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KEY PLAN



SOUTH EAST CORNER VIEW

2023-03-15	Revised per comments
2022-12-22	Revised per comments
2022-07-15	Fraser Health Application
2022-03-29	DP Application
2021-09-24	Preliminary Application
2021-09-10	Revised per comments
2021-06-09	Preliminary Application

Date	Description
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Issues / Revisions

Seal

Project Title
CHILDCARE FACILITY

Project Address
**13314 64 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By AA	Date 2021-09-10
Checked By MS	Project ID SUBJ_2103

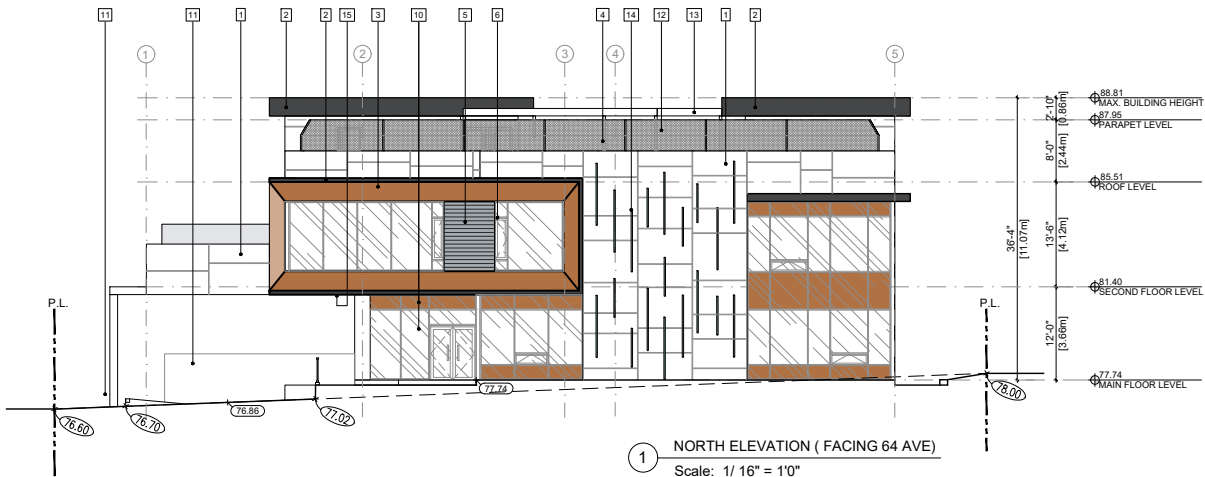
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RENDERINGS

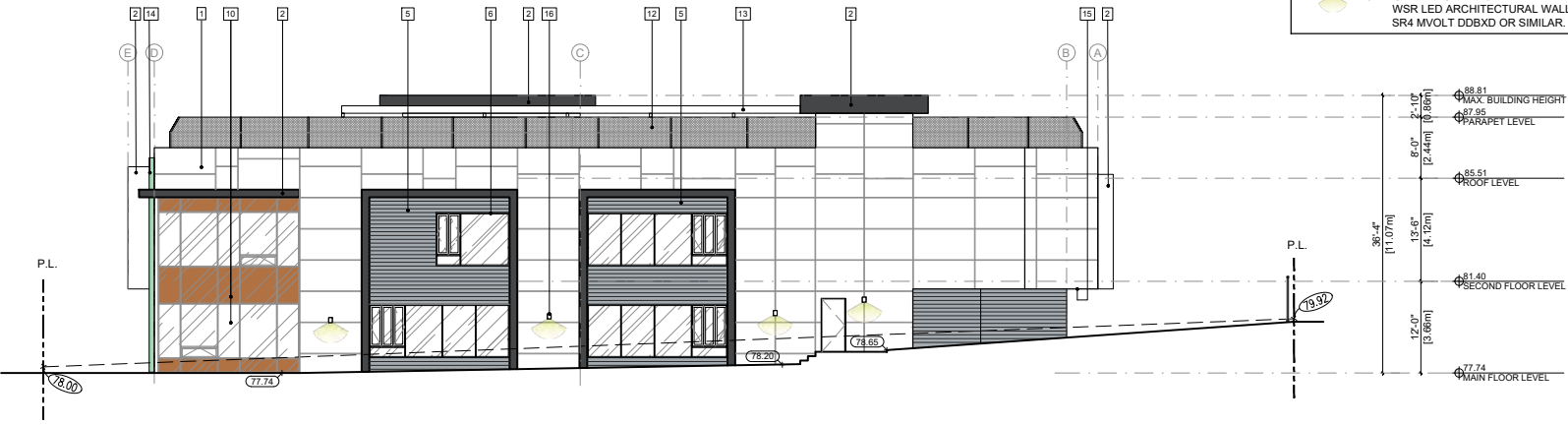
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Sheet No.

A-3.6



1 NORTH ELEVATION (FACING 64 AVE)
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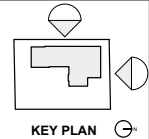
2 WEST ELEVATION(FACING SCHOOL)
Scale: 1/16" = 10"

MATERIAL LIST

- 1. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEALS, COLOR : BENJAMIN MOORE 2120-60 WHITE WATER
- 2. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEALS, COLOR: BENJAMIN MOORE 1603 GRAPHITE
- 3. CORTEN STEEL CLADDING SYSTEM
- 4. ALUMINIUM LINK AND LOCK FINS/LOUVERS, COLOR TO MATCH BENJAMIN MOORE 2120-60 WHITE WATER
- 5. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, COLOR : BENJAMIN MOORE 2119-50 NICKEL
- 6. PAINTED VINYL WINDOWS, COLOR : MATCH BENJAMIN MOORE 1603 GRAPHITE
- 7. SOLID CORE WOOD DOORS WITH CLEAR GLASS PANEL, COLOR TO MATCH BENJAMIN MOORE 1603 GRAPHITE
- 8. CLEAR GLASS RAILING WITH SAFETY GLASS
- 9. METAL FLASHING AND REVEALS COLOR TO MATCH PANEL COLOR
- 10. SSG CURTAIN WALL SYSTEM, GLASS - CLEAR, SPANDREL PANEL - OPACI COATING IN 4-3565 FRESH BREW
- 11. SAND BLASTED EXPOSED CONCRETE FINISH
- 12. NON CLIMBABLE CHAIN-LINK FENCE
- 13. CANOPY COLOR TO MATCH BENJAMIN MOORE 2120-60 WHITE WATER
- 14. LAMINATED GLASS OPACI-COATING IN 2-3959 FRESH SCENT GREEN
- 15. HARDIE PANEL SOFFITS COLOR TO MATCH BENJAMIN MOORE 2120-60 WHITE WATER
- 16. LIGHT FIXTURES TO BE SHIELDED AND LIGHTING DOWNWARD WSR LED ARCHITECTURAL WALL SCONE - WSR LED P1 40K SR4 MVOLT DDBXD OR SIMILAR.



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Date	Description
2023-03-15	Revised per comments
2022-12-22	Revised per comments
2022-07-15	Fraser Health Application
2022-03-29	DIP Application
2021-09-24	Preliminary Application
2021-09-10	Revised per comments
2021-06-09	Preliminary Application

Issues / Revisions	

Project Title	
CHILDCARE FACILITY	

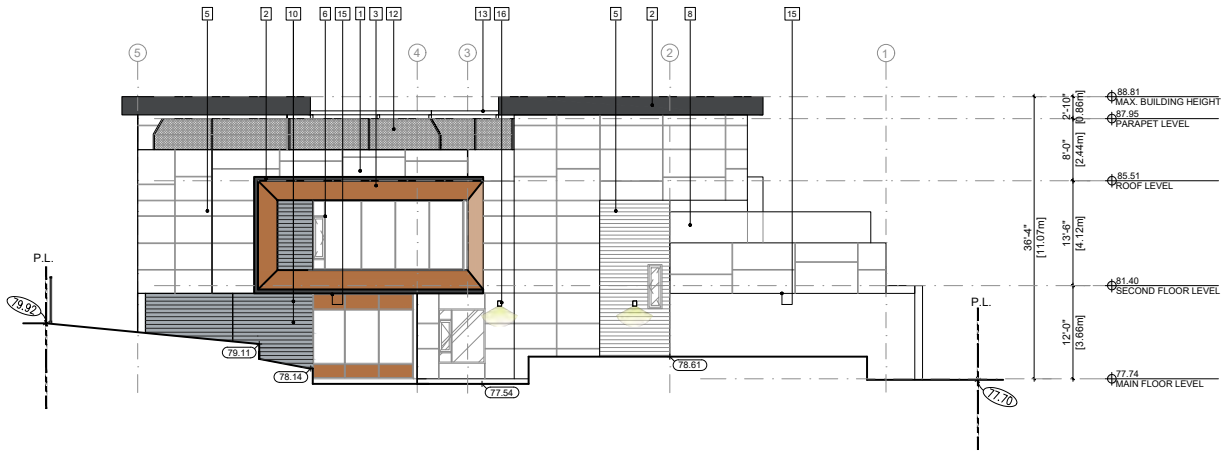
Project Address	
13314 64 AVENUE SURREY, BRITISH COLUMBIA	

Drawn By	Date
AA	2021-09-10
Checked By	Project ID
MS	SU06_2103

Sheet Title	
ELEVATIONS	

Scale	

Sheet No.	
A-3.7	



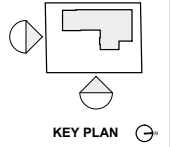
1 SOUTH ELEVATION (FACING SCHOOL PLAYGROUND)
Scale: 1/16" = 1'0"

MATERIAL LIST

- 1. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEALS, COLOR : BENJAMIN MOORE 2120-60 WHITE WATER
- 2. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEALS, COLOR: BENJAMIN MOORE 1603 GRAPHITE
- 3. CORTEN STEEL CLADDING SYSTEM
- 4. ALUMINIUM LINK AND LOCK FINS/LOUVERS, COLOR TO MATCH BENJAMIN MOORE 2120-60 WHITE WATER
- 5. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, COLOR : BENJAMIN MOORE 2119-50 NICKEL
- 6. PAINTED VINYL WINDOWS, COLOR : MATCH BENJAMIN MOORE 1603 GRAPHITE
- 7. SOLID CORE WOOD DOORS WITH CLEAR GLASS PANEL, COLOR TO MATCH BENJAMIN MOORE 1603 GRAPHITE
- 8. CLEAR GLASS RAILING WITH SAFETY GLASS
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Date	Description
2023-03-15	Revised per comments
2022-12-22	Revised per comments
2022-07-15	Fraser Health Application
2022-03-29	EIP Application
2021-09-24	Preliminary Application
2021-09-10	Revised per comments
2021-06-09	Preliminary Application

Issues / Revisions

Date	Description

Project Title

CHILDCARE FACILITY

Project Address
**13314 64 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By
AA

Date
2021-09-10

Checked By
MS

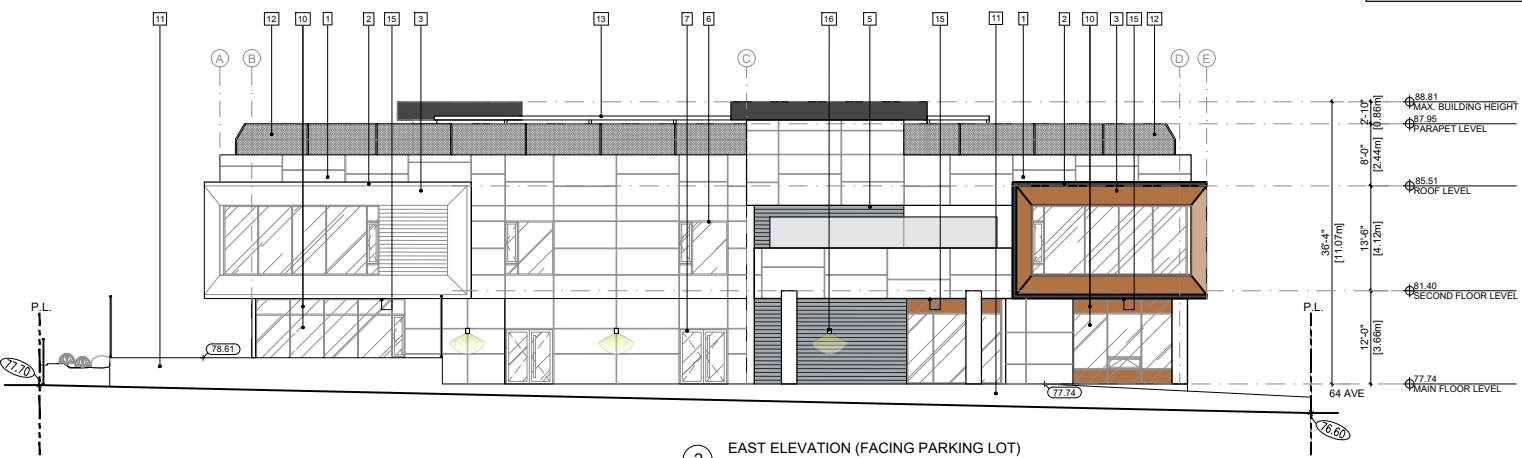
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Sheet Title

ELEVATIONS

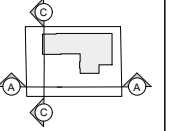
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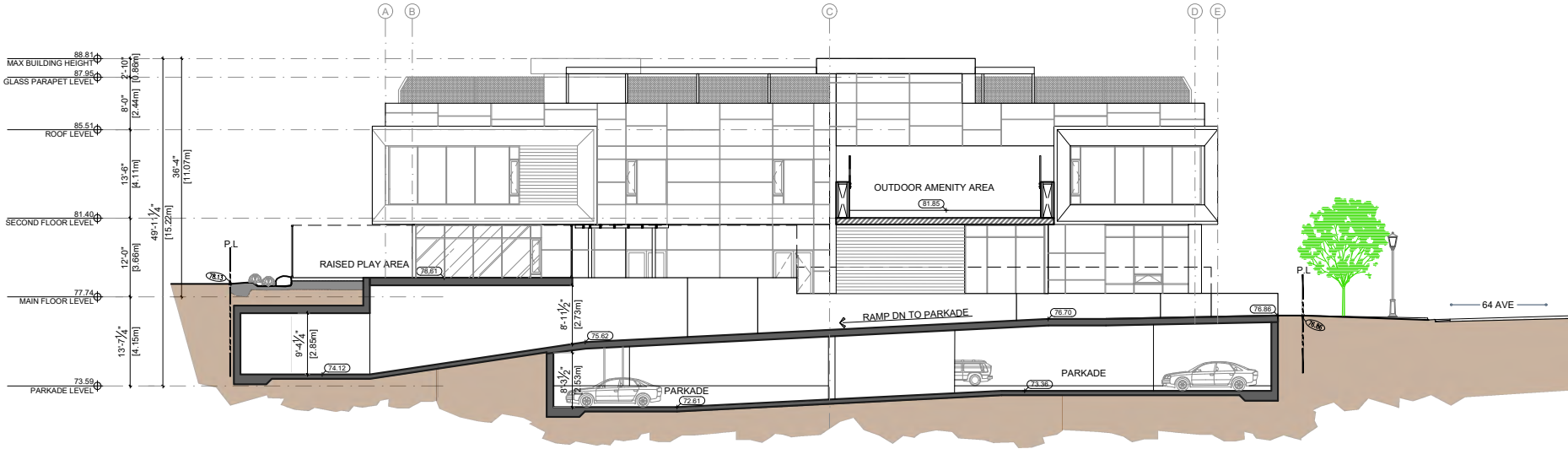


2 EAST ELEVATION (FACING PARKING LOT)
Scale: 1/16" = 1'0"

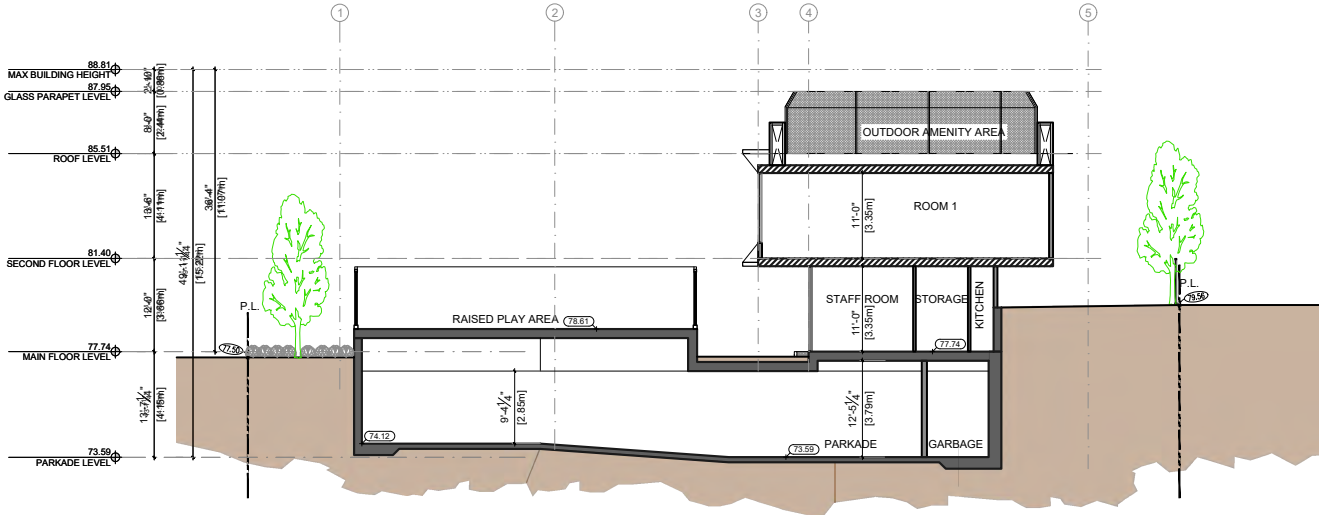
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KEY PLAN



1 SECTION AA'
Scale: 1/16" = 1'0"



2 SECTION CC'
Scale: 1/16" = 1'0"

Date	Description
2023-03-15	Revised per comments
2022-12-22	Revised per comments
2022-07-15	Fraser Health Application
2022-03-29	EIP Application
2021-09-24	Preliminary Application
2021-09-10	Revised per comments
2021-06-09	Preliminary Application

Issues / Revisions	
Seal	

Project Title
CHILD CARE FACILITY

Project Address
13314 64 AVENUE
SURREY,
BRITISH COLUMBIA

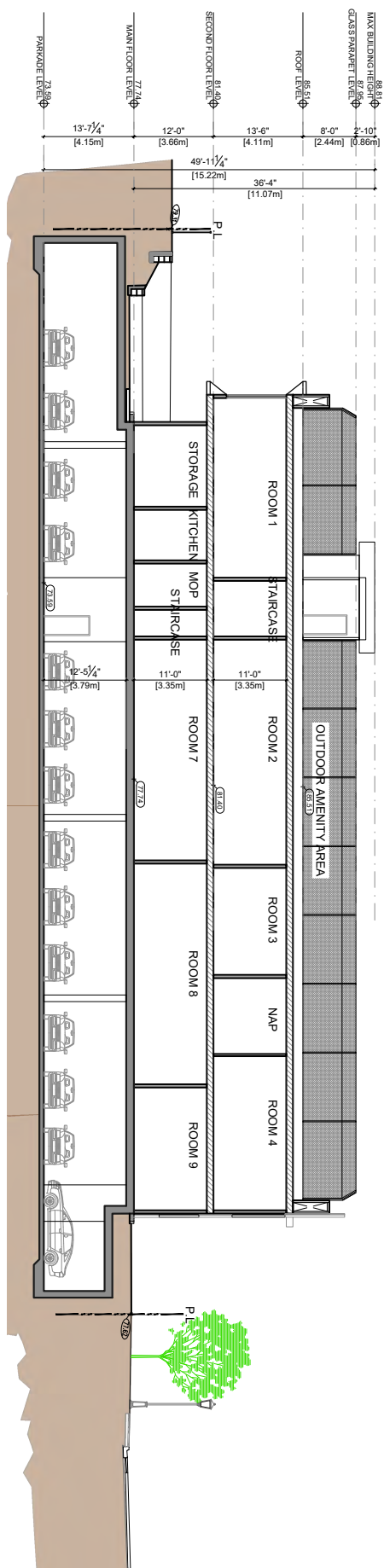
Drawn By	Date
AA	2021-09-10

Checked By	Project ID
MS	SIUR_2103

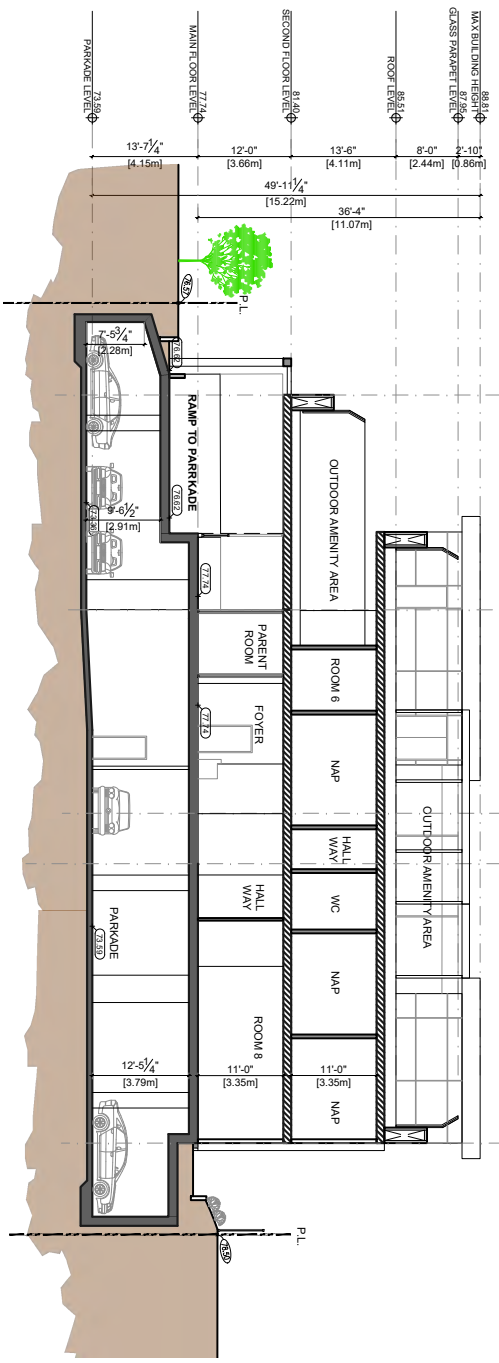
Sheet Title
SECTIONS

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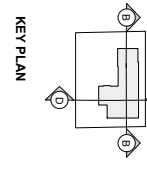
Sheet No.
A-4.0



1 SECTION BB
Scale: 1/16" = 10"



2 SECTION DD
Scale: 1/16" = 10"



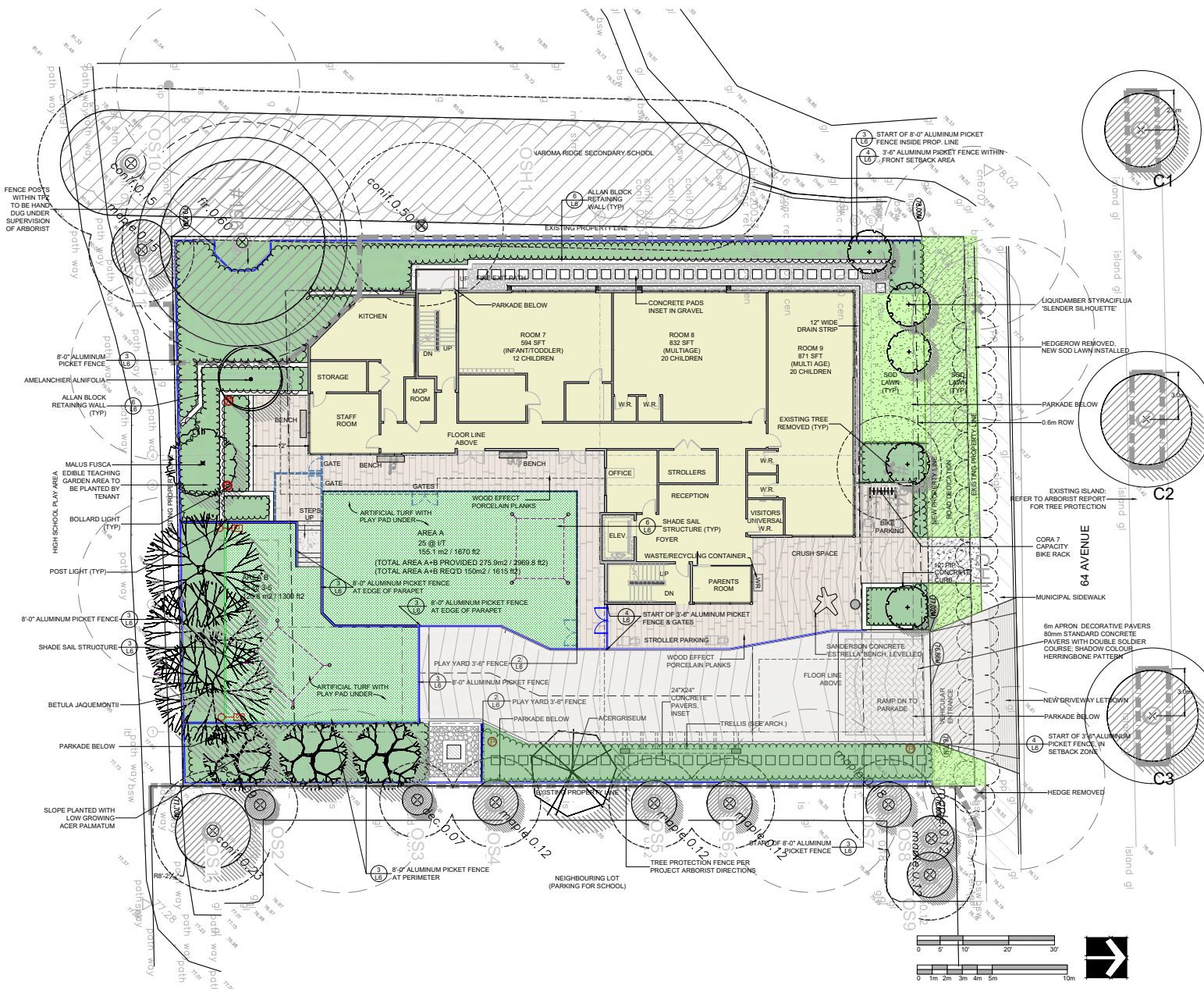
DAVID EATON ARCHITECT INC
905 West Beaver Creek Rd. Suite 100
Richmond Hill, Ontario L4B 1P2
Canada
Tel: 905.709.1111
www.david-eaton.com

Note: This drawing is an integral part of the contract documents. It shall be read in conjunction with the other drawings and specifications. No part of this drawing shall be used for any other project without the written permission of the Architect. Major dimension lines shall be shown in red.

2023-03-15	Revised per comments
2022-12-22	Revised per comments
2022-07-15	Final Design Approval
2022-03-29	IP Application
2021-09-24	Preliminary Application
2021-09-10	Revised per comments
2021-06-09	Preliminary Application
Date	Description
Issues / Revisions	
Scale	

Project Title CHILD CARE FACILITY	
Project Address 13314 64 AVENUE SURREY, BRITISH COLUMBIA	
Drawn By AA	Date 2021-09-10
Checked By MS	Project No. 2021-09-10
Sheet Title SECTIONS	
Scale	
Sheet No. A-4.1	

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
5	23.03.20	LIGHTING PAGE ADDED	BJ
4	22.Oct.23	REV. PER CITY COMMENTS, TREE PROTECTION	BJ
3	21.AUG.23	PRGRM HEALTH SUBMISSION	BJ
2	22.03.23	REID AREA REVISED	BJ
1	22.03.21	ROOM & TERRACE LAYOUT, STEPS ON MAIN ADD.	BJ

CLIENT:

CEFA EARLY LEARNING
DAVID EATON ARCHITECT INC.

PROJECT:

CHILDCARE FACILITY

13314 64TH AVENUE
SURREY, BC

DRAWING TITLE:

LANDSCAPE PLAN:
FIRST FLOOR

DATE: 22.02.21 DRAWING NUMBER:

SCALE: 1"=10'-0"

DRAWN: BJ

DESIGN:

CHKD:

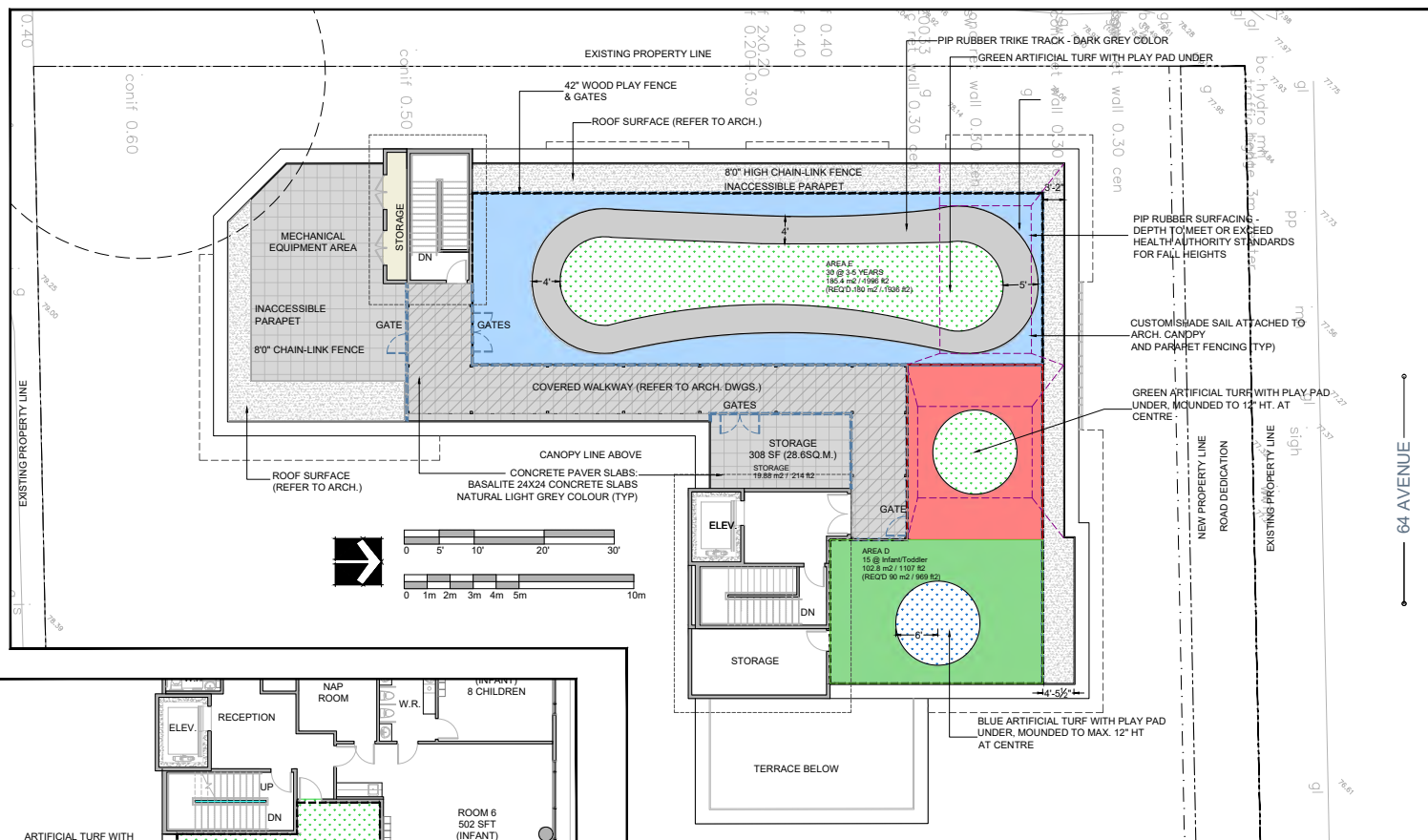
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OF 8

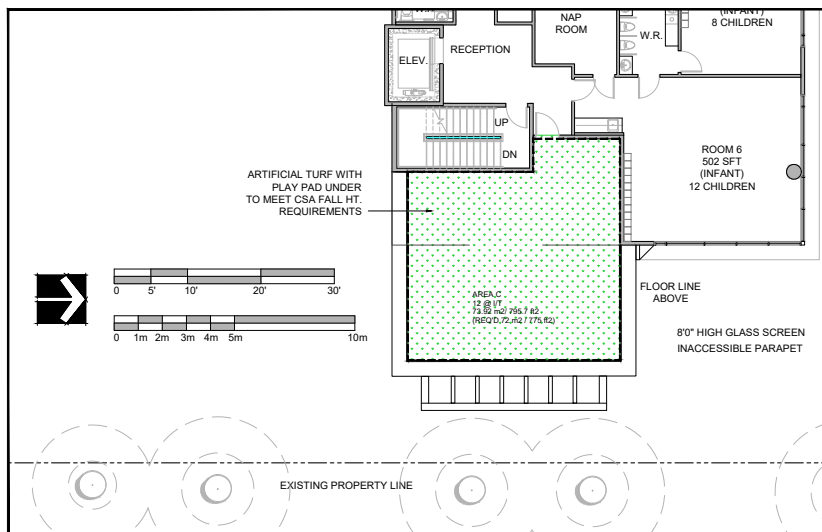
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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 f. 604 294-0022

SCALE:



ROOF TERRACE PLAN



SECOND FLOOR TERRACE PLAN

PLAY AREA CALCULATIONS

A. MAIN FLOOR PLAY AREAS:		
DESIGNATED AREA	AREA A	AREA B
#USERS	25 @ I/T	25 @ 3-5
AREA PROVIDED	155.1 m ² / 1670 ft ²	120.8 m ² / 1300 ft ²
AREA REQUIRED	(REQ'D 150m ² / 1615 ft ²)	(REQ'D 150m ² / 1615 ft ²)
(TOTAL AREA A+B PROVIDED 275.9m ² / 2969.8 ft ²)		
(TOTAL AREA A+B REQ'D 150m ² / 1615 ft ²)		
B. SECOND FLOOR PLAY AREA:		
DESIGNATED AREA	AREA C	
#USERS	12 @ I/T	
AREA PROVIDED	73.92 m ² / 795.7 ft ²	
AREA REQUIRED	(REQ'D 72 m ² / 775 ft ²)	
C. ROOF PLAY AREAS:		
DESIGNATED AREA	AREA D	AREA E
#USERS	15 @ I/T	30 @ 3-5 YEARS
AREA PROVIDED	102.8 m ² / 1107 ft ²	185.4 m ² / 1996 ft ²
AREA REQUIRED	(REQ'D 90 m ² / 969 ft ²)	(REQ'D 180 m ² / 1936 ft ²)

5	23.03.20	LIGHTING PAGE ADDED	BJ
4	22.OCT.23	REV. PER CITY COMMENTS, TREE PROTECTION	BJ
3	23.OCT.23	FRAMER HEALTHY SUBMISSION	BJ
2	22.03.15	REED AREA REVISED	BJ
1	22.03.14	ROOF & TERRACE LAYOUT; STEPS ON MAIN ADD	BJ

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

CEFA EARLY LEARNING
DAVID EATON ARCHITECT INC.

PROJECT:

CHILDCARE FACILITY

13314 64TH AVENUE
SURREY, BC

DRAWING TITLE:

LANDSCAPE PLAN:
SECOND FLOOR & ROOF

DATE: 22.02.21 DRAWING NUMBER:

SCALE: 1/8"=1'-0"

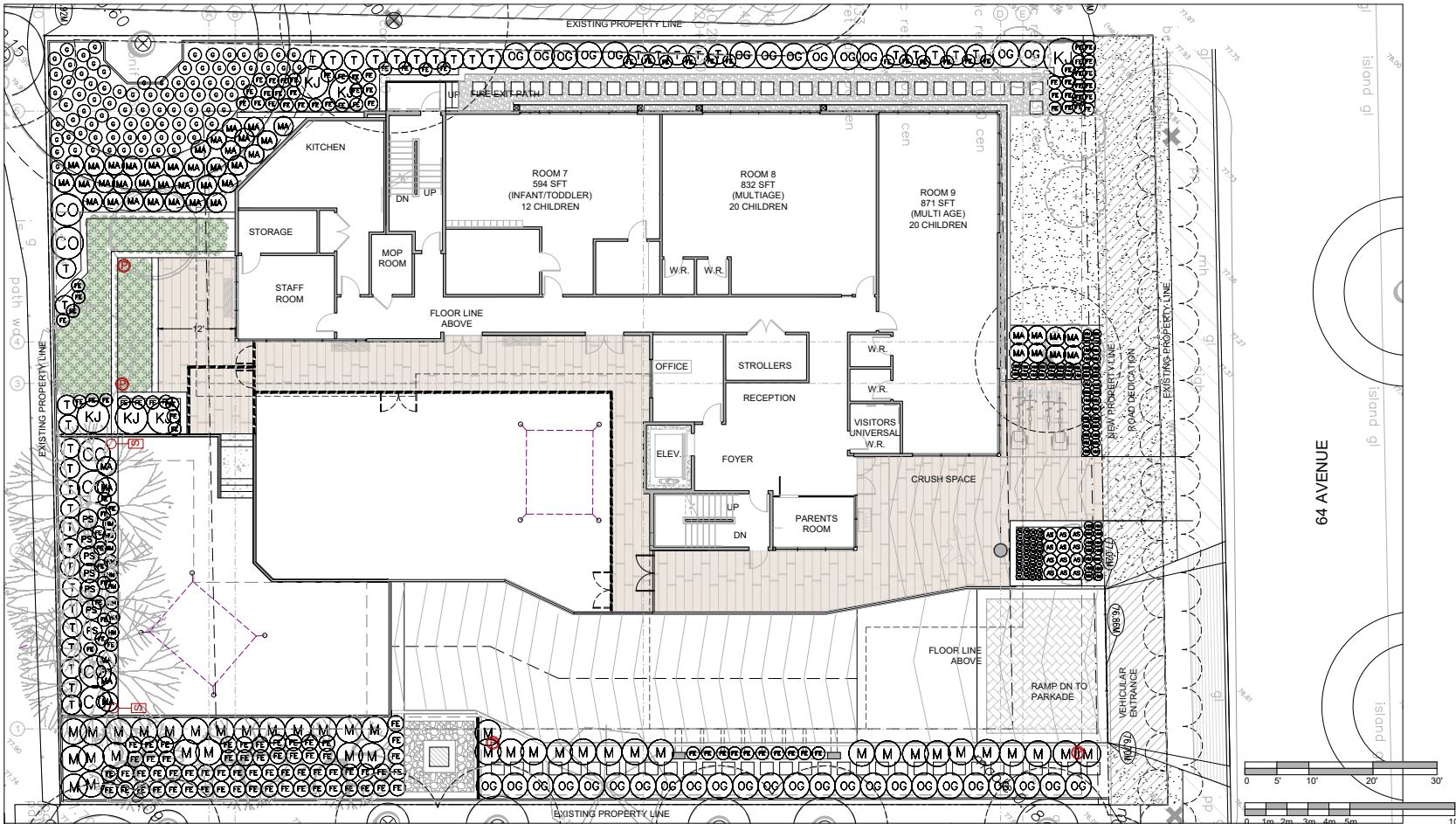
DRAWN: BJ

DESIGN:

CHKD:

L2

OF 8



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p. 604-294-0011 f. 604-294-0022

SEAL:

5	23.03.20	LIGHTING PAGE ADDED	SI
4	22.06.23	REV. PER CITY COMMENTS, TREE PROTECTION	SI
3	21.06.23	PHASE HEALTH SUBMISSION	SI
2	22.03.23	REDO AREA REVISED	SI
1	22.03.23	ROOM & TERRACE LAYOUT; STEPS ON MAIN ADD.	SI

NO. DATE REVISION DESCRIPTION DR.

CLIENT:
CEFA EARLY LEARNING
DAVID EATON ARCHITECT INC.

PMG PROJECT NUMBER: 21-240			
TREE	QTY	BOTANICAL NAME	COMMON NAME
1	1	ACER GRISEUM	PAPERBARK MAPLE
3	3	ACER PALMATUM	JAPANESE MAPLE
1	1	AMELANCHIER ALNIFOLIA	SERVICEBERRY
3	3	BETULA JACQUEMONTII	HIMALAYAN BIRCH
8	8	EXISTING TREE	EXISTING TREE
5	5	LIQUIDAMBAR ST. 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM
1	1	MALLUS FUSCA	PACIFIC CRABAPPLE
6	6	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD
6	6	KERRIA JAPONICA 'PICTA'	CRISTA DWARF JAPANESE KERRIA
37	37	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY
38	38	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR
69	69	HAKENOCHLOA MACRA 'ALL GOLD'	ALL GOLD HAKONE GRASS
41	41	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP. SILVER GRASS
12	12	ASPLENUM SCLOPENDRIUM	HART'S TONGUE FERN
85	85	GAULTHERIA SHALLON	SALAL
47	47	MATTEUCHIA STRUTHOPTERIS	OSTRICH FERN
196	196	POLYSTICHUM MUNITUM	WESTERN SWORD FERN
7	7	POLYSTICHUM SETIFERUM	SOFT SHIELD FERN
32	32	TIARELLA CORDIFOLIA	FOAMFLOWER
EDIBLE PLANTS (NIC) - TO BE PROVIDED BY TENANT			

PLANTED SIZE / REMARKS

6CM CAL: 1.8M STD: B&B	#3 POT: 80CM
2.0M HT. B&B	#3 POT
5CM CAL: B&B	#3 POT: 50CM
6CM CAL: 2M STD: B&B	1.5M HT. B&B
NA	
6CM CAL: 2M STD: B&B	#1 POT
5CM CAL: 1.5M MIN. STD: B&B	#2 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNL STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. *** SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

PROPOSED TREES



PROJECT:
CHILDCARE FACILITY

13314 64TH AVENUE
SURREY, BC

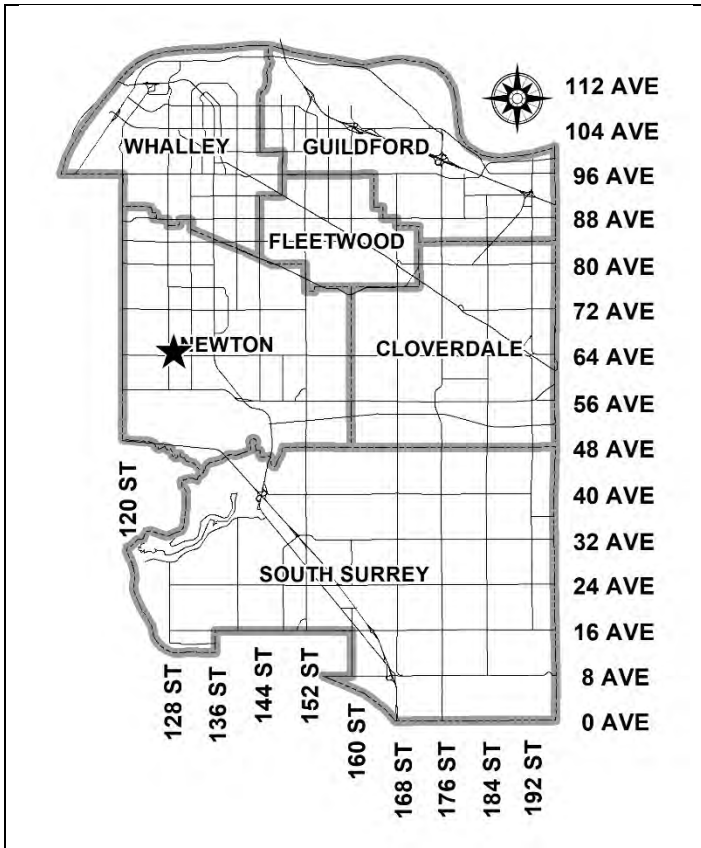
DRAWING TITLE:
SHRUB PLAN

DATE: 22.03.21 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: BJ
DESIGN:
CHKD:
OF 8

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0112-00

Planning Report Date: May 1, 2023



PROPOSAL:

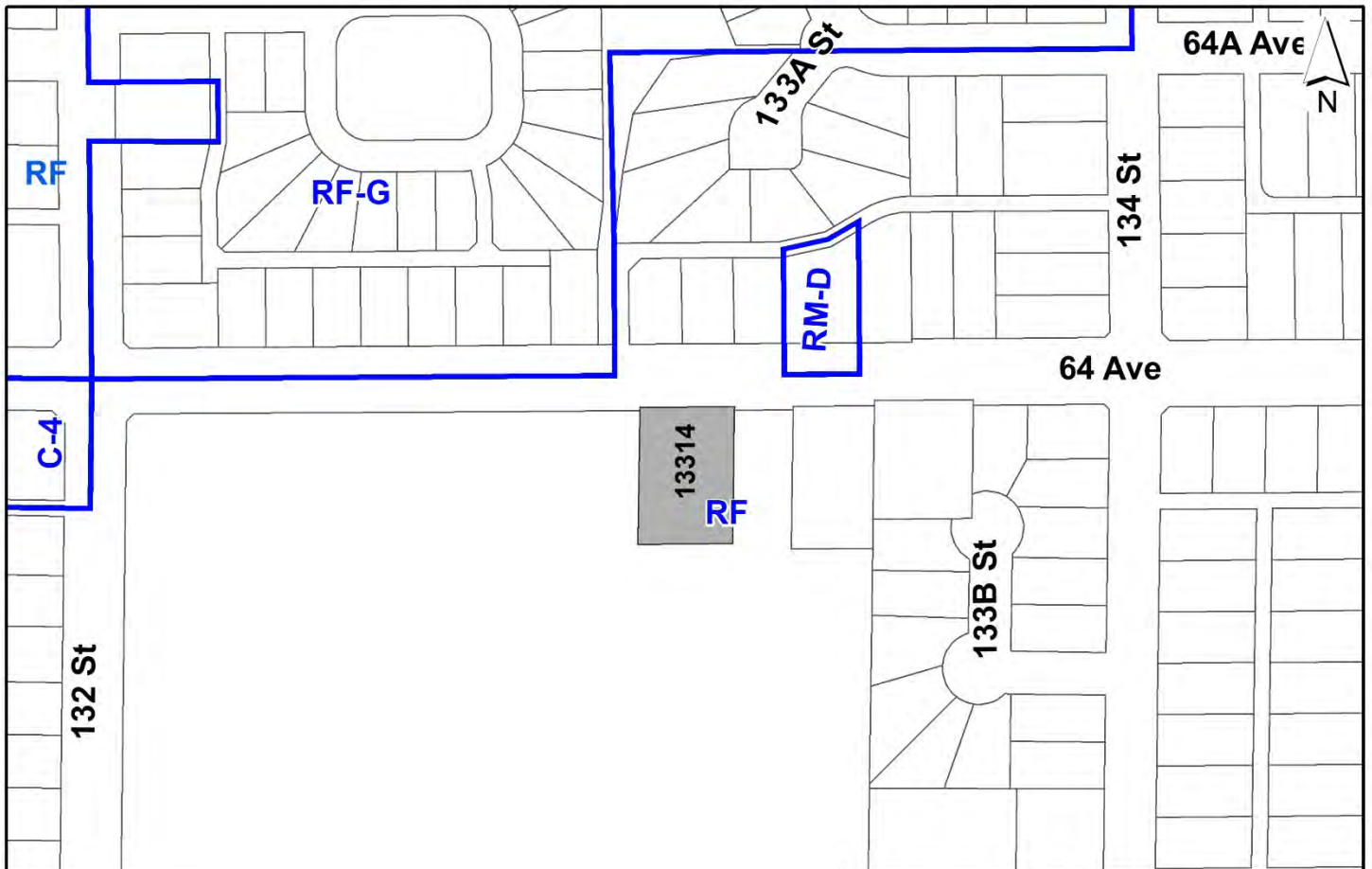
- **Rezoning** from RF to CD (based on C-5)
- **Development Permit**

to permit the development of a two-storey child care centre to accommodate up to 146 children.

LOCATION: 13314 - 64 Avenue

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

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 Form and Character.
- The proposal complies with the City's location and siting guidelines for childcare facilities.
- The proposed setbacks achieve a more urban, pedestrian streetscape in accordance with the Development Permit (Form and Character) design guidelines in the OCP. The application proposes a 4.5 metre front yard setback along 64 Avenue, which will be landscaped.
- 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.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0112-00) generally in accordance with the attached drawings (Appendix I).
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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant residential lot	Urban	RF
North (Across 64 Avenue):	Single Family Residential	Urban	RF
East:	Parking lot (used by Panorama Ridge Secondary School)	Urban	RF
South:	School grounds/sports fields	Urban	RF
West:	Panorama Ridge Secondary School	Urban	RF

Context & Background

- The subject site is approximately 1,928 square metres in area and is located along the south side of 64 Avenue between 132 Street and 133B Street, adjacent to Panorama Ridge Secondary School. The property is zoned "Single Family Residential Zone (RF)" and designated Urban in the Official Community Plan (OCP).
- There are parking lots located to the east and west of the subject site, used by Panorama Ridge Secondary School. The applicant has been in contact with the Surrey School District to discuss a land swap in order to make the parking lots contiguous; however, the applicant has chosen to move forward independently.
- There was a previous application on the subject site (Development Application No. 7919-0062-00) to subdivide the property into two (2) single family residential lots under the existing "Single Family Residential Zone (RF)", which received a Preliminary Layout Approval letter on June 4, 2020, but the application was closed by the applicant.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD) and a Development Permit (Form and Character) to permit the development of a two-storey child care centre to accommodate up to 146 children.

	Proposed
Lot Area	
Gross Site Area:	1,928 square metres
Road Dedication:	102 square metres
Net Site Area:	1,826 square metres
Number of Lots:	1
Building Height:	12 metres
Floor Area Ratio (FAR):	0.68
Floor Area	
Child Care Centre:	1,241 square metre

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	The closest active park is Pioneer Park and is 50 metres away to the north. The closest natural area is 72a Greenbelt and is 700 metres away to the north.
Advisory Design Panel:	The application was not referred to the ADP but was reviewed by staff, including the City Architect and found satisfactory.

Transportation Considerations

- Vehicular access to the site will be from the 64 Avenue frontage, with underground parking accessed from a driveway ramp located at the east side of the site.
- Pedestrian connections to the child care centre will be provided from the sidewalk along 64 Avenue, with the pedestrian access located to the west of the driveway.
- The Zoning Bylaw requires a total of 38 parking spaces to be provided on-site for the proposed child care use, based on 23 staff (0.70 parking spaces per employee) and 146 children (0.15 parking spaces per child). The applicant is proposing to provide 39 parking spaces, which meets the Zoning Bylaw Requirements.

Child Care Centre

- The proposed child care centre will have 9 classrooms consisting of infant, toddler, age 3-5 and multi-age programs, with a range of 8-25 children per classroom, for 146 children total.
- The child care centre will have a total floor area of approximately 1,241 square metres.
- The proposed child care centre complies with the City's location and siting guidelines for child care centres and is supported by Fraser Health.
- The application helps address the growing need for child care in Surrey and helps mitigate existing gaps in service.

Outdoor Play Area

- The Zoning By-law requires that Child Care Centres have direct access to an open space and play area within the lot. The size of the outdoor play area and design criteria (including fencing requirements) are regulated by Fraser Health as the licensing authority for Child Care Centres in Surrey.
- The application proposes a total of 637.3 square metres of outdoor play area, split between 5 different areas. The proposal includes two outdoor play areas at the rear of the property (above the underground parking structure), an outdoor terrace on the 2nd floor, and two rooftop play areas.
- Fraser Health supports the proposed outdoor play space.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban designation in the Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The proposal complies with the Multiple Residential Designation in the Official Community Plan (OCP), which supports higher-density residential development including local, neighbourhood-serving commercial and community uses.

Secondary Plans

Land Use Designation

- The proposal complies with the Mixed Commercial-Residential (Apartments) designation in the South Newton Neighbourhood Concept Plan (NCP)

CD By-law

- The applicant is proposing a rezoning from “Single Family Residential Zone (RF)” to “Comprehensive Development Zone (CD)” to allow the proposed child care centre 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 (C-5) Zone”.
- 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	PA-2 Zone (Part 32)	Proposed CD Zone
Floor Area Ratio:	0.50	0.68
Lot Coverage:	40%	39.6%
Yards and Setbacks		
North (Front):	7.5	4.5
East (Side):	7.5	3.6
South (Rear):	7.5	7.5
West (Side):	7.5	3.6
Principal Building Height:	9 m	12 m
Permitted Uses:	<p>Principal Uses:</p> <ol style="list-style-type: none"> 1. Retail stores excluding the following: <ol style="list-style-type: none"> i. Adult entertainment stores; ii. Auction houses; and iii. Secondhand stores and pawnshops. 2. Personal service uses limited to the following: <ol style="list-style-type: none"> i. Barbershops; ii. Beauty parlours; iii. Cleaning and repair of clothing; and iv. Shoe repair shops. 3. Eating establishments excluding drive-through restaurants. 4. Neighbourhood pub, regulated by the Liquor Control and Licensing Act, as amended. 5. Office uses excluding the following: <ol style="list-style-type: none"> i. Social escort services; and ii. Methadone clinics. 6. General service uses excluding funeral parlours, drive-through banks and vehicle rentals. 7. Indoor recreational facilities. 8. Community services. 9. Child care centres, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended. <p>Accessory Uses:</p> <ol style="list-style-type: none"> 10. One caretaker unit per lot. 	<p>Principal Uses:</p> <ol style="list-style-type: none"> 1. Child care centres, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.
Parking (Part 5)		Proposed
Child Care Centre:		39

- The proposed CD Zone differs from the PA-2 Zone as follows:
 - Floor area ratio increased from 0.50 to 0.68;
 - Front yard setback reduced from 7.5 metres to 4.5 metres;
 - East and west side yard setback reduced from 7.5 metres to 3.6 metres;
 - Building height increased from 9 metres to 12 metres; and
 - Principal and accessory uses other than Child Care Centres will be eliminated.

Guidelines for Location and Siting of Child Care Centres

- In 1990, the City completed a report entitled "Guidelines for Location and Siting of Child Care Centres". The following illustrates how the proposed application partially adheres to the various locational and siting guidelines outlined in the report:
 - In principle, allow childcare centres where people live, shop, work and recreate.
 - *The proposed child care centre will be located in a residential area.*
 - Locate centres close to child-oriented facilities.
 - *The subject property is located adjacent to Panorama Ridge Secondary School and it is located within a 1 km radius of four elementary schools and one private school.*
 - Locate large centres (for greater than 25 children) and one-of-a-kind centres in certain areas only.
 - *This is a larger, one-of-a-kind centre, but will be located along an arterial road, adjacent to Panorama Ridge Secondary School, and is in a centralized location within the surrounding residential neighbourhood.*
 - Avoid undue concentration of childcare centres.
 - *The guidelines recommend that childcare facilities should be located in areas that are currently underserved to avoid an undue concentration of facilities.*
 - *There are currently no other commercial child care centres within approximately 300 metres of the subject site.*
 - Provide adequate on-site parking for employees and parents.
 - *The applicant is proposing 39 parking spaces on-site which complies with the minimum parking requirements under the Zoning By-law.*
 - Provide adequate fencing, screening, setbacks, and outdoor play areas.
 - *The childcare facility will provide direct access to an outdoor play space, located at the rear of the property, as well as a terrace on the 2nd Floor and play areas on the rooftop. The rooftop play area will be surrounded by a 2.4 metre high fence and inaccessible parapet. The ground floor play area is set back from the property lines and surrounded by solid landscaping, which will provide buffering and screening from adjacent properties.*

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 2, 2022 and the Development Proposal Signs were installed on July 19, 2022. Staff received no responses from the public notification.

DEVELOPMENT PERMITS

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 worked with staff to improve the site grading, access and public realm interface.
- The proposed childcare facility will provide approximately 1,241 square metres of child care space on two levels, plus rooftop outdoor play area, and includes nine classrooms.
- The building materials include corrugated galvanized aluminum cladding with vertical cedar siding, painted steel columns and pre-finished black anodized metal sunshades. In addition, the building façade includes black anodized aluminum windows, a black anodized aluminum curtain wall on the southern and eastern building elevations, a concrete block wall along the northern façade with an anti-graffiti protective coating and painted yellow spandrel panels to enhance visual interest. The building promotes an attractive southerly façade with significant glazing elements that wrap around the southeast corner of the proposed building to provide views of the outdoor play space and riparian area as well as abundant interior natural lighting.
- The proposed building is considered attractive, well-designed and provides an appealing addition to the neighbourhood.

Landscaping

- A variety of trees, shrubs and groundcover is proposed along the west property line adjacent to single family dwellings which will serve as a landscape buffer between the childcare facility and residential land uses.
- Decorative paving materials are proposed at the driveway entrance off 124 Street and permeable pavers are proposed for each of the 14 parking stalls.

Outstanding Items

- There are no Urban Design items that remain outstanding for this application.

TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Oak	3	0	3
Coniferous Trees			
Douglas Fir	1	0	1
Western Red Cedar	23	23	0
Total (excluding Alder and Cottonwood Trees)	27	23	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		11	
Total Retained and Replacement Trees		15	
Contribution to the Green City Program		\$19,250	

- The Arborist Assessment states that there are a total of 24 mature trees on the site and no Alder or Cottonwood trees. It was determined that 4 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, parkade, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 46 replacement trees on the site. Since only 11 replacement trees can be accommodated on the site, the deficit of 35 replacement trees will require a cash-in-lieu payment of \$19,250, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 15 trees are proposed to be retained or replaced on the site with a contribution of \$19,250 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey and Tree Preservation

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

HS/ar

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Issues / Revisions

Seal

Project Title
CHILDCARE FACILITY

Project Address
**13314 64 AVENUE
SURREY,
BRITISH COLUMBIA**

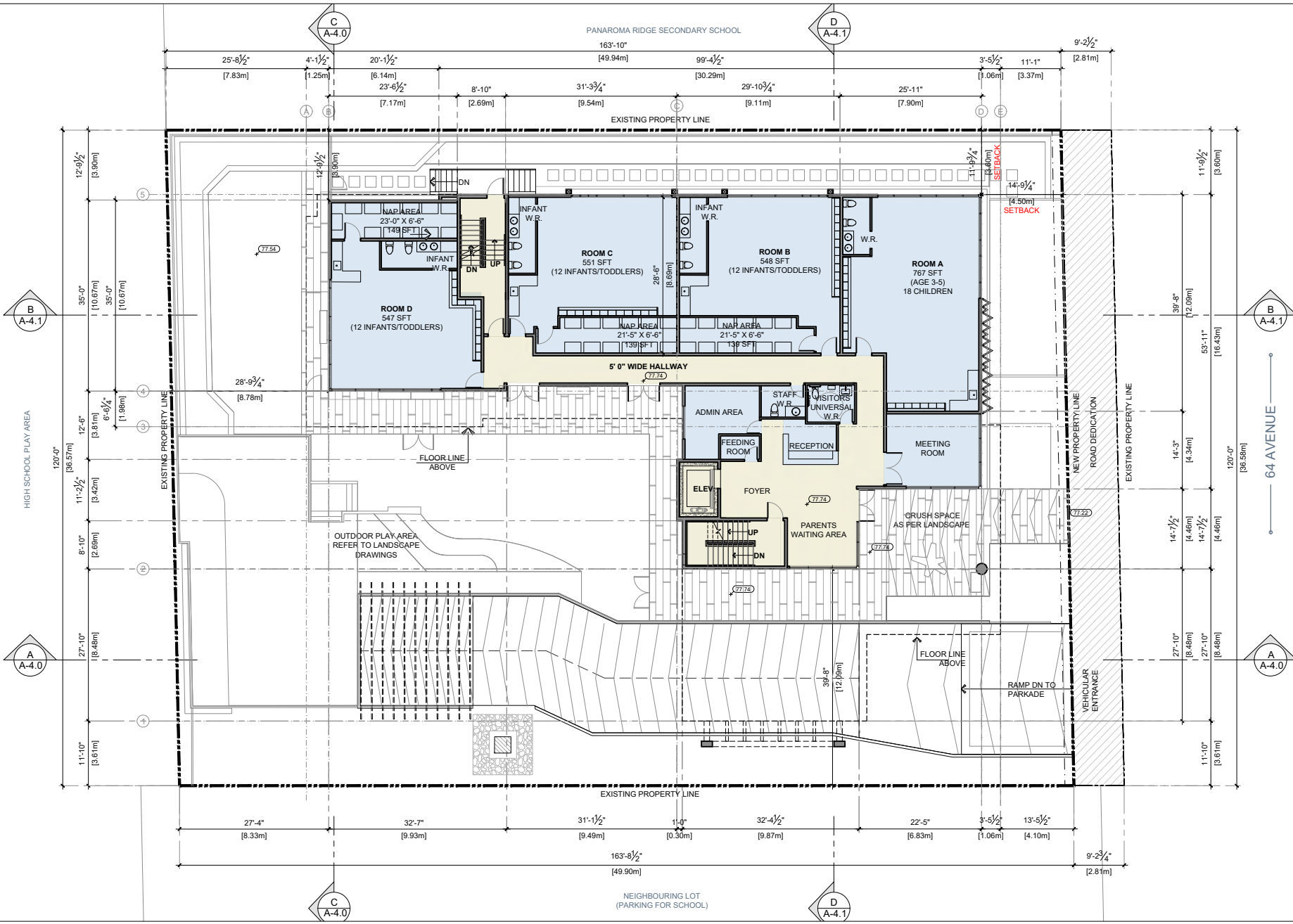
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Sheet Title
**MAIN FLOOR
PLAN**

Scale
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Sheet No.

A-2.0



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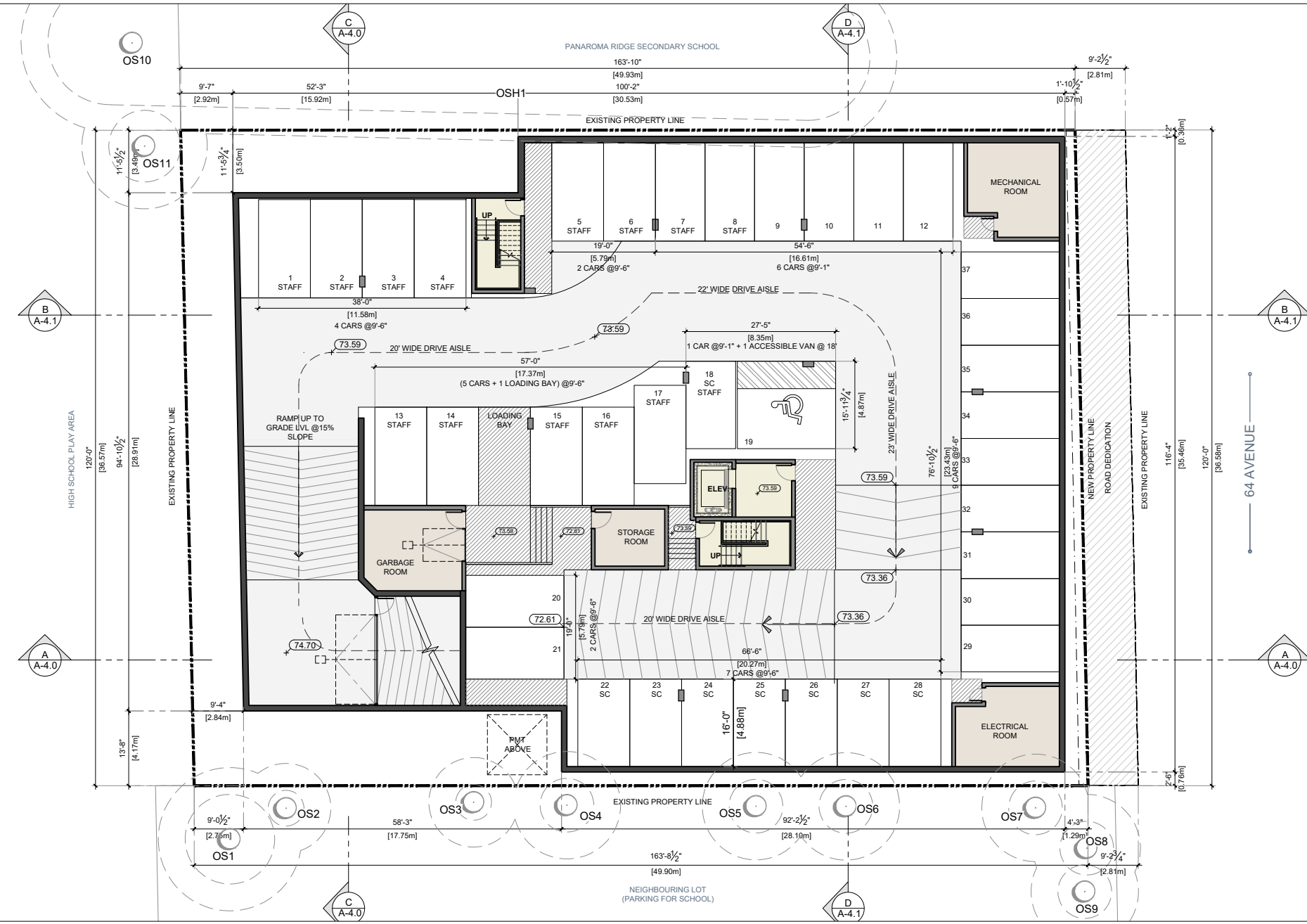
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Sheet Title
**PARKADE
LEVEL- 1**

Scale
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A-2.1



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AA Date
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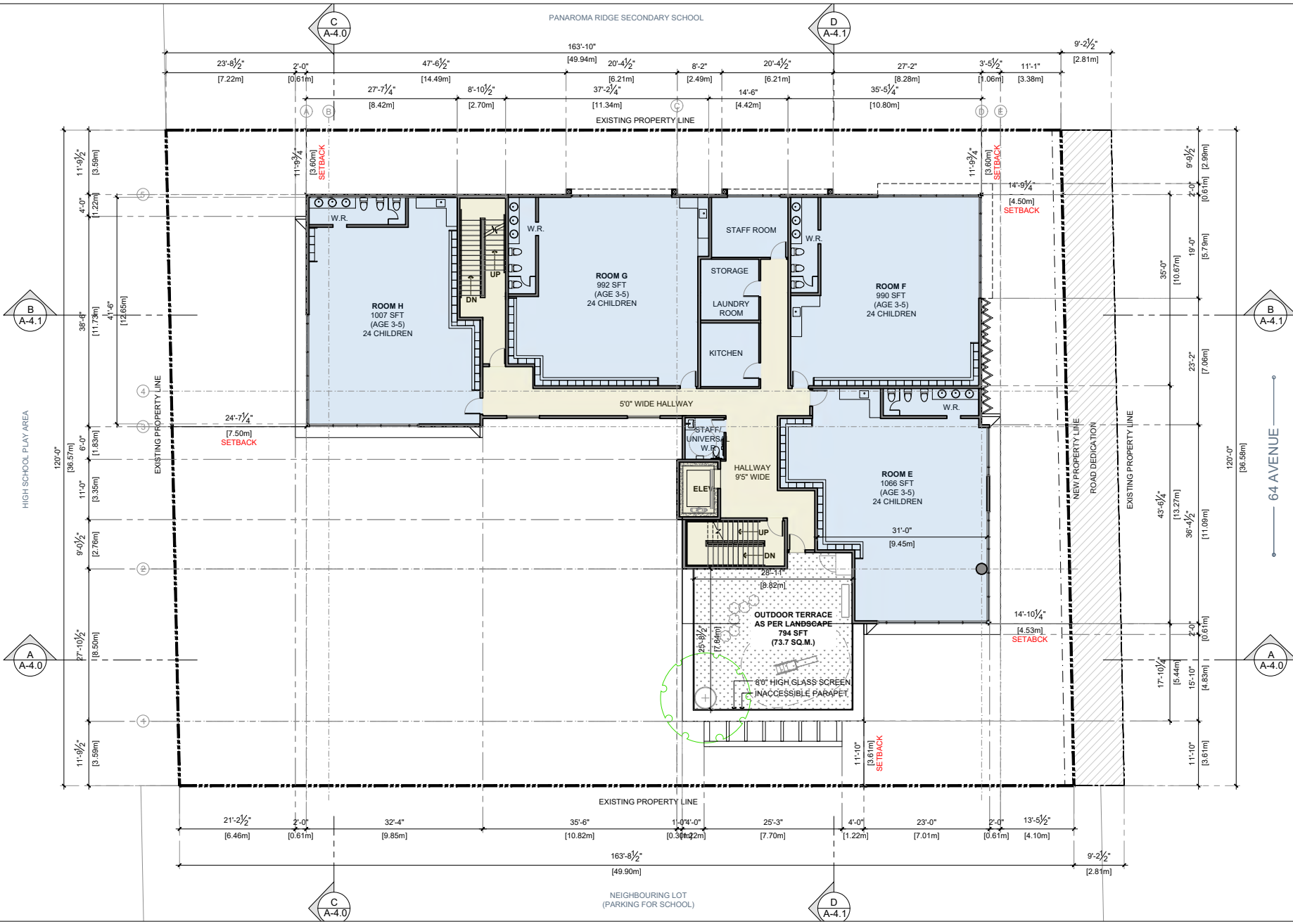
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Sheet Title
**SECOND FLOOR
PLAN**

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A-2.2



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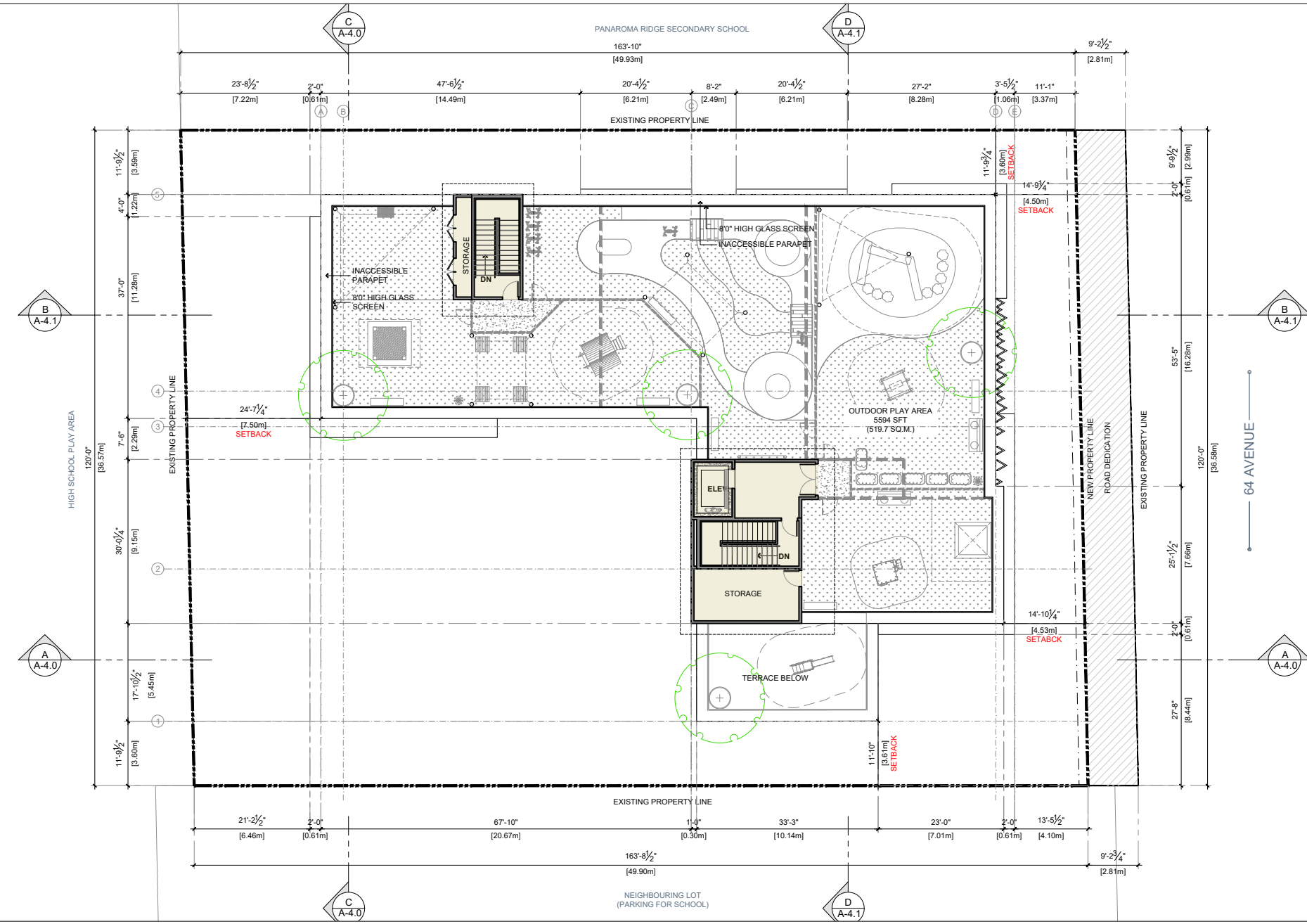
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Sheet Title
**ROOFTOP
FLOOR PLAN**

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Sheet No.

A-2.3

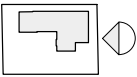




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Sheet Title

RENDERINGS

Scale

Sheet No.

VIEW ALONG 64 AVENUE

A-3.0

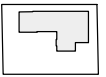
March 25, 2022



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RENDERINGS

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NORTHEAST CORNER VIEW

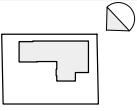
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Sheet No.

NORTH WEST CORNER VIEW

A-3.2

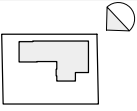
March 29, 2022



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Project Title
CHILD CARE FACILITY

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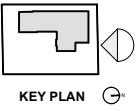
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NORTH WEST BUILDING EDGE

A-3.3

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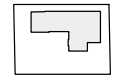
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BUILDING ENTRANCE VIEW



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VIEW AT PARKADE ENTRANCE

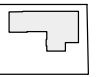
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Scale

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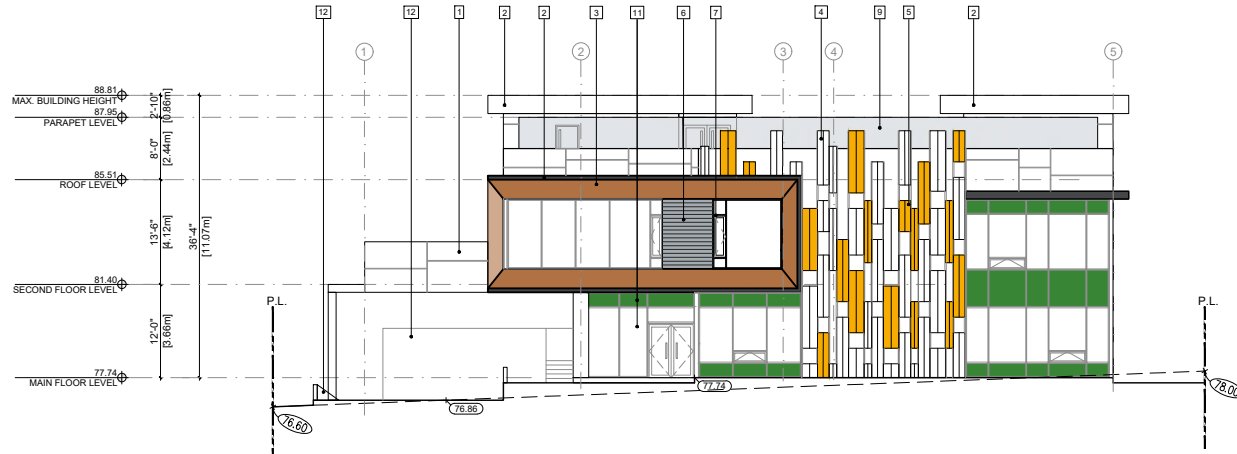
SOUTH EAST CORNER VIEW

A-3.6

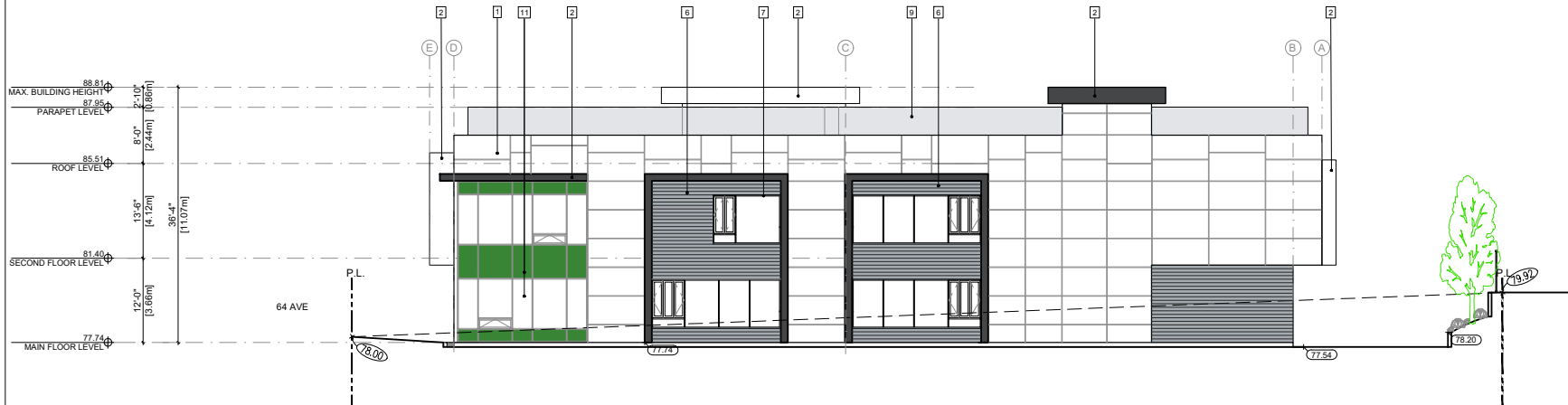
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MATERIAL LIST

- 1. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEALS, COLOR : BENJAMIN MOORE 2120-60 WHITE WATER
- 2. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEALS, COLOR: BENJAMIN MOORE 1603 GRAPHITE
- 3. CORTEN STEEL CLADDING SYSTEM
- 4. ALUMINIUM LINK AND LOCK FINS/LOUVERS, COLOR TO MATCH BENJAMIN MOORE 2120-60 WHITE WATER
- 5. ALUMINIUM LINK AND LOCK FINS/LOUVERS, COLOR TO MATCH BENJAMIN MOORE 2020-10 - BUMBLE BEE YELLOW
- 6. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, COLOR : BENJAMIN MOORE 2119-50 NICKEL
- 7. PAINTED VINYL WINDOWS, COLOR : MATCH BENJAMIN MOORE 1603 GRAPHITE
- 8. SOLID CORE WOOD DOORS WITH CLEAR GLASS PANEL, COLOR TO MATCH BENJAMIN MOORE 1603 GRAPHITE
- 9. CLEAR GLASS RAILING WITH SAFETY GLASS
- 10. METAL FLASHING AND REVEALS COLOR TO MATCH PANEL COLOR
- 11. SSG CURTAIN WALL SYSTEM, GLASS - CLEAR, SPANDREL PANEL - OPACI COATING IN 2-3959 FRESH SCENT GREEN
- 12. SAND BLASTED EXPOSED CONCRETE FINISH



1 NORTH ELEVATION (FACING 64 AVE)
Scale: 1/ 16" = 1'0"



2 WEST ELEVATION(FACING SCHOOL)
Scale: 1/ 16" = 1'0"

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ELEVATIONS

Scale

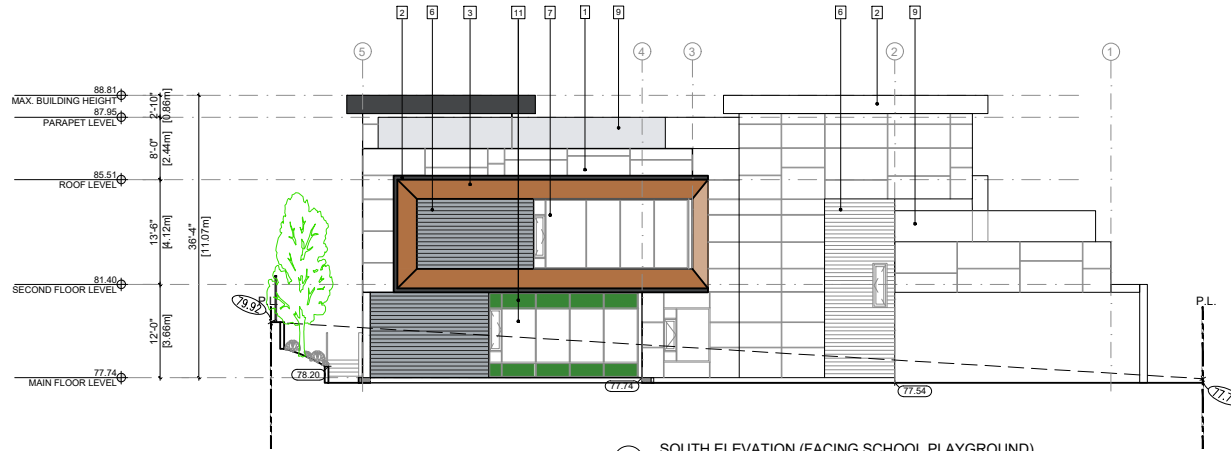
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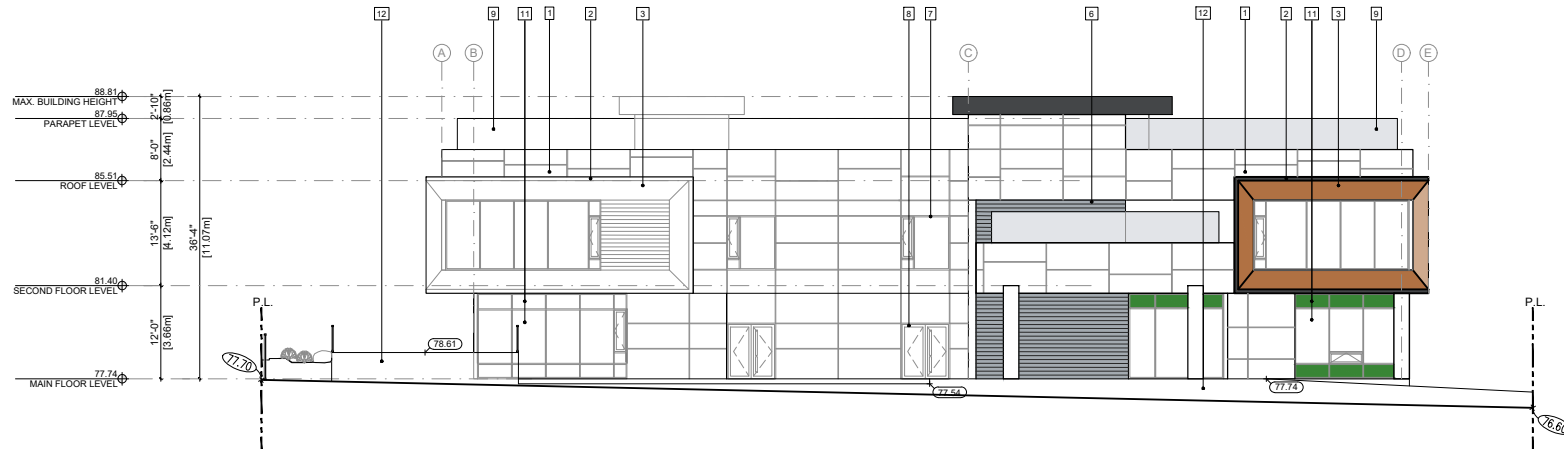
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- 8. SOLID CORE WOOD DOORS WITH CLEAR GLASS PANEL, COLOR TO MATCH BENJAMIN MOORE 1603 GRAPHITE
- 9. CLEAR GLASS RAILING WITH SAFETY GLASS
- 10. METAL FLASHING AND REVEALS COLOR TO MATCH PANEL COLOR
- 11. SSG CURTAIN WALL SYSTEM, GLASS - CLEAR, SPANDREL PANEL - OPACI COATING IN 2-3959 FRESH SCENT GREEN
- 12. SAND BLASTED EXPOSED CONCRETE FINISH



1 SOUTH ELEVATION (FACING SCHOOL PLAYGROUND)
Scale: 1/ 16" = 10"



2 EAST ELEVATION (FACING PARKING LOT)
Scale: 1/ 16" = 10"

2021-03-29	DIP Application
2021-09-24	Preliminary Application
2021-09-10	Revised per comments
2021-06-09	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
CHILDCARE FACILITY

Project Address
**13314 64 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By AA	Date 2021-09-10
Checked By MS	Project ID SU08_2103

Sheet Title

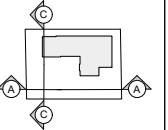
ELEVATIONS

Scale

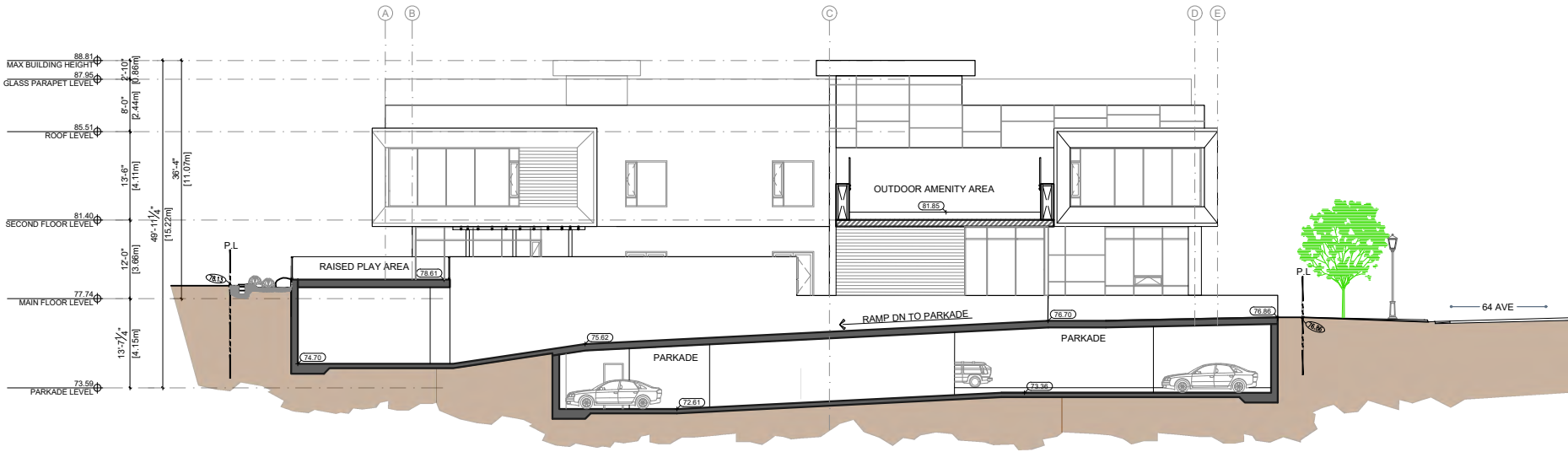
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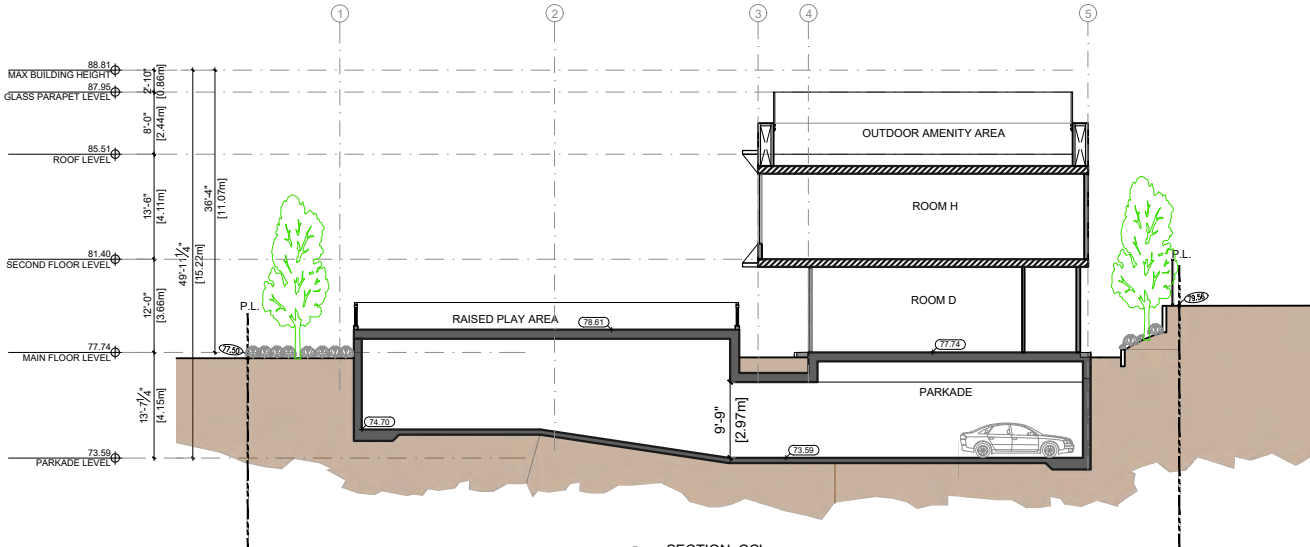
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KEY PLAN



1 SECTION AA'
Scale: 1/16" = 1'0"



2 SECTION CC'
Scale: 1/16" = 1'0"

2021-03-29	DP Application
2021-09-24	Preliminary Application
2021-09-10	Revised per comments
2021-06-09	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
CHILDCARE FACILITY

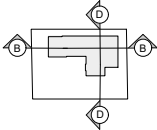
Project Address
**13314 64 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By AA	Date 2021-09-10
Checked By MS	Project ID SU08_2103

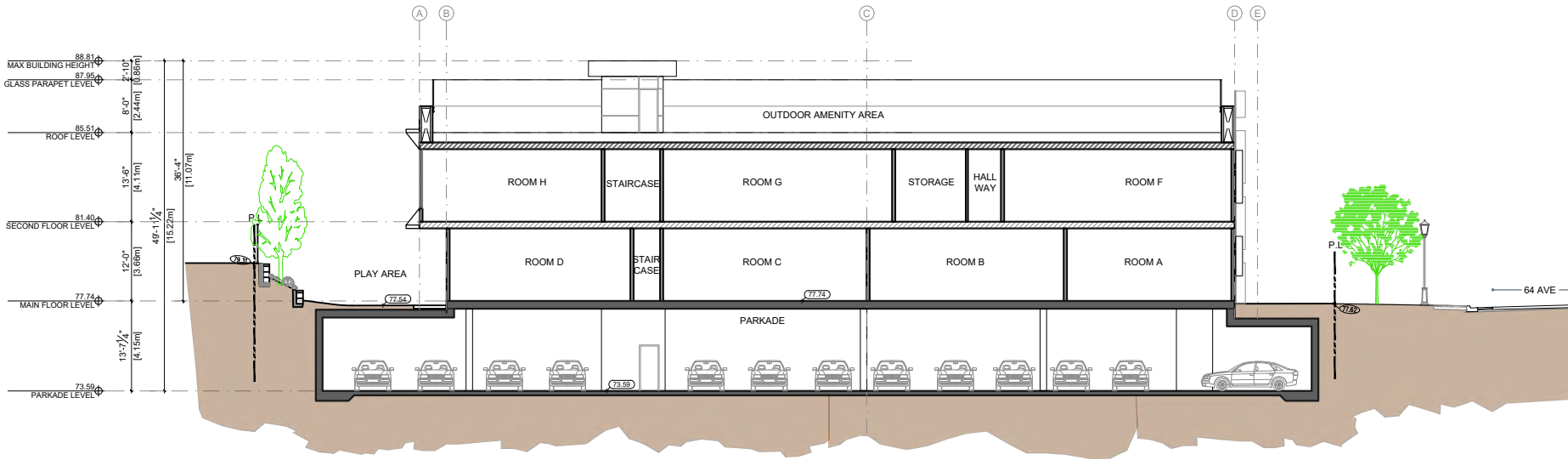
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SECTIONS

Scale
Sheet No.

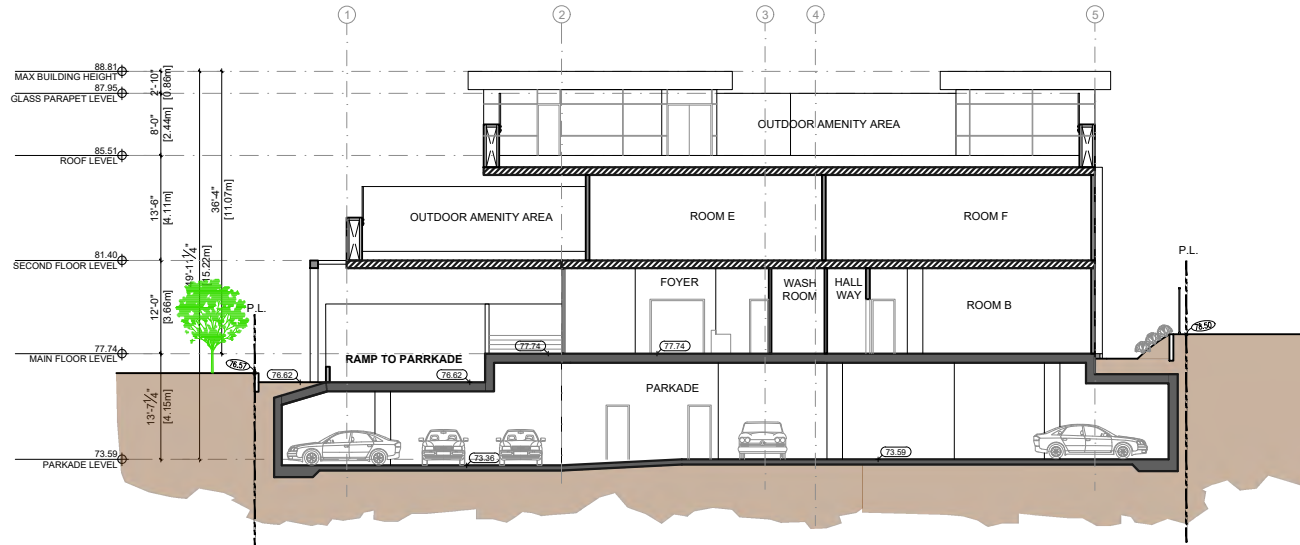
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KEY PLAN



1 SECTION BB'
Scale: 1/16" = 1'0"



2 SECTION DD'
Scale: 1/16" = 1'0"

2021-03-29	DP Application
2021-09-24	Preliminary Application
2021-09-10	Revised per comments
2021-06-09	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
CHILDCARE FACILITY

Project Address
**13314 64 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By AA	Date 2021-09-10
Checked By MS	Project ID SU08_2103

Sheet Title

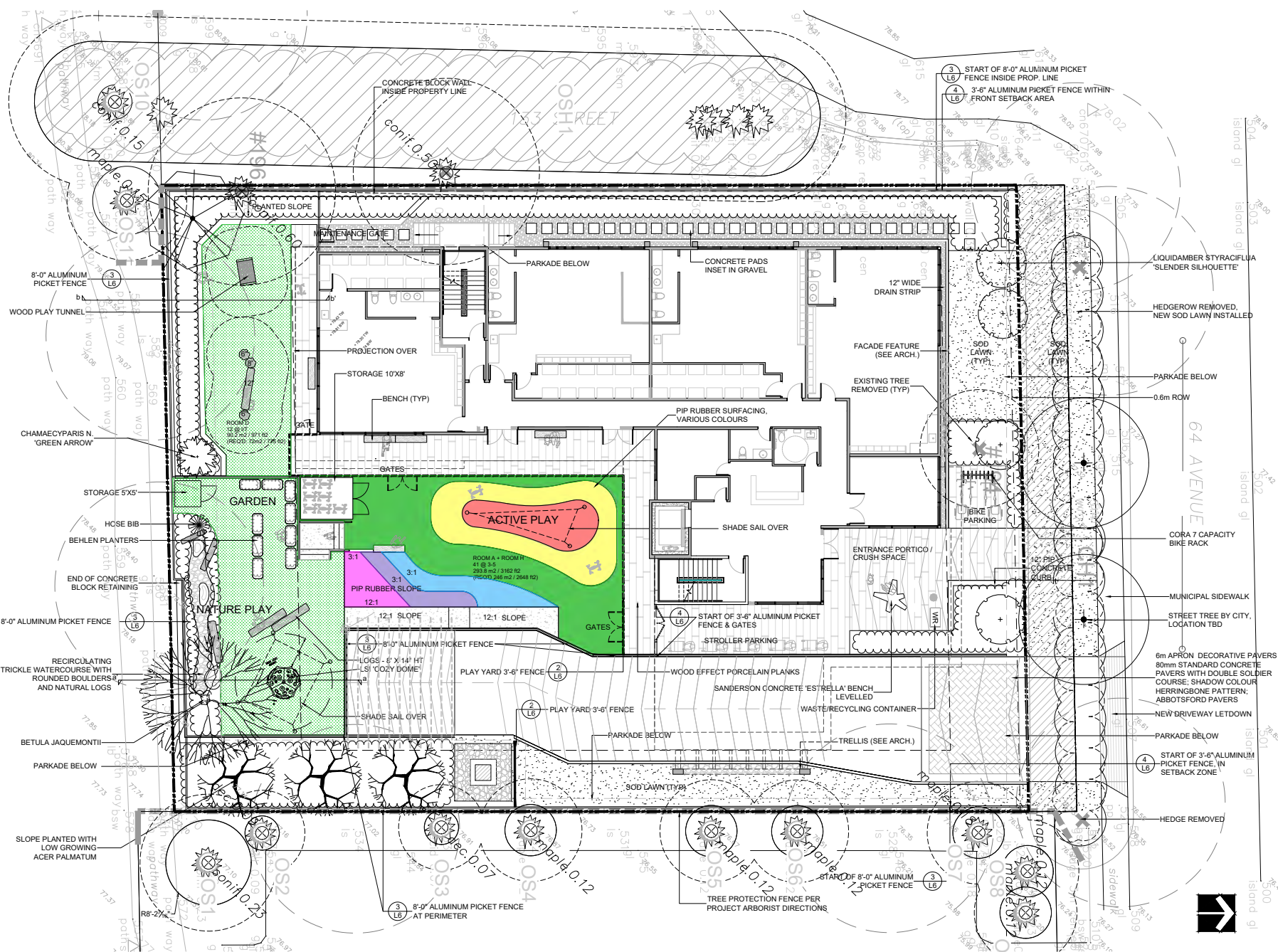
SECTIONS

Scale

Sheet No.

A-4.1

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	22.03.21	ROOF & TERRACE LAYOUT, STEPS ON MAIN ADD.	BJ

CLIENT:

DAVID EATON ARCHITECT INC.

PROJECT:
CHILDCARE FACILITY

13314 64TH AVENUE
SURREY, BC

DRAWING TITLE:
**LANDSCAPE PLAN:
FIRST FLOOR**

DATE: 22.02.21 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: BJ
DESIGN:
CHKD:

L1

OF 6



SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	22.03.21	ROOF & TERRACE LAYOUT; STEPS ON MAIN ADO	BJ

CLIENT:

DAVID EATON ARCHITECT INC.

PROJECT:
CHILDCARE FACILITY

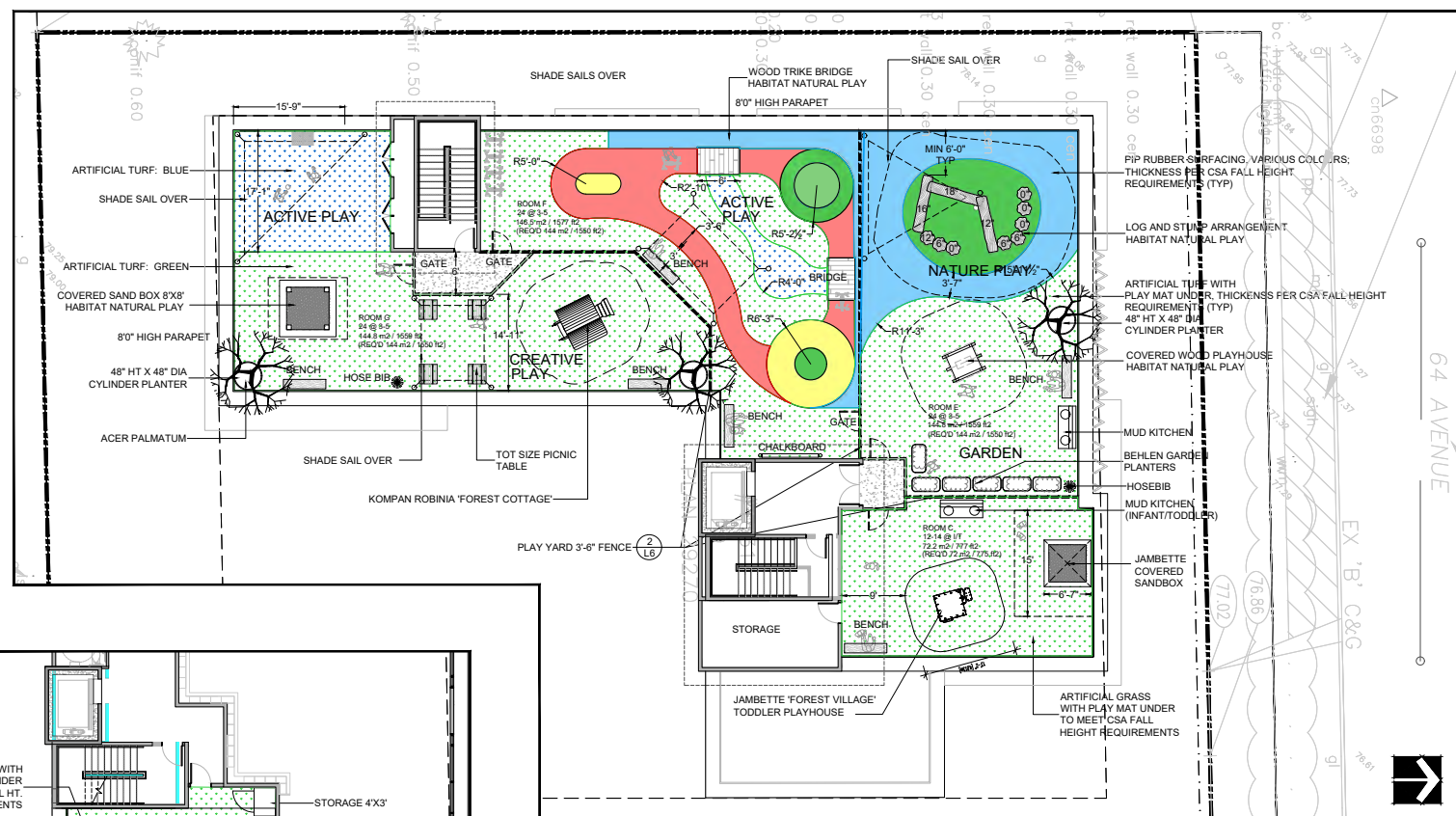
13314 64TH AVENUE
SURREY, BC

DRAWING TITLE:

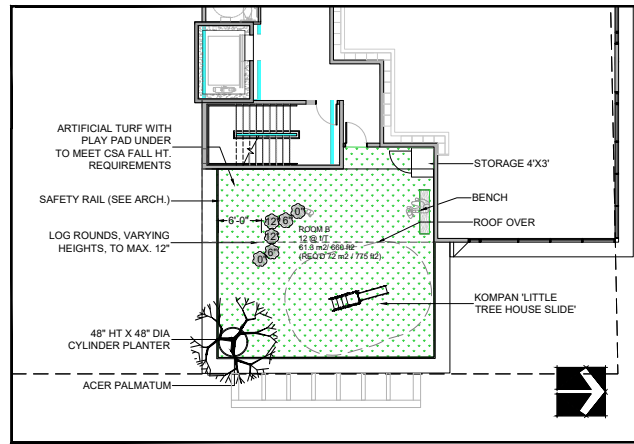
**LANDSCAPE PLAN:
SECOND FLOOR & ROOF**

DATE: 22.03.21 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: BJ
DESIGN:
CHKD: OF 6

L2



ROOF TERRACE PLAN



SECOND FLOOR TERRACE PLAN

PLAY AREA CALCULATIONS

A. MAIN FLOOR PLAY AREAS:				
DESIGNATED AREA	ROOM D	ROOM A + ROOM H		
#USERS	12 @ IT	41 @ 3-5		
AREA PROVIDED	90.2 m ² / 971 ft ²	293.8 m ² / 3162 ft ²		
AREA REQUIRED	(REQ'D 72m ² / 775 ft ²)	(REQ'D 246 m ² / 2648 ft ²)		
B. SECOND FLOOR PLAY AREA:				
DESIGNATED AREA	ROOM B			
#USERS	12 @ IT			
AREA PROVIDED	61.3 m ² / 660 ft ²			
AREA REQUIRED	(REQ'D 72 m ² / 775 ft ²)			
C. ROOF PLAY AREAS:				
DESIGNATED AREA	ROOM C	ROOM E	ROOM F	ROOM G
#USERS	12-14 @ IT	24 @ 3-5	24 @ 3-5	24 @ 3-5
AREA PROVIDED	72.2 m ² / 777 ft ²	144.8 m ² / 1559 ft ²	146.5 m ² / 1577 ft ²	144.8 m ² / 1559 ft ²
AREA REQUIRED	(REQ'D 72 m ² / 775 ft ²)	(REQ'D 144 m ² / 1550 ft ²)	(REQ'D 144 m ² / 1550 ft ²)	(REQ'D 144 m ² / 1550 ft ²)

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

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

DATE: **July 27, 2022** PROJECT FILE: **7822-0112-00**

RE: **Engineering Requirements (Commercial)
Location: 13314 64 Avenue**

REZONE

Property and Statutory Right-of-Way (SRW) Requirements

- Dedicate 2.810 metres for ultimate 30.0 metre road allowance.
- Register 0.5 metre SRW along property line.

Works and Services

- Construct fronting sidewalk and complete reinstatement works on adjacent school property.
- Install water, storm and sanitary sewer service connections.
- Implement onsite low impact development drainage features.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Permit beyond those listed above.

Jeff Pang, P.Eng.
Development Services Manager

KMH

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 7922-0112-00


Address: 13314 – 64 Avenue

Registered Arborist: Tim Vandenberg

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	27
Protected Trees to be Removed	23
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	4
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 23 X two (2) = 46 	46
Replacement Trees Proposed	11
Replacement Trees in Deficit	35
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2 	2
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

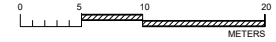
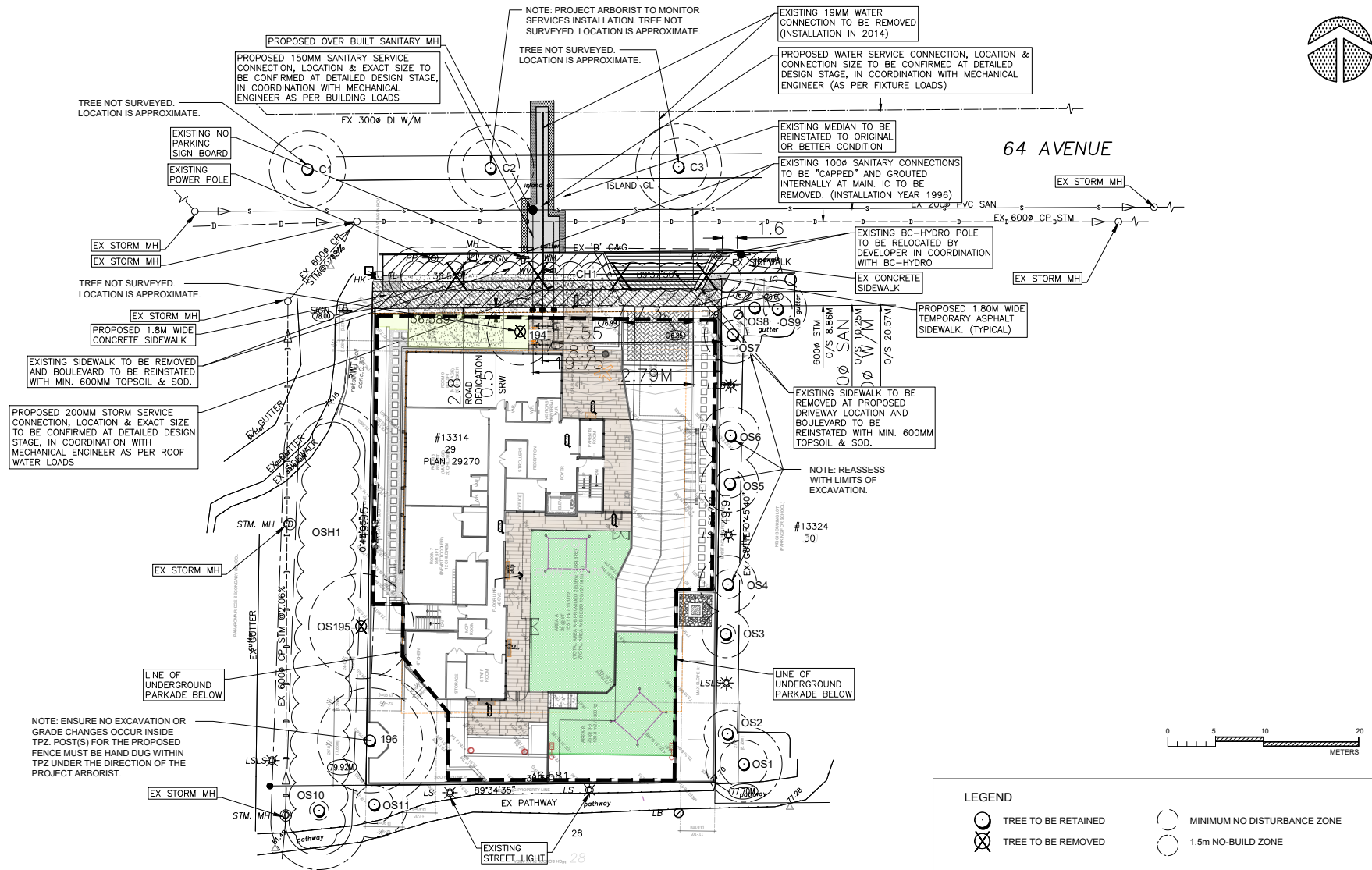
Signature of Arborist: 

Date: January 5, 2023



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





NO.	DATE	BY	REVISION
1	NOV22/22	MK	SITE PLAN
2	NOV23/22	MK	CIVIL PLAN
3	JAN04/23	MK	SITE & LANDSCAPE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
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 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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PROJECT TITLE
13314 64 AVENUE
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

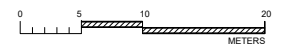
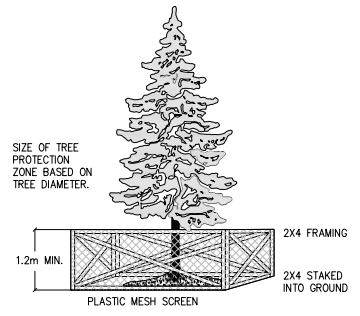
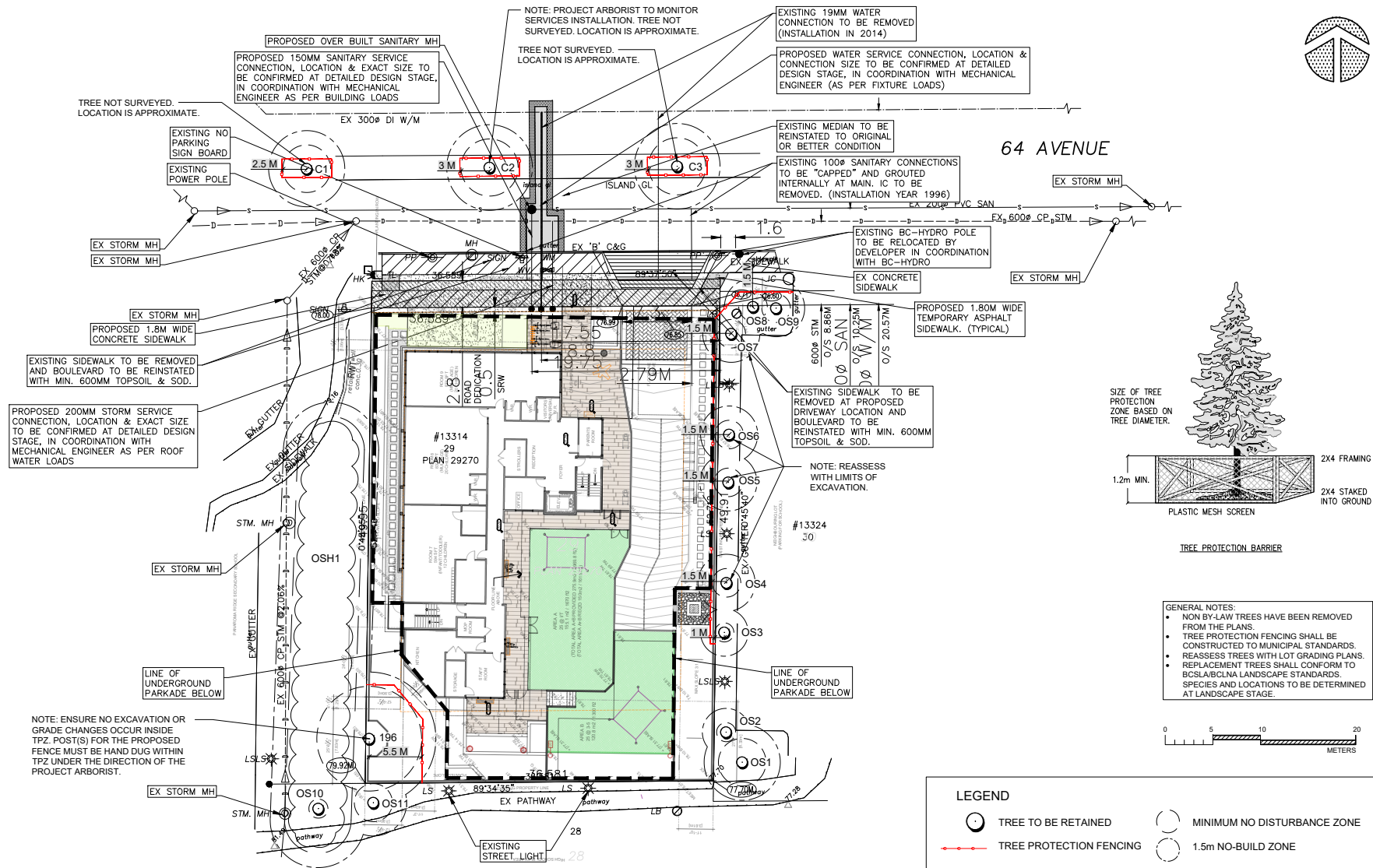
CLIENT _____

DRAWN **AA**

SCALE **AS SHOWN**

DATE **SEPTEMBER 27, 2021**

T-1
 SHEET 1 OF 2



NO.	DATE	BY	REVISION
1	NOV22/22	MK	SITE PLAN
2	NOV23/22	MK	CIVIL PLAN
3	JAN04/23	MK	SITE & LANDSCAPE PLAN

MIKE FADUM AND ASSOCIATES LTD.
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PROJECT TITLE
 13314 64 AVENUE
 SURREY, B.C.

SHEET TITLE
 T2 - TREE PROTECTION AND PRESERVATION PLAN

CLIENT

DATE
 SEPTEMBER 27, 2021

DRAWN AA
SCALE AS SHOWN
SHEET 2 OF 2