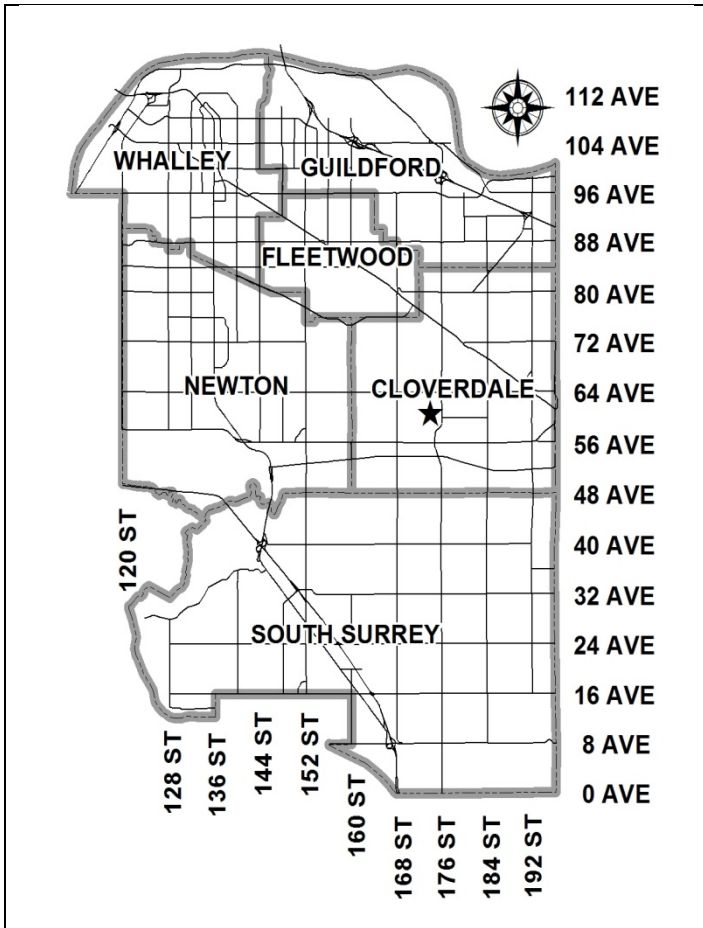


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0202-00

Planning Report Date: April 11, 2016

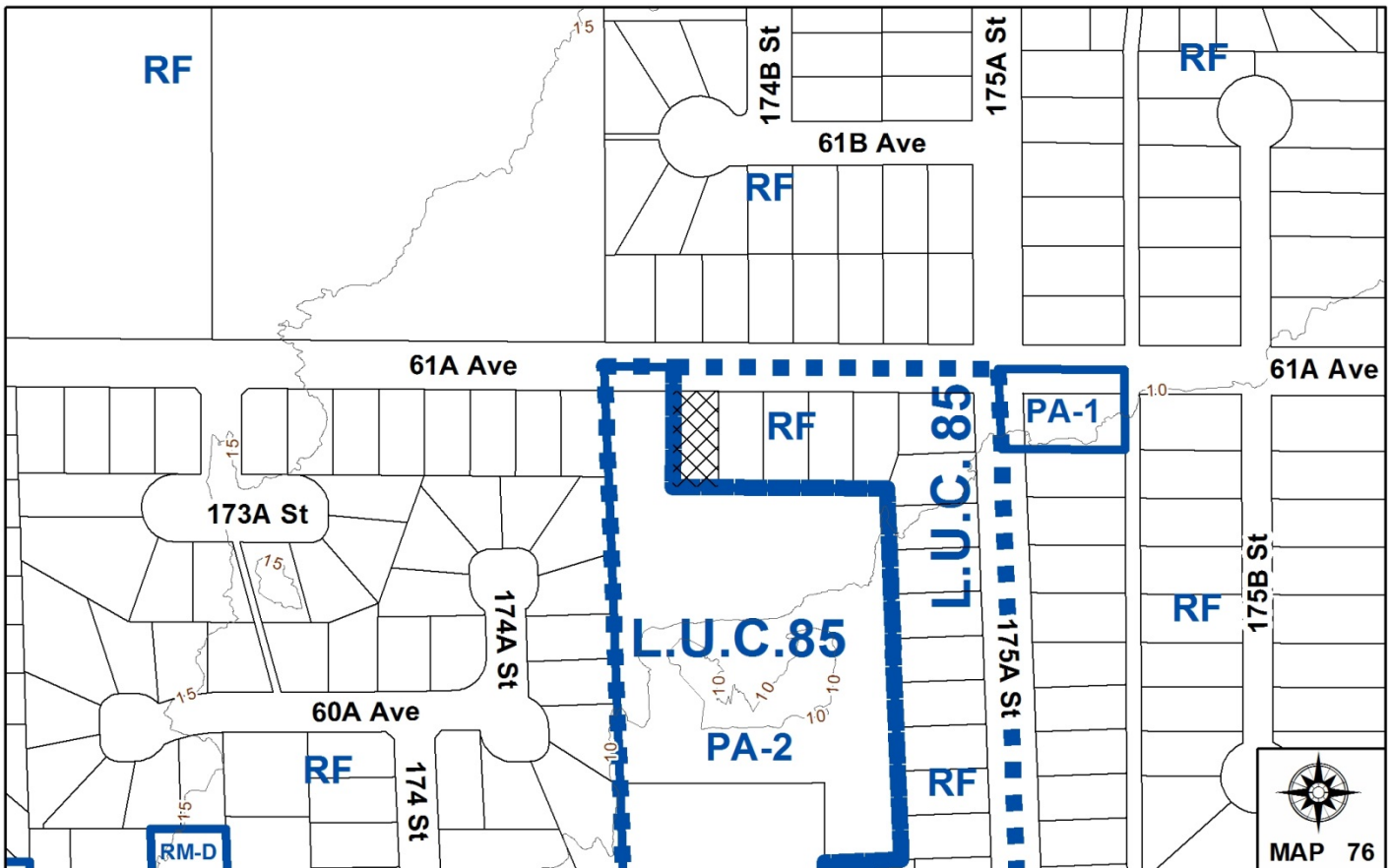


**PROPOSAL:**

- **Partial LUC Discharge**
- **Rezoning** from RF to CD (based on CCR and RF)

to permit a child care centre within a single family dwelling, for a maximum of 20 children.

**LOCATION:** 17460 - 61A Avenue  
**OWNERS:** Saurabh Sethi  
 Anjali Sharma  
**ZONING:** LUC No. 85 (underlying RF Zone)  
**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - Partial Land Use Contract Discharge; and
  - Rezoning

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the Official Community Plan (OCP).
- Complies with the City's location and siting guidelines for child care centres.
- Partially discharging the Land Use Contract from the subject lot will permit a land use that is consistent with zones and regulations of Surrey Zoning By-law, 1993, No. 12000.
- Staff have determined that the four on-site parking spaces are sufficient to meet the pick-up and drop-off needs of the child care business.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to partially discharge Land Use Contract No. 85 and a date be set for Public Hearing.
2. 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.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) approval from the Ministry of Transportation & Infrastructure; and
  - (b) submission of building permit drawings to address Building Code requirements to the satisfaction of the General Manager, Planning & Development.

### REFERRALS

Engineering:	The Engineering Department has no objection to the project.  In conjunction with the building permit for the childcare improvements, the applicant will be required to construct an 8.0-metre (26 ft.) wide concrete driveway to facilitate the parking of 3 vehicles and adequately address service connections.
Ministry of Transportation & Infrastructure (MOTI):	MOTI has no concerns with the proposed rezoning and partial Land Use Contract discharge.

### SITE CHARACTERISTICS

Existing Land Use: Single family dwelling, which will remain, currently with a licensed child care for 8 children.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 61A Avenue):	Single family dwellings	Urban	RF
East:	Single family dwellings	Urban	LUC No. 85 (underlying RF Zone)
South:	William of Orange Christian School	Urban	LUC No. 85 (underlying PA-2 Zone)
West :	Basketball court (William of Orange Christian School)	Urban	LUC No. 85 (underlying PA-2 Zone)

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the south side of 61A Avenue, west of 175A Street in Cloverdale and is designated Urban in the Official Community Plan (OCP).
- The site is currently regulated under Land Use Contract No. 85 with an underlying "Single Family Residential Zone (RF)". The applicant is proposing to partially discharge LUC No. 85 and rezone to "Comprehensive Development Zone (CD)", based on the CCR Zone and RF Zone, in order to accommodate a child care centre for up to 20 children.
- There is an existing child care facility on the site, with a maximum of eight (8) children.
- Child care centres are provincially regulated licensed facilities. Facilities that accommodate up to eight children or less are permitted in any residential zone. However, to increase the capacity beyond eight children, a zone designated specifically to accommodate such a child care facility is required.
- The CCR Zone is intended to permit the development of child care centres accommodating a maximum of 25 children, in a residential community, which is licensed and regulated under the Community Care and Assisted Living Act and the Child Care Licensing Regulations.
- The proposed CD Zone (based on the CCR Zone and the RF Zone) would permit a maximum of 20 children for child care on the site at one time and reduce the on-site parking requirements from 6 parking spaces to 4 parking spaces.
- The applicant has operated a licensed residential child care for up to eight (8) children at 17460 - 61A Avenue (the subject property) since October 2014. Due to demand for additional child care spaces, the applicant was motivated to submit this application to rezone in order to accommodate up to twenty (20) children.

- The facility will operate Monday to Friday, from 7:30 am to 5:30 pm, with before and after school care and preschool programs provided. The applicant has confirmed there will be two classrooms, each with one staff member.
- The before and after school care will be provided between 7:30 am and 8:30 am and 2:30 pm and 5:30 pm. The staff members will walk with the children across the street to George Greenaway Elementary School.
- While the children enrolled in before and after school care are attending school, the child care centre will provide two pre-school sessions: one from 9:00 am – 11:00 am and one from 12:00 pm – 2:00 pm.
- The proposed expanded child care centre will be located entirely on the ground floor of the existing house. The second floor will be used as a dwelling unit. The residential portion is proposed to be 99 m<sup>2</sup> (1,066 sq. ft.), with 1.44 m<sup>2</sup> (15.5 sf) on the ground floor for the entrance, and the remainder on the second floor. The childcare, on the ground floor, will have a total area of 99 m<sup>2</sup> (1,066 sq. ft.).
- There will be two staff members employed by the centre, including the owner and operator of the proposed, expanded child care facility. One of the staff members will reside in the dwelling on the second floor.

#### Locational & Siting Criteria for Child Care Centres

- In 1990, the City completed a report entitled "Guidelines for the Location and Siting of Child Care Centres". The following demonstrates how the proposed application adheres to the locational and siting guidelines outlined in the Report:
  - *Locate centres close to child-oriented facilities (school, park, playground, open space, community or recreation centre, library...).*
    - Locating child care facilities close to an elementary school provides caregivers an opportunity to walk with children to outdoor recreation facilities.
    - The subject site is located one block away from George Greenaway Elementary School and next door to William of Orange Christian School.
    - The subject site is located two blocks from the Cloverdale Recreation Centre.
  - *Avoiding siting along arterial streets.*
    - The subject site is located on 61A Avenue, which is a local road.
  - *Avoid undue concentration of centres.*
    - The Guidelines recommend that child care facilities should be located in areas that are currently under-served, to avoid undue concentration of facilities.
    - Based on the information provided on the Surrey Community Resource Maps, there are currently 11 facilities within 0.5 km of the subject site, including the subject site.

- The eleven facilities accommodate 181 child care spaces. Of the eleven facilities, 5 are in a commercial space, which accounts for 137 child care spaces. The other 6 facilities are located within single family dwellings and account for 44 child care spaces.
- With approval of the subject application, 12 additional children can be accommodated. Despite the number of child care facilities located in the vicinity, the applicant has confirmed that the 20 proposed spaces have already been filled.
- *Provide adequate on-site parking for employees and parents.*
  - The parking requirements for child care facilities in residential areas are outlined in Surrey Zoning By-law No. 12000. Child care facilities are required to provide one parking space for every employee and an equal number of parking spaces for pick-up and drop-off, with a minimum of two parking spaces. In addition, single family dwellings require two parking spaces for the residents.
  - If a staff member of the proposed child care centre resides in the single family dwelling then one of the child care required parking spaces is also counted towards the residential requirement.
  - The applicant has indicated a staff member of the proposed child care will reside in the 2<sup>nd</sup> floor dwelling unit. Therefore, the proposed child care facility and existing residence requires five (5) parking spaces. The applicant is proposing to provide four (4) on-site parking spaces in total. The proposed Comprehensive Development Zone (CD) reflects this.
  - The CD By-law limits the number of children in care to a maximum of twenty (20) to reflect the reduced parking.
  - Staff are satisfied that the proposed 4 parking spaces are adequate in this location because of the reduced number of children in care and the requirement of only two staff.
- *Provide adequate fencing, screening, setbacks and outdoor play areas.*
  - As the attached site plan illustrates (Appendix II), the dwelling is oriented toward 61A Avenue creating a spacious rear (south) yard, which can accommodate an outdoor play area.
  - The outdoor play area is directly accessible from the residence and is enclosed with a wooden fence along the east property line and a chainlink fence along the south and west property lines.
  - The minimum front, rear and side yard setbacks have been provided.

PRE-NOTIFICATION

Pre-notification letters were sent on February 23, 2016 to a total of 54 addresses and the development proposal sign was installed on March 3, 2016. Staff received three phone calls and one written response from the President of the Cloverdale Community Association indicating they do not have any concerns with the proposal (Appendix IV).

- Two residents requested additional information regarding the proposal.

*(Staff explained the proposed rezoning is to accommodate up to a maximum of 20 children in care. There are currently 8 children in care at the subject site, so this proposal will add 12 children. There will be a resident, who is also a staff member of the daycare, occupying the 2<sup>nd</sup> floor dwelling unit. The applicant is providing 4 on-site parking spaces.)*

- One resident expressed concern with additional traffic in the area. There is already traffic generated by the nearby schools and baseball fields.

*(The applicant has indicated that the peak drop-off and pick-up times for the child care centre will be outside of peak times for schools. The staff will be walking children in the before and after school program to and from school.*

*The applicant has agreed to limit the number of children allowed in care to a maximum of 20 children rather than 25 permitted under the CCR Zone. )*

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan
Appendix III.	Proposed CD By-law
Appendix IV.	Letter from the Cloverdale Community Association

*original signed by Judith Robertson*

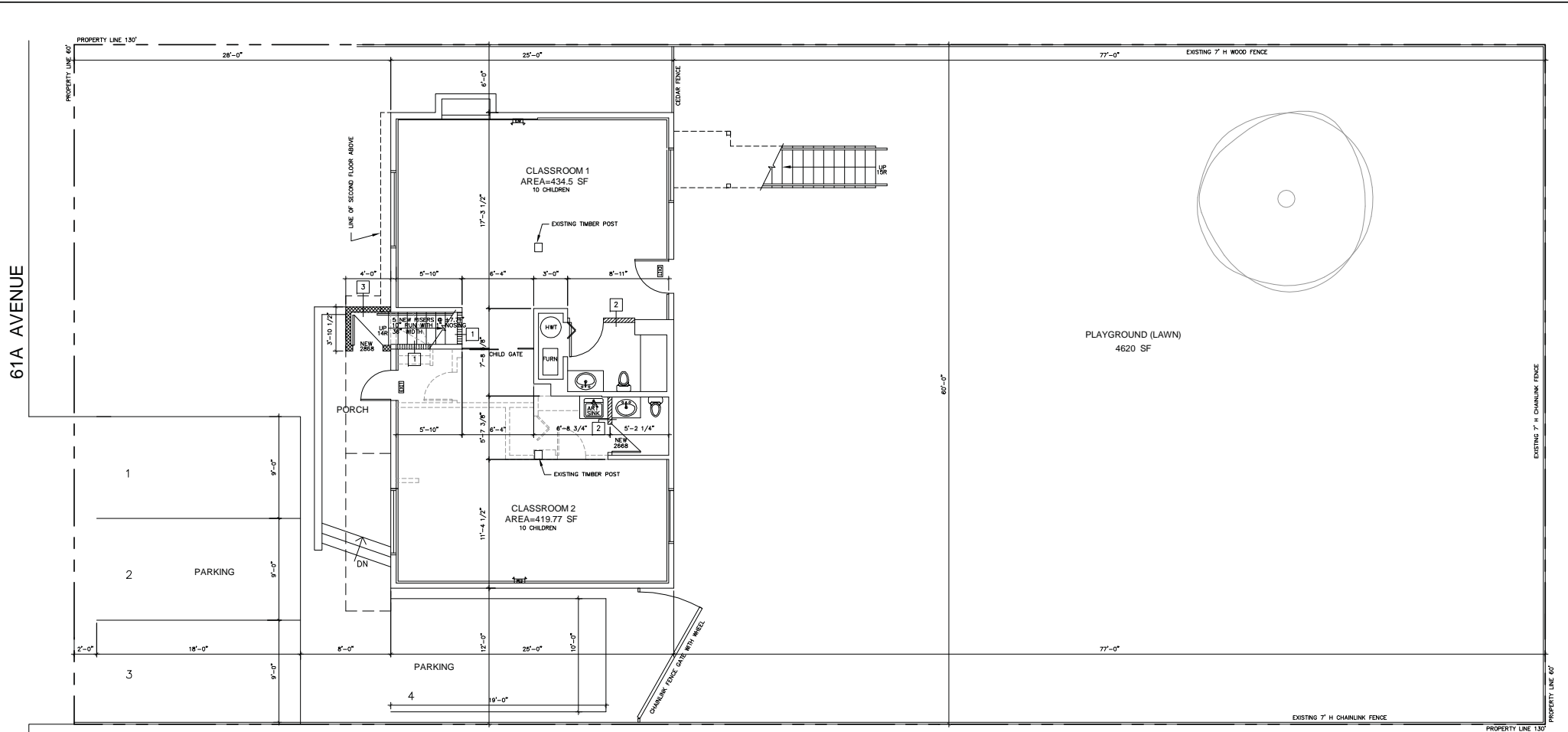
Jean Lamontagne  
General Manager  
Planning and Development

JLM/dk

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KD 4/7/16 10:53 AM







CIVIC ADDRESS: 17460 - 61 A AVENUE  
SURREY, BC  
LEGAL DESCRIPTION: LOT 116 SECTION 7  
TOWNSHIP 8 PLAN 48116 NMD  
EXISTING ZONING: RF  
PROPOSED ZONING: CD  
SITE AREA: 7800 SF = 724.64 SM

FLOOR AREAS		
GROUND FLOOR	1065.50 SF =	98.99 SM
SECOND FLOOR	1066.12 SF =	99.00 SM
TOTAL FLOOR AREA	2131.62 SF =	197.99 SM

**PROPOSED DAYCARE**

- CLASSROOM 1:**  
 - 10 CHILDREN : 3 TO 5 YEARS OLD  
 - REQUIRED INDOOR AREA: 10 CHILDREN x 3.7 SM = 37 SM = 398.26 SF (434.5 SF PROVIDED)  
 - REQUIRED OUTDOOR AREA: 10 CHILDREN x 7.0 SM = 70 SM = 753.50 SF (PROVIDED)  
 - REQUIRED 1 WASHROOM (PROVIDED)
- CLASSROOM 2:**  
 - 10 CHILDREN : PRE-SCHOOL / BEFORE AFTER SCHOOL  
 - REQUIRED INDOOR AREA: 10 CHILDREN x 3.7 SM = 37 SM = 398.26 SF (419.77 SF PROVIDED)  
 - REQUIRED OUTDOOR AREA: 10 CHILDREN x 7.0 SM = 70 SM = 753.50 SF (PROVIDED)  
 - REQUIRED 1 WASHROOM (PROVIDED)

**PARKING**

- 1 PARKING SPACE FOR EVERY EMPLOYEE  
 1 PARKING SPACE FOR RESIDENTIAL SITE  
 TOTAL 4 PARKING SPACES PROVIDED

1 MAIN FLOOR PLAN & SITE PLAN  
SCALE- 1/4"=1'-0"

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REVISION	SUBJECT	DATE	REVISION	SUBJECT	DATE
1	RE-LAYOUT PARKING SPACES	4APR2016			
				ISSUED	
				DP	
				BP	
				IFC	



**CHERCOVER MASSIE & ASSOCIATES LTD.**  
 ARCHITECTURE & ENGINEERING  
 # 603-1200 West 73rd Ave. Vancouver, B.C. Canada V6P 6G5  
 Ph. 604-264-1450 Fax. 604-264-1492 Email cma@shawtrik.ca

SCALE

TITLE: GROUND FLOOR PLAN & SITE PLAN		DRAWN: IVEV		SCALE: 1/4"=1'-0"	
PROJECT: DAYCARE 17460 - 61 A AVENUE, SURREY, BC		DATE: JULY 2014	PROJECT No. 214-110		REVISION 1
CONSULTANT:		CHECKED:			

DWG No  
A1  
of  
3

CITY OF SURREY

BYLAW NO. \_\_\_\_\_

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

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcel of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 006-222-749  
Lot 116 Section 7 Township 8 New Westminster District Plan 48116

17460 - 61A Avenue

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

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

**A. Intent**

This Zone is intended to accommodate and regulate the development of a *child care centre* accommodating a maximum of 20 children within a *single family dwelling*, subject to the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended.

**B. Permitted Uses**

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

- 1. *Child care centre* licensed to accommodate a maximum of 20 children at any one time, provided that such centre does not constitute a singular use on the *lot*.
- 2. One *single family dwelling*, which may contain 1 *secondary suite* provided that there is no *child care centre*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. For *building* construction within the *lot*, the *floor area ratio* shall not exceed 0.54, provided that, of the resulting allowable floor area, 39 square metres [420 sq.ft.] shall be reserved for use only as a garage or carport.
2. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the main floor level including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the *structure* located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls or a combination thereof.
3. For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the following must be included in the calculation of *floor area ratio*:
  - (a) Covered area used for parking, unless the covered parking is located within the *basement*;
  - (b) The area of an *accessory building* in excess of 10 square metres [108 sq.ft.];
  - (c) Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq.ft.] must be reserved for a front porch or veranda; and
  - (d) Floor area with extended height including staircases, garages and covered parking must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.] except for a maximum of 19 square metres [200 sq.ft.] on the *lot*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 36%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.8 m. [6 ft.]
<i>Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	1.5 m. [5 ft.]	1.0 m. [3 ft.]

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

**G. Height of Buildings**

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

1. *Principal building*: The *building height* shall not exceed 9 metres [30 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4 metres [13 ft.].

**H. Off-Street Parking**

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Notwithstanding Section H.1, where a *child care centre* is in operation, a minimum of 4 *parking spaces* shall be provided on the *lot* for both the *child care centre* and the *single family dwelling*.

**I. Landscaping**

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

**J. Special Regulations**

1. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
2. All designated outdoor play areas for the *child care centre* shall be fenced to a height of 1.8 metres [6 ft.] and should be non-climbable and strong. If the fence is not solid, the spacings should not allow a child's head through.
3. *A secondary suite* shall:
  - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
  - (b) Occupy less than 40% of the habitable floor area of the *building*.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
724 sq. m. [7,790 sq.ft.]	16 metres [52 ft.]	38 metres [125 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

**L. Other Regulations**

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the CCR Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the CCR Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2016, No. \_\_\_\_\_."

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

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

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

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



# Cloverdale Community Association

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Website: [www.cloverdalecommunity.org](http://www.cloverdalecommunity.org)

March 13, 2016

Jennifer McLean  
City of Surrey  
Planning and Development Department  
13450-104 Avenue  
Surrey BC V3T 1V8

**Re: 7915-0202-00 / 17460-61A Avenue**

Dear Ms. McLean,

The Cloverdale Community Association (CCA) has received the preliminary notice for the proposed development noted above.

We do not have any concerns with regards to this proposal.

**Please note, the developer for this project has not consulted with the association like others have done and therefore we are responding directly to the City of Surrey's preliminary notice received in the mail.**

Please keep us updated with any changes which may occur after this letter has been received by you.

We trust the above information is satisfactory and as always, we expect our comments to be added in the planning report and project file for council to review.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Bola".

Mike Bola  
President  
Cloverdale Community Association  
604-318-0381  
Cc: Board of Directors