

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0226-00

Planning Report Date: July 9, 2018

**PROPOSAL:**

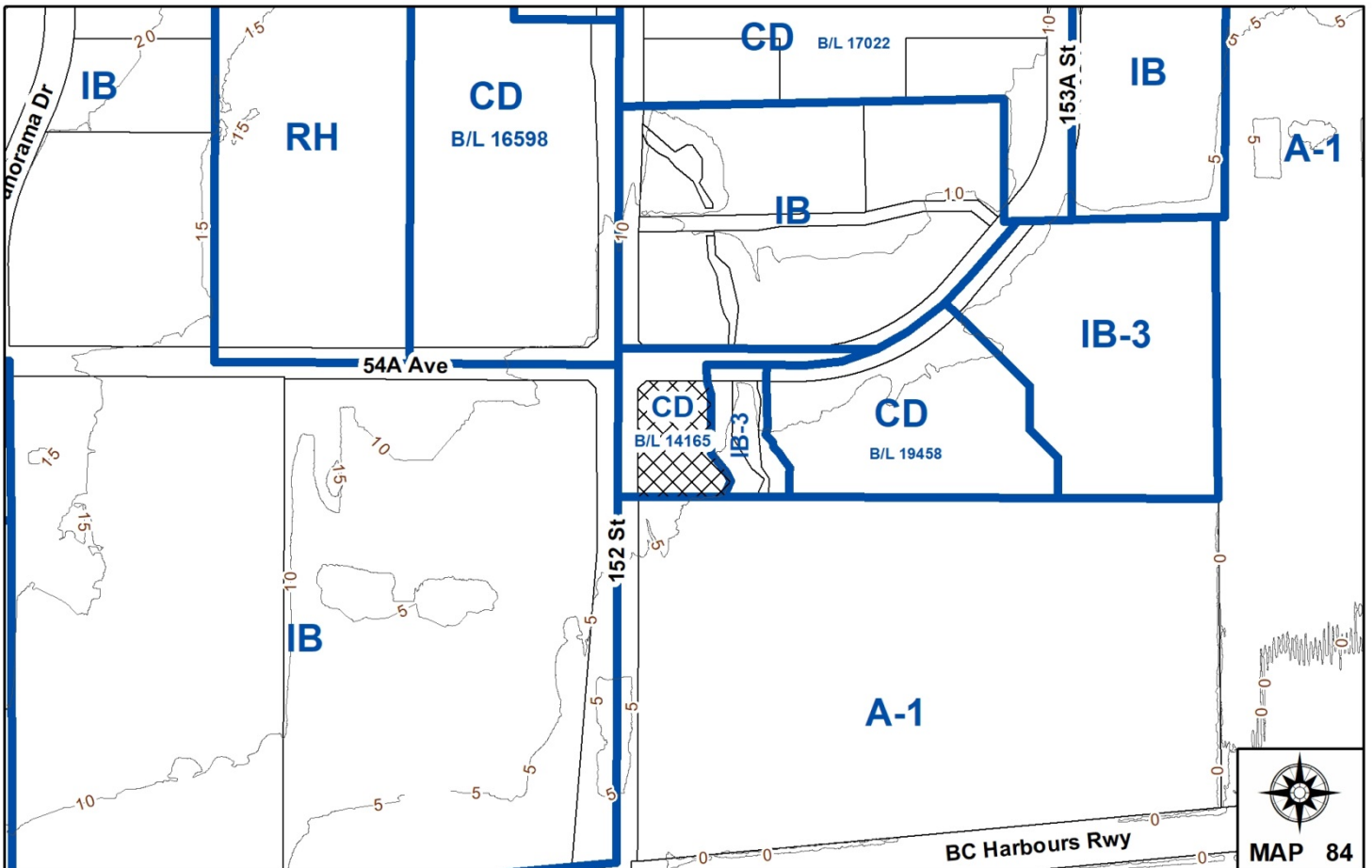
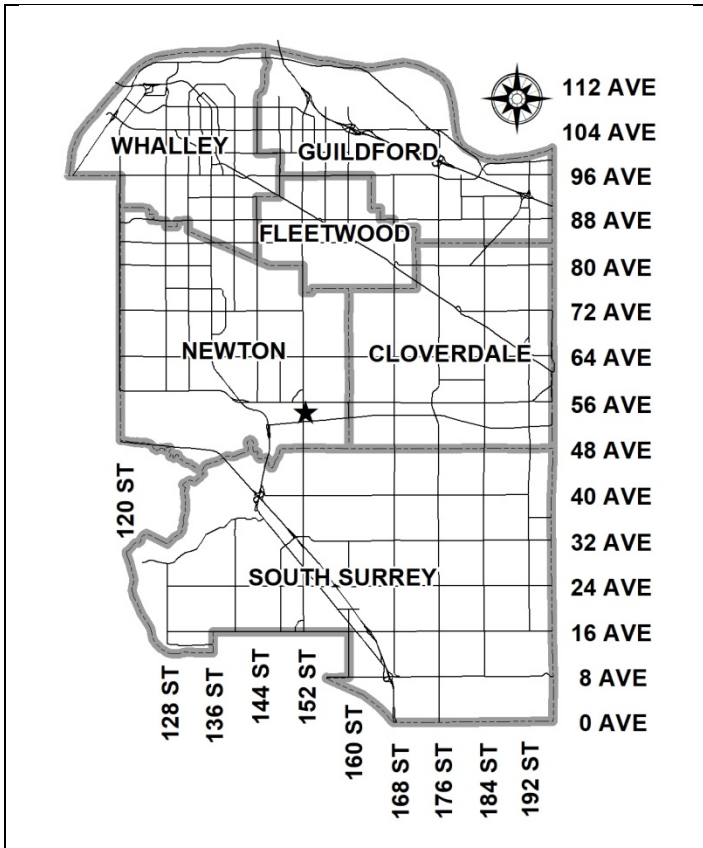
- **Development Variance Permit**

to reduce the number of required on-site parking spaces to accommodate the expansion of a child care centre.

**LOCATION:** 5446 – 152 Street

**ZONING:** CD (By-law No. 14165)

**OCP DESIGNATION:** Mixed Employment



### RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Development Variance Permit to reduce the minimum number of required on-site parking spaces for a Child Care Centre use.

### RATIONALE OF RECOMMENDATION

- Currently the child care centre is allocated 26 parking spaces for existing operations with 80 children and 13 staff members.
- The applicant is proposing to expand the child care centre to accommodate 94 children with 16 staff members. Zoning By-law No. 12000 requires a total of 32 parking spaces be provided for the expanded facility, which would leave a deficit of 6 parking spaces.
- In support of the proposed variance, the applicant commissioned a transportation consultant to conduct a parking review, which demonstrates that the staff parking observed is lower than what is required under the Zoning Bylaw.
- Furthermore, the parking review showed that the parking demand during the drop-off peak time in the morning is lower than what is required under the Zoning By-law, while the demand during the pick-up peak in the afternoon is at the requirement rate. The applicant has, therefore, provided parking agreement letters from four adjacent tenants in the building allowing parents to utilize 9 additional stalls for pick-up starting at 5:00 pm.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0226-00 (Appendix II), to reduce the rate at which parking for a child care centre is calculated from from 1 parking space per employee and an equal number for drop-off to 0.8 parking spaces per employee and an equal number for drop-off, to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant office building.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 54A Avenue):	Multi-tenant office building	Mixed Employment	IB
East:	Riparian area (City Parkland)	Mixed Employment	IB-3
South:	Vacant land	Agricultural	A-1
West (Across 152 Street):	Multi-tenant industrial buildings	Existing Business Park (East Panorama Ridge NCP)	IB

DEVELOPMENT CONSIDERATIONSBackground Information

- The subject property is designated “Mixed Employment” in the Official Community Plan (OCP) and zoned “Comprehensive Development Zone (CD)” (By-law No. 14165).
- The CD Zone (By-law No. 14165) permits a range of business park uses including light impact industry, office uses, general service uses, warehouse uses, and several accessory uses, one of which is child care centres.
- The property contains a multi-tenant office building with approximately 2,750 square metres (29,690 sq. ft.) of total floor area.

Current Proposal

- The applicant (CEFA South Surrey – Panorama) operates an existing child care centre within Unit 100 of the building. The child care centre is currently licensed for 80 children. There are 13 employees working at the child care centre, requiring 13 employee parking spaces and 13 spaces for drop-off and pick-up, for a total of 26 spaces. The child care centre is allocated a total of 26 parking spaces under their lease agreement.
- The applicant is proposing to increase the enrollment of their child care centre to 94 children. The increased enrolment would require the applicant to employ three additional teachers, requiring 16 employee parking spaces and 16 spaces for drop-off and pick-up, for a total of 32 parking spaces.
- The applicant is proposing a Development Variance Permit (DVP) to reduce the rate at which parking for a child care centre is calculated from 1 parking space per employee and an equal number for drop-off to 0.8 parking spaces per employee and an equal number for drop-off.
- Fraser Health has been consulted and supports the expansion of the child care centre at this location. No additional outdoor play area is required to be provided as a result of the proposed expansion.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- Reduce the rate at which parking for a child care centre is calculated from 1 parking space per employee and an equal number for drop-off to 0.8 parking spaces per employee and an equal number for pick-up and drop-off of children.

## Applicant's Reasons:

- The child care facility opens at 7:00 am and closes at 6:00 pm, which results in staggered work hours for staff and also staggered drop-off and pick-up times outside of the regular operating hours of other businesses within the building.
- The child care facility encourages their employees to utilize alternate forms of transportation through 100% reimbursement of transit passes and a carpooling incentive program. Currently, approximately 25% of staff utilize alternate forms of transportation to get to work.
- Four adjacent tenants in the building have provided parking agreement letters to allow parents to utilize a total of 9 additional parking spaces for pick-up starting at 5:00 pm.

- A transportation consultant was engaged to provide a parking review of the site and concluded that:
  - There is a surplus of on-site parking at the highest demand for the existing child care facility; and
  - Based on the observations made, it is projected that the 26 on-site parking spaces currently provided would still meet the parking demand for the proposed child care centre expansion.
- The child care facility provides care for children both under 36 months and over 36 months. Fraser Health requires one staff member for every four children for the under 36 age group, while requiring one staff member for every eight children for the over 36 month age group. Under the Zoning By-law, this results in increased parking requirements for child care facilities that are providing care for children under 36 months, even though they have less children being picked up and dropped off.

Staff Comments:

- A parking review prepared by a transportation consultant provided evidence that the current staff parking demand is lower than what is required under the Zoning Bylaw.
- The parking review also illustrated that the demand during the drop-off peak time in the morning is lower than what is required under the Zoning By-law, while the demand during the pick-up peak in the afternoon is at the requirement rate.
- In order to mitigate the additional parking demand from the proposed child care expansion, the applicant has provided parking agreement letters from four adjacent tenants in the building allowing parents to utilize 9 additional stalls for pick-up starting at 5:00 pm, which is the time of peak parking demand.
- Fraser Health has confirmed that the proposed expansion of the child care centre will not result in a need to expand the existing outdoor play areas; therefore, no additional parking will be impacted by the expansion.
- Staff supports the requested variance to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential)
- Appendix II. Development Variance Permit No. 7918-0226-00

INFORMATION AVAILABLE ON FILE

- Parking Study Prepared by Wildes Consulting Inc. Dated May 17, 2018

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

CB/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0226-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 027-239-586

Lot 1 District Lot 167 Group 2 New Westminster District Plan BCP32709

5446 – 152 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Table C.1. of Part 5, Off-Street Parking and Loading/Unloading, the rate at which parking is calculated for a Child Care Centre is reduced from 1 parking space per employee and an equal number for drop-off to 0.8 parking spaces per employee and an equal number for drop-off.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.



6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan

