

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0226-00

Planning Report Date: December 2, 2019

PROPOSAL:

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

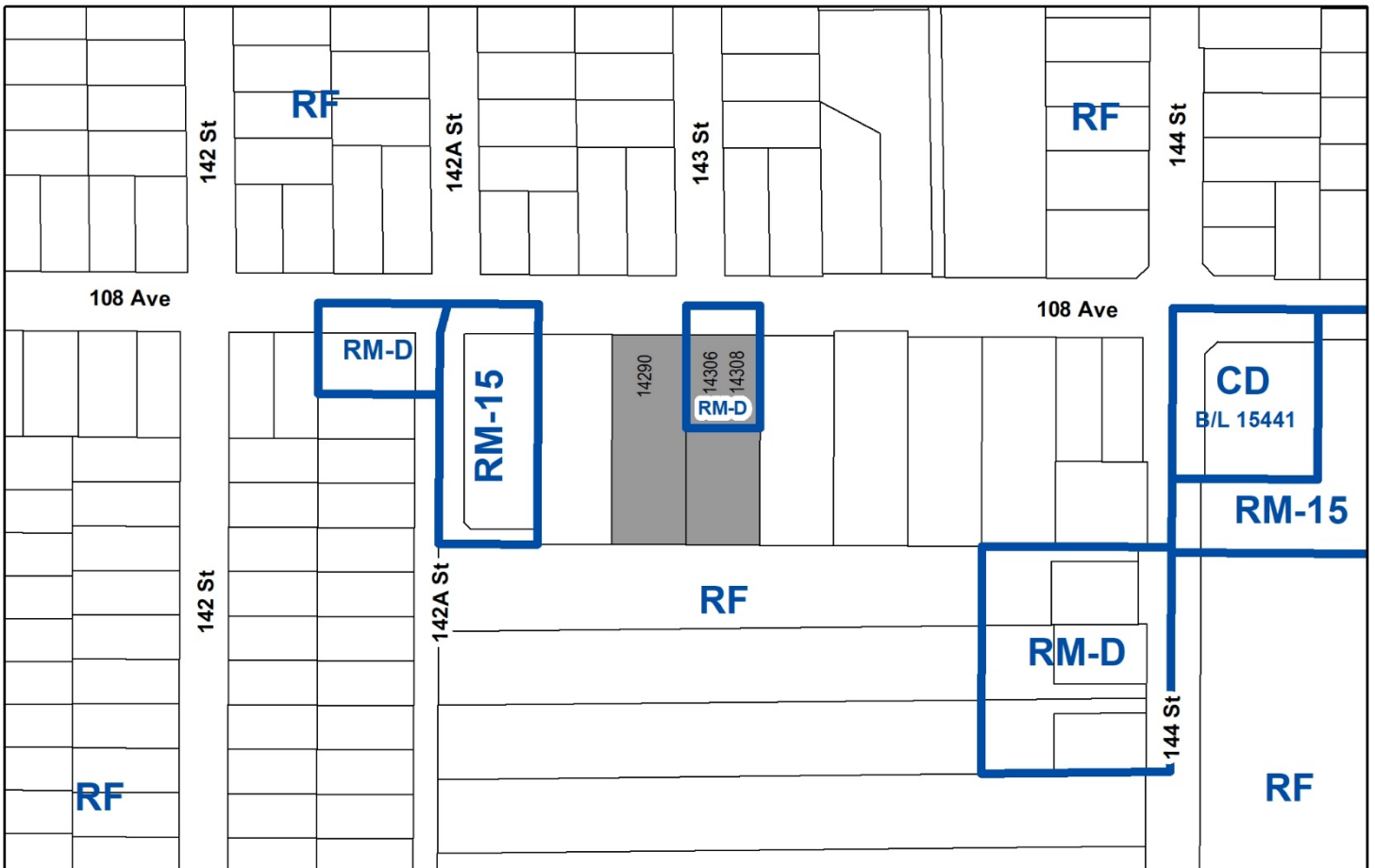
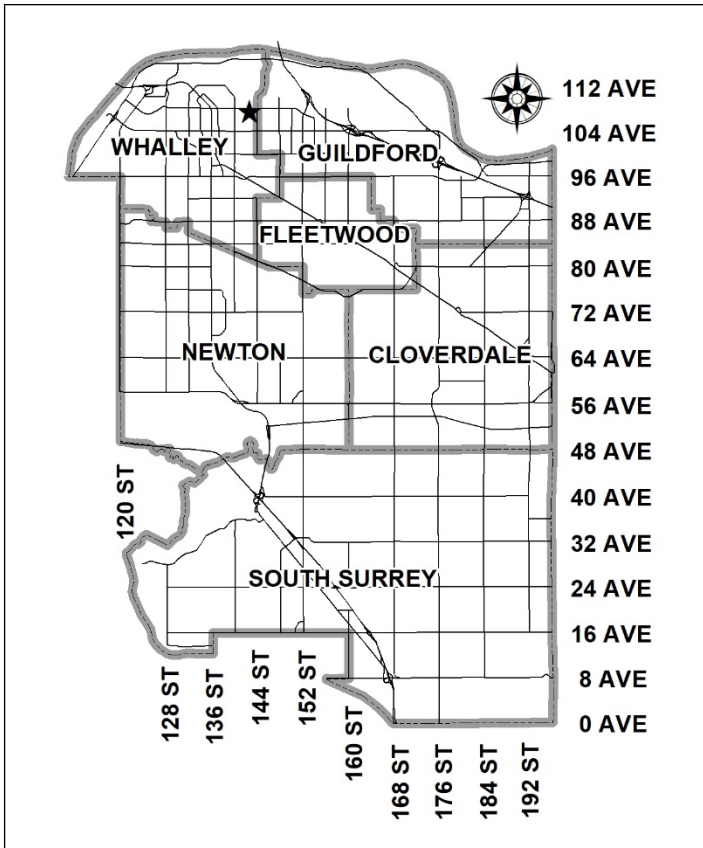
to permit a child care centre intended to be operated by the non-profit Fraser Region Aboriginal Friendship Centre (FRAFCA), with associated surface parking lot, on two abutting City-owned lots.

LOCATION: 14306/14308 - 108 Avenue

14290 - 108 Avenue

ZONING: RM-D, RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- In accordance with Corporate Report R141, dated June 26, 2019 (Appendix V), the City-owned property located at 14306/14308 – 108 Avenue is proposed to be leased to the Fraser Region Aboriginal Friendship Centre Association to operate an Indigenous child care centre (the "O'siem Village"), subject to the successful rezoning of the property to accommodate this use.
- Surrey's urban-Indigenous population is the fastest growing in British Columbia; the Indigenous community in Surrey also experiences one of the highest children and youth poverty rates in the Region.
- The O'siem Village child care centre, to be operated by the Fraser Region Aboriginal Friendship Centre Association (FRAFCA), will provide child care at no cost for 24 Indigenous infants and toddlers. The proposal helps address the growing need for child care in Surrey, and helps minimize existing gaps in service provision, particularly for Indigenous children.
- The O'siem Village child care centre will be funded by the Aboriginal Head Start Initiative, under the Public Health Agency of Canada. The child care program is designed to enhance the spiritual, emotional, intellectual and physical wellbeing of Indigenous children living in urban communities.
- The proposed child care centre will repurpose an existing fourplex building on the easterly lot (14306/14308 – 108 Avenue) and will include an outdoor play area on the south side of the building. The parking lot to support the child care centre will be located on the abutting lot to the west (14290 – 108 Avenue). Both lots are owned by the City, and the two lots are intended to function as a singular site.
- The proposed child care centre complies with the City's location and siting guidelines for child care centres. The subject lots are in a residential area, easily accessible by transit, with adequate parking for employees and parents proposed.
- Thirty-four (34) of the existing thirty-five (35) mature trees on the site are proposed to be retained on the site. Only 1 mature tree is proposed to be removed to accommodate the proposed improvements (outdoor play space, parking lot, driveway) for the child care centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Duplex Residential Zone (RM-D)" and "Single Family Residential Zone (RF) Zone" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0226-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issue(s) 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of building permit drawings that satisfactorily address Building Code requirements for the proposed child care centre to the satisfaction of the General Manager, Planning & Development;
 - (e) registration of a Section 219 Restrictive Covenant/access easement and parking agreement for the parking area for the proposed child care centre, on separate neighbouring lots; and
 - (f) submission of a road dedication plan for widening along 108 Avenue to the satisfaction of the Approving Officer.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Parks, Recreation & Culture: The Parks Department has no objection in principle to the Rezoning or Development Permit application. Further review of the proposal will be required at the detailed design/Building Permit stage.

Fraser Health Authority: Fraser Health notes that as per their Group Child Care Licensing Requirements (Schedule E), for a group of 24 children, the maximum number of permitted children between the ages of 30-36 months is 2. The child care programming currently proposes 4 children between the ages of 30-36 months. Some revisions will be required to satisfy Fraser Health licensing requirements.

SITE CHARACTERISTICS

Existing Land Use: Residential building (fourplex) and vacant lot. Both lots City-owned.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 108 Avenue):	Single family residential	Urban	RF
East:	Single family residential (on City-owned lands)	Urban	RF
South:	Hawthorne Rotary Park	Conservation & Recreation	RF
West:	Single family residential under Development Application No. 7915-0264-00 - to develop 12 townhouse units (Third Reading)	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background

- The two subject properties (14306/14308 – 108 Avenue and 14290 -108 Avenue) total approximately 0.53 hectares (1.3 acres) in area and are located to the north of Hawthorne Rotary Park on the south side of 108 Avenue. The properties were acquired by the City of Surrey in 2019 as part of the Hawthorne Park Addition Plan. The westerly property is vacant. The easterly property has a residential building that was previously functioning as an unauthorized fourplex.

- In accordance with Corporate Report R141, dated June 26, 2019 (Appendix V), the City-owned property at 14306/14308 – 108 Avenue is proposed to be leased to the Fraser Region Aboriginal Friendship Centre Association to operate an Indigenous child care centre (the "O'siem Village"), subject to the successful rezoning of the property to accommodate this use.
- Surrey's urban-Indigenous population is the fastest growing in British Columbia; the Indigenous community in Surrey also experiences one of the highest children and youth poverty rates in the Region.
- The O'siem Village child care centre, to be operated by the Fraser Region Aboriginal Friendship Centre Association (FRAFCA), will provide child care at no cost for 24 Indigenous infants and toddlers. The proposal helps address the growing need for child care in Surrey, and helps minimize existing gaps in service provision, particularly for Indigenous children.
- The O'siem Village child care centre will be funded by the Aboriginal Head Start Initiative, under the Public Health Agency of Canada. The child care program is designed to enhance the spiritual, emotional, intellectual and physical wellbeing of Indigenous children living in urban communities.

Current Proposal

- The proposed child care centre will repurpose the existing fourplex building on the easterly lot (14306/14308 – 108 Avenue) and will include an outdoor play area on the south side of the building. The parking lot to support the child care centre will be located on the abutting lot to the west (14290 – 108 Avenue). Both lots are owned by the City, and the two lots are intended to function as a singular site.
- In order to facilitate the proposed child care centre use and associated parking area, the applicant (The City of Surrey) is proposing to rezone the subject lots from "Duplex Residential Zone (RM-D)" and "Single Family Residential Zone (RF) Zone" to "Comprehensive Development Zone (CD) (based on C-5)".
- The proposed CD By-law is based generally on the C-5 Zone, but only includes child care centre, office use, community services, and indoor recreation as permitted uses. This will provide FRAFCA with some flexibility should they wish to utilize part of the building for ancillary office use, services, or programming in the future.
- The proposed child care centre complies with the City's location and siting guidelines for child care centres. The subject lots are in a residential area, easily accessible by transit, with adequate parking for employees and parents proposed.
- The proposed CD By-law retains the same density (floor area ratio, FAR) and lot coverage of the C-5 Zone but modifies the setbacks and building height requirements to facilitate retention of the existing fourplex building in its existing location.
- Should the proposed rezoning be supported by Council, the applicant will seek a tenant improvement permit for internal modifications to the building, to ensure the child care centre will meet the licensing requirements of Fraser Health as well as BC Building Code requirements. No building additions or exterior improvements to the building are proposed at this time.

- The outdoor play area is proposed to be located immediately adjacent (south of) the child care building. The nature-themed playground will include culturally sensitive structures to maximize outdoor play opportunities for children. Additional landscaping is proposed along the frontage of the site to complement existing vegetation and provide a softer edge in front of the building.
- The surface parking lot to support the child care centre will be located on the abutting lot to the west (14290 – 108 Avenue), with driveway access to 108 Avenue. Pedestrian access between the parking lot and child care centre will be provided by a walkway connecting the two sites. As a condition of Rezoning and final issuance of the Development Permit, the applicant will be required to register a covenant/access easement and parking agreement for the parking areas, in accordance with Part 5, 3(b) of the Zoning By-law No. 12000.
- The Zoning By-law requires a minimum of 7 parking spaces for the proposed child care centre, anticipating 4 staff for 24 children in care. The site plan demonstrates ten (10) parking spaces, as part of Phase 1 of the parking lot, which exceeds the Zoning By-law requirements. The site plan demonstrates an additional twelve (12) parking stalls as part of a possible Phase 2 expansion.

PRE-NOTIFICATION

Pre-notification letters were sent to 51 addresses on November 14, 2019. A development proposal sign was installed on November 12, 2019. To date, staff have received no correspondence in response to the public notification.

TREES

- Aelicia Otto, ISA Certified Arborist of Arbortech Consulting 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
Alder and Cottonwood Trees			
Alder	11	0	11
Cottonwood	1	0	1
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Black Locust	1	0	1
Norway Maple	1	0	1
Paper Birch	2	0	2
Sweetgum	1	0	1
Vine Maple	1	0	1
Coniferous Trees			
Hinoki Cypress	1	1	0
Grand Fir	7	0	7

Tree Species	Existing	Remove	Retain
Western Red Cedar	7	0	7
Norway Spruce	2	0	2
Total (excluding Alder and Cottonwood Trees)	23	1	22
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		2	
Total Retained and Replacement Trees (including Alder and Cottonwood)		36	

- The Arborist Assessment states that there is a total of 23 protected trees on the site, excluding Alder and Cottonwood trees. Twelve (12) existing trees, approximately 34 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 34 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, 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 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 2 replacement trees on the site. City staff will determine whether the 2 required replacement trees will be planted on the subject properties, or whether there is a more suitable location, such as Hawthorne Park.
- In summary, a total of 34 trees are proposed to be retained on the site with 2 replacement trees proposed (on or off site) and no required contribution to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 4, 2019. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The properties are located to the north of Hawthorne Rotary Park, on City-owned lands.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • None proposed.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates Low Impact Development Standards (LIDS), including natural landscaping, vegetated swales and sediment control devices. • The daycare will repurpose an existing residential building .

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • There is regular bus service along 108 Avenue.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The project provides child care space.
6. Green Certification (F1)	<ul style="list-style-type: none"> • None proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Pre-notification letters were distributed to nearby property owners and a Development Proposal Sign was installed on the subject property to provide development and contact information to the public.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Site Plan, Preliminary Servicing and Grading Plan, Landscape Plan
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Corporate Report R141
Appendix VI.	Proposed CD By-law

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

SC/cm

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on C-5)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		2,631 m ²
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		50%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front		6.5
Rear		7.5
Side #1 (E)		3.6
Side #2 (W)		3.6
BUILDING HEIGHT (in metres/storeys)		
Principal		10 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		TBD – tenant improvement
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		0.50
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		10 - phase 1
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		22 - phase 1 and 2
Number of accessible stalls		2- phase 1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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FRAFCA DAY CARE FACILITY

(REZONING APPLICATION)

14290 - 108TH AVE, SURREY, BC V3T 2M1 & 14306/14308 - 108TH AVE, SURREY, BC V3T 2M4

LOT 3 BLOCK 5N SECTION 24
 RANGE 2W PLAN NWP9014 NWD EXCEPT PLAN 38587.
 LOT 4 BLOCK 5N SECTION 24
 RANGE 2W PLAN NWP9014 NWD EXCEPT PLAN B/L 39587

CONSULTANT AND DRAWING LIST

ARCHITECTURAL

THINKSPACE ARCHITECTURE PLANNING INTERIOR DESIGN
 SUITE 300 - 10190 152A STREET, SURREY, BC V3R 1J7
 PH: (604) 581-8128 E: admin@thinkspace.ca

A0.00 COVER SHEET & SITE PLAN

CIVIL

HY ENGINEERING
 #200 - 9128 - 152ND STREET, SURREY, BC V3R 4E7
 PH: (604) 583-1528 E: inquiries@hyengineering.com

0205 PRELIMINARY KEY PLAN

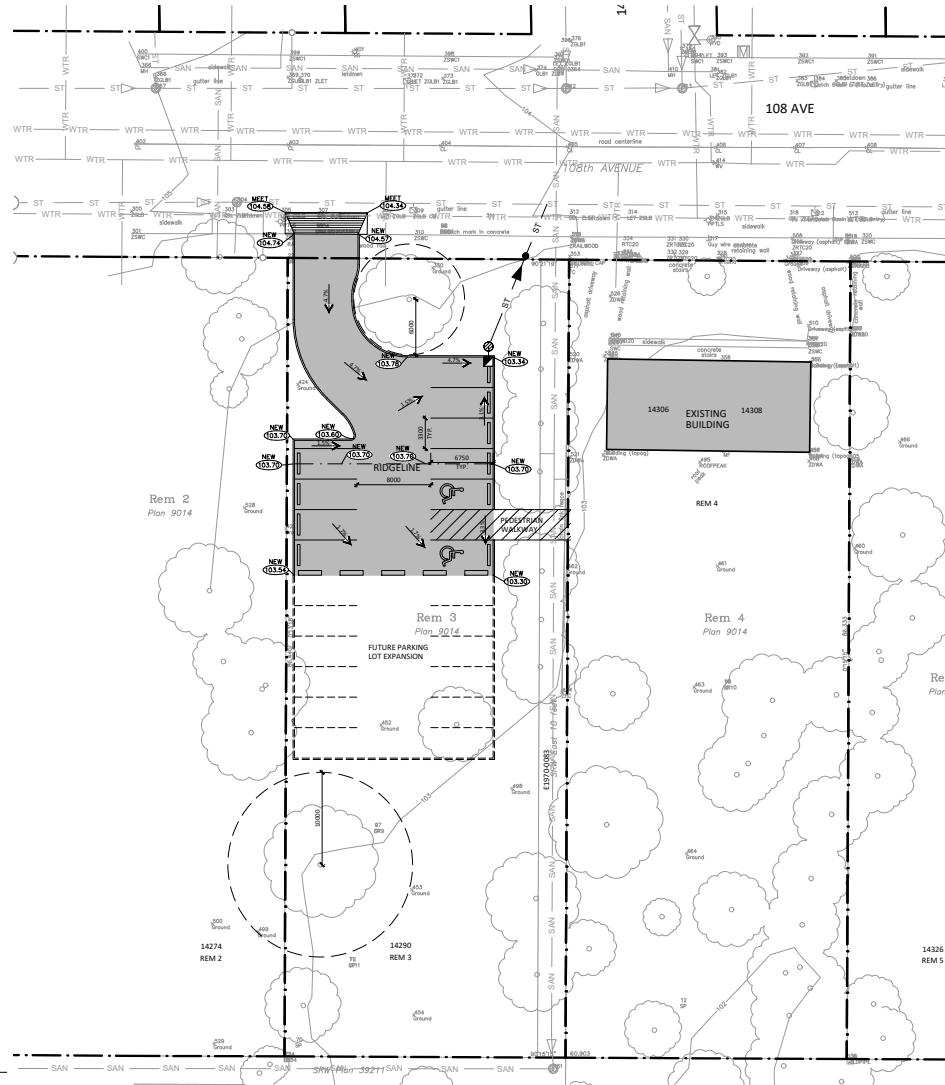
LANDSCAPE

PROSPECT & REFUGE LANDSCAPE ARCHITECTS
 #102 - 1661 W 2ND AVENUE, VANCOUVER, BC V6J 1H3
 PH: (604) 669-1000 E: info@prospectrefuge.ca

563 LANDSCAPE STAGES

ARBORIST

ACL GROUP ARBORIST CONSULTING
 UNIT 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4
 PH: (604) 275-3484 E: VEMALK@acl.ca



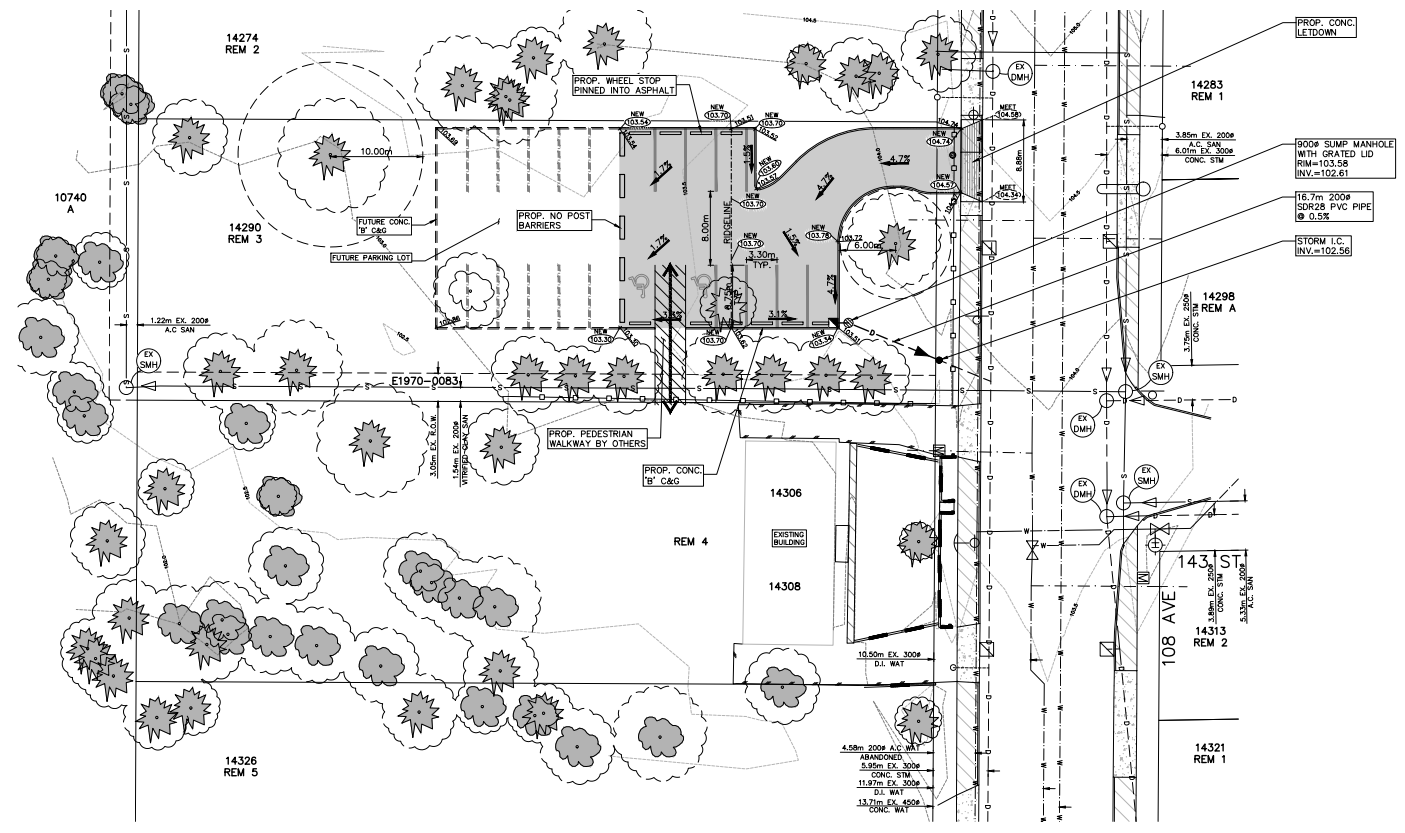
1 SITE PLAN
 A0.00 1:250

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 Phone: (604) 581-8128
 Fax: (604) 581-8129
 Email: admin@thinkspace.ca
 Website: www.thinkspace.ca

NO.	DATE	DESCRIPTION

thinkspace
 architectural planning interior design
 10190 152A STREET SURREY, BC V3R 1J7
 (604) 581-8128 (604) 581-8129
 www.thinkspace.ca

Project: FRAFCA DAY CARE FACILITY
 14290 - 108TH AVENUE, SURREY, BC V3T 2M1 & 14306/14308 - 108TH AVENUE, SURREY, BC V3T 2M4
 Draw Number: 19743
 Title: COVER SHEET & SITE PLAN
 Project Number: A0.00
 Date: 2023-10-04
 Drawn: [Name]
 Checked: [Name]
 Project Manager: [Name]



DRAWINGS BASED ON: Survey Company Name > Drawing Type > Drawing Name > Date: YYYY.MM.DD

LEGAL DESCRIPTION LOT 3 EXCEPT PARCEL 'M' (BY-LAW PLAN 38597); LOT 4 EXCEPT PARCEL 'N' (BY-LAW PLAN 38897); BOTH BY SECTION 24, BLOCK 5 NORTH, RANGE 2 WEST, NEW WESTMINSTER DISTRICT, PLAN 3014.

SURVEY BENCHMARK: MON 5899 N 5219.399 E 4916.033 ELEV 100.399m SCALE: 0.9996

REV.	DATE	DESCRIPTION	BY
0	OCT. 31, 2019	FOR DISCUSSION	LC

I, _____, PROFESSIONAL ENGINEER IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS AS HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING STANDARDS AND IN ACCORDANCE WITH THE LATEST CODES OF THE CITY OF SURREY DESIGN CODES MANUAL, THE MANUAL AND THE CITY OF SURREY STANDARD CONSTRUCTION DOCUMENTS (GENERAL CONDITIONS, SUPPLEMENTARY SPECIFICATIONS AND SUPPLEMENTARY STANDARD DRAWINGS), ADOPTED BY THE CITY OF SURREY.

CONSULTANT

HY. ENGINEERING LTD.

• #200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616
 • Website: www.hyengineering.com • FAX 604-583-1737

CITY OF SURREY

CLIENT: **FRAFCA C/O THINKSPACE**

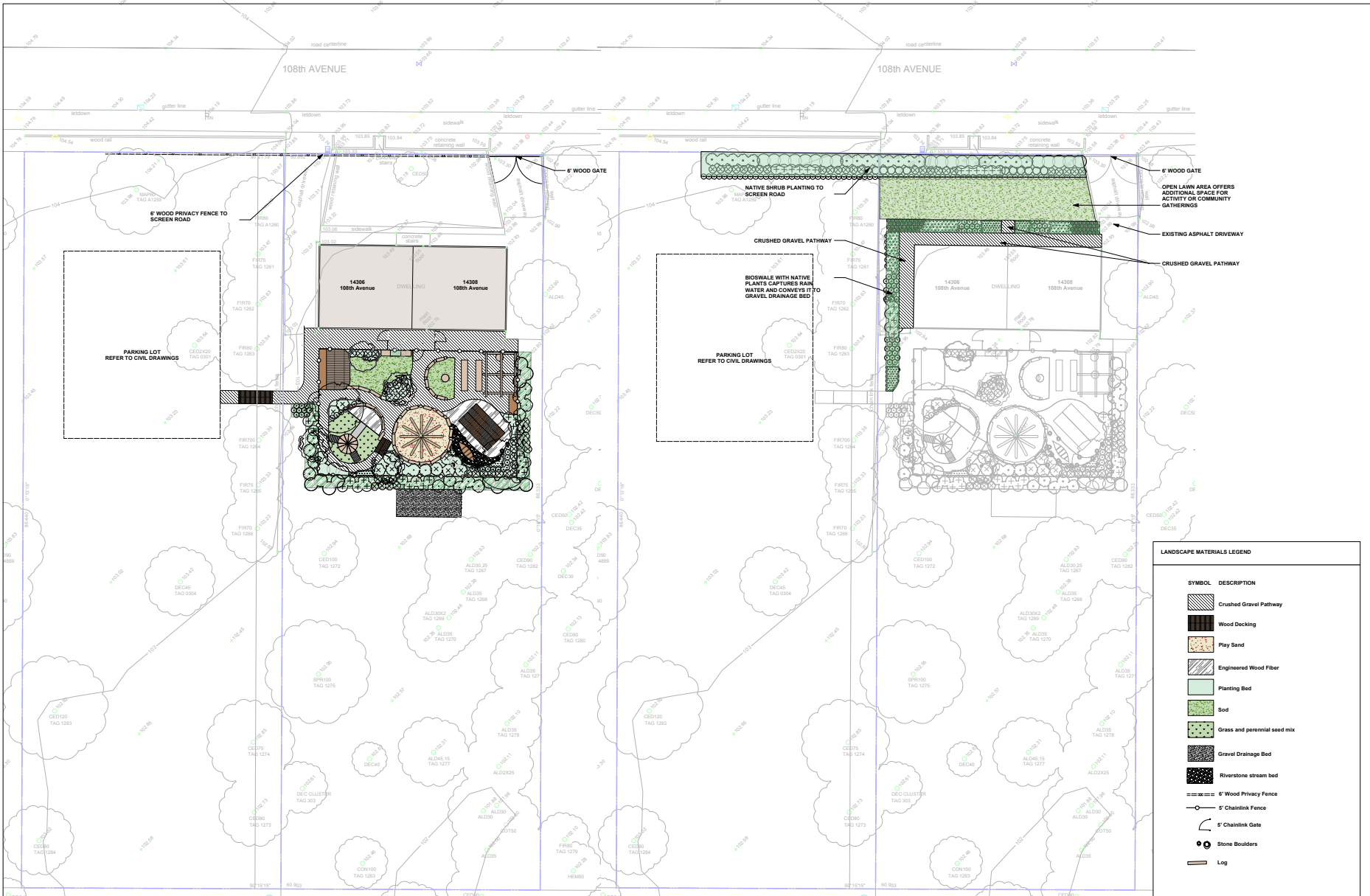
CITY OF SURREY

TITLE: **PRELIMINARY KEY PLAN**
 14306/08 & 14290, 108 AVE, SURREY, BC

SCALE: HOR: 1:250 VERT: 1:250	DATE: (YYYY.MM.DD) 2019.10.15	SURVEY PROJECT NUMBER SURREY#
DESIGNED: _____	CONSULTANT PROJ. NO. 195333	DRAWING TYPE
DRAWN: LC	DESIGNER	
REVIEWED: _____	DWG. NO. C02K	
REVIEWER	REV: 0	

SEAL	DATE: 2019.10.15	SURVEY PROJECT NUMBER
DESIGNED: _____	CONSULTANT PROJ. NO. 195333	DRAWING TYPE
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REVIEWED: _____	DWG. NO. C02K	
REVIEWER	REV: 0	

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2 Landscape Layout - Stage 1
Scale: 1:200

1 Landscape Layout - Stage 2
Scale: 1:200

LANDSCAPE MATERIALS LEGEND

SYMBOL	DESCRIPTION
[Pattern]	Crushed Gravel Pathway
[Pattern]	Wood Decking
[Pattern]	Play Sand
[Pattern]	Engineered Wood Fiber
[Pattern]	Planting Bed
[Pattern]	Soil
[Pattern]	Grass and perennial seed mix
[Pattern]	Gravel Drainage Bed
[Pattern]	Riverstone stream bed
[Symbol]	6' Wood Privacy Fence
[Symbol]	6' Chainlink Fence
[Symbol]	6' Chainlink Gate
[Symbol]	Stone Boulders
[Symbol]	Log

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Checked by: [Name], [Title], [Firm]
Approved by: [Name], [Title], [Firm]

NO.	DATE	DESCRIPTION

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thinkspace
architecture planning interior design
300-10110 152A Street, Surrey, BC | V3R 1J7
t (604) 581-8128 | f (604) 581-8148 www.thinkspace.ca

Project: **FRAUCA DAY CARE FACILITY**
14306-14308 108th Ave. Surrey, BC V2Y 2M4
Drawing Number: **19746**
Date: **SK1**
Project Number: **LANDSCAPE STAGES**
Revision: **19746-2023-03-24**



INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **Nov 26, 2019** PROJECT FILE: **7819-0226-00**

RE: **Engineering Requirements
Location: 14290 & 14306/08 - 108 Avenue**

REZONING

The following conditions are associated with the Rezoning Application.

Property and Right-of-Way Requirements

- Varying dedication of 3.031m to 3.080m along 14290 - 108 Avenue.
- Varying dedication of 2.964m to 3.031m along 14306/08 - 108 Avenue.
- Dedicate road along 108 Avenue as shown on Bylaw Plan38587.
- Provide on-site 0.5m statutory rights-of-way along 108 Avenue site frontage.

Works and Services

- Construct driveway letdown for 14290 - 108 Avenue.
- Remove the existing driveway letdowns for 14306/08 - 108 Avenue.
- Achieve Integrated Storm Water Management Plan requirements for onsite detention.
- Provide metered water, storm and sanitary service connections.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required as a condition of the Rezoning Application.

DEVELOPMENT PERMIT

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

Jeff Pang, P.Eng.
Development Engineer
HB4



APPENDIX F: CITY OF SURREY SUMMARY FORM

Surrey Project No.: N/A
 Project Address: 14290, 14306, and 14308 108 Avenue, Surrey, BC
 Consulting Arborist: Norm Hol

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	35
Bylaw Protected Trees to be Removed	1
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	34
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	
All Other Bylaw Protected Trees at 2:1 ratio: 1 times 2 = 2	
TOTAL:	2
Replacement Trees Proposed	2
Replacement Trees in Deficit	0
Protected Trees Retained in Proposed Open Space/ Riparian Areas	N/A

OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	0
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: X times 1 = X	
All Other Bylaw Protected Trees at 2:1 ratio: X times 2 = X	
TOTAL:	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

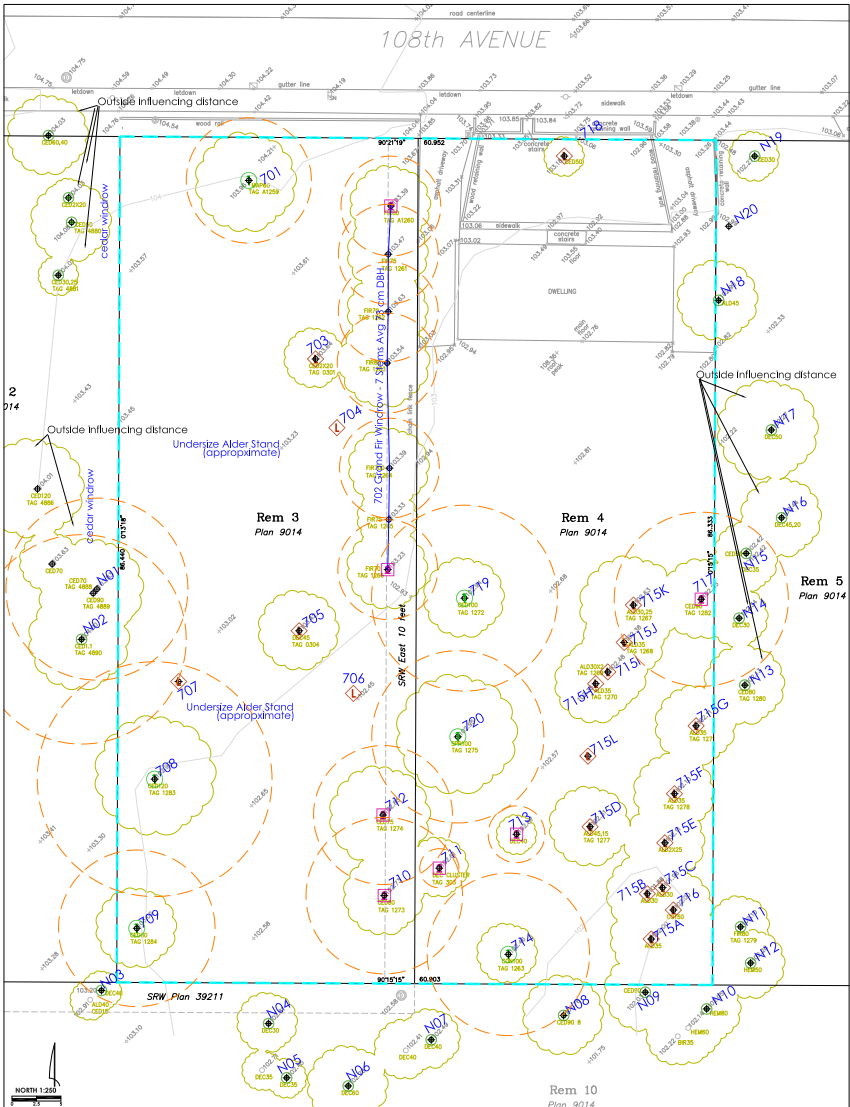
N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:

Norman Hol, Consulting Arborist

Dated: XXX

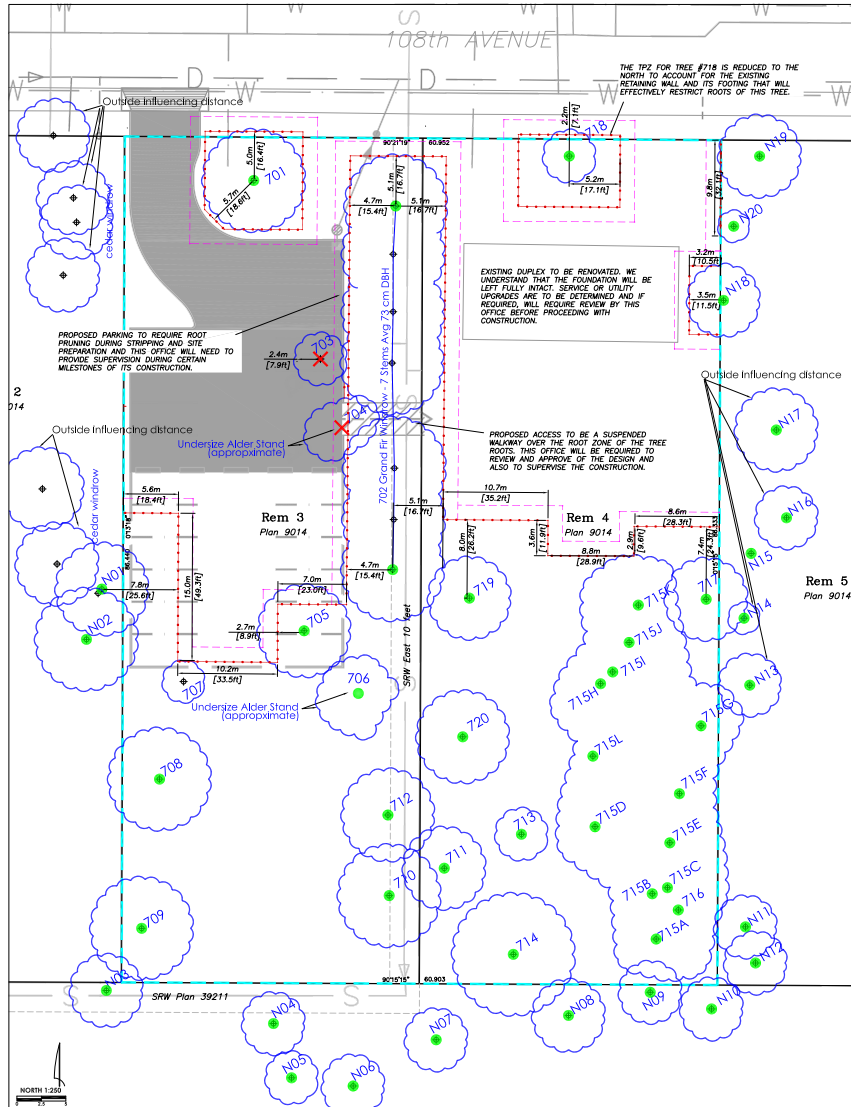
Direct: 604 813 9194
 Email: norm@aclgroup.ca



TREE ASSESSMENT DETAIL

LEGEND - TREE ASSESSMENT

- ADULT TREE**
- UNDER-SIZE TREE**
- ADULT TREE TO BE PRESERVED**
- UNDER-SIZE TREE TO BE PRESERVED**
- TREE TO BE REMOVED**
- ADULT TREE TO BE REMOVED**
- UNDER-SIZE TREE TO BE REMOVED**
- ADULT TREE TO BE REMOVED WITH PROTECTION**



TREE RETENTION AND PROTECTION DETAIL

LEGEND - TREE RETENTION

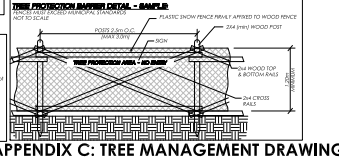
- ADULT TREE**
- UNDER-SIZE TREE**
- ADULT TREE TO BE PRESERVED**
- UNDER-SIZE TREE TO BE PRESERVED**
- TREE TO BE REMOVED**
- ADULT TREE TO BE REMOVED**
- UNDER-SIZE TREE TO BE REMOVED**
- ADULT TREE TO BE REMOVED WITH PROTECTION**

LEGEND - TREE PROTECTION

- ADULT TREE**
- UNDER-SIZE TREE**
- ADULT TREE TO BE PRESERVED**
- UNDER-SIZE TREE TO BE PRESERVED**
- TREE TO BE REMOVED**
- ADULT TREE TO BE REMOVED**
- UNDER-SIZE TREE TO BE REMOVED**
- ADULT TREE TO BE REMOVED WITH PROTECTION**

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CORPORATE REPORT

NO: R141

COUNCIL DATE: July 8, 2019

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **June 26, 2019**

FROM: **Acting General Manager, Engineering** FILE: **0930-30/461**
General Manager, Parks, Recreation & Culture

SUBJECT: **Proposed Lease of City Property Located at 14306 and 14308 - 108 Avenue to Fraser Region Aboriginal Friendship Centre Association**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the execution by the appropriate City officials of a lease of the City property located at 14306/08 - 108 Avenue (PID: 011-353-074), as generally illustrated in Appendix "I" attached to this report, to the Fraser Region Aboriginal Friendship Centre Association ("FRAFCA") for a term of twenty (20) years, to allow for the development and the operation of an Indigenous daycare (the "O'siem Village"), subject to the successful rezoning and compliance with the notice provisions of the Community Charter, SBC 2003, C. 26.

INTENT

The intent of this report is to seek Council's approval to lease 14306/08 - 108 Avenue (the "Property") to FRAFCA for a term of twenty (20) years for the development and operation of the O'siem Village Aboriginal Daycare.

BACKGROUND**Property Description**

The Property is a 28,318 ft.² lot located along the northern edge of Hawthorne Rotary Park on the south side of 108 Avenue. The Property was acquired by the City of Surrey in 2018 as part of the Hawthorne Rotary Park Addition Plan. The Property is improved with a 4,700 ft.² fourplex which FRAFCA is proposing to renovate to develop the O'siem Village.

This lot and the others acquired in 2018 will be added to Hawthorne Rotary Park. Staff are working through the process to bring forward all additions in a future Corporate Report.

Plan Designations, Zoning, and Land Uses

The Property is zoned Single Family Residential (RF) and Duplex Residential (RM-D) Zone and is designated "Urban" in the Official Community Plan.

DISCUSSION

Surrey's urban Indigenous population is the fastest growing in British Columbia and is expected to surpass Vancouver's population within the next two years. The Indigenous community in Surrey also experiences one of the highest children and youth poverty rates in the region. Quality early childhood experiences for young Indigenous children that are culturally relevant can be a powerful equalizer to ensuring that they are given the best chances to thrive later in life. As one of the few Indigenous-led organizations in Surrey, FRAFCA has been providing culturally relevant services to support urban Indigenous children, youth and families for over 20 years.

FRAFCA currently operates Awahsuk, the only licensed Indigenous preschool in Surrey. Awahsuk is funded under the Aboriginal Head Start Initiative by the Public Health Agency of Canada. This program is designed to enhance the spiritual, emotional, intellectual, and physical wellbeing of Indigenous children, ages 3-5, living in urban communities, with the intent to prepare them for successful transition to school. FRAFCA envisions expanding the Awahsuk preschool program and build a new, quality, and accessible Indigenous licensed childcare facility for infants and toddlers in the Guildford neighbourhood, called O'siem Village.

FRAFCA has been successful in securing \$1,350,000.00 in funding from Aboriginal Head Start of BC for a new licensed childcare program. Funded under the Aboriginal Head Start of BC, this program would accommodate 24 free childcare spaces for Indigenous children in Surrey and provide four under 36 month spaces as well as twenty 30 month school-aged spaces. Childcare will be offered at no cost to Indigenous families, prioritizing those who would benefit most from the program.

Proposed Tenure of the Property

City staff and FRAFCA representatives have agreed on the terms on which the Property will be made available for the development and operation of the O'siem Village. Subject to the rezoning of the Property, the City will provide the Property by lease tenure. FRAFCA will use the \$850,000 capital grant to renovate the existing fourplex and will use \$500,000 in annual funding from Aboriginal Head Start BC to operate the newly renovated facility. In addition to the grants from Aboriginal Head Start BC, FRAFCA has also secured \$350,000 that will be used to install an outdoor nature playground, which will include culturally sensitive play structures to maximize outdoor play for children. If approved, it is anticipated that the O'siem Village will be opened in late Summer 2020.

Lease of existing City facilities in a park setting for childcare and children and family related programming has been successfully implement at buildings in Holly Park and in Guildford Heights Park. The leases to non-profit organizations result in positive community program and utilization of City amenities and green space for highly needed community programming.

Should Council support the recommendations of this report, the City will apply for the rezoning of the Property to ensure it is in compliance for FRAFCA to operate their childcare centre.

City Contribution

Current policy regarding the leasing of City land and buildings to non-profit organizations is to lease the land/building at fair market value. As a non-profit organization, FRAFCA have the opportunity to apply to Council for an annual grant in-lieu of rent. Based on the market rental value of the Property, the annual rent for the proposed lease is \$60,530. However, in this instance the City is providing FRAFCA a twenty-year lease of the 0.65-acre Property at the nominal sum of \$1.00. The alternative opportunity was explored to have FRAFCA apply to Council for an annual

grant in-lieu of rent, but this was determined not to be feasible as FRAFCA's daycare operational funding requires a minimum ten-year commitment in order for funding to be made available.

The estimate of market rent value of the Property was calculated by examining transactions of land lease comparables resulting in a yield of 2.25% based on the underlying land value of \$95/ft.², or
28,318 ft.² (or 0.65-acres) x \$95/ft.² x 2.25% = \$60,530/annum.

The calculated amount of \$1,210,600 (\$60,530 x 20 years) is therefore the estimated value being contributed by the City to this project.

SUSTAINABILITY CONSIDERATIONS

The leasing of the Property to the FRAFA supports the objectives of the City's Sustainability Charter 2.0. In particular, this Lease relates to the Sustainability Charter 2.0 themes of Education and Culture, and Inclusion. Specifically, this project supports the following Desired Outcomes ("DO"):

- Learning DO3: Meaningful and accessible early childhood learning opportunities are in place for children and families;
- Diversity and Accessibility DO1: Surrey welcomes, includes, embraces and values the diversity of people who live here;
- Diversity and Accessibility DO2: Surrey is a caring and compassionate city that supports its residents of all backgrounds, demographics and life experiences;
- Diversity and Accessibility DO7: Surrey's Urban Aboriginal community is thriving with high educational outcomes, meaningful employment and opportunities for cultural connections; and
- Age Friendly Community DO17: Families have access to affordable and quality local childcare.

CONCLUSION

Based on the above discussion, it is recommended that Council approve the execution by the appropriate City officials of a lease agreement for the Property (14306/08 - 108 Avenue) between the City and FRAFCA to allow FRAFCA to use the Property for the development and operation of the O'siem Village Aboriginal Daycare, subject to the rezoning of the Property, as generally described in this report.

Jaime Boan, P.Eng.
Acting General Manager,
Engineering

Laurie Cavan,
General Manager,
Parks, Recreation & Culture

KSW/amg/cc

Appendix "I" - Aerial Photo of Site

CITY OF SURREY

BYLAW NO. 20003

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

The 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 parcels 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:

(a) FROM: DUPLEX RESIDENTIAL ZONE (RM-D) and SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 011-353-074
Lot 4 Except: Parcel "N" (Bylaw Plan 38587); Section 24 Block 5 North Range 2 West New Westminster District Plan 9014

14306 – 108 Avenue
14308 - 108 Avenue

(b) FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 011-352-990
Lot 3 Except: Parcel "M" (Bylaw Plan 38587); Section 24 Block 5 North Range 2 West New Westminster District Plan 9014

14290 - 108 Avenue

(hereinafter both 1. (a) and (b) shall be referred to as the "Lands")

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a *child care centre* subject to the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended, and limited office and service uses.

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.*
2. *Community services.*
3. Office uses excluding the following:
 - i. *social escort services; and*
 - ii. *methadone clinics.*
4. *Indoor recreational facilities.*

C. Lot Area

Not applicable to this Zone.

D. Density

The maximum *density* shall not exceed a *floor area ratio* of 0.50.

E. Lot Coverage

The *lot coverage* shall not exceed 50%.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Buildings and Accessory Buildings and Structures</i>		6.5 m. [21 ft.]	7.5 m. [25 ft.]	3.6 m. [12 ft.]	7.5 m. [25 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 buildings*: The *building height* shall not exceed 10.5 metres [34 ft.]; and
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. *Tandem parking* is not permitted.

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. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. 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*.

4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping screen*, a solid decorative fence, or a combination thereof.

J. Special Regulations

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*.

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>
1,000 sq. m. [0.25 acre]	30 metres [100 ft.]	30 metres [100 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 C-5 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, 2018, No. 19478", as may be amended or replaced from time to time, and the development cost charges shall be based on the C-5 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 the "Surrey *Official Community Plan* By-law, 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 Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 20003"

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