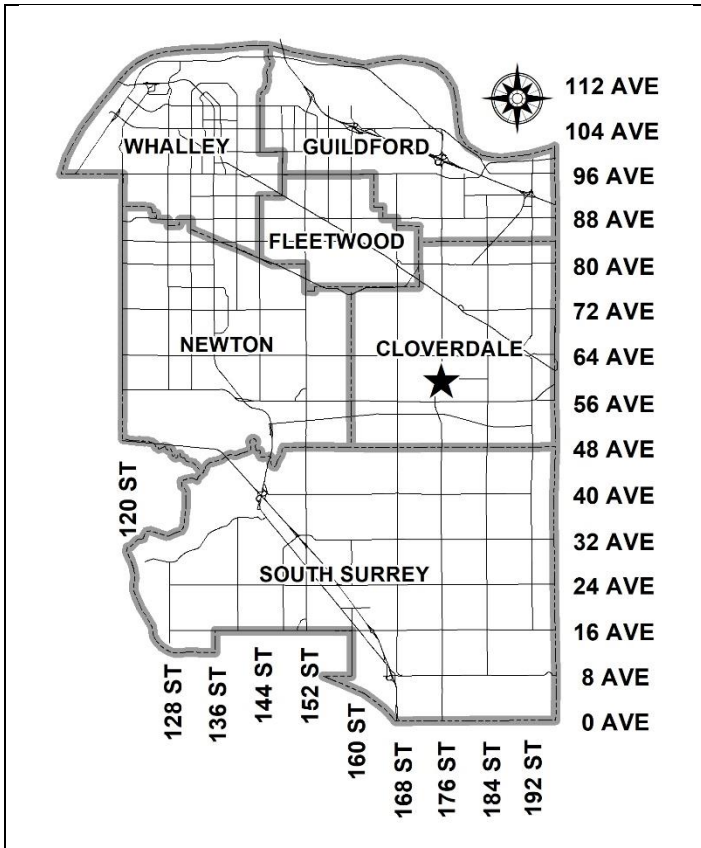


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0355-00

Planning Report Date: July 8, 2024



PROPOSAL:

- Temporary Use Permit
- Development Variance Permit

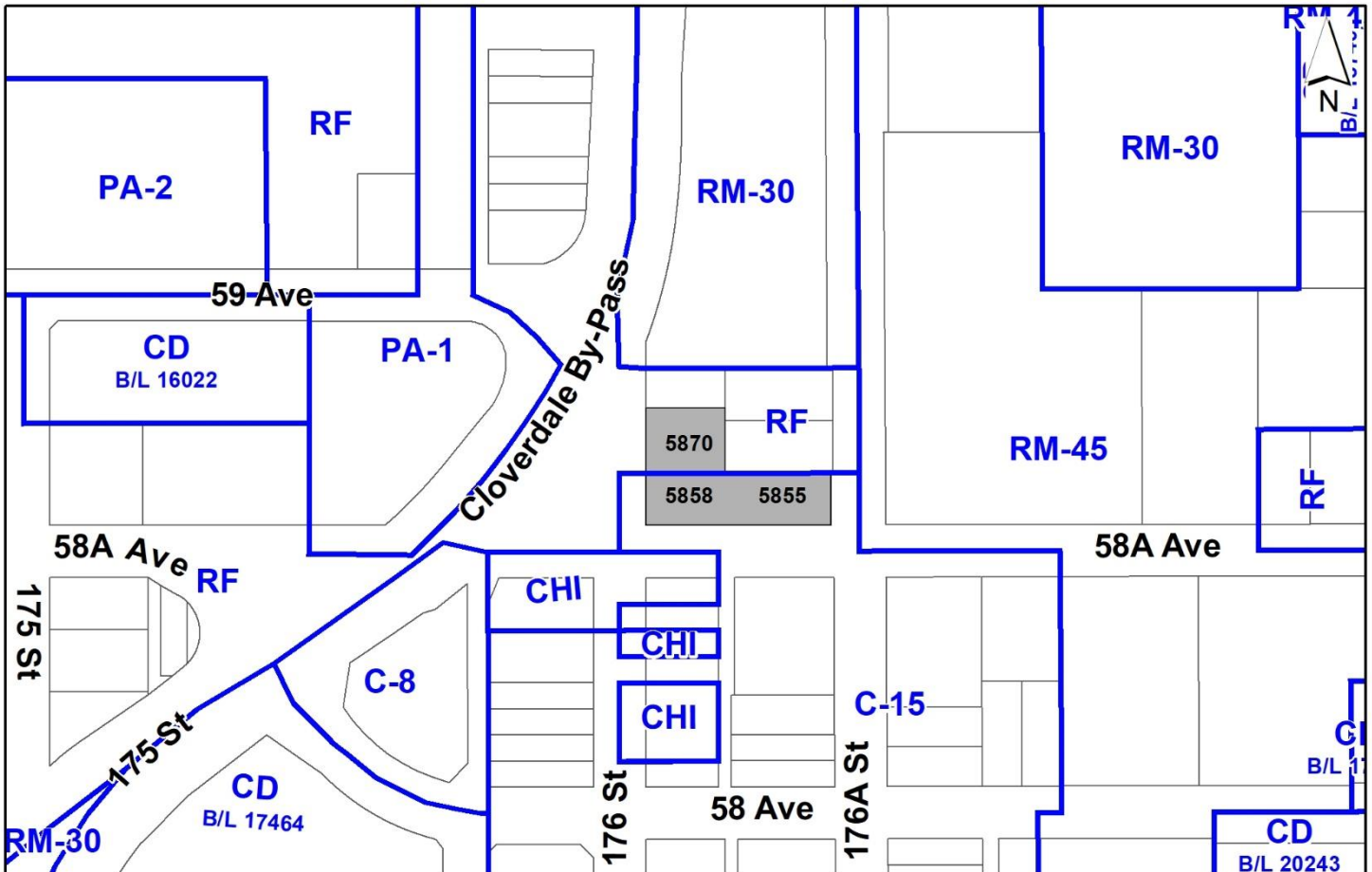
to allow the outdoor play area associated with a proposed child care centre at 5855 - 176A Street to be located on the neighbouring lot at 5870 - 176 Street for a duration not to exceed 3 years.

LOCATION: 5870 - 176 Street
 5855 - 176A Street (also 5858 - 176 Street)

ZONING: RF & C-15

OCP DESIGNATION: Town Centre

TCP DESIGNATION: Low Rise Mixed Use in the Cloverdale Town Centre Plan



RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit (TUP) to proceed to Public Notification.
- Approval for Development Variance Permit (DVP) to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The C-15 Zone requires that the open space and play area for a child care centre be located on the same lot as the child care centre itself.
- The RF Zone does not permit a standalone outdoor play area for a child care centre.

RATIONALE OF RECOMMENDATION

- The applicant is seeking to operate a child care centre within the building located at 5855 – 176A Street, however, there is no space on the lot to provide the required outdoor play area. The applicant instead proposes to locate the outdoor play area on the neighbouring lot at 5870 – 176 Street, which is currently vacant.
- The C-15 Zone requires that the open space and play area for a child care centre be located on the same lot as the child care centre itself. In addition, the neighbouring vacant lot at 5870 – 176 Street is currently zoned RF, which does not permit a standalone outdoor play area for a child care centre.
- The property owner has indicated plans to rezone the RF-zoned property (5870 – 176 Street) to C-15 and consolidate it with the property at 5855 - 176A Street (also 5858 - 176 Street). Once rezoned and consolidated, the outdoor play area would be on the same lot as the child care facility and the uses could continue in perpetuity.
- The subject variance and temporary use permit will provide the owner some time (up to 3 years) to complete the rezoning and subdivision (land consolidation) process.
- The proposed child care centre will help address the shortage of child care spaces in Cloverdale.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7923-0355-00 (Appendix IV) to proceed to Public Notification.
2. Council approve Development Variance Permit No. 7923-0355-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to vary the C-15 Zone to permit a child care centre to be located at 5855 – 176A Street, with its associated open space and play area located on a neighbouring contiguous lot at 5870 – 176 Street; and
3. Council instruct staff to resolve the following issues prior to final approval:
 - (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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site (5870 176 Street)	Vacant Lot	Town Centre in the OCP/Low Rise Mixed-Use in the Cloverdale Town Centre Plan	RF
North:	Single Family Dwelling	Town Centre in the OCP/Low Rise Mixed-Use in the Cloverdale Town Centre Plan	RF
East:	Single Family Dwellings	Town Centre in the OCP/Low Rise Mixed-Use in the Cloverdale Town Centre Plan	RF
South:	Vacant (Bldg. A) and Liquor Store (Bldg. B)	Town Centre in the OCP/Low Rise Mixed-Use in the Cloverdale Town Centre Plan	C-15
West (across 176 Street):	Cloverdale By-Pass	N/A	N/A

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site (5855 176A Street and 5858 176 Street)	Vacant building (former pub and restaurant) and Liquor Store	Town Centre in the OCP/Low Rise Mixed-Use in the Cloverdale Town Centre Plan	C-15
North:	Vacant lot (5870 176 Street) and Single Family Dwelling (5871 176A Street)	Town Centre in the OCP/Low Rise Mixed-Use in the Cloverdale Town Centre Plan	RF
East (across 176A Street):	3-storey Apartments	Town Centre in the OCP/Low Rise Mixed-Use in the Cloverdale Town Centre Plan	RM-45
South (across 58A Avenue):	City parking facility (5829 176A Street) and commercial unit (5834 176 Street)	Town Centre in the OCP/Low Rise Mixed-Use in the Cloverdale Town Centre Plan	C-15
West (across 176 Street):	Cloverdale By-Pass	N/A	N/A

Context & Background

- The subject application involves two neighbouring lots at 5870 - 176 Street and 5855 - 176A Street (also 5858 - 176 Street) in Cloverdale Town Centre. The northerly property at 5870 - 176 Street is zoned “Single Family Residential (RF)”. The southerly property at 5855 - 176A Street (also 5858 - 176 Street) is zoned “Town Centre Commercial Zone (C-15)”. Both properties are designated as “Low Rise Mixed-Use” in the Cloverdale Town Centre Plan and “Town Centre” in the Official Community Plan (OCP).
- Both of the subject properties have the same owner.
- The property at 5855 - 176A Street (also 5858 - 176 Street) currently contains two buildings. Building B (5855 - 176A Street) was the first building approved by Council on July 22, 2002 under Development Application No. 7900-0196-00. It is a 2-storey building that was previously occupied by a neighbourhood pub and restaurant. The applicant is seeking to operate a child care centre in this building. Building A (5858 - 176 Street) was approved by Council on April 3, 2003 under Development Application No. 7902-0368-00. It is occupied by an existing private liquor store and will be retained.
- The property at 5870 - 176 Street is currently vacant.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Temporary Use Permit (TUP) and Development Variance Permit (DVP) to allow an outdoor play area associated with a proposed child care centre at 5855 - 176A Street to be located on the neighbouring lot at 5870 - 176 Street for a duration not to exceed 3 years.
- An outdoor play area is a requirement for child care centres with more than 8 children in care. The proposed child care centre will have up to 77 children. Part 37, Town Centre Commercial Zone (C-15) Section J.4. requires the outdoor play area for a child care centre to be located within the lot. The property at 5855 - 176A Street does not have enough space on the property for an outdoor play area and as such the proposed DVP will vary this provision to allow it to be located on the neighbouring lot.
- The RF Zone, which currently regulates 5870 - 176 Street does not permit a standalone outdoor play area for a child care centre. As such, the proposed TUP will accommodate this use on an interim basis. A private latch gate will be installed between the adjoining properties in order to access the outdoor play area from the proposed child care centre premises.
- The property owner has indicated plans to rezone the RF-zoned property (5870 - 176 Street) to C-15 and consolidate it with the property at 5855 - 176A Street (also 5858 - 176 Street). Once rezoned and consolidated, the outdoor play area would be on the same lot as the child care facility and the uses could continue in perpetuity.
- The subject variance and Temporary Use Permit will provide the owner some time (up to 3 years) to complete the rezoning and subdivision (land consolidation) process. The proposal has merit as the proposed child care centre will help address the shortage of child care spaces in Cloverdale.
- The proposed outdoor play area will be a total of 232 square metres in size and will occupy approximately one third of the property at 5870 - 176 Street. A 1.5 metre-high chainlink fence will be installed on the periphery of the play area and will be supported by pre-cast concrete barriers. It will have artificial turf surfacing, two sandboxes, a gazebo, a storage shed for toy storage and some planting. The play area can be accessed by childproof latch gates from 176 Street and the child care centre premises. (Appendix I)
- The proposed child care centre requires 22 off-street parking spaces and the existing liquor store at 5858 - 176 Street requires 12 off-street parking spaces for a total of 34 parking spaces. The owner of the subject properties has entered into an agreement with the City to permit the use of the 34 parking spaces for public use at a City-owned parking facility across the street on 58A Avenue (Appendix II).

INFORMATION ATTACHED TO THIS REPORT

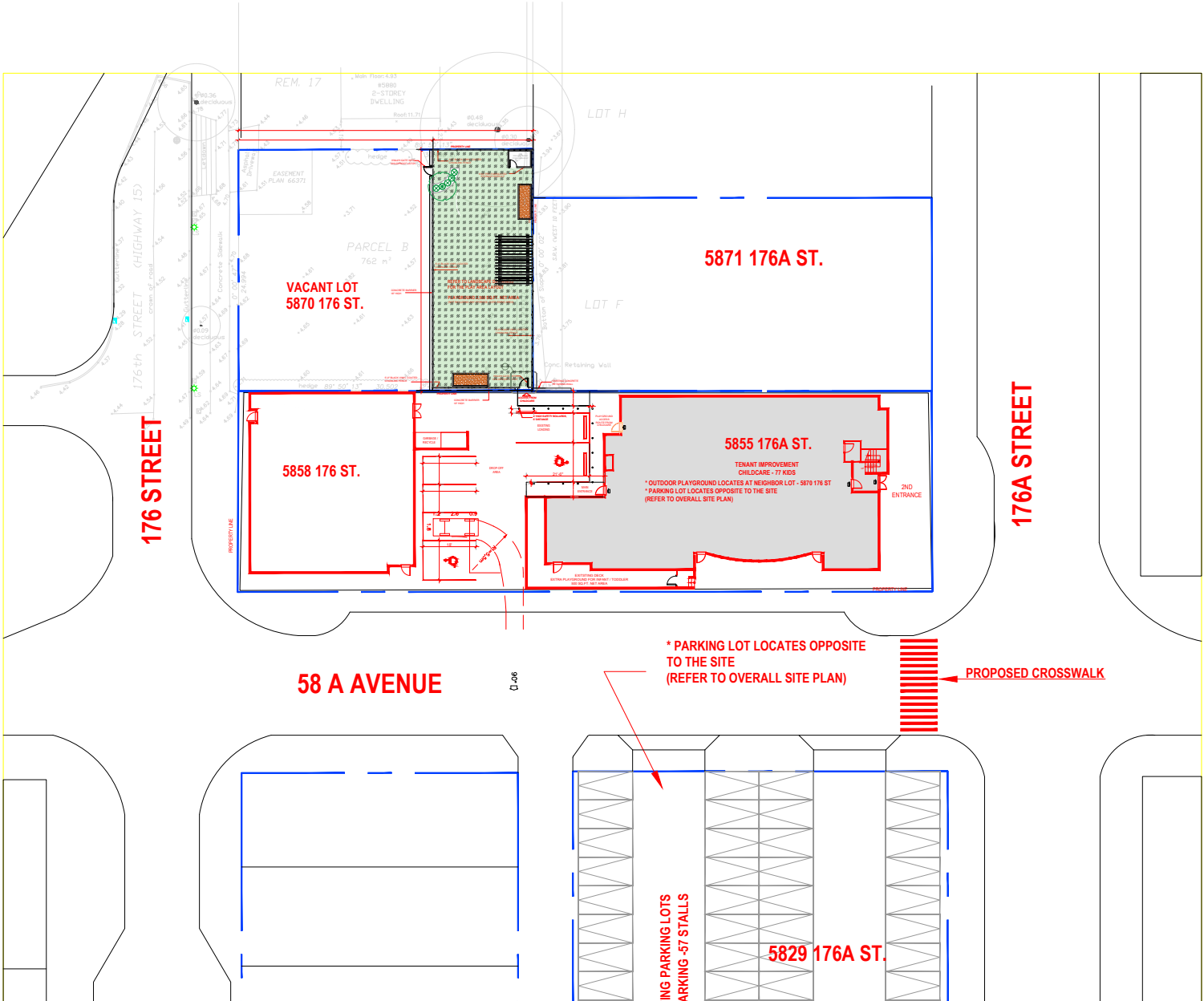
The following information is attached to this Report:

Appendix I.	Landscape Plan
Appendix II.	Overall Site Plan
Appendix III.	Engineering Summary
Appendix IV.	Temporary Use Permit No. 7923-0355-00
Appendix V.	Development Variance Permit No. 7923-0355-00
Appendix VI.	Aerial Photo

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

DQ/ar



Plans checked by:
SJD Trees & Landscaping
Planning & Development
Date: July 2, 2024

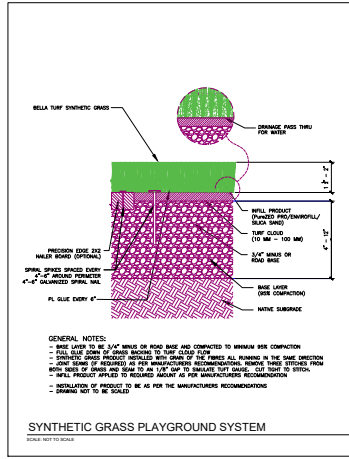
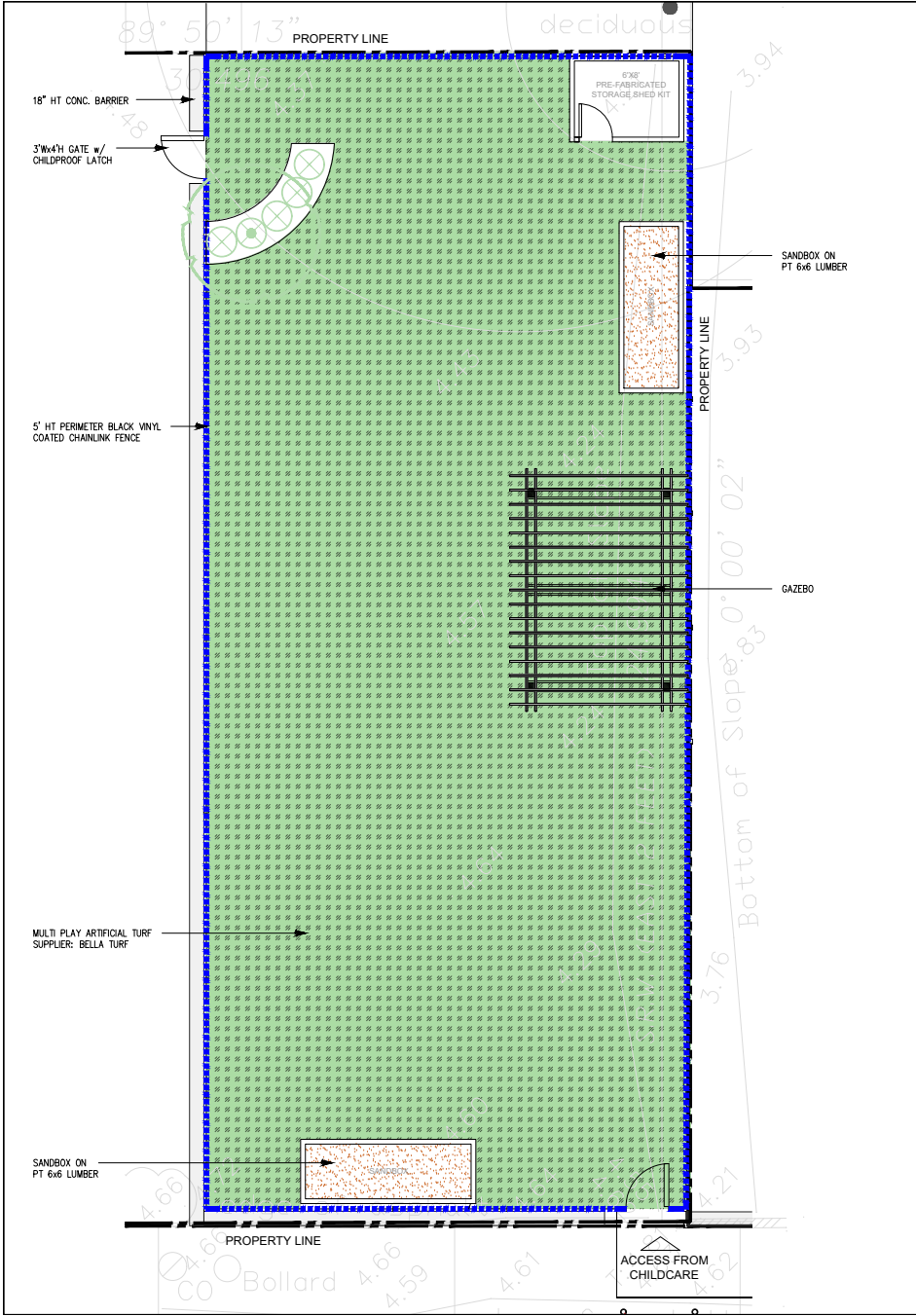


NO	DATE	DESCRIPTION
1	JUN 28, 2024	ISSUED FOR TFP
2	MAY 30, 2024	ISSUED FOR TFP
3	MAY 24, 2024	ISSUED FOR BP COORDINATION
2	MAR 19, 2024	ISSUED FOR BP COORDINATION
1	JAN 31, 2024	ISSUED FOR BP COORDINATION

REVISIONS:
PROJ. SICT:

CHILD CARE FACILITY

5870 176 STREET, SURREY BC.
SCALE: 1/4" = 1'-0"
DRAWN: EDG
REVIEWED: FK
DRAWING:
OVERALL SITE PLAN



MULTI PLAY

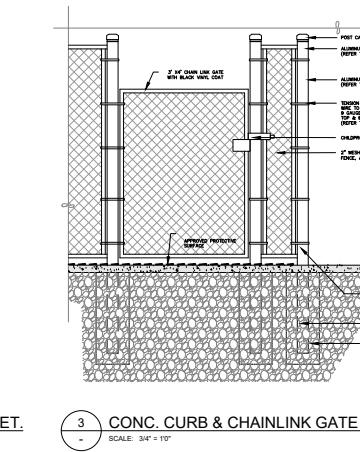
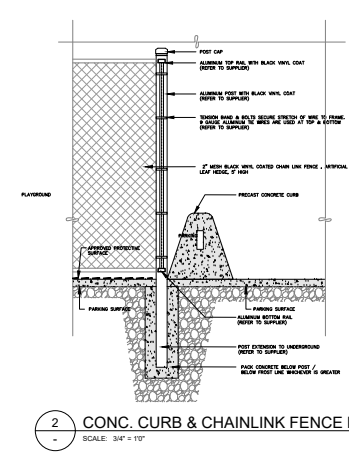
Gross Tolerance: 40 lbs/ft²
Heavy Foot Traffic
Suggested Applications: Commercial, Pet Systems, Playgrounds, Golf Courses, Sports & Landscapes

Product Specs
 Blade Design: Polyethylene Diamond Blade
 Blade Color: Field Green / Apple Green
 Pile Height: 1.50"
 Thickness: Dry Yellow / Fertilizer
 Tuft Spacing: 3/8"
 Row Weight: 57 oz / sq yd
 Backing: Nonwoven Polybutyl Polyethylene
 Backing Weight: 28 oz / sq yd
 Total Weight: 85 oz / sq yd
 Roll Size: 9' x 100'
 Roll Weight: 805 lbs
 Drainage Rate: 28" of rainfall per hour / sq yd

Recommended Infill:
 Landscape Sand: 1.35 - 1.5 lbs per sq ft
 Perforated: 1 - 1.25 lbs per sq ft
 Wondersil: 1.25 - 1.5 lbs per sq ft

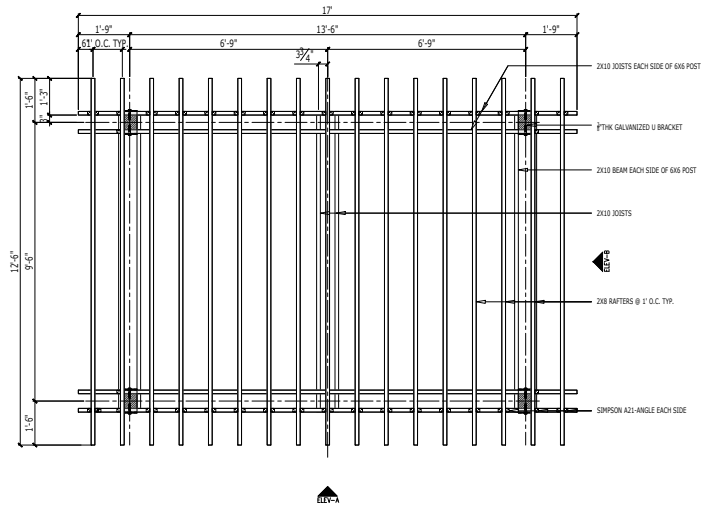
Characteristics:
 Multi Play is a short pile height landscape grass designed to be versatile in any application. The 1.5 inch tall diamond blade creates a nice cushion like surface under foot, while being less resistant to matting down under heavy foot traffic. You get the aesthetics of a landscape grass with the performance of a commercial grass. Multi Play also makes a great first cut fringe grass on your green.

How to videos available at bellaturf.ca

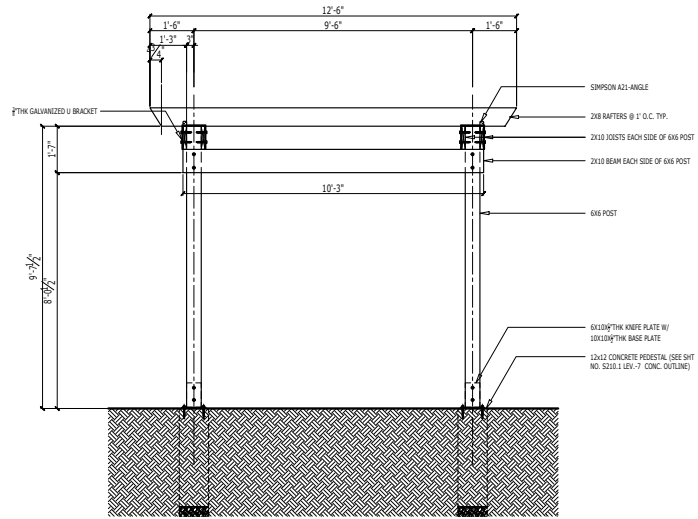


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2	MAY 28, 2024	ISSUED FOR TFP
3	MAY 24, 2024	ISSUED FOR BC COORDINATION
2	MAR 19, 2024	ISSUED FOR BC COORDINATION
1	JAN 31, 2024	ISSUED FOR BC COORDINATION

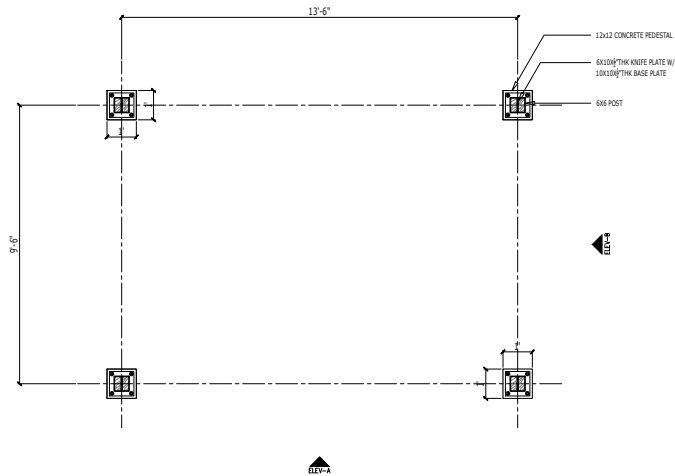
REVISIONS:
 PROJ. NO.:
CHILD CARE FACILITY
 3870 7A STREET, SURREY BC.
 SCALE: 1/4" = 1'-0"
 DRAWN: EDS
 REVIEWED: FK
 DRAWING NO.:
MATERIAL PLAN & DETAILS
 DRAWING NUMBER:



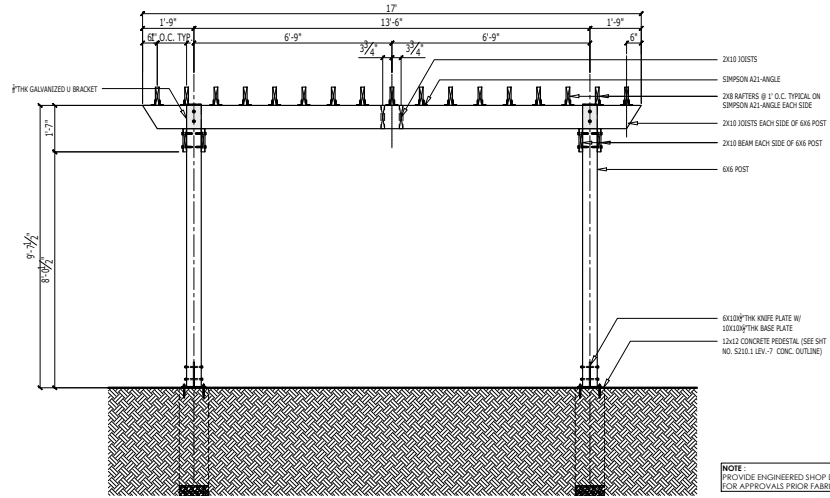
ROOF PLAN



ELEVATION - B



PLAN



ELEVATION - A

NOTE: PROVIDE ENGINEERED SHOP DRAWINGS FOR APPROVALS PRIOR TO FABRICATION.

NO	DATE	DESCRIPTION
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2	MAY 30, 2024	ISSUED FOR TWP
3	MAY 24, 2024	ISSUED FOR BP COORDINATION
2	MAR 19, 2024	ISSUED FOR BP COORDINATION
1	JAN 31, 2024	ISSUED FOR BP COORDINATION

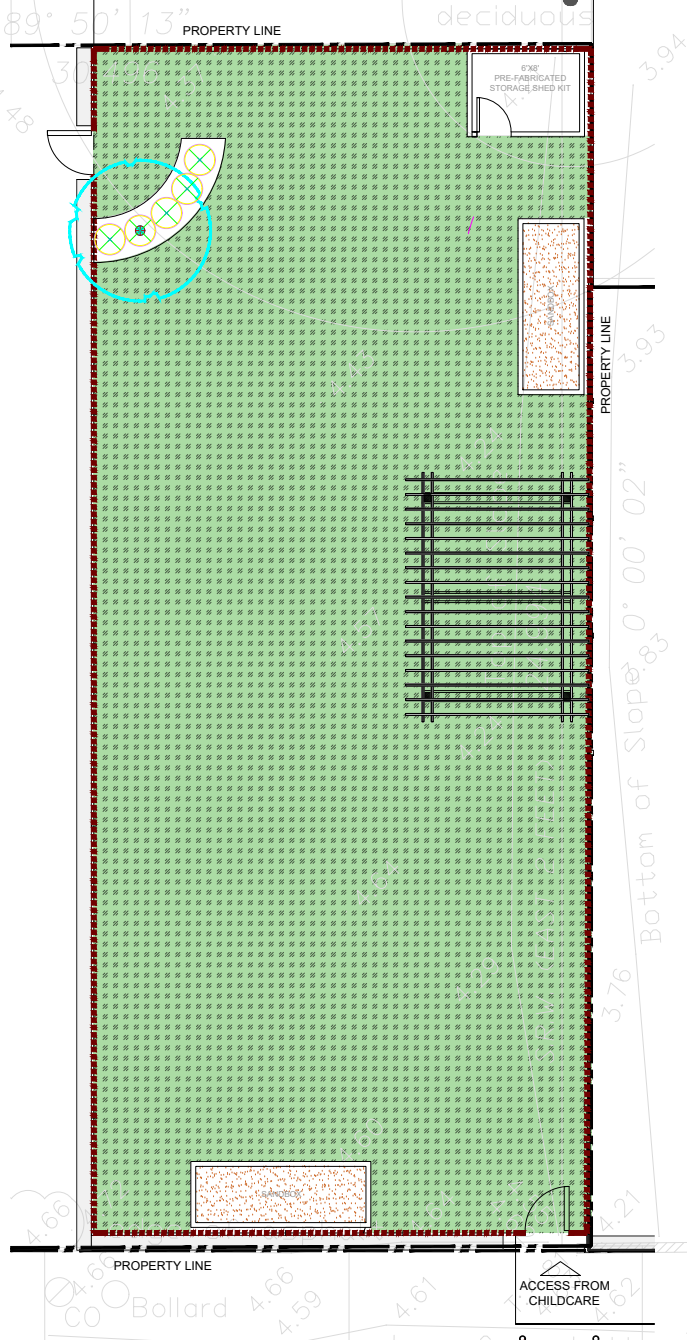
REVISIONS:
 PROJ: SICT

CHILDCARE FACILITY

3870 76 STREET, BURNABY, B.C.

SCALE: 1/4" = 1'-0"
 DRAWN: EDS
 REVIEWED: PK
 DRAWING: DETAILS

DRAWING NUMBER:



PLANT LIST

TREES

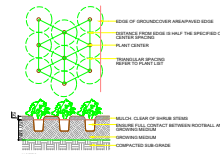
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS
	1	ACER CIRCINATUM	VINE MAPLE	6cm cal.	B&B

SHRUBS / CREEPING SHRUBS

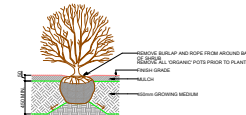
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS
	5	LONICERA PILEATA	PRIVET HONEYSUCKLE	# 2 pot	@ 24" o.c.

GROUND COVER / PERENNIALS

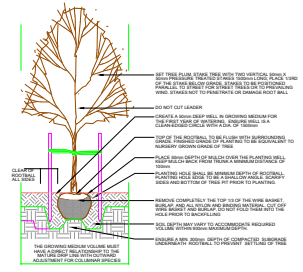
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS
			ARTIFICIAL TURF		



1 GROUNDCOVER PLANTING
SCALE: NTS



2 SHRUB PLANTING
SCALE: NTS



3 TREE PLANTING
SCALE: NTS

NO	DATE	DESCRIPTION
1	JUN 28, 2024	ISSUED FOR TFP
2	MAY 30, 2024	ISSUED FOR TFP
3	MAY 24, 2024	ISSUED FOR BIF COORDINATION
2	MAR 19, 2024	ISSUED FOR BIF COORDINATION
1	JAN 31, 2024	ISSUED FOR BIF COORDINATION

REVISIONS

PROJ. SICT:

CHILD CARE FACILITY

3870 75A STREET, SURREY BC.

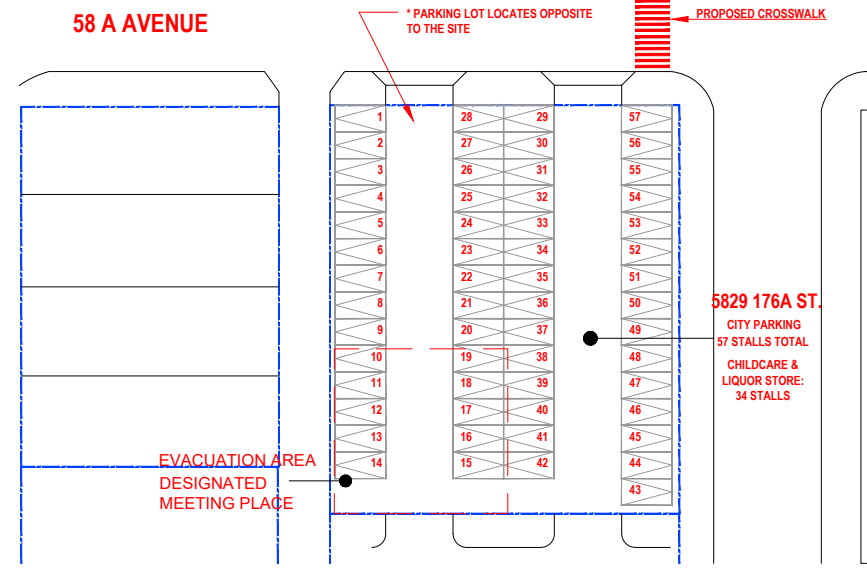
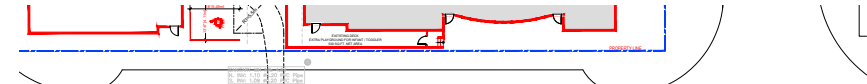
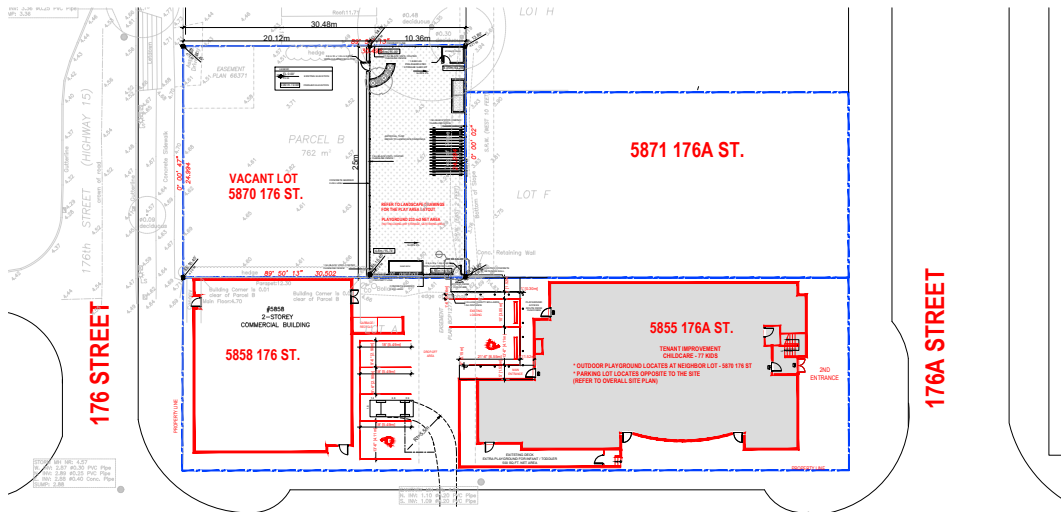
SCALE: 1" = 10'

DRAWN: EDS

REVIEWED: FK

DRAWING: PLANTING PLAN

DRAWING NUMBER:



1 PROPOSED SITE PLAN - OVERALL
SCALE: 3/64" = 1'-0"

1 EVACUATION PLAN
SCALE: 3/64" = 1'-0"

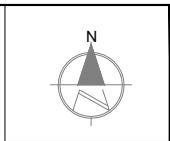
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Client:
Ms. Seunghui Choi
5855 176A St., Surrey BC
T: (604) 690-7399
E: yiwonchoi12@gmail.com
CONTACT: Ms. Seunghui Choi - Owner

pure architecture inc.

Architect: Van K. Nguyen ARCHITECT ABC
3428 Bloughway Street, Port Coquitlam, B.C. V3B 5G9
Phone: 604 690-7399
Email: van@purearchitecture.ca

DO NOT SCALE DRAWING



REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY
1	NOV 24 2023	ISSUED FOR CLIENT REVIEW - COORDINATION	PAI				
2	NOV 30 2023	ISSUED FOR BP COORDINATION	PAI				
3	DEC 19 2023	ISSUED FOR EIR	PAI				
4	DEC 20 2023	ISSUED FOR TRANSFER HEALTH APPROVAL	PAI				
5	DEC 28 2023	ISSUED FOR BP COMMENTS	PAI				
6	JAN 19 2024	ISSUED FOR BP COORDINATION	PAI				
7	JAN 29 2024	ISSUED FOR EIR	PAI				
8	FEB 09 2024	ISSUED FOR BP APPROVAL	PAI				

START DATE	November 08, 2023
DESIGNED	PAI
DRAWN	PAI
CHECKED	VKN
SCALE	N/A

Architects Seal & Signature

Project Name
CHILDCARE FACILITY
5855 176A St., Surrey BC
V3B 5G9
1525 SQ FT PLUMBING
1525 SQ FT PLUMBING
1525 SQ FT PLUMBING

SITE PLAN

Rev No. **8** Project No. **2023-97** Dwg No. **A-002**

INTER-OFFICE MEMO

TO: **Director, Development Planning, Planning and Development Department**

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

DATE: **June 28, 2024**

PROJECT FILE: **7823-0355-00**

RE: **Engineering Requirements**

Location: 5870 176 St & 5855 176A St

TEMPORARY USE PERMIT

The following issues are to be addressed as a condition of issuance of the Temporary Use Permit:

- All surface stormwater runoff generated from the new outdoor playground must be managed on-site.
- There can be no uncontrolled runoff to other adjacent private properties.

A Servicing Agreement is not required.

DEVELOPMENT VARIANCE PERMIT

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



Daniel Sohn, P.Eng.
Development Process Manager

(the "City")

TEMPORARY USE PERMIT

NO.: 7923-0355-00

Issued To:

(the "Owner")

Address of Owner:

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this temporary use permit.
2. This temporary use 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: 011-017-201

Parcel "B" (Explanatory Plan 11704) Lot 17 And Lot 18 Section 8 Township 8 New Westminster
District Plan 4112

5870 - 176 Street

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be for an outdoor play area, as shown on Schedule A, associated with a proposed child care centre at 5855 - 176A Street.
5. The temporary use permitted on the Land shall be in accordance with:
 - (a) The appearance and location of the outdoor play area and landscaping, as shown on Schedule A, which is attached hereto and forms part of this permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.
7. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
8. This temporary use permit is not transferable.
9. This temporary use permit shall lapse on or before three years from date of issuance.

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

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Owner: Signature

Name: (Please Print)

TO THE CITY OF SURREY:

I, _____ (Name of Owner)

being the owner of _____
(Legal Description)

known as _____
(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

all of which shall be done not later than the termination date set out on the temporary use permit.

I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.

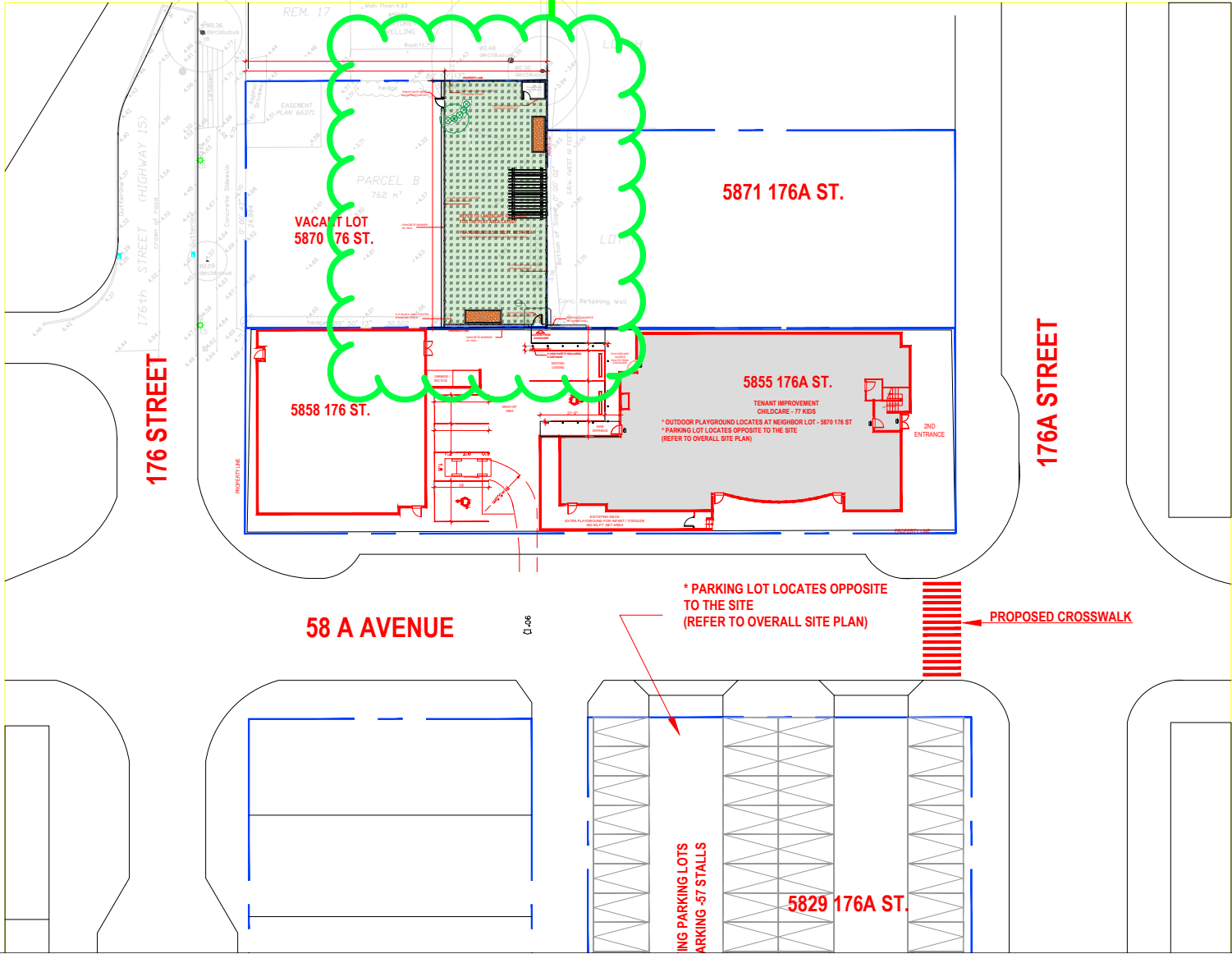
(Owner)

(Witness)



Schedule A

to allow an outdoor play area associated with a proposed child care centre at 5855 176A Street to be located within the subject property for a duration not to exceed 3 years



NO	DATE	DESCRIPTION
1	JUN 28, 2024	ISSUED FOR TFP
2	MAY 30, 2024	ISSUED FOR TFP
3	MAY 24, 2024	ISSUED FOR BP COORDINATION
2	MAR 19, 2024	ISSUED FOR BP COORDINATION
1	JAN 31, 2024	ISSUED FOR BP COORDINATION

REVISIONS:
 PROJ. SICT:
CHILDCARE FACILITY
 5870 176 STREET, SURREY BC.
 SCALE: 1/4" = 1'-0"
 DRAWN: EDG
 REVIEWED: FK
 DRAWING:
OVERALL SITE PLAN

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0355-00

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: 025-491-831
Lot A Section 8 Township 8 New Westminster District Plan BCP1278
5855 176A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section J.4 of Part 37 Town Centre Commercial Zone (C-15), the special regulation is varied to permit a child care centre to be located at 5855 176A Street, with its associated open space and play area located on a contiguous lot at 5870 176 Street.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. 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.

6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

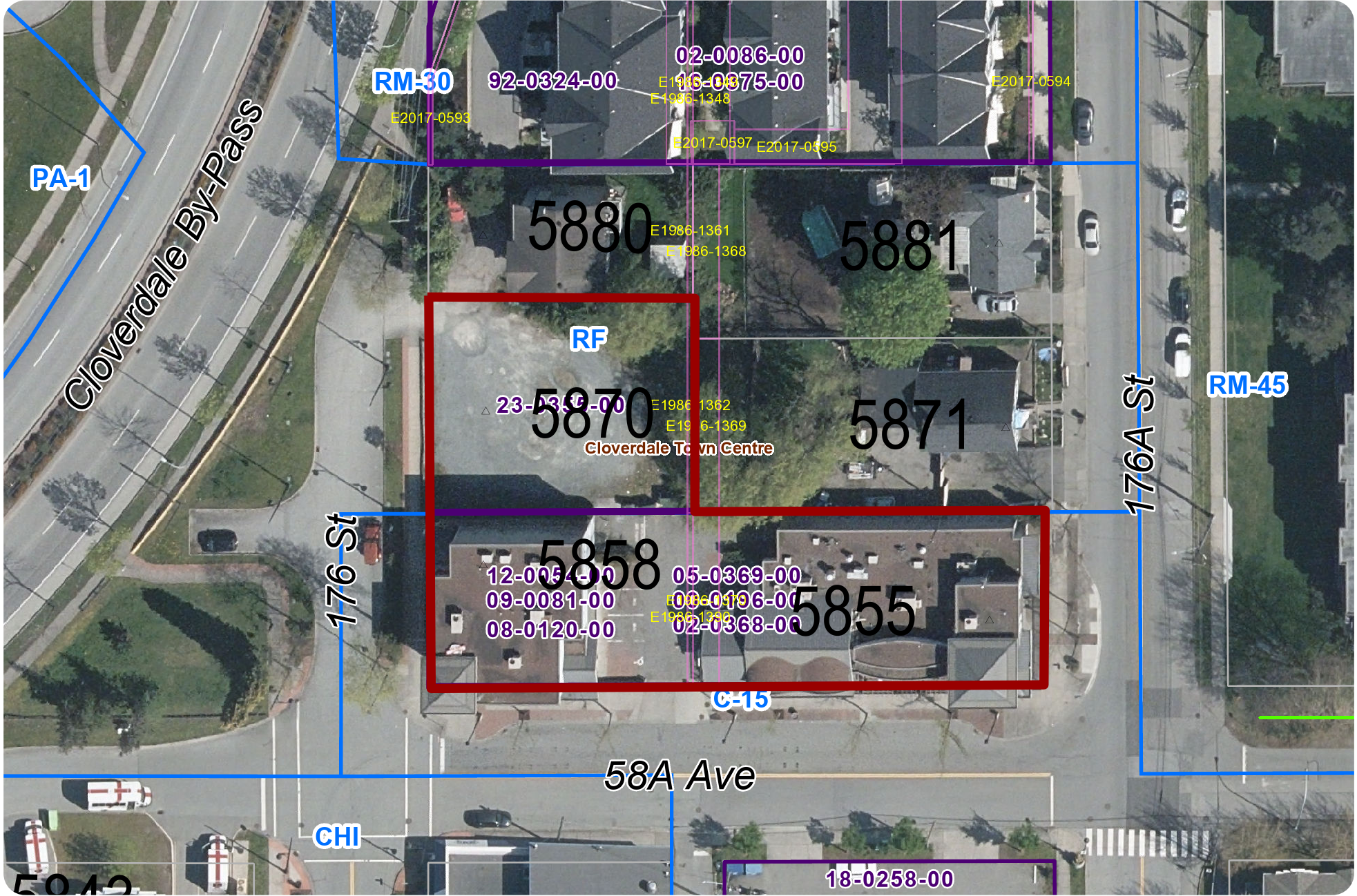
7. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

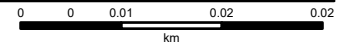
City Clerk and
Director Legislative Services
Jennifer Ficocelli



Enter Map Description

Scale: 1:601

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2024-07-03