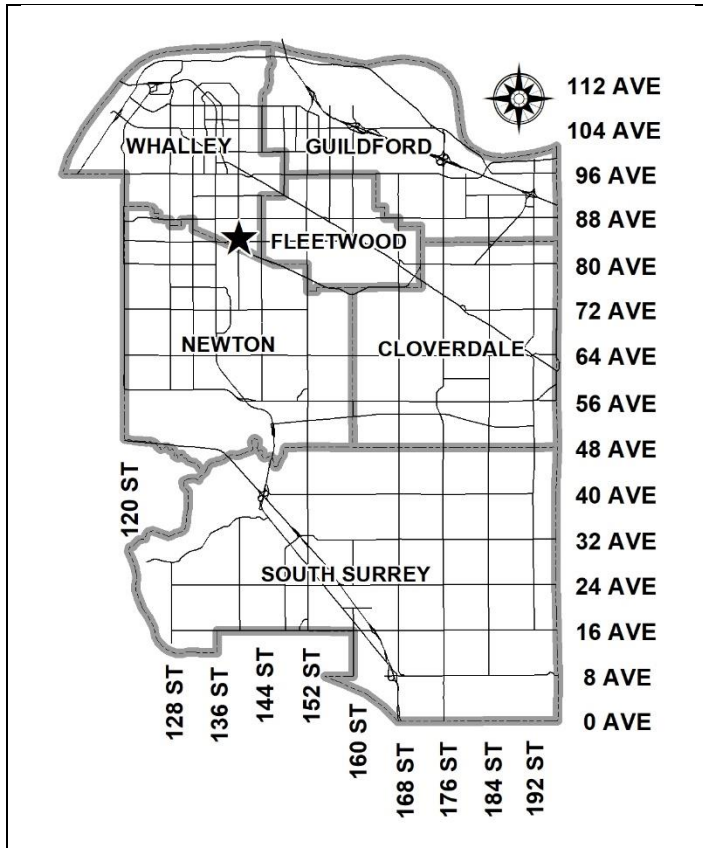


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0083-00

Planning Report Date: July 8, 2024



PROPOSAL:

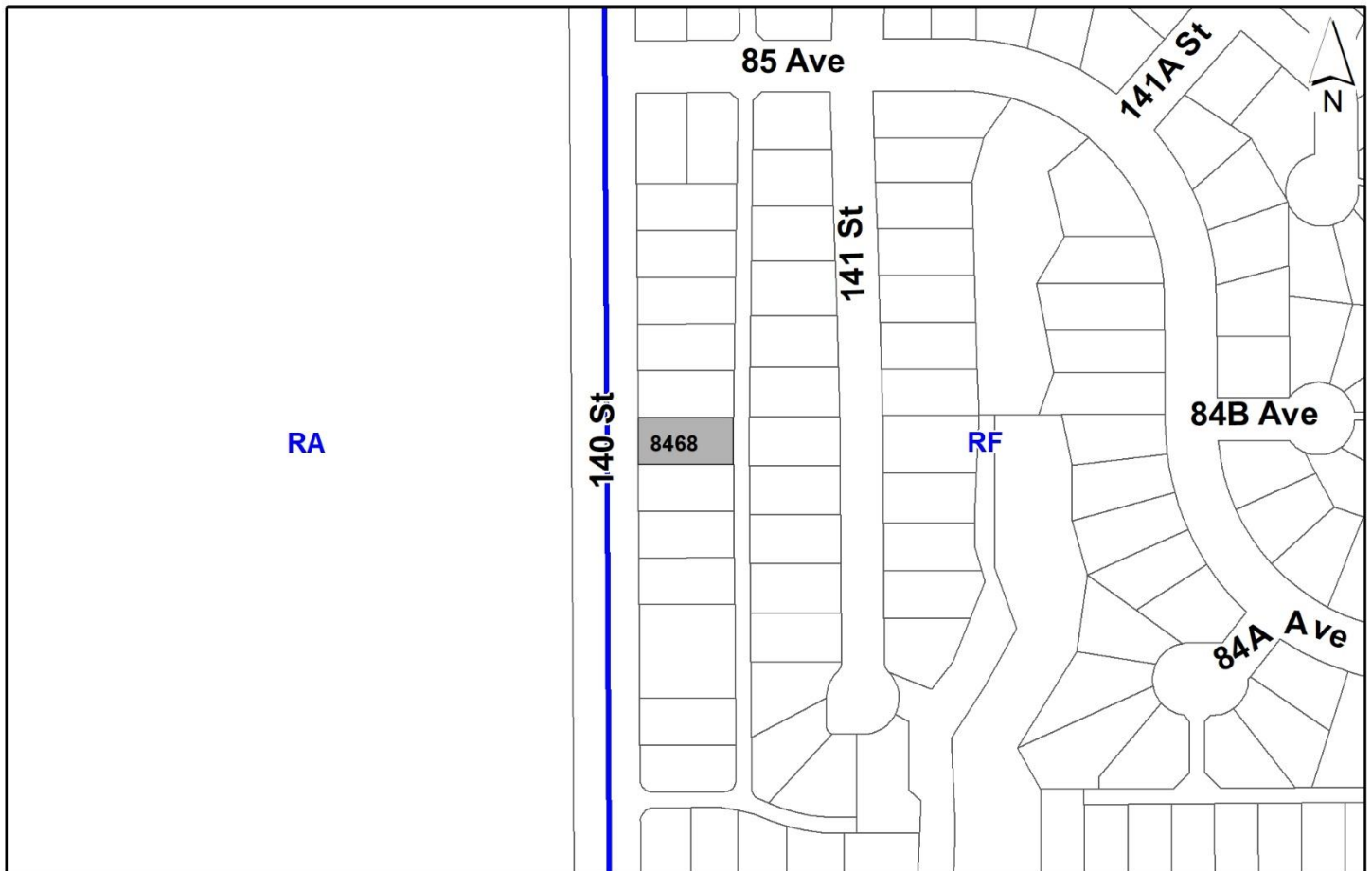
- **Rezoning** from RF to CD (based on CCR)

To permit a child care centre for up to 25 children, within an existing single-family dwelling on the lot.

LOCATION: 8468 - 140 Street

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal will assist in providing additional needed child care spaces in the City.
- The proposal adheres to the Surrey Child Care Guidelines as it pertains to location, outdoor play area, and parking spaces.
- Staff have received limited concerns from area residents in reply to pre-notification.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from “Single Family Residential Zone (RF)” to “Comprehensive Development Zone (CD)” and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (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 Designation	Existing Zone
Subject Site	Single Family Residential	Urban	RF
North:	Single Family Residential	Urban	RF
East (Across lane):	Single Family Residential	Urban	RF
South:	Single Family Residential	Urban	RF
West (Across 140 St):	Bear Creek Park/ Surrey Arts Centre	Conservation and Recreation	RA

Context & Background

- The subject site is located within a residential neighbourhood on the east side of 140 Street between 84 Avenue and 85 Avenue, across from Bear Creek Park. The site is approximately 661 square metres in size and contains a two-storey single family dwelling.
- The property is designated “Urban” in the Official Community Plan (OCP) and is currently regulated by the “Single Family Residential Zone (RF)”.
- The surrounding neighborhood is generally comprised of single-family residences, with Brookside Elementary School located 250 metres to the east and Bear Creek Park directly across 140 Street to the west.
- The subject application proposes rezoning the property to allow a child care center for up to 25 children. The proposed child care centre will be located on the second-floor level of the existing residence, retaining the residential use as the principal use on the main level.
- There is no existing child care facility operating on the site.

- 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 allow the capacity beyond eight children, a zone designated specifically to accommodate such a child care facility is required.
- The Child Care Zone (CCR Zone) is intended to permit the development of child care centres accommodating a maximum of 25 children in a residential community. Such facilities are licensed and regulated under the Community Care and Assisted Living Act and the Child Care Licensing Regulations.
- The CCR Zone would typically be the appropriate Zone for the proposed child care facility, however, the CCR Zone specifies a maximum density of 0.48 floor area ratio (FAR) and the existing dwelling on the lot has an FAR of 0.6.
- The proposed Comprehensive Development Zone is therefore based on the CCR Zone, and will permit a child care centre of up to 25 children, but will deviate from the CCR Zone by allowing a maximum density of 0.6 FAR, to accommodate the existing dwelling without modifications.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to rezone the subject property from “Single Family Residential (RF) Zone” to a Comprehensive Development (CD) Zone based on the “Child Care (CCR) Zone” in order to allow a child care for up to 25 children within the existing single-family dwelling at a density of 0.6 FAR.

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	The closest active park is Bear Creek Park and is directly across 140 th Street. The park also includes natural areas.
Fraser Health Authority:	No concerns regarding the proposed rezoning. Detailed review required at a later stage.

- Surrey Fire Department: Gate access to be maintained from 140 street (address side). Addressing to be consistent with primary access point via 140 Street. The following requirements need to be addressed at the Building Permit stage:
- Smoke alarm required as per BC Building Code (BCBC) and BC Fire Code (BCFC) requirement.
 - The building design shall meet all the requirements of BC Building Code Subsection 3.2.5 – Provisions for Firefighting.
 - Prior to commencing construction, submit a Construction Fire Safety Plan (CFSP) to the Fire Department for review and approval.
 - Submit a Fire Safety Plan to the Fire Department for review and approval prior to occupancy inspection.
 - Occupant load details required. Fire Dept will review with the City Building Division prior to issuing occupant load number.

Transportation Considerations

- The subject site is located next to 140 Street which has bus stops serviced by route #325 (Newton Exchange/ Surrey Central Station).

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the “General Urban” land use designation in the Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The subject property is located within the “Urban” land use designation in the Official Community Plan (OCP) which is intended to support low and medium density residential neighborhoods, with small-scale daycare facilities identified as a complementary use. The scale of the proposed child care center is compatible with the existing residential use and the surrounding neighborhood. As such, the proposal complies with the “Urban” land use designation.

Themes/Policies

- The proposed child care centre will support the child care needs of the growing community and is considered an appropriate scale for the surrounding residential area.
- The proposal helps to create mixed-use neighborhoods that support the needs of residents by including a child care facility within easy walking and cycling distance in order to reduce dependency on private vehicles.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed child care centre for up to 25 children within the existing single-family dwelling on the subject site at a density of 0.6 FAR. The CD By-law will have all the same provisions as the "Child Care Zone (CCR)", except for the proposed density as outlined below:

Zoning	CCR Zone (Part 43)	Proposed CD Zone
Floor Area Ratio:	Where a lot size > 560 sq. m in area, the maximum floor area ratio shall not exceed 0.48, provided that, of the allowable floor area, 45 sq. m is only used as a garage or carport; and 10 sq. m is only used as accessory buildings and structures.	The floor area ratio shall not exceed 0.60 for the first 560 sq. m of lot area and 0.35 for the remaining lot area in excess of 560 sq. m, provided that 39 sq. m of the total floor area is used only as a garage or carport; and The floor area is a maximum of 465 sq. m.

Off Street Parking Requirement

- The table below provides an overview of the parking requirements as per the Zoning By-law.

Use	Parking Requirement (Part 5)	Proposed parking spaces	
Single Family Dwelling	3	Provided the owner/ occupant is also an operator of the child care facility; and there is no secondary suite, the requirement can be reduced to 1 parking space.	1
Child Care Centre	0.70 parking spaces per employee.	For 4 employees, $4 \times 0.7 = 2.8$	7
	0.15 parking spaces per licensed child for drop-off, or 2 parking spaces, whichever is greater.	For 25 children, $25 \times 0.15 = 3.75$	
Total		8 spaces	

- A total of 8 parking spaces are proposed on-site, including 1 for the residential use and 7 for the child care centre. As per the Zoning Bylaw, single family dwellings require 3 parking spaces, however, the applicant has confirmed that there is no secondary suite within the residence, and that the occupant of the home will also be one of the operators of the child care facility.

Surrey Child Care Guidelines

- In June, 2023, the City established the Surrey Child Care Guidelines which are intended to provide direction for City staff and operators looking to set up a licenced child care facility in Surrey. The following analysis illustrates how the proposed application adheres to the general policies and regulations pertaining to location, outdoor spaces, and parking related of Child Care Centres:

- Location in Community
 - The subject site is close to community facilities including Brookside Elementary School and Bear Creek Park;
 - The property is adjacent to an arterial road, which is not a preferred location under the Child Care Guidelines, however, the proposed outdoor play area is setback from the arterial road with a landscape buffer and secure fencing, which is supported by the guidelines.
 - The proposed child care facility is in an area that is currently under-served. Based on the information provided on the Surrey Community Resource Maps, there are 7 existing child care facilities within 1 km of the subject site.
 - The subject site is not close to any industrial areas.
- Adjacent Uses & Safety Considerations
 - The proposal will not result in significant changes to privacy, lighting or visual impacts; and
 - Landscaping, including fencing will help screen the child care use, including the outdoor play area, from neighbouring properties.
- Arterial Roads
 - The outdoor play area is located adjacent to the arterial road frontage but has been setback from the road with an existing landscape buffer and proposed secure fencing.
 - The proponent is aware of potential safety concerns associated with the outdoor play area's proximity to an arterial road and is taking precautions by installing secure perimeter fencing. The fencing will be compatible with the character of the neighbouring streetscape.
 - The proposed drop-off parking is not located along the arterial road frontage.
- Access & Parking
 - The access to the drop off area and the proposed eight parking spaces is from the rear lane.
 - The facility will include covered and secure stroller/bicycle parking, distinct access for pedestrians, and a seated waiting area;
 - There is sufficient space at the rear of the site to accommodate pick-up/drop-off as well as service, delivery and emergency vehicles.
- Trees & Landscaping
 - Off-site trees, all of which are proposed for retention, provide a buffer along the perimeter of the site.
- Purpose-Built Child Care Facilities – not applicable
- Fencing & Screening
 - Existing landscaping along west property line will provide visual screening of outdoor play areas, with hedges 1.2 metres in height; and
 - Proposed fencing along the arterial roadside will be designed to provide necessary safety and security, while also aesthetically appropriate for a road frontage.
- Relationship to Grade
 - The site is relatively flat, and the existing two-storey building is at grade. The child care is proposed at the second-floor level with steps for access. A lift or ramp to achieve better accessibility would be recommended.
- Natural Light & Views
 - The facility is located on the second floor with plenty of windows to provide natural light.
- Outdoor Play Areas

- The applicant has confirmed that the proposal complies with the Fraser Health licencing requirements; and
- The outdoor play area has direct access to the indoor care area, and it provides natural shading and soft surfaces (grass, sand, wood chips).
- The outdoor play area is one large space to allow for efficient supervision, and is located in the front yard, sufficiently screened and fenced from the arterial road.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 2, 2024 and the Development Proposal Signs were installed on May 5, 2024. Staff received the following responses from neighbouring residences: *(staff comments in italics):*

- Three residents expressed concern regarding the proposed child care centre use. The primary concern was regarding the increased traffic during peak pick-up and drop-off times in the rear lane. They also had concerns with respect to the safety of pedestrians and noise disturbance to the neighboring residences. They indicated that the proposal would disrupt the existing quiet rear lane creating an unsafe space for the neighbouring children walking home from school and playing around in this area.

(The applicant has confirmed that the peak drop-off and pick-up times for the child care centre will be outside of peak times for schools. As the daycare is located in a residential area, most of the caretakers are expected to walk their children to and from the facility, reducing the number of vehicles. Additionally, children arrive and depart at various times throughout the day, which helps to prevent congestion.)

For pedestrian safety, the area is equipped with speed bumps on the rear lane, and all houses have sidewalks along their frontage.)

- Two residents expressed concerns regarding the overall upkeep and cleanliness of the subject property. They have observed that the current resident of the house does not adequately maintain their property and should demonstrate greater responsibility in managing garbage storage and disposal. They are concerned that permitting child care for 25 children may worsen this situation.

(The applicant has confirmed that the property, which is currently a rental, will be managed directly by the owner once the child care facility opens. They would take necessary steps for the better management of waste collection, storage and disposal. The site plan shows the location of garbage collection facility to ensure these elements are functional and do not interfere with the functioning of the site.)

- One of the residents suggested that the applicants may consider reducing the size of the child care to minimize the impact of this commercial activity within the residential neighbourhood.

(There is a high demand for child care spaces within the City of Surrey. The CCR Zone, which the proposed CD Zone is based on, accommodates child care facilities for up to 25 children and is considered appropriate for supporting larger child care centre operations in residential neighbourhoods.)

- The subject development application was reviewed by the Fleetwood Community Association, and they are in support of child care facilities.

TREES & LANDSCAPING

- Francis Klimo, ISA Certified Arborist of Klimo & Associates prepared an Arborist Assessment for the subject property. It has been reviewed and accepted by City staff.
- The Arborist Assessment states that there are no mature trees on the site. The applicant proposes to retain all three off-site trees and two City trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and lot grading.
- As two of the protected off-site trees were determined to be situated in close proximity to the proposed fencing and outdoor play area, the subject trees will require the installation of Tree Protection Barriers in order to ensure their protection.
- The applicant has confirmed that the existing hedges along 140 Street will be retained and maintained.
- Staff will work with the applicant to choose a style of fencing for the perimeter of the property that provides necessary safety and security, while also being aesthetically appropriate for a road frontage.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Proposed Site Plan
Appendix II. Engineering Summary

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

SPV/ar

PROJECT DRAWING LIST:

- A1.00 SITE PLAN & PROJECT INFO
- A1.01 EXISTING MAIN FLOOR PLAN
- A1.02 EXISTING SECOND FLOOR PLAN
- A1.03 PROPOSED MAIN FLOOR PLAN
- A1.04 PROPOSED SECOND FLOOR PLAN
- A1.05 AS-BUILT EAST & WEST ELEVATIONS
- A1.06 AS-BUILT NORTH & SOUTH ELEVATIONS
- A1.07 AA BUILDING SECTION
- A1.08 LANDSCAPE PLAN

PROPERTY CALCULATIONS:

LOT AREA: 660.7 m² = 7,112 SQFT
 ZONING: RF
 EXISTING USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED REZONING: CHILDCARE FACILITY UPTO 25 CHILDREN
 EXISTING FLOOR AREA:
 MAIN FLOOR AREA: 1965.0 SQFT = 182.5 m²
 SECOND FLOOR AREA: 1852.0 SQFT = 172.1 m²
 TOTAL: 3817.0 SQFT = 354.6 m²
 PERMITTED AREA FOR F.S.R
 FSR PERMITTED: 0.60 x 6000.0 = 3600.0 SQFT = 334.4 m²
 + 0.35 x 1112.0 = 389.0 SQFT = 36.1 m²
 = 3989.0 SQFT = 370.5 m²

MAXIMUM LOT COVERAGE:

PERMITTED: 38% x 7,112.0 = 2702.0 SQFT 251.1 m²
 EXISTING: 2454.0 SQFT = 34% 227.9 m²
 BUILDING HEIGHT:
 PERMITTED: 9.0m EXISTING: 24'-6" - 7.40 m

EXISTING SETBACKS:

FRONT SIDE (WEST) 140 ST:
 EXISTING: 27'-6" (8.30m)
 REQUIRED: 24'-8" (7.50m)
 REAR LANE(EAST):
 EXISTING: 36'-4" (11.1m)
 REQUIRED: 24'-8" (7.50m)
 INTERIOR SIDE (SOUTH):
 EXISTING: 6'-0" (1.80m)
 REQUIRED: 6'-0" (1.80m)
 INTERIOR SIDE (NORTH):
 EXISTING: 6'-0" (1.80m)
 REQUIRED: 6'-0" (1.80m)

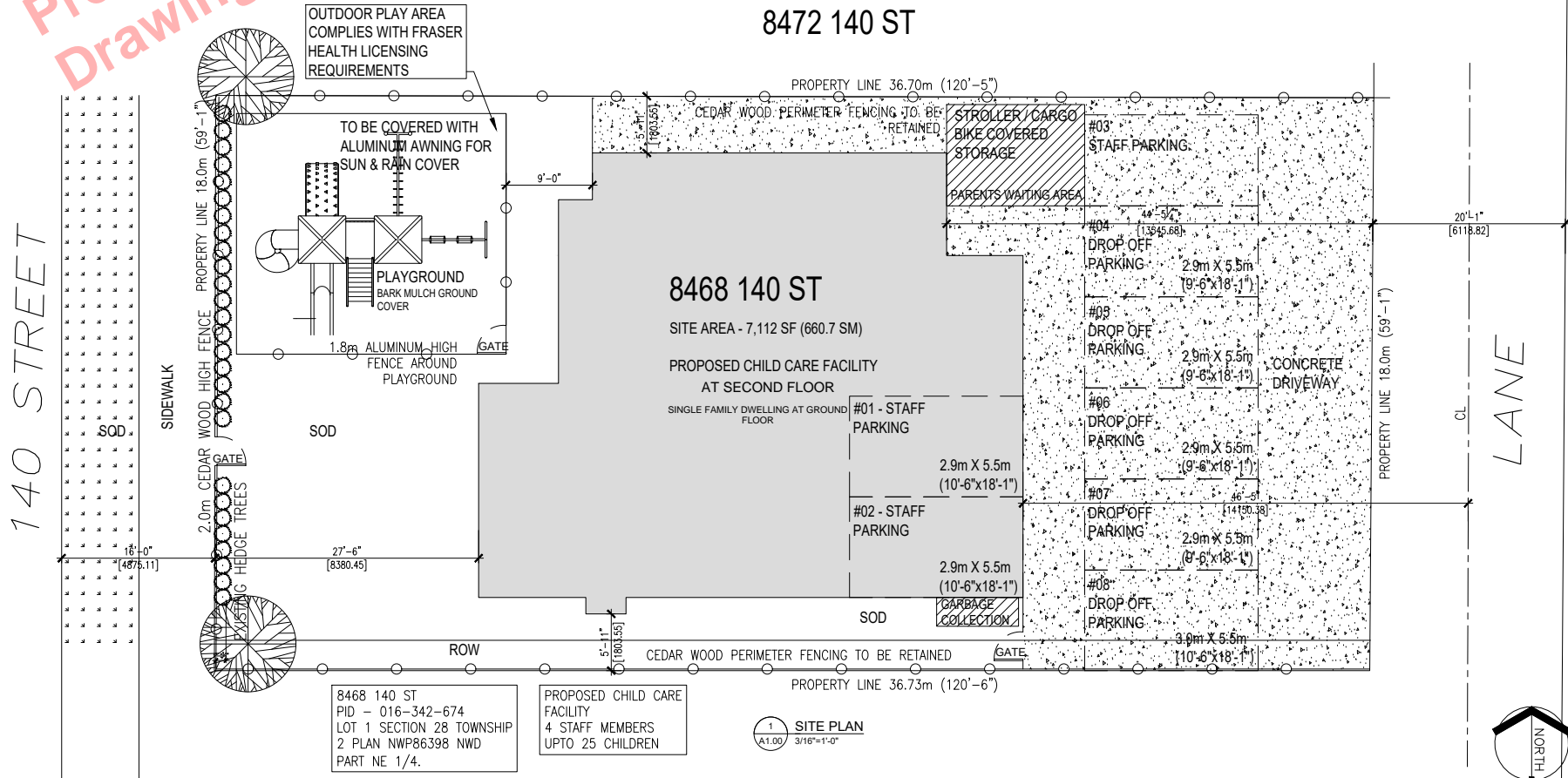
Appendix I

PARKING CALCULATIONS:

CHILDCARE CENTRE
 UPTO 25 CHILDREN
 4 STAFF MEMBERS
 0.70 PARKING SPACES PER EMPLOYEE
 4 x 0.70 = 2.8 EMPLOYEE PARKING STALLS
 0.15 parking spaces per licensed child for drop off,
 or 2 parking spaces, whichever is greater
 25 x 0.15 = 3.75 CHILDREN DROP OFF PARKING STALLS
 SFD (ZONED RF) = 1 STALL REQUIRED
 TOTAL 8 PARKING STALLS REQUIRED
 8 PROPOSED PARKING STALLS

Preliminary
Drawing Only

8472 140 ST



8468 140 ST
 PID - 016-342-674
 LOT 1 SECTION 28 TOWNSHIP
 2 PLAN NWP86398 NWD
 PART NE 1/4.

PROPOSED CHILD CARE
 FACILITY
 4 STAFF MEMBERS
 UPTO 25 CHILDREN

1 SITE PLAN
 A1.00 3/16"=1'-0"

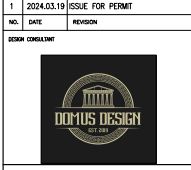


12848 89 Avenue
 Surrey, BC V3R 0A4

Tel: (778) 881-6167

Cre 8 Architecture Ltd.

NO.	DATE	REVISION
1	2024.03.19	ISSUE FOR PERMIT



Domus Design

SCALE	PROJECT
	8468 140 ST

CHILDCARE FACILITY
 PLAN
 SURREY, BC

SHEET TITLE
 SITE PLAN

SCALE: 1/16"=1'-0"	SHEET NO.
DATE: 24-03-24	A1.00
DRAWN BY: SH	PROJECT NO.
CHECKED BY: SH	FILE: 23-08

INTER-OFFICE MEMO

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

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

DATE: **June 28, 2024**

PROJECT FILE: **7824-0083-00**

RE: **Engineering Requirements**

Location: 8468 140 St

REZONE

Property and Right-of-Way Requirements

- Special Setback of 2.816 m is applicable along 140 Street.

Works and Services

- Submit Benkelman Beam test report to confirm adequacy of the rear lane. Construct upgrades to City standards if required.
- Submit video inspection report to confirm adequacy of the existing storm and sanitary service connections.
- Submit water meter sizing calculations.

A Servicing Agreement may be required subject to staff review.

BUILDING PERMIT

The following issues are to be addressed as a condition of the subsequent Building Permit:

- Construct new storm, sanitary and metered water service connections and abandon existing, if required.
- Construct water meter and backflow preventer at property line.
- Provide on-lot storm detention and flow controls if the proposed development exceeds 65% in impervious area.



Daniel Sohn, P.Eng.
Development Process Manager