

City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0123-00

Planning Report Date: October 21, 2024

PROPOSAL:

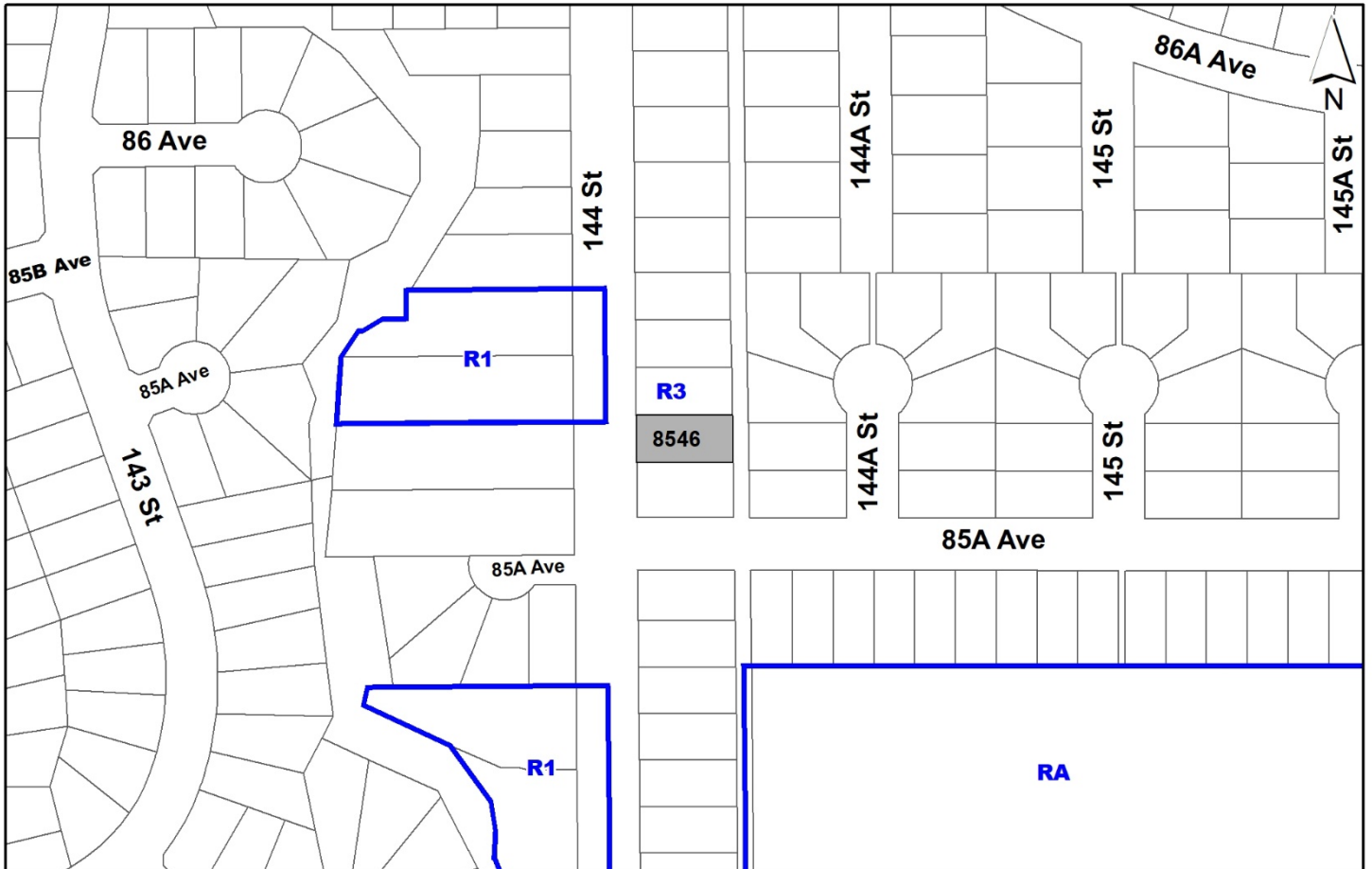
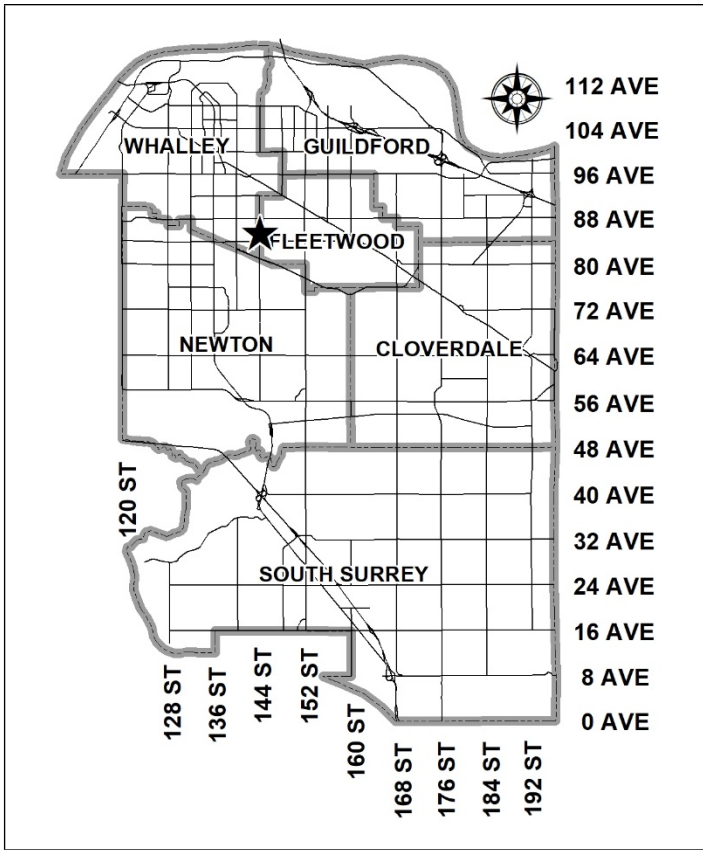
- Rezoning from R<sub>3</sub> to CCR
- Development Variance Permit

to permit a child care centre for up to 24 children, within an existing single family dwelling on the lot.

LOCATION: 8546 - 144 Street

ZONING: R<sub>3</sub>

OCP DESIGNATION: Urban



**RECOMMENDATION SUMMARY**

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing to reduce parking requirements in order to facilitate a child care operation on the subject site.

**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 received only one response identifying concern with the proposal from an area resident in response to the pre-notification process. The applicant has demonstrated support for the proposal from 25 residents in the neighbourhood.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Urban Residential Zone (R3)" to "Child Care Zone (CCR)" and a date be set for Public Hearing.
2. Council Approve Development Variance Permit No. 7924-0123-00 (Appendix III) reducing the minimum number of Off-Street parking spaces for a Child Care Centre from 9 to 8, to proceed to Public Notification.
3. 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	R3
North:	Single family residential	Urban	R3
East:	Single family residential	Urban	R3
South:	Single family residential	Urban	R3
West (Across 144 Street):	Single family residential	Urban	R1 and R3

### Context & Background

- The subject site is located on the edge of a residential neighbourhood on the east side of 144 Street between 85A Avenue and 86A Avenue. The site is approximately 676 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 zoned "Urban Residential Zone (R3)".
- The surrounding neighbourhood is generally comprised of single-family residences, with Enver Creek Secondary School located 76 metres to the south.

- The subject application proposes rezoning the property to allow a child care centre for up to 24 children. The proposed child care centre will be located on the main level of the existing residence, retaining the residential use as the principal use on the upper level.
- There is an existing 8 children 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 while retaining the existing single family dwelling as the principal use on the lot. Such facilities are licensed and regulated under the Community Care and Assisted Living Act and the Child Care Licensing Regulations.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes to rezone the subject property from "Urban Residential (R3) Zone" to "Child Care (CCR) Zone" in order to allow a child care for up to 24 children within the existing single-family dwelling.

### Referrals

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

Parks, Recreation & Culture: Brookside Park is the closest active park with amenities including a softball diamond and soccer fields, which are approximately 750 metres walking distance from the development. Price Creek Park is the closest park with a natural area and is approximately 410 metres walking distance from the development.

Fraser Health Authority: No concerns regarding the proposed rezoning and outdoor play area. Detailed review will be required at a later stage.

Surrey Fire Department: The Fire Department has no objections.

### Transportation Considerations

- The subject site is located approximately 275 metres north of 84 Avenue which has bus stops serviced by route #341(Guildford Exchange/ Newton Exchange). The property is and will continue to be accessed from the existing rear lane to the east.

## 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 neighbourhoods, with small-scale daycare facilities identified as a complementary use. The scale of the proposed child care centre is compatible with the existing residential use and the surrounding neighbourhood. 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 neighbourhoods 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.

## Zoning By-law

- The applicant proposes to rezone the subject site from R<sub>3</sub> to CCR.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Child Care Zone (CCR)" and parking requirements.

<b>CCR Zone (Part 43)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Yards and Setbacks</b>		
Front Yard (west):	7.5 metres	9.5 metres
Side Yard (north, south):	1.8 metres	1.8 metres
Rear (east):	7.5 metres	12.8 metres
<b>Lot Size</b>		
Lot Size:	560 square metres	676 square metres
Lot Width:	15 metres	18.4 metres
Lot Depth:	28 metres	34.3 metres
<b>Parking (Part 5)</b>		
Single Family Dwelling	3	2

CCR Zone (Part 43)	Permitted and/or Required	Proposed	
Child Care Centre	0.70 parking spaces per employee	For 3 employees, $3 \times 0.7 = 2.1$	2 spaces
	0.15 parking spaces per licensed child for drop-off, or 2 parking spaces, whichever is greater.	For 24 children, $24 \times 0.15 = 3.6$	4 spaces
<b>Total</b>	<b>9 spaces</b>	<b>8 spaces*</b>	

\*Variance requested (see Parking Variance rationale below).

### Parking Variance

- A total of 8 parking spaces are proposed on-site, including 2 for the residential use and 6 for the child care centre. In accordance with the provisions in Zoning Bylaw No. 12000, 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.
- Staff support the requested variance to proceed for consideration.

### **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 Enver Creek Secondary School;
    - 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 an existing 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 12 existing child care facilities (subject site included) 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 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 existing rear lane.
    - 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
    - Existing onsite hedges provide a buffer along the frontage of the site.
  - Fencing & Screening
    - Existing landscaping (hedge) along west property line will provide visual screening of outdoor play areas; and
    - Proposed internal fencing (beyond existing fencing on the west property line) along the arterial roadside will be designed to provide necessary safety and security.
  - Relationship to Grade
    - The site is relatively flat, and the existing two-storey building is at grade. The child care is proposed on the main floor level.
  - Natural Light & Views
    - The facility is located on the main 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.
    - 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 August 7, 2024, and the Development Proposal Sign was also installed on August 7, 2024. Staff received one response from a neighbouring property (*staff comments in italics*):
- One resident raised concerns around the proposed child care facility and its impact to the neighbourhood, citing noise as a potential problem. They also questioned how a predominantly commercial use will interface with the area.
  - *The proposed child care operation will operate within typical business hours and will be an accessory use to a single family dwelling with the operators residing in the building. The property is located abutting an arterial (144 Street) at the edge of the neighbourhood and vehicular access will be from the existing rear lane.*
- The applicant canvassed their immediate neighbourhood and were able to secure support from 25 neighbors between 85A Avenue and 86A Avenue.
- The subject application was reviewed by the Whalley Community Advisory Association, which did not provide any comments.

**TREES**

- There are no mature trees on the site.
- The provided arborist report confirms that all city and offsite trees are being retained.
- The applicant has confirmed that the existing hedge along 144 Street will be retained and maintained as it provides an adequate screening from the fronting arterial roadway.
- Staff will work with the applicant to choose a style of fencing for the interior of the property that provides necessary safety and security, while also being aesthetically appropriate.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Proposed Site Plan
Appendix II.	Engineering Summary
Appendix III.	Development Variance Permit
Appendix IV.	Summary of Tree Survey and Tree Preservation

*approved by Shawn Low*

Ron Gill  
Acting General Manager  
Planning and Development

ELM/cm



# Appendix I

ZONING RECONCILIATION - EXISTING CONDITION (APPLICATION FOR REZONING)			
CIVIC ADDRESS	8546 144 STREET SURREY BC		
LEGAL ADDRESS	LOT 179 SECTION 27 TOWNSHIP 2 PLAN NWP56325 NWD		
ZONING	EXISTING ZONE	PROPOSED ZONE	
	RP(SINGLE FAMILY RESIDENTIAL ZONE)	CD (based on CCR)	
PERMITTED USES	SINGLE FAMILY DWELLING	CHILD CARE CENTER for a max 25 children and Single Family dwelling	
REGULATIONS			
LOT AREA	N/A	N/A	
DENSITY			
LOT COVERAGE	MAX 40%	max. 40%	
YARD AND SETBACKS			
	FRONT	7.5m (25 feet)	9.5m (31'3")
	REAR	7.5m (25 feet)	12.8 m (42'0")
	SIDE	3 m (10 ft)	1.3 m (4'2") & 2.3m(7'5")
HEIGHT OF BUILDING	Principle building +9m (30 ft)	Principle building +9m (30 ft)	
OFF-STREET PARKING			
PART 5 TABLE C.1	PARKING SPACES REQUIRED as per CHILDCARE FACILITY	Single family dwelling unit = 3 parking spaces	Single family dwelling unit = 2 parking spaces (Variance Requested)
	3 EMPLOYEES	0.7 PARKING SPACES PER EMPLOYEE	0.75 2.00
	24 CHILDREN	0.15 PARKING SPACES PER LICENSED CHILD FOR DROP-OFF OR 2 PARKING SPACES WHICHEVER IS GREATER.	0.15*24 4
<b>TOTAL</b>		Total spaces req for whole site = 3+6= 9 spaces	Total spaces provided for whole site = 2+6= 8 spaces

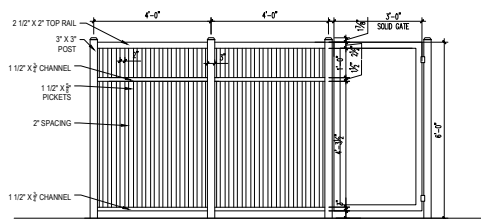
**DENSITY CALCULATIONS:**  
 LOT AREA - 6739.16SF  
 MAIN FLOOR GFA - 1776.79FT  
 SECOND FLOOR GFA - 632.65FT  
 DENSITY = 1776.7 / 6739.16  
 = 260.65SF  
 = 2409.3/6739.16  
 = 0.357

### CHILDCARE REGULATIONS

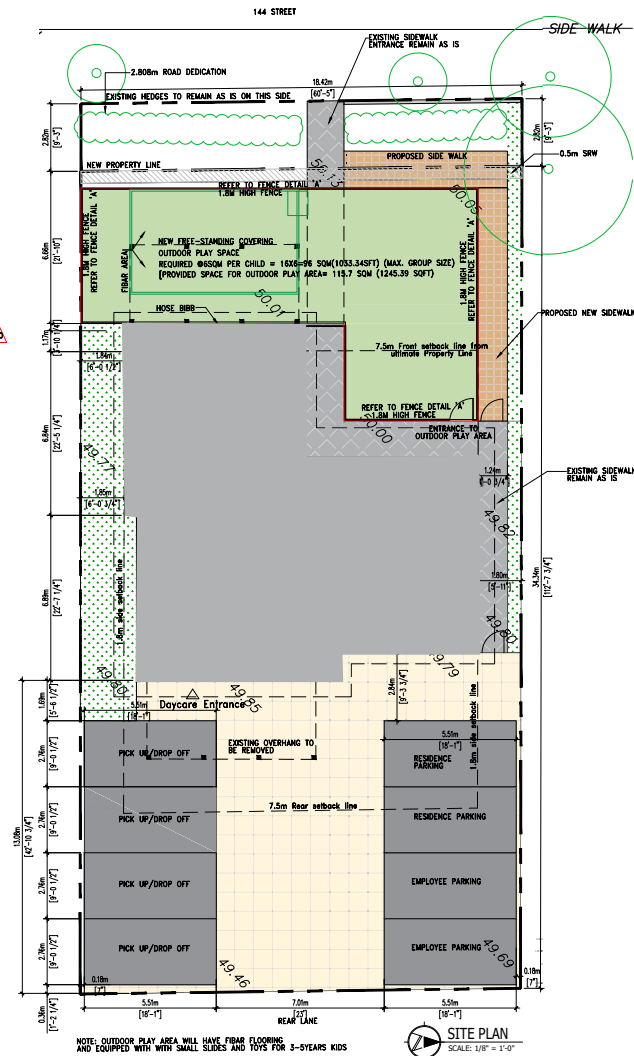
CARE PROGRAM	GROUP SIZE PROPOSED	INDOOR SPACE REQUIREMENTS		OUTDOOR SPACE REQUIREMENTS		STAFF REQUIREMENTS	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
30 MONTHS TO 5 YEAR	16 CHILDREN	16 CHILDREN @3.7 SQM =59.25SQM	68.1 SQM	16 CHILDREN @6 SQM TOTAL 16 X6=96 SQM	115.7 SQM (MAXIMUM GROUP OF 16 CHILDREN)	1 EDUCATOR + 1 ASSISTANT	2 TEACHERS
MULTI-AGE GROUP	8 CHILDREN	8 CHILDREN @3.7 SQM =29.6SQM	30.55 SQM			1 EDUCATOR	1 TEACHERS

### WASHROOM CALCULATION

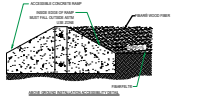
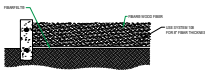
FOR CHILDREN BASED ON FRASER HEALTH REGULATIONS			
NUMBER OF CHILDREN	REQUIRED	PROVIDED	
		WC	WB
24	FOR EVERY 10 CHILDREN 1 WC AND 1 WB = REQUIRED IS 3 WC AND 3 WB	3	3
FOR TEACHERS BASED ON BCBC 2024			
NUMBER OF TEACHERS	REQUIRED	1	1
3	BASED ON 3, 1, 2, 2, (4) WC = 1 AND WB = 1		
<b>TOTAL REQUIRED</b>		<b>4</b>	<b>4</b>



**ALUMINIUM FENCE DETAIL A**  
 1/2" = 1'-0"



**SITE PLAN**  
 SCALE: 1/8" = 1'-0"



ENGINEERED WOOD FIBER PLAYGROUND SAFETY SURFACING  
 (ASTM F1951-17)

**FIBAR WOOD FIBER DETAILS**  
 1/2" = 1'-0"

REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY
04	2024-04-07	RE-CHECKED TO CITY OF SURREY FOR REZONING	JM	18	2024-04-19	ISSUED TO OWNER FOR REVISION	JM
				19	2024-04-22	ISSUED TO CITY OF SURREY FOR REZONING	JM
				20	2024-04-23	ISSUED TO OWNER FOR REVISION	JM
				21	2024-04-23	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				22	2024-04-24	RE-CHECKED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				23	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				24	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				25	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				26	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				27	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				28	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				29	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				30	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				31	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				32	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				33	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				34	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				35	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				36	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				37	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				38	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				39	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				40	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				41	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				42	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				43	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				44	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				45	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				46	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				47	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				48	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				49	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM
				50	2024-04-24	ISSUED TO CITY OF SURREY FOR REZONING APPLICATION	JM

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Architects Seal & Signature

**JMArchitecture Inc.**  
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 UNIT 7 1005 54th Avenue  
 Surrey, B.C. V3S 5X7  
 604-583-5922 - 1  
 joe@jmaarchitecture.co

START DATE: Feb 2023  
 PROJECT NO.: 2023-05  
 SCALE: AS SHOWN

Client: Mrs. Bajinder Thind

**SITE PLAN**  
 Project No.: 9.0  
 2023-05  
 A-100

DO NOT SCALE DRAWING



# INTER-OFFICE MEMO

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

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

**DATE: September 16, 2024**

**PROJECT FILE: 7824-0123-00**

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**RE: Engineering Requirements  
Location: 8546 144 St**

## REZONE

### *Property and Right-of-Way Requirements*

- Dedicate 2.808 m along 144 St.
- Register 0.5 m SRW along 144 St.

### *Works and Services*

- Construct new sanitary, drainage, and water service connections.
- Submit water meter sizing calculations. Construct water meter and backflow preventer at the property line.

A Servicing Agreement may be required prior to Rezone.

## DEVELOPMENT VARIANCE PERMIT

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

Jeff Pang, P.Eng.  
Manager, Development Services

JNC

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7924-0123-00

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: 005-444-004  
Lot 179 Section 27 Township 2 New Westminster District Plan 56325  
8546 - 144 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) Section D.1 of Part 5 Off-Street Parking and Loading/Unloading to reduce the minimum number of Off-Street parking spaces for a Child Care Centre from 9 to 8.
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/DELEGATED OFFICIAL, THE  
DAY OF           , 20 .

ISSUED THIS    DAY OF           , 20 .

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Mayor – Brenda Locke

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City Clerk and  
Director Legislative Services  
Jennifer Ficocelli

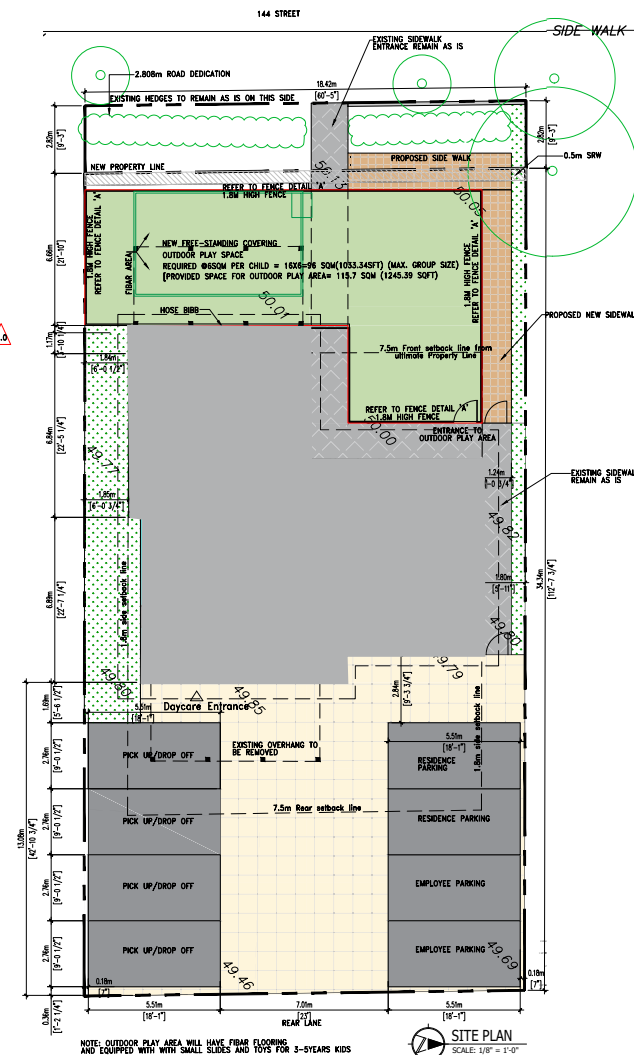
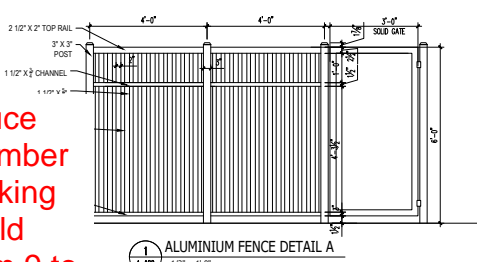
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	SIDE	3m (10 ft)	1.3m (4'2") & 2.3m(7'5")
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OFF-STREET PARKING			
PART 5 TABLE C.1	PARKING SPACES REQUIRED as per CHILDCARE FACILITY	Single family dwelling unit = 3 parking spaces	
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 SECOND FLOOR GFA - 1276.65FT  
 DENSITY = 1776.7 / 6739.16 = 0.262  
 = 2409.3/6739.16 = 0.357

CHILDCARE REGULATIONS							
CARE PROGRAM	GROUP SIZE PROPOSED	INDOOR SPACE REQUIREMENTS		OUTDOOR SPACE REQUIREMENTS		STAFF REQUIREMENTS	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
30 MONTHS TO 5 YEAR	16 CHILDREN	16 CHILDREN @3.7 SQM =59.25SQM	68.1 SQM	16 CHILDREN @9 SQM =144 SQM	115.7 SQM (MAXIMUM GROUP OF 16 CHILDREN)	1 EDUCATOR + 1 ASSISTANT	2 TEACHERS
MULTI-AGE GROUP	8 CHILDREN	8 CHILDREN @3.7 SQM =29.6SQM	30.55 SQM	TOTAL 16 X3-5 YEAR SQM		1 EDUCATOR	1 TEACHERS

WASHROOM CALCULATION			
FOR CHILDREN BASED ON FRASER HEALTH REGULATIONS			
NUMBER OF CHILDREN	REQUIRED	PROVIDED	
		WC	WB
24	FOR EVERY 10 CHILDREN 1 WC AND 1 WB = REQUIRED 16.5 WC AND 3 WB	3	3
FOR TEACHERS BASED ON BCBC 2024			
NUMBER OF TEACHERS	REQUIRED	PROVIDED	
3	BASED ON WC = 1		
	TOTAL WC=4		

Variance to reduce the minimum number of Off-Street parking spaces for a Child Care Centre from 9 to 8.



REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY
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				20	2024-04-21	ISSUED TO OWNER FOR REVISION	JM
				21	2024-04-21	ISSUED TO OWNER FOR REVISION	JM
				22	2024-04-21	ISSUED TO OWNER FOR REVISION	JM
				23	2024-04-21	ISSUED TO OWNER FOR REVISION	JM
				24	2024-04-21	ISSUED TO OWNER FOR REVISION	JM
				25	2024-04-21	ISSUED TO OWNER FOR REVISION	JM
				26	2024-04-21	ISSUED TO OWNER FOR REVISION	JM
				27	2024-04-21	ISSUED TO OWNER FOR REVISION	JM
				28	2024-04-21	ISSUED TO OWNER FOR REVISION	JM
				29	2024-04-21	ISSUED TO OWNER FOR REVISION	JM
				30	2024-04-21	ISSUED TO OWNER FOR REVISION	JM

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Architects Seal & Signature  
  
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 joe@jmarchitecture.co

Project Name: LITTLE WAILES DAYCARE CTR.  
 8546 144 Street SURREY, BC  
 Client: Mrs Bajinder Thind  
 Project No: 2023-05  
 Scale: AS SHOWN  
 Date: Feb 2023

DO NOT SCALE DRAWING

**TREE PRESERVATION SUMMARY**

Surrey File Number: TBD  
 Address: 8546 144 Street  
 Arborist: Elvis Truong PN-9567A  
 Date of Report/Revision: October 4, 2024

Arborist Signature



\*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report

<b><u>ONSITE TREES</u></b>				<b><u># of Trees</u></b>
Existing Bylaw Trees				<u>0</u>
Proposed Removed Bylaw Trees				<u>0</u>
Proposed Retained Bylaw Trees				<u>0</u>
<b>Total Replacement Trees Required</b>				
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio				
Removed			Subtotal	
0	x	1	0	
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio				
Removed			Subtotal	
0	x	2	0	
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio				
Removed			Subtotal	
0	x	2	0	
Required Replacement Trees				<u>0</u>
Proposed Replacement Trees				<u>0</u>
Deficit of Replacement Trees				<u>0</u>
<b>Total Onsite Retained and Replacement Trees</b>				<u>0</u>
<b><u>OFFSITE TREES</u></b>				<b><u># of Trees</u></b>
Existing Bylaw Trees				<u>1</u>
Proposed Removed Bylaw Trees				<u>0</u>
Proposed Retained Bylaw Trees				<u>1</u>
<b>Total Replacement Trees Required</b>				
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio				
Removed				
0	x	1	0	
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio				
Removed				
0	x	2	0	
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio				
Removed				
0	x	2	0	
Required Replacement Trees				<u>0</u>
<b>Total Offsite Retained Trees</b>				<u>1</u>
<b><u>CITY TREES</u></b>		<b><u>Existing</u></b>	<b><u>Removed</u></b>	<b><u>Retained</u></b>
Park/City Lot Trees		0	0	0
Boulevard Trees		3	0	3
<b>Total</b>		<b>3</b>	<b>0</b>	<b>3</b>

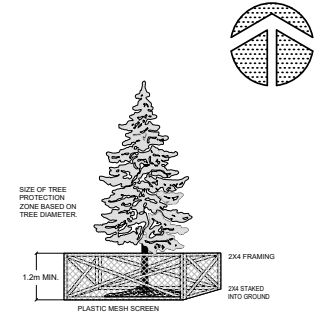


SANITARY MANHOLE  
RIM ELEV= 50.66m  
N INV. ELEV= 47.73m  
S INV. ELEV= 47.68m

STORM MANHOLE  
RIM ELEV= 50.63m  
N INV. ELEV= 48.73m  
S INV. ELEV= 48.66m

NOTE: CONSTRUCT WALKWAY ABOVE GRADE WITH NO EXCAVATION INSIDE THE TPZ. FENCE POST TO BE INSTALLED USING HAND TOOLS INSIDE TPZ.

NOTE: NON BY-LAW HEDGE



**TREE PROTECTION BARRIER**

TREE PROTECTION BARRIERS MUST BE BUILT TO THE FOLLOWING SPECIFICATIONS:

**MATERIALS:**

- 2x4'S FOR FRAMING (VERTICAL POSTS, TOP AND BOTTOM RAILS, AND CROSS-BRACING)
- PLASTIC MESH SCREENING

**DIMENSIONS:**

- 1.2M IN HEIGHT
- MAXIMUM 3.7M SPACING BETWEEN VERTICAL POSTS

**BARRIER SIZE:**

- BARRIERS MUST BE BUILT A MINIMUM DISTANCE OF SIX (6) TIMES THE TREE DIAMETER.
- BARRIER SIZE = 6X DIAMETER OF TREE

**GENERAL NOTES:**

- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- PROPOSED PERIMETER FENCE. NO EXCAVATION AND HAND DIG POSTS IF INSIDE TREE PROTECTION ZONE.
- TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REASSESS TREES WITH LOT GRADING PLANS.
- REPLACEMENT TREES SHALL CONFORM TO BC/SLA/BC/LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



**LEGEND**

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- 1.5m NO-BUILD ZONE

STAMP	NO.	DATE	BY	REVISION

**MIKE FADUM AND ASSOCIATES LTD.**  
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PROJECT TITLE  
**8546 - 144th STREET**  
LITTLE SMILES DAYCARE CORP.  
SURREY, B.C.

SHEET TITLE  
**T2 - TREE PROTECTION PLAN**

CLIENT

DATE  
OCTOBER 03, 2024

DRAWN  
MK

SCALE  
AS SHOWN

**T-2**  
SHEET 2 OF 2