

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0180-00

Planning Report Date: July 11, 2022

PROPOSAL:

- **Development Variance Permit**

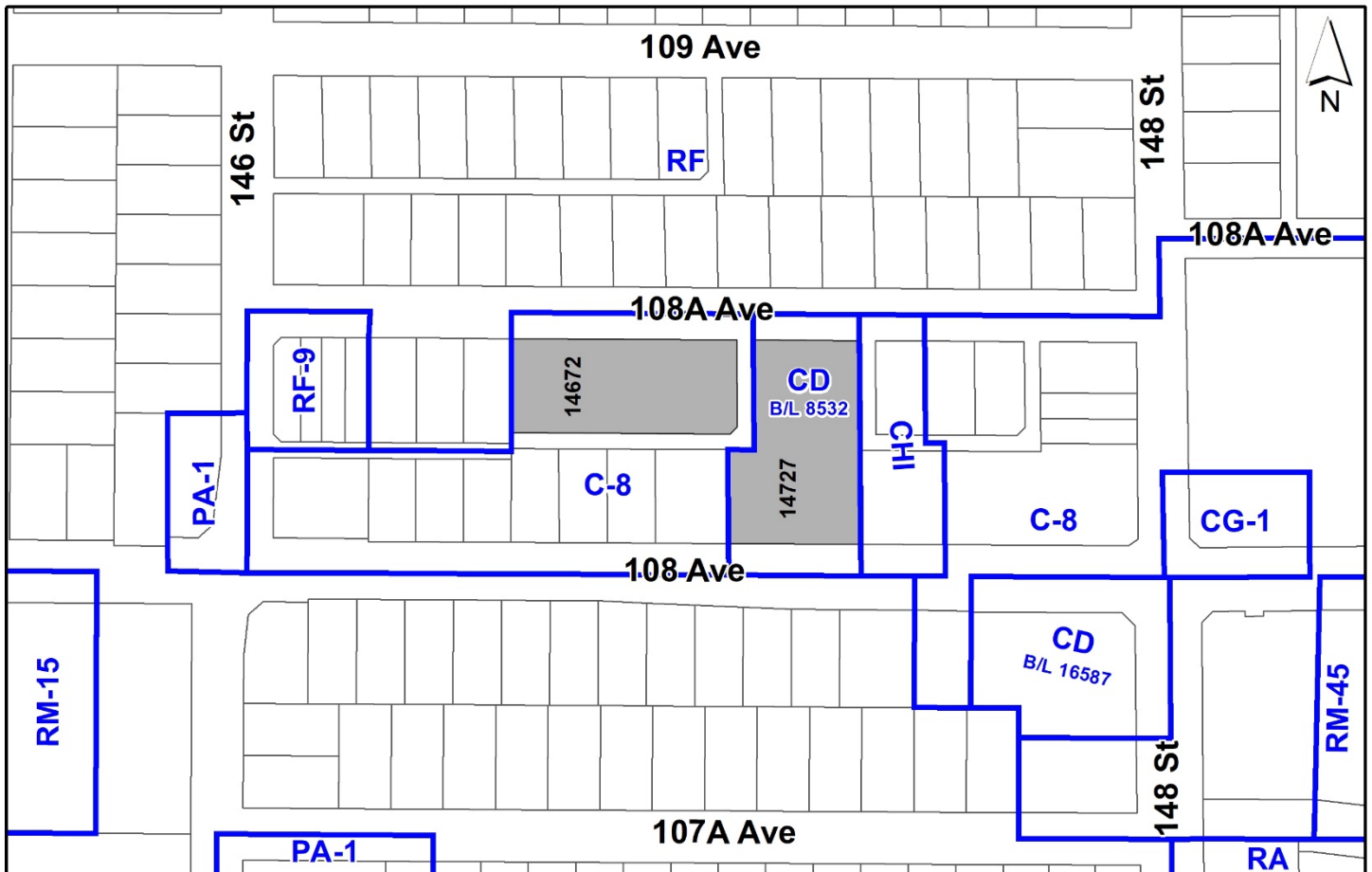
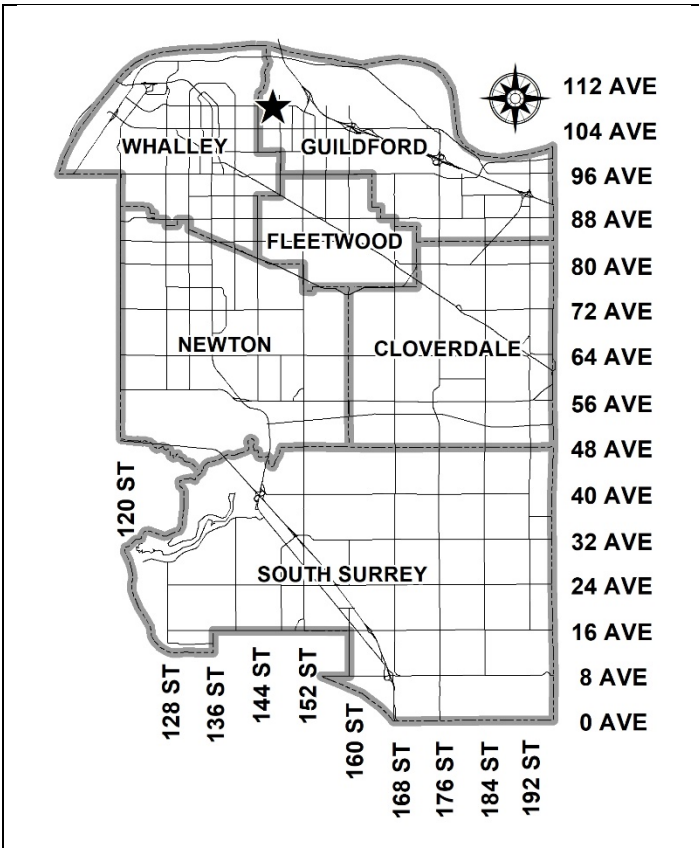
to reduce minimum parking requirements to facilitate the operation of a child care centre, within the existing building at 14672 - 108A Avenue.

LOCATION: 14672 - 108A Avenue

14727 - 108 Avenue

ZONING: C-8 / CD (Bylaw No. 8532)

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the minimum number of parking spaces required under Zoning Bylaw No. 12000 in order to facilitate the operation of a child care centre within the existing building at 14672 – 108A Avenue.

RATIONALE OF RECOMMENDATION

- The proposal complies with the "Commercial" designation in the Official Community Plan (OCP).
- The applicant is proposing to operate a child care centre in an existing commercial building located at 14672 – 108A Avenue, which is zoned “Community Commercial Zone (C-8)”. A child care centre is a permitted use under the C-8 Zone.
- The proposed child care centres complies with the City’s location and siting guidelines for child care centres. The proposed child care centre is located in a commercial area, close to where people live and work.
- The subject site shares parking with the adjacent property at 14727 – 108 Avenue.
- Under the requirements of Zoning Bylaw No. 12000, and utilizing the alternate hours of use provision, a total of 79 parking spaces are required to accommodate existing uses in the multi-tenant commercial building located on 14727 – 108 Avenue in addition to the proposed child care centre at 14672 - 108A Avenue, this will result in a deficit of 5 parking spaces once site modifications are completed to accommodate outdoor play space for the child care centre.
- In support of the proposed variance, the applicant commissioned a transportation consultant to conduct a parking review, which demonstrated that the parking observed is lower than what is required under the Zoning Bylaw.
- Staff from the Transportation Planning Division of the Engineering Department have reviewed the proposal and support the proposed parking reduction.
- Should the proposed Development Variance Permit be supported by Council, the applicant will seek a Tenant Improvement Permit for internal modifications to the existing building to accommodate the child care centre.
- The application helps address the growing need for child care spaces in Surrey.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0180-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the rate at which parking for a child care centre is calculated from 0.7 parking spaces per employee to 0.65, and from 0.15 parking spaces per licensed child for drop-off to 0.1.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (b) registration of an updated Section 219 Restrictive Covenant / access easement and parking agreement to ensure access to the proposed shared parking between 14672 – 108A Avenue and 14727 – 108 Avenue.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site (14672 - 108A Avenue & 14727 - 108 Avenue)	Vacant Commercial Building / Multi-tenant Commercial Building	Commercial	C-8 / CD (Bylaw No. 8532)
North (Across 108A Avenue):	Single Family Residential	Urban	RF
East (Across lane):	Multi-tenant Commercial Buildings	Commercial	CHI
South (Across lane / 108 Avenue):	Multi-tenant Commercial Buildings / Single Family Residential	Commercial / Urban (Guildford Town Centre – 104 Avenue Corridor Stage 1 Plan: Low Rise Apartment)	C-8 / RF
West:	Single Family Residential	Urban	RF

Context & Background

- The development site consists of two properties, 14672 – 108A Avenue and 14727 – 108 Avenue, located north of 108 Avenue in the Guildford neighbourhood.
- 14672 – 108A Avenue is designated “Commercial” in the Official Community Plan (OCP) and is zoned “Community Commercial Zone (C-8)”. There is a vacant one-storey commercial building located on-site where the proposed child care centre is looking to operate. A child care centre is a permitted use under the C-8 Zone.
- 14727 – 108 Avenue is designated “Commercial” in the OCP and is zoned Comprehensive Development (CD) (Bylaw No. 8532). There is an existing multi-tenant commercial building located on-site. Existing uses operating include retail and office space, eating establishments, personal service uses, a warehouse, a community service use, and a beverage container return centre.
- There is a shared parking easement registered on title of 14672 – 108A Avenue granting exclusive and unrestricted use of 53 parking spaces to the owner of 14727 – 108 Avenue and its tenants. There are currently 17 parking spaces located on 14727 – 108 Avenue, and 71 parking spaces located on 14672 – 108A Avenue, for a combined total of 88 parking spaces currently present on the combined development site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to reduce the minimum parking space requirements under Zoning Bylaw No. 12000 in order to accommodate a child care centre in the vacant commercial building at 14672 – 108A Avenue. The child care centre is proposed to occupy the entire one-storey building, with a floor area of approximately 495 square metres.
- The child care centre is proposed to accommodate programming for infants to toddlers and for children 3 to 5 years of age. A maximum of 86 children is proposed, which will require 17 staff members, in accordance with Fraser Health requirements.
- The applicant is proposing to eliminate 14 existing parking spaces at 14672 – 108A Avenue in order to accommodate the required outdoor play space with direct access to the childcare centre at the rear of the site.
- Existing uses operating at 14727 – 108 Avenue require a total of 71 parking spaces, while the proposed child care centre requires 25 parking spaces. Utilizing the ‘alternate hours of use’ provision from Part 5 of the Zoning Bylaw No. 12000, sharing of up to 25% of individually require parking spaces is permitted for uses that have different temporal distributions. Considering the existing commercial uses and proposed child care use, this results in an acceptable reduction of 17 required parking spaces.

- Therefore, under the requirements of Zoning Bylaw No. 12000, a total of 79 parking spaces are required to accommodate existing uses in a multi-tenant commercial building, in addition to the proposed child care centre, after sharing. A total of 74 parking spaces are to be provided on-site (after the proposed site modifications to accommodate the outdoor play area), representing a 6% shortfall in required parking.
- Should the proposed Development Variance Permit be supported by Council, the applicant will seek a Tenant Improvement Permit for internal modifications to the existing building to accommodate the child care centre.

Referrals

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

Fraser Health Authority: The proposal has been reviewed by Fraser Health to ensure that the centre meets the requirements of the Provincial Child Care Licensing Regulation. The proposed child care centre will be subject to Licensing inspection of the space, and subject to any renovations, upgrades, or improvements being completed.

Transportation Considerations

- The development site is accessible from 108 Avenue, 108A Avenue and 146 Street. The parking lot on 14672 – 108A Avenue is accessible from a rear lane with runs along the east and south property lines and outlets onto 108A Avenue and 146 Street.
- There is a shared parking easement registered on title of 14672 – 108A Avenue granting exclusive and unrestricted use of 53 parking spaces to the owner of 14727 – 108 Avenue. As a condition of final approval, the shared parking easement will be updated to reflect the current parking layout and number of spaces present.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the “General Urban” designation under the Regional Growth Strategy (RGS”).

Official Community Plan

Land Use Designation

- The proposal complies with the “Commercial” designation under the Official Community Plan (OCP).

Themes/Policies

- Policy F2.2: Support delivery of adequate, licensed, affordable, and high-quality child care spaces in locations conveniently accessible to families.

(The proposed childcare centre is in a commercial area in close proximity to where people live and work. The development site is located adjacent to a main east-to-west traffic corridor through the City (108 Avenue) and has multiple access points to allow for convenient access to the site.)

Zoning By-law

Parking Variance

- The applicant is requesting the following variance:
 - to reduce the rate at which parking for a child care centre is calculated from 0.7 parking spaces per employee to 0.65, and from 0.15 parking spaces per licensed child for drop-off to 0.1.
- The proposed childcare centre complies with the City's location and siting guidelines for child care centres and will be subject to review and licensing approval by the Fraser Health Authority. The proposed child care centre is in a commercial area, close to where people live and work.
- The proposed outdoor play area is located at the rear of the property and will be directly accessible from the child care space. Children will not leave the premises to access the play area. The existing building and a row of trees along the west property line will buffer the play area from adjacent residential uses.
- The proposed child care centre will operate Monday to Friday from 7:30 am to 5:30 pm. Pick up and drop off of children is anticipated to occur gradually, with drop off occurring between 7:30 am to 9:30 am and pick-up between 4:00pm and 5:30 pm.
- The applicant has submitted a parking study for the development site to support the requested variance, prepared by Creative Transportation Solutions Ltd. The study includes a parking accumulation survey on the current parking availability and demand, the parking requirements for the proposed child care centre, and advice on an appropriate number of off-street parking spaces to meet existing and future demand. The overall surveyed maximum parking demand for existing uses at the development site was 52 parking spaces. The study found that there would be sufficient parking available to accommodate existing uses and the proposed child care centre, taking into account the spaces that would be lost as a result of conversion to outdoor play space.
- On the north side of 14727 – 108 Avenue there are an additional 6 parking spaces located on-site, but do not meet Zoning Bylaw parking space specifications, and therefore have not been included in the parking numbers discussed above.

- 14672 – 108A Avenue has a significant 80 metre long frontage along 108A Avenue that can support loading activity. This results in 10 to 11 spaces that would form a likely location for parents to pick up and drop off their children and will lessen the demand even further for parking within on-site spaces.
- Staff from Transportation Planning have reviewed the proposal and support the proposed parking reduction.
- Staff support the requested variances to proceed for consideration.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associated Ltd. 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Norway Maple	9	0	9
Sweetgum	7	0	7
Coniferous Trees			
Douglas Fir	3	1	2
Black Pine	3	0	3
Total (excluding Alder and Cottonwood Trees)	22	1	21
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		21	
Contribution to the Green City Program		NA	

- The Arborist Assessment states that there are a total of 22 mature trees on the site, with no Alder and Cottonwood trees. It was determined that 21 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.
- No replacement trees are required for one (1) Douglas Fir tree reported as dead in the Arborist Assessment.
- In summary, a total of 21 trees are proposed to be retained on the site with no contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Summary of Tree Survey and Tree Preservation
- Appendix III. Development Variance Permit No. 7922-0180-00

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

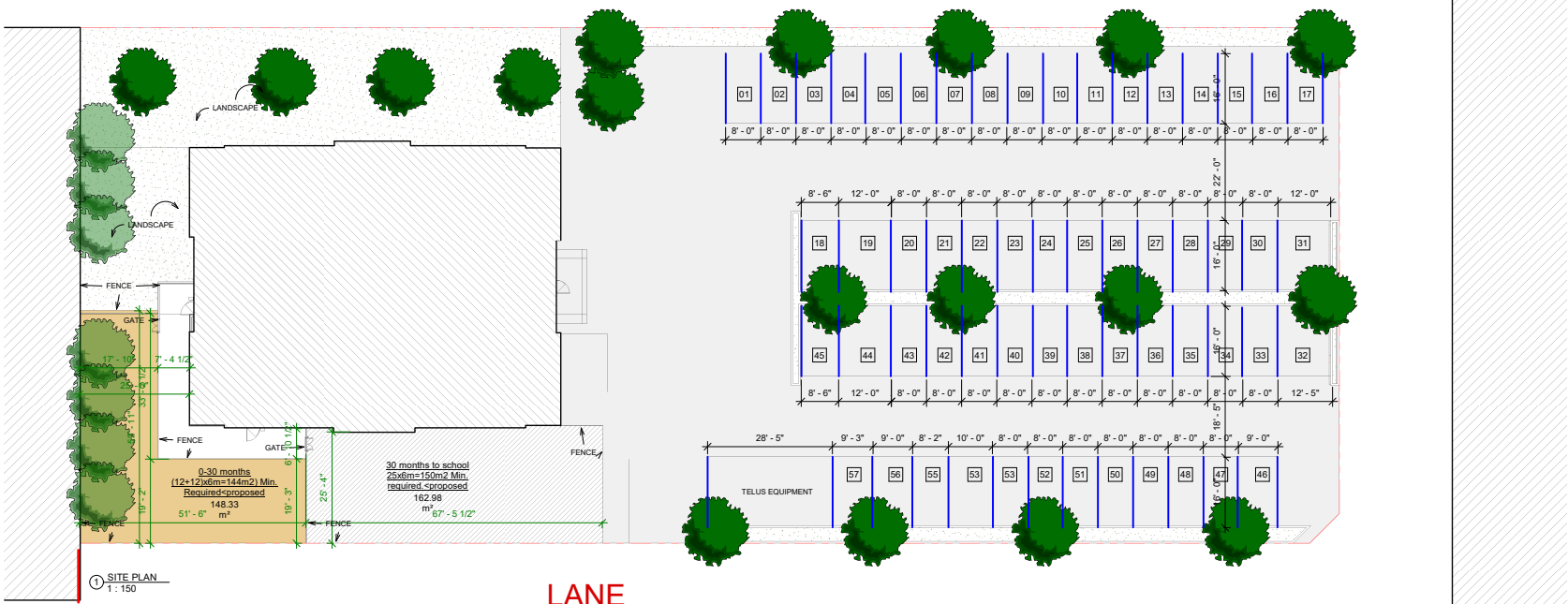
SR/cm

ALL DIMENSIONS TO BE VERIFIED ON SITE.

108 A

	NO OF CHILDREN	NO OF CLASSES	CAPACITY
INFANT AND TODDLER	12	3	36
30 MONTH TO SCHOOL	25	2	50
			86
			TOTAL

No.	.	Date
1	fraser health review	JAN 2022



EMPYREAL ARCHITECTURE

POOYAN SEANTAJAOD
ARCHITECT AIBC
(604) 363-8800 Empyreal Architecture@gmail.com
#110 - EAST 8TH STREET
NORTH VANCOUVER, BC V1J0E9

This drawing, its parts, and all parts thereof are, and shall remain, the property of EMPYREAL ARCHITECTURE and may not be reproduced or used for any purpose without written consent.

PROJECT :
CYRUS CHILDCARE

PROJECT ADDRESS:
14672 108a Ave Surrey, BC
V3R 1W7

DATE: MAY 2022

DRAWN BY: P.T

SCALE: 1:150

DRAWING TITLE:
SITE PLAN

DRAWING NO: **A-1.1**

9.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 14672 108A Ave, Surrey, B.C., V3R 1W7

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	22
Protected Trees to be Removed	1
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	21
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 0 to 1 Replacement Ratio 1 X zero (0) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



July 5, 2022

(Signature of Arborist)

Date

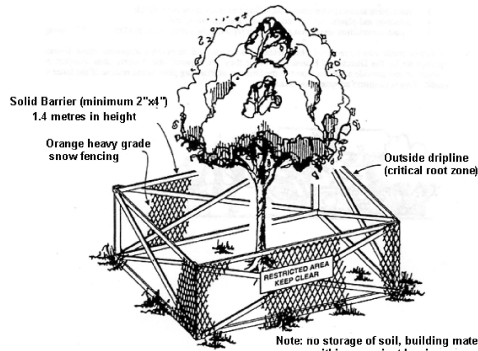


TREE MANAGEMENT PLAN

SYMBOL	DESCRIPTION
	EXISTING TREE TO BE REMOVED (Refer to Arborist Report)
	EXISTING TREE TO BE RETAINED (Refer to Arborist Report)
	TREE PROTECTION BARRIER FENCE (Refer to Tree Protection Notes for Requirements)

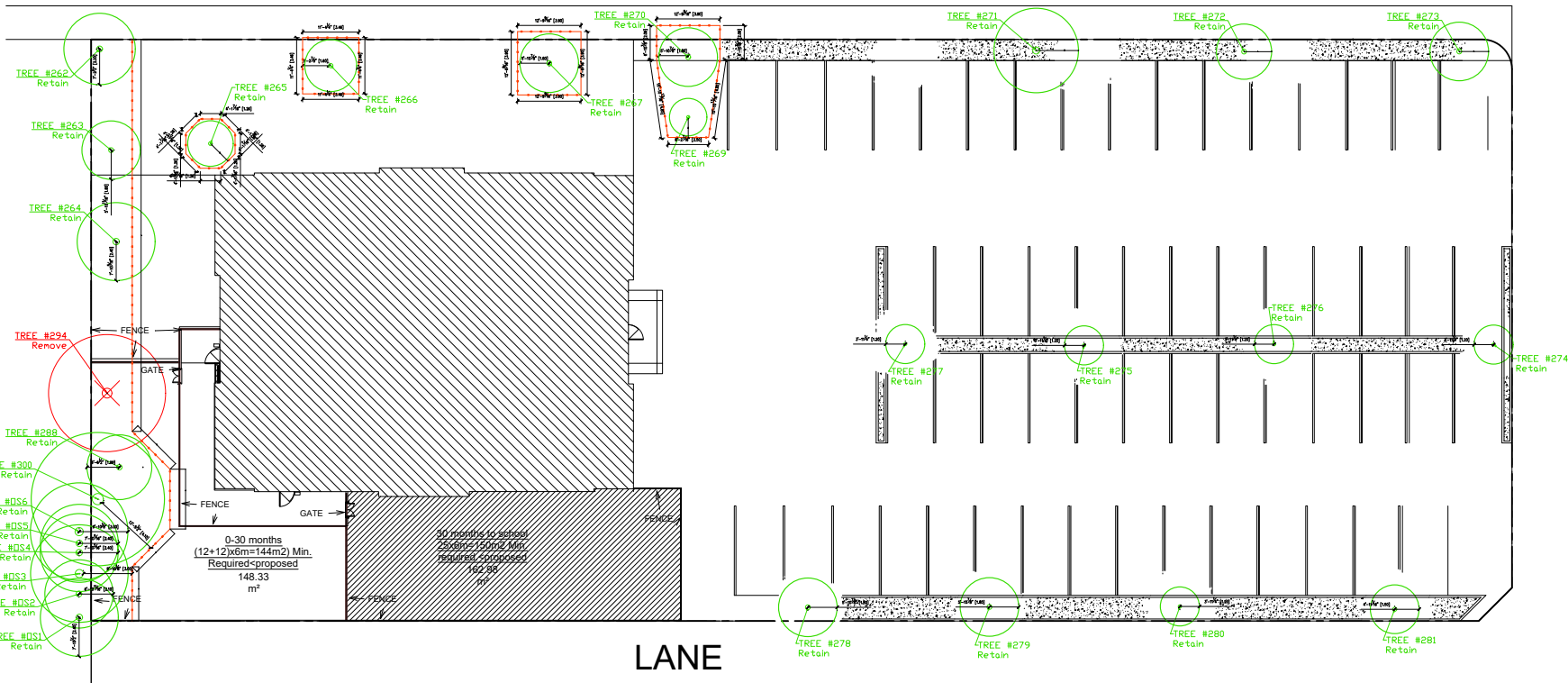
TREE MANAGEMENT AND DEMOLIT NOTES:

- TREE PROTECTION FENCING MUST BE BUILT TO THE CITY OF VANCOUVER STANDARDS.
- ANY CONSTRUCTION ACTIVITIES OR GRADE CHANGES WITHIN THE ROOT PROTECTION ZONE MUST BE APPROVED BY THE PROJECT ARBORIST/DIAMOND HEAD CONSULTING 604-773-4886
- LOCATION OF TREE PROTECTION FENCING TO BE VERIFIED WITH PROJECT ARBORIST/ LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. INSTALL TREE PROTECTION FENCING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, STRIPPING OR GRADING.
- REMOVE ALL STUMPS OF TREES TO BE DEMOLISHED. CHERRY TREE STUMP TO BE GRADDED TO 1" BELOW FINISHED GRADE.
- PROTECTION FENCING IS NOT TO BE LIFTED OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS. NO STORAGE OF CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER.
- HAND EXCAVATE ONLY WITHIN DRILINE OF TREES TO BE RETAINED. SEVER ROOTS CLEANLY. CONTACT PROJECT ARBORIST FOR APPROVAL PRIOR TO SEVERING STRUCTURAL ROOTS IN EXCESS OF 50MM DIA.
- ANY PRUNING OF BRANCHES OR ROOTS MUST BE DONE BY AN ISA CERTIFIED ARBORIST
- ERECT SEDIMENT CONTROL AROUND EXISTING CATCH BASINS AND EROSION CONTROL MEASURES WHERE APPLICABLE TO COV STANDARDS.
- CONTRACTOR TO MAKE GOOD ANY DAMAGES DONE DURING THE CONSTRUCTION PERIOD TO EXISTING FEATURES TO BE RETAINED.
- CONTRACTOR TO REMOVE ANY AND ALL DEBRIS ASSOCIATED WITH CONSTRUCTION.
- ALL PAVING TO BE REMOVED INCLUDES THE REMOVAL OF ASSOCIATED BASE MATERIALS, BUILDUP AND EDGING.
- LANEWAY IS TO REMAIN OPEN AND PARADE ENTRANCES TO REMAIN CLEAR AND ACCESSIBLE.
- SIDEWALK ON SMITHE & RICHARDS IS TO REMAIN OPEN AND ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE PHOTO DOCUMENTATION OF EXISTING SIDEWALKS PRIOR TO CONSTRUCTION.



TREE PROTECTION FENCING DETAIL

108 A



NO	DATE	DESCRIPTION
1	JUNE 9, 2022	REVISED AS PER COMMENTS
2	JUNE 1, 2022	ISSUED FOR REVIEW

REVISIONS:
 PROJECT:
CYRUS CHILDCARE
 1402 106A AVENUE SURREY, BC
 SCALE: 1/16"
 DRAWN: ES
 REVIEWED:
 DRAWING:
 TREE MANAGEMENT PLAN

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0180-00

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: 023-491-540

Lot 1 Section 18 Block 5 North Range 1 West New Westminster District Plan LMP29320

14672 - 108A Avenue

Parcel Identifier: 002-113-082

Lot 50 Section 18 Block 5 North Range 1 West New Westminster District Plan 25102

14727 - 108 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Table D.1 of Part 5 Off-Street Parking and Loading/Unloading, the parking rate for a child care centre is reduced from 0.7 parking spaces per employee to 0.65, and from 0.15 parking spaces per licensed child for drop-off to 0.1.
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

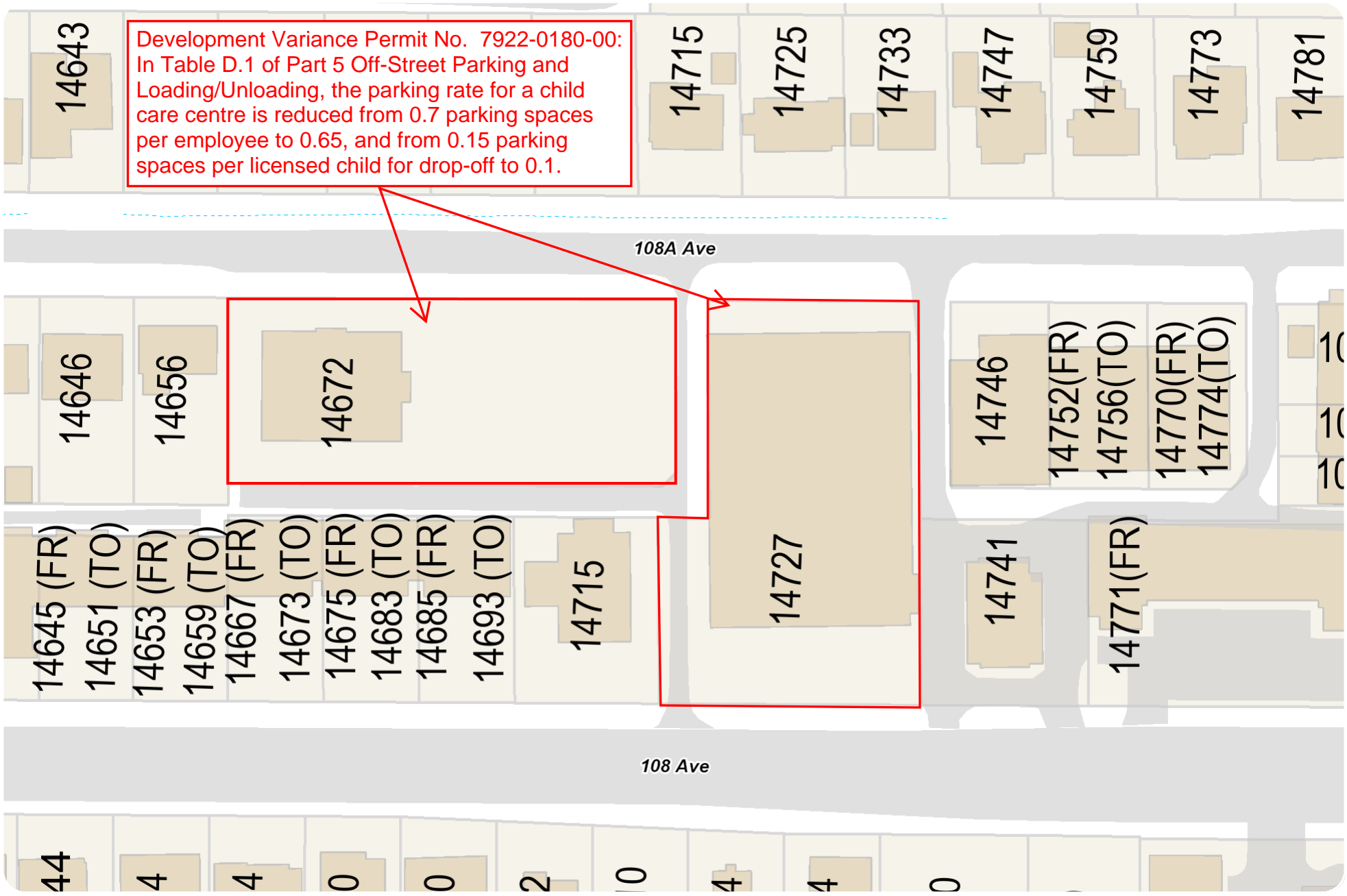
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is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

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

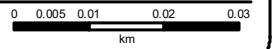
Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

Development Variance Permit No. 7922-0180-00:
In Table D.1 of Part 5 Off-Street Parking and
Loading/Unloading, the parking rate for a child
care centre is reduced from 0.7 parking spaces
per employee to 0.65, and from 0.15 parking
spaces per licensed child for drop-off to 0.1.



Scale: 1:1,005



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