

PROPOSAL:

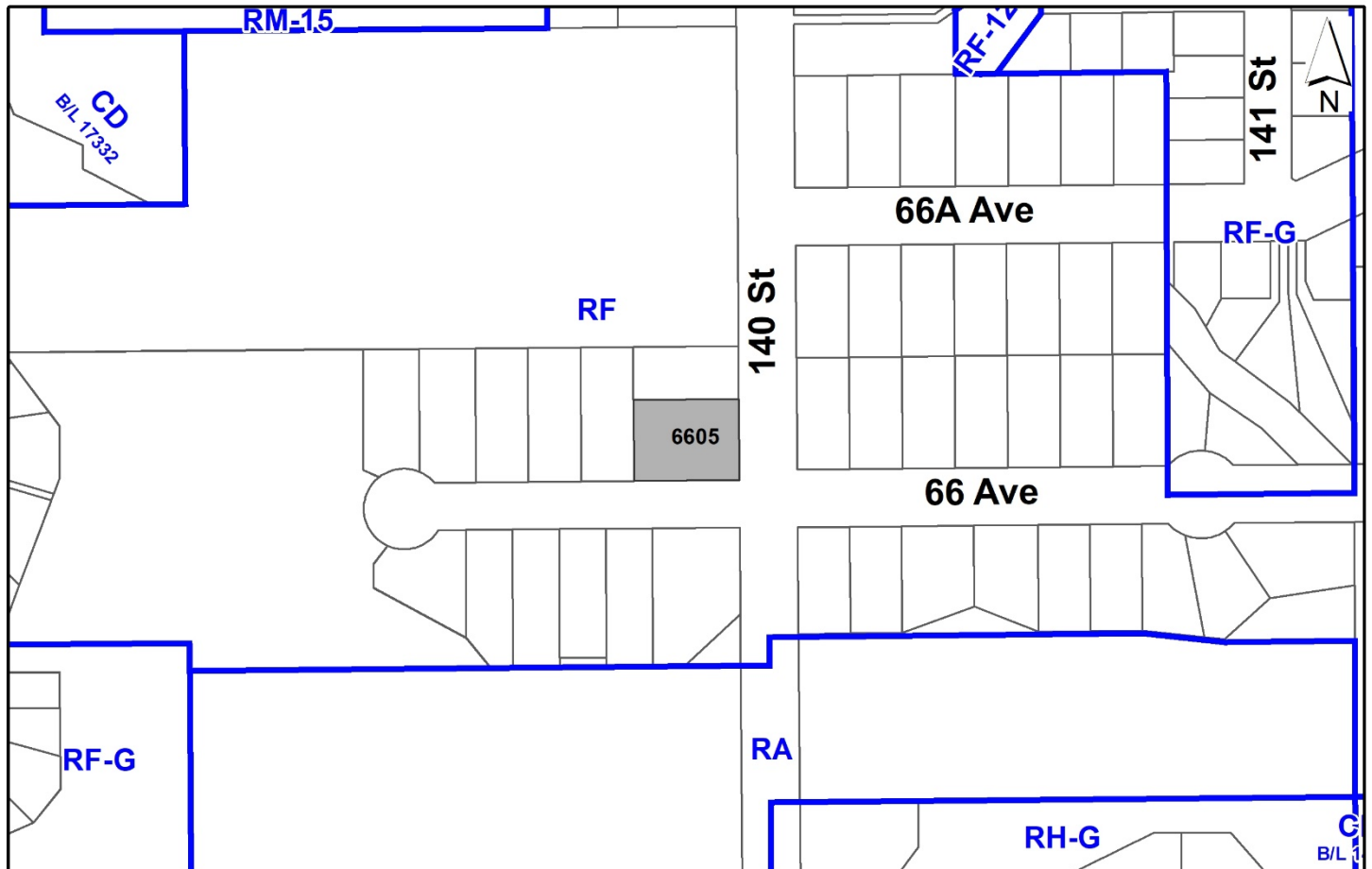
- **Rezoning** from RF to CD (based on CCR)

To permit a child care centre, limited to 21 children, with a caretaker unit.

LOCATION: 6605 - 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 adheres to the Surrey Child Care Guidelines as it pertains to location, outdoor space, and parking.
- The applicant has demonstrated community support for the proposal.

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;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Residential, Child Care Centre (limited to 8 children)	Urban	RF
North:	Single Family Residential, Hyland Elementary School	Urban	RF
East (Across 140 Street):	Single Family Residential	Urban	RF
South (Across 66 Avenue):	Single Family Residential	Urban	RF
West:	Single Family Residential	Urban	RF

Context & Background

- The subject property is located at the northwest corner of 140 Street and 66 Avenue within a residential neighbourhood. The site is approximately 1,030 square metres and currently contains a one-storey single family residence, which accommodates 5 Stars Daycare, a licenced child care facility for up to eight (8) children.
- The property is designated "Urban" in the Official Community Plan (OCP) and is currently regulated by the "Single Family Residential Zone (RF)". A child care centre is currently permitted in accordance with Part 4 of the Zoning Bylaw, General Provisions, which specifies

that a facility that is provincially licenced to accommodate up to 8 children, is permitted as an accessory use to a residential use, in any Residential Zone.

- Although the site is not located within a Secondary Plan, it is within close proximity to the South Newton and Newton KGB Neighbourhood Plans. The surrounding neighbourhood is generally comprised of single family residential, with Hyland Elementary School located 20 metres to the north and Hyland Creek Park approximately 65 metres to the south.
- The subject application proposes to convert the existing residence to a child care centre for 21 children, with a caretaker unit, which includes a new outdoor play area, parking and landscaping.

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 permit the conversion of a single family dwelling into a child care centre, limited to 21 children, with a caretaker unit.
- The applicant proposes site alterations including additional parking and an outdoor play space with canopy for shade. There are no alterations proposed to the exterior of the existing building.

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 Hyland Creek Park and is 65 metres away. The park also includes natural areas.
Fraser Health Authority:	Fraser Health has no concerns with the proposed Rezoning.
Surrey Fire Department:	Fire has no concerns, given the proposed site alterations do not impact Fire Department access.

Transportation Considerations

- The applicant is required to provide a 3.0 metre x 3.0 metre corner cut at 140 Street and 66 Avenue. Access to the subject property will continue to be provided from 140 Street.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

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 relative to the residential use and the surrounding neighbourhood. As such, the proposal complies with the “Urban” land use designation.

CD By-law

- The applicant is proposing a "Comprehensive Development (CD) Zone" to accommodate a proposed Child Care Centre for up to 21 children and caretaker unit on the subject site. The CD By-law contains the same provisions of the "Child Care (CCR) Zone", with the following revisions:
 - Permitted Uses
 - Allow *child care centre* as a principal use rather than an accessory use and reduce the maximum number of children from 25 to 21;
 - Specify that a *single family dwelling* is not permitted in conjunction with a *caretaker unit*;
 - Add *caretaker unit* as an accessory use, and specify that it is not permitted in conjunction with a *single family dwelling*.
 - Special Regulations
 - Add a Special Regulation to specify a *single family dwelling* may contain one *secondary suite*, so long as there is no *child care centre* on the lot;
 - Include maximum area provisions for a *secondary suite*, being 90 square metres and 40% of the habitable floor area of the building.
 - Off-Street Parking and Loading/Unloading
 - Add requirement for 2 off-street parking spaces in association with a *caretaker unit*.
- The proposed CD zone reflects that the scale of the proposed dwelling unit is ancillary to the child care centre by introducing *caretaker unit* as a permitted accessory use. *Single family dwelling* is identified as a principal use in order to permit an increase in scale of the dwelling unit, either through a future addition to the existing building or by converting the child care centre back to a single family dwelling.

- The caretaker unit will be occupied by the operator of the child care centre, in accordance with the Zoning Bylaw.
- Currently, the side yard and street side yard setbacks of the existing one storey residence does not comply with the RF zone. In accordance with Part 14, Division 14 of the Local Government Act, the existing structure may be maintained, extended or altered, so long as no further contravention of the Zoning Bylaw were to occur. As such, any new construction must comply with the provisions of the Zoning Bylaw.
- A total of 8 parking spaces are proposed on-site, including 2 for the caretaker unit and 6 for the child care centre, consistent with the Zoning Bylaw.

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 other community facilities, such as Hyland Elementary School and Hyland Creek Park and is located on a corner site; and
 - The property is not close to major traffic routes or high-impact industrial uses.
 - Adjacent Uses & Safety Considerations
 - The proposal will not result in significant changes to privacy, lighting or visual impacts; and
 - Landscaping, including hedges and fencing will contribute to screening the use from neighbouring properties.
 - Arterial Roads – not applicable
 - Access & Parking
 - The facility will include covered and secure stroller parking, an additional side access for pedestrians, a seated waiting area, and space for bicycle and cargo bicycle parking; and
 - A generous 7.75 metre maneuvering aisle will allow for ease of movement and accommodate service, delivery and emergency vehicles.
 - Trees & Landscaping
 - On-site trees, all of which are proposed for retention and protection, provide a buffer around the perimeter of the site.
 - Purpose-Built Child Care Facilities – not applicable
 - Fencing & Screening
 - Landscaping will provide visual screening of outdoor play areas, with hedges 2-2.7 metres in height; and
 - Existing fences are non-climbable, secure and 1.8 metres in height.

- Relationship to Grade
 - The site is relatively flat and the one-storey building is at grade, with no steps or ramps required.
- Natural Light & Views
 - The facility is located at grade 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, provides weather protection and soft surfaces (grass, sand, wood chips), is one large space to allow for efficient supervision, and is located in the rear yard, away from busy streets.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 25, 2023, and the Development Proposal Signs were installed on December 12, 2023. To date, staff have not received any responses from area residents.
- The subject development application was reviewed by the Newton Community Association. The Newton Community Association has not provided any comments to date.
- The applicant submitted a neighbourhood survey in October, 2022, indicating support for the proposal from a number of surrounding residents.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the 50 metre buffer area of the Sensitive Ecosystems Development Permit Area for Green Infrastructure Areas in the OCP. The proposal complies with the exemption criteria and is therefore not subject to the issuance of a Sensitive Ecosystems Development Permit.

Form and Character Development Permit Requirement

- Given that the proposed development is not comprised of single family dwelling as the principal use, the Form and Character Development Permit requirements in the OCP are applicable. However, the proposal complies with the exemption criteria and is therefore not subject to the issuance of a Form and Character Development Permit.
- Although a Development Permit is not required, staff have worked with the applicant to ensure sufficient screening, amenities such as a waiting area and bike parking and have confirmed that there are no alterations proposed to the exterior of the existing building.

TREES

- Francis Kilmo, ISA Certified Arborist of Kilmo & Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees			
Apple	1		1
Cherry	1		1
Caucasian Lime	1		1
Coniferous Trees			
Douglas Fir	1		1
Emerald Cedar	4		4
Total (excluding Alder and Cottonwood Trees)	8		8
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		N/A	
Total Retained and Replacement Trees Proposed		8	
Estimated Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there are a total of four (4) mature trees on the site, and another four (4) clusters of Emerald Cedar. The applicant proposes to retain all eight (8) 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 proposed lot grading.
- In summary, all four (4) trees are proposed to be retained on the site. As such, a contribution to the Green City Program is not required.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, and Building Elevation
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey and Tree Plans

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

SA/ar

Five star Daycare SURREY, B.C.

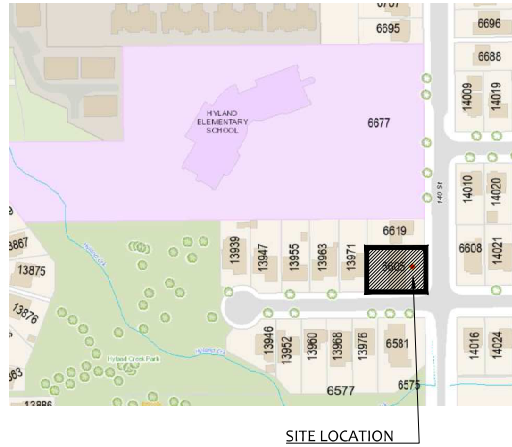
6605 140 Street Surrey Bc

Appendix I

Rezoning Application
RE- ISSUE DATE: OCTOBER 5,2023



Location Map:



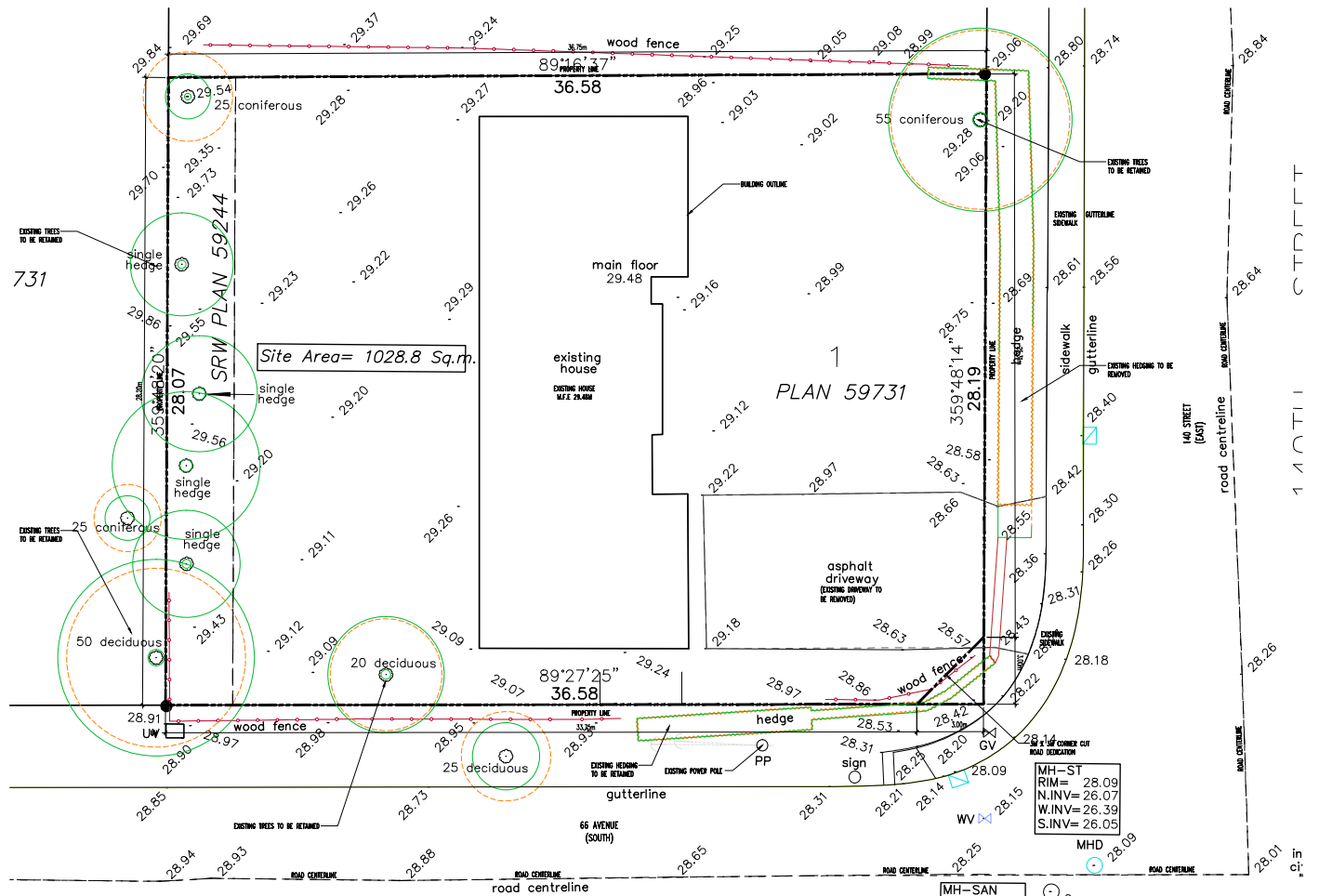
ARCHITECTURAL DRAWING LIST:

DRAWING No.	DRAWING TITLE	ISSUED TO
A-01	ROAD CONNECTIVITY MAP	CITY OF SURREY
A-02	SITE CONTEXT MAP	CITY OF SURREY
A-03	BASE PLAN	CITY OF SURREY
A-100	SITE PLAN	CITY OF SURREY
A-100.1	NEIGHBOURHOOD CANVAS	CITY OF SURREY
A-101	FLOOR PLAN	CITY OF SURREY
LANDSCAPE DRAWINGS		
L1-01	NOTES AND KEYS	
L2-01	HARD LANDSCAPE	
L4-01	SOFT LANDSCAPE	
L5-01	DETAILS	
SURVEY DRAWING		
	TOPOGRAPHIC SURVEY	

Directory:

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ARCHITECT	JM ARCHITECTURE INC. P#07 15055 54A AVENUE Surrey, B.C. V3S 5K7 T: 604-293-2003 E: info@jmachitecture.ca CONTACT: MR. JOE MINTEN architect@jmc aa0 mvaic	LANDSCAPE CONSULTANT	DONALD V.S.DUNCAN 609 220 ELEVENTH STREET NEW WESTMINSTER BC V3M6N9 T:778-799-4323 E: dvsduncan@gmail.com CONTACT: Donald V.S Duncan BA BIA BCSA CCLA
		SURVEY	ELEVATE LAND SURVEYING 18249 88 Avenue Surrey BC V3V 5G6 T:604-885-0371 E: finny@elevatelandsurveying.com CONTACT: Finny

FIVE STAR DAYCARE



BASE PLAN
SCALE: 1/8" = 1'-0"

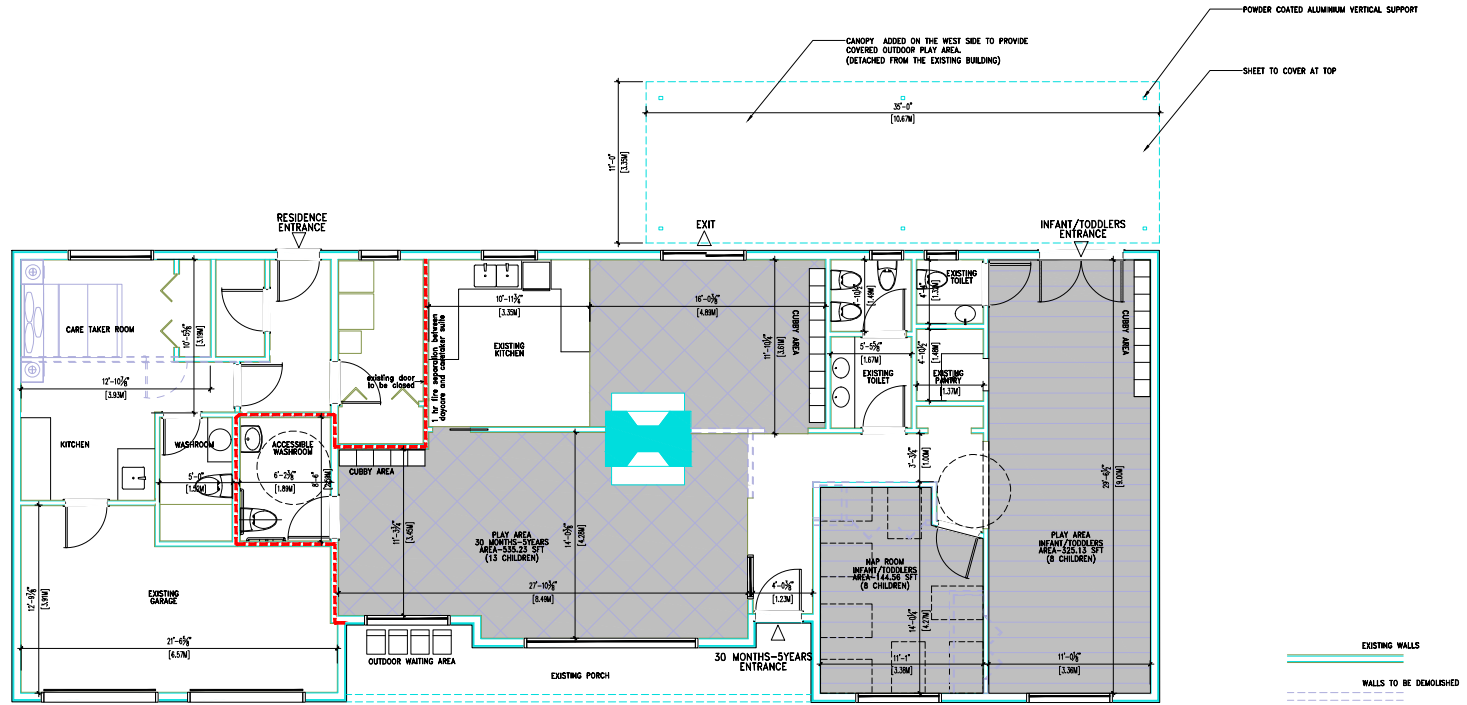
REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY
1A	2022-10-10	IC - SUBMITTED TO CITY FOR RESUBMIT APPLICATION	SM				
1B	2022-09-10	REMOVED TO CITY FOR STAFF APPROVAL	SM				

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Architect's Seal & Signature
Project Name: **FIVE STAR DAYCARE**
5500 140 STREET
SURREY, BC
Client: **ALI SAFARI**
Project No.: **BASE PLAN**
START DATE: **JANUARY 2022**
PROJECT NO.: **2022-01**
Scale: **SD** **CH** **SM**
Project No.: **2.0** **2022-01** **A-03**

DO NOT SCALE DRAWING SCALE AS SHOWN



- NOTES:
1. INDOOR SPACE FOR KID: 3.7 SQM OF FLOOR AREA PER KID, EXCLUDING HALLWAYS, BUILT IN STORAGE, BATHROOMS AND FIXED APPLIANCES.
 2. OUTDOOR PLAY AREA: 6 SQM OF OUTDOOR PLAY AREA.

FLOOR PLAN
SCALE: 1/4" = 1'-0"



NOTES: THERE ARE NO CHANGES TO BUILDING'S EXTERIOR. ONLY ON THE WEST SIDE CANOPY IS ADDED TO PROVIDE COVERED OUTDOOR PLAY AREA.

SCALE: 1/4" = 1'-0"
WEST ELEVATION

REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY
0.0	2022-10-10	ISSUED TO CITY FOR RESUBMITTAL	SM	0.0	2022-10-10	ISSUED TO CITY FOR RESUBMITTAL	SM
0.1	2022-09-20	ISSUED TO CITY FOR RESUBMITTAL	SM	0.1	2022-09-20	ISSUED TO CITY FOR RESUBMITTAL	SM
0.2	2022-07-15	ISSUED TO CITY FOR RESUBMITTAL	SM	0.2	2022-07-15	ISSUED TO CITY FOR RESUBMITTAL	SM
0.3	2022-04-15	ISSUED TO CITY FOR RESUBMITTAL	SM	0.3	2022-04-15	ISSUED TO CITY FOR RESUBMITTAL	SM
0.4	2022-04-10	ISSUED TO CITY FOR RESUBMITTAL	SM	0.4	2022-04-10	ISSUED TO CITY FOR RESUBMITTAL	SM
0.5	2022-04-10	ISSUED TO CITY FOR RESUBMITTAL	SM	0.5	2022-04-10	ISSUED TO CITY FOR RESUBMITTAL	SM

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Architects Seal & Signature

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Project Name: **FIVE STAR DAYCARE**
6505 140 STREET
SURREY, BC

Client: **ALI SAFARI**

START DATE: **JANUARY 2022**
PROJECT NO.: **2022-01**

FLOOR PLAN & ELEVATION

DR. SD. CHL. SM. AS SHOWN

Scale: **6.0** Project No.: **2022-01** A-101

DO NOT SCALE DRAWING

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

FROM: **Acting Development Support Manager, Engineering Department**

DATE: **August 28, 2023** PROJECT FILE: **7822-0311-00**

RE: **Engineering Requirements
Location: 6605 140 St**

REZONE

Property and Right-of-Way Requirements

- Dedicate 3.0 m x 3.0 m corner cut at 66 Ave and 140 St.
- Register 0.5 m wide statutory right-of-way along 140 St.

Works and Services

- Submit geotechnical and lighting analyses to confirm adequacy of the existing road structure and lighting on 66 Ave and 140 St. Construct upgrades to City standards if required.
- Submit video inspection report to confirm adequacy of the existing storm and sanitary service connections.
- Submit meter and service connection sizing calculations to confirm adequacy of the existing water service connection.

BUILDING PERMIT

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

- Construct 7.3 m wide uniform drop driveway letdown.
- Construct new storm, sanitary and metered water service connections and abandon existing, if required.
- Construct backflow preventer at property line, downstream of the water meter.
- Proposed parking lot to be graded to direct runoff towards on-lot landscaped/turfed areas.

A Servicing Agreement may be required subject to staff review.



Daniel Sohn, P.Eng.
Acting Development Support Manager

DJS

10.0 TREE REPLACEMENT PLAN

Outlined in the "Surrey Tree Protection Bylaw, 2006 No. 16100", the requirement for replacement Trees will be required based upon the Trees being cut or removed. Two (2) trees are to be planted for each permit-sized tree removed (2:1 ratio), except when the tree removed is a black cottonwood (*Populus trichocarpa*) or red alder (*Alnus rubra*), whereupon the replacement ratio is 1:1.

On-Site Trees	Number of Trees
Protected Trees Identified	6
Protected Trees to be Removed	0
Protected Trees to be Retained	6
Off-site & City Trees	
Protected Trees Identified	2
Protected Trees to be Removed	0
Protected Trees to be Retained	2
Total Replacement Trees Required:	
Red alder & Cottonwood Trees Requiring to be Replaced	
X one (1) =	
<hr/>	
Dead Trees Requiring to be Replaced	
X one (1) =	
<hr/>	
All other Trees Requiring 2 to 1 Replacement Ratio	
X two (2) =	
Total Replacement Trees required	0
Replacement Trees Proposed	0
Replacement Trees for Cash in leu	0

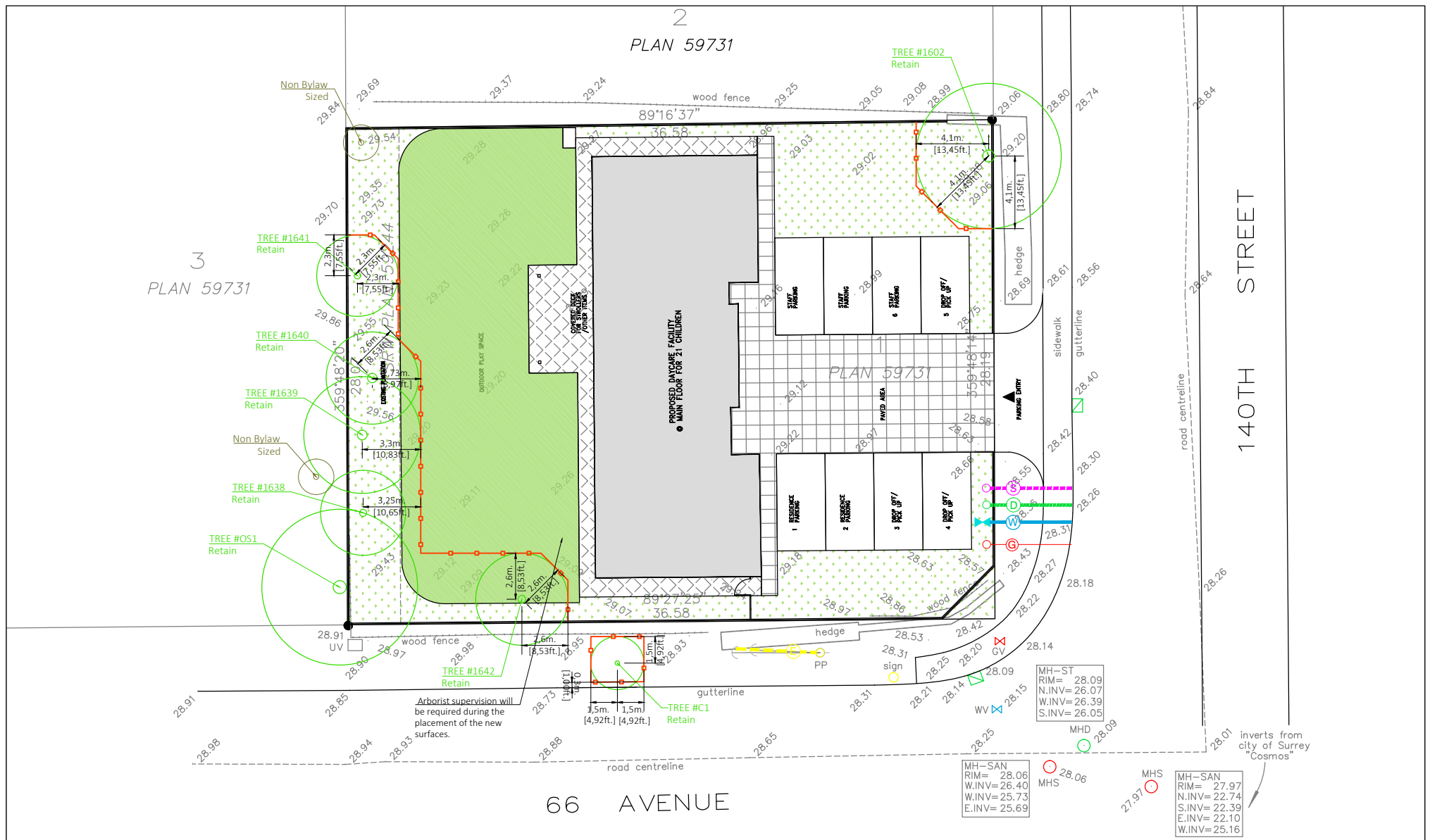
Tree Replacement Species		
Planting(s) should be scheduled for the late winter/ early spring or early fall		
Quantity	Name	Species

Please see map for location Note: Planting cannot be within 3 meters of another significant tree

General Tree Planting Methodology

Replacement trees must meet plant condition and structure requirements as stated in "BC Landscape Standard" of the BCSLA/BCLNA and "Canadian Standards for Nursery Stock" of the CNTA. Also, the Replacement trees must be planted and maintained according to the requirements as stated in the "BC Landscape Standard" of the BCSLA.

The proposed replacement Trees are to be a minimum size of 6cm caliper if deciduous, which is measured at 15 cm above the ground, or 3 m tall if coniferous at the time of planting (*trunk width measured at 15 centimetres above the ground*) At least 1.0 metre away from any site boundary line, at least 3.0 metres away from any principle building or any accessory building or any other structure on or adjacent to the site that may adversely affect the tree and; at least 2.5 metres away from any other tree on or adjacent to the site including driveway or any other hardscape or underground service/utility lines.



TREE MANAGEMENT PLAN

Project Number	
Date	Sheet #
Scale	1:150
Drawn	
Checked	

Francis R. Klimo
 ISA Certified Arborist #PN-8149A
 ISA Certified Tree Risk Assessor (TRAQ)
 BC Wildlife Danger Tree Assessor #7193

Revisions

No.	Date	Description

Consultants

6605 140 St, Surrey

Klimo & Associates