

Proposal: Rezone from RF to CCR in order to permit a childcare centre, within a single family dwelling for a maximum of 25 children.

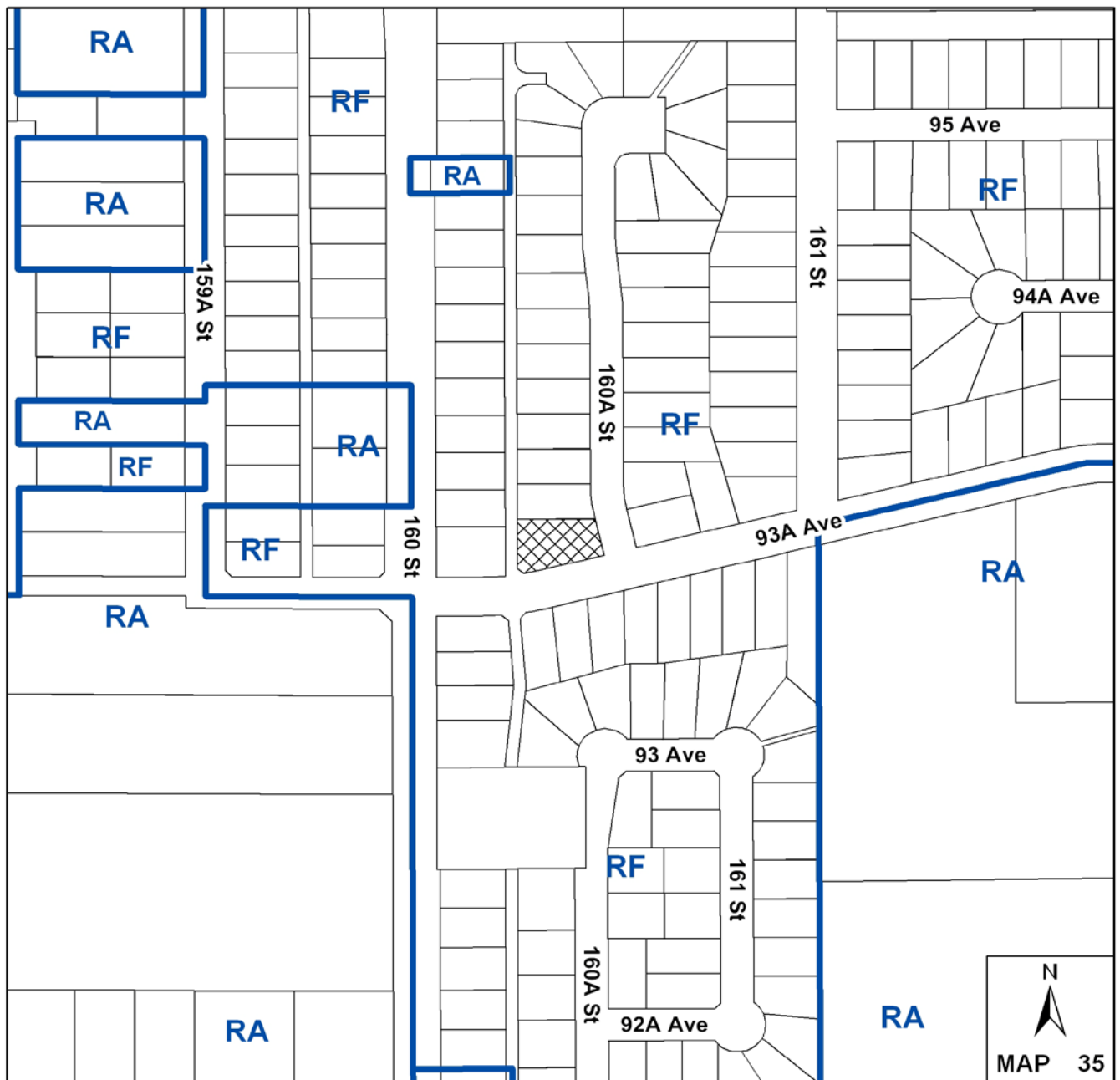
Recommendation: Approval to Proceed

Location: 9367 - 160A Street

Zoning: RF

OCP Designation: Urban

Owner: Charu Chopra



PROJECT TIMELINE

Completed Application Submission Date: January 18, 2006
Planning Report Date: April 10, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RF to CCR

in order to permit the development of a childcare centre, within a single family dwelling for a maximum of 25 children.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Child Care Zone (CCR)" (By-law No. 12000) 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, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) submission of building permit drawings that satisfactorily address Building Code requirements.

REFERRALS

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix).

SITE CHARACTERISTICS

- **Existing Land Use** Single family residential dwelling.
- **East:** Across 160A Avenue, existing single family residential lots, zoned RF, designated Urban.
- **South:** Across 93A Avenue, existing single family residential lots, zoned RF, designated Urban.
- **West:** Single family residential lots, zoned RF, designated Urban.
- **North:** Single family residential lots, zoned RF, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the west side of 160A Street north of 93A Avenue in Fleetwood and is designated Urban in the Official Community Plan (OCP).
- The site is currently zoned "Single Family Residential Zone (RF)". The applicant proposes to rezone the property to "Child Care Zone (CCR)" to permit a childcare centre for a maximum of 25 children within a single family dwelling.
- There is an existing single family residence on the site, which will be retained.
- The applicant has operated a licensed daycare for a maximum of eight (8) children from her residence since September 2003. The daycare currently operates from 9:00 a.m. to 3:00 p.m.
- The "Child Care Zone (CCR)" is intended to permit the development of child care centres accommodating a maximum of 25 children, into a residential community, licensed and regulated under the Community Care Facility Act.
- The applicant is proposing to operate two pre-school sessions. The operating hours of the morning session will be 9:00 a.m. to 11:15 a.m. and the afternoon session will be 11:45 a.m. until 2:00 p.m. Fraser Health permits a maximum of 20 preschool children per session. The children will be dropped off and picked up at the beginning and end of each session.
- There will be three staff members employed by the centre, including the owner and operator of the proposed child care facility.
- In 1990, the City completed a report entitled "Guidelines for the Location and Siting of Child Care Centres". The following demonstrates how the proposed application adheres to the list of requirements outlined in the Report:

- *Locate centres close to child-oriented facilities.*

The subject site is located one block away from Serpentine Heights Park, Hemlock Park and Serpentine Heights Elementary School. There is also a walkway connection from the 160A Street cul-de-sac to the Green Timbers Greenway (Appendix V). Locating child care facilities close to an elementary school provides caregivers an opportunity to walk with children to outdoor recreation facilities.

- *Avoid undue concentration of centres.*

The Guidelines recommend that child care facilities should be located in areas that are currently under-served by child care, to avoid undue concentration of facilities. There are currently no licensed pre-school facilities within one kilometre of the proposed pre-school facility.

- *Provide adequate on-site parking for employees and parents.*

The parking requirements for child care facilities in residential areas are outlined in Surrey Zoning By-law No. 12000. Child care facilities are required to provide one parking space for every employee as required in the Community Care Facility Act and an equal number of parking spaces for pick-up and drop-off, with a minimum of 2 parking spaces. In addition, single family dwellings require two parking spaces.

Based on these requirements, the proposed child care facility and existing residence require six (6) parking spaces. The residential, employee and pick-up and drop-off parking requirements for the child care facility and single family residence can all be accommodated on-site. These requirements are satisfied by the two parking spaces in the double care garage and four parking spaces in the driveway located in front of the garage and north-east portion of the property adjacent to the driveway (Appendix III).

In order to address the interface between the proposed driveway parking and adjacent residential property, the applicant is proposing to install a landscape buffer (hedge) to provide screening.

- *Provide adequate fencing, screening, setbacks and outdoor play areas.*

Childcare centres are required to provide appropriate fencing, screening, setbacks and an outdoor play area in accordance with Zoning By-law No. 12000 and the Guidelines Report.

As the attached aerial photo illustrates, a 6-ft. high cedar fence and cedar hedge enclose the rear yard and play area. There is a grass play area and playground located in the rear yard, which is screened by the cedar hedge along the western (lane side) and southern (93A Avenue) property lines (Appendix VI). Additional landscape screening is being proposed along the northern property line to screen the proposed parking from the adjacent single family dwelling.

PRE-NOTIFICATION

Pre-notification letters were sent on February 14, 2006 and staff received the following comment.

- One written response was submitted from a property owner indicating that they were in support of the application providing the existing dwelling located at 9367 - 160A Street was not enlarged and the access was not shifted to 93A Avenue.

(Staff contacted the individual and confirmed that the existing dwelling would not be altered in order to accommodate the child care facility and that access will remain via 160A Street.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Contour Map
Appendix III.	Site Plan
Appendix IV.	Engineering Summary
Appendix V.	Location of Nearby Parks, Schools and Greenway
Appendix VI.	Aerial Photo

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated April 4, 2006.

How Yin Leung
Acting General Manager
Planning and Development

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Charu Chopra
 Address: 9367 - 160A Street
 Surrey, B.C. V3R 0C8
 Tel: 604-581-5047

2. Properties involved in the Application
 - (a) Civic Address: 9367 - 160A Street

 - (b) Civic Address: 9367 - 160A Street
 Owner: Charu Chopra
 PID: 011-695-307
 Lot 11 Section 36 Township 2 New Westminster District Plan 78402

3. Summary
 - (a) Introduce a By-law to rezone the property.

CONTOUR MAP FOR SUBJECT SITE

