

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0026-00

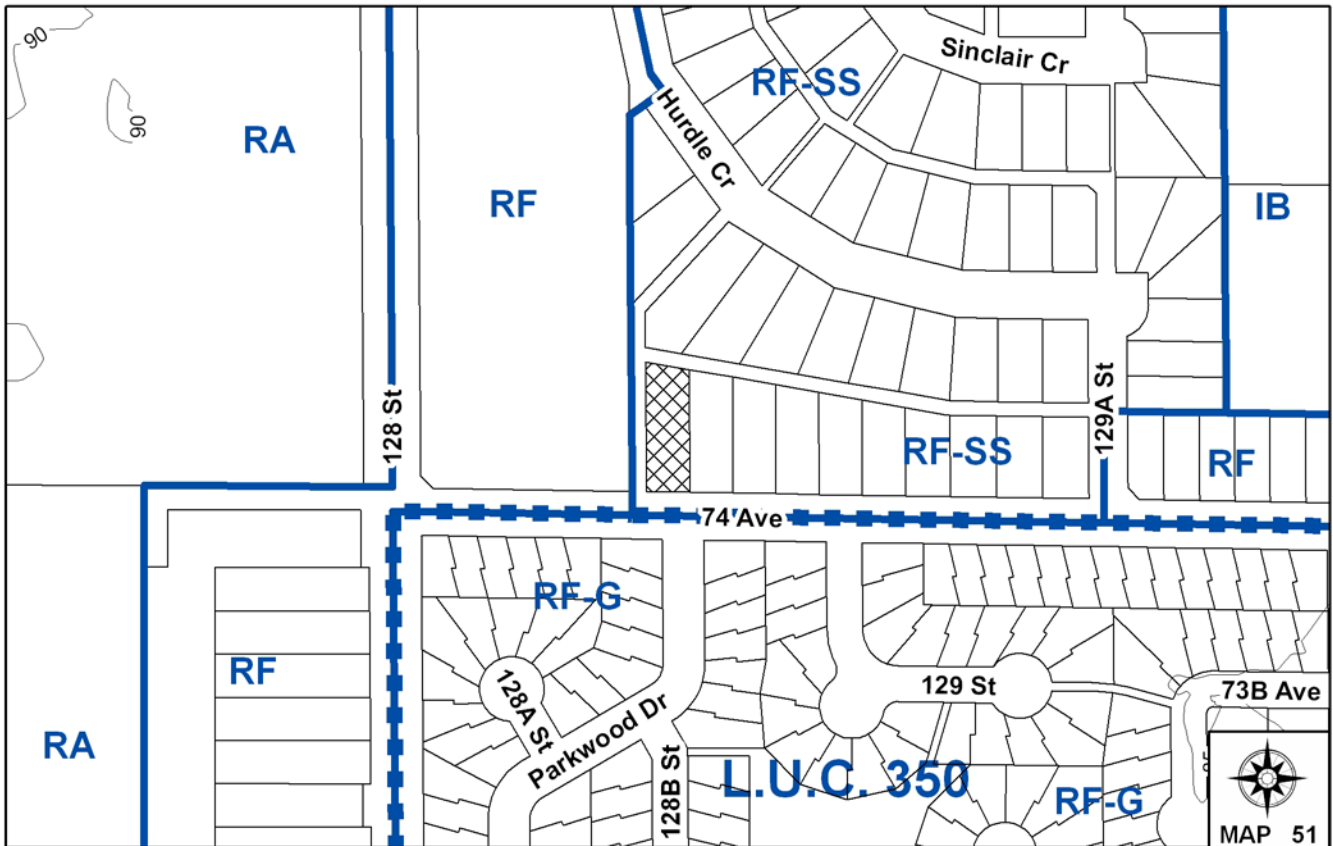
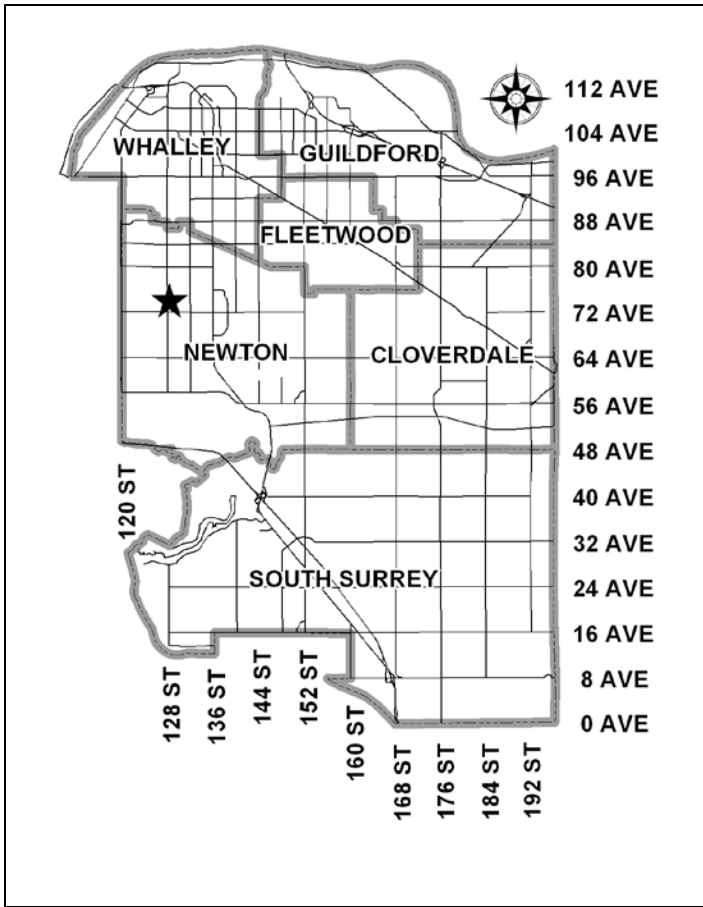
Planning Report Date: September 29, 2008

**PROPOSAL:**

- **Rezoning from RF-SS to CCR**

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

**LOCATION:** 12853 - 74 Avenue  
**OWNER:** 6513891 Canada Ltd.  
**ZONING:** RF-SS  
**OCP DESIGNATION:** Urban  
**LAP DESIGNATION:** Urban Residential



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

## RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Urban residential designation in the Central Newton Local Area Plan (LAP).
- The proposed use is appropriate for this part of Newton.
- The proposed use meets the following Guidelines for the Location and Siting of Child Care Centres:

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

The subject site is located adjacent to the Dr. F. D. Sinclair Elementary School and within 200 metres (656 ft.) of the Newton Athletic Centre and Parkwood Village Park.

- *Avoid undue concentration of centres.*

There are currently no licensed pre-school facilities within 1 km (0.62 miles) of the proposed site.

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

In accordance with the requirements of the Surrey Zoning By-law No. 12000, the applicant is requested to provide 7 parking stalls. The applicant has exceeded this requirement by providing 9 parking stalls.

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

A 280 square metre (3,014 square feet) grass outdoor play area is proposed which is enclosed by a 1.8 metre (6 foot) high solid cedar fence. Additional landscape greenery is proposed near the property lot areas on the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Secondary Suite Zone (RF-SS)" (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 finalized arborist report, landscaping plan and landscape cost estimate to the 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 outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Single family residential dwelling.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North and East:	Single family dwellings.	Urban/Urban Residential	RF-SS
South (Across 74 Avenue):	Single family dwellings.	Urban/Urban Residential	RF-G
West:	Dr. F.D. Sinclair Elementary School.	Urban/School	RF

## DEVELOPMENT CONSIDERATIONS

- The site is currently zoned "Single Family Residential Secondary Suite Zone (RF-SS)". 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 "Child Care Zone (CCR)" is intended to permit the development of child care centres accommodating a maximum of 25 children, in a residential neighbourhood, licensed and regulated under the Community Care Facility Act.
- The applicant is proposing to operate a group daycare. The operating hours will be from 7:00 a.m. to 6:00 p.m. With group daycare, there are two main times throughout the day wherein parents pick up and drop off their children. The majority of children are proposed to be dropped off in the morning between 7:00 a.m. and 8:15 a.m. with children being discouraged from being dropped off later to avoid conflict with the peak drop off time (between 8:25 a.m. and 8:35 a.m. ) at the neighbouring Elementary School. The majority of pick ups are proposed to take place between 4 p.m. and 6 p.m. in the evening. The neighbouring Elementary School has its peak pick up period between 2:25 p.m. and 2:40 p.m.
- There will be three staff members employed by the centre, including the owner and operator of the proposed child care facility.

### Location Criteria of Child Care Centres

- 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 adjacent to the Dr. F. D. Sinclair Elementary School and less than one block away from the Newton Athletic Centre/ Park. There is also a walkway connection from the lane at the back of the site to Hurdle Crescent. The Parkwood Village Park is also located within 200 metres (656 feet) of the subject site (Appendix V).

Locating child care facilities close to an elementary school and existing park facilities 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 (0.62 miles) of the proposed child care 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 seven (7) 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. The applicant has exceeded these requirements by providing nine (9) parking spaces on the site.

- *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.

A 280 square metre (3,014 square feet) grass outdoor play area is proposed in the rear yard, which is enclosed by a 1.8 metre (6 foot) high solid cedar fence. Additional landscape screening is being proposed between the proposed play area and parking area at the rear of the lot.

### Vehicular Circulation

- The Transportation Engineers of the Engineering Department assessed the traffic volumes in the neighbourhood and completed a traffic analysis to confirm that the traffic generated by the proposed child care use can easily be accommodated within the existing road network.
- Although the traffic volumes of the proposed child care use can easily be accommodated, the Transportation Engineers determined that the following transportation improvements are necessary to increase the safety of the users of the lane adjacent to the subject site:
  - Construct the lane to City Standards;
  - Install a speed bump near the south property line to prevent speeding in the lane; and
  - Improve sight lines in the lane and on 74 Avenue by requiring corner cut dedications at the intersection of the lane and 74 Avenue as well as at the rear of the property where the lanes intersect
- The applicant has agreed to provide the requested transportation improvements and to work with the neighbouring Elementary School to ensure that there is minimal conflict between the two uses.

Tree Preservation and Landscaping

- Mike Fadum of Mike Fadum and Associates Ltd. completed an Arborist Assessment for the subject property. The Arborist Report has indicated that there are 2 protected trees on the subject site at the front of the property. The applicant is proposing to retain both trees. Pruning of these trees will be necessary to improve sight lines at the intersection of 74 Avenue and the lane. The following is a table providing the tree preservation breakdown by species:

Tree Species	Total Number of Trees	Total Trees Proposed for Retention	Total Trees Proposed for Removal
Douglas Fir	1	1	0
Birch	1	1	0
<b>Total</b>	<b>2</b>	<b>2</b>	<b>0</b>

- In addition to retaining both trees on the subject property, the applicant is also proposing to plant a new Maple tree. This tree planting will be complemented by a variety of ground cover including shrubs, grasses and perennials.

PRE-NOTIFICATION

Pre-notification letters were sent on February 20th, 2008 and staff received five responses. The following are concerns that were expressed:

- The proposed child care will conflict with the parking and congestion already being experienced at the neighbouring Elementary School.
- The lane needs repair and upgrades including the possibility of some traffic calming.

*(The Transportation Engineers of the Engineering Department assessed the traffic volumes in the area and also assessed the condition of the existing lane. They determined that the proposed child care facility can be accommodated with the following transportation improvements:*

- *Construction of the lane to City standards;*
- *Installing a speed hump near the south property line to prevent speeding in the lane; and*
- *Improving the sight lines in the lane and on 74 Avenue by requiring corner cut dedications at the intersection of the lane and 74 Avenue as well as at the rear of the property where the lanes intersect.)*

- There is a lack of vegetation on the property.

*(Additional landscaping in accordance with City Standards will be required to be installed on the subject site as a condition of this rezoning application. The landscaping will consist of Maple and Cedar Trees, complemented by a variety of shrubs and ground cover.)*

- A concern about the noise from 25 additional children on the site.

*(Potential noise from the additional 25 children may be mitigated by the proposed installation of a 1.8 metre (6 foot) high solid cedar fence and the supervision of the children by the care givers.)*

In addition to the pre-notification letters, the principal of the neighbouring Dr. F. D. Sinclair Elementary School was personally contacted to obtain input on the application. Initially, the principal expressed the following concerns:

- Drop off and pick up times for the proposed childcare facility may conflict with the peak drop off and pick times for the school.

*(City Staff confirmed with the applicant that the proposed childcare facility would co-operate with the school to ensure that there is minimal conflict between drop off and pick up times between the two facilities. The principal of the Elementary School confirmed that the peak drop off time for the Elementary School is between 8:25a.m. and 8:35a.m. and the peak pick up time is between 2:25 p.m. and 2:40 p.m. The proposed child care facility is expected to have the majority of its children dropped off between 7:00 a.m. and 8:15 a.m. and the majority of pick ups to take place between 4 p.m. and 6 p.m. in the evening.)*

- Poor visibility at the intersection of 74 Avenue and the lane.

*(The Transportation Engineers of the Engineering Department have confirmed that the sight lines at the intersection of the lane and 74 Avenue are a concern and have requested the applicant to provide a corner cut to improve the site lines at this location.)*

Upon review of the revised site plan, which incorporates transportation requirements, the principal indicated that he no longer has any concerns with the proposal.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Site Plan and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	200 Metre (656 feet) Radius from 12853 - 74 Avenue

Jean Lamontagne  
General Manager  
Planning and Development





Information for City Clerk

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

1. (a) Agent:       Name:               Douglas Massie, Chercover Massie & Associates Ltd.  
                  Address:           #603, 1200 West 73<sup>rd</sup> Avenue  
                                  Vancouver, BC  
                                  V6P 6G5  
                  Tel:                 604-264-1450

2.       Properties involved in the Application

(a)      Civic Address:        12853 - 74 Avenue

(b)      Civic Address:        12853 - 74 Avenue  
          Owner:                6513891 Canada Ltd.

Director Information:  
Mark Catroppa  
Manoj Sikka

No Officer Information: (as at January 30, 2006)

PID:                            009-598-855  
Lot 76 Section 20 Township 2 New Westminster District Plan 20909

3.       Summary of Actions for City Clerk's Office

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

## DEVELOPMENT DATA SHEET

**Proposed Zoning: CCR**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total	min. 560 sq.m.	1020.6 sq.m.
Road Widening area		43.9 sq.m.
Undevelopable area		
Net Total	min. 560 sq.m.	976.7 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	40%	16%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	10.2 m
Rear	7.5 m	33.3 m
Side #1 (East)	1.8 m	1.8 m
Side #2 (West)	1.8 m	1.8 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	9	9
Accessory	4	4
<b>NUMBER OF RESIDENTIAL UNITS</b>		
One Single Family Dwelling	1	1
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>	n/a	n/a
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>	n/a	n/a
<b>FLOOR AREA: Institutional</b>	n/a	n/a
<b>TOTAL BUILDING FLOOR AREA</b>	n/a	245 sq. m.

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.48	0.25
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	n/a	n/a
Industrial	n/a	n/a
One Single Family Dwelling	2	2
Child Care	5	7
Total Number of Parking Spaces	7	9
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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