

City of Surrey
PLANNING & DEVELOPMENT REPORT
File: 7908-0246-00

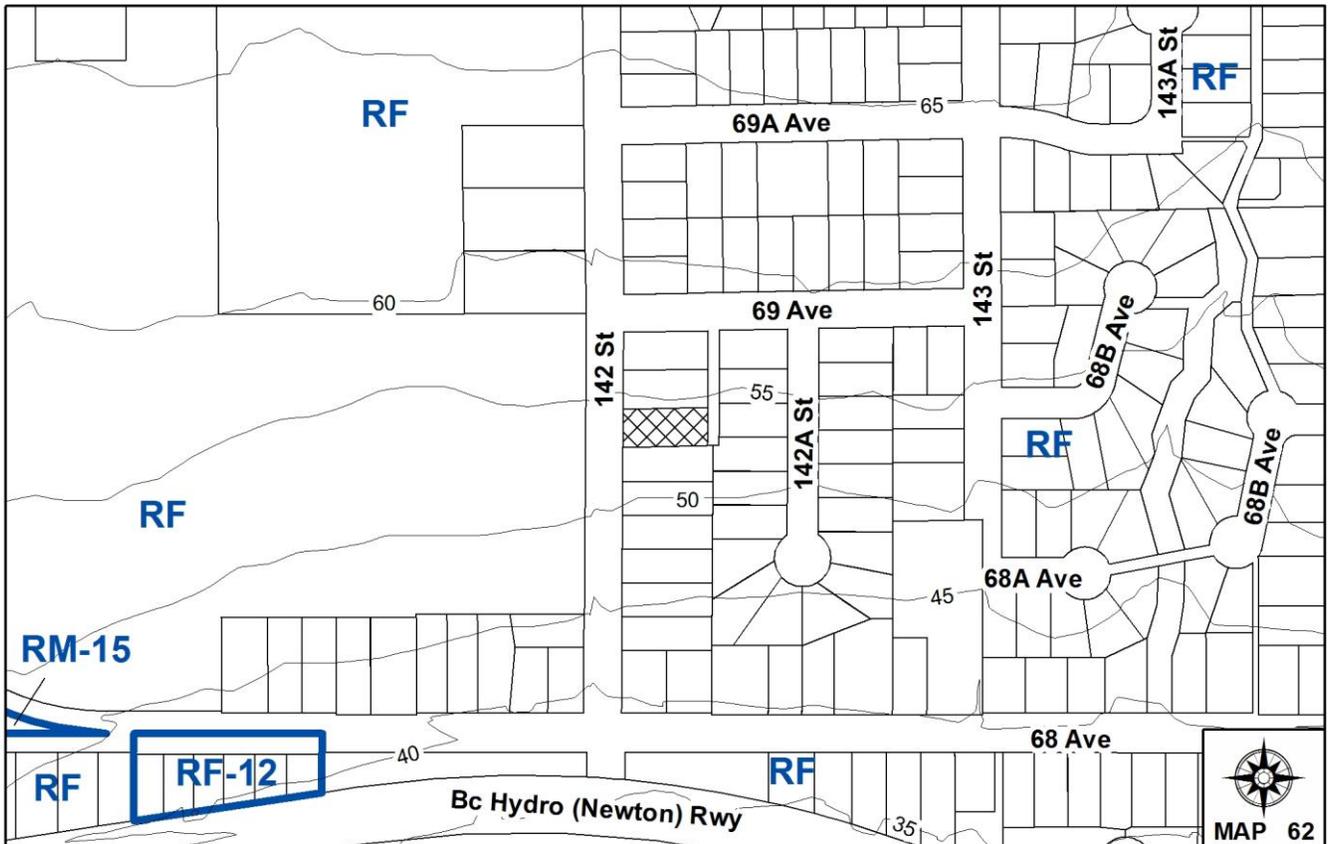
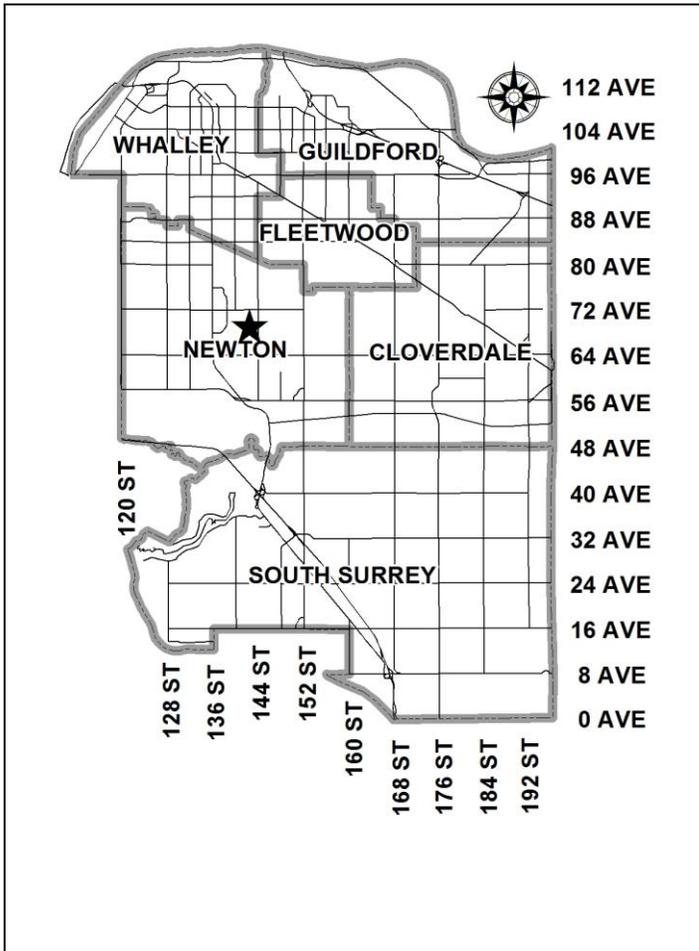
Planning Report Date: March 30, 2009

PROPOSAL:

- **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.

LOCATION: 6878 - 142 Street
OWNER: Augustine Samuel Premia and Kanagaraj Helen Premia
ZONING: RF
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.
- The proposed use is appropriate for this part of Newton.
- The proposal is in line with the City's policy for child care centres and associated guidelines for the location and siting of child care centres.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site 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 landscaping 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 outlined in Appendix III.

Parks, Recreation & Culture: The parks, Recreation and Culture Department has no concerns with this application at this time.

SITE CHARACTERISTICS

Existing Land Use: Single family residential dwelling.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single family dwellings.	Urban/Urban Residential	RF
East:	Single family dwellings.	Urban/Urban Residential	RF
South:	Single family dwellings.	Urban/Urban Residential	RF
West (Across 142 Street):	Hazelnut Meadows Community Park.	Urban/Open Space	RF

DEVELOPMENT CONSIDERATIONS

Background

- The site is currently zoned "Single Family Residential (RF)". The applicant proposes to rezone the property to "Child Care Zone (CCR)" to permit a child care 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 and Assisted Living Act.
- The applicants currently operate a family child care facility, for a maximum of seven children, at this location. Child care centres for a maximum of eight children are permitted under the RF Zone.
- The applicant is proposing to operate a Group Child Care Centre. The operating hours will be from 7:00 a.m. to 5:30 p.m. The centre is proposed to offer a preschool program for children two and a half to five years old, Group Child Care for children two and a half to five years old, and Out of School Care for children six to twelve years old.
- Time periods for the various child care programs are as follows:

Preschool (2 sessions)	8:45 a.m. to 11:15 a.m. 11:45 a.m. to 2:15 p.m.
Group Child Care	7:00 a.m. to 5:30 p.m.
Out of School Care	7:00 a.m. to 8:00 a.m., and 3:30 p.m. to 5:30 p.m.

- There will be three staff members employed by the centre, including the owner and operator of the proposed child care centre.

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 responds to the guidelines outlined in the report:

1. Locate centres close to child-oriented facilities.

- The subject site is across the street from the Hazelnut Meadows Community Park and one block from Georges Vanier Elementary School.
- Locating child care facilities close to an existing park and elementary school provides caregivers with an opportunity to walk with children to outdoor recreation facilities.

2. *Avoid undue concentration of centres.*

- The Guidelines recommend that child care facilities should be located first in areas that are currently under-served by child care, to avoid undue concentration of centres. Underserved areas are those with no existing centres within a half-mile radius (800 metres).
- There are seven existing licensed child care centres within a half mile (800 metres) radius (Appendix IV). The following is a description of the various types of child care facilities in the area:

a. Family Child Care

- There are four family child care facilities in the area, all of which have a maximum capacity of seven children. A recent survey of their present situation indicates that two of these centres are at capacity, one has spaces available for three children, and one has spaces available for two children. These family child care centres offer care for children of all ages (infants to 12 years old). Some programs offer preschool programs for preschool age children, others daycare and before and after school care.

b. Group Child Care and Preschool

- There are three child care centres in the area that operate at higher capacities (maximum capacities between 19 and 25 children).
- Toy Box Child Care operates at two locations – one in Georges Vanier Elementary School, at 6985 142 Street, and another at 7035 142 Street.
- In the elementary school, Toy Box runs a preschool program for children 30 months to School Age), as well as a Group Child Care program for School Age children (5 to 12 years old). The School Age children are offered before and after school care. The preschool program and the before and after school program run at different times of the day, and they are licensed for 19 children. The preschool program currently has spaces for ten children, and the before and after school program has spaces for four children in the morning and two children in the afternoon.
- Toy Box also runs a Group Child Care program for preschool-aged children, at 7035 142 Street. They offer a similar program to the preschool program offered in the elementary school, but they take the children for the entire day, and are licensed for 20 children. They currently have spaces available for three children.
- Newton Jack & Jill Daycare operates at 14247 70A Avenue. They offer a Group Child Care program for children 30 months to School Age (2.5 to 5 years old), and are licensed for a maximum of 25 children. As with the Toy Box Group Child Care at 7035 142 Street, Jack & Jill Daycare offers a program similar to a preschool program, but program hours are longer than preschool hours. They currently have spaces available for nine children.

Analysis

- While there are already a number of child care centres in the area, the proposed centre offers a unique program not offered by any of the existing centres. The proposed child care centre will offer a Montessori preschool program, Group Child Care for preschool age children, and before and after school care for School Age children. There is no existing Montessori program in the neighbourhood.
- The City's Literacy Plan, or *Learning for Life Strategy*, indicates that "Surrey has a serious shortage of good quality, affordable licensed child care services." While this neighbourhood is already served by a number of child care centres, the proposed centre would offer a unique learning environment for children. Educational components to the program include sensorial development, mathematics, language arts, cultural studies, and music and movement. Considering the general shortage of child care services in the City, and the educational focus of the centre, the centre would be an asset to both the City and the neighbourhood.

3. *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 and Assisted Living Act, and an equal number of parking spaces for pick-up and drop-off, with a minimum of two 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 parking spaces. The residential, employee and pick-up and drop-off parking requirements for the facility and single family residence can all be accommodated on-site. All seven parking spaces will be provided at the front of the dwelling, in the garage and on the driveway.

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

- Child care 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 270 square metre (2,913 sq. ft.) grass outdoor play area is proposed which is enclosed by a 1.5 metre (5 ft) high cedar fence. Additional landscape screening is proposed along the north property line.

Trees and Landscaping

- There are no trees on the subject site. The applicant has prepared a Landscaping Plan, which addresses the issues noted above, including fencing, screening, and outdoor play space.
- At the request of the City Landscape Architect, the applicant proposes to plant two (2) new trees in the front yard. Further, tree planting will be complemented by a variety of ground cover including shrubs, grasses and perennials.
- The Landscape Plan has been reviewed by the Trees & Landscaping Section and found to be generally acceptable.

PRE-NOTIFICATION

Pre-notification letters were sent out on October 1, 2008 and staff received one telephone call in response:

- One area resident called staff expressing interest in the child care centre, as the resident was looking for a centre to send her child to.

(Staff gave the caller information about the child care centre and the Operator's contact information.)

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. Map of Existing Child Care Centres

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural Plans prepared by Chercover Massie & Associates Ltd. dated March 17, 2009.

Jean Lamontagne
General Manager
Planning and Development

HK/kms

v:\wp-docs\planning\plncom09\03200937hk.doc
KMS 3/20/09 11:59 AM

Information for City Clerk

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

1. (a) Agent: Name: Doug Massie, Chercover Massie & Associates Inc.
 Address: #603 - 1200 West 73rd Avenue
 Vancouver, BC
 V3R 6G5
 Tel: 604-264-1450

2. Properties involved in the Application
 - (a) Civic Address: 6878 - 142 Street

 - (b) Civic Address: 6878 - 142 Street
 Owners: Augustine Samuel Massie and Kanagaraj Helen Premia
 PID: 010-286-764
 Lot 3 Section 16 Township 2 Plan 17162

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
LOT AREA* (in square metres)	min. 560 m ²	923 m ²
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	min. 560 m ²	923 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	40%	29%
SETBACKS (in metres)		
Front	7.5 m	12.6 m
Rear	7.5 m	14.5 m
Side #1 (North)	1.8 m	1.8 m
Side #2 (South)	1.8 m	1.8 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	8.7 m
Accessory		
NUMBER OF RESIDENTIAL UNITS	1	1
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial	n/a	n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial	n/a	n/a
FLOOR AREA: Institutional - Child Care Centre	n/a	171 m ²
TOTAL BUILDING FLOOR AREA	443 m ²	380 m ²

** 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	0.41
AMENITY SPACE (area in square metres)		
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	5
Total Number of Parking Spaces	7	7
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	n/a
---------------	----	---------------------------------	-----