

City of Surrey
PLANNING & DEVELOPMENT REPORT

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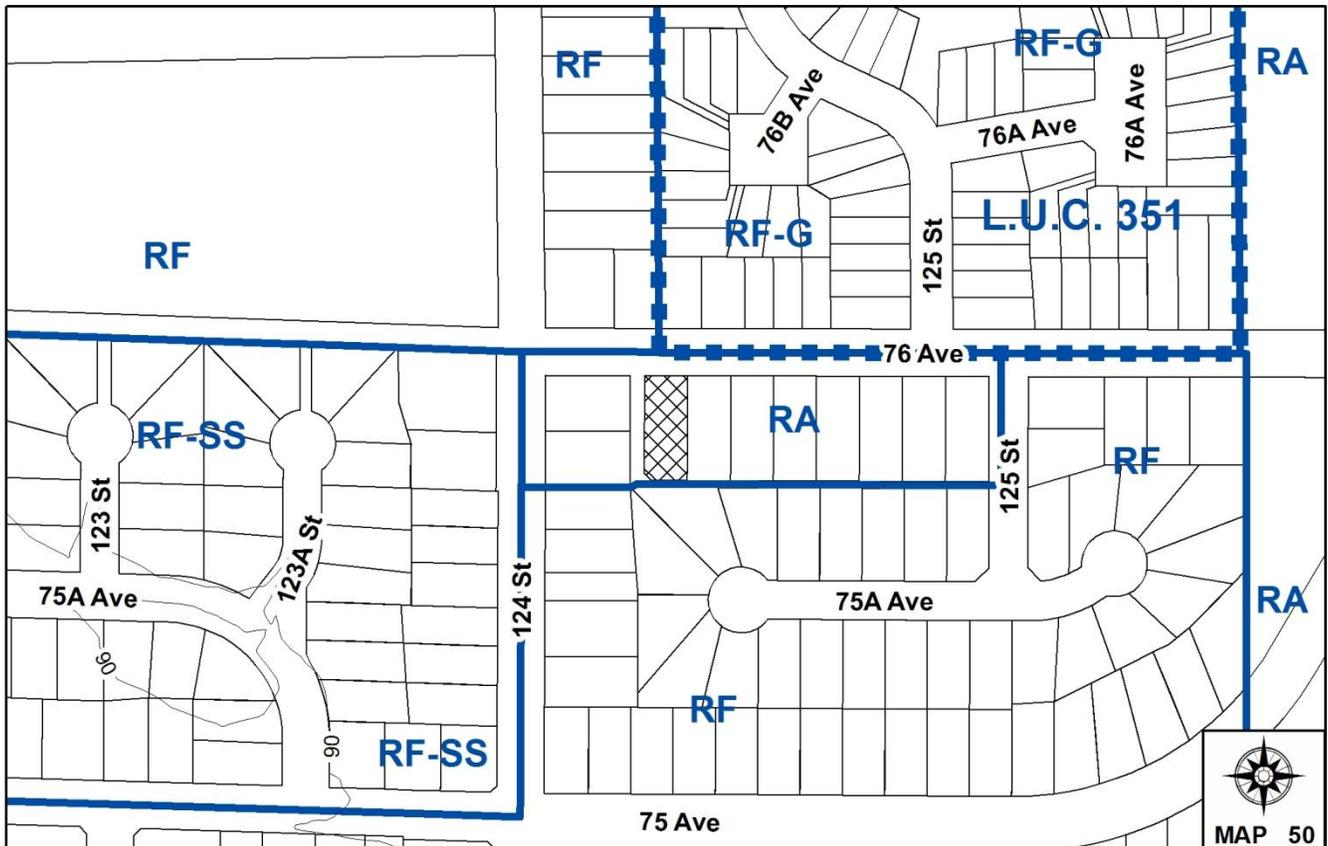
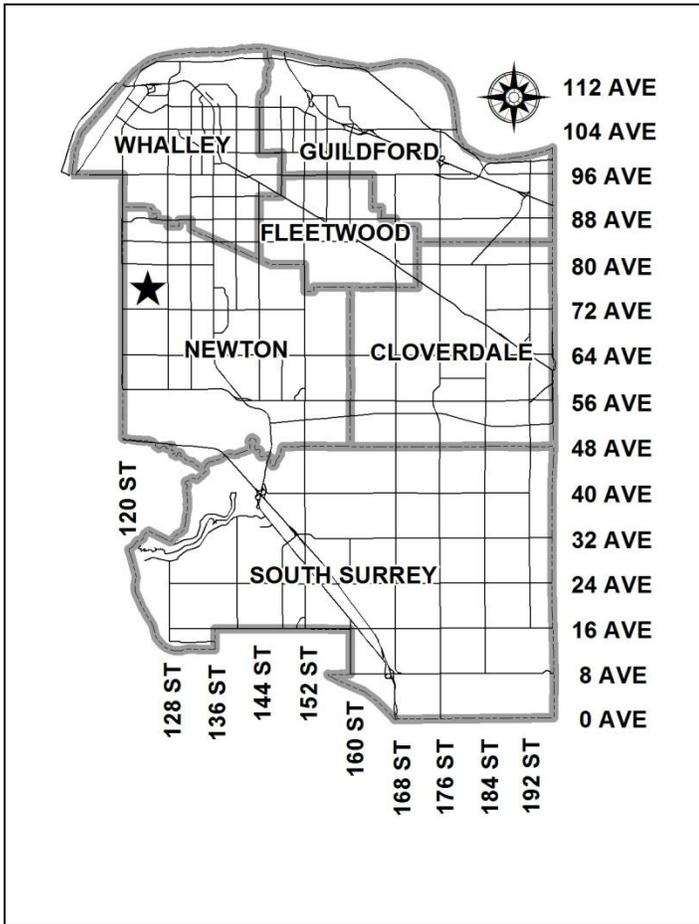
Planning Report Date: December 14, 2009

PROPOSAL:

- **Rezoning** from RA to CCR

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

LOCATION: 12430 - 76 Avenue
OWNERS: Afzaal Ahmed Pirzada and Aqila Anjum
ZONING: RA
OCP DESIGNATION: Urban
LAP DESIGNATION: Suburban Residential (1/2 Acre)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The Newton Local Area Plan designates the site Suburban Residential (1/2 Acre). The site is proposed to be redesignated from Suburban Residential (1/2 Acre) to Urban Residential.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The redesignation of the subject site from Suburban Residential (1/2 Acre) to Urban Residential is proposed in order to bring the site into consistency with the Urban designation in the OCP and the context of the surrounding neighbourhood.
- The proposal is consistent with the City's policy for child care centres and associated guidelines for the location and siting of child care centres, and will address a community need for day care spaces in Surrey.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (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.
3. Council pass a resolution to amend the Newton LAP to redesignate the land from Suburban Residential (1/2 Acre) to Urban Residential when the project is considered for final adoption.

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:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 76 Avenue):	Single family dwellings.	Urban/Urban Residential	RF and RF-G
East and West:	Single family dwellings.	Urban/Suburban Residential (1/2 Acre)	RA
South:	Single family dwellings.	Urban/Suburban Residential (1/2 Acre)	RF

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located within the Newton Local Area Plan (LAP) (adopted by City Council in 1983) (Appendix V).
- The surrounding land use is Urban Residential in character. The LAP amendment is proposed in order to bring the site into consistency with the Urban designation in the Official Community Plan (OCP) and the context of the surrounding neighbourhood.

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 applicant currently operates a family child care facility, for a maximum of eight (8) children, at this location. Child care centres for a maximum of eight (8) children are permitted under the RA Zone.

Proposal

- The applicant is proposing to operate a Group Child Care Centre. The operating hours will be from 6:30 a.m. to 6:00 p.m. The centre is proposed to offer a Group Child Care program for children 30 months to School Age (two and a half to five years) and Out of School Care for children six to twelve years old. The Group Child Care for the preschool aged children (2.5 to 5 years) is proposed to operate between 6:30 a.m. and 6:00 p.m., and the before and after school care is proposed to operate between 6:30 a.m. and 8:00 a.m. before school, and 3:30 p.m. to 6:00 p.m. after school.
- There will be three (3) 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 within close walking distance (1 block) to Strawberry Hill Elementary School, Westerman Elementary School, and Strawberry Hill Park. The site is also in close proximity (approximately 400 metres / 1,300 ft.) to the Newton Athletic Park.
- Locating child care facilities close to an existing parks and elementary schools provides caregivers with an opportunity to walk with children to outdoor recreation facilities, and to and from school.

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 two (2) child care centres located within a half-mile radius (800 metres) of the subject site (Appendix IV). There is a preschool (Strawberry Hill Preschool) located at 7633 – 124 Street, for children aged 30 months to School Age (two and a half to five years). There is also an In-Home Multi-Age Child Care facility (Learning Castle Day Care) for children of all ages (0 – 12 years) located at 12249 – 77A Avenue.
 - The Strawberry Hill Preschool, located within the Strawberry Hill Elementary School, provides a preschool service only. There are two (2) preschool sessions, one in the morning from 9:00 a.m. to 11:30 a.m. and one in the afternoon from 12:00 p.m. to 2:30 p.m. Both sessions are full. This preschool is operated by the City’s Parks, Recreation & Culture (PRC) Department. PRC intends to open and operate an additional preschool at Westerman Elementary School starting in January, 2010. This preschool will operate similar programs to the Strawberry Hill Preschool, and will offer sessions for 3 and 4 year olds in the morning and afternoon.
 - The applicant who has made the subject application also rents the house at 12249 – 77A Avenue and operates the Learning Castle Day Care at this location. She operates child care centres (In-Home Multi-Age Care) at both locations, and both of these centres are full. She has indicated that there are currently ten (10) children on the waiting list.
 - There is a need for additional child care spaces in this part of Surrey. The current child care facilities are at capacity. The applicant has a waiting list. While there are new preschool spaces opening up at Westerman Elementary School, these are preschool spaces for care for a short period of time throughout the day. The applicant intends to offer all-day care for the children of working parents.
 - 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.” The proposed centre will provide needed child care spaces in this part of Surrey.
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 (2) parking spaces. In addition, single family dwellings require two (2) parking spaces.
 - Based on these requirements, the proposed child care facility and existing residence require eight (8) 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. Five (5) parking spaces are proposed at the rear of the property. These spaces will be accessed from the lane. Two (2) spaces are proposed within the garage of the single family dwelling, which is at the front of the dwelling and accessed from 76 Avenue. These spaces will serve the residential use. One (1) parking stall is proposed within the front driveway of the single family dwelling.

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 181 square metre (1,952 sq. ft.) grass outdoor play area is proposed which is enclosed by a 1.8 metre (6 ft) high fence.

Trees and Landscaping

- There are no by-law sized trees on the subject site. The applicant is proposing to provide sufficient outdoor play space and fencing.
- There is one (1) directly adjoining property to the east, at 12438 – 76 Avenue. The subject site is bounded by a lane on the west and south sides, and a road (76 Avenue) on the north side. There is a fence separating the subject property from the property to the east, at 12438 – 76 Avenue. No concerns have been raised from the neighbouring property owner at 12438 – 76 Avenue. Screening is not an issue and no additional landscaping is required.

Access and Road Requirements

- The applicant is required to dedicate a 5.5 metre (18 ft.) by 5.5 metre (18 ft.) corner cut at southwest corner of the site, where there is a curve in the lane. The applicant is also required to construct the portion of the lane along the east and south property lines to its ultimate, including the construction of a speed hump.

PRE-NOTIFICATION

Pre-notification letters were sent out on August 10, 2009 and staff did not receive any telephone calls or correspondence in response.

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
Appendix III.	Engineering Summary
Appendix IV.	Map of Child Care Centres in Neighbourhood
Appendix V.	Newton Local Area Plan

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: Gerry Blonski
 Address: 19 - 12468 - 82 Avenue
 Surrey, BC
 V3W 3E9
 Tel: 604-872-3608

2. Properties involved in the Application
 - (a) Civic Address: 12430 - 76 Avenue

 - (b) Civic Address: 12430 - 76 Avenue
 Owners: Afzaal Ahmed Pirzada and Aqila Anjum
 PID: 008-835-195
 Lot 3 Section 19 Township 2 New Westminster District Plan 17747

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)		
Gross Total	560 m ²	801.3 m ²
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	40%	30%
SETBACKS (in metres)		
Front	7.5 m	8.55 m
Rear	7.5 m	17.5 m
Side #1 (East)	1.8 m	1.96 m
Side #2 (West)	1.8 m	1.96 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	8.06 m
Accessory		
NUMBER OF RESIDENTIAL UNITS	1	1
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		193 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional- Child Care		137 m ²
TOTAL BUILDING FLOOR AREA		330 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)	0.48	0.41
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		181 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
One Single Family Dwelling	2	2
Child Care	6	6
Total Number of Parking Spaces	8	8
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
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