

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0234-00

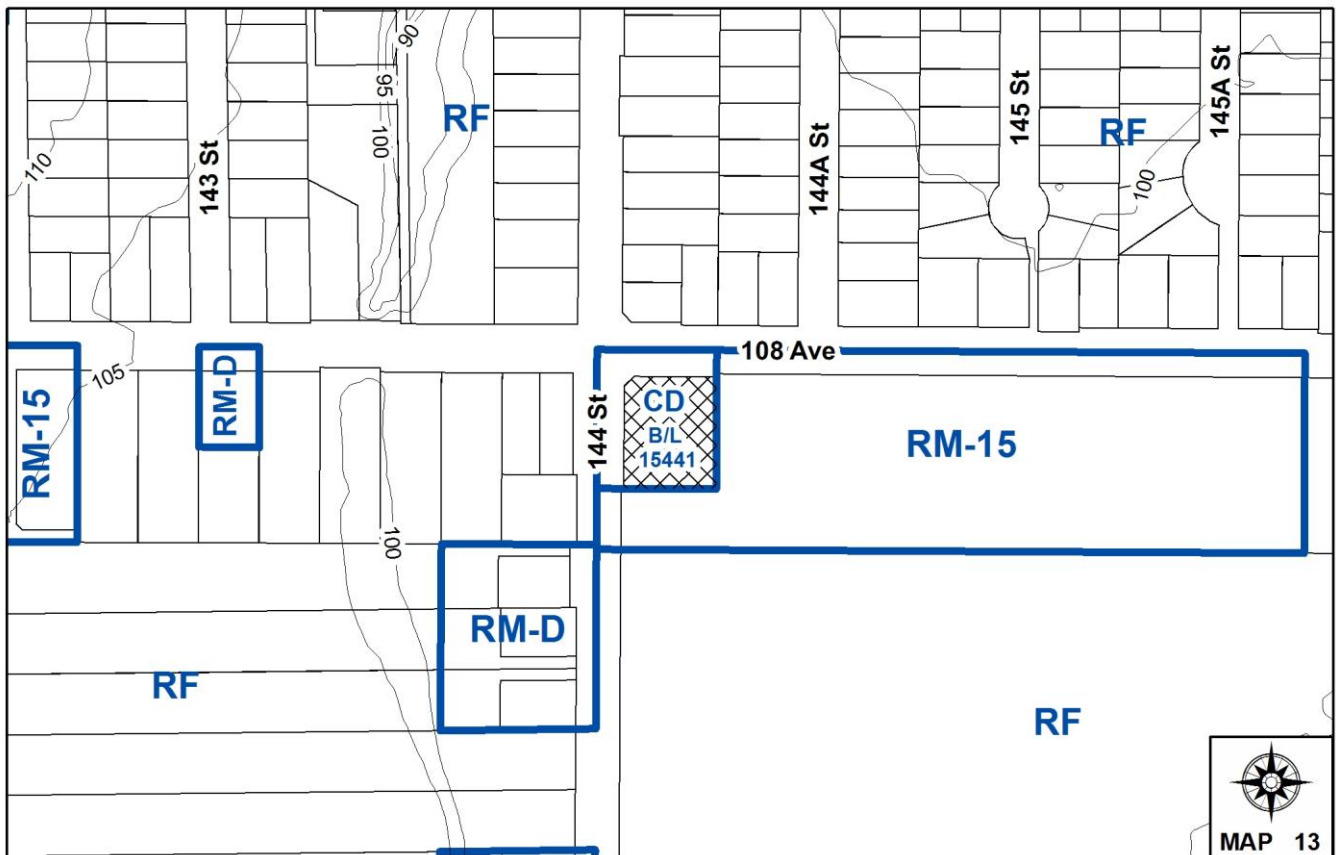
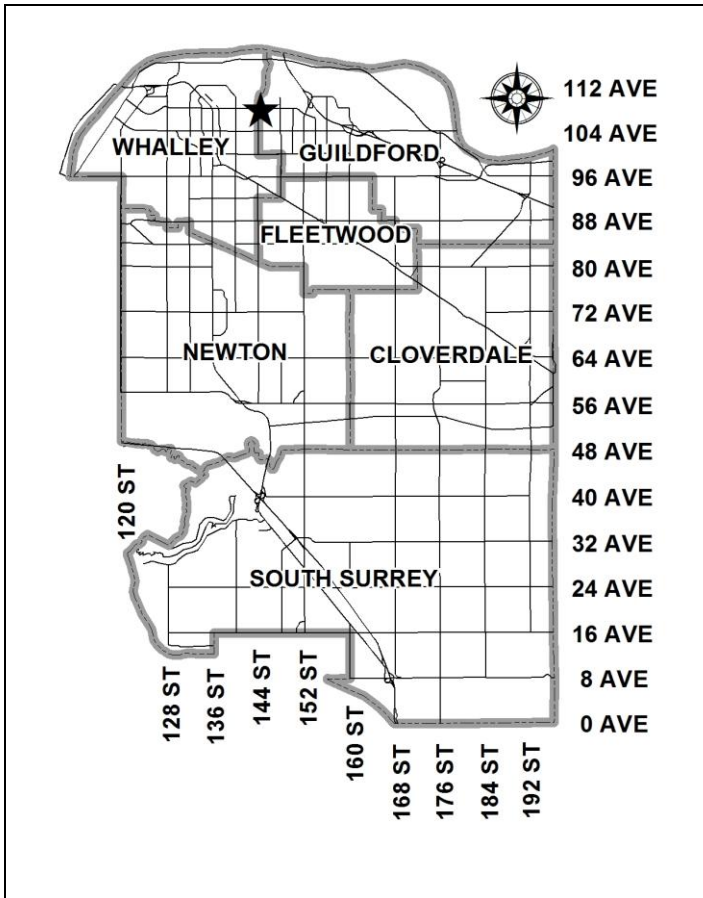
Planning Report Date: March 1, 2010

PROPOSAL:

- Amend **CD By-law** No. 15441

in order to permit the development of a child care centre and increased retail store floor area to accommodate a staff training facility.

LOCATION: 14410 - 108 Avenue
OWNER: 0787646 B.C. Ltd.
ZONING: CD (By-law No. 15441)
OCB DESIGNATION: Urban
LAP DESIGNATION: Multiple Residential (Townhouse)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for amending CD By-law No. 15441.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Addresses shortcomings as to good quality, affordable licensed child care noted in the 2008 report of the Mayor's Task Force on Literacy and Early Childhood Development "Learning for Life Strategy".

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 15441 and a date be set for Public Hearing.

REFERRALS

Engineering: There are no engineering requirements relative to this rezoning application.

SITE CHARACTERISTICS

Existing Land Use: Local commercial building with three dwelling units on the second storey.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 108 Avenue):	Single family residential.	Urban	RF
East:	Townhouse complex.	Urban	RM-15
South:	Townhouse complex, Mary Jane Shannon Elementary School and Guildford Park Secondary School.	Urban	RM-15, RF
West (Across 144 Street):	Hawthorne Park.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located at the southeast corner of 144 Street and 108 Avenue in Guildford. It is designated Urban in the Official Community Plan (OCP), zoned Comprehensive Development By-law No. 15441 (CD) and is approximately 2,616 square metres (28,159 sq. ft.) in size.
- The subject site was zoned CD By-law No. 15441 (Appendix V) on January 17, 2007 to permit the development of a local commercial building with three dwelling units on the second storey. Currently, there is a 7-Eleven convenience store and three vacant retail units on the ground floor.
- The applicant proposes to amend CD By-law No. 15441 to expand the existing retail store maximum gross floor area from 279 square metres (3000 sq. ft.) to 358 square metres (3850 sq. ft.) to accommodate an employee training facility and a child care centre in the three remaining retail units on the ground floor.

- The applicant proposed the amendment due to the lack of interest from vendors in the retail space at this location and to accommodate a training facility for the employees of the 7-Eleven convenience store.
- The applicant is proposing to expand the retail space of the 7-Eleven convenience store to Unit 102 for an additional 79 square metres (850 sq. ft.) to accommodate staff training programs.
- The applicant is proposing a Montessori based child care centre with the operator Wise Owl Montessori Childcare Inc. Wise Owl proposes to operate a group child care centre, a preschool and out of school program in Units 103 and 104. Operating hours will be from 7:00 a.m. – 6:00 p.m. and will have a maximum capacity for 42 children.
- Wise Owl will offer a Montessori program for group day care for children two and a half to five years old, a preschool program for children three to five years old, and out of school care for children six to twelve years old.
- The proposed Montessori preschool and out of school care operating out of Unit 103 will accommodate a maximum of 18 children at any one time. The preschool and out of school care will not be operating at the same time. The proposed Montessori group day care will operate out of Unit 104 and will provide child care for a maximum of 24 children at any one time.
- Time periods for the various proposed child care programs are as follows:

Unit 104	Group Child Care (Maximum 24 children)	7:00 a.m. to 6:00 p.m.
Unit 103	Preschool (2 sessions) (Maximum 18 children)	9:00 a.m. to 11:30 a.m. 12:00 p.m. to 2:30 p.m.
Unit 103	Out of School Care (Maximum 18 children)	7:00 a.m. to 8:30 a.m. 2:30 p.m. to 6:00 p.m.

- There will be four full-time and eight part-time staff for a total of twelve staff members employed by 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 adjacent to Mary Jane Shannon Elementary School, Guildford Park Secondary School and across the street from Hawthorne Park.
 - 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 sites along arterial streets; if they are located along an arterial, conditions will apply.*

- While the subject site is located along 108 Avenue and 144 Street which are both designated arterial roads, the location of the child care centre is well back and separated from the road by the existing parking lot. The outdoor activity area on the south and southeast side of the lot is adjacent to an existing townhouse complex.

3. *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 (800 m) radius.
- There are eight existing licensed child care facilities within a half-mile (800 m) radius of the proposed site (Appendix IV).
- The 2008 report of the Mayor's Task Force on Literacy and Early Childhood Development "Learning for Life Strategy", indicates that "Surrey has a serious shortage of good quality, affordable licensed child care services".
- While there are eight diverse child care facilities within a half-mile (800 m) radius of the proposed site, there are only five child care centres providing care to the same age group of children as proposed by the applicant (30 months to school age).
- Below is a summary of the existing and currently available child care spaces within a half-mile (800 m) radius of the proposed site for children 30 months of age or above.

Type of Child Care	Existing Spaces	Currently Available
Group Child Care (30 months of age to school age)	25	0
Preschool	40	6-10
Out of School Care	8	0
Multi-Age Child Care	8	0
Total	81	6-10

- Out of the 81 total spaces available for children 30 months of age and above within a half-mile (800 m) radius of the subject site, only 6 - 10 spaces are available for a morning preschool program depending on the day of the week.
- However, there are currently no vacancies for a Montessori day care or preschool program within the immediate vicinity.
- Considering the general shortage of quality child care facilities in the City the proposed Montessori based group day care, preschool and out of school care would be an asset to the surrounding neighbourhood and the City by providing an additional 42 child care spaces in the area.

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

- Zoning By-law No. 12000 requires child care facilities to provide one parking space for every employee, and an equal number of parking spaces for pick-up and drop-off, with a minimum of two parking spaces.
- The applicant will have 4 full-time staff and 8 part-time staff for the proposed child care facility. Based on these requirements, the applicant will be providing 6 dedicated parking spaces and 6 drop-off and pick-up spaces for the proposed child care facility.

5. *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. Child care facilities are also required to provide 7 square metres (75 sq. ft.) of outdoor play area per child according to the *Community Care and Assisted Living Act*.
- The applicant will be providing a net area of 144.2 square metres (1552 sq. ft.) of grassed outdoor play area enclosed by a 1.8 metre (6 ft.) high solid wood fence. This would allow for up to 20 children at a time in the outdoor play area. The applicant proposes to accommodate a maximum of 18 children at any one time in the outdoor play area.

Parking

- A total of 31 available parking spaces are provided on the site.
- The applicant will be providing the minimum 12 dedicated parking spaces for the proposed child care facility and 12 parking spaces for the expanded retail store. The 6 existing residential parking spaces and 1 visitor parking space will remain.
- The proposed expanded retail store and child care facility, together with the existing residential uses require a total of 29 parking spaces.
- Overall, the applicant is providing an additional 2 parking spaces over the minimum 29 spaces required for existing and proposed uses.

Proposed CD By-law Amendment (Appendix III)

- The applicant proposes to amend CD Bylaw No. 15441 (Appendix V) to allow the gross floor area of each retail business to have a maximum of 358 square metres (3850 sq. ft.) and a child care centre on the ground floor.
- Section B. Permitted Uses is therefore, proposed to be amended. Minor modifications to reflect the proposed child care use are proposed to Section J. Special Regulations and Section L. Other Regulations (see Appendix III).
- All other aspects of the CD By-law No. 15441 will remain unchanged.

PRE-NOTIFICATION

Pre-notification letters were sent on January 20, 2010 and staff received three telephone calls and one written response. The written response and one of the phone calls were from the same person.

- One area resident who currently operates a family day care centre in the neighbourhood near the proposed site expressed concern about the high concentration of child care centres in the area. He was worried that the area was already saturated with child care spaces and that the new child care centre would take business away from existing child care facilities, causing an overall negative impact on existing child care businesses in the area.

(Staff provided the caller with information about the City's child care policy regarding concentration of child care centres within a half-mile (800 m) radius in the assessment of a proposed child care facility.)

The applicant plans to operate a child care centre for children 30 months and above and would likely have little effect on family day cares centres providing service for children under 36 months of age. There are currently no spaces available in a Montessori based group day care, preschool or out of school care in the neighbourhood. The proposed child care facility will meet the demand for additional child care spaces of this type in the area.)

- One area resident who currently operates a Montessori group day care and out of school care in the neighbourhood inquired about the details of the application. The caller was interested in the application as he intends to open up an additional child care facility in the near future.

(Staff provided the caller with information about the City's child care policy and rezoning process, and provided detailed information about the proposed child care centre.)

- One area resident living within 100 m of the development site did not receive a notification letter from the City. They inquired about the details of the proposed development and had no concerns.

(Staff provided the caller with information about the proposed development and will ensure that their address will be included on the public notification list for the public hearing. A copy of the pre-notification letter was sent to the resident.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan
Appendix III.	Proposed CD By-law Amendment
Appendix IV.	Child Care Facilities within a Half-Mile (800 m) Radius of the Subject Site
Appendix V.	CD By-law No. 15441

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: Joseph Minten, JM Architecture & Interim Design
 Address: Suite 204, 10190 – 152A Street
 Surrey, BC
 V3R 1J7
 Tel: 604-583-2003

2. Properties involved in the Application

(a) Civic Address: 14410 – 108 Avenue

(b) Civic Address: 14410 – 108 Avenue
 Owner: 0787646 B.C. Ltd.
 Director Information:
 Avtar Binning

No Officer Information Filed as at April 5, 2009

PID: 026-958-643
Lot A Section 19 Block 5 North Range 1 New Westminster District Plan
BCP28224

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to amend CD By-law No. 15441.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	2,765.9 m ²	2,765.9 m ²
Road Widening area	149.0 m ²	149.0 m ²
Undevelopable area		
Net Total	2,616.9 m ²	2,616.9 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	23%	23%
Paved & Hard Surfaced Areas	39%	39%
Total Site Coverage	62%	62%
SETBACKS (in metres)		
Front	14.0 m	14.0 m
Rear	7.5 m	7.5 m
Side #1 (East)	6.0 m	6.0 m
Side #2 (West)	18.4 m	18.4 m
BUILDING HEIGHT (in metres/storeys)		
Principal	8.53 m	8.53 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom	2	2
Three Bedroom +	1	1
Total	3	3
FLOOR AREA: Residential	449.0 m ²	449.0 m ²
FLOOR AREA: Commercial		
Retail	617.0 m ²	358 m ²
Child care facility		203 m ²
Total	617 m ²	561 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	1,066.0 m ²	1,009 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)	0.40	0.40
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	10	12
Industrial	-	-
Child Care Facility	12	12
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	6	6
Residential Visitors	1	1
Institutional		
Total Number of Parking Spaces	29	31
Number of disabled stalls	2	2
Number of small cars	10	10
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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