

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0075-00

Planning Report Date: September 14, 2020

**PROPOSAL:**

- **Development Variance Permit**

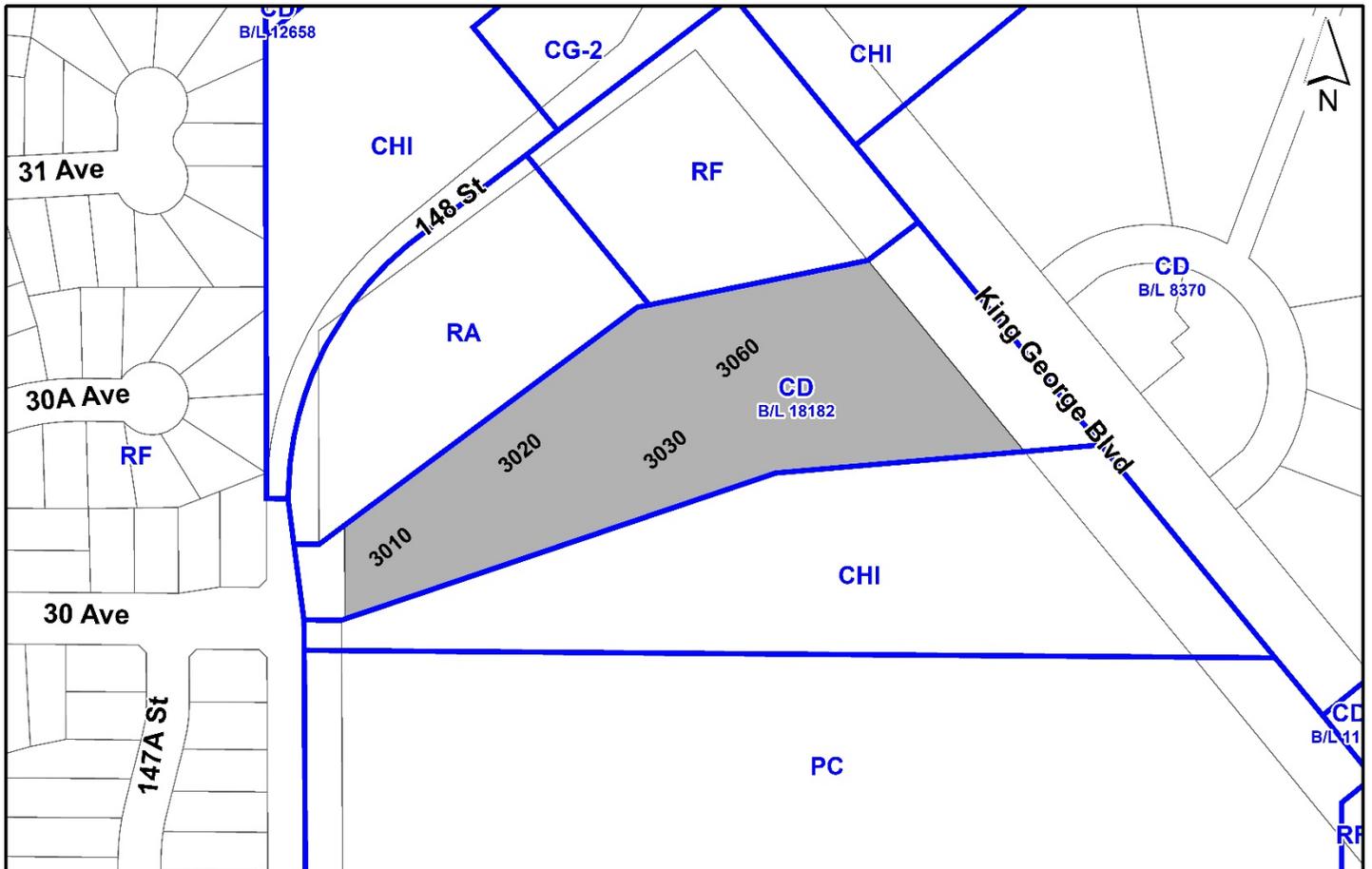
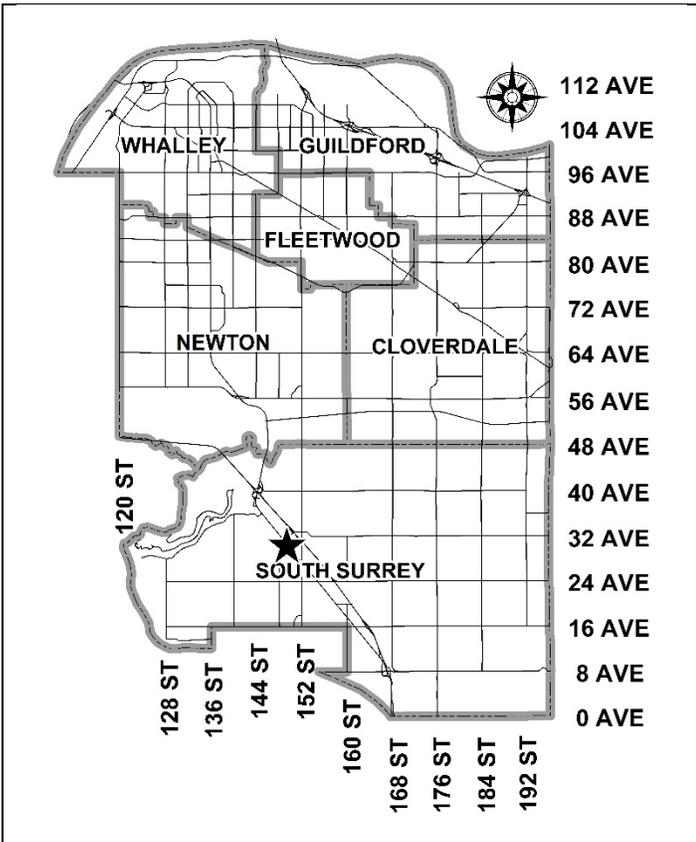
to reduce minimum parking requirements to facilitate the operation of a child care centre.

**LOCATION:** 3010 - 148 Street

**ZONING:** CD (By-law No. 18182)

**OCF DESIGNATION:** Commercial

**NCP DESIGNATION:** Commercial



**RECOMMENDATION SUMMARY**

- Approval for Development Variance Permit No. 7920-0075-00 to proceed to Public Notification.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing to reduce the minimum number of parking spaces required under Comprehensive Development (CD) Zone (By-law No. 18182) in order to facilitate the operation of a child care centre on the subject property.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the 'Commercial' designation in both the Official Community Plan (OCP) and King George Highway Corridor Local Area Plan (LAP).
- A child care centre is a permitted use under the existing CD Zone (By-Law No. 18182).
- Under the requirements of Zoning By-law No. 12000 a total of 351 parking spaces are required to accommodate the proposed uses for the multi-tenant commercial complex that is currently under construction on the property. The proposed uses include retail and office space, a drive thru restaurant and a banquet hall, in addition to the proposed child care centre.
- Staff from the Transportation Planning Division of the Engineering Department have reviewed the proposal and support the proposed parking reduction given the proximity of the subject property to the Frequent Transit Network (FTN) on King George Boulevard
- The application helps address the growing need for child care spaces in South Surrey.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0075-00 (Appendix I) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum number of on-site parking spaces from 351 to 334.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Multi-tenant Commercial Complex	Commercial	CD (By-law No. 18182)
North:	Single Family Residential	Commercial	RA/RF
East (Across King George Boulevard):	Auto Mall	Commercial	CD (Bylaw No. 8370)
South:	Multi-tenant Commercial Complex	Commercial	CHI
West (Across 148 Street):	Single Family Residential	Bubble Buffer; Clustering at Urban Single Family Density (8 upa)	RF

### Context & Background

- The subject property (3010 – 148 Street) is designated ‘Commercial’ in both the Official Community Plan (OCP) and King George Corridor Local Area Plan (LAP) and is zoned CD Zone (By-law No. 18182).
- The subject property is being developed as a multi-tenant commercial development, which was approved under Development Application No. 7912-0147-00. On October 20, 2015 Council approved a proposal to rezone the site from One-Acre Residential Zone (RA) and Single Family Residential Zone (RF) to Comprehensive Development Zone (based on C-8) and a Development Permit for Form & Character, to facilitate the construction of four multi-tenant commercial buildings.
- Under Development Application No. 7912-0147-00, the western most building proposed for the site, to be located at 3060 – 148 Street, was originally proposed as a two-storey commercial building with ground floor retail and second floor office space. Under the current application, the entire second floor is now proposed to be occupied by a child care centre. The proposed open space and outdoor play area is proposed to be located on the roof top level of the same building.
- A child care centre is a permitted use under CD Zone (By-law No. 18182).

- Under Development Application No. 7912-0147-00, the proposed multi-tenant commercial complex was to provide 334 parking spaces, including 162 surface parking spaces and 172 underground parking spaces.
- Under this proposal the applicant proposed to accommodate a banquet hall and office space on site. As the two uses have different peak demand (banquet halls in the evenings and office in the day), a shared parking agreement was permitted. This arrangement was acceptable because the total daytime parking requirements and total evening parking requirements would each be met.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to reduce the minimum parking space requirements under Zoning By-law No. 12000 in order to accommodate a child care centre in one of four multi-tenant commercial buildings being constructed on the subject property. The child care centre is proposed to occupy the entire second floor of the western most building proposed for the site, to be located at 3060 – 148 Street, with a floor area of 594 square metres.
- The child care programming is to accommodate children of ages 8 months to 5 years. A maximum of 106 children is proposed, which will require 19 staff members.
- An outdoor play space area is proposed on the roof top level of the same building with direct access to the child care centre on the second floor.
- The proposal includes a minor amendment to Development Permit No. 7912-0147-00 in order to accommodate changes to the exterior of the building associated with providing a roof top play area for the proposed child care centre. The changes include providing stairwell access to the roof top play area directly from the child care centre on the second floor. Should the subject proposal be supported by Council, staff will consider the proposed changes through a minor amendment to Development Permit No. 7912-0147-00.
- Based on the proposed uses and floor area, the subject site is required to provide 351 parking spaces. The multi-tenant commercial complex was designed to provide 334 parking spaces, representing a 5% shortfall in required parking.

### Referrals

Engineering: The Engineering Department has no objection to the project.

Fraser Health Authority: The proposal will be subject to a review by Fraser Health to ensure that child care centre meets the requirements of the Provincial Child Care Licensing Regulation. The proposed child care centre will be subject to Licensing inspection of the space, and subject to any renovations, upgrades, or improvements being completed.

## Transportation Considerations

- The site is proposed to have one right-in/right-out access on King George Boulevard and one full movement access on 148 Street. An access easement was registered on title to allow access through the subject site in favour of the parcel to the north at 3109 King George Boulevard, as that parcel will have reduced access given its location at the intersection of King George Boulevard and 148 Street. In addition, a reciprocal assessment easement was registered between the subject parcel and the parcel to the south at 3033 King George Boulevard, where shared access to 148 street is present.
- As a condition of the shared parking arrangement established under Development Application No. 7912-0147-00, a restrictive covenant was registered restricting the operating hours of the banquet hall to evening and weekends only.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The proposal complies with the 'General Urban' designation under the Regional Growth Strategy (RGS).

### Official Community Plan

#### Land Use Designation

- The proposal complies with the 'Commercial' designation under the Official Community Plan (OCP)

### Secondary Plans

#### Land Use Designation

- The proposal complies with the 'Commercial' designation under the King George Highway Corridor Neighbourhood Concept Plan (NCP).

### CD By-law

#### Parking Variance

- The applicant is requesting the following variance:
  - to reduce the minimum number of on-site parking spaces from 351 to 334.
- The proposed child care centre complies with the City's location and siting guidelines for child care centres, and will be subject to review and licensing approval by Fraser Health. The proposed child care centre is located in a commercial development, in proximity to multi-family and single family developments.

- The proposed outdoor play space is located on the roof of the building where the proposed child care centre is located, accessible directly from the second floor. Children will not leave the premises to access the play area.
- The application helps address the growing need for child care in South Surrey.
- The proposed child care centre is to be located in an area of the complex that was originally proposed to accommodate office space. The proposed hours of operation for the child care centres are 7 am to 6 pm and will therefore have a similar peak operating hours to the anticipated office space use.
- Given the hours would be similar, the rationale for supporting a shared parking agreement as supported under Development Application No. 7912-0147-00 is still valid and supported.
- Staff from the Transportation Planning Division have reviewed the proposal and supports the proposed parking reduction given the proximity of the subject property to the Frequent Transit Network (FTN).
- Staff support the requested variances to proceed for consideration.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.          Development Variance Permit No. 7920-0075-00

*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

SR/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0075-00

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 029-753-490  
Lot 1 Section 22 Township 1 New Westminster District Plan EPP49426  
  
3010 - 148 Street

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section C.1 of Part 5 Off-Street Parking and Loading/Unloading, the minimum number of required off-street parking spaces is reduced from 351 to 334 spaces.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli

REZONING / DEVELOPMENT PERMIT AMENDMENT 01a  
BLDG D DAYCARE

2020.06.03.

Development Variance Permit No. 7920-0075-00: Proposal to reduce the minimum parking requirements from 351 parking spaces to 334 parking spaces.

**SITE INFORMATION**

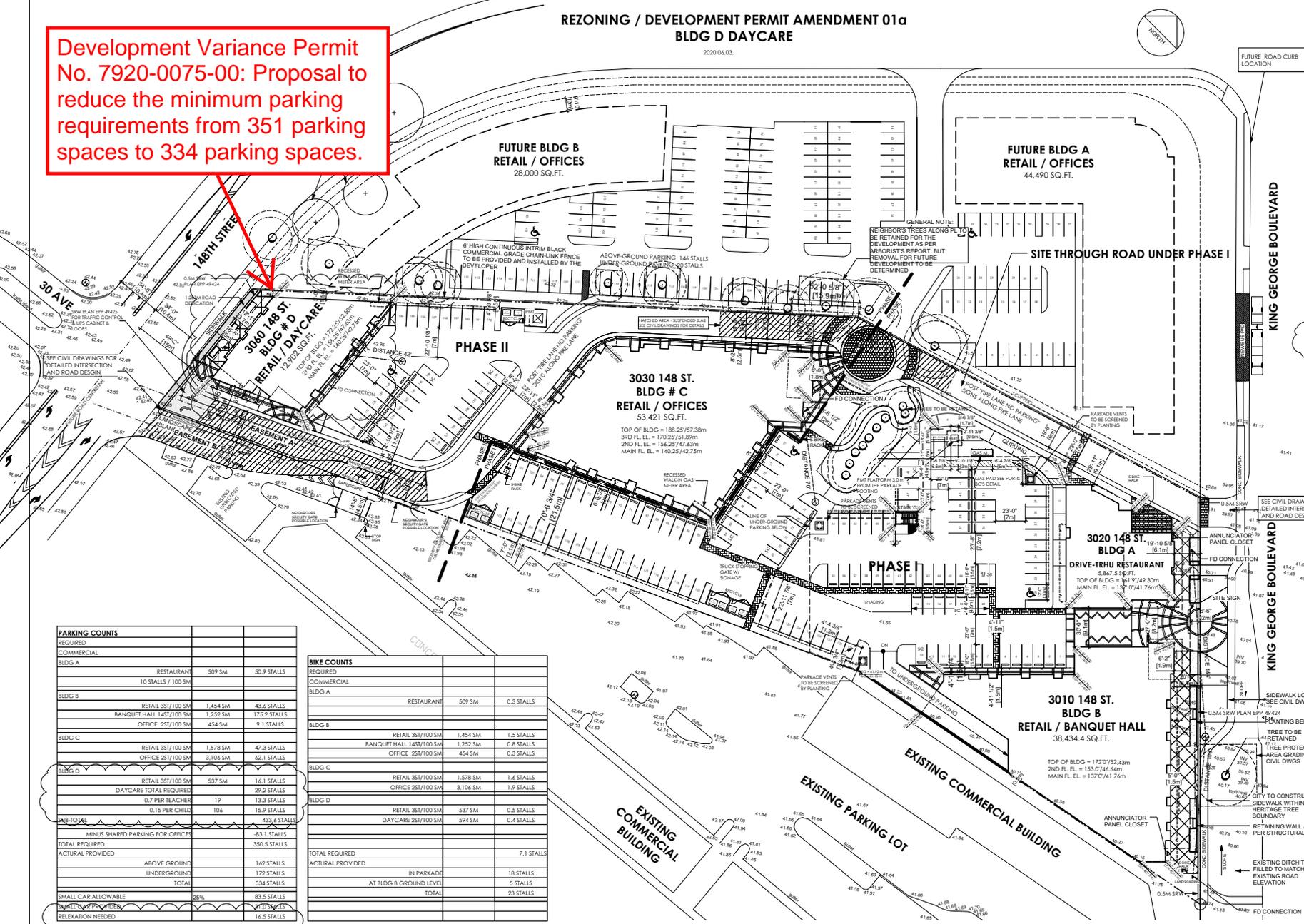
ADDRESS: 3010 & 3020 148 STREET, SURREY, BC

LEGAL DESCRIPTION: LOT 8 EXCEPT, P.C.L. 3 (BL PLAN LMP 3882), SEC 22 TOWNSHIP 1, N.W.D. DIST PLAN 9125

PROPOSED ZONING: CD

**AREA STATISTICS**

FSR		
SITE AREA		
GROSS SITE AREA	171,982.0 SF	15,977.7 SM
ROAD DEDICATION	495.3 SF	46.0 SM
NET SITE AREA	171,486.7 SF	15,931.6 SM
PROPOSED FSR		
COMMERCIAL		
BLDG A (RESTAURANT)	5,474.2 SF	508.6 SM
BLDG A OTHERS	393.3 SF	36.5 SM
BLDG A TOTAL	5,867.5 SF	545.1 SM
BLDG B RETAIL	12,728.8 SF	1,182.5 SM
BLDG B BANQUET HALL	7,771.9 SF	722.0 SM
BLDG B OFFICE	3,884.9 SF	360.9 SM
BLDG B OTHERS	14,048.8 SF	1,305.2 SM
BLDG B TOTAL	38,434.4 SF	3,570.7 SM
BLDG C RETAIL	14,984.0 SF	1,377.9 SM
BLDG C OFFICE	33,432.0 SF	3,105.9 SM
BLDG C OTHERS	3,005.0 SF	279.2 SM
BLDG C TOTAL	51,421.0 SF	4,763.0 SM
BLDG D DAYCARE	6,395.0 SF	594.1 SM
BLDG D OTHERS	731.0 SF	67.9 SM
BLDG D TOTAL	12,907.0 SF	1,198.4 SM
TOTAL PROPOSED FSR	110,624.9 SF	10,277.4 SM
PROPOSED DENSITY GROSS	0.64	
PROPOSED DENSITY NET	0.67	
(BASED ON NET SITE AREA)		
PROPOSED SITE COVERAGE	0.35	
LOG A (INCLD. STAIRCASE 'H)	4,035.8 SF	347.0 SM
LOG A (INCLD. STAIRCASE 'H)	19,125.4 SF	1,776.8 SM
LOG B C	18,372.0 SF	1,706.5 SM
LOG B D	6,586.0 SF	611.9 SM
PARKADE STAIRCASE 'G	172.5 SF	16.0 SM
TOTAL FOOT PRINT	50,291.7 SF	4,472.3 SM



**PARKING COUNTS**

REQUIRED		
COMMERCIAL		
BLDG A		
RESTAURANT	509 SM	50.9 STALLS
10 STALLS / 100 SM		
BLDG B		
RETAIL 3571/100 SM	1,454 SM	43.6 STALLS
BANQUET HALL 1487/100 SM	1,252 SM	175.2 STALLS
OFFICE 2571/100 SM	454 SM	9.1 STALLS
BLDG C		
RETAIL 3571/100 SM	1,578 SM	47.3 STALLS
OFFICE 2571/100 SM	3,106 SM	42.1 STALLS
BLDG D		
RETAIL 3571/100 SM	537 SM	16.1 STALLS
DAYCARE TOTAL REQUIRED	29.2 STALLS	
0.7 PER TEACHER	19	13.3 STALLS
0.15 PER CHILD	106	15.9 STALLS
MINUS SHARED PARKING FOR OFFICES	-83.1 STALLS	
TOTAL REQUIRED	350.5 STALLS	
ACTUAL PROVIDED		
ABOVE GROUND	162 STALLS	
UNDERGROUND	172 STALLS	
TOTAL	334 STALLS	
SMALL CAR ALLOWABLE	25%	83.5 STALLS
RELAXATION NEEDED		16.5 STALLS

**BIKE COUNTS**

REQUIRED		
COMMERCIAL		
BLDG A		
RESTAURANT	509 SM	0.3 STALLS
BLDG B		
RETAIL 3571/100 SM	1,454 SM	1.5 STALLS
BANQUET HALL 1487/100 SM	1,252 SM	0.8 STALLS
OFFICE 2571/100 SM	454 SM	0.3 STALLS
BLDG C		
RETAIL 3571/100 SM	1,578 SM	1.6 STALLS
OFFICE 2571/100 SM	3,106 SM	1.9 STALLS
BLDG D		
RETAIL 3571/100 SM	537 SM	0.5 STALLS
DAYCARE 2571/100 SM	594 SM	0.4 STALLS
TOTAL REQUIRED	7.1 STALLS	
ACTUAL PROVIDED		
IN PARKADE	18 STALLS	
AT BLDG B GROUND LEVEL	45 STALLS	
TOTAL	23 STALLS	

**GA GRADUAL ARCHITECTURE INC.**

P. 404.733.7479 F. 404.222.0198  
E. info@gradualarchitecture.com  
A. 2/F - 1892 West Broadway, Vancouver, BC, V6R 1Y9

■ FIRM

**ELGIN PARK**

■ PROJECT NAME

BLDG A 3020 148TH STREET, BLDG B 3010 148TH STREET, PARKADE FOR BLDG A&B SURREY, BC

■ PROJECT ADDRESS

SCALE: 1/32" = 1'-0"

PROJECT NO.: GA-G03

SHEET TITLE: OVERALL SITE PLAN

OVERALL SITE PLAN

REVISION NO.: DVP-1a

SHEET NO.: A1.0