

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0284-00

Planning Report Date: February 7, 2011

PROPOSAL:

- **Rezoning** from RF to CCR

in order to permit a child care centre within a single family dwelling, for a maximum of 25 children.

LOCATION:

15893 – 91 Avenue

OWNER:

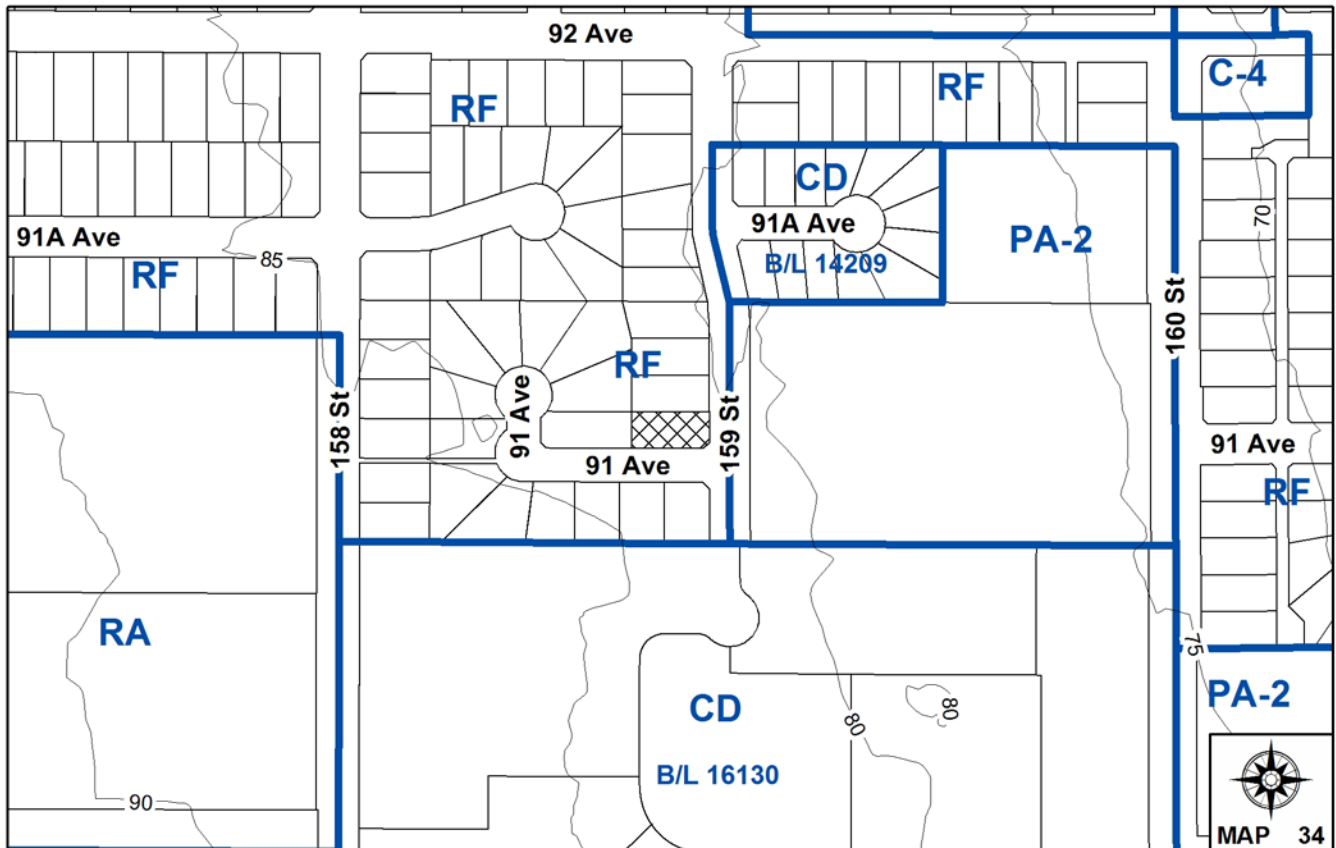
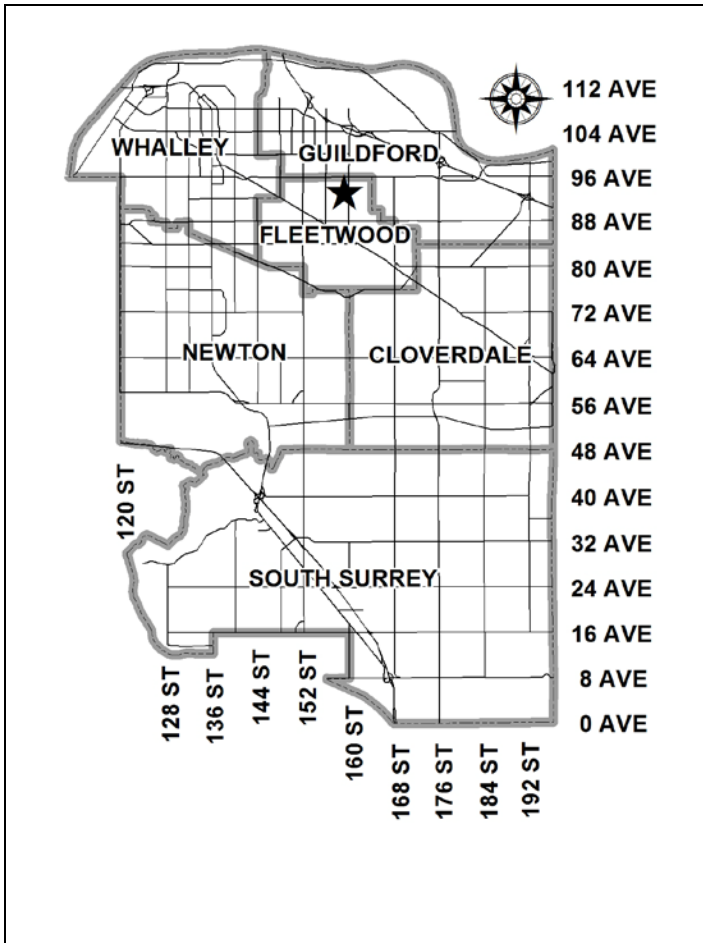
Parmjit Singh Gill and Balraj Kaur Gill

ZONING:

RF

OCP DESIGNATION:

Urban



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 City's location and siting guidelines for 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) submission of building permit drawings that satisfactorily address Building Code requirements.

REFERRALS

Engineering: There are no engineering requirements relative to the proposed rezoning.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling, which will remain.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings	Urban	RF
East (Across 159 Street):	Surrey Christian School	Urban	PA-2
South (Across 91 Avenue):	Single family dwellings and Elim Seniors Housing	Urban	RF
West:	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the northwest corner of 91 Avenue and 159 Street in Fleetwood and is designated Urban in the Official Community Plan (OCP).
- The site is currently zoned Single Family Residential Zone (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.

- Child care centres that are provincially regulated licensed facilities and accommodate up to eight children or less, are permitted in any residential zone. However, to increase the capacity beyond eight children a zone designed specifically to accommodate such a child care facility is required.
- The CCR Zone is intended to permit the development of a child care centre accommodating a maximum of 25 children, into a residential community, which is licensed and regulated under the Community Care and Assisted Living Act and the Child Care Licensing Regulations.
- The applicant has operated a licensed daycare for up to eight (8) children for both pre-school and school age children (multi-age) from her residence at 15893 – 91 Avenue (the subject property of this report) since February 2001. Due to the demand for additional child care spaces, which the applicant was not able to accommodate in her existing child care centre, the applicant was motivated to open a second child care centre that could also accommodate eight children.
- As a result, since November 2005 the applicant has also owned and managed Kid's Castle Daycare, a licensed child care centre for up to eight (8) children located in another single family home at a different location (9422-156 Street).
- The applicant claims there is still a demand for additional child care spaces and is proposing to expand the child care at her home (subject site) under the current hours of operation.
- The child care currently operates from 7:00 a.m. to 6:00 p.m., Monday through Friday.
- The proposed child care would accommodate sixteen (16) children ranging in age from 2.5 years to 5 years of age and nine (9) school age children.
- There will be three staff members employed by the centre, including the owner and operator of the proposed, expanded child care facility.
- 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 locational and siting guidelines outlined in the Report:
 - *Locate centres close to child-oriented facilities.*
 - Locating child care facilities close to an elementary school provides caregivers an opportunity to walk with children to outdoor recreation facilities.
 - The subject site is located one block away from Woodland Park Elementary School and Woodland Park and immediately across the street from Surrey Christian School.
 - There is a walkway connection from the 91 Avenue cul-de-sac to Woodland Park and Woodland Park Elementary School (Appendix III).

- *Avoiding siting along arterial streets.*
 - The subject site is located on the corner of 91 Avenue and 159 Street, which are both local roads.
- *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.
 - Based on the information provided by the Child Care Options Resource and Referral Centre (Options), which is a provincially funded organization that provides free child care referrals to parents, there are currently 15 facilities within 0.5 km of the subject site.
 - The 15 facilities accommodate 311 child care spaces. Of the 15 facilities, 6 are institutional facilities located within schools and churches. The other 9 facilities are located within single family dwellings.
 - There are 226 child care spaces in institutional facilities and 85 child care spaces in the single family dwellings.
 - Despite the number of child care facilities located in the vicinity, the applicant has confirmed that the 17 proposed spaces have already filled.
- *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 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 for the residents.
 - Based on these requirements, the proposed child care facility and existing residence require six (6) 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 parking requirements for the proposed, expanded child care are satisfied by the three parking spaces in the three car garage and three parking spaces in the driveway located in front of the garage (Appendix II).
- *Provide adequate fencing, screening, setbacks and outdoor play areas.*
 - As the attached aerial photo illustrates (Appendix IV), the dwelling is oriented toward 91 Avenue creating a spacious front (east) and rear (west) yard. Outdoor play areas can be accommodated in both. Currently there is a

children's play structure located in the rear yard of the residence.

- The property is enclosed with a cedar fence.
- The minimum front, rear and side yard setbacks have been provided.
- The CCR Zone requires a minimum 7.5-metre (25 ft.) side yard setback on a flanking street. However, the RF Zone requires a minimum 3.6-metre (12 ft.) side yard setback on a flanking street.
- The existing 6.93-metre (23 ft.) side yard setback on a flanking street although non-conforming to the CCR Zone, it is acceptable since the applicant is not proposing any exterior changes to the building and no variance is required.

PRE-NOTIFICATION

Pre-notification letters were sent on November 26, 2010 and staff received no comment.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Site Plan
Appendix III.	Location of Nearby Parks and Schools
Appendix IV.	Aerial Photo from April 2010

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JLM/kms

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Information for City Clerk

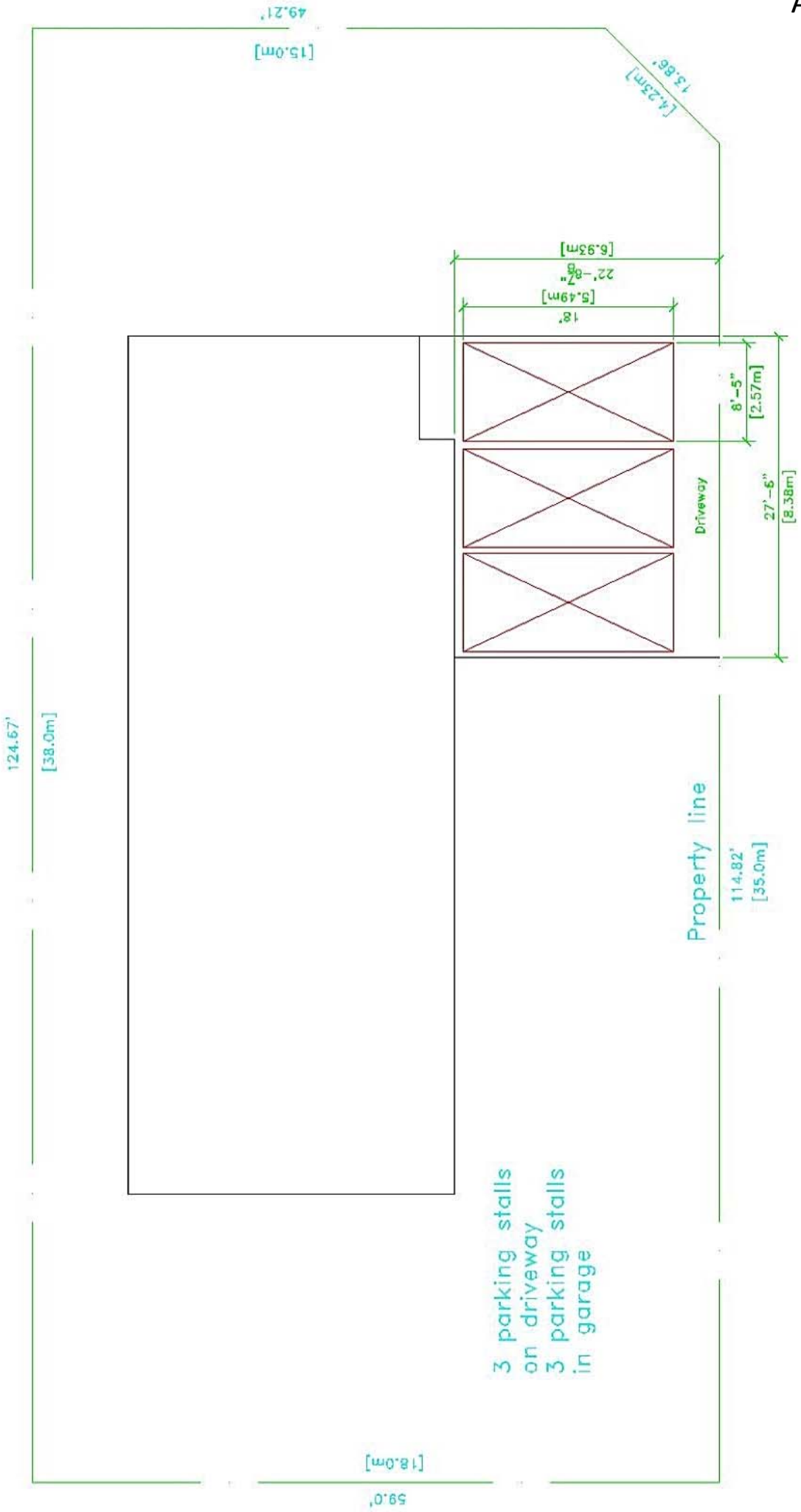
Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Balraj Gill
 Address: 15893 – 91 Avenue
 Surrey, BC V3R 8T8
 Tel: 604-583-3957

2. Properties involved in the Application
 - (a) Civic Address: 15893 – 91 Avenue

 - (b) Civic Address: 15893 – 91 Avenue
 Owners: Parmjit Singh Gill and Balraj Kaur Gill
 PID: 016-501-888
 Lot 4 Section 35 Township 2 New Westminster District Plan 86549

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.



3 parking stalls
on driveway
3 parking stalls
in garage

COSMOS 15893 - 91 Avenue



Enter Map Description

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.



Scale: 1:256

Map created on: Monday, 24-January 2011