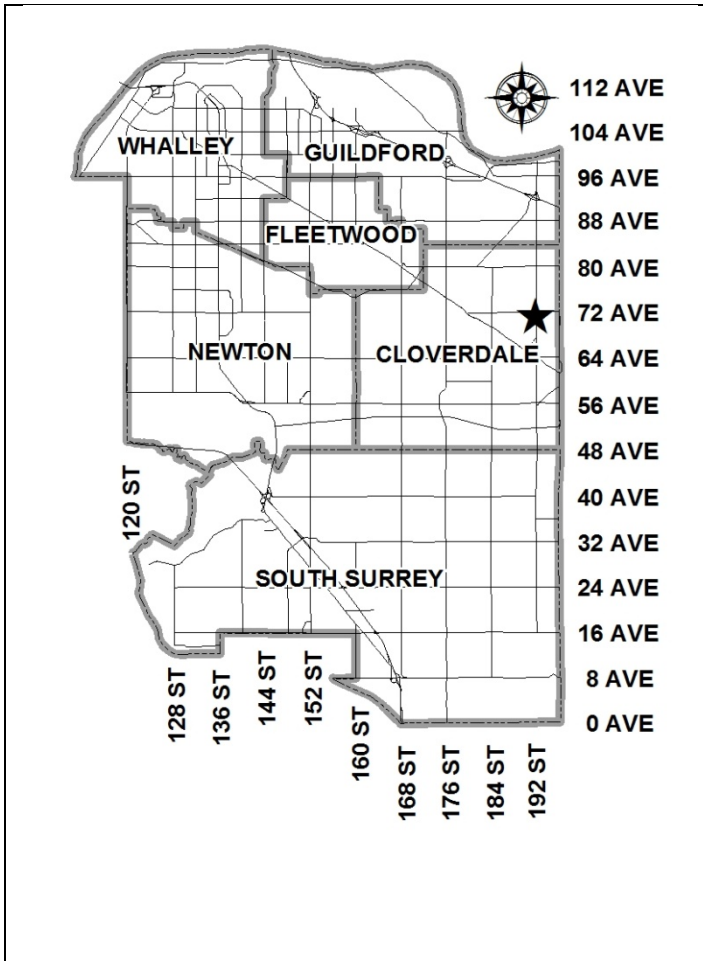


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0235-00

Planning Report Date: November 5, 2012



**PROPOSAL:**

- **OCP Amendment** of a portion from Suburban to Urban
- **NCP Amendment** from 10-15 upa (Med Density) and 15-25 upa (Med-High Density) to Commercial
- **Rezoning** from RA and RF to CD (based on C-5)
- **Development Permit**

in order to permit the development of a two-storey commercial child care centre.

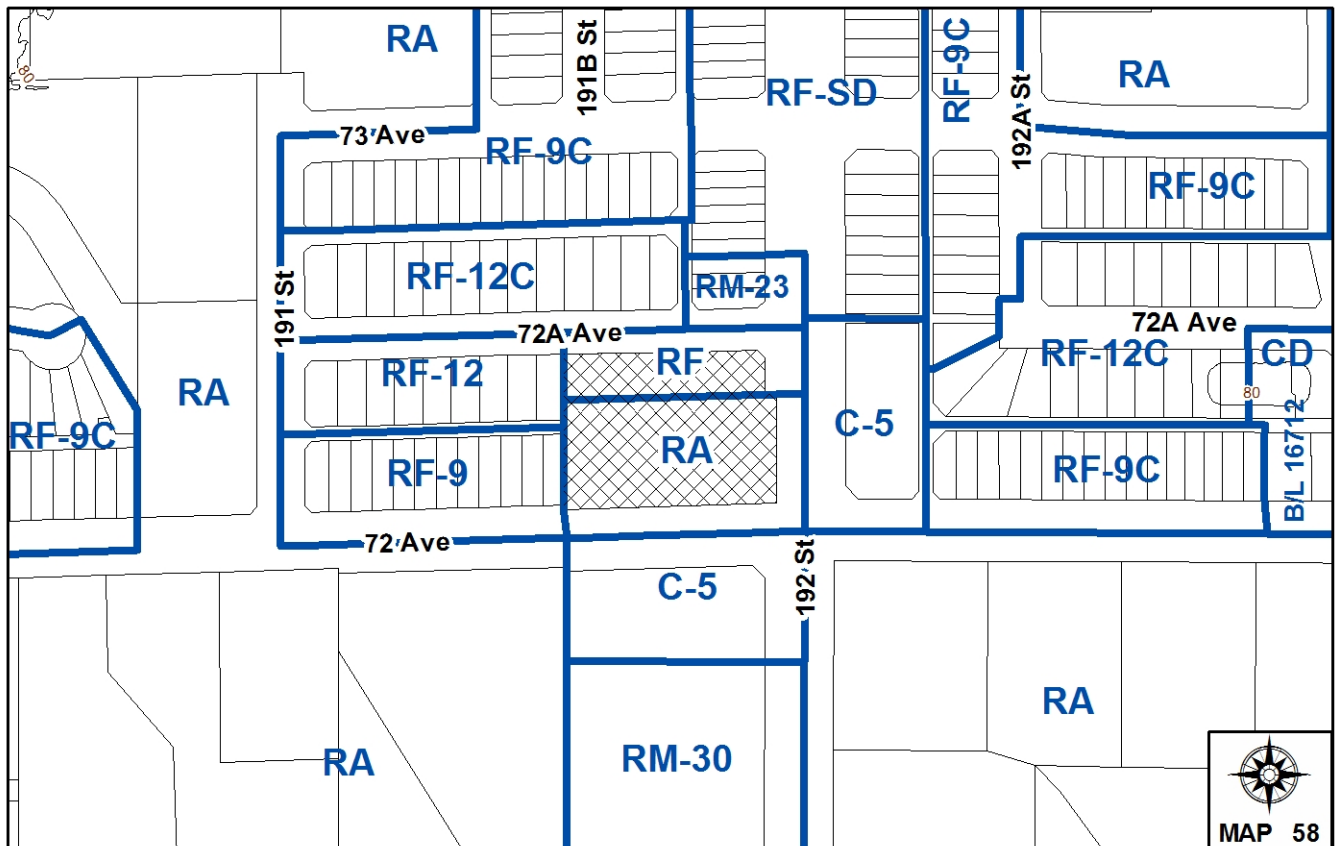
**LOCATION:** 19175 - 72 Avenue and  
 7239 - 192 Street

**OWNER:** Legendary Developments (Clayton)  
 Ltd., Inc. No. BCo89782o

**ZONING:** RA & RF

**OCP DESIGNATION:** Suburban and Urban

**NCP DESIGNATION:** 10-15 upa (Med Density) and 15-25 upa (Med-High Density)



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment of a portion; and
  - Rezoning.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed child care centre and commercial designation differ from that proposed in the East Clayton Neighbourhood (NCP) Extension – North of 72 Avenue.

### RATIONALE OF RECOMMENDATION

- The proposed land use and building form are appropriate for this part of East Clayton, and the proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the East Clayton NCP Extension – North of 72 Avenue.
- As this is a residential neighbourhood, the area has a need for child care facilities.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating a portion of the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from One-Acre Residential Zone (RA) (By-law No. 12000) and Single Family Residential Zone (RF) (By-law No. 12000) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7912-0235-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a consolidation and road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
6. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue to redesignate the land from 10-15 upa (Med Density) and 15-25 upa (Med-High Density) to Commercial 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.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

### SITE CHARACTERISTICS

Existing Land Use: One residential acreage lot, with existing dwelling to be removed, and one vacant remnant single family residential parcel created under Application No. 7911-0291-00.

### Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North (Across unopened 72A Avenue):	Recently approved small single family lots with coach houses and recently approved fee simple row houses (Application No. 7911-0291-00).	6 -10 upa (Low Density) and 15-25 upa (Med-High Density) in the East Clayton NCP Extension – North of 72 Avenue.	RF-12C and RM-23
East (Across 192 Street):	Existing neighbourhood commercial development.	Neighbourhood Commercial in the East Clayton NCP Extension – North of 72 Avenue.	C-5
South (Across 72 Avenue):	Neighbourhood commercial development, under construction.	Neighbourhood Commercial in the East Clayton NCP.	C-5
West (Across future 191A Street):	Existing small single family lots.	6 – 10 upa (Low Density) and 10-15 upa (Med Density) in the East Clayton NCP Extension – North of 72 Avenue.	RF-12 and RF-9

### JUSTIFICATION FOR PLAN AMENDMENT

#### OCP Amendment

- The applicant is seeking an Official Community Plan (OCP) amendment for a portion of the subject site from Suburban to Urban (see Appendix VI).
- Council, on July 28, 2004, approved Stage 1 (Corporate Report No. Co09), which deals with land use designations and road network in the area of the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue. On June 20, 2005, Council approved the corresponding Stage 2 Report (Corporate Report No. Co11).

- Currently, the land use designations that are reflected in the East Clayton NCP Extension – North of 72 Avenue require corresponding OCP designation amendments from the current Suburban designation. The approved Stage 2 Report (Corporate Report No. C011) directed staff to bring forward specific OCP amendments on a site-by-site basis concurrently with site-specific rezoning applications.
- The northern subject lot was previously redesignated from Suburban to Urban under Application No. 7911-0291-00.
- The proposed Urban designation for the southern subject lot is consistent with the intended land uses in the East Clayton NCP Extension – North of 72 Avenue. Other commercial developments in the area with similar densities are also designated Urban.

### NCP Amendment

- The applicant is seeking an amendment of the East Clayton NCP Extension – North of 72 Avenue for the entire site from 10-15 upa (Med Density) and 15-25 upa (Med-High Density) to Commercial (see Appendix VII).
- The applicant has provided the following rationale to support the proposed amendment to the NCP, which proposes a different land use from that proposed in the East Clayton NCP Extension – North of 72 Avenue. Staff comments are in italics.
  - The NCP amendment of portions of the site should be supported as there is a need for child care spaces in this relatively dense residential community.  
*(There is no shortage for demand for child care spaces in Surrey.)*
  - The Commercial designation is compatible with existing neighbourhood commercial developments immediately across both 72 Avenue and 192 Street.  
*(This intersection is an appropriate location for further commercial development.)*
  - The applicant has agreed to provide additional road dedication to allow for a new 191A Street connecting 72 Avenue to 72A Avenue, which will improve connectivity in the area.  
*(The provision of a new connection between 72 Avenue and 72A Avenue will be beneficial in terms of addressing issues of traffic flow, connectivity and lack of on-street parking in the adjoining East Clayton neighbourhood. It will also provide access to the proposed child care centre while diverting traffic away from the adjacent residential neighbourhood.)*
- While the proposal differs from the residential designations proposed in the East Clayton NCP Extension – North of 72 Avenue, staff agree that there is merit in considering this NCP amendment.

## DEVELOPMENT CONSIDERATIONS

### Site Context

- The subject site, which is approximately 0.54 hectare (1.33 ac) in area, is located within the East Clayton NCP Extension – North of 72 Avenue area, at the northwest corner of 72 Avenue and 192 Street.
- The subject site consists of two properties. The southern lot, at 19175 – 72 Avenue, is designated Suburban in the OCP and zoned "One-Acre Residential Zone (RA)". The northern lot, at 7239 – 192 Street, is designated Urban in the OCP and zoned "Single Family Residential Zone (RF)". In addition, the properties are designated 10-15 upa (Med Density) and 15-25 upa (Med-High Density) in the NCP.

### Current Application

- The applicant, Legendary Developments, has submitted an application to rezone the subject site from "One-Acre Residential Zone (RA)" and "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" based on the "Neighbourhood Commercial Zone (C-5)". A Development Permit is also required.
- This neighbourhood commercial development will accommodate a two-storey child care learning centre, which will be operated by Edleun, a Calgary-based private company which owns and operates similar child care centres in British Columbia, Alberta and Ontario.
- The proposed gross floor area of the child care centre will be 1,716.4 square metres (18,475 sq.ft.) over the two floors.
- The child care centre will provide services for children from as young as 6 weeks of age up to 48 months. The ground floor is intended for the younger children, while the second floor is intended for children aged 18 - 48 months.
- There will also be an after school care for older children, in a dedicated space of approximately 93 square metres (1,000 sq.ft.). The centre has the potential of accommodating up to 201 children at any given time, although it is anticipated that the average demand will be less than this.
- 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 in close proximity to an unnamed neighbourhood park at 72A Avenue and 191 Street. In addition, Hazelgrove elementary is located to the southwest, adjacent to an unnamed park that is to be developed in the future.

- *Avoiding siting along arterial streets.*
  - The subject site is located on the corner of 192 Street and 72 Avenue, which are both designated as arterial roads. However, site access is oriented towards a new 191A Street and 72A Avenue, which are both designated as local roads.
  - The operator will provide sufficient outdoor play spaces on-site to accommodate children of all ages. Should the operator wish to take the children off-site, however, the nearby neighbourhood park is accessible without having to walk along or cross arterial 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.
  - There are an increasing number of child care services available in East Clayton. However, according to staff at the Child Care Options Resource and Referral Program, who were contacted by Planning staff, this area is still in need of additional child care spaces.
- *Provide adequate on-site parking for employees and parents.*
  - The parking requirements for child care facilities are prescribed in the Zoning By-law. 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.
  - Based on these requirements, the proposed child care facility requires forty (40) parking spaces. The employee and pick-up and drop-off parking requirements can all be accommodated on-site.
- *Provide adequate fencing, screening, setbacks and outdoor play areas.*
  - There is sufficient outdoor play area for the number of children proposed to be accommodated by this facility. These play areas are fenced, screened with landscaping where required, and are setback from the street.
  - The site is surrounded by public frontages on all four sides, with 192 Street as the primary frontage of the proposed commercial child care centre. The East Clayton Greenway/Multi-Use Pathway is also located along this frontage.
- For safety reasons related to the use of the site as a child care facility, public entry to the building is limited to a single access, which is located internal to the site in the northwest corner of the building.
- The proposed child care facility will gain vehicular access from 191A Street and from 72A Avenue.

### Road Dedication

- The applicant is required to dedicate land for the widening of both 192 Street and 72 Avenue. The applicant is also required to construct 191A Street to an 18.0-metre (59-ft.) local road standard.
- 72A Avenue was dedicated to a local road standard under a previous application (No. 7911-0291-00).

### Proposed CD Zone

- The proposed CD Zone is based upon the "Neighbourhood Commercial Zone (C-5)".
- The CD Zone is specifically intended to address the maximum floor area requirement for uses in the C-5 Zone. Child care centres are permitted in the C-5 Zone, to a maximum gross floor area of 370 square metres (4,000 sq.ft.). The applicant is proposing a child care centre with a gross floor area of 1,716.4 square metres (18,475 sq.ft.).
- The applicant is also proposing to increase the allowable height of the principal building and to reduce the setbacks along the east and south property lines. Under the C-5 Zone, the maximum allowable height of the principal building is 9.0 metres (30 ft.), and the minimum setbacks are 7.5 metres (25 ft.) along all property lines. The applicant is proposing a building height of 11.6 metres (38 ft.), a setback of 2.0 metres (6.5 ft.) along the east (front) property line, and a setback of 2.5 metres (8 ft.) along the south property line.
- The table below shows a comparison between the C-5 Zone and the proposed CD Zone.

	<b>C-5 Zone</b>	<b>Proposed CD Zone</b>
<b>Floor Area Ratio (FAR)</b>	0.5	0.5
<b>Maximum Gross Floor Area of Each Business</b>	370 sq.m. (4,000 sq.ft.)	1,720 sq.m. (18,476 sq.ft.) for child care centre and 370 sq.m. (4,000 sq.ft. for all other businesses)
<b>Building Height</b>	9.0 m (30 ft.)	12.0 m (39 ft.)
<b>Setbacks</b>	7.5 m (25 ft.) all sides	East (front): 2.0 m (6.5 ft.) South (side): 2.5 m (8 ft.) North & West: 7.5 m (25 ft.)
<b>Lot Coverage</b>	50%	50%

### Tree Preservation/Replacement

- Arbortech Consulting Ltd. prepared the Arborist Report and Tree Preservation/ Replacement Plans (Appendix V). The Arborist Report indicates there are ten (10) mature trees on the site.
- The Report proposes the removal of all ten (10) trees because they are located within the footprint of the proposed development. No trees will be retained. Fifty-two (52) trees will be planted on the proposed commercial site as per the Landscaping Plan prepared by M2 Landscape Architecture. The Arborist Report has been found acceptable by staff.



- The following chart provides a preliminary summary of the proposed removal of trees by species:

Tree Species	Total No. of Trees	Proposed for Retention	Proposed for Removal
Bigleaf Maple	1	0	1
Red Alder	2	0	2
Holly	1	0	1
Pyramid Cedar	2	0	2
Cherry	1	0	1
Sawara Cypress	1	0	1
Birch	1	0	1
Pussy Willow	1	0	1
<b>Total</b>	<b>10</b>	<b>0</b>	<b>10</b>

- Under the Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. Under this application, as eight (8) protected trees and two (2) alders are to be removed, a total of eighteen (18) replacement trees would be required. The applicant proposes fifty-two (52) replacement trees.

#### PRE-NOTIFICATION

Pre-notification letters were sent out on September 28, 2012. Staff did not receive any responses.

#### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

#### DESIGN PROPOSAL AND REVIEW

- The child care centre is proposed to be a two-storey, wood frame building, designed to evoke the character of a school house.
- The building has been articulated to reduce the massing, and the form consists of pitched roofs and canopies that are consistent with the neo-heritage character of East Clayton and that of the surrounding buildings.
- The building is sited in a manner to provide street frontage for pedestrians along both 72 Avenue and 192 Street, with canopies and overhangs to provide shade and weather protection for the general public for a potential public transit stop that may be located along 72 Avenue in the future.

- The cladding materials consist of horizontal and vertical fibre-cement panel siding, and are consistent with the character of East Clayton, complemented by features such as wood trim (grey), timber brackets (natural) and goose neck lighting (grey). Vibrant colours have been selected (e.g. red, blue, and gold) to identify the building as a space for children.
- Picket fencing along the perimeter of the site will undulate (see Appendix II) and be of a height (averaging 1.3 metres, or 4.25 ft.) to provide security but is designed to enhance the streetscape, and will incorporate numbers, animals and shapes to reflect the nature of the site. Internal picket fencing will also undulate and be of a lower height (averaging 1.55 metres, or 5 ft.) to designate play areas only.
- Gates and decorative paving will highlight the pedestrian access to the site. Decorative paving will also be provided at the vehicle entrances to the site.
- Landscaping consists of larger trees, such as Maple, Chestnut and Ash, interspersed throughout the site along with smaller plants and shrubs such as Dogwood, Sunflower, Sage, and Jasmine. Much of this landscaping is located at the periphery of the site, providing screening for the parking and play areas. Landscaping along the public frontages of the building will be of a lower profile.
- The outdoor play areas consist primarily of natural turf, with a portion consisting of artificial turf.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 2, 2012. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• Located in East Clayton NCP Extension – North of 72 Ave.</li> <li>• To be revised to Commercial use, which is consistent with the East Clayton NCP Extension - North of 72 Avenue document designating the intersection of 72 Ave and 192 St as a smaller commercial centre.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Proposed density of 0.41 FA.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Significant green space for children’s play areas will require soil depth over 500 mm, aside from artificial turf play surfaces. Swales and permeable surfaces to be incorporated for rainwater retention/infiltration.</li> <li>• More than 20 total replacement trees provided.</li> <li>• Project to follow City of Surrey waste reduction program.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Electric vehicle plug-ins to be provided.</li> <li>• Direct linkage to multi-use pathway due to site location.</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Lighting provided on site at a level to provide natural surveillance. Landscaping/planting material designed for clear visibility of building at all times. Strong connection between city street (public realm) and private property through walkway linkages.</li> <li>• Childcare use for children varying in age from 6 months to elementary school aftercare.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• Where possible, project will incorporate actions to address construction sustainability, thermal efficiency and reduced water consumption.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Project will implement features in detailed design/construction documentation stage to enhance building performance regarding energy efficiency, water consumption and use of sustainable materials</li> </ul>

### ADVISORY DESIGN PANEL

ADP Meeting Date: October 11, 2012

Most of the ADP comments and suggestions have been addressed, with the exception of minor items related to way finding, form and character, and landscaping. These are in addition to a few minor architectural and landscaping issues identified by City staff.

The applicant has agreed to resolve the outstanding design and landscaping issues prior to consideration of Final Adoption of the Rezoning Bylaw and issuance of the Development Permit.

### 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, Building Elevations, and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV	Summary of Tree Survey and Tree Preservation
Appendix V	ADP Comments
Appendix VI	OCP Redesignation Map
Appendix VII	NCP Plan
Appendix VIII	Proposed CD By-law

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

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## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on C-5)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		5,377.6 sq.m.
Road Widening area		1,165.7 sq.m.
Undevelopable area		
Net Total		4,211.9 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	50%	20.5%
Paved & Hard Surfaced Areas		35.1%
Total Site Coverage		55.6%
<b>SETBACKS</b> ( in metres)		
Front (east)	2.0 m	2.0 m
Rear (west)	7.5 m	41.57 m
Flanking Side #1 (south)	2.5 m	2.5 m
Flanking Side #2 (north)	7.5 m	18.8 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12.0 m	11.57 m
Accessory	4.0 m	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total	2,108 sq.m.	1,716.4 sq.m.
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	2,108 sq.m.	1,716.4 sq.m.

*\* 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)		.032
FAR (net)	0.50	0.41
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	40	40
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	40	40
Number of disabled stalls	0	1
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	YES
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PERSPECTIVE ALONG 72ND AVE. and 192ND ST.

**LIST OF DRAWINGS**

- ARCHITECTURAL :
- A 0.0 COVER SHEET
  - A 0.1 CONTEXT PLAN
  - A 0.2 SHADOW STUDY
  - A 1.1 SITE PLAN
  - A 2.1 MAIN FLOOR PLAN
  - A 2.2 UPPER FLOOR PLAN
  - A 2.3 ROOF PLAN
  - A 3.1 ELEVATIONS
  - A 3.2 GARBAGE ENCLOSURE
  - A 3.3 COLOUR BOARD
  - A 3.4 STREETSCAPE
  - A 4.1 SECTIONS
- LANDSCAPE :
- L1 TREE MANAGEMENT PLAN
  - L2 SHRUB PLAN
  - L3 SHRUB PLAN
  - L4 DETAILS
  - L5 SPECIFICATIONS



PERSPECTIVE INSIDE PARKING AREA

4	OCT 30 2012	BE SOLED FOR OPI REVIEW AS PER ADP COMMENTS	ML
3	OCT 04 2012	ISSUED FOR ADP	ML
2	SEP 04 2012	ISSUED FOR DEVELOPMENT PERMIT	ML
1	AUG 30 2012	ISSUED FOR INFORMATION CITY OF SURREY	ML
REV.	DATE	DESCRIPTION	BY



**DAYCARE/LEARNING CTR.** 19175 72nd Ave - 7239 192nd St, SURREY, B.C.

PERSPECTIVE

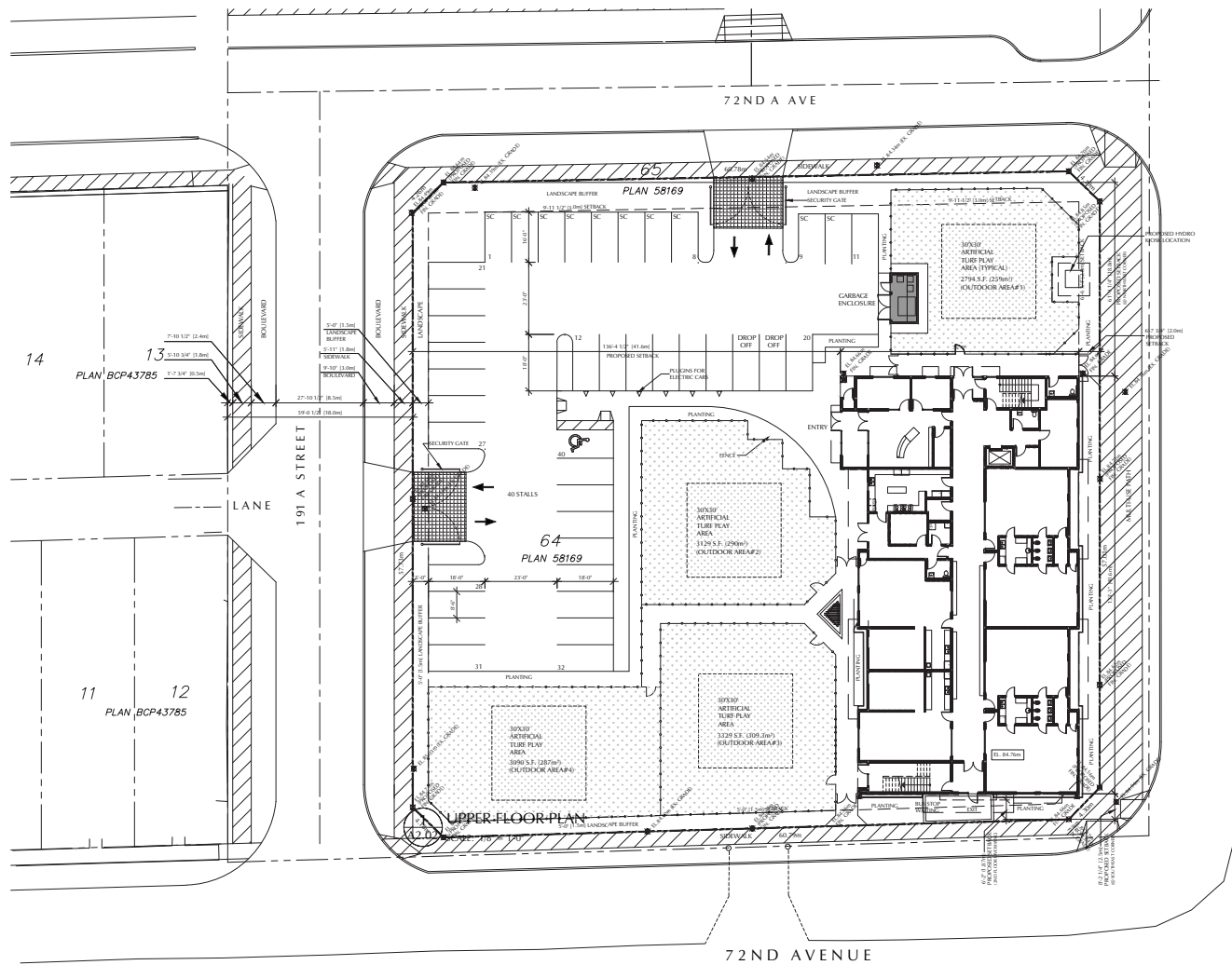
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Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

DEVELOPMENT FOR LEGENDARY DEVELOPMENTS

OCT 26, 2012



**SYNOPSIS**

**ZONING**  
 CD-COMPREHENSIVE DEVELOPMENT

**CIVIC ADDRESS**  
 19175 72ND AVE-7239 192ND ST, SURREY, B.C.

**LEGAL DESCRIPTION**

**SITE AREA**  
 NET SITE AREA = 4211.9m<sup>2</sup> (45,337 SF)

**SITE COVERAGE**  
 SITE COVERAGE PROVIDED  
 862.45m<sup>2</sup>(9283 SF) = 0.205

**FLOOR AREA**  
 MAIN FLOOR = 863.95m<sup>2</sup> (9283 SF)  
 UPPER FLOOR (INCL. STAIRS) = 862.45m<sup>2</sup> (9283 SF)  
 GROSS FLOOR AREA = 1716.4m<sup>2</sup> (18,475 SF)

**FLOOR AREA RATIO** PROVIDED  
 1716.4m<sup>2</sup>/4211.9m<sup>2</sup> = 0.407

**MAX. BUILDING HEIGHT** PROVIDED  
 PRINCIPAL BUILDING: 2 STOREY (11.57m)

**PARKING REQUIREMENTS** PROVIDED  
 1 STALL PER EMPLOYEE + EQUAL NUMBER  
 20  
 DROP OFF/EQUAL TO NUMBER OF EMPLOYEE STALLS: 40 STALLS  
 TOTAL: 40 STALLS

**SETBACKS** PROVIDED  
 NORTH: 18.8m (61.77 FT) - 4 TO BUILDING STRUCTURE  
 SOUTH: 2.5m (8.18 FT) - 4 TO BUILDING STRUCTURE (1.87m (6.14 FT) TO 2ND FLOOR OVERHANG)  
 EAST: 2.0m (6.56 FT) - 4 TO BUILDING STRUCTURE  
 WEST: 41.57m (136.385 FT) - 4 TO BUILDING STRUCTURE

NOTE: CANOPIES AT EAST FACE EXTEND 3'-0" BEYOND BUILDING FACE  
 CANOPY AT SOUTH FACE EXTEND 6'-0" BEYOND BUILDING FACE

4	OCT 10 2012	RE-SUBMITTED FOR 2011 REVISED AS PER AEP COMMENTS	ML
3	OCT 04 2012	ISSUED FOR AEP	ML
2	SEP 04 2012	ISSUED FOR DEVELOPMENT PERMIT	ML
1	AUG 08 2012	ISSUED FOR INFORMATION CITY OF SURREY	ML
REV	DATE	DESCRIPTION	BY



SITE PLAN

1122

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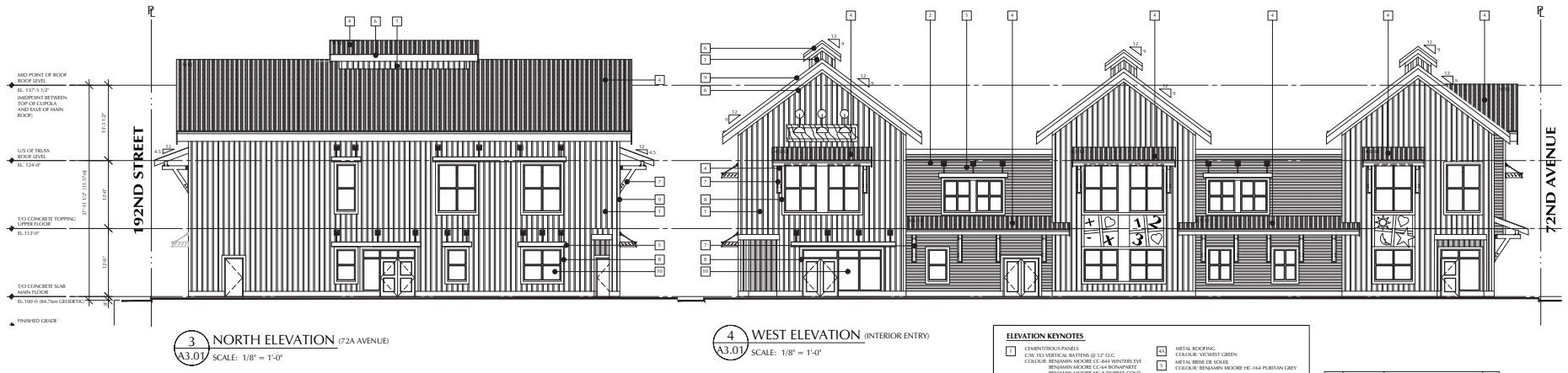
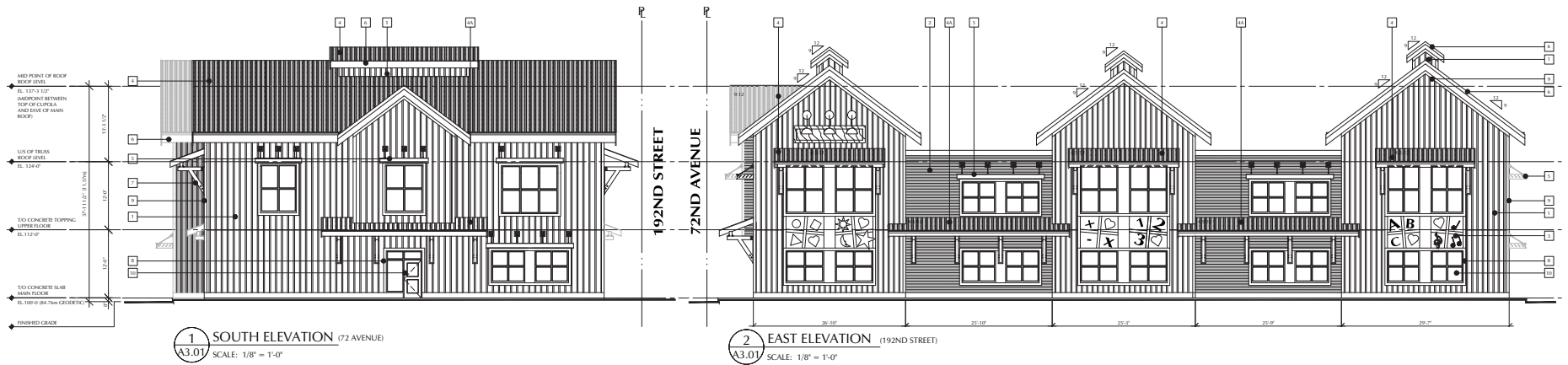
**DAYCARE/LEARNING CTR.** 19175 72nd Ave - 7239 192nd St, SURREY, B.C. 1/16"=1'-0"

Ankenman Associates Architects Inc.  
 12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

DEVELOPMENT FOR LEGENDARY DEVELOPMENTS

OCT 26, 2012





**ELEVATION KEYNOTES**

1	CEMENTITIOUS PANELS C/W 1/2\"/>		
2	CEMENTITIOUS HORIZONTAL SLABING COLOUR: BENJAMIN MOORE HC-8 DORSET GOLD	10	METAL ROOFING COLOUR: VEWEST GREEN
3	CEMENTITIOUS PANELS C/W 2/8\"/>		
4	METAL ROOFING COLOUR: VEWEST GREEN		

REV	DATE	DESCRIPTION	BY
4	OCT 30 2012	RE-DRAW FOR CIVIL REVISED AS PER ADP COMMENTS	AL
3	OCT 04 2012	ISSUED FOR ADP	AL
2	SEP 04 2012	ISSUED FOR DEVELOPMENT PERMIT	AL
1	AUG 30 2012	ISSUED FOR INFORMATION CITY OF SURREY	AL



**DAYCARE/LEARNING CTR.** 19175 72nd AVE-7239 192nd ST, SURREY, B.C. 1/8"=1'-0" ELEVATIONS

Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

DEVELOPMENT FOR LEGENDARY DEVELOPMENTS OCT 26, 2012

1122 **A3.1**



1 EAST STREETScape (192ND STREET)  
 A3.04 SCALE: 1/16" = 1'-0"

4	OCT 30 2012	RE-DRAWN FOR CITY REVIEWED AS PER ARCH COMMENTS	AL
3	OCT 04 2012	ISSUED FOR ADP	AL
2	SEP 04 2012	ISSUED FOR DEVELOPMENT PERMIT	AL
1	AUG 30 2012	ISSUED FOR INFORMATION CITY OF SURREY	AL
REV	DATE	DESCRIPTION	BY



DAYCARE/LEARNING CTR. 19175 72nd AVE-7239 192nd ST, SURREY, B.C. 1/8"=1'-0" STREETScape

Ankenman Associates Architects Inc.  
 12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

DEVELOPMENT FOR LEGENDARY DEVELOPMENTS OCT 26, 2012

1122 A3.4



- 1 BUILT UP WOOD FASCIA, FILL PANELS  
ALUMINUM CUTTERS,  
- BENJAMIN MOORE HC-164 PURITAN GRAY
- 2 CEMENTITIOUS CLADDING PANELS C/W  
1X3 WOOD BATTENS AT 12" O/C  
- BENJAMIN MOORE CC-64 BONAPARTE
- 2A CEMENTITIOUS CLADDING PANELS C/W  
1X3 WOOD BATTENS AT 12" O/C  
- BENJAMIN MOORE CC-844 WINTERS EVE
- 2B CEMENTITIOUS SIDING HORIZONALLY INSTALLED  
- BENJAMIN MOORE HC-8 DORSET GOLD
- 2C CEMENTITIOUS CLADDING PANELS C/W  
1X3 WOOD BATTENS AT 12" O/C  
- BENJAMIN MOORE HC-DORSET GOLD

- 3 CEMENTITIOUS WINDOW / DOOR TRIM  
- BENJAMIN MOORE HC-164 PURITAN GRAY
- 4 VINYL WINDOW FRAME C/W DOUBLE GLAZING  
WITH LOW 'E' COATING  
- WHITE
- 5 THERMALLY BROKEN ALUMINUM ENTRY DOOR/WINDOW FRAME  
C/W DOUBLE GLAZING WITH LOW 'E' COATING  
- WHITE
- 6 BRIS DE SOLEIL  
- BENJAMIN MOORE HC-164 PURITAN GRAY
- 7 GOOSE NECK LIGHTING  
- BENJAMIN MOORE HC-164 PURITAN GRAY
- 8 PROFILED METAL ROOFING  
- VICWEST REGENT GREY

- 9 BUILDING SIGNAGE: CARVED/PAINTED WOOD OR  
HIGH DENSITY WOOD LOOK SIGNAGE
- 10 TIMBER BRACKETS  
- SIKKENS SETOL 1/23 NATURAL
- 11 PROFILED METAL ROOFING G  
- VICWEST GREEN

NO.	DATE	DESCRIPTION	BY
1	2023.04.03	ISSUED FOR PERMIT	AM
2	2023.04.03	ISSUED FOR PERMIT	AM
3	2023.04.03	ISSUED FOR PERMIT	AM
REV.	DATE	DESCRIPTION	BY



**DAYCARE/LEARNING CTR.** 19175 72nd Ave - 7239 192nd St., SURREY, B.C.

COLOUR BOARD

1122

**A3.3**

Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

DEVELOPMENT FOR LEGENDARY DEVELOPMENTS

SCALE: N/A

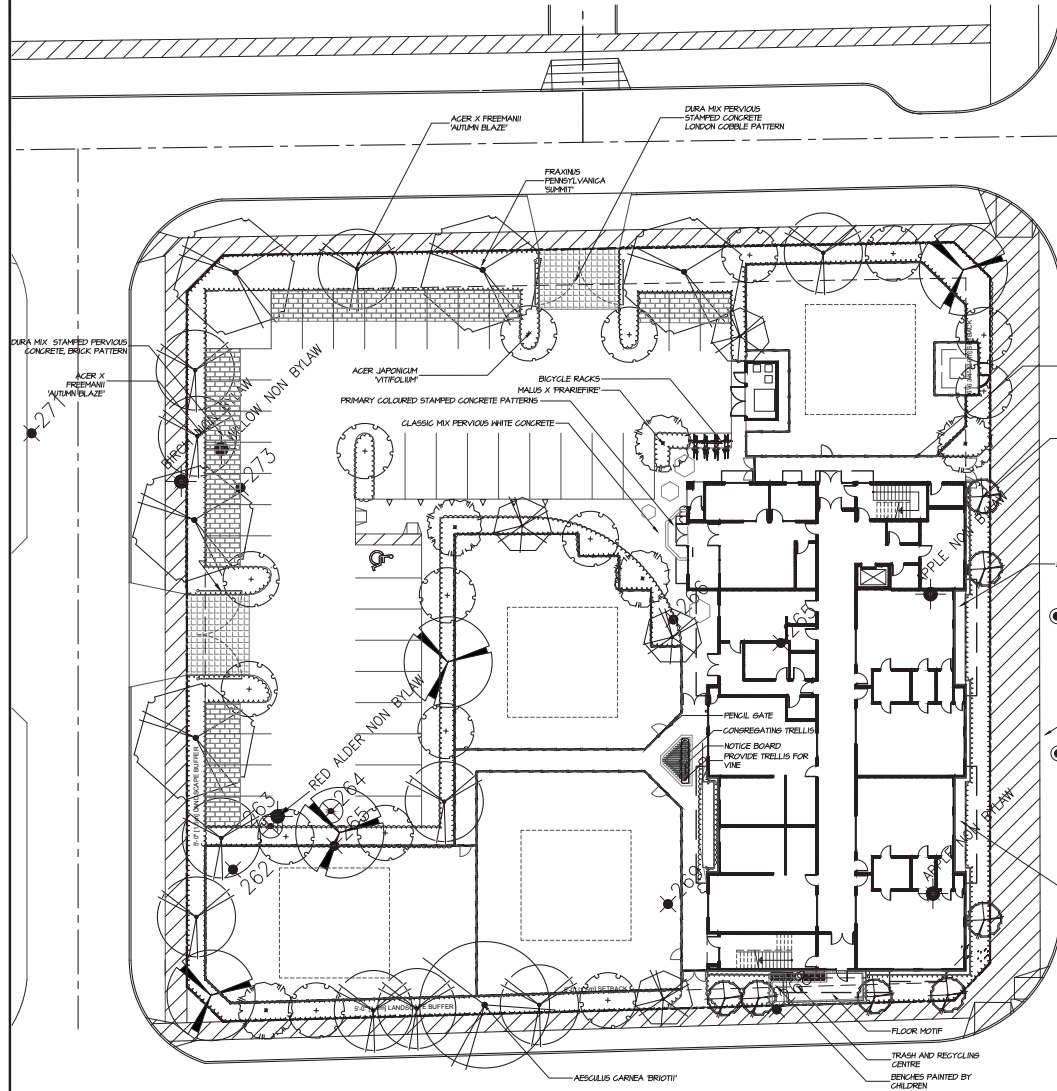


#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com

PLANT SCHEDULE			M2 JOB NUMBER: 12-088
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE			
16	ACER JAPONICUM 'VITIFOLIUM'	FULL MOON MAPLE	2.5M HT, B4B, UPRIGHT FORM
4	ACER PSEUDOPLATANUS	SYCAMORE MAPLE	6CM CAL, 2.0M STD, B4B
10	ACER X FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	5CM CAL, 1.8M STD, B4B
1	AESCULUS CARNEA 'BRIOTTI'	RED HORSE CHESTNUT	5CM CAL, 1.8M STD, B4B
5	FRAXINUS PENNSYLVANICA 'SUMMIT'	SUMMIT GREEN ASH	6CM CAL, 1.8M STD, B4B
4	HABRODIA STELLATA	STAR HAZEL	5CM CAL, 1.8M STD, B4B
5	MALUS X PRARIFERE	FRANKFURTER RED-LEAFED CRABAPPLE	5CM CAL, 1.8M STD, B4B
7	POPULUS TREMULOIDES ERECTA	SWEDISH ASPEN	5CM CAL, 2M STD, B4B

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER COTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER HEIGHTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

**ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.**



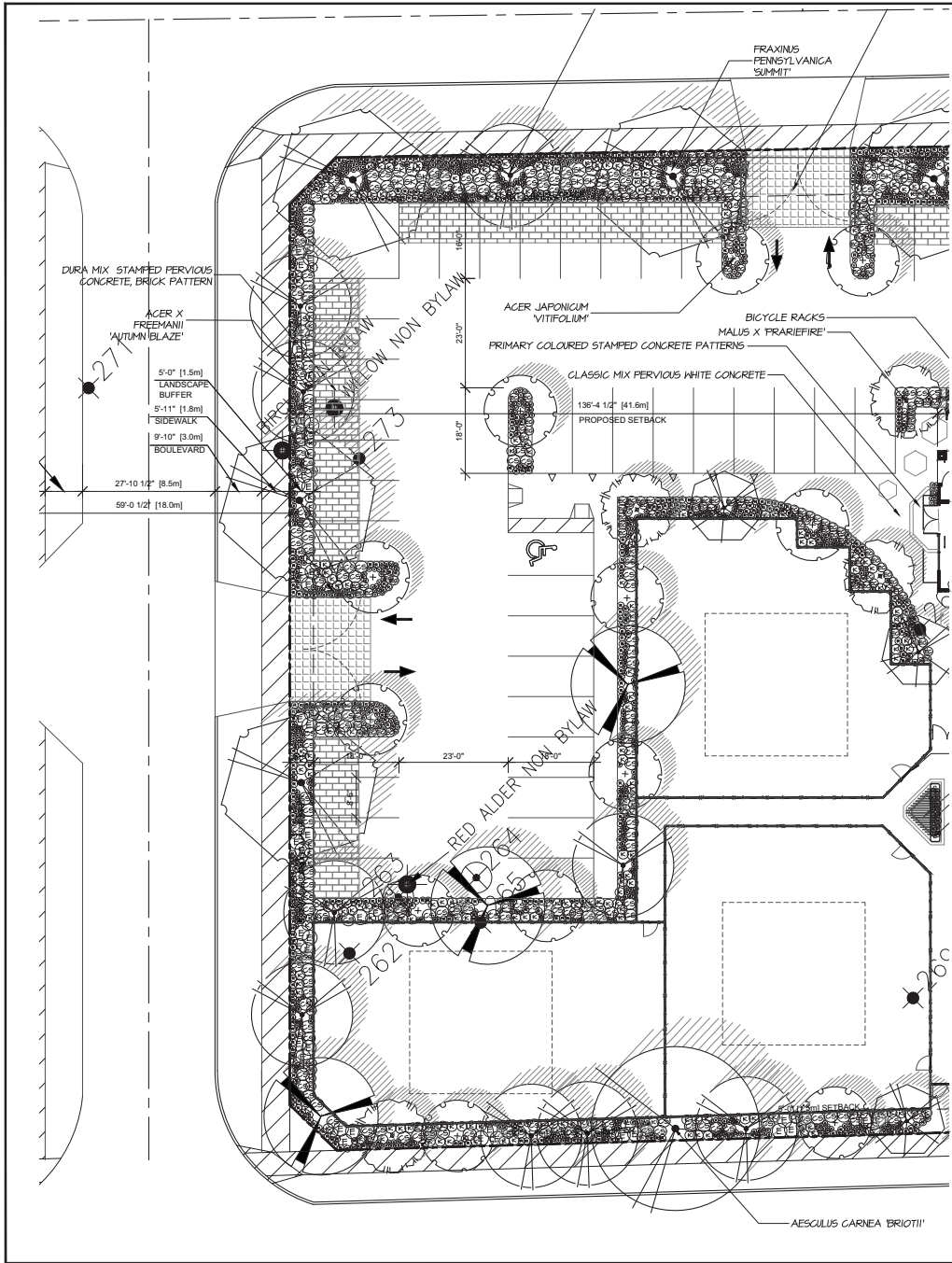
- LEGEND - TREE RETENTION**
- denotes TREE NUMBER. Refer to tree inventory for type, size and condition data.
  - denotes BYLAW tree to be RETAINED.
  - ✕ denotes BYLAW tree to be REMOVED.
  - ⊗ denotes BYLAW ALDER/COTTONWOOD tree to be REMOVED.
  - ◆ denotes UNDER BYLAW SIZE TREE to be REMOVED. Species and size as noted. (subject to city review of protected tree status)
  - ⊙ denotes OFFSITE tree requiring REFERRAL to CITY PARKS DEPARTMENT for removal (see Report)
  - denotes REPLACEMENT TREE to be planted. Refer to plant list for species and size specifications.

NO.	DATE	REVISION DESCRIPTION	DR.
08	12/02/20	ISSUE FOR BP	ER
09	12/02/21	REV. AS PER ACP COMMENTS	ER
01	12/02/21	REV. PER COST ESTIMATE	ER

PROJECT:  
**DAYCARE CENTRE**  
182 STREET + 72ND AVENUE  
SURREY, BC

DRAWING TITLE:  
**TREE MANAGEMENT PLAN**

DATE: 12.02.24	DRAWING NUMBER:
SCALE: 1/4"=1'	<b>L1</b>
DRAWN: ER	
DESIGN: ER	
CHKD:	
M2LA PROJECT NUMBER: 12-088	JOB NO. 12-088



PLANT SCHEDULE				M2 JOB NUMBER: 12-086
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
SPRUC	324 CORNUS SANGUINEA 'MIDWINTER FIRE'	MIDWINTER FIRE DOGWOOD	42 POT, 50CM	
	51 EUCONYX FORTUNEI 'EMERALD 'N GOLD'	EMERALD 'N GOLD WINTER CREEPER	45 POT	
	151 SCOPHIA JAPONICA 'RUBELLA'	JAPANESE SCOPHIA	45 POT	
GRASS	406 KNIPHOFIA 'ROYAL STANDARD'	RED HOT POKER	42 POT, 50CM	
VINE	4 AKERIA QUINATA	FIVE-LEAF AKERIA	42 POT, 60CM, STAKED	
	4 CLEMATIS ARMANDEI	EVERGREEN CLEMATIS	42 POT, 60CM, STAKED	
PERENNIAL	131 ECHINACEA 'TICI TORCH', 'PON HOU', 'RUBY STAR', 'SUNSHINE', 'WHITE SHAW'	ECHINACEA MIX	41 POT, 20CM	
	3 HELIANthus ANNIS	SUNFLOWER	42 POT, 50CM	
	150 RHODODENDRON 'RUBIDA VAR. SULLIVANTI 'GOLDSUN'	BLACK-EYED SUSAN	41 POT, 20CM	
	161 VIOLA X HITROCKIANA	PANSY	41 POT, 20CM	
	410 GAILTHERIA SHALLOON	SALAL	41 POT, 20CM, 60CM O.C.	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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 Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
01	12/02/10	ISSUE FOR PER	ER
02	12/02/10	REV. AS PER ACIC COMMENTS	ER
03	12/02/10	REV. PER COST ESTIMATE	ER

PROJECT:  
**DAYCARE CENTRE**  
 182 STREET + 72ND AVENUE  
 SURREY, BC

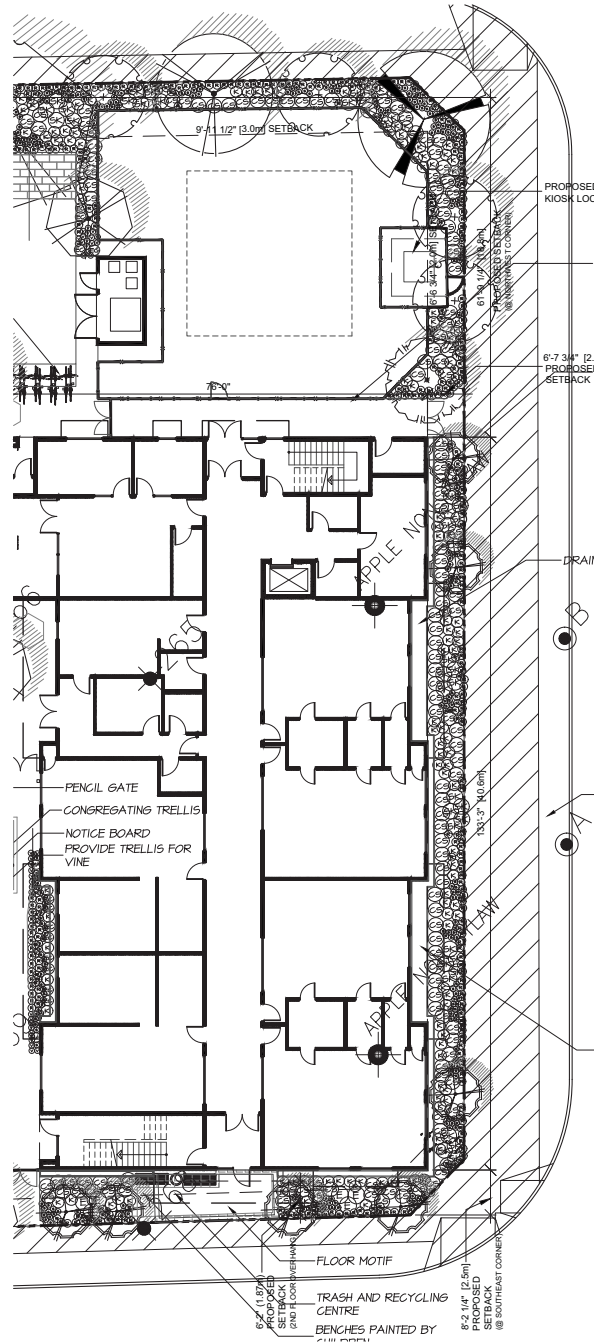
DRAWING TITLE:  
**SHRUB PLAN**

DATE: 12/02/10 DRAWING NUMBER:  
 SCALE: 1/8"=1'-0"  
 DRAWN: ER  
 DESIGN: ER  
 CHDK:  
 M2LA PROJECT NUMBER: **JOB NO. 12-086**

**L2**  
 OF 5



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NO.	DATE	REVISION DESCRIPTION	DR.
01	12/01/04	ISSUE FOR BP	ER
02	12/01/04	REV. AS PER ARCH COMMENTS	ER
03	12/01/04	REV. PER COST ESTIMATE	ER

SEAL:

PROJECT:  
**DAYCARE CENTRE**  
 182 STREET + 72ND AVENUE  
 SURREY, BC

DRAWING TITLE:  
**SHRUB PLAN**

DATE: 12.01.04  
 SCALE: 1/8"=1'-0"  
 DRAWN: ER  
 DESIGN: ER  
 CHECKED:

DRAWING NUMBER:  
**L3**

OF 5



---

TO: **Manager, Area Planning & Development  
- North Surrey Division  
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **October 30, 2012** PROJECT FILE: **7812-0235-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 19175 72 Avenue & 7239 192 Street**

**OCP AMENDMENT/NCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment/NCP Amendment.

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- dedicate 1.808 metres along 72 Avenue for a 28.0-metre arterial road standard;
- dedicate 4.808 metres along 192 Street for a 34.0-metre arterial road standard;
- dedicate 18.0 metres for 191A Street local road standard;
- dedicate 6.0 metres for the east-west rear lane;
- dedicate a 5.0 x 5.0-metre corner cut at the 72 Avenue and 192 Street intersection;
- dedicate a 3.0 x 3.0-metre corner cut at the 191A Street and 72/72A Avenue intersections; and
- provide a 0.5-metre statutory right-of-way along 192 Street, 72 Avenue and the east side of 191A Street.

***Works and Services***

- construct 191A Street to a 18.0-metre local road standard;
- extend east-west 6.0-metre rear lane to 191A Street;
- construct south side of 72A Avenue to a through road standard. This work has been proposed under project 7811-0291-00, bonding may be required through this application if Servicing Agreement is issued prior to completion of construction;
- construct drainage, sanitary and water facilities along 72A Avenue. This work has been proposed under project 7811-0291-00, bonding may be required through this application if Servicing Agreement is issued prior to completion of construction;
- construct drainage facilities along 191A Street;
- pay all applicable latecomer charges; and
- pay 100% cash for drainage and sanitary DCC's.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

There are no engineering requirements relative to issuance of the Development Permit.



Rémi Dubé, P.Eng.  
Development Services Manager  
ssa

NOTE: Detailed Land Development Engineering Review available on file





## TREE RETENTION AND REPLACEMENT SUMMARY

Pursuant to the Surrey Tree Protection Bylaw 16100, trees are required to be replaced at the at a quota of 2:1 for each bylaw tree to be removed, and 1:1 for each alder or cottonwood bylaw tree to be removed.

### **Tree Replacement Calculation:**

8x bylaw removal trees \* 2 plus 4x alder/cottonwood trees \* 1 = 12

Based on bylaw criteria, 20 trees are required to be planted to meet bylaw requirements. The replacement trees will be bonded for but not implemented until the Building Permit phase. The tree replacement design will be specified by the project landscape architect.

## CONCLUSIONS

**Table 3. TREE RETENTION AND REPLACEMENT SUMMARY**

<b><u>Tree Retention:</u></b>	<b>On-Site</b>	<b>Off-Site</b>	<b>City</b>	<b>Total</b>
Trees to be Retained	0	n/a	0	0
Trees to be Removed	10	n/a	2	12
<b>Total Trees Considered</b>	10	n/a	2	<b>12</b>

<b><u>Tree Replacement:</u></b>	<b>On-Site</b>	<b>Off-Site</b>	<b>City</b>	<b>Total</b>
Quantity of Trees at 1:1 Replacement Quota	2	n/a	<del>2</del> 0	4 2
Quantity of Trees at 2:1 Replacement Quota	8	n/a	0	16
<b>Total Replacement Trees Required</b>	18	n/a	2	<b>20 18</b>

Note: **n/a** denotes not applicable. The removal and replacement of trees in adjacent city owned lands such as the road frontage will be at the discretion of the city, and may be subject to specific compensation that they determine is appropriate based on their policies.

Thank you for choosing Arbortech for your tree assessment needs. If you require any further information, please call me directly at 604 275 3484 to discuss.

Regards,

Guy Exley,

Consulting Arborist - ISA Certified Arborist #PN-7184A, Certified Tree Risk Assessor #CTRA-1158





# Advisory Design Panel Minutes

PRC<sub>1</sub>  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
THURSDAY, OCTOBER 11, 2012  
Time: 4:00 pm

**Present:**

Chair - L. Mickelson

**Panel Members:**

T. Wolf  
B. Shigetomi  
S. Vincent  
B. Heaslip  
J. Makepeace  
M. Searle

**Guests:**

Mark Lesack, Ankenman Associates Architects Inc.  
Meredith Mitchell, M2 Landscape Architecture  
Doug Johnson, Douglas Johnson Architect Ltd.

**Staff Present:**

M. Rondeau, Acting City Architect,  
Planning & Development  
H. Dmytriw, Legislative Services

Note: All project proposal drawings are now placed on the City's *ftp* site for viewing digitally. Instructions will be sent out to the Advisory Design Panel members for their reference.

***Agenda order altered.***

**B. SUBMISSION**

**1. 4:00 pm**

File No.:	<b>7912-0235-00</b>
New or Resubmit:	New
Description:	<b>OCP/NCP amendment, Rezoning and DP for commercial and childcare centre in East Clayton</b>
Address:	19175 – 72 Ave and 7239 – 192 St
Developer:	Kevin Dhaliwal, Legendary Developments (Clayton) Ltd.
Architect:	Mark Lesack, Ankenman Associates Architects Inc.
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Christopher Atkins
Urban Design Planner:	Mary Beth Rondeau

The **Urban Design Planner** presented an overview of the proposed project and highlighted the following:

- The site is located in the E. Clayton NCP and staff support a change from residential given the area has a need for child care facilities.
- A small road has been inserted: 191A Street in place of the lane system shown for the NCP.
- Planning staff have no specific issues with the development application.

The **Project Architect** presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- The proposed structure is to be a 2 storey wood frame day care centre.
- 10 trees will be removed; 20 replacement trees will go in.
- The day care will be a total of 16,000 sq.ft. and have 200 children and 20 staff.
- Car access is from 191A Street and 76 Avenue; a screened parking area providing 40 parking stalls.
- Care provider will stagger times of children using space.
- Age group is 6 - 48 months. Ground floor for the younger children; second floor for the 18 - 48 months.
- 1,000 sq.ft. has been dedicated for after school care.
- The main entry is off the parking area with access through the fire fighting gate. The secondary access is onto 72 Street. Accesses will be secure and not for public use.
- Prototypical plan provided by the daycare provider from Alberta. The architects have provided more articulation to the building to be more in keeping with the neighbourhood. E. Clayton area neo-heritage style has been picked up on the roof lines. Colour samples were shown.
- Canopies were added for sun shading and weather protection along 72 Avenue.
- Sustainability – the client has advised to use pervious stamped design concrete at ends of all parking stalls and walkways.
  - Outdoor lighting is LED on timers.
  - Building envelope – using a minimum of R20 for wall construction; stud framing.
  - Mechanical engineering – heating and cooling suggested using high efficiency roof top units. Increase durability of cladding with cementitious wood fiber panels.

**The Landscape Architect** reviewed the landscape plans and highlighted the following:

- Play areas are pre-programmed by daycare provider.
- Fencing runs around with double gates. Exterior fence will be higher, picket, painted and nailed to units with animals, shapes and numbers. Lower fencing for inside areas with interactive play space. Enclosed spaces to have trellises.
- Typical pervious stamped concrete will be used at entry, parking stalls and walkways.
- Accessibility stall, drop off zones and accessible with let downs
- Bike racks at main entry.
- Shelter is provided along 72 Avenue for a future bus stop.

In response to questions the following information was provided by the **project architect**:

- Air conditioning in the classrooms is yet to be determined. A list of sustainability items was provided.
- Windows are to be operable.
- The main entrance to the building is from the parking--people will have to walk around from bus stop to the entry.

- Covered play areas were not required by daycare provider. Will want to provide a secured storage shed for the outside play toys.

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

#### OCP/NCP amendment, Rezoning and DP for commercial and childcare centre in East Clayton

File No. 7912-0235-00

It was Moved by T. Wolf  
Seconded by J. Makepeace  
That the Advisory Design Panel (ADP)  
recommends that the applicant address the following recommendations and  
revise and resubmit to the Planning staff.

Carried

#### STATEMENT OF REVIEW COMMENTS

##### Site

- Well thought out detailing for children playground and fencing.
- Consider providing covered outdoor play space.
  - *Licensing requirements do not require covered outdoor play space. Consideration will be given to provide small covered seating areas when completing detailed play area design.*
- Make way finding clearer for pedestrians to enter side and main entrance.
  - *Pedestrian access to main entry will be delineated by pattern different from that at walkways to side entrances and within children's play areas. Gates are provided at pathway at north side entrance for security. This will further define pathway extents.*
- Make connection to bus stop clearer. Make curb cut for deliveries.
  - *Path from seating area will be defined by use of paving pattern unique from City sidewalk. Curb cut for deliveries added.*
- The parking is very tight. Important to consider sight lines for drop off and pickup.
  - *Shrub planting within parking area selected to limit height and maintain visibility/safety.*

##### Form and Character

- Excellent community use enhances the area. Form and mass relates well to the context.
- The building is for children. Consider introducing more colour on the facade, and 'whimsical detailing'.
  - *Variegated panels with cut out letters, numbers and shapes added to areas between upper and lower windows on projections defined by gabled roofs.*
- A well designed building with good articulation and colour finishes.
- Look at corner of 72 Avenue and 192 Street and enhance and acknowledge corner and visibility.

- *Corner of 72<sup>nd</sup> and 192<sup>nd</sup> visibility currently designed with 90° corner. Original design concept provided for 45° angle to follow corner cut. Determined that aesthetically 90° corner was visually stronger. Multi use path at 192<sup>nd</sup> along 192<sup>nd</sup> street provides for strong visibility to corner. Shed roof overhang at 72<sup>nd</sup> street elevation has been reduced in length increasing corner visibility.*
- Consider different colour for 192<sup>nd</sup> Avenue elevation, low portions to make 'house' elements more distinct.
  - *Lower shed roof colour revised to green. Variegated panels further define 'house' elements.*

### Landscaping

- Landscape design is appropriate for the purpose.
- Good perimeter planting with variety.
- The use of permeable paving a good solution but maintenance has been a problem in past. Recommend to explore different options as to the material, i.e. pavers versus CIP concrete with regard to maintenance and ongoing performance.
  - *We are in a dialogue with the manufacturer of this material. This particular product is a modification of past products, which may have had problems with freeze and thaw dislodging pieces of aggregate. The composition of this pervious concrete has been modified to use finer material than pea gravel. This provides better bonding/adhesion to mitigate the detrimental effect of the freeze/thaw cycle which previously leads to issues with porosity. The maintenance of this product is to periodically jet wash the surface to get rid of any material buildup over time. This is no different to pavers. (Comment provided by Landscape Architect)*
- Like the creative fence approach.

### CPTED

- Security will be mandated by daycare provider related to custody issues and child care, secure areas for insurance.
  - *Security issue regarding entry/parental access to be fully addressed at construction documentation stage. Currently 1 main entry provided for children and parents with direct visibility by staff.*
- Need clear sight lines and views of windows and drop off and pickup.
  - *Shrub planting within parking area selected to limit height and maintain visibility/safety.*
- Bollards with closure device at driveways for security after hours and weekends.
  - *Security gated (swing gates) provided at 72A Avenue and 191A Avenue entry's to be regulated by staff.*

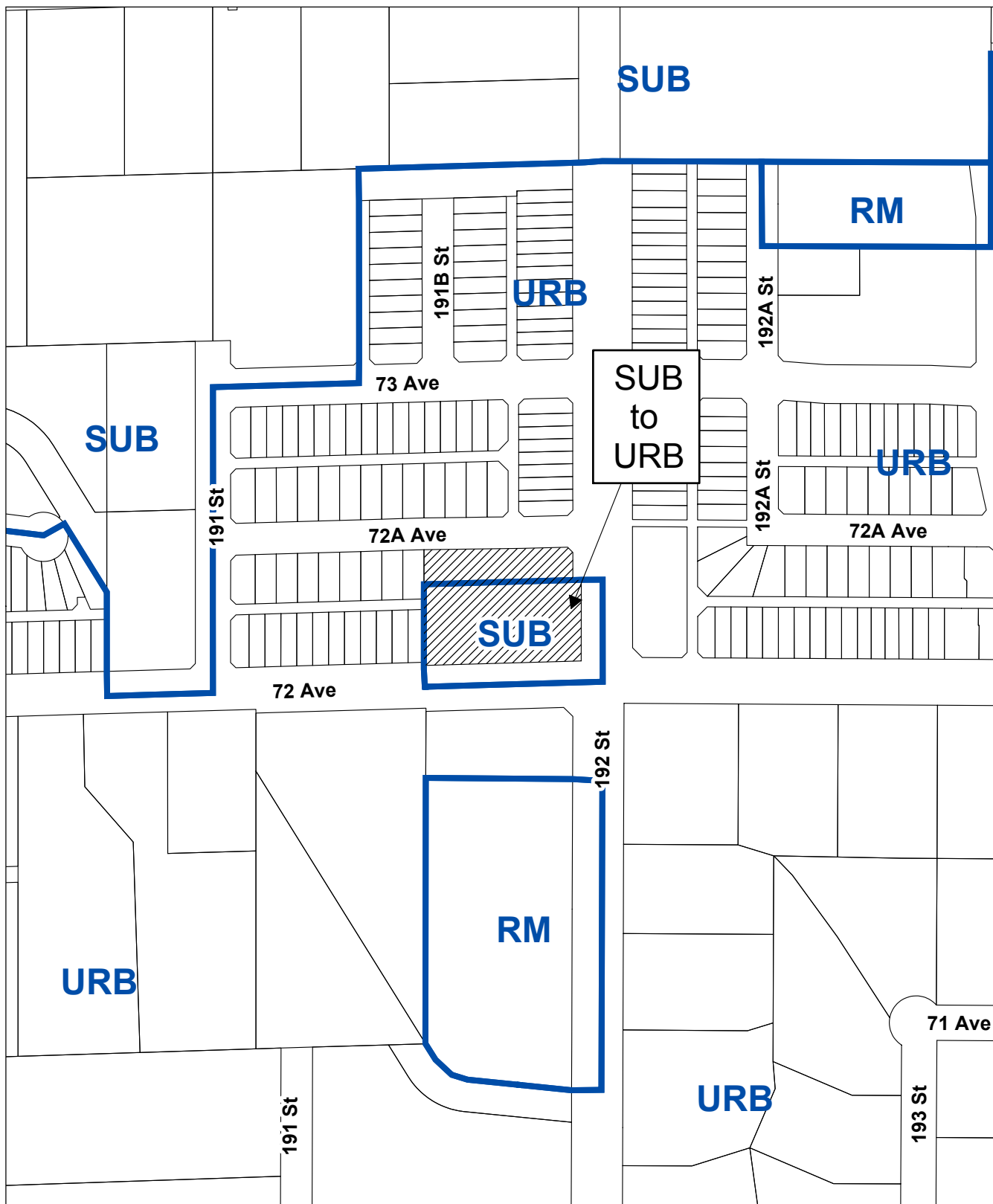
### Accessibility

- Ensure power doors at entrance.
  - *Power operated accessible hardware to be provided at main entry and vestibule doors.*
- Suggest designating one washroom per floor with fold down beds and counters for change area space.

- *Changing facilities provided within each child care space designated for children up to 36 months old.*

### Sustainability

- Good attention to permeable surfaces for exterior parkade and play areas. As long as soil is suitable then agree with lots of permeable paved areas.
- Energy –
  - Most of the proposed envelope appears to be minimum code. Would like to see measures to provide higher standard than minimum code.
  - Use of overhangs on all windows very good.
    - *Propose to increase insulation within 2 x 6 walls to be increased from R-20 currently required to R-22 through use of mineral wool insulation to increase thermal performance of envelope.*
- Recommend considering heat recovery ventilation HRV system to ventilate all daycare spaces. High ventilation is necessary and heat recovery would be beneficial. Ideally, use "demand control ventilation".
  - *Heat recovery ventilation system will be considered. (Reviewed with mechanical consultant)*
- 'Daycare spaces' – radiant hot water heating is very efficient and comfortable for children playing on the floors. This allows use of high efficiency boilers or air-to-water heat pumps to provide heating water.
  - *High efficiency electric heat pumps are proposed to be used due to economic considerations. (Reviewed with mechanical consultant)*
- Lots of open-able windows are good for natural ventilation.
  - *Location and number of operable windows to be finalized at construction documentation phase with intent to maximize natural ventilation.*

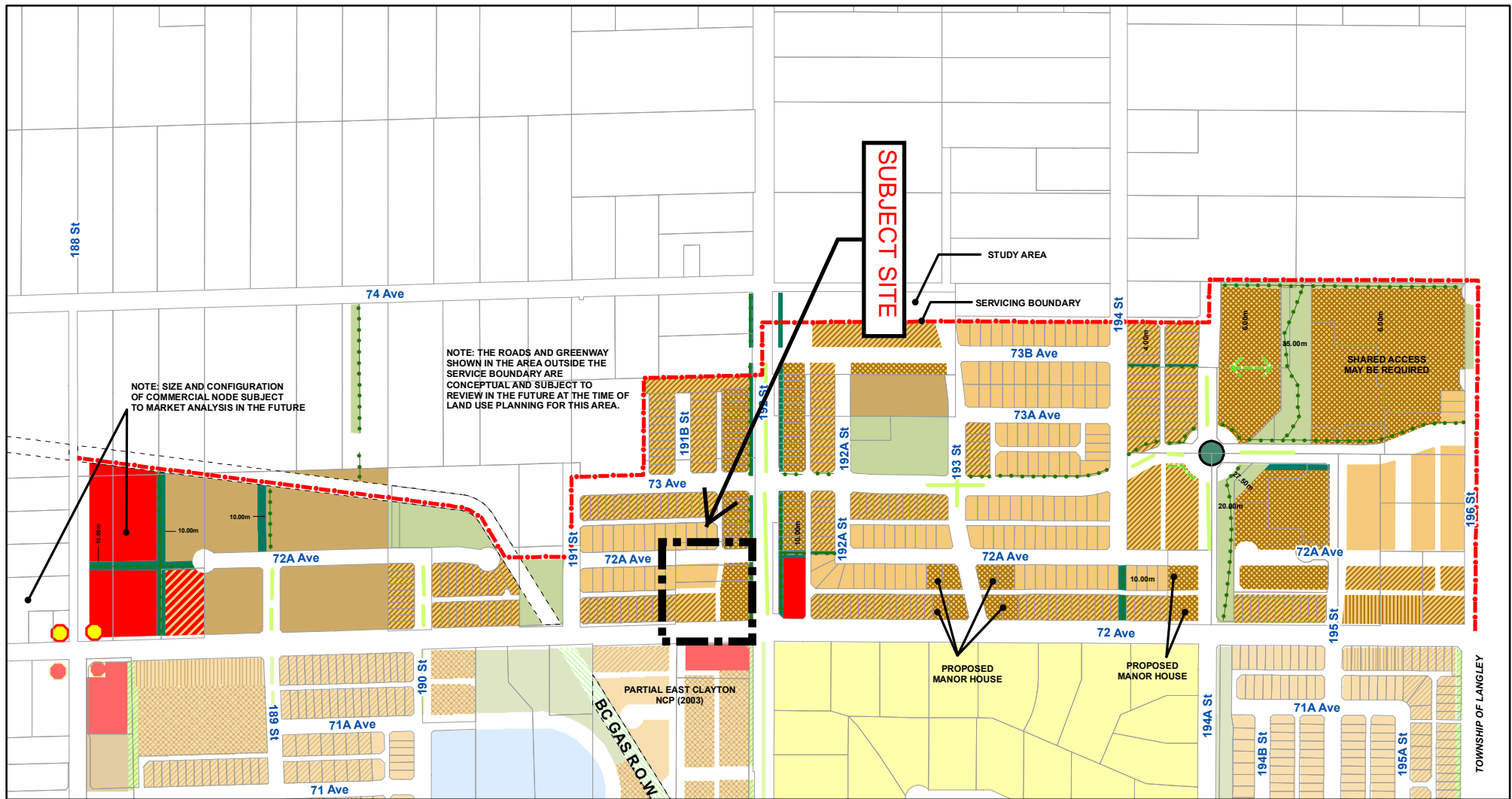


## OCP Amendment

Proposed amendment from Suburban to Urban







6-10 u.p.a. (Low Density)

22-45 u.p.a. (High Density)

Public Open Space / Park

10-15 u.p.a. Special Residential

Neighbourhood Commercial

Special Setback, Landscaping Buffers or Corridors  
(Landscaping Areas on Private Property)

10-15 u.p.a. (Medium Density)

Commercial / Residential

Urban Landmark

15-25 u.p.a. (Medium-High Density)

Special Treatment of Street, Traffic Calming

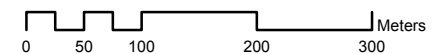
Multi-Use Pathway on Public Land or on Private  
Property with a Public Use Right-of-Way

Pedestrian Corridor on Private Property (Internal)

## EAST CLAYTON NCP EXTENSION - NORTH OF 72 AVENUE LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved By Council on June 27, 2005  
Amended 14 Dec 2011



Printed: March 8, 2009

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.



CITY OF SURREY

BY-LAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended

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THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

- (a) FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 005-083-834  
 Lot 64 Section 21 Township 8 New Westminster District Plan 58169  
 19175 - 72 Avenue

- (b) FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 028-909-941  
 Lot 8 Section 21 Township 8 New Westminster District Plan BCP51274  
 7239 - 192 Street

(hereinafter both (a) and (b) shall be referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Zone is intended to accommodate and regulate the development of a neighbourhood commercial centre including a child care centre.

## B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Child care centres.*
2. The following uses are permitted provided that the *gross floor area* of each individual business does not exceed 370 square metres. [4,000 sq.ft.]:
  - (a) *Retail stores* excluding the following:
    - i. *Adult entertainment stores*; and
    - ii. *Auction houses.*
    - iii. *Secondhand stores and pawnshops.*
  - (b) *Personal service uses* limited to the following:
    - i. *Barbershops*;
    - ii. *Beauty parlours*;
    - iii. *Cleaning and repair of clothing*; and
    - iv. *Shoe repair shops*;
  - (c) *Eating establishments* excluding *drive-through restaurants*;
  - (d) *Office uses* excluding the following:
    - i. *Social escort services*; and
    - ii. *Methadone clinics*;
  - (e) *General service uses* excluding *funeral parlours*, *drive-through banks* and *vehicle rentals*;
  - (f) *Indoor recreational facilities*; and
  - (g) *Community services.*
3. One *dwelling unit* per *lot* provided that the *dwelling unit* is:
  - (a) Contained within the *principal building*; and
  - (b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or a *building area* of 300 square metres [3,230 sq. ft.] whichever is smaller.
2. The maximum density may be increased to a maximum *floor area ratio* of 0.50 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000 as amended.

**E. Lot Coverage**

The *lot coverage* shall not exceed 50%.

**F. Yards and Setbacks**

1. *Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

<b>Use</b>	<b>Setback</b>	<i>Front Yard</i> (East)	<i>Rear Yard</i> (West)	North <i>Side Yard</i> on <i>Flanking Street</i>	South <i>Side Yard</i> on <i>Flanking Street</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>		2.0 m. [6.5 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	2.5 m. [8 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

2. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, a second storey overhang may encroach into the south *side yard setback* to a maximum of 0.5 metre [1.65 ft.].

**G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 12.0 metres [39 ft.].

2. Accessory buildings and structures: The *building height* shall not exceed 4 metres [13 ft.].

**H. Off-Street Parking**

1. Refer to Table C.2 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* may be permitted for company fleet *vehicles*.

**I. Landscaping**

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

**J. Special Regulations**

1. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
2. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,200 sq. m. [1.04 acre]	60 metres [206 ft.]	65 metres [219 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

## L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the C-5 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the C-5 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

READ A FIRST AND SECOND TIME on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

READ A THIRD TIME ON THE \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK