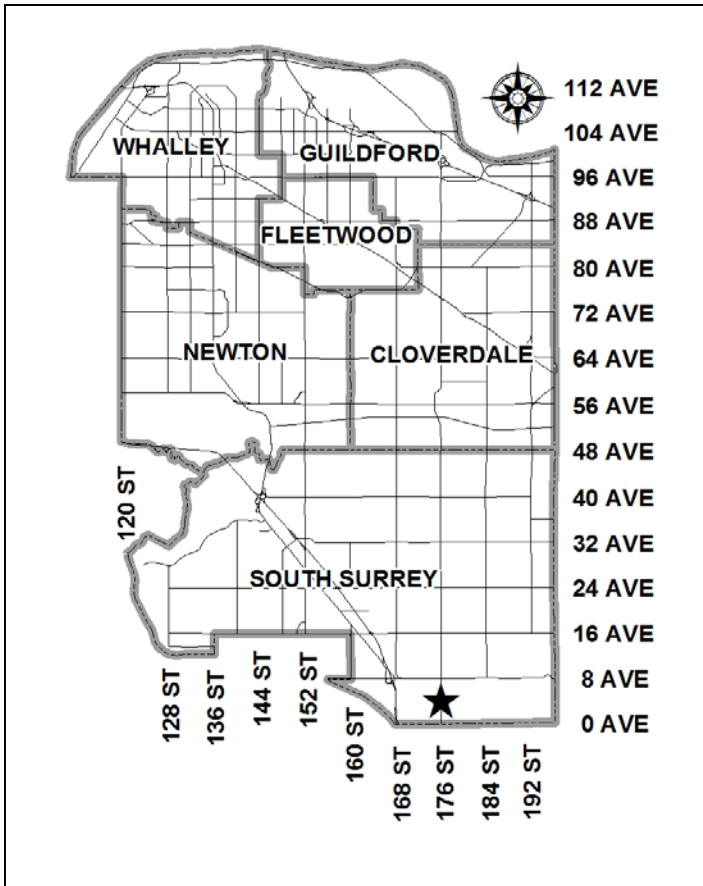


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0267-00

Planning Report Date: October 22, 2012



**PROPOSAL:**

- Amend CD By-law No. 17018
- Development Permit

in order to permit a child care centre and to modify the landscaping of the site.

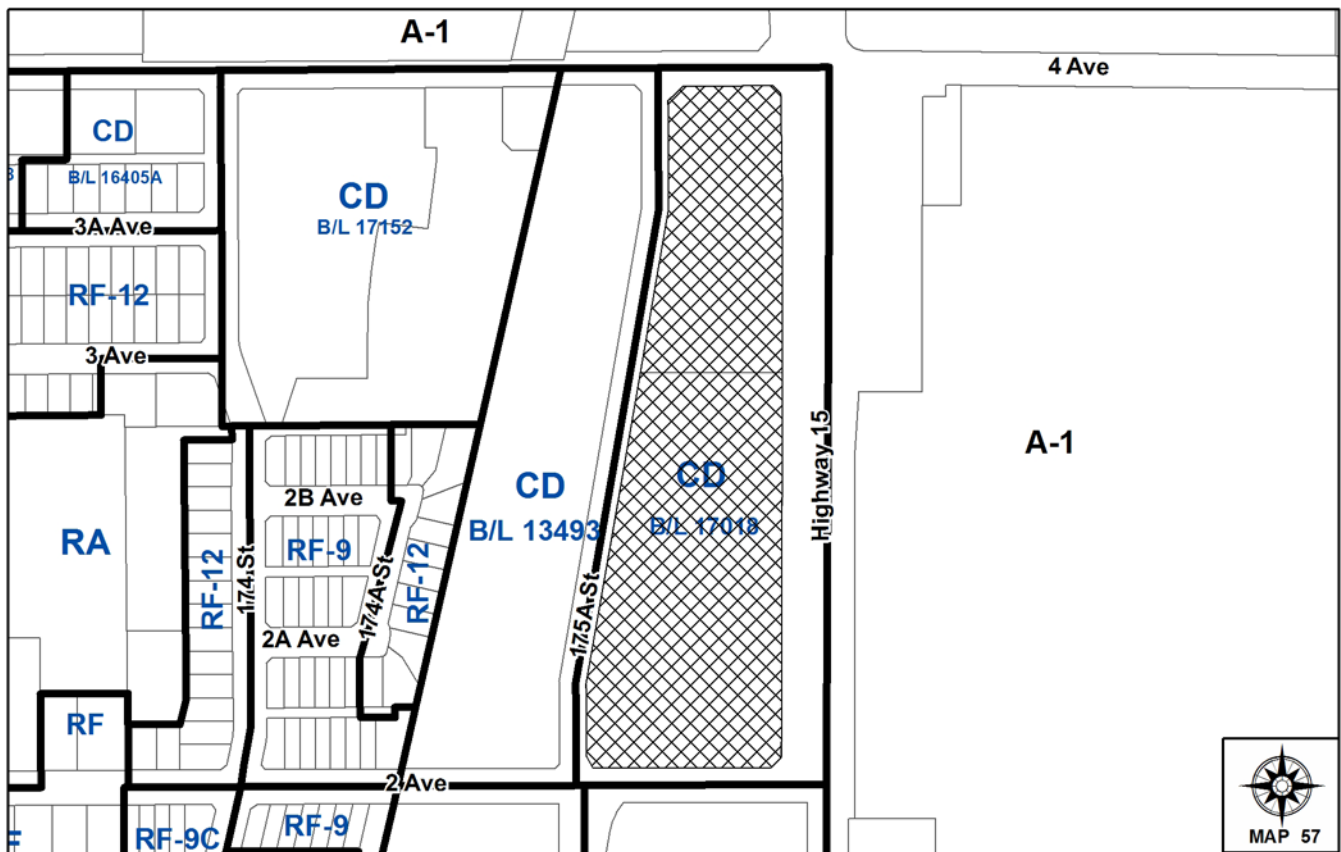
**LOCATION:** 228 & 388 - 175A Street

**OWNER:** Windhill Holdings Ltd. and Silverstone Ventures Inc.

**ZONING:** CD (By-law No. 17018)

**OCP DESIGNATION:** Commercial

**LAP DESIGNATION:** Tourist Village/Business Park



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing to amend CD By-law No. 17018.
- Approval to draft the Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- Complies with the Douglas Local Area Plan.
- The applicant is not proposing changes to the building approved under Development Permit No. 7911-0196-00. The applicant is proposing landscaping changes along the north and west elevations to accommodate a children's play area. The proposed changes incorporate substantial landscaping and will animate these setback areas.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development (CD) By-law No. 17018 and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7912-0267-00 generally in accordance with the attached drawings (Appendix II).
3. 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) approval from the Ministry of Transportation & Infrastructure; and
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering requirements as outlined in Appendix III.

Ministry of Transportation & Infrastructure (MOTI): No concerns.

SITE CHARACTERISTICS

Existing Land Use: Mostly vacant, with one commercial building in the northwest corner.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 4 Avenue):	Partially treed lot within the Agricultural Land Reserve.	Agricultural	A-1
East (Across Highway No. 15):	Farmland within the Agricultural Land Reserve.	Agricultural	A-1

Direction	Existing Use	OCP Designation	Existing Zone
South (Across 2 Avenue):	Commercial businesses.	Commercial	CD (By-law Nos. 8537 & 15120)
West (Across 175A Street):	Douglas Point townhouse strata.	Urban	CD (By-law No. 13493)

### Site

- The two subject parcels are located at 228 and 388 – 175A Street in the Douglas area. The site is designated "Commercial" in the Official Community Plan (OCP) and "Tourist Village/Business Park" in the Douglas Local Area Plan (LAP) and is zoned "Comprehensive Development Zone (CD)" (By-law No. 17018).
- The site is bordered to the west, across 175A Street, by the Douglas Point Townhouse site, which contains 75 ground-oriented townhouse units. The site is bordered to the south, across 2 Avenue, by commercial businesses. To the east of the site, across Highway No. 15, and to the north of the site, across 4 Avenue, are parcels of land within the Agricultural Land Reserve (ALR).

### Background

- The site has a long history of development application activity dating back to 1997. A development framework for the site was established in 2010 under File No. 7909-0099-00. Under this application the site was zoned to the current zoning (CD By-law No. 17018) and General Development Permit No. 7909-0099-00 for the whole site was approved by Council in March 2010.
- Development Permit No. 7911-0196-00 was issued by Council in October 2011 for the commercial building at the northwest corner of the site (Building 1) (Appendix IV). This building is presently under construction, and is where the child care use is proposed.
- The applicant was until recently proposing a conference centre/banquet hall on the subject site (in conjunction with a hotel) (File No. 7911-0295-00) but has since amended that application to drop the conference centre/banquet hall proposal. The applicant is currently exploring various options for the remainder of the subject site.

### Current Application

- The applicant is applying to amend CD By-law No. 17018 to allow for a child care facility. The applicant is also proposing to supplement Development Permit No. 7911-0196-00 to allow for an associated outdoor children's play area in the northerly and westerly side yard setback areas.
- The previous zoning on the site (CD By-law No. 13488) from 1999 to 2010 permitted child care centres. When the site was rezoned in 2010 to CD By-law No. 17018 (Application No. 7909-0099-00) this use was excluded from the zone. Child care centres are typically permitted in all multiple residential zones, all commercial zones except for the "Local Commercial Zone (C-4)", and all industrial zones except for the "High Impact Industrial Zone (IH)" and the "Agro-Industrial Zone (IA)".

- The applicant is proposing a child care centre to accommodate 36 children with 8 employees. The provincial *Child Care Licensing Regulations* require 7 square metres (75 sq.ft.) of outdoor play area per child. Thus, to satisfy provincial requirements, the proposed child care must provide 252 sq.m. (2,710 sq.ft.) of outdoor play area. The applicant is proposing 264 sq.m. (2,840 sq.ft.) of outdoor play area in the northerly and westerly side yard setback areas.
- The applicant is proposing a 1.2-metre (4 feet) high wood picket fence with decorative trellises along the perimeter of the children's play area. A mixture of trees, shrubs and ground cover will be provided inside and outside of the fenced area. The play area is proposed to include lawn and play area surfaces, benches, garbage receptacles and play structures.
- The proposed play area will animate the westerly and northerly elevations and also provide more casual surveillance of the street and also the rear portion of Building 1.
- The applicant is proposing to use approximately half of the existing Building 1 for the child care. The total parking required for the child care use, the remaining three commercial retail units (CRUs) and the caretaker suite is 25 parking spaces. The applicant provided 19 parking spaces as part of Development Permit No. 7911-0196-00. The applicant will provide an additional 6 parking spaces in the area to the south of Building 1.
- The applicant is not proposing any changes to the existing Building 1. However, the parking layout and landscaping plan are proposed to be amended to provide the required additional parking and the outdoor play area.

### PRE-NOTIFICATION

Pre-notification letters were sent on September 14, 2012 and staff received one letter and one phone call, both from the Little Campbell Watershed Society (LCWS). The LCWS has no concerns with the proposal.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary
Appendix II.	Proposed Landscape Plan
Appendix III.	Engineering Summary
Appendix IV.	Landscape Plan from Development Permit No. 7911-0196-00
Appendix V.	Proposed CD By-law Amendment

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

KB/kms

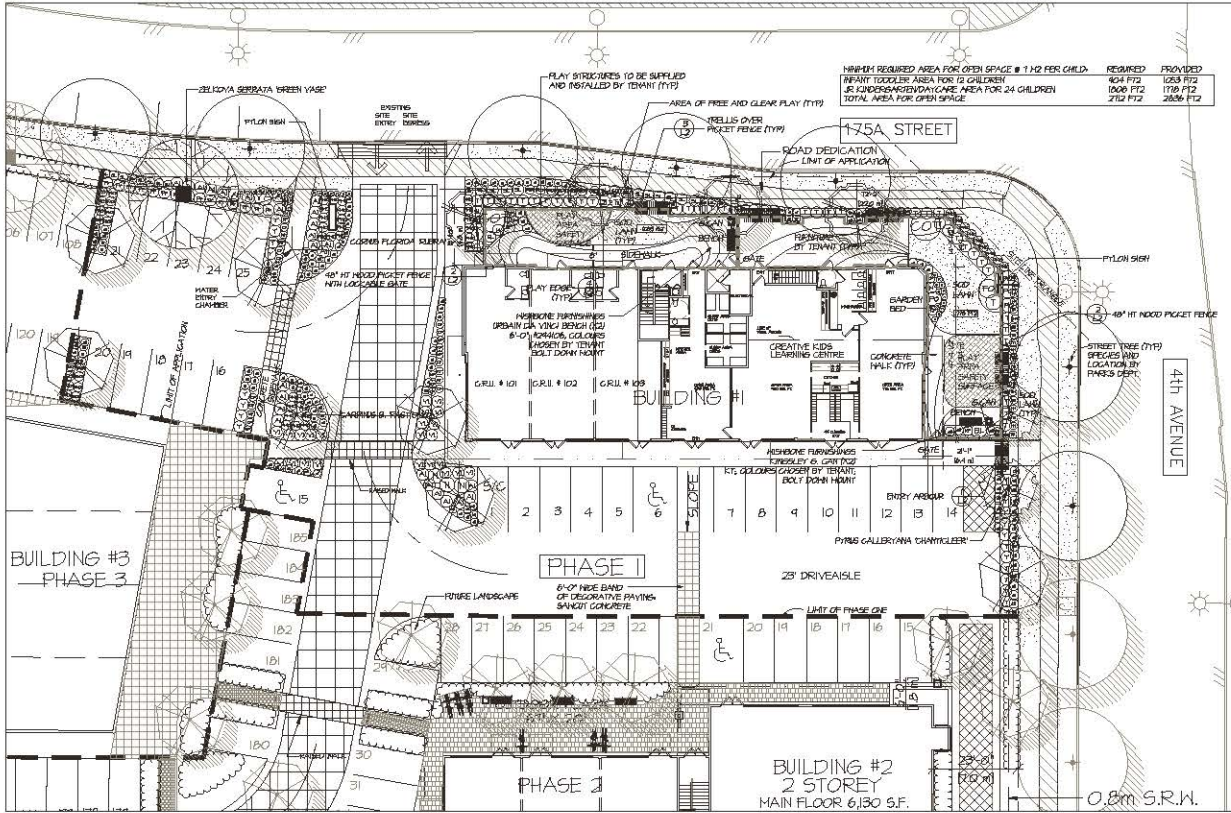
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. 10/18/12 9:31 AM

Information for City Clerk

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

1. (a) Agent:      Name:                    Maciej Dembek, Barnett Dembek Architects Inc.  
                         Address:                    Unit 135, 7536 - 130 Street  
                                                            Surrey, BC  
                                                            V3W 1H8  
  
                         Tel:                                    604-597-7100
  
2.      Properties involved in the Application
  - (a)      Civic Address:                    228 & 388 - 175A Street
  
  - (b)      Civic Address:                    228 - 175A Street  
                         Owner:                                    Windhill Holdings Ltd., Inc. No. 904266  
                         PID:                                        028-243-269  
                         Lot 1 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP45025
  
  - (c)      Civic Address:                    388 - 175A Street  
                         Owner:                                    Silverstone Ventures Inc., Inc. No. BC0580701  
                         PID:                                        028-604-580  
                         Lot 1 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP48387
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.
  
  - (b)      Application is under the jurisdiction of MOTI.  
                         MOTI File No. 2012-05096

SCALE:



PLANT SCHEDULE	COMMON NAME	PMG JOB NUMBER: 09-1164
REF. QTY	BOTANICAL NAME	PLANTED SECT / REMARKS
1	CAMPIDIA BETULA FASTIGIATA	PIPERNIA, SIBIRIAN HORSEHAI
2	CORNUS FLORIDA VAR. RUBRA	PINK FLOURETING DOGWOOD
3	PIRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR
4	STREPTACIS	BY CITY
5	ZELKOYA SERBATIA GREEN VASE	GREEN VASE ZELKOYA
6		BY CITY
7		BY CITY
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NOTE: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS LATEST EDITION. COMMON SIZES SPECIFIED AS PER OTHER STANDARDS, SUCH AS PLANT SIZE AND GROWTH RATE, ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR SPECIAL REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SPECIES AND RETIENS HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT OWNER'S RISK. \* AREA OF SEASIDE TO PALLET LOADING AREA AND PALLET YARD, \* SUBSTITUTIONS OF PLANT MATERIAL WITHIN PROJECTS, \* ALL ON A PERIOD OF FIVE DAYS PRIOR TO DELIVERY FOR SUBSTITUTIONS TO THE SPECIFIED NATIONAL. \* SUBSTITUTIONS ARE SUBJECT TO LANDSCAPE ARCHITECT'S CONFIRMATION OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM QUALIFIED SUPPLIERS. PROVIDE QUANTIFICATION UPON DELIVERY.

NO.	DATE	REVISION DESCRIPTION	DR.
1		NEW SITE PLAN	PMG
2		PLAN REV.	BL
3		REV. TO PLAN	BL
4		NEW PLANTING SCHEDULE	BL
5		ADDED BENCHES, MOVER, PALE	BL
6		NEW PLANTING SCHEDULE	BL
7		REVISED PARKING LOT	BL

CLIENT:

PROJECT:

**COMMERCIAL BUILDING**  
**PACIFIC CROSSING**  
388 - 175a STREET  
SURREY, BC

DRAWING TITLE:

**LANDSCAPE PLAN**

DATE: 09/20/21 DRAWING NO.:

SCALE: 1/8"=1'-0"

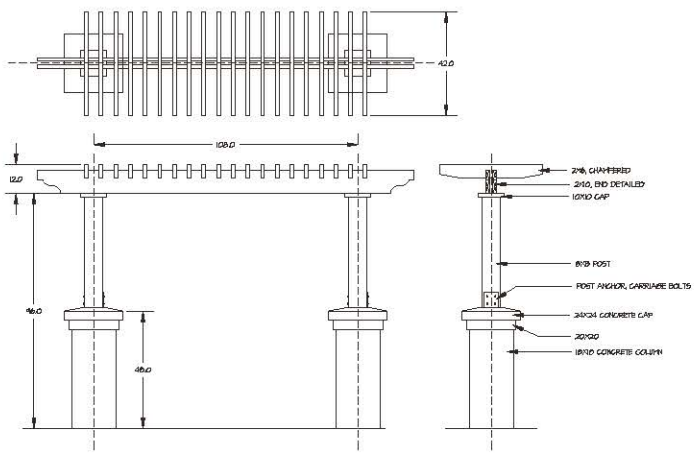
DRAWN: BL

DESIGN: BL

CHKD:

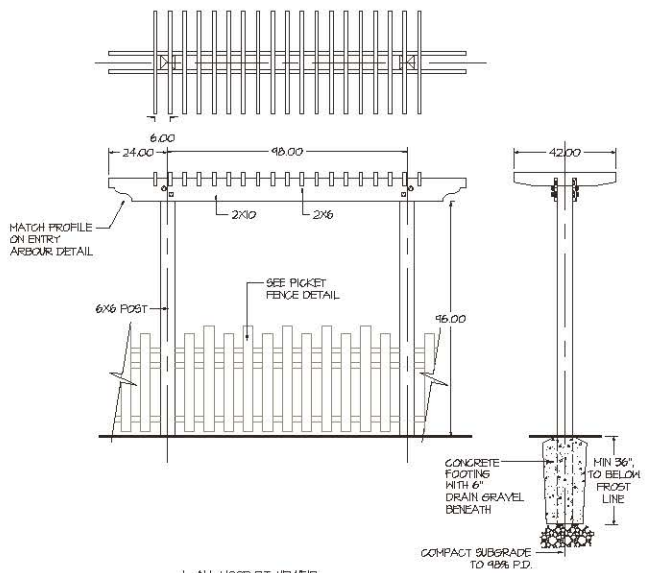
Appendix II

SCALE:



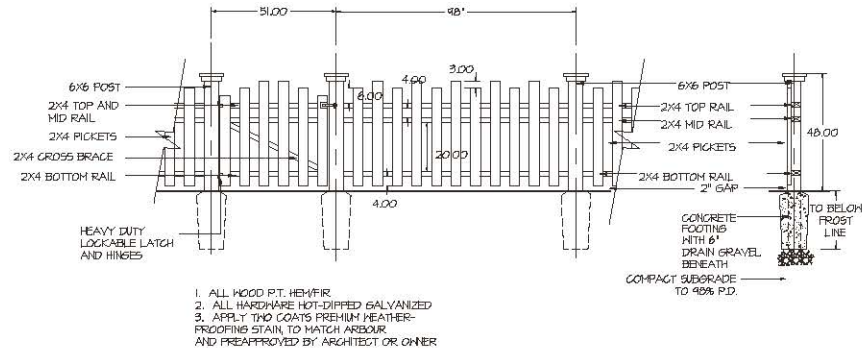
- NOTES:
1. ALL WOOD TO BE P17 HEMPIR, GRADE 2 OR BETTER.
  2. STAIN TO MATCH ARCHITECTURE. TWO COATS PREMIUM WEATHERPROOFING STAIN. COLOUR TO BE PRE-APPROVED BY ARCHITECT. PROVIDE COLOUR SAMPLE TO ARCHITECT.
  3. CONCRETE FOOTING TO BE REVIEWED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
  4. ALL HARDWARE GALVANIZED STAINLESS.

**1 ENTRY ARBOUR**  
SCALE 1/2" = 1'-0"



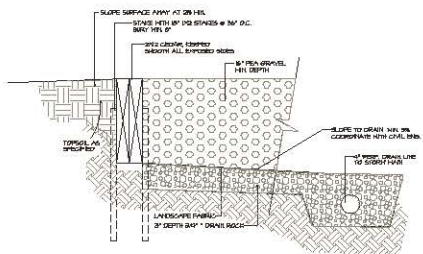
1. ALL WOOD P.T. HEMPIR  
2. ALL HARDWARE HOT-DIPPED GALVANIZED  
3. APPLY TWO COATS PREMIUM WEATHER-PROOFING STAIN TO MATCH ARBOUR AND PRE-APPROVED BY ARCHITECT OR OWNER

**3 FENCE ARBOUR**  
SCALE 1/2" = 1'-0"



1. ALL WOOD P.T. HEMPIR  
2. ALL HARDWARE HOT-DIPPED GALVANIZED  
3. APPLY TWO COATS PREMIUM WEATHER-PROOFING STAIN TO MATCH ARBOUR AND PRE-APPROVED BY ARCHITECT OR OWNER

**2 WOOD PICKET FENCE**  
SCALE 1/2" = 1'-0"



**4 PLAY EDGE**  
NTS

1	EXIST	UNIMPROVED PARKING LOT	ML
2	EXIST	ASPHD DRIVEWAYS, WALKWAY	SL
3	EXIST	MIN. 12" ASPH. UNIMPROVED PLAY	SL
4	EXIST	NEW TO BE	SL
5	EXIST	PAV. AREA	SL
6	EXIST	NEW SITE PLAN	PSM
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

**COMMERCIAL BUILDING**  
PACIFIC CROSSING  
388 - 175a STREET  
SURREY, BC

DRAWING TITLE:

**LANDSCAPE DETAILS**

DATE: 15 SEPT 21 DRAWING NUMBER:  
SCALE: VARIES  
DESIGN: **L2**  
CHKD: OF 3



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

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

DATE: **October 4, 2012** PROJECT FILE: **7812-0267-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 388 175A St.**

### REZONE

#### *Works and Services*

- Provide No Stopping Signs (type RV-55) on 4<sup>th</sup> Avenue and 175A Street to prevent pick/drop off of children at these locations.

A Servicing Agreement is not required prior to Rezone. Completion of works and services can be arranged with the Land Development Section of the Engineering Department.

### DEVELOPMENT PERMIT AMENDMENT

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



Bob Ambardar, P.Eng.  
Development Project Engineer

BA



CITY OF SURREY

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

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17018"

.....

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

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17018" is hereby amended as follows:

Part 2, Section B.2 Permitted Uses is amended by inserting a new Sub-section 2.B.2 (g) immediately following Sub-section 2.B.2 (f) as follows:

"(g) *Child care centres.*"

- 2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17018, Amendment By-law, 2012, No. \_\_\_\_\_."

PASSED FIRST AND SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

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

PASSED THIRD READING 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