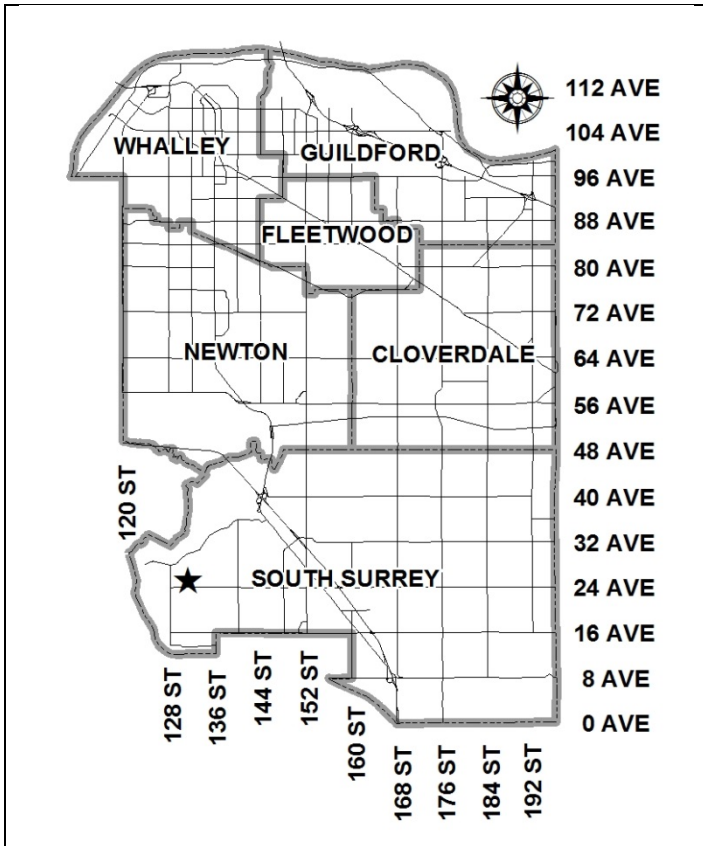


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0050-00

Planning Report Date: November 03, 2014



**PROPOSAL:**

- **Rezoning** from RA to CCR
- **Development Permit**

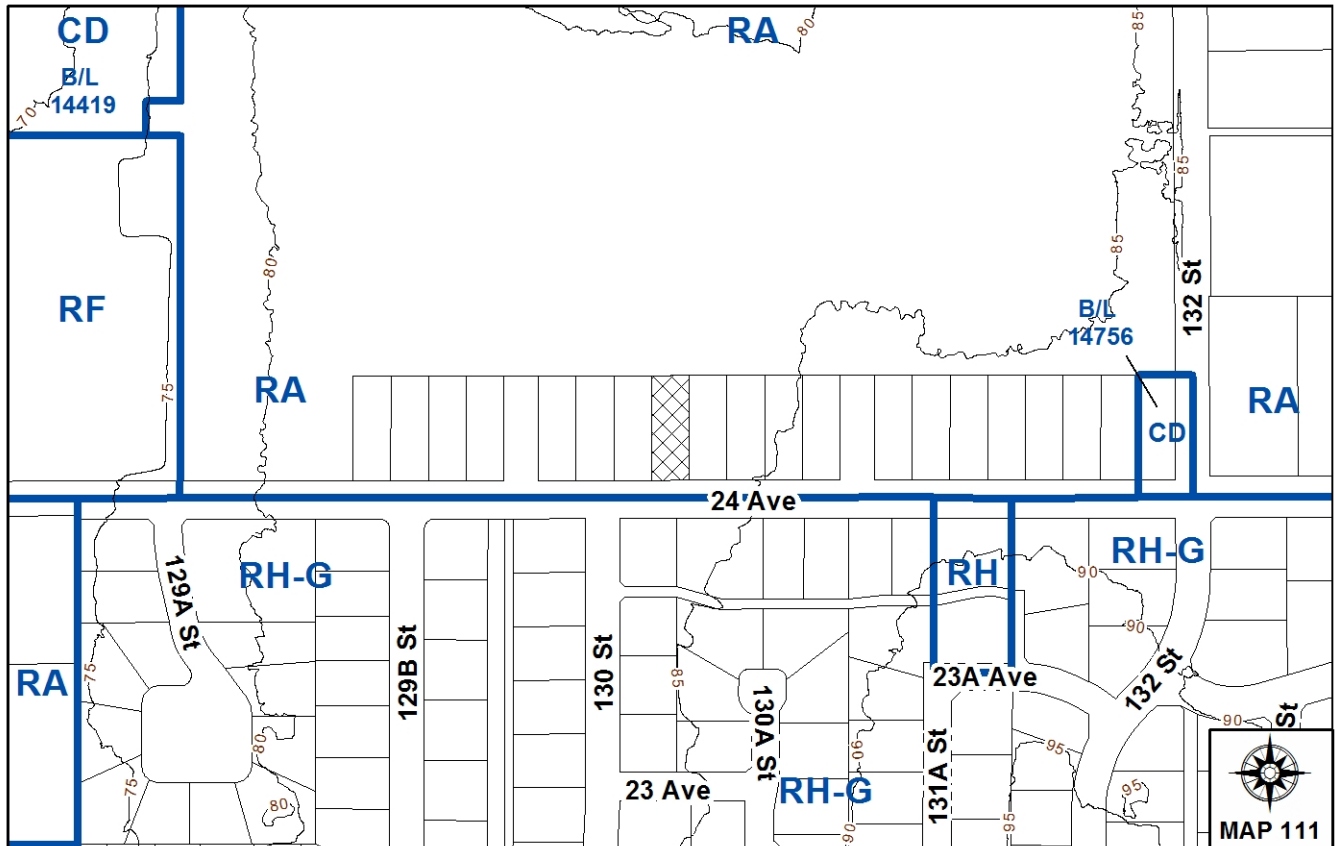
in order to permit the development of a child care centre for a maximum of twenty five (25) children.

**LOCATION:** 13047 - 24 Avenue

**OWNER:** Hui-Ling Hsu

**ZONING:** RA

**OCP DESIGNATION:** Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with most of the City's location and siting guidelines for child care centres.
- The applicant has demonstrated a need for the proposed facility with a waiting list for 25 children.
- The applicant has appropriately addressed the concerns raised by some neighbours.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA )" (By-law No. 12000) to "Child Care Zone (CCR)" (By-law No.12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7914-0050-00 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) submission of building permit drawings that satisfactorily address Building Code requirements; and
  - (e) registration of a Restrictive Covenant on adjacent property 13067-24 Avenue, preventing that property from having a child care centre.

## 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 objection to the project.
- Fraser Health Authority: Fraser Health has reviewed the proposed plans to renovate the interior and to upgrade the outdoor play space. The proposal appears to meet all the requirements of the provincial Child Care Licensing Regulation to accommodate the proposed increase in capacity, subject to Licensing inspection of the space once rezoning is approved and any renovations/upgrades/improvements are completed.

SITE CHARACTERISTICS

Existing Land Use: single family dwelling with child care centre for a maximum of 8 children

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North:	Crescent Park	Conservation	RA
East:	Single family dwelling and child care facility for 8 children	Suburban	RA
South (Across 24 Avenue):	Single family dwelling	Suburban	RH-G
West:	Single family dwelling	Suburban	RA

DEVELOPMENT CONSIDERATIONSBackground and Current Proposal

- The subject site is located on the north side of 24 Avenue, between 130 Street and 132 Street, and it backs directly onto Crescent Park. The property is designated Suburban in the OCP, and is 1,337 m<sup>2</sup> [0.33 acres] in area.
- The site is currently zoned "One-Acre Residential Zone (RA)", and the applicant is proposing to rezone to "Child Care Zone (CCR)", to accommodate a child care centre for up to 25 children. There is an existing child care facility on the site, with a maximum of eight (8) children.
- There are suburban single family dwellings on the south side of 24 Avenue. To the west of the subject site is a single family dwelling, and to the east, is a single family dwelling with a child care facility for a maximum of eight (8) children. At the northwest corner of 24 Avenue and 132 Street there is a child care facility for a maximum of twenty (20) children. At the northeast corner of 24 Avenue and 128 Street is Crescent Park Elementary School, with Crescent Park to the east, and north.
- Child care centres are provincially regulated licensed facilities. Facilities that accommodate up to eight children or less are permitted in any residential zone. However, to increase the capacity beyond eight children a zone designated specifically to accommodate such a child care facility (CCR) is required.
- The CCR Zone is intended to permit the development of 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 a licensed daycare for up to eight (8) children on the subject site, and one on the site directly to the east (13067-24 Avenue). Due to demand for additional child care centres, the applicant was motivated to submit this application to rezone one of the properties to accommodate up to twenty five (25) children. The demand is specific for bilingual Mandarin/English child care facility.

- The applicant will be required to register a Restrictive Covenant on property 13067-24 Avenue to prohibit child care centres of any size on that property as long as the adjacent property (13047-24 Avenue, subject property) is zoned CCR, which allows for a child care centre for up to 25 children.
- The proposed facility would operate from 8:30 am to 5:30 pm, with full-time care, divided into two groups (one regular and one Montessori). The regular program is expected to have between 8 and 12 children, and will care for children 2 and 3 years old. The Montessori program will host the remainder 12 to 17 children, and will care for children between 36 months (3 years) old and 5 years old.
- The second floor is proposed to be a single family dwelling, and the ground floor is proposed to be the child care centre. The residential portion is proposed to be 155.9 m<sup>2</sup> (1678 sq. ft.), with 16.9 m<sup>2</sup> (182 sq. ft.) on the ground floor for the entrance, and the remainder on the second floor. The daycare is proposed entirely on the ground floor, with a total of 190.4 m<sup>2</sup> (2049 sq. ft.), of which 149 m<sup>2</sup> (1604 sq. ft.) exists, and 41.3 m<sup>2</sup> (445 sq. ft.) is proposed as an addition on the back.
- The additional floor area at the back of the house is required to meet Fraser Health requirements for indoor space. The proposed addition complies with the maximum lot coverage and FAR of the CCR Zone. Proposed building height and setbacks also comply with requirements in the CCR Zone.

#### Locational & Siting Criteria for Child Care Centres

- In 1990, the City completed a report entitled "Guidelines for the Location and Siting of Child Care Centres". The following demonstrates how the proposed application adheres to the locational and siting guidelines outlined in the Report:
  - *Locate centres close to child-oriented facilities (school, park, playground, open space, community or recreation centre, library...).*
    - Locating child care facilities close to an elementary school provides caregivers an opportunity to walk with children to outdoor recreation facilities. It also allows parents with children of different ages to combine pick-up and drop-off trips to school and daycare.
    - The subject site is located on the same block and same side of the street as Crescent Park Elementary School, located 300 m [1,000 ft.] to the west and Crescent Park, with trail connections to the Park as close as 75 m [245 ft.] from the subject site.
  - *Locate medium-sized centres (9-25) anywhere; except cul-de-sacs (consent of majority of neighbours needed in this case).*
    - Neighbourhood-scale facilities to a maximum of 25 children can be distributed in the city, and located in any area. This allows for different neighbourhoods to be able to access child care facilities.
    - The subject site is not located on a cul-de-sac.

- *Avoid siting along arterial roads, or approve with conditions.*
  - The subject site is located on 24 Avenue, which is classified as an arterial road.
  - Arterial roads do not provide for on-street parking, and usually carry traffic volumes and speeds not conducive to vehicles stopping, maneuvering and backing into traffic.
  - The subject site, however, provides adequate on-site parking spaces, as well as space to maneuver and turn the vehicle around to exit onto 24 Avenue without the need to back into the road.
  - The proposal includes a pedestrian pathway along the west side of the lot, separating pedestrian traffic from vehicle traffic when entering the lot, and protecting pedestrians from vehicles maneuvering and parking.
  - Transportation Engineering has reviewed the proposal access and parking layout and have no objections.
  
- *Avoid undue concentration of centres.*
  - The Guidelines recommend that child care facilities should be located in areas that are currently under-served, to avoid undue concentration of facilities.
  - There is currently a child care centre for 8 children on the subject site, and one on the site directly to the east, also for 8 children, and also owned by the owner of the subject property. The owner plans to close the facility on the site to the east, once the consolidation with the child care facility on the subject site is completed. As part of the approval of this rezoning application, a Restrictive Covenant will be required on the adjacent property to prevent a day care from operating as long as the subject property is zoned CCR.
  - Below is a summary of the child care centres in the area (map in Appendix V):

<b>Child Care Centre</b>	<b>Capacity</b>	<b>Location</b>	<b>Distance from subject site</b>
Tiny Wings Children's Centre	8 children	13047 24 Avenue (subject site)	-
Tiny Wings Montessori	8 children	13067 24 Avenue	Adjacent to subject site (to the east)
Brilliant Star Montessori	20 children	13195 24 Avenue	270 m (886 ft.)
Crescent Beach Tiny Y Preschool	20 children	2756 127 Street	1.01 km (3,314 ft.)
Laronde After School Club	16 children	1880 Laronde Drive	1.05 km (3,445 ft.)
Ocean Cliff Treehouse Childcare	7 children	12598 Ocean Cliff Drive	1.19 km (3,904 ft.)

- The existing facilities within 500 m of the site accommodate 36 children, and within 1 km, they accommodate a total of 79 children.
- The applicant has confirmed a waiting list for 25 children, as the existing and proposed facilities have a specific demand for bilingual Mandarin/English child care.
- *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 two 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 eight (8) parking spaces. The residential, employee and pick-up and drop-off parking requirements for the child care facility (six) and single family residence (two) can all be accommodated on-site. The parking stalls leave the setback area free, so a car can pull into the lot without blocking traffic, or blocking the parking stalls.
- *Provide adequate fencing, screening, setbacks and outdoor play areas.*
  - The dwelling has ample front yard setback for parking, and a spacious rear yard setback for outdoor play area.
  - The minimum front, rear and side yard setbacks have been provided. The minimum front and rear yard setbacks are 7.5 m [25 ft.], and over 20 m [65 ft.] are being provided, which allows for ample space for parking at the front, and outdoor play area at the back.
  - Currently there is a children's play structure located in the rear yard towards the west fence, which is proposed to be relocated to the east side, to decrease the noise impact to the neighbour to the west.
  - Additional trees and landscaping are proposed along the west property line to increase the screening from the property to the west.
  - The property is adjacent to Crescent Park to the north, and no further screening or fencing is required. The applicant also owns the lot to the east, and no further screening or fencing is being proposed at this time.

### PRE-NOTIFICATION

Pre-notification letters were sent on March 21, 2014, and staff received 9 phone calls/emails with comments.

In response, the applicant held a Public Information Meeting on July 8, 2014, but no residents attended. Notices for the meeting were sent by the applicant 2 weeks in advance of the meeting.

The main concerns received by telephone or email are listed below:

#### Traffic and Access on 24 Avenue

8 of the 9 comments were regarding traffic and access on 24 Avenue. Main concerns included 24 Avenue being too busy for a daycare facility, concerns with increase in traffic due to this proposal, concerns with maneuvering, U-turns and congestion at the access point for the proposed daycare, concerns with parking supply, and access allowed on 24 Avenue (arterial road).

*(Currently there is a child care centre for 8 children on the subject property, and one for 8 children on the adjacent property. The applicant is proposing to combine both into one larger facility on the subject property, and increase the number of children from 16 to 25 children. The additional 9 children are not significant from a traffic increase perspective. The applicant is providing sufficient parking on the lot, and sufficient maneuvering space within the lot to minimize any impact on 24 Avenue).*

#### Privacy, nuisance and property values

3 of the comments were regarding concerns with privacy, nuisance (noise), and property values.

*(The proposed facility is planned to operate from 7:30 am to 5:30 pm, with two separate classes of children. With this arrangement, no more than 15 children will be playing outside at the same time. Also, the facility's close proximity to Crescent Park allows most outdoor play time to be done in the park for most of the year. In response to concerns raised by the adjacent owner to the west, the applicant is proposing to plant a vegetation buffer along the west side of the back yard, and move some of the play area, currently located on the west portion, to the centre of the lot).*

#### Over supply of daycares and precedent setting

3 of the comments were regarding concerns with over supply of daycare facilities in the area, and whether this application would set a precedent for the existing daycare next-door to increase its capacity to 25 children as well.

*(There are 3 existing daycares within 900 m of the proposal. One is on the subject property for 8 children, one is on the adjacent property, also for 8 children and proposed to be closed and amalgamated with this proposal (a Restrictive Covenant will be registered to prevent a new child care centre from being opened on the adjacent property), and one daycare for 20 children at the corner of 24 Avenue and 132 Street [270 m to the east]. The applicant has also supplied a waiting list of 25 families for this proposed child care centre. Any new proposal for additional daycares in the area would be analyzed on its own merit and need).*

#### DESIGN PROPOSAL AND REVIEW

- The proposal consists of a daycare on the ground floor and a dwelling unit on the second floor. No changes are proposed to the residential portion of the building, other than some modifications to the entrance on the ground floor.



- The existing daycare is for 8 children, and the proposed daycare is for 25 children. As per Fraser Health's requirements, the applicant needs to increase the indoor play area for the increased number of children.
- A greater entrance separation is proposed between the dwelling and the daycare, with separate doors at the front.
- The increase in indoor space for the daycare is achieved by an addition on the back of the house to the east. The outdoor stairs leading to the second floor will be moved to accommodate this new space. A portion of the existing deck is proposed to be covered to create a small porch on the back yard. Several other internal changes are proposed to the house to create adequate washrooms, kitchen and administration space for the daycare.
- At the front of the house, 8 parking spaces are being proposed, with a separate pedestrian access to the west, and additional landscaping.
- No changes to the style or colour of the house are proposed.

### TREES

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	1	1	0
Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Maple, Bigleaf	1	0	1
<b>Coniferous Trees</b>			
Douglas Fir	3	0	3
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>4</b>	<b>0</b>	<b>4</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>5</b>	
<b>Total Retained and Replacement Trees</b>		<b>9</b>	
<b>Contribution to the Green City Fund</b>		<b>n/a</b>	

- The Arborist Assessment states that there are a total of 4 protected trees on the site, excluding Alder and Cottonwood trees. One existing tree, approximately 20 % of the total trees on the

site, are Alder and Cottonwood trees. It was determined that 4 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees. This will require a total of 1 replacement trees on the site. The applicant is proposing 5 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including four Thuja Plicata "Excelsa" in the back yard and one Acer Ginnala in the front yard. A landscape plan will form part of the Development Permit for this application.
- In summary, a total of 9 trees are proposed to be retained or replaced on the site.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 23, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• Suburban neighbourhood close to school and park
2. Density & Diversity (B1-B7)	• Childcare centre for 25 children and 1 dwelling unit
3. Ecology & Stewardship (C1-C4)	• Permeable paving for parking and increased landscaping and trees
4. Sustainable Transport & Mobility (D1-D2)	• Pedestrian access separate from vehicular access, through pathway
5. Accessibility & Safety (E1-E3)	• Daycare entry and large window visible from the street
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• n/a

#### 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. Map of child care centres in the area

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural prepared by Gerry Blonski Architect, dated June 18, 2014.
- Landscape Plans prepared by M2 Landscape Architecture and Arboriculture Ltd., dated October 15, 2014.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

LFM/da

\\file-server1\net-data\csdc\generate\areaproduct\save\9024484019.doc  
DRV 10/30/14 9:46 AM



# DEVELOPMENT DATA SHEET

Proposed Zoning: CCR

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		1337 m <sup>2</sup>
Road Widening area		49.7 m <sup>2</sup>
Net Total	560 m <sup>2</sup>	1287.3 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	515 m <sup>2</sup>	209 m <sup>2</sup>
Paved & Hard Surfaced Areas	42.5 m <sup>2</sup>	42.5 m <sup>2</sup>
Total Site Coverage	557.5 m <sup>2</sup>	251.5 m <sup>2</sup>
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	22.5 m
Rear	7.5 m	23.5 m
Side #1 (E)	1.8 m	1.82 m
Side #2 (W)	1.8 m	1.82 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	9 m	6 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
	1	1
<b>FLOOR AREA: Residential</b>		
617.9 m <sup>2</sup>		
<b>FLOOR AREA: Commercial</b>		
(6651 sq. ft.) (total)		155.9 m <sup>2</sup> (1678 sq. ft.)
		190.3 m <sup>2</sup> (2049 sq. ft.)
<b>TOTAL BUILDING FLOOR AREA</b>		
	617.9 m <sup>2</sup>	346.5 m <sup>2</sup>
<b>DENSITY</b>		
FAR (net)	0.48	0.27
<b>AMENITY SPACE</b> (area in square metres)		
Indoor	n/a	n/a
Outdoor	n/a	n/a
<b>PARKING</b> (number of stalls)		
Commercial	6	6
Residential Single Family	2	2
Total Number of Parking Spaces	8	8

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

**LEGAL DESCRIPTION**

LOT 48 SECTION 20,  
TOWNSHIP 1 PLAN 11876  
NWD PART S 1/2 OF SW 1/4

**CIVIC ADDRESS**

13047 24 AVE. SURREY B.C.

**ZONING SYNOPSIS**

<b>1. ZONE:</b>	
EXISTING	RA
PROPOSED	CCR
CHILD CARE ZONE	
<b>2. LOT SIZE:</b>	
EXISTING	14,391 SQ. FT. (1,337 SQ.M.)
DEDICATION	535 SQ. FT. (49.7 SQ.M.)
NET	13,856 SQ. FT. (1,287.3 SQ.M.)
<b>3. FLOOR AREA RATIO:</b>	
PERMITTED:	13,856 x 0.48 = 6,651 SQ. FT.
PROVIDED:	
EXISTING	3,285 SQ. FT.
ADDITION	445 SQ. FT.
TOTAL	3,730 SQ. FT.
F.S.R. PROVIDED	3,730 / 13,856 = 0.27

<b>4. SITE COVERAGE:</b>	
PERMITTED:	13,856 x 40 % = 5,542.4 SQ. FT.
PROVIDED:	
EXISTING	1,804 SQ. FT.
ADDITION	445 SQ. FT.
TOTAL	2,249 SQ. FT.
SITE COVERAGE	2,249 / 13,856 = 16.2%

<b>5. YARDS:</b>	
LOT WIDTH	72.18 FT (22 M.)
REQUIRED	EXISTING
FRONT ( SOUTH )	7.5 M. 22.5 M.
REAR ( NORTH )	7.5 M. 23.5 M.
SIDE ( EAST )	1.8 M. 1.77 M.
SIDE ( WEST )	1.8 M. 2.34 M.

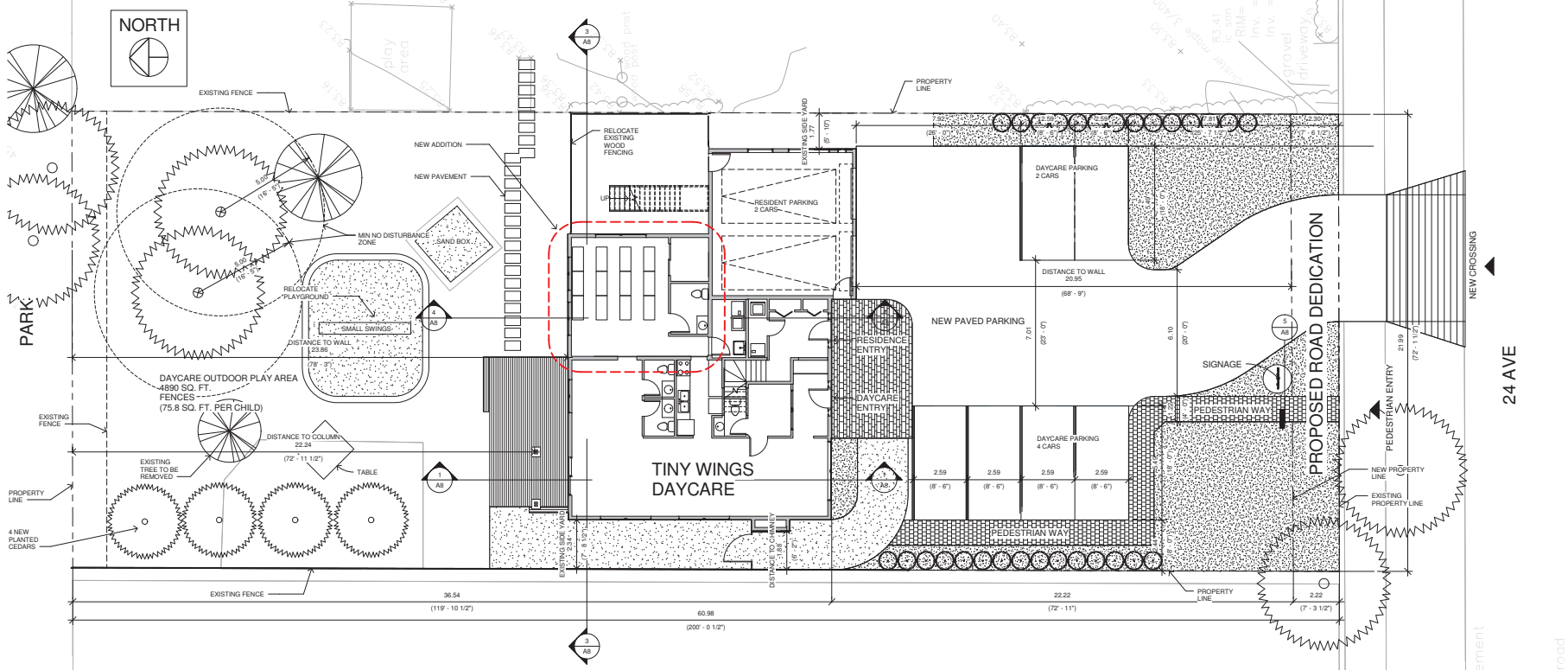
<b>6. BUILDING HEIGHT:</b>	
PERMITTED	9 M. (30')
EXISTING	
DIMENSION FROM FIRST FLOOR TO AVERAGE FINISHED GRADE AT PERIMETER OF BUILDING	0.15 M.
DIMENSION FROM FIRST FLOOR TO MID POINT OF SLOPING ROOF	5.75 M.
TOTAL	6.00 M.

<b>7. CHILD CARE CENTRE:</b>	
EXISTING FACILITY	8 CHILDREN
PROPOSED FACILITY	25 CHILDREN
INDOOR SPACE:	3 WORKERS
REQUIRED	25 CHILDREN x 40 = 1,000 SQ. FT.
PROVIDED	1,000 SQ. FT.
OUTDOOR SPACE:	25 CHILDREN x 75.5 = 1,887.5 SQ. FT.
REQUIRED	4,890 SQ. FT.
PROVIDED	
<b>8. PARKING:</b>	
REQUIRED	CHILD CARE CENTRE
	3 WORKERS
	DROP - OFF RESIDENCE
	8 CARS
PROVIDED	8 CARS

**FRASER HEALTH AUTHORITY**

- CHILD CARE GUIDELINES**
- 4.1.2 OUTDOOR SPACE IS AT GRADE LEVEL. INDOOR SPACE IS AT THE FIRST FLOOR APPROX. 0' TO 12" ABOVE GRADE
  - 4.1.3 FIRST FLOOR IS CONNECTED TO PLAY SPACE BY UPGRADED DECK
  - 4.1.4 PLAY SPACE IS AT THE NORTH REAR YARD WHICH IS DEEP ENOUGH TO HAVE PLENTY OF SUNLIGHT
  - 4.1.5 PEDESTRIAN ACCESS PROVIDED FROM 24TH AVE
  - 4.1.6 VEHICULAR ACCESS, DROP-OFF AND PARKING PROVIDED OFF 24TH AVE
  - 4.2.1 OUTDOOR SPACE IS VISIBLE FROM INDOOR SPACE
  - 4.2.2 INDOOR SPACE HAS CONTROLS FOR HOT WATER HEATING SYSTEM INDEPENDENT OF RESIDENCE
  - 4.2.3/4 OUTDOOR SPACE IS FENCED WITH DIRECT ACCESS TO INDOOR SPACE. FENCE ADJACENT TO NEIGHBOUR 13033 24TH AVE IS 6' HIGH SOLID CEDAR FENCE. FENCE ADJACENT TO NEIGHBOUR 13067 24TH AVE AND PARK AT NORTH IS 5' CHAIN LINK FENCE.
  - 5.2 ACTIVITY ROOM
    - THREE SINKS PROVIDED
    - LAMINATE WOOD FLOORING PROVIDED

- 5.3 OBSERVATION OPENING PROVIDED FOR NAP ROOM
- 5.4.1 KITCHEN IS SEPARATED FROM ACTIVITY ROOM BY WALL AND DOOR
- 5.4.2 28 CUBBY SHELVES 12" X 20" PROVIDED AT ENTRY HALL
- 5.4.3 NEW WALK-IN STORAGE IS PROVIDED
- 5.4.4 NEW WASHROOMS ARE PROVIDED. TOTAL 3 WATER CLOSETS AND 3 VANITY SINKS FOR CHILDREN USE. SINKS ARE AT 24" ABOVE FLOOR.
- 5.4.5 DIAPER CHANGE AREA PROVIDED IN NEW HC WASHROOM NEAR NAP SPACE
- 5.4.6 STAFF / HANDICAPPED WASHROOM IS PROVIDED. THIS IS SEPARATE FROM CHILDREN'S WASHROOM
- 5.4.7 STAFF OFFICE IS PROVIDED
- 5.4.8 LAUNDRY / JANITORIAL FACILITIES IS PROVIDED
- 5.4.9 ENTRANCE IS DIRECTLY OFF OUTDOOR SPACE. CUBBY SHELVES ARE PROVIDED AT ENTRANCE
- 6.1 OUTDOOR SPACE PLAYGROUND:
  - HAS 195 SQ. FT. (18.1 SQ.M.) PER CHILD
  - IS SURROUNDED BY NON-CRUMBLABLE FENCE
  - IS NOT ADJACENT TO STREET TRAFFIC
  - IS WHEELCHAIR ACCESSIBLE



1 Site Plan  
1/8" = 1'-0"

Ph: 522-9008  
13047 24 Ave. Surrey, B.C. V3W 0J9  
architect a.i.b.c.

**Cherry Plonst**

TINY WINGS DAYCARE

SITE PLAN / ZONING SYNOPSIS

A2

FOR REZONING & DP

DATE: 28 OCT 2014

JOB NO. 13-26

13047 - 24 AVE SOUTH SURREY, BC



FOR REZONING & DP

EXISTING

A3

JOB NO. 13-26

DATE: 28 OCT 2014

TINY WINGS DAYCARE

13047 - 24 AVE SOUTH SURREY, BC

Cherry Blonset  
architect a.i.b.c.

8166 15, 15088 - 8284 Ave. Surrey, B.C. V0W 0T0

Ph: 522-8008

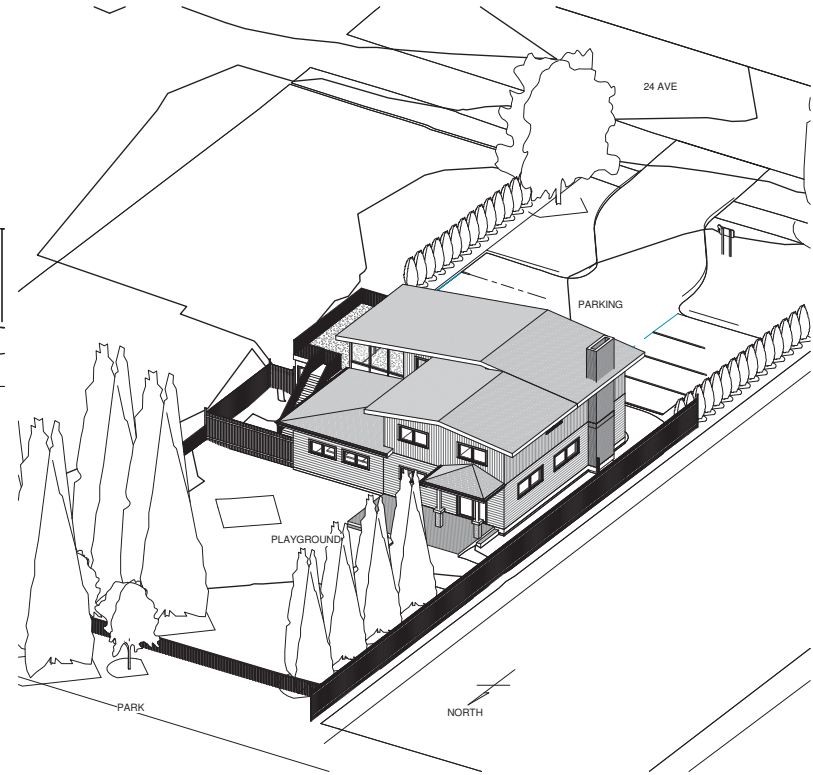
www.cherryblonset.com



1 REAR YARD



2 REAR YARD 2



3 BIRD VIEW

FOR REZONING & DP

PERSPECTIVE VIEWS

TINY WINGS DAYCARE

Cierry Plonski  
architect a.i.b.c.

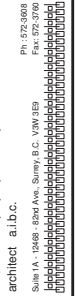
DATE: 28 OCT 2014

JOB NO. 13.26

13947 - 24 AVE SOUTH SURREY, BC

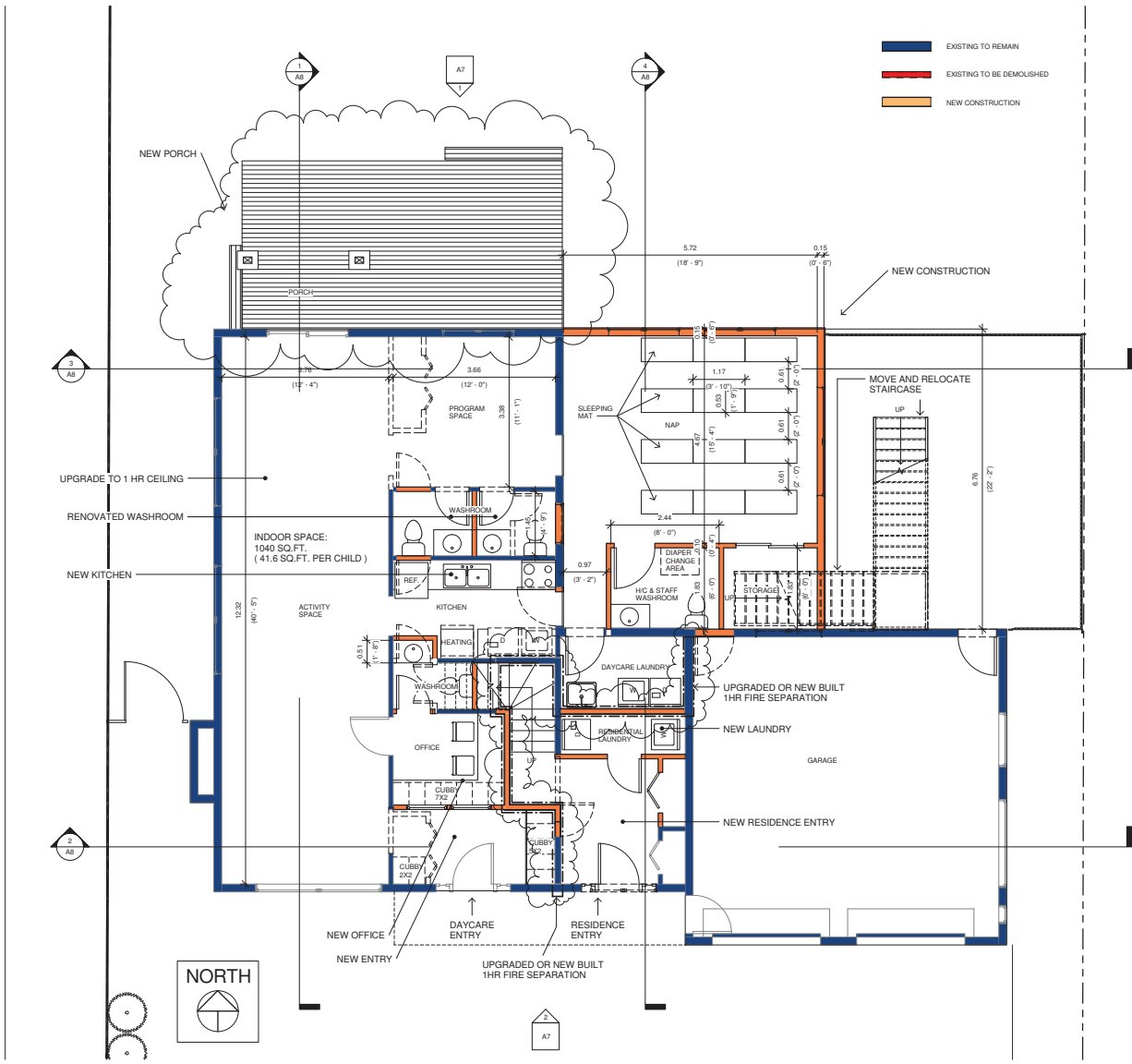
PH: 522-8008

Suite 111, 13488 82nd Ave, Surrey, B.C. V3W 5J9



A4





① First Floor  
1/4" = 1'-0"

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW CONSTRUCTION

FOR REZONING & DP

FIRST FLOOR PLAN

TINY WINGS DAYCARE

**Cherry Plonst**  
architect a.i.b.c.

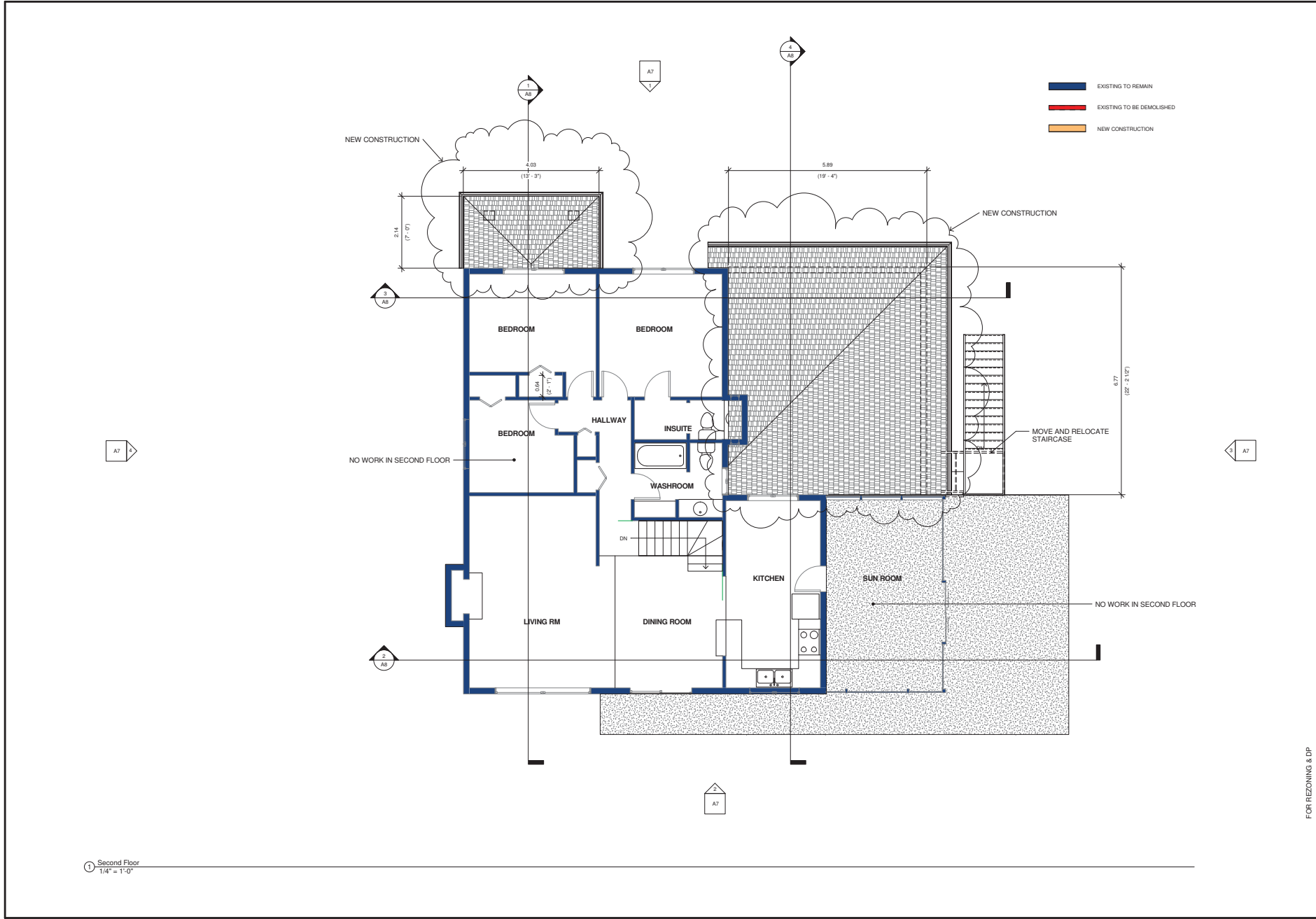
Ph: 522-8608  
Suite 111, 13368 - 24th Ave, Surrey, B.C. V3W 2J9

DATE: 28 OCT 2014

JOB NO. 13-26

**A5**

13947 - 24 AVE SOUTH SURREY, BC



- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW CONSTRUCTION

① Second Floor  
1/4" = 1'-0"

FOR REZONING & DP

SECOND FLOOR PLAN

TINY WINGS DAYCARE

**Cherry Plonksi**  
architect a.i.b.c.

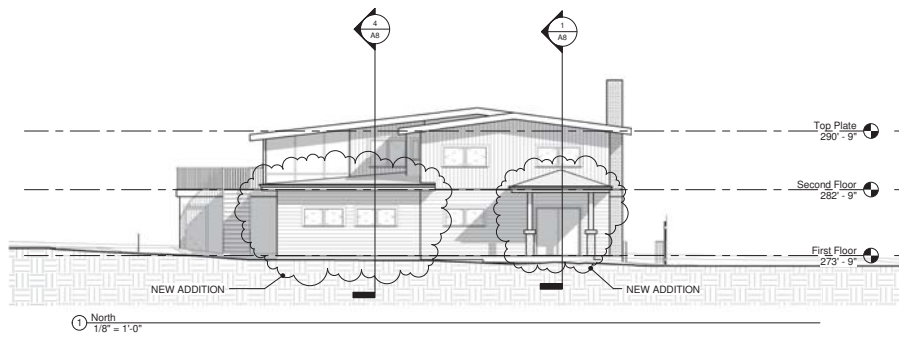
DATE: 28 OCT 2014

JOB NO. 13.26

Ph: 522-9008

Suite 114, 13408 - 82nd Ave, Surrey, B.C. V3W 0P9

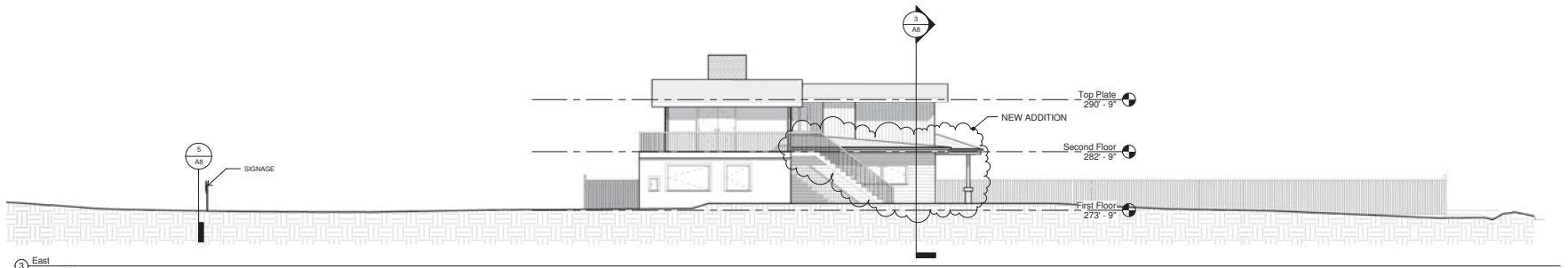
A6



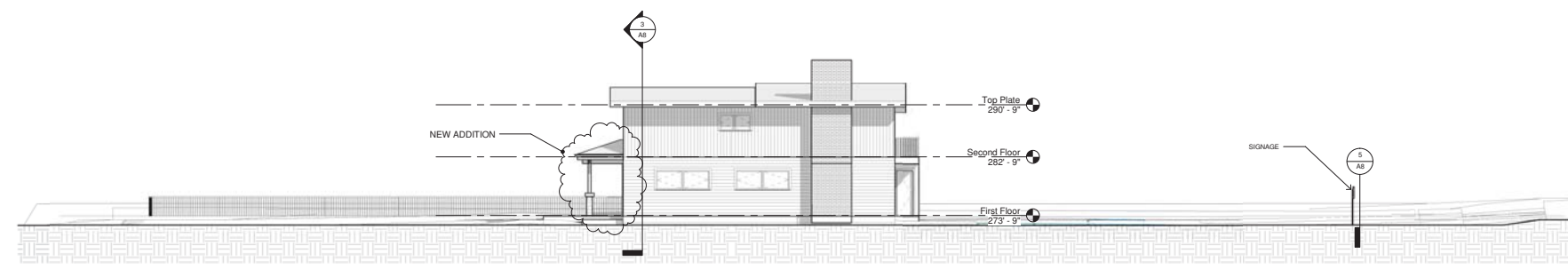
① North  
1/8" = 1'-0"



② South  
1/8" = 1'-0"



③ East  
1/8" = 1'-0"



④ West  
1/8" = 1'-0"

FOR REZONING & DP

ELEVATIONS

TINY WINGS DAYCARE

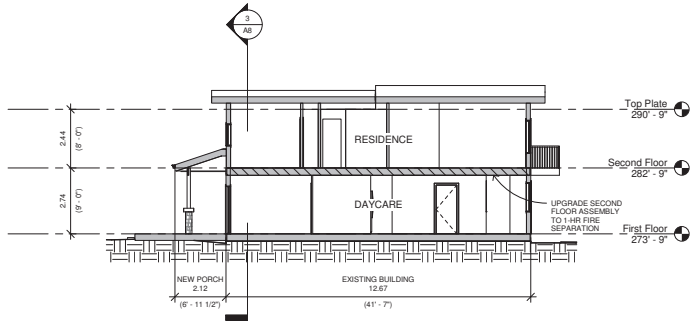
DATE: 28 OCT 2014

JOB NO. 13-26

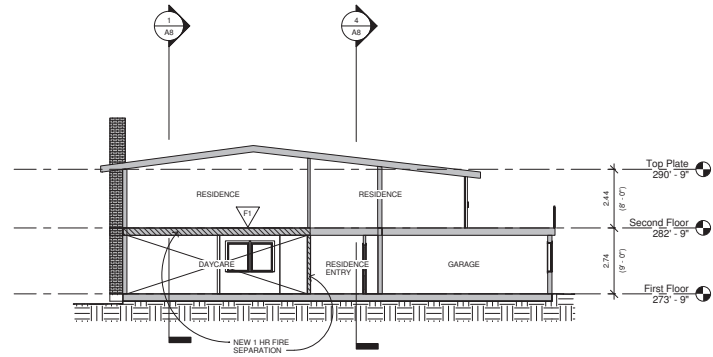
13947 - 24 AVE SOUTH SURREY, BC

  
**Cherry Plonst**  
 architect a.i.b.c.  
 Ph: 522-8008  
 Suite 114, 15468 - 82nd Ave, Surrey, B.C. V3W 2T9

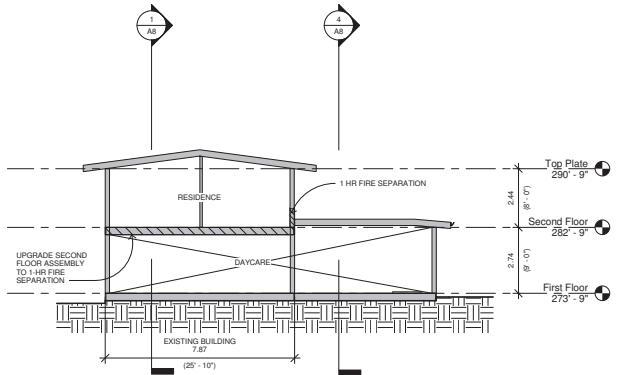
  
**A7**



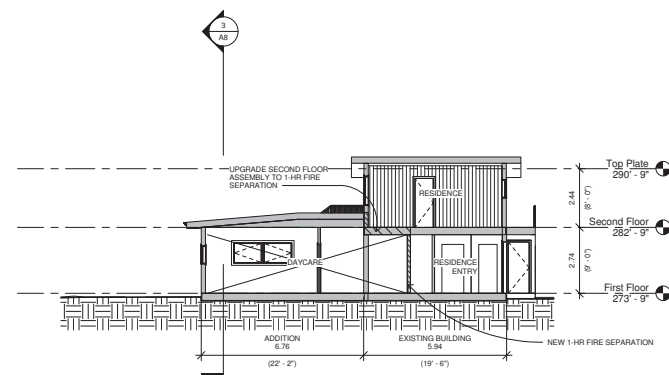
1 Section 1  
1/8" = 1'-0"



2 Section 2  
1/8" = 1'-0"



3 Section 3  
1/8" = 1'-0"



4 Section 4  
1/8" = 1'-0"

**FIRST FLOOR EXTERIOR WALL**  
COVER EXISTING WALL TO 1 HR FIRE RESISTANCE RATING

EXISTING:  
STUCCO  
PLYWOOD SHEATHING  
2" X 4" STUDS  
INSULATION  
1/2" STD. GWB

ADD 1-LAYER 5/8" GWB "TYPE X" ON INSIDE  
FIRE RESISTANCE RATING 1 HR.  
REF. TABLE E W1A

**FIRST FLOOR INTERIOR WALL**  
COVER EXISTING WALL TO 1 HR FIRE SEPARATION

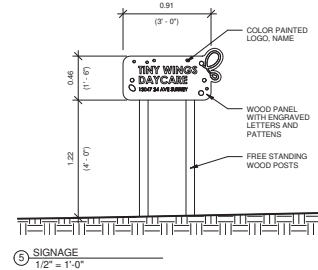
EXISTING:  
2" X 4" STUDS @ 16" C.C.  
INSULATION  
1/2" STD. GWB EACH SIDE

ADD 1-LAYER 5/8" GWB "TYPE X" EACH INSIDE  
FIRE RESISTANCE RATING 1 HR.  
REF. ULC # W301

**FLOOR ASSEMBLY**  
UPGRADE EXISTING FLOOR ASSEMBLY TO 1 HR. FIRE SEPARATION

EXISTING:  
FINISH  
5/8" PLYWOOD  
2" X 10" JOISTS  
1/2" GWB

ADD:  
RESILIENT FURRING CHANNELS @ 24" C.C.  
2 LAYERS 5/8" GWB "TYPE X"  
FIRE RESISTANCE RATING 1 HR.  
REF. FSA



5 SIGNAGE  
1/2" = 1'-0"

FOR REZONING & DP

BUILDING SECTIONS &  
SIGNAGE

TINY WINGS DAYCARE

JOB NO. 13-26 DATE: 28 OCT 2014

Cherry Plonst  
architect a.i.b.c.

Ph: 522-8008  
Suite 111, 12408 - 124th Ave, Surrey, B.C. V3W 1B9





---

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

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

DATE: **October 28, 2014** PROJECT FILE: **7814-0050-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 13047 24 Avenue**

### REZONE

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

- dedicate 1.942 metres along 24 Avenue for the ultimate 24.00 metre Arterial road allowance; and
- register 0.50 metre statutory right-of-way along the north side of 24 Avenue.

#### *Works and Services*

- construct 6.0 metre wide asphalt driveway;
- ensure a minimum of 6 onsite parking stalls are provided; and
- construct an adequate storm service connection to the site.

A Servicing Agreement is required prior to Rezone.

### DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.  
Development Services Manager  
MS

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

---

## Tree Preservation Summary

Surrey Project No: 14-0050-00

Address: 13047 - 24 Avenue, Surrey, BC

Registered Arborist: Peter Mennel

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	5
<b>Protected Trees to be Removed</b>	1
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	5
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	1
<b>Replacement Trees Proposed</b>	4
<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	9

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	0
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

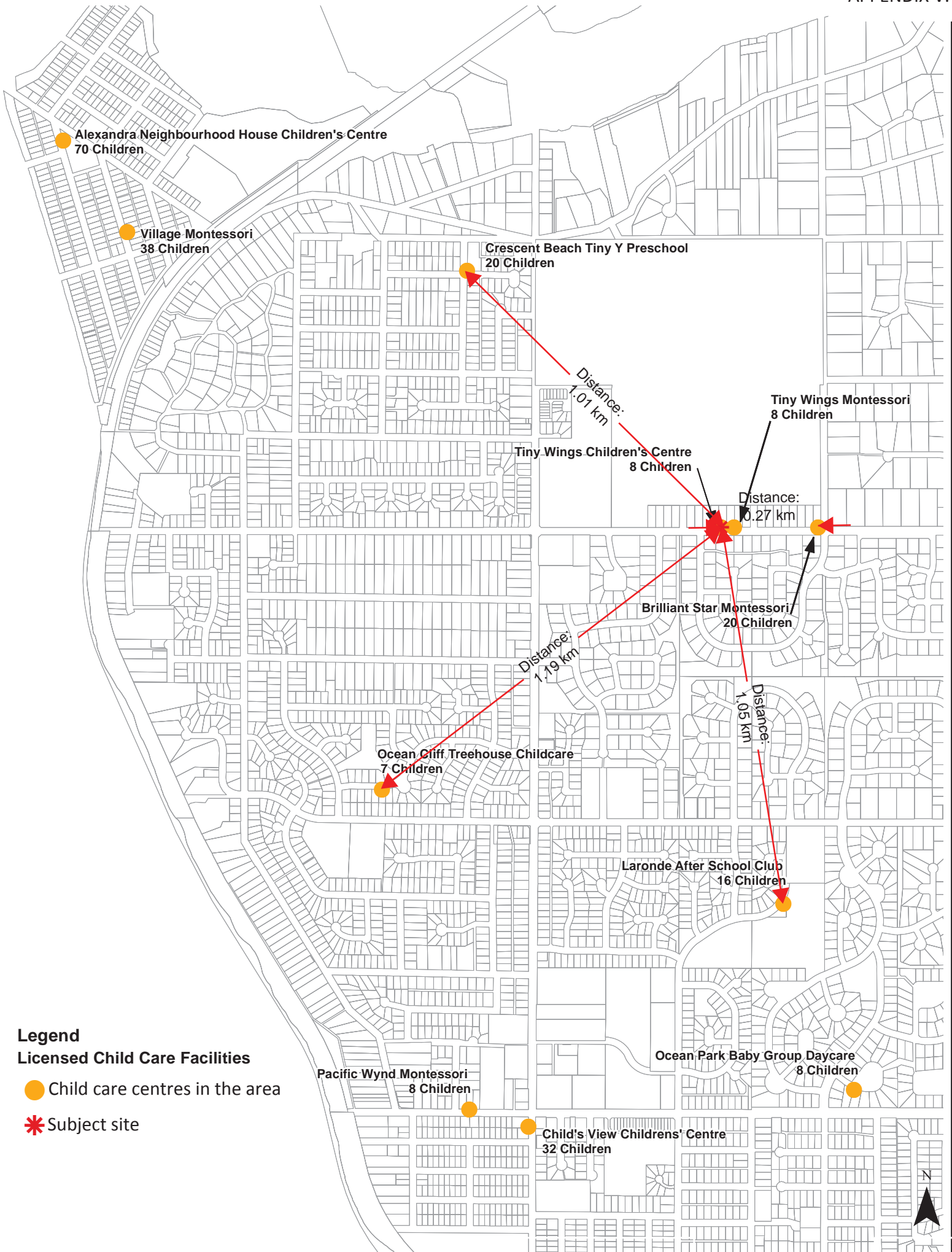
Signature of Arborist:

Date: September 15, 2014



Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302





**Legend**

**Licensed Child Care Facilities**

● Child care centres in the area

\* Subject site