

INTER-OFFICE MEMO
Regular Council - Land Use
Item B.8: 7918-0163-00
Monday January 25, 2021
Supplemental Information: Page Replacements

TO: Mayor & Council

FROM: General Manager, Planning & Development

DATE: January 25, 2021 **FILE: 7918-0163-00**

**RE: Agenda Items B.8, January 25, 2021 Regular Council – Land Use
Development Application No. 7918-0163-00
Replacement Pages for the Planning Report and Amendment of CD By-law**

Development Application No. 7918-0163-00 is on the agenda for consideration by Council at the January 25, 2021 Regular Council – Land Use Meeting under Item B.8.

After finalizing the agenda for the January 25, 2021 Regular Council – Land Use Agenda, it was noted that the CD By-law prepared for Development Application No. 7918-0163-00 did not reflect the setbacks for an accessibility ramp that is proposed by the applicant. The accessibility ramp is setback 1.6 metres from the north lot line, whereas the setback listed in the CD By-law for the north lot line for both the principal building and accessory structures is 5.0 metres. Pages 8 and 7 of the planning report have been updated to discuss this setback.

The updated CD By-law and replacement pages for the planning report explaining the setback requirements are attached to this memorandum.


Jean Lamontagne
General Manager
Planning & Development Department

Attachment - 7918-0163099 – Page 7 and 8 Replacement Pages
- CD By-law

c.c. - City Manager
- City Clerk

CLERKS DEPT.
JAN 25, 2021
7918-0163-00
B.8 RCLU Jan 25, 20

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate an expansion of the existing childcare centre on the subject site. The proposed CD By-law identifies the uses, densities, and setbacks.
- The CD By-law will have provisions based on the "Assembly Hall 1 Zone (PA-1)" and is to accommodate the siting of the proposed child care facility, allow flexibility in the child care facility's operations and to facilitate the retention of the existing single family dwelling.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the PA-1 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	PA-1 Zone (Part 31)	Proposed CD Zone	
Floor Area Ratio:	0.35	0.35	
Lot Coverage:	35%	35%	
Yards and Setbacks (Principal and Accessory Buildings and Structures)	Front, Rear and Side Yard on Flanking Street: 7.5 m Side Yard: 3.6 m	North: 5 metres for <i>principal and accessory buildings and structures, except for 1.6 metres for an accessibility ramp.</i> East: 7.5 metres South: 7.5 metres West: 2.62 metres (to existing church building after 4.94 metre road dedication on 144 Street)	
Principal Building Height:	9 metres	9 metres	
Permitted Uses:	<ol style="list-style-type: none"> 1. Assembly halls, including places of worship, which accommodate a maximum of 300 seats. 2. Private schools provided that the enrollment is limited to 50 students. 3. Child care centres provided that the enrollment at any one time is limited to 50 students. 4. Community services. 5. Accessory uses, including the following: <ol style="list-style-type: none"> (a) One (1) or 2 dwelling units for the accommodation of official, manager or caretaker of the principal use provided that such use is limited in area to 260 square metres [2800 sq. ft.] either accommodated in one separate building or within the principal building. 	<ol style="list-style-type: none"> 1. Assembly halls, including places of worship, which accommodate a maximum of 300 seats. 2. Private schools provided that the enrollment is limited to 50 students. 3. Child care centres. 4. Community services. 5. One Single Family Dwelling. 	
Parking (Part 5)		Required	Proposed
Number of Stalls			
Church:		74.55	75
Childcare:		27.7	25

Minus 25% of Church stalls shared with Child Care Centre as per Part 5 Section C.2. of the Zoning By-law	19	
Residential:	3	3
Total:	86	103

- The existing church building is being retained on the property, which is currently setback 7.5 metres from 144 Street. The applicant will be required to dedicate 4.94 metres of road dedication along the 144 street frontage as a condition of approval. A minimum front yard setback of 2.62 metres is proposed in the CD By-law to ensure compliance of the existing church building after road dedication.
- The CD By-law proposes to allow an accessibility ramp located 1.62 metres from the north lot line. After undergoing an extensive design exercise, staff determined that locating the accessibility ramp in the north yard setback would provide the most functional layout for the ramp due to the site's topography and BC building code requirements for accessibility. The ramp will be located adjacent to the front yard of the adjacent dwelling, which is used as a driveway.
- The CD By-law will provide no cap on child care spaces, whereas the PA-1 Zone caps the number of child care spaces to 50. Eliminating the maximum number of child care spaces on the site will provide flexibility and simplicity for the existing child care centre to expand in the future. The total number of child care spaces will be regulated by Fraser Health, and will be further limited by the total number of available parking spaces.
- The applicant is proposing to consolidate 7342 and 7328 – 144 Street into a single property. The existing single family dwelling at 7342 – 144 Street is proposed to be retained. The Newton Fellowship Baptist Church is currently renting out the single family dwelling and does not have any short term plans to evict the tenant. In the long term the applicant may use the single family dwelling as a caretaker suite or an accessory building for the church. As the applicant is proposing to continue the use of the single family dwelling in the short term, the CD By-law includes a single family dwelling as a permitted use and has removed the caretaker's residence as an accessory use.

Guidelines for Location and Siting of Child Care Centres

- In 1990, the City completed a report entitled "Guidelines for Location and Siting of Child Care Centres". The following illustrates how the proposed application adheres to the various locational and siting guidelines outlined in the report:
 - Locate child care facilities with maximum enrollment exceeding 25 children in close proximity to multi-family residential development, community facilities and public amenities such as a school, a community or district park, etc.
 - The surrounding neighbourhood includes a mix of multi-family and single family dwellings.
 - The proposed child care centre is located across 144 Street from M.B. Sanford Elementary School and Nichol Estates Park.
 - The site is located approximately 1,400 metres from the Newton Town Centre.

CITY OF SURREY

BYLAW NO. 20274

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

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. In this Bylaw, all references to the "Zoning Bylaw" shall be a reference to Surrey Zoning By-law, 1993, No. 12000, as amended.

2. The Zoning Bylaw is hereby further amended pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, 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 the Zoning Bylaw, as follows:

- (a) FROM: ASSEMBLY HALL 1 ZONE (PA-1)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)
-

Parcel Identifier: 009-506-837
Lot "B" Section 22 Township 2 New Westminster District Plan 11349
(7328 - 144 Street)

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

Parcel Identifier: 010-981-942
North West 80 Feet by 225 Feet Lot 3 Section 22 Township 2 New Westminster District
Plan 3558 Having a Frontage of 80 Feet on the West Boundary and a Frontage of 225 Feet
on the North Boundary
(7342 - 144 Street)

(hereinafter both 1.(a) and (b) shall be referred to as the "Lands")

3. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of neighbourhood-scale *assembly halls*, including *places of worship*, *private schools* and *child care centres* subject to the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.

B. Permitted Uses

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

1. *Assembly halls*, including *places of worship*, which accommodate a maximum of 300 seats.
2. *Private schools* provided that the enrollment is limited to 50 students.
3. *Child care centres*.
4. *Community services*.
5. *Single Family Dwelling*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.35.

E. Lot Coverage

The *lot coverage* shall not exceed 35%.

F. Yards and Setbacks

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

Use	Setback			
	West Yard	East Yard	South Yard	North Yard
<i>Principal Buildings</i> <i>Accessory Buildings and</i> <i>Structures</i>	2.62 m	7.5 m	7.5 m	5.0 m ¹

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

¹ The north yard setback may be reduced to 1.6 metres for an accessibility ramp.

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 9 metres [30 ft.].
2. Accessory buildings and structures: The building height shall not exceed 4 metres [13 ft.].

H. Off-Street Parking

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.

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 all *lot lines* of the developed portion of the *lot*, a 3 metre [10 ft.] wide landscaped strip shall be provided, consisting of hedges, ground cover or a decorative fence or a combination thereof.
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*.

J. Special Regulations

1. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to other uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.

K. Subdivision

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

Lot Size	Lot Width	Lot Depth
1,000 sq. m. [0.25 acre]	30 metres [100 ft.]	30 metres [100 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, bylaws, 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 the Zoning Bylaw, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of the Zoning Bylaw.
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 Assembly Hall 1 Zone (PA-1) 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 the Zoning Bylaw.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.
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 the Zoning Bylaw.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.

8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the Assembly Hall 1 Zone (PA-1).
 9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
 10. Development permits may be required in accordance with the Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended.
 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
 12. *Private schools* are regulated by the Independent School Act, R.S.B.C. 1996, Chapter 216, as amended.
4. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20274".

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED 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__ .

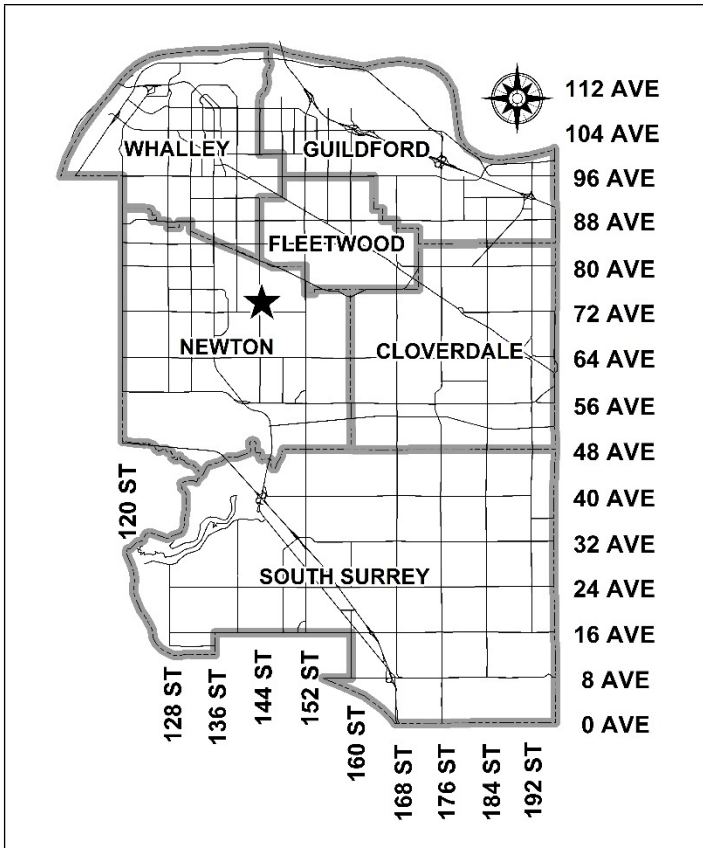
_____ MAYOR

_____ CLERK

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0163-00

Planning Report Date: January 25, 2021



PROPOSAL:

- **NCP Amendment** for a portion of the site from Multiple Residential (Townhouses) to Institutional
 - **Rezoning** from RA and PA-1 to CD (based on PA-1)
- to permit the development of a child care centre on a lot with an existing church.

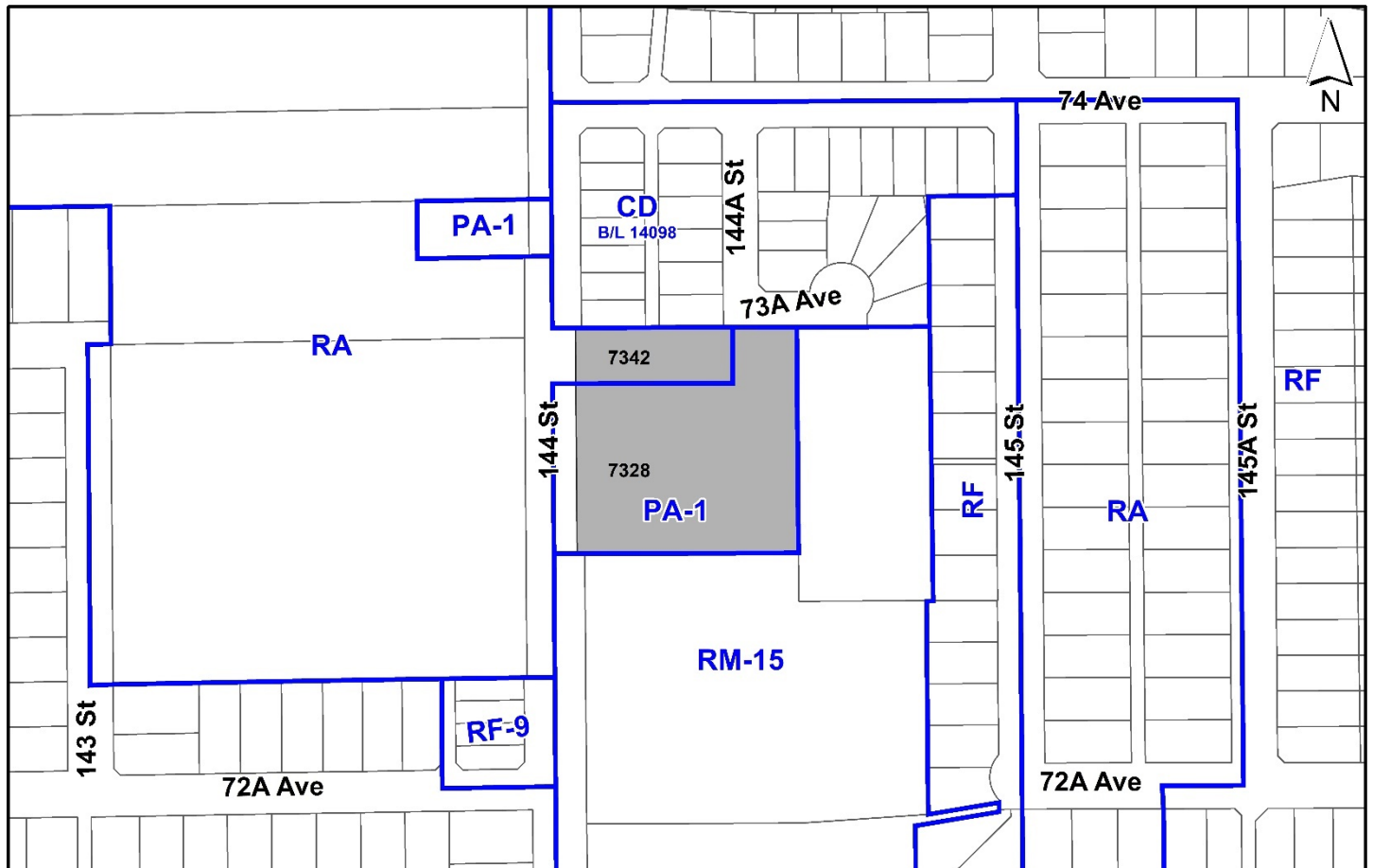
LOCATION: 7328 - 144 Street

7342 - 144 Street

ZONING: PA-1

OCP DESIGNATION: Urban

NCP DESIGNATION: Multiple Residential & Institutional



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to amend the East Newton North Neighbourhood Concept Plan (NCP) for a portion of the site from Multiple Residential (Townhouses) to Institutional.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban Official Community Plan (OCP) designation of the site.
- 7342 - 144 Street is designated Multiple Residential (Townhouses) in the East Newton North NCP, while 7328 - 144 Street is designated Existing Institution. The applicant, Newton Fellowship Baptist Church, owns both 7328 and 7342 - 144 Street.
- The proposed amendment to the East Newton North NCP would align with the existing and proposed institutional uses on site.
- Demand for child care in Surrey is generally high. The proposal will help address the need for child care spaces in the immediate neighbourhood and East Newton.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Assembly Hall 1 Zone (PA-1)" and "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. 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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the East Newton North Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from Multiple Residential (Townhouses) to Institutional when the project is considered for final adoption (Appendix IV).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Newton Fellowship Baptist Church and Child Care Centre/Single Family Dwelling	Existing Institution/Proposed Multiple Residential (Townhouses)	PA-1/RA
North:	Single Family Residential	Urban Compact Housing	CD (Bylaw No. 14098)
East and South:	Townhouses	Proposed Multiple Residential (Townhouses)	RM-15
West (Across 144 St):	M.B. Sanford Elementary School	Urban (OCP Designation)	RA

Context & Background

- The subject site is located at 7328 and 7342 – 144 Street in East Newton North and is approximately 0.95 hectares (2.4 acres) in size. The site is designated Urban in the Official Community Plan (OCP) and Proposed Multiple Residential (Townhouses) and Existing Institution in the East Newton North Neighbourhood Concept Plan (NCP).
- The site is zoned One-Acre Residential Zone (RA) and Assembly Hall 1 Zone (PA-1).
- 7328 – 144 Street is currently occupied by the Newton Fellowship Baptist Church. An existing child care centre, Young Climbers Childcare, operates out of the existing church building with a capacity of 66 children currently licensed by Fraser Health.
- The applicant is proposing to expand the existing child care centre.
- The PA-1 Zone limits the number of children in a child care centre to a maximum of 50 children at any one time. With the proposed expansion, the combined number of existing and proposed child care spaces will increase to approximately 110 children at any one time.
- The existing single-storey church on the site is approximately 994 square metres in size.
- There is an existing single family dwelling located on the 7342 – 144 Street that is approximately 104 square metres in size. The Newton Fellowship Baptist Church is currently renting out the single family dwelling and does not have any short term plans to evict the tenant. In the long term, the applicant has indicated that they may use the single family dwelling as a caretaker suite or an accessory building for the church.
- The applicant is proposing to retain the existing church and single family dwelling and construct a new building of approximately 750 square metres in size to the east of the existing church and single family dwelling to accommodate the expanded child care centre.
- The applicant is proposing to consolidate the two properties into a single site. The proposed childcare centre will be sited on both properties, necessitating the consolidation.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from the One-Acre Residential Zone (RA) and the Assembly Hall 1 Zone (PA-1) to a Comprehensive Development Zone (CD) based on the PA-1 Zone in order to accommodate the proposed expansion of the existing child care operations in a new separate child care centre building and to retain the existing residential dwelling on one consolidated church property.

	Proposed
Lot Area	
Gross Site Area:	9,519.11 square metres
Road Dedication:	487.08 square metres
Net Site Area:	9,032.03 square metres

	Proposed
Number of Lots:	Consolidate 2 lots into 1 lot
Building Height:	6.7 metres (new child care centre building)
Floor Area Ratio (FAR):	0.21
Floor Area	
Residential:	104.40 square metres
Church:	994.05 square metres
Child Care Centre	750.49 square metres
Total:	1,848.95 square metres

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Fraser Health Authority:	No concerns.
Surrey Fire Department:	The building is required to conform to 2018 BC Building Code 3.3.2.17. The City of Surrey By-law No. 19108 for Public Safety E-Comm Radio Amplification applies to this building.

Transportation Considerations

- The existing Church has two driveway accesses to 144 Street. As part of the subject application the northerly access point will be formalized and the other will be closed. As 144 Street is classified as an Arterial road the driveway access along 144 Street may ultimately be limited to right in-right out only movements.
- An additional driveway access to 73A Avenue, in alignment with 144A Street, will be constructed. This will provide the opportunity for full movement access to and from the site when widening and improvements along 144 Street occur. This additional access also allows for increased connectivity and trip dispersion for the site, which will be beneficial during peak times.
- Section J. Special Regulations of the proposed CD Bylaw (based on PA-1) requires that child care centres be located such that they are accessed from a highway (i.e., street), independent from the access to the other uses permitted under the Zone.
- Staff reviewed the requirements for the existing north-south lane that ties into the northern property line of 7342 144 Street. In consultation with Engineering Operations, and with consideration of the proposed zoning, an outlet for the lane is not required.
- The existing single family dwelling has one driveway access to 144 Street, which will be retained as part of this application.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban designation in the Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The proposal complies with the Urban designation in the Official Community Plan.

Secondary Plans

Land Use Designation

- The subject site is designated Institutional and Multiple Residential (Townhouses) in the East Newton North Neighbourhood Concept Plan (NCP).
- The proposal complies with the uses permitted under the Institutional designation.

Amendment Rationale

- An NCP amendment is proposed on a portion of the site for the property located at 7342 - 144 Street, where there is an existing residential dwelling. The property is designated Multiple Residential (Townhouses) in the East Newton North Neighbourhood Concept Plan (NCP) and the applicant proposes to redesignate this portion of the site to Institutional.
- The applicant is proposing to consolidate the residential property with the church site. The Newton Fellowship Church owns the two properties and would like them to operate as a single site. The applicant ultimately plans to use the existing residential dwelling as an accessory building to the church's operations. For example, the church has indicated their intent to use the dwelling as a caretaker suite or office associated with the operations of the church.
- Redesignating the existing residential lot to Institutional will reflect the church's long term intentions for the site.

CD By-law

- The applicant proposes to rezone the subject site from "Assembly Hall 1 Zone (PA-1)" to "Comprehensive Development Zone (CD)".

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate an expansion of the existing childcare centre on the subject site. The proposed CD By-law identifies the uses, densities, and setbacks.
- The CD By-law will have provisions based on the "Assembly Hall 1 Zone (PA-1)" and is to accommodate the siting of the proposed child care facility, allow flexibility in the child care facility's operations and to facilitate the retention of the existing single family dwelling.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the PA-1 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	PA-1 Zone (Part 31)	Proposed CD Zone	
Floor Area Ratio:	0.35	0.35	
Lot Coverage:	35%	35%	
Yards and Setbacks (Principal and Accessory Buildings and Structures)	Front, Rear and Side Yard on Flanking Street: 7.5 m Side Yard: 3.6 m	North: 5 metres East: 7.5 metres South: 7.5 metres West: 2.62 metres (to existing church building after 4.94 metre road dedication on 144 Street)	
Principal Building Height:	9 metres	9 metres	
Permitted Uses:	<ol style="list-style-type: none"> 1. Assembly halls, including places of worship, which accommodate a maximum of 300 seats. 2. Private schools provided that the enrollment is limited to 50 students. 3. Child care centres provided that the enrollment at any one time is limited to 50 students. 4. Community services. 5. Accessory uses, including the following: <ol style="list-style-type: none"> (a) One (1) or 2 dwelling units for the accommodation of official, manager or caretaker of the principal use provided that such use is limited in area to 260 square metres [2800 sq. ft.] either accommodated in one separate building or within the principal building. 	<ol style="list-style-type: none"> 1. Assembly halls, including places of worship, which accommodate a maximum of 300 seats. 2. Private schools provided that the enrollment is limited to 50 students. 3. Child care centres. 4. Community services. 5. One Single Family Dwelling. 	
Parking (Part 5)		Required	Proposed
Number of Stalls			
Church:		74.55	75
Childcare:		27.7	25
Minus 25% of Church stalls shared with Child Care Centre		19	

Zoning	PA-1 Zone (Part 31)	Proposed CD Zone	
as per Part 5 Section C.2. of the Zoning By-law			
Residential:		3	3
Total:		86	103

- The existing church building is being retained on the property, which is currently setback 7.5 metres from 144 Street. The applicant will be required to dedicate 4.94 metres of road dedication along the 144 street frontage as a condition of approval. A minimum front yard setback of 2.62 metres is proposed in the CD By-law to ensure compliance of the existing church building after road dedication.
- The CD By-law will provide no cap on child care spaces, whereas the PA-1 Zone caps the number of child care spaces to 50. Eliminating the maximum number of child care spaces on the site will provide flexibility and simplicity for the existing child care centre to expand in the future. The total number of child care spaces will be regulated by Fraser Health, and will be further limited by the total number of available parking spaces.
- The applicant is proposing to consolidate 7342 and 7328 – 144 Street into a single property. The existing single family dwelling at 7342 – 144 Street is proposed to be retained. The Newton Fellowship Baptist Church is currently renting out the single family dwelling and does not have any short term plans to evict the tenant. In the long term the applicant may use the single family dwelling as a caretaker suite or an accessory building for the church. As the applicant is proposing to continue the use of the single family dwelling in the short term, the CD By-law includes a single family dwelling as a permitted use and has removed the caretaker's residence as an accessory use.

Guidelines for Location and Siting of Child Care Centres

- In 1990, the City completed a report entitled "Guidelines for Location and Siting of Child Care Centres". The following illustrates how the proposed application adheres to the various locational and siting guidelines outlined in the report:
 - Locate child care facilities with maximum enrollment exceeding 25 children in close proximity to multi-family residential development, community facilities and public amenities such as a school, a community or district park, etc.
 - The surrounding neighbourhood includes a mix of multi-family and single family dwellings.
 - The proposed child care centre is located across 144 Street from M.B. Sanford Elementary School and Nichol Estates Park.
 - The site is located approximately 1,400 metres from the Newton Town Centre.

- Child care facilities should not be located in a single-family residential cul-de-sac and they should abut single family homes on as few sides as possible. Where the child care facility abuts single family homes the site should be fenced up to 6 ft and screened with hedges, shrubs and/or trees and building side yards should be at least 3.6 metres.
 - The proposed child care facility abuts single family dwellings to the north. The setback of the proposed child care building will be 5 metres. An accessibility ramp will be located in the 5 metre building setback. After undergoing an extensive design exercise, it was determined that locating the accessibility ramp in the north yard setback would provide the most functional layout for the ramp due to the site's topography and BC building code requirements for accessibility. The ramp will be located adjacent to the front yard of the adjacent dwelling which is used as a driveway and is setback approximately 1.6 metres from the north property line.
 - The setbacks between all residential lots, including the single family dwellings to the north, will be landscaped, as required by Section I Landscaping of the proposed CD By-law and as shown in Appendix I. The City will be collecting securities through the building permit to ensure that the proposed landscaping is planted.
- If located along an arterial street, conditions will apply.
 - The proposed child care centre is located along 144 Street, which is an arterial road.
 - The proposal includes outdoor play space areas that are sited towards the centre of the site and are shielded from both the street and the internal parking lot by the existing church, single family dwelling and the proposed child care facility. The proposed child care facility also contains an indoor gymnasium.
 - All drop-off and long term parking spaces are provided for on-site.
- Avoid undue concentration of childcare centres.
 - The guidelines recommend that childcare facilities should be located in areas that are currently underserved to avoid an undue concentration of facilities.
 - According to information available on-line from Fraser health, one licensed childcare facility is operating within 500 metres of the subject property, while there are 12 more facilities operating in a 1 kilometre radius (i.e., 13 childcare facilities within 1 kilometre).
 - Eight of the 13 facilities are operating within single family residential dwelling zones, where zoning permits a maximum of eight children, including the facility located within 500 metres of the subject site.

- The other five facilities are operating on lots zoned for child care centres and operate multi-age child care programs for between 20 and 35 children.
- The subject site is the only child care facility within a 1 kilometre radius that is licensed for four different types of child care programs: group child care (under 36 months); group child care (30 months to school age); preschool; and group child care (school age).
- With approval of the subject application, child care space for an additional 44 children would be provided.
- Provide adequate on-site parking for employees and parents.
 - The applicant will provide a total of 86 surface parking spaces on-site which complies with the minimum parking requirements under the Zoning By-law No. 12000.
- Provide adequate fencing, screening, setbacks, and outdoor play areas.
 - As the attached layout (Appendix I) illustrates, the child care centre building is sited on the northern portion of the property, to the east of the existing church and single family dwelling. The outdoor play area will be located in between the proposed child care facility and the existing buildings, away from parking areas, drive aisles and 144 Street. The applicant has also provided an indoor play space for the child care centre.
 - The proposed child care centre will comply with the setback requirements of the PA-1 zone (through the proposed CD By-law). The proponent is proposing landscape buffers on the north, south and east lot lines, which abut residential uses.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 22, 2019 and the Development Proposal Signs were installed on February 15, 2019. Staff received 1 response from the strata manager of the neighbouring townhouse site at 14468 – 73A Avenue. (*staff comments in italics*):

The strata manager noted that some residents of the strata complex had concerns that the proposal will result in increased traffic on 73A Avenue and reduced street parking.

(The applicant is proposing a new access to the site from 144A Street and 73A Avenue. The site already has direct access to 144 Street, which may be restricted to right-in, right-out at the time of 144 Street widening and upgrades. The new access to 144A Street will allow for full movement to and from the site and will provide improved connectivity to the subject site.

The driveway letdown along 73A Avenue will result in the loss of approximately one on street parking stall.)

The strata manager noted that some residents of the strata complex are concerned with the noise that will be generated from the child care centre.

(There is an existing childcare centre on the site that is currently licenced for 66 children. The proposal will result in an increased intensity of the child care centre use on the site as the applicant is proposing 44 new child care spaces for a total of 110 child care spaces. The outdoor play space for the proposed expansion will be located in the same location as the existing play area, which is approximately 22 metres from the east property line. Children could be using the outdoor play space periodically between 8 AM and 6 PM. The proposed gymnasium would limit the concentration of children using the outdoor play space at any given time. The applicant is proposing a 3 metres landscape buffer on the east property line to minimize potential impacts of the child care centre to the adjacent residential uses).

The strata manager noted that while some residents are concerned with the potential noise resulting from the child care centre, other residents of the strata complex are supportive of the expansion of the child care complex.

- The Pre-notification letter was sent to the Newton Community Association and no comments were submitted to the City.

TREES

- Peter Brinson, ISA Certified Arborist of PNW Arborist Solutions 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
Alder and Cottonwood Trees			
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Cherry	4	3	1
Big Leaf Maple	2	1	1
Plum	3	3	0
Lombardy Poplar	8	8	0
Catalpa	1	0	1
Coniferous Trees			
Deodar Cedar	1	1	0
Douglas Fir	8	0	8
Western Red Cedar	6	0	6
Total (excluding Alder and Cottonwood Trees)	34	17	17

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	33
Total Retained and Replacement Trees	50
Contribution to the Green City Program	\$800

- The Arborist Assessment states that there is a total of 34 mature trees on the site, excluding Alder and Cottonwood trees. There is 1 Cottonwood tree on the site. It was determined that 17 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, and a 2 to 1 replacement ratio for all other trees. This will require a total of 35 replacement trees on the site. The applicant is proposing to plant 33 trees on the site, representing a shortfall of 2 trees from the required 35 replacement trees.
- Since only 33 replacement trees can be accommodated on the site, the deficit of 2 replacement trees will require a cash-in-lieu payment of \$800, representing \$400 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including: Autumn Blaze Maple, Rinki Ornamental Crab Apple, Japanese Zelkova, Weeping False Cypress, and Serbian Spruce.
- In summary, a total of 50 trees are proposed to be retained or replaced on the site with a contribution of \$800 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations and Landscape Plans (Note: this information is provided for information purpose only as a Development Permit is not required for Institutional uses)
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey and Tree Preservation
- Appendix IV. NCP Plan

approved by Shawn Low

Jean Lamontagne
 General Manager
 Planning and Development



-IMAGE FOR ILLUSTRATION PURPOSES ONLY-

NEWTON FELLOWSHIP CHURCH DAYCARE

7328 144 ST
 SURREY, BC V3W 5S5

NEWTON FELLOWSHIP CHURCH DAYCARE
 7328 144 STREET
 SURREY, BC V3W 5S5

PROJECT STATUS (leave blank, if desired)
 ISSUE DATE: MMMM DD, YYYY

SHEET LIST

ARCHITECTURE	
A0.10	GENERAL NOTES & CONSTRUCTION NOTES
A0.11	BUILDING CODE REVIEW & CONSTRUCTION TYPES
A1.10	SITE PLAN, LOCATION PLAN & PROJECT INFORMATION
A1.11	SITE DETAILS
A1.12	RAMP INFO
A2.10	MAIN FLOOR PLAN
A2.11	ROOF PLAN
A2.20	MAIN FLOOR SLAB PLAN
A3.10	MAIN FLOOR REFLECTED CEILING PLAN
A4.10	BUILDING ELEVATIONS
A4.11	BUILDING ELEVATIONS
A5.10	BUILDING SECTIONS
A5.11	BUILDING SECTIONS
A7.11	PLAN DETAILS
A7.21	SECTION DETAILS
A7.31	ROOF DETAILS
A8.10	DOOR & GLAZING SCHEDULES

KRAHN PROJECT No. 170271

PROJECT TEAM

ARCHITECT OF RECORD

LARRY PODHORA ARCHITECT
 1427 HOWCREST RD
 SAANICH, BC V8L 5K1
 PRINCIPAL IN CHARGE: LARRY PODHORA

BUILDING DESIGN

KRAHN ENGINEERING LTD.
 400 - 3457 GLADYS AVENUE
 ABBOTSFORD, BC V2S 2E8
 PHONE: 604.294.8662
 PROJECT MANAGER: CURTIS GRAY
 TECH LEAD: BITU SENI

STRUCTURAL

KRAHN ENGINEERING LTD.
 400 - 3457 GLADYS AVENUE
 ABBOTSFORD, BC V2S 2E8
 PHONE: 604.294.8662
 PROJECT MANAGER: PROJECT MANAGER
 TECH LEAD: TECH LEAD

MECHANICAL

KD MECHANICAL CONSULTANTS LTD.
 400 - 3457 GLADYS AVENUE
 ABBOTSFORD, BC V2S 2E8
 PHONE: 604.294.8662
 PRINCIPAL IN CHARGE: PRINCIPAL IN CHARGE
 PROJECT MANAGER: CHAD NIWANSKI
 TECH LEAD: TECH LEAD

ELECTRICAL

KD ELECTRICAL CONSULTANTS LTD.
 400 - 3457 GLADYS AVENUE
 ABBOTSFORD, BC V2S 2E8
 PHONE: 604.853.8331
 PROJECT MANAGER: JOSH TEDFORD
 TECH LEAD: JASWINDER KAUSHAL

CIVIL

KM CIVIL CONSULTANTS LTD.
 110 - 3407 GLADYS AVENUE
 ABBOTSFORD, BC V2S 2E8
 PHONE: 604.853.8331
 PROJECT MANAGER: PROJECT MANAGER
 TECH LEAD: TECH LEAD

LANDSCAPE

KD PLANNING & DESIGN LTD.
 115 - 3457 GLADYS AVENUE
 ABBOTSFORD, BC V2S 2E8
 PHONE: 604.853.8331
 PROJECT MANAGER: SHAN TENNYSON
 TECH LEAD: TECH LEAD

This drawing has been prepared solely for the use of NEWTON FELLOWSHIP CHURCH DAYCARE and there are no representations of any kind made by LARRY PODHORA ARCHITECT to any party with whom LARRY PODHORA ARCHITECT has not entered into a contract. This drawing shall not be used for construction purposes until it is issued for the purpose.

NO.	DATE	BY	DESCRIPTION
7	2021/01/11		ISSUED FOR CITY REVIEW
5	2020/05/09		RE-ISSUED FOR CITY REVIEW
4	2020/04/21		ISSUED FOR CLIENT REVIEW
2	2019/12/07		ISSUED FOR CITY SUBMISSION
1	2019/07/07		ISSUED BY CLIENT REVIEW

ISSUES AND REVISIONS

SEAL

larry podhora | architecture inc
 1427 HOWCREST RD, NORTH SAANICH, BC V8L 5K1

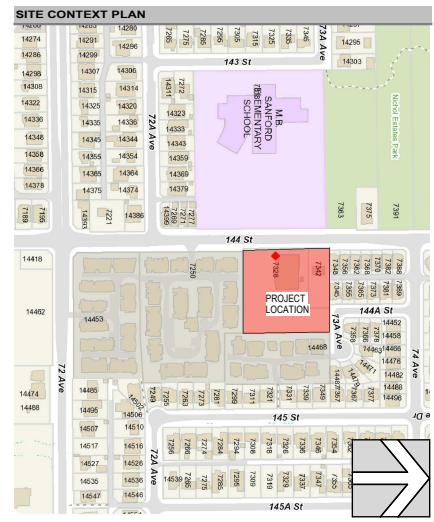
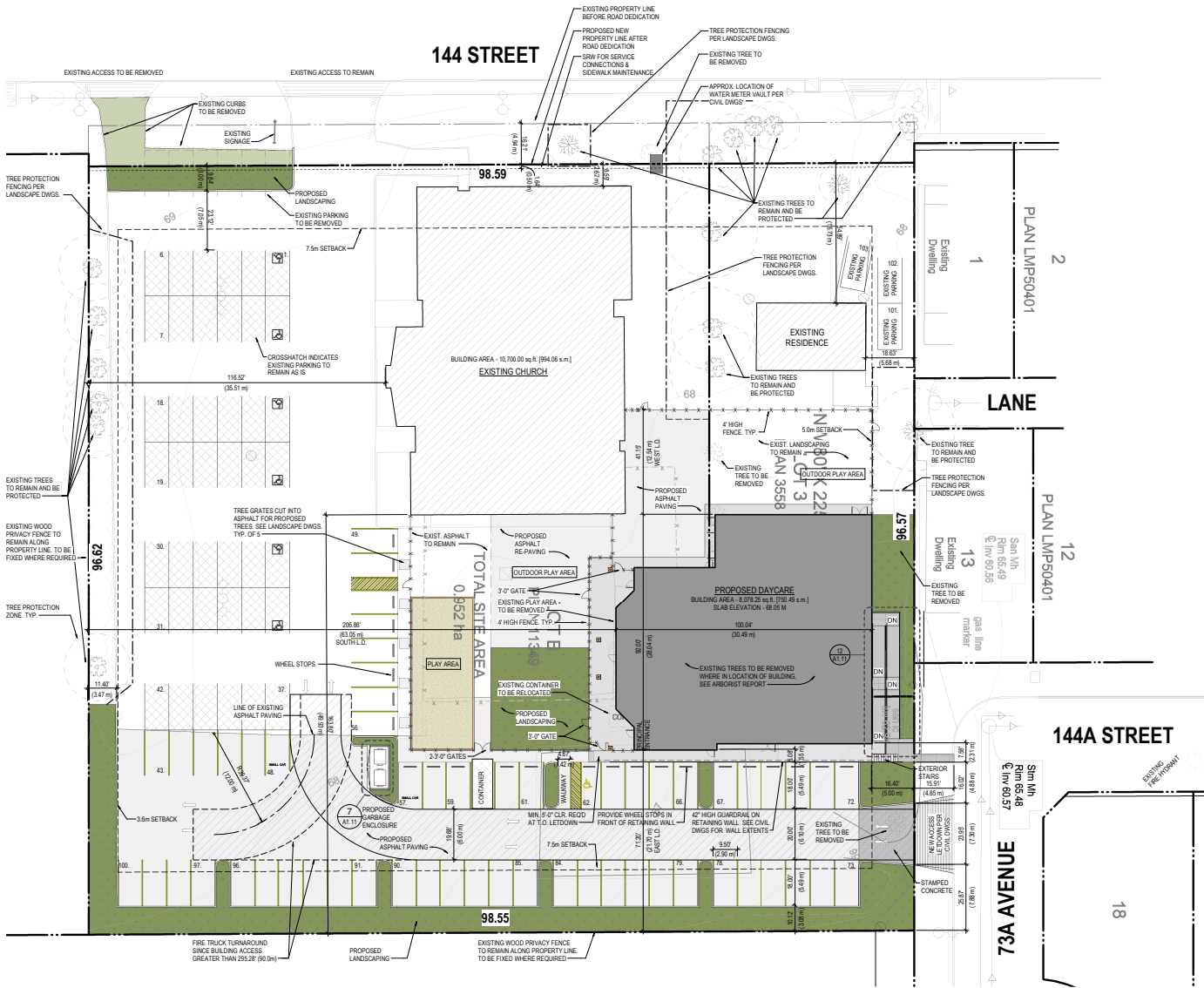
PROJECT NAME
NEWTON FELLOWSHIP CHURCH DAYCARE

PROJECT ADDRESS
 7328 144 ST
 SURREY, BC V3W 5S5

DRAWING TITLE
COVER

SCALE	DRAWN	REVIEWED	PROJECT NO.	DRAWING NO.
	BW	CG	170271	

A0.00



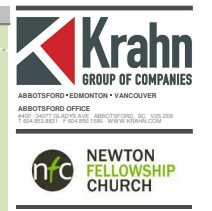
ZONING BY-LAW ANALYSIS
PROJECT DATA
 CIVIC ADDRESS: 7328 - 144 STREET, SURREY, BC V3W 6S5
 LEGAL ADDRESS: LOT 8 SECTION 22 TOWNSHIP 2 PLAN WPP11549 NWD SEC 22(1)1/4M/A
 ZONING: CD (BASED ON PA 1 - ASSEMBLY HALL 1 ZONE)
 BUILDING USE: ASSEMBLY - DAYCARE
 GROSS BUILDING AREA: 8,078.25 SQ FT (750.49 SQ M)

ZONING BY-LAW ANALYSIS (CITY OF SURREY)
1. ZONING: PA 1 - ASSEMBLY HALL 1 ZONE
2. SITE AREA: 102,462.86 SQ FT (9,516.11 SQ M) | (7288 & 7342 144 STREET) - BEFORE ROAD WIDENING
 97,219.91 SQ FT (9,032.03 SQ M) | (7288 & 7342 144 STREET) - AFTER ROAD WIDENING
3. SITE COVERAGE: TOTAL SITE AREA: 97,219.91 SQ FT (9,032.03 SQ M)
 ALLOWABLE SITE COVERAGE: 30% | 29,165.97 SQ FT (3,181.21 SQ M)
 GROSS BUILDING AREA (CHURCH): 10,700.00 SQ FT (994.96 SQ M)
 GROSS BUILDING AREA (DAYCARE): 8,078.25 SQ FT (750.49 SQ M)
 GROSS BUILDING AREA (RESIDENCE): 1,720.00 SQ FT (159.42 SQ M)
 TOTAL FLOOR AREA: 19,500.95 SQ FT (1,814.88 SQ M)
 PROPOSED SITE COVERAGE: (BUILDING AREA) / (SITE AREA) = %
 19,500.95 SQ FT / 97,219.91 SQ FT = 20.5%
 FLOOR SPACE RATIO: (TOTAL FLOOR AREA) / (SITE AREA)
 19,500.95 SQ FT / 97,219.91 SQ FT = 21

4. BUILDING HEIGHT: PRINCIPAL BUILDING (CHURCH)
 MAXIMUM HEIGHT: 30'-0" (9.0 M)
 EXISTING HEIGHT: 16'-0" (4.8 M)
 ACCESSORY BUILDINGS (DAYCARE & RESIDENCE)
 MAXIMUM HEIGHT: 12'-0" (3.6 M)
 PROPOSED HEIGHT (DAYCARE): 24'-0" (7.3 M) - VARIANCE REQ'D
5. REQUIRED SETBACKS: REQUIRED PROPOSED
 FRONT YARD (WEST): 25.00' (7.50 M) 8.59' (2.62 M) - EXISTING CHURCH
 SIDE YARD (NORTH): 25.00' (7.50 M) 14.40' (4.39 M)
 SIDE YARD (SOUTH): 12.00' (3.60 M) <25.00' (7.50 M)
 REAR YARD (EAST): 25.00' (7.50 M) <25.00' (7.50 M)
 "15.40' (4.69 M) SETBACK APPROVED BY CITY OF SURREY"
6. LANDSCAPING REQUIREMENTS: ALONG ALL LOT LINES OF THE DEVELOPED PORTION OF THE LOT, A 10'-0" (3.0 M) WIDE LANDSCAPE STRIP SHALL BE PROVIDED, CONSISTING OF HEDGES, GROUND COVER OR A DECORATIVE FENCE OR A COMBINATION THEREOF.
 ALL OTHER REQUIREMENTS MUST COMPLY TO THE CITY OF SURREY LANDSCAPE BY-LAW AND PER LANDSCAPE ARCHITECT'S DRAWINGS.
7. PARKING AND LOADING: CHURCH USE: 750 STALLS PER 1,076.4 sq ft (100m²)
 DAYCARE USE: 0.15 STALL PER EMPLOYEE
 0.15 STALL PER CHILD.

PROPOSED DAYCARE
 8 EMPLOYEES = 4.2
 48 CHILDREN = 6.6
 TOTAL = 10.8
EXISTING CHURCH/DAYCARE
 CHURCH (10,700 (107.4) x 2.5 = (74.55 - 18.64) = 55.91"
 10 EMPLOYEES = 7.0
 80 CHILDREN = 9.8
 TOTAL = 16.8
EXISTING RESIDENCE
 RESIDENCE 3
 TOTAL PARKING REQUIRED= 87 (86.61) STALLS
 PARKING PROVIDED= 100 STALLS (48 EXISTING + 58 NEW)
 (94 STANDARD STALLS
 2 SMALL CARS
 7 ACCESSIBLE STALLS)
PARKING SIZES:
 TYPICAL SPACE (8.1m AISLE) = 2.5m x 5.5m (8.20' x 18.00')
 PARALLEL SPACE (8.8m AISLE) = 2.6m x 6.7m (8.53' x 21.98')
 SMALL CAR (MAX 35%) = 2.2m x 4.5m (7.23' x 15.00')
 HANDICAP SPACE (6.1m AISLE) = 3.7m x 5.5m (12.00' x 18.00')
 LOADING SPACE = 3.66m x 7.61m (12.00' x 25.17') (MIN: 28.0 SQ M (301.34 SQ FT))

2 SITE PLAN
 SCALE: 1" = 20'-0"
CRANKING TITLE
 SITE PLAN, LOCATION PLAN & PROJECT INFORMATION
 SCALE: As indicated
 DRAWN: BSS
 REVIEWED: CRG
 PROJECT NO: 170271
 DRAWING NO: A1.10



This drawing has been prepared solely for the use of NEWTON FELLOWSHIP CHURCH DAYCARE and there are no representations of any kind made by LARRY PODHORA ARCHITECT to any party with whom LARRY PODHORA ARCHITECT has not entered into a contract. This drawing shall not be used for construction purposes until it is issued for the purpose.

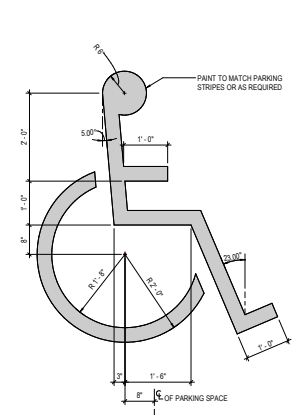
NO.	DATE	BY	DESCRIPTION
7	2021/01/11		ISSUED FOR CITY REVIEW
6	2020/11/24		ISSUED FOR CITY REVIEW
5	2020/05/20		ISSUED FOR CITY REVIEW
4	2020/04/01		ISSUED FOR CLIENT REVIEW
3	2019/06/24		ISSUED FOR CITY SUBMISSION
2	2019/12/07		ISSUED FOR CITY SUBMISSION
1	2019/07/17		ISSUED FOR CLIENT REVIEW

ISSUES AND REVISIONS
 SEAL
 larry podhora | architecture inc
 1407 FORESTCREST RD. NORTH SAUNDERS, BC, V6L 5A1

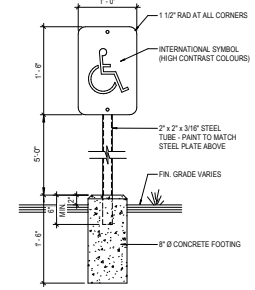
PROJECT NAME
 NEWTON FELLOWSHIP CHURCH DAYCARE
 PROJECT ADDRESS
 7328 144 ST
 SURREY, BC V3W 6S5



DATE PLOTTED: 2021/01/11 10:58:11 AM
 USER: LARRY PODHORA
 PROJECT: 170271 - NEWTON FELLOWSHIP CHURCH DAYCARE

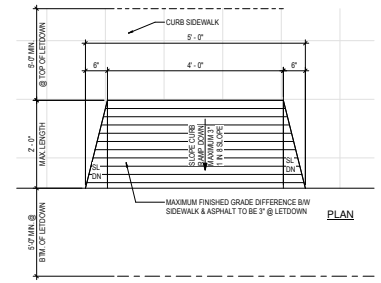


1 HC SIGN PAINTED
SCALE: 3/4" = 1'-0"



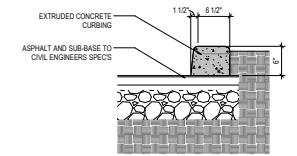
2 POST MOUNTED H/C SIGN
SCALE: 1" = 1'-0"

NOTE:
1. SIGN SHOULD BE PROPERLY CENTERED AT FRONT OF PARKING SPACE.
2. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 1' FROM THE FRONT OF EACH PARKING SPACE WITH A MINIMUM 3/2" CLEAR.
3. MOUNT SIGN ON COLUMN OR WALL AT SIM. CONDITION.
4. WHERE SIGN IS PLACED IN PAVED AREA AT PARKING STALLS, PROVIDE PRE-CAST BUMPERS.

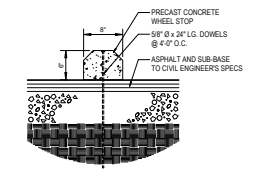


3 H/C LETDOWN / CURB RAMP
SCALE: 3/4" = 1'-0"

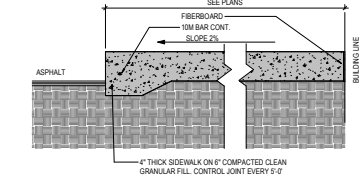
SECTION



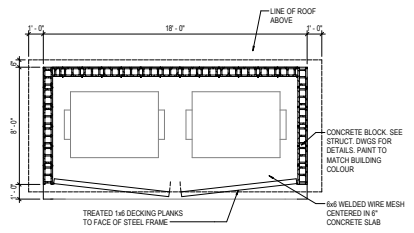
4 EXTRUDED CURB
SCALE: 1" = 1'-0"



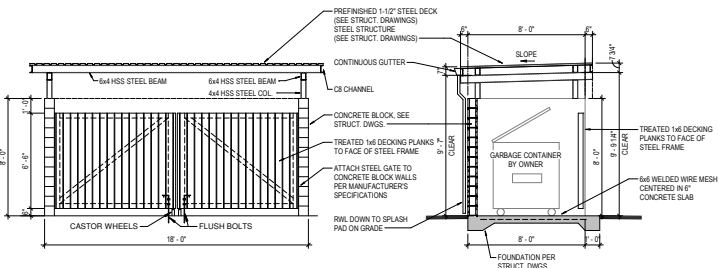
5 CONCRETE WHEEL STOP
SCALE: 1" = 1'-0"



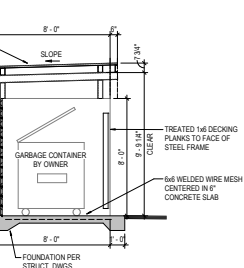
6 SIDEWALK
SCALE: 1 1/2" = 1'-0"



PLAN

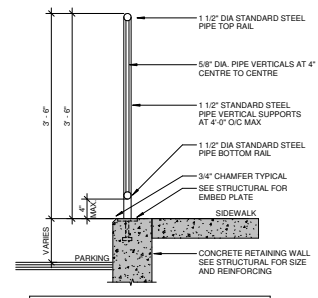


ELEVATION



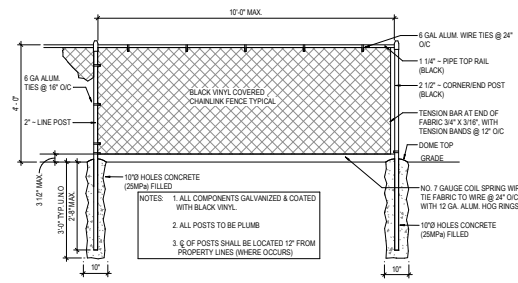
SECTION

7 GARBAGE ENCLOSURE
SCALE: 1/4" = 1'-0"

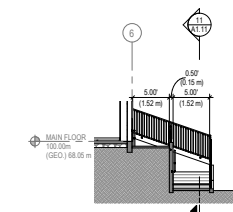


GUARDS TO BE INSTALLED IN ALL LOCATIONS WHERE THE DIFFERENCE IN ELEVATION BETWEEN TWO ADJACENT GRADES EXCEEDS 12" (MAX. PER BCBC IS 24" BUT REDUCED DUE TO BUILDING USE)

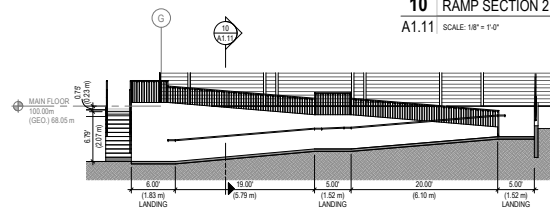
8 RETAINING WALL GUARDRAIL
SCALE: 1" = 1'-0"



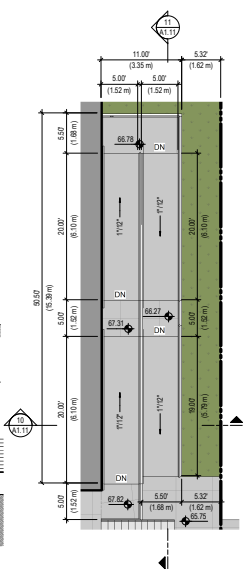
9 CHAINLINK FENCE
SCALE: 1/2" = 1'-0"



10 RAMP SECTION 2
A.1.11 SCALE: 18" = 1'-0"



11 RAMP SECTION 1
A.1.11 SCALE: 18" = 1'-0"



12 RAMP PLAN
A.1.10 SCALE: 18" = 1'-0"

This drawing has been prepared solely for the use of NEWTON FELLOWSHIP CHURCH DAYCARE and there are no representations of any kind made by LARRY PODHORA ARCHITECT to any party with whom LARRY PODHORA ARCHITECT has not entered into a contract. This drawing shall not be used for construction purposes until it is issued for the purpose.

NO.	DATE	BY	DESCRIPTION
1	2021/01/11	ISSUED FOR CITY REVIEW	
2	2021/01/14	ISSUED FOR CITY REVIEW	
3	2021/01/20	RE-ISSUED FOR CITY REVIEW	
4	2021/04/21	ISSUED FOR CLIENT REVIEW	
5	2021/01/20	ISSUED FOR CITY SUBMISSION	

larry podhora | architecture inc
1487 FORECREST RD. NORTH BARNOLD, BC, V6L 5A1

PROJECT NAME
NEWTON FELLOWSHIP CHURCH DAYCARE

PROJECT ADDRESS
**7328 144 ST
SURREY, BC V3W 5S5**

DRAWING TITLE
SITE DETAILS

SCALE	As indicated
DRAWN	BSS
REVIEWED	CRG
PROJECT NO.	170271
DRAWING NO.	

MATERIAL LEGEND

TYPE	DESCRIPTION
A	8"24" HARDEPLANK LAP SIDING PRIMED FOR PAINT COLOUR: BENJAMIN MOORE - BALTIC GRAY (1407)
B	8"24" HARDEPLANK LAP SIDING PRIMED FOR PAINT COLOUR: BENJAMIN MOORE - KENDALL CHARCOAL (HC-193)
C	8"24" HARDEPLANK LAP SIDING PRE-PAINTED COLOUR: CHESTNUT BROWN
D	HARDFANELL SMOOTH SIDING PRIMED FOR PAINT COLOUR: TO MATCH nfc LOGO GREEN
E	PARAPET CAP FLASHING PRIMED FOR PAINT COLOUR: BENJAMIN MOORE - KENDALL CHARCOAL (HC-193)
F	PARAPET CAP FLASHING PRIMED FOR PAINT COLOUR: TO MATCH CHESTNUT BROWN
G	STOREFRONT MULLION PRE-FINISHED ALUMINUM COLOUR: SEE GLAZING SCHEDULE
H	STOREFRONT GLAZING VISION GLASS COLOUR: SEE GLAZING SCHEDULE
J	MAIN DOOR COLOUR: TO MATCH nfc LOGO GREEN
K	GLAZING & DOOR TRIMS PRIMED FOR PAINT COLOUR: BENJAMIN MOORE - AMHERST GRAY (HC-107)
L	CANOPY PRIMED FOR PAINT COLOUR: BENJAMIN MOORE - SPACE BLACK (2119-10)

*THE ABOVE LEGEND ITEMS ARE SHOWN ONLY ON A SMALL AREA OF THE ELEVATIONS. HOWEVER, THEY APPLY TO ALL SIMILARLY MARKED AREAS THROUGHOUT THE BUILDING.



1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



2 EAST ELEVATION

SCALE: 3/16" = 1'-0"

This drawing has been prepared solely for the use of NEWTON FELLOWSHIP CHURCH DAYCARE and there are no representations of any kind made by LARRY PODHORA ARCHITECT to any party with whom LARRY PODHORA ARCHITECT has not entered into a contract. This drawing shall not be used for construction purposes until it is issued for the purpose.

NO.	DATE	Y/M/D	DESCRIPTION
7	2021/01/11		ISSUED FOR CITY REVIEW
5	2020/05/09		RE-ISSUED FOR CITY REVIEW
4	2020/04/21		ISSUED FOR CLIENT REVIEW
2	2019/12/07		ISSUED FOR CITY SUBMISSION
1	2019/07/07		ISSUED BY CLIENT REVIEW

ISSUES AND REVISIONS

SEAL

larry podhora | architecture inc
147 FORTCREST RD, NORTH SAANICH, BC V8L 5A1

PROJECT NAME
NEWTON FELLOWSHIP CHURCH DAYCARE

PROJECT ADDRESS
**7328 144 ST
SURREY, BC V3W 5S5**

DRAWING TITLE
BUILDING ELEVATIONS

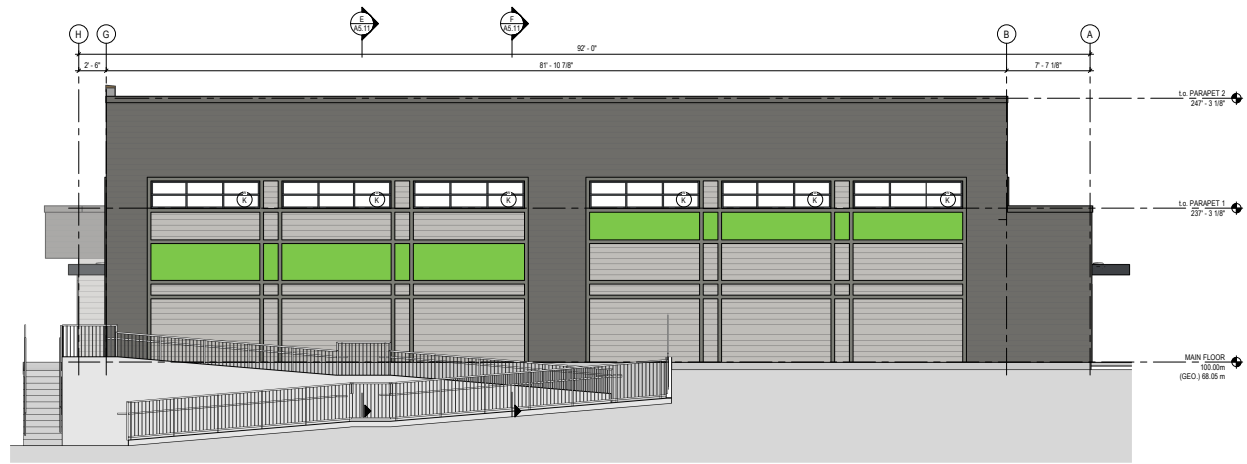
SCALE	3/16" = 1'-0"
DRAWN	BSS
REVIEWED	CRG
PROJECT NO.	170271
DRAWING NO.	

A4.10

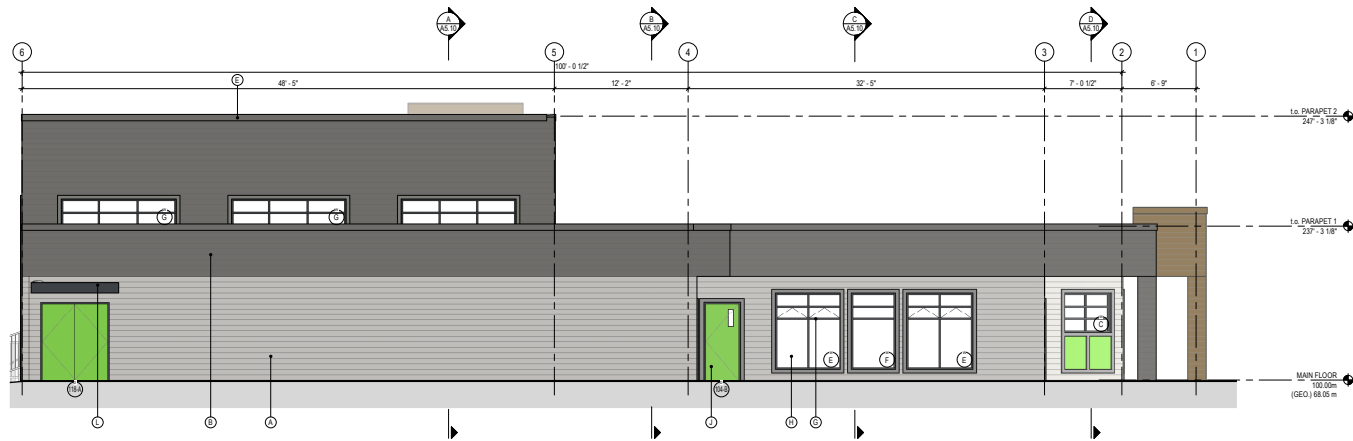
MATERIAL LEGEND

TYPE	DESCRIPTION
A	8 25" HARDEPLANK LAP SIDING PRIMED FOR PAINT COLOUR: BENJAMIN MOORE - BALTIC GRAY (1467)
B	8 25" HARDEPLANK LAP SIDING PRIMED FOR PAINT COLOUR: BENJAMIN MOORE - KENDALL CHARCOAL (HC-168)
C	8 25" HARDEPLANK LAP SIDING PRE-PAINTED COLOUR: CHESTNUT BROWN
D	HARDEPANEL SMOOTH SIDING PRIMED FOR PAINT COLOUR: TO MATCH NFC LOGO GREEN
E	PARAPET CAP FLASHING PRIMED FOR PAINT COLOUR: BENJAMIN MOORE - KENDALL CHARCOAL (HC-168)
F	PARAPET CAP FLASHING PRIMED FOR PAINT COLOUR: TO MATCH CHESTNUT BROWN
G	STOREFRONT MILLION PRE-FINISHED ALUMINUM COLOUR: SEE GLAZING SCHEDULE
H	STOREFRONT GLAZING VISION GLASS COLOUR: SEE GLAZING SCHEDULE
J	MAN DOOR COLOUR: TO MATCH NFC LOGO GREEN
K	GLAZING & DOOR TRIMS PRIMED FOR PAINT COLOUR: BENJAMIN MOORE - AMHERST GRAY (HC-167)
L	CANOPY PRIMED FOR PAINT COLOUR: BENJAMIN MOORE - SPACE BLACK (2119-10)

**THE ABOVE LEGEND ITEMS ARE SHOWN ONLY ON A SMALL AREA OF THE ELEVATIONS. HOWEVER, THEY APPLY TO ALL SIMILARLY MARKED AREAS THROUGHOUT THE BUILDING.



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



4 WEST ELEVATION
SCALE: 3/16" = 1'-0"

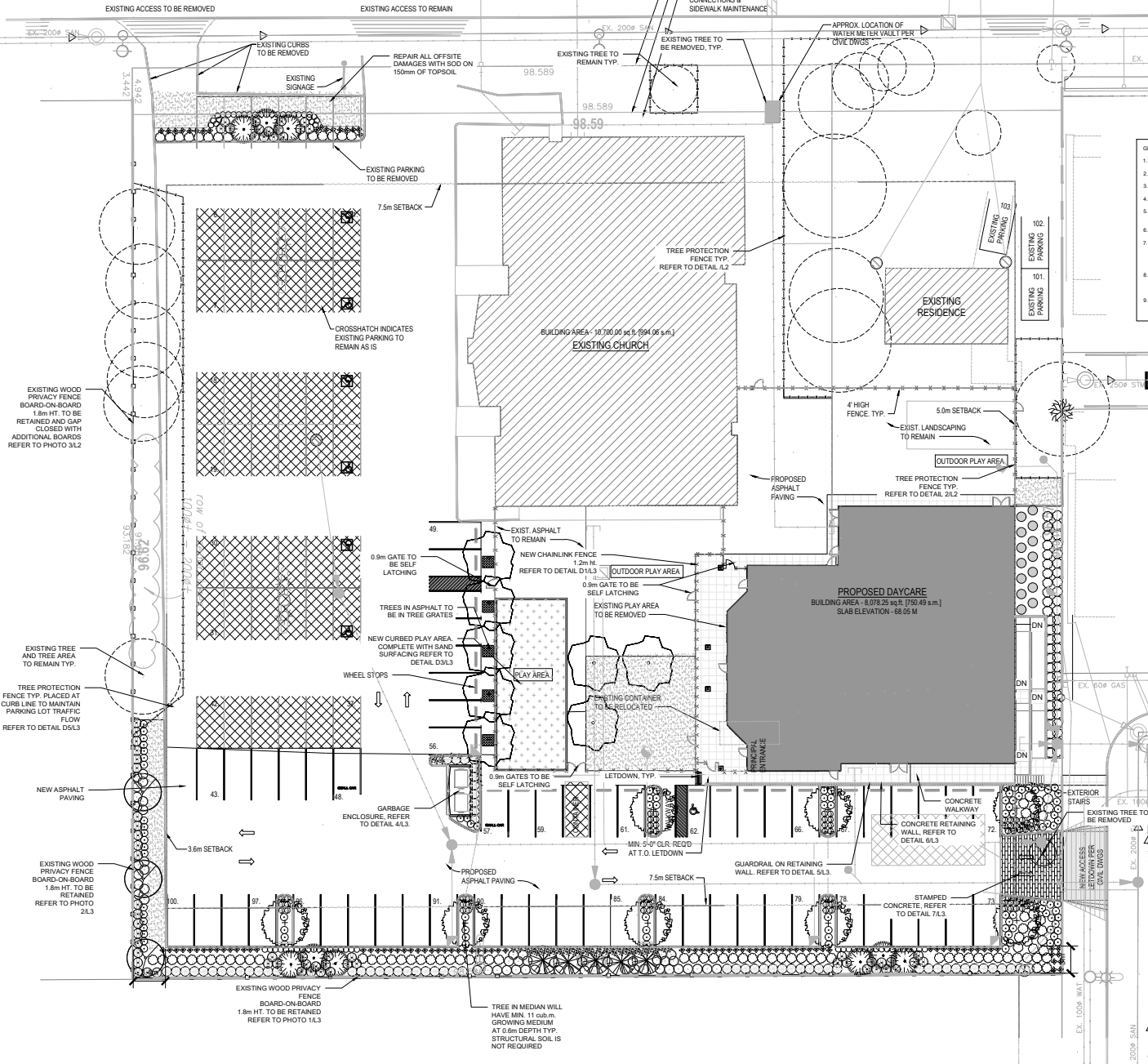
This drawing has been prepared solely for the use of NEWTON FELLOWSHIP CHURCH DAYCARE and there are no representations of any kind made by LARRY PODHORA ARCHITECT to any party with whom LARRY PODHORA ARCHITECT has not entered into a contract. This drawing shall not be used for construction purposes until it is issued for the purpose.

NO.	DATE	BY	DESCRIPTION
7	2021/01/11		ISSUED FOR CITY REVIEW
5	2020/05/09		RE-ISSUED FOR CITY REVIEW
4	2020/04/21		ISSUED FOR CLIENT REVIEW
2	2018/12/07		ISSUED FOR CITY SUBMISSION
1	2018/07/07		ISSUED BY CLIENT REVIEW

ISSUES AND REVISIONS

SEAL

144 STREET



- GENERAL NOTES**
1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
 2. CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
 3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 4. ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH.
 5. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 6. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 7. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FINISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
 8. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
 9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE DURING THE PERIOD OF WORK. PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.



ABBOTSFORD OFFICE
401-3877 GLADYS AVE. ABBOTSFORD, BC V3S 2E9
T: 604.853.8521 F: 604.853.1588 www.krahn.com
VANCOUVER OFFICE
291-1511 KOOTENAY CT. VANCOUVER, BC V6K 4Y3
T: 604.204.5952 F: 604.204.5953 www.krahn.com



- LEGEND**
- TURF GRASS
 - CONCRETE SIDEWALK PAVING
 - WOOD FENCE
 - TREE PROTECTION FENCE
 - TREE PROTECTION ZONE



PHOTO 1 - EXISTING WOODEN FENCE



PHOTO 2 - EXISTING WOODEN FENCE

- 1 05/01/2021 RE-ISSUED FOR CITY REVIEW
4 20/05/2020 RE-ISSUED FOR CITY REVIEW
3 22/04/2020 RE-ISSUED FOR CITY REVIEW
2 25/06/2019 ISSUED FOR CITY REVIEW
1 28/10/2018 ISSUED FOR CLIENT REVIEW
NO. DATE BY REVISION
ISSUES & REVISIONS:

REV.:

B.C.S.L.A. #565



PROJECT NAME:
NEWTON FELLOWSHIP CHURCH DAY CARE

PROJECT ADDRESS:
**7328 144TH STREET
SURREY, B.C.**

DRAWING TITLE:
**LANDSCAPE PLAN,
DETAILS AND NOTES**

SCALE: 1:200
DRAWN: BT
CHECKED: ST
PROJECT NO: 170271
DRAWING NO:

L1

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **July 15, 2020** PROJECT FILE: **7818-0163-00**

RE: **Engineering Requirements
Location: 7328 144 St**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION (CONSOLIDATION)***Property and Right-of-Way Requirements***

- Dedicate 4.942 metres along 144 Street; and
- Register 0.5 m statutory right-of-way (SRW) along 144 Street.

Works and Services

- Construct minimum 7.30 m wide letdown for access to the site from 73A Avenue;
- Construct storm, sanitary, and water service connections, complete with inspection chambers and a water meter, to the lot. A water quality inlet chamber is also required.

A Servicing Agreement is required prior to Rezone/Subdivision (Consolidation). A processing fee of \$7,565.25 is required.

Jeff Pang, P.Eng.
Development Engineer

M51

3.0 Tree Preservation Summary

Surrey Project No.:
 Address: 7328 – 144 Street, Surrey, B.C. V3W 0N3
 Registered Arborist: Peter Brinson, PNW Arborist Training Solutions

On-Site Trees	# of Trees
Protected Trees Identified (On-site and shared trees, including trees within boulevards and proposed streets and lanes but excluding trees in proposed open space or riparian areas)	35
Protected Trees to be Removed	18
Protected Trees to be Retained (Excluding trees within proposed open space or riparian areas)	17
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 1 \quad} \times 1 = \underline{\quad 1 \quad}$ All other trees requiring 2 to 1 replacement ratio $\underline{\quad 17 \quad} \times 2 = \underline{\quad 34 \quad}$	35
Replacement Trees Proposed	33
Replacement Trees in Deficit	2
Protected Trees to be Retained in Proposed (Open Space/Riparian Areas)	
Off-Site Trees	# of Trees
Protected Off-Site Trees to Be Removed	0
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad \quad} \times 1 = \underline{\quad \quad}$ All other trees requiring 2 to 1 replacement ratio $\underline{\quad \quad} \times 2 = \underline{\quad \quad}$	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

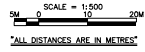


Signature of Arborist

Date December 18 2020

PNW Arborist Solutions Map 1

Protected Trees, Trees to be Removed, Tree Protection



LEGEND

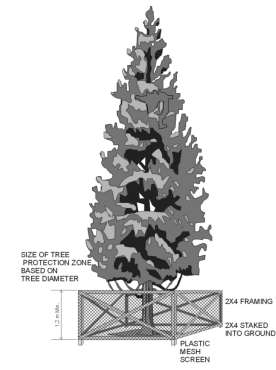
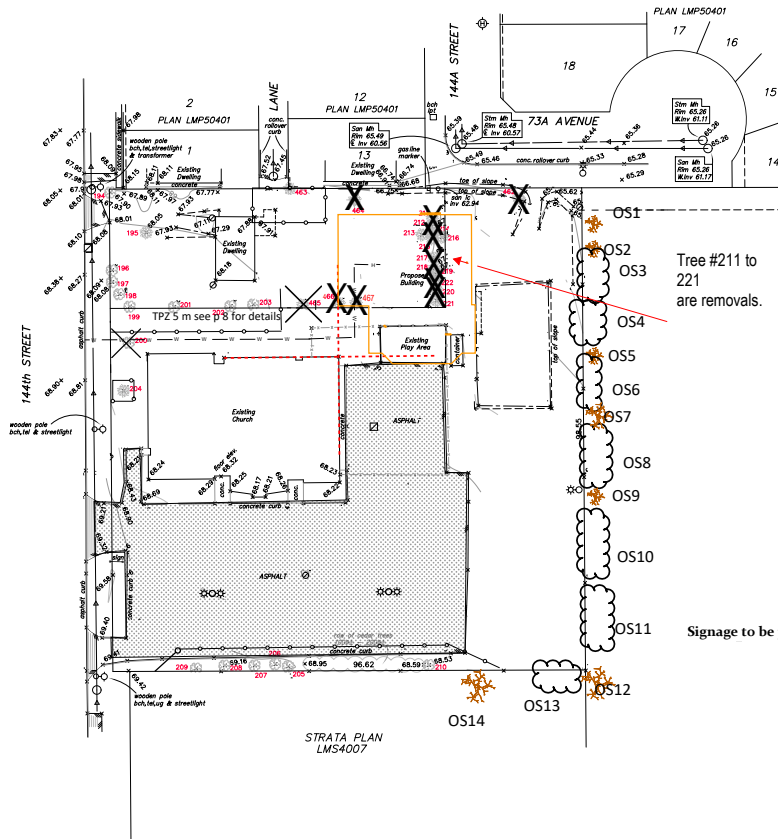
LEGEND

TREE PROTECTION FENCE

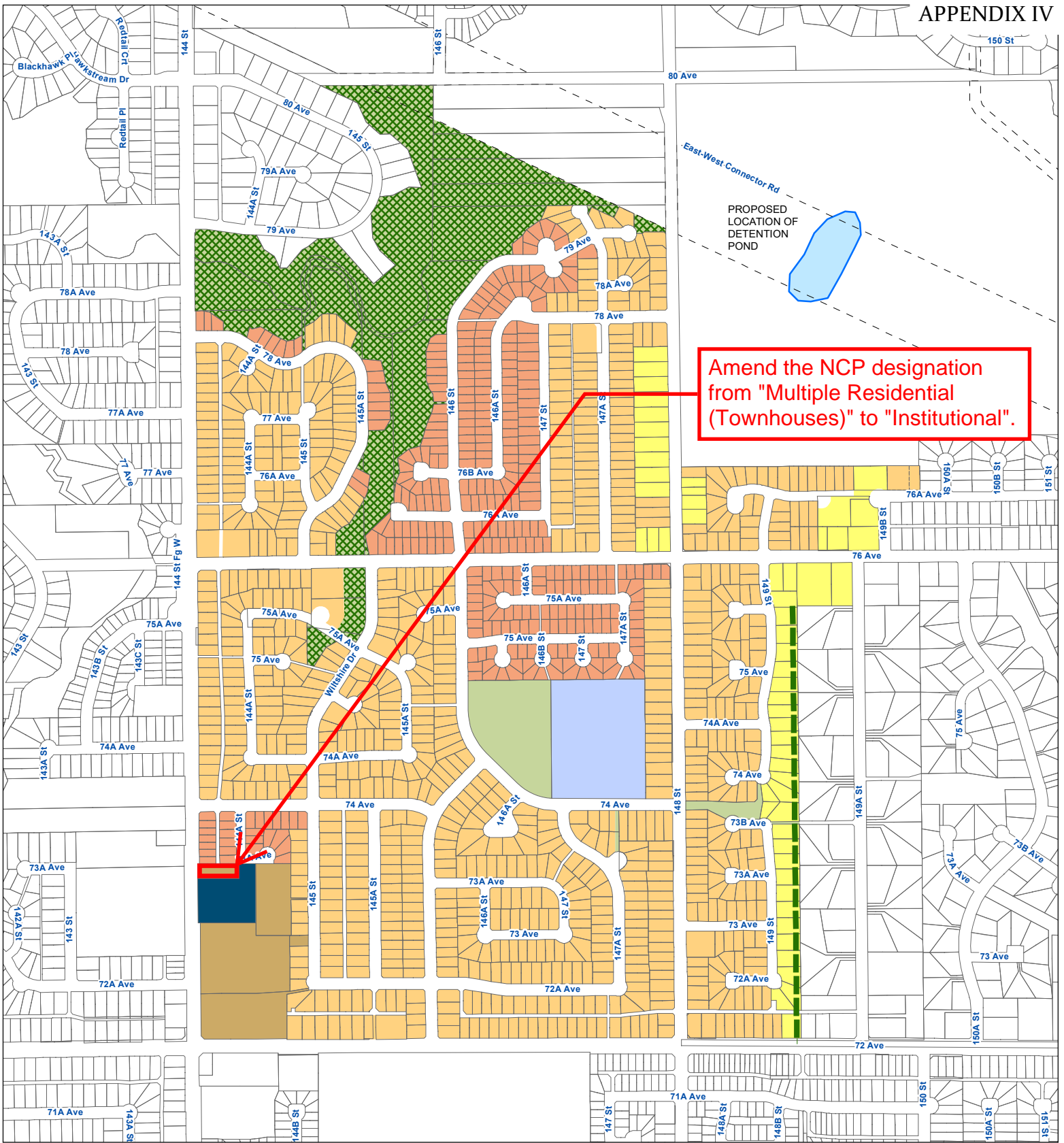
CANOPY SPREAD











TREES TO BE REMOVED

TREE No.	TAC	DESCRIPTION	DIAMETER (mm)
194		coniferous	500
195		deciduous	750
196		coniferous	470
197		coniferous	130
198		coniferous	450
199		coniferous	600
200		coniferous	550
201		coniferous	850
202		coniferous	800
203		coniferous	850
204		deciduous	330
205		coniferous	450 500
206		coniferous	350 400
207		coniferous	400 450
208		coniferous	550
209		coniferous	2x600
210		coniferous	380
211		deciduous	400
212		deciduous	320
213		deciduous	400
214		deciduous	4x130
215		deciduous	500
216		deciduous	350
217		deciduous	500
218		deciduous	700
219		deciduous	4x200
220		deciduous	600
221		deciduous	700
222		deciduous	600
462		deciduous	90
463		deciduous	210 400 430
464		deciduous	2x100 250
465		deciduous	2x200
466		deciduous	340
467		deciduous	2x160



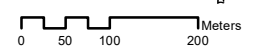
NO ENTRY
TREE PROTECTION ZONE
 No grade change storage of material or equipment is permitted within this fenced area. Tree protection barrier must remain in place for the duration of construction.
 For information call Trees & Landscape Section (604) 591-4675



- | | | |
|---|---|--|
|  EXISTING TRANSITIONAL SUBURBAN |  MULTIPLE RESIDENTIAL (Townhouses) |  OPEN SPACE PARK |
|  URBAN RESIDENTIAL |  SCHOOL |  COVENANT TREE RETENTION AREA |
|  URBAN COMPACT HOUSING |  INSTITUTIONAL |  PROP. WET DETENTION POND |
| | |  CREEK PRESERVATION AREA (approximate) |

EAST NEWTON NORTH LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Adopted By Council July 23, 1996 Amended 30 May 2019



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.

