

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0085-00

Planning Report Date: June 29, 2020

PROPOSAL:

- **Development Variance Permit**

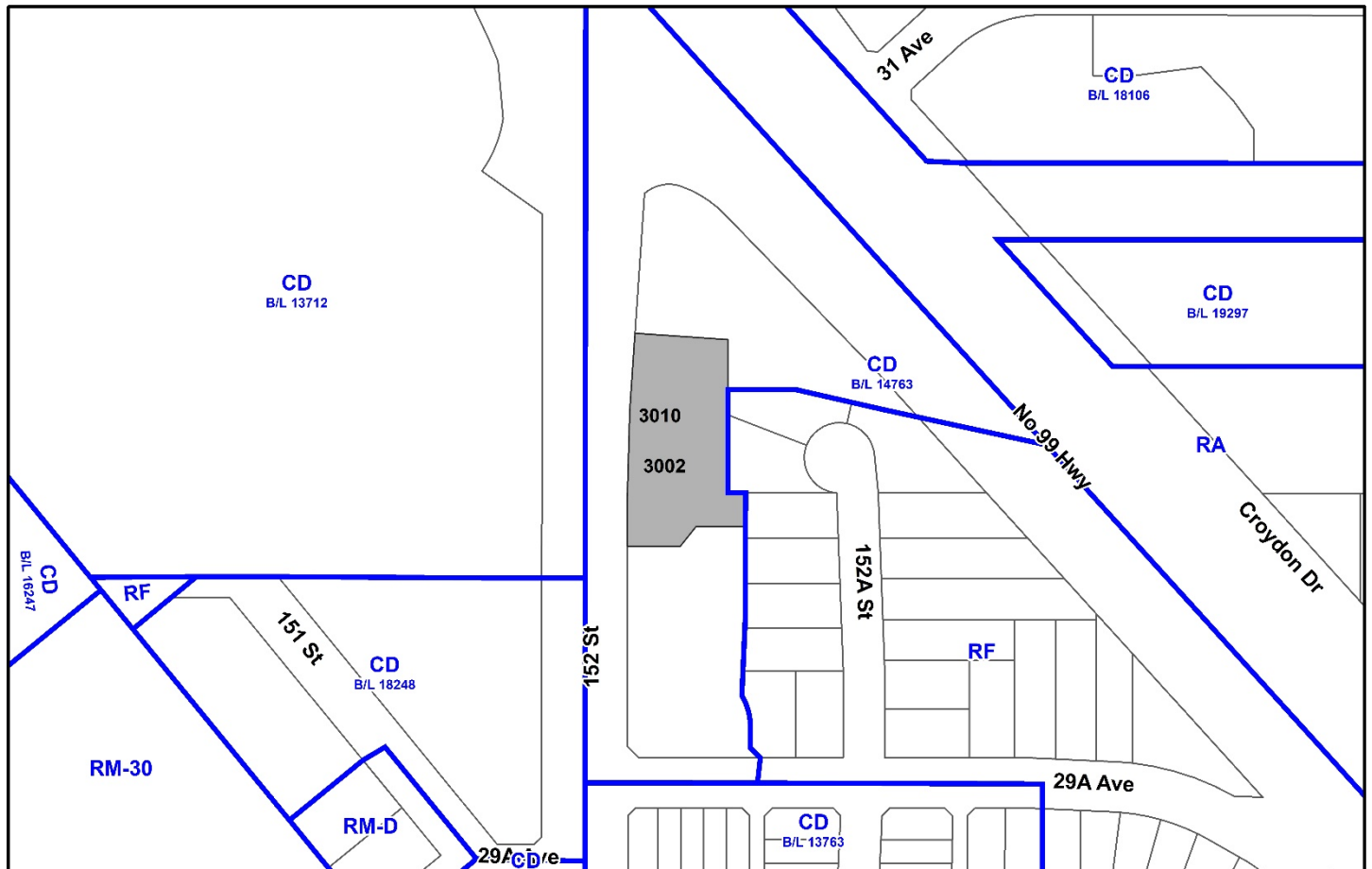
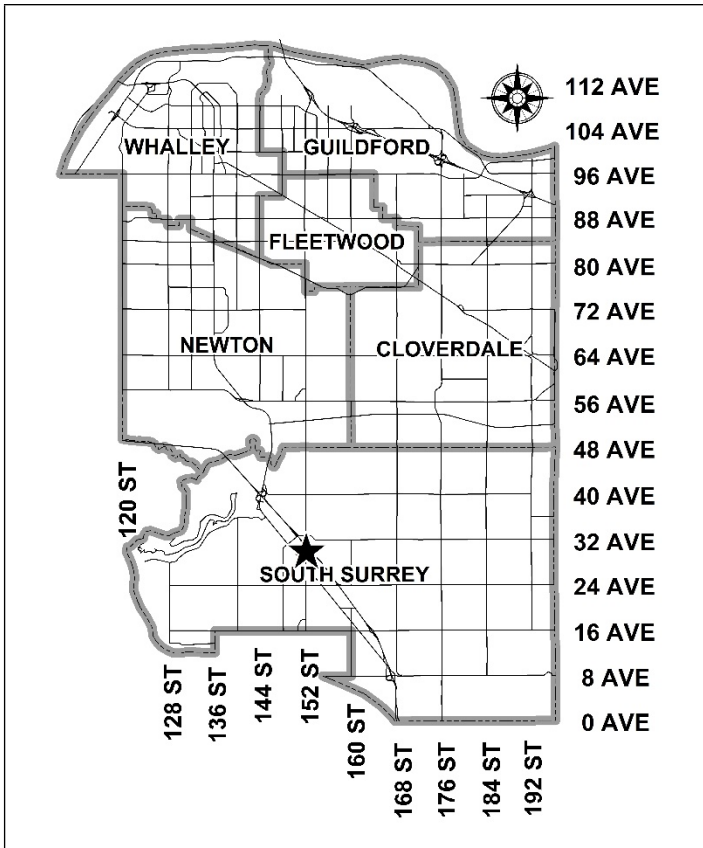
to permit a child care centre with its associated outdoor play area on an adjacent lot.

LOCATION: 3010 - 152 Street

ZONING: CD Zone (By-law No. 14763)

OCP DESIGNATION: Commercial

NCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary CD Zone (By-law No. 14763) to permit a child care centre to be located on a lot with its associated open space and outdoor play area located on the adjacent lot.

RATIONALE OF RECOMMENDATION

- The proposed child care centre complies with the Commercial designation in the Official Community Plan (OCP).
- A child care centre is a permitted use under the existing CD Zone (By-law No. 14763).
- The proposed child care centre complies with the City's location and siting guidelines for child care centres and is supported by Fraser Health. The proposed child care centre is located in a commercial development with adequate parking for employees and parents.
- The proposed associated off-site open space and outdoor play area are located within a short walking distance (approximately 40 metres) of the proposed child care centre, within the same multi-tenant commercial complex. Children will not leave private property to access the play area.
- The application helps address the growing need for child care in Surrey and helps minimize existing gaps in service.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0085-00 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to vary Comprehensive Development Zone (By-law No. 14763) to allow a child care centre to be located on the south lot at 3010 – 152 Street, with its associated open space and outdoor play area allocated on an adjacent lot to the north at 3020 – 152 Street.
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; and
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | NCP Designation | Existing Zone |
|----------------------------|---------------------------------|--------------------------------------|----------------------------|
| Subject Site | Multi-tenant Commercial Complex | Commercial | CD Zone (By-law No. 14763) |
| North (Across Highway 99): | Business Park | Business Park | CD Zone (By-law No. 17692) |
| East: | Single Family Residential | Single Family Residential (6 u.p.a.) | RF |
| South: | Multi-tenant Commercial Complex | Commercial | CD Zone (By-law No. 14763) |
| West (Across 152 Street): | Multi-tenant Commercial Complex | Industrial / Business Park | CD Zone (By-law No. 13712) |

Context & Background

- the subject site, located at 3010 – 152 Street, is designated Commercial in the Official Community Plan (OCP), Commercial in the King George Highway Corridor Land Use/Development Concept Plan, and zoned Comprehensive Development (CD) Zone (By-law No. 14763), which permits the proposed child care centre use.

- The existing multi-tenant commercial complex is comprised of three separate lots addressed as 3002, 3010 and 3020 – 152 Street. The development was completed under Development Application No. 7902-0074-00, which allowed for the construction of the multi-tenant commercial strip mall complex. Current uses include eating establishments (including a liquor primary licensed pub), retail stores, liquor store, general and personal service uses, and a grocery store.
- The child care centre is proposed to be located at Units 102 & 103, 3010 – 152 Street, which is located in the middle of the commercial complex. The proposed off-site open space and outdoor play area is proposed to be located at the north end of the complex, to the rear of the building located at 3020 – 152 Street.
- The owner of 3020 – 152 Street has provided written confirmation of their approval for the proposed open space and outdoor play area to be located and utilized on the subject property.
- Although the complex is comprised of multiple lots and buildings, the entire site is connected with high quality pedestrian walkways which are to be utilized as part of this child care proposal.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to vary CD Zone (By-law No. 14763) to permit a child care centre with its associated open space and outdoor play area located on an adjacent lot.
- A child care centre is a permitted use in the CD Zone (By-law No. 14763). The Special Regulations of the CD Zone requires that a child care centre be located on the lot such that the centre has direct access to an open space and outdoor play area within the same lot. The applicant is proposing to locate the child care centre in the existing building at 3010 - 152 Street and the associated open space and play area, as well as a portion of the parking, on the lot to the north at 3020 – 152 Street.
- The applicant has provided confirmation that the property owner is amenable to the proposed changes to the landscaping, in order to accommodate the open space and outdoor play area.
- The proposed child care centre is anticipated to operate Monday through Friday from 7:00 AM to 6:00 PM, and will provide child care for a total of 64 children aged 36 months to school age. In total, the proposed facility will accommodate 64 children and 9 staff. The child care centre will not be open on weekends or statutory holidays.
- The existing commercial unit will undergo interior tenant improvements to ensure the child care centre will meet Building Code requirements, as well as the child care licensing requirements for Fraser Health.

- The outdoor play area will be accessed via a new 1.2-1.5 metre wide walkway that will be constructed around the west side of the existing building at 3020 – 152 Street and will be protected by a fence and landscaping, to allow the children to travel safely between the child care centre and the outdoor play area. The design of the pathway and outdoor play area has been reviewed by Fraser Health and was found acceptable.
- Should Council support the subject proposal, staff will consider the proposed changes through a minor Development Permit Amendment through the Building Permit process given the proposed changes are relatively minor.
- The outdoor play area is proposed to be protected by surrounding landscaping. The play area will be set back approximately 12 metres from 152 Street and over 25 metres from Highway 99. There is also an existing chain link fence around the north end of the subject site on City property, restricting access to 152 Street and Highway 99.
- The outdoor play area includes a play structure on wood chips and an open area with a rubberized play surface.
- The Zoning By-law requires a minimum of 16 parking spaces for the proposed child care centre, anticipating 9 staff for 64 children in care. The site plan demonstrates 10 parking spaces for child drop-off/pick-up and 6 spaces for staff. A total of 16 spaces will be provided, which meets the Zoning By-law requirement.

Referrals

| | |
|--------------------------|---|
| Engineering: | The Engineering Department has no objection to the project. |
| Fraser Health Authority: | Fraser Health has reviewed the proposed plans to construct an outdoor play area. The proposal meets the requirements of the provincial Child Care Licensing Regulation, subject to Licensing inspection of the space and subject to any renovations, upgrades, or improvements being completed. |

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

- The applicant is requesting the following variance:
 - To vary the Special Regulations of CD By-law No. 14763 to allow a child care centre located at 3010 – 152 Street to have its associated open space and outdoor play area located on the neighbouring lot to the north at 3020 – 152 Street.
- The proposed child care centre complies with the Commercial designation in the Official Community Plan (OCP).
- A child care centre is a permitted use under the existing CD Zone (By-law No. 14763).

- The proposed child care centre complies with the City's location and siting guidelines for child care centres and is supported by Fraser Health. The proposed child care centre is located in a commercial development with adequate parking for employees and parents.
- The proposed associated off-site open space and outdoor play area are located within a short walking distance (approximately 40 metres) of the proposed child care centre, within the same multi-tenant commercial complex. Children will not leave the private property to access the play area.
- The application helps address the growing need for child care in Surrey and helps minimize existing gaps in service provision, particularly for children under 3 years of age.
- Staff support the requested variance to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7920-0085-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

EM/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0085-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 025-707-728
Lot 2 Section 23 Township 1 New Westminster District Plan BCP5612
3010 – 152 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section J.3 Special Regulations of Comprehensive Development Zone (By-law No. 14763) the regulation is varied to permit a child care centre located at 3010 - 152 Street to have its associated open space and play area located on the adjacent lot to the north at 3020 – 152 Street.
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

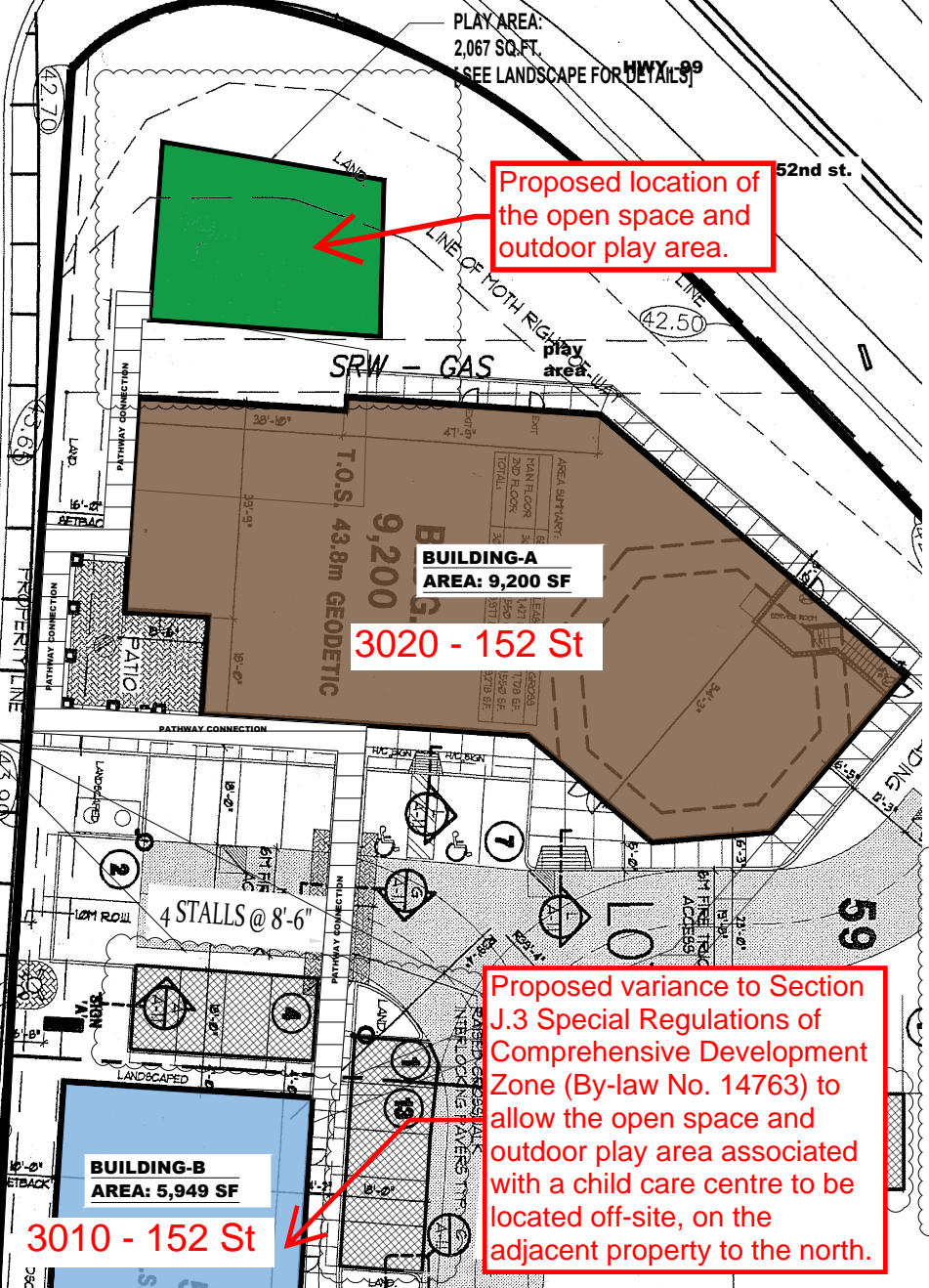
DRAWING TITLE
**OXFORD KIDS
CHILDWARE
UNIT#103, 3010 152ND ST.**

DATE: _____ DRAWN BY: J.G.
SCALE: _____ PROJECT NO: _____
As Noted

| # | REVISION/DESCRIPTION | DATE | BY |
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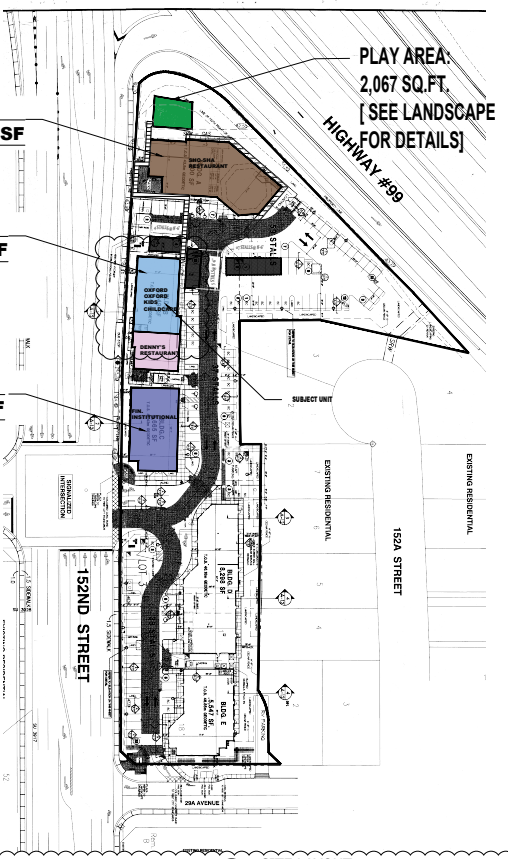
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BUILDING-B
AREA: 9,200 SF

BUILDING-B
AREA: 5,949 SF
OXFORD KIDS
CHILDWARE AREA:
3,833 SF

BUILDING-A
AREA: 4,665 SF



PARKING CALCULATIONS:

BUILDING-A RESTAURANT
AREA 3 474 SF [3 22.74 SM] = 32.32 STALLS
10 STALLS PER 1075 SF

RETAIL COMMERCIAL
AREA 4 254 SF [3 95.20 SM] = 11.87 STALLS
3 STALLS PER 1075 SF

2nd FLOOR OFFICE
AREA 1 550 SF [1 44.00 SM] = 2.88 STALLS
2 STALLS PER 1075 SF

BUILDING-B OXFORD KIDS CHILDWARE
AREA 3 913 SF [3 63.62 SM] = 6.3 STALLS
TOTAL KIDS = 64
STAFF 9 X 0.70 = 6.3
DROP OFF 64 X 0.15 = 9.6
TOTAL REQUIRED = 16 CARS
15.9 SAY 16 CARS

BUILDING-B RESTAURANT
AREA 2 036 SF [1 89.15 SM] = 18.94 STALLS
10 STALLS PER 1075 SF

TOTAL PARKING REQUIRED: = 81.01 SAY 81 STALLS

TOTAL PARKING PROVIDED LOT 1 & 2 COMBINED: = 94 STALLS

TOTAL PROVIDED
IN FRONT OR BUILDING 09
SHARE OF COMMON PARKING 07
(SEE MASTER SITE PLAN) 16

1 SITE LAYOUT SCALE: 1/64"=1'-0"

1 PLAY AREA LAYOUT SCALE: 3/32"=1'-0"