

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0103-00

Planning Report Date: October 5, 2020

PROPOSAL:

- **Development Permit**

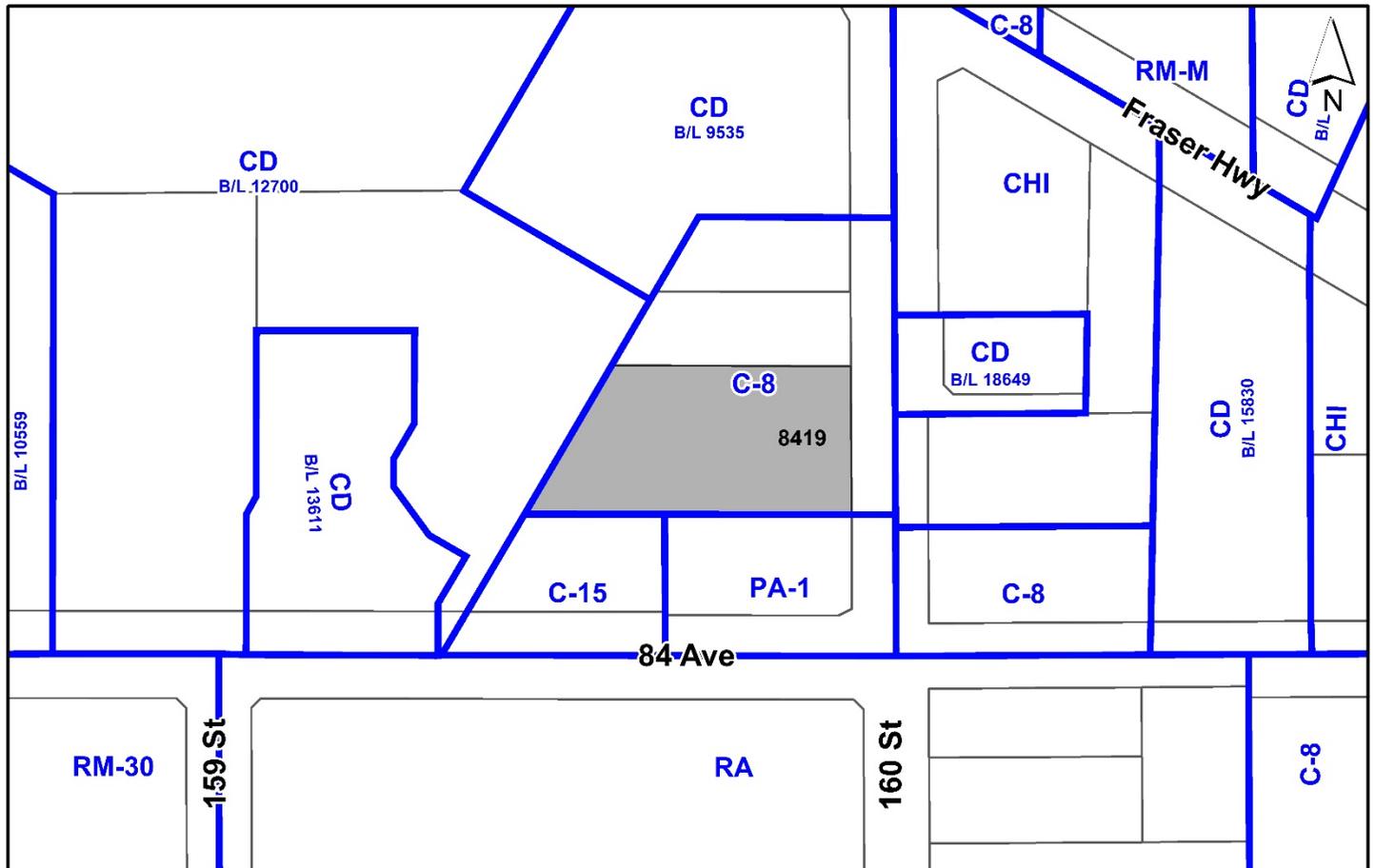
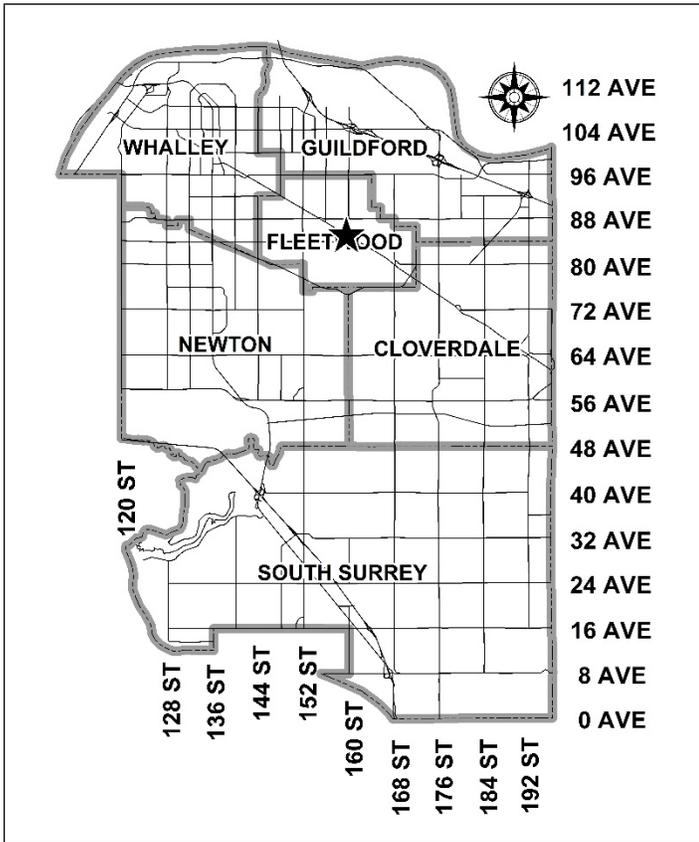
to permit the conversion of a portion of an existing parking lot into an outdoor play area for a childcare centre.

LOCATION: 8419 - 160 Street

ZONING: C-8

OCP DESIGNATION: Town Centre

TCP DESIGNATION: Mixed Use 2.5 FAR 6 Storey Maximum



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form & Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Town Centre designation in the Official Community Plan (OCP) and with the "Mixed Use 2.5 FAR 6 Storey Maximum" designation in the Stage 1 Fleetwood Town Centre Plan.
- A childcare centre is a permitted use in the existing C-8 Zone.
- A Form and Character Development Permit is required to convert the south west portion of the existing parking lot into a 562-square metre outdoor play area for the future, proposed Fleetwood Early Learning childcare centre.
- Should the proposed Development Permit be supported by Council, the applicant will seek a Tenant Improvement Permit for internal modifications to the building. The ground floor of the existing building will be renovated into a childcare centre. The second floor of the building will remain as office suites.
- The applicant has proposed appropriate landscaping on site, including new landscaping as well as restoration of existing landscaping. The proposed parking lot modifications will still provide onsite parking that exceeds the number of required parking stalls under the Zoning By-law.
- The proposed Development Permit, and associated Tenant Improvement to permit a childcare centre are an appropriate use for the lands until such time as the property consolidates and redevelops for higher density, as per the OCP and the Fleetwood Town Centre Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7920-0103-00 for Form and Character generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	2-storey office building	Mixed Use 2.5 FAR 6 Storey Maximum	C-8
North:	Single-storey office/commercial building	Mixed Use 2.5 FAR 6 Storey Maximum	C-8
East (Across 160 Street):	Mixed use commercial/apartment building	Mixed Use 2.5 FAR 6 Storey Maximum	CD (Bylaw 18649)
	Non-conforming single family dwelling and outdoor storage		CHI
South:	North Fleetwood Montessori School	Mixed Use 2.5 FAR 6 Storey Maximum	PA-1
	2-storey office building		C-15
West:	3-storey apartment building	Apartment and Medium Density Townhouses	CD (Bylaw 12700)

Context & Background

- The subject site is approximately 4,602 square metres in size, is designated 'Town Centre' in the Official Community Plan (OCP) and 'Mixed Use 2.5 FAR 6 Storey Maximum' in the Stage 1 Fleetwood Town Centre Plan. The site is zoned 'Community Commercial (C-8) Zone'.
- The subject site is north of the intersection of 160 Street and 84 Avenue and is approximately 120 metres south of Fraser Highway.
- The site is currently occupied by a 2-storey office building and surface parking lot.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Permit to allow the south west portion of the site to be redeveloped as an outdoor play area for a future, proposed childcare centre, the Fleetwood Early Learning Centre.
- The Fleetwood Early Learning Centre is proposed to be utilized by 116 children. The breakdown of children per age group is as follows:
 - Group child care (under 36 months): 36 children
 - Group child care (30 months to school age): 72 children
 - Multi-age child care: 8 children
- Should the proposed Development Permit be supported by Council, the applicant will seek a Tenant Improvement Permit for internal modifications to the building, to ensure the child care centre will meet the licensing requirements of Fraser Health as well as the BC Building Code. No building additions or exterior improvements to the building are proposed at this time.
- Following the interior Tenant Improvement, three (3) existing offices will remain on the second floor, each approximately 100 square metres in size.
- As per Part 5 of the Zoning By-law, 40 parking stalls are required on site for both the childcare and office uses. The site will accommodate 48 parking stalls after the proposed installation of the outdoor play space.

Referrals

Engineering: No concerns.

Fraser Health Authority: No concerns.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - The proposal represents development in a Town Centre
 - The childcare centre will repurpose an existing building
 - The site is easily accessible by transit.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan & Secondary Plan

- The site is designated 'Town Centre' in the OCP and 'Mixed Use 2.5 FAR 6 Storey Maximum' in the Stage 1 Fleetwood Town Centre Plan. The proposal complies with the TCP Designation, and supports the OCP and Fleetwood Town Centre Plan by retaining the property for future consolidation and higher density development opportunities.

PUBLIC ENGAGEMENT

- The Development Proposal Sign was installed on August 21, 2020. To date, staff have received no correspondence in response to the public notification.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Fleetwood Town Centre Plan (TCP). The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Fleetwood Town Centre Plan (TCP).
- At this time, no additions or external renovations are proposed to the existing building.
- The outdoor play area, totaling 562 square metres, is proposed to be located immediately adjacent (west of) the childcare building. The outdoor play area features high-quality play structures, some naturalized play structures, educational boards, and a mixture of play surfaces.
- The outdoor play area is proposed to be shared by the different classes / age groups, utilized at different times throughout the day. Fraser Health has reviewed the proposal and is satisfied their licensing requirements have been met.
- As per the Trees and Landscaping review, the applicant is encouraged to replace the playground surfacing to be natural living materials as much as possible. For example, sod or ground cover in place or artificial turf, or fibar instead of rubberized surfacing. A finalized Landscaping Plan, to the satisfaction of the City Landscape Architect, is a condition of final approval.
- The existing landscaping on site will be maintained and enhanced as follows:
 - The existing landscaping along 160 Street and fronting the existing building will be re-planted where necessary.
 - Some of the existing hedges within the parking lot will remain. New hedges are also proposed to act as a buffer between the outdoor play area and the parking spaces to the north.
 - The existing off-site hedgerow along the western property line will be maintained and will continue as an effective buffer for the two sites.

TREES

- Dave Anderman, ISA Certified Arborist of Pacific Sun Tree Services 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			
Alder	1	1	0
Cottonwood	1	0	1
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	6	0	6
Laurel	1	1	0
Coniferous Trees			
Sawara Falsecypress	1	0	1
Douglas Fir	2	0	2
Scotch Pine	1	0	1
Western Hemlock	2	1	1
Total (excluding Alder and Cottonwood Trees)	13	2	11
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		11	
Contribution to the Green City Program		\$2,000	

- The Arborist Assessment states that there is a total of 13 mature trees on the site, excluding Alder and Cottonwood trees. Two existing trees, approximately 13% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 11 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 5 replacement trees on the site. As no replacement trees are proposed, the deficit of 5 replacement trees will require a cash-in-lieu payment of \$2,000, representing \$400 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- Prior to the issuance of the Development Permit, opportunities for replacement trees on site will be explored. A Tree Retention and Replacement Plan, completed to the satisfaction of the City Landscape Architect, is a condition of approval. Staff also note that the Tree Preservation Summary Chart, included as Appendix II, includes Alderwood and Cotton Trees.

- In summary, a total of 11 trees are proposed to be retained or replaced on the site with a contribution of \$2,000 to the Green City Fund.

INFORMATION ATTACHED TO THIS REPORT

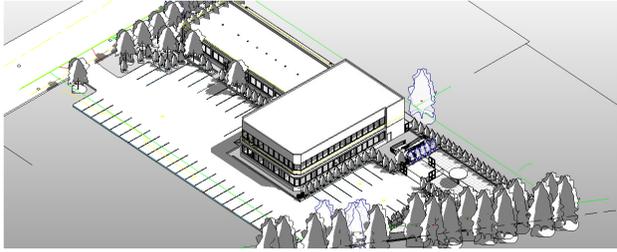
The following information is attached to this Report:

Appendix I. Site Plan, Landscape Plan
Appendix II. Tree Preservation Summary

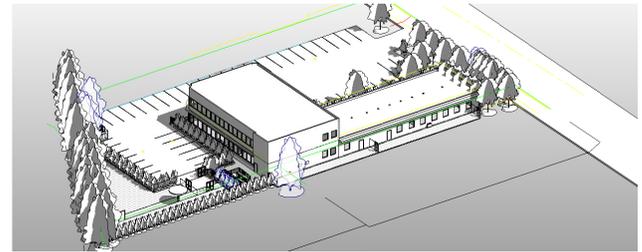
approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

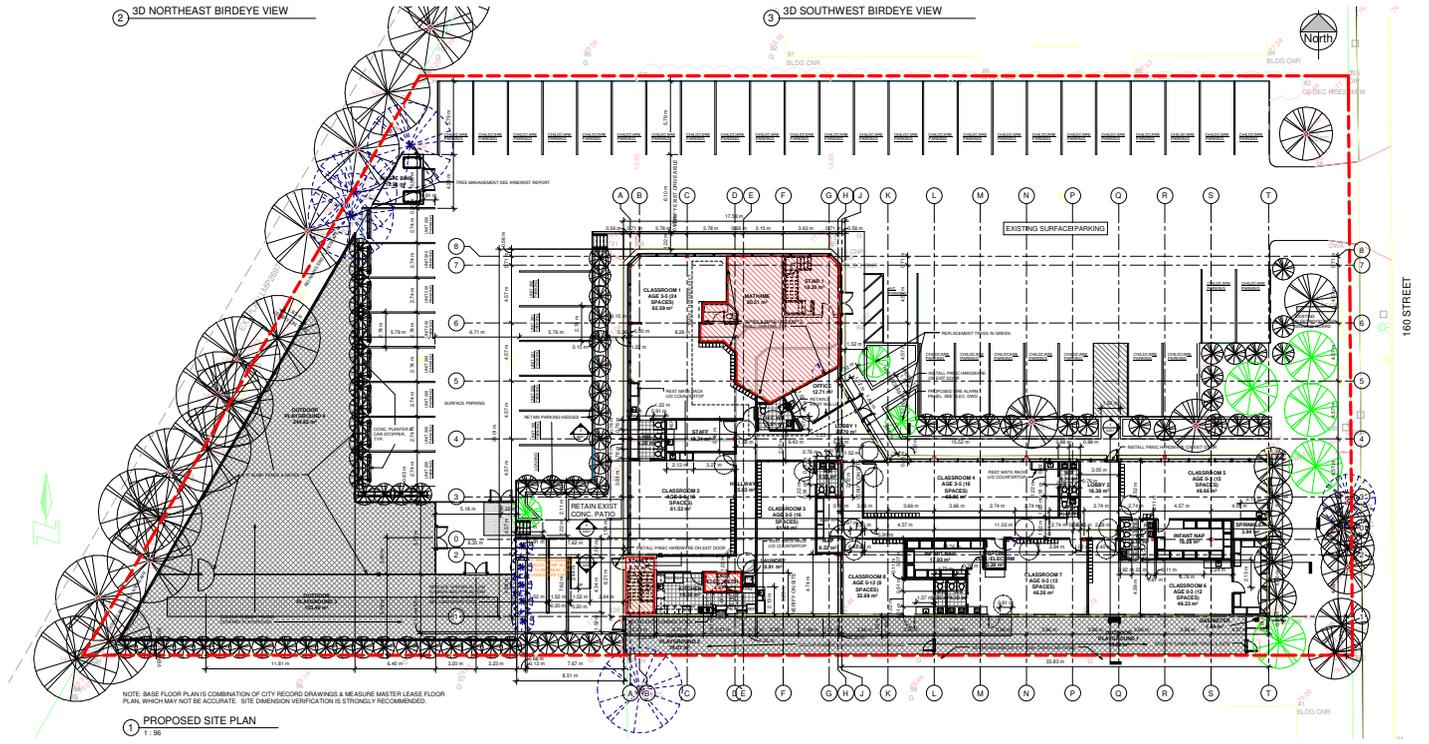
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2 3D NORTHEAST BIRDEYE VIEW



3 3D SOUTHWEST BIRDEYE VIEW



ZAI
ZHANG ARCHITECTURE INC.
100-11000 152 STREET, SURREY, B.C. V3R 1C1
TEL: 604.591.1111
WWW.ZAIARCHITECTURE.COM

PROJECT: **FLEETWOOD EARLY LEARNING CENTRE**
8419 - 160 STREET, SURREY, B.C.

DATE: 2023.05.01
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2023.05.01
2	REVISED PER CITY RECORD DRAWINGS	2023.05.01
3	REVISED PER MEASURE MASTER LEASE FLOOR PLAN	2023.05.01
4	REVISED PER MEASURE MASTER LEASE FLOOR PLAN	2023.05.01
5	REVISED PER MEASURE MASTER LEASE FLOOR PLAN	2023.05.01
6	REVISED PER MEASURE MASTER LEASE FLOOR PLAN	2023.05.01
7	REVISED PER MEASURE MASTER LEASE FLOOR PLAN	2023.05.01
8	REVISED PER MEASURE MASTER LEASE FLOOR PLAN	2023.05.01
9	REVISED PER MEASURE MASTER LEASE FLOOR PLAN	2023.05.01
10	REVISED PER MEASURE MASTER LEASE FLOOR PLAN	2023.05.01

SCALE: 1:50
DATE: 2023.05.01
PROJECT NO: 200213

TITLE: **PROPOSED SITE PLAN**
DRAWING NO: 200213

Tree Preservation Summary: Amendment #1

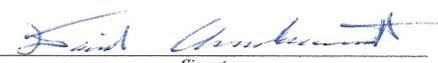
Project Address: 8419 160th Street
 Registered Arborist: Dave Andermatt PN 6285A

On Site Trees	
Protected Trees Identified (on-site and any shared trees; also including trees within existing city boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	15
Protected Trees to be Removed	3
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	12
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 : 1 Replacement Ratio: <u> 1 </u> x 1 = <u> 1 </u> All Other Trees Requiring 2 : 1 Replacement Ratio: <u> 2 </u> x 2 = <u> 4 </u>	5
Replacement Trees Proposed	0
Replacement Trees in Deficit	5

Off-Site Trees	
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 : 1 Replacement Ratio: <u> 0 </u> x 1 = <u> 0 </u> All Other Trees Requiring 2 : 1 Replacement Ratio: <u> 0 </u> x 2 = <u> 0 </u>	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by

Dave Andermatt, BSF
ISA Certified Arborist & Tree Risk Assessor



Signature

Arborist

September 30, 2020