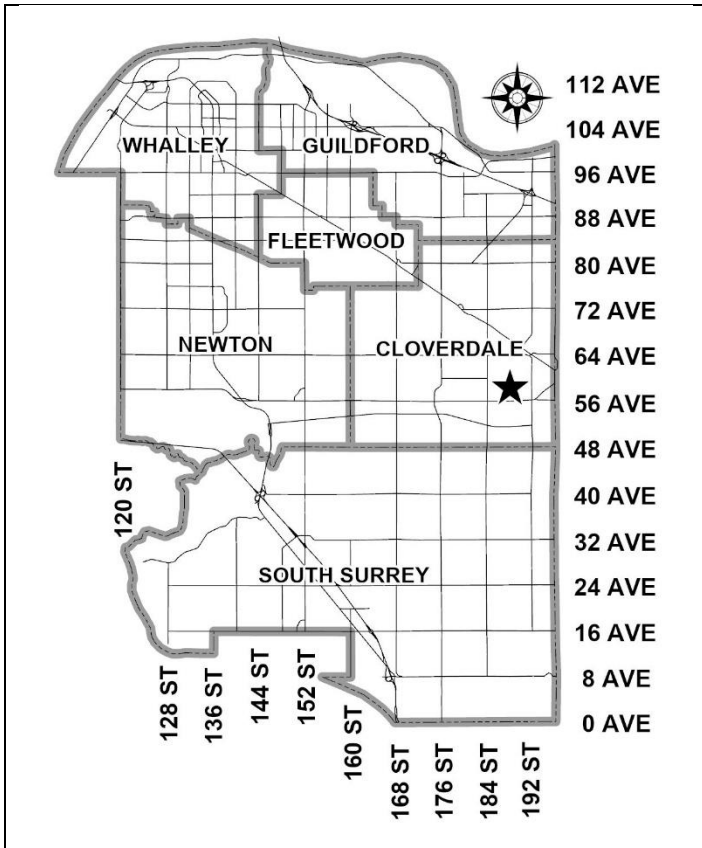


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7925-0031-00

Planning Report Date: April 14th, 2025



PROPOSAL:

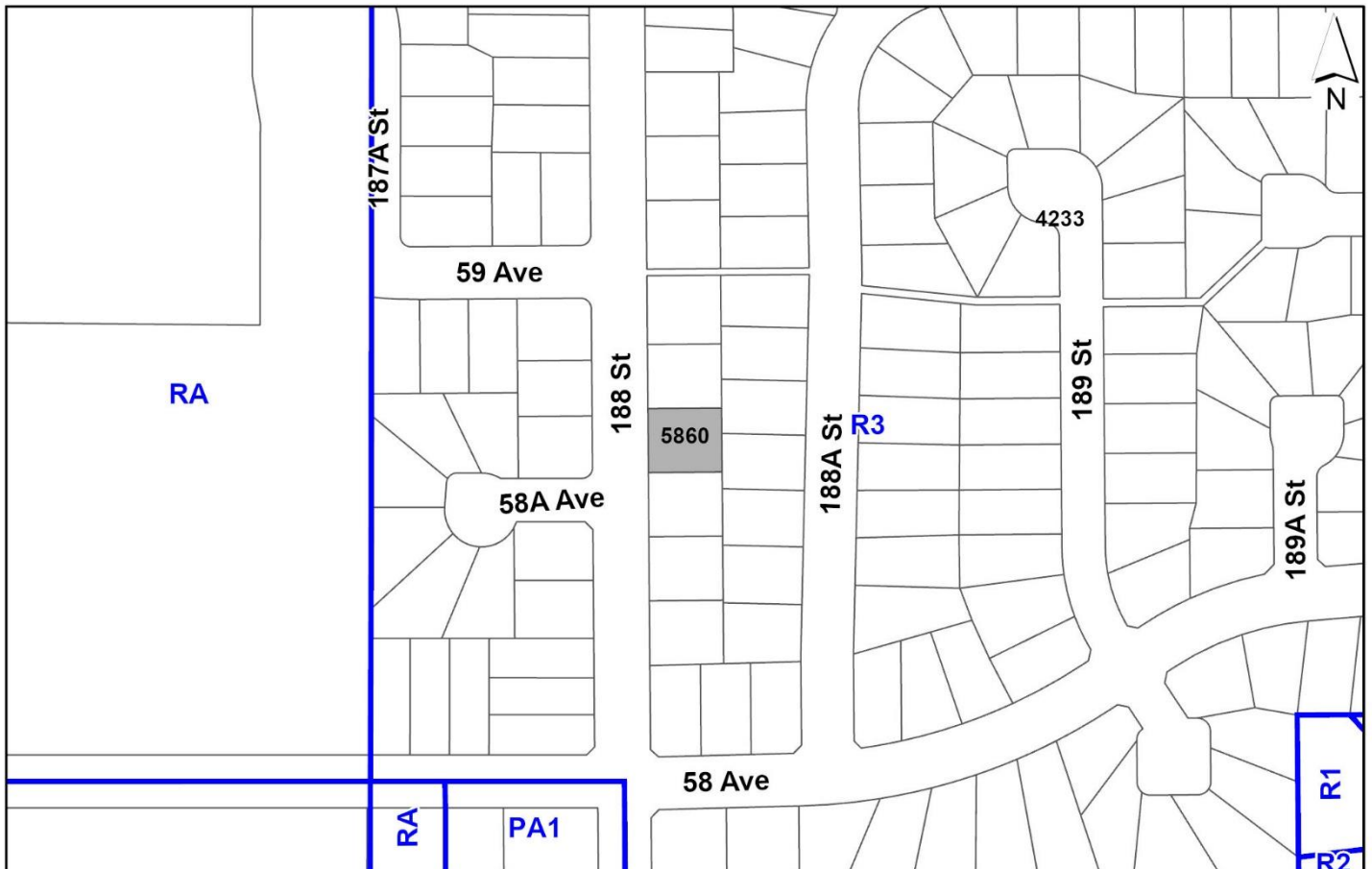
- **Rezoning** from R3 to CCR
- **Development Variance Permit**

to permit a childcare centre for up to 25 children, within an existing single-family dwelling.

LOCATION: 5860 - 188 Street

ZONING: R3

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce parking requirements in order to facilitate a child care operation on the subject site.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal will assist in providing additional needed child care spaces in the City. There is an existing child care currently operating on the site.
- There are no modifications proposed to the exterior of the dwelling or the lot.
- Staff received six responses identifying concerns with the proposal from area residents in response to the pre-notification process.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Urban Residential Zone (R3)" to "Child Care Zone (CCR)" and a date be set for Public Hearing.
2. Council Approve Development Variance Permit No. 7925-0031-00 (Appendix III) reducing the minimum number of Off-Street parking spaces for a Child Care Centre from 8 to 6, to proceed to Public Notification.
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; and
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single family residential (with child care)	Urban	R3
North :	Single family Residential	Urban	R3
East :	Single family residential	Urban	R3
South :	Single family residential	Urban	R3
West (Across 188 street):	Single family residential	Urban	R3

Context & Background

- The subject site is located in Cloverdale, on the east side of 188 street between 58A Avenue and 59 Avenue. The site is approximately 681 square metres in size and contains a two-storey single family dwelling.
- The property is designated "Urban" in the Official Community Plan (OCP) and is zoned "Urban Residential Zone (R3)".
- The surrounding neighbourhood is generally comprised of single-family residences, with Sunrise Ridge Elementary School located 160 metres to the northwest.

- The subject application proposes rezoning the property to allow a child care centre for up to 25 children. The proposed child care centre will be located on the main level of the existing dwelling, with the residential use retained as the principal use on the upper level.
- There is an existing child care facility (eight children) currently operating on the site.
- Child care centres are provincially regulated and licensed facilities. Facilities that accommodate up to eight children or less are permitted in any residential zone. However, to allow the capacity beyond eight children, a zone designated specifically to accommodate such a child care facility is required.
- The Child Care Zone (CCR Zone) is intended to permit the development of child care centres accommodating a maximum of 25 children in a residential community while retaining the existing single family dwelling as the principal use on the lot. Such facilities are licensed and regulated under the Community Care and Assisted Living Act and the Child Care Licensing Regulations.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to rezone the subject property from "Urban Residential (R3) Zone" to "Child Care (CCR) Zone" in order to allow childcare for up to 25 children within the existing single-family dwelling.

Referrals

Engineering:	The Engineering Department has no objection to the project (Appendix II).
Parks, Recreation & Culture:	The closest active park is Sunrise Ridge Park, approximately 100 metres to the west. The park features natural areas and trails.
Fraser Health Authority:	No concerns regarding the proposed rezoning and outdoor play area. Detailed review will be required at a later stage.
Surrey Fire Department:	The Fire Department has no objections.

Transportation Considerations

- The subject site is located on 188 Street which has bus stops serviced by route #502 (Langley Center/ Surrey Central Station).

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The subject property is located within the "Urban" land use designation in the Official Community Plan (OCP) which is intended to support low and medium density residential neighbourhoods, with small-scale childcare facilities identified as a complementary use. The scale of the proposed child care centre is compatible with the existing residential use and the surrounding neighbourhood. As such, the proposal complies with the "Urban" land use designation.

Themes/Policies

- The proposed child care centre will support the child care needs of the growing community and is considered an appropriate scale in the neighbourhood.
- The proposal helps to create mixed-use neighbourhoods that support the needs of residents by including a child care facility within easy walking and cycling distance to reduce dependency on private vehicles.

Zoning By-law

- The applicant proposes to rezone the subject site from "Urban Residential Zone (R3)" to "Child Care Zone (CCR)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Child Care Zone (CCR)" and parking requirements.

CCR Zone (Part 43)	Permitted and/or Required	Proposed
Yards and Setbacks		
Front Yard (west):	7.5 metres	7.6 metres
Side Yard (north, south):	1.2 metres / 3.0 metres	2.4 metres / 3.7 metres
Rear (east):	7.5 metres	7.5 metres
Lot Size		
Lot Size:	560 square metres	676 square metres
Lot Width:	15 metres	18.4 metres
Lot Depth:	28 metres	34.3 metres
Parking (Part 5)		
Single Family Dwelling	Required 2	Proposed 2

CCR Zone (Part 43)	Permitted and/or Required	Proposed	
Child Care Centre	0.70 parking spaces per employee	For 3 employees, $3 \times 0.7 = 2.1$ (2 spaces)	1 spaces
	0.15 parking spaces per licensed child for drop-off, or 2 parking spaces, whichever is greater.	For 25 children, $25 \times 0.15 = 3.6$ (4 spaces)	3 spaces
Total	8 spaces	6 spaces*	

*Variance requested (see Variance rationale below).

Parking Variance

- A total of six parking spaces are proposed on-site, including two for the residential use and four for the child care centre. Three of the stalls will be within the garage with three stalls on the driveway. In accordance with the provisions in Zoning Bylaw No. 12000, single family dwellings require two parking spaces, however, the applicant has confirmed that there is no secondary suite within the residence, and that the occupant of the home will also be one of the operators of the child care facility.
- Staff support the requested variance to proceed for consideration.

Surrey Child Care Guidelines

- In June 2023, the City established the Surrey Child Care Guidelines which are intended to provide direction for City staff and operators looking to set up a licenced child care facility in Surrey. The following analysis illustrates how the proposed application adheres to the general policies and regulations pertaining to location, outdoor spaces, and parking related of Child Care Centres:
 - Location in Community
 - The subject site is close to community facilities including Sunrise Ridge Elementary School;
 - The property is adjacent to a collector road, which is not a preferred location under the Child Care Guidelines, however the proposed outdoor play area is located at rear of the property with fencing which is supported by the guidelines.
 - The proposed child care facility is in an area that is currently under-served. Based on the information provided on the Surrey Community Resource Maps, there are 12 existing child care facilities (subject site included) within 1 km of the subject site.
 - The subject site is not close to any industrial areas.
 - Adjacent Uses & Safety Considerations
 - The proposal will not result in significant changes to privacy, lighting or visual impacts; and
 - Landscaping and fencing will help screen the child care use, including the outdoor play area, from neighbouring properties.

- Collector Roads
 - The outdoor play area is located at the rear of the property with secure fencing.
 - The proposed drop-off parking is located along the collector road frontage.
- Access & Parking
 - The access to the drop off area and the proposed six parking spaces is from the existing collector road.
 - There is sufficient space at the front of the site to accommodate pick-up/drop-off as well as service, delivery and emergency vehicles.
- Trees & Landscaping
 - Existing onsite trees at the rear of the property provide shade for the outdoor play area.
- Fencing & Screening
 - Existing fence along east property line will provide visual screening of outdoor play areas.
- Relationship to Grade
 - The site is relatively flat, and the existing two-storey building is at grade. The child care is proposed on the main floor level.
- Natural Light & Views
 - The facility is located on the main floor with plenty of windows to provide natural light.
- Outdoor Play Areas
 - The applicant has confirmed that the proposal complies with the Fraser Health licencing requirements.
 - The outdoor play area has direct access to the indoor care area, and it provides natural shading and soft surfaces (grass, sand, wood chips).
 - The outdoor play area is one large space to allow for efficient supervision, and is located in the back yard and sufficiently screened and fenced from the other neighbors.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 4, 2025, and the Development Proposal Signs were installed on March 19, 2025. Staff received five responses from neighbouring owners (*staff comments in italics*):
- The responses raised concerns around the proposed child care facility and its potential impact to the neighborhood as follows:
 - Increased traffic and parking;
 - More of a business than a residential use; and
 - Noise from children
- *Staff have advised that six on-site parking spaces have been proposed, which is considered sufficient to accommodate the single family dwelling and the drop off and pick up and staff parking for the proposed child care facility without impeding traffic.*
- *While an increase in traffic will be generated by the expanded use, it is deemed to be within normal volume range in a residential area.*

- *The proposed Child Care Zone (CCR) does not permit a child care centre as a stand-alone use. There must also be a residential use on the property.*
- *The child care will operate during typical weekday time business hours and not during the evenings or weekends which should mitigate noise concerns and parking conflicts.*

TREES

- There is one City tree at the front yard and two on-site trees at the north east and south east corners of the property.
- The provided site plan confirms that all City and on-site trees are being retained and remain undisturbed.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Site Plan
Appendix II.	Engineering Summary
Appendix III	Development Variance Permit No. 7925-0031-00

approved by Chris Mcbeath

Ron Gill
General Manager
Planning and Development

EF/ar

ZONING / PROPERTY INFORMATION					
AUTHORITY HAVING JURISDICTION	CITY OF SURREY				
CIVIC ADDRESS	5060 188 ST				
LEGAL ADDRESS	LOT 28, PLAN NWP19054, PARK 9E1/4, SECTION 9, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT				
PID	011-963-859				
LOT DIMENSIONS	+/- 24.3M X +/- 28M				
LOT AREA	680.10 SQM	7326.82 SF			
EXISTING ZONING	RF				
PROPOSED ZONING	CCR				
YEAR BUILT	1989				
APPLICABLE CODE	BCBC 2018				
	ALLOWED		EXISTING		
DENSITY					
LOT AREA - 48%	326.74	9QM	3516.91	9F	
MAIN FLOOR	-		120.20	9QM	1293.79 9F
SECOND FLOOR	-		118.00	9QM	1210.11 9F
GARAGE	45.00	9QM	484.36	9F	810.50 9F
TOTAL	326.74	9QM	3516.91	9F	3374.40 9F
LOT COVERAGE - 40%	272.28	9QM	2930.73	9F	
PRINCIPAL HOUSE	-		195.60	9QM	2105.37 9F
SHED	-		4.90	9QM	52.74 9F
TOTAL	272.28	9QM	2930.73	9F	200.50 9QM 2158.11 9F
SETBACKS					
FRONT YARD	1.50	M	24.61	FT	1.60 M 24.93 FT
SIDE YARD (NORTH)	3.00	M	9.84	FT	2.40 M 7.87 FT
SIDE YARD (SOUTH)	3.00	M	9.84	FT	3.70 M 12.14 FT
REAR YARD	1.50	M	24.61	FT	1.50 M 24.61 FT
HEIGHT	9.0	M	29.53	FT	UNCHANGED
PARKING					
SINGLE FAMILY DWELLING	3.0		SPACES		
CHILD CARE - 3 EMPLOYEES	2.1				
CHILD CARE - 25 CHILDREN	3.75				
TOTAL CHILD CARE	5.85		SPACES		
TOTAL PARKING ON SITE	9.00		6.00		SPACES

PROPOSAL AND JUSTIFICATION OF VARIANCES:

THE PURPOSE OF THIS APPLICATION IS TO REZONE THE SUBJECT PROPERTY FROM RF TO CCR. THE IMPETUS IS THE INCREASING DEMAND AND SHORTAGE OF CHILDCARE SPACES WITHIN THE REGION. IT IS RECOGNIZED THAT THE CCR ZONE WAS CREATED TO FACILITATE THE INTRODUCTION OF MODEST SIZED FACILITIES WITHIN THE EXISTING SINGLE FAMILY RESIDENTIAL FABRIC.

WE BELIEVE WE COMPLY WITH ALL ASPECTS OF CCR ZONING IN TERMS OF SIZE, SHAPE, SITING AND USE WITH THE EXCEPTION OF THE PROXIMITY TO THE SIDE PROPERTY LINES.

AS THE STRUCTURE IS CURRENTLY A SINGLE FAMILY HOME, IT COMPLIES WITH ITS CURRENT RF ZONING. WHILE THE EXISTING STRUCTURE CANNOT BE MOVED OR TRUNCATED, WE FEEL THAT THE EXISTING SETBACK ON THE NORTH UPPER, NEAREST EXTERIOR WALL OF 5.2M, AND SOUTH UPPER, NEAREST WALL OF 1.2M WOULD MORE THAN COMPENSATE.

FURTHERMORE, THERE ARE 6' FENCES AT THE NORTH AND SOUTH PROPERTY LINES THAT ADD TO THE VISUAL PRIVACY AT THE FIRST STOREY.

IF THE INTENT IS TO PROVIDE RELIEF FROM TALL MASSING TO ADJACENT PROPERTIES, WE FEEL THERE WILL BE NO NET IMPACT WITH THE SIGNIFICANT SETBACKS THAT EXIST.

IF THE INTENT IS BC BUILDING CODE RELATED, IF APPROVED, WE EXPECT TO TAKE MEASURES UNDER THE CODE TO ADDRESS ISSUES OF CONSTRUCTION TYPE AND COMBUSTIBILITY VIS-3-VIS OCCUPANCY.

WE ARE REQUIRED 8 PARKING SPOTS, AS WE ARE AN EXISTING SINGLE FAMILY DWELLING, WE CAN PROVIDE 6 PARKING SPOTS ON SITE.

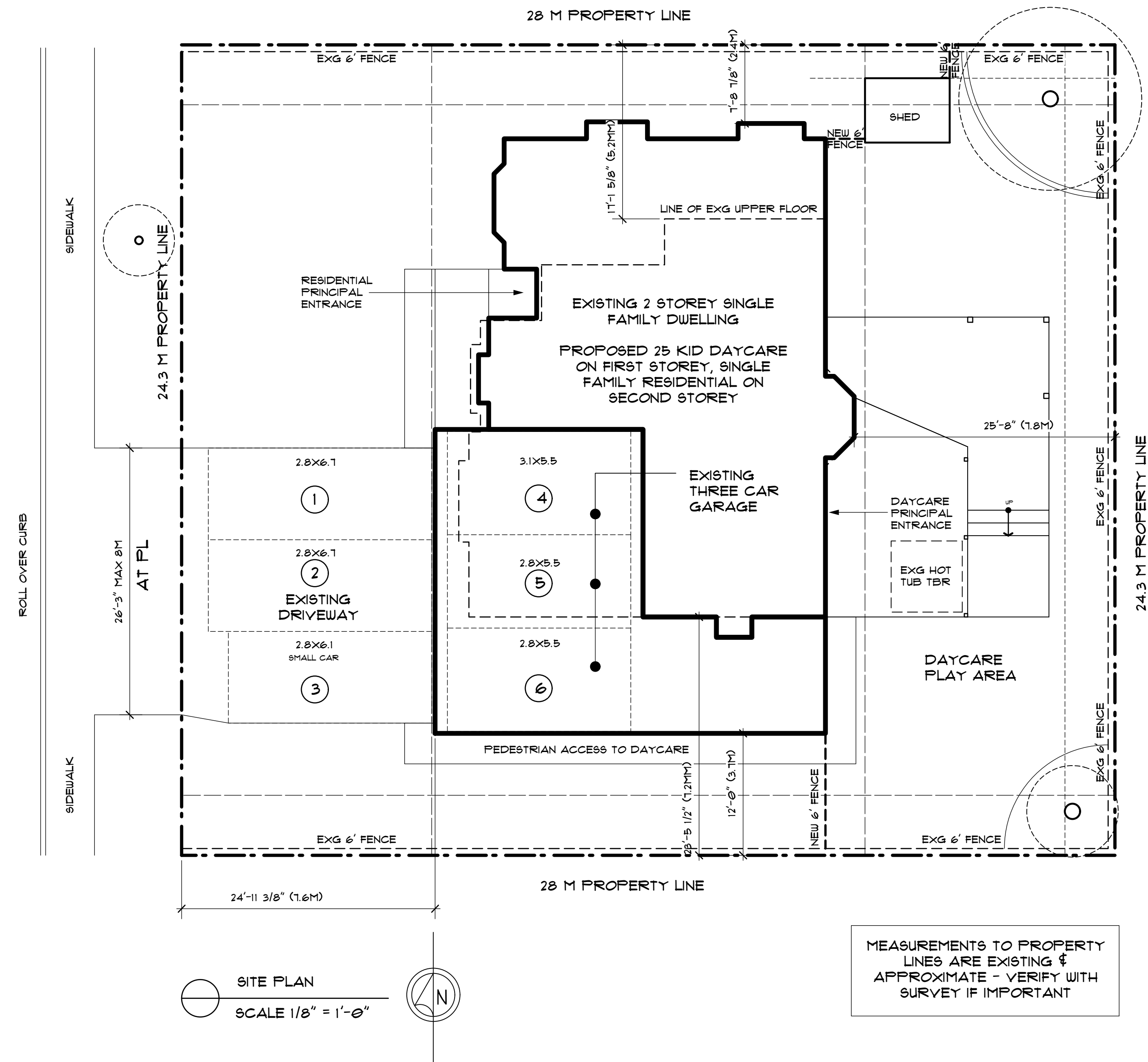
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THERE ARE DEDICATED BIKE LANES ON BOTH SIDES OF THE STREET AND A DEDICATED PARKING LANE ON OUR SIDE OF THE STREET FOR PARENTS DROPPING OFF CHILDREN IF THE ON SITE PARKING IS FULL. ONE OR MORE OF THE STAFF WILL BE LIVING IN THE RESIDENCE ABOVE WITH THE OTHER STAFF HAVING THE OPTION TO BIKE OR TAKE TRANSIT.

WE BELIEVE ALL OF THIS MITIGATING SITE ACCESS CONTEXT STRENGTHENS OUR REQUEST FOR REDUCED PARKING. WE BELIEVE THAT STAFF AS WELL AS CHILDREN IN THE FACILITY WILL PRIMARILY GAIN ACCESS BY WALKING AND BIKING. IN THE EVENT OF VEHICULAR DROP OFF OUR SITE FRONTAGE DOES PROVIDE ADDITIONAL SAFE DROP OFF IN THE DEDICATED PARKING AREAS.

WHILE WE RECOGNIZE OFF SITE PARKING IS NOT ASSURED OR ACCOUNTED FOR IN THE PARKING SECTION OF THE BYLAW. WE BELIEVE THAT DUE TO THE SMALL WINDOW OF DROP OFF AND PICK UP TIMES THAT ALL CHILDREN IN CARE CAN BE ESCORTED SAFELY.

188TH STREET



1200 West 73rd Avenue Suite 1100
Vancouver BC V6P 6G5 P: 604-266-4677

www.HEARTHworks.ca

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

It is the Builder's responsibility to lay out & carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those assumed on the drawings.

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Written dimensions shall have precedence over scaled dimensions.

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Revisions	No.	Date	Details	By
	1	JUN 6 2023	ISSUED FOR REZONING	HAI
	2	SEP 12 2024	RE ISSUED FOR RZ	HAI
	3	NOV 12 2024	ISSUED FOR FHA	HAI

Seal

Project

CHILDREN AND FRIENDS CHILDCARE

5060 188TH STREET
SURREY BC

Drawing Title

SITE PLAN

Date	NOVEMBER 2022	Project No.	2308
Scale	AS SHOWN	Drawing No.	A1
Drawn By	HAI		
Approved By	VJM		

APPENDIX II

TO: **Director, Development Planning, Planning and Development Department**

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

DATE: **March 21, 2025**

PROJECT FILE: **7825-0031-00**

RE: **Engineering Requirements (Commercial/Industrial)**
Location: 5860 188 St

REZONE

Works and Services

- Construct maximum 8.0 m wide driveway letdown.
- Provide water service connection complete with water meter and backflow preventer at property line.
- Complete video inspection of the storm service connection and replace to City standards if inadequate.
- Replace existing sanitary service connection to meet City standards.
- No stormwater runoff is permitted on to adjacent properties from the subject site.

A Servicing Agreement is not required.

DEVELOPMENT VARIANCE PERMIT

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



Daniel Sohn, P.Eng.
Development Process Manager

RSK

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7925-0031-00

Issued To:

Address of Owner:

Issued To:

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: 011-963-859
Lot 28 Section 9 Township 8 New Westminster District Plan 79054
5680 188 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Development Variance Permit to reduce the minimum number of Off-Street parking spaces for a Child Care Centre from 8 to 6.
4. This development variance permit applies to only the portion of the Land OR that portion of the buildings and structures on 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/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

Development Variance Permit to reduce the minimum number of Off-Street parking spaces for a Child Care Centre from 8 to 6.

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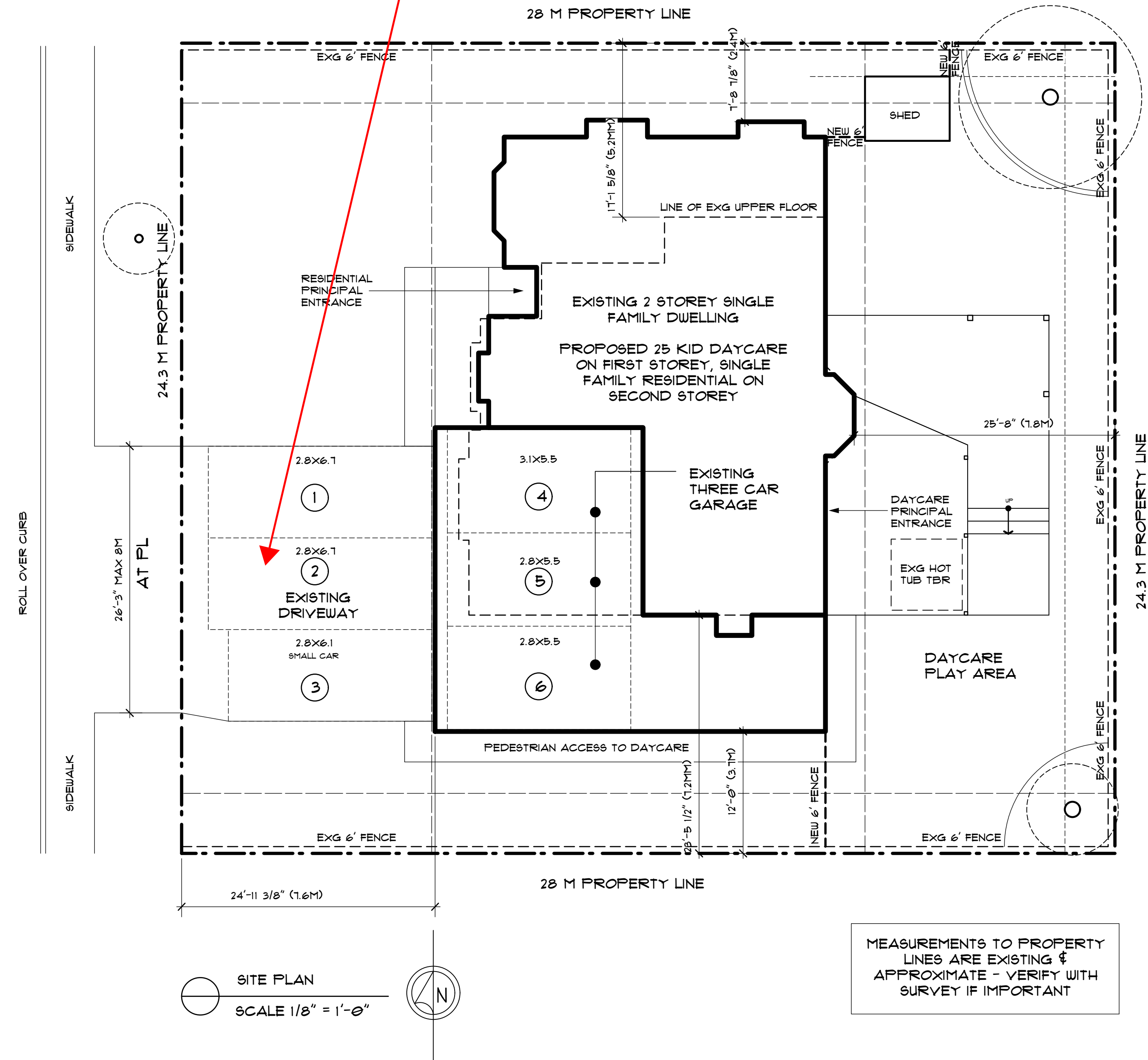
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Drawn By	HAI		
Approved By	VJM		