

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0017-00

Planning Report Date: February 24, 2025

**PROPOSAL:**

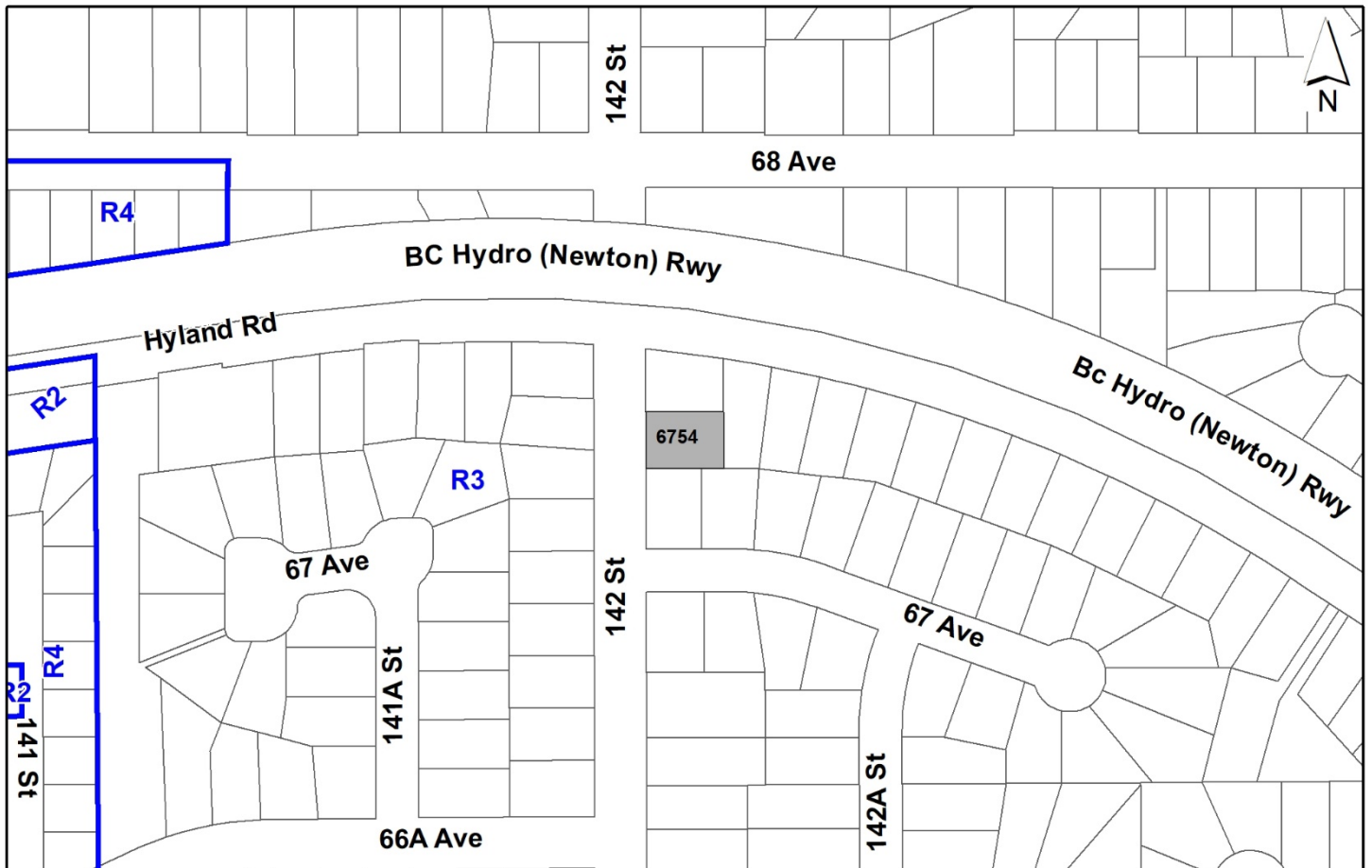
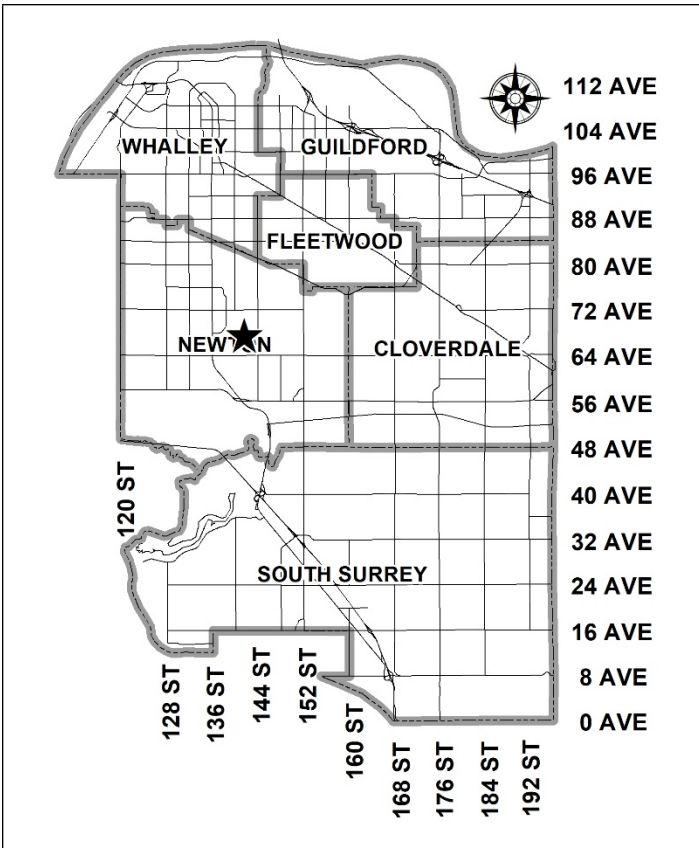
- **Rezoning** from R<sub>3</sub> to CD (based on CCR).

to permit a standalone child care centre, limited to 20 children.

**LOCATION:** 6754 - 142 Street

**ZONING:** R<sub>3</sub>

**OCP DESIGNATION:** Urban



### **RECOMMENDATION SUMMARY**

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

### **DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing a child care centre without a principal or accessory residential use.

### **RATIONALE OF RECOMMENDATION**

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal adheres to the Surrey Child Care Guidelines as it pertains to location, outdoor space, and parking.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Urban Residential Zone (R<sub>3</sub>)" 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 road dedication plan 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; and
  - (d) 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	OCP Designation	Existing Zone
Subject Site	Single family residential	Urban	R <sub>3</sub>
North:	Single family residential	Urban	R <sub>3</sub>
East:	Single family residential	Urban	R <sub>3</sub>
South:	Single family residential	Urban	R <sub>3</sub>
West (Across 142 Street):	Single family residential	Urban	R <sub>3</sub>

### Context & Background

- The subject property is located on the east side of 142 Street within a residential neighbourhood. The site is approximately 660 square metres and currently contains a one-storey single family residence which accommodates Toddler Kingdom Childcare, a licensed child care facility for up to eight children.
- The property is designated "Urban" in the Official Community Plan (OCP) and zoned "Urban Residential Zone (R<sub>3</sub>)". A child care centre is currently permitted in accordance with Part 4 of the Zoning Bylaw, General Provisions, which specifies that a facility that is provincially licensed to accommodate up to eight children is permitted, as an accessory use to a residential use, in any Residential Zone.

- Although the site is not located within a Secondary Plan, it is within close proximity to the East Newton, South Newton, and Newton KGB Neighbourhood Plans, as well as the Newton Town Centre Plan. The surrounding neighbourhood is generally comprised of low-density residential, with Hyland Creek Park located approximately 200 metres and Hyland Elementary School 550 metres to the west.
- The subject application proposes to convert the existing residence to solely a child care centre for 20 children, with no residential use. The scope of the proposal includes a new outdoor play area and on-site parking.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes to rezone the subject property from “Urban Residential Zone (R3)” to a Comprehensive Development Zone (CD) based on the “Child Care Zone (CCR)” in order to permit the conversion of a single family dwelling into a child care centre, limited to 20 children.
- The proposal includes site alterations to accommodate additional parking and a larger outdoor play space. There are no alterations proposed to the exterior of the existing house, with the exception of the enlargement of one window at the back of the building.

### Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	The closest park is Hyland Creek Park which offers an array of passive and active spaces.
Fraser Health Authority:	Fraser Health has no concerns with the proposed Rezoning. Additional review of the proposal will be completed through the licensing process.
Surrey Fire Department:	Fire has no concerns. Additional review will be required prior to the issuance of a Building Permit.

### Transportation Considerations

- The applicant is required to provide a 0.942 metre wide road dedication along 142 Street. Driveway access to the subject property will continue to be provided from 142 Street.

### Sustainability Considerations

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

## 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 daycare facilities identified as a complementary use. The scale of the proposed child care centre is suitable relative to the size of the residential building/lot and the use is compatible in the neighbourhood. As such, the proposal complies with the “Urban” land use designation.

### CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed Child Care Centre for up to 20 children, with no residential use, on the subject site. The CD By-law will have provisions based on the “Child Care Zone (CCR)”, with the following revisions:
  - Permitted Uses
    - Allow *child care centre*, limited to 20 children, as a principal use rather than an accessory use;
    - Allow *child care centre* to operate as a singular use on the lot, i.e., without a residential use;
    - Specify that a *single family dwelling* is not permitted in conjunction with a *caretaker unit*; and
    - Add *caretaker unit* as an accessory use and specify that it is not permitted in conjunction with a *single family dwelling*.
  - Special Regulations
    - Add a regulation to specify a *single family dwelling* may contain one *secondary suite*, so long as there is no *child care centre* on the lot; and
  - Off-Street Parking and Loading/Unloading
    - Add requirement for one off-street parking spaces in association with a *caretaker unit*.
- The proposed CD zone reflects that the child care centre is proposed as a principal use, without a dwelling unit. However, the CD zone includes *single family dwelling* as a principal use and introduces *caretaker unit* as an accessory use, in order to allow a caretaker unit through a future addition or renovation or the conversion of the child care centre back to a single family dwelling.
- A total of six parking spaces are proposed on-site, consistent with the Zoning Bylaw requirements for the child care facility. If a caretaker unit or single family dwelling were constructed in the future, an updated parking calculation would be required.

## 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 licensed 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:
  - Location in Community
    - The subject site is located on a collector road close to other community facilities such as Hyland Elementary School and Hyland Creek Park, and is located on the outskirts of the Newton Town Centre; and
    - The property is not close to major traffic routes or high-impact industrial uses.
  - Adjacent Uses & Safety Considerations
    - The proposal will not result in significant changes to privacy, lighting or visual impacts; and
    - Landscaping, including existing hedges and fencing, will contribute to screening the use from neighbouring properties.
  - Arterial Roads – not applicable
  - Access & Parking
    - The facility will include covered and secure stroller parking; and
    - Access will be provided directly from 142 Street, with tandem parking. Employees will utilize the internal parking spaces (garage and front-tandem) to allow those spaces fronting the road to be utilized as pick-up/drop-off spaces, and to accommodate service, delivery and emergency vehicles.
  - Trees & Landscaping
    - Off-site hedges currently offer a privacy to the subject property, which contains only one on-site tree that is currently identified for removal. Any replacement trees will be planted strategically in order to contribute to the buffer around the perimeter of the site.
  - Purpose-Built Child Care Facilities – not applicable
  - Fencing & Screening
    - Landscaping will provide visual screening of outdoor play areas, with existing off-site hedges. The applicant has indicated additional hedges may be planted, if concerns are raised from neighbours; and
    - Existing fences are non-climbable, secure and 1.8-2.1 metres in height.
  - Relationship to Grade
    - The site is relatively flat, and the one-storey building is at grade with no steps or ramps required at the facility entrance. An existing ramp at the rear of the facility will be retained.
  - Natural Light & Views
    - The facility is located at grade and offers sufficient natural light, which will be enhanced by the enlargement of one window at the back of the building.

- Outdoor Play Areas
  - The applicant has confirmed that the proposal complies with the Fraser Health licencing requirements; and
  - There will be two outdoor play areas to accommodate different age groups in the front and rear yard, each with direct access to the indoor care area. The spaces will include weather protection and soft surfaces (grass and artificial grass), and both areas are well-protected from traffic.

## **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on May 6, 2024, and the Development Proposal Signs were installed on May 16, 2024. Staff received one response from a neighbouring resident expressing concern with parking in the neighbourhood, however it appears their concern did not relate specifically to the proposed child care use.
- The subject development application was referred to the Newton Community Association. The Newton Community Association has not provided any comments to date.

## **DEVELOPMENT PERMITS**

### **Form and Character Development Permit Requirement**

- Given that the proposed development is not comprised of a single family dwelling as the principal use, the Form and Character Development Permit requirements in the OCP are applicable. However, the proposal complies with the exemption criteria and is therefore not subject to the issuance of a Form and Character Development Permit.
- Although a Development Permit is not required, staff have worked with the applicant to ensure sufficient screening. There are no alterations proposed to the exterior of the existing building, with the exception of the enlargement of one window at the back of the building.

## **TREES**

- The subject property currently contains one tree, which was previously identified for removal due to its poor health through a Tree Cutting Permit application. Additional review will occur as a condition of Final Adoption and prior to the issuance of a Building Permit.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.        Site Plan, Floor Plan  
Appendix II.        Engineering Summary

*approved by Chris McBeath*

Ron Gill  
General Manager  
Planning and Development

SA/cb



# TODDLER KINGDOM DAYCARE - REZONING / DP

No	Description	Date
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2	IF REZONING/DP REVISION 01	MAY 26, 2022
1	ISSUED FOR REZONING/DP	MAY 26, 2022

### SATELITE IMAGE



### GENERAL NOTES

THESE DRAWINGS REPRESENT AN OVERALL DESIGN CONCEPT. THEY ARE PREPARED WITH THE INTENT TO DEMONSTRATE THE OVERALL DESIGN ARRANGEMENT AND METHOD OF ACCESS TO THE VARIOUS COMPONENTS. THE DRAWINGS DO NOT INDICATE EXTENSIVE DETAILS. THE CONTRACTOR IS ASSUMED TO HAVE REVIEWED THESE PLANS, HAVING SEEN THE SUBJECT PROPERTY AND IS CAPABLE OF EXECUTING THE DETAIL WORK NECESSARY TO ACHIEVE THE INTENDED RESULT, IN A MANNER CONSISTENT WITH QUALITY WORKMANSHIP WITHIN THE REGION.

THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE B.C. BUILDING CODE 2018, AND ALL WORK SHALL CONFORM TO THE B.C. BUILDING CODE 2018 AND ALL LOCAL MUNICIPAL CODES AND BY-LAWS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

EMBODIMENTS ON PLANS ARE INDICATED FROM SURFACE TO SURFACE BETWEEN WALLS, PARTITIONS AND OTHER ITEMS EXCLUSIVE OF FINISHES.

### PROJECT DATA

**BASE:** BRITISH COLUMBIA BUILDING CODE 2018  
CITY OF SURREY ZONING AND DEVELOPMENT BYLAW

**CIVIC ADDRESS:** 6754 142 ST SURREY, BC V3W 5M7

**LEGAL ADDRESS:** LOT 22 SECTION 16 TOWNSHIP 2 PLAN WNP78853 NWD PART SE 1/4

**LAND-USE ZONING:** REZONING FROM R1 (SINGLE-FAMILY RESIDENTIAL) TO CD (BASED ON CCR)

**SITE AREA:** 660 SM (7,824 SF)

**BUILDING AREA:** 699.8 SM (2,650 SF)

**BUILDING HEIGHT:** ONE STORY (NO CHANGE IS PROPOSED)

**FIRE ALARM SYSTEM:** **3.2.4.1** DETERMINATION OF REQUIREMENT FOR A FIRE ALARM SYSTEM  
4) (1) A DAYCARE FACILITY FOR CHILDREN WITH AN OCCUPANT LOAD MORE THAN 40 OCCUPANT LOAD (IN 24-40 THEREFORE, A FIRE ALARM SYSTEM IS NOT REQUIRED)

**FIRE SAFETY WITHIN FLOOR AREA:** **3.3.2.3.14**  
IF A FIRE ALARM SYSTEM IS NOT INSTALLED IN A DAYCARE FACILITY DESCRIBED IN SENTENCE (1), SMOKE ALARMS CONFORMING TO CAN/ULC-524, STANDARD FOR SMOKE ALARMS, SHALL BE INSTALLED IN:  
A) EACH ROOM OF THE DAYCARE FACILITY; AND  
B) EACH CORRIDOR SERVING AS PART OF A MEANS OF EGRESS FROM THE DAYCARE FACILITY.  
C) SMOKE ALARMS REQUIRED BY SENTENCE (1) SHALL:  
A) COMPLY WITH SENTENCES 3.2.4.2(1)(b) AND (d); AND  
B) BE MORE THAN ONE. SMOKE ALARMS ARE REQUIRED TO BE WIRED SO THAT THE ACTIVATION OF ONE OF THE REQUIRED SMOKE ALARMS WILL CAUSE ALL THE REQUIRED SMOKE ALARMS TO SOUND.

**EXITS:** NUMBER OF EXITS REQUIRED: 2  
PROVIDED: 2

**OCCUPANT LOAD:** TOTAL PROPOSED OCCUPANTS: 20 CHILDREN + 4 STAFFS + 24 OCCUPANTS

**BARRED FREE PATH OF TRAVEL:** YES  
ACCESSIBLE PATH OF TRAVEL IS 1500 mm (MIN) THROUGHOUT.

**WATER CLOSET:** **3.7.2.2** WATER CLOSETS FOR ADULTS (TABLE 3.7.2.2.4)  
REQUIRED: 1 ACCESSIBLE TOILET  
TOTAL CLOSET PROVIDED: 1 ACCESSIBLE TOILET

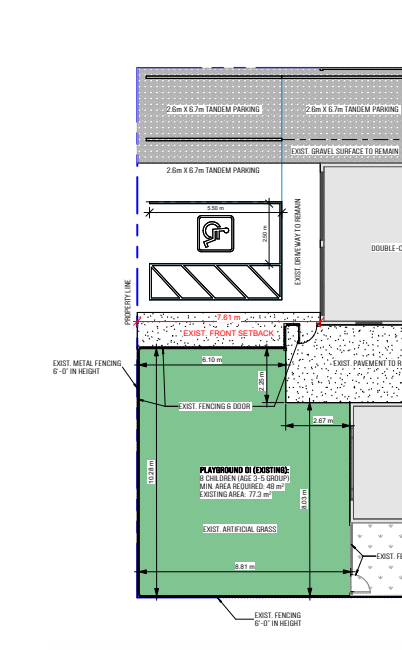
**WATER CLOSET REQUIREMENTS AS PER B.C. CHILD CARE REGULATION FOR EVERY 10 CHILDREN 1 TOILET AND 1 WASH BASIN**  
IT: 02 CHILDREN  
2-4 YEARS OLD: 0 CHILDREN  
REQUIRED: 2 TOILETS, 2 WASHES  
PROVIDED: 3 TOILET, 3 WASHES

**PARKING SPACE:** **PROPOSED PARKING SPACES**  
SURREY ZONING BY-LAW TABLE 6.1.1 NUMBER OF OFF-STREET PARKING SPACES  
FOR CHILD CARE CENTRE, 0 TO 20 PARKING SPACES SHALL BE PROVIDED PER EMPLOYEE, IN ACCORDANCE WITH THE NUMBER OF EMPLOYEES REGISTERED UNDER THE COMMUNITY CARE AND ASSISTED LIVING ACT, S.B.C. 1992, L.75, AS AMENDED. **PLUS**  
0.5 PARKING SPACES PER LICENSED CHILD FOR DROP-OFF, 0.75 PARKING SPACES, WHICHEVER IS GREATER.

NUMBER OF EMPLOYEES: 4  
NUMBER OF CHILDREN (1 - AGE 3-5): 20  
0.7 PARKING SPACE PER EMPLOYEE X 4 EMPLOYEES = 2.8  
0.5 PARKING SPACE PER CHILD X 20 = 10  
TOTAL NUMBER OF PARKING SPACES REQUIRED: **13.3 = 13 STALLS**  
PROPOSED PARKING SPACE: **8 STALLS**

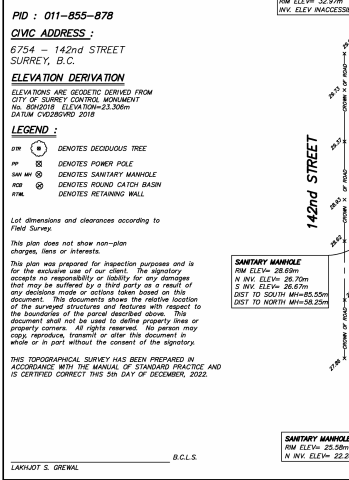
**OUTDOOR PLAYGROUND:** REQUIRED: 0.1 m<sup>2</sup> PER CHILD AS PER THE FRASER HEALTH REQUIREMENTS.  
8 (AGE 3-5 GROUP) X 0.1 = 0.8 m<sup>2</sup>  
0.1 CHILDREN X 8 = 0.8 m<sup>2</sup>  
EXISTING PLAY AREA 01 = 77.3 m<sup>2</sup>  
PROVIDED: PLAY AREA 02 = 84 m<sup>2</sup>

### SITE LOCATION PLAN



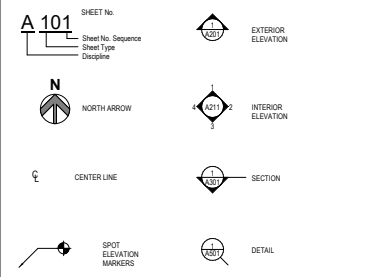
2 SITE PLAN 1:96

### TOPOGRAPHICAL SURVEY PLAN OF LOT 22 SECTION 16 TOWNSHIP 2 NWD PLAN 78853



SCALE 1:250 DISTANCES ARE METRIC

### SYMBOL LEGEND



CLASSROOMS AREA			
Name	PROPOSED AREA (m <sup>2</sup> )	PROPOSED AREA (SF)	STAFF #

### Drawing List

Sheet Number	Sheet Name
DP00	PROJECT DATA
DP01	MAIN FLOOR PLANS
DP02	BUILDING ELEVATIONS

### CONSULTANTS LIST

**CLIENT:**  
AMANDEEP SIDHU  
amansidhu42@live.ca

**ARCHITECT:**  
Jay Jung Architect Inc.  
Contact: Alex Jun  
alex@jayjungarchitect.com

### THE LEARNING TREE DAYCARE

Project Address  
6754 142 ST, SURREY, BC V3W 5M7

### PROJECT DATA

Sheet No: DP00

Project No: Project Number




### SIGN & SEAL

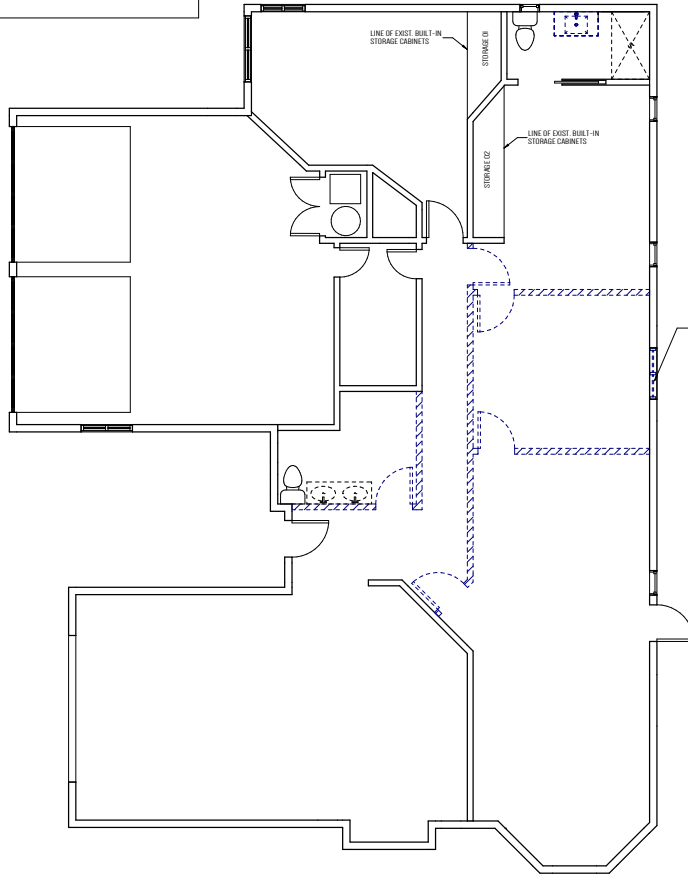
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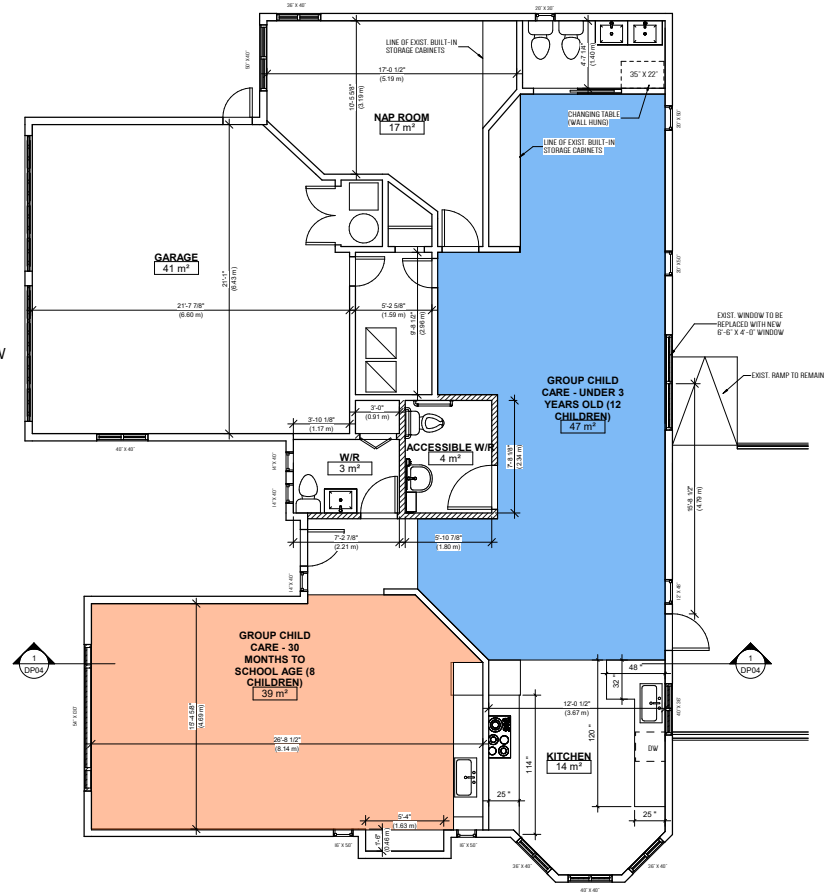


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Website: www.JayJungArchitect.com  
Email: jay@JayJungArchitect.com  
Address: 990-3025 Lougheed Hwy, Suite #150, Coquitlam, BC V3B 6S2

WALL ASSEMBLY	DESCRIPTION
	EXISTING WALL TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	NEW WALL



2 **EXISTING & DEMO PLAN**  
1:48



1 **PROPOSED FLOOR PLAN**  
1:48

Revision Schedule

No	Description	Date
24		
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16		
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3	IF FRASER HEALTH REVIEW	SEP 8, 2023
2	IF REZONING/OP REVISION ID	MAY 26, 2023
1	ISSUED FOR REZONING/OP	MAY 26, 2023

Project Name

**THE LEARNING TREE DAYCARE**

Project Address

6754 142 ST, SURREY, BC V3W 5M7

Sheet Name

**MAIN FLOOR PLANS**

Sheet No.

DP01

Project No.

Project Number

**SIGN & SEAL**

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Website: www.JayJungArchitect.com

Address: 990-3025 Louheed Hwy, Suite #159, Coquitlam, BC V3B 6S2

## INTER-OFFICE MEMO

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

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

DATE: **February 18, 2025** PROJECT FILE: **7823-0017-00**

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RE: **Engineering Requirements**  
**Location: 6754 142 St**

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

- Dedicate 0.942 m towards 142 St.
- Register 0.5 m wide statutory right-of-way along 142 St.
- Register a covenant on title for future removal of the existing retaining wall, fence, and signage along 142 St.

***Works and Services***

- Construct east side of 142 Street.
- Construct 6.0 - 8.0 m wide driveway letdown.

A Servicing Agreement is required.

**BUILDING PERMIT**

The following issues are to be addressed as a condition of the subsequent Building Permit:

- Submit water meter sizing calculations to confirm adequacy of the existing meter.
- Construct new storm, sanitary and metered water service connections and abandon existing.
- Construct backflow preventer at property line, downstream of the water meter.
- Provide on-lot storm detention and flow controls if the proposed development exceeds 65% in impervious area.



Daniel Sohn, P.Eng.  
Development Process Manager