

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0307-00

Planning Report Date: February 24, 2025

PROPOSAL:

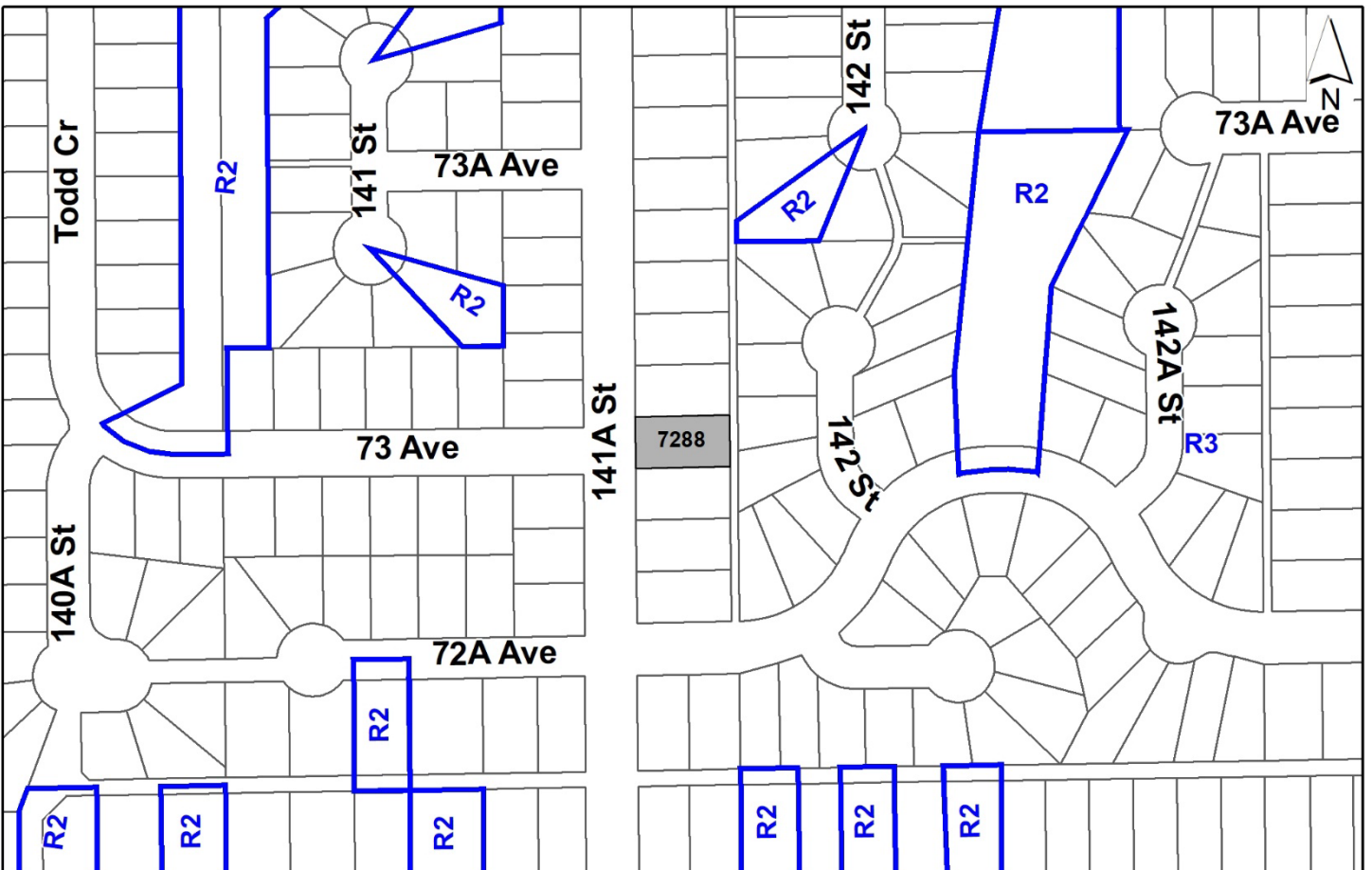
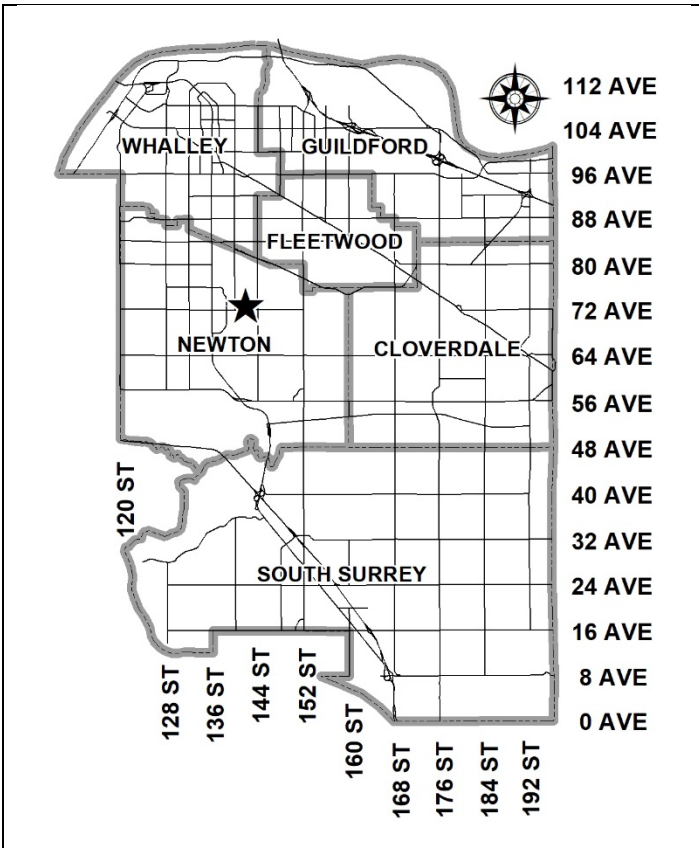
- **Rezoning** from R3 to CD (based on CCR)

to permit a child care centre for up to 20 children, with a caretaker unit.

LOCATION: 7288 - 141A Street

ZONING: R3

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 with a caretaker unit, rather than a principal 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 (R3)" 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) demolition of the existing accessory buildings, in accordance with Appendix I;
 - (c) the applicant satisfy any concerns identified by the Surrey Fire Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (e) 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/NCP Designation	Existing Zone
Subject Site	Single Family Residential	Urban	R3
North:	Single Family Residential, Child Care Centre (currently limited to eight children, with a proposal to allow up to 25 children through application 7924-0320-00)	Urban	R3
East:	Single Family Residential	Urban	R3
South:	Single Family Residential	Urban	R3
West (Across 141A Street):	Single Family Residential, 73 Avenue	Urban	R3

Context & Background

- The subject property is located on the east side of 141A Street, at the intersection of 73 Avenue, within a residential neighbourhood. The site is approximately 720 square metres and currently contains a one-storey single family residence.
- The property is designated "Urban" in the Official Community Plan (OCP) and zoned "Urban Residential Zone (R3)". 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 located between the Newton Town Centre Plan and the East Newton (North and South) Neighbourhood Plans. The surrounding neighbourhood is generally comprised of low-density residential, with Todd Crescent Park located 150 metres to the west and Nichol Estates Park approximately 215 metres to the east. M.B. Sandford Elementary School is also located approximately 260 metres to the east.
- Currently, a child care centre, limited to eight children, operates out of the property at 7298 – 141A Street, directly north of the subject property. A proposal to rezone this adjacent property from R3 to CCR to allow a child care centre for up to 25 children is currently being reviewed under Development Application No. 7924-0320-00.
- The subject application proposes to convert the existing residence to a child care centre for 20 children, with a caretaker unit, which includes a new outdoor play area, parking and landscaping.

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, with a caretaker unit.
- The proposal includes site alterations to accommodate additional parking and an outdoor play space. Alterations proposed to building's exterior are limited to small ramps at the front and rear entrances. Additionally, there are two accessory buildings on the property which are to be removed prior to Final Adoption.

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 parks are Todd Crescent Park (150m away) and Nichol Estates Park (215m away), both of which contain playground facilities and natural areas.
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: Acceptance of the proposal has been identified as a condition of final adoption. Proposed site alterations do not impact Fire Department access.

Transportation Considerations

- Driveway access to the subject property will continue to be provided from 141A Street to the west.

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 lot/house and the neighbourhood context. 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 and a caretaker unit on the subject property. The CD By-law contains the same provisions of 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.

- Off-Street Parking and Loading/Unloading:
 - Add requirement for one off-street parking space in association with a *caretaker unit*.
- The proposed CD zone reflects that the scale of the proposed dwelling unit is ancillary to the child care centre by introducing *caretaker unit* as a permitted accessory use. *Single family dwelling* is identified as a principal use in order to permit an increase in scale of the dwelling unit, either through a future addition to the existing building or by converting the child care centre back to a single family dwelling.
- The caretaker unit will be occupied by the operator or employee of the child care centre, in accordance with the Zoning Bylaw.
- A total of six parking spaces are proposed on-site, including one for the caretaker unit and five for the child care centre, consistent with the Zoning Bylaw.

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 proposal adheres to the general policies and regulations pertaining to location, outdoor spaces, and parking:
 - Location in Community
 - The subject site is close to other community facilities, such as Todd Crescent Park, Nichol Estates Park and M.B. Sandford Elementary School. The property is also located in close proximity to 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 hedges and fencing will contribute to screening the use from neighbouring properties.
 - Arterial Roads – not applicable
 - Access & Parking
 - The facility will include covered stroller parking and a seated waiting area, and space for bicycle and cargo bicycle parking; and
 - Access will be provided directly from 141A Street, with tandem parking. Employees will utilize the internal parking spaces (front-tandem) to allow those spaces fronting the road to be utilized as pick-up/drop-off spaces, providing ease of movement and accommodating service, delivery and emergency vehicles.
 - Trees & Landscaping

- On-site and off-site trees and hedges currently offer privacy to the subject property. Currently, one on-site tree has been identified for removal; any replacement trees required in accordance with the Surrey Tree Cutting Bylaw, 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 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 metres in height.
- Relationship to Grade
 - The site is relatively flat and the one-storey building is mostly at grade, with a single-riser step at the facility entrance and three-riser steps and ramp to the existing porch at the rear of the property. A small ramp is required to comply with accessibility requirements.
- Natural Light & Views
 - The facility is located at grade with plenty of windows to provide natural light.
- Outdoor Play Areas
 - The outdoor play area will be required to have direct access to the indoor care area, provides a soft surfaces (grass), is one large space to allow for efficient supervision, and is located in the rear yard, away from busy streets. An existing deck provides weather protection; and
 - The applicant will be required to demonstrate compliance with the Fraser Health licencing requirements.

PUBLIC ENGAGEMENT

- The Development Proposal Sign was installed on November 19, 2024, and pre-notification letters were sent on December 19, 2024. To date, staff have not received any responses from area residents.
- 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.

TREES

- The subject property currently contains three on-site trees, hedges and one shared tree. Currently, one tree has been identified for removal due to its poor health through a future Tree Cutting Permit application and all other trees have been identified for retention. Additional review, including the tree protection, 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:

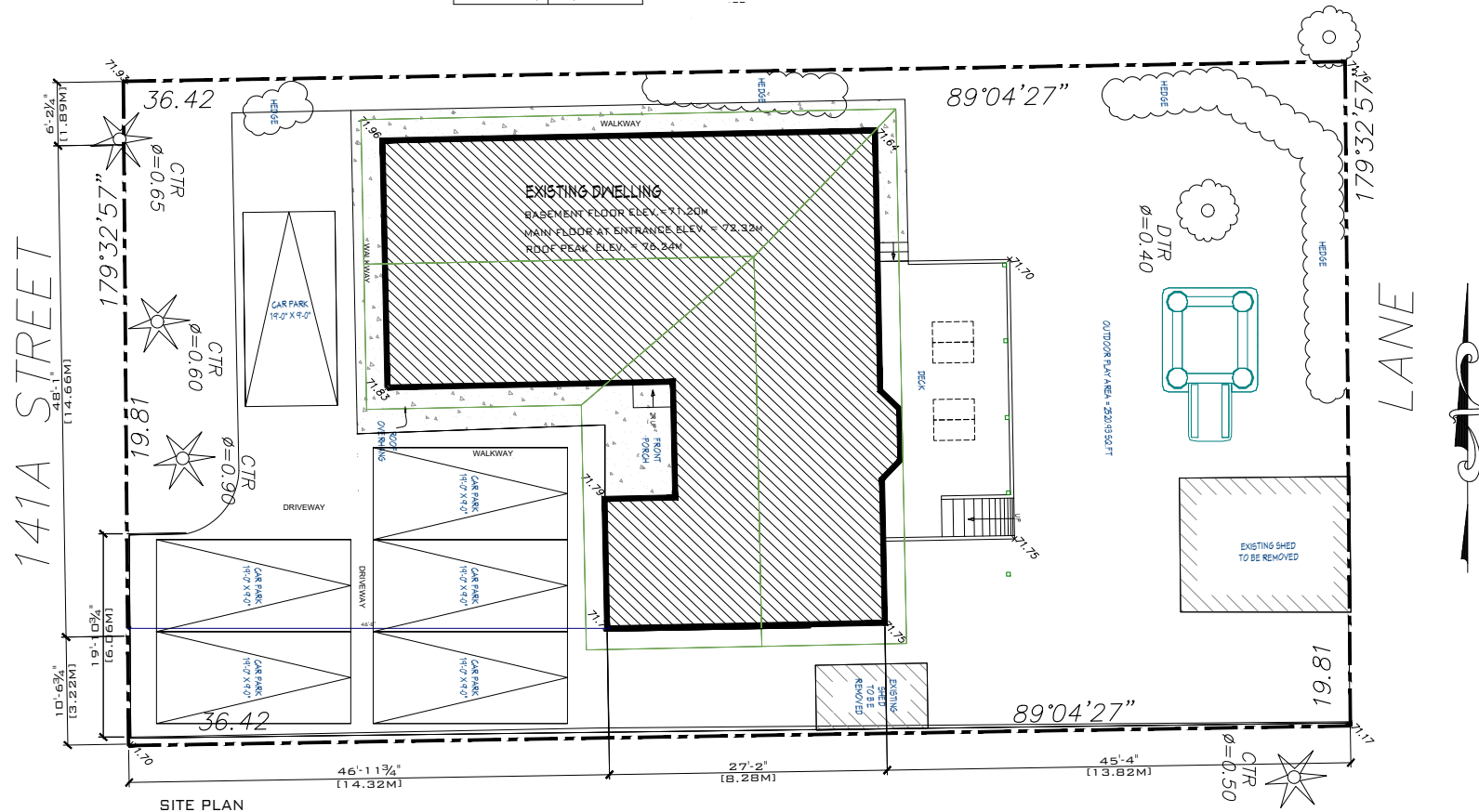
Appendix I. Site Plan and Floor Plans
Appendix II. Engineering Summary

approved by Chris McBeath

Ron Gill
General Manager
Planning and Development

SA/cb

PROJECT DATA	
ADDRESS: 7288 141A ST V3W 5L7	
FOLIO: 62 11 070 12-3	
PID: 0110 523 981	
PLAN: 21798	
PLAN DESCRIPTION	
LOT 6 SECTION 21 TOWNSHIP 2 PLAN	
NW/2S 1798 TWD	
SIZE: 721.57 SQ. METERS (7,767 SQ. FEET)	
ZONING ANALYSIS	
ZONE: RF	
FLOOR AREA RATIO	
PERMITTED	PROPOSED (SQ. FT)
540 + 60 = 600 SQ. FT	MAX FLOOR HEIGHT: 17.50
181 SQ. FT. = 16.84 SQ. FT	
TOTAL = 600 SQ. FT. = 423.56 SQ. FT.	
GARAGE = 26 SQ. FT. = 140.60 SQ. FT.	
LIVING AREA = 353.5 SQ. FT. = 1803.50 SQ. FT.	TOTAL: 1798 SQ. FT.
LOT COVERAGE %	
PERMITTED: 37.37%	PROPOSED (SQ. FT)
7767 + 27.37% = 2002.52 SQ. FT.	2170 SQ. FT.



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

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION



UDC DESIGN CENTER LTD
BUILDING & INTERIOR DESIGN
CONSULTANTS

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#202-7750-128 STREET
SURREY BC CANADA V3W 0R6
EMAIL: UDCDESIGN@HOTMAIL.COM
WEB: WWW.UDCDESIGNS.CA

No.	Revision/Issue	Date
03	SCREEN CAPACITY REDUCED FROM 25 TO 10	19-08-2024
02	PROPOSED PARKING INCREASED	20-08-2024
01	PROPOSED PARKING INCREASED	12-08-2024

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Sheet Title:

Owner Name and Address
POOJA KAPOOR
7288 141A ST. SURREY, BC

Project No	1833-2023	Sheet	01
Designed By			
Drawn By	Umine Salama		
Checked By			
Date	18-JUL-2024		
Scale	As Shown		



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03	CHILDREN CAPACITY REDUCED FROM 20 TO 26	19-02-2025
02	PROPOSED PARKING INCREASED	26-08-2024
01	PROPOSED PARKING INCREASED	10-04-2024

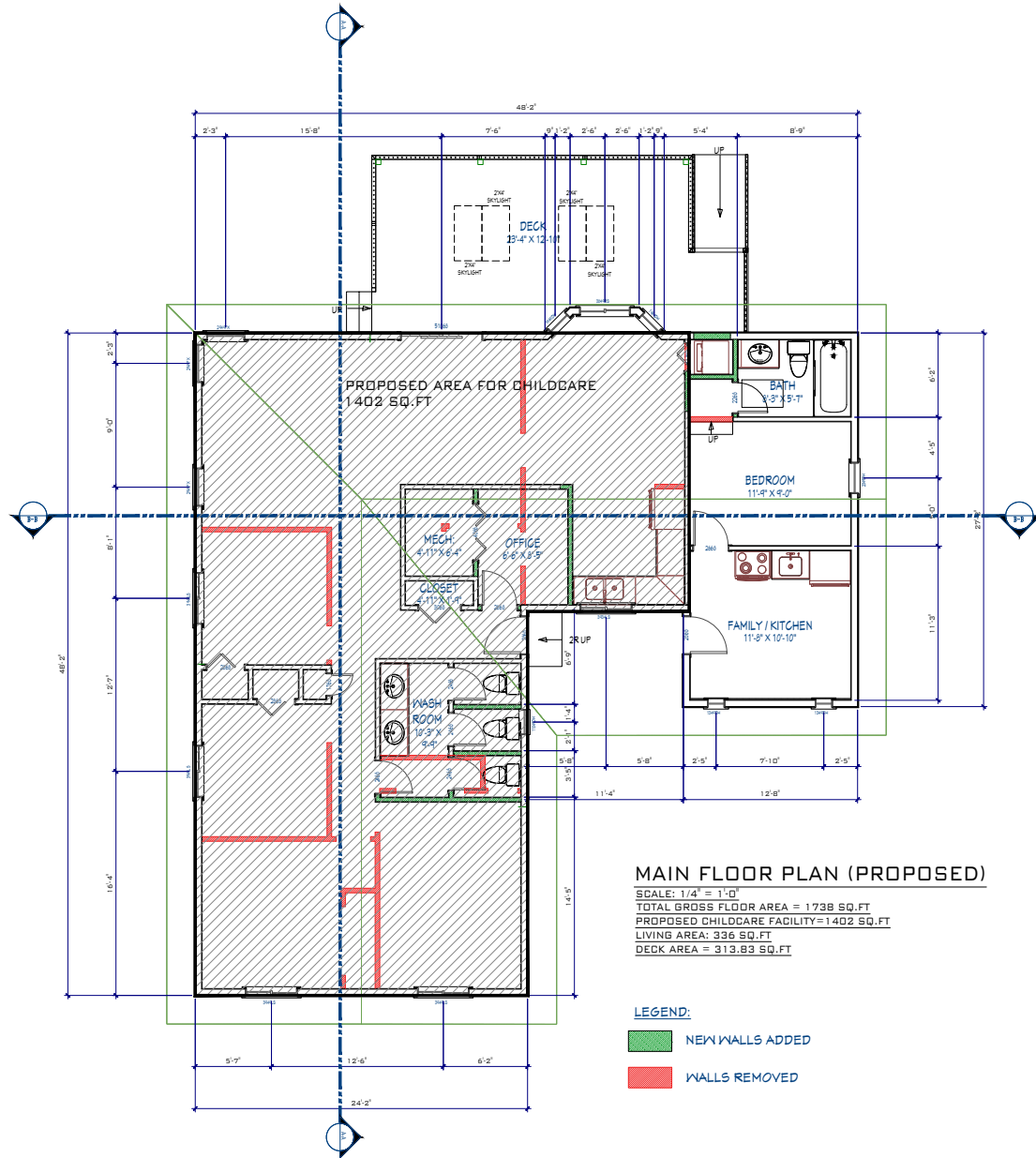
No.	Revision/Issue	Date
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Sheet Title:
FLOOR PLAN

Owner Name and Address
POOJA KAPOOR
 7288 141A ST, SURREY, BC

Project No.	1833-2023	Sheet
Designed By		03
Drawn By	Almine Salama	
Checked By		
Date	18-JUL-2024	
Scale	As Shown	



NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION

TO: Director, Development Planning, Planning and Development Department

FROM: Development Process Manager, Engineering Department

DATE: February 18, 2025

PROJECT FILE: 7823-0307-00

RE: Engineering Requirements

Location: 7288 141A St

REZONE

Property and Right-of-Way Requirements

- Register 0.5 m wide statutory right-of-way along 141A St.

Works and Services

- Construct east side of 141A Street.
- Construct 6.0 - 8.0 m wide driveway letdown.
- Construct receiving pedestrian letdown on the opposite side of 141A St.

A Servicing Agreement is required.

BUILDING PERMIT

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

- Submit video inspection report to confirm adequacy of the existing storm and sanitary service connections.
- Submit water meter sizing calculations to confirm adequacy of the existing meter.
- Construct new storm, sanitary and metered water service connections and abandon existing, if required.
- 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