



TO: CITY MANAGER 2015 January 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #14-38
Licensed Childcare Facility
(73 Children and 12 Staff Members)

ADDRESS: 2830 Bainbridge Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lot 1, District Lot 59, Group 1, NWD Plan BCP51902

FROM: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District as guidelines and in accordance with the development plans entitled “Learning Ladder Child Care Centre” prepared by SEL Engineering Ltd.)

TO: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District as guidelines and in accordance with the development plans entitled “Learning Ladder Child Care Centre” prepared by SEL Engineering Ltd. as amended by the development plans entitled “Brightstart Burnaby” by Douglas R. Johnson Architect Ltd.)

APPLICANT: BrightStart Children’s Academy Ltd.
2625 Klassen Court
Port Coquitlam, BC V3C 5Z2
(Attention: Evelyn Tsai)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 February 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 February 02, and to a Public Hearing on 2015 February 24 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit an increase in the capacity of an existing child care facility from 61 to 73 children.

2.0 BACKGROUND

- 2.1 The subject property, located at Bainbridge Avenue and Lougheed Highway, contains two commercial buildings, an associated parking area, and significant frontage landscaping, including a 13.7 m (45 ft.) buffered setback from Lougheed Highway. To the west of the subject property, across Bainbridge Avenue, is a gasoline service station, beyond which are multiple family dwellings; to the north, across Queensbridge Drive, are single-family dwellings; to the east is a multiple family residential development; and to the south across Lougheed Highway is a new one storey commercial development. Vehicular access is available via Queensbridge Drive, which is a private road that extends from Bainbridge Avenue to the multiple-family dwellings to the east.
- 2.2 On 1977 August 15, Council granted Final Adoption to Rezoning Reference #36/76 to rezone the subject property from the A2 Small Holdings District and C1 Neighbourhood Commercial District to the CD Comprehensive Development District (based on C1 Neighbourhood Commercial District guidelines). The proposal included the development of a 416 m² (4,480 sq. ft.) restaurant building with up to 130 seats on the northerly portion of the subject site. The balance of the commercial site was developed for commercial uses generally permitted in the C1 District.
- 2.3 On 1986 July 25, the Planning and Building Department granted Preliminary Plan Approval (PPA) Reference #8216 for the addition of a forty seat outdoor patio to the existing restaurant building, and location of eight additional parking spaces off-site at 7018 Lougheed Highway.
- 2.4 On 1989 September 18, Council granted Final Adoption to Rezoning Reference #53/87 to amend the CD (C1) zoning of the subject site in order to permit the expansion of the restaurant by enclosing the outdoor patio area in a solarium-type enclosure.
- 2.5 On 2013 February 18, Council granted Final Adoption to Rezoning Reference #12-25, to rezone the subject property from CD Comprehensive Development District (based on the C1 Neighbourhood Commercial District) to Amended CD Comprehensive Development District (based on the C1 Neighbourhood Commercial District and the P1 Neighbourhood Institutional District) in order to permit the establishment of a child care facility with up to 61 children and 12 staff within the former restaurant building.

2.6 On 2014 November 24, Council received the report of the Planning and Building Department concerning the proposed rezoning of the subject site and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The applicant is proposing to expand the capacity of an existing licensed child care facility from 61 children and 12 staff to 73 children and 12 staff. The approved child care facility is a multi-service program that includes:

- 16 spaces in an infant-toddler program (children aged one to five years old);
- 25 spaces in a group child care program (children 36 months to school age); and,
- 20 spaces in a preschool program.

The proposed expansion would provide:

- 24 spaces in an infant-toddler program (children aged one to five years old);
- 25 spaces in a group child care program (children 36 months to school age); and,
- 24 spaces in a separated preschool/school aged care program.

Hours of operation would continue to be from 7:00 am to 6:00 pm, Monday to Friday.

3.2 The subject site has a total of 34 surface off-street parking spaces. Twelve parking spaces are currently designated for the child care facility, consistent with the Zoning Bylaw requirement of one parking space per ten child care spaces and one parking space per two staff. The off-street parking requirement for the other uses on the site, which include a bank, convenience store and office, is a total of fifteen parking spaces. As such, there is sufficient parking on site to accommodate the proposed two additional parking spaces for the expanded child care facility.

3.3 The P1 District requires a minimum lot area and width of 890m² (9,580 sq. ft.) and 24.5 m (80.3 ft.) respectively, except that the lot area shall be increased by 19 m² (204.5 ft.) for each child over twenty in number accommodated by a child care facility. The subject lot has an area of 4,950.91 m² (53,293 sq. ft.). A facility for 73 children would require a minimum lot area of 1,690 m² (18,193 sq. ft.). The subject site therefore exceeds the minimum lot area requirements for P1 District zoning for a child care facility with up to 73 children based on outright bylaw requirements.

3.4 The Director Engineering has advised that no servicing is required in relation to this rezoning application.

To: City Manager
From: Director Planning and Building
Re: Rezoning Reference #14-38
2015 January 21 Page 4

3.5 Compliance with all requirements of the Fraser Health Authority, including the applicable sections of the Child Care Licensing Regulation of the *Community Care and Assisted Living Act* is required. The applicant has submitted a letter from the Fraser Health Authority stating that there are no objections to the proposed increase in capacity.

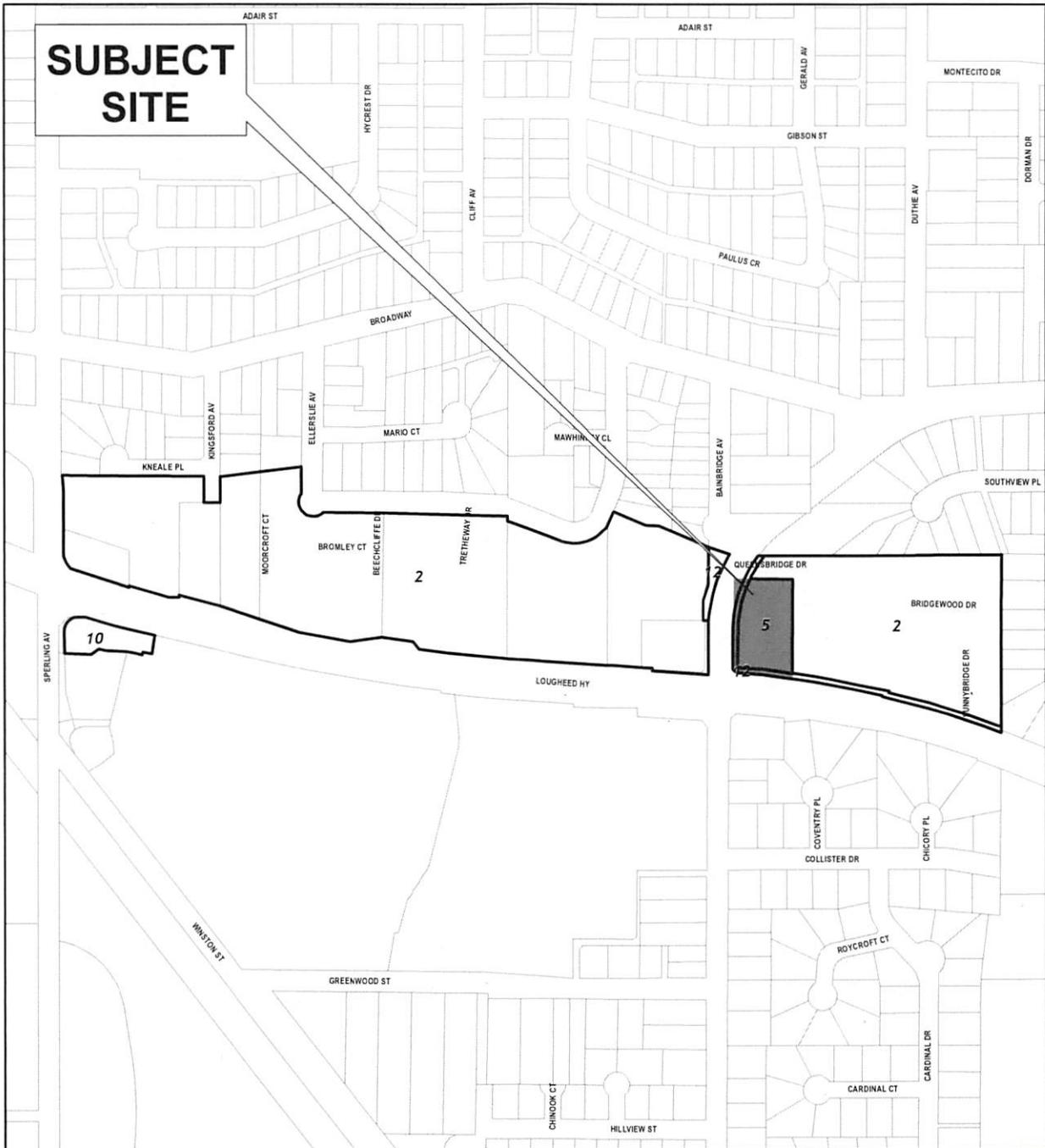
4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area: - 4,950.91 m² (53,293 ft²) (unchanged)
- 4.2 Site Coverage: - 24% (unchanged)
- 4.3 Floor Area:
 - Building A (childcare facility) - 493.7 m² (5,314 ft²) (unchanged)
 - Building B (commercial building) - 699.2 m² (7,526 ft²) (unchanged)
- 4.4 Height: - one storey (unchanged)
- 4.5 Off-street Parking:
 - Building A required - 14 spaces
 - Building B required - 15 spaces (unchanged)
 - Total parking required - 29 spaces
 - Total parking provided - 34 spaces (unchanged)
- 4.6 Loading: - 2 spaces required/provided (unchanged)


Lou Pelletier, Director
PLANNING AND BUILDING

LF:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk
Fraser Health Authority

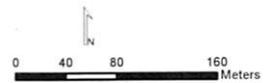


*Bainbridge
Community Plan*



PLANNING & BUILDING DEPARTMENT

- 2** Low Density Multiple Family Residential
- 5** Commercial
- 10** Institutional
- 12** Park and Public Use



1:6,019