

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #15-19  
2015 MAY 25

### ITEM #07

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Epta Properties (Hastings 1) Development Ltd.  
1253 – 13351 Commerce Parkway  
Richmond, BC V6V 2X7  
(Attention: Angelo Tsakumis)
- 1.2 Subject:** Application for the rezoning of:  
Lot A, DL 122, Group 1, NWD Plan BCP51571
- From:** CD Comprehensive Development District (based on C2 Community Commercial District and RM3 Multiple Family Residential District)
- To:** Amended CD Comprehensive Development District (based on C2 Community Commercial District, RM3 Multiple Family Residential District, P1 Public and Institutional District and Hastings Street Area Plan guidelines)
- 1.3 Address:** 418 Gamma Avenue
- 1.4 Location:** The subject site is located on the southeast corner of Gamma Avenue and Hastings Street (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is irregular in shape and has a lot area of 2,149.9 m<sup>2</sup> (23,141 sq. ft.), frontage on Gamma Avenue of approximately 30.19 m (99 ft.) and frontage on Hastings Street of approximately 100.22 m (329 ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the conversion of 761.06 m<sup>2</sup> (8,192 sq. ft.) of commercial retail space to a child care facility.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject property, located on the southeast corner of Gamma Avenue and Hastings Street within the Council-adopted Hastings Street Area Plan, is currently vacant. Retail

and service commercial uses are located to the west, north, and east of the subject site fronting Hastings Street. Single-family dwellings are located to the south across the lane.

### **3.0 BACKGROUND INFORMATION**

- 3.1 On 2014 December 08, Council gave Final Adoption to Rezoning Reference #14-06 to permit the construction of a four-storey mixed-use building with grade-level retail and three residential storeys above, utilizing CD (C2, RM3) District zoning. Preliminary Plan Approval (PPA) #14-352 was granted for the development on 2015 March 10, and finalization of the associated Building Permit #14-1846 is currently pending.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is proposing to operate a licensed child care facility up to 86 children and 20 staff on the subject property. The proposed facility would accommodate infants, toddlers, and preschoolers. The intent is to operate the facility within 761.06 m<sup>2</sup> (8,192 sq. ft.) of the first level commercial space fronting Hastings Street and to provide 351.36 m<sup>2</sup> (3,782 sq. ft.) of outdoor play space on the east side of the property. One commercial retail unit with an area of 103.4 m<sup>2</sup> (1,113 sq. ft.) on the first level fronting Gamma Avenue would remain.

- 4.2 The subject rezoning amendment to the prevailing CD District is necessary to include the P1 Public and Institutional District zoning as a guideline in order to permit a childcare use. Under the proposed amendment, the subject space would retain C2 District zoning, as well as the proposed P1 District zoning, in order to allow reversion of this area to commercial uses without further rezoning, should the proposed childcare facility cease operations in the future.

The P1 District requires a minimum lot area and width of 890 m<sup>2</sup> (9,580 sq. ft.) and 24.5 m (80.38 ft.) respectively, except that the lot area shall be increased by 19 m<sup>2</sup> (204.52 sq. ft.) for each child over 20 in number accommodated by a child care facility. The subject site has an area of 2,149.9 m<sup>2</sup> (23,141 sq. ft.), which exceeds the minimum lot area of 2,144 m<sup>2</sup> (23,078 sq. ft.) which would be required for 86 children.

- 4.3 The Fraser Health Authority approves child care facilities through administration of the Child Care Licensing Regulation (CCLR) of the Community Care and Assisted Living Act. With respect to this proposal, the Fraser Health Authority has provided preliminary comments to the child care provider, indicating approval in principal of the proposal, with the proviso that measures are in place to use community parks to allow for enhanced outdoor activities and that all Community Care Licensing Regulation requirements are met. It is noted that Confederation Park, located across Hastings Street to the northwest, is the community park closest to the subject site.

- 4.4 The proposed child care facility would contribute to an increase in the limited supply of licensed child care spaces in Burnaby. It is noted that there is only one group child care facility in the area, a 25-space child care facility for children aged 30 months to school age at 380 Hythe Avenue, located approximately 200 m. from the subject site.
- 4.5 While the provision of satisfactory child care facilities for children is essential, the assessment of their location relative to other uses is also an important consideration. As part of a suitable plan of development, the applicant would be required to provide an operational plan to minimize noise impacts on neighbouring businesses and residents, and ensure the compatibility of the proposed use prior to the rezoning being advanced to a Public Hearing.
- 4.6 Vehicular access to the subject site will be from the lane off of Gamma Avenue. Drop-off and pick-up of children would be provided in the P1 underground parking area. Sufficient parking spaces are provided at the P1 level to support the proposed child care use, of which a number will be reserved exclusively for the drop-off and pick-up of children.

Access to the child care facility would be by the commercial elevator from the underground parking to a commercial lobby at grade. Given the importance of ensuring safe and convenient access from the parking area to the child care facility, and the potential for traffic congestion during drop-off and pick-up times, it is recommended that a fully suitable and detailed parking and access management plan be submitted prior to advancement of this proposal to Public Hearing, in order to demonstrate that the development can accommodate safe and appropriate access for children and caregivers.

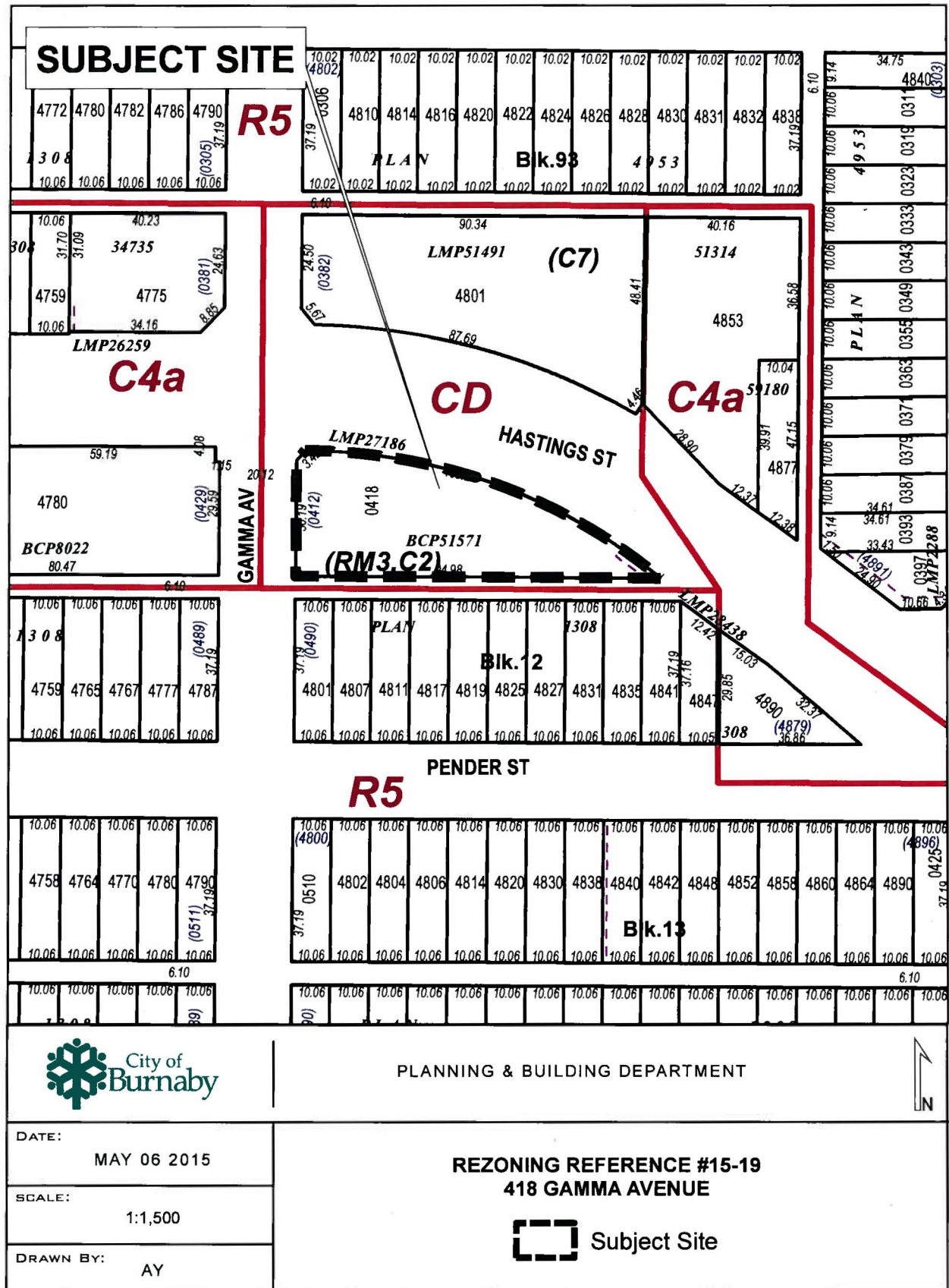
## 5.0 RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

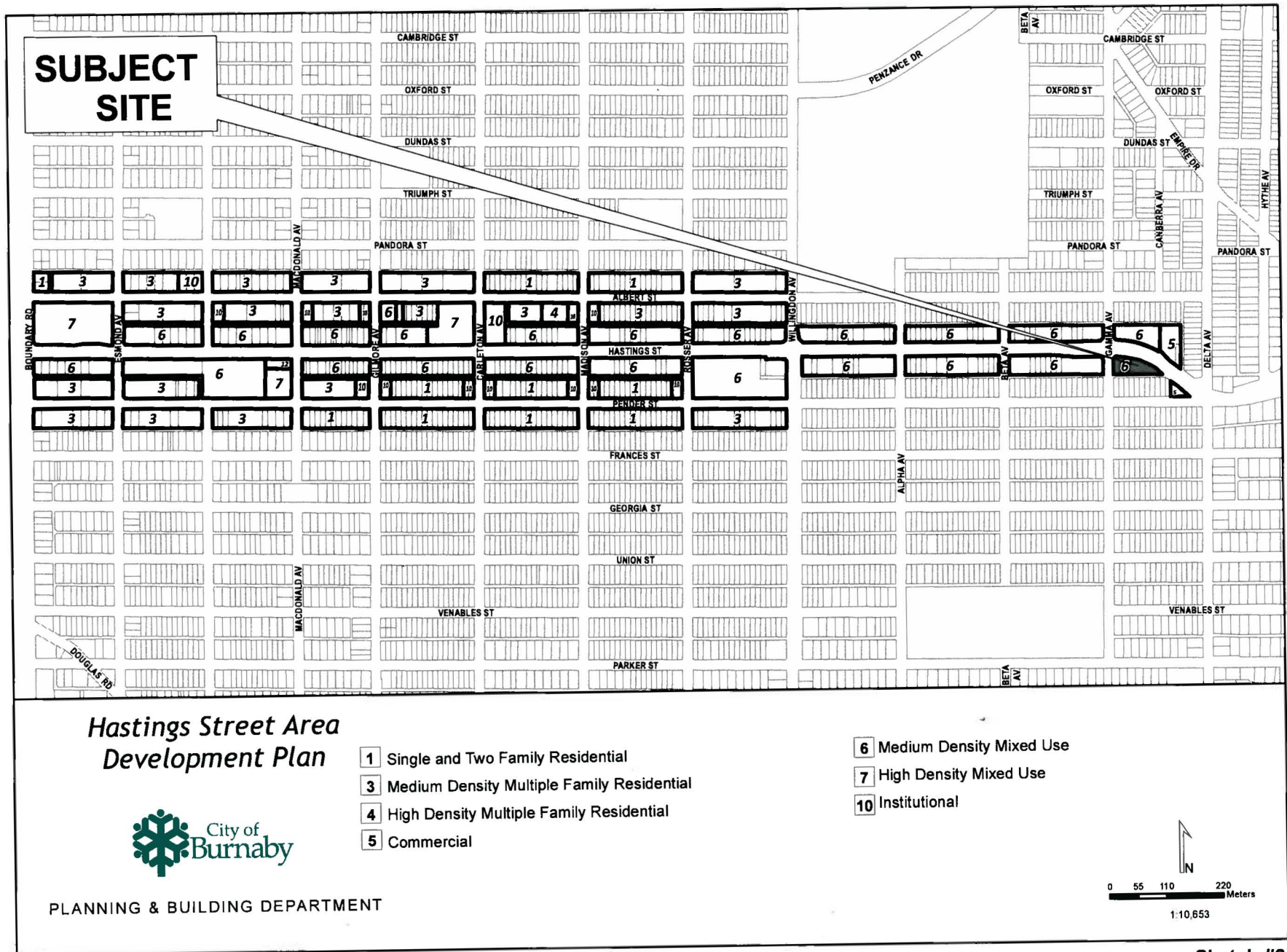
LP.

LS:spf  
**Attachments**

cc: Director Engineering  
City Solicitor  
City Clerk







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1253-13351 Commerce Parkway, Richmond B.C. V6V 2X7 | [www.eptaproperties.com](http://www.eptaproperties.com)



April 24, 2015

City of Burnaby Planning Department  
4949 Canada Way  
Burnaby, BC. V5G 1M2

Attention: Karin Hung, Development Planner

**Re: Letter of Intent Regarding Rezoning Amendment Proposal for 418 Gamma Avenue, Burnaby, BC.**

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Dear Karin,

Please accept this letter of intent in connection with our rezoning amendment application for the Montage project at 418 Gamma Avenue.

The project, at the corner of Hastings and Gamma, is currently rezoned with a Comprehensive Development (CD) designation, being developed in accordance with RM3 Multiple Family Residential and C2 Community Commercial District Zone requirements. The project is seeking an amended Comprehensive Development (A-CD) designation, with the aforementioned C2 and RM3 requirements, as well as P1 Neighbourhood Institutional District Zone requirements.

The intent is to change 8200 square feet from commercial retail space to a child care facility. This includes adding 3782 square feet of outdoor play space at the east side of the property. The facility would be used for a total of 24 infants, 24 toddlers and 38 pre-schoolers, or 86 children total. The staff on any given day would include 18 full time and 2 part-time employees, for a total of 20 workers. A total of 19 stalls would be needed for the facility, based on Off Street Parking Requirement 800.4(5.1). The project currently has 23 stalls (including 3 handicapped accessible stalls) allocated for ground floor commercial use. One CRU would remain on the ground floor, totaling 1113 square feet and accounts for the final 4 available parking stalls.

This amendment will not impact the appearance of the original base building and will provide a valuable addition to the Community. We look forward to working with you and the Burnaby Planning Department to move forward with this proposal.

Yours truly,

Yours truly,

A handwritten signature in black ink, appearing to read "Angelo Tsakumis".

Angelo Tsakumis  
EPTA Properties Ltd.

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DURABILITY • Caring • TRUST • AND PRIDE

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