

# CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #16-21  
2016 MAY 25

## ITEM #06

### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** SFU Community Trust  
130 – 8960 University High Street  
Burnaby, BC V5A 4Y6  
(Attn: Dale Mikkelsen)
- 1.2 Subject:** Application for the rezoning of:  
Lot 25, DL 211, Group 1, NWD Plan BCP45523
- From:** CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District and P8 Parking District)
- To:** Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District, P1 Neighbourhood Institutional District, P8 Parking District and SFU Community Plan guidelines)
- 1.3 Address:** 9055 University High Street
- 1.4 Location:** The subject site is located on University High Street, between Tower Road and University Crescent (Sketch #1 *attached*).
- 1.5 Size:** The overall site has an area of 8,670 m<sup>2</sup> (93,323 sq. ft.), with the specific site being a tenant space of 306 m<sup>2</sup> (3,298 sq. 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 a 50-space childcare facility within a second floor commercial space on the site, along with an associated outdoor play area.

### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject property is bounded by University High Street, Highland Court, Tower Road and University Crescent (see *attached* Sketches #1 and 2). A mixed-use development is located across University High Street to the south, the University Highlands Elementary

School is located across Tower Road to the east, and the UniverCity Childcare Centre and a residential development are located across Highland Court to the north.

### **3.0 BACKGROUND INFORMATION**

3.1 The subject property is located within UniverCity, a designated residential area of the Council-adopted SFU Community Plan. The site is designated for development as a commercial centre within a mixed-use context to serve both the University and residential communities. On 2014 February 03, Council gave Final Adoption to Rezoning Reference #13-09 to permit the construction of a mixed-use development with a six-storey commercial-residential building, a 17-storey apartment tower, and townhouses in accordance with the adopted Plan. Construction of the development is currently underway.

### **4.0 GENERAL INFORMATION**

4.1 The applicant is proposing to operate a licensed child care facility with up to 50 children on the subject property. The proposed facility would accommodate infants, toddlers, preschoolers, and school-aged children. The intent is to operate the facility within a 306 m<sup>2</sup> (3,298 sq. ft.) second level commercial space fronting University High Street and to provide 200 m<sup>2</sup> (2,139 sq. ft.) of outdoor play space on the north side of the property. No change is proposed to the other commercial units in the development.

4.2 The proposal requires inclusion of the P1 Public and Institutional District zoning as a guideline to the prevailing CD zoning. The subject space would also retain its C3 General Commercial District zoning in order to allow reversion of this area to commercial uses without further rezoning, should the proposed childcare facility be unable to find a suitable provider or cease operations in the future.

4.3 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 8,670 m<sup>2</sup> (93,323 sq. ft.), which exceeds the minimum lot area of 1,460 m<sup>2</sup> (15,715 sq. ft.) that would be required for 50 children.

4.4 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. Review of the application will be obtained through the Fraser Health Authority.

4.5 The proposed child care facility would help increase the supply of licensed child care spaces on Burnaby Mountain. It is noted that there are currently three group child care facilities on Burnaby Mountain, all of which are at capacity with waitlists. Two are located in the UniverCity neighbourhood, and are primarily intended to serve neighbourhood residents: a 50-space child care facility for children aged three to five-

years at 9075 Highland Court located across the street from the subject site; and a 12-space infant child care facility at 9191 University Court located approximately 200 m from the subject site. The third facility consists of four adjacent buildings located in the university campus, and is intended to serve SFU faculty and students: a 221-space child care centre for infant to school-aged children located approximately 2 km from the subject site.

- 4.6 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.
- 4.7 Vehicular access to the subject site will be from Tower Road. Drop-off and pick-up of children would take place 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 the second level. 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.

- 4.8 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 5.0 RECOMMENDATION

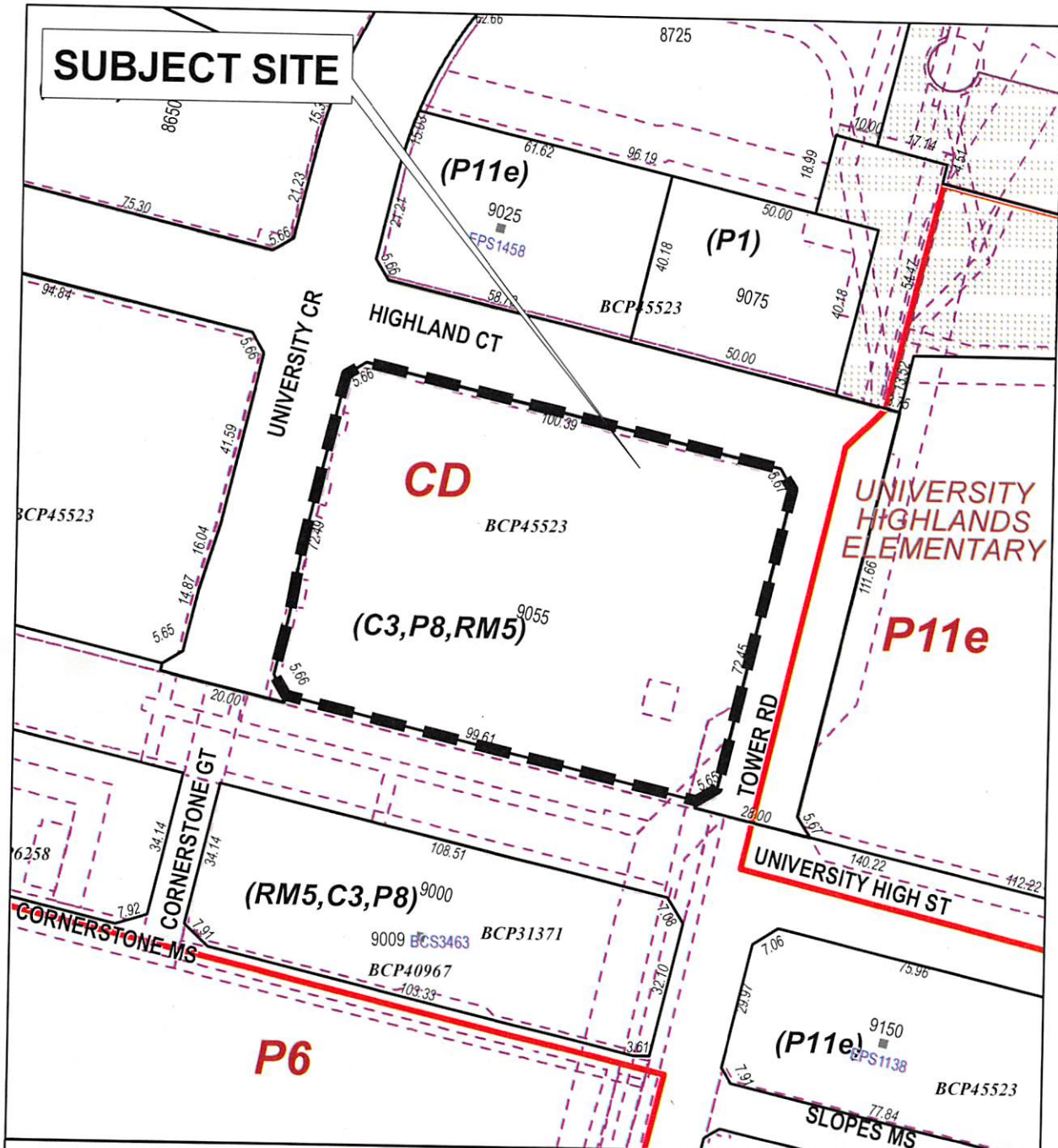
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

HP

JS:spf  
Attachments

cc: Director Engineering  
City Solicitor  
City Clerk

**SUBJECT SITE**



PLANNING & BUILDING DEPARTMENT

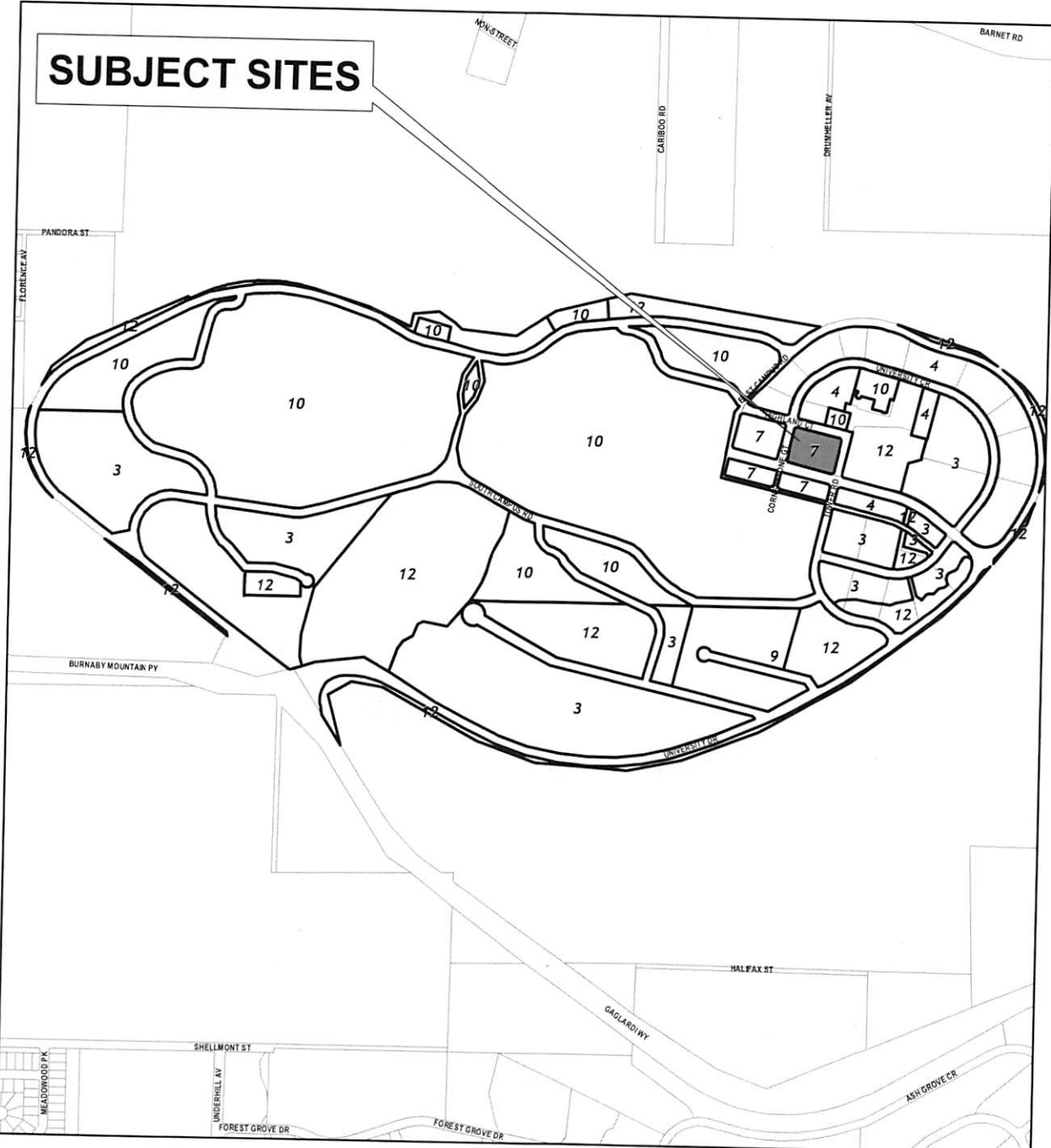


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REZONING REFERENCE #16-21  
9055 UNIVERSITY HIGH STREET

 Subject Site

# SUBJECT SITES

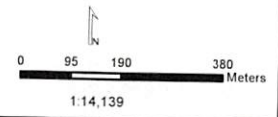


## Simon Fraser University Community Plan



PLANNING & BUILDING DEPARTMENT

- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 7 High Density Mixed Use
- 9 Industrial
- 10 Institutional
- 12 Park and Public Use





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website [www.univercity.ca](http://www.univercity.ca)

April 22, 2016

Attn: Miss Karin Hung,

The SFU Community Trust is currently seeking to rezone a portion of the second floor retail/commercial space in the CentreBlock (Parcel 25) building at UniverCity to allow for Childcare as a primary use. The underlying C3 zoning will remain so that the space has flexibility now and into the future.

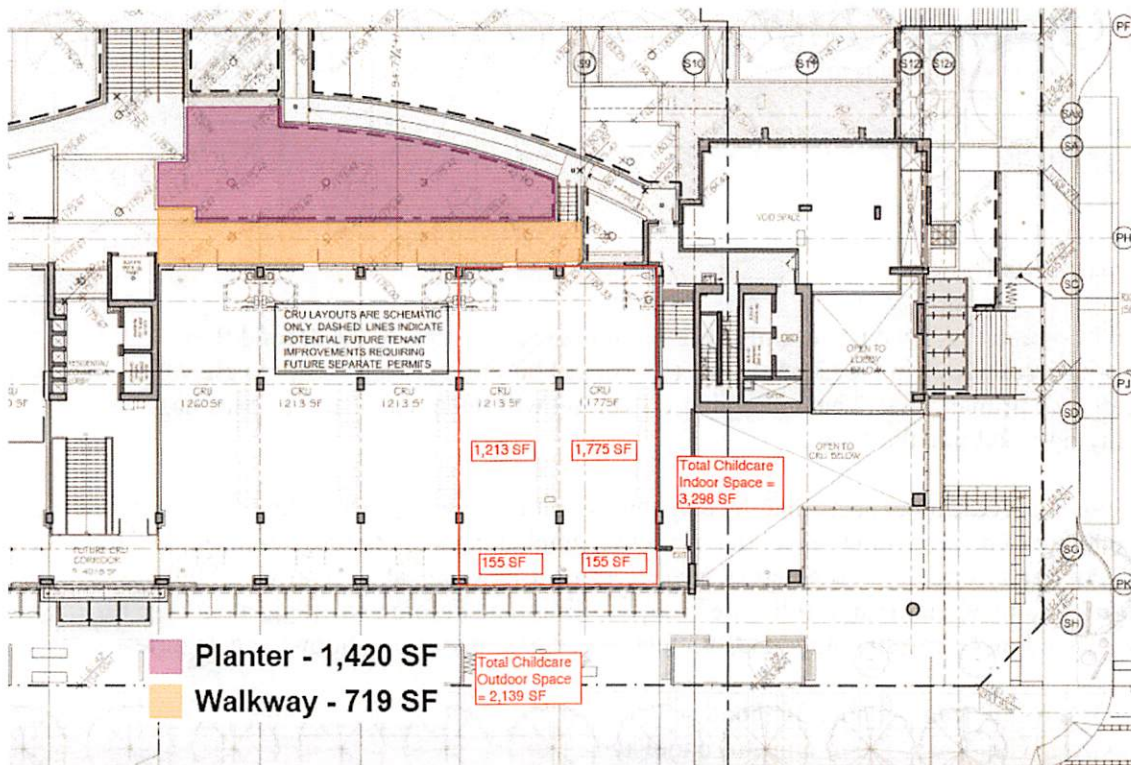
At this time, UniverCity expects that the demand for childcare will grow in the community and we would like to be prepared to meet that need in a timely manner. By pre-zoning 3,298 SF (306m<sup>2</sup>) of our second floor commercial space for this use, we are able to provide future capacity for up to 50 children in full-time group facilities and before and after school care for children attending University Highlands Elementary, under any of the following categories:

1. Group Childcare – under 36 months
2. Group Childcare – 30 months to school age
3. Before and After school care – school age

Any facility approved for this location will meet the requirements of the Fraser Health Authority, who administers childcare licenses in Burnaby. Inclusive in this proposal would be to allow the immediately adjacent outdoor space to be converted to outdoor play for the sole use of the childcare tenant. The rezoning would include 2,139 SF (200m<sup>2</sup>) of outdoor play area. The fit-out of this space would also be done by the childcare provider to the approval of the Fraser Health Authority. As the building is currently designed, there is direct access to this outdoor space, as it was envisioned that the grade-separated space on the north side of the second floor commercial space would be used by the CRU tenant(s). In the interim, it will consist of general landscaping and a pathway connecting to the building's central North/South pedestrian route as per the approved base building design.

Exiting for this second floor space was designed and approved under the previous zoning for congregation and classroom uses, contemplating a possible SFU tenant or multi-faith church organization. As such, the design exceeds the requirements for exiting for a childcare facility.

A schematic with the floor area and outdoor space has already been developed, and we would appreciate advice on what additional level of drawing(s) would be required for the full rezoning package, should the City support this application.



The Trust hopes that the City supports this application to add childcare uses to this component of the CentreBlock building should the Trust be able to find a suitable provider as demand for additional childcare grows. Any questions about this application can be directed to myself at 604-763-2453 or via email at [mikkelsen@university.ca](mailto:mikkelsen@university.ca).

Sincerely,

**SFU Community Trust**

Dale Mikkelsen  
 Manager, Planning & Sustainability