

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #16-29 2016 JULY 20

ITEM #07

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Bosa Development Corporation
500 – 1901 Rosser Avenue
Burnaby, BC V5C 6S3
(Attn: Dean Reed)
- 1.2 Subject:** Application for the rezoning of:
Lot A (BY67651E), DL 79, Group 1, NWD Plan 48864
- From:** CD Comprehensive Development District (based on P2 Administration and Assembly District)
- To:** Amended CD Comprehensive Development District (based on P1 Neighbourhood Institutional District, P2 Administration and Assembly District and Central Administrative Area as guidelines)
- 1.3 Address:** 6400 Roberts Street (140, 150 and 160)
- 1.4 Location:** The subject site is located on Roberts Street, between Canada Way and the Trans-Canada Highway (Sketch #1 *attached*).
- 1.5 Size:** The overall site has an area of approximately 13,266.26 m² (142,797 sq. ft.) with the specific site being a tenant space of approximately 715 m² (7,696 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 an 80 space childcare facility within a first floor office space along with an associated outdoor play space.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject property is located on the south side of Roberts Street within the Council-adopted Central Administrative Area plan (see *attached* Sketches #1 and #2). City-owned vacant lots and one single-family dwelling are located to the north, the Trans-Canada Highway and Kensington Avenue are located to the east, the Burnaby Winter Club arena is located to the south, and the Core Education and Fine Arts (CEFA) Early Learning daycare is located to the west.

3.0 BACKGROUND INFORMATION

3.1 The subject site is currently improved with two, four-storey office buildings with underground and surface parking. The property is currently zoned CD Comprehensive Development District (based on P2 Administration and Assembly District) and is designated as a business centre in the Central Administrative Area plan.

4.0 GENERAL INFORMATION

4.1 The applicant is proposing to operate a licensed child care facility with up to 80 children and 25 staff on the subject property. The proposed facility would accommodate infants, toddlers, and preschoolers. The intent is to operate the facility within a 715 m² (7,696 sq. ft.) first floor office space and to provide 600 m² (6,465 sq. ft.) of outdoor play space on the south side of the property. No change is proposed to the other office units in the development.

4.2 The proposal requires inclusion of the P1 Neighbourhood Institutional District zoning as a guideline to the prevailing CD zoning to allow the proposed childcare facility. The subject space would also retain its P2 Administration and Assembly District zoning in order to allow reversion of this area to commercial office 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 m² (9,580 sq. ft.) and 24.5 m (80.38 ft.) respectively, except that the lot area shall be increased by 19 m² (204.52 sq. ft.) for each child, over 20 in number, accommodated by a child care facility. The subject site has an area of 13,266.26 m² (142,797 sq. ft.), which exceeds the minimum lot area of 2,030 m² (21,850 sq. ft.) that would be required for 80 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 and approval of the application will be required through the Fraser Health Authority.

4.5 The proposed child care facility would help increase the supply of licensed child care spaces in the Central Administrative Area. It is noted that there are currently three group child care facilities in the Central Administrative Area, all of which generally have waitlists. The CEFA daycare, located at 4970 Canada Way, is an 82 space child care centre for infant to school-aged children. The Milestones Daycare, located at 4162 Norland Avenue, is a 30 space child care facility for toddler to school-aged children. The Burnaby Montessori School, located at 3905 Norland Avenue, is a 45 space child care facility for toddler to school-aged children.

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 ensure the compatibility and suitability 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 Roberts Street. 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 elevator from the underground parking to an office lobby at the first 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 Approval of the Ministry of Transportation to this rezoning is required prior to final adoption due to the proximity of the Trans-Canada Highway.

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

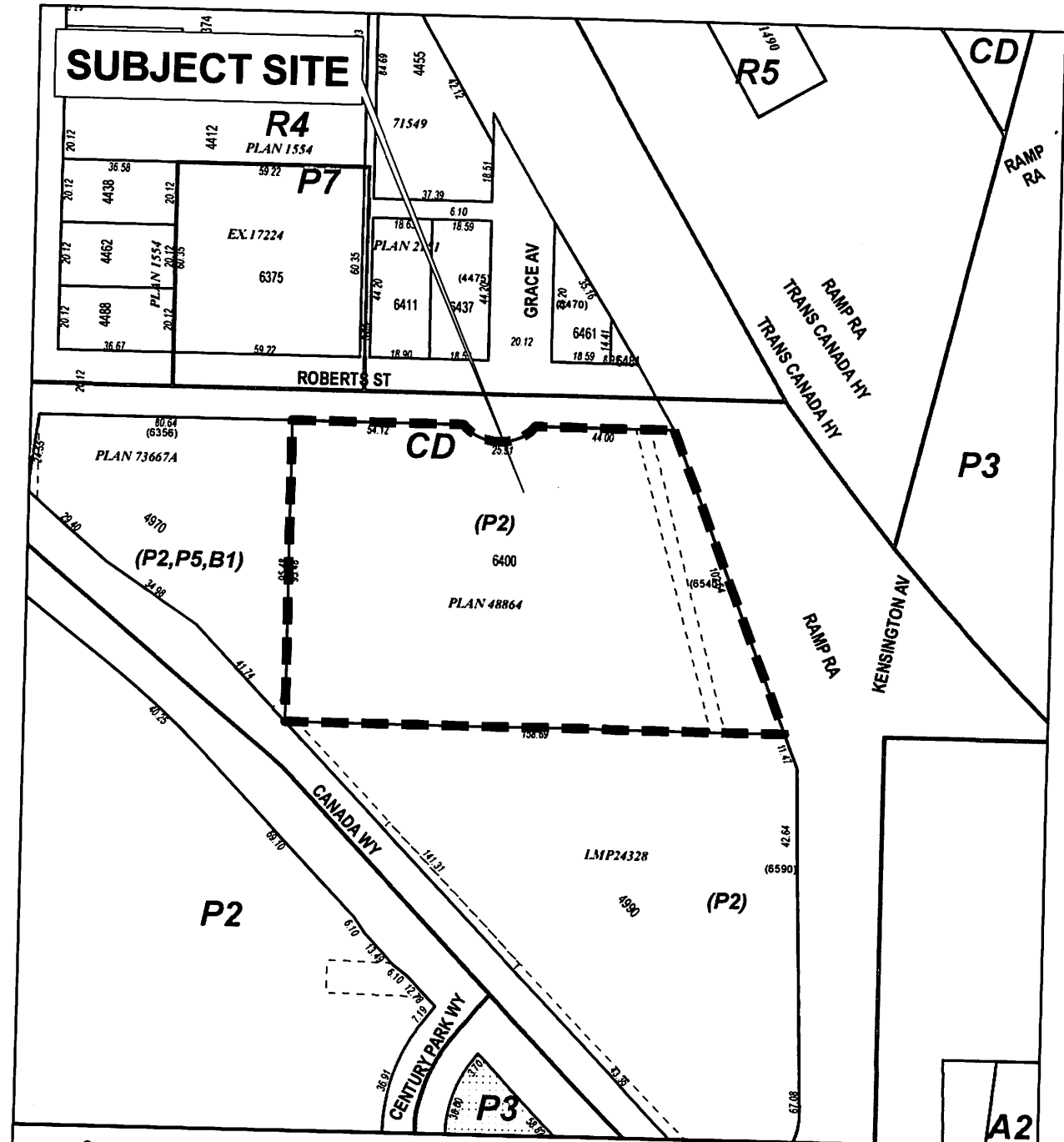
5.0 RECOMMENDATION

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.

LP.

JS:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT




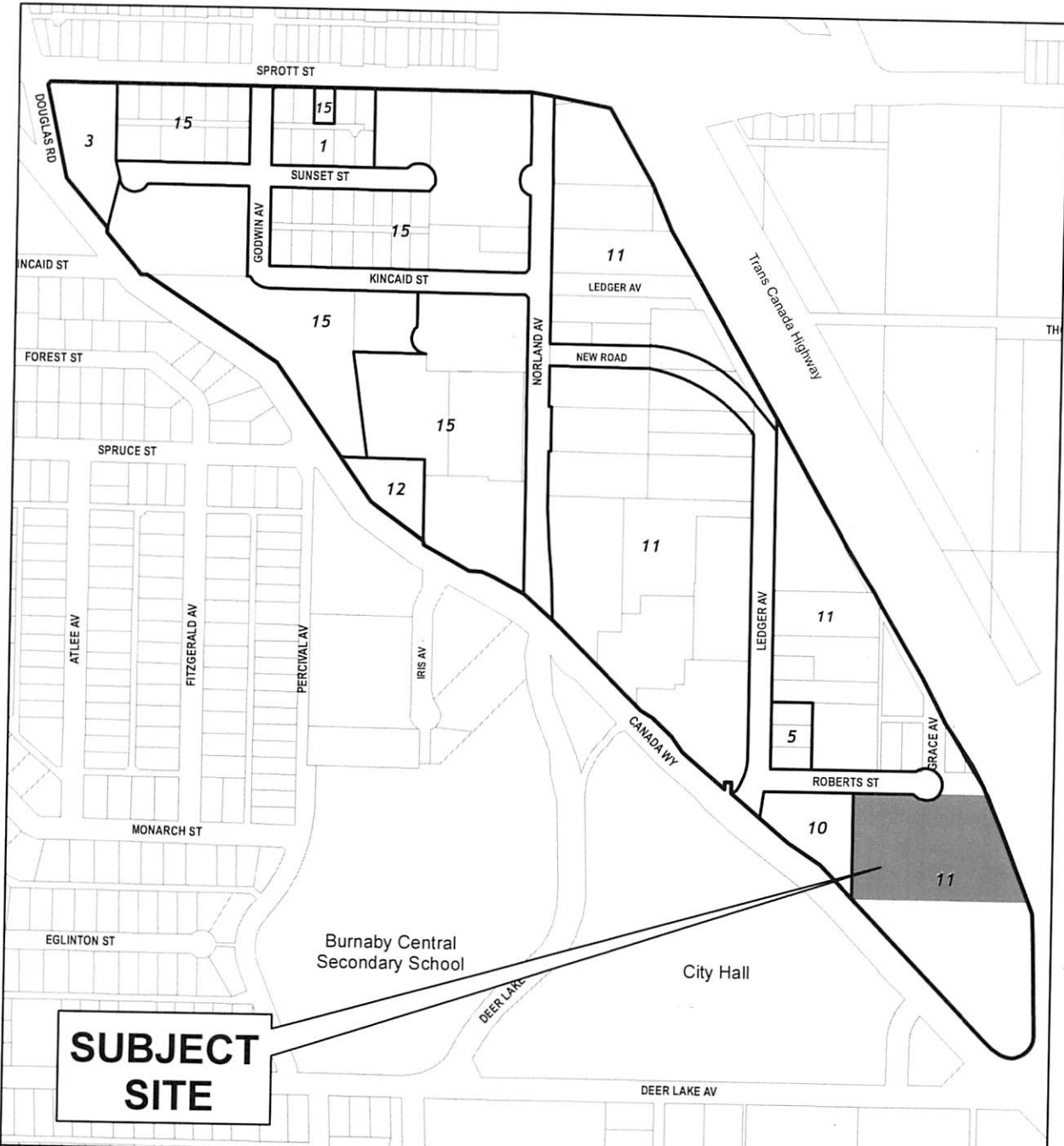
DATE: JUN 28 2016

SCALE: 1:2,000

DRAWN BY: AY

REZONING REFERENCE #16-29
6400 ROBERTS STREET

 Subject Site

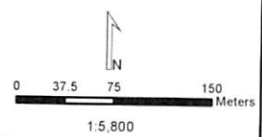


*Central Administrative Area
Community Plan*



PLANNING & BUILDING DEPARTMENT

- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 10** Administration and Public Assembly
- 11** Business Centre Districts
- 12** Park and Public Use
- 15** Community Institutional





June 23, 2016

City of Burnaby Planning Department
Attn: Jessica Stuart, MAP
4949 Canada Way Burnaby, BC V5G 1M2

Dear Jessica,

Re: 6400 Robert St. Burnaby, Unit 140/150/160 Rezoning Application

On behalf of the Landlord, I am requesting a rezoning from CD Comprehensive Development District (based on P2 Administrative and Assembly District) to Amended CD Comprehensive Development District (based on P2 Administrative and Assembly District and P1 Neighborhood Institutional District and Central Administrative Area Plan guidelines) for the addition of a daycare to an existing office building.

The proposed daycare would be at 6400 Roberts St. Unit 140/150/160. The Licensed spaces are for 80 children, age groups per the attached summary on the drawing. Staffing will be approximately 21 to 25 persons Kids & Company (the Tenant) to confirm. The outdoor play area will be accessed along the existing path, as shown on the attached playground plan. We have left the existing trees to remain on this plan. In other daycares Licensing has asked trees to remain with wood benches around. An application by Kids and Co. has been submitted to Fraser Health for their review and approval.

If you have any further questions please feel free to contact me at deanr@bosadev.com or (604)294-0666.

Yours truly,
Bosa Development Corporation

A handwritten signature in black ink, appearing to read 'Dean Reed', is written over a white background.

Dean Reed
Director of Property Management

Bosa Development Corporation

#500 – 1901 Rosser Avenue, Burnaby, B.C. V5C 6S3 Telephone (604) 294-0666 • Facsimile (604) 291-9120