

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #17-18
2017 JULY 19

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Brian Carroll
Counterpoint Interiors Inc.
223-1118 Homer Street
Vancouver, B.C. V6B 2X6
- 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 Neighbourhood Institutional District, and Hastings Street Area Plan guidelines)
- 1.3 Address:** 4824 Hastings Street (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 m² (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 469.44 m² (5,053 sq. ft.) of existing commercial retail space to be used for a child care facility.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject property is located on the southeast corner of Gamma Avenue and Hastings Street within the Council-adopted Hastings Street Area Plan area, and is currently improved with a new four-storey mixed-use building. Retail and service commercial uses

are located to the west and north of the subject site fronting Hastings Street. Single-family dwellings are located to the east across Hastings Street and 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. The development has been given provisional occupancy.
- 3.2 On 2015 May 25, Council received a report regarding Rezoning Reference #15-19 to permit a child care facility on the subject property. That rezoning, advanced by the developer, has since been withdrawn. The subject rezoning is to permit a different child care facility.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting the rezoning in order to permit a child care facility with up to 55 children and 12 staff on the subject property. The proposed facility would accommodate infants, toddlers, and preschoolers. The intent is to operate the facility within two commercial retail units fronting Hastings Street, occupying approximately 469.44 m² (5,053 sq. ft.) of internal floor area, and providing up to 260.13 m² (2,800 sq. ft.) of connected outdoor play space on the east side of the property.
- 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 child care use. Under the proposed amendment, the subject space would retain C2 District zoning, in addition to the proposed P1 District zoning, in order to allow reversion of the space for commercial uses without further rezoning, should the proposed child care facility cease operations in the future.

The P1 District requires a minimum lot area and width of 890 m² (9,580.19 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 2,149.9 m² (23,141 sq. ft.), which exceeds the minimum lot area of 1,555 m² (16,738 sq. ft.) which would be required for 55 children.

- 4.3 The Fraser Health Authority approves child care facilities through administration of the Child Care Licensing Regulation of the Community Care and Assisted Living Act. Review and approval of the application will be required through the Fraser Health Authority.
- 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 immediate area, a 25-space child care facility for children aged 30 months

to school age at 380 Hythe Avenue, located approximately 200 m (656 ft.) 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 would be reserved exclusively for the drop-off and pick-up of children.

Access to the proposed child care facility from the underground parking would be via the commercial elevator to the 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.

- 4.7 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.



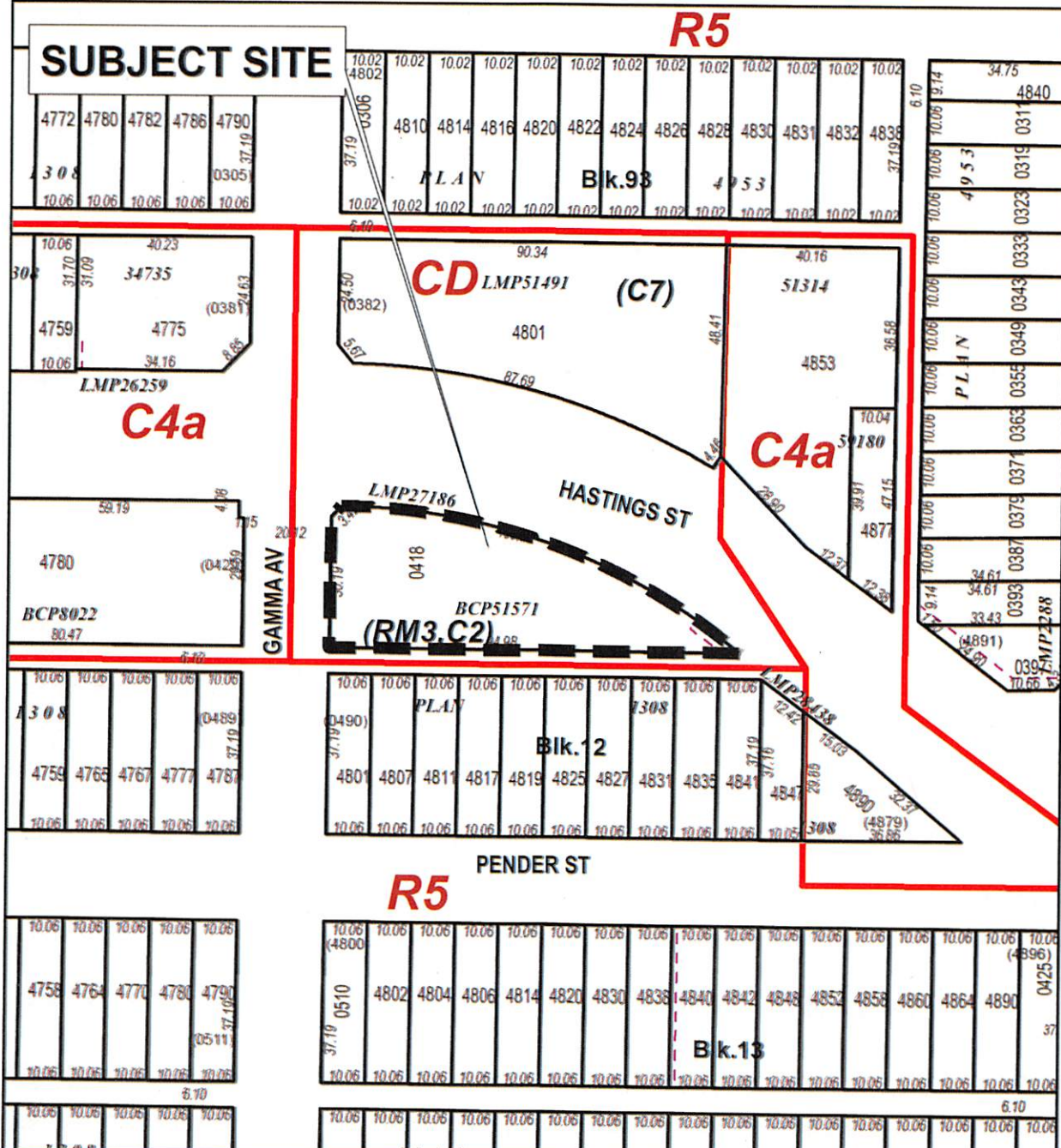
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Attachments

cc: Director Engineering
City Solicitor
City Clerk

SUBJECT SITE

R5



PLANNING & BUILDING DEPARTMENT




DATE:
JUNE 26 2017

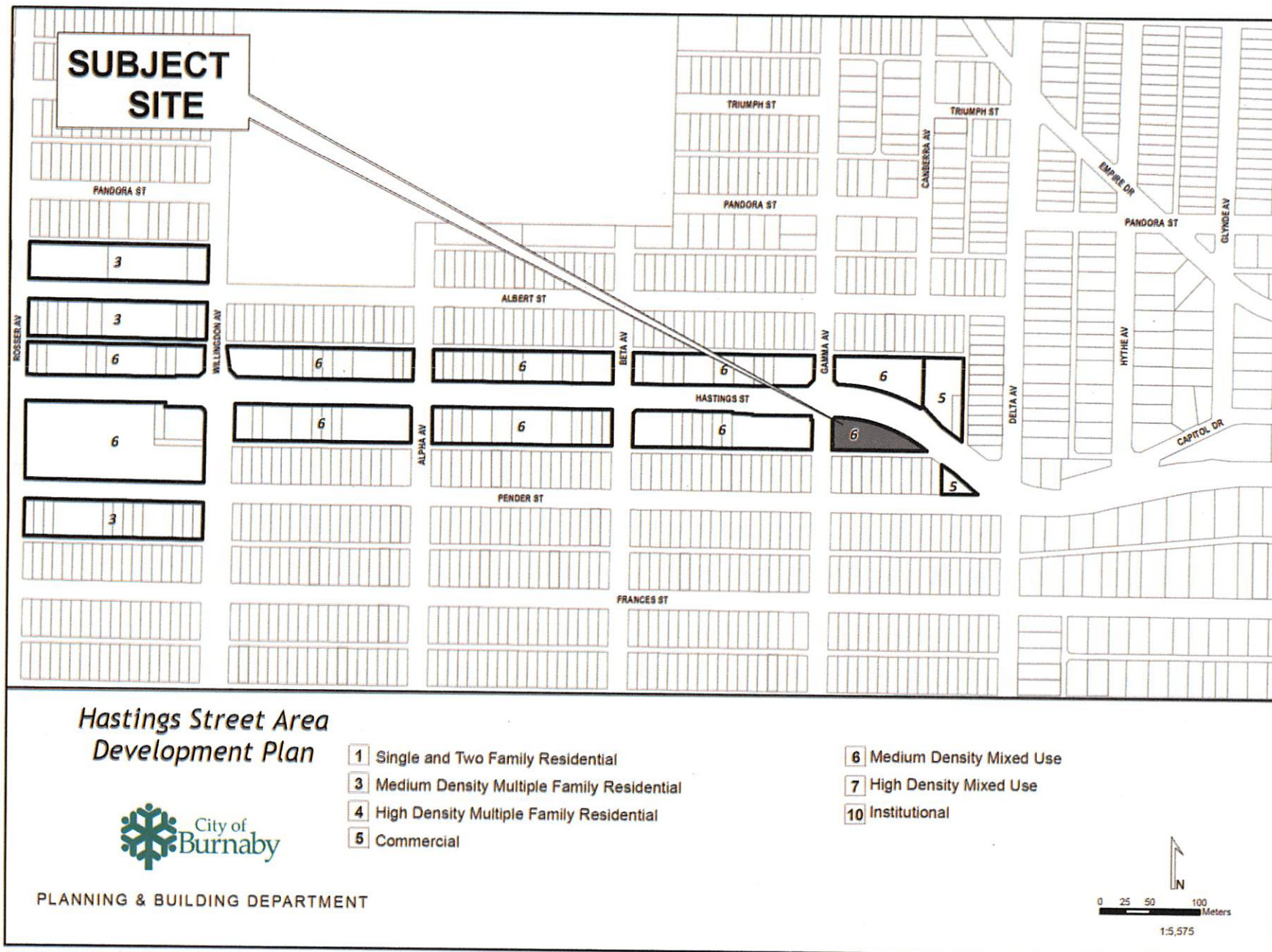
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REZONING REFERENCE #17-18
4824 HASTINGS STREET (418 GAMMA AVENUE)

 Subject Site

Sketch #1





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

June 14, 2017

Attention: Lisa Scott, Community Planner

Re: Letter of Intent regarding Rezoning Amendment Proposal for 418 Gamma Avenue, Burnaby

Please accept this letter of intent for the rezoning amendment for our building at 418 Gamma Avenue. We understand that the building is currently rezoned with a Comprehensive Development (CD) Designation, built in accordance with RM3 Multiple Family Residential and C2 Community Commercial District Zone requirements.

We are seeking a Rezoning for an amended Comprehensive Development (A-CD) designation with the aforementioned C2 and RM3 requirements, as well as PI Neighbourhood Institutional District Zone requirements. This would allow child care use.

The intent is to change 5,053 square feet (761 Square meters) of the ground floor commercial retail space to a CHILD CARE facility. This includes adding up to 2,800 square feet (260.1 Square Meters) of outdoor play space at the east side of the property. The facility would be used for a total of 16 infants, 16 toddlers and 23 pre-school children for a total of 55. The staff on any given day would include 10 full time and 2 part-time employees for a total of 12 staff. A total of 12 parking stalls would be needed based on the City of Burnaby requirements, off street 800.4 (5.1). The building currently has 23 stalls for the commercial use including 3 handicapped accessible stalls. Two CRUs would remain that would total 4,242 square feet (394 Square meters) for the remaining 11 parking spaces.

This amendment will not impact the appearance of the building; rather provide a valuable addition to the community. We look forward to working with the City of Burnaby Planning Department with this Proposal. We have been retained by the Owner, GEC Global Education City to oversee the process with the City of Burnaby Planning Department.

Yours very truly.

COUNTERPOINT INTERIORS INC



Brian Carroll, Principal

CC. Rodney Davidson, Vice President, GEC Global Education City Holdings Inc.