

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #18-22 2018 June 06

ITEM #08

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Principle Architecture
1447 Hornby Street
Vancouver, BC V6Z 1W8
(Attention: Daniel Irvine)
- 1.2 Subject:** Application for the rezoning of:
Lot B, DL 79, Group 1, NWD Plan BCP12188
- From:** CD Comprehensive Development District (based on P1 Neighbourhood Institutional District and B1 Suburban Office District)
- To:** Amended CD Comprehensive Development District District (based on P1 Neighbourhood Institutional District, B1 Suburban Office District and the Central Administrative Area as guidelines)
- 1.3 Address:** 4162 Norland Avenue
- 1.4 Location:** The subject site is located on the east side of Norland Avenue between Ledger Avenue and Canada Way (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 40.21 m (132 ft.), a depth of 88.2 m (289 ft.) and an area of 3,540 m² (38,104 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 increase in capacity space and outdoor play area for the existing child care facility.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject property is located in the Central Administrative Area, mid-block between Canada Way and Ledger Avenue on Norland Avenue and contains a small single-storey building with a basement. To the north of the subject property is a three storey office building, beyond which are city-owned single family lots; to the east and south, are vacant city-owned lots currently under Rezoning Reference #17-15 to permit a temporary

works yard during the Laurel Street works yard construction; beyond which is a newly constructed city-owned parking lot (Rezoning Reference #17-06); and to the west, across Norland Avenue, is the Dania Society's two-storey, 102 bed senior's complex care facility.

3.0 BACKGROUND INFORMATION

- 3.1 On 1975 November 17, Council gave Final Adoption to Rezoning Reference #74/10 to permit the construction of a small single storey office building with a basement and surface parking, for the BC Teachers' Credit Union, utilizing CD Comprehensive Development District (based on P2 Administration and Assembly District). The building was used for many years as a credit union and was vacant from approximately 2000 to 2003.
- 3.2 On 2004 July 19, Council gave Final Adoption to Rezoning Reference #03/60 to permit a child care facility to operate on the subject site for approximately 35 children in the morning and a second group of 35 children in the afternoon, plus approximately 15 school-age children for after-school care within the main floor of the existing building (approximately 351.45 m² [3,783 sq. ft.]), utilizing Amended CD Comprehensive Development District (based on P1 Neighbourhood Institutional District and B1 Suburban Office and the Deer Lake Business Centre Community Plan guidelines). Under this rezoning, a fenced outdoor children's play area of approximately 200 m² (2,200 sq. ft.) was also provided; the basement was proposed for continued office use.
- 3.3 On 2009 November 27, PPA#09-343 was approved for an extension of the fenced-in play area and replacement of the chain-link fencing with wood panels.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting the rezoning in order to expand the capacity of an existing licenced child care facility into the basement space, expand the existing outdoor play space and to permit a licensed child care facility with up to 72 full day licensed spaces and 15 staff on the subject property. The proposed facility would accommodate infants, toddlers and preschool aged children for the full day. The intent is to operate the facility within the main floor and basement of the building, occupying approximately 636.29 m² (6,849 sq. ft.) of internal floor area, and to provide outdoor play space on the property.
- 4.2 Based on the expanded number of child care spaces and staff, 16 parking spaces would be required for the child care facility. The subject site has a total of 32 surface parking spaces designated for the child care facility, which exceeds the required number of parking spaces.
- 4.3 The subject rezoning amendment is necessary in order to permit the proposed increase in capacity and space for the child care use. It is proposed to retain the existing P1 and B1 underlying zoning districts which would both allow the expanded child care use, as well

as to permit the future adaptive reuse of the building for office use. Other uses, such as places of worship, would not be permitted within the underlying P1 zoning district.

- 4.4 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 3,540 m² (38,104 sq. ft.), which exceeds the minimum lot area of 1,878 m² (20,215 sq. ft.) required for 72 children.
- 4.5 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.
- 4.6 The proposed child care facility would contribute to an increase in the supply of licensed child care spaces in Burnaby. It is noted that there is one 45 space multi-service child care facility located approximately 250 m (820 ft.) from the subject property at 3905 Norland Avenue and one 82 space multi-service child care facility located approximately 400 m (1,312 ft.) from the subject property at 4970 Canada Way.
- 4.7 Approval of the Ministry of Transportation would be required for this rezoning as the subject site is within 800 m (2,624 ft.) of the Trans-Canada Highway.
- 4.8 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

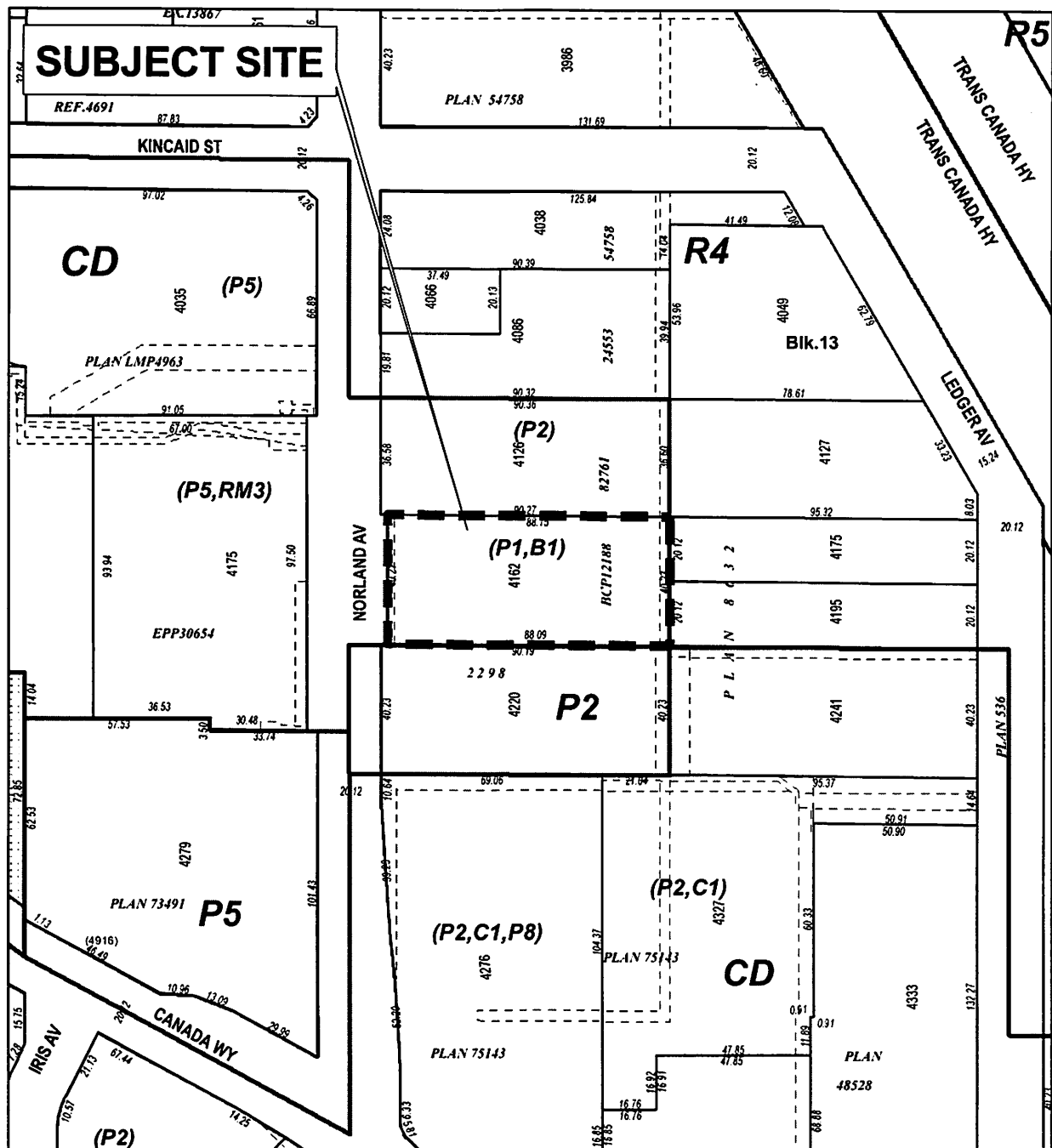
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.

KL:tn

Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
MAY 25 2018

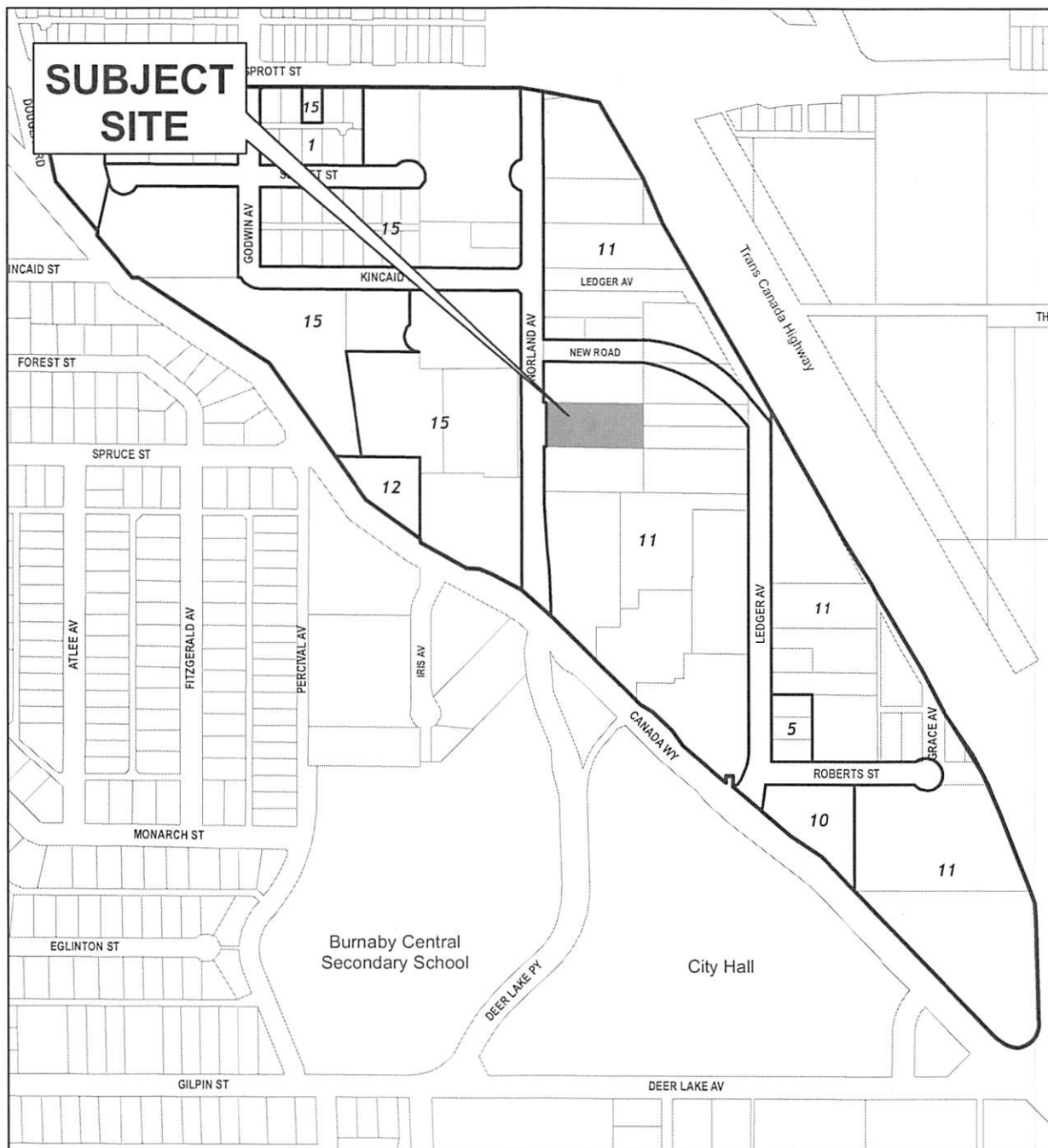
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REZONING REFERENCE #18-22
4162 NORLAND AVENUE

 Subject Site

Sketch #1

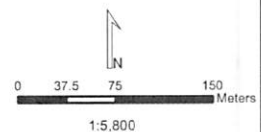


Central Administrative Area Community Plan



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



date April 27, 2018

from Daniel Irvine
Principle Architecture
dirvine@principlearchitecture.ca

attn Planning Department, City of Burnaby
4949 Canada Way
Burnaby, BC

project 4162 Norland Avenue

re Application for Rezoning - Letter of Intent

To Whom it May Concern

As the Authorized Agent, and on behalf of Alportunity Development Incorporated (Owner), I would like to express our intention expand the childcare centre, Smilestones Junior Kindergarten, located at 4162 Norland Avenue.

4162 Norland was previously rezoned to permit childcare facilities on the upper floor, and offices on the lower floor. This rezoning was with a previous tenant, Sponges Preschool.

Since 2009, Smilestones Junior Kindergarten has been the tenant, providing full-day group childcare for 3 and 4 year-olds. Smilestones operates childcare centres at 4 locations in the Lower Mainland. Currently the childcare centre at 4162 Norland has 30 children in full-day childcare: 2 classrooms of 15 children each, with 5 full-time childcare staff, 3 part-time childcare staff, and 2 administrative staff.

Our intention is to a) revise the layout of the upper floor, to accommodate 3 classrooms of 16 children each, in the full-day, 3 and 4 year-old childcare program; and b) to expand into the lower floor of the building, replacing the offices with 2 classrooms of 12 children each, for full-day childcare for children under 3 years old. This would be a total of 72 children, (24 in the full-day infant-and-toddler program and 48 in the full-day 3 and 4 year-old program) for which we will have 12 full-time, 3 part-time and 2 admin staff. The additional childcare facilities would include all of the associated support spaces required by Fraser Health, and would include new and additional age-appropriate outdoor play areas to accommodate the increased number of children.

Thank you.

Sincerely,



Daniel Irvine
ARCHITECT AIBC

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