
TO: CITY MANAGER 2018 October 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #18-22
Expansion of Licensed Childcare Facility
Central Administrative Area
(71 Children and 15 Staff Members)

ADDRESS: 4162 Norland Avenue (see *attached* Sketches #1 and #2)

LEGAL: 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 (based on P1 Neighbourhood Institutional District, B1 Suburban Office District and the Central Administrative Area as guidelines and in accordance with the development plan entitled "Classroom Renovation & Play Area Addition" prepared by Principle Architecture)

APPLICANT: Principle Architecture
1447 Hornby Street
Vancouver, BC V6Z 1W8
Attention: Daniel Irvine

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2018 November 20.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 October 29 and to a Public Hearing on 2018 November 20 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The approval of the Ministry of Transportation to the rezoning application.

- c) Compliance with all requirements of the Fraser Health Authority, including the applicable sections of the Child Care Licensing Regulation of the *Community Care and Assisted Living Act*.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit an increase in capacity for the existing child care facility from 35 half-day and 15 after-school spaces to 71 full day spaces, to permit the child care use in the existing basement space, and to expand the existing outdoor play space.

2.0 BACKGROUND

- 2.1 The subject property is located in the Central Administrative Area on Norland Avenue, mid-block between Canada Way and Ledger Avenue. The subject property contains a small single-storey building with the main floor occupied by a child care and a basement that is currently not occupied. 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 #17-10015 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.
- 2.2 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.
- 2.2 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.

3.0 GENERAL COMMENTS

- 3.1 The applicant is requesting the rezoning in order to expand the existing licenced child care facility use into the existing basement space, to expand the existing outdoor play space where four parking stalls currently exist and, to permit a licensed child care facility with up to 71 full day licensed spaces and 15 staff on the subject property. The proposed facility would accommodate two age groups of children, 0 to 36 months and 30 months to school age, 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. The proposed hours, 8:30 a.m. to 5:30 p.m. with an 8:00 a.m. extended option (for parents who wish to drop their kids off early), would be the same as current hours of operation.
- 3.2 The subject site has a total of 31 surface off-street parking spaces. Four spaces are designated to become outdoor play space for the child care facility, leaving a remainder of 27 parking spaces available for the child care facility. The Zoning Bylaw requires one parking space per 46 m² (495 sq. ft.), which means there will be a surplus of 13 parking spaces available on the site. As such, there is sufficient parking on site to accommodate the proposed child care facility interior expansion.
- 3.3 The applicant is proposing to increase the outdoor play space area to support the proposed increase in the number of licenced child care spaces. The applicant is proposing to provide total of 306 m² (3,304 sq. ft.) of outdoor play space and 65.3 m² (702 sq. ft.) of covered outdoor play space, which meets the *Community Care and Assisted Living Act, Child Care Licensing Regulation*.
- 3.4 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 purposes. Other uses, such as places of worship, would not be permitted within the underlying P1 zoning district.
- 3.5 The P1 District requires a minimum lot area and width of 890 m² (9,580 sq. ft.) and 24.5 m (80 ft.) respectively, except that the lot area shall be increased by 19 m² (205 sq. ft.) for each child over 20 in number accommodated by a child care facility. The subject site has an area of 3,545 m² (38,159 sq. ft.), which exceeds the minimum lot area of 1,859 m² (20,010 sq. ft.) required for 71 children.
- 3.6 Compliance with all requirements of the Fraser Health Authority, including the applicable sections of the Child Care Licensing Regulation of the Community Care and Assisted Living Act is required. Fraser Health Authority has submitted a letter stating that there are no objections to the proposal, for the existing child care, to permit an

increase in the capacity, to permit the child care use in the existing basement space and to expand the existing outdoor play space.

- 3.7 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.
- 3.8 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.
- 3.9 The Director Engineering has advised that no servicing is required in relation to this rezoning application.

4.0 DEVELOPMENT PROPOSAL

4.1	Site Area:	-	3,545 m ² (38,159 sq. ft.)	(unchanged)
4.2	Site Coverage:	-	11.3%	(unchanged)
4.3	Floor Area (existing building):			
	Main floor	-	284.8 m ² (3,066 sq. ft.)	(unchanged)
	Basement	-	351.5 m ² (3,784 sq. ft.)	(unchanged)
	Total	-	636.2 m ² (6,848 sq. ft.)	(unchanged)
4.4	Height:	-	1 storey with a basement	(unchanged)
4.5	Off-street Parking:			
	Total parking required	-	14 spaces	
	Total parking provided	-	27 spaces	
4.6	Uncovered outdoor play space:			
	Required and provided	-	306 m ² (3,294 sq. ft.)	


 Lou Pelletier, Director
 PLANNING AND BUILDING

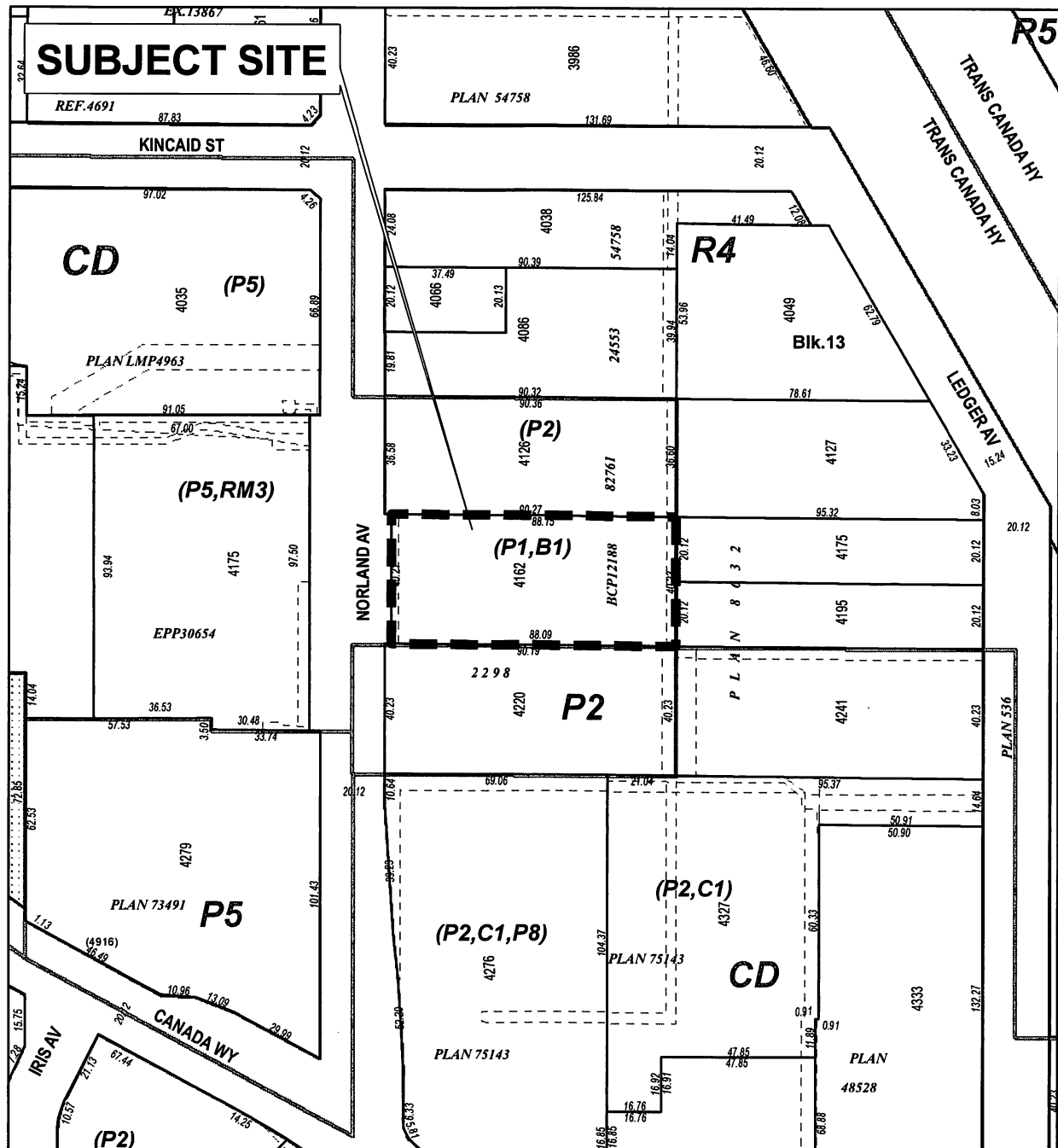
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Attachments

cc: Director Engineering

City Solicitor

City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

MAY 25 2018

SCALE:

1:2,000

DRAWN BY:

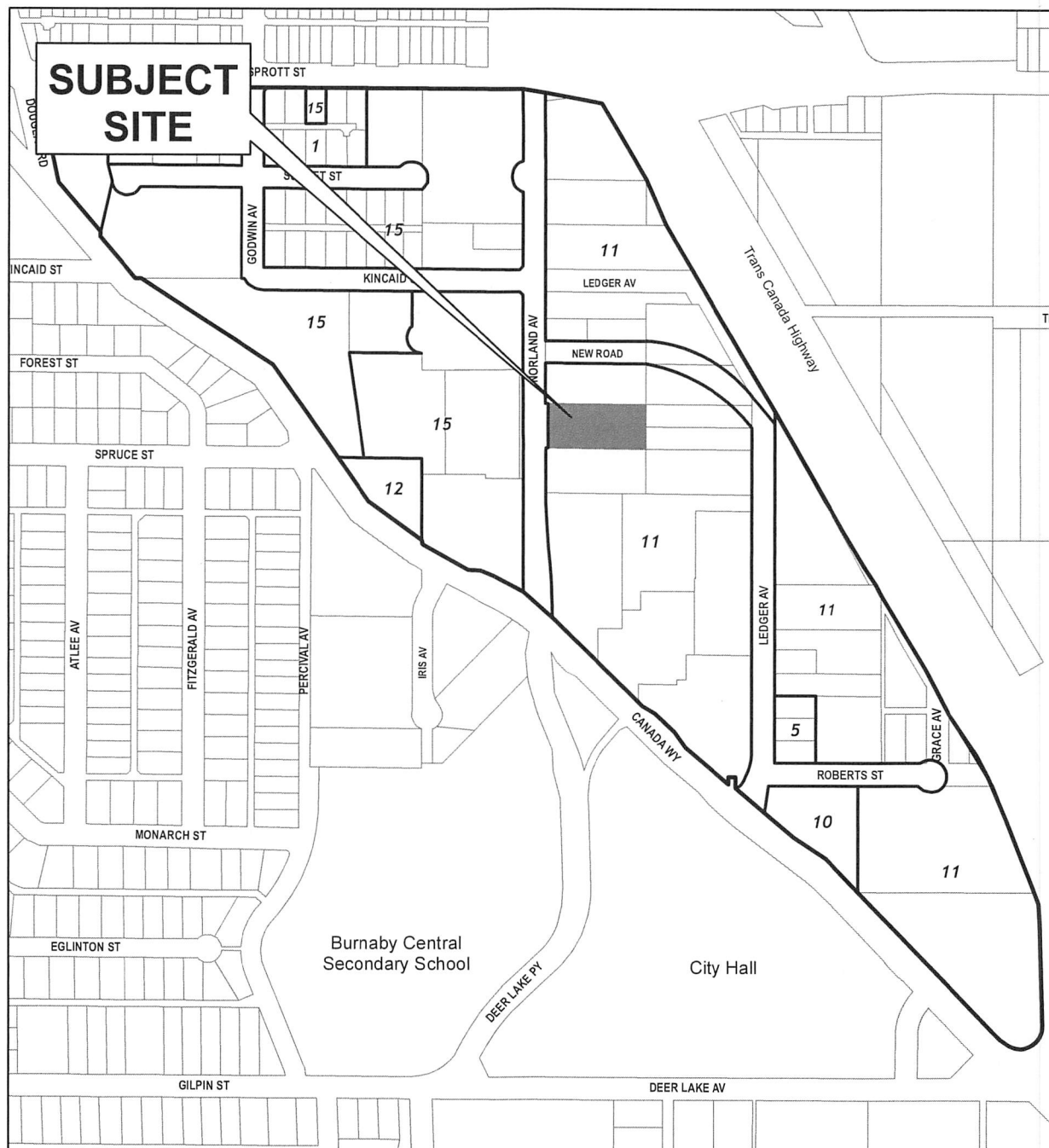
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REZONING REFERENCE #18-22
4162 NORLAND AVENUE



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

