



Item .....
Meeting .....2019 January 28

COUNCIL REPORT

**TO:** CITY MANAGER 2019 January 23

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #17-05**  
**License Childcare Facility**

**ADDRESS:** 4458 Beresford Street (see *attached* Sketches #1 and #2)

**LEGAL:** Lot B, DL 153, Group 1, NWD Plan EPP61157

**FROM:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C2 Community Commercial District and P1 Neighbourhood Institutional District)

**TO:** Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C2 Community Commercial District, P1 Neighbourhood Institutional District and Metrotown Downtown Plan guidelines and in accordance with the development plans entitled “4458 Beresford Street” prepared by IBI Group and Zhang Architecture Inc.)

**APPLICANT:** Belford Properties Ltd.  
1630 - 1177 West Hastings Street  
Vancouver, BC V6E 4T5  
Attention: Jay Lin

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2019 February 26.

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**RECOMMENDATIONS:**

1. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No. 17/15, Bylaw #13767, be abandoned contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 February 11, and to a Public Hearing on 2019 February 26 at 6:00 p.m.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a. The submission of a suitable plan of development.

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- b. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- c. The deposit of the applicable GVS & DD Sewerage Charge.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the expansion of the childcare component of a mixed-use development.

### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 To the north of the subject site, across Beresford Street, is the Expo SkyTrain Line, Metrotown SkyTrain Station and the BC Parkway. Further to the north beyond Central Boulevard is the Station Square shopping centre and Metropolis at Metrotown shopping centre. Directly to the south is Lot A (Tower 2) of the Sun Towers development, approved under Rezoning Reference #14-19, with older, low rise, apartment buildings beyond. To the west across Silver Avenue is the Silver development (Rezoning Reference #10-39) and to the east across the lane is the Metroplace development (Rezoning Reference #08-05), which are similar mixed-use residential developments in accordance with the RM5s/C2 Districts.
- 2.2 The subject development site is comprised of one lot (Lot B) (see Sketch #1 *attached*). Vehicular access to the property is currently taken from the rear lane.

### 3.0 BACKGROUND

- 3.1 The development site is within the Maywood Neighbourhood of the Metrotown Downtown Plan (see Sketch #2 *attached*). The adopted Metrotown Downtown Plan identifies sites on the south side of Beresford Street, between Willingdon and Dow Avenues and adjacent to the BC Hydro right-of-way, for high density multiple-family residential development. Development sites along this corridor are achieved through the appropriate consolidation of lands of an area suitable for development under the RM5s/C2 District designation.
- 3.2 The subject site was the subject of Rezoning Reference #14-19, which was granted Final Adoption by Council on 2016 December 12. The rezoning application approved the mixed-use development, including a childcare facility, at Beresford Street and Silver Avenue, which is currently under construction.

- 3.3 The subject rezoning application was advanced to Public Hearing on 2017 June 27 to permit the expansion of the childcare floor area on the second floor from approximately 5,000 sq. ft. to 14,000 sq. ft. in order to accommodate a licensed child care facility of 156 children and 28 staff. The proposal included the provision of two outdoor play spaces totalling approximately 6,000 sq. ft. located on the second floor podium level. Pick up and drop off for the childcare facility would be facilitated via the planned east-west mews, with parking provided underground.
- 3.4 Subsequent to Second Reading of the rezoning amendment bylaw, the initial operator of the proposed childcare facility changed. At that time, the new operator sought approval by the Fraser Health Authority. Under that process, the Fraser Health Authority approved a maximum number of 161 children and 30 staff. As the number of children proposed has increased by 5, and staff by 2, from what was previously noted, a new Public Hearing is required.
- 3.5 The P1 District requires a minimum lot area of 890 m<sup>2</sup> (9,580 sq.ft.) and a minimum width of 24.5m (80.3 ft.) except that the lot area shall be increased by 19 m<sup>2</sup> (204.5 ft.) for each child over 20 in number accommodated by a childcare facility. The subject lot has an area of 4,549.74 m<sup>2</sup> (48,973 sq.ft.) and width of 61.39 (201.41 ft.), which would allow for the accommodation of a childcare facility with up to 212 children; the lot therefore far exceeds the childcare facility requirements of the P1 District. In this regard, to enable some flexibility in the operation of the proposed childcare facility, this amendment to the development plans is premised on the lesser of the maximum number of children allowed by the Zoning Bylaw, or the total permitted number determined by the Fraser Health Authority through its licensing function.
- 3.6 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

#### 4.0 GENERAL COMMENTS

- 4.1 The applicant is seeking a rezoning amendment to Lot B (4458 Beresford Street) to accommodate the additional children and staff approved by the Fraser Health Authority. The previous proposal to expand the childcare floor area on the second floor from approximately 5,000 sq. ft. to 14,000 sq. ft. and the provision of two outdoor play spaces totalling approximately 6,000 sq. ft. located on the second floor podium level remains unchanged. Pick up and drop off for the childcare facility would still be facilitated via the planned east-west mews, with parking provided underground.

The licensed child care facility is proposed to be a multi-service program in which the child care operations are as follows:

- 3 infant and toddler programs (under 36 months) with up to 12 children per space; and,

- 5 group child care programs (36 months to school aged) with up to 25 children per classroom.

The hours of operation are proposed to be between 7:30 a.m. – 5:30 p.m., Monday to Friday. The alternative use of the commercial floor area, should the child care facility cease to operate in the future, would be offices. It is noted that the size and configuration of the indoor and outdoor components of the childcare facility, and number of children proposed, are subject to the approval of the Child Care Licensing Regulation of the *Community Care and Assisted Living Act* and approval of the Fraser Health Authority prior to Final Adoption.

- 4.2 The childcare parking is provided with the provision of 1 space for every 2 employees plus 1 space for every 10 child care spaces licenced for the facility. As such, there are a total of 122 commercial spaces, 49 restaurant spaces and 32 child care spaces provided within the commercial component of the underground parking. This meets the parking standards established as part of Rezoning Reference #14-19.
- 4.3 All required services to serve the site have been secured as part of Rezoning Reference #14-19.
- 4.4 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided.
- 4.5 GVS&DD Sewerage Charge will apply to any additional institutional gross floor area.

**5.0 DEVELOPMENT PROPOSAL**

5.1 Site Area (Unchanged)

Subject Site (Lot B) - 4,549.74 m<sup>2</sup> (48,973 sq.ft.)

5.2 Density

Total Institutional Floor Area Ratio (FAR) - 0.17 FAR

Lot B Institutional Floor Area Ratio (FAR) - 0.29 FAR

Total Institutional Gross Floor Area (GFA) - 1,322.29 m<sup>2</sup> (14,233 sq.ft.)

\* All other components of the approved development are not subject to this rezoning amendment, and remain unchanged.

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5.3 Parking

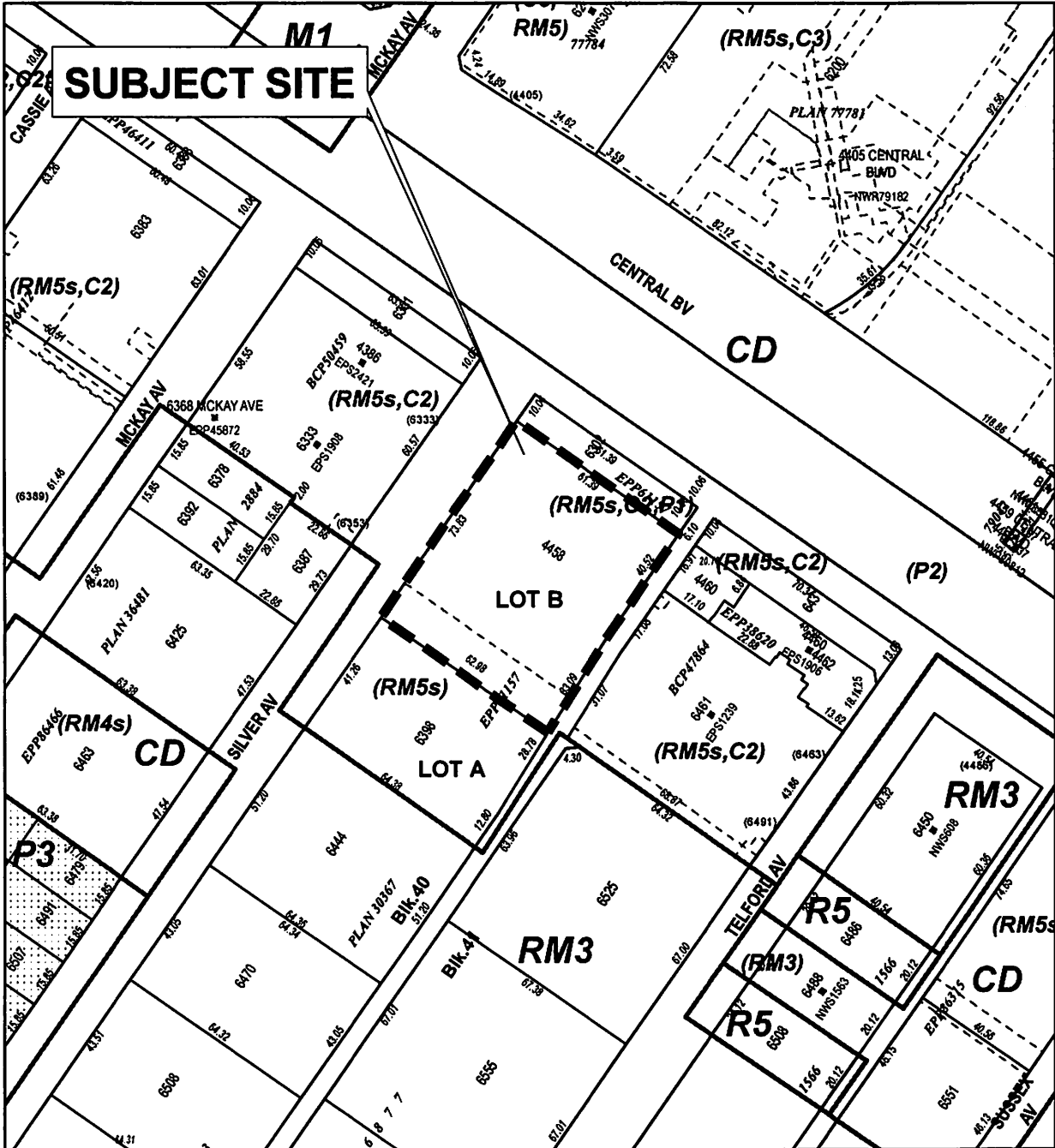
**Vehicle Parking**

<u>Childcare Parking</u>	<u>Required</u>	<u>Provided Spaces</u>
30 employees + 161 children @ 1 space / 2 employees + 1 space/ 10 children	- 32	32

  
Lou Pelletier, Director  
PLANNING AND BUILDING

JBS:tn  
**Attachments**

cc: Director Finance  
Director Parks, Recreation and Cultural Services  
City Solicitor  
City Clerk



**SUBJECT SITE**



City of Burnaby

PLANNING & BUILDING DEPARTMENT



DATE:  
JAN 22 2019

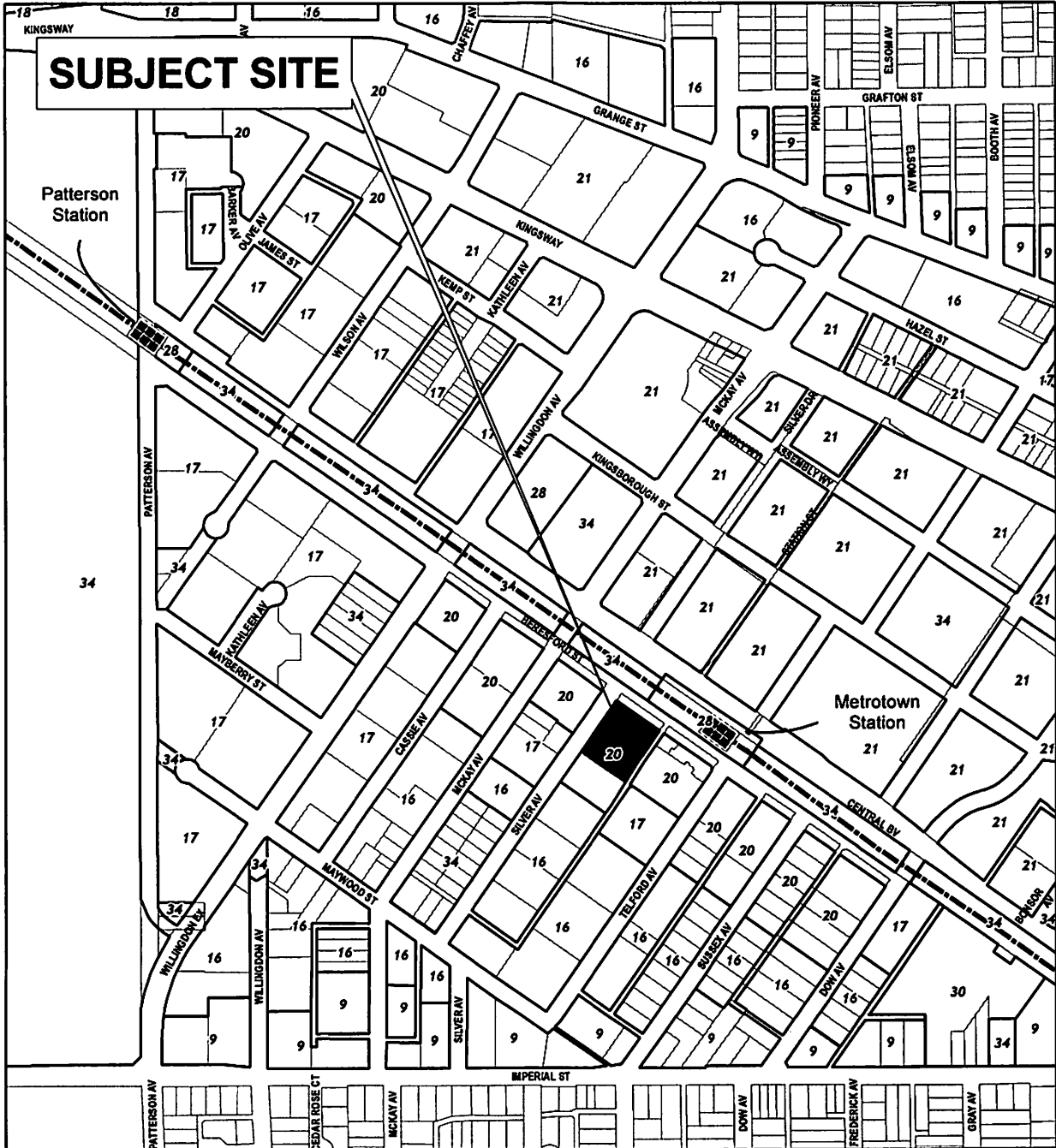
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REZONING REFERENCE #17-05  
4458 BERESFORD STREET

 Subject Site

Sketch #1



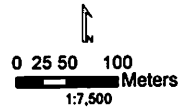
- 9** Medium Density Residential (RM3s)
- 15** High Density Residential (RM5)
- 16** High Density Residential (RM4s)
- 17** High Density Residential (RM5s)
- 18** High Density Mixed Use (RM4s/C2)
- 19** High Density Mixed Use (RM4s/C3)

- 20** High Density Mixed Use (RM5s/C2)
- 21** High Density Mixed Use (RM5s/C3)
- 28** Institutional
- 30** Public School (P3)
- 34** Park and Public Use (P3)



City of Burnaby  
Planning and Building Dept

## Metrotown Downtown Plan



Printed on January 22, 2019

Sketch #2