

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-01 2019 APRIL 24

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Scott Shields Architects Inc.
24 Mercer Street
Toronto, ON M5V 1H3
Attn: Deborah Scott
- 1.2 Subject:** Application for the rezoning of:
Lot 58, District Lot 79, Group 1
New Westminster District Plan 62907
- From:** CD Comprehensive Development District (based on P2 Administration and Assembly District)
- To:** Amended CD Comprehensive Development District (based on P2 Administration and Assembly District and P1 Neighbourhood Institutional District and the Central Administrative Area Plan as guidelines)
- 1.3 Address:** 4940 Canada Way
- 1.4 Location:** The subject site is located on the northside of Canada Way between Norland Avenue and Ledger Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with an area of approximately 0.59 hectares (1.46 acres). The subject office floor space is approximately 1,001 m² (10,775 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 a child care facility within an approximately 1,001 m² (10,775 sq.ft.) tenant space of an existing building.

2.0 POLICY FRAMEWORK

The proposed development is in line with the Community Institutional use designation of Council-adopted Central Administrative Area Plan. The advancement of the proposed zoning

bylaw amendment also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

- Partnership – Enhance social connections throughout Burnaby.
- Social connection – Enhance social connections throughout Burnaby.

An Inclusive Community

- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging
- Serve a diverse community – Ensure City services fully meet the needs of our dynamic community

A Healthy Community

- Lifelong learning – Improve upon and develop programs and services that enable ongoing learning.

A Dynamic Community

- Economic opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries.

3.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property, which is City-owned and improved with an office building (Deer Lake Centre 2), is located on the northside of Canada Way between Norland Avenue and Ledger Avenue, within the Central Administrative area (see *attached* Sketches #1 and #2). The property has an area of approximately 0.59 hectares (1.46 acres), and is currently improved with a four-storey office building.

To the immediate west of the subject site at 4276 Norland Avenue is a City-owned parking lot. Immediately to the north at 4327 Ledger Avenue is a City-owned parking lot, beyond which is the temporary City works yard. To the east at 4423 Ledger Avenue is a City-owned office building (Deer Lake Centre 1), with the Operating Engineers building at 4333 Ledger Avenue. To the south, across Canada Way and Deer Lake Parkway, is the City Hall complex and Burnaby Central Secondary School. Vehicular access is provided from both Norland Avenue and Ledger Avenue.

4.0 BACKGROUND INFORMATION

On 1975 July 07, Council gave Final Adoption to Rezoning Reference #73-29 to rezone the subject site and the lots at 4276 Norland Avenue and 4327, 4423 Ledger Avenue to CD Comprehensive Development District (based on P2 Administration and Assembly District) for the purpose of constructing four office buildings with underground parking in four phases. To

date, phases one and two have been advanced. In 1991 November, the properties were acquired by the City for office use and future development purposes.

5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting to rezone a 1,001 m² (10,775 sq.ft.) tenant space located in the northeast portion of the building to the CD Comprehensive Development District (based on P2 Administration and Assembly District and P1 Neighbourhood Institutional District) in order to permit a licensed child care facility with up to 113 spaces for infants, toddlers, and preschool aged children. Outdoor play space is also proposed for the child care facility, in accordance with Fraser Health Authority requirements.
- 5.2 The inclusion of the P1 District as an underlying zone is required in order to permit child care use. Other P1 District uses, such as places of worship, would not be permitted within the proposed P1 District zoning. The subject space also would retain its underlying P2 District zoning, in order to allow reversion of the space for office uses without further rezoning, should the proposed child care facility cease operations in the future.
- 5.3 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 5,923.77 m² (63,763 sq.ft.), which exceeds the minimum lot area of 2,657 m² (28,600 sq. ft.) required for 113 children.
- 5.4 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.
- 5.5 The Director Engineering will be requested to provide an estimate for any additional services necessary to serve the site.
- 5.6 The proposed child care facility would contribute to an increase in the supply of licensed child care spaces in Burnaby. Nearby child care facilities located within the Central Administrative area include 3905 Norland Avenue with 45 licensed spaces, 3920 Norland Avenue with 30 licenced spaces, 4162 Norland with 71 licenced spaces, and 4970 Canada Way with 102 licenced spaces.
- 5.7 Ministry of Transportation approval of this rezoning is required.
- 5.8 The prerequisite conditions to the proposed rezoning will be included in a future report.

6.0 RECOMMENDATION

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.

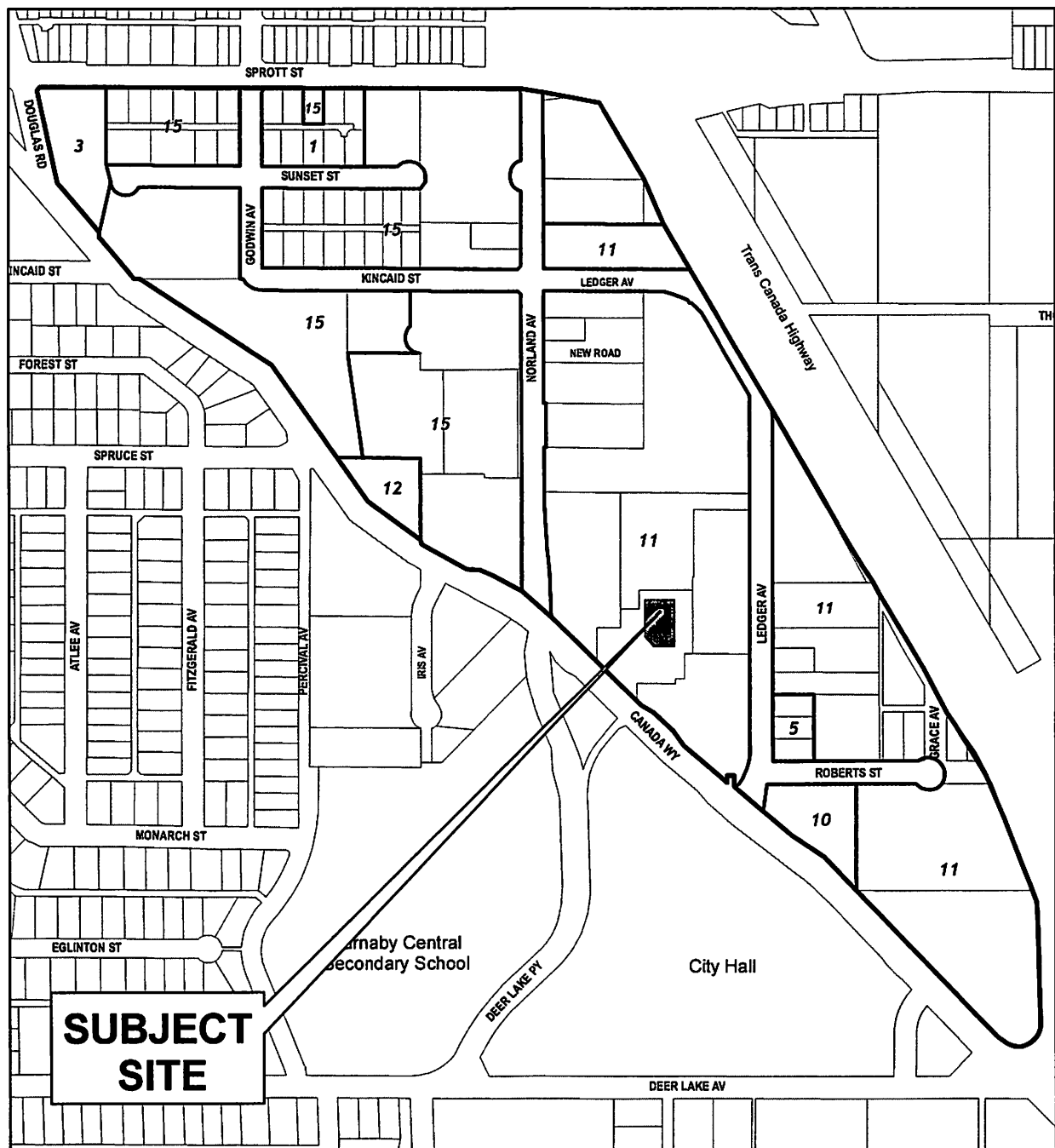


SMN:rh

Attachments

cc: City Solicitor
City Clerk

Sketch #1

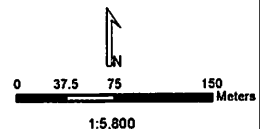


Central Administrative Area Community Plan



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



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SCOTT
shields
ARCH

November 20, 2018 (*Revised April 10, 2019*)

City of Burnaby

Re: Letter of Intent required for 4940 Canada Way, Burnaby, B.C. Rezoning Application to Accommodate a Licensed Child Care Centre

This letter of intent is to have the property at 4940 Canada Way rezoned to allow for a first floor licensed child care facility with related outdoor playground.

Scott Shields Architects Inc. is the agent for this rezoning application, made on behalf of kids + COMPANY, the proposed tenant and operator of the proposed licensed child care centre.

Current zoning allows for CD, P2. We are requesting a proposed rezoning to *amended CD, P1 and P2*, to allow for a child care facility in suite 100 and 133 and an outdoor playground at the first floor level.

The City of Burnaby has determined the need for more licensed child care facilities. Currently the City property at 4940 Canada Way has available vacant first floor space in the existing building for lease, which is suitable for a child care facility and related exterior area for the outdoor playground.

Kids + COMPANY has entered into an arrangement with City of Burnaby to lease the existing vacant ground floor space to build and operate a child care centre at 4940 Canada Way. Hence, this application is required to change the current zoning to allow for a child care facility.

A plan of the proposed facility is included with this application. The indoor area is approximately 1,001 s.m. and the outdoor area is approximately 386 s.m.

Breakdown of childcare spaces is as follows:

The facility will be licensed for 113 children.

36 Infants 0-18 months

36 Toddlers 18-30 months

41 Preschoolers 30 months-5 years

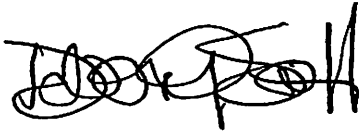
There will be a total of approximately 28 staff on site for the child care centre. Outside catering will be used to provide all snacks and lunches.

Should you have any questions related to the above, please call me at (416) 924-2177 X224 or email dscott@scottarch.ca.

4940 Canada Way, Burnaby, B.C.
Rezoning Application to Accommodate a Licensed Child Care Centre
November 20, 2018

Yours sincerely,

SCOTT SHIELDS ARCHITECTS INC.

A handwritten signature in black ink, appearing to read 'Deborah Scott', with a stylized, cursive script.

Deborah Scott, B. Arch., OAA, AAA, MAIBC, NSAA, MRAIC, RA (CA, IL, DC, MA), CAHP, LEED AP

cc. Sue Purser-Chief Administrative Officer, kids + COMPANY
416 938-8024
spurser@kidsandcompany.com