

CITY OF BURNABY

**PLANNING AND BUILDING
REZONING REFERENCE #19-68
2020 FEBRUARY 05**

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Lumiere Education Inc.
4760 Camlann Court
Richmond, BC V7C 4S1
Attn: Wei Ping Guo (Alan)
- 1.2 Subject:** Application for the rezoning of:
Lot 150, District Lots 32 and 152, Group 1, NWD Plan 45513
- From:** CD Comprehensive Development District (based on C3 General Commercial District)
- To:** Amended CD Comprehensive Development District (based on C3 General Commercial District)
- 1.3 Address:** 5021 Kingsway
- 1.4 Location:** The subject site is located on the corner of Kingsway, Marlborough Avenue, and Newton Street (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a total area of approximately 3,358.4 m² (36,150 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 is to permit the establishment of a child care facility on the subject property.

2.0 POLICY FRAMEWORK

The proposed development aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

- Social connection - Enhance social connections throughout Burnaby.
- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.

An Inclusive Community

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

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 is located within the Metro Downtown neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketch #2). The property has an area of approximately 3,358.4 m² (36,150 sq. ft.), and is currently improved with a five-storey commercial building.

To the north, across Newton Street, is a multiple-family residential building constructed in 1978. To the east, across Marlborough Street, are multiple-family residential buildings and service commercial development constructed between 1948 and 1992. To the south, across Kingsway, is 5000 Kingsway Plaza, a property currently improved with commercial buildings and undergoing a Master Plan Rezoning (Rezoning Reference #18-30) for high-rise mixed-use multiple-family residential development. Immediately to the west are a surface parking lot and a gas station/convenience store. Vehicular access is provided from Marlborough Avenue, and loading access is provided from Newton Street.

4.0 BACKGROUND INFORMATION

On 1974 February 04, Council gave Final Adoption to Rezoning Reference #42/73 to permit the construction of Marlborough Court on the subject property. The development is a five storey commercial building comprised of ground floor retail with a smaller four-storey multi-tenant office block above, utilizing CD Comprehensive Development District (based on C3 General Commercial District) zoning. The building on the subject site was constructed in 1974.

The Council-adopted Metrotown Downtown Plan designates the subject site for high-density mixed-use development, using the RM5s Multiple Family Residential District and C3 General Commercial District as guidelines.

5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting to rezone the property to the amended CD District (based on C3 Commercial District) in order to use 981.7 m² (10,567 sq.ft.) of tenant space, located in the

northern portion of the building's ground floor, for a licensed child care facility. This facility provides approximately 96 spaces for infants, toddlers, and preschool-aged children. Outdoor play space on the subject site is also proposed for the child care facility, directly adjacent the proposed tenant space and in accordance with Fraser Health Authority requirements.

- 5.2 Child care facilities have been a permitted use in Burnaby's Commercial Districts since amendments to the Zoning Bylaw were adopted by Council on 2018 September 24. Nevertheless, this rezoning is required as a child care facility was not permitted under the subject site's original CD District zoning. In addition, though the proposed child care facility is in a specific tenant space, it is recommended that the entire ground floor be considered for child care use to enable future expansion or relocation of the facility without a further amendment rezoning application, subject to City and Fraser Health Authority regulations and requirements.
- 5.3 Sufficient off-street parking is provided in the underground parking area, and there would be no change in parking requirements for this use. Pick-up and drop-off would be provided in the underground parking area, and pedestrian access to the proposed child care facility from the parking area would be via elevator to the at-grade lobby.
- 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; approval of the child care facility will be required through the Fraser Health Authority.
- 5.5 The proposed child care facility is considered generally supportable as it is a transitional use in the realization of the Metrotown Downtown Plan and would contribute to an increase in the area's supply of licensed child care spaces.
- 5.6 The Director of Engineering will be requested to provide an estimate for any additional services necessary to serve the site.
- 5.7 The prerequisite conditions to the proposed rezoning will be included in a future report.

6.0 RECOMMENDATION

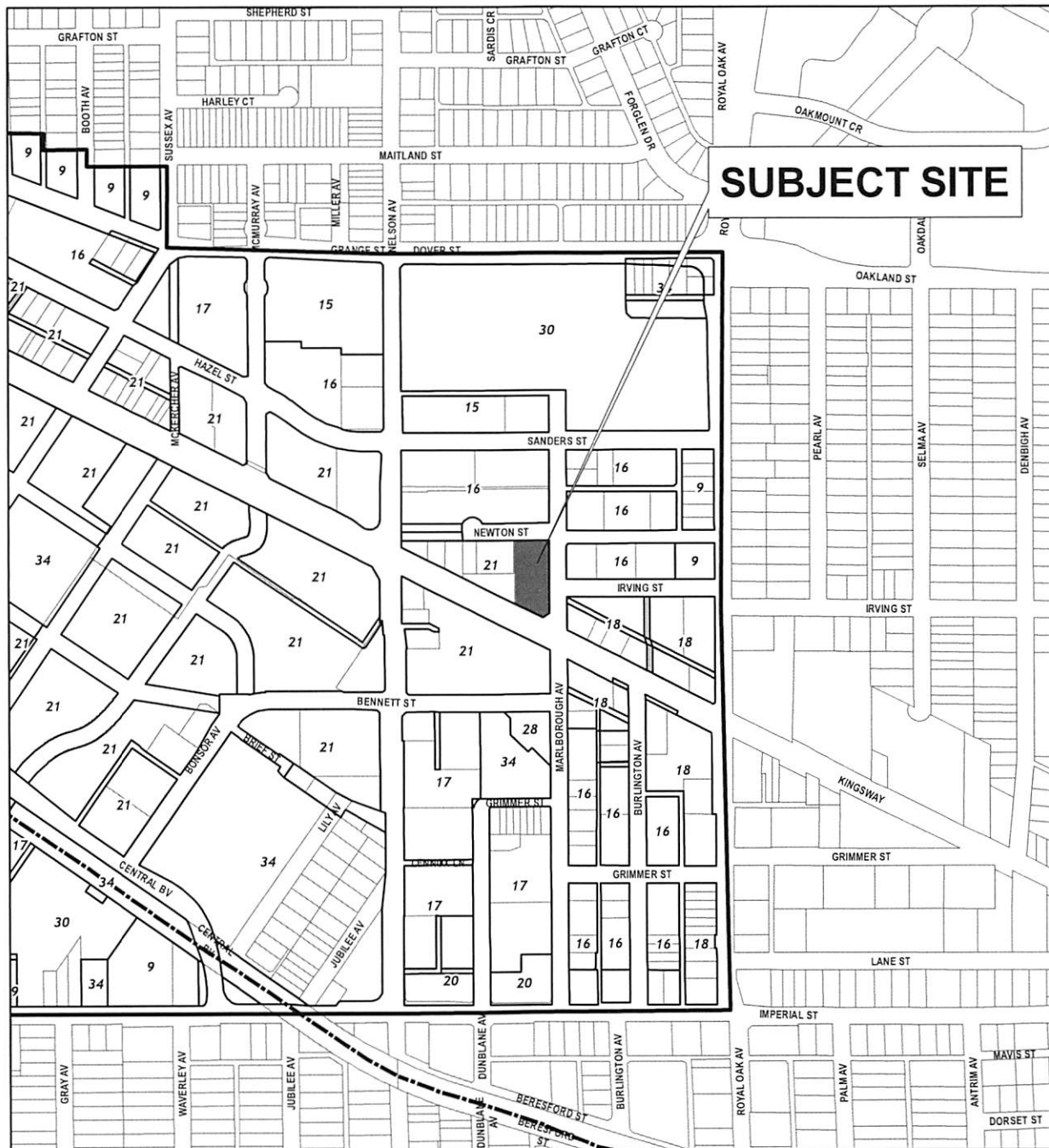
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



LS:tn

Attachments

cc: City Solicitor
City Clerk



- 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)



Planning and Building Dept

Metrotown Plan



Printed on January 07, 2020

Sketch #2

Date: Dec 12th 2019

**Weiping Guo
Lumiere Education Inc.
4760 Camlann Crt,
Richmond BC V7C 4S1**

**Mr. Ed Kozak,
Director of Planning
The City of Burnaby**

Subject: Conversion of unit 118 and unit 120 (981 Sq.M.) at the address of 5021 Kingsway Burnaby into Early Learning Child Care Center: Newton School of Early Learning by Lumiere Education Inc. Zoning CD C3 remains unchanged with additional child care use.

Dear Burnaby City Councillors,

As Burnaby Metrotown is designed to be the future Burnaby downtown, we feel a need to provide a full-service full day junior kindergarten at unit 118 and 120 of 5021 Kingsway, Burnaby. We would like to propose 4 infant/toddler classes (48 spaces for age 1-3) and 2 classes for age 3-5 (48 spaces), total of 96 childcare space will be created. We will also create 18 full time ECE teacher jobs in the city of Burnaby. We offer breakfast, lunch, and afternoon snacks to children at the center which will alleviate the heavy work load of working parents.

Parking Plan: 21 parking will be provided based on minimal requirement of 1 per 46 Sq. Meter

Our drop off time 7:45am to 9:30am and pick up time 4:30pm to 5:45pm (Monday to Friday)

Space Suitability for Children Care Center:

The proposed childcare space is situated at the back of the building facing Newton street away from busy Kingsway. We will build a not less than 3800 sf (or 353 Sq. Meter) outdoor play area at the back of the landscape area. Since it is also a prominent street front, we will also work with the city planner to make sure the design of the playground and fence will be carefully designed to meet the community and occupants needs such as a street side gardens and benches for the occupants to enjoy as well as bike parking.

With the space of playground, we have an option of rotating outdoor play time for each group of children so all the children will get enough outdoor play time as per regulation from Fraser Health, as well as development of children.

With a full-service childcare center residing in the city center, it further revitalizes the area to attract more residents wanting to live and work in the area.

Finally, with this facility we are looking into create at least 20 full time job opportunities.

As the government is pushing to establish new childcare spaces. The cost to be roughly 30000 per space created. We are looking to build this childcare spaces with total investment of 1.3 million or \$13000 per space for 10 year secure lease. We would like to help government to alleviate the pressure of creating quality childcare space if this goes through.

Should you have more questions, please let me know. And please advise if we can submit application for rezoning by our architect once we get a positive feedback from the city planning department.

We are looking forward to your response. Thank you

Regards,

Wei Ping Guo

Lumiere Education Inc.

