

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-69 2020 FEBRUARY 05

ITEM #07

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Maxine Dolling
6050 Halifax Street
Burnaby, BC V5B 2P5
- 1.2 Subject:** Application for the rezoning of:
Strata Lot 158, DL 125, Group 1, NWD Strata Plan NW2020
Together With An Interest In The Common Property In Proportion
To The Unit Entitlement Of The Strata Lot As Shown On Form 1
- From:** CD Comprehensive Development District (based on RM4 Multiple
Family Residential District, C1 Neighbourhood Commercial District,
P2 Administration and Assembly District)
- To:** Amended CD Comprehensive Development District (based on RM4
Multiple Family Residential District, C1 Neighbourhood Commercial
District, P2 Administration and Assembly District, and Brentwood
Town Centre Community Plan guidelines)
- 1.3 Address:** 5061 Anola Drive
- 1.4 Location:** The subject site is located on the northwest corner of Anola Drive
and Bellwood Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a total area of approximately
8,349.42 m² (89,872 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 a
before and after school child care facility.

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 site at 5061 Anola Drive is located on the northwest corner of Anola Drive and Bellwood Avenue (see *attached* Sketch #1). The subject site is occupied by Anola Place Apartments, a 20-storey mixed-use building with street-level commercial and residential apartments above. Directly north of the site is Springer Park. To the south of the site, across Anola Drive and a narrow green buffer, is Lougheed Highway. To the east of the site, across Bellwood Avenue, is a property consisting of two high-rise residential apartment buildings constructed in 1975. To the west of the site is a property consisting of two high-rise residential apartment buildings constructed in 1979. Vehicular access is provided from Bellwood Avenue with parking provided underground.

4.0 BACKGROUND INFORMATION

- 4.1 The subject site, located within the Council-adopted Brentwood Town Centre Development Plan area (see *attached* Sketch #2), is designated for high density multiple-family residential development under the CD Comprehensive Development District (utilizing the RM4 Multiple Family, C1 Neighborhood Commercial Residential, and P2 Administration and Assembly Districts as guidelines). On 1981 December 21, Council adopted Rezoning Reference #50-80 to rezone the subject site to the CD Comprehensive Development District (based on RM4 Multiple Family Residential District and C1 Neighborhood Commercial District) to permit the development of a 20-storey mixed-use building comprised of 465 m² (5,005 ft²) of street level commercial floor area fronting Anola Drive and 157 residential apartment units above.

- 4.2 On June 27, 1994, Council approved Rezoning Reference #05-94 to amend the subject property from the CD Comprehensive Development District (based on RM4 Multiple Family Residential District and C1 Neighborhood Commercial District) to the amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighborhood Commercial District, and P2 Administration and Assembly District) in order to permit the installation of cellular antennae.
- 4.3 On May 27, 2002, Council received an initial report for the subject property (Rezoning Reference #02-09) to rezone the subject property from the CD Comprehensive Development (based on RM4 Multiple Family Residential District, C1 Neighborhood Commercial District, and P2 Administration and Assembly District as guidelines) to the amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighborhood Commercial District, P2 Administration and Assembly District and P5 Community Institution District) to allow for a commercial school use within the commercial component of the building. This rezoning was cancelled because the application had not progressed.

5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting rezoning of the subject site to the amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District, and Brentwood Town Centre Development Plan guidelines), in order to permit a before and after school child care facility. The proposed facility, for approximately 24 children would occupy approximately 150 m² (1,600 ft²) of floor area at street level. Given the proximity of Springer Park, the applicant is not proposing an outdoor play area on the subject site. Use of the public park requires approval by the Fraser Health Authority and the City.
- 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. Though the proposed child care facility is in a specific tenant space, it is recommended that the entire ground floor commercial space 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 regulations and requirements.
- 5.3 Sufficient off-street parking is provided on-site, and there would be no change in parking requirements for this use. Pick-up and drop-off of children would be provided in the underground parking area, and pedestrian access to the proposed child care facility from the parking area would be via an interior hallway. Pick-up and drop-off may also be provided directly in front of the proposed facility on Anola Drive.

- 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*.
- 5.5 The proposed child care facility is considered generally supportable as it 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

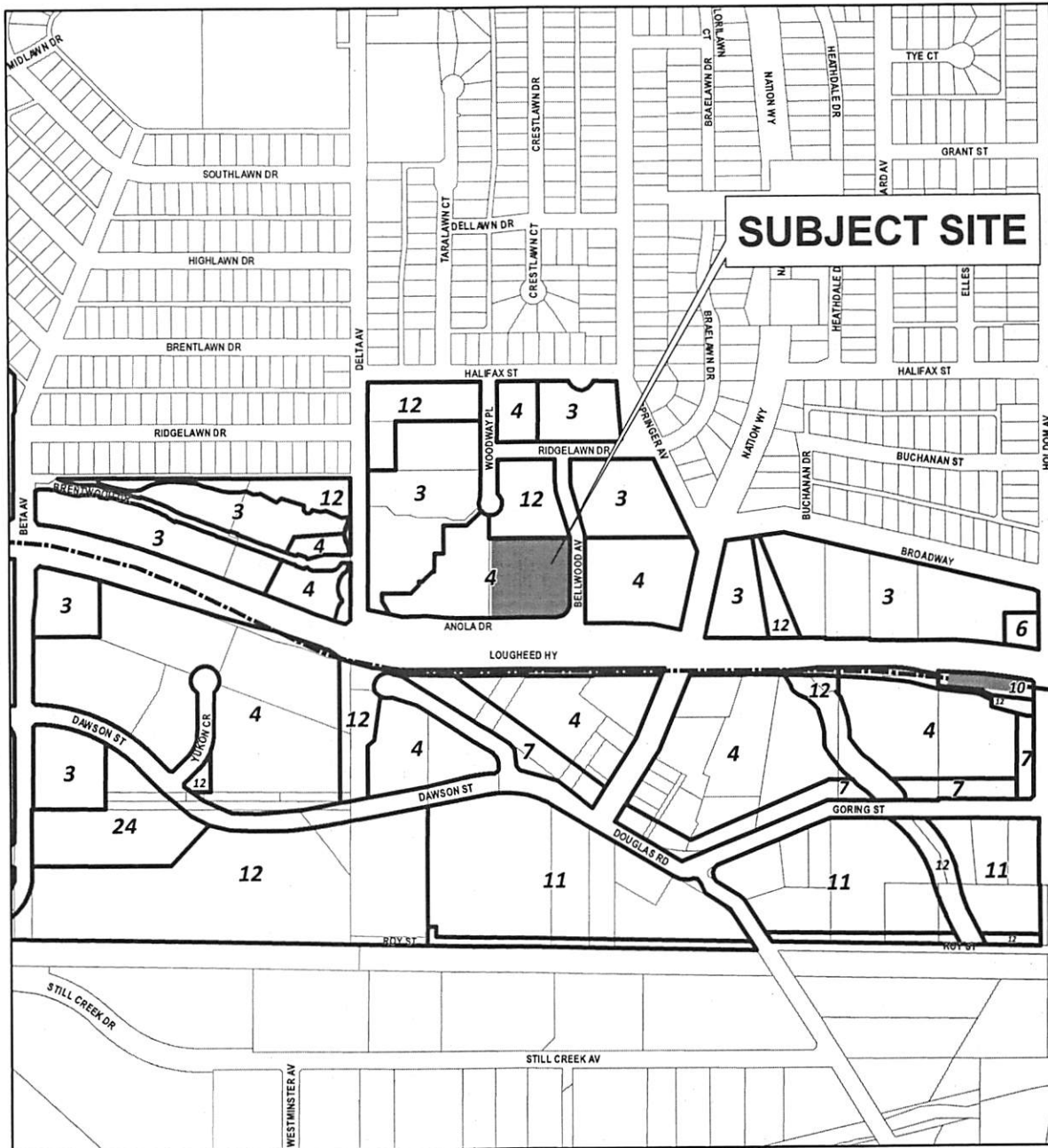
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



JT:tn

Attachments

cc: City Solicitor
City Clerk



- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use

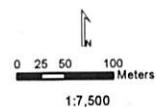
- 8 Medium or High Density Multi Family Residential
- 10 Institutional
- 11 Business Centre
- 12 Park and Public Use/Public School
- 14 Cemetery
- 24 High Density Multiple Family Residential - Brentwood Succession (RM4s)



Planning and Building Dept

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Brentwood Plan



Sketch #2

Wednesday, December 18, 2019

Maxine Dolling

6050 Halifax Street

Burnaby, B.C. V5B 2P5

To: Director of Planning and Building

4949 Canada Way, Burnaby City Hall

Burnaby, B.C. V5G 1M2

Mr. Ed Kozak;

I am writing this letter of intent to request a zone change to the existing zone CD, C1, P2 at 5061 Anola Drive, Burnaby, B.C. V5B 4V7, which is currently used as commercial use. I propose the zone change to allow for use of the space for a childcare facility, under the permitted C1 zone. This space will be for before and after school only, no outdoor space will be required as there is a playground nearby for use. I am asking permission for an amendment to be able to use this space for a childcare facility. Thankyou for your consideration in this matter.

Sincerely yours,

A handwritten signature in cursive script that reads "Maxine Dolling".

Maxine Dolling

maxinebookworm@hotmail.com

604 299 – 7111 Home

778 829 – 7711 Cell