

**TO:** CITY MANAGER 2020 December 09

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #19-06  
Licensed Childcare Facility**

**ADDRESS:** Portion of 8900 Glenlyon Pkwy (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 1, DL 164, Plan LMP31818, Land District 1, Land District 36

**FROM:** CD Comprehensive Development District (based on M5 Light Industrial District)

**TO:** Amended CD Comprehensive Development District (based on M5 Light Industrial District, P1 Neighbourhood Institutional District and Glenlyon Concept Plan guidelines, and in accordance with the development plan entitled “Rezoning Daycare Project Rezoning #19-06” prepared by Plan Bleu Architecture + Interior Inc.)

**APPLICANT:** Weiping Guo  
4760 Camlann Court  
Richmond, BC V7C 4S1

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2021 January 26.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 December 14, and to a Public Hearing on 2021 January 26 at 5:00 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 granting of any necessary statutory rights-of-way, easements and/or covenants.

**R E P O R T****1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the operation of a child care facility with up to 156 spaces for infants, toddlers, and preschool aged children.

## 2.0 POLICY FRAMEWORK

The proposed development is in line with the Council-adopted Big Bend Development Plan, and supports and enhances the business park community. The advancement of the proposed zoning bylaw amendment also aligns with the following four goals and six 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 Enhance social connections throughout Burnaby.

### **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

- 3.1 The subject property is located within the Glenlyon Business Park on the southeast corner of Glenlyon Parkway and North Fraser Way, within the Big Bend Development Plan area (see *attached* Sketches #1 and #2). The property has an area of approximately 1.14 hectares (2.8 acres), and is currently improved with a two-storey office and research building.
- 3.2 To the north, across North Fraser Way, and immediately to the east and south of the subject property are light industrial/office buildings. To the west, across Glenlyon Parkway, is the Fraser Foreshore Park. Vehicular access is provided from both Glenlyon Parkway and North Fraser Way.

## 4.0 BACKGROUND

- 4.1 On 1994 January 19, Council adopted a bylaw (Rezoning Reference #92/42), to rezone the entire Glenlyon Business Park to CD Comprehensive Development District based on M2 General Industrial and M5 Light Industrial Districts as guidelines, together with the

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Glenlyon Concept Plan prepared by InterPlan Architecture and Planning Inc. The Concept Plan provides for the development of a comprehensively planned business park. Ancillary uses in the Glenlyon Concept Plan, such as a child care facilities, are encouraged to support the business park community.

- 4.2 On 1997 February 17, Council adopted Rezoning Reference #96/40 to permit a two-storey 4,678 m<sup>2</sup> (50,355 sq. ft.) office and research building on the subject property, utilizing the M5 Light Industrial District as a guideline. This development was constructed in 1997.
- 4.3 On 2019 April 24, Council received the report of the Planning and Building Department regarding an amendment rezoning of the subject development site, and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 4.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

## **5.0 GENERAL COMMENTS**

- 5.1 The applicant is requesting to rezone a 1,426 m<sup>2</sup> (15,349.34 sq.ft.) tenant space located in the southern portion of the building to the CD District (based on M5 Light Industrial District and P1 Neighbourhood Institutional District) in order to permit a licensed child care facility with up to 156 spaces for infants, toddlers, and preschool aged children. Only one other childcare facility is located in the Glenlyon Business Park, which is located at 9500 Glenlyon Parkway and accommodates 59 children (Rezoning References #09-30, #12-05)
- 5.2 Interior improvements to the tenant space include plumbing and electrical upgrades, new walls, and a new kitchen. A portion of the existing parking area abutting the unit is proposed to be redeveloped into an outdoor play area of approximately 541 m<sup>2</sup> (5,823.28 sq. ft.).
- 5.3 Pick-up and drop-off will be provided in the off-street surface parking area, to the immediate north of the child care facility entrance. There is sufficient parking on site to accommodate the proposed facility, with 31 required parking spaces and 37 provided. A crosswalk, stop sign, and two speed bumps are proposed to be installed to the south of the proposed facility to calm traffic and provide safer pedestrian movement on-site.
- 5.4 The hours of operation are proposed to be between 7:45 a.m. – 5:45 p.m., Monday to Friday. 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 requirements 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.

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- 5.5 The proposed childcare facility will contribute to the limited supply of licensed child care spaces in Burnaby. The childcare facility is not likely to have any significant impact on adjacent land uses.
- 5.6 All required services to serve the site have been secured as part of Rezoning Reference #96-40.
- 5.7 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided.
- 5.8 Given that no additional gross floor area is proposed as part of the subject rezoning application, the GVS&DD Sewerage Charge and Regional Transportation Charge are not required in conjunction with this rezoning application.

## 6.0 DEVELOPMENT PROPOSAL

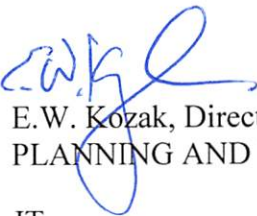
6.1 Site Area (no change) - 11,391.70 m<sup>2</sup> (122,619.24 sq. ft.)

6.2 Floor Area (subject unit)  
Subject Unit - 1,426 m<sup>2</sup> (15,349.34 sq. ft.)

Outdoor Play Areas - 541 m<sup>2</sup> (5,823.28 sq. ft.)

6.3 Height (no change) - Two-storey

| 6.4 <u>Parking</u>           | <u>Required</u> | <u>Provided Spaces</u> |
|------------------------------|-----------------|------------------------|
| Child care facility          |                 |                        |
| 1 for each 46 m <sup>2</sup> | - 31            | 37                     |

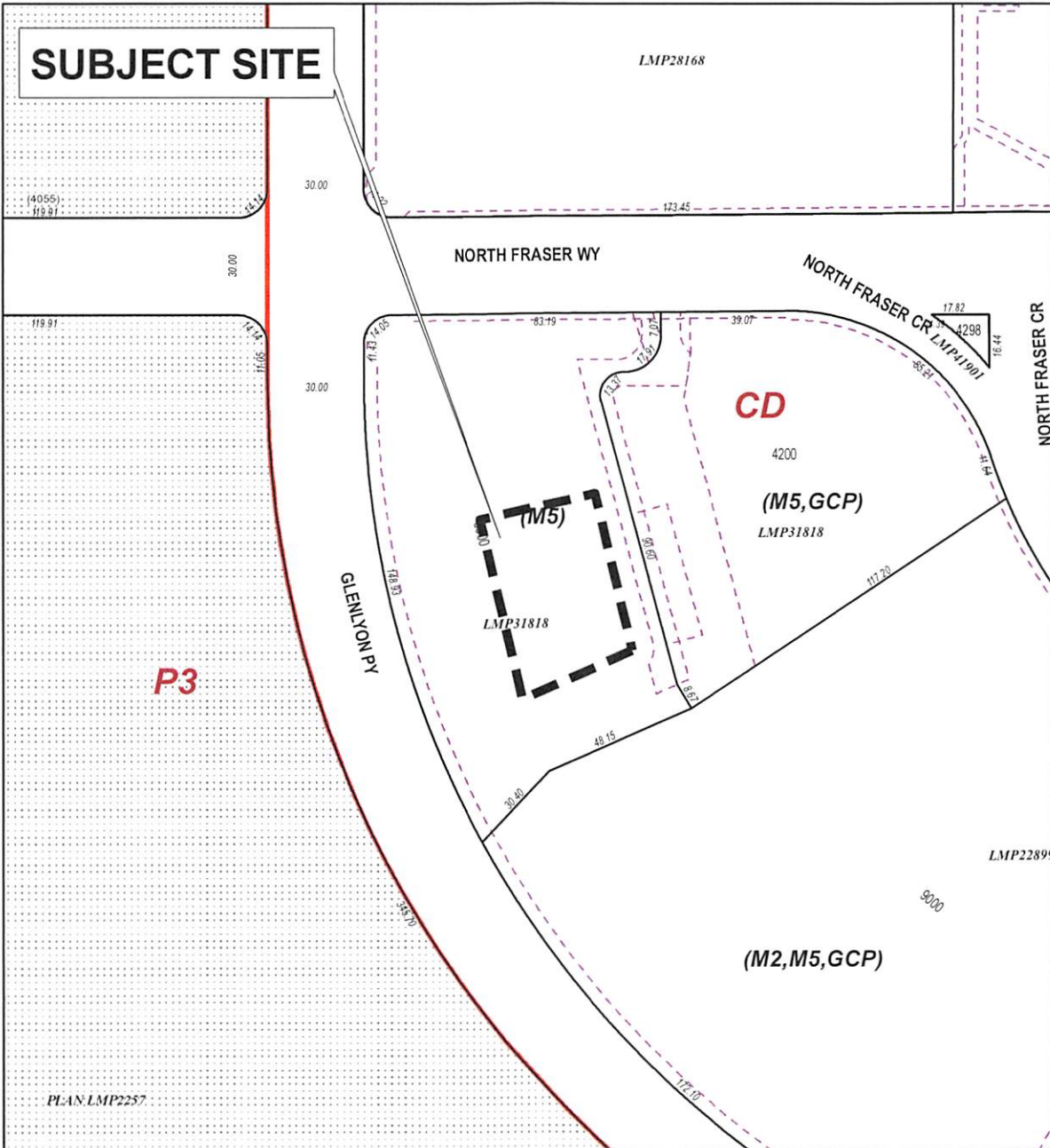


E.W. Kozak, Director  
PLANNING AND BUILDING

JT

### ***Attachments***

cc: City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT

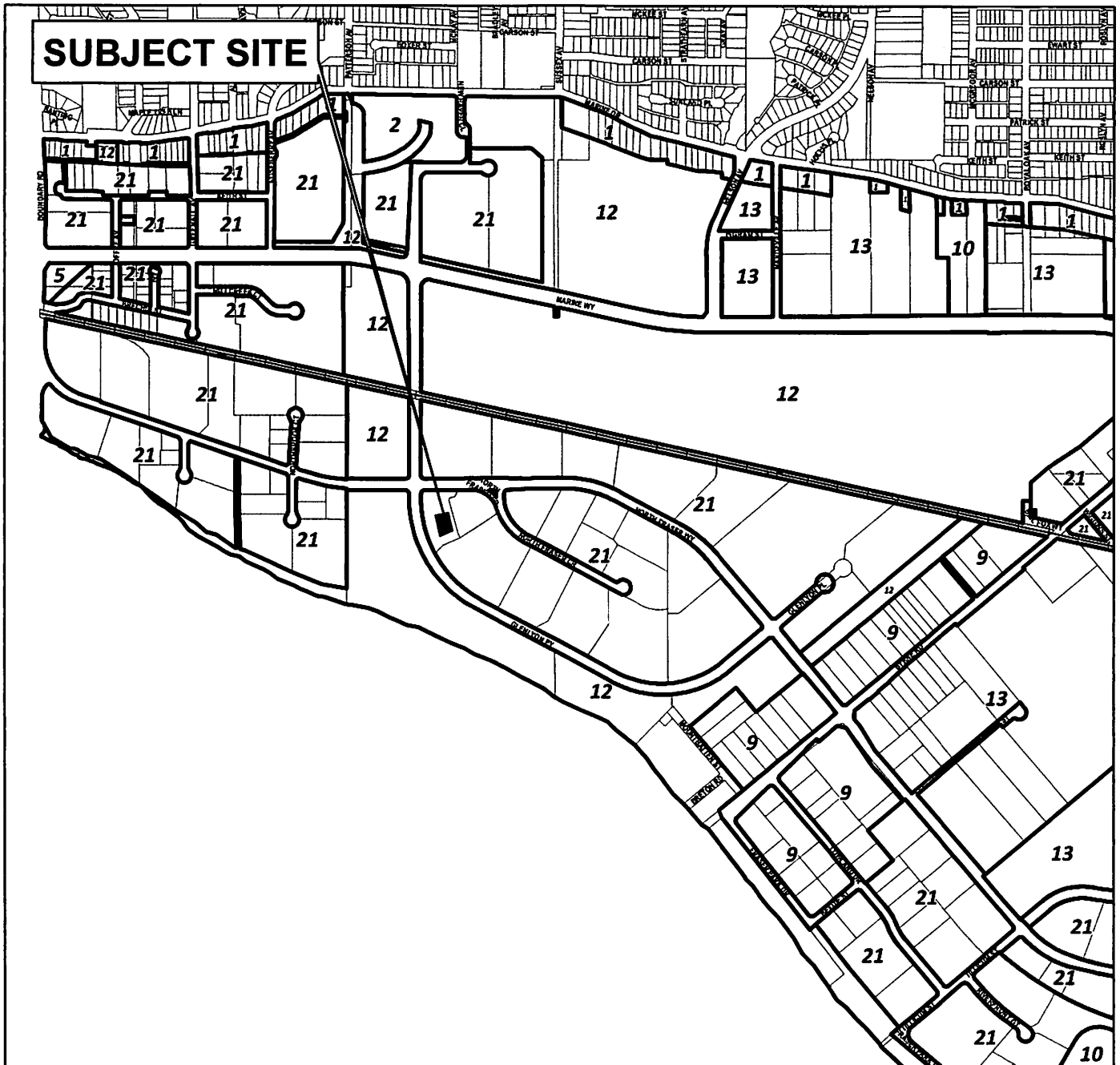


|           |             |
|-----------|-------------|
| DATE:     | MAR 03 2019 |
| SCALE:    | 1:2,000     |
| DRAWN BY: | AY          |

REZONING REFERENCE #19-06  
8900 GLENLYON PARKWAY

 Subject Site

Sketch #1



PLANNING & BUILDING DEPARTMENT

## Big Bend Community Plan