

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #21-35 2021 SEPTEMBER 29

#### ITEM #05

##### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Mara + Natha Architecture Ltd.  
Attn: Robert H. Lee  
202-2414 St. Johns Street,  
Port Moody, BC V3H 2B1
- 1.2 Subject:** Application for the rezoning of:  
Airspace Parcel 2 District Lot 153 Group 1 New Westminster District  
Airspace Plan 87288
- From:** CD Comprehensive Development District (based on C3, C3a, C3c  
General Commercial District and P2 Administration and Assembly  
District)
- To:** Amended CD Comprehensive Development District (based on C3,  
C3a, C3c General Commercial District and P2 Administration and  
Assembly District)
- 1.3 Address:** 4720 Kingsway (see Sketches #1 and #2 *attached*).
- 1.4 Size:** The subject tenant space is approximately 983.47 m<sup>2</sup> (10,586 sq. ft.)  
in size.
- 1.5 Services:** The site is appropriately serviced under previous rezoning  
applications.
- 1.6 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit  
the establishment of a child care facility on the fifth floor of the  
existing office building.

##### 2.0 CITY POLICIES

The rezoning proposal align with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011) and Metrotown Downtown Plan (2017).

### **3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS**

The subject tenant space is located within the Metro Downtown neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketch #2). The subject tenant space is the entire fifth floor within the 30-storey Metrotower 2 office building located within the Metropolis at Metrotown shopping complex (see *attached* Sketch #1).

The subject tenant space is located within one of the three office towers in the south end of the Metropolis at Metrotown complex. To the north of the subject tenant space is Metrotower 1 at 4710 Kingsway, a 28-storey office tower with underground parking. To the south of the subject tenant space is Metrotower 3 at 4730 Kingsway, a 27-storey office tower with underground parking that is bound to the south by Central Boulevard. Vehicle access to the subject site is provided from Central Boulevard. To the southwest of the subject tenant space is Metrotown Skytrain Station.

On 1990 November 05, Council gave Final Adoption to Rezoning Reference #99/87 to permit the construction of a 30-storey office tower on the subject property, utilizing the CD Comprehensive Development District (based on C3 General Commercial District) zoning. The building on the subject property was constructed in 1991.

The Council-adopted Metrotown Downtown Plan designates the subject site for high-density mixed-use development, using the RM5s/RM5r Multiple Family Residential District and C3 General Commercial District as guidelines.

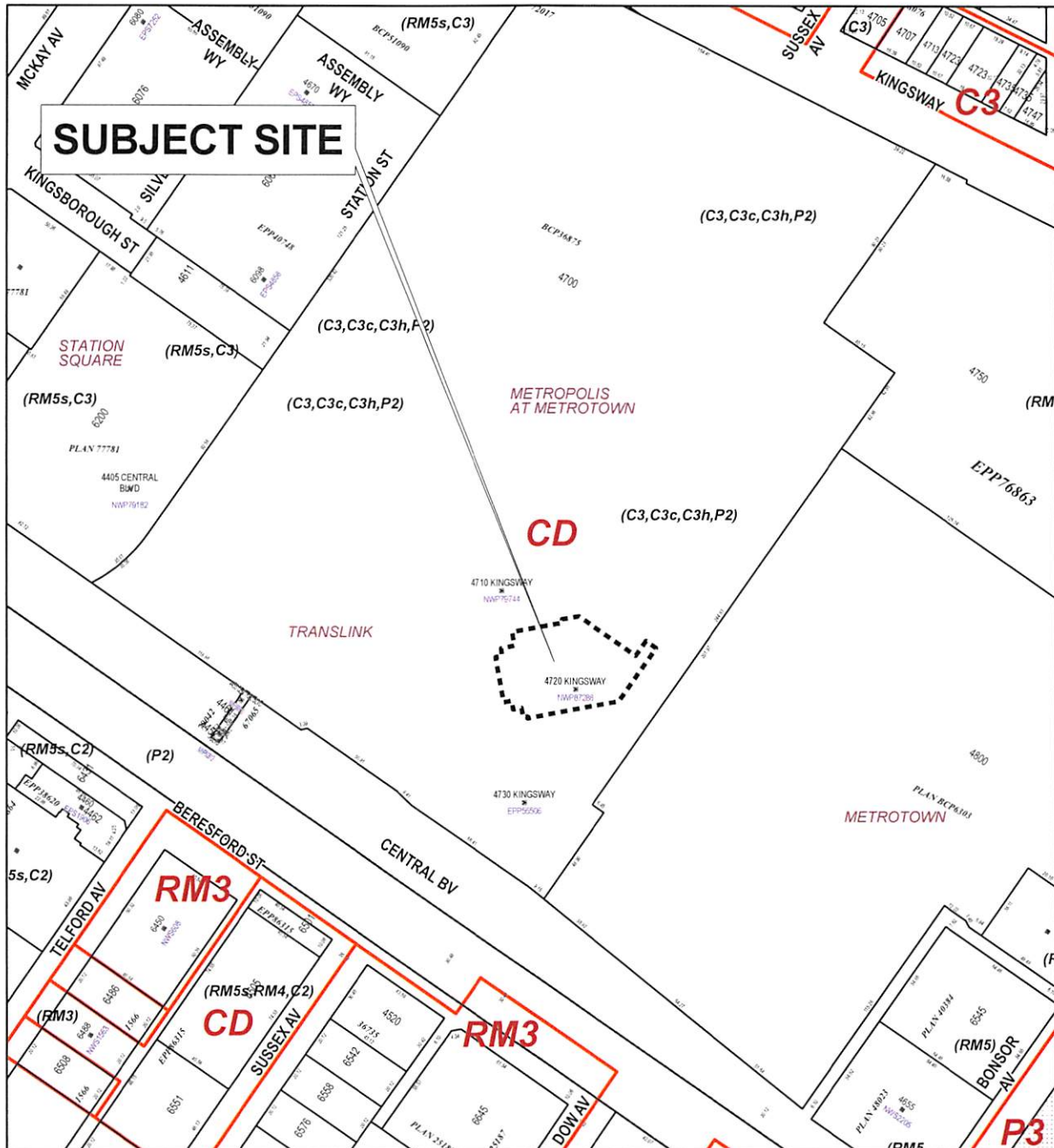
### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting to rezone the property to the amended CD District (based on C3, C3a, C3c General Commercial District and P2 Administration and Assembly District) in order to use approximately 983.47 m<sup>2</sup> (10,586 sq. ft.) of tenant space, located on the building's fifth floor, for a licensed child care facility. This facility would provide approximately 147 spaces for infants, toddlers, and preschool-aged children. Outdoor play space on the fifth floor is also proposed for the child care facility, directly adjacent the proposed tenant space and in accordance with Fraser Health Authority requirements.
- 4.2 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. However, this amendment rezoning is required as a child care facility was not originally permitted under the subject site's prevailing CD District zoning.
- 4.3 Sufficient off-street parking is provided in the existing parking area, and there would be no change in parking requirements for this use. Pick-up and drop-off would be provided on site.

- 4.4 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 child care facility will be required through the Fraser Health Authority.
- 4.5 The proposed child care facility is considered generally supportable in the realization of the Metrotown Downtown Plan and would contribute to an increase in the area's supply of licensed child care spaces, while being well integrated with office uses on the property.
- 4.6 The prerequisite conditions to the proposed rezoning will be included in a future report.

JT:tn

***Attachments***



PLANNING & BUILDING DEPARTMENT



Date:  
SEP 1 2021

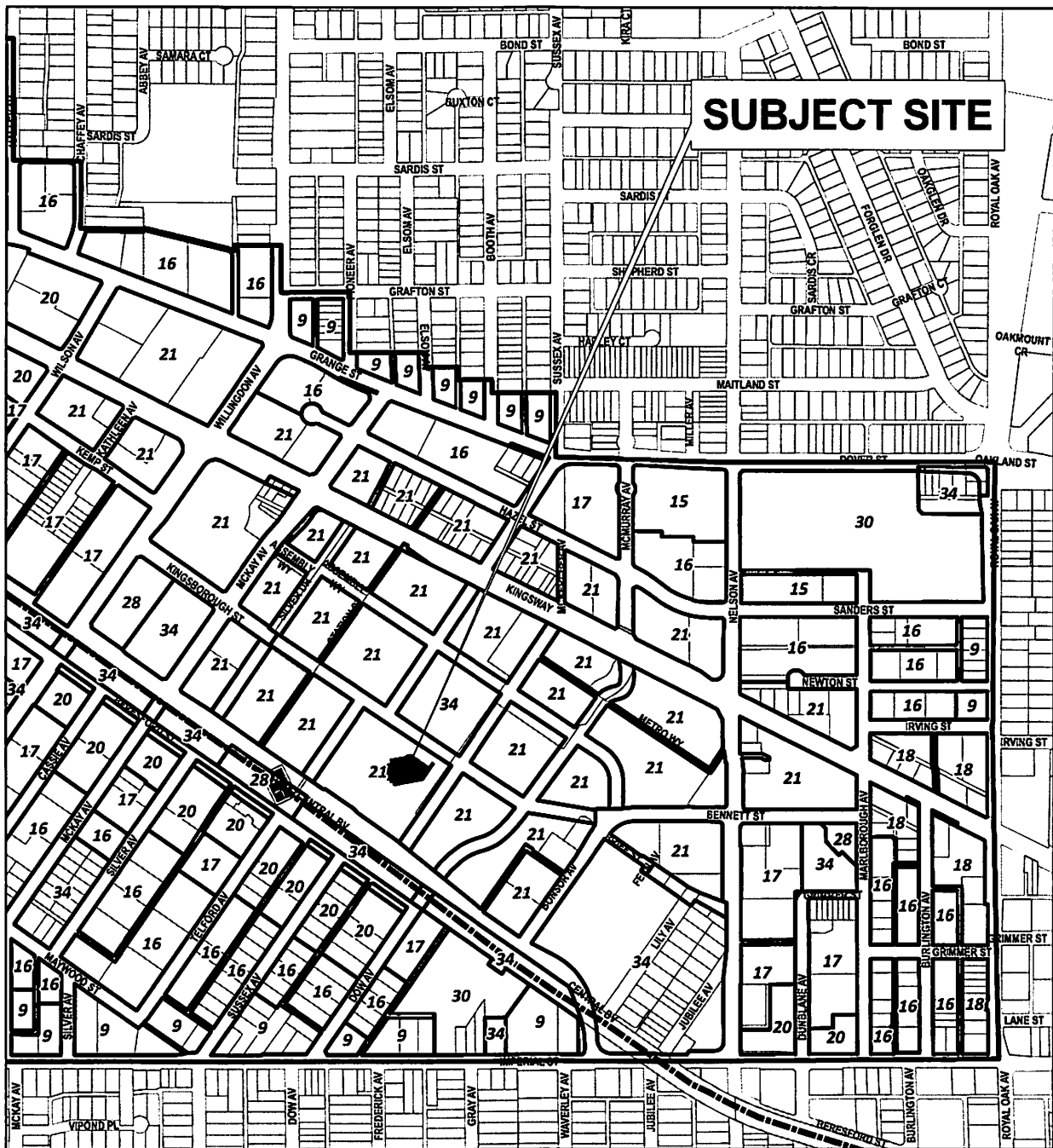
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REZONING REFERENCE #21-35  
5TH FLOOR- 4720 KINGSWAY

 Subject Site

Sketch #1



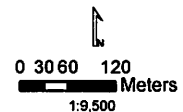
- 9 Medium Density Residential (RM3s)
- 15 High Density Residential (RM5)
- 16 High Density Residential (RM4s)
- 17 High Density Residential (RM5s)
- 18 High Density Mixed Use (RM4s/C2)
- 19 High Density Mixed Use (RM4s/C3)

- 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)



Planning and Building Dept

## Metrotown Plan



Printed on September 1, 2021

Sketch #2

## **LETTER OF INTENT**

**Project: Proposed Tiny Hoppers Childcare Tenant Improvement**

**Address: 4720 Kingsway, Burnaby B.C. - 5th Floor (Metrotower 2)**

### **Project Scope of Work**

We are proposing a childcare facility for 9 classes consisting of 147 children. The number children are broken down as follows: 6 Infant/Toddler classes of 12 children each = 72 plus 3 3-5 year old classes with 25 children each = 75 for a total of 147 children. Supporting spaces include nap rooms, storage for classes as well as pantry, universal toilet room, laundry with mop sink, staff room, office, service rooms and general storage rooms. A round entrance lobby (a franchise design feature) is also proposed at the main entrance.

An outdoor play area adjacent to the facility is proposed on the surface parking area that consist of two play areas of 25 children each for 50 children plus three play area of 12 children each for 36 children that totals 86 children for the outdoor play area. This number and the type of play areas meet the requirements of the Fraser Health Licensing, based on the total of 147 children.

Respectfully Submitted,



Robert H. Lee, Architect AIBC  
Director/Principal