

**TO:** CHIEF ADMINISTRATIVE OFFICER 2022 March 16

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT:** REZONING REFERENCE #21-35  
Licensed Childcare Facility

**ADDRESS:** 4720 Kingsway (see *attached* Sketches #1 and #2)

**LEGAL:** Airspace Parcel 2 District Lot 153 Group 1 New Westminster District Airspace Plan 87288.

**FROM:** CD Comprehensive Development District (based on C3, C3c, C3h General Commercial District and P2 Administration and Assembly District)

**TO:** Amended CD Comprehensive Development District (based on C3, C3c, C3h General Commercial District and P2 Administration and Assembly District and in accordance with the development plan entitled "Metrotower Childcare" prepared by Mara + Natha Architecture Ltd.)

**APPLICANT:** Mara + Natha Architecture Ltd.  
Attn: Robert H. Lee  
202-2414 St. Johns Street  
Port Moody, BC V3H 2B1

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2022 April 26.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 April 04 and to a Public Hearing on 2022 April 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.

**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 147 spaces for infants, toddlers and preschool aged children.

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## **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 NEIGHBOURHOOD CHARACTERISTICS**

- 3.1 The subject site is an office unit that occupies the entire fifth floor of the Metrotower 2 office building located within the Metropolis shopping/office complex (see *attached* Sketch #1). The tower is located within the Metro Downtown neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketch #2).
- 3.2 The subject unit is located within one of the three office towers in the southeast corner of the Metropolis shopping/office complex. To the north, east, and west of the tower is the Metropolis shopping/office complex. To the south is Central Boulevard and Metrotown Skytrain Station. Vehicle access to the subject site is provided from Central Boulevard.

## **4.0 BACKGROUND**

- 4.1 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 CD Comprehensive Development District zoning.
- 4.2 The Council-adopted Metrotown Downtown Plan designates the subject site for high-density mixed-use development, using the RM5s/RM5r Multiple Family Residential Districts and C3 General Commercial District as guidelines.
- 4.3 On 2021 October 04, Council received a report of the Planning and Development Department 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. 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 the property to the amended CD Comprehensive Development District (based on C3, C3c, C3h 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 office building's fifth floor, for a licensed child care facility. Although the applicant has requested 147 spaces for infants, toddlers, and preschool-aged children, the ultimate number of children spaces permitted is to be determined by the Fraser Health Authority. Outdoor play space on the fifth floor podium deck is proposed for the child care facility, directly adjacent the proposed tenant space, and

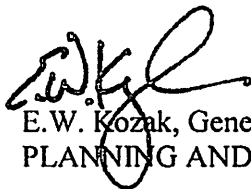
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in accordance with Fraser Health Authority requirements. In the future, if the childcare facility ceases to exist, the use will revert back to office use for the fifth floor.

- 5.2 Pick-up and drop-off will be provided on the top level of the parkade to the immediate north of the child care facility entrance. There is sufficient parking on site to accommodate the proposed facility, with 22 spaces provided. Parking spaces for the child care facility will be indicated by appropriate signage.
- 5.3 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.
- 5.4 All required services to serve the site have been secured as part of Rezoning Reference #99-87.
- 5.5 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	<u>Overall Metropolis Site Area (no change)</u>	-	86,400 m <sup>2</sup> (930,002 sq. ft.)
6.2	<u>Floor Area (fifth floor subject unit)</u>		
	Subject Unit	-	983.47 m <sup>2</sup> (10,586 sq. ft.)
	Outdoor Play Areas	-	558.81 m <sup>2</sup> (6,015 sq. ft.)
6.3	<u>Parking</u>		<u>Required and Provided Spaces</u>
	Child care facility	-	22

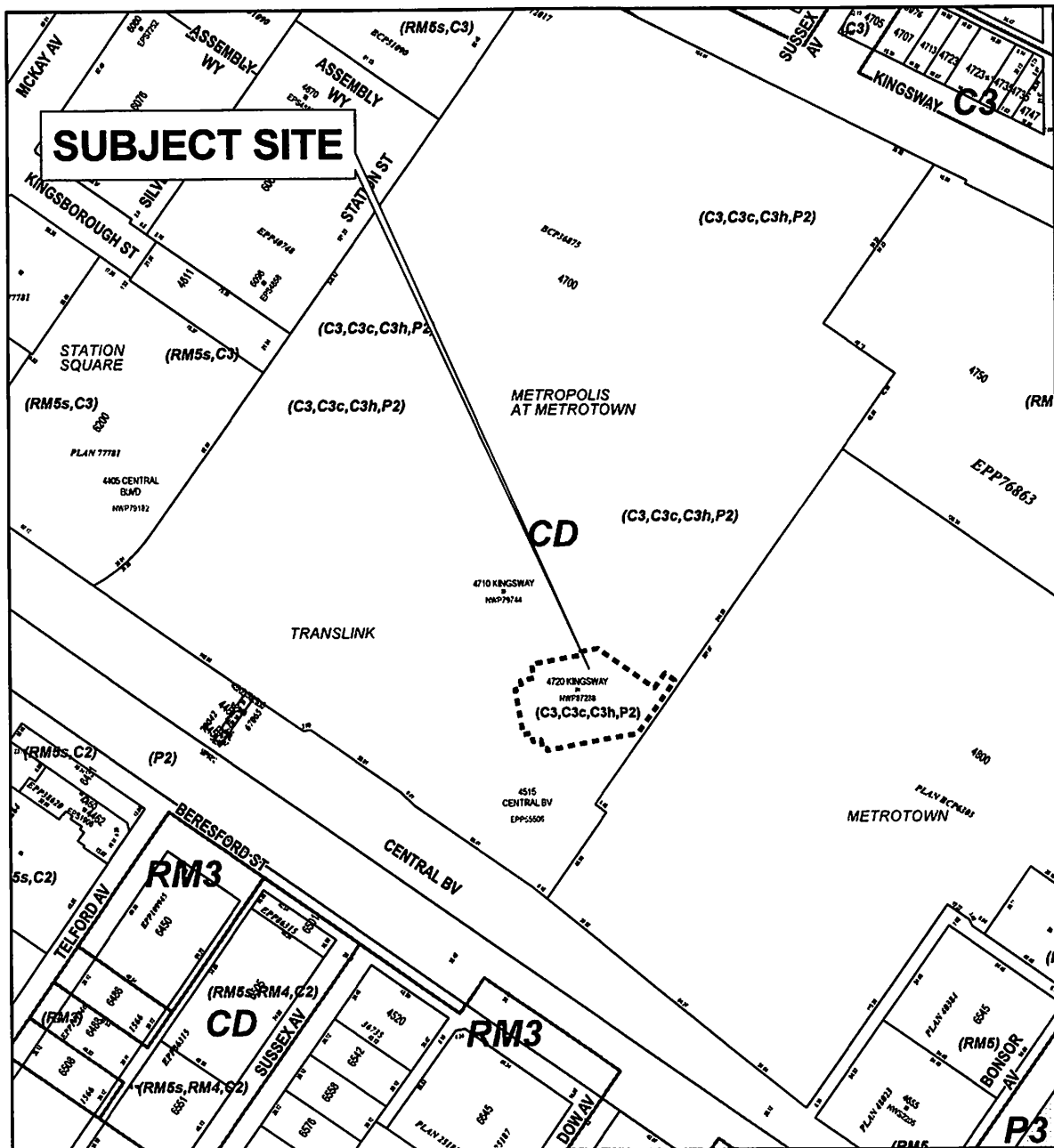


E.W. Kozak, General Manager  
PLANNING AND DEVELOPMENT

PJL:tn

**Attachments**

cc: City Solicitor  
City Clerk



PLANNING AND DEVELOPMENT DEPARTMENT

Date:  
MAR 28 2022

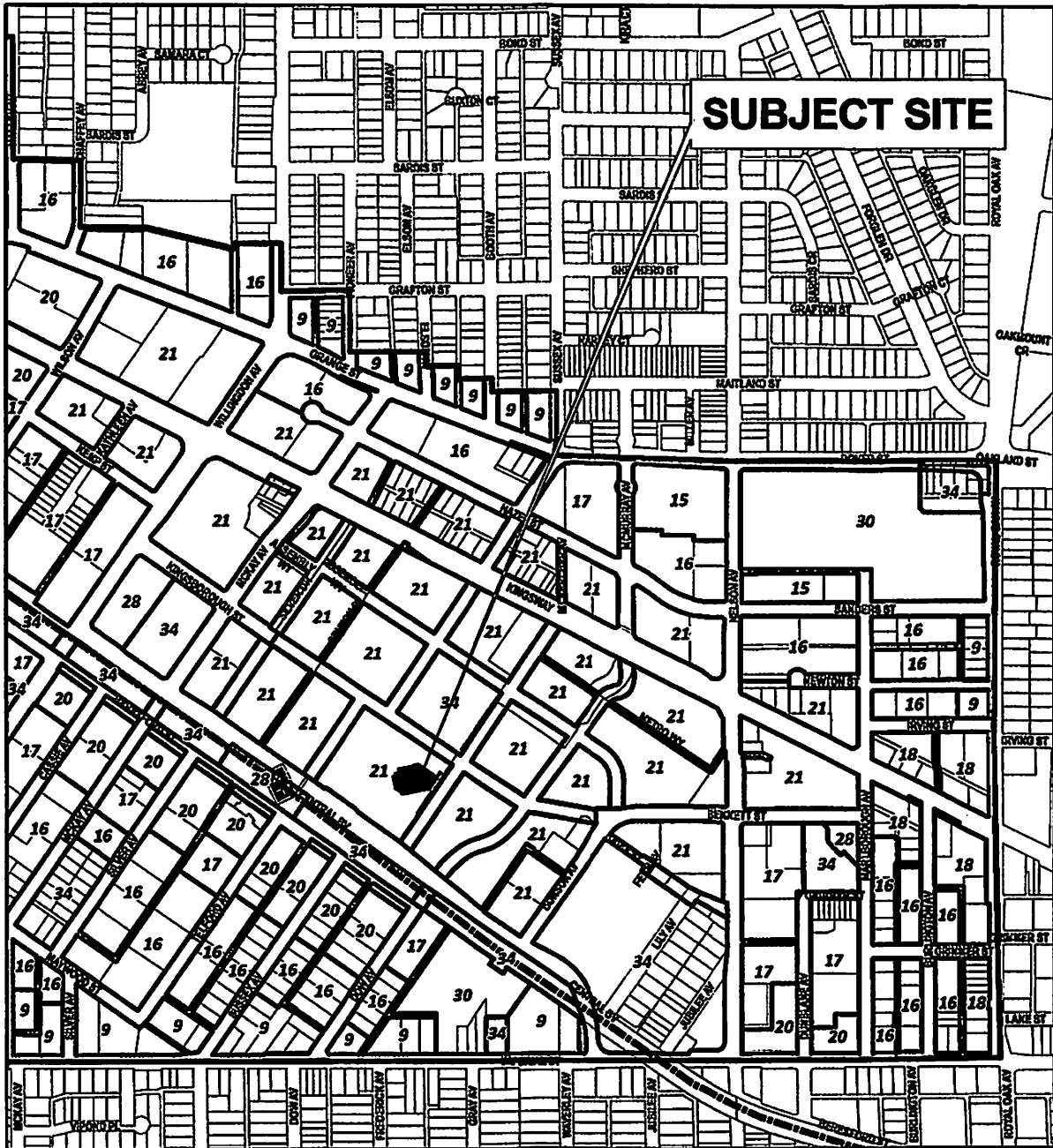
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REZONING REFERENCE #21-35  
5TH FLOOR- 4720 KINGSWAY

 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 Development Department  
Printed on March 9, 2021

## Metrotown Plan



Sketch #2