

TO: MAYOR & COUNCILLORS
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **REZ #22-37 – PORTION OF 4828 HASTINGS STREET –
EXPANSION OF EXISTING CHILD CARE**
PURPOSE: To seek Council authorization to forward REZ #22-37 to First and
Second Reading at a future Council meeting.

REFERENCES

Address: Portion of 4828 Hastings Street
Legal: PIDs: 030-127-319, 030-127-327, 030-127-335
Portion of Strata Lot 2, Strata Lot 3, and Strata Lot 4 District Lot
122 Group 1 New Westminster District Strata Plan EPS3581 and
the Common Property, Strata Plan EPS3581
Applicant: m+ Architecture Inc.
202 - 828 Harbourside Drive
North Vancouver, BC V7P 3R9
Attn: Narjes Miri
Current Zoning: CD Comprehensive Development District (based on the RM3
Multiple Family Residential District, C2 Community Commercial
District, and P1 Neighbourhood Institutional District)
Proposed Zoning: Amended CD Comprehensive Development District (based on the
RM3 Multiple Family Residential District, C2 Community
Commercial District, P1 Neighbourhood Institutional District,
Hastings Street Area Plan, and in accordance with the development
plan entitled “Childcare Expansion 4828A Hastings St Burnaby, BC”
prepared by m+ Architecture Inc.)

RECOMMENDATION

THAT a Rezoning Bylaw for REZ #22-37 be prepared and advanced to First and
Second Reading at a future Council meeting;

THAT a Public Hearing not be held for the Rezoning Bylaw for REZ #22-37, as it
is consistent with the Burnaby Official Community Plan; and

THAT the items listed in **Attachment 3** - Rezoning Prerequisites to the report
titled “REZ #22-37 – Portion of 4828 Hastings Street – Expansion of Existing

Child Care” dated August 26, 2024, be established as prerequisites to consideration of Final Adoption of the Rezoning Bylaw for REZ #22-37.

EXECUTIVE SUMMARY

A rezoning application has been received in order to permit the expansion of an existing child care. The purpose of this report is to provide Council with information on the proposal and to recommend that the Rezoning Bylaw be brought forward for First and Second Reading at a future Council meeting.

1.0 POLICY SECTION

The proposed rezoning application is consistent with the following policies and plans adopted by Council:

- Corporate Strategic Plan (2022),
- Official Community Plan (1998),
- Hastings Street Plan Area (1992),
- Economic Development Strategy (2007),
- Social Sustainability Strategy (2011).

2.0 BACKGROUND

2.1 The subject property is located within the Hastings Street Area Plan. The site is designated for medium-density mixed-use development under the CD Comprehensive Development District, utilizing the RM3 Multiple Family Residential District, C2 Community Commercial District Urban Village Commercial District, P1 Neighbourhood Institutional District, and Hastings Street Area Plan as guidelines (see **Attachment 1** - Sketch 1 and Sketch 2). The site is currently improved with a four storey mixed-use building with ground-level retail and commercial uses, and a child care facility.

2.2 On December 8, 2014, Council gave Final Adoption to Rezoning Reference #14-06 to permit the construction of a four storey mixed-use building with grade-level retail and commercial with three residential storeys above, utilizing CD (C2, RM3) District zoning.

On May 29, 2019, Council granted Final Adoption to REZ #17-18 in order to permit a child care facility accommodating 86 child care spaces on the subject property.

On February 6, 2023, Council received a report regarding REZ #22-37 in order to permit an expansion of the existing child care facility. Council authorized staff to work with the applicant towards the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a future date.

2.3 The applicant has now submitted a plan of development suitable for First and Second Reading of the Rezoning Bylaw.

3.0 GENERAL INFORMATION

3.1 The applicant is requesting rezoning in order to permit the expansion of the existing child care facility on a portion of the subject property from 86 to 102 child care spaces. The facility would employ approximately 15 staff and accommodate five group child care programs for children aged 30 months old to 5 years old. It is planned for the hours of operation to continue to be from 7:30 am to 5:30 pm, Monday to Friday.

The proposal is to expand the child care facility within a portion of a commercial retail unit fronting Hastings Street occupying approximately 92.43 m² of additional child care space for a total 554.16 m² of internal child care floor area, in addition to the common area available to all ground floor units. Further, an approximately 15.9 m² expansion of the outdoor play area for a total area of approximately 318.5 m² is proposed on the east side of the building. The outdoor play area includes a patio, various play structures, and extensive hard and soft landscaping. Along the Hastings Street frontage, the play area is separated from the sidewalk by architectural fencing, existing street trees, landscaping, and arbours. Architectural fencing, with cedar hedges and privacy screening is provided along the lane.

- 3.2 Under the proposed rezoning amendment, the subject space would retain C2 District zoning, in addition to the proposed P1 District zoning, in order to allow reversion of the space for other retail and commercial uses without further rezoning, should the proposed child care facility cease operations in the future.
- 3.3 Fraser Health Authority approves child care facilities through administration of the Child care Licensing Regulation of the Community Care and Assisted Living Act. With respect to this proposal, the applicant has submitted a letter from the Fraser Health Authority indicating that, based on submitted plans, they are able to approve the expanded child care facility in principle.
- 3.4 The required prerequisites to the adoption of the rezoning are listed in **Attachment 3 – Rezoning Prerequisites**.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

On December 11, 2023, Council directed staff to include a recommendation to not hold a Public Hearing for rezoning applications that have less than 50% residential uses and that are consistent with the Burnaby Official Community Plan (OCP). This is authorized by section 464(2) of the *Local Government Act*. As this application is consistent with the OCP, it is recommended that a Public Hearing not be held.

Public notice of the Rezoning Bylaw for REZ #22-37 will be completed prior to bringing forward the Rezoning Bylaw for First Reading, in accordance with section 467 of the *Local Government Act*, the City’s Public Notice Bylaw and Council policy. City staff will mail a notice to those properties that are within a 30 m radius of the subject site. A public notice

will also be published on the City’s website, distributed as part of the City’s online newsletter, and a sign regarding the proposal will be posted on the site.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations specifically related to this rezoning proposal.

Respectfully submitted,
E. W. Kozak, General Manager Planning and Development

ATTACHMENTS

- Attachment 1 – Sketch #1 and Sketch #2
- Attachment 2 – Development Statistics
- Attachment 3 – Rezoning Prerequisites

REPORT CONTRIBUTORS

This report was prepared by Shawn Natrasony, Development Planner, and reviewed by Jesse Dill, Director Development.