

RE: REZONING REFERENCE NO. 82/89
9151 SATURNA DRIVE

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1989 DECEMBER 12

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #82/89
9151 SATURNA DRIVE
(REFER TO ATTACHED SKETCH)

PURPOSE: To provide Council with the requested information regarding the subject rezoning.

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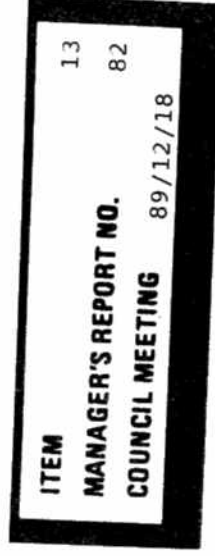
RECOMMENDATION:

- 1) THAT staff be authorized to work with the applicant towards a plan of development, suitable for presentation to a Public Hearing.

REPORT

1.0 BACKGROUND INFORMATION:

- 1.1 On 1989 November 14, Council received a rezoning report (Rezoning Reference #82/89) from the Planning and Building Inspection Department regarding a proposal to permit the conversion of the designated day-care space to a combination out-of-school day-care/recreation facility and to convert one townhouse unit to an administration office.
- The rezoning report noted that since the proposed rezoning of the designated day-care facility was last rejected by Council in September 1988, staff have had a number of discussions with the representative of Shelter Corporation of Canada Limited and in accordance with the conclusions reached in the discussions, the Shelter Corporation of Canada has made the following changes from the earlier rezoning requests:
- i) Proposing that the permitted use of the designated day-care facility be changed to a recreational facility, but not an administrative office.
 - ii) The inclusion of the possibility of provision of pre-school and after school day-care services within the facility.



- iii) A request to convert a three-bedroom townhouse unit to an administrative office.
- iv) Limiting the administrative office function to that which is strictly oriented to the administration of the subject property.

The report also stated that Planning and Building Inspection Department staff, in consultation with the Environmental Health Department, have further reviewed the possibility of providing a day-care centre at the designated location and that certain difficulties exist with regards to the provision of the required fully equipped outdoor play area for the day-care. While staff are unable to agree with the Shelter Corporation that the provision of the outdoor play area is necessarily impossible or confirm that the cost of fulfilling these requirements and leasing the space would be prohibitive, it is acknowledged that the development of a day-care centre at this location presents certain difficulties, which may discourage potential day-care operators from leasing the space.

- 1.2 At that time, Council did not adopt the recommendation that staff be authorized to work with the applicant towards a plan of development but instead, referred the matter back to staff to address two questions and to advise the Stoney Creek Advisory Council of the rezoning.

This report is in response to that referral.

2.0 GENERAL DISCUSSION:

- 2.1 This Department recently received a letter from the Stoney Creek Community School Council regarding the proposed rezoning. The letter generally states that the Stoney Creek School Council generally does not favour the loss of a day-care facility designation within the Mountainwood residential complex, but acknowledges the possibility of a compromise solution involving the development of a recreation facility.

- 2.2 The Stoney Creek Community School Council has urged that if this proposal is to proceed, a survey should be conducted of Mountainwood residents to determine the extent of the need for child-care services and the type of child-care services most useful to the majority and that definitive development plans should be prepared which meet licensing requirements for the child-care services.

In discussing the possibility of conducting a survey regarding the provision of a day-care facility with Environmental Health Department staff, the usefulness of conducting the survey was questioned. It is apparent to staff that the results of such a survey would prove that a day-care centre is needed in the area, however, it is not considered helpful to conduct a survey assessing the type of day-care services required unless a specific organization is prepared to develop such a facility at this time. It has been the experience of the Environmental Health Department that there are often many organizations interested in establishing a day-care facility, but that the costs involved in establishing a fully licensed facility are often prohibitive and the proposed facilities are not realized. In this case, Environmental Health Department staff advise that the provision of the required fully equipped outdoor play area for the day-care facility may involve significant costs, which makes the possible establishment of a day-care facility quite uncertain.

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With regards to the suggestion by the Stoney Creek Community School Council that definitive development plans be prepared for the combination recreation/day-care facility, this is the purpose of authorizing staff to work with the applicant towards a suitable plan of development. The development plans would be reviewed by the Environmental Health Department to ensure compliance with the licensing requirements.

- 2.3 In addition to requesting that the Stoney Creek Community School Council be advised of the rezoning, Council sought clarification on two questions. In response to the question regarding the occupancy of the rental unit which is proposed to be converted to an administrative office, the rental unit has been vacant since the Summer of 1989. With regards to the previous use of the designated day-care facility, the space has never been used as a day-care facility since the development of the Mountainwood complex in 1977. To the best of our knowledge, the designated day-care space has been used illegally as an administrative office for a number of years, with the space vacant prior to that.

3.0 CONCLUSION:

- 3.1 In light of the assertion by Environmental Health Department staff that the viability of the future provision of a day-care facility at this location is rather uncertain due to the requirement for a fully equipped outdoor play area, this Department would still support the proposal to convert the designated day-care space to a combination out-of-school day-care/recreation facility and to convert one townhouse unit to an administrative office for the administration of this property only, and would recommend that staff be authorized to work with the applicant towards a suitable plan of development.

AW

BW:ap

Attachments

cc: Chief Environmental Health Inspector
(Attn: Jan Fisher)



A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

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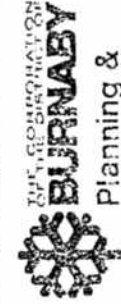
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R2

P3

156

Subject Site P3



Planning &
 Building Inspection
 Department

Date: 1989 Dec.

Scale: 1:2000

Drawn By:

Rezoning Reference # 82/89

