

ITEM 25  
MANAGER'S REPORT NO. 55  
COUNCIL MEETING 89/09/05

RE: REZONING REFERENCE NO. 46/89  
7842 WELSLEY DRIVE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1989 AUGUST 24  
FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #46/89  
LOT 331, D.L. 87, PLAN 46793

FROM: R2 RESIDENTIAL DISTRICT  
TO: R2b RESIDENTIAL DISTRICT  
7842 WELSLEY DRIVE  
(REFER TO ATTACHED SKETCH)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1989 September 26.

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RECOMMENDATION:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1989 September 11 and to a Public Hearing on 1989 September 26 at 7:30 p.m. and that the following be established as prerequisites to the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to Municipal standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The granting of any necessary easements.
  - d) The approval of the Burnaby Health Department.

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R E P O R T

**1.0**

**BACKGROUND INFORMATION:**

- 1.1 On 1989 July 24, Council received a report from the Director Planning and Building Inspection regarding an application to rezone the property at 7842 Welsley Drive to R2b Residential District to permit a group daycare for up to ten children. At that time, Council was reminded that on 1989 June 05, Council adopted the recommendation that the Municipal Solicitor be authorized to prepare a text amendment to the Burnaby Zoning Bylaw, establishing a zoning sub-category in each of the single and two family zoning districts to permit development of daycare centres for between six and ten full-time children within residential dwellings. **213**

At the time of submission of the rezoning report, the pertinent Bylaw amendment had been given First Reading. On that date, Council adopted the recommendation that the rezoning application be held in abeyance pending Council's final consideration of the text amendments to the Zoning Bylaw regarding group daycare centres.

- 1.2 Subsequent to this, Council gave Final Adoption to the pertinent text amendments to the Zoning Bylaw, creating the R1b through R6b Zoning Districts on 1989 August 21.

In light of Council giving Final Adoption to the text amendment, it is now appropriate to report back to Council on Rezoning Reference #46/89.

**2.0**

**GENERAL DISCUSSION:**

- 2.1 As was previously noted in the earlier rezoning report on this application, the subject site is currently licensed as a family daycare and has been operating as a daycare for a number of years. General support by the neighbourhood for the daycare has been indicated in a neighbourhood survey provided by the operators of the daycare, indicating that the daycare centre has not caused any inconvenience for the adjacent residents, and through this Department's survey of neighbours of existing family daycares, which included neighbours of the subject daycare.
- 2.2 The subject site is located in a quiet, stable single-family residential neighbourhood, which is considered appropriate for the establishment of a daycare. Lakeview School park is located approximately two blocks from the site and should serve the recreational needs of the daycare, in addition to the required on site outdoor play area.
- 2.3 It is recommended that "The submission of a suitable plan of development" be established as a prerequisite to the completion of this rezoning. Through the suitable plan of development, staff will ensure that the parking required by the Burnaby Zoning Bylaw is provided on the site and that the outdoor play area is adequately screened from the neighbouring residences.
- 2.4 The approval of the Environmental Health Division is required and upon their initial examination, the daycare operation meets the Community Care Facilities Licensing Act regulations.

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**3.0 CONCLUSION:**

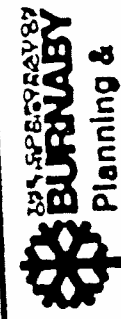
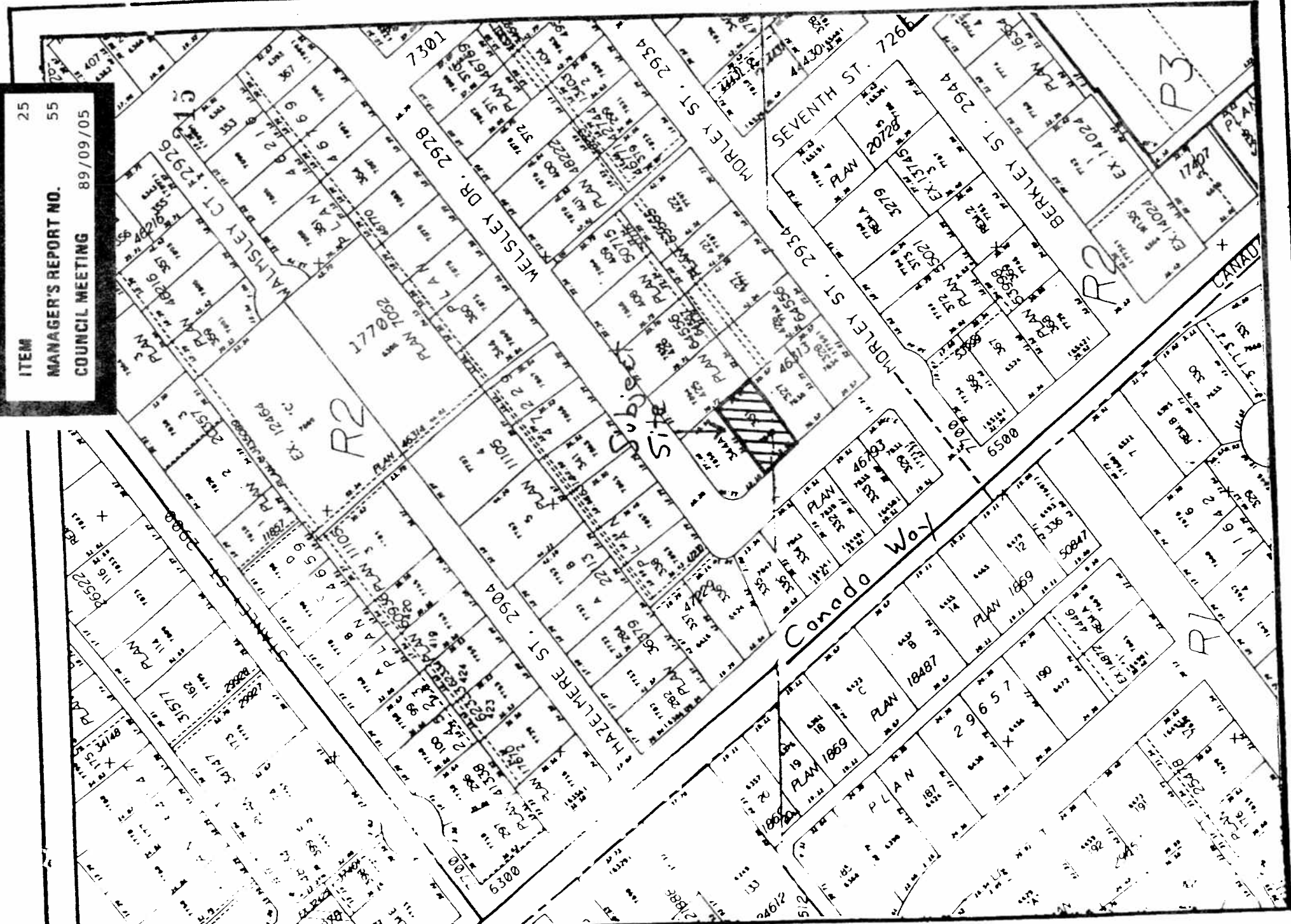
- 3.1 In light of the fact that a family daycare has been operating from this site for a number of years and that the surrounding neighbourhood has expressed its general support for the operation of the daycare, as well as staff's favourable assessment of the suitability of the site, this Department would support forwarding this rezoning request to a Public Hearing.

  
A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

BW:ap  
Attachment

cc: Chief Public Health Inspector  
Municipal Clerk

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**BURNABY**  
 Planning &  
 Building Inspection  
 Department

Rezoning Reference # 46/89

Date	1989 Aug.
Scale	1:2000
Drawn By	

