

**TO:** CITY MANAGER 2001 SEPTEMBER 20

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #01-18  
5010 SMITH AVENUE  
RESPONSE TO PUBLIC HEARING POINTS

**PURPOSE:** To respond to the points raised at the Public Hearing for Rezoning Reference #01-18.

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**RECOMMENDATION:**

- 1. THAT this report be received for information purposes.

**R E P O R T**

**1.0 BACKGROUND INFORMATION:**

1.1 On 2001 August 28 the Public Hearing was held for the subject rezoning application, which involves a request to rezone 5010 Smith Avenue to CD Comprehensive Development District (based on C1 Neighbourhood Commercial and P1 Neighbourhood Institutional District guidelines) in order to permit a change of use in one of the tenant spaces in the subject building to allow for school age child care. At the Public Hearing, one resident and two business operators raised a number of points of enquiry and concern.

On 2001 September 10 Council gave Second Reading to the bylaw amendment and directed staff to respond to the points raised at the Public Hearing. This report is in response to that request.

**2.0 GENERAL DISCUSSION:**

2.1 The following information is provided in response to the points which were raised at the Public Hearing.

a) *Traffic Concerns*

The issue of the child care centre increasing traffic in the area was raised by one resident who lives across the street from the proposed centre. The same resident also indicated that her driveway was currently being used as a turn-around, and that people park in front of her property.

It is acknowledged that the current proposal would result in an overall on-site parking shortfall of about 2 spaces under Zoning Bylaw provisions. However, it is noted that the demand for parking associated with the centre would be very time-of-day dependant (i.e. during times when parents pick-up and drop-off their children). Furthermore, given that parents would only be making brief stops, and consequently would likely make use of the 15 minute on-street parking available on Smith Avenue whenever possible, it is considered that the parking provisions are sufficient for the development. The 15 minute on-street parking does not interfere or conflict with any bus stops on the east side of Smith Avenue. Finally, staff have been informed by the child care operator that many clients live in the immediate area, and would be walking their children to the facility.

As to whether the child care facility would contribute to the resident's driveway being used as a turn-around, it is suggested that this problem would more likely be exacerbated if a higher traffic-generating retail store or café were to locate in the subject tenant space (both are permitted uses under current zoning), rather than the proposed child care operation. Further, such alternate commercial uses would generate more traffic sporadically throughout the day and be associated with longer-term customer parking, as opposed to a child care facility of modest size which would primarily generate traffic during the morning and afternoon peak periods.

b) *Concerns of Adjacent Tenant*

Two tenants of the adjacent premises in the subject commercial building appeared before Council and raised concerns over the potential for noise from the child care operation. Given that the centre will be licensed as an out-of-school child care program, and that the children will be in school from roughly 9:00 a.m. to 3:00 p.m., it is not likely that noise from the centre would adversely affect surrounding businesses or residents. Moreover, any potential noise associated with the centre in the morning would most likely occur prior to the start of business. It is also noted that when the weather is good, the children may be taken to the school grounds and/or nearby parks to play. Therefore, the only time when noise could potentially interfere with neighbouring businesses would include the approximately 2.5 to 3 hours between the end of school and the time at which the children are picked-up by their parents, on professional development days or on school holidays.


The tenants who raised concerns over potential noise from the centre also questioned the suitability of the location and size of the proposed child care facility. In response to these concerns, it is noted that the applicant's proposal meets the requirements of the Provincial Child Care Regulations, which are administered by the Simon Fraser Health Region in Burnaby. In this respect, it has been determined that the proposed centre is of sufficient size for approximately 20 children. Moreover, while the child care facility does not have an on-site outdoor play area, the Health Region has indicated that use of Inman School's

playground, located less than one block away from the subject site, is an acceptable alternative and would satisfy outdoor play area requirements. It is understood that child care staff would both provide escort to and from the school, as well as supervision while children use the playground.

**3.0 CONCLUSION:**

This report responds to the various points raised at the Public Hearing. In general, it is noted that the internal change of use of one of the tenant spaces in the subject building to an out-of-school child care facility does not significantly alter the character and function of the existing commercial development. As indicated, the proposed child care facility should not have any appreciable traffic and noise impacts. The proposed child care facility meets Provincial child care licencing standards with respect to size and provision of outdoor play areas. In light of the growing need for such facilities in Burnaby, staff view the current proposal to be a positive element in the neighbourhood.

This is for the information of Council.

  
I. S. Belhouse  
Director Planning and Building

  
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cc: Director Engineering  
City Clerk

