

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #05-46
2005 SEPTEMBER 19

ITEM #4

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Erica Yu
5375 Gilpin Street
Burnaby, B.C. V5G 2H8
- 1.2 **Subject:** Application for the rezoning of:
Parcel "D", D.L. 95, Group 1, NWD Plan 58881
- From:** CD Comprehensive Development District (based on C3 General Commercial District)
- To:** Amended CD Comprehensive Development District (based on C3 General Commercial District, P1 Neighbourhood Institutional District and Edmonds Town Centre Development Plan guidelines and in accordance with the development plan entitled "7244 Arcola Street" prepared by Erica Yu)
- 1.3 **Address:** 7244 Arcola Street
- 1.4 **Location:** The subject site is on the south side of Arcola Street, between Hall Avenue and Walker Avenue (Sketches #1 & #3 attached).
- 1.5 **Size:** The overall site has an approximate area of 1,471.25 m² (15,840 sq.ft.)
- 1.6 **Services:** No servicing is applicable to this application.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit a child care facility in one of the existing buildings on the site with associated outdoor play areas.

2.0 NEIGHBOURHOOD CHARACTERISTICS

2.1 The subject site at 7244 Arcola Street consists of two one-storey buildings. Both buildings were constructed in 1980 in connection with Rezoning Reference #9/79, and were originally used as medical professional offices. The West Building, the proposed child care facility, is currently vacant, while the East Building is currently occupied by a non-profit thrift store. Older, low-rise multiple-family dwellings are located to the north across Arcola Street, and an older church is adjacent to the east. A variety of service commercial establishments and restaurants are to the south and west fronting Kingsway and Hall Avenue respectively. Highgate Village is further west across Hall Avenue.

3.0 BACKGROUND INFORMATION:

3.1 The subject property is located within the Council-adopted Edmonds Town Centre Plan and is intended to form part of a five-lot assembly comprising 7244 Arcola and 7239, 7251, 7255 and 7291 Kingsway (Sketch #2 *attached*). Subject to assembly, the five lots are designated for Comprehensive Development utilizing the RM5 Multiple Family District and C3 General Commercial District as guidelines. However, the timing of development in accordance with the Plan is uncertain given the relatively high improvement values of the existing commercial buildings along Kingsway.

4.0 GENERAL COMMENTS:

4.1 This rezoning application has been submitted in order to permit the operation of a licenced child care facility for approximately 36 children aged 5 and under, plus 6 staff within the West Building on the subject property (Sketch #3 *attached*). The West Building has an area of approximately 244 m² (2,630 sq.ft.) and would be renovated to suit child care operations and in accordance with Community Care Facility Licencing requirements. The provision of outdoor play areas in accordance with these requirements is proposed, and adequate parking is available on the site. The East Building would be retained and remain under Comprehensive Development zoning based on the C3 General Commercial District as guidelines. The West Building can also revert back to C3 uses should the child care facility cease operations in the future.

4.2 2001 Census figures show that 11.4% of Burnaby's population aged 5 & under reside in the Edmonds Town Centre. Rapid residential growth in the area, especially in the Highgate area, warrants additional licenced child care spaces in the community. The site, entailing the use of an existing one-storey building, is well suited for a child care facility given its proximity to high density residential development and easy access to the Kingsway corridor and public transportation. None of the adjacent service commercial uses to the west and south appear to conflict with the proposed child care facility. The applicant has also provided this Department with documentation from the Fraser Health Authority indicating that the building could be suitable for a child care facility, subject to all Community Care Facility Licensing requirements being met. With this information in

mind, rezoning the subject site to the Comprehensive Development District, utilizing the C3 General Commercial District and the P1 Neighbourhood Institutional District as guidelines to allow for a child care facility is considered supportable.

5.0 DEVELOPMENT PROPOSAL:

5.1 Property area:

1,471.25 m² (15,840 sq.ft.)

Total floor area:

488.78 m² (5,260 sq.ft.)

Area to be rezoned to CD (C3, P1)

Child care building (West Building) 244.39 m² (2,630 sq.ft.)

Playground A (outdoor) 84.64 m² (911 sq.ft.)

Playground B (outdoor) 182.00 m² (1,959 sq.ft.)

Area to remain CD (C3)

Office/retail building (East Building) 244.39 m² (2,630 sq.ft.)

Density:

Floor Area Ratio Permitted and Provided 0.33 FAR

Site Coverage:

33%

5.2 Required parking (surface):

Child care facility (West Building)

36 children @ 1/10 4 spaces

6 staff @ 1/2 3 spaces

Existing office/retail (East Building)

2,630 sq.ft. @ 1/495.16 sq.ft. 6 spaces

TOTAL 13 spaces

Overall provided parking:

13 spaces

Required and provided loading:

1 space

6.0 RECOMMENDATIONS

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2005 October 3 and to a Public Hearing on 2005 October 25 at 7:30 p.m.

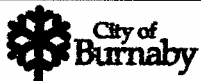
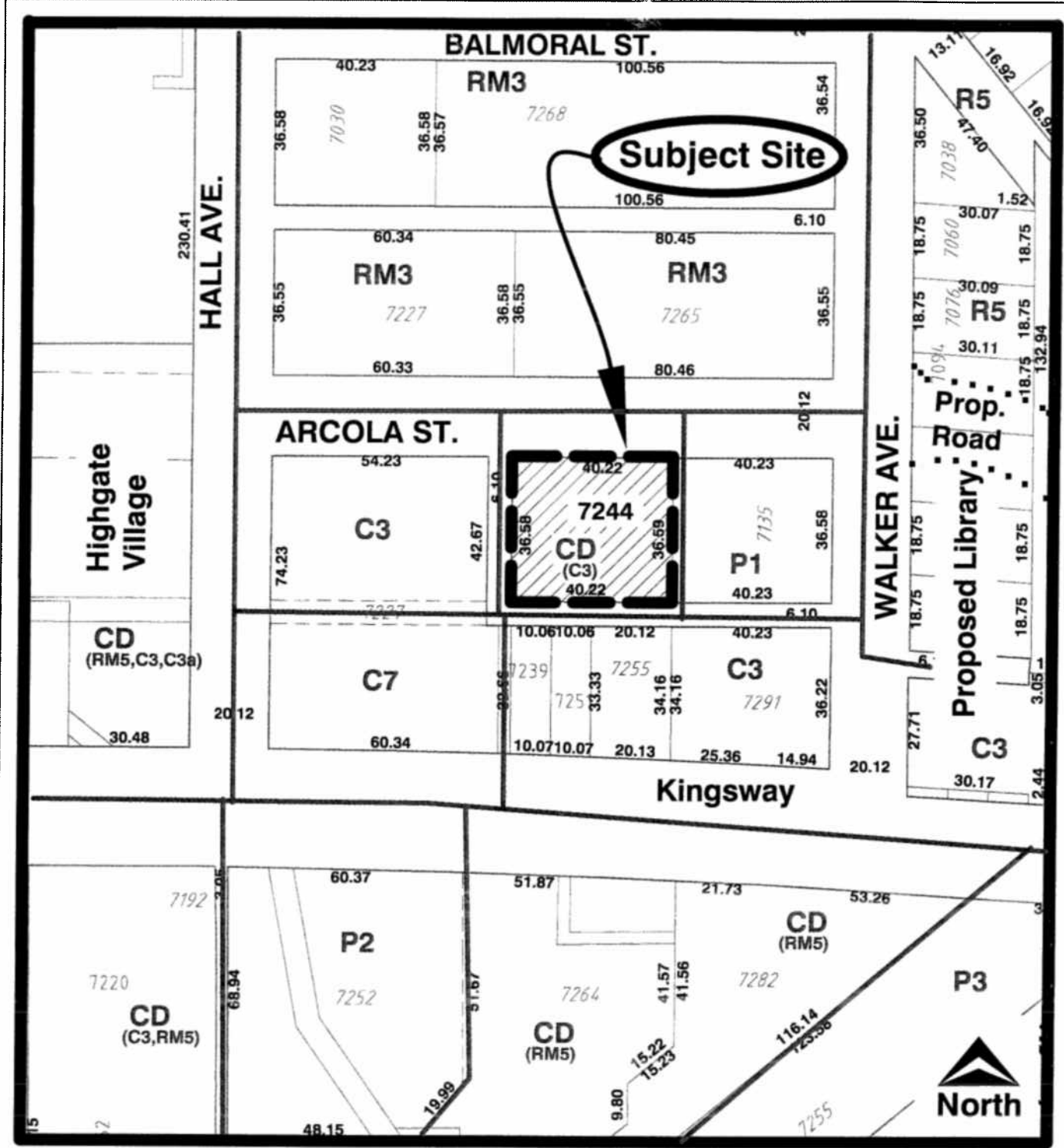
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - b. Compliance with all requirements of the Fraser Health Authority, including the applicable sections of the Child Care Licensing regulation of the *Community Care and Assisted Living Act*.

BAS/

KH:gk
Attach.

cc: Chief Licence Inspector
City Solicitor
City Clerk
Director Engineering

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Planning and Building Department

Scale: 1 = 1500

Drawn By: J.P.C.

Date: September 2005

REZONING REFERENCE # 05 -- 46
 7244 Arcola St.

Sketch # 1



Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

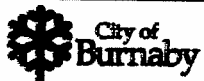
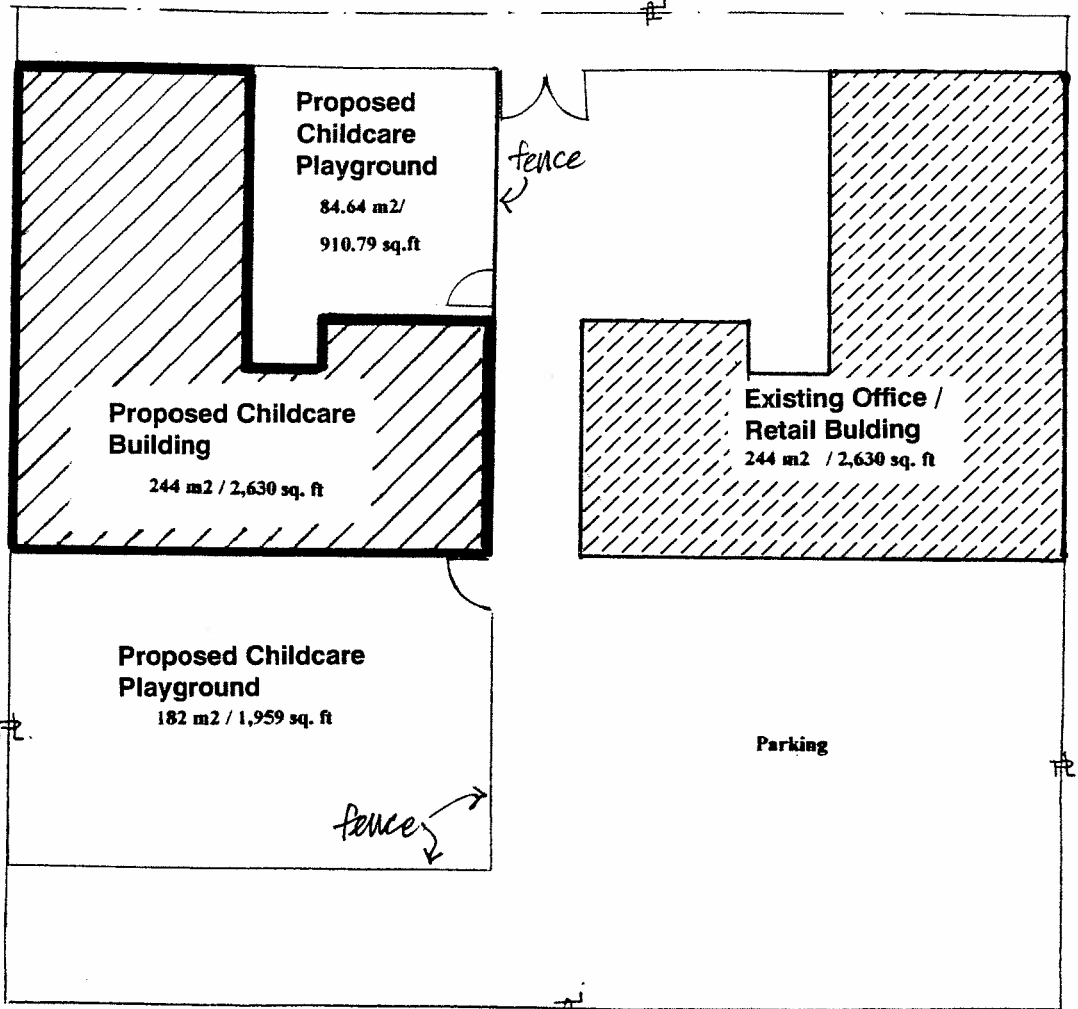
Date: September 2005

REZONING REFERENCE # 05 -- 46
7244 Arcola St.

Sketch # 2

Schematic diagram

REZ 05-46 7244 Arcola Street



City of
Burnaby

Planning and Building Department

Scale: 1 = 1500

Drawn By: J.P.C.

Date: September 2005

REZONING REFERENCE # 05 -- 46

7244 Arcola St.

Sketch # 3

Ms. Erica Yu
Manager/Owner, In-Joy Montessori Child Care
5375 Gilpin St.
Burnaby, BC V5G 2H8
(604) 218-9828
E-Mail: injoymontessori@yahoo.ca

City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

To whom it may concern,

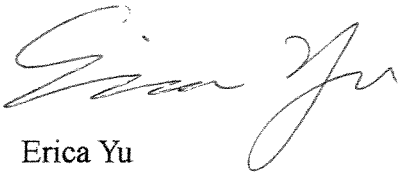
I intended to open a Child Care Facility at 7244 & 7246 Arcola St., Burnaby. This property presently is under CD zoning, we are requesting a change to P1 or P5 zoning. We are not going to demolish or remove any buildings.

Due to rapid growth in this area, child care services are in high demand. I am currently running a licensed family child care in the Deer Lake area. I always have parents asking for spaces from the Middle Gate area because they are having a hard time finding any child care facility with space available in their area.

A child care facility in this area will defiantly help lots of working parents. Therefore, please consider this matter..

Thank you.

Sincerely



Erica Yu

Aug. 24.05