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**TO:** CITY MANAGER 2006 May 23

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #06-05**  
**Proposed Child Care Facility**

**ADDRESS:** 3855 Sunset Drive (see attached Sketches #1, #2, #3)

**LEGAL:** Lot G, Blk 11, D.L. 68 Group 1, NWD Plan 12189

**FROM:** C1 Neighbourhood Commercial District

**TO:** Comprehensive Development District (based on P1 Neighbourhood Institutional District and C1 Neighbourhood Commercial District as guidelines and in accordance with the development plan entitled "3855 Sunset St., Burnaby" prepared by Matt Rodzki)

**APPLICANT:** Bee House Montessori Day Care  
7283 Nelson Avenue  
Burnaby, B.C. V5J 4C2  
(Attention: Danuta Rodzki)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2006 June 27.

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**RECOMMENDATIONS:**

- 1 **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 June 12 and to a Public Hearing on 2006 June 27 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. The granting of a Section 219 Covenant assuring that when a child care facility is operating on the site, it would be the sole permitted use.
  - c. 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*.

**REPORT**

**1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the operation of a child care facility on the site, while retaining the possibility of future C1 District uses.

**2.0 BACKGROUND**

2.1 The subject property is located at 3855 Sunset Drive between Smith and Ingleton Avenues, just west of Burnaby General Hospital (see *attached* Sketch #1). The site is currently occupied by an older one-storey building. Older apartment buildings are located to the east and south of the subject site across Sunset Drive, and a commercial building is situated to the west. Single-family dwellings are to the north across the rear lane.

2.2 On 2006 March 27, Council received the report of the Planning & Building Department regarding the rezoning of the subject site and authorized the Department to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

**3.0 GENERAL COMMENTS**

3.1 The subject rezoning is to permit the operation of a licensed child care facility for a maximum of 20 children aged 3 to 5 years and three staff in the existing building on site (see *attached* Sketches #2 and #3). The building has an area of approximately 258.4 m<sup>2</sup> (2,782 sq.ft.) and would be renovated to suit child care operations and in accordance with Community Care and Assisted Living Licensing requirements. No increase in site coverage is sought. The provision of outdoor play areas in accordance with these requirements is proposed offsite at nearby Avondale Park. Fraser Health Authority staff have advised that, while more information would be required at the time of formal application for a license, the use of Avondale Park as the outdoor play area could be approved. Parks staff have indicated no objection to this limited use of the park.

The use of the CD Comprehensive Development District is necessary as the site does not meet the minimum lot area and width requirements of the P1 District on its own (i.e. the minimum lot area for the P1 District is 890m<sup>2</sup>, while the area of the subject site is 497m<sup>2</sup>, the minimum lot width under the P1 District is 24.5m, while the width of the subject site is 15.2m) A Section 219 Covenant is required to ensure that when a child care facility is operating on the site, it would be the sole permitted use. The C1 District will be retained as part of the underlying zoning of the CD District zoning so the building can revert back to C1 uses should the child care facility cease operations in the future.

3.2 The proposed use requires four parking spaces. For this small, low-scale facility, a fifth space would serve a dual purpose as an extra parking space or a loading area when necessary. Two of the spaces will also be available for the pick-up and drop-off of children. If the building reverts back to C1 uses in the future, parking and loading requirements and provisions will also revert back to the current configuration.

3.3 The proposed child care facility is not expected to have any significant noise impact on adjacent land uses. Such child care facilities are commonly located adjacent to or within residential areas. For example, the operator currently rents space since 1997 in a local church located within a single and two-family dwelling neighbourhood. The church also accommodates two preschool operations. The subject building is also located in an established community commercial hub in the hospital precinct. The pick-up and drop-off of children is anticipated to be dispersed between the rear entrance with its parking accessed from a lane and the front entrance accessed from the Sunset Street frontage. A new fence is proposed to be constructed along the east property line with additional landscaping to also aid in screening the child care facility rear entrance from the adjacent apartment building. Noise of children playing is not an issue as the children's outdoor play area will be provided off site. The operator indicates that both parents and children have been co-operative in assuring lower noise levels.

The proposed child care centre will contribute to the limited supply of licensed child care spaces in the area bounded by Boundary Road, Grandview Highway, Willingdon Avenue and Moscrop Street. The area is currently served by only one group child care centre for 20 children aged 3 to 5 years old, and one family child care centre serving 7 children. It is assumed that, given its close proximity to Burnaby General Hospital, the proposed centre would benefit Hospital employees as well as residents of the area.

**4.0 DEVELOPMENT PROPOSAL**

4.1	<u>Site area</u>	-	497 m <sup>2</sup> (5,350 sq.ft.)
	Total floor area (no change)	-	258.4 m <sup>2</sup> (2,782 sq.ft.)
	Height	-	One storey
	Site Coverage	-	52 %

4.2 Parking (surface)

P1 option

20 children @ 1/10	2 spaces (Available for pick up & drop-off use)
3 staff @ 1/2	<u>2 spaces</u>
Total Required and Provided	4 spaces

C1 option

Total Required & Provided	5 spaces
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To: City Manager  
From: Director Planning and Building  
Re: Rezoning Reference #06-05  
2006 May 23 ..... Page 4

Loading

P1 option  
C1 option

1 space (dual use as extra parking space)  
1 space (Legal non-conforming layby space)

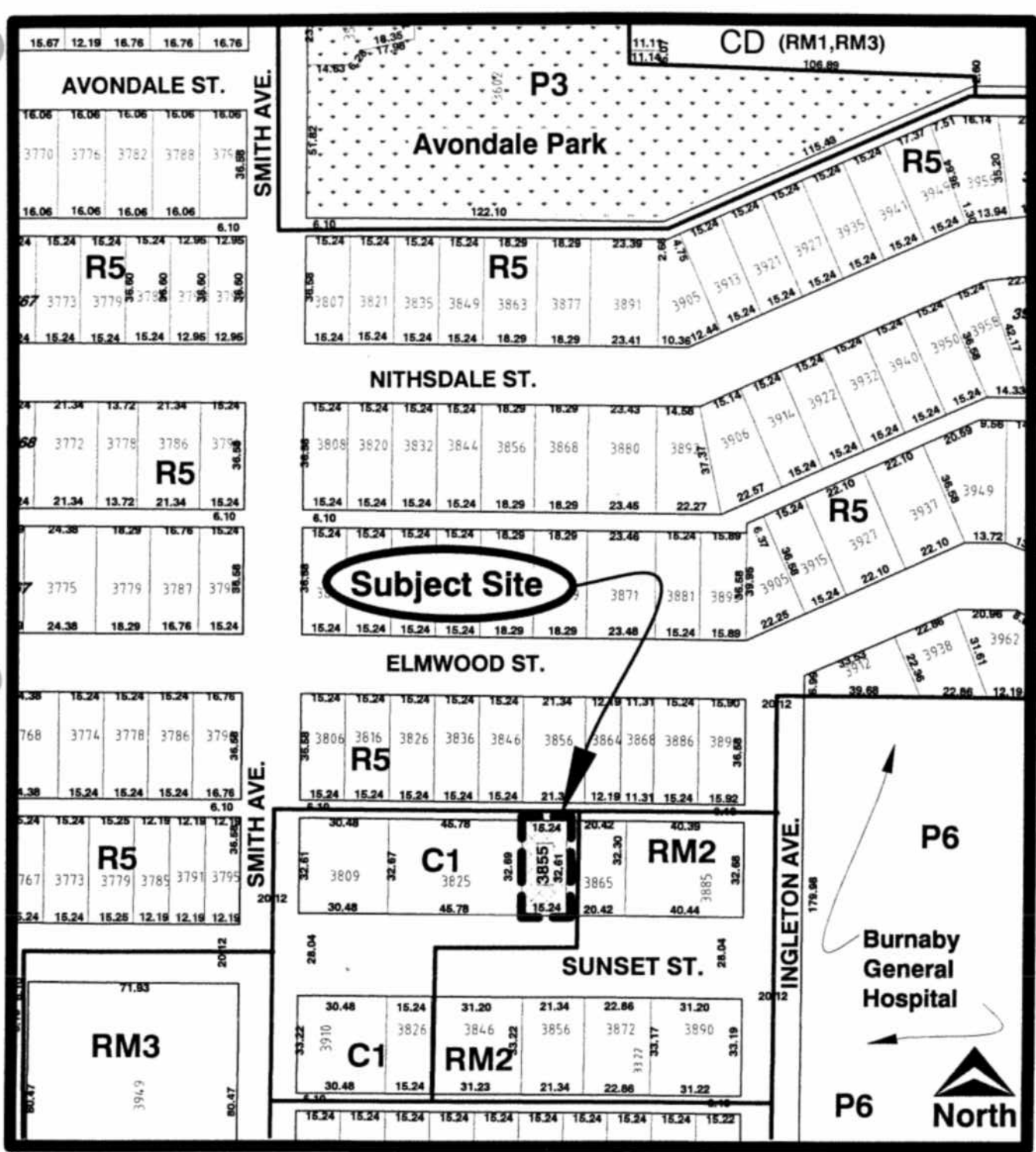


J. S. Belhouse  
Director Planning and Building

KH:gk  
Attachments (2)

cc: City Clerk  
City Solicitor  
Director Engineering  
Director Parks, Recreation and Cultural Services

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**Planning and Building Department**

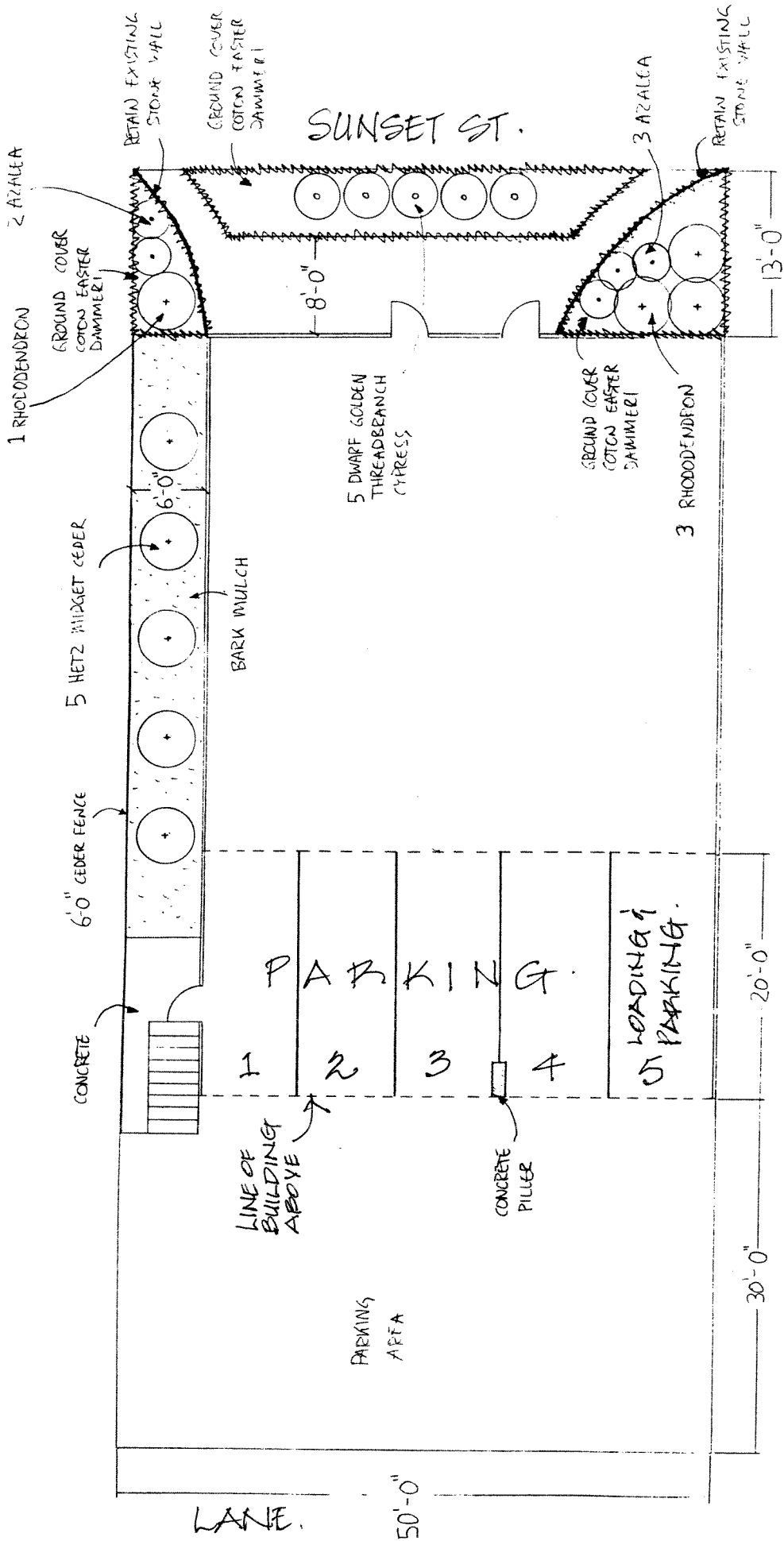
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Drawn By: J.P.C.

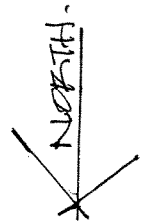
Date: March 2006

**REZONING REFERENCE #06 -- 05**  
**3855 Sunset St.**

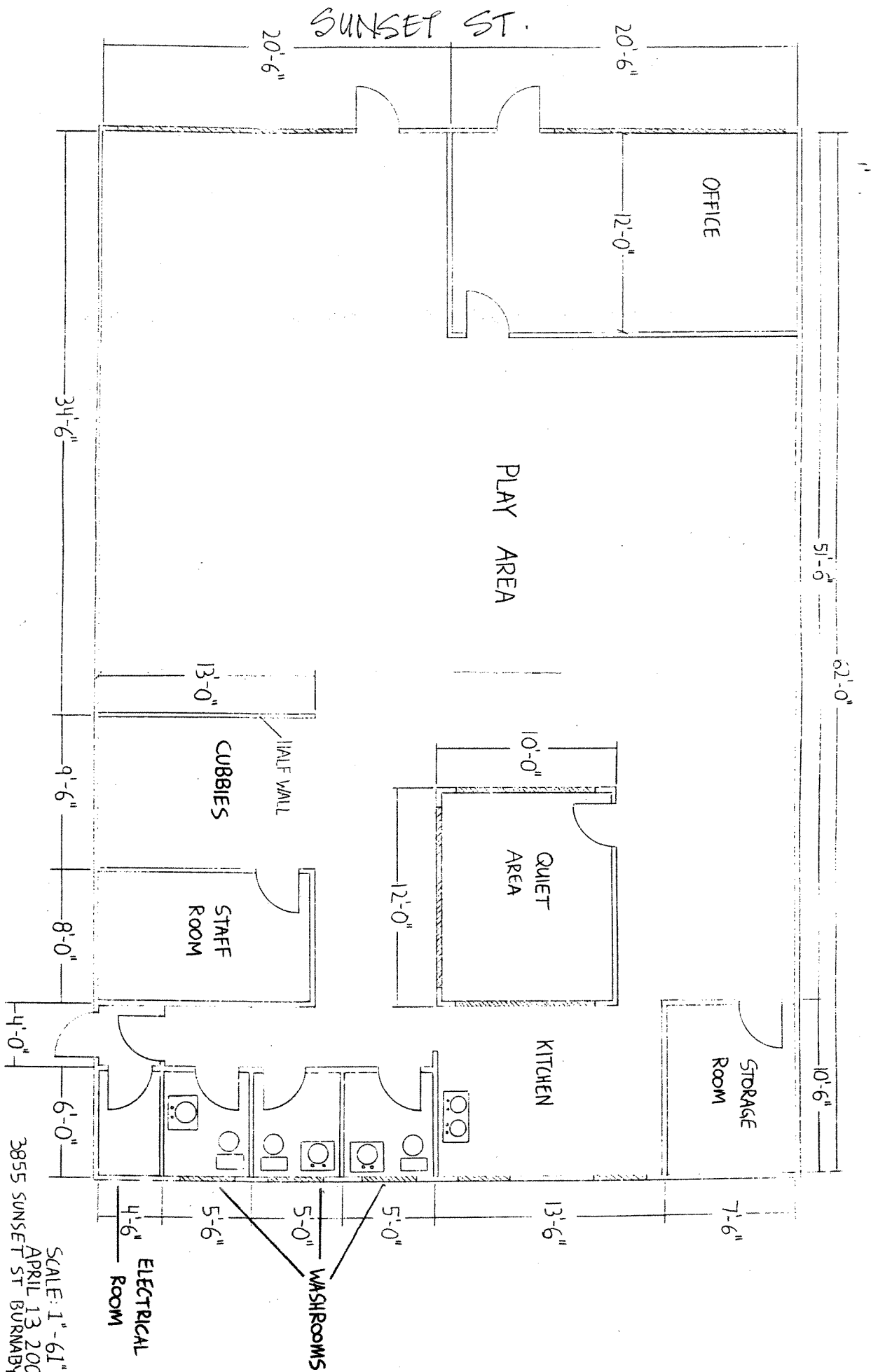
Sketch # 1



SCALE: 1" = 100"  
 MAY 16 2006  
 3855 SUNSET STREET BUNHAY



SKETCH #2  
 SITE & LANDSCAPE  
 PLAN



SKETCH #3  
FLOOR PLAN

