

COUNCIL REPORT

TO: CITY MANAGER 2007 October 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #07-32
Proposed Group Child Care Facility

ADDRESS: 2781 North Road (see attached Sketches #1 & #2)

LEGAL: Lot B, D.L. 8, Group 1, NWD Plan LMP30275

FROM: R2 Residential District

TO: R2b Residential District

APPLICANT: Karim & Sherryz Kanji
2781 North Road
Burnaby, B.C. V3J 1R5

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2007 November 27.

RECOMMENDATIONS:

- 1 **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2007 November 5 and to a Public Hearing on 2007 November 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. 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*.
 - c. Accommodation of the additional parking space and the on-site vehicle turnaround space in conformance with prevailing bylaw requirements as discussed in Section 3.2 of this report.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit an increase in the capacity of the current child care centre from a maximum of seven children to a maximum of ten children.

2.0 BACKGROUND

2.1 The subject site is located at 2781 North Road, north of Lyndhurst Street. The site is currently improved with a single-family dwelling. A licenced family childcare centre that can accommodate up to seven children operates within the dwelling, with care provided by one resident staff. Single-family dwellings of varied age and size are located to the north, south and west of the subject site. Further west at Willoughby Avenue is Lyndhurst Elementary School and Burquitlam Childcare, a not-for-profit childcare for school aged children. Across Lyndhurst Street to the south is a single commercial property with single-family dwellings beyond. To the east across North Road in Coquitlam are commercial properties with low-rise apartments beyond. Vehicular access to the site is off a cul-de-sac on Lyndhurst Street. An easement secures a shared driveway across the adjacent single-family property at 9989 Lyndhurst Street.

2.2 On 2007 September 17, 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 This rezoning application has been submitted in order to permit the operation of a small group childcare facility with up to 10 children (aged 30 months to school age) within the existing dwelling on the subject property. This upgraded facility would require two staff as per Fraser Health Authority requirements, of which only one can be a non-resident person as stipulated by the Burnaby Zoning Bylaw. The applicant has indicated that care will be provided by one resident staff and one non-resident staff. Hours of operation are proposed to be between 8:00am and 3:30pm, with some children attending full-time and others attending part-time. The proposed childcare facility would meet the minimum indoor and outdoor space requirements of the Community Care and Assisted Living Licensing Act. This Department is in receipt of documentation from the Fraser Health Authority indicating that there are no objections with reference to the proposed increase in capacity of the current childcare facility.

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- 3.2 An increase in capacity for the current childcare centre from seven to ten children would bring the overall parking requirement for the site to three spaces – one parking space for residential use (including use by resident staff), one space for the non-resident staff person, and one space for the 10 licenced childcare spaces to be utilized for pick-up and drop-off purposes. Two parking spaces are currently provided within a two-vehicle garage with a further parking space being provided on-site also serving for pick-up and drop-off purposes.

4.0 CONCLUSION

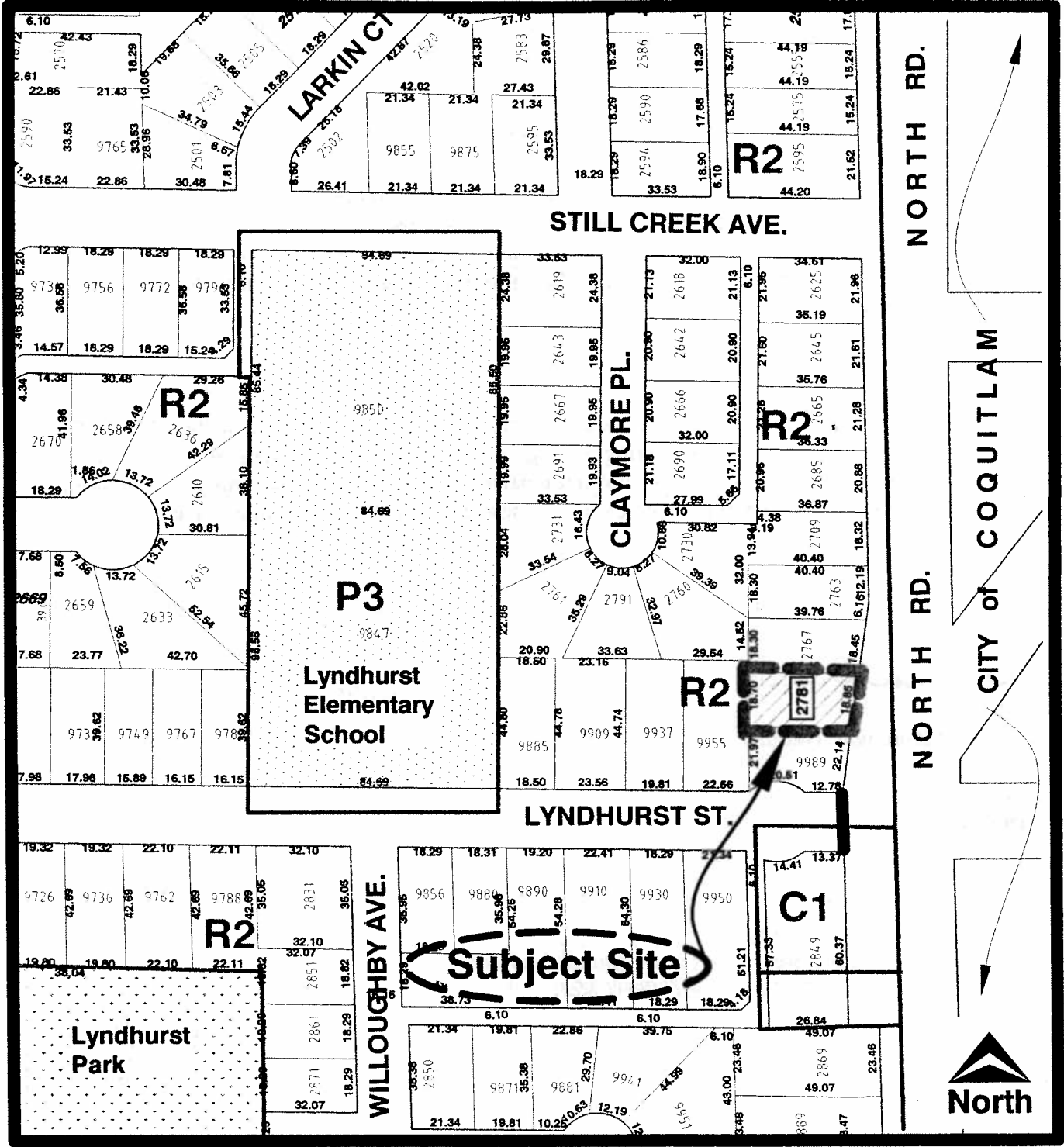
- 5.1 The proposed group child care centre would provide a potential social benefit for the community, especially considering the high demand for licenced infant and toddler child care spaces. The proposal is not anticipated to have an adverse impact on adjacent properties. This rezoning application is supportable and it is recommended that it be advanced to a Public Hearing.


B. Luksun
Director Planning & Building

SMN:gk

Attachment

cc: City Clerk
City Solicitor
Director Engineering
Director Parks, Recreation and Cultural Services
Fraser Health Authority (*Att: Sheri Moi*)



Planning and Building Department

Scale: 1 : 2000

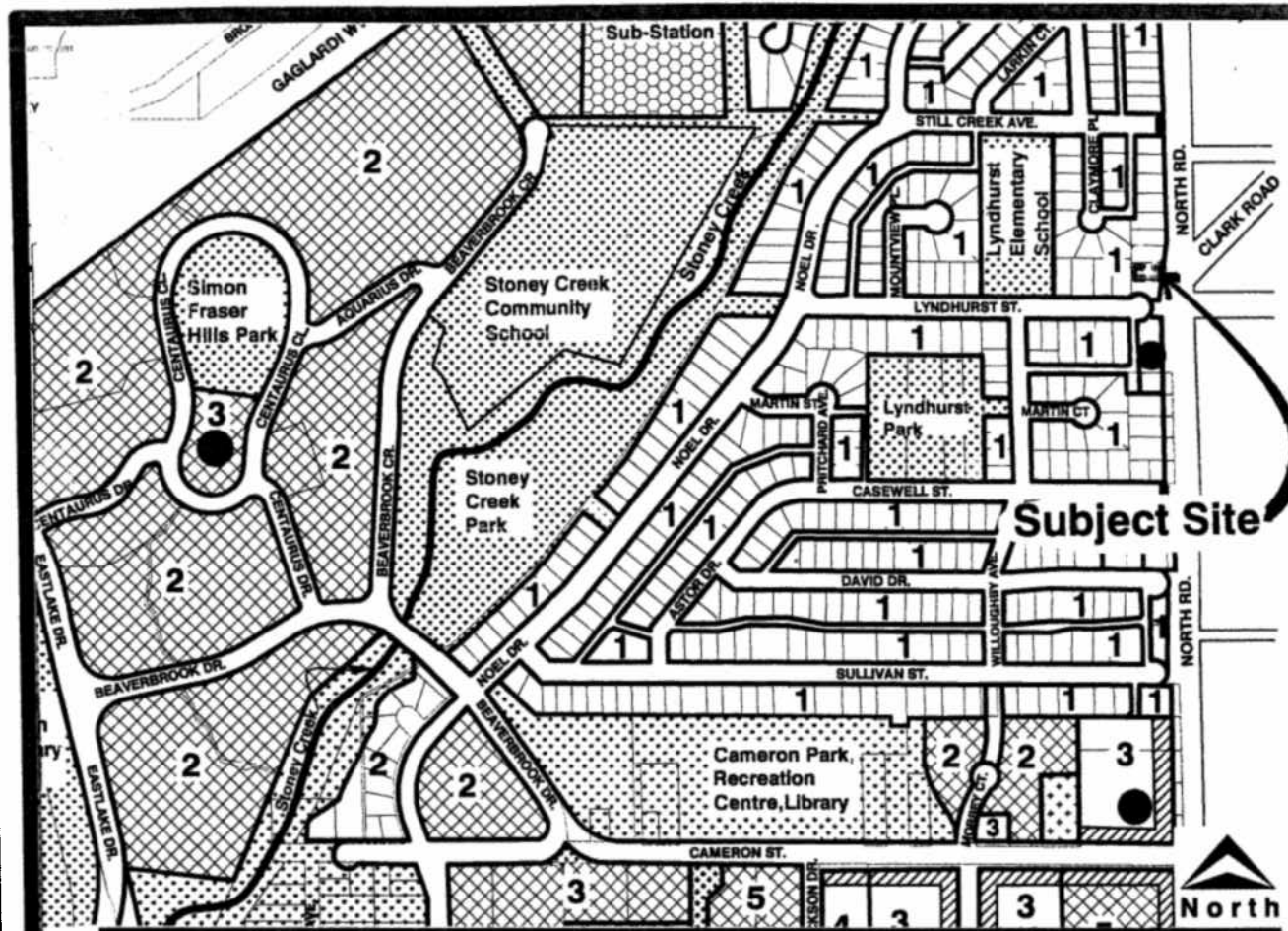
Drawn By: J.P.C.

Date: September 2007

REZONING REFERENCE # 07 -- 32

2781 North Road

Sketch # 1



Legend :

- Core Development (Lougheed Mall: Facade and Streetscape Improvements)
- Commercial Street Front Uses
- Commercial Component
- Major Office
- Hotel and Convention Centre
- Completed or Rezoned in accordance with Development Guidelines.

- 1** > Residential (R2) (Single Family)
- 2** > Residential (RM1, RM2) (Ground - Oriented One and Two Storey Townhousing / Multi - Family Housing)
- 3** > Residential (RM3) (Low - Rise Apartments / Townhousing)
- 4** > Residential (RM4) (Medium-Rise Apartments)
- 5** > Residential (RM5) (High-Rise Apartments)

- Park, School, Trail, Ravine and Open Space
- Public - Civic Uses
- Institutional (Including Seniors Housing, Churches, etc.)
- Industrial

NOTE : " This sketch is subject to updating on a continuous basis.

November 2006



Planning and Building Department

Lougheed Town Centre Plan Development Guidelines

Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: September 2007

REZONING REFERENCE # 07 -- 32
2781 North Road

Sketch # 2