

TO: CITY MANAGER 2008 May 21

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #07-54
Child Care Centre within Existing Two Storey Office Building**

ADDRESS: 1409 Sperling Avenue (see attached Sketch #1)

LEGAL: Lot 172 Except: Part dedicated road on Plan LMP47811, D.L. 132, Group 1, NWD Plan 26315

FROM: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District guidelines and in accordance with the development plan entitled “Down Syndrome Research Foundation and Resource Centre” prepared by Howard Bingham Hill Architects).

TO: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District as guidelines and in accordance with the development plan entitled “Proposed Child Care Centre” prepared by Joy Hayden).

APPLICANT: Down Syndrome Research Foundation
1409 Sperling Avenue,
Burnaby, BC V5B 4J8
(Attention: Joy Hayden)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2008 June 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to a First Reading on 2008 June 09 and Public Hearing on 2008 June 24 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*.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit a childcare centre with a maximum of eight children within an existing two storey office building.

2.0 BACKGROUND

On 2000 October 30, Council gave Final Adoption to Rezoning Reference #98-53 to rezone the subject site at 1409 Sperling Avenue from C6 Gasoline Service Station to CD Comprehensive Development District, using the C1 Neighbourhood Commercial District as guideline to permit the development of an office use related to the Down's Syndrome Research Foundation.

On 2008 January 21, 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 site has an area of 1,576.72 m² (16,972 sq. ft.) and a width of 40.22 m (131.96 ft.) which meets the minimum lot area and width required for the addition of the P1 Neighbourhood Institutional District zoning. The subject site is currently improved with a two-storey office building with approximately 447.31 m² (4,815 sq. ft.) of office/research space on the lower and 518.66 m² (5,583 sq. ft.) of office/research space on the upper floor. The subject building is currently occupied by the Down Syndrome Research Foundation's for their office headquarters. There are 22 parking spaces provided on the site, which may be accessed off Kitchener Street.

3.2 This rezoning application is to permit the operation of a licensed child care centre in a 46.45 m² (500 sq. ft.) portion of the existing ground office floor area. The child care centre is for a maximum of eight children aged 30 months to five years with one staff. The hours of operation are proposed to be from 8:30am to 4:30pm Monday to Friday, with 16 children attending part-time (eight children attending in the morning and eight children attending in the afternoon). The alternate use to the child care centre will remain office-related uses of the Down Syndrome Research Foundation.

The proposed child care centre has an outdoor play area, as required by the Child Care Regulations of the Community Care Facility Act. The outdoor play area, which is enclosed with a six feet high fence, is approximately 87 m² (940 sq. ft.) and located adjacent to the rear lane.

3.3 The proposed childcare centre and on-site outdoor play area is in accordance with the Child Care Licensing Regulation of the *Community Care and Assisted Living Act*. This Department has received documentation from the Fraser Health Authority stating that they have reviewed the applicant's plan of development and approve in principle the physical space of the centre.

3.4 The proposed childcare centre requires two parking spaces – one space for the staff person, and one space for the eight licenced childcare spaces to be utilized for pick-up and drop-off purposes. There is sufficient parking on-site to accommodate both the current office/research centre use and the proposed child care centre.

3.5 No servicing requirements are expected as this is considered an internal change of use.

4.0 DEVELOPMENT PROPOSAL

4.1 Site area (no change): - 1,576.72 m² (16,972 sq. ft.)


4.2 Floor Area:
 Proposed Child Care Centre (ground floor) - 46.45 m² (500 sq. ft.)
 Office/Research use - 919.52 m² (9,898 sq. ft.)
 Total (no change) - 965.97 m² (10,398 sq. ft.)

Floor Area Ratio (no change): - 0.64
 Building Height (no change): - 2 storeys

4.3 Proposed Outdoor Play Area: - 87 m² (940 sq. ft.)

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Re: Rezoning Reference #07-54
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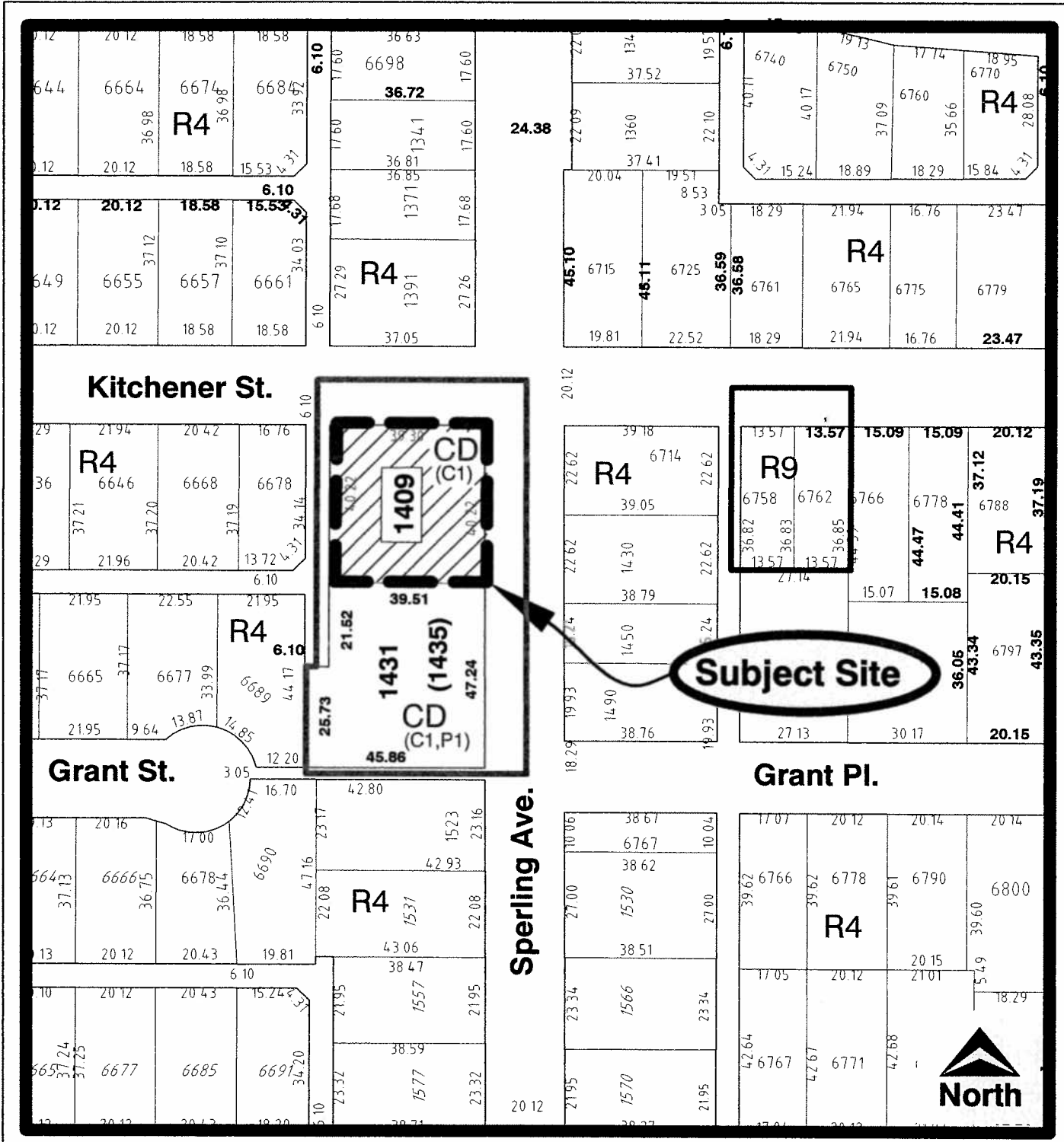
4.4	Parking – Previously Required	-	21
	Parking – Currently Required	-	22
	Parking – Provided	-	22
	Bicycle Storage - Provided	-	2 stalls


B. Luksun
Director Planning and Building

ZM:gk
Attach

cc: Chief Licence Inspector
City Clerk
City Solicitor
Fraser Health Authority (Attention N. Marshall)

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Planning and Building Department

Scale: 1 = 1500
Drawn By: J.P.C.
Date: January 2008

REZONING REFERENCE #07 -- 54
1409 Sperling Ave.
(Proposed Preschool)

Sketch # 1