



Item
Meeting 2015 March 30

COUNCIL REPORT

TO: CITY MANAGER 2015 March 25

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #14-14
Licensed Childcare Facility
(152 Children and 24 Staff Members)

ADDRESS: Suite LM100 – 4664 Lougheed Highway (see *attached* Sketches #1 and #2)

LEGAL: Lot 81 “A” Except: Firstly: The West 150 Feet; Secondly: Part Now Road On Statutory Right-of-Way Plan 4957; D.L. 124, Group 1, NWD Plan 3348

FROM: CD Comprehensive Development District (based on M5 and M5L Light Industrial District and Brentwood Town Centre Development Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on M5 Light Industrial District, P1 Neighbourhood Institutional District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “CEFA Early Learning” prepared by ph5 architecture)

APPLICANT: Aberdane Construction
108 – 2455 Dollarton Highway
North Vancouver, BC V7H 0A2
(Attention: Peeroj Thakre, ph5 architecture)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 April 28.

RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2015 April 13 and to a Public Hearing on 2015 April 28 at 7:00 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 deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design.

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One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The dedication of any rights-of-way deemed requisite.
- d) The submission of a detailed Comprehensive Sign Plan.
- e) The granting of a Section 219 Covenant assuring that an approved parking and access plan will be implemented and maintained for the duration of the child care use on site.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the operation of a child care facility for 152 children.

2.0 BACKGROUND INFORMATION

- 2.1 The subject property is located on the southwest corner of Lougheed Highway and Beta Avenue within the Brentwood Town Centre Development Plan Area. The Plan designates the site as succession, which allows for the continuation of existing industrial/office uses with the intent for their future transition to multiple-family residential and mixed-use. The subject property contains a variety of business and professional office uses as well as a commercial fitness centre. Directly to the west is the Carter automobile dealership. Across Beta Avenue to the east are newer low-rise apartments developed under Rezoning References #04-19 and #06-40, with the Woodlands/Brentwood Industrial Park beyond. Across Lougheed Highway to the north is Brentwood Mall, which is currently undergoing redevelopment. Across Dawson Street to the south are older industrial warehouse buildings. Vehicular access to the site is via Beta Avenue and Dawson Street (Sketch #2 attached).
- 2.2 On 2013 December 09, Council gave Final Adoption to Rezoning Reference #13-24 to permit the relocation of a fitness facility within the subject building. The fitness facility had been originally approved under Rezoning Reference #99-26.
- 2.3 On 2014 June 09, Council received the report of the Planning and Building Department concerning the proposed rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

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- 2.4 The P1 District requires a minimum lot area of 890m² (9,580 ft²) and a minimum lot width of 24.5m (80.3 ft.), except that the lot area shall be increased by 19m² (204.5 ft.) for each child over 20 in number accommodated by a child care facility. The subject lot has an area of 12,480.45 m² (134,338.45 ft²) and a width of 71.94 m (236.03 ft.) which would allow for the accommodation of a child care facility with up to 630 children; the lot therefore far exceeds the child care facility requirements of the P1 District.

It is noted that the proposed amendment to the Comprehensive Development (CD) Plan designates only a portion of the site for P1 District uses. This portion of the site consists of an approximately 1,232 m² (13,261 ft²) commercial unit with an approximately 696 m² (7,492 ft²) outdoor play area. The proposed parking area, driveway access from Dawson Street, and adjacent landscaped areas contribute an additional approximate 1,500 m² (16,146 ft²), for a total area of use of approximately 3,428 m² (36,899 ft²). Were these combined areas to be considered as the lot area, a child care facility with up to 153 children would be permitted. In addition, the width of the proposed child care facility is approximately 64 m (210 ft.) which far exceeds the required width for P1 District lots. Therefore, based on either method of analysis, the proposed childcare use meets the intent of the P1 District lot area and width requirement.

- 2.5 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL INFORMATION

- 3.1 The applicant proposes to operate a group child care facility for 152 children within the main floor unit of the existing office building. The proposed facility accommodates 116 preschool children (age 30 months to school age) and 36 infants/toddlers less than 36 months old. The subject building contains a variety of business and professional offices as well as a commercial fitness centre under the current CD (M5, M5L) zoning. Under the proposed amendment, the subject unit would retain M5 District zoning, in addition to the proposed P1 District zoning, in order to allow future reversion of this area to business office uses without further rezoning.
- 3.2 Proposed improvements include: minor interior demolition, construction of partitions, installation of new flooring, millwork, plumbing, appliances, finishes, and electrical fixtures. The existing patio to the rear of the subject building is proposed to be redeveloped as an outdoor play area. To meet fire safety requirements, the applicant proposes to replace an emergency exit stair from the play area to the P4 parking level; construct a new exit stair from the P4 parking level to the parking lot in the southeast corner of the property; and infill adjacent openings in the concrete parking structure with glass blocks. Improvements to the emergency exiting route on the west side of the building include a new gate, stairs, and pathway upgrades.

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3.3 The applicant has provided an access plan that shows provision of 15 parent “drop-off/pick-up” parking spaces in an open parking lot in the southeast corner of the property. The applicant notes that the 12 required parking spaces for staff would be located in the adjacent parking structure, at the rear of the building. Access to the child care facility would be through the parking structure and then by elevator to the lower main level. Given the importance of ensuring safe and convenient access through the parking structure, and the potential for traffic congestion during drop-off and pick-up times, the applicant has included measures to reduce the potential for conflict between pedestrians and vehicular traffic. These measures include:

- a dedicated travel path, separated by a metal guardrail
- pavement striping
- push button activated lights and audible signal for drive aisle crossings
- provision of a crossing guard at peak hours
- speed bumps
- stop signs
- increased lighting and mirrors
- closure of an intersecting drive aisle

In order to ensure that these measures are employed, it is recommended that the applicant grant a Section 219 Covenant assuring the implementation and maintenance of the proposed access plan as a prerequisite to rezoning approval.

3.4 The Fraser Health Authority approves child care facilities through administration of the Child Care Licensing Regulation (CCLR) of the Community Care and Assisted Living Act. With respect to this proposal, the Fraser Health Authority have provided preliminary comments indicating that the physical space of the facility would be in compliance with the CCLR, including the usable floor area, washroom facilities, and outdoor play area per child and the required sleeping facilities for children under 36 months of age.

3.5 While the provision of a satisfactory child care facility for the children is essential, the assessment of the location relative to other uses is also an important consideration. In this case, uses on neighbouring properties include the back lot of a car dealership to the immediate west; a tile and stone wholesaler across Dawson Street to the south; and a multi-family residential complex across Beta Avenue to the east. Given the storage function of the car dealership lot, the outdoor play area will have little impact on this use. The tile and stone wholesaler is located in a fully enclosed building that is approximately 50 m (164 ft.) distant from the proposed play area and is buffered by a line of trees. Impacts to this use are also expected to be minimal. Regarding the residential uses to the east, they are located approximately 55 m (180 ft.) distant from the outdoor play area. In addition, the proposed play area will be utilized only during operating hours, which are 7:30 am to 5:30 pm Monday through Friday, and smaller groups of children will be rotated outside in shifts. For these reasons, the impacts on this development are also expected to be minimal.

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3.6 The Director Engineering will be requested to prepare an estimate for all services necessary to serve the site. The servicing requirements will include, but not necessarily be limited to:

- construction of a separated sidewalk on Loughheed Highway and upgrade of sidewalks on Beta Avenue to the south side of the first driveway crossing;
- construction of a new asphalt ramp from Beta Avenue to the drop off/pick up parking area; and,
- construction of corner curb let-downs at Loughheed Highway and Beta Avenue and at Dawson Street and Beta Avenue.

Required road dedications will include:

- a 3 m x 3 m wide corner truncation at Loughheed Highway and Beta Avenue; and,
- a 3 m x 3 m wide corner truncation at Dawson Street and Beta Avenue.

3.7 Given that no additional gross floor area is proposed as part of the subject rezoning application, the GVS&DD Sewerage Charge of \$0.443 per sq.ft. is not required in conjunction with this rezoning application.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area: - 1.25 ha (3.09 acres)


4.2 Floor Area (subject unit):

- subject unit - 1,232 m² (13,261 ft²)
- outdoor play area - 696 m² (7,492 ft²)

4.3 Parking: - 27 spaces required/provided

- 15 spaces at 1 space/10 children
- 12 spaces at 1 space/2 staff)

4.4 Loading: - 2 existing bays provided



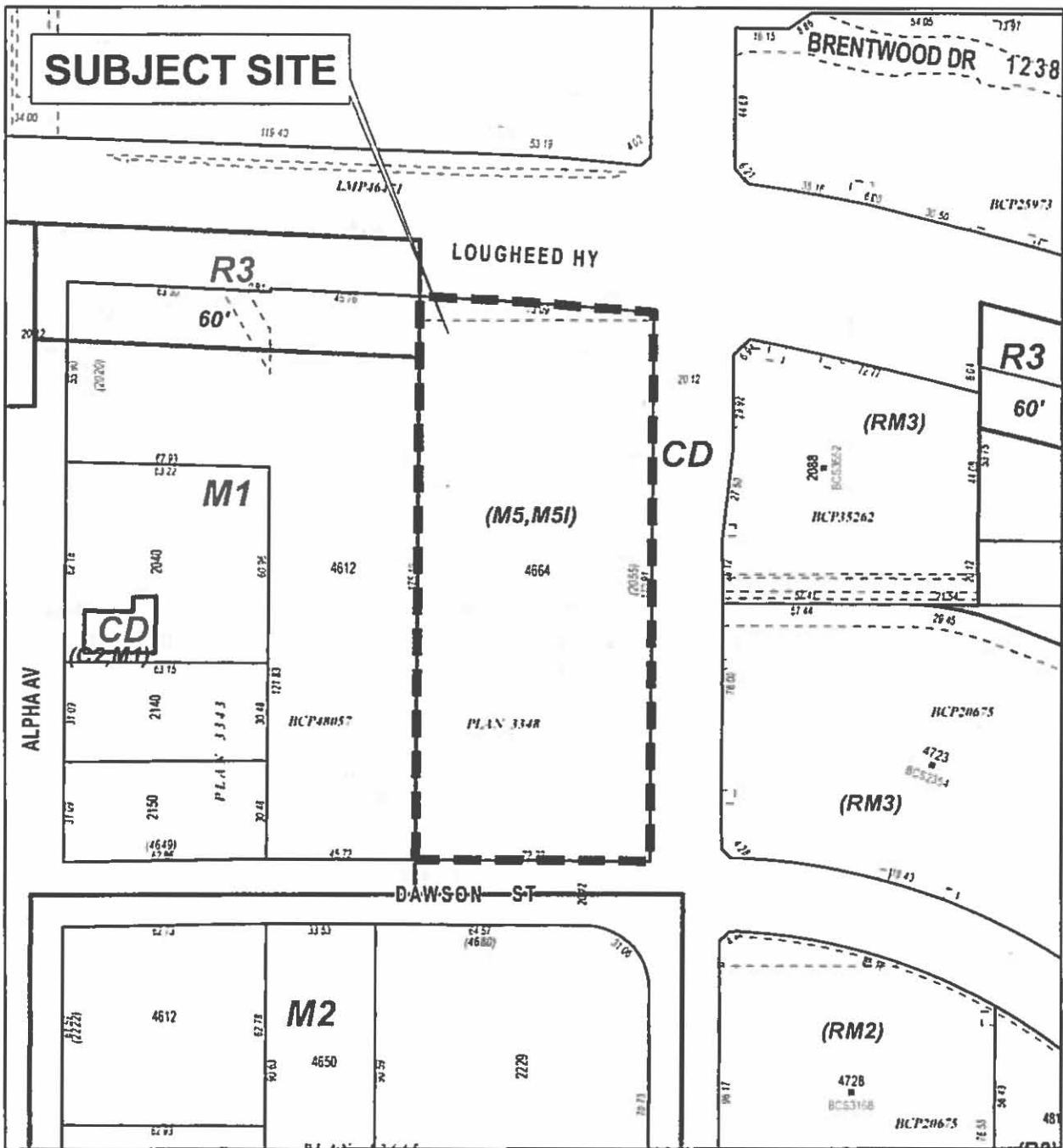
Lou Pelletier, Director
PLANNING AND BUILDING

LF:tn

Attachments

cc: Director Engineering
City Solicitor
City Clerk

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PLANNING & BUILDING DEPARTMENT



DATE:
APR 28 2014

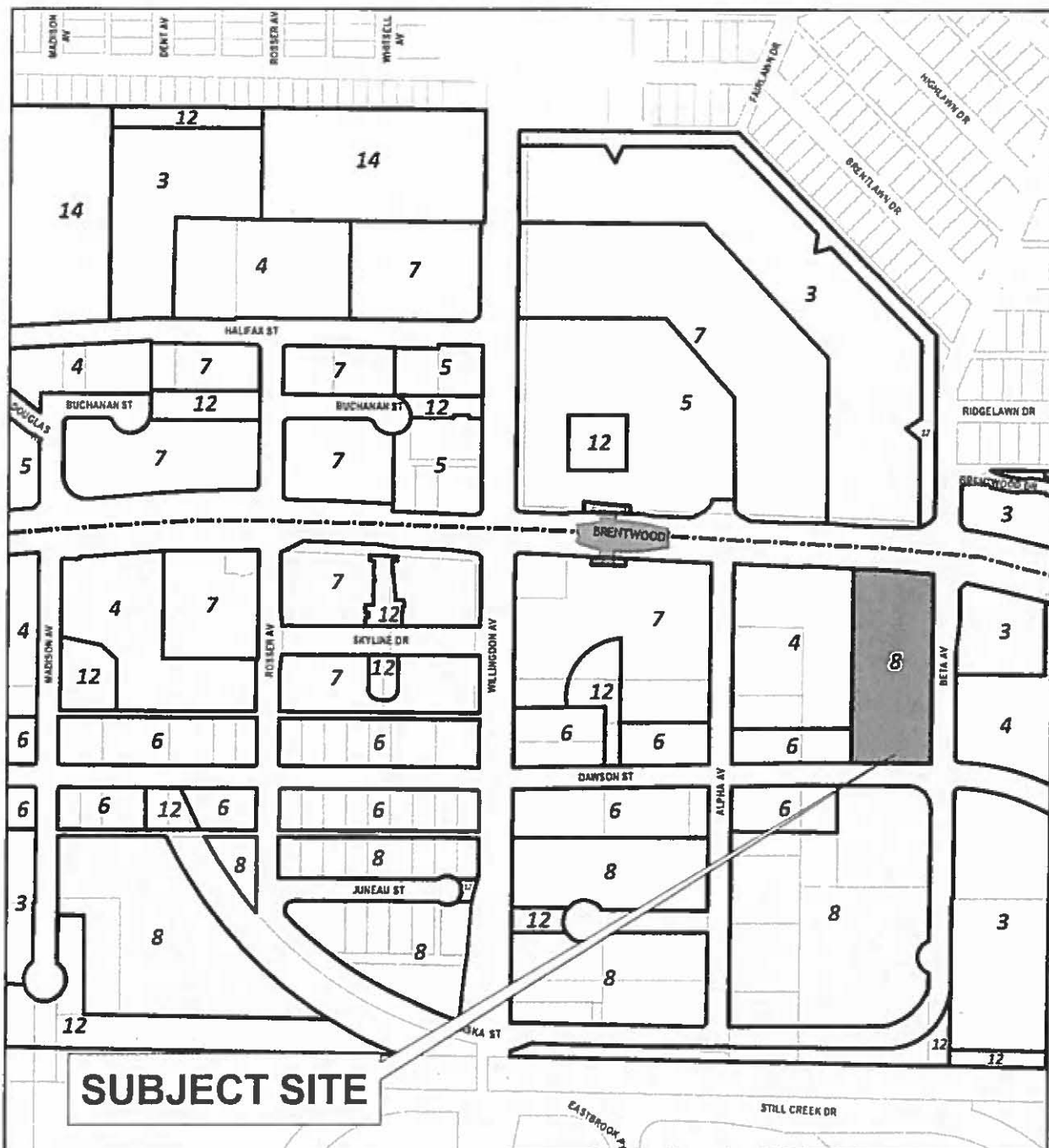
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12,000

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REZONING REFERENCE #14-14
LM 100 - 4664 LOUGHEED HIGHWAY

 Subject Site

Sketch #1



- | | |
|--|---|
| 3 Medium Density Multiple Family Residential | 8 Medium or High Density Multi Family Residential |
| 4 High Density Multiple Family Residential | 10 Institutional |
| 5 Commercial | 11 Business Centre |
| 6 Medium Density Mixed Use | 12 Park and Public Use/Public School |
| 7 High Density Mixed Use | 14 Cemetery |



City of Burnaby
Planning and Building Dept

Brentwood Plan



Printed April 28, 2014

Sketch #2