



## Rezoning Application for A121 and A123 - 2099 Lougheed Highway

**Context:** The units are located in Shaughnessy Square, a mixed-use commercial and residential development. The site is located on Flint Street between Coquitlam Avenue and Lougheed Highway in an area designated for higher density growth. There are apartments to the east and mixed-use and commercial developments, including Shaughnessy Station Mall, to the south. Aggie Park is kitty-corner to the building, on the northwest corner of Flint Street and Coquitlam Avenue. The site is also in close proximity to the Downtown and Lions Park. The two units intended to be used for the child care space front Lougheed Highway with main access from the interior courtyard.

**Policy and Regulations:** Shaughnessy Square is zoned Community Commercial (CC) and is designated Downtown (D) in the Official Community Plan (OCP). The CC zone allows up to 50 children to be cared for at any one time in a child care facility and only one child care facility is permitted in a multi-tenant commercial building.

The Child Care Policy framework factors in the consideration of applications to amend the Zoning Bylaw to permit large child care facilities in residential and commercial zones. It recommends consideration of facilities that exceed 50 children in commercial and mixed-use settings where there is provision for adequate parking and pick-up/drop-off, an onsite outdoor play space and fit with neighbouring context.

The Child Care Action Plan, completed in 2019, identifies the need for more child care spaces throughout the community, especially spaces for infants and toddlers and school aged children. The Plan recommends creating approximately 145 new spaces each year until 2030 to reach the recommended targets.

Child care facilities are regulated under the Child Care Licensing Regulation of the *Community Care and Assisted Living Act* and require a child care license from Fraser Health Authority. Changes to capacity, types of care, facility name and facility manager require an application to amend the license with Fraser Health.

**Project Description:** Honeybees Child Care Centre opened in 2007 and currently operates in unit A121 with capacity for 37 children (12 infant and toddlers and 25 3-5 year old's). The proposal would allow the facility to expand into the adjacent unit (A123) to accommodate care for an additional 66 children providing 25 spaces for 3-5 year old's and 41 spaces for out-of-school care and preschool programs. Children attending the proposed out-of-school program will be walked to the facility from James Park Elementary School.

The existing child care facility utilizes Aggie Park as their outdoor play space which meets Fraser Health Authority's policies for off-site outdoor play areas. The applicants propose to continue using Aggie Park for the additional child care programs.

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The development provides 168 parking spaces for the commercial uses within a surface level and an underground parking lot. The Parking and Development Management Bylaw requires the expanded child care facility provide 10 parking spaces, which can be accommodated within this allotment.

The applicants advise that only minimal changes to the exterior of the building are required in order to accommodate the expansion. Interior renovations will be in accordance with the BC Building Code to accommodate the child care use.



## **DISCUSSION**

The City has not been made aware of any significant issues related to the operation of the existing child care facility since this use commenced in 2007; the center appears to fit well within the site context and surround land uses and the location is well suited to accommodate a larger child care facility.

Shaughnessy Square has ample parking for its commercial uses, including surface levels stalls convenient for pick-up and drop-off, and parking on adjacent streets. The site is well served by transit (with nearby bus stops for the R3 rapid bus among others along Lougheed Hwy) and within walking distance to densifying residential neighbourhoods within an increasing number of children.

The site design and strata tenure would not accommodate an opportunity for a usable private onsite outdoor play space within this development. Fraser Health supports the use of Aggie Park as the outdoor play space for the existing and additional children. Staff note this park is in very close proximity and with an established pedestrian access route.

The additional 66 child care spaces would help address a community need for more before and after school care (as identified by the 2019 Child Care Action Plan) and contribute to meeting the City's overall targets for new child care spaces. Approval of the zoning bylaw amendment is recommended.

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## **FINANCIAL IMPLICATIONS**

None.

## **PUBLIC CONSULTATION**

A development sign has been posted on site and, to date, no comments have been received.

If the application proceeds to Public Hearing, the City would provide notification by mail to residents located within 120m of the site and advertise the Public Hearing.



## **OPTIONS (✓ = Staff Recommendation)**

	#	Description
✓	1	Recommend to Council that the Zoning Bylaw be amended to allow for the child care facility at 2099 Lougheed Highway to increase its capacity to 103 children.
	2	Request additional information prior to making a decision on the proposed Zoning Bylaw amendment.
	3	Recommend rejection of the proposed Zoning Bylaw amendment.

## **ATTACHMENTS**

None.

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