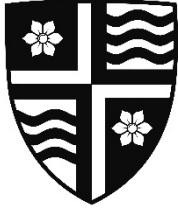


Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: JULY 9, 2018 - REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100510
(WICKRAMARATNE / 26489 FRASER HIGHWAY)

REPORT: 18-100
FILE: 13-19-0336

PROPOSAL:

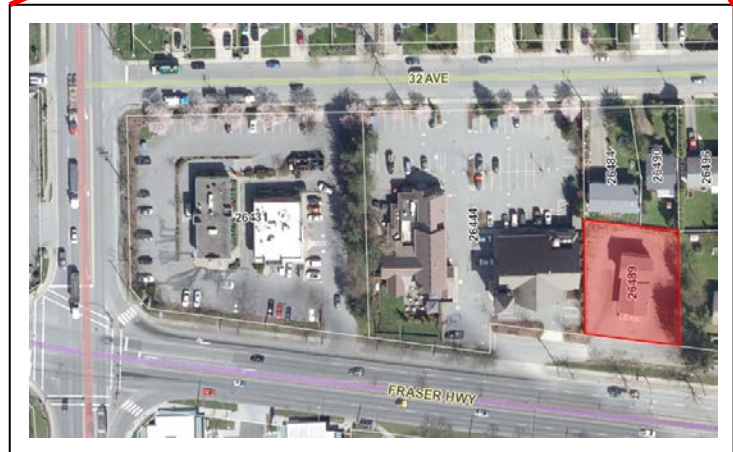
Application to rezone 1,126 m² (12,118 ft²) of land located at 26489 Fraser Highway from Residential Zone R-2 to a new Community Care Facility Zone P-2R to facilitate development of a group children's day care centre for a maximum of up to fifty (50) children.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5400 subject to completion of ten (10) development prerequisites noting two (2) building permit conditions and authorize staff to schedule the required Public Hearing.

RATIONALE:

The application may be considered by Council on the basis of child care services being a complementary component of residential neighbourhoods.



RECOMMENDATIONS:

That Council give first and second reading to Rezoning Bylaw No. 5400 rezoning 1,126 square metres (12,118 square feet) of land in Aldergrove located at 26489 Fraser Highway to Community Care Facility Zone P-2R, subject to the following development prerequisites being satisfied prior to final reading:

1. Building plans being in compliance with Zoning Bylaw No. 2500, the BC Building Code, Fire Code (including installation of fire suppression sprinklers) and the Community Care and Assisted Living Act requirements, to the acceptance of the Township;
2. Reconstruction of the frontage road along the frontage of the property to a modified lane standard (TLR-13) to the acceptance of the Township;
3. Upgrade the existing storm sewer connection in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
4. Upgrade existing municipal water connection to accommodate fire protection in accordance with the Building and Fire Codes and the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
5. Provision of a report from a qualified Professional Engineer regarding the adequacy of the existing water main and existing sanitary sewer connection for the intended use;
6. Submission of a site specific on-site servicing and stormwater management plan and drainage certificate, in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
7. Submission of a soils report from a qualified Professional Engineer indicating the minimum road structure required for the proposed frontage road;
8. Provision of the required replacement trees being secured in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
9. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township; and further
10. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;

Although not part of the rezoning requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

1. Provision of final landscape design drawings in accordance with the Zoning Bylaw and security to the acceptance of the Township;
2. Provision of a final tree management plan incorporating tree retention, tree replacement, tree protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township; and further

That Council authorize staff to schedule the required public hearing.

EXECUTIVE SUMMARY:

A family day care (Green Tree Montessori Children's Centre Inc.) operated by Rajeev and Dilanie Wickramaratne purchased the subject property located at 26489 Fraser Highway with the intent to establish a group children's day care facility for up to fifty (50) children. The owners

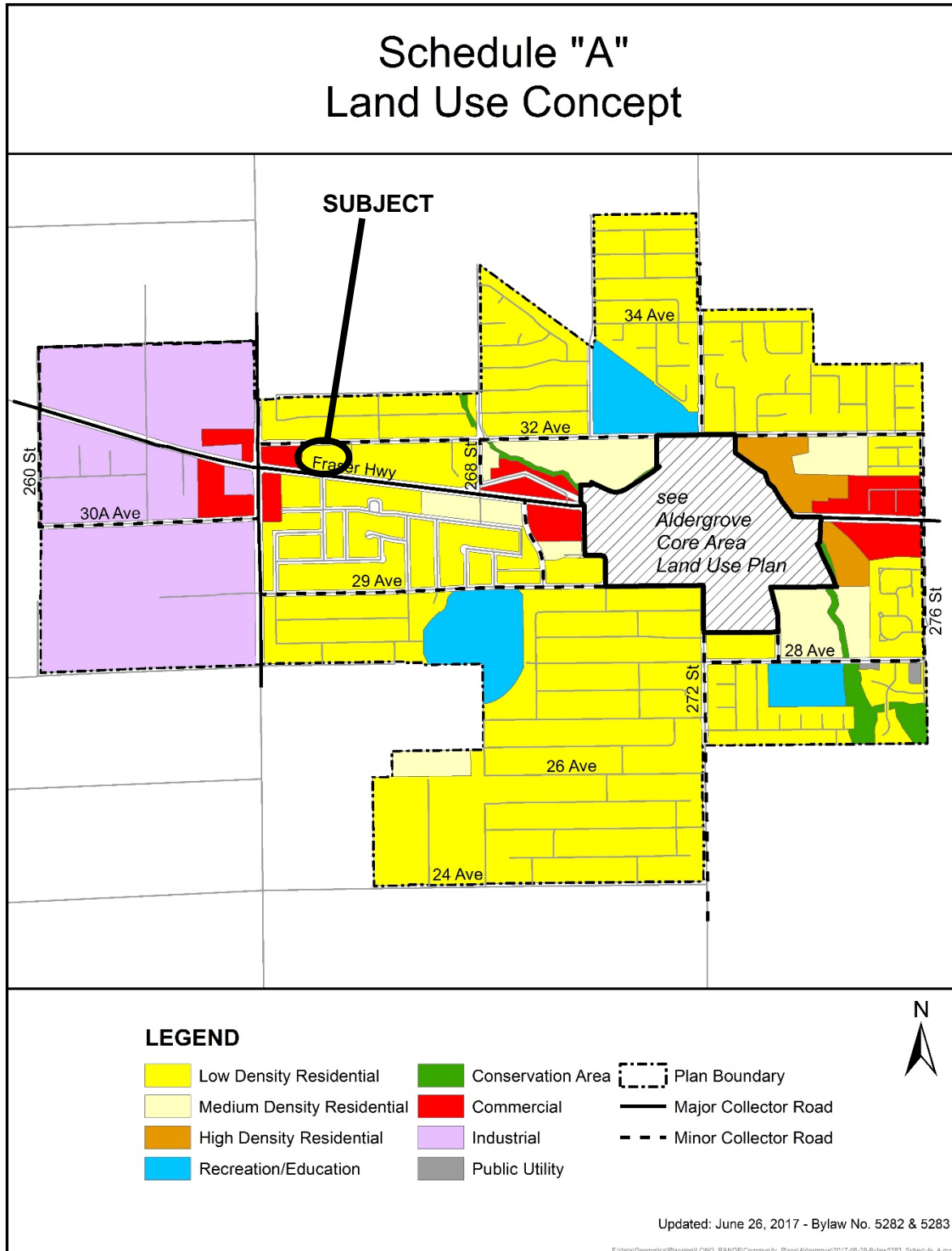
REZONING APPLICATION NO. 100510
(WICKRAMARATNE / 26489 FRASER HIGHWAY)
Page 3 . . .

have applied to rezone the subject property from Residential Zone R-2 to Community Care Facility Zone P-2R to accommodate the proposed use. The applicants have tentative approval from Fraser Health for a childcare licence under the Community Care and Assisted Living Act.

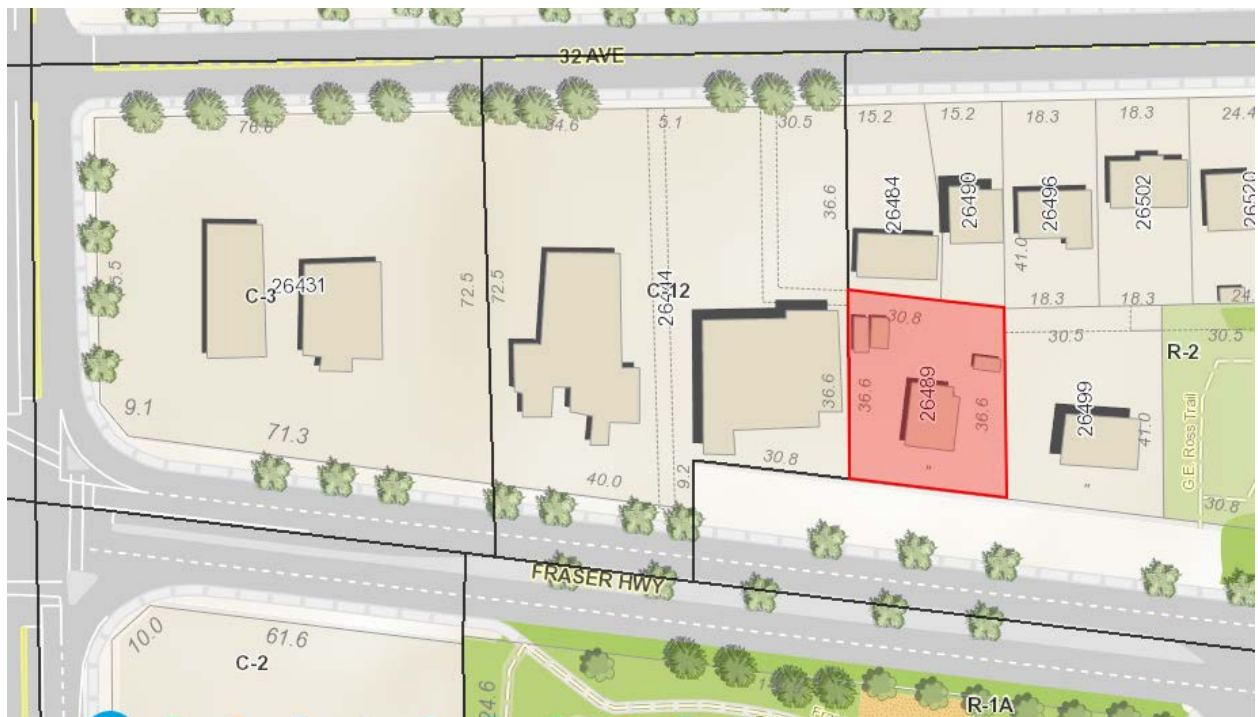
The site's Low Density Residential designation in the Aldergrove Community Plan does not preclude the location of a Group Children's Day Care Centre on the site, subject to rezoning and subsequent licencing pursuant to the Community Care and Assisted Living Act.

PURPOSE:

This report is to provide information and recommendations to Council concerning the Wickramaratne rezoning application.



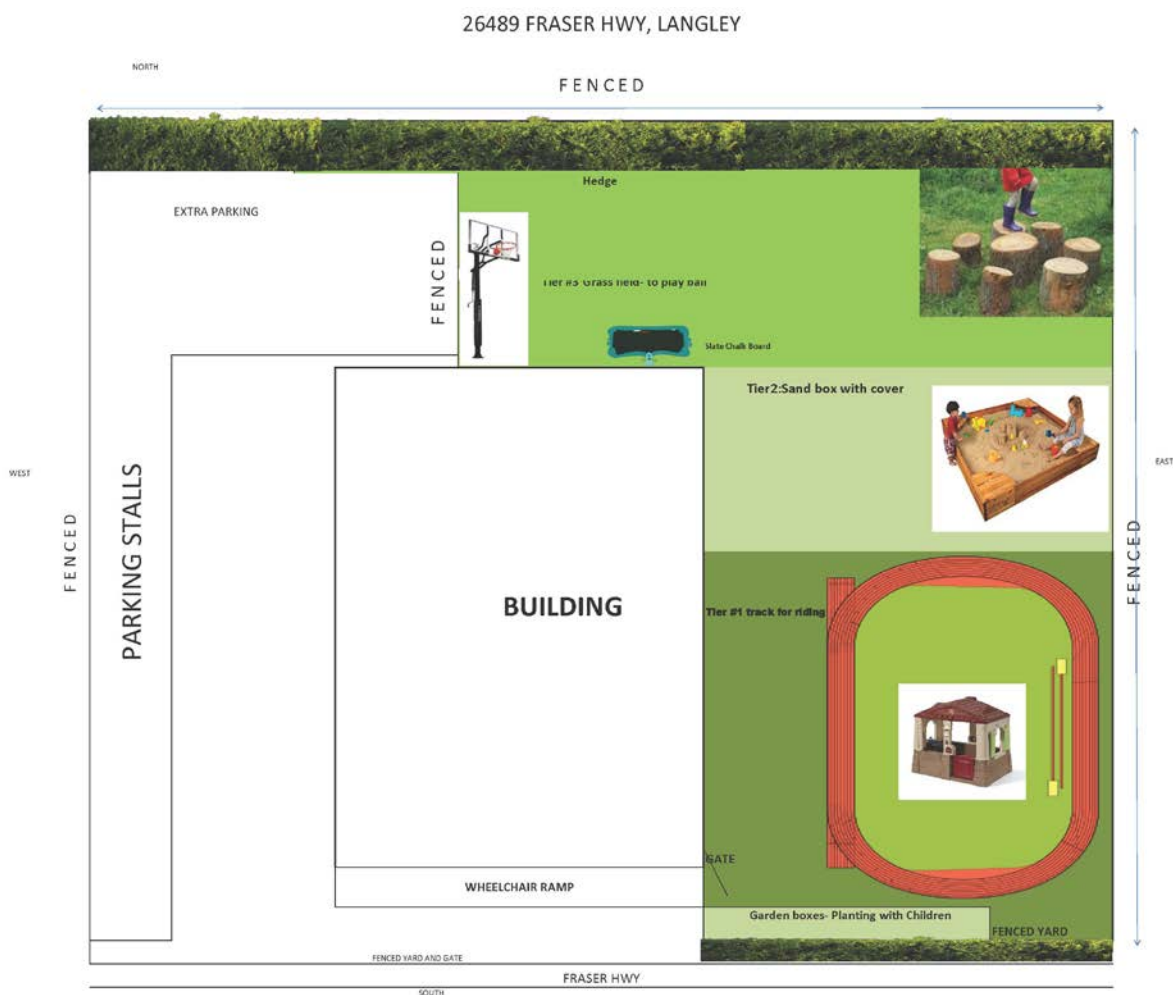
REZONING APPLICATION NO. 100510
(WICKRAMARATNE / 26489 FRASER HIGHWAY)
Page 5 . . .



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



Conceptual Site Design Detail – SUBMITTED BY APPLICANT

Reference:

Owners/Agents :	Rajeev and Dilanie Wickramaratne 6041 – 194A Street Surrey, BC V3S 7L2
Legal Description:	Lot 4 Except: Parcel “A” (Explanatory Plan 44945), Section 19 Township 13 New Westminster District Plan 17584
Location:	26489 Fraser Highway
Area:	1,126 m ² (12,118 ft ²)
Existing Zoning:	Residential Zone R-2
Proposed Zoning:	Community Care Facility Zone P-2R
Aldergrove Community Plan:	Low Density Residential

BACKGROUND/HISTORY:

The subject property is located on the periphery of a residential neighbourhood west of the downtown core area adjacent to commercial uses. The subject site accommodates a single family dwelling that was altered in 2014 when it was purchased by the Aldergrove Elks Club with the intent of converting the single family dwelling to a club house. The applicants have purchased the property and now intend to renovate the single family dwelling to accommodate a Group Children's Day Care facility to be operated by the proponent (Green Tree Montessori Children's Centres Inc.). If the rezoning application is approved, Green Tree Montessori Learning Centres Inc. will be required to secure a group child care license in accordance with the Community Care and Assisted Living Act issued by Fraser Health Authority.

The P-2R Zone proposed is a site specific zone that will apply to only this location. The zone is written to specifically limit permitted community care facilities to a Group Children's Day Care Centre as defined in the Zoning Bylaw, providing care to a maximum of fifty (50) children. The proponent indicates they anticipate beginning operation with a licence for 43 children and four employees with the potential for future expansion to 50 children.

The property is within the Aldergrove Community Plan area which designates the site for Low Density Residential purposes. Part III – Land Use Policies provides some guidance for the location of facilities serving residential neighbourhoods in the following statements:

The residential land use designations on the plan map indicate areas in which residential dwellings will be the predominant use. Subject to the policies of the plan, the following uses may be permitted:

Education, community public servicing uses, which by nature scale and design are compatible with residential uses, and open space and recreation uses.

*Land Use Relationship – Functional Design
Elementary schools and neighbourhood facilities shall be located central to their service areas.*

The Zoning Bylaw regulates children's day care centres by permitting family day cares for the care of up to eight (8) children outright in all single family residential zones. The Zoning Bylaw defines a Group Children's Day Care centre as follows:

GROUP CHILDREN'S DAY CARE" means a use providing for the care of children and licensed under the Community Care and Assisted Living Act as amended. Includes a nursery school, pre-school, and other like child minding facility for more than 8 children under the age of 12, including those of the operator.

Group children's day care centres with more than eight (8) children in care are currently permitted in a range of zones including some institutional, commercial, industrial and site specific comprehensive development. Day care facilities are required to obtain a license for the number and age of children in care from the Community Care Licencing Facilities Branch of the Fraser Health Authority.

DISCUSSION/ANALYSIS:

The subject property accommodates a 160 m² (1,728 ft²) single family dwelling on the north side of Fraser Highway just east of 264 Street on the edge of residentially zoned lands designated Low Density Residential in the Aldergrove Community Plan and adjacent to commercially zoned lands designated Commercial in the Aldergrove Community Plan.

Adjacent Uses:

- North:** Residential uses (zoned Residential Zone R-2) designated Low Density Residential in the Aldergrove Community Plan, beyond which is 32 Avenue and further residential uses;
- South:** Fraser Highway road frontage (servicing the adjacent properties on either side), beyond which is Fraser Highway. Further beyond, is a residential subdivision (regulated by Land Use Contract #45) designated Low Density Residential in the Aldergrove Community Plan.
- East:** Single-family homes and George E Ross Park, all zoned Residential Zone R-2 and designated Low Density Residential in the Aldergrove Community Plan.
- West:** A commercial property (zoned Liquor Primary Zone C-12) with tenants including Fox and Hounds Pub and Aldergrove Liquor Store, designated Commercial in the Aldergrove Community Plan.

The applicant has provided a rationale letter (Attachment A) requesting consideration of rezoning the subject property from Residential Zone R-2 to a newly created Community Care Facility Zone P-2R. The rezoning will accommodate establishment and operation of a Montessori day care facility in the existing building (subject to building upgrades). The building will require upgrading (washrooms and fire suppression etc.) to meet BC Building and Fire Codes for an assembly occupancy use.

Traditionally, group children's day care centres have tended to locate on the edge of single family neighbourhoods, adjacent to school and church sites, as well as in purpose built buildings in commercial areas. These locations are generally well suited to address land use context, Building Code, zoning, parking and access considerations. The Aldergrove Community Plan indicates institutional uses are a complementary component of residential neighbourhoods as illustrated in the following excerpt:

Policy 3.4.25 Encourage civic, recreational, community and institutional uses in the areas designated for Residential, Commercial, and Mixed Use.

Assembly Use Locational Guidelines:

An “Assembly Use Locational Guideline” has been developed by the Township in order to assist in determining the best location for an assembly type use (Attachment E). The proposal meets a number of the locational criteria for assembly uses, as follows:

1. *Not in the Agricultural Reserve;*
The subject property is not located in the Agricultural Land Reserve.
2. *Not in a single family area, although may be located on the perimeter of one;*
The subject property is located in an area that contains rural residential, commercial and industrial uses.
3. *In an area where an adequate traffic circulation system exists;*
The property is situated on a frontage road to the north side of Fraser Highway.
4. *On a collector or arterial street as opposed to a local residential street;*
The property fronts Fraser Highway, an arterial roadway.
5. *In an area where full municipal services are provided, or such other level of service deemed acceptable to the Manager of Development Engineering;*
Full municipal services exist to the subject site.
6. *Be provided with adequate off-street parking;*
The proposed 14 parking stalls of off-street parking provided vs. 6 stalls required exceeds the zoning bylaw requirements.

The proposed institutional use provides a transition in land use creating an additional buffer between the service commercial uses to the west and the residential uses to the north and east of the proposed location. The subject property is accessed via a frontage road along Fraser Highway providing parents with a convenient location for day care needs. The applicant notes there is a pub and liquor retail store located on the commercial property adjacent (Fox and the Hounds) and has provided explanation in the rationale letter (Attachment A) indicating there are no anticipated issues noted by Liquor Licencing Branch and have further noted similar scenarios of day care centres located adjacent to liquor licensees. The applicant indicates that Fraser Health Authority staff have inspected the site in conjunction with the licence application and have given tentative approval of the proposed location and facility for 43 children (Attachment D).

Proposed Zoning:

The subject site is currently zoned Residential Zone R-2. Bylaw 2018 No. 5400 proposes to create a site-specific Community Care Facility Zone P-2R to accommodate the proposed development. The proposed development complies with the provisions of the site’s proposed zoning with respect to siting, site coverage, parking, height and use.

Access and Parking:

The site is accessed via a frontage road on Fraser Highway that services both adjacent properties. The Zoning Bylaw requires group children’s day care uses to provide one (1) parking space per employee plus a designated pick up and drop off area. The applicant indicates that up to six (6) employees are anticipated to operate the facility. The site plan indicates a total of fourteen (14) parking spaces to be provided, exceeding the Zoning Bylaw requirements of six (6) spaces.

Aldergrove Enhancement Committee:

Comments received from the Aldergrove Community Enhancement Committee (ACE) are included as Attachment C. ACE expressed concerns related to: access, parking, safety, exterior changes to the building and location adjacent to a liquor store. Staff note the proponents' rationale (Attachment A) provides information regarding these items.

Public Consultation:

In accordance with the Developer Held Public Information Meeting (PIM) Policy No. 07-164, the applicant held a PIM on June 14, 2018 from 6:00 pm to 8:00 pm at the Saints Joachim and Anne Parish. According to the applicant's summary of the PIM, 38 people signed in at the PIM, and six (6) comment forms were received following the PIM. The applicant's summary of the PIM is included as Attachment B to this report.

Servicing:

Full municipal services exist to the subject site; however, as a condition of final reading, the proponent is required to upgrade the storm sewer connection and to upgrade the existing municipal water connection to accommodate fire suppression sprinklers. The applicant will also be required to reconstruct the frontage road along the property frontage in accordance with the Subdivision and Development Servicing Bylaw, noted as a condition of rezoning. Upgrades to the existing single family dwelling are also required (such as fire suppression sprinklers) in accordance with the BC Building and Fire Codes and to comply with the requirements of the Community Care and Assisted Living Act. Prior to final reading of the proposed rezoning bylaw, the applicant is required to enter into a Servicing Agreement to secure works and services including construction of road works, tree replacement, stormwater management plan, geotechnical report and utility upgrades and/or extensions to the acceptance of the Township. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township.

Landscaping:

Landscaping meeting the requirements of the Zoning Bylaw will be addressed at the time of Building Permit.

Tree Protection and Replacement:

There are currently no significant trees on the subject property. The applicant will be required to provide eight (8) replacement trees in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), noted as a condition of rezoning.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Township of Langley Official Community Plan, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. Full urban services exist to the subject site. The provision of storm water management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

REZONING APPLICATION NO. 100510
(WICKRAMARATNE / 26489 FRASER HIGHWAY)
Page 11 . . .

POLICY CONSIDERATIONS:

Rezoning of the subject property from Residential Zone R-2 to Community Care Facility Zone P-2R to allow the proposed group children's day care is compatible with the provisions of the Aldergrove Community Plan. The proposed location near the interface of commercial and residential uses on a fully serviced property fronting an arterial roadway meets the objectives of the Township's Assembly Use Locational Guidelines (Attachment E). Staff recommend that Council give first and second reading to Rezoning Bylaw No. 5400 (subject to ten (10) development prerequisites, noting two (2) building permit conditions) and authorize staff to schedule the required public hearing.

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Applicant Rationale Letter
ATTACHMENT B	Public Information Meeting Summary
ATTACHMENT C	Aldergrove Community Enhancement Committee Comments
ATTACHMENT D	Fraser Health Inspection Report and Licence Application
ATTACHMENT E	Township Assembly Use Locational Guidelines

Green Tree Montessori Children's Centre Inc. ATTACHMENT A



October 22, 2017

Mr. Daniel Graham
Planning Technician
Development Planning Community Development Division
Township of Langley
20338-65 Avenue
Langley, BC
V2Y 3J1

Dear Mr. Graham:

Re: Re-Zoning:

Property address: 26489 Fraser Hwy, Aldergrove, V4W 3E2

From R-2 to a custom P-2 zone specifically created for the above property to allow children's group daycare.

The purpose of this letter is to change zoning to the above property from R-2 zone to a custom P-2 zone specifically created for the above property to allow children's group daycare.

The reasons are as follows:

- **Rapid growth in the community:** Aldergrove is rapidly growing with many upcoming housing schemes; with the city is in the process of building a brand-new Recreation Centre. Many young families are moving in to Aldergrove because of affordable housing and this will increase in demand for group daycare. The parents will be seeking group daycare facilities within a short distance of their residence to save time and money. Therefore, it is viable to have such group daycares in place to accommodate the new migrants to the community, and this location is ideal to meet the demand of the growing population.
- **Convenience:** The proposed property is right off the Fraser Hwy which makes it a convenient location for parents to drop off and pickup children on their commute to Vancouver, Surrey, Langley or Abbotsford areas.
- **Providing employment:** the Centre will be providing employment up to 6 people from the local community; and it is also convenient to those employees that have to commute using public transport.

6041 – 194 A Street
Surrey, British Columbia.
V3S 7L2

Phone (604) 539 7240
Fax (604) 530-4694
Email: dilanie@shaw.ca

Green Tree Montessori Children's Centre Inc.



- **The property has ample outside space:** this allows children to participate in much needed physical activities.
- **Huge need in the community:** There are very few licensed quality childcare centers in the City of Aldergrove and they have maximized their capacity with wait lists. The parents do not have to drive to Langley and Abbotsford if there are more centres available. *This will enable the first Montessori children's Centre to launch in the City of Aldergrove.*
- **Cost effective:** Saves time and money for most parents who are working in Vancouver, because the property is on the same side as west bound vs. sending them to Langley or Vancouver where childcare is more expensive.
- **Physical Fitness:** The property is facing south; therefore, the children will be enjoying the use of morning sun.
- **The property does not require and major outside renovation:** It is well equipped for an outside playground and to be gated and fenced.
- **Ample Parking for parents and staff:** very difficult to find in other urban areas mentioned earlier.
- **The property will be gated and surrounded by a six-ft. fence;** to protect children from outside intrusions.
- **Easy access to the Emergence care system;** such as ambulances, fire, police, because it is right off Fraser Highway.
- **No major modifications required;** according to the Fraser health licensing officer the building in its current condition is ready to convert into a childcare facility (with permission pending).
- **There are no disturbances to the neighbour's residences.**
- **The schools are letting some of the existing childcare facilities to leave;** due to lack of classroom spaces many children's centres are closing down. (The manager of the proposed location is currently unemployed due to the very reason-school closed in White Rock with no suitable location). This is bound to happen in this area; as most of these group daycares in the area are in public schools!
- **This proposed location would create 40 more childcare spaces in the community;** for those desperately in need of childcare. (The building has room for expansion to create more spaces.)

6041 – 194 A Street
Surrey, British Columbia.
V3S 7L2

Phone (604) 539 7240
Fax (604) 530-4694
Email: dilanie@shaw.ca

Green Tree Montessori Children's Centre Inc.



- Owners that are willing to purchase this property and follow all the necessary steps enforced by Fraser Heath if the city is willing to change from R-2 zone to a custom P-2 zone specifically created for the above property to allow children's group daycare facility.
- When parents see that there is a group day care opening in a busy intersection, they might consider moving to the surrounding areas. This will also increase additional remuneration to the Township of Langley.

Other facts for consideration:

- The property is adjacent to a commercial establishment; therefore, it would be viable to extend zoning to this property to serve the growing Aldergrove population.
- If the city may have a long-range plan to convert this area to a high-density area, by rezoning it to a childcare facility, this will accommodate and benefit the growing community.
- Confirmed with Keyla, British Columbia Liquor Control Licensing Officer: (on September 22, 2017 at 9.35am) Ms. Keyla confirmed that there is no impact to have a children's day care next to a liquor store or a pub.

(E.g. Corner of 152 street and Hyland Road in Surrey. A liquor store and a group day care in the same complex. Pictures enclosed.)

Please accept his application to rezone from R-2 to a custom P-2 zone specifically created for the above property to allow children's group daycare facility and if you have any questions please contact Rajeev (my husband) at (604) 724-4459.

Sincerely,

Dilanie Wickramaratne
Owner / Teacher
Green Tree Montessori Children's Centre Inc.

6041 – 194 A Street
Surrey, British Columbia.
V3S 7L2

Phone (604) 539 7240
Fax (604) 530-4694
Email: dilanie@shaw.ca

Green Tree Montessori Children's Centre INC. ATTACHMENT B

June 15, 2018

Mr. Daniel Graham
Planning Technician
Development Planning Community Development Division
Township of Langley
20338-65 Avenue
Langley, BC
V2Y 3J1

Dear Mr. Graham:

Re: Re-Zoning:

Property address: 26489 Fraser Hwy, Aldergrove, V4W 3E2
From R-2 to a custom P-2 zone specifically created for the above property to allow
children's group daycare.

On Thursday, June 14, 2018 an open house was held at the STS. JOACHIM AND ANN PARISH 2827 - 273rd Street, Aldergrove, BC for the above-mentioned re-zoning proposal. Notification letters were mailed out to 129 residents, as prescribed by the Township of Langley. In addition, advertisements were placed on May 31st and June 7th in the Aldergrove Star Newspaper to announce the event. The above property requires re-zoning in order to operate a group daycare facility.

At the open house, a series of presentation boards were displayed. These included exterior and interior building drawings, children's playground drawings.

Mr. Daniel Graham, Planning Technician, representing the Township of Langley, the owner Dilanie Wickramaratne and the Accountant Rajeev Wickramaratne conducted the meeting.

38 people attended, and all of them were in favor of re-zoning proposal.

Few of the attendance were interested in registering their children immediately. Most of them were interested in the Montessori program and wanted more details of the program. All the attendees were delighted that a structured childcare program is planning to open in their neighborhood.

Green Tree Montessori Children's Centre INC.



No concerns were raised regarding the landscape and the design of the building.

For your reference I have attached the following:

- *Proof of advertisement
- *The neighbor's invitation letter
- *The mailing list
- *The sign-in-sheet for attendees
- *The PIM questioner sheet
- *The Fraser Health - application for Licence – Child Care

Sincerely,



Dilanie Wickramaratne
Owner / Teacher
Green Tree Montessori Children's Centre Inc.

Public Information Meeting

Township of Langley Project No. 13-19-0336

Green Tree Montessori has applied to the Township of Langley to rezone the property located at 26489 Fraser Highway from Residential Zone R-2 to Community Care Facility Zone P-2 to allow for a group children's daycare.

You are invited to attend a public information meeting to view the rezoning proposal and provide comments and feedback prior to Township Council's consideration of this application.



**Thursday, June 14, 2018 pm 6:00 pm to 8:00 pm STS. JOACHIM AND ANN PARISH
2827 - 273rd Street, Aldergrove, BC**

Project team members will be available at the meeting to answer any questions about the rezoning and to receive your comments.

For more information, contact:

Rajeev Wickramaratne

Green Tree Children's Centre. Inc.

(604) 724-4459

rajeev@wicksaccounting.com



Map printed on: Monday, May 28, 2018
Township of Langley

Green Tree Montessori Children's Centre INC.



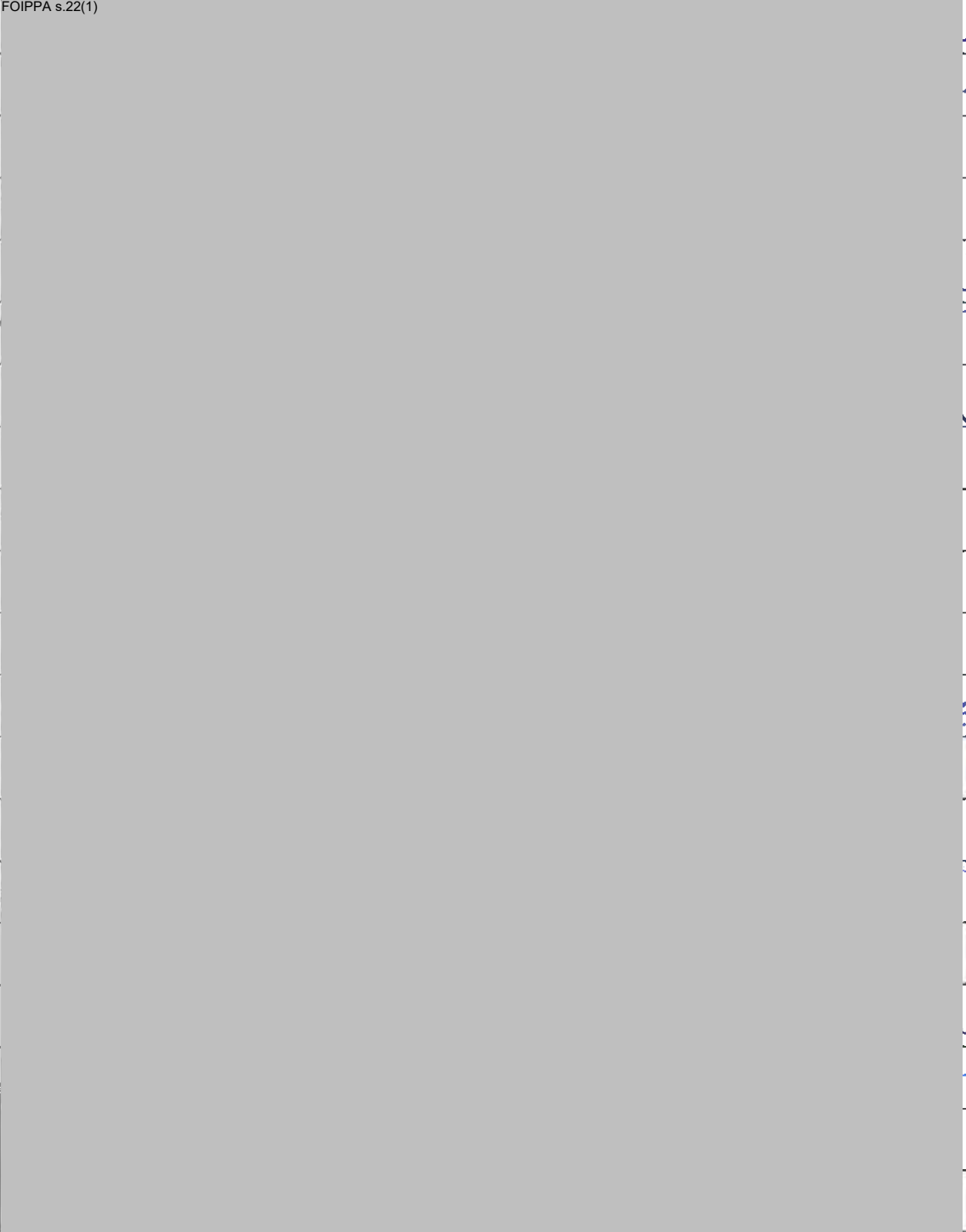
26489 Fraser Hwy, Aldergrove, V4W 3E2
From R-2 to a custom P-2 zone specifically created for the above property
to allow children's group daycare.

First name	Last Name	Signature
<div data-bbox="245 852 363 871">FOIPPA s.22(1)</div> The rest of the table body is redacted with a grey box		

Green Tree Montessori Children's Centre INC.

F.1



First Name	Last Name	Signature			
<div>FOIPPA s.22(1)</div> 					

Green Tree Montessori Children's Centre INC.



26489 Fraser Hwy, Aldergrove, V4W 3E2

From R-2 to a custom P-2 zone specifically created for the above property to allow children's group daycare.

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Green Tree Montessori Children's Centre INC.



PIM Questionnaire

Public Information Meeting Township of Langley Project No. 13-19-0336

Green Tree Montessori has applied to the Township of Langley to rezone the property located at 26489 Fraser Highway from Residential Zone R-2 Community Care Facility Zone P-2 to allow for a group children's daycare.

Thursday, June 14, 2018 pm 6:00 pm to 8:00 pm *STS. JOACHIM AND ANN PARISH 2827 - 273rd Street, Aldergrove, BC*

Your input is valuable.

Do you believe that your growing neighborhood require childcare Centres?

Strongly Agree	Somewhat Agree	Agreed	Somewhat Disagree	Strongly Disagree
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you think that the proposed childcare Centre will serve the neighborhood needs?

Strongly Agree	Somewhat Agree	Agreed	Somewhat Disagree	Strongly Disagree
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you think that the proposed childcare Centre will help parents to save time and money, because of the convenient location in your neighborhood?

Strongly Agree	Somewhat Agree	Agreed	Somewhat Disagree	Strongly Disagree
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you believe this childcare Centre will add value to your community?

Strongly Agree	Somewhat Agree	Agreed	Somewhat Disagree	Strongly Disagree
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you have any other additional comments?

We appreciate your input.

Name: FOIPPA s.22(1) (optional), Phone: FOIPPA s.22(1) (optional)

Green Tree Montessori Children's Centre INC.



PIM Questionnaire

Public Information Meeting Township of Langley Project No. 13-19-0336

Green Tree Montessori has applied to the Township of Langley to rezone the property located at 26489 Fraser Highway from Residential Zone R-2 Community Care Facility Zone P-2 to allow for a group children's daycare.

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Your input is valuable.

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Strongly Agree	Somewhat Agree	Agreed	Somewhat Disagree	Strongly Disagree
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you think that the proposed childcare Centre will serve the neighborhood needs?

Strongly Agree	Somewhat Agree	Agreed	Somewhat Disagree	Strongly Disagree
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you think that the proposed childcare Centre will help parents to save time and money, because of the convenient location in your neighborhood?

Strongly Agree	Somewhat Agree	Agreed	Somewhat Disagree	Strongly Disagree
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you believe this childcare Centre will add value to your community?

Strongly Agree	Somewhat Agree	Agreed	Somewhat Disagree	Strongly Disagree
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you have any other additional comments?

We appreciate your input.

Name: FOIPPA s.22(1) (optional), Phone: _____ (optional)

Green Tree Montessori Children's Centre INC.



PIM Questionnaire

Public Information Meeting Township of Langley Project No. 13-19-0336

Green Tree Montessori has applied to the Township of Langley to rezone the property located at 26489 Fraser Highway from Residential Zone R-2 Community Care Facility Zone P-2 to allow for a group children's daycare.

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Your input is valuable.

Do you believe that your growing neighborhood require childcare Centres?

Strongly Agree	Somewhat Agreed	Agreed	Somewhat Disagree	Strongly Disagree
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you think that the proposed childcare Centre will serve the neighborhood needs?

Strongly Agree	Somewhat Agreed	Agreed	Somewhat Disagree	Strongly Disagree
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you think that the proposed childcare Centre will help parents to save time and money, because of the convenient location in your neighborhood?

Strongly Agree	Somewhat Agreed	Agreed	Somewhat Disagree	Strongly Disagree
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you believe this childcare Centre will add value to your community?

Strongly Agree	Somewhat Agreed	Agreed	Somewhat Disagree	Strongly Disagree
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you have any other additional comments?

Bert Wisler

We appreciate your input.

FOIPPA s.22(1)

Name: _____ (optional), Phone: _____ (optional)

Green Tree Montessori Children's Centre INC.



PIM Questionnaire

Public Information Meeting Township of Langley Project No. 13-19-0336

Green Tree Montessori has applied to the Township of Langley to rezone the property located at 26489 Fraser Highway from Residential Zone R-2 Community Care Facility Zone P-2 to allow for a group children's daycare.

Thursday, June 14, 2018 pm 6:00 pm to 8:00 pm *STS. JOACHIM AND ANN PARISH 2827 - 273rd Street, Aldergrove, BC*

Your input is valuable.

Do you believe that your growing neighborhood require childcare Centres?

Strongly Agree	Somewhat Agree	Agreed	Somewhat Disagree	Strongly Disagree
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you think that the proposed childcare Centre will serve the neighborhood needs?

Strongly Agree	Somewhat Agree	Agreed	Somewhat Disagree	Strongly Disagree
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you think that the proposed childcare Centre will help parents to save time and money, because of the convenient location in your neighborhood?

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Do you believe this childcare Centre will add value to your community?

Strongly Agree	Somewhat Agree	Agreed	Somewhat Disagree	Strongly Disagree
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you have any other additional comments?

We appreciate your input.

Name: _____ (optional), Phone: _____ (optional)

Green Tree Montessori Children's Centre INC.



PIM Questionnaire

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you have any other additional comments?

We appreciate your input.

Name: _____ (optional), Phone: _____ (optional)

Green Tree Montessori Children's Centre INC.



PIM Questionnaire

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Do you believe this childcare Centre will add value to your community?

Strongly Agree	Somewhat Agree	Agreed	Somewhat Disagree	Strongly Disagree
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you have any other additional comments?

We appreciate your input.

Name: _____ (optional), Phone: _____ (optional)

From: Doug Bloomfield
To: [Daniel Graham](#)
Subject: Project 13-19-0336/Wickramaratne
Date: Thursday, April 05, 2018 1:53:02 PM

Hello Mr. Graham

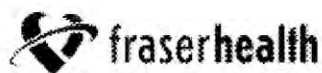
The members of ACE reviewed your correspondence regarding the above-referenced development application. The concerns expressed were:

- Difficult vehicle access. It is right-in, right-out only on to a busy stretch of Fraser Hwy.
- Parking. Is there plans for a staff/visitor lot?
- Location. Besides the fact it is beside a liquor store, it is not within reasonable walking distance to elementary schools.
- Child safety. Again, the property is on a busy highway.
- Form & character. The building has gone under recent questionable renovations. As a daycare, one would think bright colours, more windows, and a fenced outdoor play area would be in order.

Thank you for inviting ACE to participate in this project review.

Regards

Aldergrove Community Enhancement
Doug Bloomfield, Chair



Community Care Facilities Licensing
FACILITY INSPECTION REPORT
 HEALTH & SAFETY

SCLY-AREQXM

FACILITY NAME Green Tea Montessori Children's Centre Inc.		SERVICE TYPES	FACILITY LICENSE NUMBER TBIU-ARCTPX
FACILITY ADDRESS 26489 Fraser Hwy		FACILITY PHONE (604) 530-4696	
CITY Aldergrove	POSTAL CODE V4W 3E2	MANAGER Dilanie Wickramaratne	

INSPECTION DATE (dd/mmm/yyyy) 21/Sep/2017		ADDITIONAL INSP. DATE (multi-day)		ADDITIONAL INSP. DATE (multi-day)		TIME SPENT (HRS.) 0.75
ARRIVAL 12:00 PM	DEPARTURE 12:45 PM	ARRIVAL	DEPARTURE	ARRIVAL	DEPARTURE	# CHILDREN ENROLLED
INSPECTION TYPE <input checked="" type="checkbox"/> Initial <input type="checkbox"/> Complaint <input type="checkbox"/> Reportable incident <input type="checkbox"/> Routine <input type="checkbox"/> Follow-up <input type="checkbox"/> Unlicensed						

Introduction

Licensing received an application for licence on September 19, 2017.

Contraventions

Previous Inspection	<input type="checkbox"/> Contraventions observed on FIR # have been corrected. <input type="checkbox"/> Contraventions observed on FIR # have been corrected except for those noted on supplementary pages.
Current Inspection	<input checked="" type="checkbox"/> Items reviewed comply with the Act, regulations & standards of practice. <input type="checkbox"/> Items reviewed comply with the Act, regulations & standards of practice except for those noted on supplementary pages.

Observed Violations**Comments**

Review of the physical location found that it is next to a pub and liquor store, but their entrance is on a different street from the proposed facility. There is a fence separating the potential facility from the pub and liquor store and is at the end of a residential neighborhood. The facility measures for approximately 19 children if the island in the kitchen is removed or 17 children if the island remains. If the licensee decides to move forward with this location, they are going to work at getting it rezoned as it is currently zoned as a single family dwelling.

Action Required by Licensee/Manager

- ☐ Take corrective action to bring facility into compliance
☐ Provide a written response to Licensing

Action Required by Licensing Staff

- ☐ Follow-up Inspection Required
☐ Issue Licence

RECEIVED BY

Dilanie Wickramaratne

PRINTED NAME

Dilanie Wickramaratne, Licensee

LICENSING STAFF

S. Clay

PRINTED NAME

Sarah Clay

FRASER HEALTH
RECEIVED

APR 18 2018

Application for Licence – Child Care

Please also complete reverse side of this form

HEALTH PROTECTION SERVICES
100 - 13450 102ND AVE
SURREY

Facility Information		TELEPHONE NUMBER	
FACILITY NAME Green Tree Montessori Children's Centre		(604) 625-4733 6178-245-4696	
PHYSICAL ADDRESS			
26489 Fraser Hwy Street	Aldergrove City	BC Province	V4W 5E2 Postal Code
BUSINESS TYPE			
<input type="checkbox"/> Society <input type="checkbox"/> Sole Proprietorship (e.g. an individual) <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership (e.g. two or more individuals or companies)			

Proposed Care Programs			
Will the facility provide overnight care? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Office Use Only	
Types of Care Programs <i>Check all "service codes" that apply and include capacities</i>	Capacity	Approved Capacity (for data entry)	LO Initials
Group Child Care (Under 36 Months)	<input type="checkbox"/>	- 301	
Group Child Care (30 Months to School Age)	<input checked="" type="checkbox"/> 33	- 302	
Preschool (30 Months to School Age)	<input checked="" type="checkbox"/> 10	- 303	
Family Child Care	<input type="checkbox"/>	- 304	
Group Child Care (School Age)	<input checked="" type="checkbox"/> 10	- 305	
Occasional Child Care	<input type="checkbox"/>	- 308	
Multi-Age Child Care	<input type="checkbox"/>	- 310	
In-Home Multi-Age Child Care	<input type="checkbox"/>	- 311	
Child-minding	<input type="checkbox"/>	- 312	
Maximum Capacity (# of children in care at any one time):		43	

RECEIVED

F.1



APR 18 2018

Application for Licence – Child Care

Please complete reverse side first

HEALTH PROTECTION SERVICES
100-13450 102ND AVE
SURREY

Licensee Information	
LICENSEE NAME Green Tree Montessori Children's Centre	TELEPHONE NUMBER (604) 625-4733
BUSINESS ADDRESS 26489 Fraser Hwy Aldergrove BC V4W 3E2	59
E-MAIL ADDRESS (2nd) green tree montessori@shaw.ca or gtmontessori@shaw.ca	
I have previously operated and/or managed a community care facility. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Designated Director Information (Corporation or Society)	
DESIGNATE DIRECTOR NAME Dilanie Wickramaratne	TELEPHONE NUMBER FOIPPA s.22(1)
E-MAIL ADDRESS gtmontessori@shaw.ca or green tree montessori@shaw.ca	
Province or Territory where Director resides? BC	
Will the Director agree to be available to respond to inquiries within 24 hours of request and provide financial/other records of the community care facility upon request? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Manager Information	
MANAGER NAME Dilanie Wickramaratne	TELEPHONE NUMBER FOIPPA s.22(1)
E-MAIL ADDRESS Above ~ Same 2 emails	FOIPPA s.22(1)
Is the Manager proposing to manage more than one licensed community care facility? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Mailing Address and Email Address for Receiving Correspondence	
(Check only one)	E-MAIL ADDRESS
<input checked="" type="checkbox"/> Same as Facility	
<input type="checkbox"/> Same as Licensee	
<input checked="" type="checkbox"/> Other address 6041-194A St Surrey BC V3S 7H2	
STREET	CITY PROVINCE POSTAL CODE

I am the Licensee / authorized by the Licensee to submit this Application for Licence. The personal information collected relates directly to, and is necessary for program operation per Section 26 of the Freedom of Information and Protection of Privacy Act.		
DATE (dd/mm/yyyy) 09/04/2018	NAME (PLEASE PRINT) Dilanie Wickramaratne	SIGNATURE Dilanie Wickramaratne

Measurements

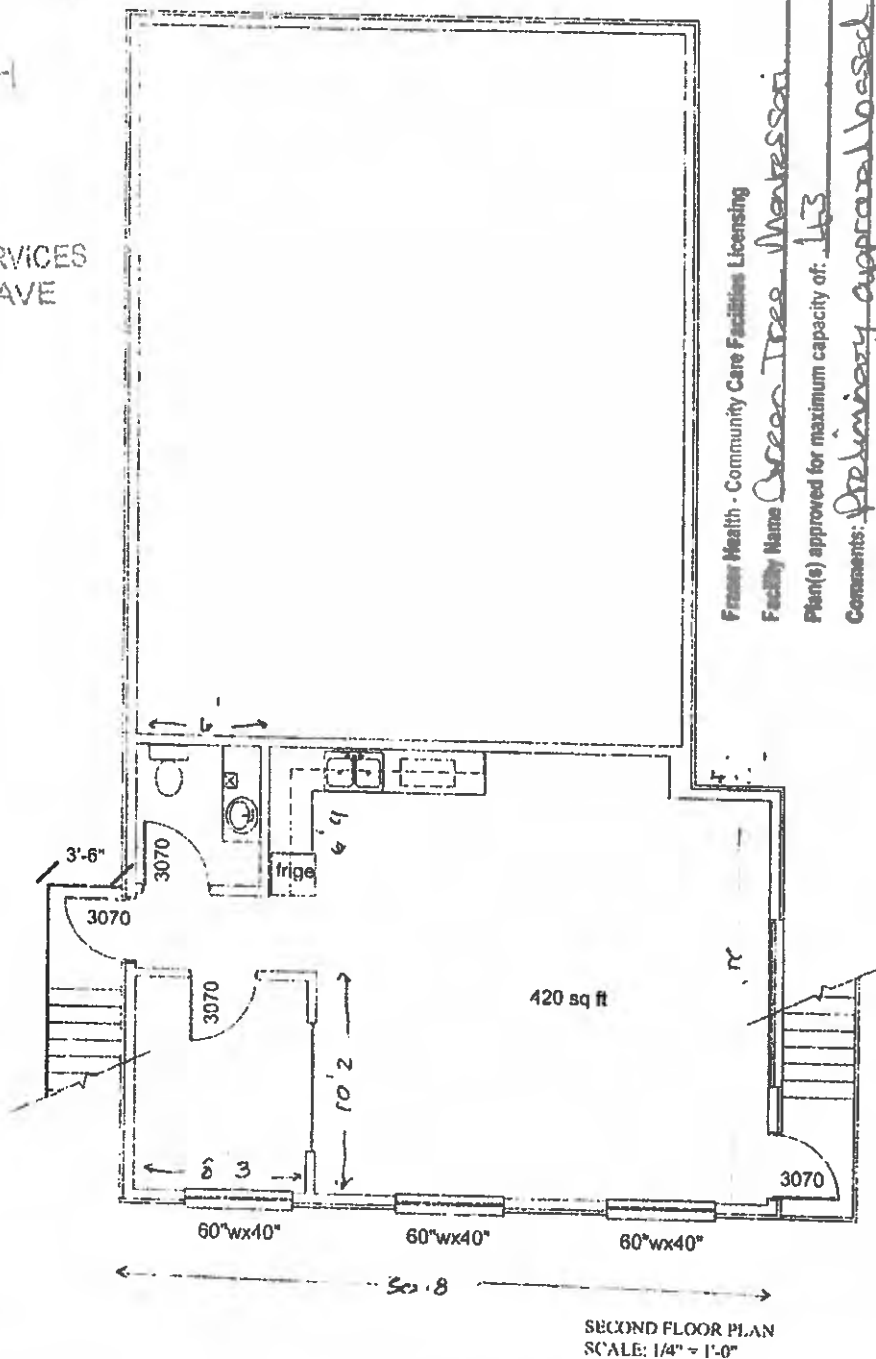
Upper ~ Cedar room

Ex - Pre | Afterschool

FRASER HEALTH
RECEIVED

APR 18 2018

HEALTH PROTECTION SERVICES
100 - 13450 102ND AVE
SURREY



Fraser Health - Community Care Facilities Licensing

Facility Name Ocean Tree Montessori

Plan(s) approved for maximum capacity of: 163

Comments: Preliminary approval based on plans submitted

File Plan 0 Floor Plan 0

Applicant(s) support the proposed application and meet physical requirements outlined in the legislation.

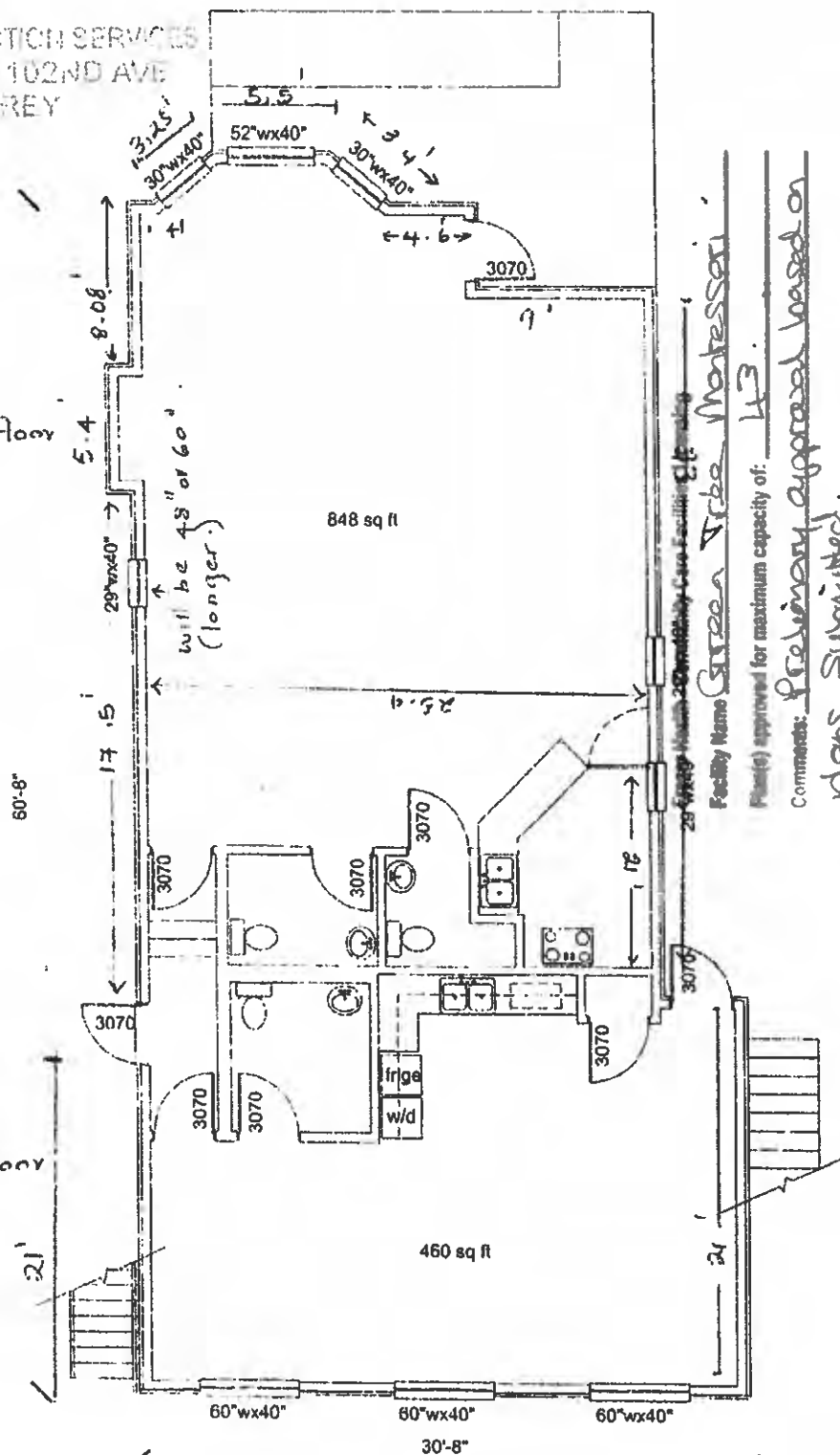
File

- The Licensing Officer/applicant holds responsibility for the accuracy of the information.
- Changes to the plans could impact this approval. Immediately notify CCFL of any changes.
- All other legislative requirements must be met prior to issuance of licence.

Licensing Officer S. [Signature] Date April 18th 2018

FRASER HEALTH
RECEIVEDMeasurements
Lower level
2 classrooms

APR 18 2018

HEALTH PROTECTION SERVICES
100 - 13450 102ND AVE
SURREYRedwood
Large-Gr floor
childcare
3-5Cypress
Lower-Gr floor
child care
3-5MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

The proposed application and meet physical requirements outlined in

Site Plan O Floor Plan O

Please note

- The Licensor of the plan holds responsibility for the accuracy of the information.
- Changes made to the plan could impact this approval. Immediately notify CCFL of any change in information.
- All other legislative requirements must be met prior to issuance of license.

OWNER RENOVATION

GREEN TREE MONTESSORI CHILD DEVELOPMENT CENTRE

26489 Fraser Hwy, Aldergrove, BC

PACIFIC RIA
ARCHITECTURESURREY HEAD OFFICE
15015 150th Ave
Surrey, BC V3P 1N1
TEL: (604) 501-0101
EMAIL: info@pria.comVANCOUVER OFFICE
1741 BURNBURY ROAD
Vancouver, BC
V6P 1G1
TEL: (250) 785 0314
TEL: (250) 501 9717
EMAIL: k.dunlop@pria.com

WEB: www.pria.com

MAIN FLOOR
SECOND FLOORAPR 18 2018
1/4" = 1'-0"

A.2.1

WISCONSIN HEALTH

Fraser Health - Community Care Facilities Licensing

RECEIVED

Facility Name: Green Tree Montessori

Plan(s) approved for maximum capacity of: 143

Comments: Preliminary approval based on plans submitted

HEALTH SERVICES DIVISION

100 - 13500 14th St. Plan O - Floor Plan O - EOC Plan

SURVEY

The plan(s) support the proposed application and meet physical requirements outlined in applicable legislation.

Please Note:

- The Licensee/applicant holds responsibility for the accuracy of the information.
- Changes made to these plans could impact this approval. Immediately notify COFL of any change in information.
- All other legislative requirements must be met prior to issuance of license.

Licensing Officer

[Signature]

Date

April 18th
2018

MUSTER POINT

DIAGRAM #3
CEDARROOM

PARKING LOT

EXIT 3#
3'-6"

frige

420 sq ft

ALTERNATE ROUTE
EXIT #4

F.1

Facility Name Green Tree Montessori

Plan(s) approved for maximum capacity of: 43

Comments: Preliminary approval based on plans submitted.

Site Plan ☐ Floor Plan ☒ EOC plan

The plan(s) support the proposed application and meet physical requirements outlined in applicable legislation.

Please note:

- The Licensee/applicant holds responsibility for the accuracy of the information.
- Changes made to these plans could impact this approval. Immediately notify CCFU of any change in information.
- All other legislative requirements must be met prior to issuance of licence.

Licensing Officer

[Signature]

Date

April 18, 2018

MUSTER POINT

DIAGRAM # 2
CYPRESS ROOM

F.1

60'-8"

848 sq ft

480 sq ft

30'-8"

EXIT #1

EXIT #2

FRASER HEALTH
RECEIVED

APR 10 2018

HEALTH PROTECTION SERVICES
100 - 13450 102ND AVE
SURREY

Fraser Health - Community Care Facilities Licensing

Facility Name Green Tree Montessori

Plan(s) approved for maximum capacity of: 43

Comments: Preliminary approval based on plans submitted.

The Plan ☒ Floor Plan ☐

The plan(s) support the proposed application and meet physical requirements outlined in applicable legislation.

Please note:

- The Licensee/applicant holds responsibility for the accuracy of the information.
- Changes made to these plans could impact the approval. Immediately notify GCFL.
- All other legislative requirements must be met prior to issuance of licence.

Licensing Officer [Signature]

April 18th 2018

FENCED

PARKING STALLS

EXTENDED PARKING

FENCED

FENCED

26489 FRASER HWY, LANGLEY

BUILDING

WHEELCHAIR RAMP

APR 10 2018

FRASER HEALTH
RECEIVED

HEALTH PROTECTION SERVICES
100-13450 102ND AVE
SURREY

FENCED YARD AND GATE

FRASER HWY

SOUTH

GATE

Garden boxes- Planting with children

FENCED YARD

FENCED

EAST

Township of
Langley

Est. 1873

LOCATIONAL GUIDELINES

Assembly Use

An “Assembly use” may be considered on a site (subject to rezoning to P-I Civic Institutional Zone) where all of the following locational criteria have been satisfied;

- ☐ in a designated ‘urban’ area in the Official Community Plan;
- ☐ not in the Agricultural Land Reserve;
- ☐ in a Community Plan area (where one exists) deemed suitable for *ASSEMBLY USE*;
- ☐ not in a single family area, although may be located on the perimeter of one;
- ☐ in an area where an adequate traffic circulation system exists;
- ☐ on a collector or arterial street as opposed to a local residential street;
- ☐ in an area where full municipal services are provided, or such other level of service deemed acceptable to the Manager of Development Engineering;
- ☐ be provided with adequate off-street parking; and
- ☐ have sufficient water supply and pressure available to satisfy fire department requirements including the need for the building to be “sprinklered” to bylaw requirements.

“ASSEMBLY USE”

means a use providing for the assembly of persons for religious, cultural, or educational purposes. Excludes boarding and residential uses with the exception of one dwelling unit.



20338 - 65 Avenue
Langley, BC V2Y 3J1
Phone: 604.533.6034
Fax: 604.533.6110

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (WICKRAMARATNE) BYLAW 2018 NO. 5400

EXPLANATORY NOTE

Bylaw 2018 No. 5400 rezones a 1,126 square metres (12,118 square feet) parcel of land located at 26489 Fraser Highway to Community Care Facility Zone P-2R to permit operation of a group children's day care facility.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (WICKRAMARATNE) BYLAW 2018 NO. 5400**

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

WHEREAS it is deemed necessary and desirable to amend "Township of Langley Zoning Bylaw 1987 No. 2500" as amended;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Wickramaratne) Bylaw 2018 No. 5400".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:
 - a) Adding P-2R to the list of zones contained in the Table of Contents Section 800 – Institutional Zones
 - b) Adding to Section 104.1 – Zones the words "Community Care Facility Zone P-2R" after the words "Community Care Facility Zone P-2O"
 - c) Adding to Section 110.7 the following as item (9):
"The minimum lot area in a P-2R zone shall be 0.11 ha"
 - d) Adding the following as Section 802.2(16):
"In the P-2R zone, *community care facilities* shall be limited to a *group children's day care* for a maximum of 50 children."
 - e) Adding the following as Section 802.5(4):
"In the P-2R zone, all *buildings* and *structures* shall be sited in accordance with Section 410.4."
3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

Lot 4 Except: Parcel "A" (Explanatory Plan 44945) Section 19 Township 13
New Westminster District Plan 17584

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to
Community Care Facility Zone P-2R.

READ A FIRST TIME the	day of	, 2018.
READ A SECOND TIME the	day of	, 2018.
PUBLIC HEARING HELD the	day of	, 2018.
READ A THIRD TIME the	day of	, 2018.
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	day of	, 2018
RECONSIDERED AND ADOPTED the	day of	, 2018.

Mayor

Township Clerk

SCHEDULE 'A'

BYLAW NO. 5400

