

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (SUNLIFE ASSURANCE COMPANY OF CANADA INC.)
BYLAW 2019 NO. 5545**

EXPLANATORY NOTE

Bylaw 2019 No. 5545 amends the Comprehensive Development Zone CD-29 by adding Group Children's Daycare to the list of permitted uses to accommodate a proposed daycare facility at 20090 – 91A Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (SUNLIFE ASSURANCE COMPANY OF CANADA INC.)

BYLAW 2019 NO. 5545

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

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

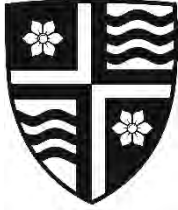
1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sunlife Assurance Company of Canada Inc.) Bylaw 2019 No. 5545".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended:
 - (1) By amending "Section 929 – Comprehensive Development Zone CD-29" by adding as Section 929.1(15) after Section 929.1(14) the following:

"group children's day care"

READ A FIRST TIME the	16	day of	December	, 2019.
READ A SECOND TIME the	16	day of	December	, 2019.
PUBLIC HEARING HELD the		day of		, 2020.
READ A THIRD TIME the		day of		, 2020.
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the		day of		, 2020.
ADOPTED the		day of		, 2020.

_____ Mayor _____ Township Clerk

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 16, 2019 - REGULAR EVENING MEETING	REPORT:	19-194
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-35-0261
SUBJECT:	REZONING APPLICATION NO. 100597 AND DEVELOPMENT PERMIT APPLICATION NO. 101139 (SUNLIFE ASSURANCE COMPANY OF CANADA INC. / 20090 – 91A AVENUE)		

PROPOSAL:

Application to amend Comprehensive Development Zone CD-29 to accommodate Group Children's Day Care use in an existing 492 m² (5,300 ft²) building located at 20090 - 91A Avenue.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5545 subject to one (1) development prerequisite bring completed prior to final reading and authorize staff to schedule the required Public Hearing.

RATIONALE:

The proposal meets a number of the Assembly Use Locational Guidelines and is compatible with the provisions of the Northwest Langley Community Plan.



REZONING APPLICATION NO. 100597 AND
 DEVELOPMENT PERMIT APPLICATION NO. 101139
 (SUNLIFE ASSURANCE COMPANY OF CANADA INC. / 20090 – 91A AVENUE)
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RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sunlife Assurance Company of Canada Inc.) Bylaw 2019 No. 5545, amending Comprehensive Development Zone CD-29 to add Group Children's Day Care as a permitted use, subject to the following development prerequisite being satisfied prior to final reading:

1. Approval of Bylaw 2019 No. 5545 by the Ministry of Transportation and Infrastructure;

That Council authorize the issuance of Development Permit No. 101139, at time of final reading of Bylaw No. 5545, subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "C";
- b. Landscape plans being in substantial compliance with Schedule "D";
- c. All signage being in compliance with Schedules "A" through "C" and the Township's Sign Bylaw;
- d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- e. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;

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

- a. Landscaping being secured by letter of credit at the Building Permit stage;
- b. Payment of applicable Development Cost Charges and Building Permit administration fees; and further

That Council authorize staff to schedule the required public hearing for the Rezoning Bylaw in conjunction with the hearing for the proposed Development Permit No. 101139.

EXECUTIVE SUMMARY:

A group children's daycare facility (operated by Happyland Early Learning Centre) providing care for up to 77 children is proposing to operate in an existing commercial building located at 20090 - 91A Avenue (formerly Montana's Restaurant). The proposed use is not accommodated in the site's Comprehensive Development CD-29 zoning. The property owners have applied to amend the text of the CD-29 Zone to add Group Children's Day Care to the list of permitted uses.

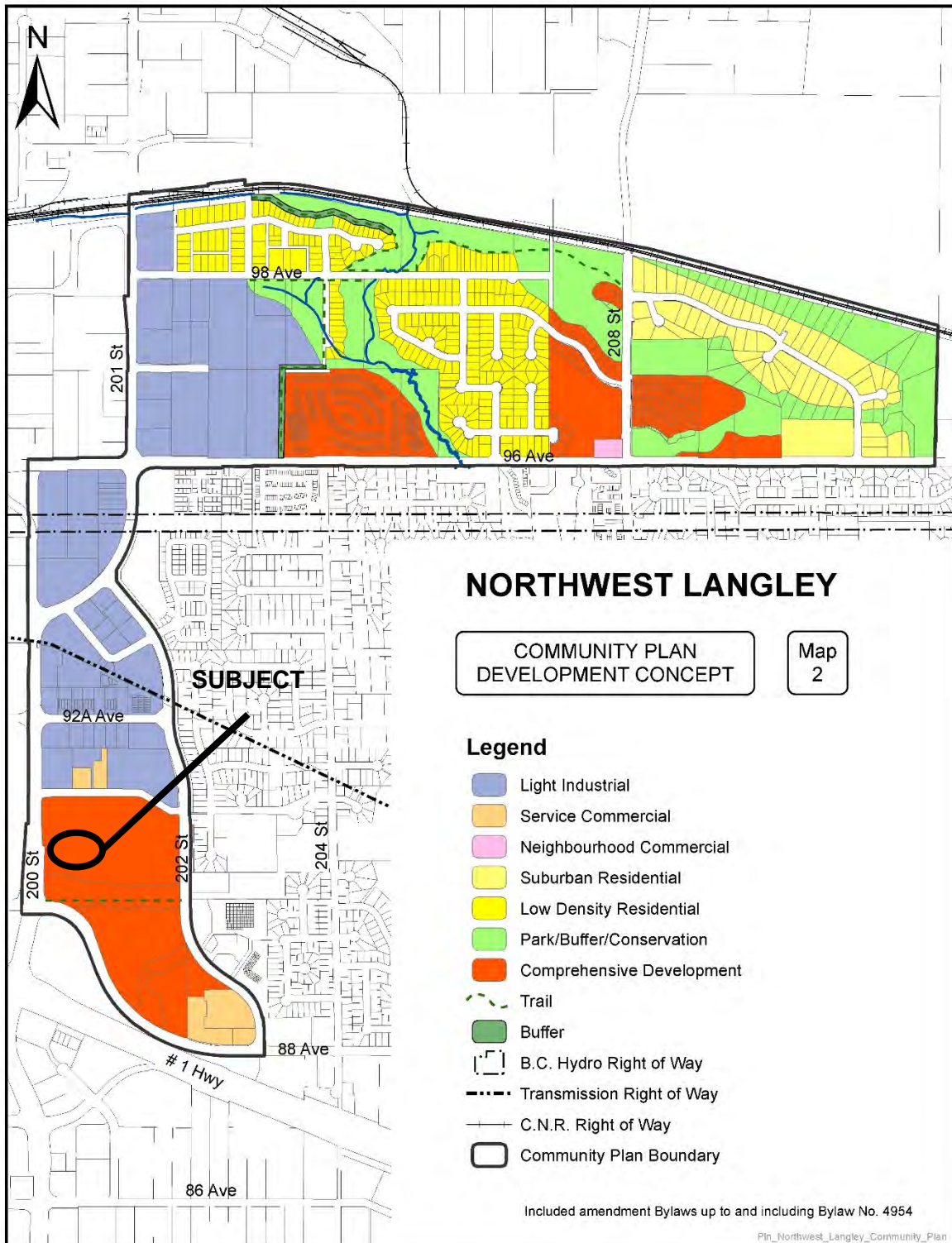
Daycare facilities require approval from Fraser Health for a childcare licence under the Community Care and Assisted Living Act. The applicant is proposing to alter the exterior of the building and construct an outdoor play area for which a Development Permit Application has been submitted.

Staff support the proposal as the site's Comprehensive Development designation in the Northwest Langley 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 proposed rezoning and development permit applications.

REZONING APPLICATION NO. 100597 AND
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 (SUNLIFE ASSURANCE COMPANY OF CANADA INC. / 20090 – 91A AVENUE)
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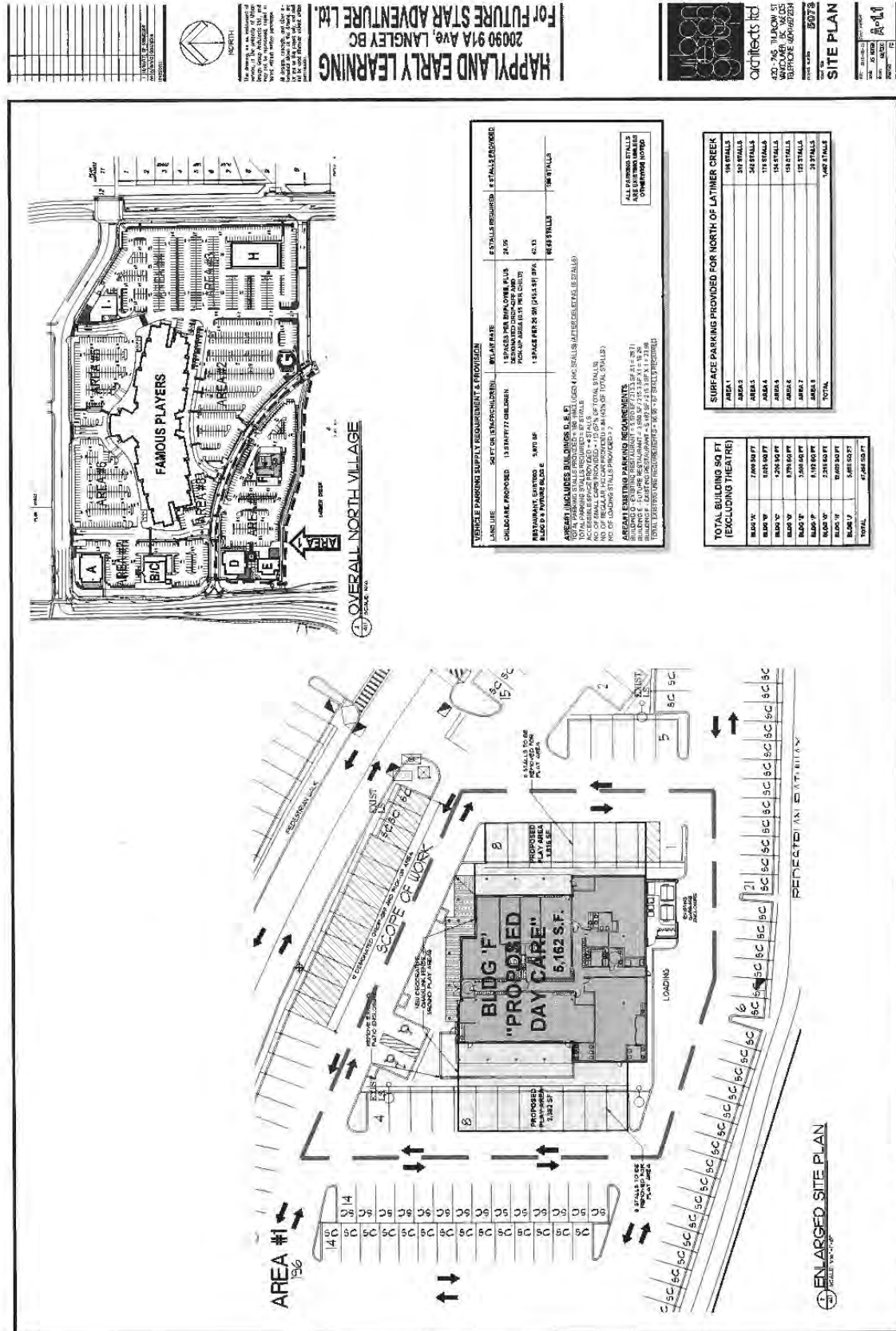


REZONING APPLICATION NO. 100597 AND
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ZONING BYLAW NO. 2500

REZONING APPLICATION NO. 100597 AND
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REZONING APPLICATION NO. 100597 AND
 DEVELOPMENT PERMIT APPLICATION NO. 101139
 (SUNLIFE ASSURANCE COMPANY OF CANADA INC. / 20090 – 91A AVENUE)
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Reference:

Agents	Urban Design Group Architects Ltd. 420 – 745 Thurlow Street Vancouver, BC V6E 0C5
Owners:	Sunlife Assurance Company of Canada Inc. E204 20159 – 88 Avenue Langley, BC V1M 0A4
Legal Description:	Lot 1 Except Dedicated Road On Plan BCP24578 Section 35 Township 8 New Westminster District Plan BCP18268
Location:	20090 – 91A Avenue
Area:	492 m ² (5,300 ft ²)
Existing Zoning:	Comprehensive Development Zone CD-29
Proposed Zoning:	Amended Comprehensive Development Zone CD-29
Northwest Langley Community Plan:	Comprehensive Development

BACKGROUND/HISTORY:

The subject property is located on 200 Street amongst other commercial land uses in Northwest Langley. The subject site accommodates the Colossus Theatre and three (3) restaurants. The Happyland Early Learning Centre daycare facility accommodating up to 77 children and 15 staff proposes to operate in the former Montana's restaurant building on the subject property.

Group Children's Day Care use is not currently among the uses permitted in the site's Comprehensive Development CD-29 zoning. The subject rezoning application is necessary to accommodate the proposed use on site. Should Council approve the rezoning application, the applicant may require tenant improvements on the existing building to accommodate assembly use. The applicant is proposing to repaint the exterior of the building to align with the change in use from a Montana's restaurant to a daycare facility, for which a Development Permit Application has been submitted.

The applicant will be required to apply for a Township of Langley Business Licence and provide a copy of a group childcare licence in accordance with the Community Care and Assisted Living Act issued by Fraser Health Authority.

DISCUSSION/ANALYSIS:

The subject property is zoned Comprehensive Development Zone CD-29, designated Comprehensive Development in the Northwest Langley Community Plan and is located among compatible commercial uses (Colossus Theatre, Waka Sushi, Boston Pizza, and Thunderbird Village shopping centre). The existing comprehensive development zoning is commercial in nature and accommodates a variety of uses such as:

- 1) *accessory buildings and uses*
- 2) *arcades*, amusement and virtual reality entertainment centres accessory to a permitted movie theatre *use* subject to them being located within a movie theatre *building* in the North-Village portion of Lot 1 Section 35 Township 8 NWD Plan LMP42006, as indicated in Section 929.8
- 3) a total of one (1) grocery store not exceeding 3,720 m² (40,042 ft²) located in the Mid-Village portion of Lot 2 Section 35 Township 8 NWD Plan LMP42006, as indicated in Section 929.8
- 4) a total of one (1) pharmacy not exceeding 1,486 m² (16,000 ft²) in size located in the Mid-Village portion of Lot 2 Section 35 Township 8 NWD Plan LMP42006, as indicated in Section 929.8
- 5) commercial entertainment and recreation *uses* including but not limited to movie theatres, large format screen theatres and bowling centres
- 6) *commercial uses* excluding grocery stores and pharmacies, subject to individual permitted retail *commercial uses* not exceeding 450 m² in size, in the North-Village and not exceeding 1,000 m² in size in the Mid-Village (as indicated in Section 929.8), except as provided for in Sections 929.1 3) and 929.1 4)
- 7) community theatre and community facilities
- 8) fitness clubs
- 9) *liquor primary uses* including accessory *licensee retail stores*
- 10) a maximum of 92 multiple *family apartment* units located above ground floor *commercial uses* in the Mid-Village portion of Lot 2 Section 35 Township 8 NWD Plan LMP 42006, as indicated on Section 929.8
- 11) park and ride and transit facility located in the North-Village on Lot 1 Section 35 Township 8 NWD Plan LMP 42006, as indicated in Section 929.8
- 12) *restaurants*
- 13) offices and financial institutions

The Township of Langley 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 daycare uses 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 developments. The Township of Langley Zoning Bylaw is exclusionary by nature. As Group Children's Day Care is a use specifically permitted in a number of other zones, it is therefore not currently permitted in the CD-29 Zone. The applicant is proposing to amend the text of the CD-29 Zone to include Group Children's Day Care in the list of permitted uses. Daycare facilities are required to obtain a licence for the number and age of children in care from the Community Care Licencing Facilities Branch of the Fraser Health Authority.

Adjacent Uses:

- North:** 91A Avenue, beyond which is a variety of commercial, institutional and recreational uses, zoned Comprehensive Development Zone CD-14, Service Commercial Zone C-3, Civic Institutional Zone P-1 and Service Industrial Zone M-1A, designated Light Industrial and Service Commercial in the Northwest Langley Community Plan;
- South:** A lot accommodating Latimer Creek protected by restrictive covenant, beyond which is a mixed use property accommodating Thunderbird Village zoned Comprehensive Development Zone CD-29 and designated Comprehensive Development in the Northwest Langley Community Plan;
- East:** 201 Street, beyond which is a residential single family subdivision zoned R-1C and designated Low Density Residential in the Northwest Langley Community Plan;
- West:** 200 Street, beyond which is a mobile home park zoned Residential Mobile Home Park Zone MH-1 and an industrial property (accommodating the Best Buy warehouse) zoned General Industrial Zone M-2, designated Urban in the Official Community Plan.

The applicant has provided a letter of intent (Attachment C) requesting consideration of amending the text of the Comprehensive Development Zone CD-29 to enable the proposed daycare facility to operate on the subject property (subject to licencing and building upgrades). The building will be required to meet BC Building and Fire Codes for an assembly occupancy use (i.e. washrooms and fire suppression etc.).

Traditionally, group children's daycare 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 Northwest Langley Community Plan is silent on institutional uses, however, the Assembly Use Locational Guidelines provide considerations when siting institutional uses such as daycare (as further described in this report below).

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 B). 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 commercial and industrial uses.
3. *In an area where an adequate traffic circulation system exists;*
The property is situated along an arterial roadway.
4. *On a collector or arterial street as opposed to a local residential street;*
The property fronts 200 Street - 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.

REZONING APPLICATION NO. 100597 AND
 DEVELOPMENT PERMIT APPLICATION NO. 101139
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6. *Be provided with adequate off-street parking;*
 Existing parking provisions are shared among the other uses on the property. The parking provision on site exceeds the Zoning Bylaw requirements.

Proposed Zoning Amendment:

The subject site is currently zoned Comprehensive Development Zone CD-29. Bylaw 2019 No. 5545 proposes to add Group Children's Day Care to the list of permitted uses to accommodate the proposed daycare. Staff note the CD-29 Zone applies to contiguous properties in Northwest Langley therefore additional opportunities will be created to provide group children's daycare uses in new or existing spaces.

Development Permit:

The applicant has applied for a Development Permit to accommodate renovation of the exterior of the building to align with the proposed daycare use (included as Attachment A to this report).

The applicant has provided photographs of the existing elevations for context along with colour elevation drawings of the proposed modifications. The applicant proposes to retain and paint the existing cladding materials (cobble stone and horizontal woodgrain planks) in an off-white base colour with red and grey accents. The applicant proposes to retain the existing gooseneck exterior lighting and fenestrations. Two (2) additional windows are proposed on the west elevation and one (1) new window and one (1) new door are proposed on the east elevation.

Fascia signage is proposed along each elevation - replacing (in a similar size and location) the previous Montana's restaurant signage. Outdoor play areas, as required by Fraser Health, are proposed to be installed on the east and west sides of the building. The applicant indicates the play areas are proposed to be screened with vertical slat fencing and concrete planter boxes.

Access and Parking:

The site is accessed via driveways on 202 Street, 91A Avenue, 200 Street and through the site to the south. 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 15 employees are anticipated to operate the facility, for which 15 parking stalls have been provided. The site plan provided by the applicant identifies an additional 12 parking spaces to serve as the required pick up and drop off area.

Public Information Meeting:

Given the relatively minor nature of the subject zoning amendment, the requirement for the applicant to hold a public information meeting pursuant to Section 4.1 of the Developer Held Public Information Meeting Policy has been waived. Staff note that an opportunity for public input is provided through the notification mail-outs to adjacent property owners / occupants consistent with Township bylaws.

Servicing:

Full municipal services exist to the subject site. As the subject site is located within 800 m of a controlled access highway (Highway 13), approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure (MOTI) is required prior to Council's consideration of final reading

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Landscaping:

The existing parking lot landscaping (and parking spaces adjacent to the building) are proposed to be modified to accommodate outdoor play space in accordance with the requirements established by the Fraser Health Authority. The applicant proposes to screen the play area with fencing and concrete planter boxes. Details of the proposed modifications have been included in Attachment A – Schedule D.

Tree Protection and Replacement:

The applicant has indicated there are no significant trees on the lands subject to the application.

POLICY CONSIDERATIONS:

The proposed amendment to the Comprehensive Development Zone CD-29 is consistent with the provisions of the Northwest Langley Community Plan and compatible with the surrounding area. The proposal achieves a number of the Assembly Use Locational Guidelines by locating on a serviced site adjacent to an arterial roadway. Staff recommend that Council give first and second reading to Rezoning Bylaw No. 5545 and authorize staff to schedule the required public hearing.

Respectfully submitted,

Daniel Graham
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101139
ATTACHMENT B	Township Assembly Use Locational Guidelines
ATTACHMENT C	Applicant Rationale Letter

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101139

This Permit is issued this _____ day of _____, 2020 to:

1. Name: Sunlife Assurance Company of Canada Inc.

Address: E204 20159 – 88 Avenue
Langley, BC V1M 0A4

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Lot 1 Except Dedicated Road On Plan BCP24578 Section 35
Township 8 New Westminster District Plan BCP18268

CIVIC ADDRESS: 20090 – 91A Avenue (Building F)

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
- a. Building plans being in compliance with Schedules “A” through “C”;
 - b. Landscape plans being in substantial compliance with Schedule “D”;
 - c. All signage being in compliance with Schedules “A” through “C” and the Township’s Sign Bylaw;
 - d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
 - e. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;

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

- a. Landscaping being secured by letter of credit at the Building Permit stage;
 - b. Payment of applicable Development Cost Charges and Building Permit administration fees;
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

DEVELOPMENT PERMIT NO. 101139
(SUNLIFE ASSURANCE COMPANY)
Page 2 . . .

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

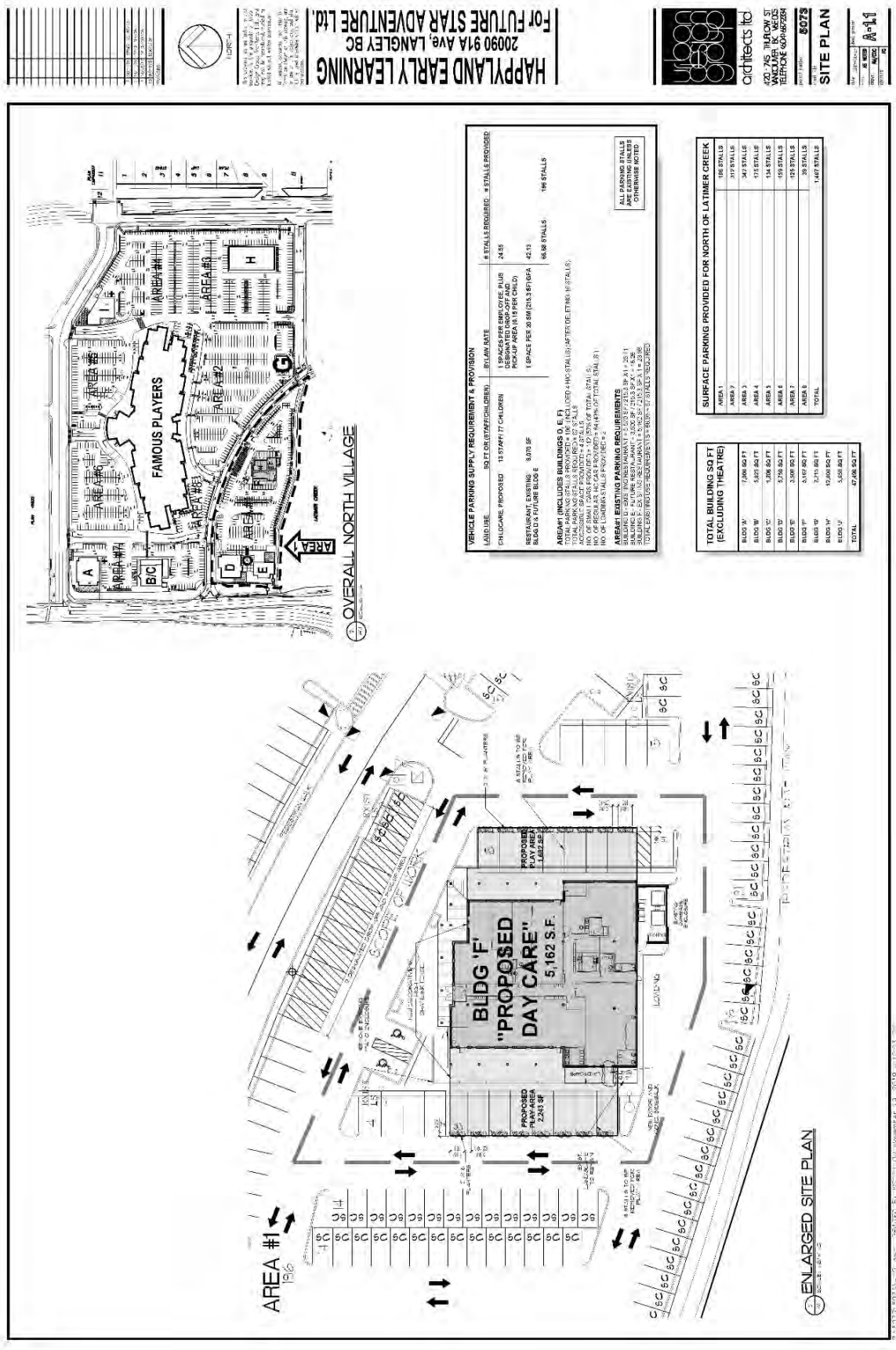
AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2020.

Attachments:

SCHEDULE A	Site Plan
SCHEDULE B	Building Elevations
SCHEDULE C	Building Elevations
SCHEDULE D	Landscape Plan



SCHEDULE A SITE PLAN



SCHEDULE B BUILDING ELEVATIONS



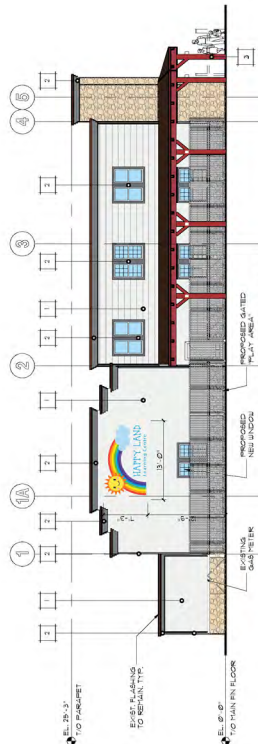
1
3
EXIST. NORTH ELEVATION
SCALE: N.T.S.



3
A-3 SCALE: N=15
EXIST. EAST ELEVATION

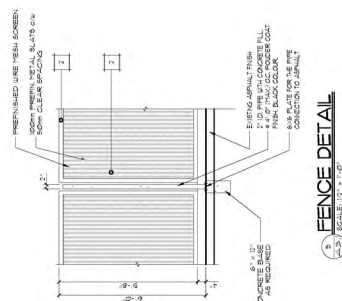


PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

EXTERIOR FINISHES	
1	WEDDING VEIL BN 208-10
2	GRAY SHOWER BN 208-30
3	BURST PEANUT RED BN 208-0



FENCE DETAIL
SCALE: 1/2" = 1'-0"

Project number **5073**
 Next title
ELEVATIONS & FINISH COLOURS
 Date 2015-08-23
 AS NOTED
 CAC
 A-3.1

P:\5073\5073A-301-302.dwg PRINTED BY WS134 ON November 19, 2019 3:01:33 PM

HAPPYLAND EARLY LEARNING
20090 91A Ave, Langley BC
For FUTURE STAR ADVENTURE Ltd.



architects ltd.
120-745 THURLOW ST
VANCOUVER, BC V6E 0C5
TELEPHONE (604) 687-2394

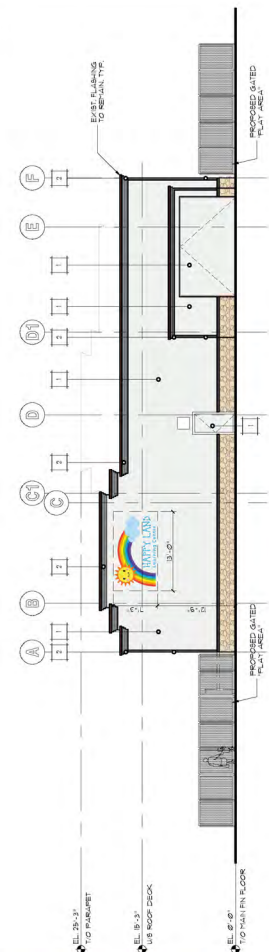
SCHEDULE C BUILDING ELEVATIONS



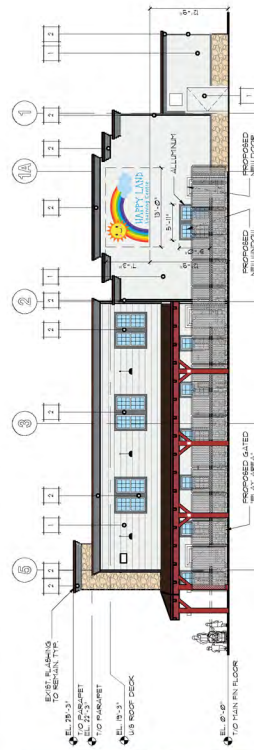
1
43.2
EXIST. SOUTH ELEVATION
SCALE: 1"=8'



3
EXIST. WEST ELEVATION
SCALE: NTA

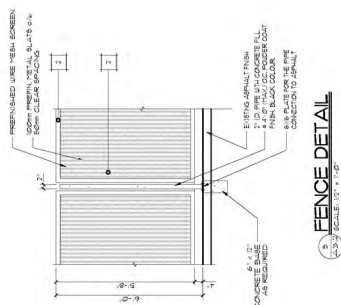


PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

EXTERIOR FINISHES	
1	WEDDING VEIL BM 205B-10
2	GRAY SHOUJIE BM 205B-30
3	BURNT PEANUT RED BY 106-10



FENCE DETAIL

[illegible]

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or altered without written permission.

HAPPYLAND EARLY LEARNING
20090 91A Ave, Langley BC
For FUTURE STAR ADVENTURE Ltd.



pmg
LANDSCAPE
ARCHITECTS

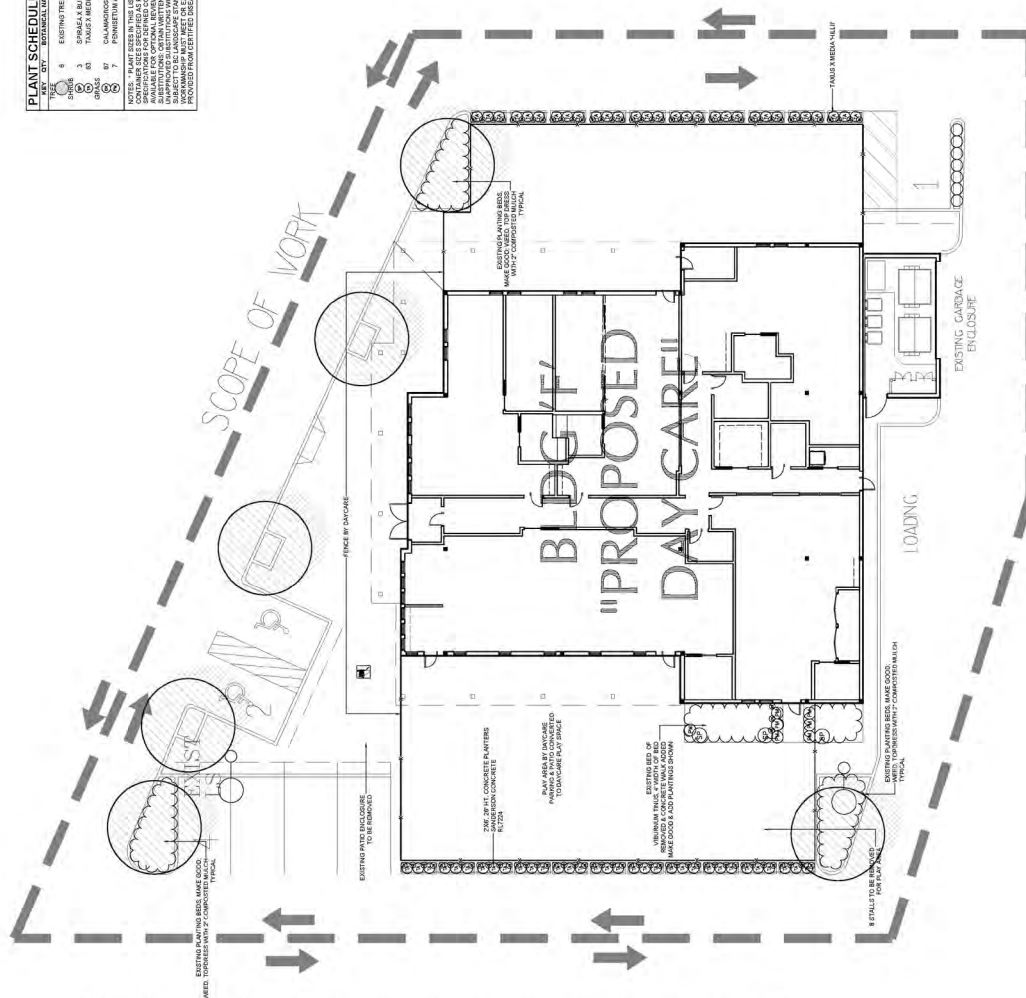
Suite C100 • 4185 Still Creek Drive
Burnaby, British Columbia V5C 9G9
p. 604 294-0011 • f. 604 294-0022

NO.	DATE	REVISION DESCRIPTION	DE
1	13-JUN-07	REVISED FOR 122 RAINC	DB
2	18-JUL-07	100% CHECK BY FIELDING	PC
3	18-JUL-07	100% CHECK BY FIELDING	DB

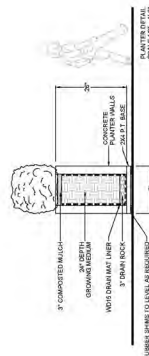
PROJECT: **HAPPY LAND DAYCARE**
20090 91A AVENUE
LANGLEY BC

DRAWING TITLE:
**LANDSCAPE
PLAN**

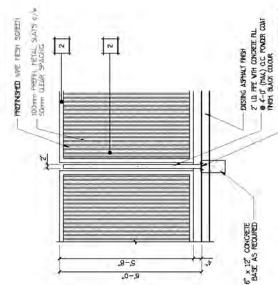
DATE: 19 OCT 68
 SCALE: 1/8" = 1'-0"
 DRAWN: JH
 DESIGN:
 CHK'D: PC
 OF 1
 DRAWING NUMBER:
L1
 PM3 PROJECT NUMBER:
 19-152



30" HT CONCRETE PLANTERS SANDERSON CONCRETE PL 7234



ADJUST SHIMS TO LEVEL AS REQUIRED



FENCE DETAIL



1

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.

Township of
Langley
Est. 1873

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

ATTACHMENT C

URBAN DESIGN GROUP ARCHITECTS LTD. #420 – 745 THURLOW STREET, VANCOUVER, BC V6E 0C5 (604) 687-2334

Paul Chiu, Architect AIBC, MRAIC, AAA, SAA, MAA, OAA, SBA, Principal
 Fariba Gharaei, Architect AIBC, MRAIC, OAA, LEED AP, SBA, Vice President
 Crosby Chiu, MRAIC, SBA, Senior Associate
 Martin Grube, Associate

Rick Jones, Founding Principal
 Aaron Vornbrock, Principal
 Eric Ching, CSBA, Principal
 Bojan Ilic, Associate
 Sarah Chappell, Associate

September 16th 2019

Township of Langley
 Community Development
 20338 – 65th Avenue
 Langley, BC V2Y 3J1

Attention: Daniel Graham, Planner
 604.533.6090 x 2239
dgraham@tol.ca

RE: Design Intent for a Daycare
 Happyland Early Learning Centre - 20090 91A Avenue, Langley, BC **Our Project No. 5073**

The intent of this application is to renovate the existing vacant Montana's Restaurant in Thunderbird Village, with a floor area of approximately 5,300 SF, to accommodate Happyland Early Learning Centre, with 77 students and 15 employees.

The current zoning is CD 29 - Comprehensive Development and is part of the Walnut Grove Community Plan. The suggested use is not part of allowable use. We would like to amend the existing zoning to allow for the use of a daycare. The existing building is in compliance with the required zoning bylaw with respect to FAR, height, and parking requirements. The building is sited on the north of Latimer Creek, 100 meters to the east of 200 Street and 180 meter south of 91A Street. The location of the building is far away from the main roads and close to a residential neighbourhood, which is an ideal place for a daycare.

Adjacent to the building are 16 parking stalls that will be converted to a play area. We are proposing 2 play area of 1800 SF on the east for infant/toddler and 2400 SF on the west for pre school children. Two parking stalls and letdowns, located central to the building entrances, are provided for the disabled to offer easy access to the sidewalks and buildings.

The number of required parking spaces for the pick up and drop off is calculated based on the traffic study we conducted in 2017 by Bunt & Associates Transportation Planning and Engineering for the group daycare proposed at Walnut Grove. We allowed 10 parking stalls for pick up and drop off and we have provided 196 stalls for overall site area. Currently we have extra parking spaces from the conversion of the restaurant to daycare facility.

We are proposing two new glazing on the east elevation and one new glazing and door on the west elevation, with matching frames to the existing windows. We are proposing new paint for the entire building to bring the old style design of Montana's Restaurant with new fresh look of the daycare. Old signage will be replaced with new illuminated channel letter signage for Happyland Early Learning Centre.

Our proposal is to paint the existing building cornices and window frames a dark gray with rest of the building with light gray. The main entrance door and columns supporting the overhangs around the building will be painted burgundy to emphasise the entrance and the weather protections. The walking surface for pedestrians is a natural colour asphalt.

The play area will be separated from parking lot with a 6' high fence painted dark gray connected to steel bollards filled with concrete at 4' spacing to protect the play area from the adjacent driving aisles and cars backing out of the parking stalls.

Existing site lighting creates a comfortable separation between cars and pedestrians. Site lighting illuminates the site during the nighttime with downlight fixtures to avoid night-sky pollution.

We trust you will find this information satisfactory.

Yours truly,



Fariba Gharaei, Architect AIBC, MRAIC, OAA, LEED AP, SBA, Vice President
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(FG/aa)