

2025-029-VP, 22528 Lougheed Highway, Development Variance Permit

Recommendation:

THAT the issuance of Development Variance Permit 2025-029-VP for 22528 Lougheed Highway be approved.

Report Purpose and Summary Statement:

To recommend that Development Variance Permit application 2025-029-VP, to reduce the required off-street parking stalls for a proposed Group Child Care Centre at 22528 Lougheed Highway from 15 spaces to eight spaces, be approved.

Proposed Variance:

Off-Street Parking and Loading Bylaw No. 4350-1990

Schedule "A", 4.0(a):

- To vary the required number of parking spaces for Group Child Care Centres

Part IV, 4.4

- To vary the required number of accessible parking stalls

Strategic Alignment:

Liveable Community and Diversified, Thriving Economy.

Communications:

Development Permit notifications have been delivered to adjacent properties.

To: Mayor and Council

File number: 2025-029-VP

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BACKGROUND:

Applicant: Narjes Miri
 Property Owner: 1034113 B.C. LTD., INC. NO. BC1034113
 Legal Description: Lot 1, Except: Part on Plan 4834 District Lot 401 Group 1 New Westminster District Plan 4769
 OCP Designation: Town Centre Commercial
 Within Urban Area Boundary: Yes
 Area Plan: Town Centre
 OCP Major Corridor: Yes
 Zoning: C-3 (Town Centre Commercial)

Surrounding Uses:

North:	Use:	Commercial
	Zone:	C-3 (Town Centre Commercial)
	Designation:	<i>Town Centre Commercial</i>
South:	Use:	Residential
	Zone:	RS-1(Single Detached Residential)
	Designation:	<i>Low-Rise Apartment</i>
East:	Use:	Commercial
	Zone:	C-3 (Town Centre Commercial)
	Designation:	<i>Town Centre Commercial</i>
West:	Use:	Commercial
	Zone:	C-3 (Town Centre Commercial)
	Designation:	<i>Town Centre Commercial</i>

Existing Use of Property: Commercial Retail Unit and One Residential Unit
 Proposed Use of Property: Commercial – Group Child Care Centre

Site Area: 808 m²
 Proposed Vehicular Access: Laneway
 Servicing Requirement: Urban Standard
 Flood Plain: No
 Fraser Sewer Area: Yes

ANALYSIS:

Project Description:

The applicant proposes to renovate the existing Commercial Retail Unit at 22528 Lougheed Highway for a future Group Child Care Centre with up to 40 Children and seven employees (Attachment A). A Development Variance Permit application has been received requesting to reduce the required parking stalls for the Group Child Care Centre from 15 to eight spaces. The proposed Group Child Care Centre will be approximately 298 m² in size. Fraser Health Authority, the licensing agency for child care facilities, requires Group Child Care Centres to have an outdoor play area, which the applicant is providing on the west side of the building. There is also a single residential unit located on the second floor of the building, which is allocated one parking space.

The applicant submitted a tenant improvement building permit to convert the use from a restaurant to a Group Child Care Facility. During the Building Permit review, it was identified that the proposed facility was deficient in off-street parking. As this was directly submitted as a Building Permit, staff did not have the opportunity to provide guidance regarding the Off-Street Parking and Loading Bylaw before a Building Permit was applied for in the form of a Pre-Application Meeting.

Planning Analysis:

The Maple Ridge Child Care Needs Assessment, completed in 2019/20, surveyed local families, service providers, and childcare operators and found that the community required additional child care spaces. The Assessment revealed that Maple Ridge experienced an overall shortage of 53% for all child care types, with the highest demand being for infant and toddler spaces resulting in a 69% shortage, and before and after school care facing a 67% shortage of spaces. All surveyed participants, including caregivers, service providers, and child care providers, indicated that most licensed group centres were operating with waitlists. To address the gap identified in the Assessment, child care space creation targets were established in the 2020-2030 Maple Ridge Child Care Action Plan. It identified a need for 1,250 new childcare spaces between 2023 and 2025. One of the targeted locations for these childcare spaces is within the community's urban core.

The subject site is located within the Town Centre along Lougheed Highway between 225 Street and 226 Street. The property is located approximately 280 m from the Haney Transit Exchange, and there are bus stops on Lougheed Highway and 226 Street. Currently, there is 2-hour street parking to the east of the property along Lougheed Highway and along 225 Street to the west. The subject property is also located approximately 280 m from the municipal parking lot at the Civic Centre and the municipal lot at the intersection of 226 Street and McIntosh Avenue (east of the Haney Transit Exchange).

Official Community Plan:

The subject property is located within the Town Centre Area Plan, South of Lougheed Precinct. It is designated by the Official Community Plan (OCP) as *Town Centre Commercial* (Attachment B). The *Town Centre Commercial* land use intends to create a compact and vibrant commercial area

that is pedestrian oriented. Permitted uses include commercial, mixed-use, and multi-unit residential. The property is also located within the Central Business District of the City. The proposed Development Variance Permit is consistent with the OCP and the Town Centre Area Plan.

Town Centre General Land Use Requirements - Policies:

3-1 An increase in residential and commercial density is encouraged in the Town Centre, particularly within the Central Business District. Land use should include a mix of housing types catering to various demographics, including affordable and special needs housing, within walking distance to a broad mixture of uses, including shops, services, cultural facilities and recreation.

3-3 Commercial uses that support the residential population of the Town Centre through the provision of necessary goods, including food, and medical care are a priority function and will be encouraged to develop or remain in and around the Central Business District of the Town Centre and in the commercial designated areas of Port Haney.

The Town Centre area is expected to grow by approximately 14,700 people over the next decade. Such an increase in residential growth will, in turn, generate a greater demand for commercial activity in this area. The Town Centre Area Plan was adopted in November 2008. It focuses on accommodating this growth in a sustainable manner, which includes pedestrian-oriented development, a bicycle-friendly community and guidelines that include green building techniques.

As the population in the Town Centre grows, there is an expectation that more residents will use public transit, walk, bike, or carpool to access services. Furthermore, the importance of child care centres has been highlighted by both the Provincial and Federal governments, as well as the City's Child Care Strategy and the OCP.

Chapter 4 – 22 "Maple Ridge encourages the development of accessible quality child care facilities throughout the community, and will encourage the provision of space for child care in all assisted rental housing projects developed under senior government programs."

Zoning Bylaw:

The subject property is zoned C-3 (Town Centre Commercial) (Attachment B). The C-3 zone permits Group Child Care Centres under Assembly use. The subject property is 808 m² in area, and the commercial unit that is to house the Group Child Care facility is approximately 298 m² in size. There are no proposed alterations to the footprint or the exterior of the building. An outdoor play area is proposed to be constructed on the east side of the building. Access to the existing parking off the rear lane will remain unchanged (Attachment C).

Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw No. 4350-1990* requires one parking space per 20 m² of Gross Floor Area. Based on these requirements, the proposed application would require 15 spaces, two of which are required to be accessible. The applicant is proposing eight spaces for the Group Child Care, including one that is accessible and one residential space located in the existing garage.

The proposed draft update to the Parking Bylaw, under review by Council, includes a new parking rate of 1 space per employee plus 1.5 spaces per 10 children for Group Child Care Centres. If that rate were applied to this application, that would equate to 13 spaces being required. The draft parking requirements are subject to further review by staff based on transit availability, peak and off-peak hour demand, and requirements in other comparable jurisdictions, and ultimate consideration by Council.

Due to the historic nature of development in the Town Centre area, specifically in the Central Business District, the parking requirements for Group Child Care Centres can be onerous for existing buildings. Currently, there are few existing properties that can provide the number of parking stalls required for this type of use on site.

Child Care Off-Street Parking Rates for Surrounding Municipalities:

Staff completed a review of parking requirements in surrounding municipalities, and the results are summarized in Table 1. In comparison with similar municipalities, the City of Maple Ridge currently requires the highest rate of parking for child care uses.

Table 1. Comparison of Child Care Parking Requirements by Jurisdiction

	Child Care Use	Employee Parking Requirement	Space per Child Requirement	Drop Off Spaces Requirement	Required Spaces for this Application
Maple Ridge (current)	1 per 20 m ²	N/a	N/A	N/A	15 spaces
Maple Ridge (proposed)	N/A	1 per staff	1.5 per 10	N/A	13 spaces
Pitt Meadows	1 per 93 m	N/A	N/A	N/A	3 spaces
Mission	N/A	1 per staff	N/A	2	9 spaces
Abbotsford	1 per 30 m ² (4 spaces min)	N/A	N/A	2	10 spaces
Township Langley	N/A	1 per staff	N/A	Designated area for drop-off	7 spaces
City Langley	N/A	1 per staff	N/A	N/A	7 spaces
Delta	N/A	0.75 per Staff	1 per 10	N/A	9 spaces

Proposed Variances:

The Development Variance Permit application proposes the following variances as follows:

Bylaw:	Variance Request:
<u>Off-Street Parking and Loading Bylaw No. 4350-1990</u> Schedule "A", 4.0(a)	To vary the required number of parking spaces for Group Child Care Centres from 15 to 8 parking stalls.
<u>Off-Street Parking and Loading Bylaw No. 4350-1990</u> Part IV, 4.4	To vary the required accessible parking stalls from two to one stall.

Parking for child care has been a key recent discussion point in many jurisdictions. Aside from staff parking, the need for dedicated spaces is generally limited to a few hours per day during drop-off and pick-up times. As the Town Centre continues to develop, higher-density forms of development will increase the population in this area, making non-vehicular modes of travel more viable for accessing local businesses. The property also falls within the 400 m buffer for the provincially designated Transit Oriented Area (TOA) for Haney Place, indicating high potential for future growth.

Given the above, staff support the proposed variances due to the property's proximity to frequent public transit, free two-hour on-street parking, and paid parking lots, as well as the growing need for additional child care spaces in the Town Centre and wider community. The Development Variance Permit aligns with policies in both the City's OCP and the Town Centre Area Plan, further supporting the variance request. Additionally, the reduction in accessible stalls is supported by staff as it is proportional to the number of stalls being provided. The applicant has also submitted a Technical Parking Analysis completed by CTS that further provides information in support of the proposed variances (Attachment D).

RESIDENT IMPLICATIONS:

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was delivered to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the proposed permit.

CONCLUSION:

The proposed Development Variance Permit is being supported by staff because it aligns with the City's OCP and Town Centre Area Plan and helps address the need for child care spaces in the City. It is, therefore, recommended that Council issue the Development Variance Permit, 2025-029-VP, for the property located at 22528 Lougheed Highway.

"Nicolas Wilding"

Prepared by: Nicolas Wilding, Planner 1

Attachments:

- (A) Aerial Photo
- (B) OCP and Zoning Map
- (C) Site Plan with Variances
- (D) Parking Study Technical Memorandum by CTS dated January 24, 2025
- (E) Draft Development Variance Permit 2025-029-VP

Report Approval Details

Document Title:	2025-029-VP 22528 Lougheed Avenue.docx
Attachments:	<ul style="list-style-type: none">- Attachment A - Aerial Photo.pdf- Attachment B - OCP and Zoning Map.pdf- Attachment C - Site Plan with Variances.pdf- Attachment D - Parking Study Technical Memorandum by CTS.pdf- Attachment E - Draft Development Variance Permit .pdf
Final Approval Date:	Apr 2, 2025

This report and all of its attachments were approved and signed as outlined below:

Hasib Nadvi, Deputy Director of Planning and Building

James Stiver, Director of Planning and Building

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer