

2025-031-VP, 22535 Lougheed Highway, Development Variance Permit

Recommendation:

THAT the issuance of Development Variance Permit 2025-031-VP for 22535 Lougheed Highway, be approved.

Report Purpose and Summary Statement:

Development Variance Permit application 2025-031-VP has been received for the property located at 22535 Lougheed Highway for the parking requirements for Group Child Care Centres.

Previous Council Action:

N/A

Proposed Variance(s):

Minimum Off-Street Parking Space Variances

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; Thriving Economy

Communications:

Development Permit notifications have been delivered to adjacent properties.

To: Mayor and Council

File number: 2025-031-VP

2025-031-VP, 22535 Lougheed Highway, Development Variance Permit

BACKGROUND:

Applicant:	Gurleen Purba		
Legal Description:	Lot 6 District Lot 401 Group 1 New Westminster District Plan 8615		
OCP Designation:			
	Existing:	<i>Town Centre Commercial</i>	
	Proposed:	<i>Town Centre Commercial</i> [no change]	
Within Urban Area Boundary:	Yes		
Area Plan:	Town Centre		
OCP Major Corridor:	Yes		
Zoning:			
	Existing:	C-3 (Town Centre Commercial)	
	Proposed:	C-3 (Town Centre Commercial) [no change]	
Surrounding Uses:			
	North:	Use:	Haney Place Mall
		Zone:	C-3 (Town Centre Commercial)
		Designation:	<i>Town Centre Commercial</i>
	South:	Use:	Commercial
		Zone:	C-3 (Town Centre Commercial)
		Designation:	<i>Town Centre Commercial</i>
	East:	Use:	Commercial (Eye Centre)
		Zone:	C-3 (Town Centre Commercial)
		Designation:	<i>Town Centre Commercial</i>
	West:	Use:	Commercial (Selkirk Strip Mall)
		Zone:	C-3 (Town Centre Commercial)
		Designation:	<i>Town Centre Commercial</i>
Existing Use of Property:	Commercial (Thrift Store)		
Proposed Use of Property:	Commercial (Group Day Care Centre)		
Site Area:	930.8 m ²		
Proposed Vehicular Access:	Selkirk Avenue		

Servicing Requirement:	Urban Standard
Flood Plain:	No
Fraser Sewer Area:	Yes

ANALYSIS:

Project Description:

The subject property is near the municipal parking lot at the Civic Business Centre and the municipal lot at the intersection of 226 Street and McIntosh Avenue (east of the Haney Transit Exchange). Haney Place Mall is at the rear of the property, and Selkirk Mall is to the west (Attachment A).

The applicant proposes to renovate the existing building at 22535 Lougheed Hwy for a future Group Child Care Centre with up to 66 children and 12 staff. A Development Variance Permit application has been received requesting to reduce the required parking requirements for the Group Child Care Centre from 21 to 8 parking stalls.

The proposed Group Child Care Centre will be approximately 464.78 m² in size (Attachment C). The Centre will have a capacity of 66 children and will be divided into age-appropriate groups from infants (0-2 years old), toddlers (2-3 years old), and preschoolers (3-5 years old). Fraser Health Authority requires Group Child Care Centres to have an outdoor play area, and the applicant is providing an area of 200.2 m².

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 childcare spaces. The Assessment revealed that Maple Ridge experienced an overall shortage of 53% for all childcare types, with the highest demand for infant and toddler spaces resulting in a 69% shortage, and before and after school care facing a 67% shortage of spaces. Caregivers, service providers, and childcare providers surveyed all indicated at the time that most licensed group centres were operating with waitlists. To address the childcare gap identified in the Assessment, childcare creation targets were established in the 2020-2030 Maple Ridge Child Care Action Plan, which 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 property is located within the Town Centre Area Plan along Lougheed Highway between 225 Street and 226 Street. The property is located approximately 280 m from the Haney Transit Exchange and has bus stops on Lougheed Highway and 226 Street. Currently, there is 2-hour street parking in front of the site along Lougheed Highway.

Official Community Plan:

The subject property is designated *Town Centre Commercial* in the Town Centre Area Plan (Attachment B).

The importance of and need for childcare centres has been highlighted by the Provincial and Federal governments, as well as the City's Child Care Strategy and the Official Community Plan:

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."

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 and the need for new and expanded services and amenities, such as child care. The Town Centre Area Plan was adopted in November 2008 and 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.

Zoning Bylaw:

The subject property is zoned C-3 (Town Centre Commercial) (Attachment B). The C-3 zone permits Group Child Care Centres for Assembly use. The subject property is 930.8 m² in area, and the commercial unit floor area is 434.78 m². There are no proposed alterations to the footprint or the exterior of the building. An outdoor play area will be constructed at the rear of the building (Attachment C). Access to the existing parking will remain unchanged off the rear lane accessed from Selkirk Avenue.

Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw No. 4350-1990* requires one parking space per 20m² of floor area. Based on these requirements, the proposed application would require 21 parking spaces, two of which would be accessible parking stalls. The applicant is proposing 8 parking spaces, with one of them being an accessible parking stall.

The Parking Bylaw is currently under review by Council, and the proposed draft Parking Bylaw 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 22 parking 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 municipalities before being considered for adoption by Council.

Parking requirements for the Group Child Care Centres can be onerous for existing buildings in the Town Centre on smaller properties and in existing developed contexts, and there are only a few existing properties that can provide the number of parking stalls required.

Surrounding Municipalities:

Staff conducted a review of parking requirements in surrounding and similar-sized municipalities, and the results are summarized in Table 1. In comparison to the surrounding municipalities, the City currently requires the most parking stalls.

Table 1. Parking Requirements of Surrounding Municipalities

	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	21 spaces
Maple Ridge (proposed)	N/A	1 per staff	1.5 per 10	N/A	22 spaces
Pitt Meadows	1 per 93 m ²	N/A	N/A	N/A	5 spaces
Mission	N/A	1 per staff	N/A	2	14 spaces
Abbotsford	1 per 30 m ² (4 spaces min)	N/A	N/A	2	15 spaces
Township Langley	N/A	1 per staff	N/A	Designated area for drop-off	12 spaces
City Langley	N/A	1 per staff	N/A	N/A	12 spaces
Delta	N/A	0.75 per Staff	1 per 10	N/A	16 spaces

Proposed Variances:

This Development Variance Permit application proposes the following variances (Attachment C):

Bylaw Requirement	Variance Request
<u>Off-Street Parking and Loading</u> <u>Bylaw No. 4350-1990</u> Schedule "A", 4.0(a)	To vary the required number of parking spaces for Group Child Care Centres from 21 to 8 parking stalls.
<u>Off-Street Parking and Loading</u> <u>Bylaw No. 4350-1990</u> Part IV, 4.4	To vary the required accessible parking stalls from two to one parking stall.

Parking for childcare spaces has been a key discussion point in many jurisdictions, but 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, and with increasing transit investments, non-vehicular modes of travel more viable for accessing local businesses. The subject property falls within the 400 m buffer for the provincially-designated Transit Oriented Area for Haney Place, indicating a 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

childcare spaces in the Town Centre and wider community. The Development Variance Permit aligns with policies in both the City's Official Community Plan and the Town Centre Area Plan, further supporting the variance request. Additionally, the reduction in accessible parking stalls is supported by staff as it is proportional to the total number of stalls being provided.

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 of the need for childcare spaces in the City, as well as the property's proximity to public transit, free two-hour on-street parking, and paid parking lots.

It is, therefore, recommended that the application be favourably considered and that the Corporate Officer be authorized to sign and seal 2025-031-VP, respecting property located at 22535 Loughheed Highway.

"Rosario Perez"

Prepared by: Rosario Perez, Planning Technician

Attachments:

- (A) Aerial Photo
- (B) OCP and Zoning Map
- (C) Site Plan with Variances
- (D) Variance Permit (Draft)

Report Approval Details

Document Title:	2025-031-VP - 22535 Lougheed Hwy (Parking Variance).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 - Variance Permit (Draft).docx
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