

## DISTRICT OF NORTH VANCOUVER PUBLIC MEETING

Minutes of the Public Meeting of the Council for the District of North Vancouver held at 5:00 p.m. on Monday, July 18, 2016 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

---

**Present:** Mayor R. Walton  
Councillor R. Bassam  
Councillor M. Bond  
Councillor J. Hanson  
Councillor R. Hicks (5:10 pm)  
Councillor D. MacKay-Dunn  
Councillor L. Muri (5:01 pm)

**Staff:** Ms. L. Brick, Deputy Municipal Clerk  
Ms. S. Dale, Confidential Council Clerk  
Ms. C. Rucci, Social Planner

---

### 1. OPENING BY THE MAYOR

Mayor Walton welcomed members of the public to the meeting and reviewed the procedures for the meeting.

### 2. PRESENTATION BY STAFF

Ms. Cristina Rucci, Social Planner, reviewed the application of Thomas and Ellie Green, Owner – The Babies Castle Daycare, at 570 West 29th Street to expand their current childcare license from 10 children to a total of 20 children. The additional license will allow the applicant to care for 10 children aged 36 months to school aged (their current license is for 10 children under 36 months). Childcare services will be provided between the hours of 7:30 am and 5:30 pm.

Ms. Rucci further advised:

- The applicants also own Kids Castle Daycare located at 685 West Queens;
- Babies Castle Daycare is in close proximity to Larson Elementary School, Delbrook Community and Recreation Centre, Delbrook Park and fields, trails and the new Delbrook Community Centre;
- Larger facilities in the neighbourhood are located north of West Queens and will not impact the facility in terms of traffic, parking or noise;
- The daycare is a two-story home with the childcare located on the main floor;
- Large windows provide natural light, fresh air and an exit in case of an emergency;
- The facility includes a large open space, kitchen, washrooms and two rooms which can be used for naps and quiet play;
- The upper floor of the home will be separated from the childcare and will be occupied by the applicant's business partner who works at the childcare;

- The home will have to be upgraded to meet assembly occupancy as per the BC Building Code;
- Childcare space and outdoor play area are on the same level and are accessible;
- The outdoor play area is well secured with a six foot fence;
- A letter of introduction was hand delivered to neighbours within 50 metres of the site in early May;
- Neighbours indicated support and some concerns were noted around potential signage and house colour;
- An open house was held on May 30, 2016 where one family attended in support of the application;
- The applicants will divide the children into two groups and each group will have separate play times for one hour in the morning or afternoon;
- Children will also go on walks to the parks, trails and will be able to access the new pool at the Delbrook Community and Recreation Centre;
- The Zoning Bylaw requires three on-site parking spots;
- Staff carpool or take transit to the facilities;
- Two families currently walk to Babies Castle and walking is encouraged;
- A portion of the driveway encroaches onto District land; however, the applicant is working with staff to obtain a License to Occupy Agreement;
- For parents parking off-site along Larson, parents will be able to access the facility from a side door which will avoid parents with their children having to walk along the road or squeeze by any vehicle parked in this spot;
- Parents that park on-site or on West 29<sup>th</sup> Street will be able to access the child care through the front entrance; and,
- A parking layout will have to be submitted by the applicant and approved by staff before a business license is issued.

### 3. PRESENTATION BY APPLICANT

Ms. Ellie Ebrahimi, Owner – The Babies Castle Daycare, 570 West 29th Street, provided an overview of the proposal to operate a childcare for children aged three to five and advised that:

- There is a shortage of quality childcare centres in North Vancouver;
- It is disruptive to the children to leave a facility once they reach the age of 36 months and start in a new facility;
- The total time spent by the children in the yard is one hour in the morning and one hour in the afternoon;
- Noted that staff carpool or take transit to the facilities;
- Commented that she respects the privacy of her neighbours;
- Noted that there is ample parking on Larsen Street for pick-up and drop-off;
- Acknowledged that good relationships and communication have been maintained with neighbours; and,
- Commented on the importance of creating a safe environment for neighbours and children under her care.

### 4. REPRESENTATIONS FROM THE PUBLIC

#### 4.1 Mr. Shawn Hawkins, 500 Block West 28<sup>th</sup> Street:

**IN FAVOUR**

- Spoke in support of the proposed application;

- Noted that traffic noise has not been a concern; and,
- Spoke to the quality of the daycare.

**4.2 Mr. Fletcher Evans, 1200 Block Adderley Street: IN FAVOUR**

- Spoke in support of the proposed application;
- Noted that quality daycare is hard to find; and,
- Commented that parking has not been an issue.

**4.3 Ms. Nathalie Coric, 200 Block West 25<sup>th</sup> Street: IN FAVOUR**

- Commented that expanding the daycare is in the best interest of the children;
- Noted that quality daycare is hard to find;
- Opined that continuity with friends and teachers are important;
- Commented that Ellie and Tom are hardworking and caring;
- Noted that the daycare takes noise complaints very seriously; and,
- Commented that the daycare is an asset to the neighbourhood.

**4.4 Mr. Corrie Kost, 2800 Block Colwood Drive: OPPOSED**

- Commented that the application is a good fit;
- Questioned why Little Rascals Daycare was not mentioned in the report;
- Opined that daycares do not belong in single-family residential neighbourhoods;
- Questioned how many daycares in the District accommodate 20 children or more;
- Expressed concern with regards to the daycare operating at 7:30 am; and,
- Commented that the proposed paving of the parking spots is not in-keeping with the Zoning Bylaw.

**4.5 Ms. Angela Santoro, 3100 Block Fairwood Road: IN FAVOUR**

- Commented that single-family daycares are a comfortable environment for children to attend;
- Spoke to the stress of finding a good quality daycare;
- Noted that Little Rascals Daycare is at full capacity;
- Commented that a 7:30 am start time is reasonable as parents have to go to work and is not meant to disturb neighbours; and,
- Commented that more quality daycares are needed in our neighbourhoods.

**4.5 Ms. Lani Morden, 500 Block West 28<sup>th</sup> Street: COMMENTING**

- Opined that more quality daycare are needed in single-family neighbourhoods;
- Commented that there are not enough parking spots on Larsen Street and this could become a safety issue;
- Urged Council to consider installing a side-walk on the west side of Larsen Street; and,
- Noted that the daycare has been respectful of neighbours.

**4.6 Mr. Fletcher Evans, 1200 Block Adderley Street: SPEAKING A SECOND TIME**

- Spoke regarding parking on Larsen Street.

**4.7 Ms. Nathalie Coric, 200 Block West 25<sup>th</sup> Street: SPEAKING A SECOND TIME**

- Noted that parking is not an issue as drop-off times vary.

- 4.8 Mr. Shawn Hawkins, 500 Block West 28<sup>th</sup> Street: SPEAKING A SECOND TIME**
- Commented that residents moving into the neighbourhood will have knowledge of the daycare.

- 4.9 Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A SECOND TIME**
- Questioned how residents moving into the neighbourhood will be made aware of the daycare; and,
  - Commented that residents that are opposed to daycares located in residential neighbourhoods need to be protected.

**5. QUESTIONS FROM COUNCIL**

Nil

**6. CLOSING**

The meeting adjourned at 5:43 p.m.



---

Confidential Council Clerk