REPORT of the Public Meeting held on Tuesday, March 8, 2022 commencing at 5:03 p.m. in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor M. Little
Councilor M. Bond
Councilor M. Curren
Councilor J. Hanson

Absent: Councilor J. Back
Councilor B. Forbes
Councilor L. Muri

Staff: Mr. D. Milburn, General Manager – Planning, Properties and Permits
Mr. M. Hartford, Manager – Development Planning
Ms. G. Lanz, Deputy Municipal Clerk
Mr. J. Smith, Senior Community Planner
Ms. J. Lee, Community Planner
Ms. A. Reiher, Council Liaison / Support Officer
Ms. E. Allen, Committee Clerk
Ms. C. Archer, Confidential Council Clerk

1. OPENING BY THE MAYOR

Mayor Little welcomed everyone and advised that the purpose of the Public Meeting was to receive input from the community and staff on the proposed application as outlined in the Notice of Public Meeting.

He further noted that this Public Meeting is being convened pursuant to Section 464 of the Local Government Act.

Mayor Little stated that:
- Council will use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Each speaker will have five minutes to address Council for a first time and should begin remarks to Council by stating their name;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair;
- Please do not repeat information from your previous presentations and ensure your comments remain focused on the application under consideration this evening;
- If a written submission has been provided, there is no need to read it as it will have already been seen by Council. It can be summarized, ensuring that the comments are pertaining to the application under consideration at this hearing;
- Council is here to listen to the public, not to debate the merits of the application;
• Council may ask clarifying questions;
• The Municipal Clerk has a binder containing documents and submissions related to the application, which Council has received and which members of the public are welcome to review, available online at DNV.org/agenda.
• Everyone at the hearing will be provided an opportunity to speak. If necessary, the hearing will continue on a second night;
• At the conclusion of the public input Council may request further information from staff, which may or may not require an extension of the hearing, or Council may close the hearing, after which Council should not receive further new information from the public;
• The Public Meeting is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act; and,
• Members of Council, staff, and the public are participating in person and via Zoom.

2. PRESENTATION BY STAFF

Ms. Jessica Lee, Community Planner, provided an overview of the application. Ms. Lee advised that:
• The purpose of the Public Meeting is to provide an opportunity for members of the public to provide input regarding the application;
• The proposal is to increase the capacity of an existing child care facility;
• In accordance with the Child Care Facilities Business Regulation Bylaw, applications for a child care facility for 11 to 20 children in a residential building must be referred to a Public Meeting and considered by Council at a future Regular Meeting;
• Public notification was given in accordance with the bylaw;
• The applicant has operated Flying Fish Childcare Centre from her residence since July 2021, providing licensed group care for eight preschool aged children;
• No complaints have been received related to the operation of this child care centre;
• Renovations to the building were completed in 2021 to improve the layout for child care purposes;
• The District’s Planning Guidelines for Group Child Care in Residential Zones were updated in 2014 in order to provide staff with guidance on the assessment of child care proposals for more than eight children in residential areas;
• The proposal was evaluated in relation to the Planning Guidelines as follows:
  • It is located in the Keith Lynn neighbourhood at the east end of East 13th Street;
  • The location is on a portion of the street that is in a School Zone, with reduced vehicle speeds during school hours;
  • The facility is adjacent to a number of community amenities:
    • Brooksbank Park;
    • Brooksbank Elementary School; and,
    • Loutet Park, located in the City of North Vancouver.
  • There are four other existing child care facilities in the vicinity, all at maximum capacity and most with wait lists;
  • Flying Fish Childcare Centre currently has more than 10 children on its wait list, some of whom are younger siblings of Brooksbank Elementary School students;
  • Four off-street parking spaces are recommended in the Planning Guidelines and the site currently provides two spaces;
  • Staff consider two parking spaces adequate for the business for the following reasons:
• The child care centre’s drop-off and pick-up times are scheduled to reduce conflict with Brooksbank Elementary School, which operates from 8:45 a.m. to 3:00 p.m.;
• A maximum of three staff, including the applicant, who is a resident of the building, will be on site at any given time;
• There are safe parking areas available on-street as well as off-street at local amenities; and,
• Two on-site parking spaces are required for the business.
• The street is occupied by single-family homes and an elementary school;
• There is one adjacent neighbour to the west of the home;
• To reduce noise impacts on neighbours, outdoor play times will be restricted to one hour twice per day on-site, with additional outdoor play off-site at nearby amenities;
• A six foot tall wood fence exists along the side and rear property lines to reduce noise and privacy impacts;
• The applicant is discussing solutions to mitigate impacts and have indicated they are willing to work with neighbours to address any future issues;
• The child care facility is located on the main floor of the building and the residence on the second floor;
• The child care facility has large windows to provide natural light;
• Direct access is provided from the classrooms to the outdoor play area at the rear of the property;
• The property provides 15 square metres of outdoor space per child, exceeding the provincial licensing requirement;
• The applicant held a virtual open house for neighbours on February 9, 2022;
• Letters were mailed to all properties within 50 metres to invite neighbours to the open house; four attended;
• Two neighbours representing one property expressed noise and privacy concerns;
• The other attendees did not express any issues with the application;
• Following the open house, the applicant has continued to discuss the proposal with their neighbours and have addressed their concerns.
• Child care is essential to safe, liveable and healthy communities;
• Council approved the Child Care Action Plan in 2020 to address the need for child care in the District;
• The application achieves a balance between providing additional child care spaces and addressing neighbourhood concerns; and,
• Staff support the application and will recommend its approval when the matter comes before a Regular Meeting of Council for consideration.

3. PRESENTATION BY APPLICANT

Ms. Khorshid Fadai, Owner, Flying Fish Childcare Centre:
• Advised that she immigrated to Canada in 2005 and started a career in child care within a few months of arrival, including 12 years at the Queen Mary Daycare located at Queen Mary Elementary School;
• Noted the importance of locating child care facilities close to public amenities and elementary schools;
• Advised that Queen Mary Daycare has a long wait list for child care;
• Advised that she bought a house close to an elementary school and public amenities when she decided to open her own child care facility;
• Noted that she started discussions with neighbours and the Brooksbank Elementary School principal immediately when she purchased the property and that they expressed support for a child care facility at that location;

• Commented that Flying Fish Childcare Centre has a long wait list, many of whom have older siblings attending Brooksbank Elementary School;

• Commented on the need for additional child care spaces in the community;

• Advised that two Flying Fish Childcare Centre staff members are former colleagues from Queen Mary Daycare with a great deal of experience;

• Commented on traffic issues raised by neighbours and measures taken to address these issues, including scheduling drop-off and pick-up times to reduce conflict with school times and directing parents to use the off-street parking accessed via the rear lane rather than neighbours’ parking areas;

• Advised that she is willing to work with neighbours to address any future issues.

4. REPRESENTATIONS FROM THE PUBLIC

4.1. Ms. Sandra Smith:
• Spoke in opposition to the application;
• Advised that she is a long-time area resident;
• Advised that there are seven No Parking and No Stopping traffic control signs in the lane as well as three signs along the concrete barrier adjacent to the child care facility;
• Commented on the volume and speed of traffic in the lane;
• Expressed concern regarding the safety of pedestrians using the lane;
• Advised that traffic congestion is very heavy on weekends due to field users;
• Expressed frustration regarding a lack of enforcement of parking and speed regulations; and,
• Recommended the installation of speed humps in the lane to reduce vehicle speeds.

4.2. Ms. Laurina Anderson:
• Spoke in opposition to the application;
• Advised that she lives near the facility;
• Expressed concern regarding traffic and parking issues;
• Advised there are No Parking and No Stopping signs in the lane behind the property;
• Expressed concern regarding pedestrian safety in the lane due to the volume and speed of traffic;
• Opined that most of the traffic in the lane is generated by the child care facility;
• Commented on the amount of parking at Brooksbank Park, noting that it is heavily used by park users;
• Commented on the design of the cul-de-sac and related safety issues for pedestrians; and,
• Recommended that the child care centre be required to provide additional off-street parking and that traffic calming barriers be installed in the lane.

4.3. Mr. Peter Teevan:
• Spoke in support of the application;
• Opined that a child care centre is an acceptable use in residential areas;
• Expressed approval for the District’s process for child care facility applications and noted that any application that involves customers coming into a residential area warrants additional scrutiny;
• Acknowledged traffic concerns, noting that much of the traffic is generated by Brooksbank Elementary School, Brooksbank Park and the other neighbourhood daycare;
• Opined that the child care centre is not generating much of the traffic that neighbours are concerned about and an increase in the number of children will not increase traffic;
• Advised that his wife runs a daycare and has noted that approximately 90 percent of children in care at her facility have older siblings attending elementary school and that parents are on site no more than 15 minutes for drop-off and pick-up;
• Commented on the facility’s location, noting its proximity to a neighbourhood park;
• Expressed concern regarding the proposed restriction on the amount of outdoor play time and recommended that it be increased; and,
• Commented on the noise generated by Brooksbank Elementary School and questioned if outdoor play at the child care centre would increase noise levels significantly during school hours.

4.4. Ms. Khorshid Fadaei:
• Thanked the neighbours who are attending the Public Meeting and providing comments;
• Noted the facility is open from 7:30 a.m. to 5:30 p.m. and that their policy requires parents to avoid school traffic times;
• Commented on illegal parking by parents dropping off and picking up children from Brooksbank Elementary School;
• Opined that parents dropping off and picking up at the child care centre do not park illegally in the lane;
• Clarified that the restriction on outdoor play only applies to the use of outdoor areas on the property and that children are taken out to local parks and amenities at other times; and,
• Advised that they divide the children into groups for outdoor play times.

4.5. Ms. Anne Teevan:
• Spoke in support of the application;
• Advised that she grew up near the facility and is familiar with the neighbourhood;
• Advised that she operates a child care centre and that they have a long wait list for care;
• Noted that many parents comment on the need for more child care in the District;
• Commented on the need for children to have social and emotional interaction in outdoor areas and a sense of normalcy during the COVID-19 pandemic;
• Opined that the elementary school generates much of the noise in the neighbourhood;
• Opined that an increase in child care spaces will not cause a significant increase in traffic as many parents will be dropping off older children at Brooksbank Elementary School, creating an efficient single drop-off for parents; and,
4.6. Ms. Patty Simons:
- Spoke in support of the application;
- Advised that she is the owner-operator of the child care centre located at Brooksbank Elementary School;
- Commented regarding the need for more child care in the community;
- Noted that traffic issues have been ongoing for many years near the school and requested that the District address these issues; and,
- Recommended more frequent enforcement of parking regulations to reduce illegal parking.

4.7. Mr. Corrie Kost:
- Spoke in opposition to child care facilities in any residential neighbourhood;
- Opined that child care facilities prevent the peaceful enjoyment of private property and may negatively affect property values; and,
- Noted that children at child care facilities do not grow up as opposed to a large family where children age out of being noisy.

5. QUESTIONS FROM COUNCIL

Nil

6. CLOSING

MOVED by Councillor HANSON
SECONDED by Councillor CURREN
THAT the March 8, 2022 Public Meeting is adjourned.

CERTIFIED CORRECT:

[Signature]
Confidential Council Clerk

CARRIED
(5:56 p.m.)