

**DISTRICT OF NORTH VANCOUVER
PUBLIC MEETING**

**Glow and Grow Children's Centre
705 Blythwood Drive
Child Care Business Licence Application**

REPORT of the Public Meeting held on Tuesday, September 20, 2022 commencing at 7:00 p.m. in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor M. Little
Councillor M. Bond (7:01 p.m.)
Councillor M. Curren
Councillor B. Forbes
Councillor J. Hanson
Councillor L. Muri

Absent: Councillor J. Back

Staff: Ms. T. Atva, Manager – Community Planning
Mr. J. Gordon, Manager – Administrative Services
Ms. S. Lambie, Community Planner
Ms. K. Hebron, Confidential Council Clerk
Ms. E. Allen, Committee Clerk
Ms. H. Pellerud, Committee Clerk

1. ADOPTION OF THE AGENDA

1.1. September 20, 2022 Public Meeting Agenda

MOVED by Councillor HANSON

SECONDED by Councillor FORBES

THAT the agenda for the September 20, 2022 Public Meeting for the District of North Vancouver is adopted as circulated.

CARRIED

Councillor BOND arrived at this point in the proceedings.

2. 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.

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 meeting;
- 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](https://dnv.org/agenda).
- Everyone at the meeting will be provided an opportunity to speak. If necessary, the meeting 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 meeting, or Council may close the meeting, 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.

3. PRESENTATION BY STAFF

Ms. Shannon Lambie, Community Planner, provided an overview of the application. Ms. Lambie 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 Glow and Grow Children's Centre from her residence since January 2021, providing licensed group care for eight preschool aged children;
- 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:
 - The facility is located in the Delbrook neighbourhood at the corner of Blythwood Drive and Delbrook Avenue;
 - Delbrook Avenue is a collector road, which offers good accessibility to Westview Drive, which is an arterial road;
 - The facility is adjacent to a number of community amenities:
 - Delbrook Fields;
 - A playground at Delbrook Park; and,
 - Delbrook Community Centre.
 - There are 9 existing child care facilities in the Delbrook neighbourhood which are licensed to provide child care services for children of various ages, each facility that provides full day child care is at capacity;

- Glow and Grow is at capacity with more children waiting to attend;
- Four off-street parking spaces are recommended in the Planning Guidelines and the site currently provides three spaces;
- Staff consider three parking spaces adequate for the business for the following reasons:
 - Three parking spaces meets the District's zoning bylaw requirements for parking;
 - There are safe and non-disruptive parking areas available on Delbrook Avenue;
 - Parents drop their children off using a variety of transportation methods includes bussing, driving, biking and walking; and,
 - There is a bus stop located within 50 meters.
- The street is characterized by single-family homes and playing fields;
- The facility has one abutting neighbour to the west;
- A five foot tall wood fence exists around the perimeter of the property to reduce noise and privacy impacts;
- The child care operation will take place on the main floor of the two-storey home, with the applicant living on the top floor;
- The child care facility has large windows to enhance natural light and fresh air and provides direct access from the child care spaces to the outdoor play area;
- The property provides sufficient outdoor space for the proposed number of children and would amount to 19 m² of outdoor space per child which exceeds the provincial licensing requirement;
- The applicant held a virtual open house for neighbours on July 14, 2022;
- Letters were mailed to all properties within 50 metres to invite neighbours to the open house;
- Prior to the open house, one District resident expressed concerns related to traffic and parking, in particular, concerns that parents would block the intersection of Blythwood Drive and Delbrook Avenue while dropping off their children;
- This concern was communicated to the applicant who expressed that parents are aware that they must not park on Blythwood Drive or near the intersection of Blythwood Drive and Delbrook Avenue;
- No neighbours attended the open house, however, five parents attended to express their support for 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;
- This includes the addition of 2,055 spaces across the District, with 82 spaces for school aged children and 16 spaces for pre-school aged children in the Delbrook neighbourhood where Glow and Grow is located.

4. PRESENTATION BY APPLICANT

Ms. Fatemeh Kousheh, Owner, Glow and Grow Children's Centre:

- Advised that she has been teaching since she was 18 years old and has always worked with children;
- Advised she started the daycare back in 2018 at a different location which did not have enough space for eight children;

- Noted she chose this location at 705 Blythwood for its accessibility to parks and nature so the children can participate in ample outdoor activities;
- Highlighted the importance of outdoor learning and building a connection with nature;
- Advised she is completing renovations to the property in order to create more space for the children;
- Noted the importance of being close to public amenities such as Delbrook Community Centre and Delbrook field;
- Noted that she started discussions with neighbours (within 50m) when she purchased the property and that they expressed support for a child care facility at that location;
- Commented that Glow and Grow Children's Centre currently has a long waitlist of 12 children;
- Commented on the need for additional child care spaces in the community;
- Commented on Glow and Grow being a space for children to feel the sense of well-being and belonging;
- Highlighted the importance of diversity and inclusion in child care centres;
- Stated issues regarding parking near the intersection of Blythwood and Delbrook have been addressed as the majority of the parents park at Delbrook field; and,
- Advised that she is willing to work with neighbours to address any further issues.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Darren Gibson:

- Spoke in support of the application;
- Commented on how difficult it is to find availability in child care centres in North Vancouver;
- Commented on his child's happiness at Glow and Grow;
- Commented on the ideal location for the centre as it is close to walking distance to parks and forests;
- Highlighted the importance of outdoor learning;
- Commented on the District's Child Care Action Plan, and mentioned his appreciation for it being treated as a priority;
- Stated he lives in Upper Capilano, an underserved area regarding child care centres; and,
- Highlighted the need for more child care centres in the District of North Vancouver.

5.2. Ms. Kathryn Brigden:

- Spoke in support of the application;
- Stated they have attended Glow and Grow since the previous location; and,
- Commented on the long waitlists for daycare centres in North Vancouver.

5.3. Ms. Golriz Rezaei:

- Spoke in support of the application;
- Emphasized the need for more child care facilities in North Vancouver; and,
- Commented on the pressure and time it takes to find child care centres with availability.

5.4. Ms. Lauren Duboisset-Broust:

- Spoke in support of the application;
- Stated they moved from Vancouver to North Vancouver after finding a spot at Glow and Grow;
- Noted they chose Glow and Grow due to its philosophy of nature and outdoor learning; and,
- Highlighted the cultural diversity of the daycare centre.

5.5. Ms. Megan Nosek:

- Spoke in support of the application;
- Highlighted how stressful it can be trying to find child care in North Vancouver;
- Commented on the need for more child care spaces in the District of North Vancouver; and,
- Commented on the level of care provided by the centres staff, stating they treat the children like family.

5.6. Ms. Soraya Verjee:

- Spoke in support of the application;
- Highlighted the importance of diversity while searching for child care centres; and,
- Highlighted her appreciation for the daycare staff.

5.7. Ms. Azadeh Rezazadeh:

- Spoke in support of the application;
- Commented on how difficult it is to find daycare availability;
- Commented on how difficult it is to find a daycare that is a good fit for specific needs of a family;
- Highlighted the quality of care offered at Glow and Grow; and,
- Stated she is still on the waitlist for Glow and Grow and hopes to get a spot soon.

5.8. Mr. Tim Wilding:

- Spoke in support of the application;
- Commented on the locational advantages of the child care centre; and,
- Opined increased access to child care facilities would attract more families to the District of North Vancouver.

5.9. Mr. Amir Falaki:

- Spoke in support of the application;
- Stated he is the managing director of two child care facilities in West Vancouver;
- Stated he met Ms. Fatemeh Kousheh in 2019 who inspired him to open his own centre; and,
- Highlighted the level of care Ms. Kousheh and her staff provide to the children.

5.10. Mr. John Davies:

- Spoke in support of the application;
- Emphasized the need for more child care centres in North Vancouver; and,
- Commented on families having to make sacrifices such as one parent leaving their job, or the family having to move elsewhere to find child care.

5.11. Ms. Andrea Steele:

- Spoke in support of the application;
- Stated her daughter has been attending Glow and Grow since 2018;
- Noted she was looking for a home-based centre for a nurturing environment; and,
- Highlighted the care and attention the children receive at Glow and Grow.

5.12. Mr. Grant McLaney:

- Spoke in support of the application;
- Highlighted the level of care provided by the staff at Glow and Grow; and,
- Commented on the professionalism of Ms. Kousheh and her staff.

5.13. Mr. Corrie Kost:

- Spoke in opposition to the application;
- Opined child care centres have a negative impact on housing evaluations for neighbouring properties;
- Commented on issues regarding noise and increases in local traffic in the neighbourhood;
- Expressed concern regarding noise from the child care centre and the impact on adjacent homes;
- Opined it is the District of North Vancouver's responsibility to inform the community on both the pros and cons of the child care centres so the public can provide informed opinions; and,
- Urged Council to listen to the adjacent neighbours, who are the ones most negatively impacted.

5.14. Mr. Alan Bushby:

- Spoke in support of the application;
- Commented on Ms. Kousheh's professionalism;
- Opined expanding the business licence would be a great benefit to the community; and,
- Noted he hopes other children can experience the benefits of attending Glow and Grow.

5.15. Ms. Lauren Duboisset-Broust, SPEAKING FOR A SECOND TIME:

- Commented on issues regarding traffic and noise and stated some of the parents bike or walk to the child care centre; and,
- Noted most of the time, parents park at Delbrook field and not in front of the child care centre.

6. QUESTIONS FROM COUNCIL

7. CLOSING

MOVED by Councillor FORBES

SECONDED by Councillor CURREN

THAT the September 20, 2022 Public Meeting is closed.

CARRIED
(8:02 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk