

AGENDA ITEM NO: 11.3.4

MEETING DATE: August 6, 2024

**STAFF REPORT – COVER SHEET**

SUBJECT: Growing Steps Children Centre Inc.  
Temporary Use Permit / 46212 Maple  
Avenue DATE: July 17, 2024

DEPARTMENT: Planning  
TUP00229 PREPARED BY: Sean Yilmaz / cc

**1. SUMMARY OF ISSUE:**


The applicant wishes to to permit the operation of a child care facility (Growing Steps Children Centre) for up to 20 children on the subject property within the R1-A (Urban Residential) Zone. As the R1-A Zone only permits in home multi-age child care as an Accessory Home Occupation (AHO) for up to 8 children in care, a Temporary Use Permit (TUP) is required to permit the use.

After three years, a renewal of the TUP will be required to continue to use the site for an additional three years. Once the proposed Temporary Use Permit has been to Public Hearing, staff recommend that Council approve Temporary Use Permit TUP00229 with respect to property located at 46212 Maple Avenue.

A TUP can be renewed only once. After which, rezoning or relocation to an appropriate zone is recommended or a new TUP application must be submitted.

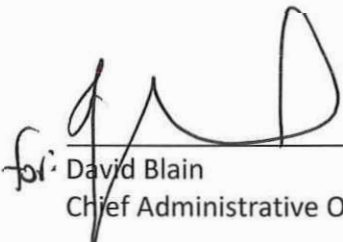
**2. RECOMMENDATION:**

Recommendation that, Council approve the issuance of Temporary Use Permit (TUP00229), with respect to property located at 46212 Maple Avenue, subject to the recommendations as stipulated within the draft Temporary Use Permit. (Presentation)

  
\_\_\_\_\_  
Gillian Villeneuve  
Director of Planning

**3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
\_\_\_\_\_  
David Blain  
Chief Administrative Officer

**STAFF REPORT ON TEMPORARY USE PERMIT TUP00229**

PREPARED BY: Sean Yilmaz DATE: July 17, 2024

POSITION: Planner I DEPARTMENT: Planning

---

**1. BACKGROUND/PROPOSAL:**

Growing Step Children Centre is currently operating an in-home multi-age child care facility with 8 children on the subject property. A business license was approved on November 7, 2023 to permit the Accessory Home Occupation (AHO), however, the applicants are seeking to expand the operation from 8 children to 20 children consisting of three age groups (under 36 months, 30 months to school age, school age).

The expanded operation will include 4 on-site staff members (including the applicant) in compliance with Fraser Health licensing regulations for a child care center serving 20 children. Neither the property owner nor the staff members intend to reside on-site as the entire dwelling will be dedicated to the facility.

The applicant has indicated that the existing dwelling will not be modified, renovated or altered unless necessary to accommodate the proposed child care expansion. If the dwelling is not being altered, additional BC Building Code requirements do not apply and a Building Permit application is not required in conjunction with this application as per Policy G-27 (Conversion of One- and Two-Family Dwellings to Daycare).

The expanded child care facility proposes to operate Monday to Friday from 7:30 a.m. to 5:30 p.m., which is consistent with the existing business.

As part of the proposal, the applicant has submitted a Parking Plan, demonstrating that off-street parking for the expanded child care facility can be adequately accommodated on the property. The property has five (5) parking spaces adjacent the driveway, allowing for designated parking and drop-off/pick-up areas, however, the parking spaces currently consist of a gravel surface. Pending approval of the Temporary Use Permit, these parking spaces will be upgraded to asphalt, concrete, or a similar surface to meet parking requirements. Due to the amount of parking area on site, the existing drainage pattern of the subject property must not be altered in any way that would adversely affect the drainage relief of surrounding lands nor be altered in any way that would increase drainage flowing onto surrounding lands. A specific condition within the TUP ensures compliance with this upgrade.

Given the extent of the existing driveway and parking area, parking for the child care facility can reasonably be accommodated on the property.



## 2. FACTORS

### 2.1 2040 Official Community Plan (OCP) / Land Use

**OCP:** " Residential 1" in the Chilliwack Proper and Fairfield Island Plan.

**Land Use:** The property includes a single detached dwelling containing an Accessory Home Occupation (AHO) in the form of the in-home multi-age child care facility

### 2.2 Neighborhood Character

The subject property is a 687m<sup>2</sup> (0.17 acres) residential lot located on the southeast corner of Maple Avenue and Williams Street, just south of Yale Road. The property is located in the Downtown neighbourhood and is surrounded various residential zones including R1- A to the immediate east and south properties. Properties to the north and west are within R5 (Low Rise Apartment) Zone which consists of small apartments buildings.

### 2.3 Technical Considerations

**Floodplain:** The subject property is located within the protected floodplain and is subject to the Floodplain Regulation Bylaw.

**Watercourses:** There are no known watercourses within, or in the immediate vicinity of the subject property.

**Geotechnical Issues:** The property is not subject to any known geotechnical hazards or earthquake related risks.

## 2.4 Conditions of Issuance of Temporary Use Permit

Staff support the requested use as proposed by the applicant and recommend approval of the draft Temporary Use Permit subject to the following conditions:

- The business use of the lands shall consist of a commercial child care facility for up to 20 children in care at any one time;
- A City of Chilliwack Business License must be applied for and issued;
- The commercial child care facility shall operate Monday to Friday from 7:30 a.m. to 5:30 p.m.;
- Up to four employees are permitted on site;
- The business must comply with all requirements of Fraser Health for a multi-age commercial child care facility;
- The business must comply with all requirements of the City of Chilliwack Fire Department and Building Department;
- Drop-off and pick-up are restricted to the off-street parking area within the subject property;
- Employee parking must be located within the subject property;
- All parking and drop off/pick up areas shall be surfaced with asphalt, concrete or similar surface;
- Per the Policy and Design Criteria Manual for Surface Water Management, stormwater design for site drainage into the city storm system must be provided to the Land Development Department prior to upgrading the driveway and parking area;
- Waste collection service must be provided through a private hauler for any commercial waste generated on-site, which shall include the separation of compostable and recyclables from garbage; and,
- Two months before the expiration of this Permit, the applicant shall indicate to the Director of Planning of their intention to either cease the business activity, rezone the property, or apply for a further three-year permit.

## 3. RECOMMENDATION & SUBSTANTIATION:

### Recommendation:

Recommendation that, Council approve the issuance of Temporary Use Permit (TUP00229), with respect to property located at 46212 Maple Avenue, subject to the recommendations as stipulated within the draft Temporary Use Permit.

**Substantiation:**

The proposal is supportable on the basis that the child care facility is located within a residential neighbourhood and provides convenience to parents looking for local care, within close proximity to their home and off-street parking can adequately be accommodated on the property. The daycare will help to achieve the necessary child care space creation targets as outlined within the Chilliwack Child Care Needs Assessment & Strategy and the expanded operation of this business is not anticipated to have an impact on the neighbourhood.

**4. SOURCES OF INFORMATION**

- Development Application Review Team (DART) minutes – April 4, 2024
- Temporary Use Permit application TUP00227 – February 14, 2024
- Chilliwack Child Care Needs Assessment & Strategy (2019)
- City Policy G-27 (Conversion of One and Two Family Dwellings to Daycare)



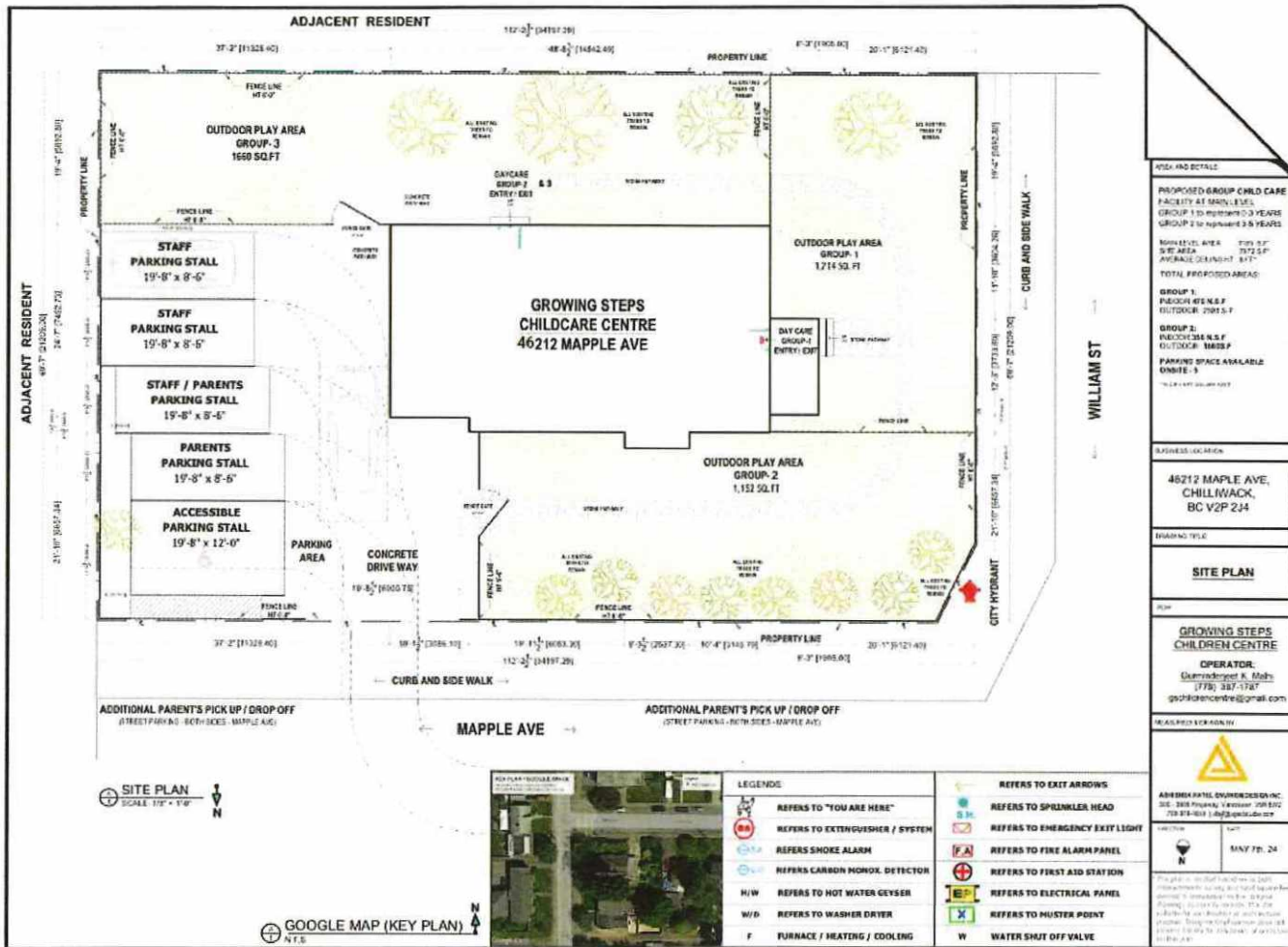
Location Map



Ortho Photo



**Proposed Site Plan (as provided by the applicant)**



**NOTES AND DETAILS**

PROPOSED GROUP CHILD CARE FACILITY AT MAIN LEVEL  
 GROUP 1 TO EQUIPMENT 0-3 YEARS  
 GROUP 2 TO EQUIPMENT 3-5 YEARS

MINIMUM CLEAR AREA 10'0" X 12'0"  
 MINIMUM CLEAR AREA 10'0" X 12'0"  
 AVERAGE DEPTH 1' 6" - 1' 7"

TOTAL PROPOSED AREA:  
 GROUP 1 PROPOSED AREA S.F. 1714 S.F.  
 GROUP 2 PROPOSED AREA S.F. 1152 S.F.

PARKING SPACE AVAILABLE ON-SITE - 5

**BUSINESS LOCATION**

46212 MAPLE AVE,  
 CHILLIWACK,  
 BC V2P 2J4

**SITE PLAN**

**GROWING STEPS CHILDREN CENTRE**

OPERATOR:  
 GUMMERBERG & KISH  
 (778) 337-1727  
 gscchildrencentre@gmail.com

**REGULATORY INFORMATION**

ABERDEEN PARTIAL ENGINEERING INC.  
 215 - 2688 Pringway, Vancouver, V6R 5D2  
 778-514-4011 | info@aberdeeninc.com

DATE: MAY 26, 24

THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY DAMAGE OR LOSS OF PROFITS ARISING FROM THE USE OF THIS PLAN.

**LEGENDS**

	REFERS TO "YOU ARE HERE"
	REFERS TO EXTINGUISHER / SYSTEM
	REFERS SMOKE ALARM
	REFERS CARBON MONOX. DETECTOR
	REFERS TO HOT WATER GEYSER
	REFERS TO WASHER DRYER
	FURNACE / HEATING / COOLING

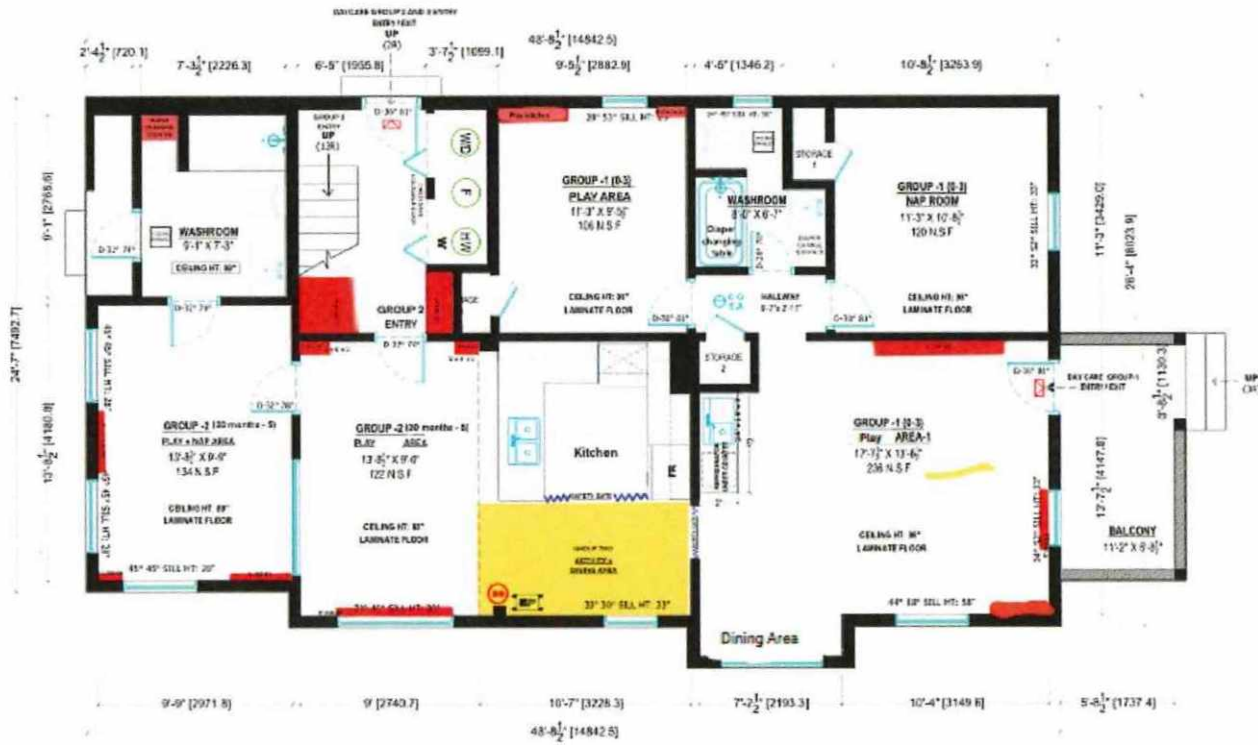
**REFERS TO EXIT ARROWS**

	REFERS TO SPRINKLER HEAD
	REFERS TO EMERGENCY EXIT LIGHT
	REFERS TO FIRE ALARM PANEL
	REFERS TO FIRST AID STATION
	REFERS TO ELECTRICAL PANEL
	REFERS TO MUSTER POINT
	WATER SHUT OFF VALVE

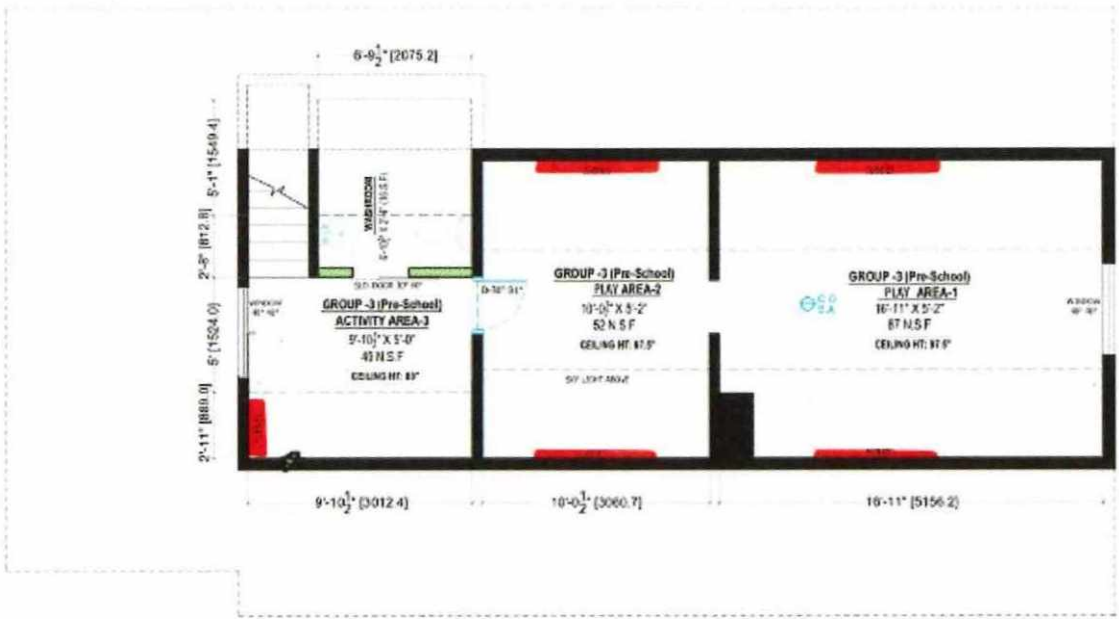
**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

**GOOGLE MAP (KEY PLAN)**  
 N.T.S.

**Proposed Floor Plans (as provided by the applicant)**



**MAIN LEVEL FLOOR PLAN**  
1/4" = 1'-0"



**UPPER LEVEL FLOOR PLAN**  
1/4" = 1'-0"





**City of Chilliwack  
Notice of Public Hearing  
Council Chambers  
8550 Young Road, Chilliwack BC V2P 8A4**

**When:** Tuesday, August 6, 2024 at 4:00 PM

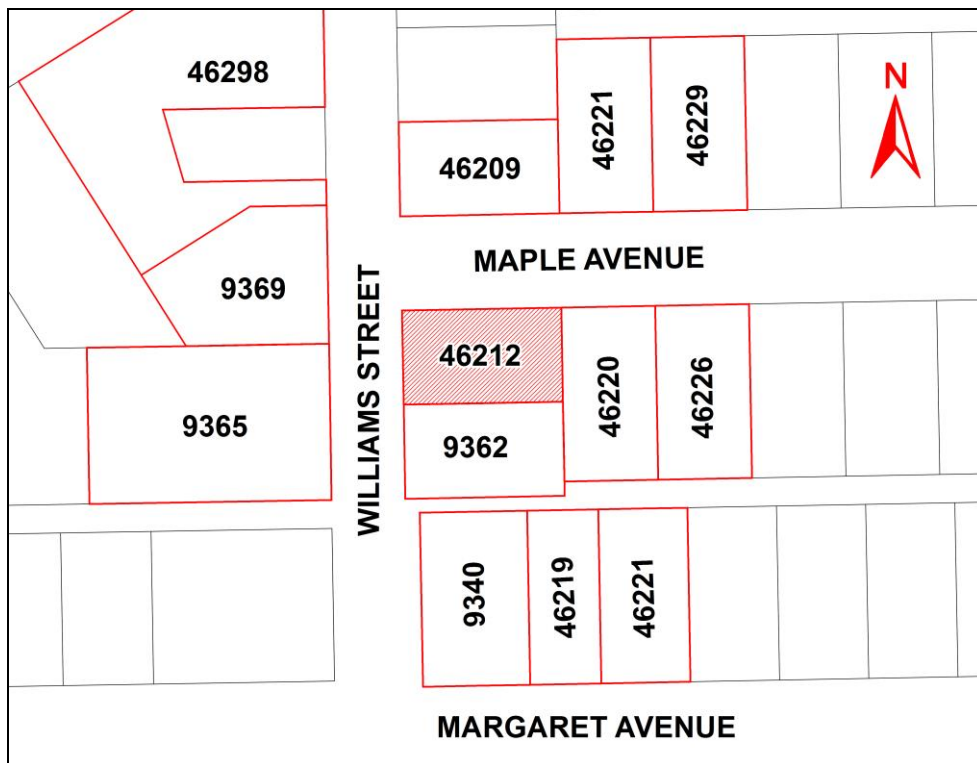
**Watch:** The live council meeting broadcast at [Chilliwack.com/live](http://Chilliwack.com/live)

**Temporary Use Permit Application (TUP00229)**

**Location:** 46212 Maple Avenue

**Applicant:** Growing Steps Children Centre Inc.

**Purpose:** To permit the operation of a child care facility for up to 20 children on the subject property, as shown on the included map.



**How to share your feedback:**



Attend the Public Hearing in person (8550 Young Road)



Mail or email our Legislative Services Department:

Mail: 8550 Young Road, Chilliwack BC V2P 8A4

Email: [clerks@chilliwack.com](mailto:clerks@chilliwack.com)

- Submissions will be accepted until 4:00 PM on August 5, 2024. Any submissions received after this time will not be considered by Council.
- Please include your name and address.
- **All mail and emails, including your name and address, will be recorded and form part of the official record.**

Contact our Planning Department between Wednesday, July 17, 2024 and Tuesday, August 6, 2024 for a copy of the proposed permit at [planning@chilliwack.com](mailto:planning@chilliwack.com) or 604-793-2906.

Jacqueline Morgan, CMC  
Corporate Officer

**From:**  
**To:** [Clerks Dept Email](#)  
**Subject:** TUP00229 46212 Maple Ave. [EXTERNAL]  
**Date:** August 1, 2024 1:33:17 PM

---

Dear friends at the City,

I am unable to attend the hearing regarding this permit as I work in the afternoons and evenings. However, by this email, I am making an objection to the Temporary Use Permit requested by Growing Steps Children Centre Inc.

The objection I am making is to the capacity declared on the permit. As a retired teacher and a resident of the property directly across the street from the daycare for the past 4 years, I believe that the maximum capacity should be 10 to 12 children for the daycare.

The building in question is a very small single family home. I do not know what internal changes have been made to provide adequate bathroom and kitchen facilities for even 12 children plus staff. However, in my view, this building clearly has limited square footage to provide daycare for so many children. Only the main floor of the house could be used for the daycare as there is no external egress from the top floor.

Additionally, consideration should be given to the drop-off and pick-up of the little ones. This property is one short block from the busy intersection of Yale and Williams. How busy? Yale has two left turn lanes. There is considerable traffic on Williams St. with no parking on the daycare side. There is street parking on Maple Ave. My concern is that there would be double-parking on Maple if many parents were unable to find a legal parking spot, or parents might run across busy Williams St. with their children.

Again, it is about capacity. I have no objection to the daycare. My objection is to the "up to 20 children" to be cared for here. That means 20 children plus staff. Too many for a very small space.

Sincerely,

Carolyn Ratelle  
1-9365 Williams St.  
Chilliwack, BC V2P 5C9



CITY OF CHILLIWACK

TEMPORARY USE PERMIT NO. TUP00229

1. WHEREAS Section 493 of *the Local Government Act* permits the issuance of Temporary Use Permits; and WHEREAS the Council of the City of Chilliwack in an open meeting assembled is prepared to issue such a permit on the terms and conditions set out below.

2. IT IS HEREBY RESOLVED that a Temporary Use Permit be issued as affecting the following:

Parcel Identifier No. 000-996-921  
Legal Description: LOT 6 BLOCK 1 DIVISION "F" NEW WESTMINSTER  
DISTRICT PLAN 1737  
Address: 46212 Maple Avenue

3. General Intent of Permit

To permit the operation of multi-age commercial child care facility for up to 20 children within the R1-A (Urban Residential) Zoned subject property.

4. Validity of Permit

Three calendar years from the date of issuance of this Permit.

5. Renewal of Permit

In accordance with Section 497(2), this permit may be renewed once only, following application to and at the pleasure of the Council of the City of Chilliwack, following observance of due procedure.

6. Terms and Conditions of Permit

1. The business use of the lands shall consist of a commercial child care facility for up to 20 children in care at any one time;
2. A City of Chilliwack Business License must be applied for and issued;
3. The commercial child care facility shall operate Monday to Friday from 7:30 a.m. to 5:30 p.m.;
4. Up to four employees are permitted on site;

**DRAFT**

5. The business must comply with all requirements of Fraser Health for a multi-age commercial child care facility;
6. The business must comply with all requirements of the City of Chilliwack Fire Department and Building Department;
7. Drop-off and pick-up are restricted to the off-street parking area within the subject property;
8. Employee parking must be located within the subject property;
9. All parking and drop off/pick up areas shall be surfaced with asphalt, concrete or similar surface;
10. Per the Policy and Design Criteria Manual for Surface Water Management, stormwater design for site drainage into the city storm system must be provided to the Land Development Department prior to upgrading the driveway and parking area;
11. Waste collection service must be provided through a private hauler for any commercial waste generated on-site, which shall include the separation of compostable and recyclables from garbage; and,
12. Two months before the expiration of this Permit, the applicant shall indicate to the Director of Planning of their intention to either cease the business activity, rezone the property, or apply for a further three-year permit.
13. For sake of clarity, this Permit constitutes a temporary Official Community Plan designation for a Temporary Use area.

APPROVED BY COUNCIL ON THE \_\_\_ DAY OF \_\_\_\_\_, 2024

ISSUED THIS \_\_\_ DAY OF \_\_\_\_\_, 2024.

---

CORPORATE OFFICER

**DRAFT**