

AGENDA ITEM NO: 11.3.2

MEETING DATE: March 11, 2025

STAFF REPORT – COVER SHEET

SUBJECT: Watson Childcare Centre Inc.
Temporary Use Permit / 6583 Dayton
Drive DATE: February 27, 2025

DEPARTMENT: Planning
TUP00247 PREPARED BY: Navdeep Sidhu / rk


1. SUMMARY OF ISSUE:

The applicant wishes to permit the operation of a commercial child care facility (Watson Childcare Centre) for up to 28 children on the subject property within the R1-A (Urban Residential) Zone. As this use is not permitted within the R1-A Zone, a Temporary Use Permit (TUP) is required.

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 (TUP00247), with respect to property located at 6583 Dayton Drive, 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 TUP00247

PREPARED BY: Navdeep Sidhu DATE: February 27, 2025

POSITION: Planner I DEPARTMENT: Planning

1. PROPOSAL:

The applicant requests to permit the operation of a commercial child care facility for a maximum of 28 children within the existing single detached dwelling on the subject property. An existing home-based daycare has been operating within the subject property with an approved Business License for up to 8 children in care since October 2024 without any record of complaint. The applicant intends to expand the operation from 8 to 28 children in care, with an age range of 1 to 5 years, including 12 children under 36 months and 16 children between 3 and 5 years old. The business will occupy the entire single detached dwelling.

The proposed child care facility will include up to 5 on-site staff members (including the owner) in accordance with Fraser Health licensing requirements for a child care facility of 28 children in care. The child care facility is proposed to be in operation Monday to Friday from 7:30 a.m. to 5:00 p.m. The applicant has indicated that the existing dwelling will not be modified, renovated or altered to accommodate the proposed child care expansion. As the dwelling is not being altered, 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).

Considering the size of the building, 4 parking spaces are required in accordance with the Zoning Bylaw minimum parking standards for a child care facility. The proposal includes a parking plan with 4 on-site parking spaces accommodated within the driveway and garage. Although only 7.5m of the driveway is within the subject property, the total driveway length is approximately 13m. As such, two additional drop-off/pick-up spaces can be accommodated within the paved driveway in the road right-of-way without encroaching into the travel portion of the street. Use of the parking area within the road right-of-way is supported by the Land Development Department. In addition, the applicant has indicated that a detached garage in the rear yard is available for staff parking; however, as the space is not accessed by a paved maneuvering aisle, it does not qualify as a formal parking space. Considering the above, parking for the child care facility can be reasonably accommodated within the property.

2. FACTORS

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

OCP: "Low Density Residential"

Land Use: Single detached dwelling and detached ancillary building

Community Engagement: The applicant engaged with neighbours through door-knocking. In total, the applicant received support from 10 neighbours. A copy of the engagement summary has been included as part of the official record.

2.2 Neighborhood Character

The subject property is located within the Vedder neighbourhood and is surrounded by single detached dwellings within the R1-A Zone to the north, south, east and west. Sardis Secondary, Vedder Middle and Tyson Elementary are located within walking distance.

2.3 Technical Considerations

Floodplain: The subject property is classified as non-floodplain, and as such, is not 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:

1. The business use of the lands shall consist of a commercial child care facility for up to 28 children in care at any one time;
2. That the facility is limited to five employees (including the owner);
3. That the facility will operate Monday to Friday from 7:30 a.m. to 5:00 p.m.;
4. That the drop-off/pick-up and employee parking are restricted to the off-street parking area within the subject property;
5. That a City of Chilliwack Business License be applied for and issued before the expanded operation of the business commences;
6. That the business meets Fraser Health requirements for a multi-age commercial child care facility;
7. That the business complies with all requirements of the City of Chilliwack Fire Department and Building Department; and,
8. That a private hauler is required for any commercial waste generated on-site, which shall include the separation of compostable and recyclables from garbage.

3. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that, Council approve the issuance of Temporary Use Permit (TUP00247), with respect to property located at 6583 Dayton Drive, subject to the recommendations as stipulated within the draft Temporary Use Permit. (Presentation)

Substantiation:

The proposed use is supportable given that the child care facility is situated within a residential neighbourhood, offering convenience for parents seeking local care close to home, with adequate off-street parking available on the property. Additionally, the daycare will contribute to meeting the child care space creation targets as outlined within the Chilliwack Child Care Needs Assessment & Strategy.

4. SOURCES OF INFORMATION

- Temporary Use Permit Application (TUP00247) – October 21, 2024
- Development Application Review Team (DART) Minutes – November 14, 2024

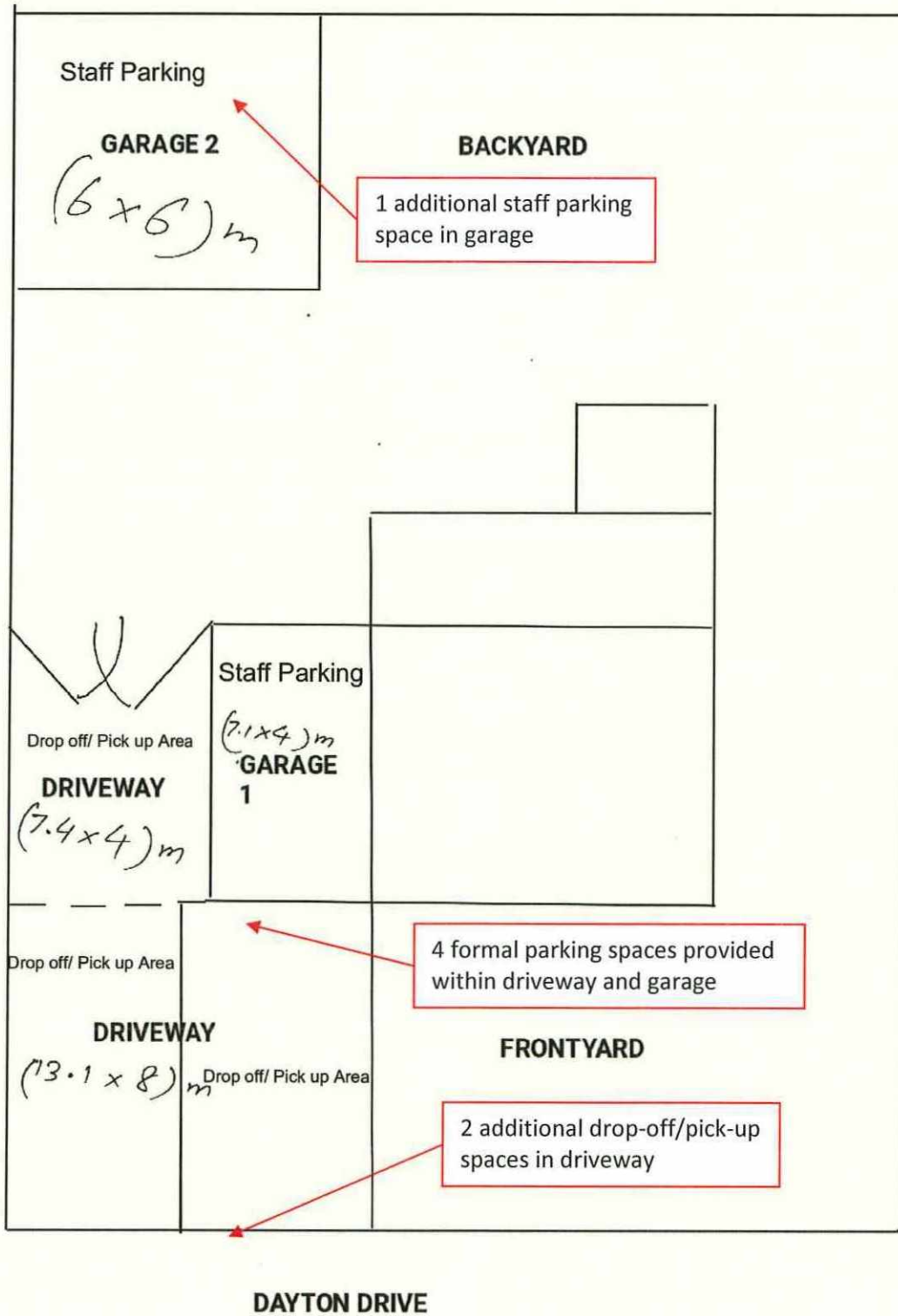
Location Map



Ortho Photo



Proposed Site Plan (as provided by the applicant)





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

When: Tuesday, March 11, 2025 at 4:00 PM

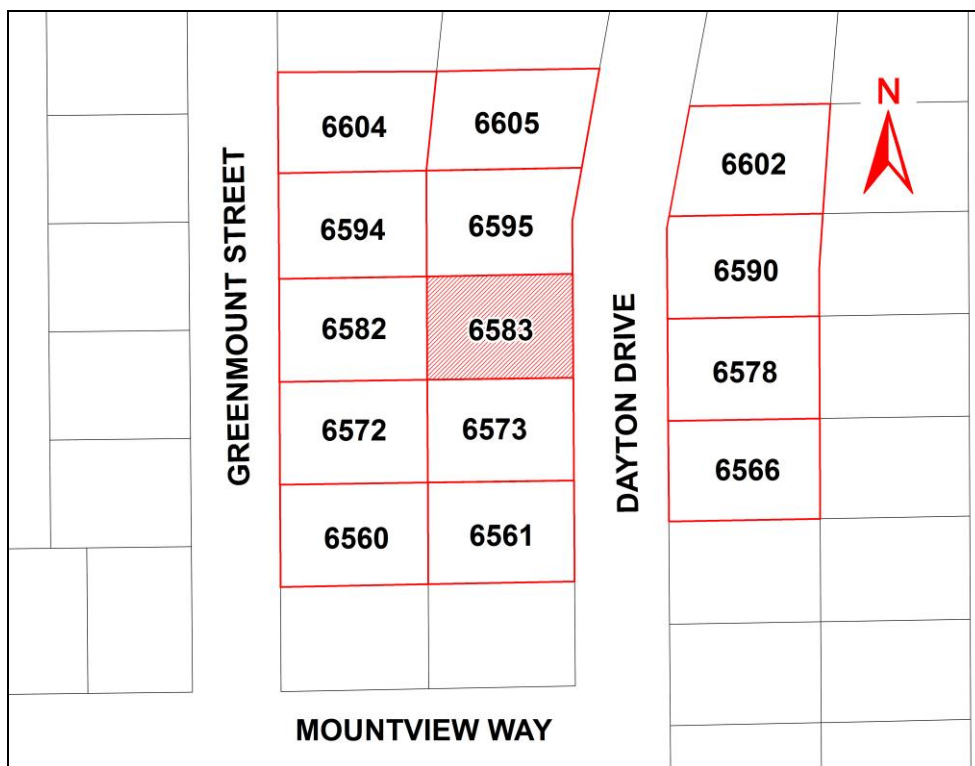
Watch: The live council meeting broadcast at chilliwack.com/live

Temporary Use Permit Application (TUP00247)

Location: 6583 Dayton Drive

Applicant: Watson Childcare Centre Inc.

Purpose: To permit the operation of a commercial child care facility for a maximum of 28 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

- Submissions will be accepted until 4:00 PM on March 10, 2025. 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, February 26, 2025 and Tuesday, March 11, 2025 for a copy of the proposed permit at planning@chilliwack.com or 604-793-2906.

Jacqueline Morgan, CMC
Corporate Officer

Development Application – Public Engagement Summary

Application Number: TUP 00247

Property Address(es): 6583 Dayton Drive Chilliwack, BC, V2R 1V2

Applicant Contact Information: _____

Purpose: The purpose of this application is to obtain a temporary use permit for day care

The above-required application number, property address, applicant contact information, and purpose statement must be included on each page of the summary chart.

Name	Address	Method of Contact	Support	Oppose	Comments/Responses	Date
JIVAR	6595 DAYTON 6595 DAYTON		✓			
Melinda Russell	6625 DAYTON		✓			
Kasal Millet	6566 DAYTON		✓			
Kari Beesley	6578 DAYTON		✓			
Alyssa Dotts	6590 DAYTON		✓			
KATE DENUNIER	6604 GREENMOUNT		✓			
STEPHANIE TOOP	6594 GREENMOUNT		✓		Date Received: <u>Jan. 26/25</u>	
Dale Rodgers	6582 GREENMOUNT		✓		Received From: <u>Zahida Mann</u>	
Alvin	6560 GREENMOUNT		✓		Folder Number: <u>TUP247</u>	
BETTY EPP	6573 DAYTON		✓		Subject Property: <u>6583 Dayton Drive</u>	
					Council Date: <u>March 11, 2025</u>	
						<u>pg. 1 of 1</u>

This summary will be submitted to the City of Chilliwack, to be included within the public record, for the above-noted application. By providing personal information on this document you are providing your consent to permit all information provided therein to be viewed by the public.



CITY OF CHILLIWACK

TEMPORARY USE PERMIT NO. TUP00247

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. 004-138-945
Legal Description: LOT 58 DISTRICT LOT 280 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 50631
Address: 6583 Dayton Drive

3. General Intent of Permit

To permit the operation of a child care facility for 28 children on the subject property within the R1-A (Urban Residential) Zone.

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 28 children in care at any one time;
2. That the facility is limited to five employees including the owner;
3. That the facility will operate Monday to Friday from 7:30 a.m. to 5:00 p.m.;
4. That the drop-off/pick-up and employee parking are restricted to the off-street parking area within the subject property;

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5. That a City of Chilliwack Business License be applied for and issued before the expanded operation of the business commences;
6. That the business meets Fraser Health requirements for a multi-age commercial child care facility;
7. That the business complies with all requirements of the City of Chilliwack Fire Department and Building Department;
8. That a private hauler is required for any commercial waste generated on-site, which shall include the separation of compostable and recyclables from garbage;
9. That six months before the expiration date of this Permit the applicant shall indicate to the Director of Planning their intention to either cease the business activity or to apply for a further three-year permit; and,
10. 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 _____, 2025

ISSUED THIS ___ DAY OF _____, 2025.

CORPORATE OFFICER

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