

Attachment 1

Applicant's Original Project Summary Letter

Precious Early Years Childcare Centre

818 & 826 20th Street New Westminster BC V3M 4W8

1209 Hamilton Street New Westminster BC V3M 2N1

1210 Kingston Street New Westminster BC V3M 2N1

733 13th Street New Westminster BC V3M 4M6

www.preciouearlyyears.ca

vivih64@yahoo.com / Cell: 7789998637

Date: October 16th, 2020

PROJECT SUMMARY LETTER

Dear Sir or Madam:

Precious Early Years is proposing to develop 12 infant/toddler (0 to 36 months) and up to 25 three to five (30 months to school age) care spaces at 733 Thirteenth Street in New Westminster. This property is currently zoned Neighbourhood Residential Duplex Districts (RT-1A) (Duplex), which permits up to eight child care children in a dwelling unit. As such, if a duplex was built on this property, up to 16 child care children could be accommodated. To facilitate the proposed number of child care spaces, I am applying for a Rezoning application.

Precious Early Years is seeking to Rezone the property at 733 Thirteenth Street as its existing operations at 1209 Hamilton Street and 1210 Kingston Street, which are leased properties, could be subject to redevelopment. If these child care spaces were no longer available, it would be a major loss for the neighbourhood and pose a significant disruption to the families that rely on these spaces.

Fraser Health Community Care Facilities Licensing has reviewed my proposal, and has not raised any concerns with regard to indoor programming space or outdoor play space. They have recommended a ramp to enhance accessibility, and this will be the only physical alteration to the exterior of the building. I have retained a design professional to ensure that the building is Code compliant for the proposed use.

Precious Early Years is proposing to provide three off-street parking spaces for staff purposes; however, based on its current four sites, only one staff member uses their own personal vehicle. Most staff members take public transit, with some walking and/or being dropped off by family members or friends. There is an extensive timeframe in which drop-offs and pick-ups of child care children occur (i.e., two hours in the morning and two hours in the afternoon), which tends to even or space out the number of vehicles arriving at any one time. Additionally, the proposal meets the care needs of children from birth to five years, thus there is the strong likelihood of multiple sibling arrangements, which will serve to reduce the number of vehicular drop-offs and pick-ups. I am proposing that drop-offs and pick-ups occur using the adjacent on-street

parking on Thirteenth Street, possibly through a five-minute time duration loading zone, which has been employed elsewhere in the city.

Child care is one of seven Council Strategic Priorities (2019) in New Westminster. The City's *Official Community Plan* (2017) includes the following policy area: "Facilitate the development of an adequate number of high-quality, accessible and affordable child care spaces that meet the needs of residents and workers."

The City has completed a *Child Care Needs Assessment* (Fall 2015), which was informed by a survey of 396 parents. Based on this survey, lack of available child care, particularly related to infant/toddler and school age care, was cited by 34.0% of parent survey respondents with a placement and 46.9% of parent survey respondents looking for a placement. The child care facility in question will help meet the need for infant/toddler care in the West End sub-area and in New Westminster.

Thank you,

Sincerely Yours,

Vivien Wong

Owner & Childcare Operator