

## Attachment 5

### *Transportation Analysis Letter*

# Precious Early Years Childcare Centre

733 13<sup>th</sup> Street New Westminster BC V3M 4M6

[info@preciousearlyyears.ca](mailto:info@preciousearlyyears.ca)

Date: August 9th , 2021

Dear Sir or Madam:

This letter serves to provide an updated analysis on off-street vehicle parking and anticipated pick-up and drop-off needs/demand for the proposed licensed group child care facility at 733 Thirteenth Street.

## Summary of the Off-street Parking Analysis:

- Number of parking spots currently on site: 1 off-street parking spot
- Number of parking spots required by the Zoning bylaw (1 space per 50m<sup>2</sup>):
  - Using the total floor space of 285.76 m<sup>2</sup> we would require 6 off-street parking spots
  - Using the program area floor space of 241.27 m<sup>2</sup> we would require 5 off-street parking spots
  - Using the usable floor area (as required by the Child Care Licensing Regulation) of 134.52 m<sup>2</sup> we would require 3 off-street parking spots
- As part of this application, we can currently legally provide 1 off-street assessable parking, and 1 additional off-street spot onsite.
- Using the total floor space of 285.76 m<sup>2</sup> we would require a variance of 4 off-street parking spots.

## Anticipated Off-street Vehicle Parking Demand

- Based on the current drop-off and pick-up patterns and conditions within our operating hours between 7 am and 6 pm at the 1209 Hamilton Street location, drop-off time happens between 7 am to 9 am and pick-up time happens between 4 pm to 6 pm Monday through Friday, and we are closed on the weekend and Statutory holidays.
- We anticipate the number of families within the two-hour window in the morning and afternoon arriving at the proposed site by private vehicle is expected to be 20 or 54% (i.e. 20 vehicles divided by 37 spaces). This estimate is based on the current operation on the Hamilton Street location.

Most of our families who enrolled their child in our program on 1209 Hamilton Street live in the neighborhood or work in the neighboring cities. Drop off and pick up only takes less than five minutes during the two-hour window in the morning and in the afternoon. There were about 35% of the families have siblings enrolled in our programs so two children are dropped off at the same time and 15% arrive on foot. We anticipate the percentage will be about the same at the proposed facility.

- The expected number of staff arriving by private vehicle is 1 out of the total required 5 staff: the ratio in the infant and toddler program on the main floor is one ECE to four children for

the total of 3 staff and for the 2.5 to 5 aged program is one staff to eight children for the amount of 2 staff. We will only be enrolling 16 children maximum for the program in the basement based on the amount of useable space in the basement.

### **Commitments to Reduce the Impact of the Proposed Off-street Parking Variance**

As part of our request for reduced off-street parking at 733 13<sup>th</sup> Street, where we plan to operate a childcare facility, Precious Early Years will take the following commitments to reduce the impact that would result from decreasing the number of off-street parking spaces:

- Working with parents to stagger drop-off/pick-up time upon registration.
- Employees will be informed that there is no on-site parking available and encouraged to take public transit or bike to work. The bus stops are less than a block away from our facility and sky train station is less than 10 minutes away.
- We will be providing bicycle racks for 4 long-term staff bike parking spaces and bicycle racks for 6 short-term parent's bike parking spaces on site.
- We will have a staff shower available in the upper floor.
- Create a staff transportation benefit to encourage staff taking public transit to/from work: Staff who use public transit as primary method to/from work will receive 70% of the reimbursement on their monthly transit pass as a benefit on their payroll.
- Encourage parents who live in the neighborhood to drop-off/pick up on foot and provide a covered area to store strollers. The 138 sqft of stroller storage has been added to the drawings.

Thank you for your time in reviewing this letter and we look forward to hear from you,

Sincerely Yours,



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Vivien  
Director/Precious Early Years Childcare



**Alan Brown** architect aibc cp

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Alan Brown  
Architect/Alan Brown Architect