

# Staff Report to Council

Planning and Development

FILE: 3360-20-2020-03

REPORT DATE: January 04, 2021

MEETING DATE: January 19, 2021

TO: Mayor and Council

FROM: Anne Berry, Director of Planning and Development

SUBJECT: Land Use Contract No. 15 Bylaw Amendment Application for 12149  
Harris Road

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



---

RECOMMENDATION(S): THAT Council:

- A. Grant third reading to, and adopt, Land Use Contract No. 15 Authorization Amendment Bylaw No. 2870, 2020; OR
- B. Other.

---

## PURPOSE

To recommend third reading and adoption of an amendment to Land Use Contract No. 15 to permit a child daycare use at 12149 Harris Rd.

☐ Information Report

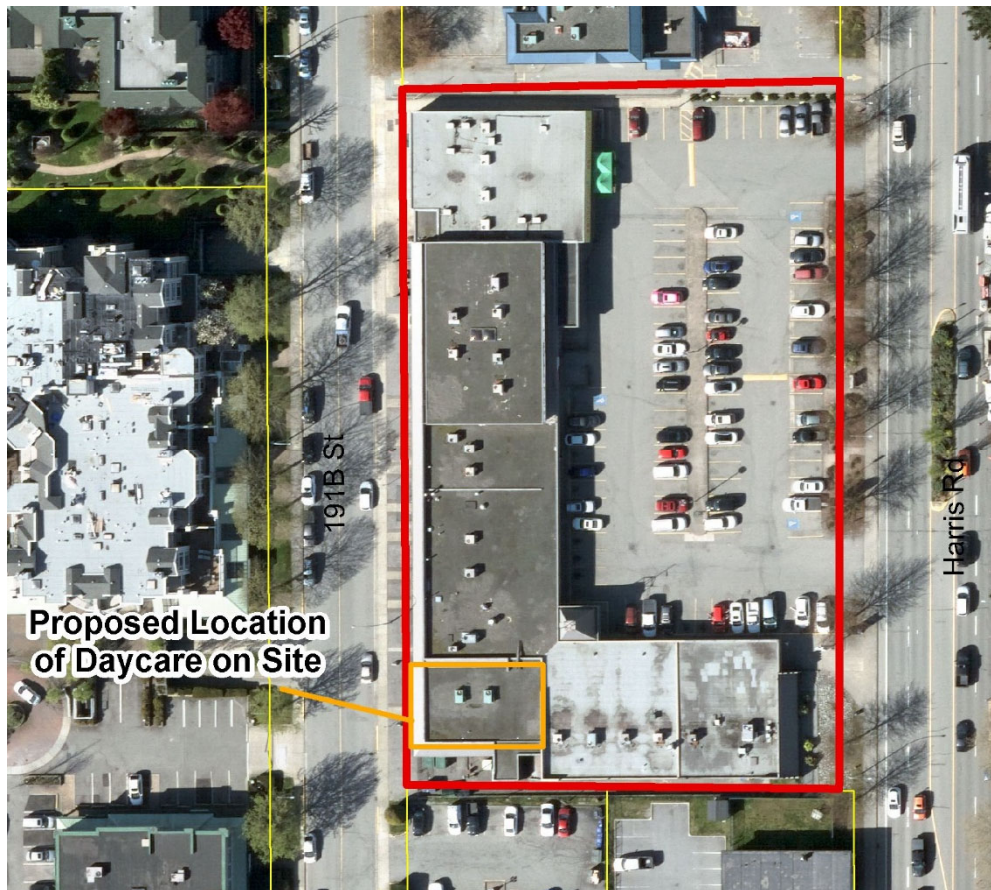
☒ Decision Report

☐ Direction Report

## DISCUSSION

### Background:

Bright Butterfly Childcare Centre Ltd. has applied to locate a new daycare facility at 12149 Harris Rd. An amendment to Land Use Contract No. 15 is required in order to permit this use.



#### Relevant Policy, Bylaw or Legislation:

A public hearing for this land use contract amendment was held on December 1, 2020. The only speaker was on behalf of the applicant and the only written correspondence received was from the applicant.

#### Analysis:

This application is to add child daycare as a permitted use to Land Use Contract No. 15.

The landlord has agreed to dedicate two parking spaces as 15-minute maximum parking stalls (7-9am and 4-6pm) for all tenants, right outside the main entrance to the daycare. Daycare pickup and drop-times are staggered and parking is not expected to be an issue at this site.



2-15 minute max stalls  
for all tenants

Based on Fraser Health licensing requirements, this site will accommodate eight child care spaces for children aged 30 months to school age and eight spaces for school-aged children. Children will use Hoffman Park or the playground at Pitt Meadows Elementary School for outdoor play.

The applicant did request use of City boulevard area on the west side of the building adjacent to 191B St, however staff do not support this proposal due to the proximity of underground services (such as water and gas) in this area.

#### *Staff comments*

Given its central location and the demonstrated need for additional child care spaces, staff support this application.

#### **COUNCIL STRATEGIC PLAN ALIGNMENT**

- ☐ Principled Governance ☒ Balanced Economic Prosperity ☐ Corporate Excellence
- ☐ Community Spirit & Wellbeing ☐ Transportation & Infrastructure Initiatives
- ☐ Not Applicable

Business Vitality. Foster a vibrant and diverse economy where local businesses thrive.

## FINANCIAL IMPLICATIONS

☒ None      ☐ Budget Previously Approved      ☐ Referral to Business Planning  
☐ Other

---

## PUBLIC PARTICIPATION

☒ Inform      ☒ Consult      ☐ Involve      ☐ Collaborate      ☐ Empower

Comment(s):

A development sign was posted on site and a public hearing was held which included newspaper advertisements and mailed notices to surrounding neighbours.

---

## KATZIE FIRST NATION CONSIDERATIONS

Referral      ☐ Yes      ☒ No

---

## SIGN-OFFS

Written by:

Allison Dominelli,  
Development Services Technician

Reviewed by:

Alex Wallace,  
Manager of Community Development

---

## ATTACHMENT(S):

A. Land Contract No. 15 Authorization Amendment Bylaw No. 2870, 2020

**CITY OF PITT MEADOWS**  
**LAND USE CONTRACT NO. 15 AUTHORIZATION AMENDMENT BYLAW**  
**No. 2870, 2020**

A bylaw to amend applicable sections of The District of Pitt Meadows and  
Uyesugi Enterprises Ltd. Land Use Contract No. 15 Authorization  
Bylaw No. 744, 1978

---

**WHEREAS** it is deemed expedient to amend The District of Pitt Meadows and Uyesugi Enterprises Ltd. Land Use Contract No. 15 Authorization Bylaw No. 744, 1978;

**NOW THEREFORE** the Council of the City of Pitt Meadows enacts as follows:

1. This Bylaw may be cited as the "City of Pitt Meadows Land Use Contract No. 15 Authorization Amendment Bylaw No. 2870, 2020".
2. The City of Pitt Meadows is authorized to enter into an Agreement
  - a) in the form and substance of the Agreement attached to, and forming part of, this Bylaw as Schedule 1;
  - b) to amend Land Use Contract No. 15 registered against the parcel of land legally described as:
    - (i) PID: 000-569-381  
Lot 55 Section 36 Block 6 North Range 1 East New Westminster  
District Plan 57707.

**READ** a FIRST and SECOND time on October 6, 2020.

**PUBLIC HEARING** held on December 1, 2020.

**READ** a THIRD time on [DATE].

**ADOPTED** on [DATE].

---

Bill Dingwall  
Mayor

---

Kate Barchard  
Corporate Officer

SCHEDULE 1

**CITY OF PITT MEADOWS  
MODIFICATION OF LAND USE CONTRACT NO. 15**

THIS AGREEMENT made the \_\_\_\_ day of \_\_\_\_\_, 202\_

BETWEEN: **CITY OF PITT MEADOWS**

Municipal Hall  
12007 Harris Road  
Pitt Meadows, BC  
V3Y 2B5

(the "City")

OF THE FIRST PART;

AND **JADE AGENCIES LTD., INC. NO. 70151**

1201 - 845 Chilco Street  
Vancouver, BC  
V6G 2R2

(the "Owner")

OF THE SECOND PART;

WHEREAS the Owner is the registered owner of certain parcel of land more particularly known and described as:

PID: 000-569-381

Lot 55 Section 36 Block 6 North Range 1 East New Westminster District  
Plan 57707

("the Land");

AND WHEREAS the City is the registered owner of a certain charge known as Land Use Contract No. 15 pursuant to the *Local Government Act*;

AND WHEREAS the owner wishes to modify Land Use Contract No. 175 registered under Filing Number R3870;

NOW THEREFORE IN CONSIDERATION of the premises and the payment of the sum of ONE DOLLAR (\$1.00) of lawful money of Canada (receipt of which is acknowledged by the City) the parties agree each with the other as follows:

1. That, pursuant to the *Local Government Act*, Land Use Contract No. 15, dated the 12<sup>th</sup> day of January, 1979, shall be modified as follows: Section 3 - Uses, shall be amended by adding the following: "A child daycare use is permitted".
2. That such modification of Land Use Contract No. 15 shall be registered in the New Westminster Land Title Office in accordance with the Land Title Act.

IN WITNESS THEREOF the said parties to this Contract have hereunto set their hands and seal the day and year first above written.

**THE CORPORATE SEAL OF THE CITY OF PITT MEADOWS** was  
hereunto affixed on the       day of       , 202

---

Bill Dingwall  
Mayor

---

Kate Barchard  
Corporate Officer

---

Registered Owner  
Jade Agencies Ltd.