

File No.: 04-1000-20-2023-021

January 30, 2023

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of January 13, 2023 under the ***Freedom of Information and Protection of Privacy Act (the Act)*** for:

**Record of the Director of Planning's reasoning for refusal of the following development applications, as well as the development applications themselves:**

- 1. DP-2021-00253 (3636 W 4<sup>th</sup> Avenue); and**
- 2. DP-2020-00819 (3629 Fraser Street).**

All responsive records are attached. Some information in the records has been severed (blacked out) under s.22(1) of the Act. You can read or download this section here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00).

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2023-021); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

*[Signed by Cobi Falconer]*

**Cobi Falconer, MAS, MLIS, CIPP/C**  
**Director, Access to Information & Privacy**  
[cobi.falconer@vancouver.ca](mailto:cobi.falconer@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604-871-6584.

Encl. (Response package)

:pm



PLANNING AND DEVELOPMENT SERVICES  
Mailing Address:  
453 West 12<sup>th</sup> Avenue, Vancouver BC V5Y 1V4  
tel: 604.873.7611

# Development and / or Building Application Form

To help expedite submission of your application, please fill out BOTH sides of this information sheet prior to attending the Application Review meeting located in the Development and Building Services Centre, Ground Floor, 515 West 10th Avenue (West Annex, City Hall).

**JOB LOCATION** (Correct and complete addressing is important. Complete this section carefully.)

Address: 3636 West 4th Ave Specifics: \_\_\_\_\_

Floor Level: 1 Suite No: 3636

Legal Description: \_\_\_\_\_

Lot(s): 4 Block(s): 27 District Lot(s): 540 NWD Plan Number(s): VAP 229

Are you aware of the presence of any contaminated soils on the subject property? ☐ Yes ☒ No

Are you aware of the existence of any contaminated soils studies, reports, soil agreements, or Ministry of Environment orders or letters with respect to the subject property? ☐ Yes ☒ No

Is the building being converted to strata-title ownership? ☐ Yes ☒ No

Note: If you intend to convert an existing building to strata title ownership, please contact Subdivision and Strata Title staff at 604.871.6627 for information on the strata conversion process in advance of the issuance of any permits.

**This area must be completed by the person signing the application form**

Your Name: Negar Latifpour

Mailing Address: s.22(1)

City: Vancouver Postal Code: s.22(1)

E-mail Address: s.22(1)

Phone Number: s.22(1) Fax Number: \_\_\_\_\_

Company Name: \_\_\_\_\_

Business License Account Number: \_\_\_\_\_

You are the:

01	<input type="checkbox"/>	Property Owner
02	<input type="checkbox"/>	Contractor
03	<input type="checkbox"/>	Certified Professional
04	<input type="checkbox"/>	Design Professional
05	<input checked="" type="checkbox"/>	Tenant
06	<input type="checkbox"/>	Agent for Owner
07	<input type="checkbox"/>	Agent for Tenant
08	<input type="checkbox"/>	Consultant
09	<input type="checkbox"/>	Non-profit Association
		Cert. No: _____
10	<input type="checkbox"/>	City Department
98	<input type="checkbox"/>	Other

Note: Contractors/design professionals/consultants **MUST** have a valid Business License to do work in the City of Vancouver. You may obtain current business license account numbers from the Business License Counter.

Complete the following for ALL applications

Property Owner's Name: <u>s.22(1)</u>	
Address: <u>s.22(1)</u>	City: <u>Vancouver</u>
Postal Code: <u>s.22(1)</u>	Phone Number: _____
Is the owner aware of this application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Contractor's Name: <u>s.22(1)</u>	
Address: <u>s.22(1)</u>	City: <u>s.22(1)</u>
Postal Code: <u>s.22(1)</u>	Phone Number: <u>s.22(1)</u>
Business License Account Number: <u>BC 0936026</u>	
Tenant's Name: _____	
Address: _____	City: _____
Postal Code: _____	Phone Number: _____
Job Contact: _____	
Address: _____	City: _____
Postal Code: _____	Phone Number: _____
Qualified Professional Contact Name (required for Salvage & Abatement): _____	
Address: _____	City: _____ Postal Code: _____
Phone Number: _____	Business License Account Number: _____

This application is to: (Check applicable boxes)

001 ☐ Construct a new building(s)  
 002 ☐ Add to an existing building  
 003 ☐ Alter the interior/exterior  
 004 ☐ Add to a building and alter the existing portion  
 005 ☐ Add to a building and change the use  
 006 ☐ Add to the building, alter existing portion and change use  
 007 ☒ Interior/exterior alterations and change of use  
 008 ☐ Enclose an area of an existing building (balcony enclosures)  
 011 ☐ Project/Site Permit  
 014 ☐ Change of use  
 015 ☐ Retain use  
 016 ☐ Alter grade (raise or lower grade)  
 022 ☐ Alterations to legalize a suite  
 023 ☐ Alterations for a new suite  
 026 ☐ Demolish  
     ☐ Commercial  
     ☐ Fire damaged building  
     ☐ Non-rental one-family dwelling  
     ☐ Heritage building  
     ☐ Residential rental building  
 028 ☐ Temporary tents  
 030 ☐ Construct a garage/carport  
 031 ☐ Add/alter/demo garage/carport  
 038 ☐ Construct partial - framing, etc.  
 040 ☐ Excavate - valid for project address et al.  
 041 ☐ Move building from another site  
 042 ☐ Move building on the same site  
 043 ☐ Install a pool, fence, tennis court, boat ramp, sign, or similar  
 044 ☐ Upgrade seismic and/or sprinkler  
 045 ☐ Mechanical kitchen exhaust, roof top unit, satellite dish  
 046 ☐ Prefabricated structure placed on site  
 047 ☐ Fire damage repair  
 048 ☐ Flood damage repair  
 050 ☐ Landscape only  
 053 ☐ Building envelope repair

Is this a new tenant? ☒ Yes ☐ No  
 What is the existing use? Vacant  
 What is the proposed use? Daycare  
 How many storeys? 2  
 How many levels of underground parking? 0  
 How many new rooftop units? n/a  
 Describe work to be done:  
 (Complete carefully. Your application will be based on your written description.)  
Interior: • Removing / Adding  
walls to create  
classrooms •  
washrooms to  
meet VCH requirements  
• Adding sprinklers  
Exterior: • Creating outdoor  
play area in  
accordance to  
required standards

What is the value of the work proposed? (Include cost of plans, material and labour)  
 \$ \_\_\_\_\_

Will any of the following be altered/repaired/installed?  
 Select all that apply:

☒ Electrical ☐ Gas ☐ Drain Tile  
☒ Plumbing ☒ Sprinkler ☒ Fire Alarm

Sprinkler Contractor's Name: Leo Bower

Note: if the sprinkler contractor noted on this application changes, please notify the City of Vancouver in writing within 24 hours.

Special Sprinkler Inspection Number SP \_\_\_\_\_

Complete the following for all residential buildings

	Existing	Proposed
Total number of dwelling units:	_____	_____
Total number of housekeeping units:	_____	_____
Total number of sleeping units:	_____	_____

Complete the following related permit information

Development Permit/Application Number DE \_\_\_\_\_

Minor Amendment Number DE \_\_\_\_\_

Building Permit/Application Number BU \_\_\_\_\_

Board of Variance Appeal Number Z \_\_\_\_\_

Combined Permit Application Number DB \_\_\_\_\_

Office Use Only

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Office Use Only Invoice #

BU \_\_\_\_\_

DE \_\_\_\_\_

Office Use Only

BU ( WWOP? ) \_\_\_\_\_

DE \_\_\_\_\_

DT \_\_\_\_\_

BG \_\_\_\_\_ f/m \_\_\_\_\_

ENV, PROT. Site Profile \_\_\_\_\_

SUBTOTAL \_\_\_\_\_

SP \_\_\_\_\_

TOTAL \_\_\_\_\_

As owner or owner's agent, I have verified that the information contained within this document and associated applications and plans is correct, and describes a use, a building or a work which complies with all relevant by-laws and statutes. I understand that personal information contained in this form will not be released to the public except as required by law; however, all associated applications and plans will be made publicly available during the development or building application process. I acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect to anything done or not done pursuant to this application or fact sheet or ensuing permit, including negligence and/or the failure to observe all by-laws, acts or regulations.

SIGNED AT VANCOUVER, B.C. THIS 5th DAY OF MARCH 20 21



## **Child Care New Application Memo – more than 8 children**

**This notification memo is to inform the City of Vancouver that an application has been received by Community Care Facilities Licensing. It is for information purposes only, and does not reflect that the proposed facility has received approval from Licensing.**

DATE: February 9, 2021

MEMO TO: **Shelley Dugaro**  
Commercial Renovation Centre  
[shelley.dugaro@vancouver.ca](mailto:shelley.dugaro@vancouver.ca), [crc@vancouver.ca](mailto:crc@vancouver.ca) ; [daycare.inspections@vancouver.ca](mailto:daycare.inspections@vancouver.ca)

CC: s.22(1)  
(applicant's name and email)

FROM: Sonya Swift, Child Care Licensing Officer

SUBJECT: **Name of proposed facility:** Rose Academy  
**Address of proposed facility:** 3636 W 4th Ave, Vancouver  
**Contact Name:** Negar Latifpour  
**Contact phone number:** s.22(1)

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Please be advised that CCFL has received an application from **Negar Latifpour**  
(name of applicant)  
for a **Group Child Care - under 36 months** for **12** children at the above address.  
(type of care) (number of children)

### **Relevant Information:**

This proposed facility is located in a commercial area. Although the proposed facility is located in a high traffic area, Licensing did not observe any concerns regarding noise within the facility or in the proposed outdoor space.

Applicant has also applied for a Group Child Care - 30 months to School Age for 15 children at the same address.

Applicant is proposing to rotate the two groups of children in the outdoor play space.

**Proposed capacity:** 27

**Children under 30 months of age:** ☐ No ☒ Yes

**This is the only child care on site:**

*If no, please provide details:*

☐ No

☒ Yes

**The residence is a single family dwelling:**

*If yes, applicant will need to obtain a Development Permit from the City of Vancouver.:*

☒ No

☐ Yes

**Family area on the premise:**

*If yes, please provide details:*

☒ No

☐ Yes

**Healthy Built Environment concerns:**

*If yes, please provide details:*

☒ No

☐ Yes

**The applicant currently operates a Community Care Facility:**

*If yes, please provide details:*

☒ No

☐ Yes

If you have any questions please feel free to contact me.

Child Care Licensing Officer

Sonya Swift

March 13, 2020

**RECOMMENDATION TO DOP**

August 27, 2021

ACCEPT --- ☐

REFUSE --- X

**ADDRESS:**

3636 W 4TH AVENUE, Vancouver, BC V6R 1P1

**PERMIT NUMBER:**

DP-2021-00253

**RECOMMENDATION TO:**

Mandy So – Manager

**FROM:**

DMA

Manager/Supervisor Name

Staff Initials

**Zone – C-2****Use - Childcare****RECOMMENDATION SUMMARY:**I would recommend **REFUSAL** to:

Including the operational letter dated July 19, 2021 provided by Negar Latifpour, to change the use of approximately 2020 sq. ft. from a retail store to a child care center for 27 children, in the existing mixed-use building with residential above and provide 4 pick up and drop off spaces at the rear, for the following reasons:

1. Use – not supported by Social Policy and CCFL.
2. Parking & PUDO spaces - not sufficiently provided on or near the off-site location.  
- even if provided off-site, the outdoor space does not support the use of 27 children and the operator does not want to reduce the # of children in the childcare

**Early Review** - August 30th, 2021

Parking - concerns noted about parking noted &amp; how the only 3 existing parking spaces have been removed for the outdoor play area to support the proposed use of childcare

Use - CCFL &amp; Social Policy have issues about this project at this location

Timing - slow intake process because dwgs were poor & operational letter was missing information  
- CCFL staff also changed in the process on Aug 24<sup>th</sup>**STAFF REVIEWS**Social Policy - Sept 23<sup>rd</sup> - accepted with conditions; recommend refusal

CCFL - Sept 27 - accepted with conditions; recommend refusal

DRB - Sept 20 - accepted with conditions; recommend refusal

Engineering - Aug 31<sup>st</sup> - accepted with conditions; supports off-site parking but defers to Planning

Addressing - Aug 30 - cleared

**Staff concerns & reasons for Refusal:**Sept 1 Staff meeting – CCFL, Social Policy & DRB

- to express their concerns about this project &amp; inclination to refuse it

Sept 9th Staff meeting with Applicant

- to discuss the application and explain the reasons for the Refusal; outlined below:

- staff also new she was at the point of resigning the lease &amp; we wanted to have this discussion to consider reducing the # of children &amp; she said she couldn't/wouldn't &amp; still be profitable

1. **CCFL** - this retail unit is not conducive to use as a childcare space for 27 childrenIndoor - insufficient natural light in this long narrow retail unitOutdoor - rotation of child age groups is NOT ideal; not enough staff to support this rotation for the # of children



- different categories of care require a robust outdoor plan which must be approved by a Senior Licensing Officer level

## 2. Social Policy

- Indoor
- insufficient indoor light; no windows shown for Program 1's activities
  - layout is not open enough or flexible & functional
- Outdoor
- insufficient size of play area or reduce the # of kids; applicant not willing to do so
  - rotation of different age groups is not recommended
  - Parking - insufficient PUDO spaces for children & staff parking

## 3. DRB – technical review

- a) Lack of parking/none does not support intended Use, (see SITE PHOTO next page)
- deletion of the 3 existing on-site parking spaces demonstrates that this location has to sacrifice a portion of the site (back yard) to meet the needs of the users: the children &
  - it still wouldn't meet the needs of a childcare, as per below:
  - most importantly, - even if DOP/DRB supported this, the Social Policy & CCFL staff feel that the outdoor space is inadequate & the operator does not want to reduce the # of children to accommodate their requirements
  - proposed parking possibly at nearby retailer; a DP would be required & with the narrow long retail units on this block, this would probably be removing their required parking of only 3 or 4 spaces
  - removes residential parking for the 2 existing dwelling units on the 2<sup>nd</sup> floor;
- b) PUDO location proposed at adjacent business is unsafe:
- this is a dead-end lane and even if the neighbouring business could provide 3 spaces, it's a layout & access point that's conducive to congestion in the alley, has a negative impact on business activity such as the travel of loading vehicles, and adjacent staff & residents who live in adjacent units/ work in neighbouring businesses to contend with parents doing PUDO;
  - possibly a dangerous situation;
- And not easy for vehicles to turnaround and manoeuvre while children are being dropped off.
- c) Offsite parking spaces proposed at 3662 W 4<sup>th</sup> ave – Heritage Home Supplies
- as per BU418434 = 3398 sq ft (316 m<sup>2</sup>) & based on these figures from the last BP, this would be the required parking

3662 W 4 <sup>th</sup> ave	Required	Provided	Notes
4.2.5.1	3	May be reduced to 0	Appears that there may only physically be room for 3 spaces; Picture below







# **NOTIFICATION SUMMARY:**

**Site Sign:** Yes      **Install Date:** March 12, 2019

**Postcards:** Yes      **Send Date:** July 28, 2021      **Number:** 324  
**Expiry Date:** August 12, 2021

**Responses:** Total of 11: SYC - 3 & 8 direct email      **Objections:** 3      **In Favour:** 8

## **Summary of Responses:**

Support - 8  
Object - 3  
Mixed - 1  
Total 12

- Support** – people thought it would benefit the neighbourhood but many didn't say why
- they thought it's a good for families
  - the local businesses cater to women & there's nearby related businesses to support this use
- Object** - parking and traffic is too congested already
- too many kids; should remain retail
- Mixed** - okay subject to safe Pick up & drop off of children

**HISTORY:**

Number of Dwelling Units: 2

Approved Use: Mixed-use bldg

Occupancy: *Tenanted*

Permit Number	Issue Date	Project Description
DP-2019-00224	Refused Mar 25/ 2019	Interior alterations and to change the use of approximately 2133 square feet on the main and basement floor, from Retail, to a Retail Cannabis Store.
DE420196	(Issued 1/23/2019)	- To provide interior and exterior alterations to add approximately 125.37 square feet to this existing mixed use building on this site.  This approval is to validate existing WWOP at the rear of this building.
DE419375	(refused 10/21/2015)	Preliminary development permit application to change the use of this space to Medical Marijuana Related-Use.
DE417061	refused 11/27/2013)	To provide interior alterations and to change the use of approximately 2,245.0 square feet from Retail Store to Recycling Depot on the ground floor of this existing mixed-used building on this existing site.
DB421018	(issued 6/22/2005)	Interior alterations for tenant improvements for a new tenant to the existing Main floor retail unit in this mixed-use commercial building on this site. Appox 1920 sq ft

**TECHNICAL REVIEW:**

- Relaxations: Yes** - 7 parking spaces & 1 Class B loading
- Parking - Required for 27 kids = 3.4 sp, 2 staff & 2 residential units = total of 7 spaces

Technical	Required/allowed	Existing	Proposed
Zone	C-2		
Site area	33 feet x 130 feet = 4,290.0 square feet		
FSR	2.5	0.97	0.99
First floor		2,284.13 sf	2,284.13 sf
Second floor		1,989.7 sf	1,989.7 sf
Floor area	10,725.0 sf	4,273.84 sf	4,273.84 sf
<b>Parking</b>	<b>7</b>	<b>3</b>	<b>0</b>
Loading			
Class A	0	0	0
Class B	1	0	0

Note – in Posse details, I used the floor area for each level as per use: eg. Daycare = 2284.13 sf & Residential = 1,989.7 sq ft. I counted no circulation for residentail on 1<sup>st</sup> floor since they enter from the street level.

**ADDITIONAL REGULATIONS & REQUIREMENTS:**

Guidelines: Yes

- City of Vancouver Childcare Design Guidelines (1993)  
<https://vancouver.ca/files/cov/child-design-guidelines.pdf>
- City of Vancouver Childcare Technical Guidelines (2019)  
<https://vancouver.ca/files/cov/childcare-technical-guidelines.pdf>
- CCFL Design Resource for Child Care Facilities (2016)  
<http://www.vch.ca/Documents/Design-resource-for-Child-care-facilities.pdf>
- CCFL Director of Licensing Standards of Practice Safe Play Space (2017)

Let me know if you have any questions, Dallas

October 21, 2021

Negar Latifpour

s.22(1)



**RE 3636 W 4TH AVENUE, Vancouver, BC V6R 1P1**  
**Development Application Number DP-2021-00253**

Please be advised that the Director of Planning has Refused DP-2021-00253 on October 21, 2021, for the following reason(s):

- Refusal 3 - Non-compliance - Intent; the proposed development does not comply with the intent statement set out in the District Schedule of the Zoning and Development By-law;
- Refusal 5 - Non-Compliance - Policies and Guidelines; the proposed development does not satisfactorily comply with the policies or guidelines that affect this site;
- Refusal 6 - Unsatisfactory - Condition Use Design; the proposed design with regard to this conditional approval use is unsatisfactory at this location;
- Refusal 13 - Insufficient Peculiarities - Parking; there are insufficient peculiarities of site or development to warrant the relaxation of the off-street parking facilities;

You may be eligible to appeal this decision to the Board of Variance within 30 days of the date of this letter. For more information please contact the writer.



Yours truly,

A handwritten signature in cursive script that reads "Dallas Arcangel". The ink is light grey and the signature is positioned above the printed name.

Dallas Arcangel

dallas.arcangel@vancouver.ca  
(604) 871-6857

To help expedite submission of your application, please fill out BOTH sides of this information sheet prior to attending the Application Preview counter located in the Development and Building Services Centre, Ground Floor, 515 West 10th Avenue (West Annex, City Hall).

**JOB LOCATION** (Correct and complete addressing is important. Complete this section carefully.)

Address: 3629 FRASER STREET Specifics: \_\_\_\_\_

Floor Level: upper Suite No: \_\_\_\_\_

Legal Description:

Lot(s) 2 Block(s) 44 District Lot(s) 301 Plan Number(s) 5588

Are you aware of the presence of any contaminated soils on the subject property? ☐ Yes ☒ No

Are you aware of the existence of any contaminated soils studies, reports, soil agreements, or Ministry of Environment orders or letters with respect to the subject property? ☐ Yes ☒ No

Is the building being converted to strata-title ownership? ☐ Yes ☒ No

Note: If you intend to convert an existing building to strata title ownership, please contact Subdivision and Strata Title staff at 604.871.6627 for information on the strata conversion process in advance of the issuance of any permits.

**This area must be completed by the person signing the application form**

Your Name: PAMINI ROSHAN

Mailing Address: s.22(1)

City: s.22(1) Postal Code: s.22(1)

E-mail Address: s.22(1)

Phone Number: 604-715-3962 Fax Number: \_\_\_\_\_

Company Name: ABC MONTESSORI CHILD CARE CENTRE

Business License Account Number: \_\_\_\_\_

You are the:

- 01 ☒ Property Owner  
02 ☐ Contractor  
03 ☐ Certified Professional  
04 ☐ Design Professional  
05 ☐ Tenant  
06 ☐ Agent for Owner  
07 ☐ Agent for Tenant  
08 ☐ Consultant  
09 ☐ Non-profit Association  
Cert. No: \_\_\_\_\_  
10 ☐ Civic Department  
98 ☐ Other

Note: Contractors/design professionals/consultants **MUST** have a valid Business License to do work in the City of Vancouver. You may obtain current business license account numbers from the Business License Counter.

**Complete the following for ALL applications**

Property Owner's Name: s.22(1)

Address: s.22(1) City: s.22(1)

Postal Code: s.22(1) Phone Number: s.22(1)

Is the owner aware of this application? ☒ Yes ☐ No

Contractor's Name:

Address: \_\_\_\_\_ City: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Business License Account Number: \_\_\_\_\_

Tenant's Name:

Address: \_\_\_\_\_ City: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Job Contact: s.22(1)

Address: s.22(1) City: s.22(1)

Postal Code: s.22(1) Phone Number: s.22(1)

Qualified Professional Contact Name (required for Salvage & Abatement):

Address: \_\_\_\_\_ City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Business License Account Number: \_\_\_\_\_







**APPLICATION FOR LICENCE  
COMMUNITY CARE FACILITIES**

The personal information collected relates directly to and is necessary for program operation per Section 26 of the *Freedom of Information and Protection of Privacy Act*. Information that appears on a licence may be disclosed per Section 22(4)(i) of the Act, as it is not considered an unreasonable invasion of personal privacy. If you have any questions about the collection and use of this information contact your local Community Care Facilities Licensing Office.

New Application <input checked="" type="checkbox"/>		Amendment: Change in Manager <input type="checkbox"/>		Other (Specify) <input type="checkbox"/>																			
<b>FACILITY DATA</b>																							
Facility Name <b>ABC MONTESSORI CHILD CARE CENTRE</b>				Facility Phone Number <b>604-715-3962</b>																			
Facility Address <b>3629 FRASER STREET</b>				Facility Fax Number																			
City <b>VANCOUVER</b>	Province <b>BC</b>	Postal Code <b>V5V 4C7</b>	Email Address Correspondence To Go To <b>s.22(1)</b>																				
Facility Mailing Address <input type="checkbox"/> Same as above or																							
<b>MANAGER DATA</b>																							
Manager Name <b>PAMINI ROSHAN</b>				Is the Manager at least 19 Years Old? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																			
Has the Manager Previously Applied to be a Licensee or Manager of a Community Care Facility?				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																			
<b>LICENSEE DATA</b>																							
Licensee Name <b>PAMINI ROSHAN</b>				Has the Licensee Previously Applied to be a Licensee or Manager of a Community Care Facility? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																			
Licensee Mailing Address <b>s.22(1)</b>																							
City <b>s.22(1)</b>	Province <b>BC</b>	Postal Code <b>s.22(1)</b>	Licensee Phone Number <b>604-715-3962</b>																				
Contact Name <b>PAMINI ROSHAN</b>		Contact Phone No. <b>604-715-3962</b>		Licensee Email Address <b>s.22(1)</b>																			
Business Type <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Non-Profit Society <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietorship																							
Director Reside in BC or Alberta? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Is organization registered? <input type="checkbox"/> Yes <input type="checkbox"/> No If "yes", Registration Number																					
<b>PROPOSED SERVICE - Check the applicable service and include the proposed capacity.</b>																							
<b>CHILD</b> <input type="checkbox"/> Child Minding <input type="checkbox"/> Family Child Care <input type="checkbox"/> Group Child Care (Under 36 months) <input checked="" type="checkbox"/> Group Child Care (30 months to School Age) <input type="checkbox"/> Group Child Care (School Age) <input type="checkbox"/> In-Home Multi-Age Child Care <input type="checkbox"/> Multi-Age Child care <input type="checkbox"/> Occasional Child Care <input type="checkbox"/> Preschool (30 months to School Age)		<b>Capacity</b> <table border="1" style="width:100%; height:100px;"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>												<b>RESIDENTIAL</b> <input type="checkbox"/> Acquired Injury <input type="checkbox"/> Child and Youth Residential Care <input type="checkbox"/> Community Living <input type="checkbox"/> Hospice <input type="checkbox"/> Long Term Care <input type="checkbox"/> Mental Health and Substance Use									
<b>Capacity</b> <table border="1" style="width:100%; height:100px;"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>												<b>Capacity</b> <table border="1" style="width:100%; height:100px;"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>											
VCH posts the following information about Licensed Facilities on its website <a href="http://www.inspections.vcha.ca/">http://www.inspections.vcha.ca/</a> • Facility name • Facility address and phone number • Name of the facility's licensee/manager • Facility type and capacity • Routine Inspection Reports and Routine Follow-up Inspection Reports I hereby apply for a Community Care Facility Licence and agree to abide by the regulations made under the authority of the <i>Community Care and Assisted Living Act</i> , and certify that the information I have provided is correct to the best of my knowledge. NOTE: The granting of a licence neither constitutes approval of funding by Provincial Government nor approval of your facility by local government. It is therefore recommended that you contact the appropriate authorities.																							

*Roshan*

Licensee Signature

**DIRECTOR**

Job Title/Position

**PAMINI ROSHAN**

Licensee Name (please print)

**JUNE 11/2020**

Date of Application



**RECOMMENDATION TO DOP**

June 2, 2021

ACCEPT --- ☐

REFUSE --- ✕

**ADDRESS:**

3629 FRASER STREET, Vancouver, BC V5V 4C7

**PERMIT NUMBER:**

DP-2020-00819

**RECOMMENDATION TO:**

Mandy So – Manager

**FROM:**

DMA

Manager/Supervisor Name

Staff Initials

**COU- 1-FD to Daycare****RT-2 Zoning****RECOMMENDATION SUMMARY:**

I would recommend **REFUSAL** to change the use of the existing one-Family Dwelling to a Child Day Care Facility containing 25 children, aged 30 - 60 months.

**Refusal Reasons:**

- **Refusal 2 - Non-compliance - Regulations;** the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- **Refusal 9 - Unsatisfactory - Proposed Use;** the proposed use is unsatisfactory at this location;
- **Refusal 13 - Insufficient Peculiarities - Parking;** there are insufficient peculiarities of site or development to warrant the relaxation of the off-street parking facilities;

**Timeline - Approximate**

Nov 3/20 - plans were very, very poor but Shelley Dugaro took them in & the application was passed onto me.  
(parking was not resolved at the time; PUDO shown on Fraser street & tandem parking in back yard which is not acceptable)

Dec 7/ 20 - app still working on submitting correct Docs: Operational Letter, dwgs, etc.

Jan 15/ 21 - still asking the applicant for correct FSR Data, Parking data, etc.

March 4 - revised plans submitted & reviews opened

**March 8/21 - ER # 1 – Early Review with DOP**

June 7 - **Parking option # 1** – not acceptable to Engineering or Childcare Design req'ts

- off site at various businesses and resident's houses
- Mandy asked about other review groups & I confirmed the following:
- CCFL cleared;
- Social Policy said parking to be as per Bylaw, after I noted the shortfall to her,
- Engineering said parking to be as per Bylaw.
- I contacted the applicant & informed them of the following:
- 1. PUDO on the street is not acceptable; all prkg must be on-site,
- 2. 3 tandem spaces in rear only counts as 1, and
- 3. the 2 tandem spaces closest to the lane are located in an easement or a ROW.

June 14 - Prkg option # 2 submitted c/w revised parking rationale

**June 28 ER # 2**

- new parking options proposed; 3 spaces at nearby Sri Ganesh temple & also on
- private resident's properties
- told applicant we need a DP application from the temple to support these 3 parking spaces
- they eventually couldn't get support of the temple for 3 prkg spaces

**ER # 3 July 12**

- new parking option # 3 – off-site at nearby Public Pay facilities and the Dosa Factory on Kingsway ave
- all too far away and inadequate

July 27 - applicant submitted another parking option # 4 in the rear yard from their contractor

- I checked with Engineering Dept and they rejected

Aug 3 - application to be refused.

- I informed the applicant that this DP would be refused based on parking deficiencies but that I was unable to provide them the Refusal letter until my return from s.22(1)

**Staff reviews:**

Department	Note	Condition Reference
CCFL	Cleared –minor conditions only & being referred to be shown on BP plans	April 26 - Stamped plans filed under Docs tab
Social Policy	Cleared with conditions	June 2
Engineering	Cleared with conditions; subj to DOP approving parking	April 22
Planner	No review required	March 18
DRB	Parking not resolved	
Landscaping	Cleared with conditions	May 27
Addressing	No review required	March 15

**Parking issues – summary:**

- Option # 1 - parking was not acceptable from the start
- Option # 2 - included 3 spaces at Sri Ganesh temple; close by & within about 100 m
  - informed Applicant that they must obtain a DP to 'lend' the 3 spaces to daycare
  - couldn't get support of Ganesh temple
- Option # 3 - off site at other business – Dosa Factory of Kingsway & other Public lots
  - too far away & non-compliant with Childcare Design Guidelines
- Option # 4 - July 27/21
  - 3 new spaces in rear yard; Engineering staff said manoeuvrability is unacceptable and backing up for 2 cars, as least 10 m, is not acceptable.
  - refused because parking & PUDO has not been provided in a safe and efficient manner for the Use intended.

**NOTIFICATION SUMMARY:****Site Sign:** Yes **Install Date:** April 9, 2021**Postcards:** Yes **Send Date:** April 21, 2021 **Number:** 502 recipients  
**Expiry Date:** May 7, 2021

Results of Notification:

**Responses:** 4 **Objections:** 1 **In Favour:** 3**Summary of Responses:**Opposed - against the PUDO & traffic congestion in the lane  
Support - like the use of a Daycare in their neighbourhood**HISTORY:**

Number of Dwelling Units: 1

Permit Number	Issue Date	Project Description
DE206680	10 Nov 1987	No Project Description found for search criteria.

**TECHNICAL REVIEW:**

Relaxations: Yes

Parking – 6 required; 5 for Daycare &amp; 1 for SFD

**Parking Calculation Details:**

	Standard
Required	6
Existing	1
Proposed	1

PUDO 2 req'd

KIDS 26/8 = 3

1-FD 1 sp**ADDITIONAL REGULATIONS & REQUIREMENTS:**

Guidelines: Yes

- City of Vancouver Childcare Design Guidelines (1993)  
<https://vancouver.ca/files/cov/child-design-guidelines.pdf>
- City of Vancouver Childcare Technical Guidelines (2019)  
<https://vancouver.ca/files/cov/childcare-technical-guidelines.pdf>
- CCFL Design Resource for Child Care Facilities (2016)  
<http://www.vch.ca/Documents/Design-resource-for-Child-care-facilities.pdf>
- CCFL Director of Licensing Standards of Practice Safe Play Space (2017)

**TECHNICAL CALCULATION DETAILS:**

Final #'s - Aug 26/2021					3629 Fraser st - DP-2020-00819		
Category	Class	Permitted	Existing	Proposed	Note	Specifics	Units
One-Family Dwelling	Dwelling Uses		1255	1255	Basement level - DU		Sq. Feet
Child Day Care Facility	Institutional Uses		0	1440	Main/1st Stry - 1380 Daycare & 60 deck		Sq. Feet
Exemption	DCL				No new floor area		
Parking	Parking/Loading	6	1	1	Short 5 spaces	Standard	
Site Area	Building Details	4790	5440		Estimate		Sq. Feet
Setback	Building Details	23.95	0	0	Front yard - Ex-N/C		Feet
Setback	Building Details	6.8	0	0	Right/North sideyard - Ex-N/C		Feet
Setback	Building Details	6.8	38.4	38.4	Left/South sideyard - Ex-N/C (est)		Feet
Setback	Building Details	35.1	1.85	1.85	Rear/west - Ex-N/C (est)		Feet
Parking	Parking/Loading	6	1	1		Total	
Floor Area	Building Details	2695	3116	3116	Total		Sq. Feet
FSR	Building Details	0.6	0.57	0.58	Total		
Floor Area	Building Details		1255	1255	Basement level		Sq. Feet
Floor Area	Building Details		1380	1380	Main/1st Storey		Sq. Feet
Floor Area	Building Details		60	60	Ex covered deck portion		Sq. Feet
Site Coverage (%)	Building Details	45	36	36	Hse 1489 & deck 456 =1935		
Floor Area	Building Details		0	483	Main/1st Stry - Covered deck		Sq. Feet
Floor Area	Building Details		421	421	Covered carport		Sq. Feet
<b>Floor Area</b>	<b>Building Details</b>	<b>3264</b>	<b>3116</b>	<b>3273</b>	<b>4.7.3(d) Childcare Exemption of 326 sf</b>	<b>Total</b>	<b>Sq. Feet</b>

Let me know if you have any questions,  
Dallas



August 27, 2021

Pamini Roshan

s.22(1)

**RE 3629 FRASER STREET, Vancouver, BC V5V 4C7**  
**Development Application Number DP-2020-00819**

Please be advised that the Director of Planning has Refused DP-2020-00819 on August 26<sup>th</sup>, 2021, for the following reason(s):

- there are insufficient peculiarities of site or development to warrant the relaxation of the off-street parking facilities;
- the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site; and

the proposed use is unsatisfactory at this location;

You may be eligible to appeal this decision to the Board of Variance within 30 days of the date of this letter. For more information please contact the writer.

Yours truly,



Dallas Arcangel  
dallas.arcangel@vancouver.ca  
(604) 871-6857

