

**DISTRICT OF NORTH VANCOUVER
PUBLIC MEETING**

**431 Vienna Crescent
Child Care Business Licence Application**

REPORT of the Public Meeting held on Monday, March 16, 2026 commencing at 5:02 p.m. in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor Mike Little
Councillor Jordan Back
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Herman Mah
Councillor Catherine Pope

Absent: Councillor Lisa Muri

Staff: Mike Fox, Chief Administrative Officer
Dan Milburn, General Manager, Planning, Properties and Permits
Tina Atva, Director, Community Planning and Housing
Genevieve Lanz, Corporate Officer
Zeralynne Te, Manager, Community Planning
Eirikka Brandson, Community Planner
Kaitlin Hebron, Confidential Council Clerk
Jillian Holden, Administration Clerk

1. OPENING BY THE MAYOR

Mayor Little welcomed everyone and advised that the purpose of the Public Meeting was to receive input from the community and staff on the proposed child care facility business licence as outlined in the Notice of Public Meeting.

He further noted that the Public Meeting was convened pursuant to Section 59 of the *Community Charter*. Members of Council, staff, and the public participated in person and via Zoom and the meeting was being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

Mayor Little stated that:

- Public participation was accommodated by speakers having signed up in advance and the provision of the Zoom link on the District website and in the notice of meeting;

- Written submissions received by the Corporate Officer were shared with Council and could be submitted up until the time the matter is considered by Council;
- Following the staff and applicant presentations, speakers would be called from the established speakers list. At the end of the speakers list, the Chair would call on speakers from the audience;
- Each speaker would have five minutes to address Council for a first time and should begin remarks to Council by stating their name;
- After everyone who wished to speak had spoken once, speakers would then be allowed one additional five-minute presentation;
- Any additional presentations would only be allowed at the discretion of the Chair;
- Speakers were reminded to refrain from repeating information from their previous presentations and to ensure all comments remained focused on the business licence application under consideration;
- If a written submission was provided, speakers were asked not to read the entire submission, noting that they could provide a summary or briefly reiterate the highlights;
- All members of the audience were asked to be respectful of one another as diverse opinions are expressed, noting that the meeting was an open and impartial forum for Council to hear everyone's views;
- Council's role at Public Meetings is to listen to the public and not to debate the merits of the application;
- Council may ask clarifying questions during Public Meetings;
- A binder containing documents and submissions related to the application is available for review in hard copy and online; and,
- Speaking opportunities would be provided for everyone who wished to provide input and the meeting would be continued on a second night, if required.

2. PRESENTATION BY STAFF

Eirikka Brandson, Community Planner, provided an overview of the proposal, noting that:

- The Public Meeting provides an opportunity for community input regarding the application to increase the capacity of an existing child care facility;
- Under the District's Child Care Facilities Business Regulation Bylaw, applications proposing care for 11 to 20 children in a residential building must be presented at a Public Meeting and subsequently considered by Council at a regular Council meeting;
- In accordance with bylaw requirements, notice must be mailed at least 10 days in advance to all properties within a 50-metre radius of the facility and within a cul de sac;
- The applicant has operated Blue Sky Daycare from their home since November 2020 and is currently licensed to provide multi-age care for up to eight children;
- Due to increasing demand and a growing waitlist, the operator is requesting to expand capacity;
- The proposed program would include:

- Eight spaces for Group Child Care (under 36 months); and,
- Six spaces for Multi-Age Child Care (30 months to school age).
- The District uses Planning Guidelines for Group Child Care in Residential Zones, last updated in 2014;
- These guidelines help staff evaluate child care proposals that exceed eight children in residential areas;
- Key planning considerations include:
 - Location and neighbourhood context;
 - Transportation and parking;
 - Neighbourhood character; and
 - Facility design and outdoor play space.
- The site is located on Vienna Crescent in the Delbrook neighbourhood;
- Vienna Crescent is accessed via Delbrook Avenue;
- Within a few kilometres there are four elementary schools, which is consistent with the family-oriented nature of residential neighbourhoods and reflects the presence of families in the area;
- Within the Delbrook area there are approximately 120 licensed child care spaces;
- Neighbouring areas have comparatively fewer options, so this location may also serve families from adjacent neighbourhoods;
- Overall, the site is considered well suited for neighbourhood-based child care;
- The zoning bylaw requires two parking spaces for this use;
- The planning guidelines recommend:
 - Two staff/resident spaces; and,
 - One space per ten children for pick-up and drop off.
- For a 14-space child care facility, three spaces are recommended;
- The applicant provides four parking spaces:
 - Two in the garage; and,
 - Two in the driveway.
- On-street parking is available along Vienna Crescent;
- Transit stops are within approximately 100 metres along Delbrook Avenue;
- Staff have reviewed the application and no traffic conflicts are anticipated, including with nearby school drop-off activity;
- The planning guidelines recommend that child care facilities:
 - Fit within the residential streetscape;
 - Use landscaping for privacy and noise mitigation; and;
 - Provide a fully fenced outdoor play area.
- For this proposal:
 - No changes are proposed to the front exterior of this home; and,
 - The property will continue to appear consistent with other single-family homes in the neighbourhood.
- The outdoor play space is fully enclosed and includes landscaping and hedging to support privacy for neighbours;

- Staff consider the proposal consistent with the character of the surrounding neighbourhood;
- The childcare entrance is located at the rear of the building;
- Families access the centre via the east side pathway, which will be upgraded to provide an accessible route;
- The home is split-level with the childcare operating on the lower ground level and residential use remains above;
- Proposed improvements include a new classroom and an accessible washroom;
- Currently the entire backyard is used for an outdoor play space;
- With the second program, the yard will be divided into two adjacent play areas;
- Additional operational details include:
 - Outdoor play twice daily (10:00 a.m. – 11:00 a.m., 3:30 p.m. – 4:30 p.m.); and,
 - Up to three staff members on site at any time, including the director.
- Letters were sent to all properties within 50 metres of the site inviting residents to attend an open house on January 20, 2026;
- The open house was attended by District staff, neighbours, and families from the centre;
- Key feedback included:
 - All attendees expressed support for the proposed expansion;
 - Questions focused primarily on renovations and the scope of construction; and,
 - No concerns were raised regarding the proposal.
- Additional feedback from families include:
 - Parents described the operator as “like extended family”;
 - Families noted the centre provides a safe and trusted environment;
 - Parents emphasized the importance of child care in enabling them to work;
 - Families reported no issues with drop-off or pick-up procedures; and,
 - Positive comments were also shared regarding support for children with diverse needs and the quality of the outdoor play space.
- In 2020, Council endorsed the Child Care Action Plan, identifying the need for 2,055 additional spaces by 2030;
- As of January 2026, the North Lonsdale-Delbrook area exceeds District targets for infants/toddlers and preschooler spaces and is approaching the target for school aged children;
- While the North Lonsdale-Delbrook area has met some space targets, these targets serve as planning benchmarks rather than limits on the number of child care spaces that may be supported in a community;
- The proposed expansion represents a modest increase within an existing, licensed and established child care program that is already operating successfully in the neighbourhood;
- Supporting small-scale expansions such as this helps provide additional neighbourhood-based child care options, improves continuity of care for families whose children may transition between age groups within the same centre, and increases choices for parents seeking programs that best meet their family’s needs;

- Expanding capacity within an existing facility also represents an efficient way to add spaces, as the infrastructure, outdoor play space, and experienced operator are already in place; and,
- The proposal contributes to the District's broader objective of supporting accessible, high-quality child care while maintaining compatibility with the surrounding residential neighbourhood.

3. PRESENTATION BY APPLICANT

3.1. Pari Roustaisefat, Owner, Blue Sky Daycare:

- Noted she runs a multi-age child care facility licensed in 2020 to care for eight children ages six months to five years;
- Stated they are a safe, secure, loving and nurturing environment while maintaining the highest standards of safety and hygiene;
- Noted they welcome all children and families, respecting diversity, and ensuring equal access, support, and a true sense of belonging;
- Commented on fostering close partnerships with families to support each child's emotional, social, physical, and cognitive growth through observation, communication, play, and trusting relationships;
- Noted she has over 20 years experience in running multi-age child care centres;
- Noted she obtained Early Childhood Education plus Infant and Toddler certifications, First Aid, and CPR;
- Stated the daycare creates a positive learning environment that encourages creativity, focus, and engagement where children have a sense of belonging and well-being;
- Stated they apply principles from BC's early learning framework, recognizing each child's uniqueness by using observation-based, inclusive learning that supports social, emotional, physical, intellectual, and creative development while encouraging problem solving and self-expression;
- Noted the curriculum focuses on five different areas:
 - Music and movement;
 - Book corner;
 - Science;
 - Outdoor area; and,
 - Creative art.
- Outlined the infant and toddler program;
- Outlined the preschool program;
- Outlined a sample day schedule;
- Noted the centre is situated close to public transit (approximately 100 metres);
- Noted the centre is well connected to Delbrook Avenue, Genoa Crescent, Valencia Avenue, and Saville Crescent;
- Noted four on-site parking spots for staff and residents, and unrestricted on-street parking in front of the property;

- Stated staggered schedules will support a steady, manageable flow of vehicles;
- Noted they are committed to keeping the neighbourhood calm, safe and respectful;
- Commented on open-house community feedback where 11 people were in attendance and no concerns were expressed;
- Highlighted key themes:
 - Neighbours were supportive of the plan;
 - No noise concerns based on the current number of children; and,
 - Neighbours expressed that child care is an important part of the community.
- One question was raised about whether the house would require external renovations;
- Noted no external renovations are needed or planned;
- Outlined the complaint procedure and noted they encourage open communication and feedback; and,
- Formal complains can be submitted to the centre in writing, including date, time, frequency, location and explanation of the concern.

4. REPRESENTATIONS FROM THE PUBLIC

4.1. Kevin Decker:

- Spoke in favour of the proposal;
- Noted his children attend the daycare;
- Complimented the owner and operator;
- Noted that the support provided for his autistic child has been life changing;
- Highlighted the difficulty of finding daycare;
- Mentioned the children refer to as as “Blue Home Daycare”; and,
- Described the daycare as helpful to both the community and his family.

4.2. Chalys Joseph:

- Spoke in favour of the proposal;
- Noted her toddler attends the daycare;
- Expressed hope that their other child may be able to enroll should space become available;
- Described the care as top notch for many families;
- Noted that finding child care and returning to work is a difficult and demanding process;
- Described the daycare as a safe and loving space for her toddler;
- Highlighted the importance of reliable child care for young children;
- Emphasized the benefit of siblings attending the same daycare;
- Highlighted the large outdoor play area for children to play and explore;
- Noted the location is well served by walking and transit;
- Noted there is ample space for pick-up and drop off;

- Identified a growing need for more child care spaces in the District; and;
- Encouraged expediting the process if possible.

4.3. Erica Borgstrom:

- Spoke in favour of the proposal;
- Described the daycare as a second home for her child;
- Noted the transition to Blue Sky Daycare has been positive, moving away from large scale corporate daycares;
- Highlighted that Blue Sky provides a safe and structured environment;
- Emphasized that children are treated with genuine affection and deep respect;
- Noted a daily routine that balances indoor and outdoor play;
- Highlighted the importance of reliable child care for young children; and,
- Opined that approval would support local business providing an essential service to the community.

4.4. Shane Hall:

- Noted he lives in close proximity to the daycare;
- Raised concern about the need for broader discussion in the District;
- Noted considerations around residential areas versus business zoning;
- Suggested child care centres may be more appropriate outside residential areas; and,
- Noted the lack of sidewalks on the street.

5. QUESTIONS FROM COUNCIL

In response to a question from Council, staff advised that the facility is currently a multi-age centre and would transition to include eight group child care spaces for infants and toddlers, along with six multi-age spaces for children aged 30 months to school age.

In response to a question from Council, the applicant advised that in accordance with the BC Building Code, only one exit door is required for the daycare. The applicant further noted that for an Assembly A2 occupancy of approximately 1,500 square feet, a single exit door is permitted under code.

In response to a question from Council, staff advised that the North Lonsdale-Delbrook area currently exceeds some of its target number of child care spaces. However, adjacent neighbourhoods in the Upper Capilano area have fewer spaces. Staff noted that exact figures for nearby areas can be provided in a future report, and the additional spaces in Delbrook could help meet demand in those neighbouring areas.

6. COUNCIL RESOLUTION

MOVED by Councillor BACK

SECONDED by Councillor MAH

THAT the March 16, 2026 Public Meeting regarding the proposed child care facility business licence for Blue Sky Daycare is adjourned.

CARRIED
(5:42 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk