

RE: RECONSTRUCTION OR REPAIR OF HALL/GYMNASIUM STRUCTURE
9887 CAMERON STREET (ST. STEPHEN'S ANGLICAN CHURCH)
COMMUNITY PLANS FIVE AND TEN

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the report of the Director Planning & Building Inspection be received for information purposes.

* * * * *

TO: MUNICIPAL MANAGER 1982 JUNE 23

FROM: DIRECTOR PLANNING & BUILDING INSPECTION 15.901.1

SUBJECT: 9887 CAMERON STREET
ST. STEPHEN'S ANGLICAN CHURCH
COMMUNITY PLANS FIVE & TEN

RECOMMENDATION:

THAT this report be received for information purposes.

REPORT

A letter has been received regarding the reconstruction or repair of the hall/gymnasium structure at the above address, which was damaged by fire on 1982 April 01. This matter warrants Council consideration at this time since the subject site (although appropriately zoned PI, Neighbourhood Institutional District) is located within an area designated for high density commercial development in the adopted Community Plans Five and Ten. However it is the opinion of this Department that the use of the subject site for the existing church and hall could continue to be accommodated within the context of the Community Plans, as a suitable town centre use.

It may be noted that a rezoning proposal for a commercial development on the adjacent site to the east is currently being processed (RZ #151/81). The remaining portion of the designated high density commercial developed area west to the Reese Park/Trail could in the future be rezoned as a site for commercial development either incorporating the subject site, or excluding it in order to provide for its continued long term use as a church site. A confirmation of long term intentions regarding the use of the subject site could be obtained from the church at the time of this future rezoning.

For information, the Chief Building Inspector also reports that it appears that the fire damage to the hall/gymnasium structure is in excess of 75% of its value above its foundation. This being the case, the Building Regulations of British Columbia provide for the application of the current Building Code to the entire structure and not just to the portion being repaired. Should the hall be rebuilt or repaired, the existing foundation piers and timber grade beams which are in extremely poor condition are therefore unacceptable and would have to be replaced with suitable concrete foundations.

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ITEM	7
MANAGER'S REPORT NO.	43
COUNCIL MEETING	1982 06 28

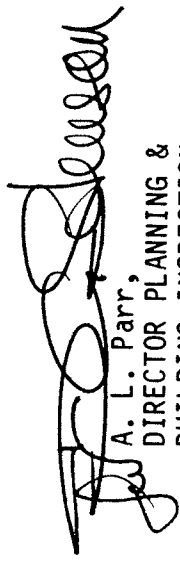
In any case, the retention and reuse of any fire-damaged structural components would have to be subject to review and acceptance by a structural engineering consultant and the entire structure would require the involvement and seal of a professional designer.

In view of the foregoing, the Planning & Building Inspection Department would be prepared to process Preliminary Plan Approval and Building Permit applications for reconstruction of the church hall on the basis of the existing P1 zoning unless otherwise directed by Council.

RR/g1

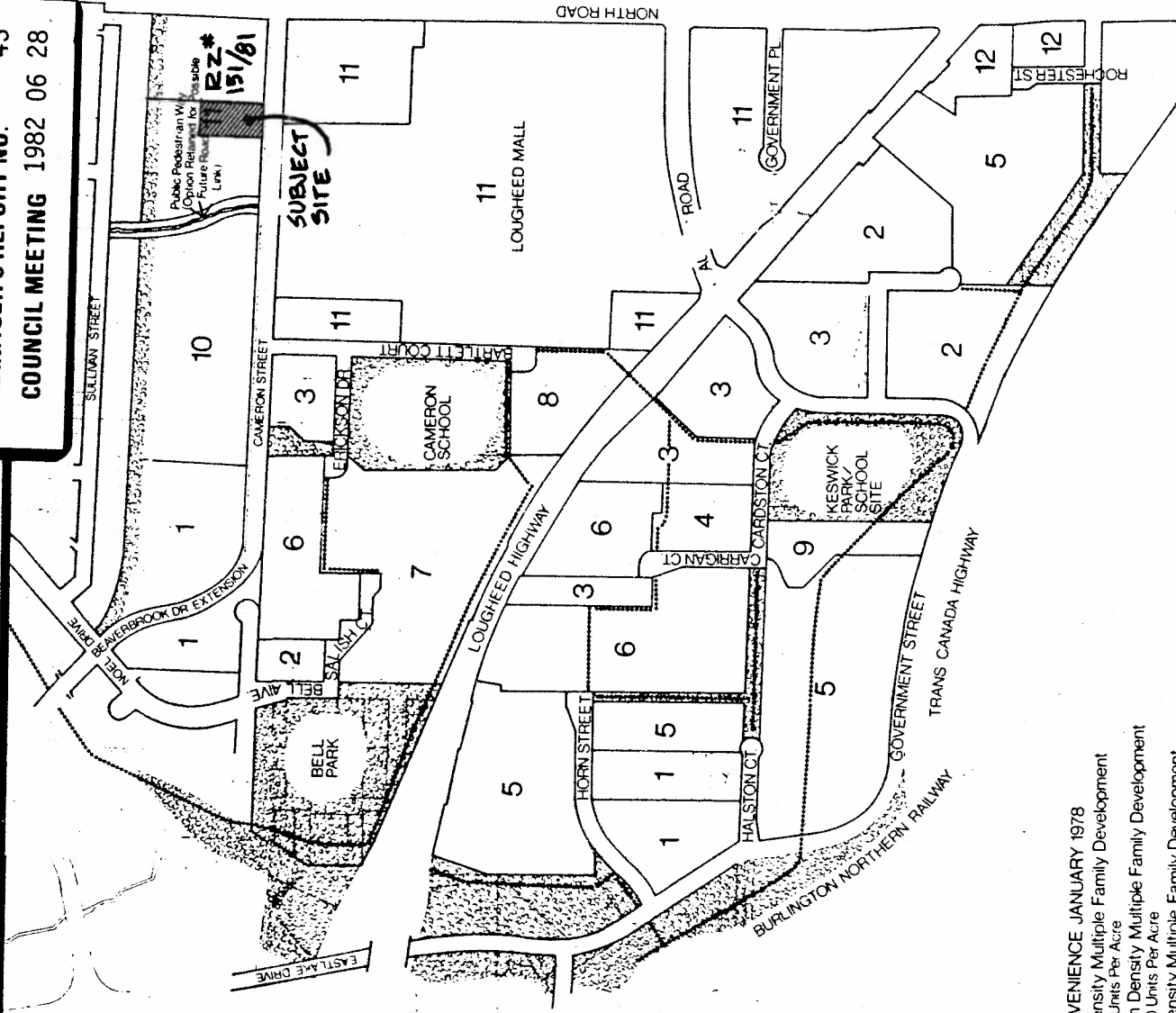
cc: Deputy Chief Building Inspector

ATTACHMENTS: Sketches 1, 2 & 3



A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

ITEM 7
 MANAGER'S REPORT NO. 43
 COUNCIL MEETING 1982 06 28



- UPDATED FOR CONVENIENCE JANUARY 1978
- 1 - Proposed Low Density Multiple Family Development
Unit Density - 10/12 Units Per Acre
 - 2 - Proposed Medium Density Multiple Family Development
Unit Density - 50/60 Units Per Acre
 - 3 - Proposed High Density Multiple Family Development
Unit Density - 100 Units Per Acre
 - 4 - Adopted Comprehensive Development Proposal (RZ No. 46)
 - 5 - Existing Low Density Multiple Family Development
(Frame Apartments)
 - 6 - Existing Medium Density Multiple Family Development
(Frame Apartments)
 - 7 - Existing Medium Density Multiple Family Development
Unit Density - 80 Units Per Acre
 - 8 - Existing High Density Multiple Family Development
Max. FAR - 2.02, RZ No. 26/75
 - 9 - Proposed High Density Multiple Family Development
Max. FAR - 2.02, RZ No. 26/75
 - 10 - Proposed Library/Recreation Centre Complex
 - 11 - High Density Commercial Development Area
 - 12 - Existing Low Density Neighbourhood Commercial Development Area
- Pedestrian System

North
 Ref. Date: July 1970

46 TOWN CENTRE — The Loughheed Mall area is the designated town centre for the north-east area of the Municipality. The existing development and guidelines for this area are considered to be consistent with the proposed revised residential framework. Accordingly, this town centre area will have high, medium and low density housing, large office buildings, major department stores and be a major transit focus with bus and, eventually, Light Rapid Transit. The recent development of the library and recreational centre complex is in keeping with the town centre role for this area. *J.W. 1981*

COMMUNITY PLANS FIVE & TEN

Date
 1982 JUNE

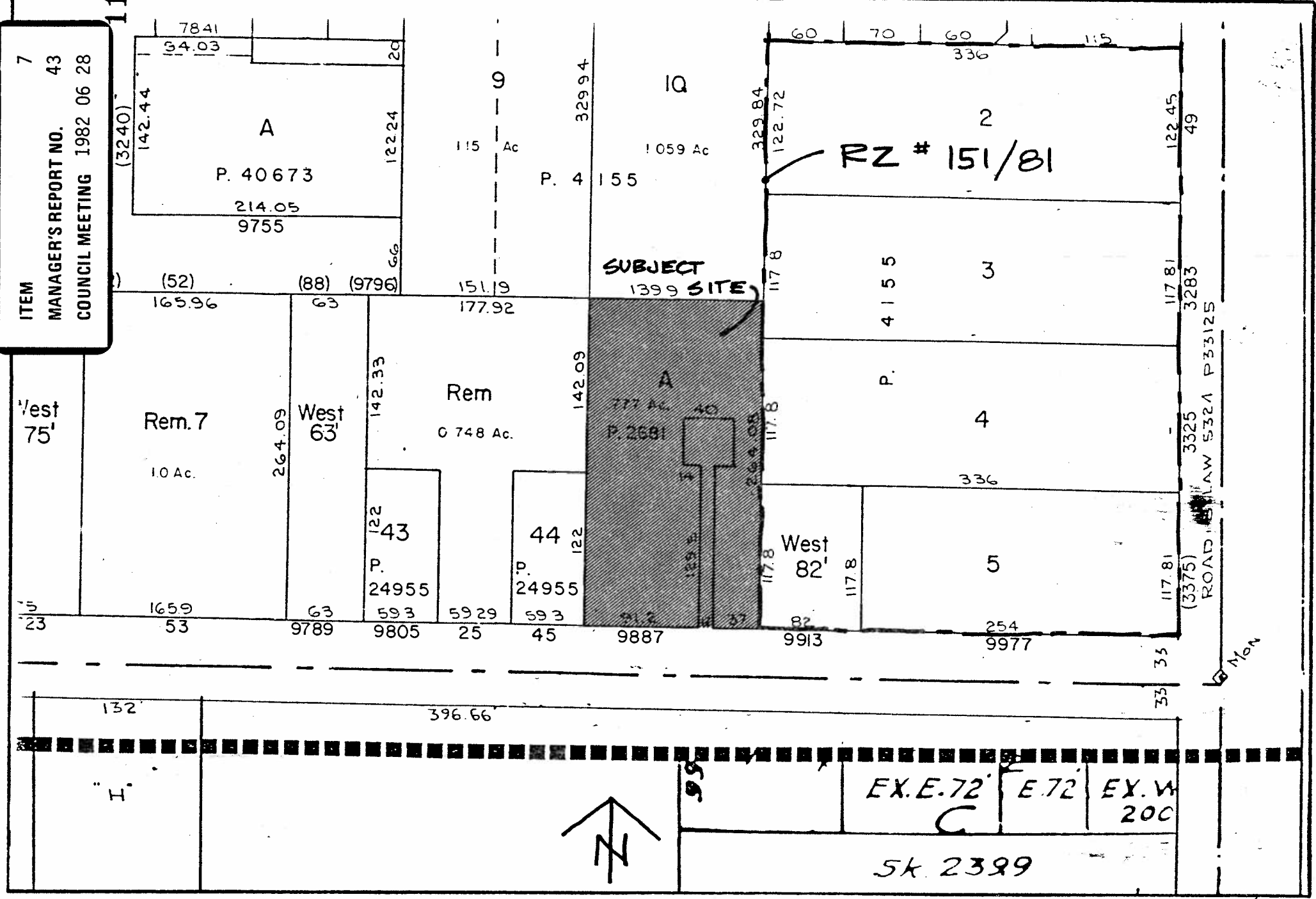
Scale


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Burnaby Planning Department

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 COUNCIL MEETING 1982 06 28

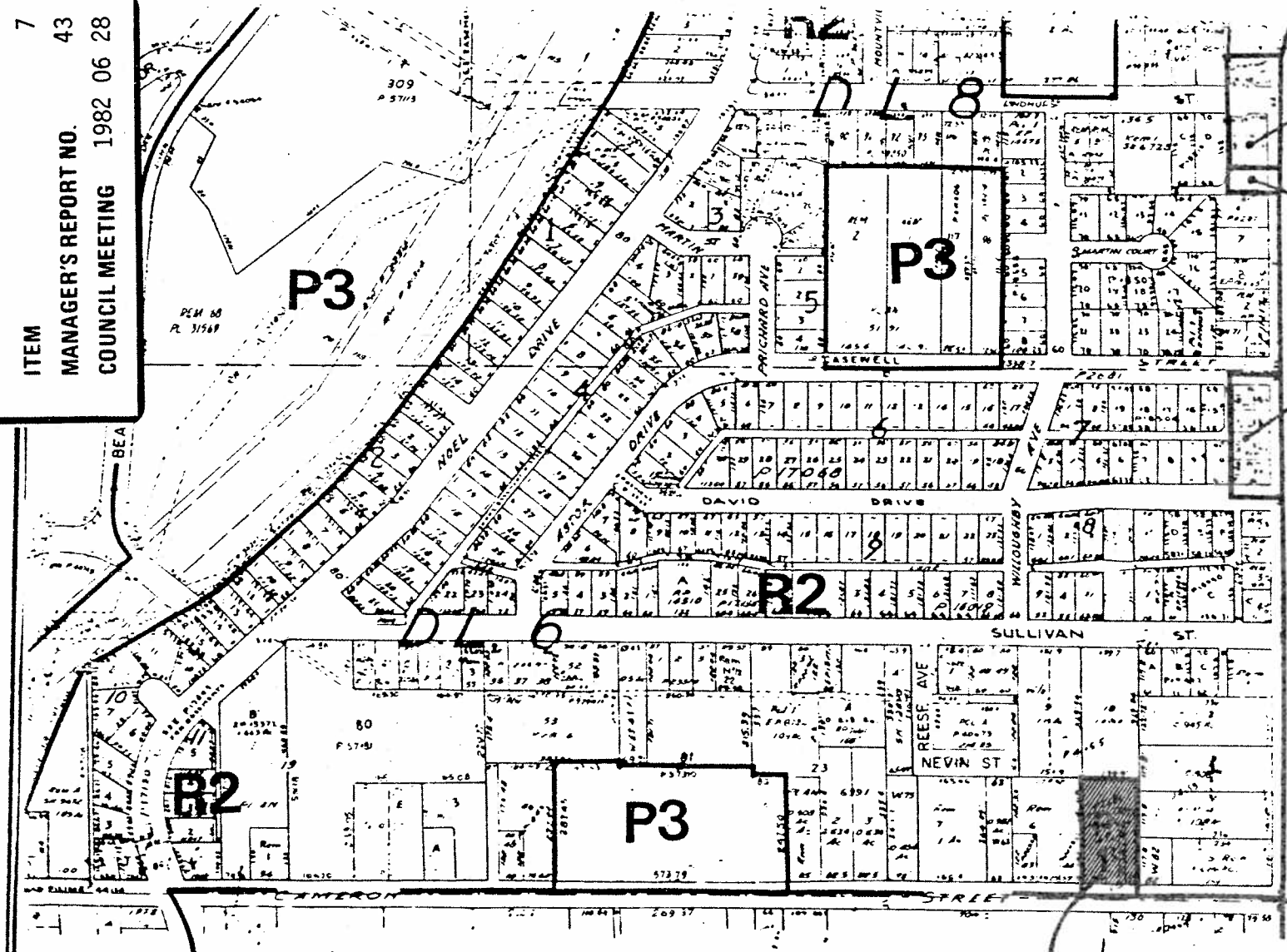


 Burnaby Planning Department

Date 1982 JUNE
 Scale 1" = 100'
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SKETCH 2

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MUNICIPALITY OF C



- General Service
- Tourist
- Gasoline Serv
- Self-Serve cas
- Drive-in Resta
- Manufacturing
- General Indus
- Heavy
- Special
- Light
- Truck Termina
- Marine
- Neighbourhood
- Administration
- Park and Public
- Cemetery
- Community
- Regional
- Special
- Parking
- Marine
- Agricultural
- Small Holdings
- Truck Gardens
- Comprehensive
- Development

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 STRIP MAP N°

Burnaby Planning Department

Date 1982 JUNE
 Scale 1" = 400'
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