

ITEM 7
MANAGER'S REPORT NO. 65
COUNCIL MEETING 1983 10 31

RE: CENTRAL ADMINISTRATIVE AREA
TRAFFIC/PARKING IMPLICATIONS OF CHURCH DEVELOPMENT
(ITEM 6, MANAGER'S REPORT NO. 62, 1983 OCTOBER 17)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1983 OCTOBER 19

FROM: DIRECTOR PLANNING & BUILDING INSPECTION FILE: 08.126

RE: CENTRAL ADMINISTRATIVE AREA X-Ref. R.Z. #46/83
TRAFFIC/PARKING IMPLICATIONS OF CHURCH DEVELOPMENT X-Ref. R.Z. #15/78

RECOMMENDATION:

1. THAT a copy of this report be sent to Rev. G. McDonald of the Calvary Church, 3905 Norland Avenue, Burnaby, B.C. V5G 3S6.

REPORT

1.0 INTRODUCTION:

At the Public Hearing for R.Z. #46/83 for the proposed new Kingdom Hall Church at 5976 Spratt Street on 1983 October 18, a number of questions were raised regarding traffic and parking relative to the existing Calvary Community Church which lies to the east of the subject rezoning site.

The purpose of this report is to add to the report on Traffic (1983 October 17, Item 6, Manager's Report #62), to advise Council of the existing situation, to propose a solution to minimize traffic conflicts with Spratt Street in the future and to comment on parking needs.

2.0 BACKGROUND:

When the Calvary Community Church site was rezoned, a large development in three phases was approved with an ultimate capacity of 1,264 seats with the appropriate amount of parking (127 spaces). At the present time Phase I of the Calvary Temple is constructed. The approved drawings for Phase I have the access and parking from Norland Avenue. In the Third phase the plans show an extended parking area with access from Spratt Street and Sunset Street.

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3.0 EXISTING SITUATION:

At the time the Calvary Church site was rezoned, a letter was obtained from the Church, agreeing to close off their driveway access to Sprrott Street in the future.

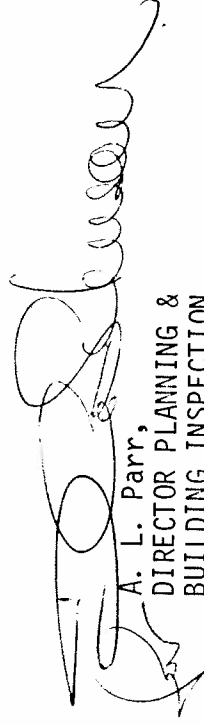
Presently, the Church is using a driveway from Sprrott Street to serve an informal parking lot on the northwest corner of their property. This access is not required as a fire lane for the existing first phase building.

The rezoning of the Kingdom Hall site (R.Z. #46/83) would entail construction of Sunset Street from Godwin Street east to the Calvary Church property as a condition of rezoning. The plans for the future phases of the Calvary Church call for access to their site off the proposed Sunset cul-de-sac.

4.0 PROPOSED SOLUTION:

It is proposed that the existing unauthorized access to Sprrott Street which serves the gravel parking area be permanently closed. Should the Calvary Church wish to pursue the option, they could extend their existing paved parking area as envisioned in the plan. For the time being this parking area would have access only to Norland Avenue, while in the future it would be connected to Sunset Street. In the event that fire truck access is required from Sprrott Street in the future phases, the route will be limited to fire vehicles only.

This report is submitted for the information of Council.

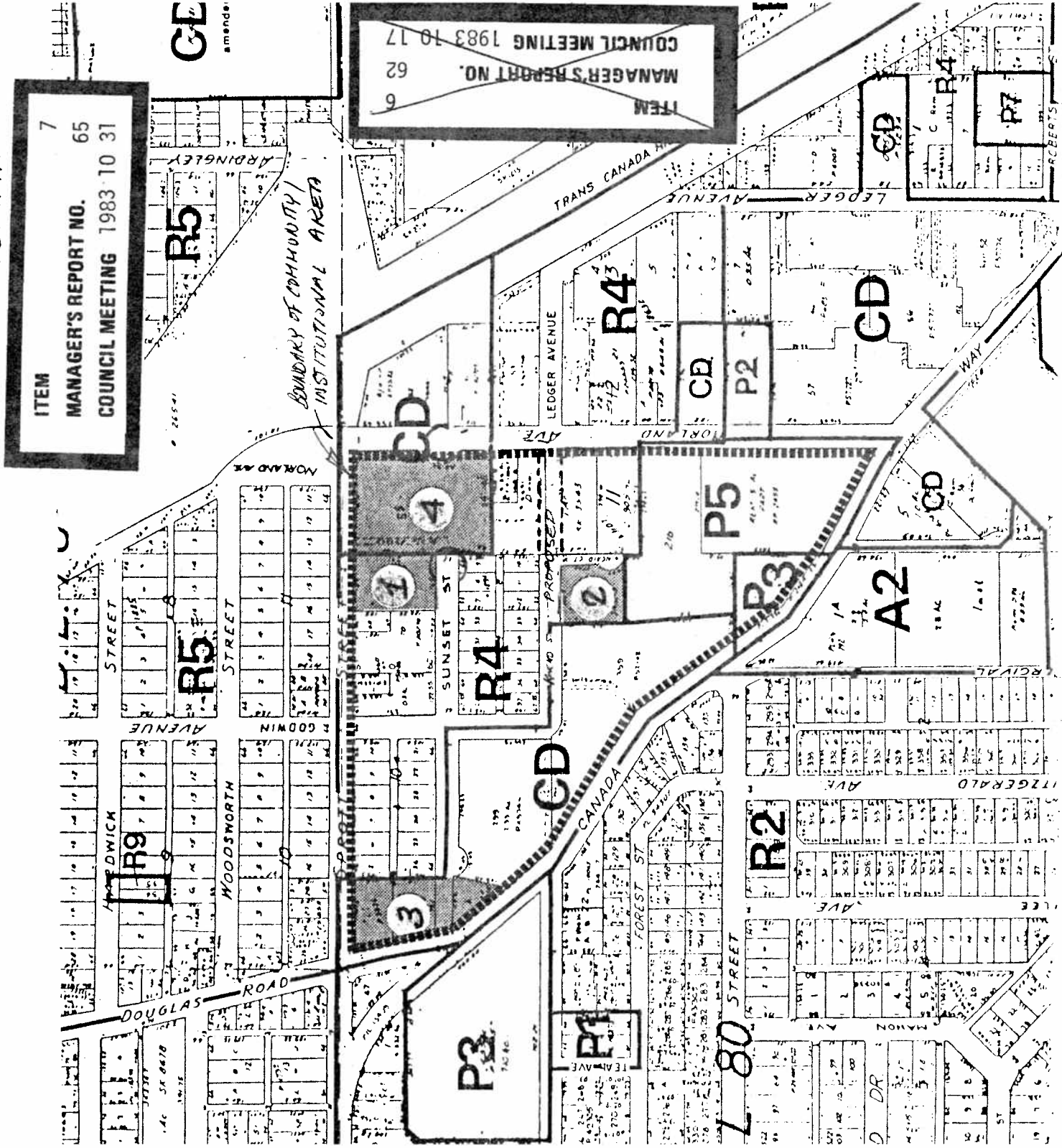

A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

BR/ad/g1

Sketch attached.

cc: Director Engineering
Director Fire-Services

Fig 1 LOCATION OF CHURCHES IN THE COMMUNITY (INSTITUTIONAL (DESIGNATED USE) AREA OF THE CENTRAL ADMIN. AREA PLAN



Church/Address	R.Z. Ref.
1 Kingdom Hall 5976 Sprott	46/83
2 Danish Evangelical Lutheran 4151 Norland	183/81
3 Ukrainian Orthodox 5850 Sunset	26/78A
4 Calvary Temple (Existing) 3905 Norland	15/78

