

ITEM	14
MANAGER'S REPORT NO.	51
COUNCIL MEETING	85/07/29

RE: REZONING REFERENCE NO. 28/85  
PORTION OF LOT 53, DL 74, PLAN 25717 AND A PORTION OF THE  
BANFF AVENUE ROAD ALLOWANCE BETWEEN WOODSWORTH STREET AND CANADA WAY

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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1985 JULY 18

TO: MUNICIPAL MANAGER

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #28/85  
PORTION OF LOT 53, D.L. 74, PLAN 25717 AND  
A PORTION OF THE BANFF AVENUE ROAD ALLOWANCE  
BETWEEN WOODSWORTH STREET AND CANADA WAY

FROM: R3 RESIDENTIAL DISTRICT  
TO: P5 COMMUNITY INSTITUTIONAL DISTRICT

RECOMMENDATION:

1. THAT vehicular access for the primary congregational parking be from Canada Way only and that this requirement be reflected in the suitable plan of development.

REPORT

1.0 INTRODUCTION:

Arising from discussion of the subject rezoning application at the 1985 June 18 Public Hearing and consideration of the Bylaw at Second Reading on 1985 June 24, Council requested information regarding the following items:

1. The operation of the ABC Industrial Emergency Care Training School located within the Donald Patterson School facility - 5310 Woodsworth Street.
2. The appropriate means of obtaining vehicular access to the site and the feasibility of limiting access from Canada Way only.

3.0 GENERAL DISCUSSION:

- 3.1 In response to the information requested as outlined in item #1 above, Council is advised that the ABC Industrial Emergency Care Training School presently operates from the Donald Patterson School facility located at 5310 Woodsworth Street (refer to attached sketch). This training facility which provides instruction for industrial first aid certification has been operating from the site since the fall of 1984. Classes are held throughout the week and on Saturday at various times during the day and evening. The school has a maximum enrollment of 80 people and four instructors.

This training facility is considered to be an appropriate use of the Donald Patterson School which was closed in June of 1984. The site is zoned P3 Park and Public Use District. On 1982 July 12 Council received a report on the alternative uses to be made of closed school facilities and concluded that a set of guidelines be drawn up to ensure that proposed users of closed school facilities be of a type which would meet the general zoning intent and be similar in character to activities normally carried on in a school. The provision of adult education programs and vocational training programs were concluded to be acceptable types of uses for the school facilities. The ABC Industrial Emergency Care Training School thus satisfies the use guidelines that have been established, and has received the necessary Municipal permits and approvals. In reference to off-street parking, we advise that the existing school facility complies with the parking regulations of the zoning bylaw.

3.2 In reference to item #2, concern was expressed from the neighbourhood that allowing access to Woodsworth Street would cause unwarranted traffic and noise in the residential area to the north of the proposed church site. As a result, Council requested further examination of the access situation in general. More specifically, staff were asked to review the accident profile on Canada Way, and to indicate whether it would be feasible to limit access to the subject site from Canada Way only.

Upon examination of this situation, the Director Engineering advises that there are very few accidents recorded annually on Canada Way between Douglas Road and Royal Oak Avenue. Thus far this year, there have been only two accidents; one involving a single vehicle out of control and crossing the sidewalk and the second involving a cyclist crossing Canada Way and being grazed by a passing vehicle.

In reference to access, the Director Engineering advises that access to the site from Canada Way only will be acceptable.

However, it must be acknowledged that the future upgrading of the Canada Way/Royal Oak intersection may result in the requirement for installation of a raised centre median on Canada Way adjacent to the subject site. If and when this median is installed, access to the site would be limited to right-turn-in and right-turn-out only. As such, traffic destined for the site from the west or leaving to travel east might at that time be obliged to use local streets through the adjacent neighbourhood to return to Canada Way (refer to attached sketch).

It is not necessary to take primary access to the adjacent lane to the east (which is required to be dedicated and constructed as a condition of rezoning) and it is possible to orient the church congregational parking lot so that this congregational traffic will be directed to Canada Way.

The applicant has requested that a maximum of 5 staff parking spaces be permitted off the lane which is to be constructed by the applicant. Staff consider this a suitable arrangement since the main church parking area is accessed only off Canada Way and will not be in any way connected to the lane. Therefore, unless otherwise directed by Council, a maximum of 5 staff parking spaces will be permitted to be accessed off the lane.

3.3

In this way, primary vehicular access to the site can be limited to Canada Way. However, since in the future there may be a median installed on Canada Way adjacent to the site which would limit access to the site to right-turn-in and right-turn-out movements only, it must be acknowledged that some traffic may in future use the neighbourhood streets to the north for circulation purposes, contrary to what the residents are trying to prevent.

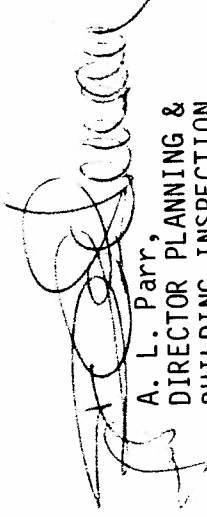
The applicant has been advised of the potential median installation and has stated that the church would have no objections to being limited to accessing the site from Canada Way only on a right-turn-in and right-turn-out basis at a future date. The applicants have expressed their desire to pursue their application and obtain Third Reading as soon as possible.

It is therefore recommended that vehicular access to the congregational parking lot be from Canada Way only and that this requirement be reflected in the suitable plan of development. A maximum 5 staff parking spaces will be permitted off the lane.

*APL*  
PDS/g1

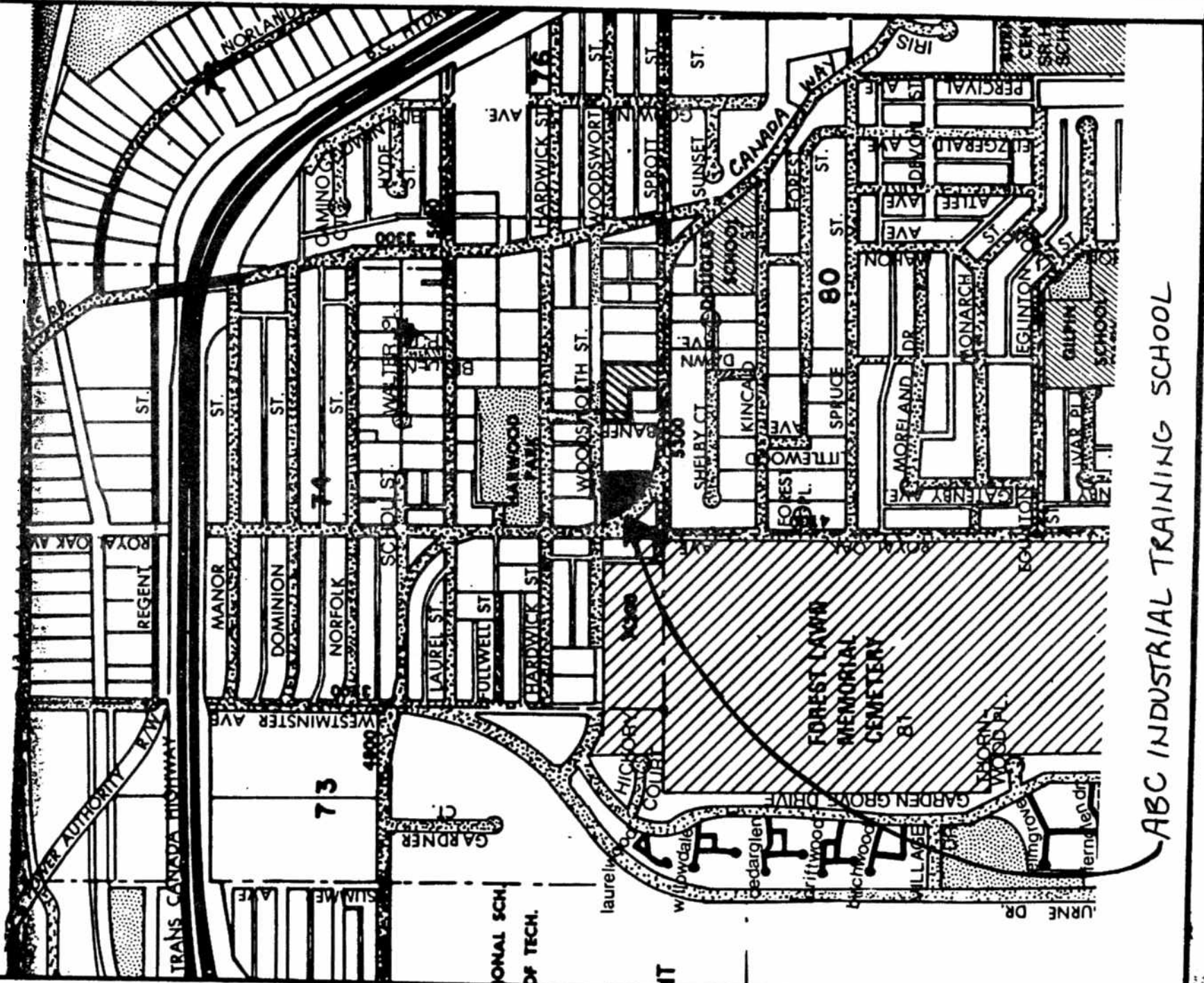
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cc: Director Engineering

  
A. L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

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 COUNCIL MEETING 85/07/29

138



Date

1985 JULY

Scale

Drawn By



Burnaby Planning Department



RZ # 28/85

DIRTY SITE

ABC INDUSTRIAL TRAINING SCHOOL