

ITEM 6
MANAGER'S REPORT NO. 43
COUNCIL MEETING 88/06/20

RE: PROPOSED PRESCHOOL
REZONING REFERENCE NO. 12/88
PORTION OF 7430 THIRTEENTH AVENUE

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

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TO: MUNICIPAL MANAGER 1988 JUNE 09
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
SUBJECT: PROPOSED PRESCHOOL
REZONING REFERENCE #12/88
PORTION OF 7430 THIRTEENTH AVENUE

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RECOMMENDATION:

1. THAT this report be received for information.

R E P O R T

1.0 INTRODUCTION

The purpose of the subject rezoning amendment is to permit the amenity room in the existing residential development to be utilized as a preschool. The rezoning bylaw was given First Reading on 1988 March 28, a Public Hearing was held on 1988 April 19 and Second Reading was given on 1988 April 25. At the Public Hearing, concerns were raised regarding the availability of parking and drop-off/pick-up facilities for the proposed preschool.

2.0 AVAILABILITY OF PARKING

As the proposed preschool (which is intended to accommodate 20 children of ages 3 to 5) will have two employees, an additional parking requirement of 2 spaces is generated according to Zoning Bylaw regulations. The subject development presently has sufficient parking to meet this requirement, and its owner has indicated that two spaces within the secured underground parking garage are being assigned to the preschool employees.

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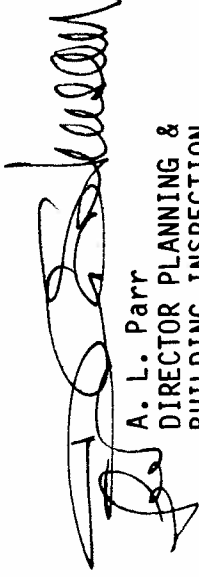
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The development's owner has also indicated that the existing 24 visitors' parking spaces located in the development's underground parking garage outside the security gate will be available for drop-off and pick-up of children during preschool operating hours. In addition, on-street parking is available on 12th Avenue and 13th Avenue. Engineering Staff have advised that while the practice is not to provide on-street loading or pick-up/drop-off zones, posted "No Parking" zones (e.g. the 12th Avenue cul-de-sac bulb) can be utilized by vehicles actively engaged in loading or unloading of goods or passengers.

3.0

CONCLUSION

Based on the above, it is concluded that adequate parking and drop-off/pick-up provisions have been made for the proposed preschool. This is for the information of Council.



A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

RR:ap

cc: Director Engineering