

TO: MUNICIPAL MANAGER 1991 AUGUST 15

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: PROPOSED GYMNASIUM ADDITION AND
RENOVATIONS TO HOLY CROSS SCHOOL
1450 DELTA AVENUE
(PRELIMINARY PLAN APPROVAL #9380A)

PURPOSE: To provide Council with information on this application, which is to be the subject of a delegation appearing at the 1991 August 19 meeting of Council.

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RECOMMENDATION:

1. THAT a copy of this report be sent to Mrs. Debbie Samija, 1485 Taralawn Court, Burnaby, B. C. V5B 3H4.

R E P O R T

1.0 BACKGROUND:

- 1.1 Appearing in the agenda for the 1991 August 19 meeting of Council is correspondence from Mrs. Debbie Samija of 1485 Taralawn Court referring to her concerns with respects to an application to construct an addition and renovations to the gymnasium of Holy Cross School at 1450 Delta Avenue. The purpose of this report is to provide Council with the facts concerning the proposal, its relationship to the pertinent bylaws, the status of the application, and relevant comments concerning the objections raised by Mrs. Samija and other residents of the area in connection with the Holy Cross Church and school.
- 1.2 The property at 1450 Delta Avenue is zoned P5 Community Institutional District, a category which permits churches, private schools and accessory uses, among others. The site was the subject of a rezoning to the P5 District in 1981 (Rezoning Reference #100/80) which resulted in approval for construction of the church building on the site as a complement to the previously-existing Holy Cross School and rectory.
- 1.3 Under the prevailing P5 zoning, an application for Preliminary Plan Approval to construct an addition and renovations to the school's gymnasium was approved in 1990. The project did not proceed at that time however, and the approval lapsed.
- 1.4 An application for renewal of the P.P.A. and certain revisions has since been submitted by an architect representing the church, and is in the course of being finalized, again under prevailing P5 zoning. An application for Building Permit has also been filed and is being processed. Upon satisfaction of all the pertinent bylaw and building code requirements it is expected that approval will be granted.

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2.0 CURRENT SITUATION:

2.1 In the course of processing the application, staff were informed on 1991 July 18 by residents of the immediate area that construction, including demolition of portions of the original building and excavation/forming for the new construction, was proceeding on the site. A site visit was conducted by the Planning Division staff member working on the project and on 1991 July 23, the Building Inspector placed a Stop Work order on the property, thereby requiring that no further work be carried out until all necessary permits and approvals are in place. To the best of our knowledge, this order has been observed, and the church's architects have been working toward satisfying the bylaw requirements to enable approvals to be issued.

2.2 During this process, staff have had numerous and repeated contacts with several citizens of the area who have expressed complaints about the operation of the school and church, and objections to any further development being permitted on the site. These contacts have taken the form of numerous telephone conversations with Mrs. Samija and other residents in the area, visits at the Municipal Hall and in the area to discuss the neighbourhood concerns, and discussions with the office of the M.L.A. for North Burnaby, Barry Jones, and have required considerable time and effort to research. Staff have sought to supply the information being requested and to explain the approval process and the technical requirements of the bylaw that are involved. However, it has become clear that there is a considerable history of disagreement or misunderstanding between the church and local residents, and that some misconceptions exist concerning the potential for further development on the site following the rezoning in 1981.

2.3 Mrs. Samija and others enquiring on the subject have been informed that the applicant is entitled to approval and a Building Permit if his application complies in all respects to the requirements of the pertinent bylaws. They were further informed that there is no requirement for public notification or for approval by Council or other authorities if the application complies with the regulations (i.e. no involvement of Council with respect to rezoning or Board of Variance with respect to variances).

2.4 Some of the residents had been under the impression that the site at 1450 Delta was already developed to its full capacity and as a result no further development could be approved. They have been informed that this is not the case: the property prior to the proposed addition experienced only 14.7% lot coverage, whereas a maximum of 30% coverage is permitted in the P5 District. With the proposed addition and renovations, the coverage developed will be only about 20%, well within the regulation. Additionally, the parking provided on site more than meets the Bylaw requirements, and the addition easily satisfies the height and the various setback requirements. Finally, with respect to lot size, the lot area would permit the enrollment of up to 205 students; the accommodation for up to 20 kindergarten pupils in the lower level classrooms of the church and up to 180 pupils in the elementary school satisfy this requirement.

2.5 The expanded gymnasium and related facilities shown in the application are proposed to be for uses accessory to the permitted principal use of the land for church and school purposes. In response to our request for a letter clarifying the parish's intentions in connection with the project, we have received a letter from Reverend John A. Wronski, S.D.S. on behalf of the Holy Cross Parish, dated 1991 July 30, which states, in part:

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"Holy Cross elementary School was originally constructed, not as a full-grown educational facility, but as a very young and yet to grow school. As such, it responded to the immediate needs for basic learning facilities providing classrooms and a multi-purpose hall for teaching and physical and religious activities. Since then, the school has steadily grown and has received accreditation from the British Columbia Ministry of Education. As the educational curriculum matures, so must the physical enclosure to accommodate these improvements.

To this end, the gymnasium has, for several years now, been addressed as not being up to the standards and sizes required for normal physical education requirements, as would be provided by the public schools. We are now proposing to enlarge the gymnasium to the height and dimensions required for the physical education program. In addition, we are adding a computer room and multi-purpose/library room. These additions are in keeping with the desire to provide up-to-date, basic educational facilities required by the school in order to carry out its function as a viable and continuing institution for these times.

The intention of the Parish is to use the gymnasium for only its own parish-related uses, as has been done since the school was established, and it will not be rented out for commercial uses."

Staff are pursuing further written clarification to ensure that there is a mutual understanding of the expression "rented out for commercial uses", in order to ensure that it is clear that any use of the facility must be confined at all times to uses that are ancillary to the principal uses on the property (solely for church and/or school functions) and not for any other social or public assembly gatherings that are not directly connected with the church or school programs.

2.6 Staff are also currently pursuing a few matters related to completing the drawing documentation on the site development, to ensure that the site landscaping and screening are up to standards. When these remaining matters are resolved, it is expected that issuance of Preliminary Plan Approval and Building Permits will follow.

2.7 With reference to the various complaints and objections raised with respect to late night noise, childrens' behaviour, fencing, etc., it appears that many of these relate to "neighbourliness" and are best resolved by discussion directly between the residents and church or school officials. It is worth noting that the Municipality has a noise control bylaw, and if there are future complaints related to noise or late-night disturbance, it would be appropriate to direct them to the Environmental Health Department or the RCMP for investigation and correction if required.

2.8 Staff have prepared a written response to Mrs. Samija on the particular requests for information contained in her letter of 1991 August 09, and will seek to be of assistance to her.

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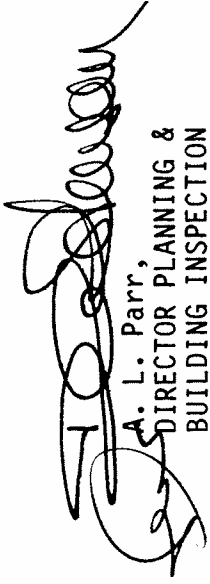
SUMMARY:

The applications for development of expanded and renovated gymnasium facilities on this site are proceeding toward approval, predicated on satisfaction of all the bylaw requirements including verification of the intended use. 293

Staff will continue to seek to provide information requested by area residents. The contents of this report have been discussed with Mrs. Samija.

ALP
DGS/ds

cc: Chief Building Inspector


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION