

ITEM	7
MANAGER'S REPORT NO.	33
COUNCIL MEETING	93/05/17

TO: CITY MANAGER 1993 May 12

FROM: ACTING DIRECTOR
PLANNING AND BUILDING

SUBJECT: THE FAITH CHURCH NURSERY SCHOOL LOCATION AT PARKCREST
ELEMENTARY SCHOOL

PURPOSE: To provide Council with information requested in
connection with a delegation received 1993 May 03.

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RECOMMENDATION:

1. **THAT** a copy of this report be sent to:
 - a) Mr. Shane Kennedy, 318 - 1955 Woodway Place,
Burnaby, B. C. and
 - b) Mr. R.D. Ingram, Secretary-Treasurer,
Burnaby School Board

R E P O R T

At the May 03 meeting of Council, Mr. Shane Kennedy appeared as a delegation on behalf of residents in the vicinity of Winch Street and Fell Avenue. At that time Council requested a staff report providing background information and comment on the subject.

This department has received an enquiry regarding the possible location of a temporary building for a nursery school at the Parkcrest Elementary School site 6055 Halifax Street (see attached sketch #1). The subject site is owned by the Burnaby School Board and is zoned P3 Public Institutional District. The P3 zone permits various public assembly uses, including public schools as well as accessory uses. A nursery or playschool is a permitted accessory use on school sites.

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BACKGROUND:

The Faith Church nursery school has existed in a classroom at Parkcrest school for several years. Recently the School Board informed them that the space they currently occupy will be needed by the school. As a result the operators of the nursery school have been exploring the use of a temporary building on site to house the use, in a manner similar to numerous other instances on school sites throughout the city.

A preliminary sketch proposal has been advanced by the nursery school operators and discussed with the Planning Department. This sketch plan indicates a temporary 24 ft. x 60 ft., flat-roofed, one-storey structure. The location indicated is in the northeasterly portion of the site approximately 70 ft. from the east property line and 25 ft. from the north, although it was made clear that these setbacks were approximate and dependent on site conditions. The proposed building would be accompanied by a three car parking lot and landscaping, including a 6 ft. screening hedge between the parking area and the residential lot to the east (refer to attached sketch #2). Representatives of the nursery school have indicated that they do not intend to implement the relocation project until the summer of 1994, and they have not yet made an application for City approval.

In late March, some of the residents of the area to the north and northeast of the school site indicated their objections to the placement of a portable to house the nursery school on this portion of the school site. The concerns expressed included:

- occupying this portion of the site (a grass field area) would displace informal childrens' play in this area (for example, recess, lunch time, after school, weekends, etc.).
- visual impacts/interference with views.
- traffic associated with parents of nursery school children.
- the introduction of a parking area and driveway to Winch Street.
- the safety of nursery school children related to the bank south of the proposed facility leading down to a school sports field.

Mention also was made that there would be no objection if the facility were located elsewhere on the school grounds, further removed from the northeast corner.

With reference to the childrens' play aspect, School District officials note that the area proposed is not used by the school for any organized school activities, and is not supervised by school staff. To this extent they do not consider that use of this part of the site would interfere with school needs.

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In response to the expressed concerns, staff have advised objectors that their comments would be taken into consideration, if an application is received. Staff also informed School District officials of the citizens' concerns.

We have been notified that the School Board on April 27 approved the request of the Faith Church Nursery School to locate a portable on the Parkcrest School property, subject to adherence to Board Guidelines for portable location and compliance with Burnaby's building requirements. The Board's guidelines deal with a number of siting issues (safety, play area protection, servicing, etc.) and also include the requirement that the applicant make every effort to find shared use of the facility by discussing with Burnaby's Child Care Resources Group the possibility of such shared use.


DISCUSSION:

The Burnaby Zoning Bylaw sets out the regulations that govern the placement of principal and accessory buildings in the P3 District, and these requirements will need to be met in any application for Preliminary Plan Approval. In response to concerns registered by some residents of the adjacent area, staff have informed the residents that staff will seek to work with School District officials to achieve the best siting arrangement that as much as possible respects the residents' concerns. Staff have been in contact with District representatives to this effect, and will pursue discussions directed toward achieving this if an application is made. As noted above, no application has been filed as yet, although the School Board has signified its approval for use of a portion of its site for location of a portable, subject to certain terms. As further noted, it is understood that the nursery school is presently anticipating location of the portable in September 1994.

The contribution made by preschool facilities to the child care and educational needs of the community is acknowledged, and continuation of the accommodation of this particular nursery school has been supported by the Principal of Parkcrest Elementary School, the Burnaby Health Department, and the Burnaby School Board.

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To the extent possible, staff will work together, if an application is received, to achieve a siting of the proposed facility that is both practical for the school and considerate to the concerns expressed by local residents. In any event any formal approval will require that the applicable bylaws are met for any accessory building with regards to siting, parking, screening and similar matters that are regulated by bylaw.

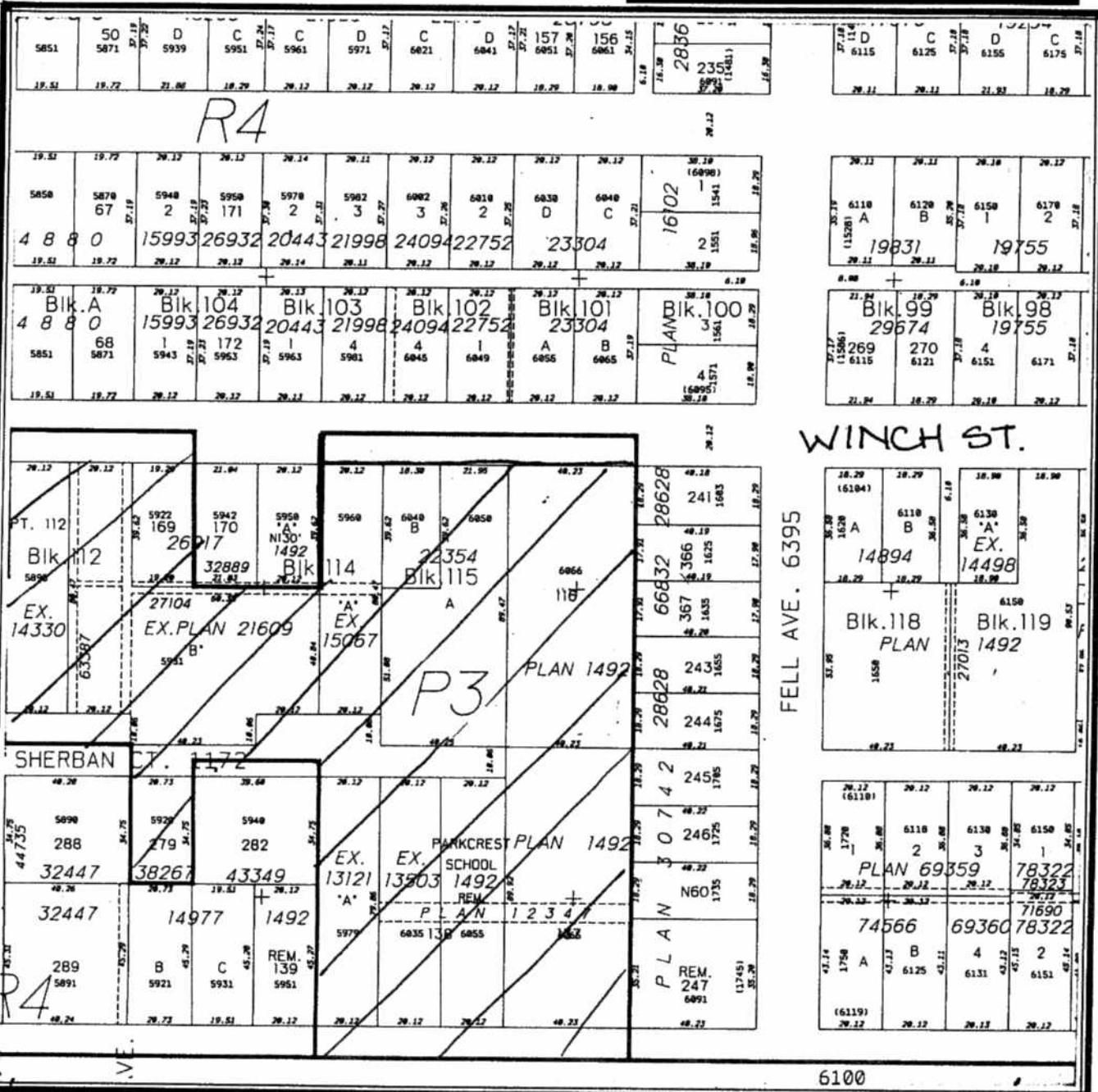


D. G. Stenson,
Acting Director
Planning and Building

KER/ds

Attachments

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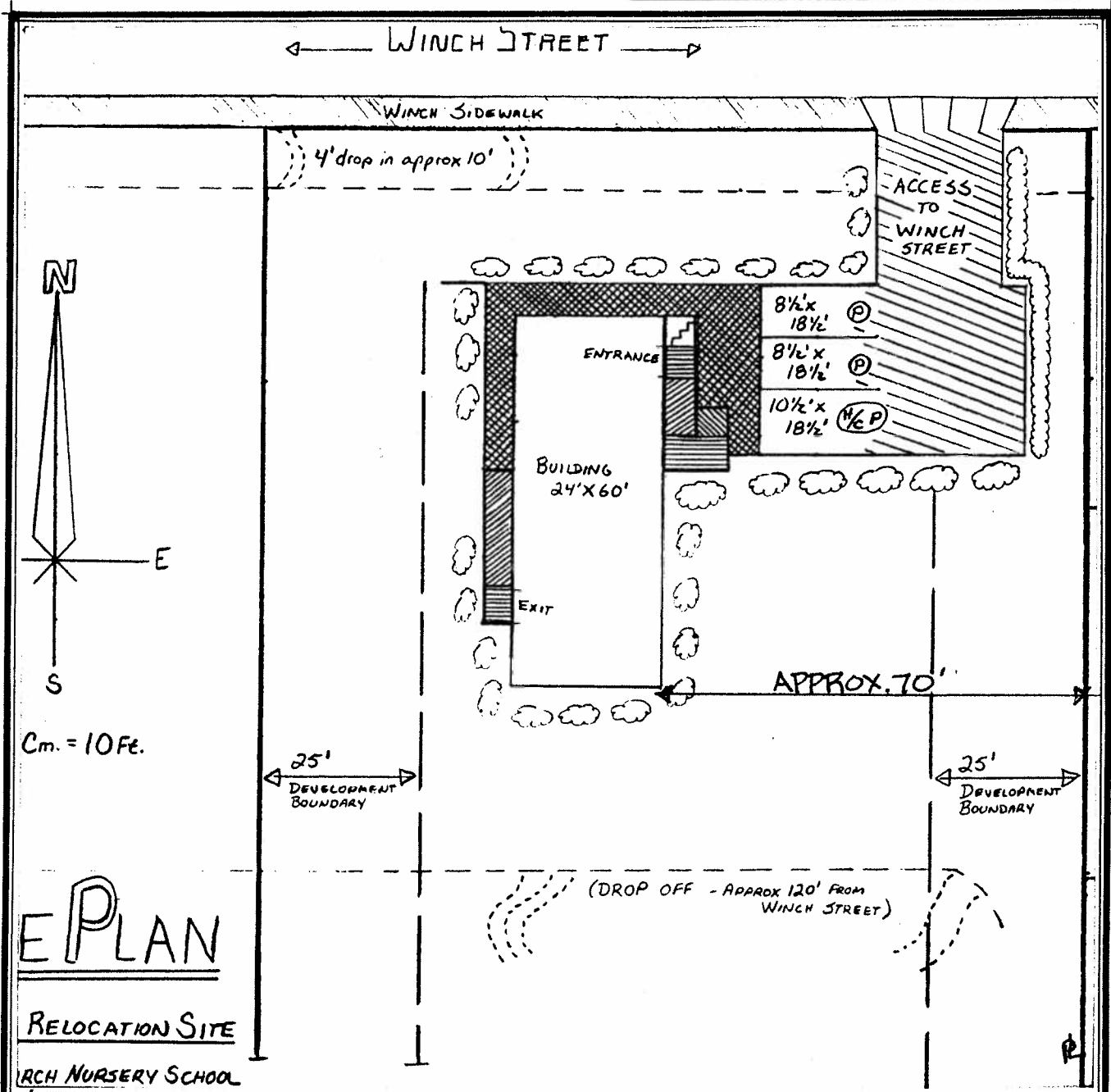


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SKETCH #1

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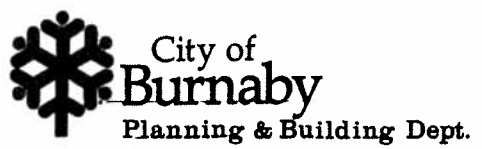


EPLAN
RELOCATION SITE
 RCH NURSERY SCHOOL

Date:
 93 MAY 6th

Scale:
 N.T.S.

Drawn By:
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SKETCH #2