

**TO:** CITY MANAGER 1996 JANUARY 16  
**FROM:** DIRECTOR PLANNING AND BUILDING  
**SUBJECT: REZONING REFERENCE #16/95**  
**Church Development**

**ADDRESS:** 3816 & 3844 TRIUMPH STREET AND  
3845 & 3871 PANDORA STREET

**LEGAL:** WEST HALF LOT B, EAST HALF LOT B, D.L. 186  
GROUP 1, NWD PLAN 6572, LOT 48, D.L. 186, PLAN 59942,  
LOT 16, BLK 7, D.L. 186, GROUP 1, NWD, PLAN 1124

**FROM:** R5 Residential District and P1 Neighbourhood Institutional  
District

**TO:** CD Comprehensive Development District (based on P1  
Neighbourhood Institutional District guidelines and in  
accordance with the development plan entitled "Proposed  
St. Helen's Church" prepared by L.O. Lund & Associates  
Architects

**APPLICANT:** L. O. Lund & Associates  
201 - 135 East 15th Street  
North Vancouver, B.C. V7L 2P7

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing  
on 1996 February 20.

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**RECOMMENDATIONS:**

1. **THAT** the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Section 3.3 of this report, contingent upon the granting by Council of Second Reading of the subject rezoning bylaw.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1996 February 5 and to a Public Hearing on 1996 February 20 at 7:30 p.m.

3. **THAT** the following be established as prerequisites to the completion of the rezoning:
- a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The submission of an undertaking to remove all existing improvements from 3816 & 3844 Triumph Street and 3845 Pandora Street within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
  - e) The consolidation of the subject site and 3894 Triumph Street into one legal parcel.
  - f) The granting of any necessary easements.
  - g) The dedication of any rights-of-way deemed requisite.
  - h) The granting of a 215 Covenant to protect the significant existing trees being preserved on the site and the deposit of sufficient monies to ensure the protection of the existing trees being preserved.

## REPORT

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the development of a new church, while retaining the existing institutional buildings on the site.

### **2.0 BACKGROUND**

On 1995 May 15, Council received a report regarding an application to rezone 3816 and 3844 Triumph Street and 3845 Pandora Street to P1 Neighbourhood Institutional District in order to permit the construction of a new church. The report concluded that in light of the scope of the proposed institutional development as an expansion of the existing institutional complex, relative to the intended orientation of the P1 District and the surrounding single-family area, this Department could not support this rezoning request.

After receiving a delegation from the applicant, L. O. Lund & Associates, Council defeated the recommendation and directed Planning to work with the applicant towards a suitable plan of development for submission to a Public Hearing.

The applicant has now submitted a suitable plan of development for presentation to a Public Hearing.

### **3.0 GENERAL DISCUSSION:**

- 3.1 In discussing the plan of development with the applicant within the broader context of the St. Helen's institutional complex, this Department concluded that a more comprehensive, integrated approach to the rezoning would be beneficial in this case. It was therefore agreed upon by this Department and the applicant that the rezoning application would be for CD Comprehensive Development District (based on P1 District guidelines) and would include 3871 Pandora Street, which is already occupied by a small church, a church hall and a rectory. This approach allows for greater control over the overall institutional development by St. Helen's on this block, while recognizing the integrated nature of the uses, particularly with regard to the parking requirements.

The St. Helen's private school site at 3894 Triumph Street, which is zoned R5 Residential District, is not included in the Comprehensive Development District zoning due to private schools not being a permitted use in the P1 District and the significant degree of legal non-conformity of the development. However, in light of the integrated nature of the

uses, such as the shared accesses, parking and utilities, 3894 Triumph Street will be consolidated with the subject site, but remain zoned R5 District.

- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing will include, but not necessarily be limited to, the upgrading of both Pandora Street and Triumph Street to an 8.5m standard with curbs and boulevard trees, as well as wheel chair ramps at the corners, and a new water main.
  
- 3.3 In order to consolidate the net site, the applicant is proposing to close the lane between 3844 Triumph Street and 3871 Pandora Street and between 3844 Triumph Street and 3845 Pandora Street. In order to provide adequate vehicular access in the lane, the applicant will be required to dedicate sufficient right-of-way to provide a hammerhead turnaround in the lane. The lane closures and dedication would be handled through the Highway Exchange Bylaw process. The approximate area to be closed is 356.9m<sup>2</sup> (3,841.8 sq.ft.), the dedication area required is 46.45m<sup>2</sup> (500 sq.ft.) and the net difference is 310.4m<sup>2</sup> (3,341.7 sq.ft.). The City Solicitor will determine the land value for the net difference and a further report will be submitted on this matter.

**4.0 DEVELOPMENT PROPOSAL:**

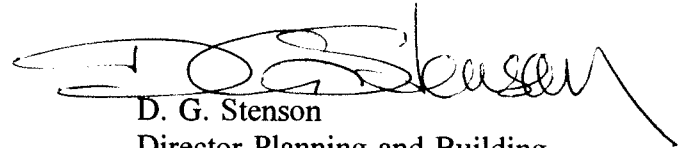
- 4.1 The subject rezoning involves a proposal to construct a new 580 seat church along Triumph Street, west of the existing private school at 3894 Triumph Street. The existing hall and rectory building and church along Pandora Street will be retained, with the existing church to be utilized as a kindergarten and parish centre. The plan of development includes the retention of a number of significant existing mature trees.

In recognition of the integrated nature of the uses within this institutional complex, through Comprehensive Development zoning, the parking required was based upon the Bylaw requirements for the two principal assembly uses. The proposed church would require 58 parking spaces, while the existing hall requires 26 parking spaces based on one space per 19m<sup>2</sup> (204.52 sq.ft.) of assembly area, for a total of 84 required parking spaces.

4.2 Lot Area:	-	6,296.9m <sup>2</sup> (67,781.5 sq.ft.)
Development Area:	-	6,607.3m <sup>2</sup> (71,123.3 sq.ft.)
Lot Coverage Permitted:	-	40%
Lot Coverage Shown:	-	37.9%

CITY MANAGER  
REZONING REFERENCE #16/95  
1996 JANUARY 16 ..... PAGE 5

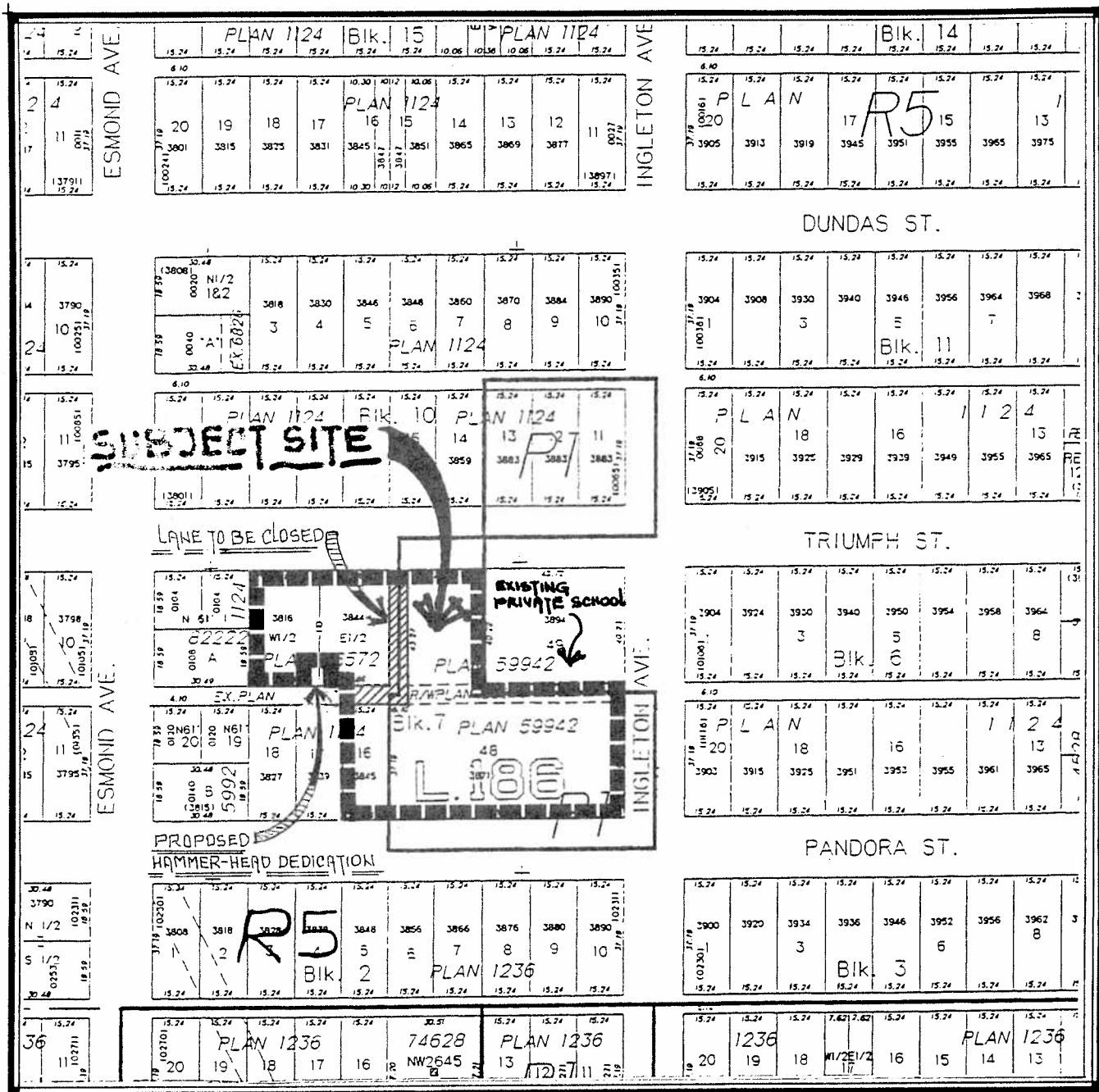
4.3	Floor Area of New Church:	-	1,936m <sup>2</sup> (20,843 sq.ft.)
	Total Floor Area:	-	3,597m <sup>2</sup> (38,725 sq.ft.)
	Building Height Permitted:	-	12m (39.37 ft.)
	Building Height Shown:	-	11.8m (39 ft.) plus permitted architectural extension
	Parking Provided Above Grade:	-	51 spaces
	Parking Provided Underground:	-	<u>33</u> spaces
	<b>TOTAL</b>	-	<b>84 spaces</b>



D. G. Stenson  
Director Planning and Building

BW:gk

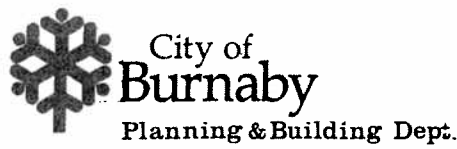
cc: City Clerk  
City Solicitor



Date:  
**JANUARY 1996**

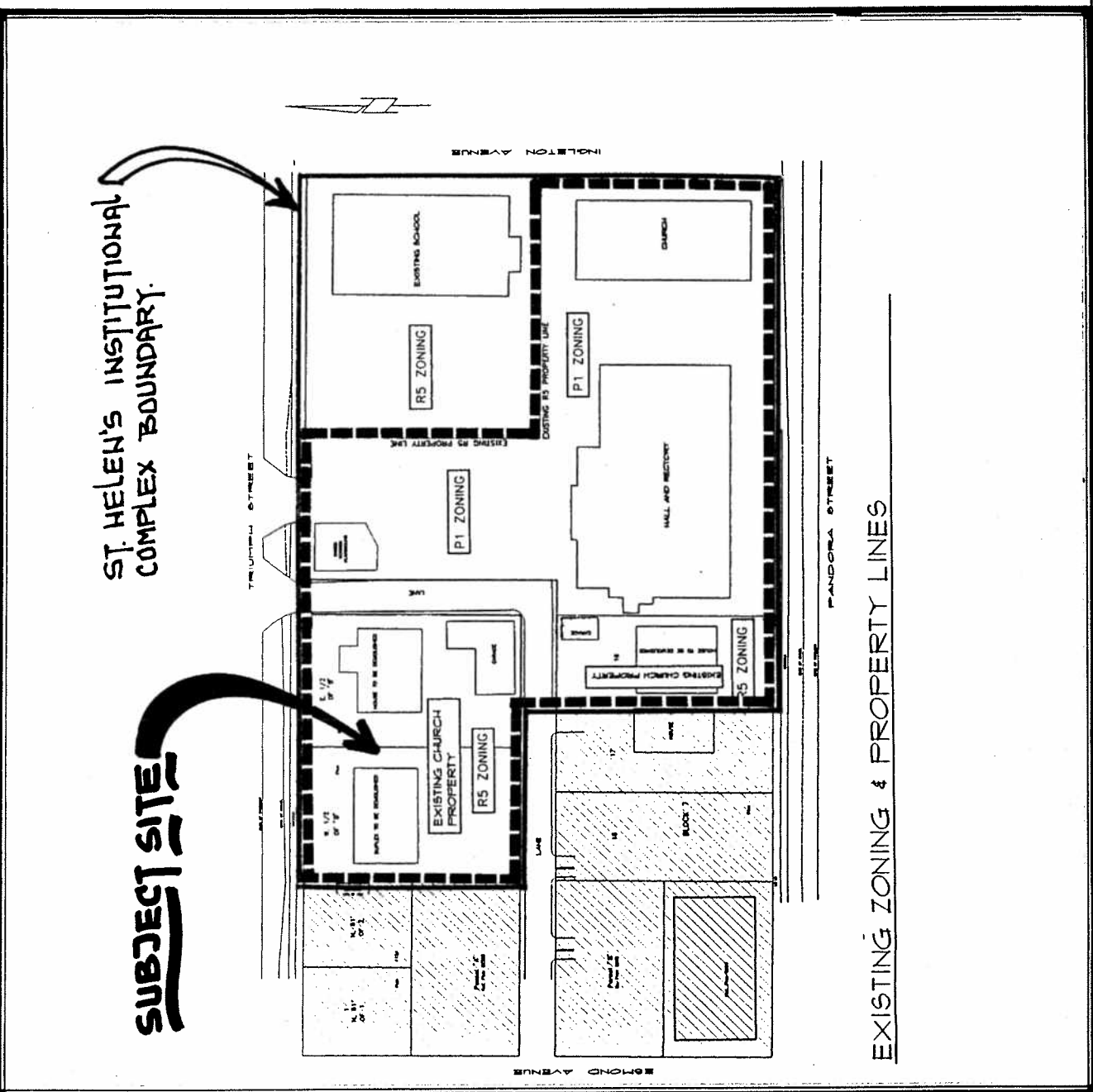
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Drawn By:  
**J.R.C.**



**REZONING REFERENCE # 16/95**


**SKETCH # 2.**



Date:  
 JANUARY 1996

Scale:  
 N.T.S.

Drawn By:  
 J.P.C.

 City of Burnaby  
 Planning & Building Dept.

**REZONING REFERENCE # 16/95**

**SKETCH # 2**

