
TO: CITY MANAGER 2008 May 15

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #05-72
Proposed expansion & renovation of existing private school

ADDRESS: 8244 & 8260 – 13th Avenue, 8247 – 12th Avenue (*attached* Sketch #1)

LEGAL: Lot 3, D.L. 25, Plan 17788, Lot 3 Except: Firstly: Part Subdivided by Plan 19120 and Secondly: Part 2481 sq.ft. shown on Plan 26377 and Lot 2 Except: Part Subdivided by Plan 19210, Parcel “A” (Exp. Pl. 11913), Lot 1, D.L. 25, Group 1, NWD Plan 1024

FROM: R5 Residential District

TO: Comprehensive Development District (based on P5 Community Institutional District and the development plan entitled “John Knox Christian School – 8260 13th Avenue, Burnaby BC” prepared by O.C.A. Architects (B.C.) Inc.)

APPLICANT: Christian School Association of Burnaby
8260 – 13th Avenue
Burnaby, B.C. V3N 2G5
(Attention: Bart Slotman)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2008 June 24.

RECOMMENDATIONS:

1. **THAT** the sale of the City-owned property as described in Section 3.4 of this report, be approved in principle, for inclusion within the subject development site, subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 June 9 and to a Public Hearing on 2008 June 24 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, including a 4% Engineering Inspection Fee 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 demolition of all existing improvements from 8244 13th Avenue and 8247 12th Avenue prior to Final Adoption of the Bylaw, but not prior to Third Reading of the Bylaw.

Demolition of these improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.

- e) The dedication of any rights-of-way deemed requisite.
- f) The granting of any necessary statutory rights-of-way and covenants.
- g) The granting of a Section 219 Covenant limiting total school student enrolment to 350 students.
- h) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- i) The undergrounding of existing overhead wiring abutting the site.
- j) The deposit of the applicable GVS & DD Sewerage Charge.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to increase the site size of John Knox Christian School (primary school campus), permit the expansion and renovation of the school building, increase student enrolment, and bring the zoning of the properties into compliance with their existing and intended school use.

2.0 BACKGROUND

2.1 The subject site is comprised of four R5 District zoned properties. Two properties – both addressed as 8260 13th Avenue – are currently occupied by John Knox Christian School, a legally non-conforming private elementary school in terms of existing land use, lot area, and student enrolment. The properties at 8244 13th Avenue and 8247 12th Avenue are owned by the school and are improved with older single-family dwellings. A church is located to the north of the site across Thirteenth Avenue, beyond which are single-family dwellings. Single-family dwellings are also located to the east, south, and west of the site.

2.2 On 2006 January 23, Council received the report of the Planning & Building Department regarding the rezoning of the subject site. The report detailed the applicant's proposal to demolish the two single-family dwellings at 8244 13th Avenue and 8247 12th Avenue, consolidate the four subject properties, demolish a portion of the existing one-storey school building, and construct a new two-storey addition. Improvements to outdoor play space, parking, and vehicular pick-up and drop-off facilities were also proposed. An increase in student enrolment from the current 281 students to 360 students was sought. The proposed zoning change from the existing R5 District to the CD (P5) District would also make the continuing private school use legally conforming.

Council authorized this Department to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

3.0 GENERAL COMMENTS

3.1 A development scheme has been prepared for the subject site. The plans indicate that the existing one-storey east and south wings of the school would be demolished. A new 2 ½ storey wing would be constructed on the south side of the existing gymnasium and office wing, which would be retained and partly renovated. The amount of open space, playing area, and on-site landscaping would be increased. On-site parking spaces would be increased from the current 10 spaces to 33 spaces. Two pick-up/drop-off areas, with a total of 13 spaces, are also proposed. Student enrolment is proposed at 350. A review of

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the revised proposal utilizing Council-adopted guidelines for assessing rezoning applications for private schools follows.

Quantitative Criterion:

Under the terms of the P5 District zoning, the base area requirement for an elementary school with an enrolment of 250 or fewer students is 0.8 ha (1.9768 acres). Where enrolment exceeds 250 students, CD zoning is required, and the following quantitative guideline applies:

Provide a site area of 400m² for every 10 additional students or portion thereof.

The overall site, including two minor road closure areas, measures a total of 0.8 ha (1.98 acres), which, based on this guideline, could support up to 250 students. A total site area of 1.2 ha (an additional 0.4 ha) would be required for the proposed enrolment of 350 students. Notwithstanding, it is noted that the proposed increase in site size from 0.64 ha (the existing two-lot school site) to 0.8 ha (the proposed four-lot consolidation) represents a 25% increase in site area, and that the proposed increase in student enrolment from 281 to the requested 350 is a commensurate 25% increase. Furthermore, it is noted that the general quantitative standard can be influenced by the consideration of the qualitative assessment measures described below.

Qualitative Criteria:

- 1) *Appropriate in terms of compatibility with current and planned surrounding land uses.*

The site has an existing school and is a long established institutional site in this residential area.

- 2) *Provision of adequate sports fields, play area and open space, including provision of play fields utilizing the Provincial Ministry of Education capital funding site standards.*

Provincial capital funding standards require elementary schools with an enrolment between 175 to 600 students to provide a minimum of 1.0 ha (2.47 acres) of playfield areas. The current private school development plan shows 0.32 ha (0.79 acres) of play areas for 350 students, or 9.1 m² (98 sq.ft.) per student. It is acknowledged, however, that the proposed amount of play area is an improvement compared to the current 0.24 ha (0.59 acres) of play area for 281 students, which equates to 8.5 m² (92 sq.ft.) per student. Furthermore, it is noted that the school currently staggers recess and lunch times for students, and that the development proposal includes a separate, 214 m² (2,300 sq.ft.) indoor play area

for kindergarten students. Both measures would help alleviate play area deficiencies.

3) *Adequate vehicular drop off/pick up areas.*

The development plan shows two pick-up/drop-off areas accessed off both 13th Avenue and 12th Avenue, one area with 13 spaces and a second area with 17 spaces that is also usable by visitors and as a play area during school hours when not required for vehicles. This represents a significant improvement, as the school currently does not have any on-site pick-up/drop off facilities. The Engineering Department has reviewed the development plan, along with a traffic study prepared by a consultant, and has concluded that an enrolment of 350 students can be supported.

4) *Appropriate site configuration.*

This site is nearly rectangular in shape with frontages on 12th and 13th Avenue. The play field area also has a rectangular configuration.

5) *Provides a large internal space which can be utilized for both assembly and physical education purposes.*

The existing school building includes a suitable gymnasium space, which is to be retained.

6) *Pedestrian and bicycle friendly in terms of both its location and internally.*

Adequate pedestrian and cyclist access is available from the local roads. Two bicycle racks with a total of 12 spaces will be provided on site.

7) *Separation from high volume streets.*

Volumes on the two streets abutting the site are typical of local streets, and neither is a collector or an arterial street.

8) *Well separated from uses that are considered sensitive in terms of their distance from schools, such as pool halls, arcades, cyber centers, liquor stores, liquor licence establishments and gaming facilities.*

The site is well separated from these commercial uses.

Conclusion

The proposed expanded school is a significant improvement from the current school configuration. The proposed enlarged school site enables a decrease in site coverage, an increase in open space and play area to student ratios, and a more rationalized playfield configuration. The proposed increase in staff parking spaces and the two on-site pick-up and drop-off areas are also expected to alleviate traffic concerns in the neighbourhood. This application is therefore considered to be supportable, and the submitted plan of development suitable for presentation to a Public Hearing.

- 3.2 Vehicular access will continue to be from both 12th and 13th Avenues.
- 3.3 The Director Engineering will be required to prepare an estimate for all services necessary to serve this site. Servicing requirements will include, but not be limited to the following:
 - o Construction of a new abutting concrete sidewalk on the south side of 13th Avenue adjacent the site; and
 - o Construction of a new temporary asphalt sidewalk on the south side of 13th Avenue east of the site to Newcombe Street.
- 3.4 Minor road closures on 13th Avenue and the lane on the southwest side of the site, totalling approximately 101.5 m² (1,092 sq.ft.), are proposed to enable the site to meet the base area requirement for P5 District zoning (Sketch #1 *(attached)*). The Legal Department has indicated that the value of this land, for the purpose of inclusion in the subject rezoning proposal, is \$70.00 per sq.ft. With Council approval, this land will be sold to the applicant for consolidation with the subject site.
- 3.5 Although three large conifers are located on the existing internal property line between 8244 and 8260 13th Avenue, they will need to be removed since their root zones would be impacted by the new construction. The applicant is providing substantial additional landscaping on and off site, including 37 new trees on site and three new street trees.
- 3.6 A Section 219 Covenant limiting school student enrolment to the proposed 350 students will be required.
- 3.7 A suitable on-site stormwater management plan will be required. All required approvals and a Section 219 Covenant will be secured as a condition of the subject rezoning.
- 3.8 Overhead wiring on 12th Avenue abutting the site will need to be replaced underground. If this is not feasible, preducting will be required, with funds on deposit for future undergrounding.

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3.9 The GVS&DD Sewerage Charge (Fraser) of \$0.811 per square foot is applicable to the proposed increase in floor area of the school.

4.0 DEVELOPMENT PROPOSAL

4.1 Net Site Area (*subject to detailed survey*) - 8,000 m² (86,114.4 sq.ft.)

4.2 Lot Coverage: - 26.2%

4.3 Building Height: - 2 ½ storeys

4.4 Floor Area Ratio: - 0.53

Gross Floor Area:


Proposed basement addition	-	687.5 m ² (7,400 sq.ft.)
Existing ground floor	-	724.6 m ² (7,800 sq.ft.)
Proposed ground floor addition	-	1,374.9 m ² (14,800 sq.ft.)
<u>Proposed second floor addition</u>	-	<u>1,449.2 m² (15,600 sq.ft.)</u>
Total		4,236.2 m ² (45,600 sq.ft.)

4.5 Parking
Required: 23 staff @ 1 sp. per staff - 23 spaces
Provided: - 33 spaces

Plus additional pick-up & drop-off spaces comprised of:

- 13 dedicated spaces
- 17 spaces for pick-up and drop-off, visitors, and for play area during school hours when not required for vehicles

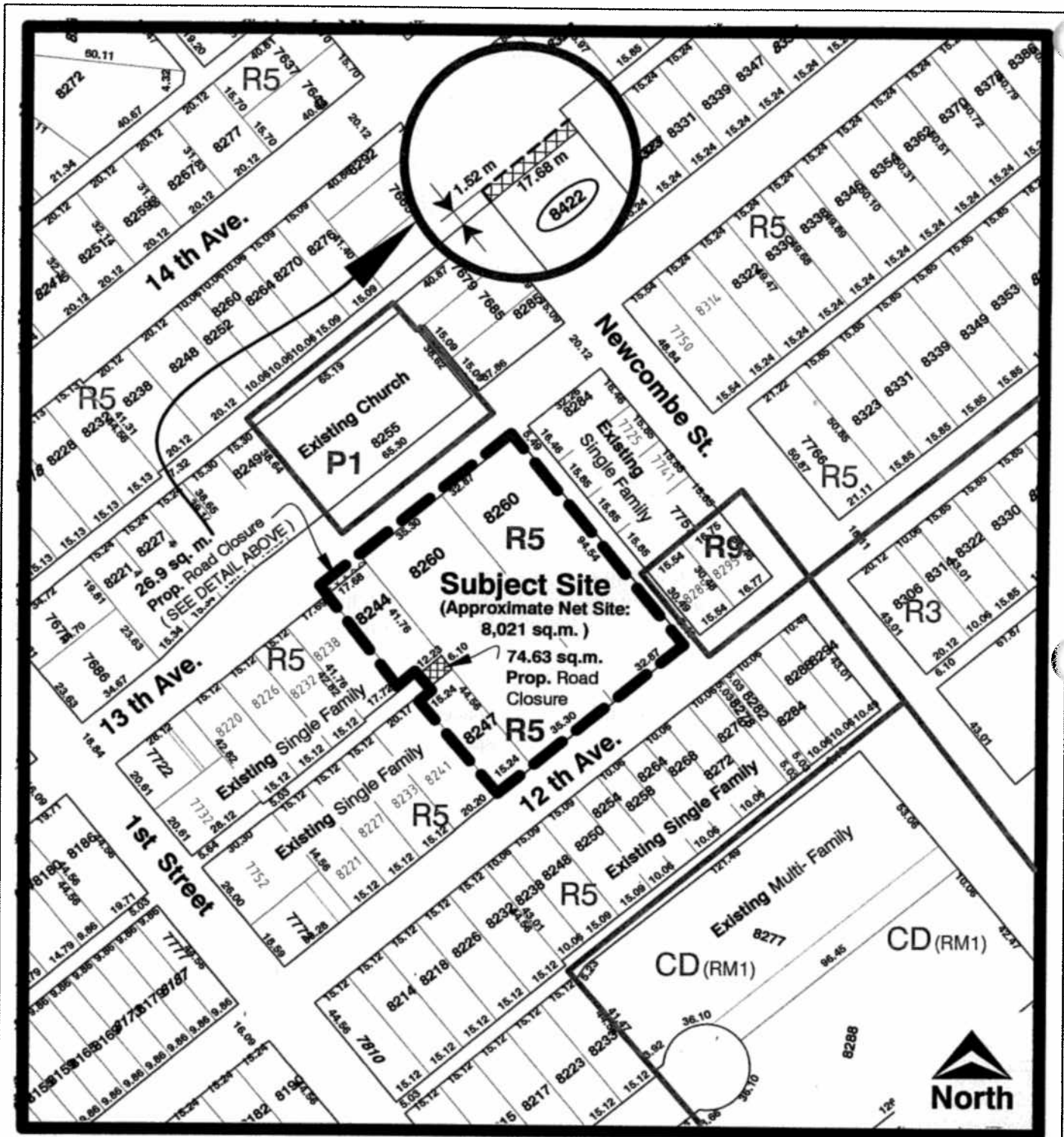
Bicycle Parking - 2 racks with 12 spaces


B. Luksun
Director Planning and Building

KH:gk

Attachments

cc: City Clerk
City Solicitor
Director Engineering



Planning and Building Department

Scale: 1 = 2000

Drawn By: J.P.C.

Date: May 2008

REZONING REFERENCE # 05 -- 72
 8244,8260 13th Ave. ,8247 12th Ave.
 (John Knox Christian School)

Sketch # 1