



Item.....
Meeting..... 2008 July 7

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2008 July 2

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: REZ #07-16

SUBJECT: REZONING REFERENCE #07-16
7450 12TH AVENUE
RESPONSE TO PUBLIC HEARING ISSUES

PURPOSE: To respond to issues raised at the Public Hearing for Rezoning Reference #07-16

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the applicant and to area residents who spoke at, or submitted correspondence to the May Public Hearing for Rezoning Reference #07-16.

1.0 BACKGROUND

On 2008 May 26, a Public Hearing was held for Rezoning Reference #07-16. The purpose of the proposed rezoning bylaw amendment is to permit the phased expansion and renovation of the private secondary school at the subject site, Saint Thomas More Collegiate, as well as an increase in enrolment from the current 660 students to 675 students.

Of the ten delegations that spoke at, or submitted correspondence to the Public Hearing, five supported the application while five expressed concern. One of the delegations expressing concern presented a petition with the signatures of 25 local residents. Parking, traffic, speeding, pedestrian safety, and pick-up and drop-off of students were the primary concerns raised at the Public Hearing. Other issues raised include the sidewalk and transit stop on Kingsway south of 12th Avenue, the proposed new cul-de-sac on 12th Avenue, noise, maximum student enrolment, street access during construction, and loss of outdoor recreation space. At the Public Hearing, Council requested a staff report responding to the concerns raised.

On 2008 June 24, a second Public Hearing was held for the subject rezoning application, as two submissions to the 2008 May 27 Public Hearing were inadvertently not provided to Council. Both submissions were in support of the application and were read at the June Public Hearing. One additional submission supporting the application was presented at the June Public Hearing.

This report responds to the concerns raised at the May Public Hearing.

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2.0 ISSUES RAISED

Issue #1 – Parking

Concerns were raised regarding the sufficiency of parking provided at the school.

The existing school parking lot has 52 parking spaces. The applicant is proposing to redesign the parking lot to accommodate 18 additional spaces, for a total of 70 spaces. This would exceed the minimum Zoning Bylaw requirement of 63 spaces (based on 38 staff and a parking ratio of 1 space per staff member, and 250 senior students and a ratio of 1 space per 10 senior students). Two of the parking spaces will be handicapped accessible. The applicant's traffic consultant has prepared a traffic study which indicates that the proposed 70 spaces will meet the school's demand. The study has been reviewed and accepted by the Engineering Department.

The applicant is also proposing to increase the number of bicycle parking spaces on site from 18 spaces to 24 spaces.

Issue #2 – Pick-up and drop-off

Concerns were raised regarding the pick-up and drop-off of students at the school.

To improve traffic circulation and pedestrian safety during pick-up and drop-off times, the traffic consultant has recommended that pick-up and drop-off of students take place in the following areas:

- 90 m curb space adjacent the school on 12th Avenue, west of the existing cul-de-sac. This area can serve vehicles approaching from Kingsway and provide space for up to 14 vehicles. Vehicles can use the existing cul-de-sac to turn around and exit on Kingsway. No Stopping signs are currently installed in the cul-de-sac bulb to facilitate its use as a turnaround space.
- 40 m curb space adjacent the school on 12th Avenue, east of the existing road closure. This area can serve vehicles approaching from the east from Canada Way, providing space for approximately six vehicles. To help vehicles turn around and pull up to the south side of 12th Avenue adjacent the school, the applicant is proposing to construct a new cul-de-sac bulb shown in Sketch #1 (***attached***). No Stopping signs will be installed in the new cul-de-sac bulb.
- On-site pick-up / drop-off bay. The applicant is proposing a new on-site pick-up / drop-off bay in the school's parking lot, adjacent the gymnasium. The bay will function as a loading area for the school's private bus and an additional pick-up and drop-off area for about four vehicles.

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- Parking lot. The expanded parking lot is anticipated to have a number of available parking spaces for pick-up and drop-off, and for visitor parking.

The school will be requested to provide a letter of commitment indicating that it will regularly remind parents of pick-up and drop-off procedures and provide staff presence on-street at the start of the school year and periodically through the school year to help monitor and control pick-up and drop off.

Issue #3 – Traffic, speeding, and pedestrian safety

Concerns were raised regarding traffic, speeding, and pedestrian safety in the school neighbourhood.

Implementation of the pick-up and drop-off program described above is expected to help address some of these concerns. The provision of the new cul-de-sac will help vehicles approaching from Canada Way to turn around and exit back to Canada Way, rather than diverting to Mary Avenue or the lane to its rear into the adjacent residential neighbourhood. Encouraging parents to use the curb space on the south side of 12th Avenue adjacent the school for pick-up and drop-off, rather than the space on the north side of 12th Avenue, would prevent students from having to cross traffic on 12th Avenue.

Existing traffic calming and pedestrian safety measures on 12th Avenue east of the existing cul-de-sac include speed humps and a well-marked pedestrian crossing at Hilda Street in front of Twelfth Avenue Elementary School. The intersection of Kingsway and 12th Avenue is signalized and marked with a crosswalk. To improve pedestrian safety near this intersection, the applicant is proposing to relocate the driveway access to the school parking lot, 36.6m (120 ft.) further east from its current location adjacent the intersection.

Issue #4 –Kingsway sidewalk & transit stop

Concern was expressed about the condition of the sidewalk on Kingsway adjacent the school site, and clarification requested as to whether a new bus shelter will be provided at the transit stop on Kingsway south of 12th Avenue, adjacent the school

Kingsway adjacent the school site is improved with a separated sidewalk that tie into an abutting sidewalk. Currently, the applicant has been requested to deposit sufficient funds for the construction of a new separated concrete sidewalk on Kingsway, including curb and gutter, boulevard grass, and street trees, to be provided in the future when Kingsway is widened. However, since the specific timing of road widening has not been confirmed, and since approximately 20% of students walk, bike, or take transit to school – some of whom would be expected to approach from Kingsway – it would be appropriate to request the applicant to

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provide the separated sidewalk itself in its final location as a condition of this rezoning application.

With regard to the transit stop on Kingsway south of 12th Avenue, the applicant has been requested to provide a new concrete bus shelter pad as a prerequisite condition of the rezoning. The Engineering Department Traffic Division will be requesting the City's bus shelter contractor to provide a shelter at this location.

Issue #5 – Proposed new cul-de-sac on 12th Avenue.

Area residents questioned whether the proposed new cul-de-sac would result in increased traffic volume on 12th Avenue, and whether it would impede fire truck access.

The provision of the new cul-de-sac will help vehicles approaching from Canada Way to turn around, pull up adjacent the school to let students disembark, and return to Canada Way. The cul-de-sac turnaround will facilitate pick-up and drop-off adjacent the school, reducing the number students crossing traffic on 12th Avenue. In addition, fewer vehicles are expected to divert to Mary Avenue or the lane to its rear into the adjacent residential neighbourhood. The cul-de-sac is not anticipated to increase the number of vehicles approaching the school along 12th Avenue from Canada Way, but some increase in the number of vehicles turning around and returning to Canada Way is anticipated. It is recommended that the school regularly encourage as many parents as possible to use the west side of 12th Avenue (Kingsway approach) for pick-up and drop-off.

The development drawings and Fire Access Plans, including the design of the cul-de-sac, have been reviewed and accepted by the Burnaby Fire Department, Fire Prevention Division.

Issue #6 – Noise

The issue of noise from the school was raised by area residents.

The proposed increase in enrolment from 660 students to 675 students is not expected to significantly increase noise levels in the neighbourhood.

Issue #7 – Student Enrolment

The issue of capping student enrolment was raised by an area resident.

The proposed development plans indicate a maximum student enrolment of 675 students and will form part of the Comprehensive Development (CD) bylaw for the property. A Section 219 Covenant will also be registered on the title of the property limiting school student enrolment to the proposed 675 students as a condition of the rezoning.

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Issue #8 – Street access during construction.

The issue of street access during construction was raised by one resident.

The applicant has provided construction access plans. During construction of the classroom wing, patio, and courtyard, construction vehicle access will be from the lane via 12th Avenue on the northeast side of the school building. During construction of the gymnasium and parking lot, access will be from 12th Avenue approximately mid-way between Kingsway and the existing cul-de-sac. Street access to the residences on 12th Avenue would be maintained during construction.

Issue #9 – Loss of outdoor recreation space

One resident expressed concern about the potential loss of outdoor recreation space at the school.

The proposed expanded gym and reconfigured parking lot will not result in the loss of any programmed outdoor space. The proposed classroom wing, cafeteria patio, and student courtyard will be constructed in an area that is currently improved with pole vault and long jump tracks, which are not planned to be replaced. The new classroom wing will include classrooms for choral and band programs on the ground floor, and four general purpose classrooms on the second floor. The patio and courtyard area are designed to allow students to gather and interact in a casual atmosphere, particularly during lunch hour and after school. The track and field and surrounding green space will be retained.

3.0 CONCLUSION AND RECOMENDATIONS

In conclusion, the proposed phased expansion of the school and increase in enrolment from the current 660 students to 675 students is considered to be supportable. The applicant has provided a suitable plan of development, and has given appropriate consideration to issues such as parking, pick-up and drop-off, traffic, and pedestrian safety.

In response to expressed resident concerns, it is proposed that following items be pursued in connection with the subject rezoning:

- As part of the servicing requirements for the site, the applicant will be requested to construct a new separated sidewalk on Kingsway, including boulevard grass and street trees.
- As part of the suitable plan of development, the applicant will be requested to submit a letter of commitment by the school indicating it will: provide parents with regular newsletters, flyers, and schematic diagrams regarding pick-up and drop-off procedures, including preferred use of the westerly pick-up and drop-off area on 12th Avenue off


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Kingsway; provide staff presence on-street at the start of the school year and periodically through the school year to help monitor and control pick-up and drop off activities; and encourage travel to school by transit, biking, and walking.

In addition, the City's bus shelter contractor will be requested to provide a shelter at the transit stop on Kingsway south of 12th Avenue.

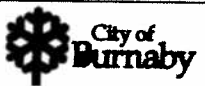
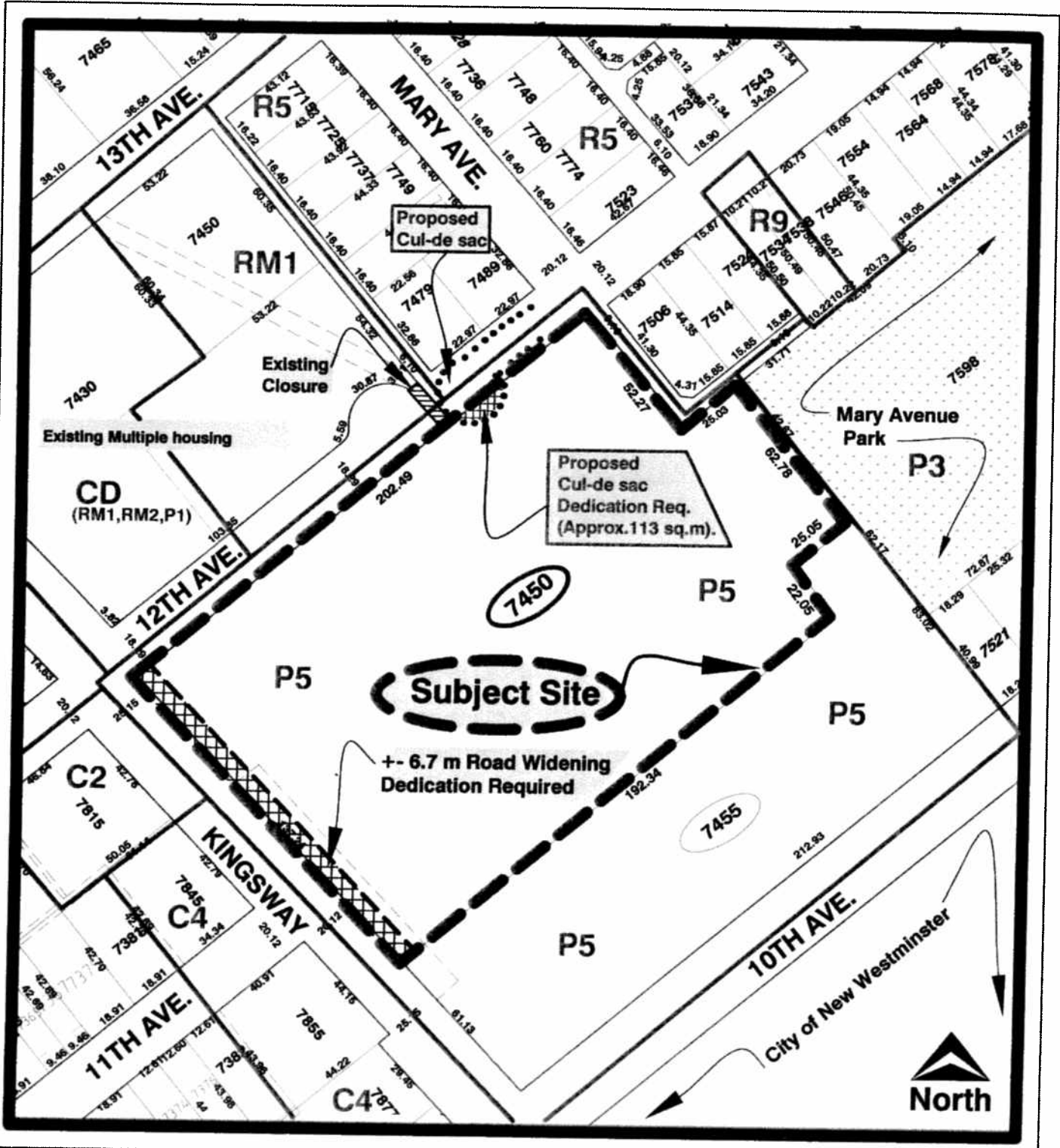
This is for the information of Council.



B. Luksun, Director
PLANNING AND BUILDING

KH:ll
Attach

cc: City Clerk
Director Engineering
Fire Chief



Planning and Building Department

Scale: 1 = 2000

Drawn By: J.P.C.

Date: April 2008

REZONING REFERENCE #07 -- 16
 7450-12th. Ave. (St. Thomas More Collegiate)

Sketch # 1