



## POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: February 17, 2009  
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Meeting Date: March 3, 2009

TO: Vancouver City Council  
FROM: Director of Planning  
SUBJECT: CD-1 Text Amendment - 2040-2080 West 10th Avenue

### RECOMMENDATION

THAT the application by Madrona School Society to amend CD-1 By-law No. 6429 (reference No. 234) for 2040-2080 West 10th Avenue (PID 012-496-154, Lot F, Block 365, DL 526, PI 22022 and PID 014-978-016, Lot Air Space Parcel 1, Block 365, Plan 22484, DL 526, EP LMP48610 to EP LMP48613) to add "School - Elementary or Secondary", as a permitted use, be referred to a Public Hearing, together with:

- (i) draft CD-1 By-law amendments, generally as contained in Appendix A;
- (ii) draft consequential amendments to the parking and loading sections of the CD-1 By-law for 2040-2080 West 10th Avenue generally as contained in Appendix A; and
- (iii) the recommendation of the Director of Planning to approve, subject to conditions contained in Appendix B.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending By-law generally in accordance with Appendix A for consideration at Public Hearing.

### GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

### COUNCIL POLICY

CD-1 By-law 6429 was enacted on November 29, 1988.

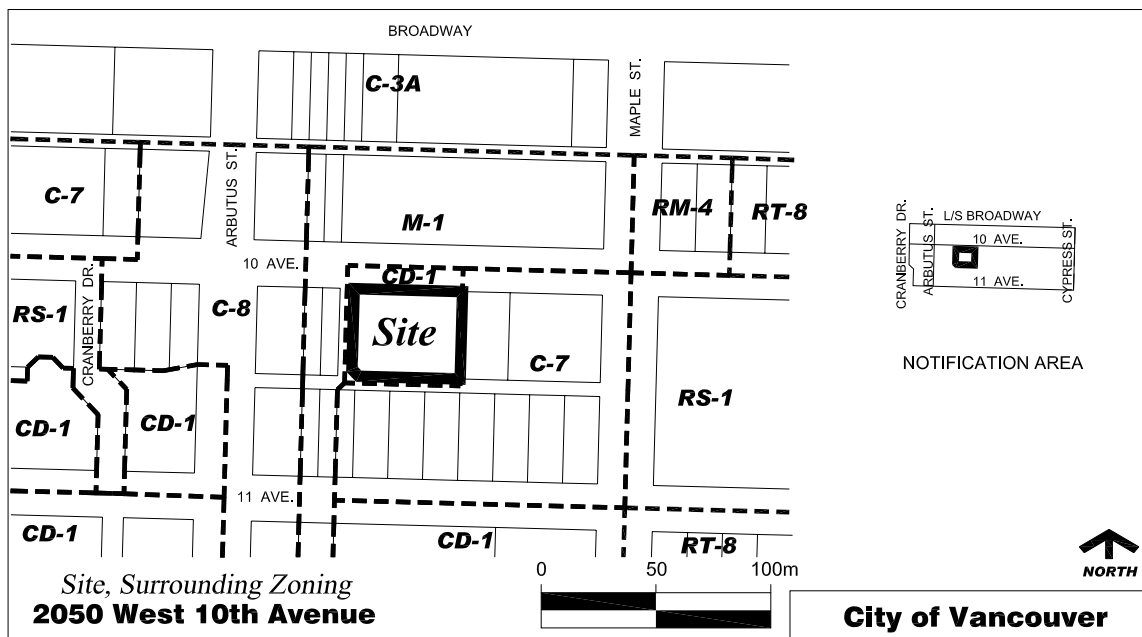
**PURPOSE & SUMMARY**

This report assesses an application to amend the CD-1 By-law for 2040-2080 West 10th Avenue, to add “School - Elementary or Secondary” as a permitted use. This amendment would allow Madrona School Society, to operate a private elementary school at this location. This particular land use is not permitted in the current zoning, although it is permitted in the surrounding residential and commercial districts. The Madrona School Society has also applied for a development permit (DE412641) to change the use of the commercial unit at 2050 West 10<sup>th</sup> Avenue to elementary school. The rezoning application was processed concurrently with the development permit application. The development permit application proposes an elementary school with a maximum of 14 students and one teacher.

This report also brings forward consequential amendments to the parking and loading sections of the CD-1 By-law to update the language of the by-law to reflect current practises. This consequential amendment would not alter the parking requirements for the proposed use or the existing building.

Staff support the proposed amendments and recommend that the application be referred to a Public Hearing and approved, subject to conditions.

Figure 1: Site and Surrounding Zoning



**DISCUSSION**

**Background:** The existing four-storey mixed-use building on this site was approved through a rezoning to CD-1 in 1988. The building has four commercial units on the ground floor and 39 affordable housing units on floors two to four. The 39 housing units comprise the “Blair Court”, an integrated seniors, family and disabled housing development with the majority of the units designed to be fully accessible.

**Proposal:** The rezoning application proposes to add “School - Elementary or Secondary”, as a permitted use in the CD-1 By-law. The development permit application that was processed

concurrently with the rezoning, proposes to use an existing ground-floor commercial unit at 2050 West 10th Avenue for the Madrona Private Elementary School with up to 14 students and 1 teacher. The commercial unit is 74.2 m<sup>2</sup> (799 sq. ft.) and is currently approved as a School - Arts or Self Improvement.

**Land Use:** The proposed use, School - Elementary or Secondary, is classified as an Institutional use in the Zoning and Development By-law. The CD-1 By-law permits retail, office and services uses (which include School - Arts or Self Improvement) up to a maximum of 1 208 m<sup>2</sup> (13,000 sq. ft.), which is the entire area of the ground floor. While the proposed rezoning could potentially allow the entire ground floor area to be used as an elementary school, the applicant would have to apply for another development permit to achieve this and satisfy planning and engineering considerations including student access to outdoor open space and parking and loading impacts. Based on compatibility of the proposed use with the surrounding zoning and land uses (elementary schools are permitted in the surrounding zoning), staff support the proposed rezoning.

This site does not have direct access to outdoor open space for students. Although the City does not have any specific guidelines regarding elementary or secondary schools, the application included a letter of intent detailing what plans would be put in place to ensure that students could have access to outdoor open space and recreational activities. Information was included with the application submission explaining the school's policy that requires that students get fresh air and exercise during lunch and recess times. Staff support the proposed location for this use as it is within three blocks of three parks, Connaught, Delamont and Arbutus Greenway Parks.

**Traffic and Parking:** The site is well served by transit, with bus routes on Arbutus Street and Broadway located within one block of the site. The Parking By-law standards for elementary schools are based on the number of teachers. For every three teachers, two parking spaces are required. The proposed school has one teacher and the Madrona School Society is leasing one parking space from the building for the teacher's use. Engineering Services has reviewed the application and have no objections to the proposed rezoning provided that the applicant satisfies the engineering condition to provide a transportation management plan to encourage transit usage and to ensure that an adequate and secure pick-up/drop-off area is provided (see Appendix B) The requirement of one parking space for the school will be included as a condition of the subsequent development permit.

**Neighbourhood Response:** A notification letter was sent to surrounding property owners on December 23, 2008. Staff have not received any responses from the public regarding the rezoning application.

## FINANCIAL IMPLICATIONS

Approval of the report recommendation will have no financial implications with respect to the City's operating expenditures, fees or staffing.

## CONCLUSION

Staff support the proposed amendment to the CD-1 By-law, to add the use, "School - Elementary or Secondary" and the consequential amendment to the parking and loading sections of the CD-1 By-law. Staff recommend that the application be referred to a Public Hearing and approved, subject to the proposed conditions of approval as presented in Appendix B.

\* \* \* \* \*

2050 West 10th Avenue  
DRAFT CD-1 BY-LAW AMENDMENT PROVISIONS  
[All additions are shown in *bold italics*. Deletions are shown in ~~strikeout~~.]

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Section 2

In Section 2 (a), after "service-commercial uses but not including restaurant;" add:

- *institutional uses, limited to school - elementary or secondary;*

Section 6 and 7

6 ~~Off-Street~~ Parking, *Loading and Bicycle Spaces*

~~Off-street parkings shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law,~~ *loading, passenger and bicycle spaces shall be provided and maintained in accordance with the applicable sections of the Parking By-Law including provisions for exemption, relaxation and shared use reduction,* except that a minimum of 51 off-street parking spaces shall be provided, of which 11 shall be disability spaces.

7 ~~Off-street~~ Loading

~~Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.~~

2040 - 2060 West 10th Avenue  
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

**PROPOSED CONDITIONS: FORM OF DEVELOPMENT**

- (a) That the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

**Engineering**

- (i) Provision of a Transportation Management Plan to the satisfaction of the General Manager of Engineering Services.