

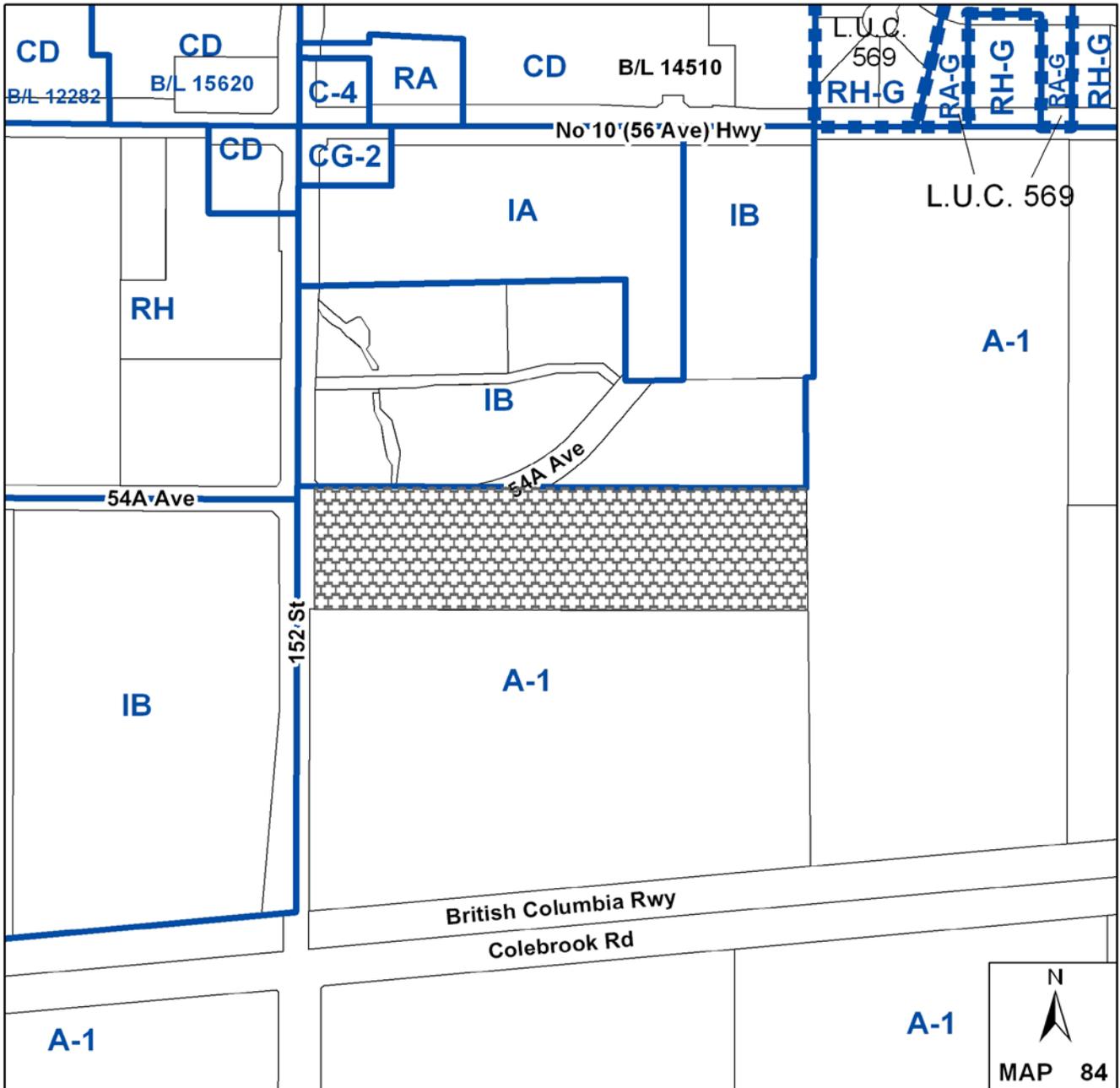
**Proposal:** Temporary Use Permit to allow a private school and daycare.

**Recommendation:** Approval to Proceed

**Location:** 5446 - 152 Street      **Zoning:** A-1

**OCP Designation:** Industrial

**LAP Designation:** Agro-Industrial      **Owner:** Radicalus Montessori Society



## PROJECT TIMELINE

Completed Application Submission Date: February 16, 2006  
Planning Report Date: March 27, 2006

## PROPOSAL

The applicant is proposing:

- a Temporary Use Permit

in order to permit a Montessori private school and daycare to continue to operate at 5446 - 152 Street until August 31, 2006.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7906-0024-00 (Appendix V) to proceed to Public Notification.

## REFERRALS

Engineering: The Engineering Department has no objection to the project (Appendix IV).

## SITE CHARACTERISTICS

- **Existing Land Use** The 9.5 acre (3.6 hectare) site contains a heritage-designated single family dwelling (McKettrick House) and agricultural out-buildings.
- **Significant Site Attributes** Gray Creek, a Class "A" fisheries watercourse, traverses the property from north to south and along the south property line.
- **South-East:** Agricultural properties located in the Agricultural Land Reserve, zoned A-1, designated Agricultural in the OCP.
- **West:** Across 152 Street, the BC Hothouse distribution centre, zoned IB, designated Industrial in the OCP.
- **North:** The Panorama Business Park, zoned IB, designated Industrial in the OCP and containing business park/office buildings.

## PLAN AND POLICY COMPLIANCE

- OCP Designation: The site was designated a Temporary Use Permit (TUP) Area in 2003 when the original TUP for the existing temporary school use was approved.
- LAP Designation: The East Panorama Ridge Local Area Plan designates the site for Agro-Industrial development.

## DEVELOPMENT CONSIDERATIONS

### Background

- In June 2000, the Roots & Wings Montessori School submitted an application (File No. 7900-0163-00) for Rezoning from A-1 to CD and for a Development Permit on the site to allow development of a private elementary school and future development of an industrial business park building on the west portion of the site fronting 152 Street (Appendix VII). Public Hearing of the rezoning by-law was held on November 20, 2000 and Council granted Third Reading on the same day.
- One of the requirements identified for the Rezoning/Development Permit application is the dedication and construction of 54A Avenue through the site. However, after the Public Hearing, Roots & Wings Montessori School representatives advised that the costs of the required road construction were prohibitive and funds for these works could not be secured. As a result, the completion of the Rezoning/Development Permit application was delayed for several years pending resolution of this and other outstanding items.
- Subsequently, Roots & Wings Montessori School applied for a Temporary Use Permit (TUP) in July 2002 to permit a temporary school operation on the site (File No. 7902-0212-00). The applicant requested the TUP to enable the school to operate in the interim, and provide the time required to secure the necessary funds to complete the Rezoning/Development Permit application. On January 20, 2003, a one year TUP was issued by Council, to allow a temporary private school to operate on the site up to January 20, 2004.
- In December 2003, the applicant had not completed the Rezoning/Development Permit application and applied for a two (2) year renewal of the TUP (File No. 7902-0212-01). On March 22, 2004, a two year TUP renewal was issued by Council. This TUP expired on March 22, 2006.
- The applicant is actively working toward the completion of the business park portion of the Rezoning/Development Permit application and expects to complete the requirements of this application in May 2006. In order to facilitate the completion of the business park portion of the rezoning, the existing CD by-law that has received Third Reading may have to be "split" into two by-laws: one for the business park portion of the site (Block "B") and another for the private school portion of the site (Block "A") (Appendix VI).

- The applicant intends to subdivide the property and sell the western portion along 152 Street for development as a business park use. Requirement for the construction of 54A Avenue will have to be fulfilled before final adoption can be granted on the business park portion of the site. In July 2006 the applicant expects to move the modular school structure to the private school portion of the site. The new proposed school will likely not be built in 2006 due to a lack of funds and time, and a new TUP will be required to allow the school to operate on the eastern portion of the site. This course of action will allow 54A Avenue to be built and will address the traffic concerns of neighbouring businesses in the Panorama Business Park area.
- In the interim, the applicant submitted an application in January 2006 for a new TUP (File No. 7906-0024-00) to allow the school and daycare to continue to operate while the business park portion of the Rezoning/Development Permit application is being finalized. City staff can support extending a TUP approval up to the summer of 2006 to allow completion of the 2005/06 school year.

### Current Application

- The applicant is requesting a Temporary Commercial Use Permit to allow for the continuation of the interim use of the land for a private daycare, preschool, elementary and secondary (Grade 8/9) school for the period up to August 31, 2006. The subject site was declared a Temporary Commercial Permit Use Area by Council on January 20, 2003, and thus an OCP Amendment to redesignate the site as a Temporary Commercial Permit Use Area is not required.
- The interim school and daycare structure is approximately 892 square metres (9,600 sq.ft.). The structure consists of 10 portables joined together and linked via a common interior corridor. Each portable has its own exterior access. The building has an institutional character and the exterior is a green profiled steel cladding with heavy profiled grey steel fascia. There are no changes proposed to the site or the building.
- The school site is screened from 152 Street by a 2.5 metre (8 feet) high berm which is planted with grass. Vehicular access to the site is from 152 Street and thirty-seven (37) parking spaces are provided. In addition to these parking spaces, a large drop-off area is also provided.
- The applicant has provided a financial security in the amount of \$15,000 to ensure the removal of the temporary structure from the site and for the site to be returned to its original condition prior to the issuance of the Temporary Commercial Use Permit.

### PRE-NOTIFICATION

Pre-notification letters were sent on February 20, 2006, and staff received the following comments:

- Staff received three (3) phone calls and two (2) letters from business people in the surrounding area. One caller requested general information regarding the application and did not offer any objections to the proposal. Two people, one from a business on the west side of 152 Street, and the other the property owner of the site to the north, have requested that 54A Avenue be completed on the subject site and traffic lights be installed at the intersection of 54A Avenue and 152 Street. The property owner to the north doesn't support the current TUP application. He feels his development potential is being constrained by the inactivity of the applicant on

completing their Rezoning/Development Permit application (File No. 7900-0163-00), which dates back to 2000. In addition, a business person from the business park west of 152 Street wrote a letter of non-support for the proposed use in this high traffic area, citing concerns over a school being located in a high traffic area.

*(Staff communicated with the concerned parties that the applicant was endeavouring to complete the business park portion of the Rezoning/Development Permit application, which includes dedication and construction of 54A Avenue on the subject site. The property owner to the north was informed that the proposed TUP would apply only to the period up to August 31, 2006.)*

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Temporary Use Permit No. 7900-0024-00
Appendix VI.	Block Plan
Appendix VII.	Proposed Private Elementary School and Industrial Business Park

### INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 2, 2006.
- Soil Contamination Review Questionnaire prepared by Kristin Cassie dated March 15, 2006.

Murray Dinwoodie  
General Manager  
Planning and Development

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CONTOUR MAP FOR SUBJECT SITE

