

TO: CITY MANAGER 2015 March 25

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-02**
Proposed Place of Public Worship Use

ADDRESS: 4514 Kitchener Street

LEGAL: Lot 2, Blk 49, DL 123, Grp 1, NWDP1543

FROM: R10 Residential District

TO: P1 Neighbourhood Institutional District

APPLICANT: St. Timothy's Parish
Attn: Maribeth Mainer
c/o: 202-9133 Capella Drive
Burnaby, BC V3J 7K4

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 April 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 April 13 and to a Public Hearing on 2015 April 28 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The consolidation of the subject site with 4550 and 4556 Kitchener Street.

R E P O R T**1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to align the zoning of the overall site with its current and historical use. No expansion of the place of public worship use is proposed in connection with the subject rezoning application.

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2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located in the Brentwood Park area, a single family residential neighbourhood generally zoned R10 Residential District. The subject property and the two adjacent properties to the east (4550 and 4556 Kitchener Street) comprise the St. Timothy's Anglican Church premises, which consist of the church building and associated yard, parking lot, playground, and meditation garden. The church premises occupy much of the southern frontage of the 4500 block of Kitchener Street, with the exception of a City-owned vacant parcel on the corner of Willingdon Avenue. The remainder of the block contains the rear yards of single family residential lots that front onto Westlawn Drive. The City-owned lot is one of several lots that flank the east side of Willingdon Avenue between Halifax and Hastings Streets. These lots are the subject of a proposal for a linear park connecting Brentwood Town Centre with the Heights area to the north.

3.0 BACKGROUND

- 3.1 The subject lot is zoned R10 Residential District. The area is generally designated for Single Family Suburban use.
- 3.2 On 1991 October 15, the subject property was rezoned from R3 Residential District to R10 Residential District as part of an area rezoning of the Brentwood Park neighbourhood. The lot at that time contained the manse (minister's house) for the adjacent church, which was constructed in 1957. The manse was demolished under Building Permit #99-01341, which was finalized on 2000 February 07.
- 3.3 A previous application to rezone the subject property to the P1 District, for consolidation with the two adjacent lots, was submitted on 2002 April 29 (Rezoning Reference #02-10). On 2002 July 08, Council gave Second Reading to the rezoning bylaw. The prerequisites to rezoning approval were not completed and the rezoning application was abandoned on 2006 September 11.
- 3.4 On 2015 January 21, the applicant submitted a subdivision application (Subdivision Reference #15-00006) to consolidate the subject property with the two adjacent properties to the east, 4550 and 4556 Willingdon Avenue.

4.0 GENERAL COMMENTS

- 4.1 The applicant proposes to rezone the subject property to the P1 Neighbourhood Institutional District to allow for the consolidation and continued joint use of the property with the adjacent P1 District properties to the east, which contain a place of public worship (St. Timothy's Anglican Church). The applicant intends to continue to utilize this site as accessory outdoor area/green space. No expansion to the church use is proposed nor are any other physical changes.
- 4.2 Under the P1 District, each lot shall have an area of not less than 890 m² (9,580.19 ft²) and a width of not less than 24.5 m (80.38 ft.). The subject property has a lot area of approximately 517.4 m² (5,569.24 ft²) and a width of approximately 13.91 m (45.64 ft.), and therefore does

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not by itself meet the minimum lot area and width requirements of the P1 District. However, once consolidated with the adjacent properties to the east (4550 and 4556 Kitchener Street), the property will have a lot area of approximately 3,397.58 m² (36,571.25 ft²) and a width of approximately 91.47 m (300.01 ft.), well within the minimum requirements of the P1 District. For that reason, it is recommended that consolidation of the property with the adjacent lots be a prerequisite to rezoning approval.

4.3 The proposed institutional church use is generally supportive of the surrounding for Single Family Suburban residential use. The application reflects the property's longstanding use for church purposes. Given its location between the adjacent P1 District properties and a future P3 District linear park, the proposed land use is appropriate. As well, given the orientation of surrounding residences towards Alpha Drive and Westlawn Drive, no impacts to the character of the surrounding neighbourhood are expected.

4.4 The City Engineer will assess the need for any further required services to the site, including, but not limited to cash-in-lieu of construction for:

- upgrades to the water main along Kitchener Street;
- upgrades to the sanitary sewer in the adjacent lane; and,
- installation of a storm sewer in the lane adjacent to the site.

4.5 Given that the proposal is for a place of public worship use, the GVS&DD Sewerage Charge of \$4.77 per m² (\$0.443 per ft²) is not required in conjunction with this rezoning application.

5.0 DEVELOPMENT PROPOSAL

5.1 Site Area

Existing	-	517.4 m ² (5,569.24 ft ²)
Upon consolidation	-	3,397.58 m ² (36,571.25 ft ²)
Minimum required in P1 District	-	890 m ² (9,580.19 ft ²)

5.2 Site Width

Existing	-	13.91 m (45.64 ft)
Upon consolidation	-	91.47 m (300.01 ft)
Minimum required in P1 District	-	24.50 m (80.38 ft)


Lou Pelletier, Director
PLANNING AND BUILDING

LF:tn

Attachment

cc: Director Engineering Chief Building Inspector
City Solicitor City Clerk

Sketch #1



ST. TIMOTHY ANGLICAN CHURCH

"To be equipped
for every good
work"

2 Timothy 3:17

4550 Kitchener Street
Burnaby, BC, V5C 3M7

P: 604-299-6816
F: 604-299-6136

Planning and Building Department
City of Burnaby
4949 Canada Way
Burnaby BC V5G 1M2

17 January 2015

To whom it may concern:

Regarding the concurrent applications for rezoning of 4514 Kitchener from R10 to P1 and for consolidation of 4514, 4550 and 4556 Kitchener, retaining the historic address of 4550 Kitchener.

The amalgamated Anglican parishes of Christ the King and St. Nicolas returned to the renovated former Christ the King site in 2003, with a name change to Parish of St. Timothy, Burnaby. An application to consolidate made by Christ the King did reach second reading in 2002. Apparently the matter was deemed abandoned when they were unable to regain title to 4556 in a timely manner. Twelve years later, we were still dealing with issues related to title not being transferred to the new name. Title was finally transferred to Parish of St. Timothy on Dec. 23, 2014 and registered Dec. 24, 2014.

The accompanying property survey was conducted November 28, 2014 while title still rested with Diocese of New Westminster (4556) and Christ the King (4514 and 4550). Please accept this as a valid survey of property to which Parish of St. Timothy now has title.

This process was triggered by the order from Traffic on May 1, 2014 to remove our "grandfathered" signs. We complied and proceeded to rezoning. After months of negotiation with the City of Burnaby Traffic, Planning and Building and Signage staff and with the Anglican Diocese of New Westminster, we believe that we now can present a good case for rezoning 4514 to P1 and for consolidating all three properties into one, with the historic address of 4550 Kitchener.

At this time, our plan for 4514 Kitchener is simply to erect bylaw-compliant, effective signage as soon as the proposed greenway is completed in the 1400 block of Willingdon. As virtually the only Anglican parish still operating in the area, visibility to orphaned Anglicans and to new residents of the Brentwood area is crucial to our sustainability at this most strategic site. We have already demonstrated our willingness to be compliant as we have worked with Valerie Vallance to re-site our Kitchener Street sign appropriately.

We look forward to BC Assessment notices and Burnaby Property Tax notices being reduced from the current five each to a more reasonable two. Our tenant out of school care operator, Treasure Island II, pays property taxes appropriate to its use of the downstairs area.

We have no plans to change the footprint of the church. However, we are planning on renovating our kitchen and hope that the steps we have thus far taken will ease the process of getting any necessary permits. We are looking to the future and are aware that bylaw changes may require changes to the building and/or property.

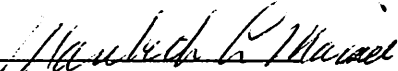
We want to be in the best position to respond, with clear title, consistent zoning and consolidated property designated 4550 Kitchener.

Parish council members are all trustees of the parish. Per requirements of City of Burnaby, this letter is signed by those members of council who are also signing officers for the Parish of St. Timothy. Maribeth Mainer has been designated agent for the Parish and may be reached at mmainer9@telus.net or 604 299-1969(h).

Signed by:



Vern Seel, Treasurer



Maribeth Mainer, Warden



Gordon Arthur, Warden



Rebecca Barnes