

TO: MAYOR & COUNCIL
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **DVP #23-02 – 7014 STRIDE AVENUE – VARIANCES TO SETBACKS**
PURPOSE: To seek Council approval for DVP #23-02.

REFERENCES

Address: 7014 Stride Avenue
Legal: Lot 76 Except: Part Dedicated Road on Plan LMP754; District Lot 53 Group 1 New Westminster District Plan 38602
Applicant: Michael Hammock; McFarland Marceau Architects (Representative)
Current Zoning: P3 Park and Public Use District

RECOMMENDATION

THAT the issuance of DVP #23-02 be approved; and,

THAT the City Solicitor be directed to register notice of DVP #23-02 with the Land Title Office.

CHIEF ADMINISTRATIVE OFFICERS COMMENTS

I concur with the recommendation of the General Manager Planning and Development.

EXECUTIVE SUMMARY

The applicant is pursuing the construction of a replacement Stride Avenue Community School on the subject site, located at 7014 Stride Avenue. Section 503.4 and Section 503.5 of the Zoning Bylaw require a minimum front yard depth and side yard width in the P3 District of 6.0 m (19.69 ft.). With respect to the subject site, the applicant has requested variances to the front yard depths and side yard width to permit construction of the school to account for building area and programmatic requirements as well as site constraints.

1.0 POLICY SECTION

The subject development variance permit (DVP) application aligns with the following policies and plans adopted by Council: Corporate Strategic Plan (2022), Regional Context Statement (2013), Official Community Plan (1998), Edmonds Town Centre Plan (1994), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), and Transportation Plan (2021).

2.0 BACKGROUND

- 2.1 The subject site, located on the east side of Griffiths Drive between Stride Avenue and 14th Avenue is currently zoned P3 Park and Public Use District (see Attachment 1). To the north are low-rise multiple family residential developments and BC Hydro's Burnaby office. To the east, is the Stride Avenue Child Care Centre. To the south is a low-rise multiple family residential development and to the west is the BC Hydro Operations Centre.
- 2.2 The site is improved with the Stride Avenue Community School which was constructed in 1929, surface parking, outdoor play areas, an outdoor sports court, and the Stride Avenue Neighbourhood Care childcare facility.
- 2.3 The site is also the subject of a preliminary plan approval application (PPA 22-21) to facilitate the demolition of the existing school, construction of a new 4000 m² (43,055.64 sq.ft.) school building and various exterior improvements including new parking areas, updated outdoor play areas, surface treatment to facilitate movement throughout the site, and general landscaping. To note, the existing school building will remain in operation throughout construction.

3.0 GENERAL INFORMATION

- 3.1 The applicant is seeking to vary Sections 503.4 and 503.5 of the P3 Park and Public Use District that require a front yard to be provided of not less than 6.0 m (19.69 ft.) in depth and a side yard on each side of a building of not less than 6.0 m (19.69 ft.) in depth. The proposed reduction to front yard depths is from 6.0 m (19.69 ft.) to 5.2 m (17.06 ft.) along the southeast corner of 14th Avenue and from 6.0 m (19.69 ft.) to 4.8 m (15.75 ft.) along Stride Avenue. The proposed reduction in side yard width is from 6.0 m (19.69 ft.) to 3.5 m (11.48 ft.) along Griffiths Drive (see Attachment 2).
- 3.2 The intent of these Zoning Bylaw requirements for front yard depth and side yard width are to ensure adequate building setbacks to allow for improved ventilation, lighting, sound insulation, site access and circulation, and landscaping. However due to building area and programmatic requirements, in combination with existing site constraints, the building footprint of the new school building will need to extend within the 6.0 m (19.69 ft.) front yards along 14th Avenue and Stride Avenue and within the 6.0 m (19.69 ft.) side yard along Griffiths Drive. The supportive rationale for this variance is as follows:
 - The project team has established that extensions into the front yards and side yard are needed in order to fulfill the City's off-street parking, off-street loading, and solid waste and recycling facility requirements. In addition to this, the Metro Vancouver Annacis No. 2 Water Main bisects the property and construction in close proximity to this main is not permissible.

- The front yard variance along Stride Avenue accounts for the existing Stride Avenue Neighbourhood Care childcare facility, which extends a short distance into the Stride Avenue front yard. This building will remain in operation during and after construction and serves an important role in the provision of childcare in the Edmonds community.
- The intrusions into the specified setbacks would not affect surrounding land uses or the natural environment and the larger school redevelopment PPA application would result in comprehensive streetscape upgrades along 14th Avenue and Griffiths Drive, as well as landscape improvements that would ultimately improve site access, circulation, and landscaping.

3.3 For the reasons outlined above, staff support the variance request to the front yard depth and side yard width requirements to facilitate the construction of the new Stride Avenue Community School. The required permit to enact this variance is attached as Schedule “A” to this report. If approved, the permit will be deposited in the Land Title Office and registered on the subject property’s title.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

As per the requirements set out in the LGA, public notice of the subject DVP application was delivered to adjacent property owners and occupants (within 50 m of the subject property) at least ten (10) days before Council considers the application for approval. In addition to the LGA requirements, a sign was posted along the subject site’s Stride Avenue, Griffiths Drive, and 14th Avenue frontages. The City has received no comments on this application.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this proposal.

Respectfully submitted,

E. W. Kozak, General Manager Planning and Development

ATTACHMENTS

Attachment 1 – Sketch #1

Attachment 2 – Permit and Schedule A

REPORT CONTRIBUTORS

This report was prepared by Jasmin Senghera, Planning Analyst and reviewed by Mark Norton, Senior Development and Urban Design Planner, and Lee-Ann Garnett, Deputy General Manager Planning and Development.