BYLAW 7087  “Rezoning Bylaw 1115”

Applicant: School District No. 44 (Argyle Secondary School)

Subject Land: 1131 Frederick Road
Lot A, Blocks 11 and 12, District Lot 2023, Group 1, NWD, Plan 16008

Proposed Amendment: To rezone the subject land from Public Assembly (PA) and Single Family Residential 6000 Zone (RS4) to Public Assembly 2 (PA2) and to establish a siting area.

Purpose: To allow for an increase in the number of classrooms and to regulate the location of the building on the site.

The Deputy Municipal Clerk advised that the statutory notification and advertising requirements had been met.

The Manager – Community Planning Department advised that the proposed rezoning Bylaw would allow the construction of an addition to provide eight new classrooms, enhanced music facilities and a special education area as well as a new library, cafeteria and improved access for the disabled. The expansion would result in the removal of five existing portable classrooms. The proposed plan would allow opportunities for future construction of a performance centre that could be available for joint community use.

The Advisory Planning Commission reviewed the proposed Bylaw on April 21, 1999 and supported rezoning of the property. The Commission also recommended that Council use this opportunity to explore joint community use of the school facilities.

The Advisory Design Panel reviewed the proposal on April 8, 1999 and recommended approval of the project. Concerns expressed by the ADP have been addressed through staff.
A public information meeting was held on April 29, 1999 with approximately 20 residents in attendance. The principal concerns expressed related to students loitering in the vacant parking lot; public access to Hastings Creek; a future performance centre; and on-site parking.

The Deputy Municipal Clerk advised that all correspondence received prior to the close of the Hearing will be circulated to Council and will form part of the Public Hearing record.

PUBLIC INPUT:

1. John LEWIS IN FAVOUR
   700 Block Chesterfield Avenue
   - Representing School District No. 44 as Director of Facilities and Planning
   - School District No. 44 has approximately $18 million in capital projects in progress including Braemar, Montroyal, Upper Lynn, Sherwood Park and Capilano Elementary Schools as well as Handsworth and Argyle Secondary Schools
   - The proposed rezoning Bylaws would allow improvements to the learning environment at four schools and benefit approximately 3,600 students
   - The primary focus of the school expansions is the removal of 21 portable classrooms
   - The rate for funding of capital projects has declined since the early 1990’s while construction costs have increased
   - The proposed redevelopment projects have been designed to achieve increased community use of school facilities and improved access for people with disabilities
   - The proposed plans were developed giving consideration to the Lynn Valley Official Community Plan and the community desire for a performance centre
   - The proposal would allow for the future construction of a 250 seat drama facility that could be used by the school during the day and be made available for joint community use on weekends
   - The redevelopment would also allow the conversion of the former band room into a community recreation facility
   - The parking area adjacent to Hastings Creek has been identified as a source of concern for neighbours and the Lynn Valley Official Community Plan recommends that this site be rezoned for residential development
   - The application would involve the relocation of parking to the north and closer to the school and would provide an opportunity to change the land use for the section south of Hastings Creek as well as for trail development along the creek
   - The School District proposes to deal with the present rezoning application now and to subsequently address the rezoning of the portion of land adjacent to the creek
   - Asked Council to support the proposed Bylaw amendments

2. Phil TURIN IN FAVOUR
   700 Block Chesterfield Avenue
   - Representing School District No. 44 as the Secretary Treasurer
   - Fully supports the proposed Bylaw which will provide additional learning space for students
   - Asked Council to adopt the Bylaw

3. Doug MAC KAY-DUNN IN FAVOUR
   700 Block Chesterfield Avenue
   - Representing School District No. 44 as Chairman of the School Board
• The School Board, District Parent Advisory Council and Argyle Secondary School Parent Advisory Council fully support the proposed application
• The proposed addition will benefit the Lynn Valley community

In response to a question from Councillor Crist, Mr. MacKay-Dunn clarified that the capital projects funding approved by the Ministry of Education must be applied to building expansion projects and cannot be used for outdoor school playing field facilities

4. Diana COWDEN IN FAVOUR
2400 Block Tempe Knoll Drive
• Parent of two Argyle students in Grades eight and nine
• Expressed support for the proposed plans which would benefit the students, staff and community
• The addition would replace the unsightly, deteriorating portable classrooms which are a health hazard
• The addition would provide needed parking, enhance the appearance of the school and improve morale
• Argyle should reflect the dedication of its teachers and students
• It is the responsibility of the community to provide the best education facilities for our children and youth

5. Craig KNAPTON IN FAVOUR
3200 Block Milton Avenue
• His son is a graduate of Argyle Secondary and his daughter will graduate this year
• The proposed plans will benefit the neighbourhood
• The upgrades to the school are long overdue including improvements to the library, cafeteria and special education area
• The proposal will provide increased community access
• Pointed out that the proposed expansion is funded by the School District through the Ministry of Education for facilities on lands owned by the School District

6. Marie GODARD IN FAVOUR
2700 Block Byron Road
• Parent of a student enrolled in the music program at Argyle Secondary and also a parent representative on the design committee
• Argyle Secondary has a large music program that involves over half the students attending the school
• At present there is little storage available for band instruments
• The band and chorale classrooms are too small and could present a potential safety hazard if it were necessary to evacuate the building for an emergency
• The proposed addition would address the issue of limited access for the disabled
• The application is for a worthwhile addition to the school that will greatly enhance the music program

7. Heather BAKER IN FAVOUR
1100 Block Hilary Place
• President of the Argyle Music Program (AMP)
• Her daughter will graduate from Argyle this year
• AMP has undertaken fundraising projects to enhance the music program and has raised approximately $40,000 during the past three years
• It has been difficult to raise corporate support as the business sector perceives this need as a provincial responsibility
• They are very pleased to receive funding from the Ministry of Education for the school expansion
• Asked Council to support the Bylaw amendments

8. Marsha UNHEIM IN FAVOUR
2600 Block Standish Drive

• Her two children have attended Argyle Secondary, one graduating in 1989 and one in grade 11 this year
• Expressed strong support for the proposed addition to the school
• The school was originally built with a capacity for 950 students and presently accommodates approximately 1350 students
• Due to financial constraints, maintenance of school facilities has been neglected and washrooms, music facilities and portable classrooms are in dire need of repairs
• Asked Council to support the proposed Bylaw amendments

9. Mr. PUCCI
1100 Block Frederick Road

• His son is a student at Argyle and he supports school initiatives
• Expressed concern about traffic flow around the school in the morning
• Expressed concern that the school expansion would result in an increase in the number of students and the amount of traffic

In response to a question from Mr. Pucci, the Manager – Community Planning Department advised that there are no plans for road lane changes around the school. He suggested that the District Engineering Department could do a traffic assessment when school starts in September to determine if parking restrictions should be implemented.

Mayor Bell suggested that Mr. Pucci submit his concerns about traffic in writing to District staff and to the School District.

In response to a question from Councillor Deering-Robb, Mr. Pucci suggested that there was a proposal to widen Frederick Road in 1995 by adding another lane. The Manager – Community Planning Department explained that there is a sidewalk on the south side of the road with an adjacent strip of asphalt.

In response to a question from Mr. Pucci, Mr. Torry advised that the proposed expansion is to accommodate existing students at the school and replace portable classrooms.

10. Ron BEESLEY
1100 Block Wendel Place

• Has lived immediately adjacent to the school for 18 years
• Has two children attending Argyle Secondary in grade eight and eleven
• The improvements to the school should include a seismic upgrade, however, the budget does not include funding for this need
• Emphasized that the project should not be delayed but recommended that the District and the School District consider his suggestions
• The expansion provides an opportunity to enhance Hastings Creek
• Expressed concern that pedestrian traffic from the school and the general public could have a significant negative impact on the creek
• Suggested that a low barrier could be created to separate a walkway from the creek
Lives adjacent to the parking lot on the south side of the creek
Would like the District and the School District to implement environmental upgrading around Hastings Creek as the second phase of this project
Appealed for the commitment of the School District with respect to clean up of the creek and the existing parking lot
Asked the School District to examine ways to minimize the impact of school traffic on the neighbourhood
Suggested that fencing, gates and access to parking be studied
The principal of Argyle Secondary arranged for the construction of a fence on school property at the end of Wendell Place which has improved the quality of life for residents
Expressed concern about student loitering if a walkway were directed along Wendel Place
Suggested that the school could become involved in salmon enhancement in Hastings Creek
Supports increased parking facilities on the school site
Residents support development of two single family homes if the site located south of the creek is rezoned to residential instead of multi-family

In response to a question from Councillor Harris, Mr. Beesley stated that it is essential that regular maintenance and cleaning are performed on oil and grit interceptors to ensure that grit and oil are not flushed through to the creek.

In response to a question from Councillor Deering-Robb, the Manager – Community Planning Department advised that the School District would be responsible for cleaning and maintenance of any oil and grit interceptors located on property owned by the School District. Councillor Deering-Robb requested that staff provide clarification as to how the District could ensure that the interceptor receives appropriate maintenance.

11. Becky KNAPTON IN FAVOUR
3200 Block Milton Avenue
- Chair of the Argyle Secondary Parent Advisory Council
- The proposed rezoning and expansion is supported by the Parent Advisory Council and the Argyle Music Program
- Submitted 21 comment sheets from parents of Argyle students expressing support for the proposed addition
- The proposed new classrooms and increased parking spaces will address the discrepancy between the existing school capacity of 950 and the current student population of 1,350
- Asked Council to approve the Bylaw amendments as soon as possible

12. Donna CHESNEY IN FAVOUR
3100 Block Fromme Road
- Her two children attend Argyle Secondary in grades ten and twelve
- Argyle offers good academic and music programs, however, the school environment is disappointing and needs improvement

13. Barry FERGUSON IN FAVOUR
2500 Block Wilding Way
- The education at Argyle Secondary is superb and it is appropriate to provide suitable surroundings for students
- Argyle is a wonderful school and deserves the support of the community
DISPOSITION:

MOVED by Councillor CAROLAN, Seconded by Councillor MUNROE and CARRIED THAT Bylaw 7087 be returned to a regular meeting of Council for further consideration.

Mayor BELL declared the Public Hearing in respect of Bylaw 7087 CLOSED at 8:48 p.m.

Certified correct:

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Committee Clerk