

Discretionary Use – Addition to Private School – 2228 Herman Avenue

APPLICATION SUMMARY

Riverside Christian School submitted a Discretionary Use Application requesting approval to expand the Private School at 2228 Herman Avenue in the Exhibition neighbourhood. The proposal includes the addition of two portable classrooms to accommodate additional students in the school program.

RECOMMENDATION

That this report be forwarded to City Council recommending that at the time of the Public Hearing, the Discretionary Use Application submitted by Riverside Christian School, requesting approval for an addition to the private school located at 2228 Herman Avenue, be approved, subject to the following conditions:

1. The applicant obtain a Development Permit and all other relevant permits and licenses (including a Building Permit); and
2. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

BACKGROUND

The property located at 2228 Herman Avenue is located in the Exhibition neighbourhood and is zoned RMTN – Townhouse Residential District under [Bylaw No. 8770, the Zoning Bylaw, 2009](#) (Zoning Bylaw). See Appendix 1 for Location Map and Appendix 2 for Fact Summary Sheet. The Riverside Christian School, currently operating at this site, is considered a private school. Private schools are a discretionary use in the RMTN District.

There are currently six other discretionary uses approved in the Exhibition neighbourhood (see Appendix 3).

DISCUSSION

Riverside Christian School currently provides classes for kindergarten to grade eight and has an enrollment of 52 students for the 2021-2022 school year, with four full-time teachers and a full-time teaching principal. The proposed addition of two portable classrooms is being requested to accommodate additional students and grades at the Private School (see Appendix 4 for Applicant Supporting Document).

Zoning Bylaw Requirements

The Zoning Bylaw defines a private school as:

“a facility which meets Provincial requirements for elementary, secondary, post-secondary or other forms of education or training, and which does not secure the majority of its funding from taxation or any governmental agency, and may include vocational and commercial schools, music or dance schools and other similar schools.”

Plans submitted in support of the application conform with the development standards for a private school (see Appendix 5 for Site Plan). The proposed addition is not anticipated to have any significant impact on the surrounding land uses.

Comments from other Divisions

No concerns were identified through the administrative review process which would preclude this application from proceeding to a public hearing.

COMMUNICATIONS AND ENGAGEMENT

The following methods were used to communicate this application to area residents and the general public:

1. Notice was posted on the City's Engage Page on February 16, 2022.
2. Notification letters were sent to property owners within 150 metres of the site, the Ward Councillor and the Exhibition Community Association on February 14, 2022.
3. A development sign was placed on site containing details of the application on February 22, 2022.

At the time of writing this report no comments from the public have been received.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(b) of Policy C01-021, the Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with the Policy C01-021, the Public Notice Policy, and a date for a public hearing will be set. The Planning and Development Department will give notice of the public hearing date by mail to property owners within 150 metres of the subject site. A notification poster will also be placed on the subject site.

APPENDICES

1. Location Map – 2228 Herman Avenue
2. Fact Summary Sheet – 2228 Herman Avenue
3. Exhibition Neighbourhood – Approved Discretionary Use Locations
4. Applicant Supporting Information
5. Site Plan – 2228 Herman Avenue

REPORT APPROVAL

Written by: Obadiah Awume, Planner, Development Review Section
Reviewed by: Darryl Dawson, Development Review Section Manager
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2022/PD/MPC/Discretionary Use – Addition to Private School – 2228 Herman Avenue/gs/cm