



THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**COUNCIL REPORT**

DATE: July 7, 2017 File: ZON 2017-08  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Dean Strachan, MCIP, RPP – Director of Development Services  
SUBJECT: Zoning Bylaw Text Amendment Application - Lot 1, DL 3754, ODYD, Plan KAP56127 (7808 Pierre Drive)

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**STAFF RECOMMENDATION:**

That Council pass the following resolutions:

1. *THAT “Zoning Bylaw Text Amendment Bylaw No. 2017-021” to add ‘dormitory’ as a permitted use in the I – Institutional zone be introduced and given first and second readings.*
2. *THAT a Public Hearing be held on August 14, 2017 to receive public feedback on Bylaw No. 2017-021.*

**PURPOSE:**

To consider an zoning bylaw text amendment application from proposed purchasers of Glenfir School to add dormitory housing use to the I – Institutional zone to allow for the reopening of the school as an international school and the construction of a student dormitory building on site.

**BACKGROUND:**

The subject property is a 16 acre lot with an existing 40,000 sqft school facility known as the Glenfir School (see Figure 1). The site has an Official Community Plan (OCP) designation of Administrative and is zoned I – Institutional. The applicants have proposed to purchase the currently closed school and reopen it as an international school with a student dormitory. In order to add a dormitory use to the site, this use would need to be added to the zoning bylaw as a defined use then added to the I – Institutional zone as a permitted use. The applicants have indicated they wish to add a 200 unit dormitory building to the existing school facility as outlined in their letter and application submission (see Figure 2).

The proposed zoning bylaw amendment would include the addition of ‘dormitory’ as a defined use to the bylaw with the following definition, and would see this use added as an accessory use to the I – Institutional zone:

*Dormitory means a building containing sleeping units for occupancy by student or staff affiliated with an institution that is primary of a non-commercial nature and which is regulated by such institution. A dormitory may contain communal kitchen facilities but shall*

*exclude the preparation of meals within individual sleeping units.*

**DISCUSSION:**

The Glenfir school has been closed and for sale for several years, interested parties have been in contact with the District in the past but did not result in a property sale. The subject proposal would see the school reopened as an international school and the construction of a 200 unit dormitory unit on the site.

**CIRCULATION COMMENTS:**

The application has been reviewed with District departments. No concerns have been expressed in the Works and Utilities, Recreation, Parks, Finance, Administration and Fire Departments with the proposed zoning bylaw text amendment.

If the text amendment is approved, as a part of a Building Permit application for the proposed new dormitory building detailed servicing and fire protection plans for the new development would be required.

This application was presented to the Advisory Planning Commission (APC) at their July 7, 2017 meeting. The following resolution was passed:

*THAT the application to add the use of 'Dormitory' to the I – Institutional Zone be supported.*

**CONCLUSION:**

The proposed zoning bylaw text amendment would allow for the construction of a dormitory building on subject property in order to reopen the Glenfir school as an international school.

**OPTIONS:**

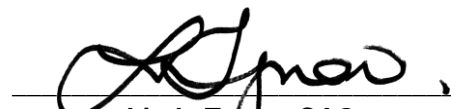
1. Pass the resolutions as recommended.
2. Pass first reading on the subject zoning bylaw text amendment bylaw and request additional information from staff in advance of consideration of second reading and/or considering scheduling a public hearing.
3. Refer back to staff for other options.

Respectfully submitted,



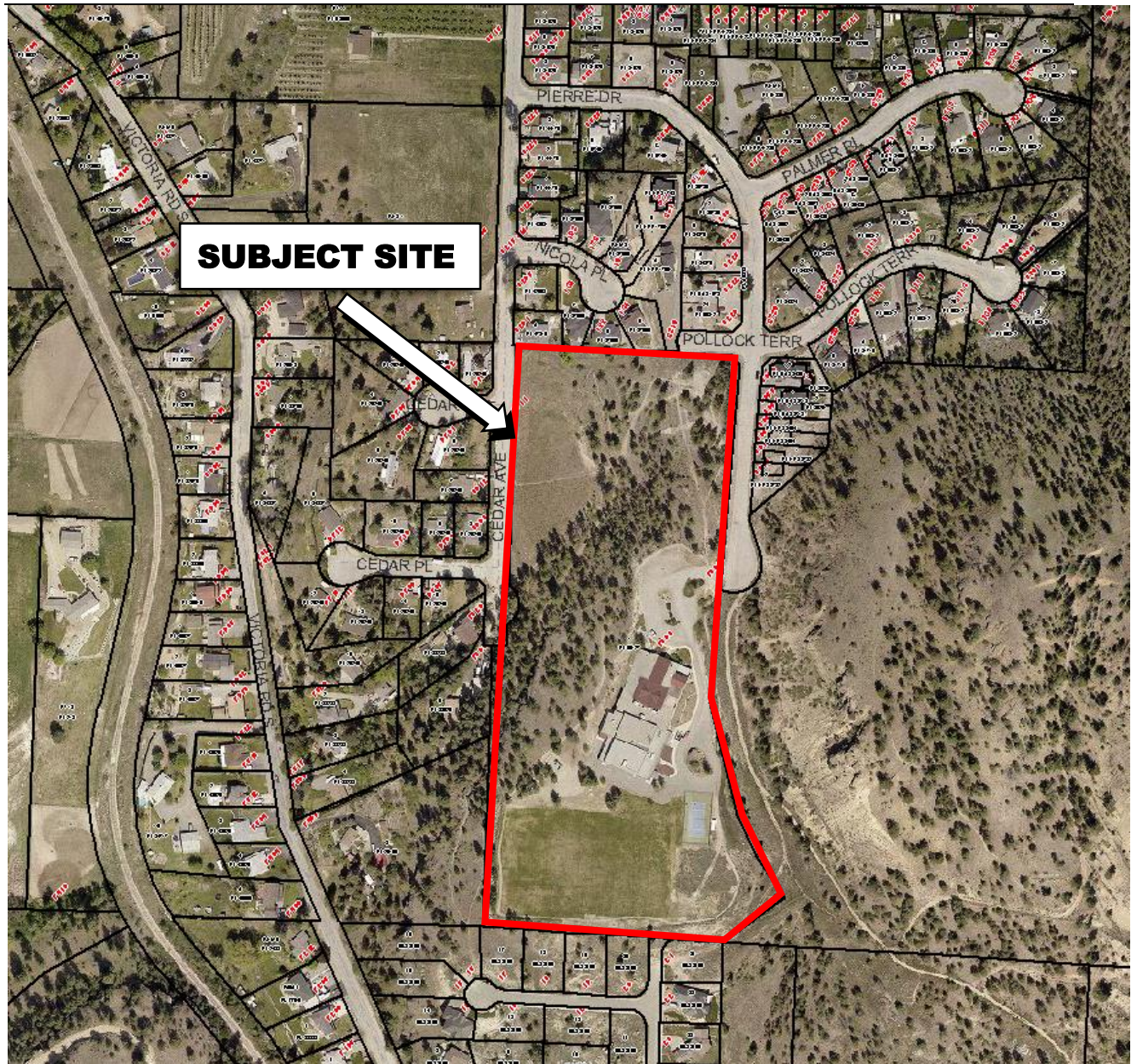
Dean Strachan MCIP, RPP  
Director of Development Services

**Approved for Agenda**

  
Linda Tynan, CAO



**Figure 1**



## Figure 2

June 8, 2017

Attention: Mr. Dean Strachan  
Director of Development Services  
13211 Henry Ave  
Summerland BC V0H 1Z0

Dear Dean,

RE: Zoning Amendment Application for  
7808 Pierre Drive, Summerland

Thank you for the meeting on Monday and provided helpful information on the process of adding boarding facility to the above mentioned property. Attached please find the zoning amendment application and the required documents for council. In order for the council to understand why the amendment is necessary for the existing property, I would like to briefly provide details and why this is beneficial for the City of Summerland.

To the City Council of Summerland,

I am a co-founder of a non-denominational, independent Kindergarten to Grade 12 School named Stratford Hall. The school I co-founded 17 years ago is located in the east side of Vancouver. Since the start of the school, we committed ourselves to be an IB (International Baccalaureate) World School. IBO is an organization which started from Switzerland in 1968. It has a mission "to develop inquiring, knowledgeable and caring young people who help to create a better and more peaceful world through intercultural understanding and respect." To date, graduates including my own two children are well prepared as global citizen and follow the IB learner's profile as inquirers, thinkers, communicators, risk takers who are balanced, reflective, caring, open-minded, knowledgeable, and principled.

There are 4,655 IB schools around the world which are authorized one or the other programmes: PYP (Primary Years), MYP (Middle Years) and DP (Diploma Years). Only 6 independent schools (with no boarding facility) in BC are authorized in all three programmes. We call it IB Continuum school and Stratford Hall is one of them. The ONLY independent boarding school that is an IB Continuum school in Canada is Ridley and they are one of the three in North America (2 schools in USA). As you can see, having the right programme to start in this property will attract many families into Summerland and also the surrounding Okanagan region.

From my thorough research of demand to programme selection, there is only one independent school in Okanagan. Aberdeen Hall is not an IB school. I truly believe that this property is ideal for attracting international and local students and having the school as an IB Continuum school will drive the demand from parents wanting to enrol their children. The location has ample of space to grow and nearby area has great selection of outdoor activities from summer to winter which can enhance the international program and student experience.

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Adding the boarding facility will provide many benefits to the property:

1. To bring in international and local boarding students to have a diverse community in the Okanagan
2. To provide facility for staff and specialist to come in and collaborate and exchange ideas
3. To provide international teachers and student cultural exchange so that this is truly an international school.

There are endless reasons adding the boarding component is beneficial to operating a new school in Summerland. Having 17 years of start up experience, my education network, and the success of Stratford Hall have allowed me to help other region to build a good boarding school that can offer a full international experience for students.

My projection for the boarding units will need to accommodate what I have listed in my three points above. Therefore, we are requesting the council to consider 200 units build on the flat area marked on the map. The multi-level units will have two twin beds with washroom in each. We believe the marked location will provide excellent mountain view and a half hexagon shape can enclose a courtyard for the students.

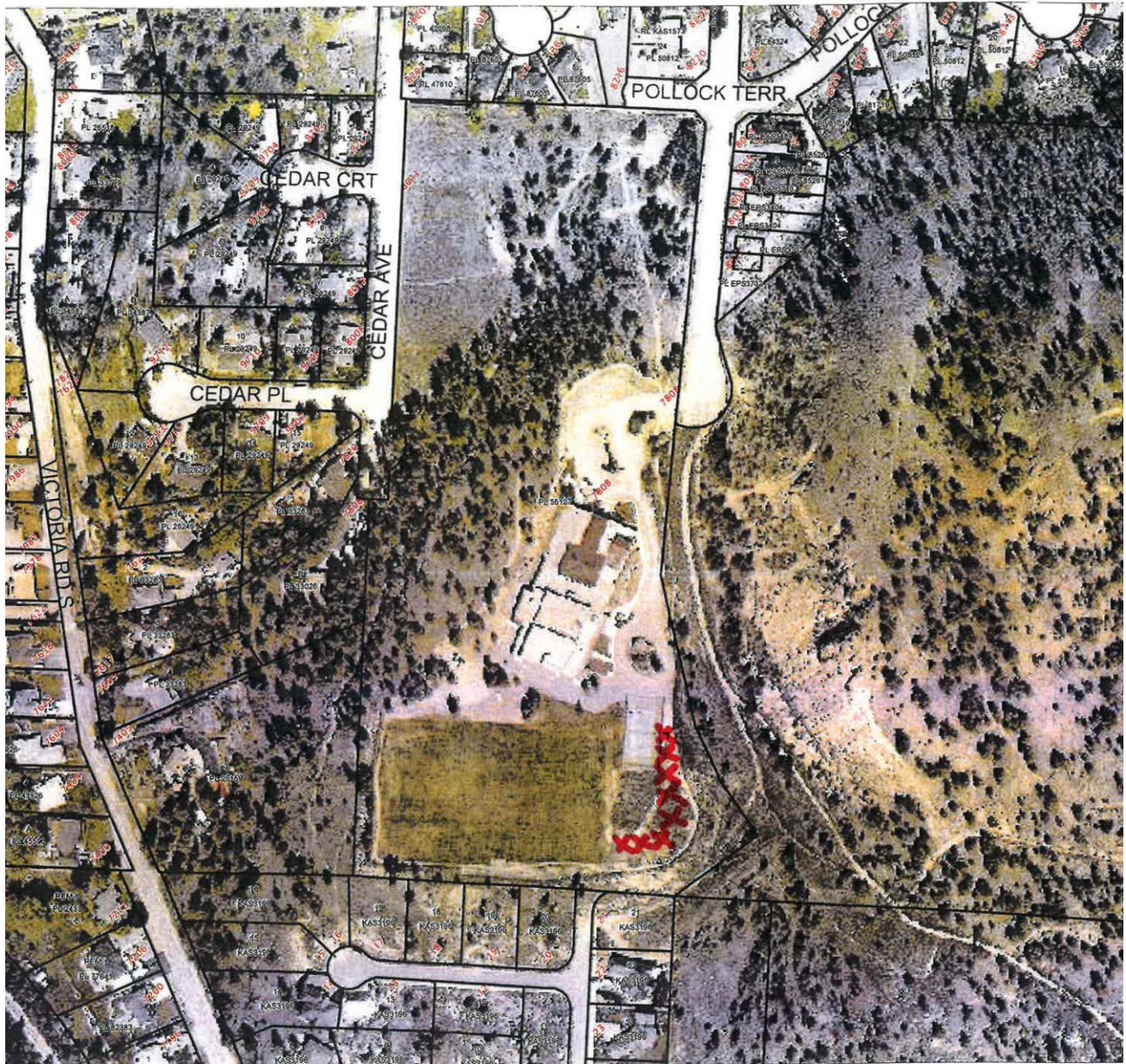
I hope this letter has provided sufficient information for the zoning amendment. We would like to plan and build the boarding facility as soon as possible to allow international students to study in Summerland in 2018.

I look forward to hearing the approval of the zoning amendment.

Sincerely,

Cindy Leung  
School Operator





✗ PROPOSED SITE 200 BOARDING UNITS

## **PROPERTY IDENTIFICATION**

**Civic Address:** 7808 PIERRE DRIVE,  
P.O. BOX 1800,  
SUMMERLAND, BRITISH COLUMBIA  
VOH 1Z0

**Legal description:** Lot 1, District Lot 3754, Osoyoos Division Yale District,  
Plan KAP56127  
Parcel Identifier: 023-307-811  
Title Number: KK4167

**The property is 17 acres and consists of both steep hillside and level lands. The majority of the property is in its natural state which includes evergreen and deciduous trees as well as grasses and shrubs.17 ACRE Campus**

**There is a 40,000 sq. ft facility on the property (see highlights)**



### Institutional: Zone-I



Zoning Parks/Open Land/ Institutional: Zone-I

<http://www.summerland.ca/summergis/web/summerlandgis.mwf?LAT=5495314.795757&LON=306520.916391&WIDTH=983.151824&UNITS=ft&EXT=.MWF>





# Glenfir School



7808 Pierre Dr., Summerland, BC

## **GLENFIR SCHOOL FACILITY HIGHLIGHTS**

- 1. State-of-the-art water filtration systems**
- 2. State-of-the-art air filtration systems**
- 3. Classrooms**
- 4. Five interactive SMARTBoards**
- 5. PC Lab**
- 6. Wireless Network**
- 7. Mobile Mac lab**
- 8. Pre-school/day care facilities**
- 9. Gymnasium**
- 10. Indoor climbing wall**
- 11. Fitness gym**
- 12. Music Room**
- 13. Student Lounges**
- 14. Staff Areas**
- 15. Kitchens**
- 16. Art Room**
- 17. Science Lab**
- 18. Prop Room (Drama)**
- 19. Library**
- 20. Washrooms**
- 21. Uniform Store**
- 22. Lockers**
- 23. Janitorial/Maintenance**
- 24. Storage rooms**
- 25. Elevator**

***Note:** The facility is approximately 40,000ft<sup>2</sup>.*

### **1. Drinking Water Treatment System**

In the summer of 2006, Glenfir installed a unique and technically advanced three stage drinking water treatment system to further enhance the water from the District of Summerland. This new system is designed to remove harmful impurities, such as:

- chlorine
- chloroform
- chlorinated organics
- iron
- other impurities

With the use of ultra violet (UV) sterilization units this new system also ensures sterilization of the water from dangerous bacteria, viruses, and parasites.

Close to \$25,000 was spent on the best proven technology available to guarantee that the school would have safe, clean drinking water, when a local boil water advisory is in effect.

## **2. Indoor Air Quality (IAQ) System**

A high priority was placed on the school's IAQ system in order to enhance health and learning performance. Glenfir's expansion project was completed in August 2007 and cost an incremental \$150,000 to upgrade the entire schools IAQ systems. The main cause for CO2 concentration increase inside the school is from people breathing. Below are some CO2 concentration figures:

- fresh outside air of Summerland = 450 ppm
- air that people exhale when breathing = 35,000 ppm
- unacceptable indoor level = above 1,000 ppm

This unique system ensures that the carbon dioxide (CO2) level does not exceed the 800 parts per million (ppm) level.

High CO2 concentration levels negatively impact one's health and well being causing:

- drowsiness
- fatigue
- headaches

High CO2 levels also significantly affect one's ability to perform specific mental tasks that require concentration, reading comprehension, calculation, and memory. For example, controlled experiments have shown that increasing CO2 concentration in school classrooms from 800 ppm to 1200ppm results in a decrease in student performance by about 15% in numeric computation (e.g. mathematics).

## **3. Classrooms**

There are seventeen classrooms in total; eleven of the classrooms are general use classrooms, and the others are currently designated as an art room, science room, music room, computer (PC) lab, as well as two preschool/daycare classrooms.



## **4. SMARTBoards**

Five Interactive SMARTBoards bring learning alive with the ability to see, hear, touch, and collaborate with peers both in school, and beyond. This tool opens the classroom to virtual field trips, simulations, and online resources, as well as gives students the ability to see first hand how new technology can be used to change the way knowledge is learned, and shared. The five SMARTBoards are currently located in the math room, science room, art room, French room, and socials room.



### **5. PC LAB**

A fully networked PC lab, and computers in each classroom connect students and teachers to the ever-expanding wealth of resources and experiences on the Internet. Students learn to access out-of-classroom information in a safe and responsible manner. The new PC lab, which has 18 PCs, is also used by the secondary students as a digital photography lab, complete with cameras, scanners, and the latest Adobe Photoshop software, and as a desktop publishing studio that uses Swift 3D and Macromedia Studio software to create vivid Flash content for the web and other presentation formats.



### **6. Wireless Network**

A wireless network enables older students to use personal notebook computers for the research, production, and presentation of classroom assignments. Students often hand in files to their teachers, and access assignments by accessing this wireless network.

### **7. Mobile Mac Lab**

A mobile Mac Lab offers flexibility and creativity to teachers and students. This portable resource is used with the school's new video equipment to bring the film-making process into all subjects. Students learn higher-order thinking skills by participating in all stages of the film making process. Teachers become guides in the process that transforms students into active participants in meaningful group projects. This is a new step for The Glenfir School, a sign that the school is committed to pursuing the most enriching educational product available.

### **8. Pre-School/Day Care Facilities**

A pre-school/daycare area with two separate, but adjoining, classrooms with a 25 student capacity, its own entrance, two private bathrooms, and a private, fenced playground, is located at the main entrance of the school. The area has its own fridge and individual cubbies for each student.



### 9. Gymnasium

The recently expanded 920 square meter (10,000 square foot) gymnasium has three basketball courts, bleachers, and a half court partition for dual use. There is also an fully-equipped equipment room with sports equipment (e.g. hockey sticks and pucks, volleyballs, badminton and tennis racquets, etc.) and other athletic equipment. There are also two rowing quads, one four-man and one eight-man. An athletic office is located off of the gym.



### 10. Indoor climbing wall

The school is one of the only educational facilities in the area to house its own indoor rock climbing wall. Ropes, shoes, harnesses, and helmets are also provided.



### 11. Fitness gym

There is a fully equipped exercise room with concept rowing machines, exercise bikes, weights, exercise balls and more.



### 12. Music Room

A large music room with three adjoining sound-proof lesson rooms provides an exceptional musical education. The school also has a wide selection of musical instruments from clarinets, to saxophones, to drums, and a piano available to students.



### 13. Student Lounges

The School has two student lounges: one junior off of the library and one senior at the end of the student lounge providing students an area to relax and study between classes and on breaks.

### 14. Staff Areas

The main office contains a large open office/reception area, three administrative offices, an infirmary, an admissions room, and a staff room with full kitchen, large table and two sofas and an outdoor patio and barbeque.



### 15. Kitchens

There are two kitchen facilities, one in the staff room on the entrance level and one downstairs outside of the gym's entrance. Both kitchens are equipped with stoves/ovens, fridges with freezers, and microwave ovens.





#### **16. Art Room**

The school's art room has large work tables, easels, a pottery wheel and kiln and a wide variety of art supplies and an interactive SMARTBoard for artistic demonstrations and examples.



#### **17. Science Lab**

The school has a fully-equipped science lab with its own SMARTBoard, sinks, burners, and other scientific equipment.



#### **18. Prop Room (Drama)**

There is a prop/drama room located behind the stage, which is full of props and a variety of costumes for drama and other purposes.

#### **19. Library**

The school's library is updated with new books each year and contains a large selection of fiction and non-fiction books as well as other educational resources.



#### **20. Washrooms**

There are two sets of washrooms upstairs, one set (male & female) in the staff area and the other in the pre-school/daycare area as well as one in the infirmary. There are also four washrooms downstairs, two in the senior wing off of the gymnasium (one male, and one female) both equipped with showers, lockers, and a changing area; and two junior washrooms (one male, and one female) in the main classroom area as well with showers, lockers, and changing area. There is also a handicapped washroom downstairs.



#### **21. Uniform Store**

There is a room, currently designated as a uniform shop for the sale of uniform items on campus.

#### **22. Lockers**

There are four different locker areas throughout the school, not including the locker areas in the four washrooms.



#### **23. Janitorial/Maintenance**

The janitorial area is equipped with cleaning supplies and equipment (such as an industrial vacuum and a floor polisher) as well as a sink and drainage system. There is a maintenance room for both storage and work that needs to be done to maintain the school. There is also an outside storage container with a ride on lawn mower and other grounds maintenance equipment.

#### **24. Storage rooms**

There are several storage rooms throughout the school including an archive room for student files, etc.

#### **25. Elevator**

There is an elevator in the main foyer.

## GLENFIR SCHOOL CAMPUS HIGHLIGHTS

1. **17-acre campus**
2. **Fitness trail**
3. **Mountain bike park**
4. **International size-playing field**
5. **Multi-purpose court**
6. **Playground**

### 1. **17-acre campus**

The School is situated in a beautiful, natural setting in the Okanagan Valley at the foot of Giant's Head Mountain in Summerland, British Columbia. The school is built on a spacious 17-acre campus in a secure and private setting, close to major population centers. The site provides students with a perfect venue, eliminating distractions while offering many opportunities to incorporate the outdoors in various aspects of the curriculum.

### 2. **Fitness trail**

A fitness trail runs the perimeter of the school, which is excellent for cross-country runs or general fitness purposes.

### 3. **Mountain bike park**

A mountain bike park offers students or groups a unique opportunity to mountain bike on campus, just minutes away from Giant's Head Mountain and its biking trails.





#### 4. International-size playing field

There is an international-size playing field, which can be used for soccer matches, baseball tournaments, or general use.



#### 5. Multi-purpose court

A multi-purpose court provides the opportunity for several outdoor activities including: tennis, basketball, and ball hockey.



#### 6. Playground

The main playground offers children a play structure with ladders, monkey bars, and slide and more, a swing set, fun hoop structure, tether ball pole, and painted games on the tarmac. The second playground area is located in the pre-school/daycare area and contains a small play structure with a slide, a paved, a grass, and a sand area for different uses in play.

