

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #17-10006
2017 DECEMBER 06

ITEM #10

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Colliers International
19th Floor - 200 Granville Street
Vancouver, BC
(Attn: Gordon Easton)
- 1.2 Subject:** Application for the rezoning of:
Lots 1-7 Block 47 District Lot 69 Group 1 New Westminster District
Plan 1321
- From:** P3 Park and Public Use District
- To:** CD Comprehensive Development District (based on P3 Park and
Public Use District, P2 Administration and Assembly District and the
Broadview Community Plan as guidelines)
- 1.3 Address:** 4041 Canada Way
- 1.4 Location:** The subject site is located on the north side of Canada Way between
Gilmore Avenue and Smith Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape, with a width of approximately
120.72 m (396 ft.), a depth of approximately 63.15 m (207 ft.), and
an area of approximately 7,660.46 m² (82,456 sq.ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant
servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit
the heritage revitalization and designation of the "Schou Street
School", and construction of a new adjoining building for the offices
of the Burnaby School District.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** To the north of the subject site, across Norfolk Street is a ground oriented townhouse development. To the east across Gilmore Avenue is the Carleton Gardens Seniors

housing development. To the south across Canada Way is the Burnaby Ismaili Centre. Directly to the west is Broadview Park.

- 2.2 The subject development site is comprised of twelve lots. The property is currently occupied by the Schou School constructed in 1914, which is on the Burnaby Heritage Register, the adjoining annex was constructed in 1979, along with surface parking and an open field adjacent Broadview Park.

3.0 BACKGROUND INFORMATION

- 3.1 The development site is within Broadview Community Plan (Community Plan 8) and is designated for P3 Park and Public Use District uses, identified specifically for the Schou Education Centre. (see Sketch #2 *attached*). Given its location adjacent to Broadview Park and the long-standing history of school sites being zoned P3 Park and Public Use District, the site was zoned P3 at the time the 1965 Zoning Bylaw was adopted by Council. As an operating school site, the retention of the P3 District would be appropriate. However, as an administration office for the Burnaby School District 41, the zoning requires the addition of the P2 Administration and Assembly District as a guideline to accommodate the proposed administration offices. As such, the applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the P3 Park and Public Use District, P2 Administration and Assembly District and the Broadview Community Plan as guidelines).
- 3.2 The protection of the “Schou Street School” as an integral component of the development proposal will be accommodated through the application of a Heritage Revitalization Agreement to provide for its adaptive reuse and long term protection as a designation Heritage Site.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to CD Comprehensive Development District (based on the P3 Park and Public Use District, P2 Administration and Assembly Institutional District and the Broadview Community Plan as guidelines). The development will include a heritage revitalization and a heritage designation of the existing “Schou Street School” and permit the construction of a new adjoining building with surface and underground parking, for the replacement of the existing School District 41 offices currently located at 5325, 5385 Kincaid Street.
- 4.2 The 1914 “Schou Street School” is listed on the Burnaby Heritage Inventory and is intended to be retained and restored. The required Heritage Revitalization Agreement provisions will include detailed heritage assessment, conservation plan, restoration and preparation of a maintenance plan prepared by a qualified heritage consultant. A landscape plan pursuing plant and hardscape materials compatible with the heritage building design will be required, including retention of the existing Horse Chestnut trees.

A pre-requisite condition of the approval of the Heritage Revitalization Agreement will include the listing of the Schou Street School on the Burnaby Heritage Register and the preparation of a Heritage Designation bylaw, which will be reviewed by the Community Heritage Commission for recommendation to Council in a separate report.

Under the proposed Heritage Revitalization Agreement it is proposed that the exterior of the school building will be restored, preserved and protected by a Heritage Designation Bylaw. The interior of the building is to be adaptively rehabilitated to house the proposed new School Board meeting room and other office spaces. The design of the new interior spaces should respect the original heritage style of the building and will be subject to review and consideration under the Heritage Revitalization Agreement. The interior of the building will not be protected by bylaw, however any future renovations will be the subject of review to maintain compatibility with the heritage structure.

- 4.3 With respect to the proposed density, the development of the site will be governed by the P2 Administration and Assembly District, which permits a maximum coverage of 50% and a maximum height of 12m (39.37 ft.). Notwithstanding, height, coverage and setbacks could be varied, as necessary, through the CD Comprehensive Development District and the Heritage Revitalization Agreement.
- 4.4 The consolidation of the 12 lots that comprise 4041 Canada Way will be a requirement of the subject rezoning.
- 4.5 Servicing requirements will include, but not necessarily be limited to:
 - upgrade of existing curb and gutter, separated sidewalk, with street trees and street lighting along Canada Way, as needed;
 - upgrade of existing curb and gutter, and construction of separated sidewalk, with street trees and street lighting along Norfolk Street as needed; and,
 - upgrade of Gilmore Avenue to its final Local Road standard with curb and gutter, street trees and street lighting along the development frontage.
- 4.6 Road dedications along Canada Way will be required to facilitate the construction of Canada Way to its final Collector Primary Standard. Dedications are to be determined by detailed road geometric and will be outlined in a future report to Council.
- 4.7 The existing trees along the Canada Way frontage are intended to be retained. A tree survey and arbourist's report will be a requirement of this rezoning application.
- 4.8 The undergrounding of existing overhead wiring on Norfolk Street abutting the site will be required.
- 4.9 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided including, but not necessarily limited to:

- Section 219 Covenant restricting fencing adjacent Broadview Park;
- Section 219 Covenant for the provision and ongoing maintenance of the Schou School heritage building; and,
- Section 219 Covenant for the provision and ongoing maintenance of stormwater management facilities.

- 4.10 A solid waste and recycling access plan and commitment to implement the recycling provisions will be required.
- 4.11 GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.12 An on-site stormwater management plan will be required.
- 4.13 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing to a Public Hearing.

5.0 RECOMMENDATIONS

1. **THAT** a copy of this report be forwarded to the Burnaby Heritage Commission for information.
2. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.

JBS:eb

Attachments

cc: Director Engineering
City Solicitor
City Clerk

SUBJECT SITE

DOMINION ST

R5

P3

NORFOLK ST

GILMORE AV

CANADA WY

CURLE AV

CD (P5)



PLANNING & BUILDING DEPARTMENT



DATE:

OCT 26 2017

SCALE:

1:1,500

DRAWN BY:

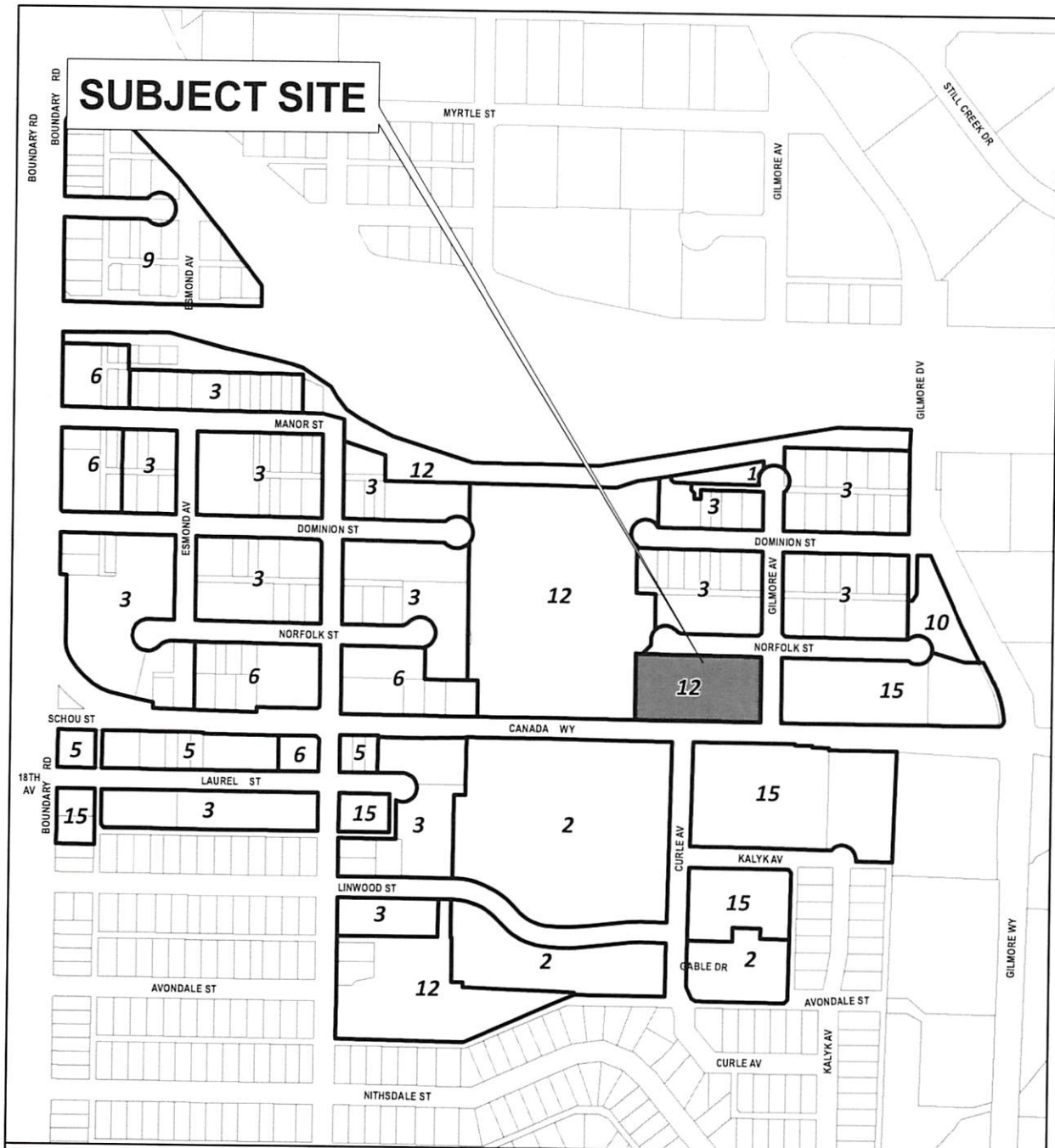
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REZONING REFERENCE #17-10006
4041 CANADA WAY



Subject Site

Sketch #1



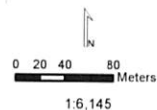
General Land Use Designations

- | | |
|--|--------------------------------------|
| 1 Single and Two Family Residential | 9 Industrial |
| 2 Low Density Multiple Family Residential | 10 Institutional |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 15 Community Institutional |
| 6 Medium Density Mixed Use | |



Planning and Building Dept

Broadview Community Plan (Community Plan Eight)



Printed on October 26, 2017

Sketch #2



Colliers International
200 Granville Street, 19th Floor
Vancouver, BC

October 24, 2017

City of Burnaby
4949 Canada Way
Burnaby, BC
V5G 1M2

Attention: Mr. Lou Pelletier, Director of Planning & Building

RE: **Schou Education Centre (4041 Canada Way) – Rezoning Application**

Further to our recent meetings and discussions, we are pleased to submit a rezoning application for the above noted site. The purpose of the application is to allow for a new Board of Education Administrative building to be developed on the site inclusive of a heritage revitalization of the former Schou School. It is our intention to rezone the site to a new CD District with an underlying P2 Zoning Schedule and P3 Park and Public Use District.

The current Administrative offices located at 5325 Kincaid Street are outdated and past the useful building life, and as such, the Burnaby Board of Education is proposing to sell the existing site and use the proceeds to reinvest in a new Schou Education Centre. This new facility would encompass all their administrative functions and would also allow for a community interface with the Board.

We look forward to working with Planning Staff and Council on this exciting initiative. Please do not hesitate to contact me directly at 604-662-2642 should you have any questions.

Sincerely,

COLLIERS INTERNATIONAL CONSULTING

A handwritten signature in black ink, appearing to read "Gordon Easton", with a stylized flourish at the end.

Gordon Easton
Managing Director
+1 604 662 2642
Gordon.Easton@colliers.com

Cc Russell Horswill, Secretary Treasurer, Burnaby School District