

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #17-10011 2017 December 06

#### ITEM #13

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Dimas Craveiro  
#211 – 211 Columbia Street  
Vancouver, BC, V6A 2RS
- 1.2 Subject:** Application for the rezoning of:  
Lot 17, Block 7, DL 186, NWD Plan 1124 and Lot 1, DL 186, Group 1, NWD Plan LMP30660
- From:** R5 Residential District and CD Comprehensive Development District (based on P5 Community Institutional District as guidelines)
- To:** Amended CD Comprehensive Development District (based on P5 Community Institutional District as guidelines)
- 1.3 Address:** 3839 and 3871 Pandora Street
- 1.4 Location:** The subject site is located on the north side of Pandora Street between Esmond Avenue and Ingleton Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a frontage on Pandora Street of approximately 106.75 m (350.23 ft.) and an area of approximately 8,996.71 m<sup>2</sup> (96,839.78 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 construction of a new parish rectory and office.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of two properties. 3839 Pandora Street is zoned R5 Residential District and is improved with a one-storey single-family dwelling constructed in 1934. 3871 Pandora Street, located directly east and across the lane to the north of 3839 Pandora Street, is zoned CD Comprehensive Development District (based on P5 Community Institutional District as guidelines) and is improved with St. Helen's Elementary School and Parish ("the St. Helen's school/church site"). Across Triumph Street to the north are single-family dwellings and a church listed on the City's Heritage Inventory (3883 Triumph Street). To the south, east, and west of the site are primarily single-family dwellings, including a residence listed on the City's

Heritage Inventory (3827 Pandora Street). In addition, a small church, also on the City's Heritage Inventory (140 Esmond Avenue), is located on the northeast corner of Pandora Street and Esmond Avenue.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject site is located within the Burnaby Heights neighbourhood, outside of a Community Plan area. It is designated within Burnaby's Official Community Plan (OCP) for Single and Two Family Urban use.
- 3.2 On 2011 May 09, Council adopted a rezoning bylaw (Rezoning Reference #04-47) for 3871 Pandora Street to permit the phased construction of two new school classroom wings on the St. Helen's school/church site; increase student enrolment; and bring the zoning of the site into compliance with its existing and intended uses. Phase I, which involved the construction of one classroom wing and the demolition of a rectory, is complete. Phase II, which will occur in the future, will include construction of the second classroom wing, demolition of the existing library/band building and school building at the northeast and southeast corners of the site, restoration of the school building area as a soft-surface play area, final configuration of all parking spaces, and final installation of all site landscaping. A condition of Rezoning Reference #04-47 was the registration of a Section 219 Covenant limiting student enrolment to 292 students until the completion of Phase II construction, at which time school enrolment is permitted to be up to 350 students.

### **4.0 GENERAL INFORMATION**

- 4.1 The existing single-family dwelling at 3839 Pandora Street is currently pending demolition (Building Permit BLD17-01229 and Tree Permit TRE17-00532). The applicant is proposing to construct a new parish rectory and office in its place, and to consolidate 3839 Pandora Street with the main St. Helen's school/church site at 3871 Pandora Street. As such, rezoning of both properties to the Amended CD District (based on P5 District as guidelines) is necessary. The new parish rectory and office will be required to be designed to reflect the single-family form and residential character of the surrounding neighbourhood. Vehicular access to the building will be from the lane.
- 4.2 The provision of any necessary covenants, easements, and/or statutory rights-of-way will be required. Consolidation of the two subject properties does not affect permitted student enrolment capacity at St. Helen's school, and the existing Section 219 Covenant specifying permitted enrolment will remain unchanged.
- 4.3 The Director Engineering will be requested to provide an estimate for all services necessary to service the site.
- 4.4 Stormwater management best practices in line with established guidelines will be required for the new development area at 3839 Pandora Street.

4.5 The GVS & DD Sewerage Charge (Vancouver Area) and Parkland Acquisition Charge will apply to this rezoning.

4.6 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 Public Hearing.

## 5.0 RECOMMENDATION

1. **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.

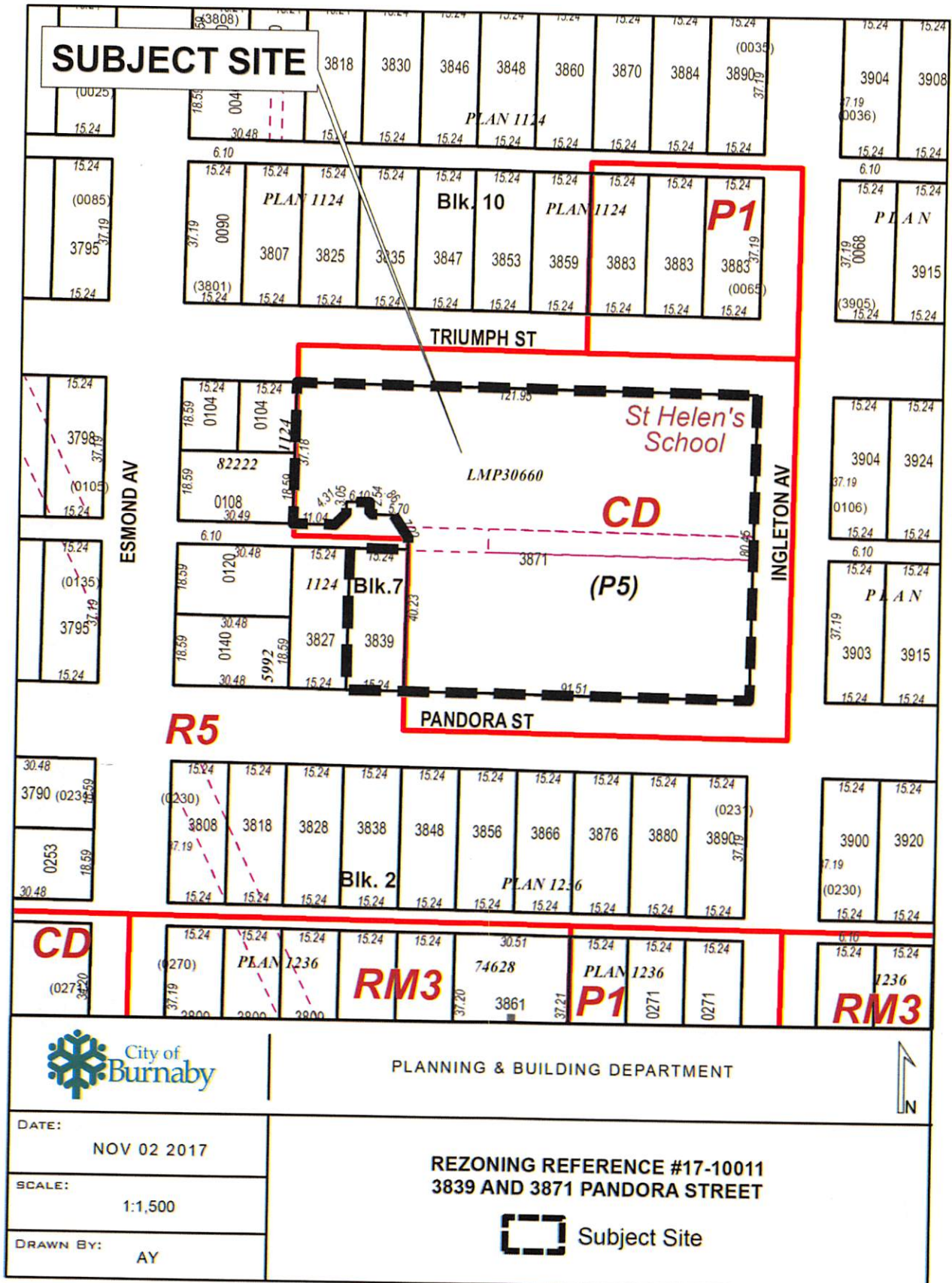
LP

LS:eb

***Attachment***

cc: Director Engineering  
City Solicitor  
City Clerk

**SUBJECT SITE**



**Sketch #1**



October 30, 2017

To: The City of Burnaby

To Whom It May Concern

**Re: Rezoning Application – 3839 Pandora St. – Lot 17 Block 7 DL 186 Plan 1124**

St. Helen's Parish is pleased to submit a formal rezoning application to the City of Burnaby for the property located on 3839 Pandora St.

The submission seeks to rezone the site from the existing R5 to CD(P5) and consolidate it with the church/school property next door, 3871 Pandora St., Burnaby, BC.

As the part of the overall rezone of the site St. Helen's Parish will provide better service to the community, since the project for the site is to build new parish office and residence for the priests. We look forward to beginning process of rezoning with City of Burnaby.

If any further information is needed in this matter, please do not hesitate to contact the office.

Thank you for your consideration

Sincerely yours

Fr. Leonardo Rocha. C.S.