

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #17-10017 2018 JANUARY 24

#### ITEM #08

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Colliers International Consulting  
19<sup>th</sup> Floor – 200 Granville Street  
Vancouver, BC V6C 2R6  
(Attention: Gordon Easton)
- 1.2 Subject:** Application for the rezoning of:  
Lots' 13, 14, 15 Except: Part Dedicated Road On Plan 36222; District  
Lot 80, Group1, New Westminster District Plan 10063
- From:** P2 Administration and Assembly District
- To:** R2 Residential District
- 1.3 Address:** 5325 and 5385 Kincaid Street
- 1.4 Location:** The subject site is located east of Royal Oak Avenue between Shelby Court and Kincaid Street (Sketch #1 *attached*).
- 1.5 Size:** The subject site is rectangular in shape, with a width of approximately 176.02 m (577 ft.), depth of approximately 75.07 m (246 ft.), and a site area of approximately 13,19.98m<sup>2</sup> (141,222 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 rezone the current School District 41 Administration office site to the R2 Residential District, for future subdivision and single-family development.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of two properties at 5325 and 5385 Kincaid Street. The property is occupied by the administration offices for the Burnaby School District 41. The Burnaby School District 41 offices are proposed to be relocated to 4041 Canada Way, which is the subject of Rezoning Reference #17-00006. The subject property is zoned P2 Administration and Assembly District.

Predominantly surrounding the site to the north, east, south and west are single-family dwellings of varying ages, developed under the R2 Residential District. To the south across Kincaid Street is also the Church of Jesus Christ of Latter Day Saints. To the west beyond Royal Oak Avenue is the Forest Lawn Cemetery.

### **3.0 BACKGROUND INFORMATION**

The subject site accommodates the current Burnaby School District 41 administrative offices and School Board chambers. As noted, the Burnaby School District is pursuing rezoning of 4041 Canada Way (Rezoning Reference #17-0006) to renovate and expand the existing Schou Education Centre for use as replacement School District offices and School Board chambers. The subject site will become surplus to the School District's needs, and is designated under the Official Community Plan as Single Family Suburban, which supports future single family development. The proposed residential redevelopment will provide the School District with revenue to off-set the replacement facilities proposed for the Schou site at 4041 Canada Way.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is seeking to rezone the property to the R2 Residential District to facilitate subdivision of the property of up to 18 single family lots, subject to subdivision approval.
- 4.2 Under the R2 District, each lot with a single family dwelling shall have an area of not less than 668.88 m<sup>2</sup> (7,200 sq. ft.) and a width of not less than 18.28 m (60 ft.). The subject property has a width of approximately 176.02 m (577 ft.), depth of approximately 75.07m (246 ft.), and a site area of approximately 13,19.98m<sup>2</sup> (141,222 sq.ft.). The applicant proposes to create up to 18 lots. The proposed lots would be required to meet the minimum area and width requirements of the R2 District, and all the requirements for the subdivision approval.
- 4.3 The Director Engineering will be requested to provide an estimate for services necessary to serve this site, including any necessary street, lane, boulevard and pedestrian/cycle improvements within and adjacent the subject site.
- 4.4 Any necessary dedications and statutory rights-of-way will be determined by a detailed geometric and will be noted in a future report to Council.
- 4.5 A tree survey will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 20 cm (8 in.) in diameter will require a Tree Cutting Permit.
- 4.6 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be necessary at the Preliminary Plan Approval stage.

- 4.7 A community open house will be held in the area prior to a future public hearing, with the School District and City staff in attendance.
- 4.8 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 a development proposal to a Public Hearing.

## 5.0 RECOMMENDATIONS

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.
2. **THAT** a copy of this report be sent to the Burnaby School District 41 for information.

*LP.*

JBS:eb

***Attachment***

cc: Director Engineering  
City Solicitor  
City Clerk

# SUBJECT SITE

FOREST LAWN CEMETERY

SPROTT ST

CANADA WY

JAMOR CT

P4

ROYAL OAK AV

DISTRICT 41  
ADMINISTRATION OFFICE

P2

SHELBY CT

KINCAID ST

R2

DAWN AV

P1

FOREST PL

FOREST ST

SPRUCE ST

R9



PLANNING & BUILDING DEPARTMENT



DATE:

JAN 03 2017

SCALE:

1:2,543

DRAWN BY:

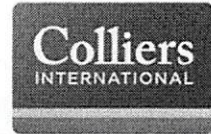
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REZONING REFERENCE #17-10017  
5325 AND 5385 KINCAID STREET



Subject Site

Sketch #1



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

December 20, 2017

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

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

**RE: 5325 Kincaid Street – Rezoning Application**

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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 School District #41 to finance the expansion and renovation of the Schou Education Centre through the subdivision and disposition of the above noted site. It is our intention to rezone the site to R2 Residential 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 blue ink, appearing to read "Gordon Easton", written over a horizontal line.

**Gordon Easton**

Managing Director

+1 604 662 2642

[Gordon.Easton@colliers.com](mailto:Gordon.Easton@colliers.com)

Cc Russell Horswill, Secretary Treasurer, Burnaby School District