



INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2019 October 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-10006**
BYLAW 13970, AMENDMENT BYLAW NO. 46/2018
School District 41 Board and Administration Offices
Third Reading

ADDRESS: 4041 Canada Way

LEGAL: 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, and in accordance with the development plan entitled "Schou Education Centre School District 41" prepared by Omicron)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 December 10;
- b) Public Hearing held on 2019 January 29; and,
- c) Second Reading given on 2019 February 11.

The prerequisite conditions have been partially satisfied as follows:

- a. The submission of a suitable plan of development.
 - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2019 October 23 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*
- c. The installation of all electrical, telephone and cable servicing, and all other wiring

underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.

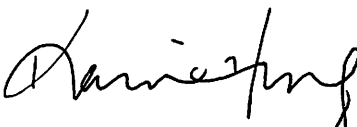
- *The applicant has agreed to this prerequisite in a letter dated 2019 October 23 and the necessary provisions are indicated on the development plans.*
- d. The completion of a Heritage Conservation Plan of the historic “Schou Street School” within the development site.
 - *The applicant has agreed to this prerequisite in a letter dated 2019 October 23, and the required Heritage Conservation Plan has been submitted.*
- e. The dedication of any rights-of-way deemed requisite.
 - *The applicant has agreed to this prerequisite in a letter dated 2019 October 23 and the requisite subdivision plan has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- f. The consolidation of the net site into one legal lot.
 - *The applicant has agreed to this prerequisite in a letter dated 2019 October 23 and the requisite subdivision plan has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- g. The granting of any necessary Easements, Covenants, and Statutory rights-of-way.
 - *The applicant has agreed to this prerequisite in a letter dated 2019 October 23 and any requisite Easement, Covenant, and Statutory right-of-way plans will be submitted and deposited in the Land Title Office prior to Final Adoption.*
- h. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2019 October 23 and the necessary provisions are indicated on the development plans.*
- i. The review of required on-site loading facilities by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2019 October 23 and the necessary provisions are indicated on the development plans.*
- j. The provision of facilities for cyclists in accordance with this report.
 - *The applicant has agreed to this prerequisite in a letter dated 2019 October 23 and the necessary provisions are indicated on the development plans.*
- k. The review of a detailed Sediment Control System by the Director Engineering.
 - *This applicant has agreed in a letter dated 2019 October 23 and the required Sediment*

Control System plans have been submitted.

- l. Compliance with the guidelines for surface and underground parking.
 - *The applicant has agreed to this prerequisite in a letter dated 2019 October 23 and the necessary provisions are indicated on the development plans.*
- m. The submission of a detailed Comprehensive Sign Plan.
 - *The applicant has agreed to this prerequisite in a letter dated 2019 October 23 and the required Comprehensive Sign Plan has been submitted.*
- n. The submission of a suitable on-site stormwater management system best practices to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 19 Covenant to guarantee its provision and continuing operation.
 - *The applicant has agreed to this prerequisite in a letter dated 2019 October 23. An on-site stormwater management system has been submitted for approval by the Engineering Department – Environmental Services Division. The required covenant will be deposited in the Land Title Office, and the requisite funds to guarantee this provision will be deposited prior to Final Adoption.*
- o. The deposit of the applicable GVS & DD Sewerage Development Cost Charge.
 - *The applicant has agreed in a letter dated 2019 October 23 to make the necessary deposits prior to Final Adoption.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2019 October 28, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

A copy of the Public Hearing minutes for this rezoning application is ***attached*** for information.


for E.W. Kozak, Director
PLANNING AND BUILDING

JBS:rh

Attachment

cc: City Manager

**BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 46, 2018 - BYLAW NO. 13970**

Rez. #17-10006

4041 Canada Way

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, and in accordance with the development plan entitled "Schou Education Centre School District 41" prepared by Omicron)

The purpose of the proposed zoning bylaw amendment is to permit the facilitation of the heritage designation of the "Schou Street School", and construction of a new adjoining building for the offices of the Burnaby School District.

Six (6) letters were received in response to the proposed rezoning application:

1. B.W. Bard, 3980 Canada Way, Burnaby
2. Lili-Anne Bouchard, Cascade Village, Burnaby
3. Roselene Dhaliwal, 7-3728 Thurston Street, Burnaby
4. Shane Chow, 7-3728 Thurston Street, Burnaby
5. Qian Wang, 101-4025 Norfolk Street, Burnaby REQUESTED REDACT
6. Harman (Robbie) Dhaliwal, 202-4025 Norfolk Street, Burnaby

The following speaker appeared before Council in opposition to the proposed zoning bylaw amendment:

Claudiu Balciza, 3-4025 Norfolk Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Balciza expressed concerns with increased density and traffic, and noted that more green space is needed in the area.

Councillor Calendino arrived to the meeting at 6:13 p.m.

**MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR CALENDINO**

THAT this Public Hearing for Rez. #17-10006, Bylaw #13970 be terminated.

CARRIED UNANIMOUSLY