

---

**TO:** CITY MANAGER **DATE:** 2019 Dec. 09

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 77000-20  
*Reference: Rez #17-10006  
4041 Canada Way*

**SUBJECT: HERITAGE ALTERATION PERMIT  
SCHOU STREET SCHOOL  
4041 CANADA WAY**

**PURPOSE:** To seek approval for issuance of a Heritage Alteration Permit for this Designated Heritage Site.

---

**RECOMMENDATION:**

1. **THAT** Council approve issuance of a Heritage Alteration Permit for the Schou Street School located at 4041 Canada Way, as outlined in this report.

**REPORT****1.0 BACKGROUND**

The Schou Street School is a 1914 school building, and one of the oldest remaining educational buildings in Burnaby. Retention and conservation of the Schou Street School is a component of a development application for the site that enables increased use and density through rezoning the property at 4041 Canada Way from P3 Park and Public Use District to CD Comprehensive Development District (REZ #17-10006), and consolidation of the site through subdivision application (SUB #19-13) for the development of the property for the new administration offices for the Burnaby School District (*Attachment 1*).

A Heritage Designation Bylaw (Bylaw 13975) for the Schou Street School received Third Reading and Final Adoption on 2019 July 29. Bylaw 13970, to complete rezoning of 4041 Canada Way under a Comprehensive Development Plan is being presented to Council on 2019 December 16 for Final Adoption. Subdivision approval will be finalized concurrent with the rezoning.

As part of the development application, a detailed proposal for restoration and conservation work for the historic school building was submitted to the City by the applicant and has been reviewed by staff. The proposed alterations require formal approval by Council through issuance of a Heritage Alteration Permit. This report outlines the proposed alterations for the consideration of Council.

To: City Manager  
From: Director Planning and Building  
Re: HERITAGE ALTERATION PERMIT  
SCHOU STREET SCHOOL  
4041 CANADA WAY

2019 December 09 ..... Page 2

## 2.0 POLICY SECTION

- **A Connected Community**
  - Partnership – Work collaboratively with businesses, educational institutions, associations, other communities and governments
- **A Dynamic Community**
  - Community development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

## 3.0 HERITAGE ALTERATION PERMIT

Under the *Local Government Act*, all structures protected by Heritage Designation Bylaws require that a Heritage Alteration Permit be issued by Council to legally allow for any proposed material and design alterations and building relocations.

## 4.0 HERITAGE VALUE OF THE SCHOU SCHOOL

The Schou Street School was constructed in 1914, and is valued as one of the oldest remaining educational buildings in Burnaby, and for its Arts and Crafts-style architecture (**Attachment 2**). The school is a heritage landmark within the Broadview neighbourhood, and contributes to the character of the neighbourhood and the City. This section of Canada Way was formerly known as "Schou Street," named after Nicolai Schou, Burnaby's second reeve.

The school was designed by architect Joseph Henry Bowman, who was known throughout the Lower Mainland for his school commissions. Bowman served as the school board architect for both Burnaby and South Vancouver, and three other schools in Burnaby were designed in a similar style between 1910 and 1916. The building remains an excellent example of early twentieth century school design.

The building served as an elementary school for 65 years, and in 1979 it was repurposed as the Schou Education Centre. As part of the development plan, the School District has submitted a Heritage Conservation Plan to conserve and restore the heritage building, and has agreed to designation of the building by bylaw. A Heritage Designation Bylaw (Bylaw 13975) was adopted on 2019 July 29.

## 5.0 PROPOSED CONSERVATION PLAN

The Heritage Conservation Plan submitted by the applicant was prepared by heritage consultants Don Luxton & Associates, and provides detailed plans to preserve the existing historic structure while undertaking an adaptive re-use to upgrade the structure and its services to support administrative functions.

The plan includes preservation of character-defining elements (**Attachments 3 and 4**), including:

To: City Manager  
From: Director Planning and Building  
Re: HERITAGE ALTERATION PERMIT  
SCHOU STREET SCHOOL  
4041 CANADA WAY

2019 December 09 ..... Page 3

- Restoring windows to their original materials and configuration using archival photo documentation and preserving intact surviving windows and doors;
- Retaining and restoring the front façade, including the entry porch and stairs and the "Schou St. School" hand-carved sign;
- Retaining and restoring original shingle cladding on all elevations, as well as preserving original channel siding at gable end;
- Retaining door openings in their original locations and preserving and repairing all original doors. Any new doors are to be visually compatible with the historic character of the building;
- Preserving the roof structure in its current configuration, and retaining original bargeboards and fascia boards, as well as the soffit and any exposed roof elements; and,
- Preserving original wood trim where possible.

Missing or deteriorated elements will be restored and/or replicated, including:

- Replication of the missing cupola on the roof based on archival photograph documentation;
- Removal of exterior stucco to be replaced with cedar shingle siding consistent with the original siding material, and replacing any damaged siding, cladding, or trim to match existing; and,
- Implementing a historic colour scheme based on paint sampling of original colours found on site.

## 6.0 NEXT STEPS

With Council adoption of the recommendations of this report, the applicant may complete the restoration work of this protected heritage site in compliance with the approved Heritage Alteration Permit.



E.W. Kozak, Director  
PLANNING AND BUILDING

LC:sa

### **Attachments**

cc: Director Engineering  
Chief Building Inspector  
City Solicitor  
City Clerk





A rendering of the restored school and new building proposed for 4041 Canada Way, from the *Schou Education Design Development Report*, February 2019.

## Attachment 2



A photograph of the Schou Street School shortly after it was constructed, taken between 1913 and 1919. Note the cupola on the roof.  
Photograph from City of Burnaby Archives 325-025





*Pre-restoration condition of the school.* The conservation project will re-instate the original design of the building's windows. The gable end features intact wood work detailing which will be retained and restored.





*Pre-restoration condition of the school.* The original cupola will be reinstated as part of the restoration project, and the original carved sign and wood entry door, window, and porch details will be restored and retained. The stucco will be removed, and original exterior cladding will be reinstated.