

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #20-02 2020 April 22

#### ITEM #03

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** McElhanney (on behalf of the City of Burnaby and School District)  
Suite 2300-13450 102 Avenue  
Surrey, BC V3T 5X3
- 1.2 Subject:** Application for the rezoning of:  
Lot 170, DL 129, Group 1, NWD Plan 26917 and North 130 Feet Lot  
114 Except: Parcel "A" (Explanatory Plan 15067); DL 129, Group 1,  
NWD Plan 1492.
- From:** R4 Residential District
- To:** P3 Park and Public Use District
- 1.3 Address:** 5942 Winch Street and a portion of 6055 Halifax Street
- 1.4 Location:** The subject properties are located on the south side of Winch Street,  
between Holdom Avenue and Fell Avenue (Sketch #1 *attached*).
- 1.5 Size:** The subject properties are rectangular in shape with a combined  
width of 41.10 m (134.8 ft.), a depth of 39.62 m (129.9 ft.), and a  
total area of approximately 1,629.89 m<sup>2</sup> (17,544 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 is to formalize the subject  
properties' current use as part of the Parkcrest Elementary School and  
Park Site, and to facilitate a future subdivision and land exchange  
between the City of Burnaby and the Burnaby School District.

#### 2.0 POLICY FRAMEWORK

The proposed rezoning application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

**A Connected Community**

- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.

**An Inclusive Community**

- Celebrate diversity - Create more opportunities for the community to celebrate diversity.
- Serve a diverse community - Ensure City services fully meet the needs of our dynamic community.
- Create a sense of community - Provide opportunities that encourage and welcome all community members and create a sense of belonging.

**A Healthy Community**

- Healthy life - Encourage opportunities for healthy living and well-being.
- Healthy environment - Enhance our environmental health, resilience, and sustainability.
- Lifelong learning - Improve upon and develop programs and services that enable ongoing learning.
- Community involvement - Encourage residents and businesses to give back to and invest in the community.

### **3.0 NEIGHBOURHOOD CHARACTERISTICS**

The two abutting subject properties, located at 5942 Winch Street and a portion of 6055 Halifax Street, are owned by the City of Burnaby and the Burnaby School District, respectively. The subject properties front the south side of Winch Street and are currently used as greenspace and a playground area (see *attached* Sketch #1).

The subject properties are within the larger Parkcrest Elementary School and Park Site (“**Parkcrest Site**”). The Parkcrest Site, which fronts onto Winch Street (north), Halifax Street (south), and Sherban Court (west), includes the Parkcrest Elementary School and preschool; two playgrounds; a sports field; and associated greenspace (see *attached* Sketch #2).

The Parkcrest Site is situated across multiple properties with varied ownership between the City and the School District. In total, the site is comprised of five City-owned properties, an undeveloped City road right-of-way, and 11 School District owned properties (see *attached* Sketch #3). The building footprint of the elementary school building intersects four properties owned by the School District at the south end of the site.

The subject properties are zoned R4 Residential District, which provides for the development of single – and two-family dwellings. All other properties within the Parkcrest Site are zoned P3 Park and Public Use District. Surrounding the Parkcrest Site is an established single- and two-family residential neighbourhood.

#### **4.0 BACKGROUND INFORMATION**

The City and the School District have a long-standing partnership overseeing an integrated framework of school and park sites that are intended to meet the long-term educational, community facility, and park and open space needs of Burnaby residents. In part, this strong relationship has allowed the City and the School District to plan, designate and acquire lands for school and community purposes, and to exchange lands to better achieve school and community objectives.

The City-owned subject property at 5942 Winch Street was acquired in 2002 to protect its continued public use as part of the Parkcrest Site. Noting that the property is surrounded by School District owned land, it was anticipated that the property could be involved in a future subdivision and land exchange between the City and the School District, in order to consolidate and equitably organize the public land ownership across the Parkcrest Site.

In 2009, a Council Report was presented to Council to advise on the historical ownership, acquisition and inventory of lands used for schools in Burnaby. In that report, it was identified that some school and park lands still have a prevailing residential zoning in place that is inconsistent with their public use. This would include the two subject properties that are used for school and park purposes but are zoned inconsistently as R4 Residential District. The report recommended that lands under these circumstances be rezoned to the P3 Park and Public Use District on a case-by-case basis to reflect their public use, as supported by the Official Community Plan.

#### **5.0 GENERAL INFORMATION**

- 5.1 On behalf of the City of Burnaby and the School District, the applicant is requesting rezoning of the subject properties from the R4 Residential District to the P3 Park and Public Use District. The purpose of this rezoning application is to bring the subject properties into conformity with their existing public use and the surrounding P3 District zoning of the Parkcrest Site. The rezoning application reinforces the intended public use of these lands over the long term.
- 5.2 Having the entirety of the Parkcrest Site under the P3 District would also facilitate the future subdivision, road closure and land exchange between the City and the School District. This process would lead to the creation of two independently owned, albeit integrated sites. As shown on the *attached* Sketch #4, the west site would be owned by the City for park uses; the east site would be owned by the School District for continued educational use. In function, the two sites would continue to be well integrated as a park and school site that collectively provide a key resource in meeting educational, recreational, and social needs of the neighbourhood. The details of a potential subdivision, road closure, and land exchange will be outlined as part of a future report to Council.

5.3 Further, the rezoning the subject properties and organizing the land ownership across the Parkcrest Site would support active plans by the School District to reinvest in this site through the partial replacement and seismic upgrading of the existing Parkcrest Elementary School. A subdivision and land exchange between the City and the School District would create one single School District property to plan improvements upon. Preliminary plans for the school upgrades would continue to use the subject properties as green space and playground area.

5.4 The prerequisite conditions to the proposed rezoning will be included in a future report.

## 6.0 RECOMMENDATION

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

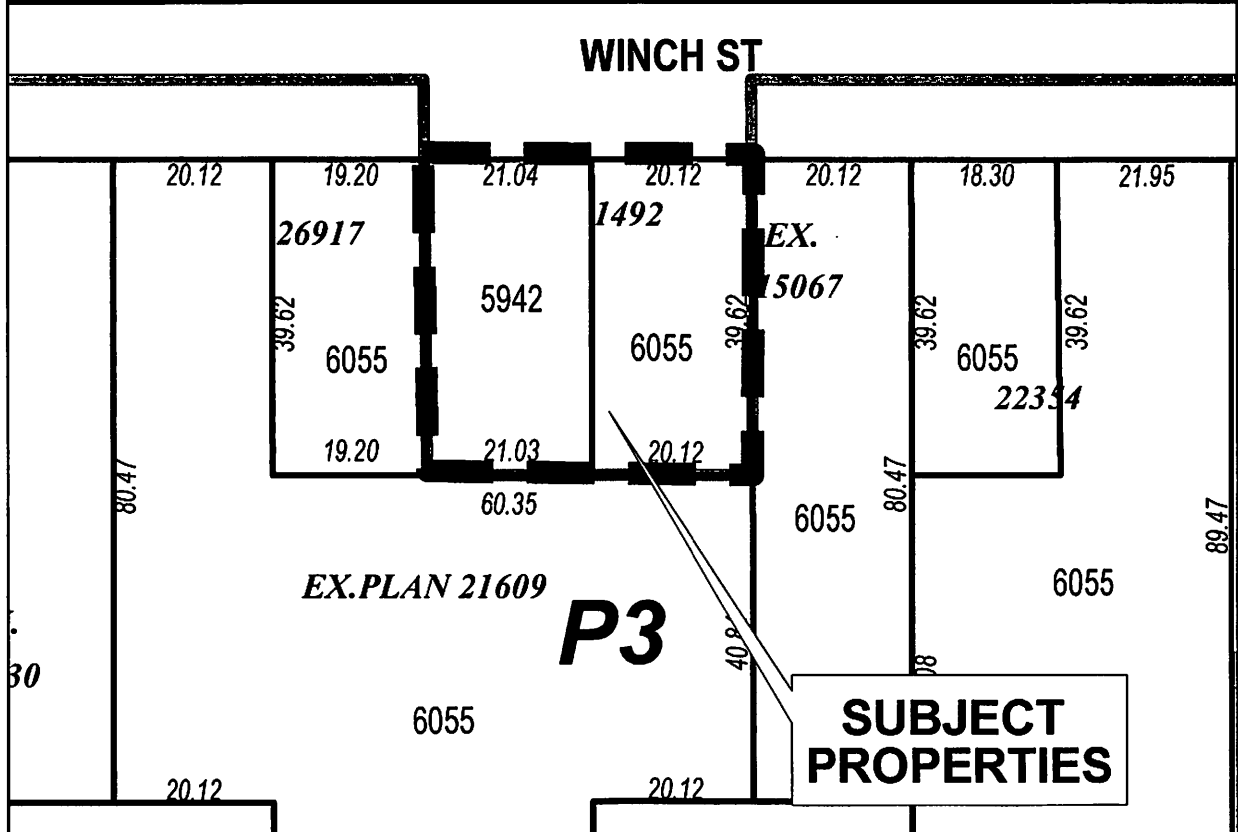


JD:JT:tn

### ***Attachments***

cc: Director Parks, Recreation and Cultural Services  
City Solicitor  
City Clerk

<b>O</b>	37.9	37.9	37.30	37.31	37.37	37.36	37.2
19.51	19.72	20.12	20.12	20.14	20.11	20.12	20.12
		<b>15993</b>	<b>26932</b>	<b>20443</b>	<b>21998</b>	<b>24094</b>	<b>22752</b>
<b>R4</b>	19.72	20.12	20.12	20.13	20.12	20.12	20.12
5851	5871	5943	5953	5963	5981	6033	6049
	19.72	20.12	20.12	20.13	20.12	20.12	20.12
		<b>15993</b>	<b>26932</b>	<b>20443</b>	<b>21998</b>	<b>24094</b>	<b>22752</b>



PLANNING & BUILDING DEPARTMENT



Date: MAR 25 2020

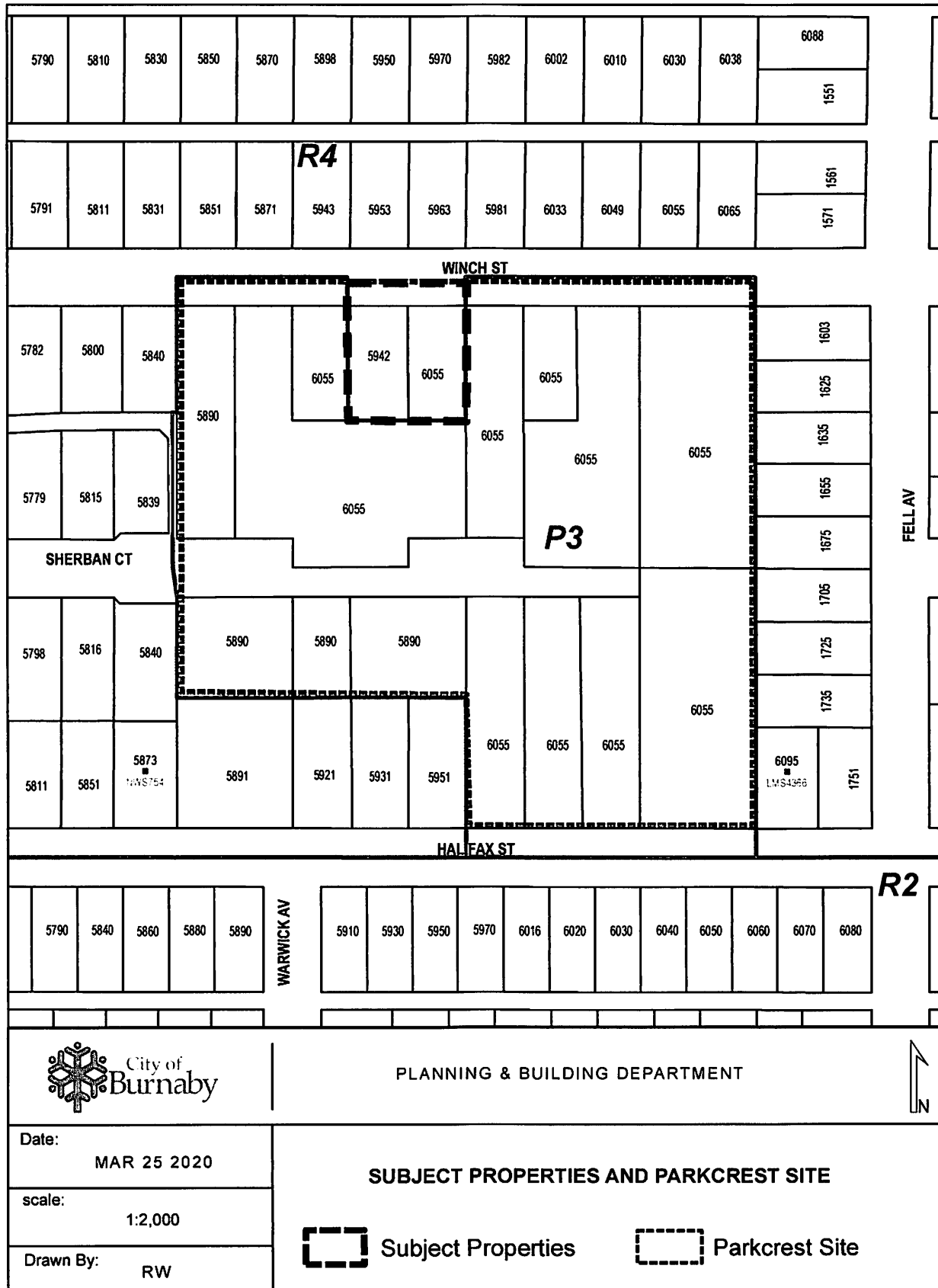
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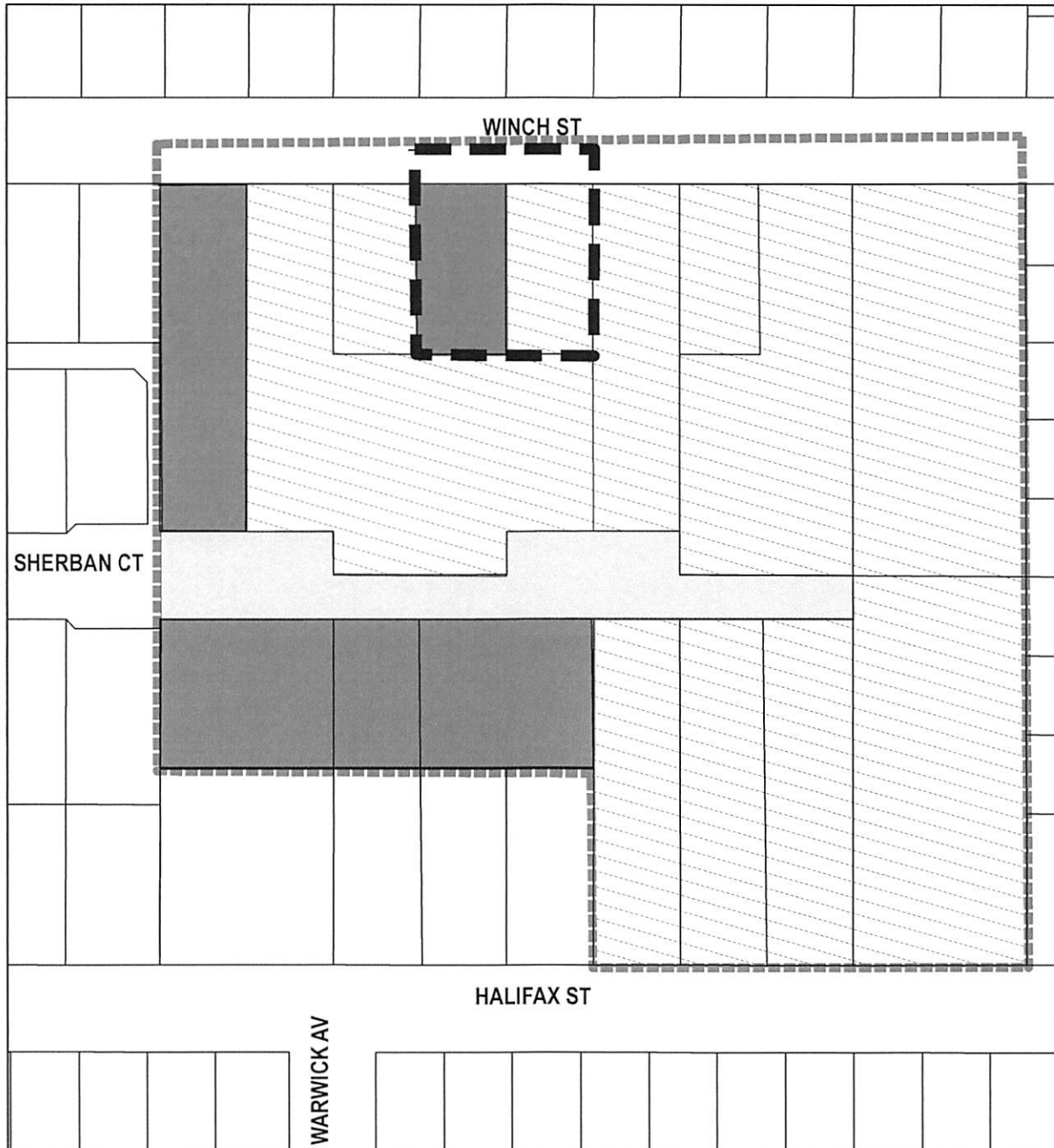
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REZONING REFERENCE #20-02  
5942 WINCH STREET AND  
PORTION OF 6055 HALIFAX STREET

 Subject Properties

Sketch #1





PLANNING & BUILDING DEPARTMENT



Date:  
MAR 25 2020

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RW

#### LAND OWNERSHIP



Subject Properties



City Owned Properties



School District Owned Properties

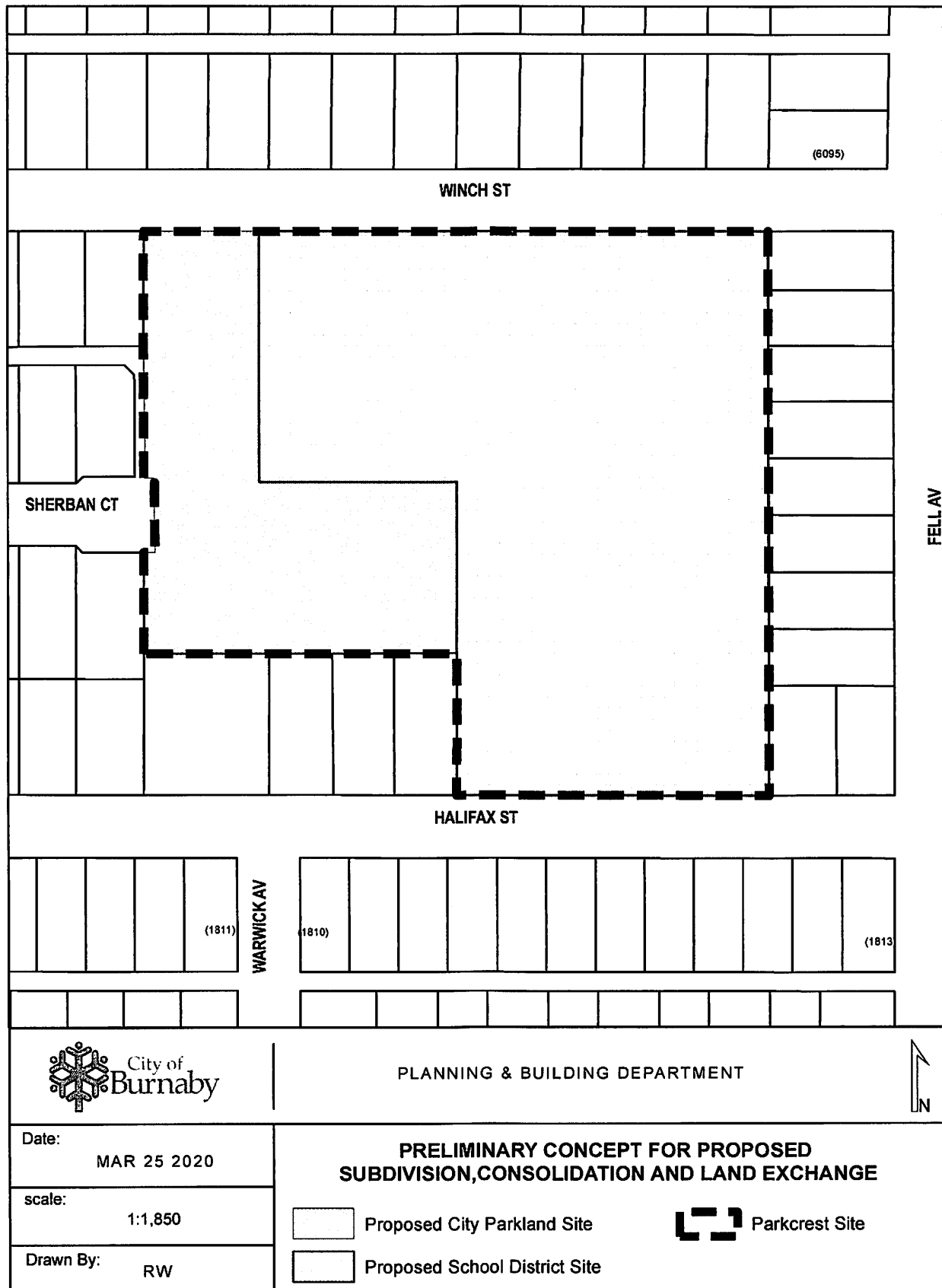


Parkcrest Site



City Road Dedication

Sketch #3





March 5, 2020

City of Burnaby  
4949 Canada Way  
Burnaby BC V5G 1M2

Attention: Jesse Dill, Senior Current Planner

Re: Parkcrest Elementary School Rezoning / Subdivision / Road Closure Application Rationale

This letter provides rationale for the accompanying development applications. The attached "Table 1" describes the properties under application, including property addresses, legal descriptions, PIDs, ownership, areas, and applications being sought. Property numbers in the first column are displayed on the "Ownership" sketch with aerial underlay. Property numbered "17" is an existing road dedication that is proposed for legal closure.

Proposed Applications:

- **Subdivision** to exchange land between the two landowners and consolidate the existing 16 lots and road dedication into 2 lots and half-lane dedication prior to issuance of Building Permits required for Elementary School seismic upgrades.
- **Rezoning** for two properties that retain a residential zoning from R4 to P3 in support of the existing school / park use.
  - **Current Use:**  
The subject properties are currently used as a combined school / park site.
  - **Proposed Use:**  
The proposed use is a combined school park / site. The application is required to formalize the property's current use prior to issuance of Building Permits required for Elementary School seismic upgrades.
- **Road Closure** in support of existing school / park site uses for a road that is physically closed but currently exists as legal road dedication.

The accompanying sketches and legal plans seek to further clarify the proposal.

Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,  
McElhanney Ltd.



Kasel Yamashita, RPP, MCIP  
[kyamashita@mcelhanney.com](mailto:kyamashita@mcelhanney.com) | 604-424-4892

Enclosures:

- Application for Subdivision / Consolidation
- Application for Rezoning
- Agent Authorization Forms (x 4)
- Table 1. Properties Under Application for Subdivision / Consolidation (Parkcrest School Site)
- Titles for the 16 Titled Properties
- Proposed Rezoning Sketch – Aerial (March 5, 2020)
- Ownership Sketch – Aerial (March 5, 2020)
- Road Closure Sketch – Aerial (March 5, 2020)
- Subdivision Sketch – Aerial (March 5, 2020)
- Proposed Subdivision Plan (survey, undated)
- Proposed Road Closure Plan (survey, undated)
- Ownership Plan (V-02, undated)
- Land Exchange Plan (V-03, undated)
- Topographic Survey for Subdivision (V-01, Dec 11, 2019)