

TO: CITY MANAGER 2003 March 27
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: **REZONING REFERENCE #02-7**
Southeast Burnaby Secondary School

ADDRESS: 7777 - 18th Street (**Attached** Sketches #1 & #2)

LEGAL: Lot A, D.L. 53, Group 1, NWD Plan 50719

FROM: M1 Manufacturing District

TO: CD Comprehensive Development District (based on P3 Park and Public Use District use and density and in accordance with the development plan entitled "Southeast Burnaby Secondary School" prepared by CJP Architects)

APPLICANT: CJP Architects
301 - 6th Street
New Westminster, B.C. , V3L 3A7
(Attention: Mr. James Carlberg)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2003 April 29.

RECOMMENDATIONS:

1. **THAT** Council authorize the joint subdivision, equal area land exchange and road dedications illustrated on the **attached** Sketch #1.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2003 April 7 and to a Public Hearing on 2003 April 29 at 7:30 p.m.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - 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.

- 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.
- d. The granting of any necessary easements and covenants.
- e. The dedication of any rights-of-way deemed requisite.
- f. The consolidation of the net project site into one legal parcel.
- g. The deposit of the applicable GVS & DD sewerage charge.
- h. The provision of facilities for cyclists in accordance with Section 4.6 of the rezoning report.
- i. The submission of a Site Profile and resolution of any arising requirements.
- j. Undergrounding of existing overhead wiring abutting the site.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a Secondary School

2.0 BACKGROUND

- 2.1 The proposed rezoning is consistent with the Edmonds Town Centre Plan (see Sketch #2) as amended by Council on 2001 July 09, following a public consultation process, to include the proposed Southeast High School on the subject site.
- 2.2 The subject site comprises the majority of the former Telus site at the corner of Griffiths Drive and 10th Avenue. The Burnaby School District (with City participation) acquired the former Telus site in 2000, for development of a new Southeast Burnaby Secondary School, which is a key component of the required infrastructure to meet the City's existing and

anticipated growth demands in the area. The City's participation was a key to the securing of the site because, although the whole site was not required for the school, Telus had indicated its strong desire to sell the entire property at one time. As a result, the City now owns two vacant future residential development sites adjacent to the school site.

- 2.3 The proposed school site is currently vacant. It slopes down towards 10th Avenue. Across 18th Street is the Safeway distribution centre which is intended for future residential redevelopment in the long term. Across 10th Street are single-family homes in New Westminster, while across Griffiths Drive is an industrial area. If feasible, the City intends to develop a grade-separated crossing of Griffiths Drive near the north end of the school site to provide access to the City-owned former rail corridor which is to be developed as a greenway pedestrian/bicycle link to the Edmonds Town Centre South neighbourhood.
- 2.4 Council, on 2002 May 27, received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The proposed rezoning is consistent with the adopted Edmonds Town Centre Plan.
- 3.2 A subdivision (see **attached** Sketch #1) will be pursued to accomplish required road dedications as well as a small equal area land exchange with the adjacent City site in order to accommodate the desired School driveway layout. The dedications include 1.5m road widening along 18th Street (from the City properties at 7679, 7701 and 7799 18th Street as well as from the school site) and a 6m wide enlargement of the existing corner truncation at Griffiths Drive and 18th Street.
- 3.3 Servicing requirements will include, but not necessarily be limited to:
- water service and storm and sanitary sewers, including outstanding servicing related to the previous subdivision of the former Telus site;
 - relocation of the existing sanitary sewer through the site as required to accommodate the proposed school building and playfield;
 - 10th Avenue roadworks, sidewalk, boulevard and median improvements;
 - 18th Street sidewalk and boulevard improvements adjacent to the site, as well as interim asphalt sidewalk links to 14th Avenue and 10th Avenue;

- two bus shelters on 14th Avenue with pedestrian links to 18th Street;
- two crosswalks (14th Avenue at 18th Street, and 18th Street at the school entry);
- removal of an existing power pole on 10th Avenue near 18th Street.

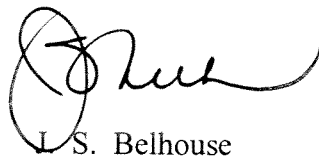
Details of the cost-sharing recommendations for the joint subdivision will be provided in a future report after servicing designs and estimates are finalized. Preliminary estimates are in the order of \$691,200 for the School District and \$617,900 for the City. The City cost-share relates primarily to the two City development siting including the outstanding servicing requirements, and abutting and transition roadworks on 10th Avenue. Funds for the City portion of the servicing costs are included for consideration in the 2003 Annual Capital Program.

- 3.4 The servicing requirements and parking as well as pick-up/drop-off provision reflect the results of a transportation study which has been submitted.
- 3.5 Primary vehicular access will be from 18th Street, with right-in/right-out only access from 10th Avenue.
- 3.6 Submission of a site profile and resolution of any issues arising will be required.
- 3.7 Stormwater management facilities for the development will be provided to the approval of the Director Engineering.
- 3.8 An approved sediment control system will be a requirement of the Preliminary Plan Approval submission.
- 3.9 On 2003 March 17, Council authorized staff to negotiate an agreement between the School District and the City toward the construction and operation of a joint-use illuminated artificial turf sports field at the Southeast Secondary School site.
- 3.10 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$0.811 per sq.ft. of gross floor area will apply to the development.
- 3.11 The school will initially be constructed to accommodate 1,200 students, with opening targeted for September 2004. The plan of development also includes a potential expansion to accommodate 1,500 students.
- 3.12 The plan of development includes a Burnaby entry sign at the corner of Griffiths Drive and 10th Avenue. Current plans for the school do not include an electronic message sign, however, one could be pursued at the 18th Street entry to the site in the future through a separate rezoning application.

3.13 A development plan for the subject site has been received which is suitable for submission to a Public Hearing.

4.0 DEVELOPMENT PROPOSAL (see attached Sketch #3)

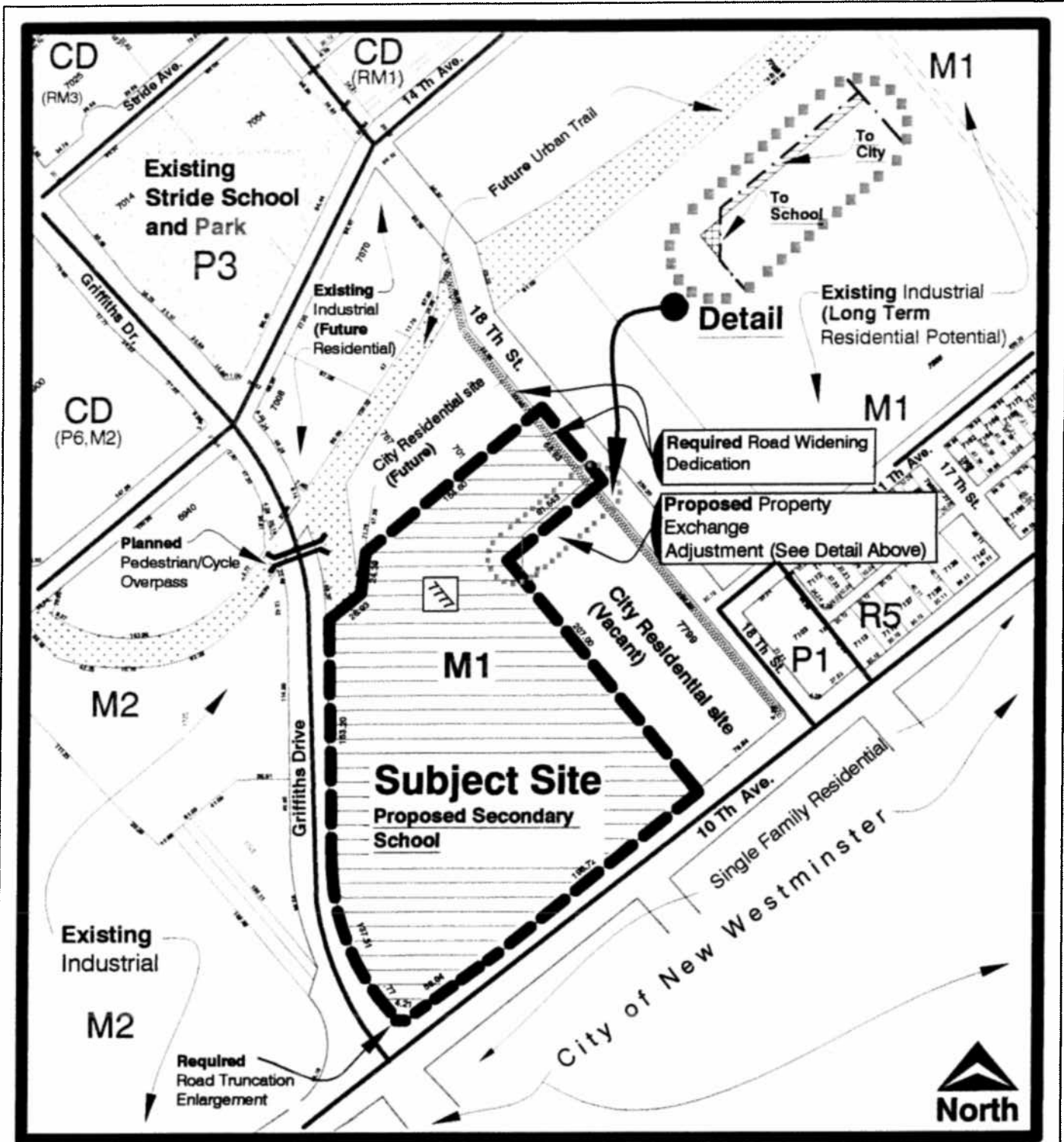
- 4.1 Net Site Area (after dedications): - 6.06 ha (15.0 acres)
- 4.2 Site Coverage: Building: - 9,190 m² 15.1%
Paving: - 9,627 m² 15.9%
Artificial Turf Field: - 14,308 m² 23.6%
Total: - 33,125m² 54.6%
- 4.3 Gross Floor Area: - 12,846 m²
Floor Area Ratio: - 0.211
- 4.4 Building Height: - 2 storeys (11.6m/38 ft.)
- 4.5 Capacity: - 1,200 students
72 teachers
28 support staff
53 classrooms
- 4.6 Parking Required/Provided: - 148 spaces including 4 handicap spaces
Drop-off/Pick-up On-Site - 16 spaces
Bicycle Parking: - 18 spaces including 9 covered spaces, plus potential secure storage in the maintenance yard or gym storage area
Loading: - 3 bays
- 4.7 The plan of development includes potential future expansion of the school to accommodate up to 1500 students, 68 classrooms, 86 teachers and 34 support staff, with gross floor area increased to about 14,430 m², and parking increased to 180 spaces.



I. S. Belhouse
Director Planning and Building

RR:gk
Attach

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



Planning and Building Department

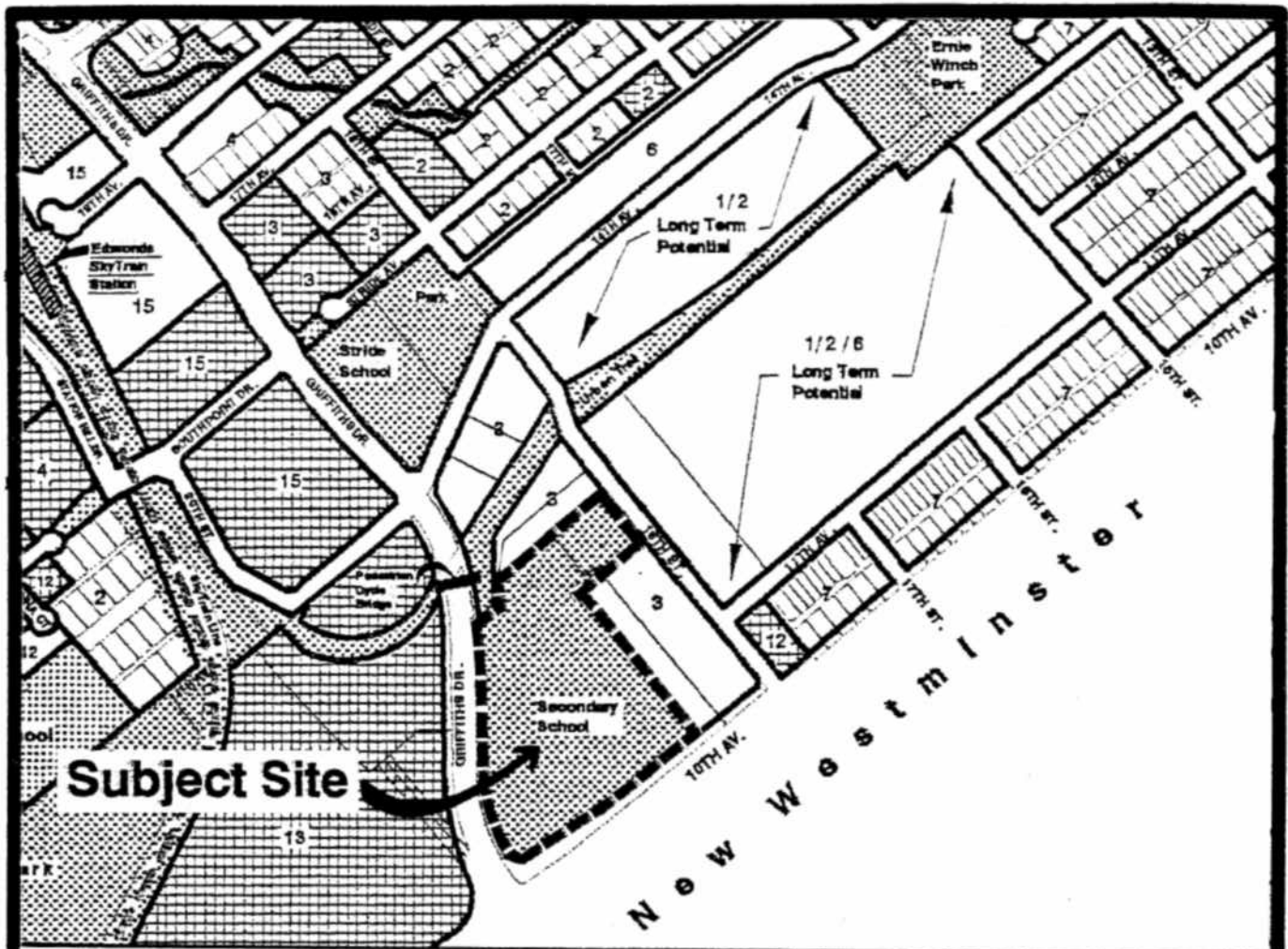
Scale: 1 = 4000

Drawn By: J.P.C.

Date: March 2003

REZONING REFERENCE 02 -- 07
7777 -- 18 th Street

Sketch # 1



Legend:

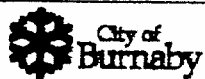
- High Rise Apartments**
- 6 — RM5 — (100 units per acre maximum)
- 4 — RM4 — (80 units per acre maximum)
- Low Rise Apartments**
- 3 — RM3 — (50 units per acre maximum)
- Low Rise Apartments / Green-Oriented Multiple Family**
- 2 — RM2 — (40 units per acre maximum)
- Green-Oriented Multiple Family**
- 1 — RM1 — (25 units per acre maximum)
- 6 — Townhousing — (12 units per acre maximum)
- Single and Two-Family Infill**
- 7 — Potential Area Rezoning

- Commercial**
- 8 — C1 Neighbourhood Commercial
- 9 — C2 Community Commercial
- 10 — C3 General Commercial
- 11 — C4 Service Commercial
- 12 — Institutional (including Sewers Housing, Churches, etc.)
- 13 — Industrial
- 14 — Nickel Complex (Rezoning Reference #7/93)
- 15 — B.C. Hydro Headquarters Complex (Rezoning Reference #35/90)
- Park, School, Trail, Ravine and Open Space Area
- Committed or Rezoned in Accordance with Development Guidelines

Development sites in the Edmonds Town Centre are generally to be zoned to Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.
 This Sketch is subject to updating on a continuous basis.



Edmonds Town Centre Plan Development Guidelines



Planning And Building Department

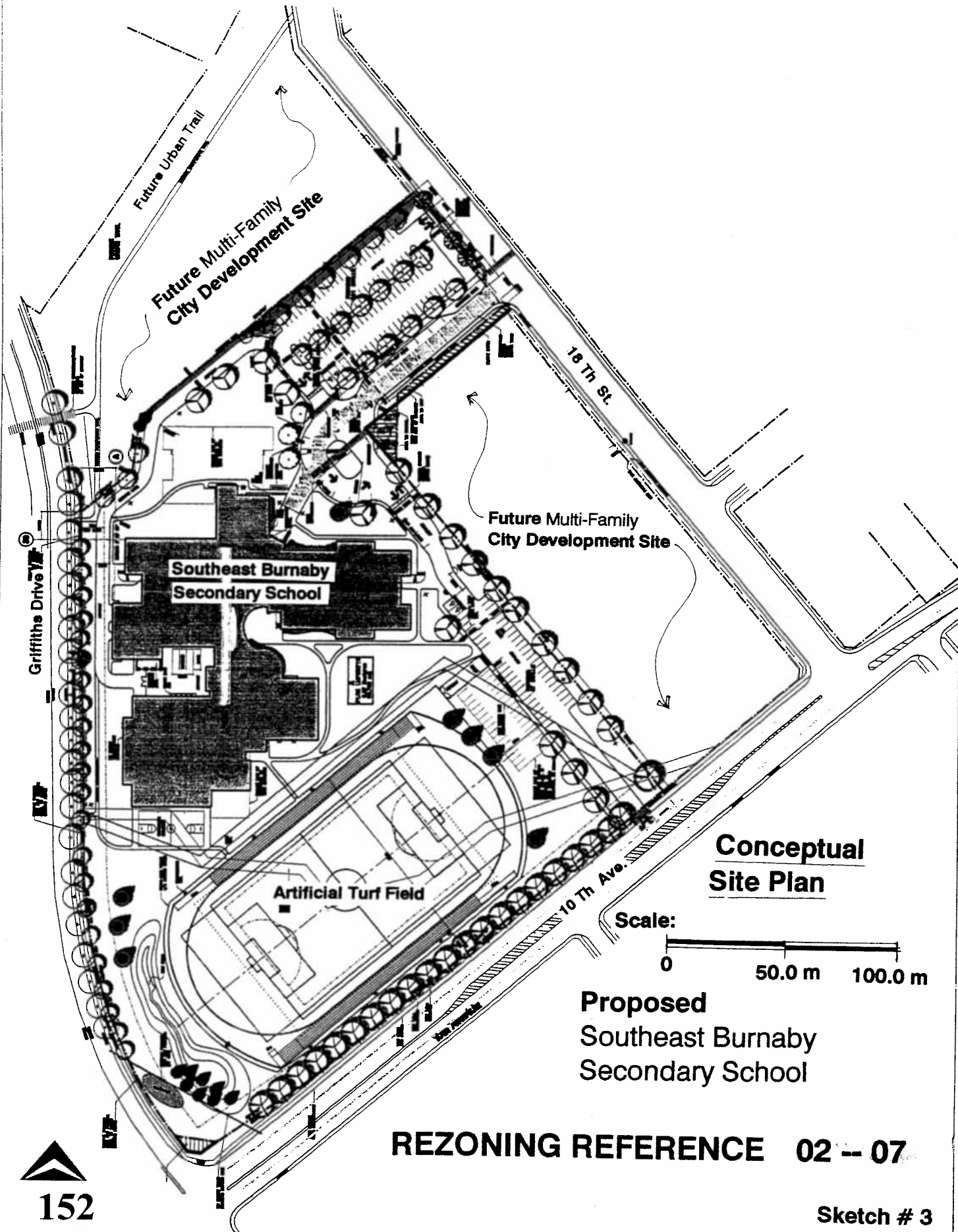
Scale: N.T.S.

Drawn By: J.P.C.

Date: May 2002

REZONING REFERENCE 02 -- 07
 7777 -- 18 th Street

Sketch # 2



Future Urban Trail

Future Multi-Family City Development Site

18 Th St.

Future Multi-Family City Development Site

Southeast Burnaby Secondary School

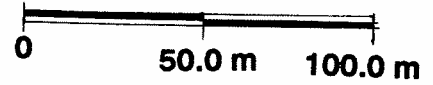
Griffiths Drive

Artificial Turf Field

10 Th Ave.

Conceptual Site Plan

Scale:



Proposed Southeast Burnaby Secondary School

REZONING REFERENCE 02 -- 07