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| Item |
| Meeting 2018 Dec 10 |

COUNCIL REPORT

TO: CITY MANAGER 2018 December 05

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-10006**
School District 41 Board and Administration Offices
Broadview Community Plan

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)

APPLICANT: Colliers International
19th Floor - 200 Granville Street
Vancouver, BC V6C 2R6
Attn: Gordon Easton

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2019 January 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 December 10 and to a Public Hearing on 2019 January 29 at 6:00 p.m.
2. **THAT** a Heritage Designation Bylaw be prepared and advanced to First Reading on 2018 December 10 and to a Public Hearing on 2019 January 29 at 6:00 p.m.
3. **THAT** a copy of this report be forwarded to the Burnaby Heritage Commission for information.

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4. **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 completion of a Heritage Conservation Plan of the historic "Schou Street School" within the development site.
- e. The dedication of any rights-of-way deemed requisite.
- f. The consolidation of the net site into one legal lot.
- g. The granting of any necessary Easements, Covenants, and Statutory rights-of-way.
- h. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- i. The review of required on-site loading facilities by the Director Engineering.
- j. The provision of facilities for cyclists in accordance with this report.
- k. The review of a detailed Sediment Control System by the Director Engineering.
- l. Compliance with the guidelines for surface and underground parking.
- m. The submission of a detailed Comprehensive Sign Plan.
- n. The submission of 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 219 Covenant to guarantee its provision and continuing operation.

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- o. The deposit of the applicable GVS & DD Sewerage Charge.

R E P O R T

1.0 REZONING PURPOSE

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

2.0 BACKGROUND

- 2.1 On 2017 December 06, Council received the report of the Planning and Building Department regarding the rezoning of the subject site, and authorized the Department 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.
- 2.2 The subject property is currently occupied by the Schou School constructed in 1914, which is on the Burnaby Heritage Register. The adjoining annex was constructed in 1979, along with surface parking and an open field adjacent Broadview Park. To the north of the subject site, across Norfolk Street is a ground oriented townhouse development. To the east across Gilmore Avenue is the Carleton Gardens seniors housing development. To the south across Canada Way is the Burnaby Ismaili Centre. Directly to the west is Broadview Park. Vehicular access to the site is from Norfolk Street.
- 2.3 The protection of the “Schou Street School” as an integral component of the development proposal will be accommodated through the application of a Heritage Designation Bylaw to provide for its adaptive reuse and long term protection as a designated Heritage Site. The 1914 “Schou Street School” is listed on the Burnaby Heritage Inventory. The heritage designation will include detailed a heritage assessment, conservation plan, restoration and preparation of a maintenance plan prepared by a qualified heritage consultant. A landscape plan pursuing plant and hardscape materials compatible with the heritage building design will be required, including retention of the existing Horse Chestnut trees.
- 2.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

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3.0 GENERAL COMMENTS

- 3.1 The proposed development plan is for the revitalization of the historic Schou Street School to accommodate the School District 41 Board chambers and offices, international student programming, Information Technology and computer training lab. The existing annex building will be demolished and replaced with a new signature building connected to the heritage structure, which will house the School District 41 offices. Some of the key elements in the heritage restoration is the removal of the exterior stucco, to be replaced with cedar shingle siding consistent with the original siding material, as well as the replacement of the original cupola that was removed as part of subsequent renovations. Other key elements will be retained and restored including the front entry porch and stairs. A detailed heritage conservation plan has been received by Donald Luxton and Associates Inc. with several recommendations for retention, restoration and replacement. A detailed set of architectural conservation plans will be provided as part of the Building Permit submission prior to Third Reading of the Rezoning Amendment Bylaw.

The required parking and loading for the site is based on office uses of 1 space per 46m² (495.16 sq.ft.). This results in a parking requirement of 63 stalls and loading requirements of 2 loading bays. Given the anticipated demand by School District 41 employees, board chairs, visitors and patrons the provision of parking has been increased to 120 spaces. 20 parking spaces are located under the new building, with 100 parking stalls located at surface along Norfolk Street and adjacent Broadview Park.

- 3.2 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:

- construction of Canada Way across the development frontage to its final Arterial Secondary standard with a separated sidewalk, street trees, and street lighting;
- construction of Gilmore Avenue to its final Local Road standard with separated sidewalks, street trees, and street lighting;
- construction of Norfolk Street to its final Local Road standard with separated sidewalks, street trees, and street lighting; and,
- storm, sanitary sewer and water main upgrades as required;

To support the foregoing servicing requirements, an approximate 1.5 m (5 ft.) dedication will be required as part of the subject rezoning application.

- 3.3 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

- Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities; and,

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- Section 219 Covenant guaranteeing the ongoing maintenance of heritage components in accordance with the approved Schou Street School heritage conservation plan.

- 3.4 A suitable engineered design to the approval of the Director Engineering will be required for a site specific on-site stormwater management system in line with best practices, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.5 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.6 Bicycle storage space and surface parking racks are to be provided for the office users and visitors is required.
- 3.7 The submission of a suitable Solid Waste and Recycling Plan for to the approval of the Director Engineering is required.
- 3.8 The submission of a detailed loading management plan to the approval of the Director Engineering is required.
- 3.9 The GVS&DD Sewerage Charge is applicable.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

| | | |
|-------------|---|---|
| Gross Site | - | 7,672.00 m ² (82,581 sq.ft.) (subject to detailed survey) |
| Dedications | - | 180.99 m ² (1,948 sq.ft.) (subject to detailed survey) |
| Net Site | - | 7,491.01 m ² (80,633 sq.ft.) (subject to detailed survey) |

4.2 Density

Permitted and Provided

| | | |
|---|---|--------------------------------------|
| Floor Area Ratio (FAR) | - | 0.38 FAR |
| Office/Institutional Gross Floor Area (GFA) | - | 2,900 m ² (31,215 sq.ft.) |

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4.3 Height (above grade) - 2-3 storeys

4.4 **Parking**

Vehicle Parking

| <u>Parking</u> | <u>Required</u> | <u>Provided Spaces</u> |
|---|-----------------|------------------------|
| 2,900.00 m ² @ 1/46 m ² | - 63 | 120 |
| Loading | - 2 | 2 |

Bicycle Parking

Required and Provided Spaces

| | |
|--------------------------------------|-----------------|
| Commercial – 10% of required parking | - 10 in lockers |
| | - 2 in racks |

Lou Pelletier, Director
 PLANNING AND BUILDING

JBS:tn/rh
Attachments

cc: City Solicitor
 City Clerk

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Bicycle Parking

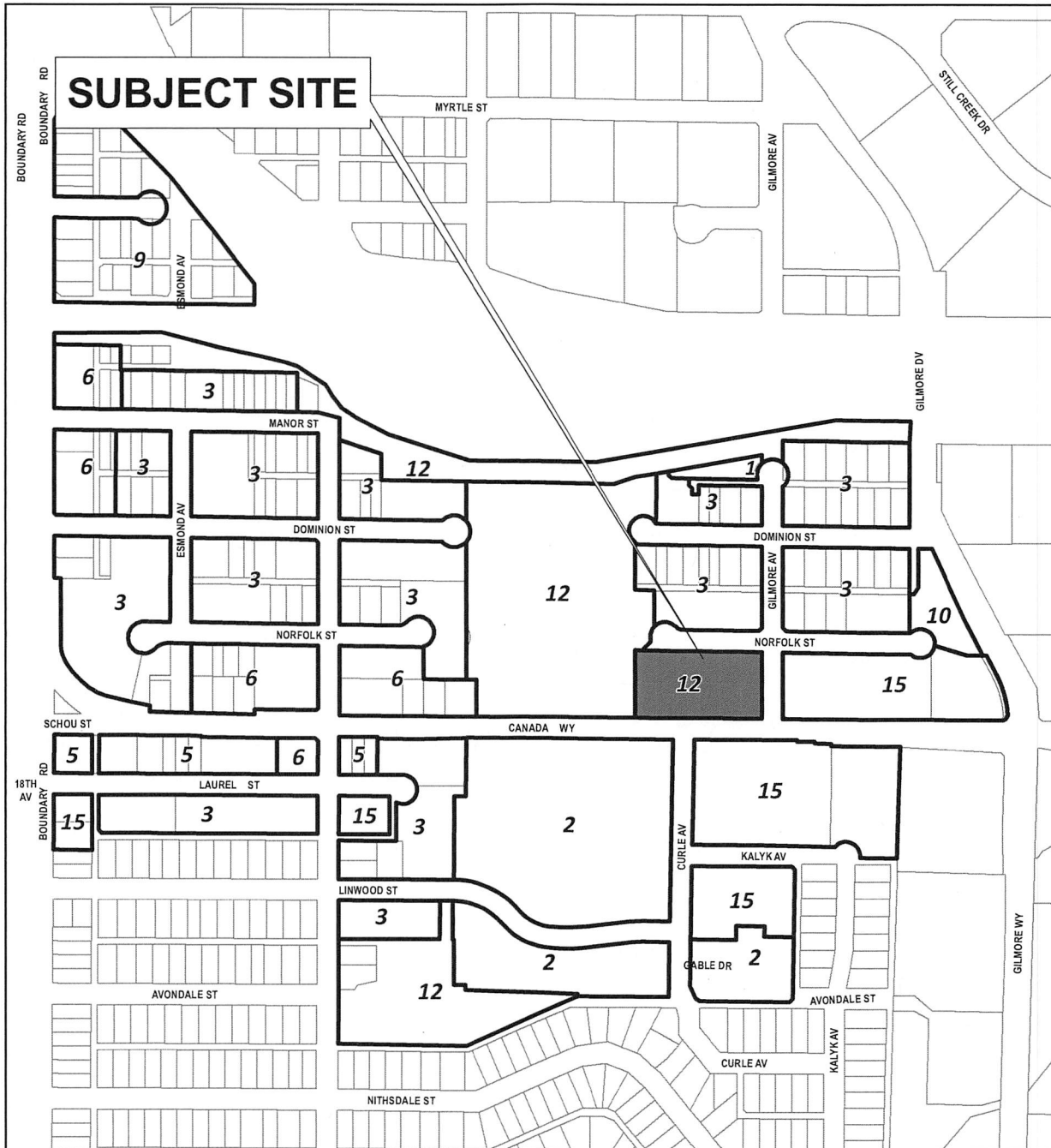
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General Land Use Designations

- | | |
|--|--------------------------------------|
| 1 Single and Two Family Residential | 9 Industrial |
| 2 Low Density Multiple Family Residential | 10 Institutional |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 15 Community Institutional |
| 6 Medium Density Mixed Use | |



Planning and Building Dept

Broadview Community Plan (Community Plan Eight)

