

ITEM 6  
MANAGER'S REPORT NO. 1  
COUNCIL MEETING 1982 01 04

RE: ESTABLISHMENT OF SCHOOL BOARD WORKS YARD ON NORLAND AVENUE  
AND DISPOSITION OF KESWICK-GOVERNMENT SCHOOL/PARK SITE

ACTING MUNICIPAL MANAGER'S RECOMMENDATION

1. THAT the recommendations of the Director Planning & Building Inspection be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER  
PLANNING DEPARTMENT  
1981 DECEMBER 22

FROM: DIRECTOR PLANNING & BUILDING INSPECTION  
OUR FILE: 13.220  
X. REF: 10.105

SUBJECT: ESTABLISHMENT OF SCHOOL BOARD WORKS YARD ON NORLAND AVENUE AND DISPOSITION OF KESWICK-GOVERNMENT SCHOOL/PARK SITE

RECOMMENDATIONS:

1. THAT Council authorize the sale of a 1.483 acre (0.6 hectare) parcel of land on Norland Avenue, as shown on the attached Figure 1, to the Burnaby School Board.
2. THAT, subject to the endorsement by the Parks and Recreation Commission at the next regularly scheduled meeting to be held on 1982 January 13, the Council authorize payment to the Burnaby School Board from the Area 17 Parkland Acquisition Fund to acquire the School Board interest in the Keswick-Government School/Park site as more particularly described in the following report.

SUMMARY:

The following report outlines a proposal which has three objectives as follows:

1. The relocation of the existing School Board Works Yard from municipal lands on McKay Avenue in Metrotown, thereby facilitating the redevelopment of these lands for major office use and required road development.

...../2

2. The permanent establishment of the School Board Works Yard on Norland Avenue within an established industrial area. 142

3. The designation of the Keswick-Government School/Park site for neighbourhood park use with a limited school reserve to preserve the long range potential for the establishment of a small primary/kinder-garten unit.

REPORT

BACKGROUND:

The School Board currently leases property on McKay Avenue from the Corporation for their works yard. This facility is relatively old and can not be improved for their continued operation. Moreover, it is within the Metropolitan Area and is designated for redevelopment for major office use and road extensions as shown on the attached Figures 2A and 2B.

Consequently, discussions were initiated to find a more suitable site for a School Board works yard. This resulted in an agreement, in principle, to recommend the sale of a 1.483 acre (0.60 ha) parcel of municipal land on Norland Avenue as shown on Figure 1. These lands are zoned M2 (General Industrial District) which provides for public utility buildings and installations, including public works yards.

One of the potential sites for a new works yard mentioned by the School Board staff in the discussions was the Keswick-Government School/Park site which was acquired in 1972. Although this proposal was abandoned, as an incompatible use of land, it did initiate an examination of the need of this site for school purposes and the possibility that the Board's equity in these lands could be transferred to the purchase of the Norland Avenue lands.

The Keswick-Government lands, which are shown on the attached Figure 3, were purchased for combined School/Park purposes with funds from a Council approved Tax Sale Monies Bylaw (which totalled \$568,970) on the basis that approximately 78% of the acquisition and development costs were allocated for the active school-park portion and 22% for the passive park portion.

The School Board made an initial payment of \$107,000 and the balance of the payments were to be made by developers through the rezoning process. A total of \$196,903 was received from 1972 to 1978 through this process. In 1978 the Neighbourhood Parkland Acquisition Levy was instituted and monies to pay the outstanding balance were received.

EXISTING SITUATION:

The examination noted above confirmed that these lands will not be required for an elementary school and that the site has remained vacant and unused since 1972.

This site provides a major component of the public open space system for the surrounding rapidly developing high density area. The Planning and Parks and Recreation Departments have reviewed the need to maintain this component and have concluded that, without the Keswick-Government site as part of the open space system, this area would have a serious park deficiency. It is, therefore, proposed that the site be developed for neighbourhood park purposes.

At the same time, the School Board wish to retain the long range potential for the development of a small primary/kindergarten unit to serve the area. It has therefore been proposed that the Parks and Recreation Department prepare a development plan which includes a 1.5 acre (0.607 ha) area which will be utilized for park purposes but designated as long range school reserve. This portion of the site will be under municipal ownership and, in the event that future trends dictate the establishment of a small school, the School Board will then be able to purchase this area from the Municipality.

The question of the timing of the Keswick-Government lands for park development purposes is a matter for consideration by the Parks and Recreation Commission and accordingly, a report has been forwarded for their next meeting to be held on 1982 January 13. However, there is some urgency in resolving this matter as the School Board must be in a position to tender the construction of their proposed yard facilities by 1982 March 31. We are, therefore, expediting the process by submitting this report prior to consideration of the parks component by the Commission. The proposal will not be finalized until such time as the Commission has adopted a position in this regard.

METHOD OF COMPENSATION:

The Municipal Solicitor has reviewed the value associated with the proposed transaction and determined that the land assembly costs per square foot for the Keswick-Government lands were \$1.8475 per square foot. He has stated that the proposed school related use at the Keswick-Government site and the works yard use at the Norland Avenue site would reflect similar values. It has been proposed that these unit values be reflected as follows:

Area of Norland Site	1.483 Acres or
64,599.48 square feet x \$1.8475	= \$119,347.53

The monies received from the sale of the Norland Avenue lands would be credited to the Tax Sale Monies Account.

The School Board would then receive compensation for their interest in the Keswick-Government lands. This would involve repayment of their initial \$107,000.00 contribution. These monies would be paid from the Area 17 Parkland Acquisition Levy Fund which stood at \$2,714,851.00 on 1981 November 22.

The net effect of the foregoing financial transactions is that the School Board will receive title to a 1.483 acre (0.60 ha) parcel on Norland Avenue and the Corporation will obtain complete interest in the 5.65 acre (2.288 ha) Keswick-Government site.

PB/mdw

Attachments

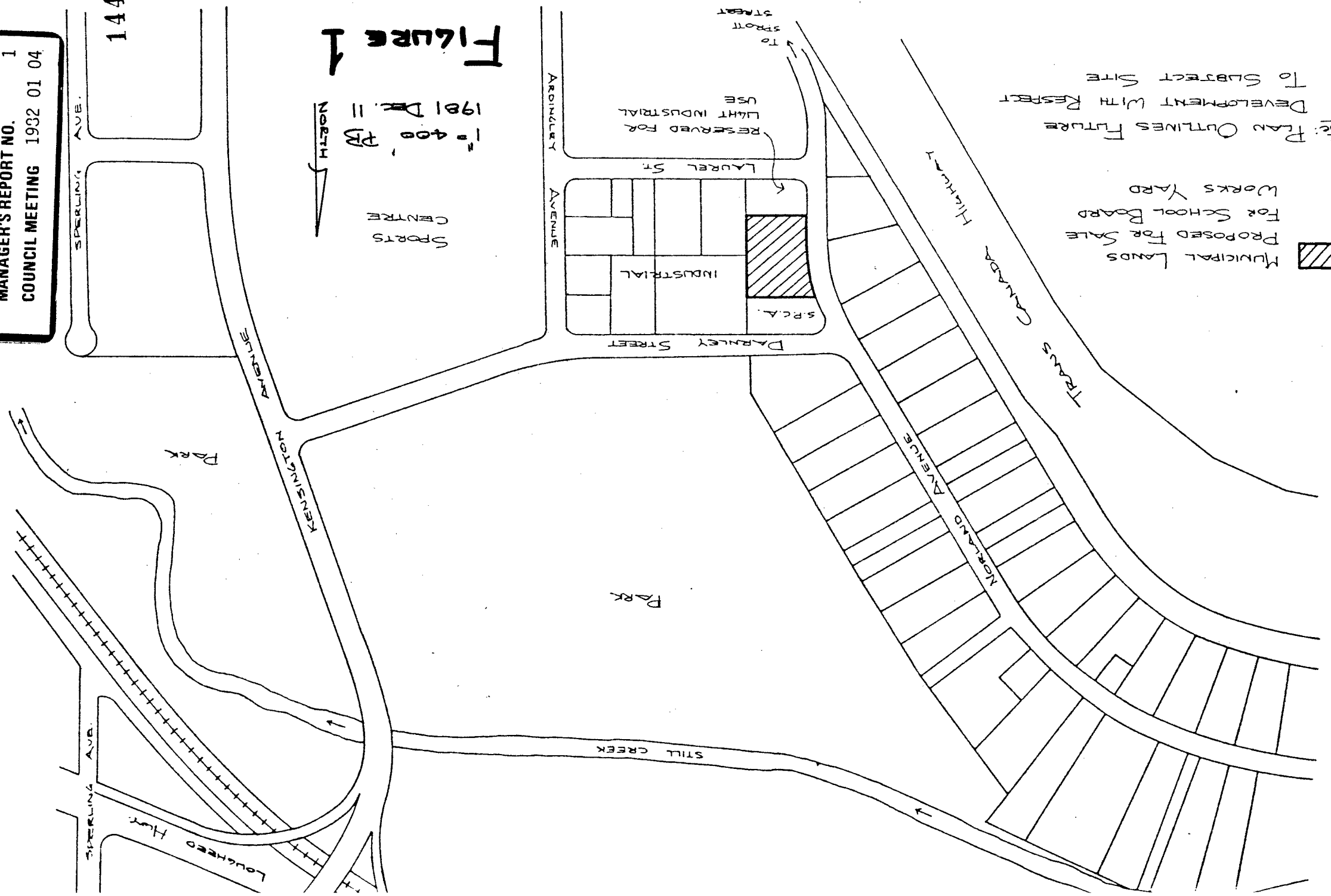
C. C. Director Recreation & Cultural Services  
Municipal Solicitor  
Treasurer

  
A. L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

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 SPERLING AVE.

Figure 1  
 10400  
 1981  
 NORTH



Noted: Plan Outlines Future  
 Development with Respect  
 To Subject Site  
 Proposed For Sale  
 For School Board  
 Works Yard  
 Municipal Lands



Concept Plan  
for Metrotown  
SUB AREA 14

Site 1 - Proposed CD office use  
max. far 2.5

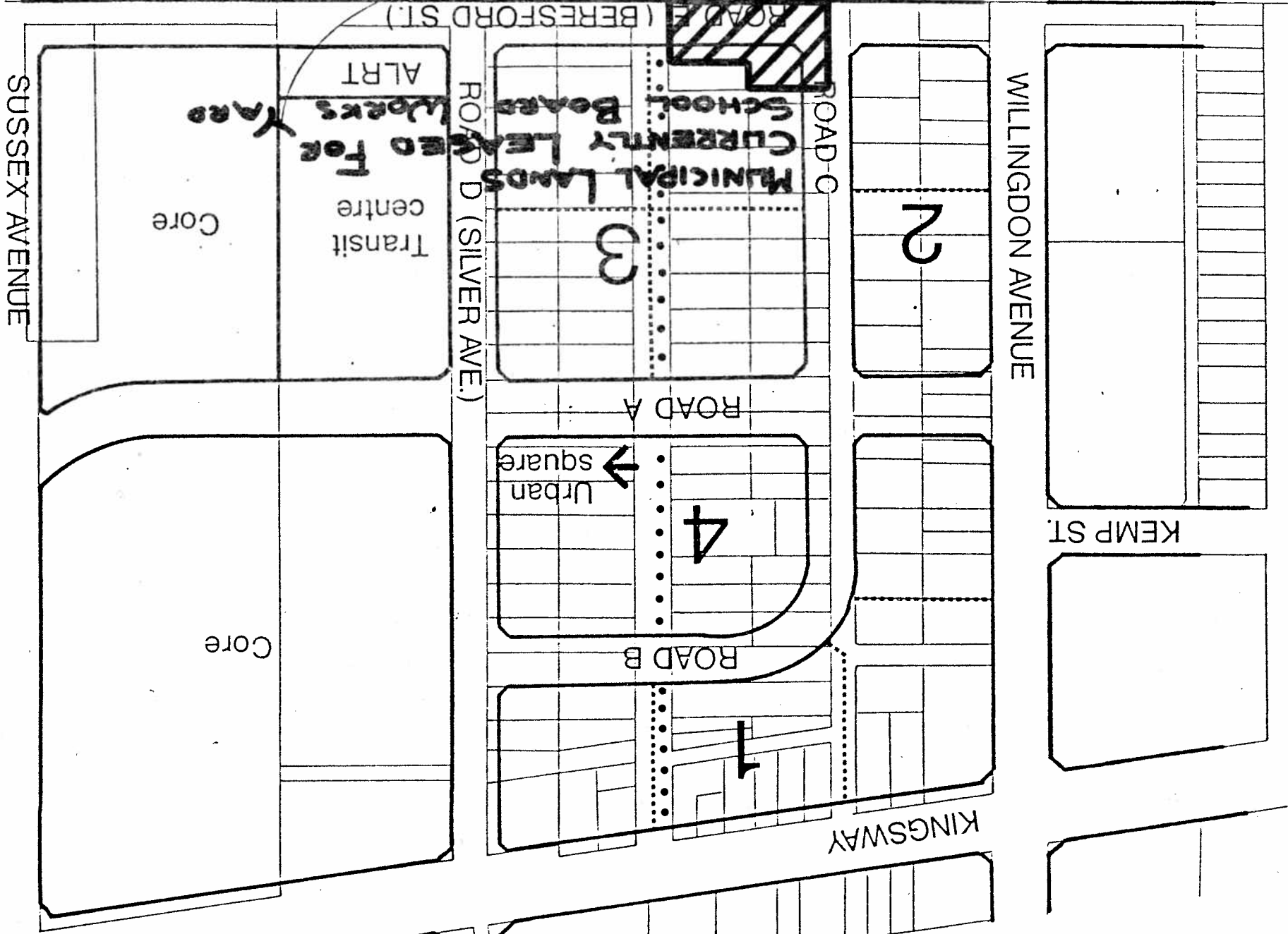
Site 2 - Proposed CD office use  
max. far 1.5

Site 3 - Proposed CD office use  
max. far 2.0

Site 4 - Civic development area  
..... Major pedestrian way

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Figure 2A

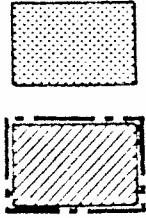


B.C. HYDRO & POWER R/W

Concept Plan  
for Metrotown  
SUB AREA 14

Proposed municipal  
land assembly area

Existing municipal  
property



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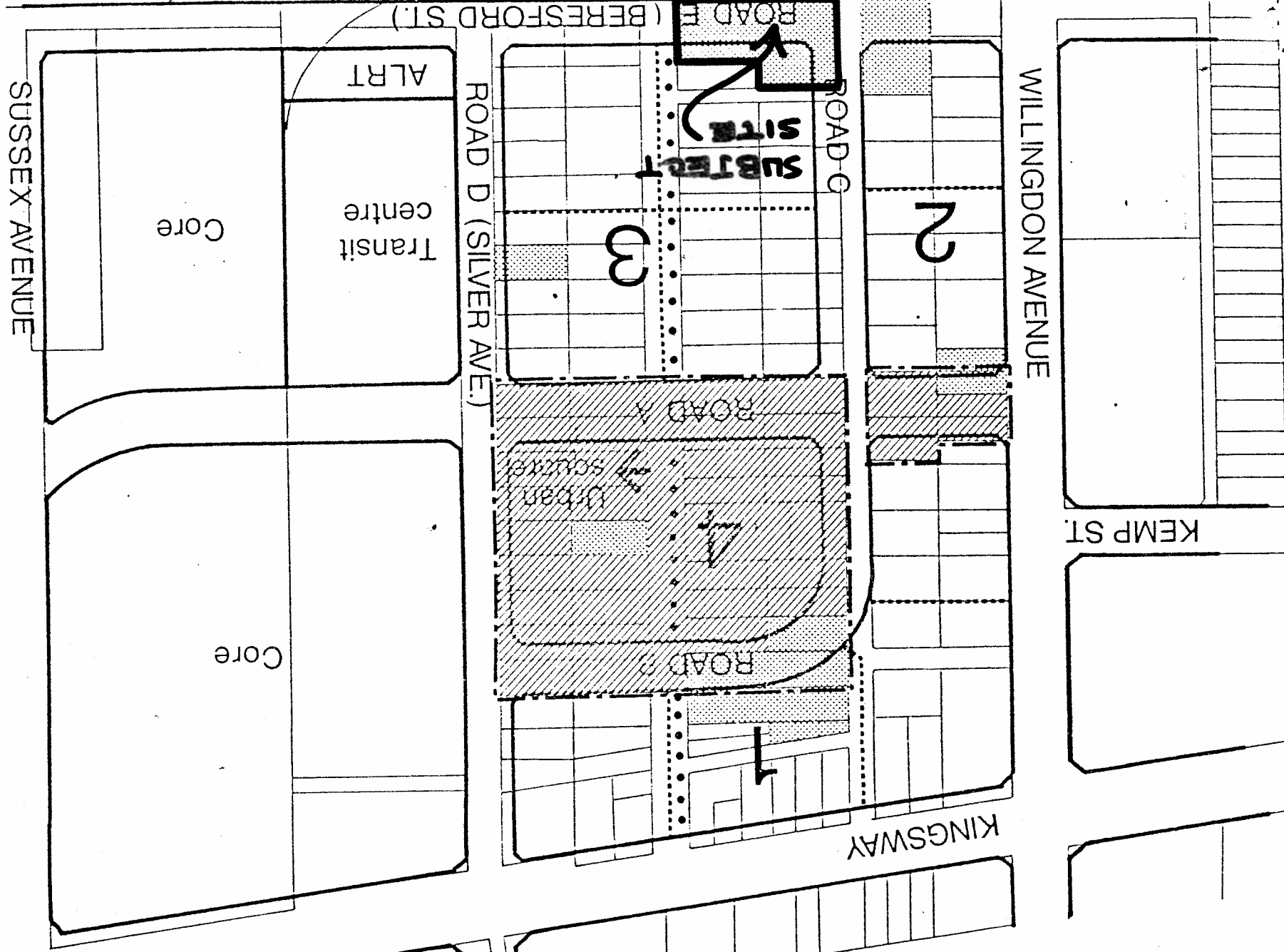
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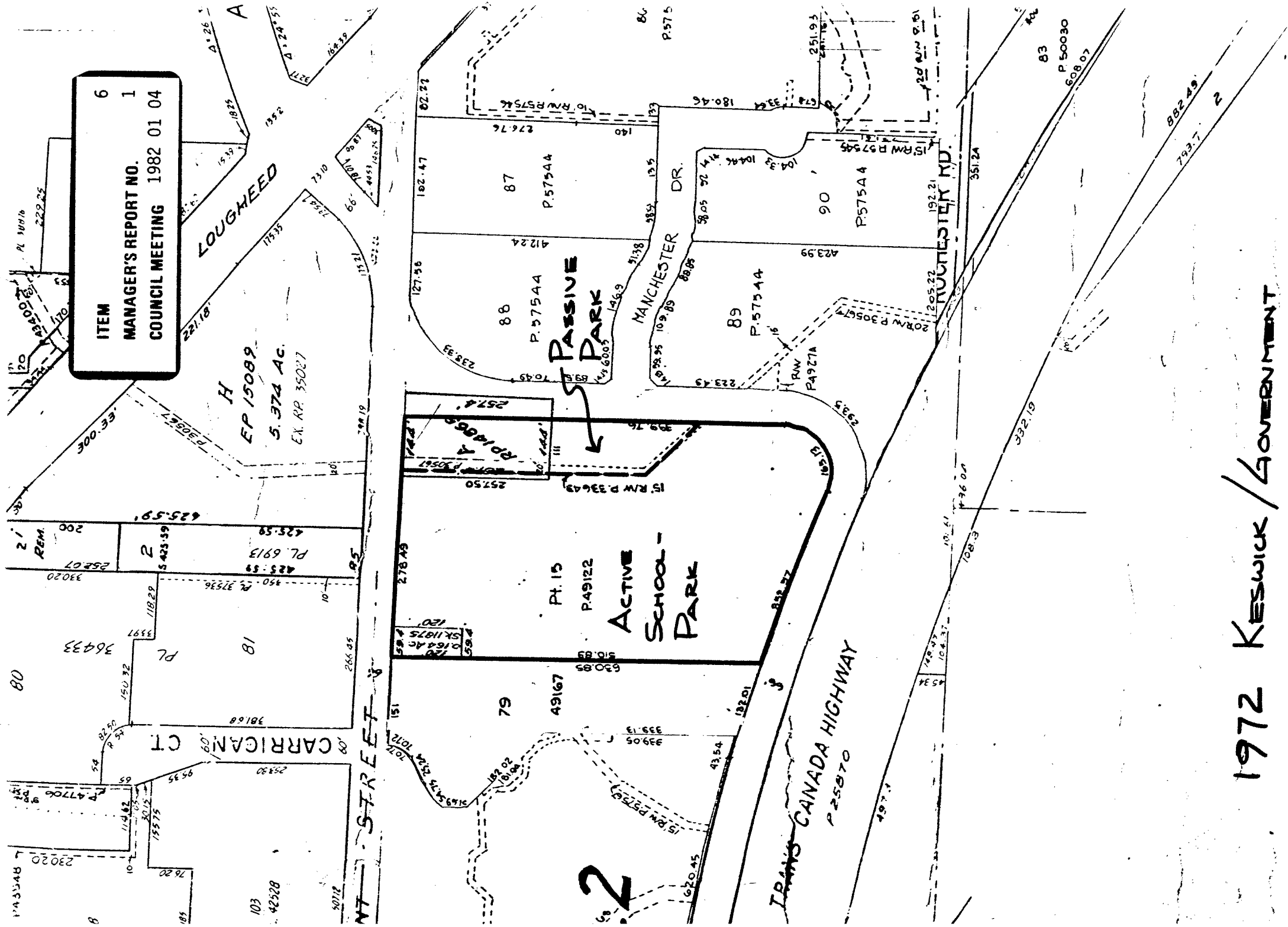
FIGURE 2B



NORTH



B.C. HYDRO & POWER R/W



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LOUGHEED

H EP 15089  
 5.374 AC.  
 EX. RR. 35027

PASSIVE PARK

ACTIVE SCHOOL - PARK

MANCHESTER DR.

ROCHESTER RD.

IRANS CANADA HIGHWAY  
 P. 25870

1972 KESWICK / GOVERNMENT  
 SCHOOL PARK SITE.

FIGURE 3

1" = 200' PB  
 1981 DEC.

