

RE: REZONING APPLICATION #36/88
RELATIONSHIP TO MCPHERSON PARK SCHOOL SITE AND
BURNABY SOUTH 2000 PROJECT

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 June 22

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File:10.101.1

SUBJECT: REZONING APPLICATION #36/88 - RELATIONSHIP TO MCPHERSON PARK SCHOOL SITE AND BURNABY SOUTH 2000 PROJECT

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RECOMMENDATIONS:

1. THAT staff be authorized to examine with the Burnaby School District and the applicant, on a priority basis, possible ways of financing the acquisition of the properties associated with Rezoning Application #36/88.
2. THAT a copy of this report be forwarded to the Superintendent of Schools, School District No. 41 - Burnaby, 5325 Kincaid Street, Burnaby, B.C., V5G 1W2.
3. THAT a copy of this report be forwarded to Mr. James P. Lee, Taina Investments Ltd., 1820 Burrard Street, Vancouver, B.C. V6J 3H1

R E P O R T

1.0 BACKGROUND

On 1988 May 24, Council received a report on Rezoning Application #36/88 involving a six lot assembly and redevelopment for a low-rise apartment building within the Royal Oak Development Plan Area (see attached Sketch 1). At that time, it was explained that the Burnaby School Board was involved in a community-based review process relating to the proposed development of a new, comprehensive secondary school in South Burnaby. This facility, known as "Burnaby South 2000" is to replace three secondary schools in South Burnaby that are being closed. While no site had been approved for this facility, it was pointed out that the existing McPherson Park school site was regarded as an attractive potential location. Given that the subject rezoning involved lands immediately adjacent to this site, there was concern that the advancement of this project could jeopardize the desired site geometry for the Burnaby South 2000 facility. Council approved a recommendation that staff be directed to obtain more information for Council on the requirements of the School Board before advancing further with this rezoning application.

Subsequent to this report, the School Board did in fact designate the McPherson Park school site for the development of the Burnaby South 2000 facility. This was reported to Council at its meeting of 1988 June 13 along with the fact that the School District had engaged an architectural consultant to review the specific site requirements for the proposed school facility with particular reference to the six lots in question.

2.0 PRELIMINARY FINDINGS

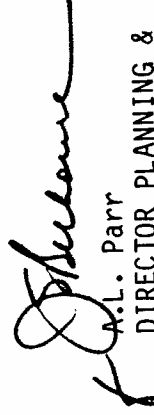
The School District retained the firm of Hotson/Bakker Architects to undertake the review required. Every effort was made to expedite the consultant's review process with the result that only a preliminary examination was possible within the time allotted. As a result of the consultant's review, the School District has advised staff that it would be desirable for the six lots in question (7308, 7326, 7342, 7358, 7376 and 7392 Royal Oak Avenue) to be incorporated within the overall McPherson Park school site. They have further advised, however, that the School District does not have any readily available means, or possible suggestions, in relation to funding the acquisition of these properties. At the same time, District staff are of the view that the developer should not suffer loss through this position.

In view of the District's conclusion emanating from their assessment of McPherson Park school site and its ability to accommodate the Burnaby South 2000 facility, staff are of the opinion that it would be advisable to explore, on a priority basis, possible financing mechanisms with the School District and the applicant that could be used in the acquisition of the subject properties.

3.0 CONCLUSIONS

As a result of the School District's review of the McPherson Park School and the site geometry needs in relation to the proposed Burnaby South 2000 facility, the District has advised staff that it would be desirable to incorporate the six properties involved with Rezoning Application #36/88 within the overall school site. Given that the District has no current mechanism for funding this acquisition and that both the School District and municipal staff share the opinion that the applicant should not suffer financially from this position, it is recommended that staff be authorized to explore, on a priority basis, possible ways of financing the acquisition of these properties with the School District and the applicant.

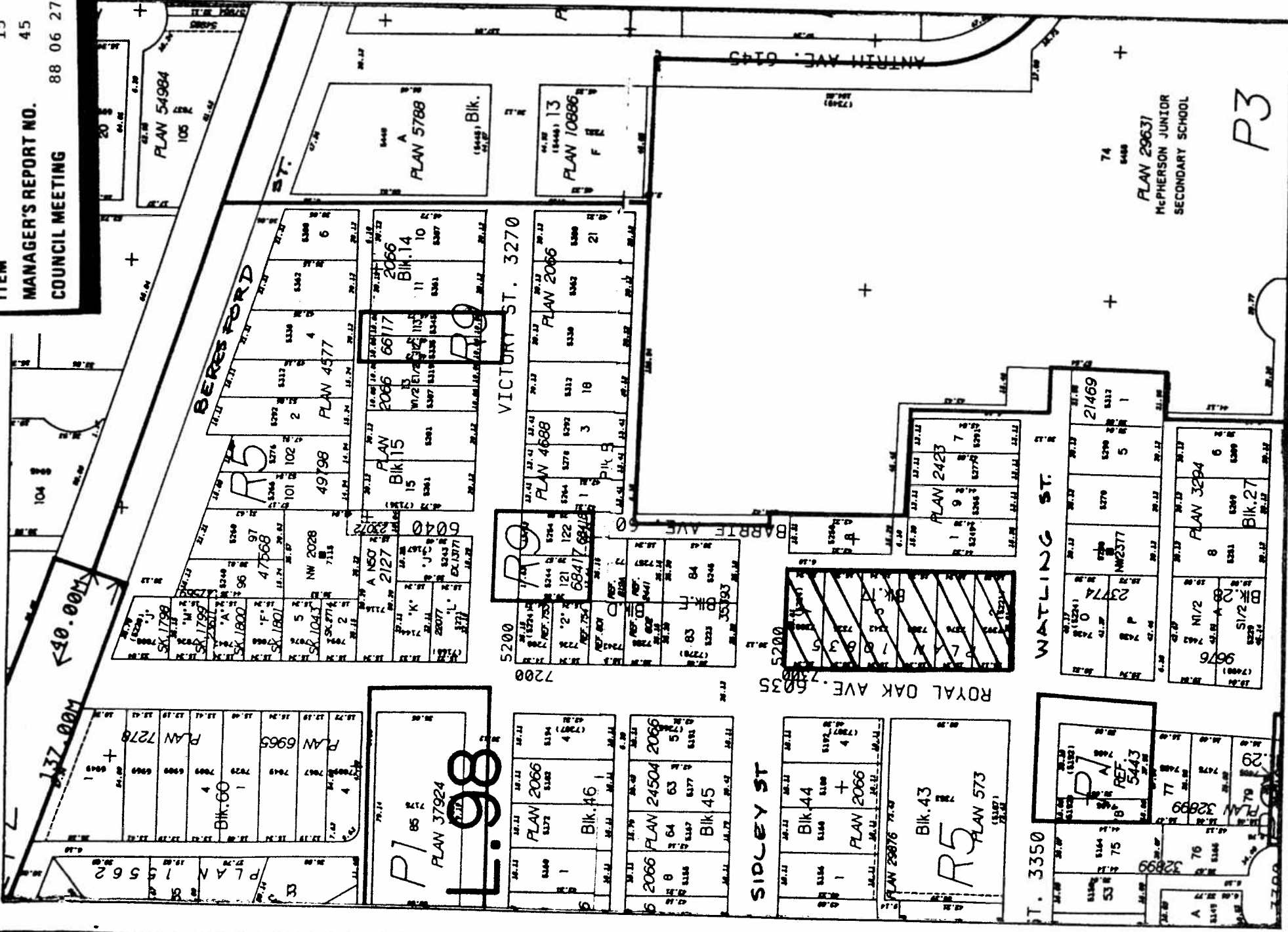
In the event that Council does not concur with this approach, staff would recommend that the processing of Rezoning Application #36/88 be proceeded with and further that staff be authorized to review the remaining lands within the Royal Oak Development Plan, to determine what amendments, if any, should be made to the Plan in response to the newly identified need for the Burnaby South 2000 facility.


A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

JSB/mcb
Attach

cc: Director Recreation & Cultural Services
Director Finance

ITEM 15
 MANAGER'S REPORT NO. 45
 COUNCIL MEETING 88 06 27



Planning &
 Building Inspection
 Department



REZONING 36/88 LOCATION

36J

Date:

1988 MAY

Scale:

1:2000

Drawn By:

EXISTING ZONING: R5

SKETCH 1

