

RE: REDEVELOPMENT TERMS OF REFERENCE - BURNABY SOUTH SENIOR SECONDARY
AND EDMONDS JUNIOR SECONDARY SCHOOL SITES

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 September 26

FROM: DIRECTOR PLANNING OUR FILE: 10.101.1
BUILDING INSPECTION

SUBJECT: REDEVELOPMENT TERMS OF REFERENCE - BURNABY SOUTH SENIOR
SECONDARY AND EDMONDS JUNIOR SECONDARY SCHOOL SITES

RECOMMENDATIONS:

1. THAT a copy of this report be forwarded to Mr. Hart Buck, Colliers Macaulay Nicollis, 16th Floor, Granville Square, 200 Granville Street, Vancouver, B.C., V6C 2R6.

REPORT

1.0 BACKGROUND

At its meeting of 1988 June 13, Council received a status report on the Burnaby South 2000 project. At that time, Council was advised that the School Board approved a recommendation that the new Burnaby South 2000 Secondary School be constructed on the present McPherson Park school site. The Board further approved the sale of the existing Burnaby South Secondary School site, as well as a review of the possible sale of a portion of the Edmonds School site. In a further report submitted to its meeting of 1988 June 27, Council was advised that the sale of Burnaby South was being pursued as a way of transferring the equity in Burnaby South into the construction costs for the new Burnaby South 2000 facility.

Staff have had preliminary discussions with School District staff concerning possible terms of reference for the redevelopment of the Burnaby South and the Edmonds school sites and have subsequently carried out a further review to address this question. A written request has now been received from the agent representing the School District for the proposed sale of the Burnaby South site requesting available redevelopment options. In view of the fact that this matter has not previously been before Council, we are taking this opportunity to indicate those potential general uses considered suitable for the redevelopment of the Burnaby South and Edmonds School sites.

2.0 REDEVELOPMENT TERMS OF REFERENCE

2.1 Burnaby South School Site

The Burnaby South site (see attached figure 1) is currently zoned P3 (Park and Public Use). It comprises some 9.45 acres, of which 1.96 acres is owned by the Municipality. The property is flanked on three sides by industrial uses and is situated outside the boundaries of the Edmonds Town Centre. The following categories are considered as potential candidates for the redevelopment of this site:

a) Institutional

The institutional use of this property is currently reflected in the Official Community Plan and is well suited for integrating the site with the surrounding industrial uses and its location outside of the established commercial core hierarchy.

Interest has been expressed concerning the possible re-use of the existing Burnaby South facility as an Aslan sponsored secondary school. This use, as well as provision for some associated low-scale dormitory accommodation, could occur under a P5 (Community Institutional District) zoning designation. Other potential institutional uses include a private hospital, rest home or church complex.

Some element of low-scale, non-profit seniors' housing could be considered as a component of the institutional redevelopment of the property. Given the nature of the site and its location, such a use should provide support services or a level of care that would not normally be required for a standard "for profit" development intended for independent seniors'. Particular care would also be required for siting of the seniors' component to achieve satisfactory screening and noise attenuation in regard to Kingsway and the adjacent industrial and institutional uses.

b) Industrial

An industrial redevelopment of the site could be supported in recognition of the existing industrial character surrounding the site. A comprehensive development approach would be encouraged that would provide for light manufacturing/industrial and warehouse distribution uses in an industrial park setting.

At the time of redevelopment of this property, a dedication of 16.5 feet would be required from the northern frontage of the property for the proposed future widening of Kingsway.

Staff gave consideration to the possible residential or commercial redevelopment of this property but are unable to support these uses. The extent to which the site is surrounded by existing, established industrial and auto-oriented commercial strip uses would not support the inclusion of this site into the Municipality's adopted residential framework. The site does not appear to be well suited for family-oriented accommodation given its separation from elementary schools and neighbourhood park space by Kingsway. Apartment development is also not supported given the setting and its separation from the established Edmonds Town Centre area.

Commercial shopping centre uses would also not be supported on this site given the Municipality's policy of concentrating commercial uses within its adopted commercial framework. Retail or office development of a scale that would be associated with a site of this size should be limited to areas within the upper end of the Municipality's commercial core hierarchy.

2.2 Edmonds School Site

The Edmonds School site is situated at the intersection of Canada Way and Edmonds Street (see attached figure 2) and occupies an area of 8.3 acres. The site is currently zoned P3 (Park and Public Use) and is at the edge of an established single and two family residential area.

As outlined above, the Burnaby School Board has authorized a review of the possible sale and redevelopment of a portion of the Edmonds School site at Canada Way and Edmonds Street made redundant by the phasing out of the Edmonds Junior Secondary School. The Board in a related decision has approved relocation of the Edmonds Elementary School program to the 18th Avenue wing of the now closed Edmonds Junior Secondary School facility. This followed a consultative process with an Edmonds Community Advisory Committee.

The Edmonds Junior Secondary School building and its immediate area occupies about 2.5 acres. Added to this would be another 2.5 acres of school ground area bringing the total school area to approximately 5 acres. Parks have identified a continued need for field space of approximately 3.3 acres at this site, which would require a further .8 acres being retained for community/school field purposes in addition to the 5 acre school area.


Preliminary discussions with School Board staff have been centered around the development of a remnant portion of the site having an area of about 2.4 acres before dedications. In the opinion of staff, the most suitable use for this property is low-density group housing development. Densities to a maximum of 18 units per net acre could be considered to help ensure eligibility for the Federal/Provincial social housing program.

A development plan for the property will also need to address access and egress to the development site, as well as the necessary right-of-way requirements from the Edmonds Street and Canada Way frontages of the property for the proposed future widening of Edmonds Street and left turn channelization on Canada Way. These latter measures are considered critical for the proper management of traffic at this key intersection of the municipality. Approximately .55 acres of widening area is required from the Edmonds and Canada Way frontages of the site.

The accommodation of commercial uses on this property is not considered desirable given the magnitude of existing commercial strip uses along Edmonds Street, the importance of emphasizing the Edmonds Town Centre and the detrimental effect it would have on the ability to create a suitable residential environment within the available site.

3.0 CONCLUSION

The School District's Burnaby South 2000 Project has reached a stage that inquiries are being received with respect to the proposed redevelopment of the existing Burnaby South Senior Secondary and Edmonds Junior Secondary School sites. Staff have given this matter consideration, and unless otherwise directed by Council, are intending to provide general redevelopment guidelines that would see the Burnaby South site being redeveloped for institutional or industrial uses and the redundant portions of the Edmonds site, not required for school or school/community field purposes, for group housing purposes as described above. Such guidelines would be accompanied with the recognition that any proposal would be subject to the normal plan preparation, rezoning and Public Hearing processes leading to a final decision by the Municipal Council.


A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

JSB/mcb
Attachs:

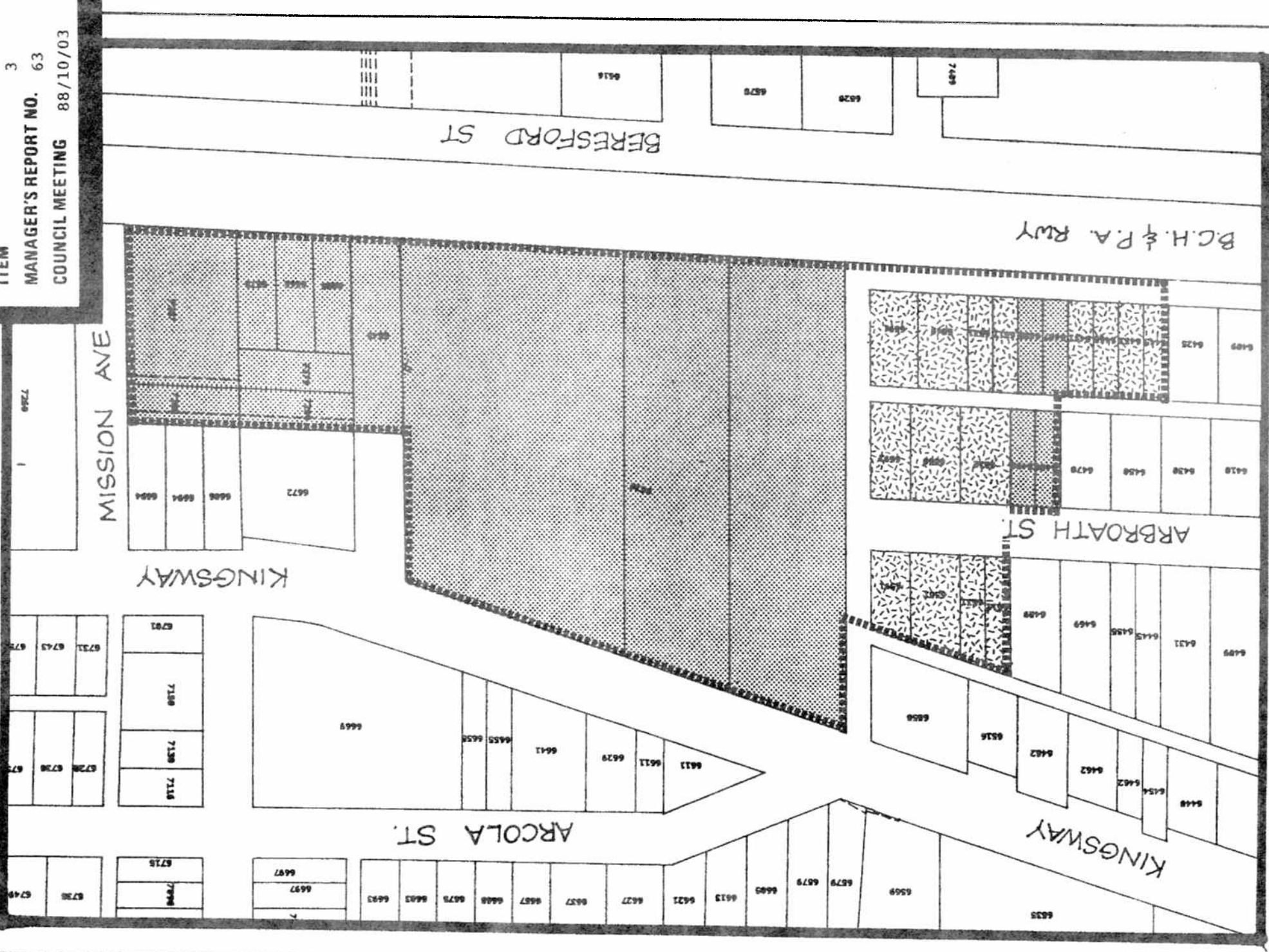
cc: Superintendent of Schools
Director Recreation & Cultural Services
Senior Planner (Current Planning)
Director Administrative & Community Services
Director Finance

ITEM

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MANAGER'S REPORT NO. 63

COUNCIL MEETING 88/10/03



112



BURNABY
 Planning &
 Building Inspection
 Department

Burnaby South High School

 School Board Properties

 Municipal Properties

Date:	1988 SEPT
Scale:	N.T.S.
Drawn By:	KCN

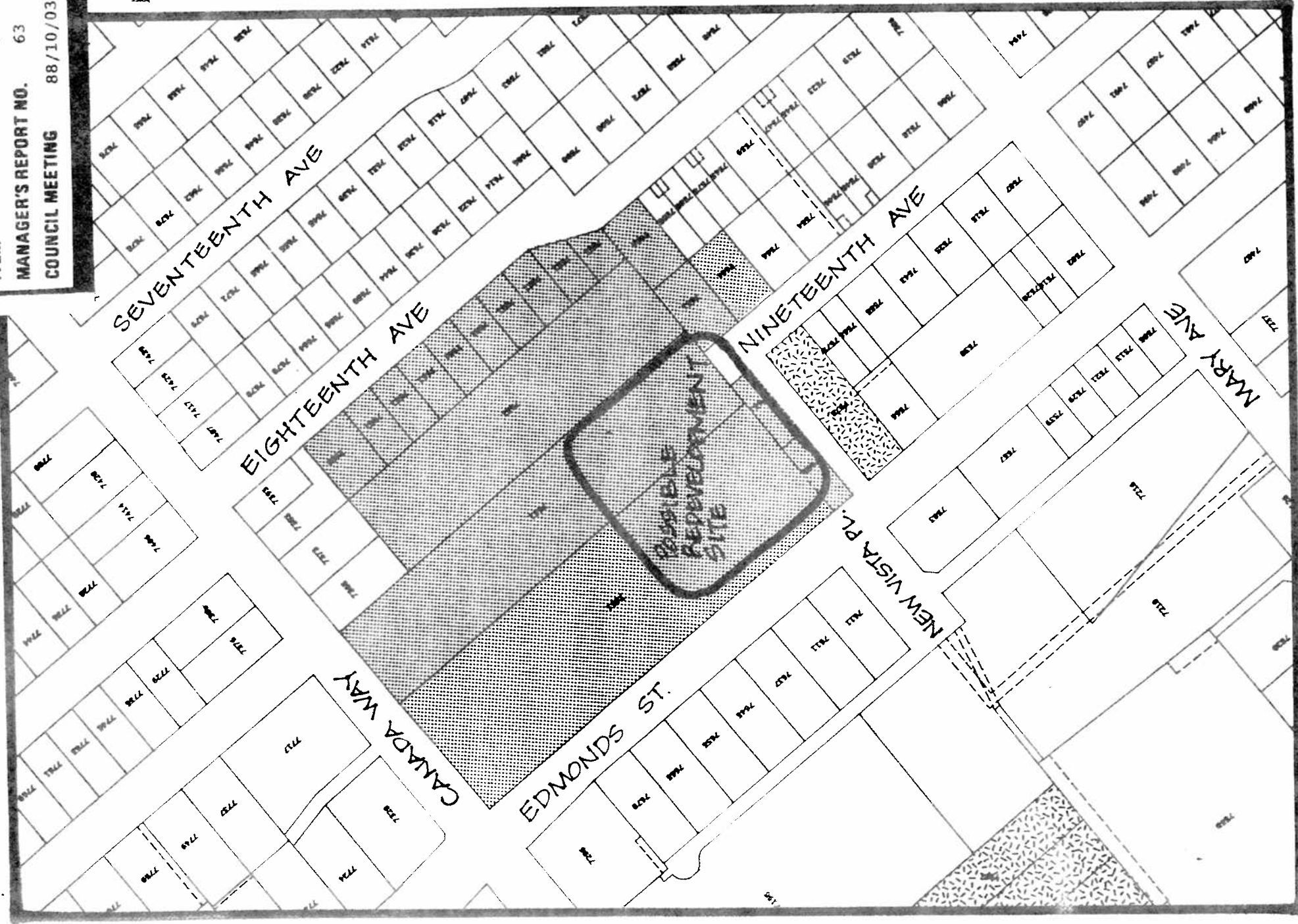
FIGURE 1

ITEM 3

MANAGER'S REPORT NO. 63

COUNCIL MEETING 88/10/03

113



Date:

1988 SEPT

Scale:

N.T.S.

Drawn By:

REN



Planning &
Building Inspection
Department

EDMONDS SCHOOL SITE



SCHOOL BOARD PROPERTIES



MUNICIPAL PROPERTIES

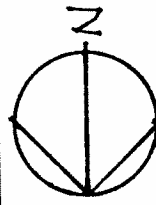


FIGURE 2