

RE: BURNABY SOUTH 2000
COMPREHENSIVE LAND EXCHANGE
MUNICIPALITY OF BURNABY AND BURNABY SCHOOL BOARD

ITEM 1
MANAGER'S REPORT NO. 1
COUNCIL MEETING 90/01/08

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 DECEMBER 21

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: BURNABY SOUTH 2000 - COMPREHENSIVE LAND EXCHANGE
MUNICIPALITY OF BURNABY AND BURNABY SCHOOL BOARD

PURPOSE: To identify those properties required to effect the Burnaby 2000 School Concept at an expanded McPherson School/Park site, and to outline the necessary implementation steps with particular reference to the Royal Oak Development Plan.

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RECOMMENDATIONS:

1. THAT Council adjust the Royal Oak Development Plan as outlined in Figure 3 to include Areas 5 and 6 (Map 2, Appendix 1) as components of the MacPherson School/Park site.
2. THAT the Municipal Solicitor be authorized to negotiate for the acquisition of Area 5 (Map 2, Appendix 1).
3. THAT the property owners in Areas 5 and 6, Mr. Brian Barber of the Sutton Group, and Mr. D. Babalos of Adera Equities Inc. be provided with a copy of this report.
4. THAT a copy of this report be forwarded to the Parks and Recreation Commission.

REPORT

1.0 BACKGROUND

The Burnaby School Board is proposing to construct a new "state of the art" high school in South Burnaby as a key component of its overall strategy to meet the community's future secondary school needs. Through an extensive review process that involved a number of committees representing a cross section of the general public, the Burnaby School Board adopted a recommendation to locate the proposed Burnaby South 2000 High School facility at the McPherson School/Park site. The planned opening of the new school is 1991 September.

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To implement the concept it was readily apparent that the joint co-operation of the School District and the Municipality would result in maximum benefit to the community. Designated members of the Municipal Council, the School Board and the respective staffs have developed a comprehensive land exchange/purchase package between the Municipality and the Board to effect the implementation of the Burnaby 2000 concept. The terms of a land exchange/purchase agreement between the School Board and the Municipality were given favourable consideration by Council and by the School Board at "in camera" meetings on 1989 December 11 and 1989 December 19 respectively. This will lead to the execution of an Agreement between the Municipality and the School Board. School Board and Municipal properties at Burnaby South, McPherson, Edmonds and Burnaby Heights school sites are involved.

The essence of the exchange proposal is threefold; the first is to assist the Board in meeting its capital equity requirements for the construction of the Burnaby 2000 facility. The second is to consolidate the required site at the McPherson School/Park site where the Burnaby South 2000 school is to be built. The third is to acquire additional park space adjacent to Edmonds School and offer the Municipality the opportunity to provide community resource space or other uses within the Edmonds North Wing (when vacated) and the Burnaby Heights facilities.

The purpose of this report is to identify those Municipal and School Board properties that are involved in the exchange and to outline those implementation steps that are required to achieve the Burnaby South 2000 facility concept.

2.0 THE BURNABY SOUTH 2000 CONCEPT

The School District employed the services of an architectural/planning consultant to assist in the preparation of a development concept for the McPherson School/Park site. This concept is shown on the attached Figure 1. Under this recommended concept, the school occupies the central Rumble street frontage with park areas to the immediate west and east. Within the eastern 3.23 acre park site, the outdoor swimming pool remains with provision for the future addition of the district level recreation centre which could be closely integrated with the school facilities if so desired. The westerly park area is comprised of 4.19 acres and would be the focus of the neighbourhood park facilities.

The proposed site concept for the Burnaby South 2000 facility at the McPherson School/Park site is supported by Planning and Building Inspection and Parks and Recreation staff, the Parks and Recreation Commission, the School Board and the Municipal Council and is the basis of the land exchange/purchase agreement to be executed by Council and the School Board.

The advantages of the expanded and integrated park/school concept are as follows:

- a) Sufficient site area to accommodate the various use components and an efficient and balanced relationship between them. These components include:
 - a major school building including integration of the School for the Deaf
 - possible integration of public community facilities
 - two playing fields including a running track and bleachers
 - the retention of the existing outdoor pool at McPherson Park.

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- an efficient shared parking layout with appropriate vehicular accesses
- provision of neighbourhood park space required for the adjacent, developing area.
- b) The potential for the creation of a high profile, high quality and identifiable, public oriented environment.
- c) It will place Burnaby at the forefront of educational planning with a "state-of-the-art" facility including the integration of the School for the Deaf strategically located to meet the needs of the South Burnaby community.
- d) The cooperative joining together of public bodies including the Municipal Council, the School Board, and the Parks and Recreation Commission towards the creation of a well integrated park/school complex where the whole can be greater than its parts.
- e) The proposed integrated concept will achieve an improved relationship of the various public components with the surrounding apartment areas, with the community commercial centre at the Rumble/Royal Oak intersection, and with Skytrain.

3.0 THE PROPOSED EXCHANGE/PURCHASE PROPOSAL

The attached Appendix 1 and associated sketches summarize the proposed exchange/purchase. The proposal has been based on a "value for value" approach. Council and the School Board agreed to cost share the retention of an independent property appraisal consultant to undertake appraisals for the properties associated with the land exchange/purchase proposal. Under the proposal, the equity requirements of the School Board are met through the sale of the Burnaby South School lands, and the total value of School Board lands assigned to the Municipality equals the value of Municipal lands conveyed to the School Board and Municipal purchases of private properties on behalf of the School Board. The exchanges of the properties will be done at different times and in batches of approximate equal value.

Other components of the exchange would involve the Municipality taking over the north wing of Edmonds School. An adjacent area will be transferred to the Municipality for park purposes. The existing playing fields would remain under ownership of the School District. The Municipality would also acquire the former Burnaby Heights School and its surrounding lands for eventual inclusion within the Confederation Park site. The exchange/purchase package as it relates to the McPherson school/park site is discussed in the following section.

4.0 RELATIONSHIP TO THE ROYAL OAK PLAN

The Royal Oak Development Plan as it presently exists is shown on Figure 2. The implementation of the Burnaby South 2000 school/park concept would result in the inclusion of Areas 5 and 6 as shown on Map 2, Appendix 1 into the McPherson School/Park site. Under the adopted Royal Oak Plan both areas were previously designated for low-rise apartment (RM3) development. Area 6 is part of the McPherson Centre Convention site and is presently undeveloped. It is zoned P2 (Administration and Assembly).

Council previously tabled consideration of Rezoning 4/89 pending the resolution of the site concept for the Burnaby 2000 facility. The rezoning application was related to the proposed redevelopment of Area 5 (Map 2, Appendix 1) for apartment purposes.

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Area 5 comprises 11 private properties which were previously optioned by the applicant. Throughout the review process associated with this matter, staff have been in regular contact with the applicant and the agent, who have been co-operative during the development of the exchange proposal. It is our understanding that presently those properties fronting Rumble Street are now under the ownership of the applicant while the options on the remaining properties were not exercised.

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Given the resolution of the McPherson School/Park site concept and its incorporation into the exchange/purchase agreement, it is recommended that the Royal Oak Development Plan be adjusted as outlined in the attached Figure 3 to include Areas 5 and 6 (Map 2, Appendix 1) into the McPherson School/Park site.

5.0 CONCLUSION

The concept of a comprehensive land exchange/purchase package between the Municipality and the Burnaby School Board was originally proposed as a means of helping facilitate the development of the new Burnaby South 2000 facility at an expanded McPherson School/Park. The package provides a means for the Board to raise additional capital for the construction of the school; a high quality public oriented environment with a significantly improved relationship of the various public components with the adjacent community; the assembly of land at Confederation Park needed by the Municipality; additional park space adjacent to Edmonds School and an opportunity for the Municipality to provide community resource space or other uses within the Edmonds North Wing and Burnaby Heights facilities.

It is the view of staff that the joining together of public bodies including the Municipal Council, the School Board and the Parks and Recreation Commission has resulted in facilities and opportunities to the community which otherwise would not have been achievable.

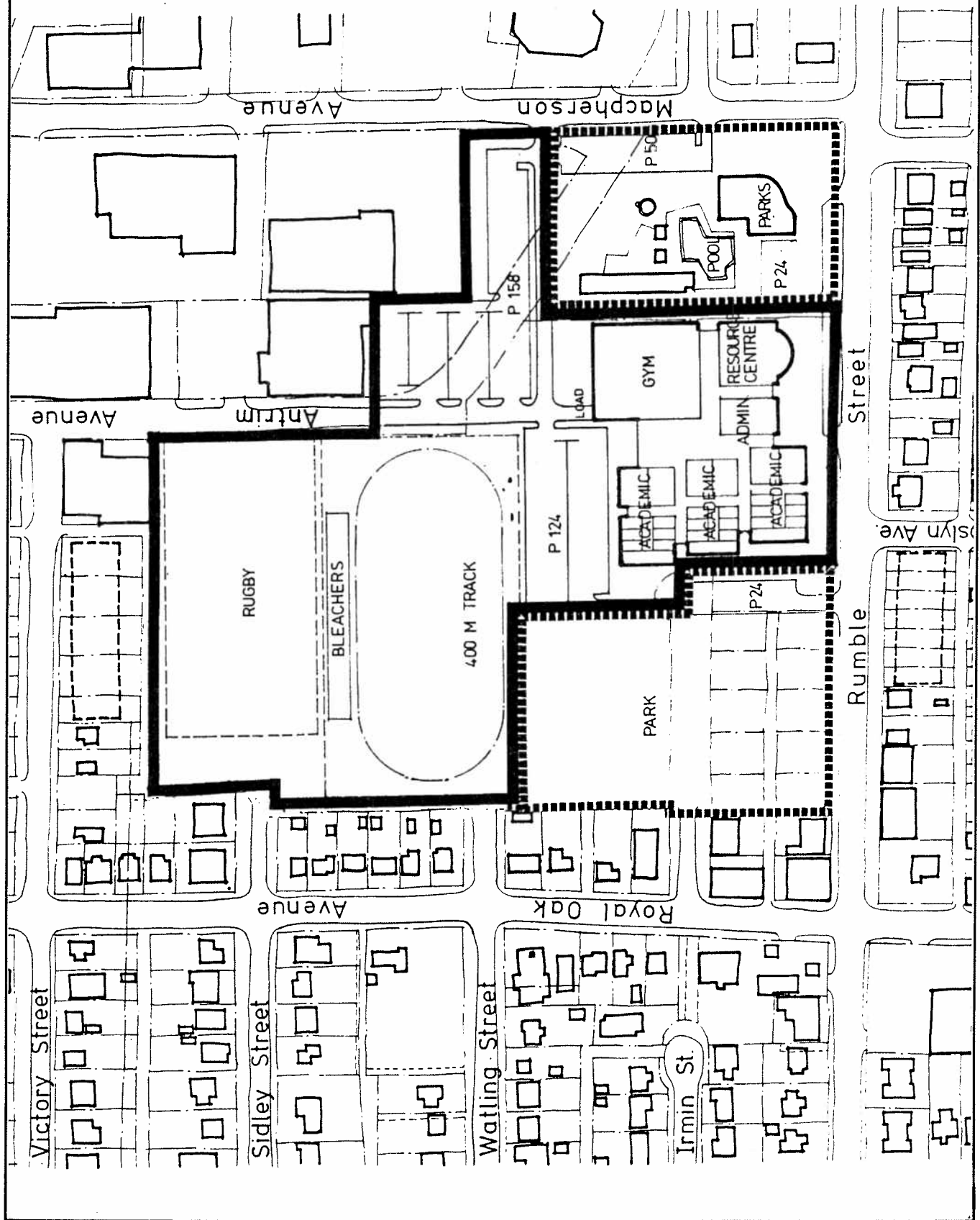
The properties required to effect the Burnaby 2000 School concept at an expanded McPherson School/Park site have been formulated in response to the directive that it be based on a "value for value" approach. The land exchange/purchase package has incorporated this approach and again, in the view of staff, provides for an equitable approach that meets the objectives sought.


A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION


JSB:BLS/jp

- cc: Director Finance
- Municipal Solicitor
- Director Recreation and Cultural Services
- Director Administrative and Community Services
- Director Engineering
- Chief Building Inspector
- Secretary-Treasurer, Burnaby School District

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Date:
 1989 DEC.

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THE CORPORATION
 OF THE DISTRICT OF
BURNABY

Planning &
 Building Inspection
 Department

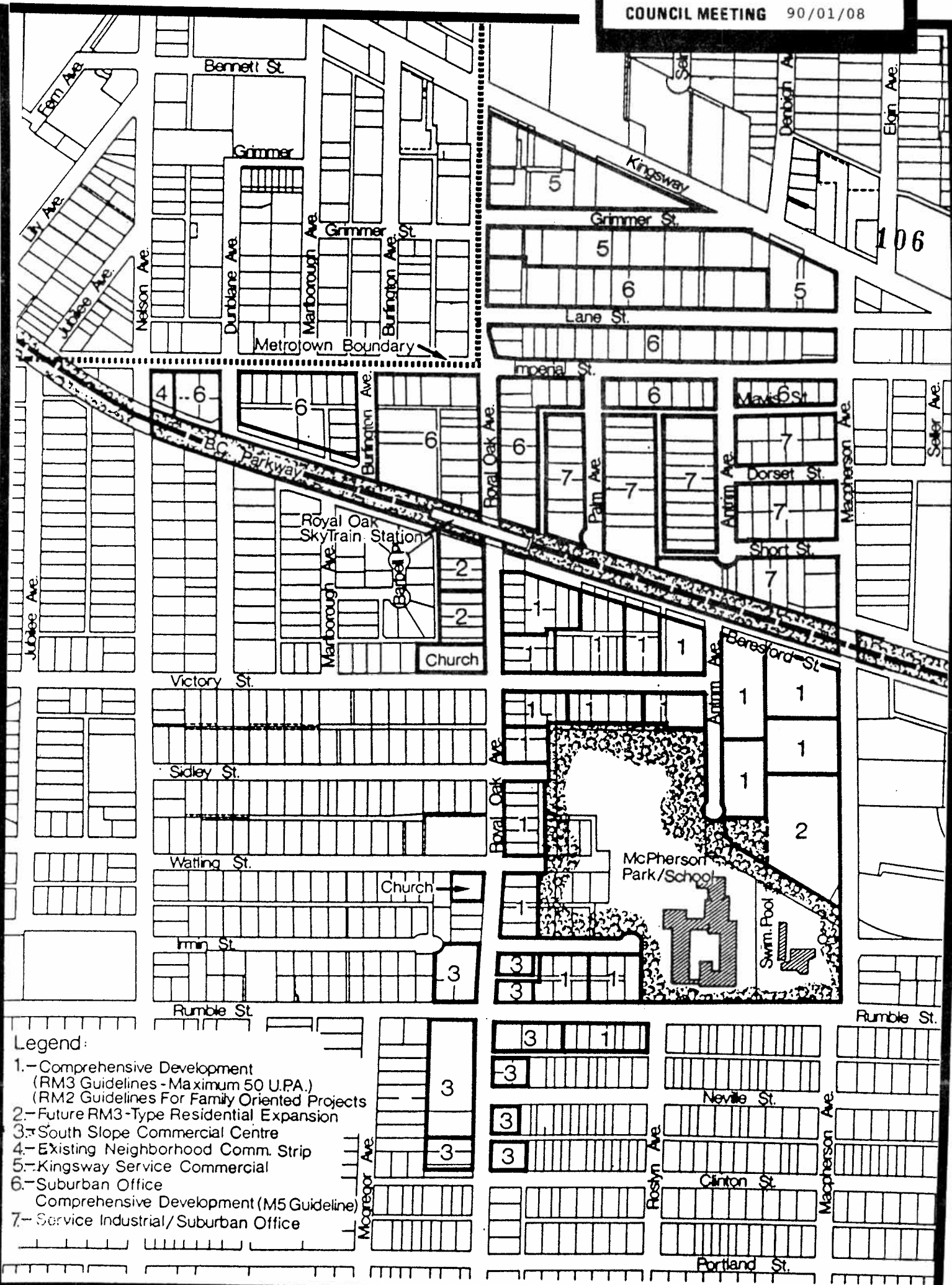


BURNABY SOUTH 2000
 MCPHERSON SCHOOL/
 PARK CONCEPT

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FIGURE 1

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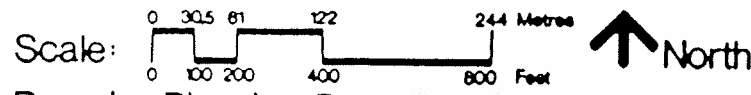


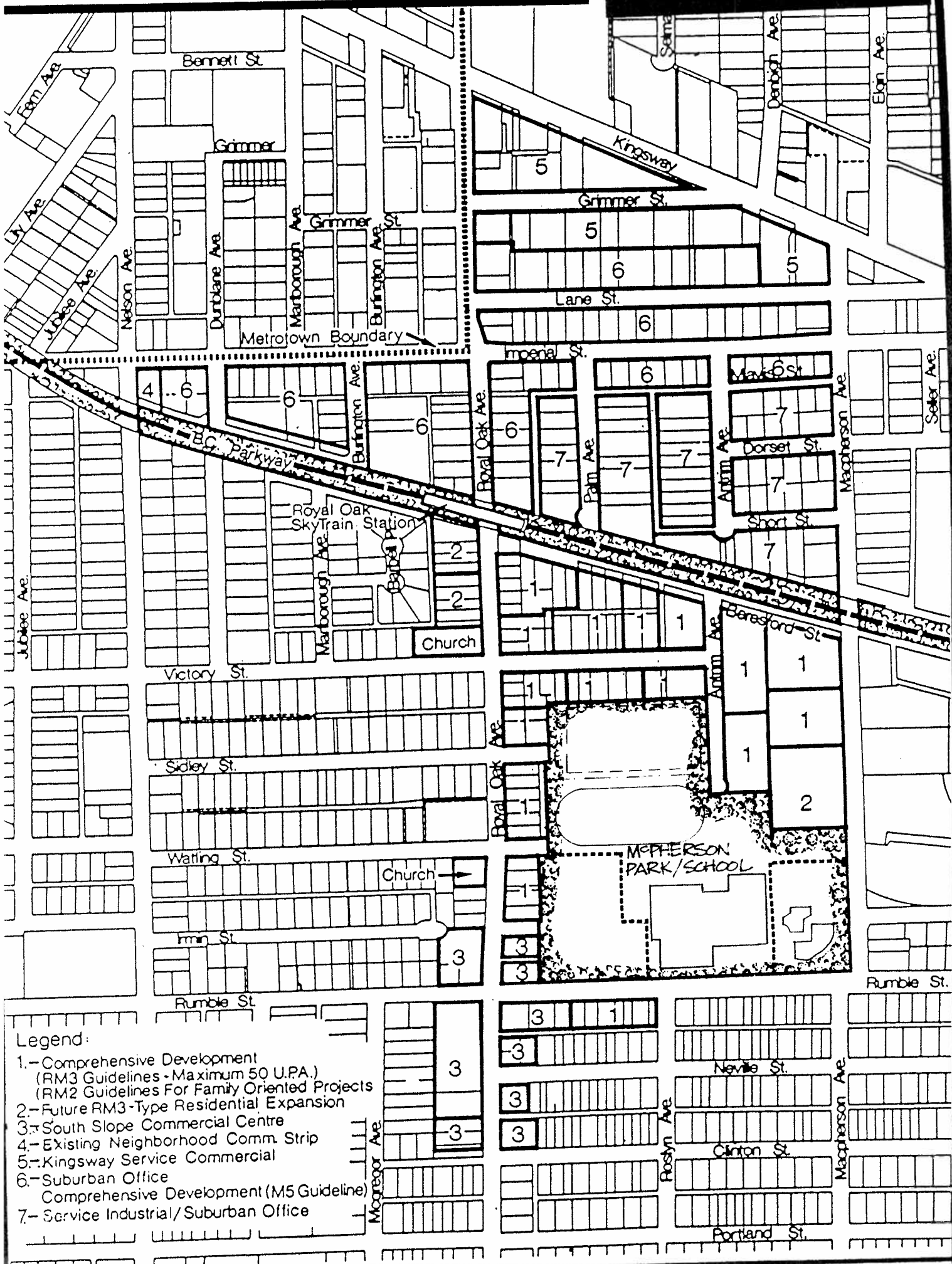
- Legend:
- 1.- Comprehensive Development
 (RM3 Guidelines - Maximum 50 U.P.A.)
 (RM2 Guidelines For Family Oriented Projects)
 - 2.- Future RM3-Type Residential Expansion
 - 3.- South Slope Commercial Centre
 - 4.- Existing Neighborhood Comm. Strip
 - 5.- Kingsway Service Commercial
 - 6.- Suburban Office
 Comprehensive Development (M5 Guideline)
 - 7.- Service Industrial/Suburban Office

Royal Oak Study Area

SkyTrain Station/South Slope Centre

ADOPTED
 ROYAL OAK
 DEVELOPMENT PLAN





- Legend:
- 1.- Comprehensive Development (RM3 Guidelines - Maximum 50 U.P.A.) (RM2 Guidelines For Family Oriented Projects)
 - 2.- Future RM3-Type Residential Expansion
 - 3.- South Slope Commercial Centre
 - 4.- Existing Neighborhood Comm Strip
 - 5.- Kingsway Service Commercial
 - 6.- Suburban Office
 - 7.- Service Industrial/ Suburban Office

Royal Oak Study Area

SkyTrain Station/South Slope Centre

PROPOSED REVISED ROYAL OAK DEVELOPMENT PLAN

Scale: 0 30.5 61 122 244 Metres
 0 100 200 400 600 Feet

↑ North

Burnaby Planning Department · 1990 JAN.

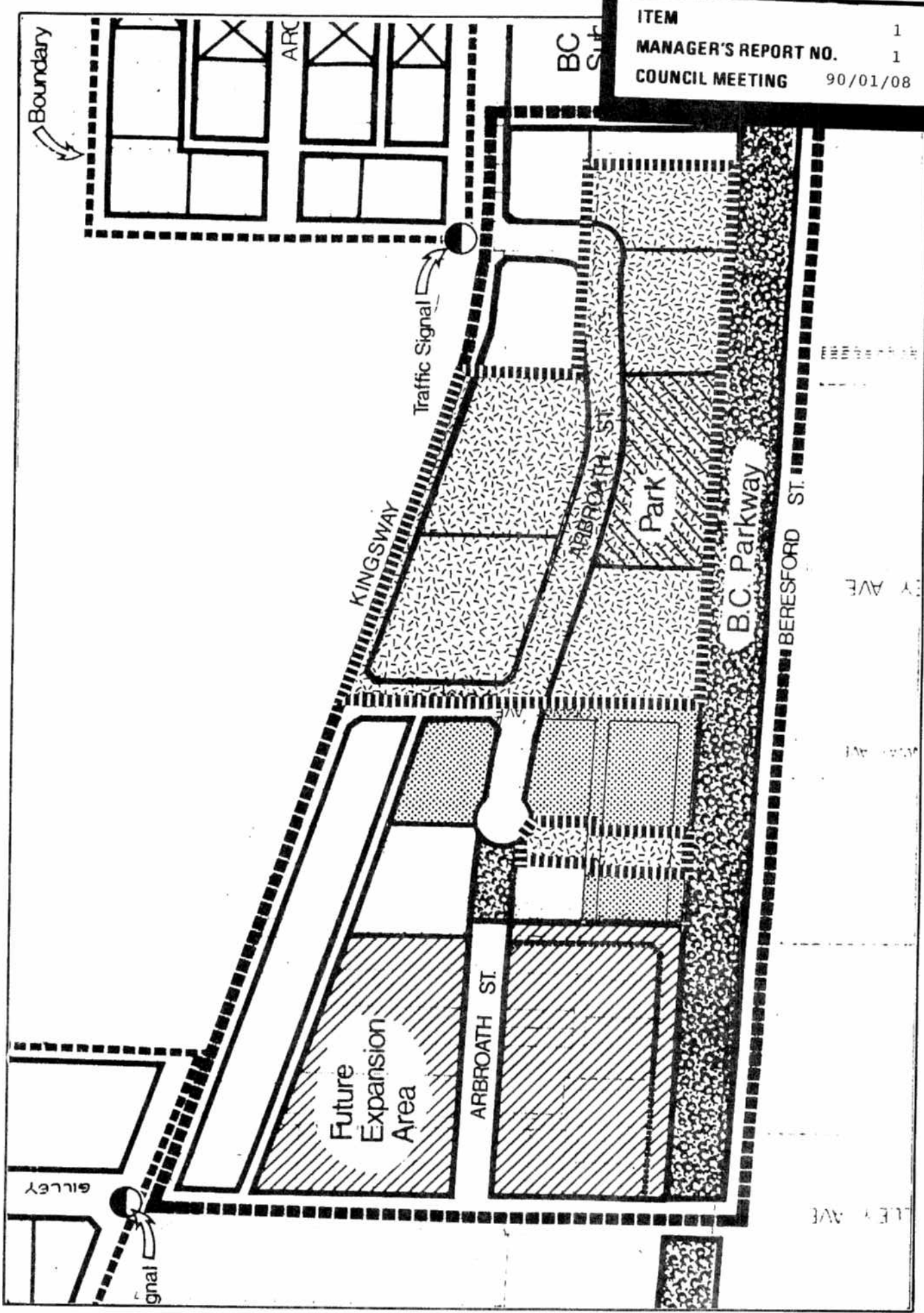
FIGURE 3

PROPOSED PROPERTY EXCHANGE TO EFFECT BURNABY SOUTH 2000 CONCEPT

SCHOOL SITE	INDEX		SCHOOL BOARD LANDS		MUNICIPAL LANDS	PRIVATE LANDS AND R.O.W.'S		
	MAP NUMBER	SITE NUMBER	TO MUNICIPALITY OF BURNABY	FOR PRIVATE SALE		MUNICIPAL PURCHASE FOR BURNABY	MUNICIPAL PURCHASE FOR SCHOOL BOARD	PROVINCIAL PURCHASE FOR SCHOOL BOARD
BURNABY SOUTH	1	1		X	X (portion)			
		2	X					
		3						
McPHERSON	2	1	X		X			
		2						
		3						
		4					X	
		5					X	
		6					X (50%)	X (50%)
EDMONDS	3	1						
		2	X					
		3	X					
		4	X					
BURNABY HEIGHTS	4	1	X		X			

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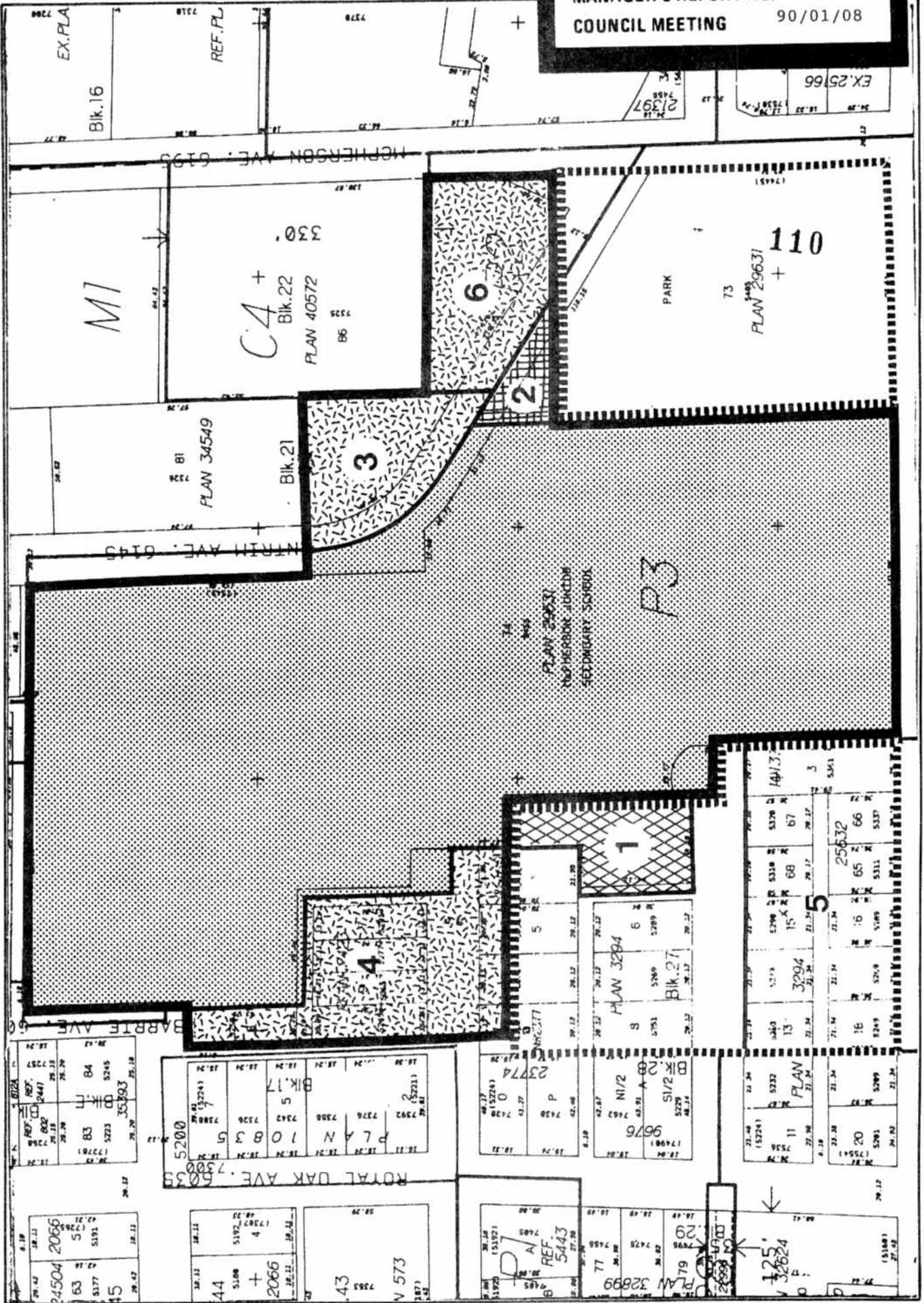
BURNABY SOUTH

SITE 1  SCHOOL DISTRICT LANDS

SITE 2  BURNABY LANDS

SITE 3  SCHOOL DISTRICT LANDS

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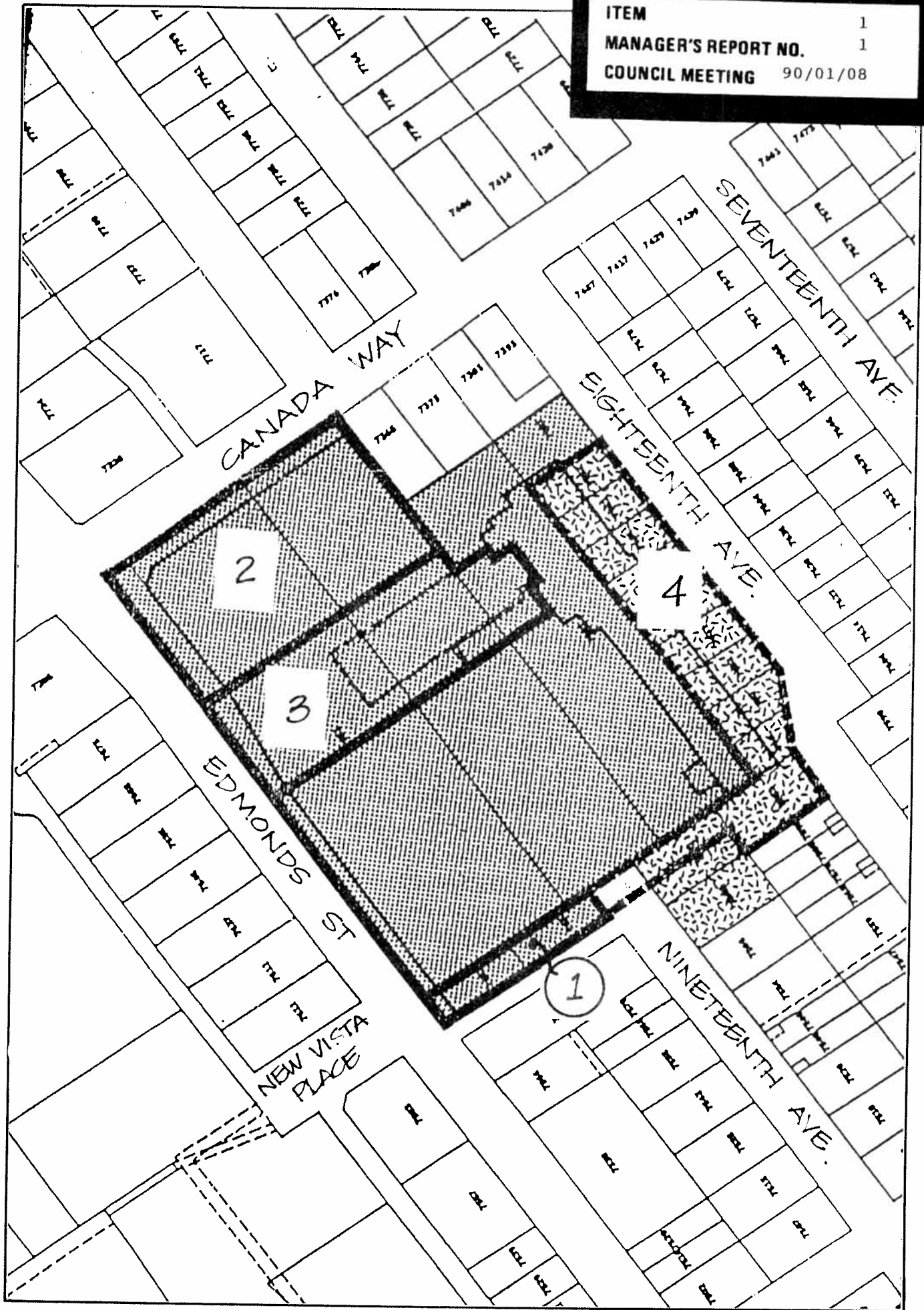
SCHOOL SITE

PARK SITE

- STAYS WITH SCHOOL DISTRICT
- MUNICIPAL PURCHASE FOR SCHOOL DISTRICT (MUN. TO BE COMPENSATED)
- FROM SCHOOL DISTRICT TO BURNABY
- FROM BURNABY TO SCHOOL DISTRICT

MAP 2 APPENDIX 1

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EDMONDS SCHOOL
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BURNABY LANDS



SCHOOL DISTRICT LANDS

MAP 3 APPENDIX 1

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13	L	M	18
882	11472	1282	

13	22	(0031)
4463	4461	4473
4475	4483	4481

4456	4468	4462	4464	4478
15	18	18	18	18
1282				

24	22	(0073)
4463	4465	4467
4475	4485	4491

4472	4478	4482	4486	4490
13	15	15	15	15
1282				

2	24	2	2
12000	68415	2	2
4458	4461	4471	4473

61	62	8	A	B
64749	1354	74201		

39663	1354
10	(4465)

4456	4468	4464	4478	4476
13	14	16	18	18
1054				

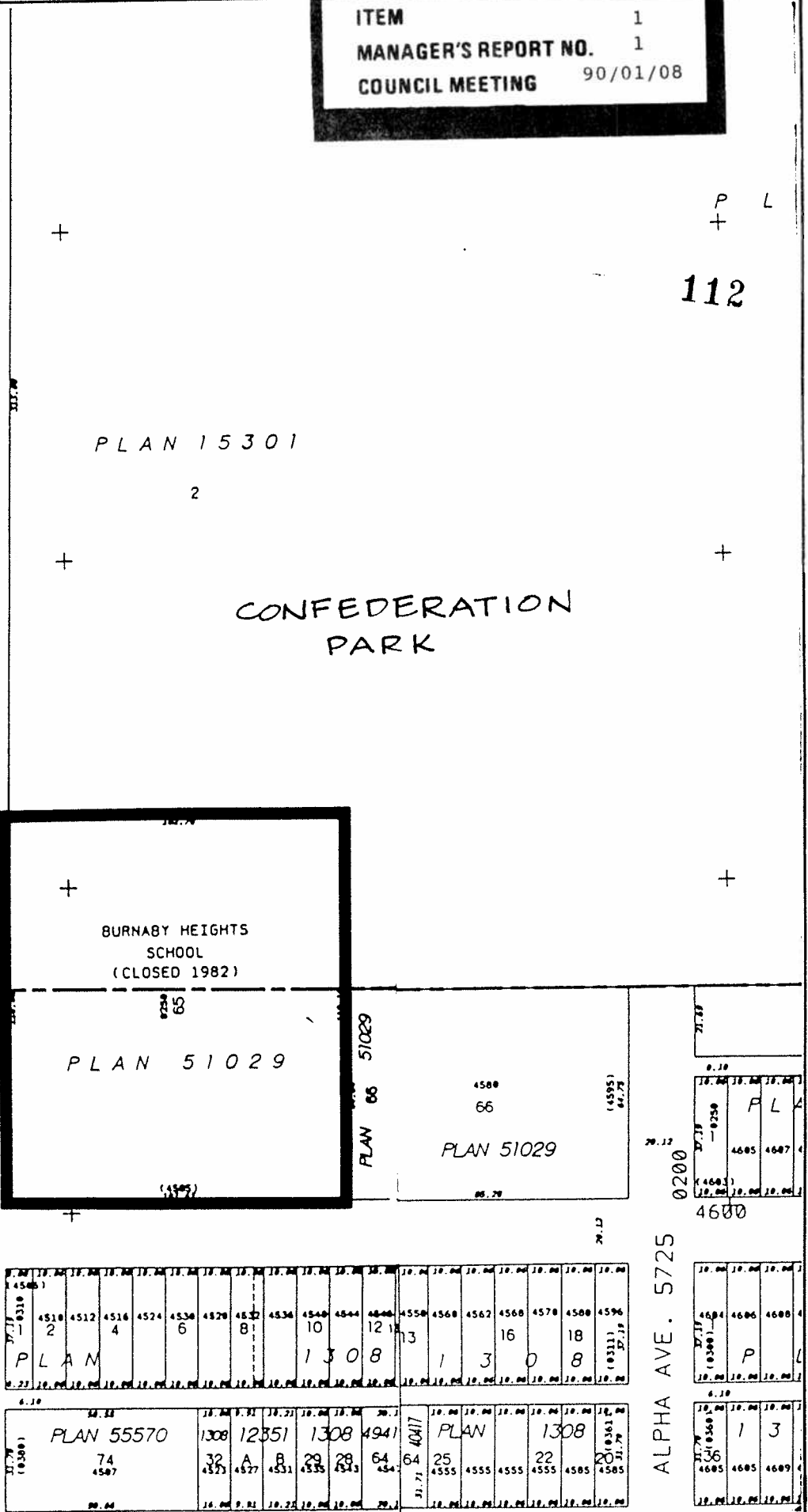
1	0	5	4
23	2T	9	9
4449	4453	4463	4475

WILLINGDON AV
5654

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WILLINGDON AVE. 5655

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BURNABY HEIGHTS SCHOOL