

ITEM	16
MANAGER'S REPORT NO.	46
COUNCIL MEETING	90/07/09

TO: MUNICIPAL MANAGER 1990 JULY 05

FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 10.121

SUBJECT: LETTER FROM BURNABY SCHOOL BOARD CONCERNING BURNABY SOUTH 2000 CONCEPT PLAN

PURPOSE: To provide a staff response to the letter received from the Burnaby School Board concerning their decision to proceed with a development concept that locates the gymnasium in the northwest portion of the school.

RECOMMENDATION:

1. THAT a copy of this report be forwarded to the Parks and Recreation Commission for its information.

R E P O R T

1.0 BACKGROUND

Appearing on the Council agenda is a letter dated 1990 June 14 from the Burnaby School District advising that the Board of School Trustees has decided to proceed with a development concept for the Burnaby South 2000 project that would see the gymnasium developed in the northwest portion of the school.

Council will recall that it received a previous "In-Camera" report on the Burnaby South 2000 project at its meeting of 1990 May 22 in which two alternative design options were discussed.

Option "B" (see attached Figure 1) as discussed in that report was organized around the principle of linking the Municipality's planned recreational centre uses with those complementary uses planned for within the school (e.g. gymnasiums, theatre, health services centre). Option "B" was intended to gather all the major community facilities found both in the school and the future recreational centre and create a visible community focus that offered reciprocal benefits to both the community and school populations.

Option "C" (see attached Figure 2) as previously presented was not based on this principle of integration, but rather reflected a desire of school district staff to locate the school gymnasiums and the community recreation centre on the north end of the school footprint adjacent to the playing fields allowing students easy access to fields and changing rooms.

Municipal staff were unanimous in their view that Option B was a vastly superior alternative in view of the fact that the integration of the school and the community components was a fundamental objective of the school concept.

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In dealing with this subject, Council adopted the following recommendation:

"THAT Council strongly recommend to the School Board the adoption of Option B as the basis for the design and development of the integrated school/community centre/park at McPherson Park and that the continued cooperation of the School Board be requested in the adoption of Option B in view of the fact that the Corporation has not currently budgeted for the immediate construction of the McPherson Recreation Centre, that the Corporation wishes to construct the community centre at a future date in a cooperative manner based on Option B, and that the adoption of Option B will enable this mutual goal to be accomplished".

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2.0 THE CURRENT DESIGN PROPOSAL

Following receipt of the 1990 June 14 letter from the School District, Burnaby staff have met with the School District staff and their architect to learn more about the proposed school configuration and its relationship to the future development of a community component.

The attached Figures 3, 4, and 5, prepared by the School District's architect illustrates the conceptual arrangement of the major components of the Burnaby South 2000 facility. Under this revised concept the gymnasium, theatre/auditorium and daycare are all in dispersed locations within the building complex. Provision has been made for a possible future linkage between the theatre/auditorium area and a Municipal recreation centre if the centre is developed abutting the theatre. The concept also proposes the use of Municipal neighbourhood space for the major part of a school playfield.

3.0 REVIEW

In the view of Municipal staff this revised concept does not offer the reciprocal benefits to both the community and school populations that an integrated centre would provide. The following provides more specific comments:

3.1 Programming and Operations

With respect to the programming and operational aspects of the revised concept, Parks and Recreation staff have advised that "the redesign has resulted in a physical and program disassociation between the school and future recreation centre. The operation of separated facilities is costly and unmanageable from a control and security perspective. It would appear that the original physical connection of the recreation centre to the school is no longer advantageous from a design or operational perspective."

Within this context, the school should also be designed to meet all bylaw requirements including setbacks in accordance with the P3 District within the legal lot boundaries of the school site. The location of a recreation centre in this area will be determined on its own merits at that future date when it is decided to pursue its provision.

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3.2 Daycare

The location of the daycare facility on the Rumble street frontage has some key disadvantages.

- o Drop-off for the children is from the Municipal park. When the Municipal recreation centre is developed it is very likely that parking will not be developed along the Rumble Street frontage. Therefore, the indicated level of public access to the daycare centre is not appropriate. It is the view of staff that the Rumble Street frontage of the neighbourhood parks and the school should be appropriately landscaped.
- o Fenced outdoor playspace is required for the daycare. The proximity of Rumble Street and the attendant traffic noise may not be as suitable for children when compared to an alternative location away from Rumble Street.

3.3 Playfield

With respect to the use of a portion of the neighbourhood park space for school playfield purposes, Parks and Recreation staff are preparing a report for the consideration of the Parks and Recreation Commission at its next meeting.

4.0 CONCLUSION

It is the conclusion of staff that the revised concept for Burnaby South 2000 does not provide for an integrated school/community centre/park at McPherson Park. The process to date has shown considerable promise in arriving at a concept that would meet the objectives of both the School District and the Municipality for the overall benefit of the community. It is extremely unfortunate that this proposed concept will, in our view, diminish the community focus for the McPherson School/Park site.

Should the School District continue to pursue the concept as outlined in Figures 3,4 and 5, it is the view of staff that a commitment should not be made to restrict the freedom for developing the recreation centre on other appropriate locations in the park independent of the school. Given the physical scale of the theatre adjacent to the park and the "dispersed" concept proposed it may be more appropriate and sensitive to the overall site plan if the recreation centre were developed physically independent of the school buildings. It is with considerable regret that staff has reached this conclusion. Unless directed otherwise staff will preserve this option and require the school to respect all the development criteria of the P3 zoning category (including side yard).

It is recommended that a copy of this report be forwarded to the Parks and Recreation Commission for its information.


A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

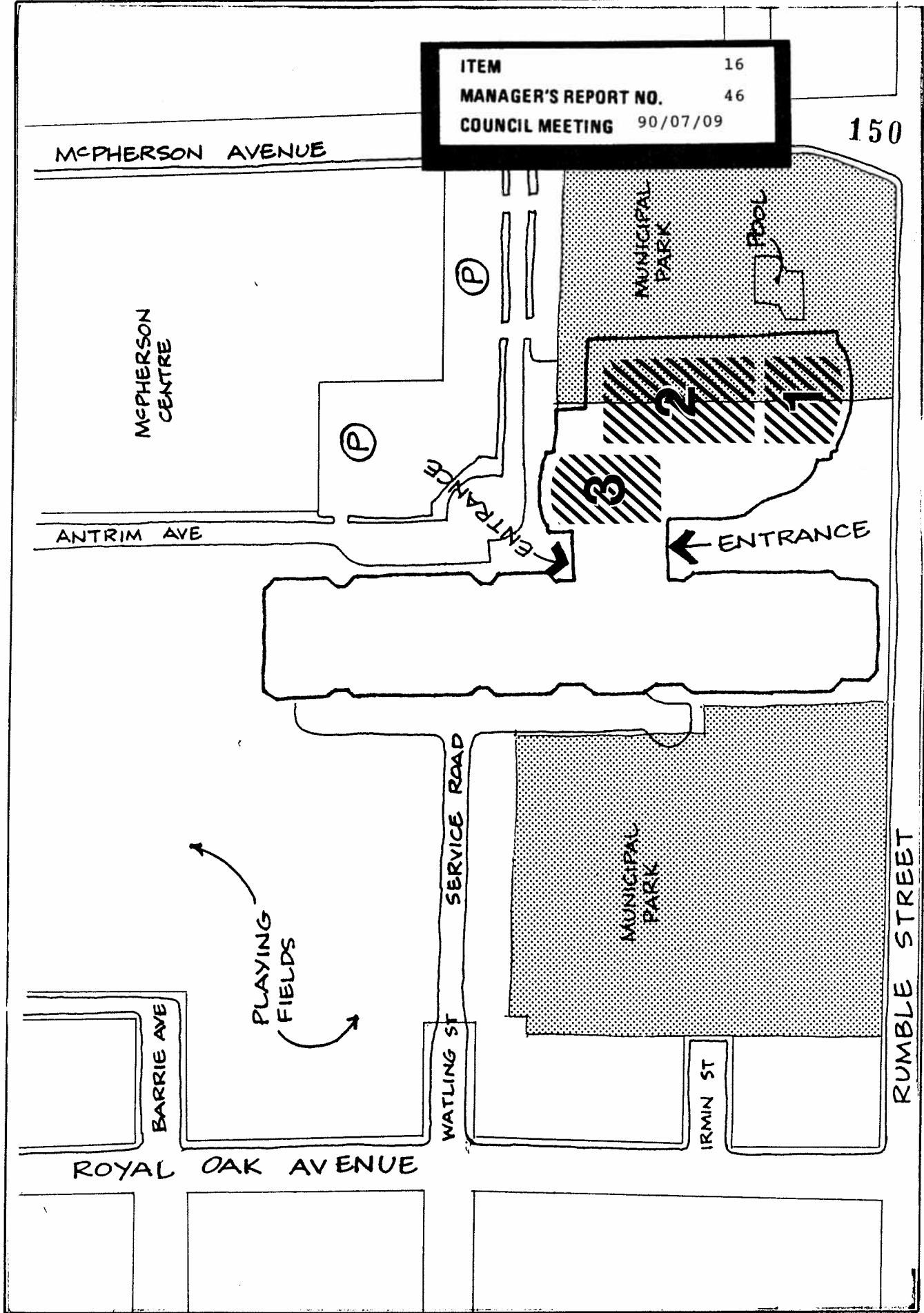
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Attachments

cc: Director Recreation & Cultural Services

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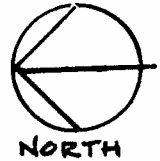


Date:
1990 JULY

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 THE CORPORATION OF **BURNABY**
 Planning & Building Inspection Department

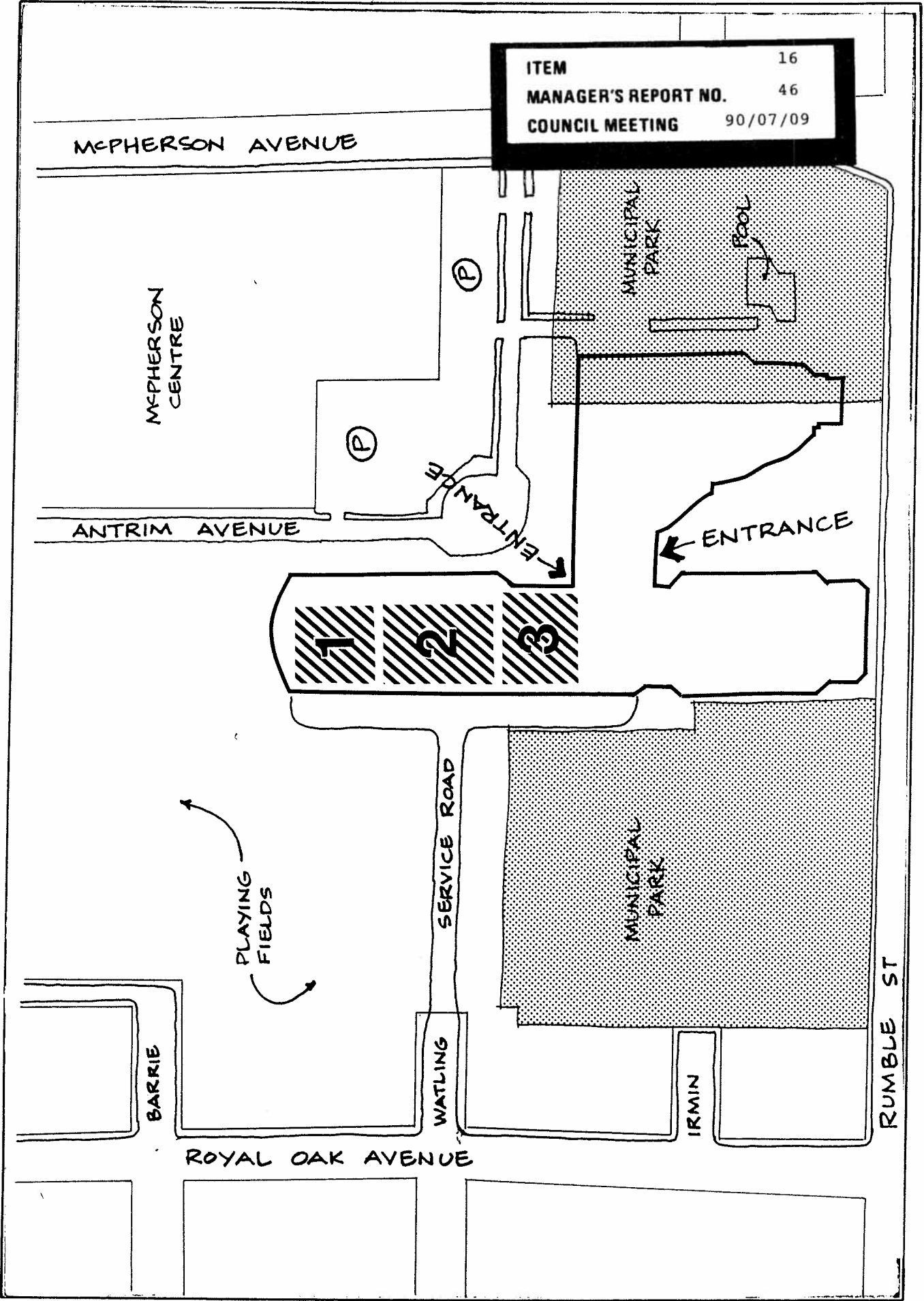


OPTION 'B'

1. COMMUNITY GYM / COMMUNITY CENTRE / HEALTH
2. SCHOOL GYMNASIUMS
3. THEATRE

FIGURE 1

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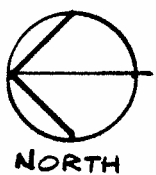


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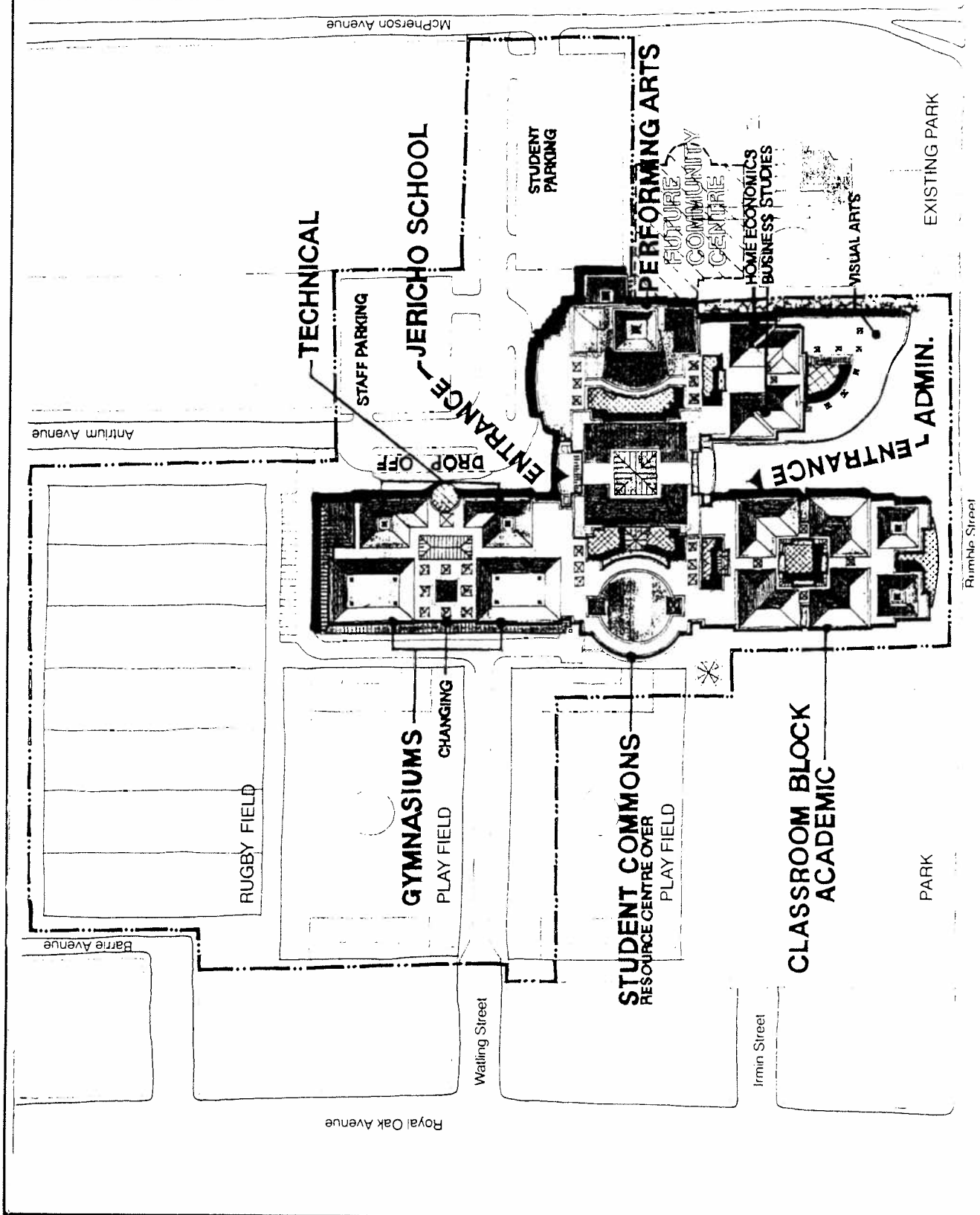
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1. COMMUNITY GYM/
 COMMUNITY CENTRE/HEALTH
2. SCHOOL GYMNASIUMS
3. THEATRE

FIGURE 2

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BURNABY SOUTH 2000
SITE/ROOF PLAN

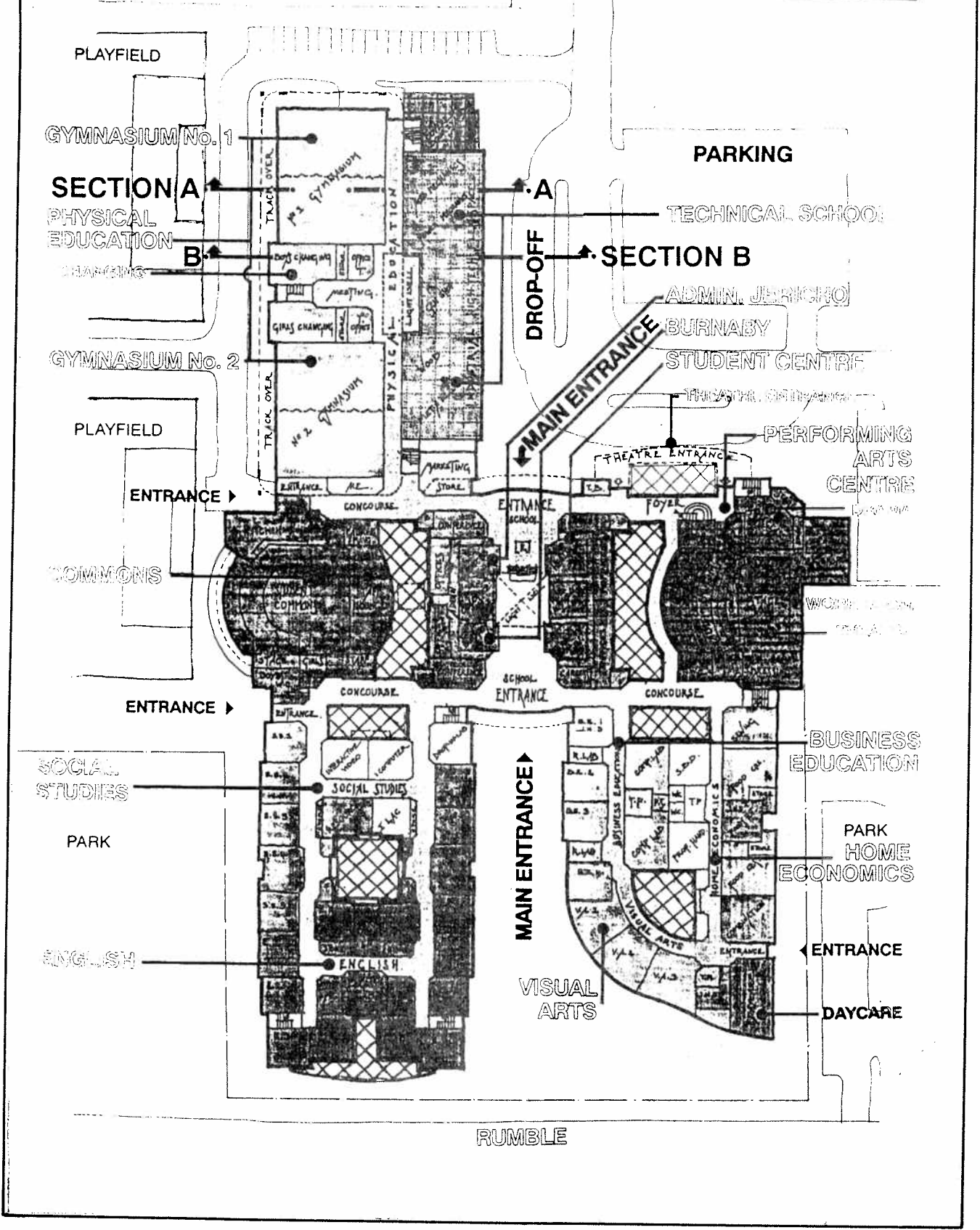
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FIGURE 3

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BURNABY SOUTH 2000
FIRST FLOOR PLAN

FIGURE 4

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SECTION A

A

TECHNICAL
CLASSROOMS

B

WEIGHTS/ACTIVITIES

SECTION B

PHYSICAL
EDUCATION

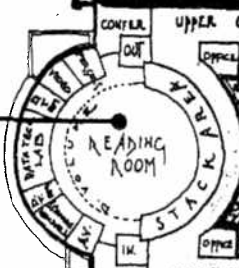
JERICO CORE CENTRE

MUSIC/CHORAL

PERFORMING
ARTS

MEDIA
STUDIES

MEDIA
CENTRE
(LIBRARY)



SCIENCE

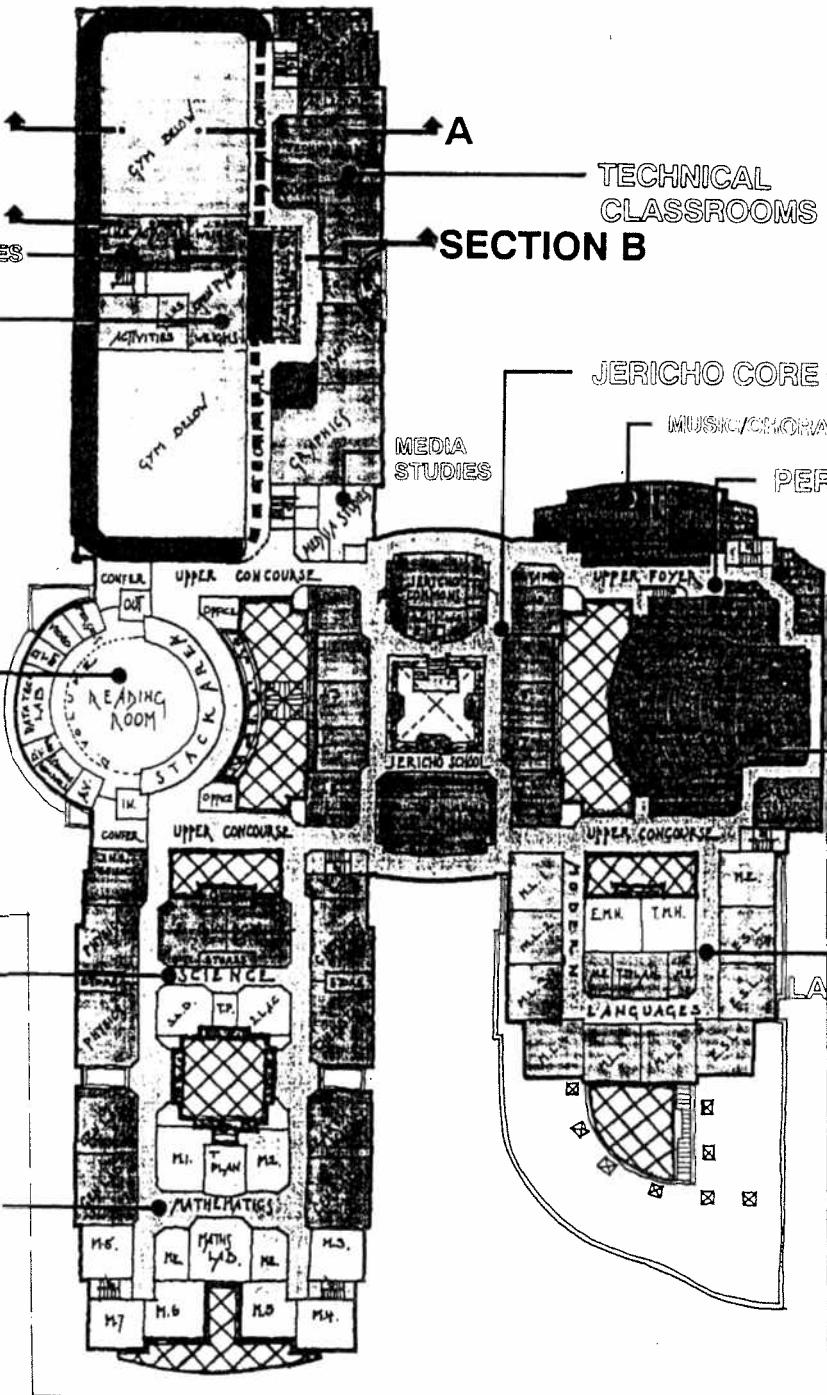
SCIENCE

MODERN
LANGUAGES

MODERN
LANGUAGES

MATHEMATICS

MATHEMATICS



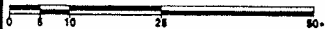
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BURNABY SOUTH 2000
SECOND FLOOR PLAN

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FIGURE 5