

ITEM	8
MANAGER'S REPORT NO.	53
COUNCIL MEETING	94/09/26

TO: CITY MANAGER

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILE: 10.106

SUBJECT: NORTH-EAST BURNABY SECONDARY SCHOOL SITE STUDY

PURPOSE: To update Council concerning the feasibility review of the Lougheed/Gaglardi Way site for the potential development of a north-east Burnaby secondary school.

**RECOMMENDATIONS:**

1. **THAT** a copy of this report be forwarded to the Hon. Art Charbonneau, Minister of Education, the Hon. Jackie Pement, Minister of Transportation and Highways, Dr. Barbara Copping, MLA, Mr. Barry Jones, MLA, Mr. Fred Randall, MLA, Ms. Joan Sawicki, MLA and Mr. Pietro Calendino, Chair, Board of School Trustees.

**REPORT**

**1.0 BACKGROUND**

For some time, the City/School District Liaison Committee, chaired by Councillor Corrigan, has been reviewing a number of potential sites for the development of a north-east Burnaby secondary school. After considerable review, it was concluded in 1994 April that a further, more detailed review should be made of a promising site at the north-east corner of Lougheed Highway and Gaglardi Way (see **attached** Figure 1). This site, comprised of about 13.5 acres, is unused highway right-of-way and is not only well located in terms of the surrounding catchment area, but as well offers the possibility of a transfer of land between Ministries at no cost thereby maximising public use of Crown lands.

To assist this review process, the School District engaged the firm of Hotson/Bakker to undertake a feasibility study of a proposed secondary school at the Lougheed/Gaglardi Way site. The prime purpose of the review was to determine the feasibility of locating a high school on the site, while at the same time ensuring that future road expansion and rapid transit requirements could also be accommodated.

**2.0 REVIEW RESULTS**

City and School District staff have worked closely and on a frequent basis with the consultant during the study period. Discussions have also taken place with the various environmental approval agencies and Ministry of Transportation and Highways staff with respect to the proposal. The results of the review are outlined in the consultant's report which has been previously provided to Members of Council. A copy of this document is available for review by members of the public at the Planning and Building Department.

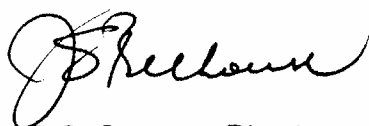
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As is outlined in the **attached** Executive Summary taken from the report, it is concluded that the dual use of this existing Department of Highways right-of-way for both a future interchange (including anticipated rapid transit right-of-way needs) and a 1,500 secondary school is feasible. While the specifics of a secondary school use on the proposed site need refinement and would require rezoning approval, staff are of the opinion that the parameters as outlined in the illustrative site plan concept are supportable from a site planning perspective.

### 3.0 THE NEXT STEPS

Following receipt of the report from the consultant, the School Board has corresponded with the Hon. Art Charbonneau, Minister of Education advising of the positive results of the study of the subject site and requesting that the Provincial Government invoke the protocol enabling the necessary transfer of land between the Ministries. This will enable the Board of School Trustees to initiate the process leading to the construction of a new secondary school on the site.

Once the transfer has been agreed to by the Province, staff will work with the School District in defining the more specific development parameters for a secondary school use leading to an introductory report for the proposed rezoning of the site on a comprehensive development basis.

  
D.G. Stenson, Director  
PLANNING AND BUILDING

JSB\gl

Attachments (2)

cc: Director Engineering  
Director Recreation & Cultural Services  
Director Administrative & Community Services  
Director Finance  
Superintendent of Schools  
Secretary Treasurer

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PUBLIC LANDS
  SUBJECT SITE

Figure 1: Site Location

# North-East Burnaby Secondary School Site Study

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## Executive Summary

The Burnaby School Board has identified the need for a new secondary school in north-east Burnaby. This need and the identification of a potential site, has been the subject of ongoing discussions between the School Board and the City of Burnaby. In April 1994, the Burnaby School District retained Hotson Bakker Architects to study the feasibility of utilising a site at the north-east corner of the intersection of Lougheed Highway and Gagliardi Way. Over the past five months, Hotson Bakker Architects and a consultant team have been working with a Steering Committee comprised of staff from both the Burnaby School Board and the City of Burnaby.

The study concludes that dual use of this existing Department of Highways right-of-way for both a future interchange and a 1,500 secondary school is feasible. While the proposed 13.48 acre site for the secondary school is compact, it can accommodate the required 14,800 square metre school building, potentially one or two play fields as well as parking for approximately 180 parking spaces required by Burnaby's Parking Bylaw. Introduction of such a use on the proposed site will require rezoning by the City of Burnaby.

Access to the site is proposed via East Lake Drive with level crossings across the existing Burlington and Northern rail spur line. It is anticipated that an eventual extension of East Lake Drive to Government Street will provide even greater accessibility to the potential school site.

Preliminary discussions with both the Ministry of the Environment and Ocean and Fisheries Canada have indicated that any potential environmental impacts from school and highway construction on the existing Stoney Creek adjacent to the south-east corner of the site can be mitigated and meet the respective Ministries' requirements.

Due to the topography of the site, the location of off-site services and the need for developing the required level rail crossings, additional site development costs will be required over and above those typically funded by the Ministry of Education. These, however, are substantially lower compared to the costs of having to purchase property elsewhere in north-east Burnaby for a new school.

Action by this present provincial government has identified a protocol whereby land can be exchanged between Ministries at no cost for the purpose of maximising public use. Having identified that dual use for both highway and school functions can be accommodated within this Highways right-of-way, the next step in the process for realising a new secondary school in north-east Burnaby will be to invoke this protocol.