

REPORT
1996 FEBRUARY 12

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

Re: KINGSWAY EAST SCHOOL BUILDING

RECOMMENDATION:

1. THAT Council approve the process for the selection of a consultant to develop a phased program for the renovation of the Kingsway East School building as outlined in this report.

REPORT

The Civic Development Committee, at its meeting held on 1996 February 01, adopted the attached staff report outlining a process for the upgrading of the Kingsway East School building to provide space for community use.

Respectfully submitted,

Councillor D.R. Corrigan
Chairman

Councillor D. Evans
Member

Councillor D. Johnston
Member

COPY - CITY MANAGER
- DIRECTOR FINANCE
- DIRECTOR RECREATION & CULTURAL SERVICES

TO: CIVIC DEVELOPMENT COMMITTEE 1995 DECEMBER 18
FROM: DIRECTOR PLANNING & BUILDING DEPARTMENT OUR FILE: 10.121
SUBJECT: KINGSWAY EAST SCHOOL BUILDING - 1914 HERITAGE BUILDING
PURPOSE: To initiate the process for the upgrading of the Kingsway East school building to provide space for community use.

RECOMMENDATION:

1. **THAT** the Committee request Council to approve the process for the selection of a consultant to develop a phased program for the renovation of the Kingsway East School building as outlined in this report.

R E P O R T

1.0 BACKGROUND

In 1993 July, as part of a land exchange/purchase agreement with the Burnaby School District, the City acquired ownership of the original Kingsway East School (1914) building. This designated heritage building is situated within a new 1.5 acre neighbourhood park located on the former Burnaby South School site. Residential redevelopment of the former Burnaby South School site has been initiated and is expected to be completed over the next three to five years.

At its meeting of 1995 October 26, the Civic Development Committee considered potential future uses for the building. Arising from this discussion, capital expenditures of \$150,000 are included in the 1996 - 2000 Provisional Capital Budget. These expenditures are intended to provide for a first phase of necessary building improvements to enable the building to be used for community purposes.

This report seeks to initiate the renovation process to provide for the future use of the building as a community hall for the south Burnaby area.

2.0 PROPOSED APPROACH

It is proposed that a phased renovation program be developed for the building that would lead to the establishment of a community hall for the south Burnaby area once substantial residential redevelopment had occurred in the Edmonds Town Centre area and on the former Burnaby South School site.

In order to ensure that renovations are undertaken in a manner that will contribute to the effective functioning of a future community hall, it is proposed that a consultant be retained to develop a phased renovation program for the building. The consultants primary tasks would include the following:

- i) Preparation a space utilization plan for the existing building and site to successfully accommodate a future community hall use.
- ii) Development of a phased program of recommended building and site improvements, including detailed construction drawings and specifications, and estimated costs that would:
 - ▶ in Phase 1 identify the essential upgrading work (Building Code life and safety items, basic building services, and mechanical systems) required for interim safe public use of the building for community purposes. Some of the basic items to be addressed in the upgrading work will include:
 - ▶ connection of building services
 - ▶ removal of asbestos
 - ▶ installation of a heating system
 - ▶ construction of washrooms
 - ▶ provision of on-site parking
 - ▶ in Phase 2 identify the remaining renovations and upgrading necessary to accommodate a permanent community hall function.
- iii) Development of the phased program of recommended improvements with due consideration given to:
 - ▶ requirements to address hazardous materials such as the removal of asbestos, oil tanks or other hazardous materials.
 - ▶ the preservation and enhancement of the heritage character of the building, with particular attention to the building facade.
 - ▶ maximizing interim community use of the building within established budget guidelines.
- iv) Once a renovation plan has been prepared and approved, the consultant would also provide contract administration services through to completion of Phase 1 renovations and upgrading.

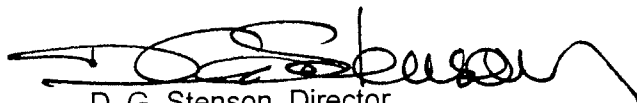
Successful completion of this project by the consultant will provide a plan for the phased renovation, with associated costs, of the Kingsway East School building for its eventual use as a community hall to serve the South Burnaby area.

On completion of the first phase of renovations, staff would seek to accommodate uses in the building that were compatible with the available short term tenure. As the adjacent areas redevelop, staff would seek to replace interim uses with a greater proportion of local community uses, working towards the establishment of a community hall. This would likely involve City support for the establishment of a non-profit society, arising from the community, to operate the hall in a similar manner to the Capitol Hill and Lochdale Community halls. Once the community hall has been established, the final building renovations could be completed to appropriately accommodate community hall functions.

3.0 CONCLUSION

Given the modest nature of the anticipated required improvements, it is the intention of staff to prepare terms of reference for a proposal from a limited number of qualified consultants experienced with adaptive re-use of heritage buildings. The proposals received would enable staff to select a consultant and provide an estimate of the consulting fees required so that an appropriate funding bylaw can be prepared for Council's approval.

The estimated cost for consultant services for this type of project is in the range of \$25,000. Staff will submit a further report to the Civic Development Committee following the approval of the 1996 - 2000 Provisional Capital Budget, and the review of the consultants' proposals to request that a funding bylaw be brought forward to provide for the outlined consultant services.



D. G. Stenson, Director
PLANNING AND BUILDING

LP/db

cc: Chief Building Inspector
Community Heritage Commission
Director Finance
Director Recreation & Cultural Services