

TO: CITY MANAGER

1999 NOVEMBER 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: SOUTH EAST SECONDARY SCHOOL SITE
EDMONDS TOWN CENTRE PLAN

PURPOSE: To advise Council of the steps proposed to accommodate the South East Burnaby Secondary School within the Edmonds Town Centre Plan.

RECOMMENDATION:

1. **THAT** this report be received for information.

R E P O R T

This is a follow-up to the previous In Camera report related to the acquisition by the City of approximately 4.1 acres of the Telus site in conjunction with the School District's purchase of 15 acres for a secondary school site in South-East Burnaby (see Sketch #1 **attached**)

The assembly of a site for the new south-east Burnaby secondary school is a key component of the required infrastructure to meet the City's existing and anticipated growth demands and a positive community facility for the Edmonds Town Centre area. Given that there are very limited remaining opportunities in the area for such an assembly, considerable effort has been spent in working with the School District and Ministry to secure Provincial funding for this strategic acquisition. The capital funding for the construction of the school has been identified as a priority by the Province.

The City's involvement in this comprehensive land acquisition involving the Telus land will help accomplish the desired school site. The City has agreed to purchase the portions of the Telus property which are not required for the school and therefore not included in the School Board's purchase. The City will recapture its outlay for this land through the disposal of two multi-family residential sites consistent with the adopted Edmonds Town Centre Plan.

Revisions to the Edmonds Town Centre Plan will be required to accommodate the proposed secondary school within an area currently designated for ground-oriented multiple-family housing (see Sketch #2 **attached**). Staff will prepare a comprehensive proposal for amendment of the Plan, including a public input process, which will be the subject of a forthcoming report.

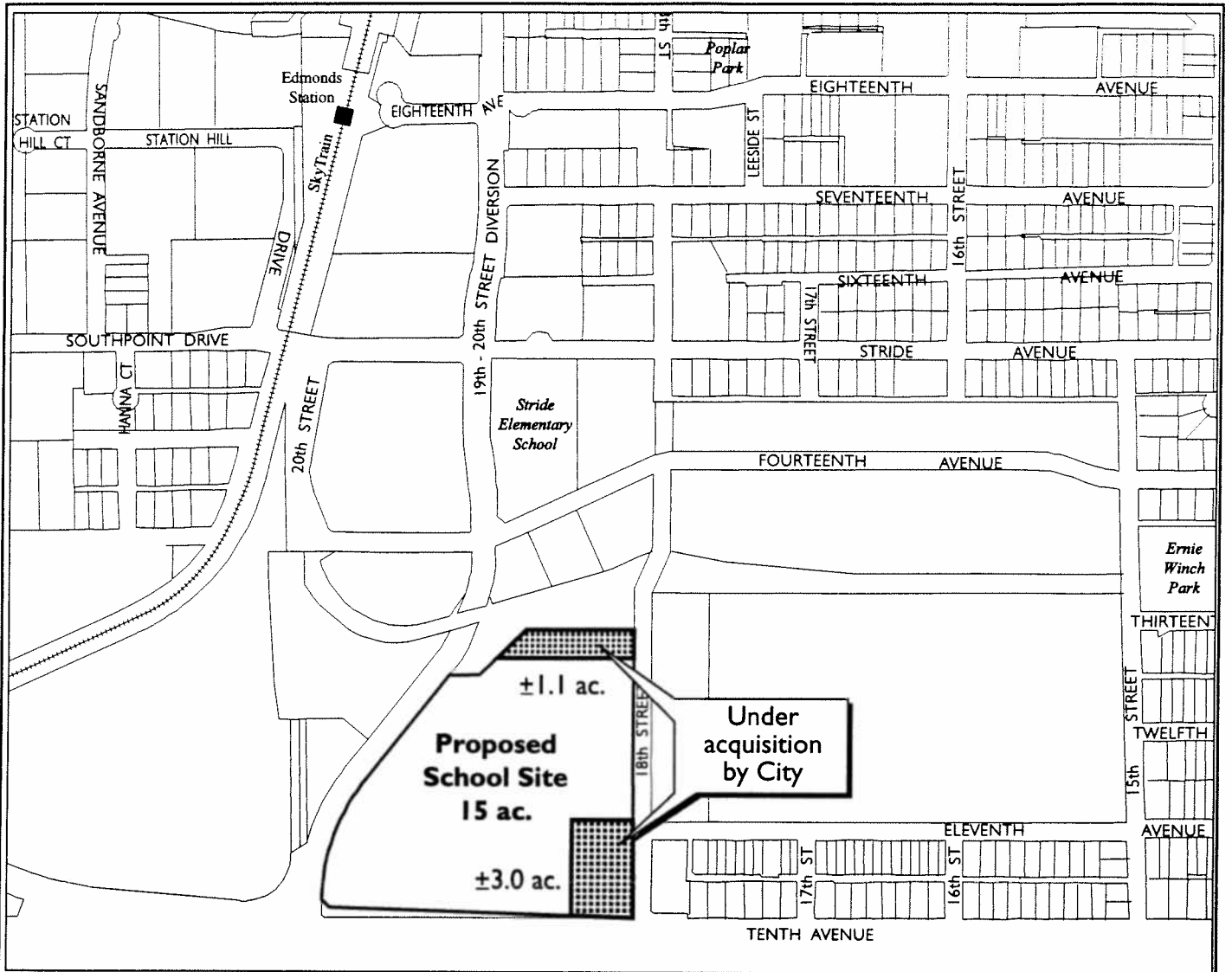
This is for the information of Council



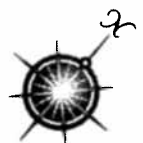
D. G. Stenson
Director Planning and Building

RR:gk
Attach

cc: Director Engineering
Director Parks, Recreation & Cultural Services

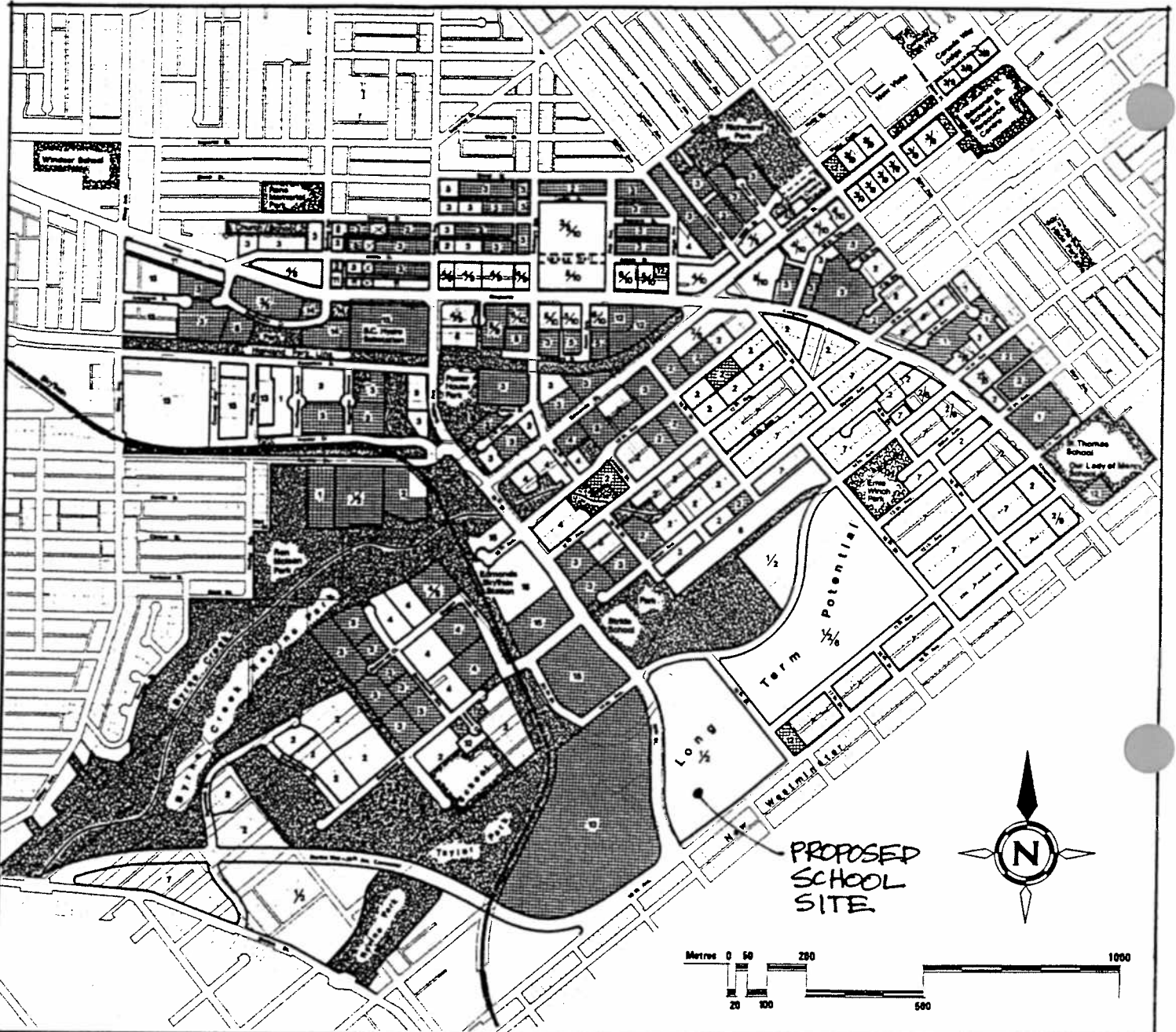


Subject Telus Site - Edmonds Town Centre
 School Board and City Acquisitions



Planning & Building Dept.
 1999 11 17
 Drawn by RCN

Sketch 1



Legend:

- High Rise Apartments**
- 5 — RM5 (100 units per acre maximum)
- 4 — RM4 (80 units per acre maximum)

- Low Rise Apartments**
- 3 — RM3 (50 units per acre maximum)

- Low Rise Apartments / Ground-Oriented Multiple Family**
- 2 — RM2 (40 units per acre maximum)

- Ground-Oriented Multiple Family**
- 1 — RM1 (25 units per acre maximum)
- 6 — Townhousing (12 units per acre maximum)

- Single and Two-Family (with)**
- 7 — Potential Area Rezoning

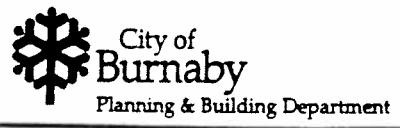
- Commercial**
- 8 — C1 Neighbourhood Commercial
- 9 — C2 Community Commercial
- 10 — C3 General Commercial
- 11 — C4 Service Commercial
- 12 — Institutional (including Seniors Housing Churches, etc.)
- 13 — Industrial
- 14 — Nikkai Complex (Rezoning Reference #7/93)
- 15 — B.C. Hydro Headquarters Complex (Rezoning Reference #36/90)
- Park, School, Trail, Ravine and Open Space Area
- Completed or Rezoned in Accordance with Development Guidelines

Development sites in the Edmonds Town Centre are generally to be zoned to Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.

This Sketch is subject to updating on a continuous basis.

SKETCH # 2

Updated To: April 1999



Edmonds Town Centre Plan Development Guidelines