

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**RE: 1914 KINGSWAY EAST SCHOOL BUILDING UPGRADING**

RECOMMENDATIONS:

1. **THAT** Council direct staff to continue pursuing the upgrading of the 1914 Kingsway East School Building through the possible use of a density bonus process for community facilities provided for in the Burnaby Zoning Bylaw.
2. **THAT** Council provide the Community Centre College for the Retired with a copy of this report.
3. **THAT** a copy of this report be sent to the Community Heritage Commission.

REPORT

The Civic Development Committee, at its Open meeting held on 2001 July 05, received and adopted the *attached* report outlining an approach using a density bonus process to pursue renovations to the Kingsway East School building which is presently vacant. Staff have approached a developer who is in the process of preparing to construct a new residential building in proximity to the school. The zoning bylaw provides for incentives and density bonuses for the provision of community facilities which are supported by the Burnaby Official Community Plan. The Committee suggests that, in this situation, the provision of a density bonus could be granted by the City in exchange for the upgrading of the 1914 School by the developer.

A future report will be forwarded to Council detailing the developer's and the City's share of the cost for this project.

Respectfully submitted,

: COPY - CITY MANAGER  
- DIRECTOR ENGINEERING  
- DIRECTOR FINANCE  
- DIR. PLNG. & BLDG.  
- CHIEF BUILDING INSPECTOR  
- CITY SOLICITOR

Councillor D.R. Corrigan  
Chairman

Councillor G. Begin  
Member

Councillor D. Evans  
Member

**TO:** CIVIC DEVELOPMENT COMMITTEE

2001 June 27

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** 1914 KINGSWAY EAST SCHOOL BUILDING UPGRADING

**PURPOSE:** To outline an approach using a density bonus process to pursue renovations to the Kingsway East School building that is presently vacant.

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**RECOMMENDATIONS:**

1. **THAT** Council be requested to direct staff to continue pursuing the upgrading of the 1914 Kingsway East School Building through the possible use of a density bonus process for community facilities provided for in the Burnaby Zoning Bylaw.
2. **THAT** Council be requested to provide the Community Centre College for the Retired with a copy of this report.
3. **THAT** a copy of this report be sent to the Community Heritage Commission.

**REPORT**

**1. Background:**

The Kingsway East School building in Burnaby South Memorial Park is a designated heritage building and is in need of major upgrading before it can be used. The building, while structurally sound, lacks heating, water, washrooms and adequate electrical systems and there is increasing concern with the potential deterioration of the building in its currently unused condition. In 1996, an architect was engaged to prepare drawings and specifications for the upgrading of the building that would turn the building into a large assembly meeting hall on the top floor with two meeting rooms and a small office space on the lower floor.

The City applied and lobbied unsuccessfully to the Federal/Provincial Infrastructure Program in 1998/1999 to obtain assistance for the estimated cost of \$1 million for the work. The City has included funds in the City's five year capital budget for this project, subject to receipt of the senior government funding, which has not been forthcoming. In the interim, nearly 900 new residential housing units on the adjoining lands either have been completed or are in the approval process in this portion of Edmonds Town Centre West. This project was included in the list of potential projects for consideration in the new Canada/BC Infrastructure program, but to date the Burnaby Lake project is the only project for which a specific application has been made.

At its meeting of 2001 April 26, the Civic Development Committee received a request, via the Parks and Recreation Commission, from the Community Centre College for the Retired (CCCR) who are interested in using the 1914 Building. The Committee requested staff to provide an update on funding options and time lines for renovations to the Kingsway East 1914 School Building.

## **2.0 Current Situation:**

In an effort to explore other potential options for funds for upgrading the building, staff approached a developer who is in the process of preparing to construct a new residential building in proximity to the School. This development would be the third tower associated with the redevelopment of the former Burnaby South High School site lands. The Zoning Bylaw provides for incentives and density bonuses for the provision of community facilities which is supported by the Burnaby Official Community Plan. In this situation, the provision of a density bonus would be granted by the City in exchange for the upgrading of the 1914 School by the developer.

Staff have engaged in preliminary discussions with the developer and have requested the Legal Department to prepare an evaluation of a possible density bonus. The Planning Department has now received a rezoning application encompassing the density bonus. The proposal to be considered by Council as part of RZ #01-11 would see the height of the proposed third residential tower on Southoaks Drive increased by five storeys as part of a 0.4 density bonus on this site which is presently zoned CD/RM5 but is not yet constructed. The developer is reviewing the architectural plans and specifications for the upgrading of the School building and, upon agreement to a plan with the City staff the developer will have the cost of the work estimated. This involves reviewing the previous designs and specifications to determine the most economical approach to achieving the basic design prepared for the building in 1996. It is intended that the developer would be asked to complete and construct the upgrading of the building to agreed to specifications as part of an agreement with the City in exchange for the density bonus. The City would, at a minimum be responsible for asbestos removal, some of the servicing, soft landscaping and other matters that will be subject to discussion. A further report will be prepared after the revised estimate for the project is prepared and the scope of any further City funding requirements will be brought forward as soon as possible in order to expedite the project and to allow the rezoning application for the tower to proceed in a timely manner.

## **3.0 User group for the building upon completion of any upgrading:**

Staff from the Parks, Recreation and Cultural Services and Planning and Building Department have reviewed options for the productive use of the building. The Director Parks, Recreation and Cultural Services has advised that due to operating budget limitations, and the absence of demand for a community hall type activity at this time, they do not object to the building being rented to a community group in the City similar to Edmonds School or the Heights Resource Centre for up to five years. After five years, the Parks Department would review and reassess the site's use once again.

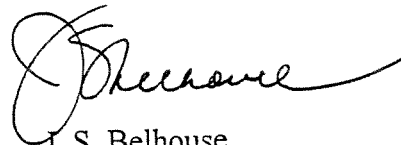
This approach would suggest that if we are successful in getting the building upgraded, the City could invite proposals for the five year lease of the building to community groups that provide services to the City. The upgrading plans prepared to date provide for the building to be habitable but make no provision for furniture, fittings or other equipment that may be needed by a specific user group. This process would provide a wide range of groups with the opportunity to submit proposals for the use of building, including the CCCR seniors group. The Civic Development Committee could then review the proposals. The users would need to be a group whose use would be as compatible as possible with the nearby residential community. It would be intended that the successful group would take over the day-to-day maintenance of the building and pay the City rent for the use of the facility.

#### 4.0 Conclusions:

This building is an asset to the local community and at some point will be used for a community hall to serve the need for City assembly spaces and the local community needs, while returning enough rental income to the City to cover as much of the future maintenance costs as possible. At present, staff are pursuing an opportunity for the possible use of a density bonus that would be granted by Council through rezoning in exchange for having the developer undertake the upgrading of the building.

Staff are currently working with the developer to negotiate an agreement on this project. As soon as the costs to the City of the project are known, a further report to the Committee will be submitted if the upgrading project and rezoning application for the new building are to proceed in a timely manner.

Upon completion of the upgrading of the building, proposals for the rental of the building for a period of five years would be invited from community groups in the City. In the long term the building could be used as a community hall to serve the needs of Edmonds Town Centre West residents. This proposal could provide the opportunity for the City to obtain financial support from a private developer to assist and expedite the timing of the upgrading of this building which has been vacant for several years. This would allow this significant heritage building to be used productively for local community activities and will improve the appearance of the Southoaks neighbourhood.



J. S. Belhouse  
Director Planning and Building

BR:gk  
cc. Director Parks, Recreation and Cultural Services  
Chief Building Inspector  
City Solicitor  
Director Engineering  
Director Finance