
TO: CITY MANAGER **DATE:** 2008 October 09

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 12000.15
Reference: Edmonds Community School

SUBJECT: TEMPORARY SITING OF CONSTRUCTION TRAILER
City Lands: 7578 and 7602 Nineteenth Avenue

PURPOSE: To seek Council's authority to permit the temporary use of City-owned lots at 7578 and 7602 Nineteenth Avenue for the siting of a construction trailer in conjunction with the seismic upgrading of the Edmonds Community School (7461 Edmonds Street).

RECOMMENDATIONS:

1. **THAT** Council authorize the granting of a licence agreement for the temporary use of the City-owned lots at 7578 and 7602 Nineteenth Avenue in accordance with the terms outlined in Section 2.0 of this report.
2. **THAT** a copy of this report be sent to Mr. John H. Neuls, Manager of Capital Projects, at 5325 Kincaid Street, Burnaby, BC V5G 1W2.

REPORT**1.0 BACKGROUND**

- 1.1 On 2008 September 29, the Planning and Building Department received correspondence from Mr. John H. Neuls, Capital Projects Manager for the Burnaby School District regarding the seismic upgrading of the Edmonds Community School. The School District requests the use of the subject City-owned lots at 7578 and 7602 Nineteenth Avenue for the siting of a construction trailer, as well as the staging of equipment and materials, for the seismic upgrading of the Community School (see *attached* Sketch #1). The projected time frame in which the subject City-owned lots will be used for this purpose is eighteen months.
- 1.2 The subject City-owned lots, which have a combined area of approximately 1,324 m² (14,251 sq. ft.), are located on the south side of the cul-de-sac of Nineteenth Avenue. Historically, the subject lots have been used and treated as an adjunct of the Community School site. A portion of the subject lot at 7602 Nineteenth Avenue is used by the Community School site as part of the gravel recreational field. The remaining portion, along with the subject lot at 7578 Nineteenth Avenue, is used as an informal gravel-surface parking area for the school.

2.0 PROPOSED LEASE AGREEMENT

- 2.1 The School District proposes the temporary use of the subject City-owned lots for the siting of a construction trailer, as well as the staging of equipment and material to serve the development site

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at 7461 Edmonds Street (seismic upgrading of the Edmonds Community School). Access to the proposed site and related parking would be off Nineteenth Avenue. Staff support the proposed temporary use of the subject properties for a construction trailer, as well as the staging of equipment and material, as this will reduce potential further disruption of school and community activities that take place on the school site. The proposal will be subject to the issuance of a permit for a temporary building.

- 2.2 The Legal and Lands Department indicates that the temporary use of City-owned properties is subject to a Licence Agreement, in which the standard rate is \$0.10 per square feet per month. In view of the above, the cost to use the subject properties for this purpose for a period of 18 months would be approximately \$25,650. The School District has indicated that it does not have the budget funds available to cover this cost, and as such would need to accommodate the temporary use elsewhere on its lands if assessed this cost.
- 2.3 The School District's only viable alternative site for the siting of the construction trailer and outdoor storage equipment and material on its lands is within the playfield area of the Community School site. Use of this area for the temporary construction yard, would disrupt school and community activities on the field, including soccer programs (fall to spring). As such, it is proposed that Council waive the cost associated with the temporary use of the subject properties in order to maintain the school and community use of the playfield area. At the end of the occupancy period, the School District will be required to return the area to its present condition. A Letter of Credit will also be required as security for the removal of the construction trailer.

3.0 CONCLUSION

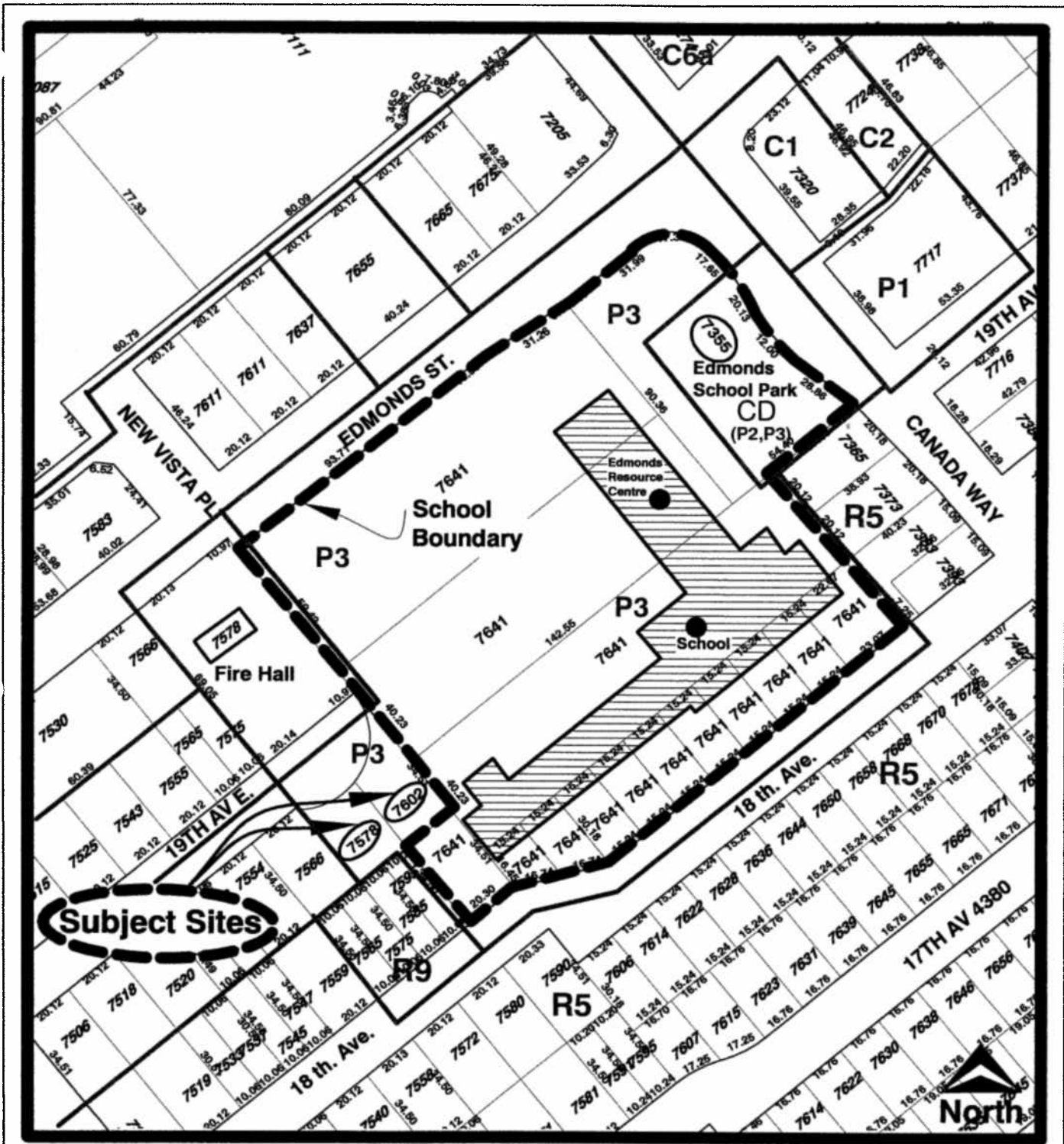
In response to a request from the School District to locate a construction trailer on City-owned lots at 7578 and 7602 Nineteenth Avenue, in conjunction with the seismic upgrading of the Edmonds Community School, it is recommended that the City be authorized to grant a licence agreement for the temporary use of the subject properties in accordance with the terms outlined in this report.



B. Luksun, Director
PLANNING AND BUILDING

ZM:gk

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



City of Burnaby

Planning and Building Department

Scale: 1 = 2000

Drawn By: J.P.C.

Date: October 2008

Edmonds Community School
 Proposed Use of City Properties
 (7578 & 7602 Nineteenth Ave.)

Sketch # 1