



Item.....
Meeting.....2009 Jun 22

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2009 June 17
FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 2165-20
Reference: Bby Central Sch Replacement

**SUBJECT: BURNABY CENTRAL SECONDARY SCHOOL REPLACEMENT PROJECT
4935 CANADA WAY (FRONTING DEER LAKE PARKWAY)
PRELIMINARY PLAN APPROVAL AND SUBDIVISION APPLICATIONS
(ATTACHED SKETCHES #1 AND #2)**

PURPOSE: To inform Council of the proposed Burnaby Central Secondary School Replacement Project which is being pursued under Preliminary Plan Approval and Subdivision applications.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the Chair, Burnaby Board of Education; Burnaby School District, Superintendent of Schools, Mr. Claudio Morelli; and to the Parks, Recreation and Culture Commission for their information.

REPORT

1.0 INTRODUCTION

This report is to advise Council that preliminary discussions have been pursued with the Burnaby School District staff and its selected development team and city staff towards an anticipated formal Preliminary Plan Approval application for a replacement school for Burnaby Central Secondary School (*attached* Sketches #1 & #2). This proposal also involves a Subdivision application due to the need to upgrade Deer Lake Parkway fronting the school site with corresponding road widening dedications. Other environmental and servicing issues are also being resolved through the subdivision process. This is considered a project of particular interest to the City in that the school site shares an extensive Deer Lake Parkway frontage with the Burnaby City Hall site with the primary vehicular entries and exits for both sites off the Parkway. The School District and the Parks, Recreation and Cultural Services Department have also been working towards a partnering approach to achieving an upgraded international competition calibre track and field facility on the Burnaby Central Secondary School site.

2.0 PROJECT INITIATION

In June 2004, the Ministry of Education approved a major capital project to structurally upgrade Burnaby Central Secondary School. Following a comprehensive feasibility study of plans, the School District recommended that the 1958 school should be replaced with a new facility and the Ministry of Education subsequently approved the replacement school project in July 2008. The School District has now awarded the \$50 million design and construction contract to Giffels Partnership Solutions, who were selected through a two stage public tendering process. Key members of the development team include Grant and Sinclair Architects and DGS Construction.

3.0 PROJECT DESCRIPTION

The gross site area is 64,163 m² with dedications for widening Deer Lake Parkway of 129 m² resulting in a net site area of 64,034 m². The proposed gross building floor area is 16,204 m² with a building height ranging from two to three storeys. The replacement school is planned for an initial capacity of 1,300 students (the current enrolment being 1,250 students) and an ultimate capacity of 1,500 students. The teaching and support staff total 104. The new school will have 50 classrooms, a double gymnasium, a single gymnasium, library, administration areas and multi-purpose spaces.

The School District is in discussions with the Parks, Recreation and Cultural Services Department (Parks) for the replacement of the existing track and field facilities with upgraded international competition calibre track and field facilities. The Burnaby Central Secondary School site offers an opportunity to provide such desired facilities in a location central in the City and proximate to the Burnaby Lake Sports Complex. A lit artificial turf field surrounded by a rubberized eight-lane track with 570 fixed bleacher seats is proposed. A second grass field is also proposed. Change rooms, meeting rooms and storage areas are to be included.

Parking and loading will be provided meeting bylaw requirements. The current plan is to provide 213 parking spaces (156 spaces for the school and 57 spaces for the fixed bleachers). On-site drop-off and pick-up and bus layby areas are provided. Bike storage and racks with access to change rooms are proposed. The overall development is targeted to meet LEED Gold certification.

With respect to the proposed upgraded track and field facilities, the School District's contribution will be: a) funding for the shared facilities equivalent to standard Ministry of Education funding; b) the use of land for the track and field facilities; and c) efficiencies of scale within the overall design and construction contract. The partnering will look for Parks to contribute towards the incremental costs of developing the track, field and related facilities to international competition standards. While some of these components and site preparation are included in the scope of the School District's design and construction contract, a separate agreement with Parks will be pursued for the final design and construction of the track and field facilities at a later stage, subject to Parks, Recreation and Culture Commission and Council approval.

The project construction is proposed to be completed in phases. Essentially the existing school is to remain in operation while the new school is constructed. The existing school on the northern portion of the site occupies space to be eventually occupied by part of the track and field, the main parking lot, and the new gymnasium. The timing of the demolition of the existing gymnasium and construction of the new gymnasium is part of the phasing. The track and field facilities would be part of the last phase. The start of construction will desirably start in approximately 2009 September and continue to 2012 February with the track and field facilities being desirably completed by the fall of 2012. The contractor is required to maintain a minimum of 100 parking spaces for staff and students during construction.

4.0 PRELIMINARY PLAN APPROVAL (PPA) AND SUBDIVISION

The School District and its selected design and construction team have had extensive preliminary discussions with City staff towards the submission of a formal PPA application for the replacement school and related facilities. Traffic management is one of the key matters being pursued. The proposed development outlines a new school parking lot and pick-up and drop-off areas with an entry driveway and an exit driveway, as well as a separate service driveway, all accessed off Deer Lake Parkway. No vehicular accesses are proposed off Gilpin Street or Percival Avenue. A traffic circulation pattern has been determined that is compatible with the main dual entry and exit driveways for the City Hall site opposite the school site. The traffic solution calls for the widening of Deer Lake Parkway primarily on the west side to accommodate the various vehicular movements including left-hand turn lanes on Deer Lake Parkway to facilitate entry and exiting for both the School site and the City Hall site, as well as associated traffic signal improvements. As noted, the road improvements require some widening dedication off the school site.

The existing school building is located on the northern portion of the site while the new school building is sited along the Deer Lake Parkway frontage with its main building entrance in line with the City Hall entry driveway. A double row of street trees is called for along the Deer Lake parkway frontage to assure that a suitable landscaped setting and relationship is maintained between the City Hall precinct and this major abutting school development along the Parkway.

In general, the site can accommodate the new school building, the track and field facilities, parking and driveways, but with little leeway. Other issues that apply include:

- a) Retention and relocation of a Class B watercourse and protection of the natural riparian area by covenant on the western portion of the site to the approval of Environmental Review Committee.
- b) While some trees need to be removed, many others will be maintained including one group of key trees in the northeast corner to be protected by covenant.
- c) Various services will need to be protected, upgraded and/or provided.
- d) Extension of an urban trail and separated sidewalk along the Deer Lake Parkway frontage of the school site is provided for.
- e) A Sediment Control System and Stormwater Management Plan apply.
- f) The GVS&DD Sewerage Cost Charge applies to any net increase in floor area.

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A Servicing Agreement with the School District is required for the various servicing requirements prior to the release of the PPA.

5.0 CONCLUSION

The proposed Burnaby Central Secondary School replacement project is a major development initiative of the Burnaby School District. The School District has already held one major public information meeting and a further Open House has been scheduled for 2009 June 25. The proposal includes the opportunity for a partnership with the City for the provision of an international competition calibre track and field facility which would mutually benefit both the School District and the City. A finalized agreement on this partnering will be subject to the approval of the Parks, Recreation and Culture Commission and Council. The proposed development also occupies a key location with respect to the City in that the school site is directly across from Burnaby's City Hall and administrative centre complex and shares a lengthy Deer Lake Parkway frontage with the City Hall site including both of their main vehicular accesses. The development is a complex one involving many issues, in particular, those related to traffic management and road improvements to Deer Lake Parkway. Staff would intend to process the PPA and Subdivision applications for the subject development as outlined in this report.

This is for the information of Council.

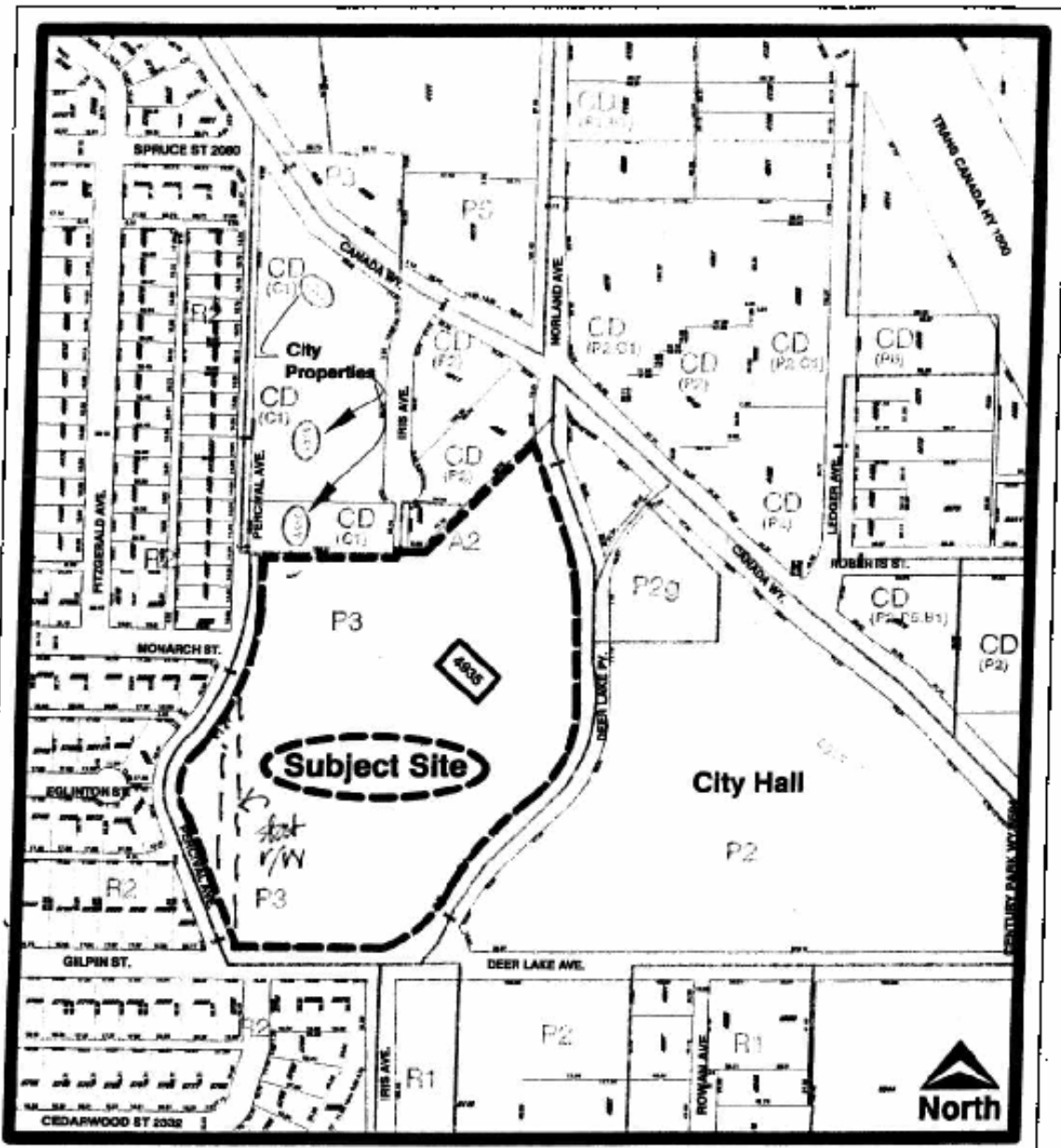


B. Luksun, Director
PLANNING AND BUILDING

KI:tn

Attachments

cc: Director Engineering
Director Parks, Recreation and Cultural Services
Chief Building Inspector
City Solicitor
Secretary-Treasurer, Burnaby School District #41



Planning and Building Department

Scale: 1 = 4000
 Drawn By: J.P.C.
 Date: September 2008

Burnaby Central Secondary School
 Proposed School ~~Replacement~~ Project

Sketch # 1

