

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

OCTOBER 5, 1970

MR. H. W. BALFOUR  
MUNICIPAL MANAGER

Dear Sir:

RE: EAST LAKE CITY RZ 37/70  
STONEY CREEK PARK SCHOOL SITE  
(APPROXIMATELY 20 ACRES ±)

Council were advised at their meeting of September 21, 1970, that the School Board was not yet in a position to indicate that the above site together with the provision of elementary school classrooms would be available to the housing development proposed by Dawson Developments Limited in the East Lake City Area.

The Board is currently negotiating the acquisition of the site with Lake City Industrial Corporation Ltd., both on behalf of the Board and the Municipality. They are also actively pursuing with the Provincial Government, the provision of funds to provide the school building.

I am advised by the Secretary-Treasurer of the Board, that their agent, Mr. Parker McCarthy is close to making a recommendation on the site acquisition to the School Board and that once the Board receives this recommendation they will be in a position to conclude their negotiations with Lake City Industrial Corporation Ltd. and their priority arrangements with the Provincial Government.

The Board members are fully conversant with the situation and the Chairman is also familiar with the attached letter from Mr. L. J. Westwood.

In view of the above, I would recommend that the Council refer the letter to the School Board and await official word from them that classroom facilities will be available before taking any further action on the rezoning bylaw.

Respectfully submitted,

  
A. L. Parr,  
PLANNING DIRECTOR

ALP/mp

c.c. A. C. Durkin  
P. McCarthy  
J. Poole

LAKE-CITY INDUSTRIAL CORPORATION LTD.

1008 THE BURRARD BUILDING

VANCOUVER 5, B. C. CANADA

TELEPHONE 683 9131

L.J. WESTWOOD, P. ENG.  
VICE PRESIDENT

October 2nd, 1970

Corporation of the District of Burnaby,  
4949 Canada Way,  
Burnaby 2, B. C.

Attention: Mr. A. L. Parr  
Planning Director

Dear Sirs:

re: Stoney Creek 24 Acre School - Park Site

I would refer you to our telephone conversation of yesterday's date in connection with the above at which time you advised me that it was the intention of Dawson Developments Ltd. to speak to Council on Monday night, October 5, 1970 with reference to the Final Reading of their Rezoning Bylaw. We would like the following information to be brought to Council's attention as representing our position as to the present status of the acquisition of the above site.

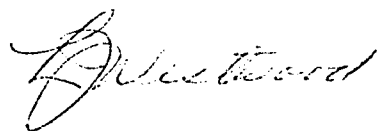
The designation of this area for its proposed use has been known for some three or four years. Some 3 - 3½ years ago we presented certain information to the School Board concerning the suggested approach to arrive at a value of the land to be purchased. Since that time we have been holding the land and paying full taxes on it. It is only within the last 6 - 8 weeks that we have been able to hold serious discussions with the representative of the School Board with respect to price. We have been attempting to arrive at a value during this time which would be mutually agreeable to both the School Board and ourselves. This has been a fairly complex exercise in that the relocation of certain services easements is of prime importance to the final determination of price. In particular, the relocation of the Greater Vancouver Sewer Board drainage course has not been resolved and we believe in order to seriously consider its affect from our point of view that we must now review the transcript of the Public Utilities Commission Hearing. It is therefore evident that we will be unable to reach accord with the School Board as to value prior to the Council Meeting.

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As we do not wish to do anything to cause a delay in the commencement of the very desirable development which Dawson proposes in this area, we would like to make the following proposal to both Council and the School Board. We are willing to convey the property to the School Board and the Corporation free and clear of any encumbrances registered against title at anytime deemed appropriate, such that the construction of the elementary school could proceed. We are willing to enter into voluntary arbitration with the Corporation and the School Board in order to arrive at a value for the subject property. We are also willing to forego any payment for the land until the School Board is in funds subsequent to the holding of a successful referendum.

We trust that the foregoing proposal will enable Council to finalize the rezoning such that Dawson's development, including the public housing portion thereof may proceed as soon as possible.

Yours very truly,



L. J. Westwood.

c.c. H. W. Balfour  
A. C. Durkin  
P. McCarthy  
J. Poole