

18. Re: Cameron Street School and Bell Park  
(Item 12, Report 60, August 13, 1973)

Following is a report from the Director of Planning regarding Cameron Street School and Bell Park.

RECOMMENDATION:

THAT the existing Cameron Street School and Bell Park sites be retained.

\* \* \* \* \*

Planning Department,  
December 6, 1973  
Our File #10.121 - C

RE: CAMERON STREET SCHOOL AND BELL PARK.

A. BACKGROUND

The Council, in considering the proposed acquisition of certain properties involved in the projected Beaverbrook Drive extension on August 13, 1973, also requested a report from the Planning Department on the possibility of a school - park site being established on land between Cameron and Sullivan Streets to replace the present Cameron School and Bell Park facilities, which are shown on the attached Map "A".

B. LOCATIONAL ANALYSIS OF PUPILS ATTENDING THE CAMERON STREET SCHOOL

The Cameron Street School presently serves the immediate vicinity, the Simon Fraser Hills and Lake City East developments, as well as the area south of Lougheed Highway and east of Cariboo Road. Pupils from the latter area have been provided with safe access to the school by the recently constructed pedestrian walkway which underpasses Lougheed Highway. To the north the current dividing line between the Cameron Street and Lyndhurst School catchment areas is located along David Drive.

Data on the various areas in which the pupils attending the Cameron Street School are located were requested by this department in order to provide a reasonable basis for assessing both the existing situation and in relating this to other school development proposals in the area. This information is shown in the following table.

Area	No. of Pupils (Grades 1-7)		No. of Kinder-Garten Pupils		No. of Pupils	
		%		%		%
(1) Lake City East (West of Stoney Creek)	216	51.2	49	53.8	265	51.6
(2) Lyndhurst (North of Cameron Street & east of Stoney Creek)	45	10.7	17	18.7	62	12.1
(3) Cameron (South of Cameron Street, north of Lougheed Hwy., east of Stoney Creek)	63	14.9	6	6.6	69	13.4
(4) Keswick - Government (South of Lougheed Hwy.)	98	23.2	19	20.9	117	22.8
Totals	422	100.0	91	100.0	513	100.0

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It will be noted from the above breakdown of enrolments that more than 50 percent of the pupils presently attending the Cameron Street School are located in the area west of Stoney Creek, while a significant portion of the remainder come from the neighbourhood south of Lougheed Highway. On the other hand, only a very limited proportion of the school enrolment is provided by the area north of Cameron Street.

C. A REVIEW OF FUTURE SCHOOL AND PARK PROPOSALS

Recent steps have been taken to implement previously approved recommendations for the future provision of additional school-park facilities to serve the rapidly developing areas west of Stoney Creek and south of Lougheed Highway. These include the acquisition of the projected Stoney Creek (22 acres) and Keswick - Government (8.6 acres) School - Park sites. As part of the Stoney Creek site transaction, an additional area of approximately 11 acres along the Creek was turned over to the Corporation for park purposes.

The School Referendum of April 22, 1972, which was passed by the Burnaby owner - electors, included provision for the establishment of a four classroom elementary school on the Stoney Creek site as the first stage in the future expansion of the school plant to accommodate pupils from the developing sector west of Stoney Creek. This school is presently under construction and is expected to be completed and ready for occupancy by September, 1974.

A secondary school, which will ultimately include extensive track and field facilities, has also been proposed for the Stoney Creek site. The projected Keswick - Government School - Park will be developed in the future as the population increases within the neighbourhood south of Lougheed Highway.

The future expansion of Bell Park to provide an ultimate site of approximately 8.5 acres has been recommended in both the Community Plan for the area and the Park Acquisition Program. Such an extension will connect with the Stoney Creek trail system which includes the future underpassing of Lougheed Highway and a link up with the proposed park facilities in the Keswick - Government neighbourhood to the south.

A further park proposal involves the development of a 4.5 acre neighbourhood facility (Lyndhurst Park) on the north side of Caswell Street at a central location within the Lyndhurst residential neighbourhood. The above noted school and park proposals are shown on the attached Map "B".

D. THE LEGAL ASPECTS OF POSSIBLE RELOCATION

The Public School Act provides School Boards with the authority to purchase land for school purposes, to construct school buildings and to operate such facilities within a particular school district. The Act also makes provision for the sale of school sites, subject to the approval of the Lieutenant - Governor in Council

Similarly, the Municipal Act authorizes a municipality to acquire and dedicate land for park purposes. In order to sell or exchange dedicated parkland such as Bell Park, however, the approval of the Lieutenant - Governor in Council and the owner - electors of the municipality is required.

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E. ECONOMIC CONSIDERATIONS AND THE FUTURE USE POSSIBILITIES OF THE CAMERON STREET SCHOOL AND BELL PARK SITES

We have obtained from the Lands Department a preliminary estimate of \$800,000 as the approximate cost of acquiring a hypothetical school site of about 6.5 acres at a central location in the area between Sullivan Street and Cameron Street. The existing Cameron Street School plant has a replacement value, for insurance purposes, of \$650,740. However, to erect a school building of a similar size to the existing facility would, due to rising construction costs, likely require an outlay in the vicinity of \$800,000, according to School Board officials. A total of \$52,450 has been expended on site development at Cameron. Assuming that a new site of about the same size would require a similar expenditure, the total cost of establishing a new school facility would approximate \$1,652,000. To this should be added an estimated \$220,000 (using the same value per acre ratio as for the school site) to cover the cost of acquiring a new site of a similar size to the existing Bell Park, plus about \$15,000 for development. This would provide a total estimated expenditure for the development of these new school and park facilities in the \$1,800,000 to \$2,000,000 range.

The economic feasibility of implementing such a proposal would be largely dependent upon the future use that was made of the existing Cameron School and Bell Park sites. There is little doubt that this could be accomplished by their redevelopment for apartments, particularly at high densities. However, this would not, in our opinion, be desirable since it would remove the only existing areas of public open space from a neighbourhood where residential densities at a fairly high level have been based upon the availability of this open space.

A more acceptable alternative, which would not appreciably increase residential densities and still retain a certain amount of necessary open space in the neighbourhood would involve the development of Bell Park for duplex or group housing and the use of the Cameron Street School site as a community centre/park facility for the residents of the area. Such an alternative would, however, require a considerable expenditure of funds by the Corporation in order to provide the School Board with the capability of relocating the present school plant. It is considered very doubtful that the necessary funds could be made available unless some type of agreement could be reached between the Municipality and the School District for long-term acquisition on a staged basis.

F. SCHOOL FACILITIES AND NEIGHBOURHOOD PATTERNS

The development of an elementary school between Cameron and Sullivan Streets would, from a geographical viewpoint, provide a location about midway between the existing Lyndhurst and proposed Keswick - Government sites. It would not, on the other hand, give recognition to the projected road network nor to the distinct pattern of residential neighbourhoods which is emerging in the general area.

From a planning standpoint the neighbourhood is conceived as a physical residential unit. Its bounds are roughly the same as the service area of the elementary school, being specifically defined by such barriers as major transportation routes, ravines or bodies of water. Desirably, each neighbourhood should be served by a playground for active sports activities, as well as by passive recreational areas.

The application of such criteria to this section of the Municipality clearly suggests the development of four separate neighbourhood areas, as shown on the attached Map "C". These are, to a considerable extent, already defined by existing boundaries which will be further emphasized by the implementation of current development plans.

The sector between Loughheed Highway and the Freeway forms a well defined neighbourhood which will be ultimately served by the proposed Keswick - Government School - Park, as well as by another park at the westerly end of the area. These facilities will be linked by a proposed walkway network with connections to a similar network north of Loughheed Highway and to the projected Stoney Creek trail system which will, in the future, provide a pedestrian access route from

Burnaby Lake to Burnaby Mountain.

Another clearly delineated neighbourhood is situated in the developing residential area between the Stoney Creek ravine and Gaglardi Way, which will be served in the future by the Stoney Creek School and park facilities and by the bounding Stoney Creek trail and parkway system.

The projected east-west collector route, extending from the easterly end of Beaverbrook Drive to North Road, will provide a well defined neighbourhood boundary that will separate the single family residential sector to the north from the developing high density apartment area to the south. (The latest proposal involved the extension of Beaverbrook Drive into Cameron Street. In the event that this does not materialize, Cameron Street would still provide a logical boundary between the two neighbourhood areas). The existing Lyndhurst School and the projected Lyndhurst Park would meet the educational and recreational needs of the single family residential district, while Cameron School and Bell Park would serve a similar function in the southerly neighbourhood.

The siting of a new school - park facility between Cameron and Sullivan Streets would require children from the Cameron neighbourhood to cross this east-west route in order to reach their destination. This would also apply to elementary school pupils from the area south of Lougheed Highway, since present School Board plans do not envisage the construction of the Keswick - Government facility in the immediate future, but rather that it be included as part of a new school referendum in two to three years time. In addition, the distance that these pupils would have to travel to school would be increased by the development of a new facility north of Cameron Street.

As noted earlier in this report, 45 elementary pupils (Grades 1 to 7) are presently attending the Cameron Street School from the area north of Cameron Street. This represents less than 11 percent of the elementary enrolment at Cameron.

There would seem to be little doubt that, with the development of an east-west collector route, pupils from the area to the north could be diverted to the Lyndhurst School, where enrolments have declined in recent years, as shown below.

<u>Year</u>	<u>Enrolment</u>
1967	226
1969	220
1971	200
1973	183

The addition of 45 or so more pupils would bring the enrolment at the school to about the 1967 level. Although 17 kindergarten pupils from this area presently attend the Cameron School, it is considered likely that space could be made available at Lyndhurst in the future for kindergarten facilities.

G. THE IMPORTANCE OF BELL PARK AS A NEIGHBOURHOOD RECREATIONAL AREA

Bell Park is the only existing park within the rapidly developing neighbourhood south of Cameron Street. Its relocation to a site between Sullivan and Cameron Streets will remove a popular and well used recreational facility from a high density area, where the need is greatest, and place it within a low density residential district which, with the development of the nearby Lyndhurst neighbourhood park, will be amply provided with public open space to serve its population.

The planned expansion of Bell Park from 1.8 to approximately 8.5 acres will, together with the Cameron Street School site, meet the open space needs of the Cameron neighbourhood. The projected closure of the adjacent portions of Bell and Keswick Avenues will provide the residents with direct access to the park. Further, the location of the site in relation to the proposed Stoney Creek trail will add

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considerably to the attractiveness and usability of this facility as part of the overall park system for the north-east Burnaby area.

H. CONCLUSIONS

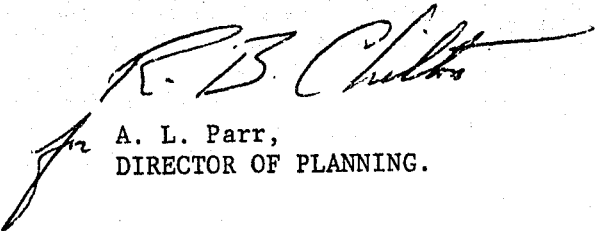
It is concluded that the establishment of a new school - park location on land between Cameron and Sullivan Streets would not provide a suitable alternative to the existing Cameron Street School and Bell Park facilities for the following reasons:

- (1) It would disrupt the developing pattern of residential neighbourhoods in the area.
- (2) It would locate an additional school and park within the Lyndhurst Neighbourhood which is already adequately provided with these facilities.
- (3) It would leave the Cameron Neighbourhood, a high density area, virtually without any open space.
- (4) The suggested site for the new school is located within an area which provides less than 11 percent of the existing elementary enrolment at the Cameron Street School.
- (5) Under such a proposal, the school facilities would be moved from a central to a peripheral location within the area which they serve, thus increasing the distances that many pupils would have to travel to attend school which, in turn, would require them to cross a greater number of streets than at present in order to reach their destination.
- (6) The costs involved would appear to be prohibitive.

I. RECOMMENDATION

In view of the foregoing considerations, the retention of the existing Cameron Street School and Bell Park sites is recommended.

Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING.

RBC:ew  
att.

c.c. A. C. Durkin  
Chief Building Inspector  
Land Agent  
Municipal Clerk  
Municipal Engineer  
Municipal Solicitor  
Municipal Treasurer  
Parks and Recreation Administrator  
Assistant Director - Long Range  
Planning & Research

ITEM 18  
 MANAGER'S REPORT NO. 92  
 COUNCIL MEETING Dec. 10/73

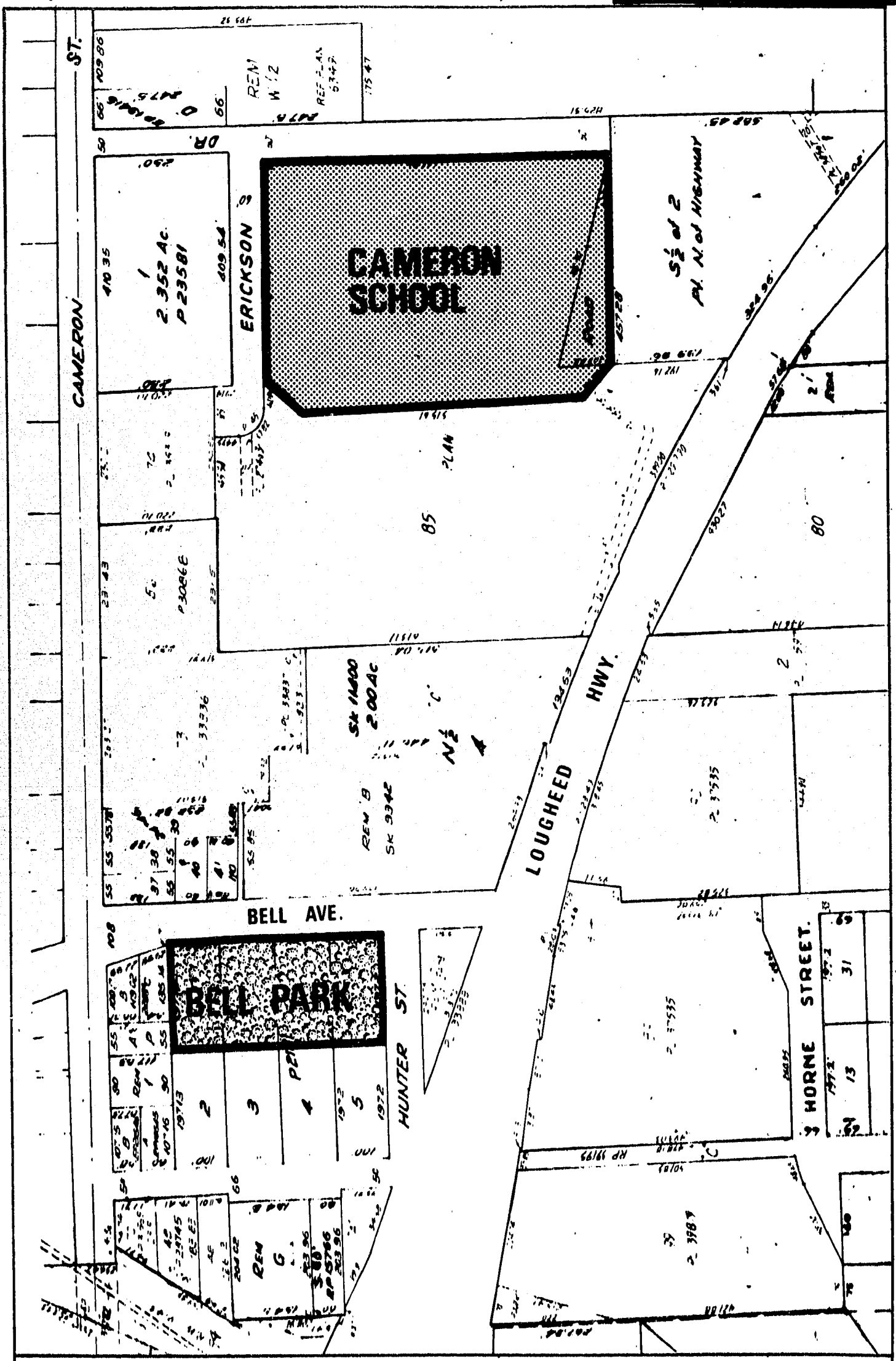
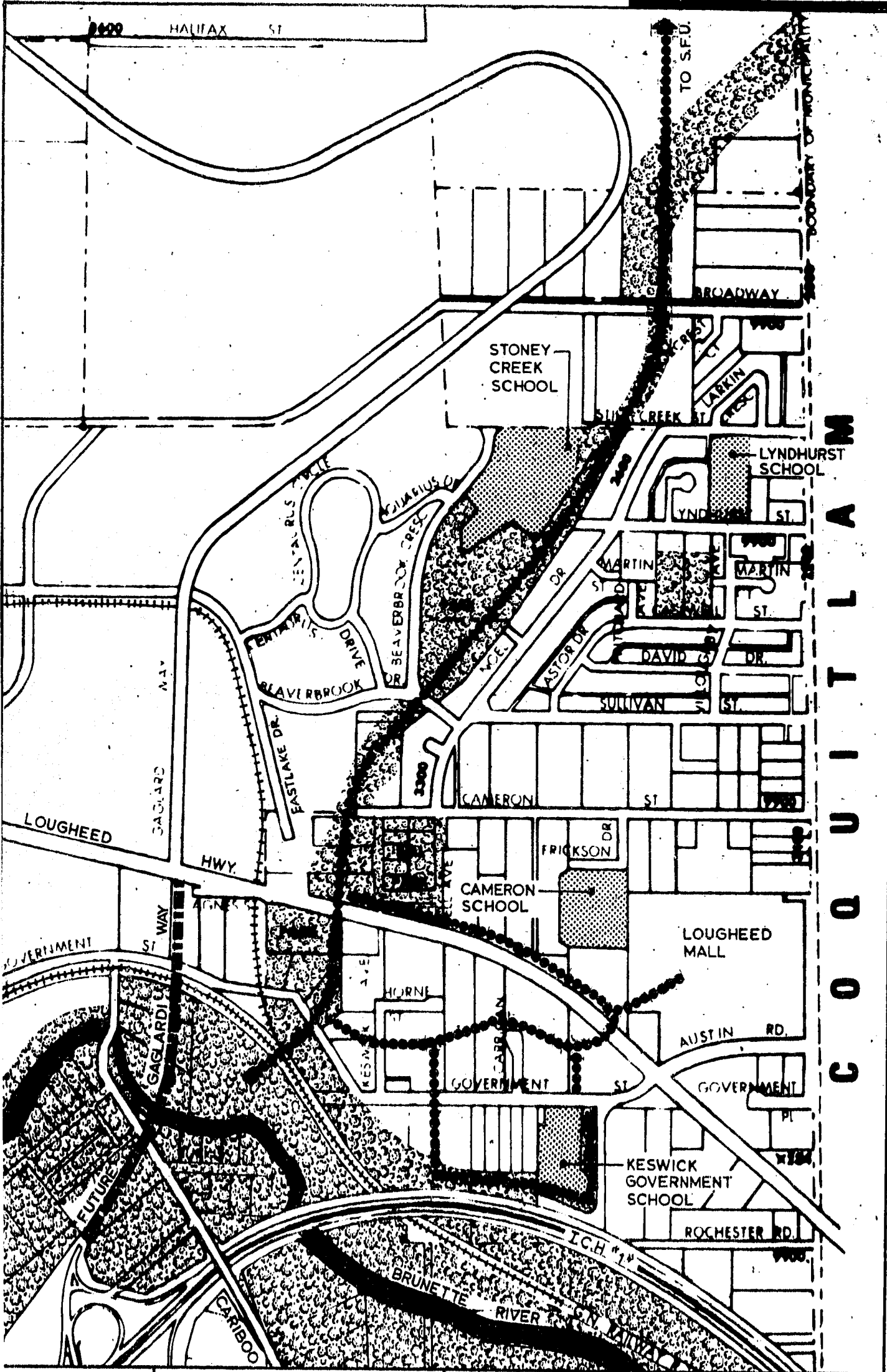


Figure A  
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ITEM 18  
 MANAGER'S REPORT NO. 92  
 COUNCIL MEETING Dec. 10/73



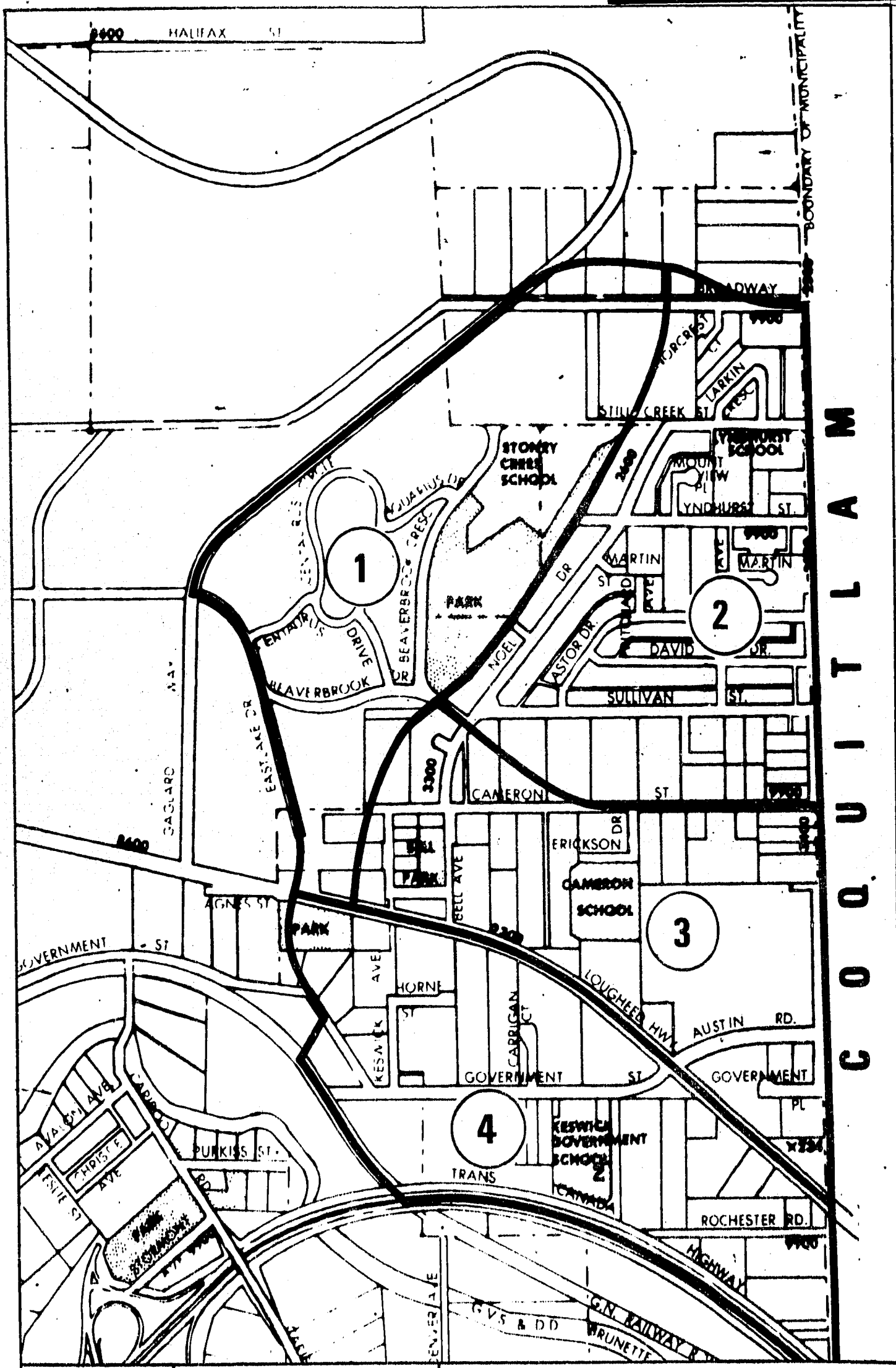
C O O U I T L A M



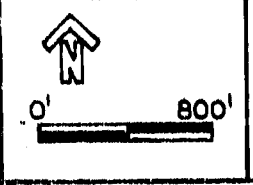
-  SCHOOLS
-  PARKS
-  WALKWAYS

**PROPOSED SCHOOL PARK & WALKWAY SYSTEM**

Figure B  
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C O O U I T L A M



- ① LAKE CITY EAST
- ② LYNDHURST
- ③ CAMERON
- ④ KESWICK GOVERNMENT

**PROPOSED NEIGHBORHOOD AREAS**

Figure C  
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