

ITEM 13

MANAGER'S REPORT NO. 49

COUNCIL MEETING July 8/74

Re: Public Hearing Comments  
Proposed Condominium Apartments  
Erickson/Bartlett/Cameron  
Community Plan Area "G"  
Rezoning #28/74

Following is a report from the Director of Planning regarding public comments on the proposed condominium development.

This is for the information of Council.

\* \* \* \* \*

PLANNING DEPARTMENT  
JUNE 28, 1974

TO: MUNICIPAL MANAGER  
FROM: PLANNING DIRECTOR  
SUBJECT: PUBLIC HEARING COMMENTS  
PROPOSED CONDOMINIUM APARTMENTS  
ERICKSON/BARTLETT/CAMERON  
COMMUNITY PLAN AREA "G"  
R.Z. #28/74

At the Public Hearing held on June 25, 1974, a number of comments were received from various residents concerning the proposed two-tower condominium apartment project. The following discussion points are in response to the resident comments.

1. It was an expressed concern that the Cameron Street School site is bounded on three sides by high rise apartment sites. In reply it is noted that a second major use of school sites other than for educational purposes is to serve as open play and park space for the surrounding community. Information on school populations and school locations abstracted from a Planning Department report to Council on the Cameron Street School and Bell Park dated December 6, 1973 is attached as Appendix A. Cameron Street School is meant essentially to serve the multiple-family development neighbourhood north of Lougheed Highway, while the existing Lyndhurst School and the projected Lyndhurst Park would meet the educational and open space needs of the single family dwelling residential neighbourhood of Sullivan Heights to the north. If Cameron Street School became redundant for primary educational purposes, the Planning Department would recommend that the site be retained as open park space and for recreational and community uses.
2. Concern was also expressed as to the amount of traffic generated by the subject development. In reply to this concern, the intent of the adopted Community Plan 'G' is to accommodate apartment developments off of short cul-de-sac streets which would then tie into an east-west local collector road. The road standards are designed to meet the traffic generation requirements of the subject apartment development.

ITEM 13

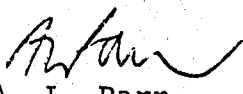
MANAGER'S REPORT NO. 49

COUNCIL MEETING July 8/74

- 2 -

3. A petition was also submitted suggesting that the subject site be utilized for a public library. However, in no past studies or considerations including the Apartment Study '69 and the adopted Community Plan 'G' was the subject site considered for a public library. Community Plan 'G' did designate a public library site north of Cameron Street near North Road. As part of the review of the Apartment Study '69 now under way, the Planning Department is considering alternative uses for the adjacent designated high-rise site at the south-east corner of Erickson and Cameron in the Community Plan such as possibly for appropriate commercial or community facility use in view of its location within the rationalized Lougheed Mall precinct. This other site at the south-east corner of Erickson and Cameron may be suitable for public library use. However, acquisition costs and/or difficulties would have to be resolved. The Planning Department will pursue the matter further with the Burnaby Library staff and the Library Board.
4. It is noted that the subject site was so designated for apartment use in the Apartment Study '69 and the adopted Community Plan Area 'G'. The previous rezoning proposal on the subject site (RZ #88/71) was granted First and Second Reading by Council and the rezoning could have proceeded to completion based on this original proposal. The present applicant's apartment proposal is virtually identical in concept with the previous rezoning proposal and in its details including the reduction in numbers of units and the retention of additional existing trees is superior to the previous proposal.

This report is submitted for the information of Council.

  
A. L. Parr,  
DIRECTOR OF PLANNING.

KI:cm

Attached - Appendix 'A'

c.c. Burnaby Library

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

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.

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 Casewell Street at a central location within the Lyndhurst residential neighbourhood. The above noted school and park proposals are shown on the attached Map "B".

#### SCHOOL FACILITIES AND NEIGHBOURHOOD PATTERNS

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 Lougheed 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 Lougheed 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 Gagliardi 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 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.

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.

THE IMPORTANCE OF BELL PARK AS A NEIGHBOURHOOD RECREATIONAL AREA

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

ITEM. 13  
 MANAGER'S REPORT NO. 49  
 COUNCIL MEETING July 8/74

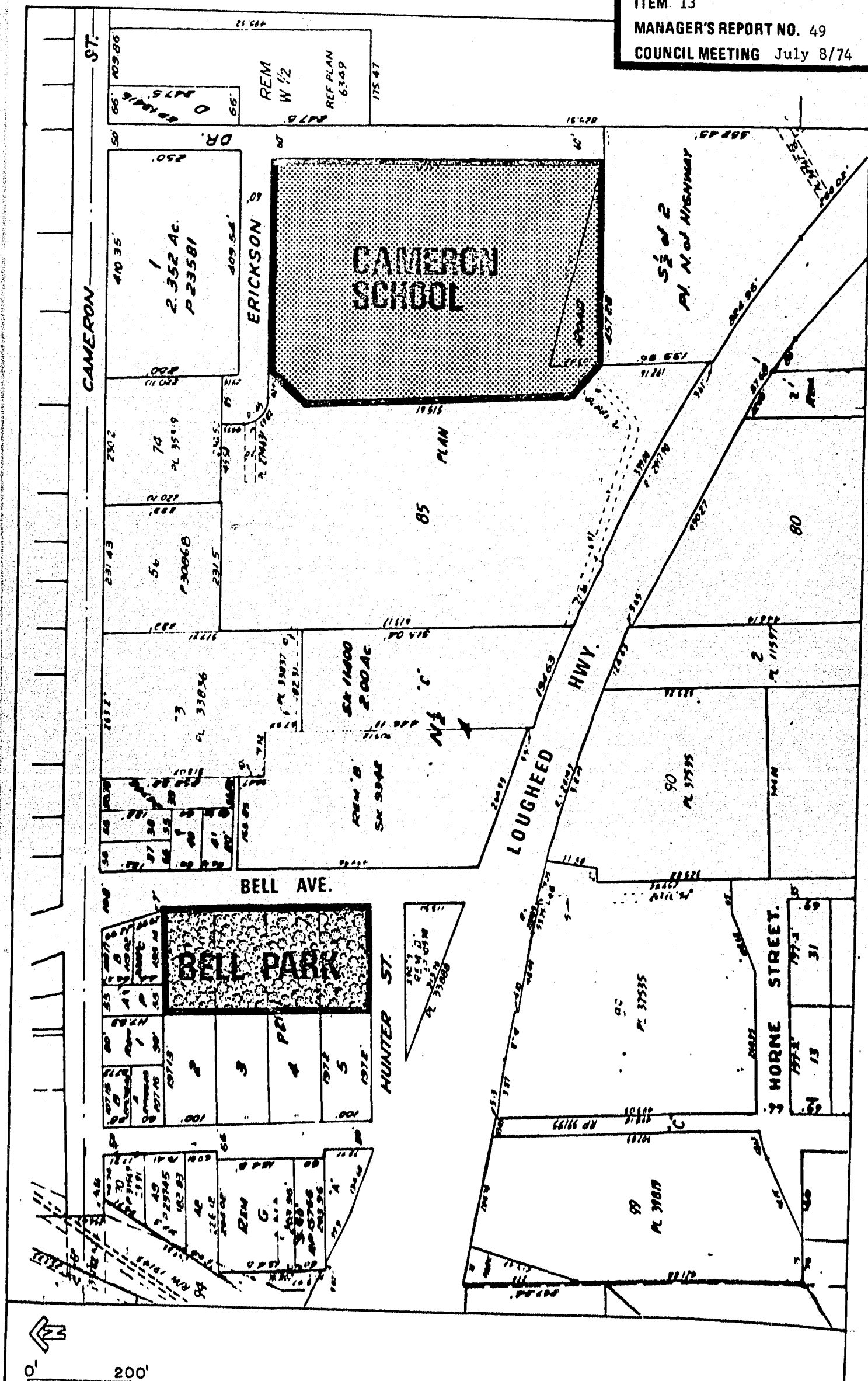
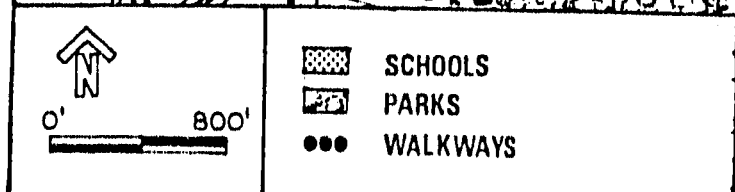
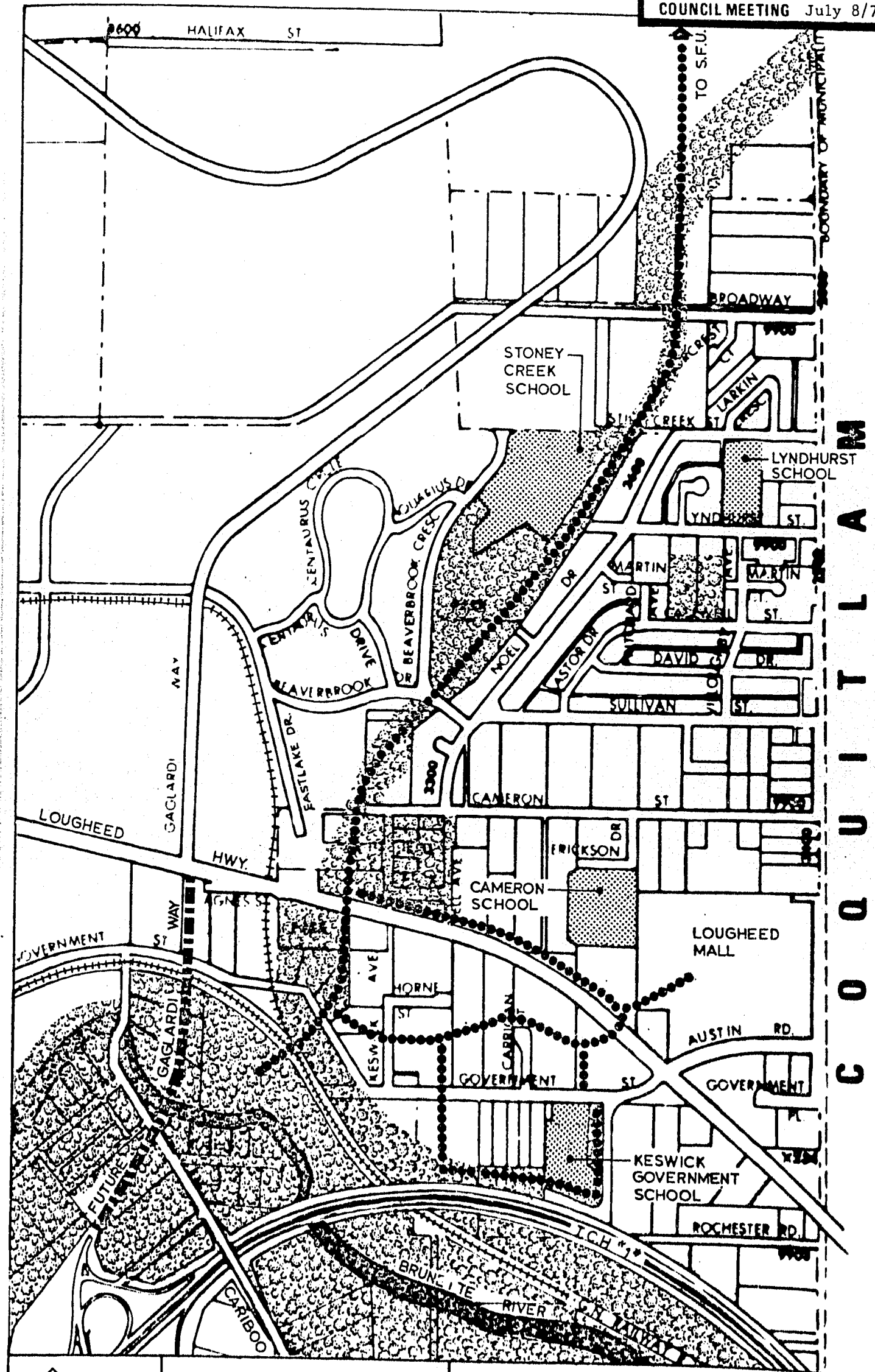


Figure A  
 A-2170

ITEM 13  
 MANAGER'S REPORT NO. 49  
 COUNCIL MEETING July 8/74



# **PROPOSED SCHOOL PARK & WALKWAY SYSTEM**

