

ITEM 4  
MANAGER'S REPORT NO. 41  
COUNCIL MEETING June 6/77

Re: PROVISION OF SCHOOL FACILITIES  
BURNABY 200 - PHASE I - AREAS 10, 11, AND 12  
REZONING REFERENCE #45/75  
(ITEM 22, SUPPLEMENTARY REPORT NO. 80, DECEMBER 13, 1976)

Following is a report from the Director of Planning on the provision of appropriate school facilities in Burnaby 200.

RECOMMENDATION:

1. THAT authorization be given the Planning Department to release Preliminary Plan Approvals for further areas of Burnaby 200 as outlined in the Director of Planning's report and in accordance with standard procedures.

\* \* \* \* \*

PLANNING DEPARTMENT  
MAY 27, 1977

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: PROVISION OF SCHOOL FACILITIES  
BURNABY 200 - PHASE I - AREAS 10, 11, AND 12  
REZONING REFERENCE #45/75 (attached sketch)

Council may recall that at the time of the Final Adoption of the zoning bylaw, further clarification was requested on school facilities in Burnaby 200. The recommendation outlined in the Planning Department report submitted to Council on December 13, 1976 was adopted. The recommendation stated:

"In order not to create further pressure by new housing developments on existing school facilities, it is recommended THAT Council authorize the Planning Department to withhold the release of any further Preliminary Plan Approvals for further areas of Burnaby 200 other than the 134 unit Area 12 development until such time as the actual construction of further school facilities in this sector of Burnaby is committed."

The construction of the 134 unit Area 12 development, a metric demonstration project, is now well advanced.

The Housing Corporation of British Columbia on behalf of the Ministry of Housing and Municipal Affairs is now exploring the potential disposition of Areas 10, 11 and C1 within this first phase rezoning, and initiated discussions to clarify the situation and remove any constraints which may apply to forthcoming Preliminary Plan Approvals for Areas 10, 11, and C1. C1 accommodates a residential component of 30 essentially non-family units. As a result of these discussions Mr. J.L. Northey, Vice-President of the H.C.B.C. submitted the letter dated April 20, 1977 (Attachment A) for consideration. This letter notes most of the main points of discussion. The Planning Department subsequently contacted the Burnaby School Board to confirm whether the points outlined in Mr. Northey's letter with respect to the Burnaby School Board program was a fair representation of its position.

For information it is noted that the School Board and its staff has been kept informed of major residential growth patterns in the municipality and the school construction program is geared to reflect priority growth areas and educational programs. Long range school facilities and property acquisition planning are determined with the assistance of the Planning Department. There appeared to be every confidence in the discussions that existing school facilities and the establishment of the Beaverbrook Middle School would accommodate the students generated in the near future by Burnaby 200. In due course, it would be expected that further school facilities including the construction of school facilities in Burnaby 200 would be pursued as warranted by residential growth. The School Board staff has indicated that steps are being taken to quicken the pace of designing the Beaverbrook Middle School which will be constructed on the Stoney Creek site. 108

The School Board was requested to indicate whether it would have any objections to the release of Preliminary Plan Approvals by the Municipality for the development of Areas 10 and 11 and in general whether the School Board would foresee any difficulties in accommodating students from Areas 10, 11, and 12 within the context of the overall school facilities program.

The Secretary-Treasurer of the School Board submitted this matter to the Board for its consideration. The School Board received two report items (Attachments B and C) and adopted the noted recommendations at its meeting of May 10, 1977. The main adopted recommendation stated:

"That the Secretary-Treasurer indicate to the Director of Planning of the Corporation of Burnaby in response to his letter of May 4, 1977, that the comments contained in his letter and the letter from the Housing Corporation of B.C., addressed to the municipality and dated April 20, 1977, accurately reflect the position of the Board; that appreciation be expressed to the municipality for the cooperation extended by the municipality in ensuring that development and school facilities are considered hand in hand; and that the Director of Planning be assured, in the Board's view, the Board does not foresee any real difficulties in accommodating students from Areas 10, 11, and 12 of phase (1) of Burnaby Project 200."

In summary, these discussions and the reply of the School Board indicate that appropriate school facilities will be provided and the program is well advanced to accommodate students from the Burnaby 200 Phase I development. The School Board's stated position would appear to be sufficient assurance to allow the release of Preliminary Plan Approval by the Planning Department for further areas of Burnaby 200 at the time when the developer decides to pursue the construction of these residential areas. In addition to Area 12, only Areas 10, 11 and C1 are zoned at this time and are eligible to be considered for Preliminary Plan Approval.

RECOMMENDATION

It is recommended THAT Council allow the Planning Department to release Preliminary Plan Approvals for further areas of Burnaby 200 in accordance with standard procedures.

ALP

KI:cm

Attachments A, B and C

A. L. Parr,  
DIRECTOR OF PLANNING.

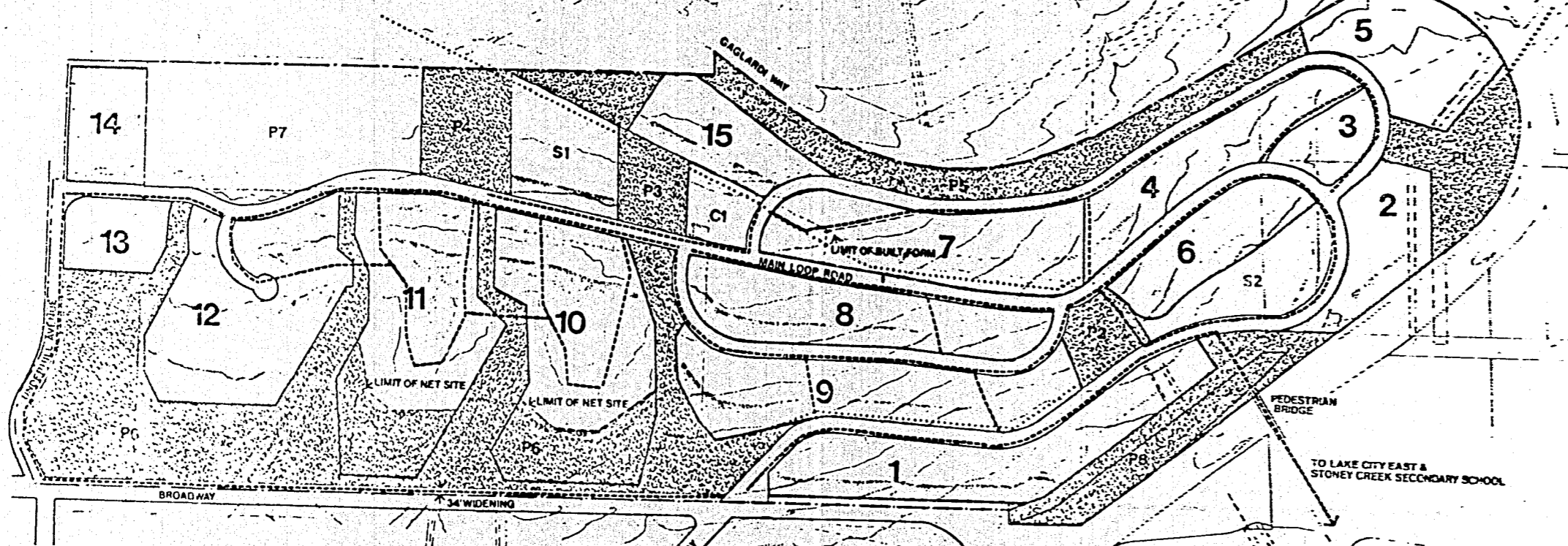
c.c. Secretary-Treasurer, Burnaby School Board

**LEGEND**

- 1-15 Residential Areas
- ES East Park
- CS Central Park
- WP West Parks
- CA Conservation Buffer Area
- PA Planning Conservation Area
- GVVVD Property
- PB Road Reservation or Possible Buffer Zone
- WS West School Site
- ES East School Site
- CI Community Commercial / Day-Care Centre

- Sidewalks/Walkways
- ..... Wilderness Trails

- Main Undisturbed Natural Zones
- - - - in Residential Areas



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NOTE: RZ# 45/75  
 COMPRISES  
 AREAS 10, 11, 12 & CI.  
 BURNABY 200 - PHASE I

COMMUNITY PLAN  
 BURNABY 200  
 REVISED NOVEMBER 1975  
 SCALE

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123 East Fifteenth Street  
North Vancouver, B.C. V7L 2P7  
(604) 984-0311

ATTACHMENT A

**Housing Corporation of British Columbia**

April 20, 1977

Mr. A.L. Parr, Director of Planning  
The Corporation of the District of Burnaby  
4949 Canada Way,  
Burnaby, B.C.  
V5G 1M2

*File R#45/75*

Dear Sir:

Re: Harold Winch Park (Burnaby 200) Phase I -  
School Facilities Requirement

At the time Council gave final adoption to Rezoning Reference No. 45/75 on December 13, 1976, the attached Supplementary Recommendation regarding school facilities was also approved. Since H.C.B.C. on behalf of the Ministry is now exploring the potential disposition of Enclaves within this Phase, we wish to clarify the situation and remove any constraints which may apply to forthcoming Preliminary Plan Approvals.

Although we did communicate with the Ministry of Education regarding the proposed westerly elementary school site, it is our understanding that, in its January response to the December 13th Resolution, the School District indicated that the proposed Beaverbrook Middle School (Stoney Creek site) has a much higher priority, and could accommodate the demands of the Harold Winch Park Phase. H.C.B.C. is neutral in this regard, and considers the specifics of school facility choice as a function which the School District must exercise.

To expedite the Resolution of this matter, we initiated a meeting on April 19th between ourselves, your Mr. Ito, and the Secretary-Treasurer and Superintendent of Education of the Burnaby School District. The following points were established:

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1. The current Capital Expenditure Program of the School District includes the Beaverbrook Middle School. This facility can cope with the proposed demand. Although the construction start date is now open, it is expected that construction could begin within 6 months of advice of need and School Board approval, and occupancy could be available within one year thereafter. Architectural plans are currently well advanced.
2. The disposition of any enclaves within the remainder of Phase I or adjacent Phases, and associated construction schedules and subsequent rates of occupancy would not be incompatible with the above situation.
3. Although the December 13th Council Resolution mentions a "commitment" of school facilities in this sector of Burnaby, in fact no school facility can be committed until specific Treasury Board approval has been given. What can be stated is that the School Board has achieved funding authority as indicated above, and the proposed school is as firm as anything can be subject to the general availability of funds through Treasury Board.
4. Although the Crown has made serviced land available to the School District at no cost for school sites within the Harold Winch Park project, and although these sites will eventually be required for elementary school construction, at this time the highest priority of the School District is for a Middle School. This situation arises from those age groups which will provide the most significant enrollment requirements in the immediate future. The Beaverbrook school, therefore, is required first.
5. The pedestrian bridge over Gagliardi Way has been completed as part of the Harold Winch Park works. This bridge has been linked to the Stoney Creek (Beaverbrook) site by sidewalks constructed through the Quesnel Greene project, also undertaken by H.C.B.C. In conjunction with the site servicing in progress within Harold Winch Park, we are currently in discussions with your Staff to ensure that a sufficient amount of the sidewalk construction takes place to link the Phase I area to this pedestrian bridge.

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In view of the above, I would ask that you recommend to Council that the restriction contained in the Supplementary Item of December 13, 1976 be removed.

Please do not hesitate to contact me should any question arise. I would appreciate your attention to this matter at your earliest convenience.

Yours very truly,  
HOUSING CORPORATION OF BRITISH COLUMBIA

  
J.L. Northey  
Vice President

cc: C. Ronnenkamp  
T. Christianson  
W.J. Webb

JLN/mp

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ATTACHMENT B.

6. PROJECT BURNABY 200 (Att. 5)

Periodically reports have been put before the Board concerning the proposed development in the area near Gaglardi Way and Burnaby Mountain known as Project Burnaby 200. This area is also known as Harold Winch Park.

In December Municipal Council gave final adoption to a rezoning application by the Housing Corporation of B.C. (as successor to Dunhill) and in its final approval Council placed a condition that no further enclaves than the remainder of Phase 1 or adjacent phase of the project would be approved until such time as the school district had given assurance that necessary school facilities would be available in the area.

It appears that the Housing Corporation of B.C. now wishes to proceed with additional development and wishes to have Council remove the restrictive condition concerning school facilities.

Attached is a copy of a letter dated April 20th from the Housing Corporation of British Columbia, addressed to the Director of Planning of the municipality, dealing with the matter.

Recommendation: That the letter from the Housing Corporation of British Columbia, dated April 20, 1977, addressed to the Director of Planning of the municipality, concerning the school facilities requirement at Project Burnaby 200, be received.

ATTACHMENT C.

ADDENDUM

to

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REPORT OF SECRETARY-TREASURER - BOARD MEETING MAY 10, 1977

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9. RE ITEM #6 - PROJECT BURNABY 200 (Att. 5)

Subsequent to the preparation of the Secretary-Treasurer's report, a letter was received from the Planning Department of the Corporation of Burnaby concerning the letter addressed to the Planning Department from the Housing Corporation of B. C. A copy of the Planning Director's letter is attached.

In his letter the Municipal Planner asks whether the comments with respect to the Burnaby School Board program outlined in the letter from the Housing Corporation of B.C. are a fair representation of the Board's decision. The Planner further notes that based on the Board's reaction to this question he will prepare a report to Council. Further, the Planner requests whether the Board would have any objections to the giving of Preliminary Plan Approvals by the municipality for the development of Areas 10 and 11 and whether the Board would foresee any difficulties in accommodating students from Areas 10, 11, and 12 of the Project 200 area.

The comments contained in the Planner's letter and in the Housing Corporation of B.C.'s letter concerning the priority facility being the Middle School (Beaverbrook) reflect accurately the discussions which have taken place and our understanding of the views of the Board.

Recommendation: That the Secretary-Treasurer indicate to the Director of Planning of the Corporation of Burnaby in response to his letter of May 4, 1977, that the comments contained in his letter and the letter from the Housing Corporation of B.C., addressed to the municipality and dated April 20, 1977, accurately reflect the position of the Board; that appreciation be expressed to the municipality for the cooperation extended by the municipality in ensuring that development and school facilities are considered hand in hand; and that the Director of Planning be assured, in the Board's view, the Board does not foresee any real difficulties in accommodating students from Areas 10, 11, and 12 of Phase (1) of Burnaby Project 200.

\* \* \*

A. I. Guttman  
SECRETARY-TREASURER