

ITEM	4
MANAGER'S REPORT NO.	7
COUNCIL MEETING	1980 01 28

RE: WILLINGDON/HUXLEY DISTRICT PARK SITE
DISCOVERY PARKS INC. OFFICE/RESEARCH FACILITIES
WILLINGDON (BCIT) SITE
(ITEM 19, REPORT NO. 81, 1979 NOVEMBER 26)

Following is a report from the Director of Planning on the Willingdon (BCIT) site for Discovery Parks Inc. Office/Research facilities.

RECOMMENDATION:

1. THAT the recommendation of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER 1980 JANUARY 18
FROM: DIRECTOR OF PLANNING
SUBJECT: WILLINGDON/HUXLEY DISTRICT PARK SITE
DISCOVERY PARKS INC. OFFICE/RESEARCH FACILITIES
WILLINGDON (BCIT) SITE — ATTACHED SKETCHES 1 AND 2

RECOMMENDATION

1. THAT a copy of this report be sent to the Parks and Recreation Commission.

REPORT

Council on 1979 November 26 in receiving a comprehensive preliminary report from the Planning Department approved in principle the establishment of two Discovery Park Office/Research campuses in Burnaby--one on the Simon Fraser University site and the other on the Willingdon (BCIT) site. Council at that time also adopted the recommendation:

"THAT a direct request be made by Council to the B.C. Development Corporation to ascertain whether the Province would be willing to consider the use of a 3.9 ha (9.8 acre) portion of Provincial property directly north of the Moscrop Junior High School for public open space purposes." (See Sketch 2).

This direct request by Council was considered appropriate since previous discussions between staff and the developer indicated an unequivocal opposition by Discovery Parks Inc. to the setting aside of 9.8 acres for the Willingdon/Huxley District Park site. Preliminary concept site plans for the Willingdon site prepared by Discovery Parks Inc. have not shown this district park use.

The direct request of Council was sent to the B.C. Development Corporation. The Planning Department has received the attached letter dated 1979 December 13 from the B.C. Development Corporation and also a copy of a letter dated 1979 November 20 from the Honourable Patrick L. McGeer, Minister of Education, Science, and Technology.

RE: WILLINGDON/HUXLEY DISTRICT PARK SITE
DISCOVERY PARKS INC. OFFICE/RESEARCH
FACILITIES - WILLINGDON (BCIT) SITE
1980 JANUARY 18.....PAGE TWO

ITEM	4
MANAGER'S REPORT NO.	7
COUNCIL MEETING	1980 01 28

113

These letters are self-explanatory in expressing the complete opposition to the giving up of the subject 3.9 ha of land for district park use by the B.C. Development Corporation, Discovery Parks Incorporated, and the Provincial Government.

The Parks and Recreation Department has indicated its continued support for the acquisition of the 3.9 ha property for district park use but realizes that in light of the strong Provincial reply that further pursuance of this matter would not appear to be constructive. The Planning Department is of the opinion that further pursuance of this matter does not appear to be warranted.

The matter of a 1.73 ha (4.27 acre) parcel of Provincially owned land on the southeast corner of Willingdon and Moscrop which is considered to be part of Deer Lake Park is a separate issue. Our current understanding is that this parcel will be obtained by the Municipality for park/conservation use.

Therefore, in view of the foregoing the Planning Department, unless otherwise directed by Council, will work with Discovery Parks Inc. towards the development of a Community Plan suitable for submission to Council which does not include a district park site north of the Moscrop Junior High School. The Planning Department will also pursue the preparation of a report on district park alternatives for this sector of Burnaby for submission to the Parks and Recreation Administrator and Commission.


A. L. Parr
DIRECTOR OF PLANNING

KI/ds

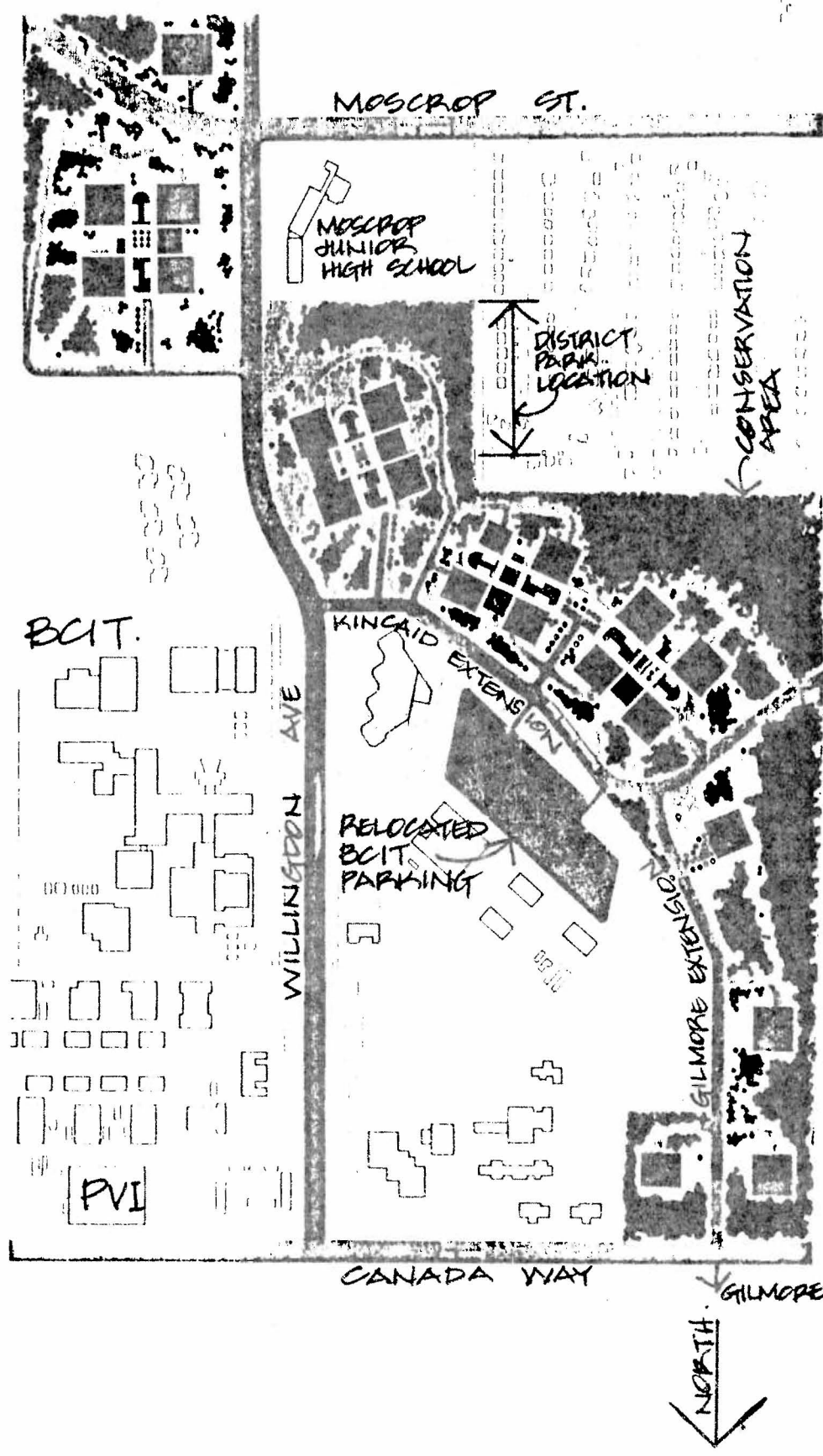
attachment

cc Parks and Recreation
Administrator

Assistant Director - Long Range
Planning and Research

ITEM 4
 MANAGER'S REPORT NO. 7
 COUNCIL MEETING 1980 01 28

Russell Vanative Architects
 September 1979



Discovery Parks Inc. Master Development Plan Willingdon Site

Date
 NOV/79

Scale
 NTS

Drawn By

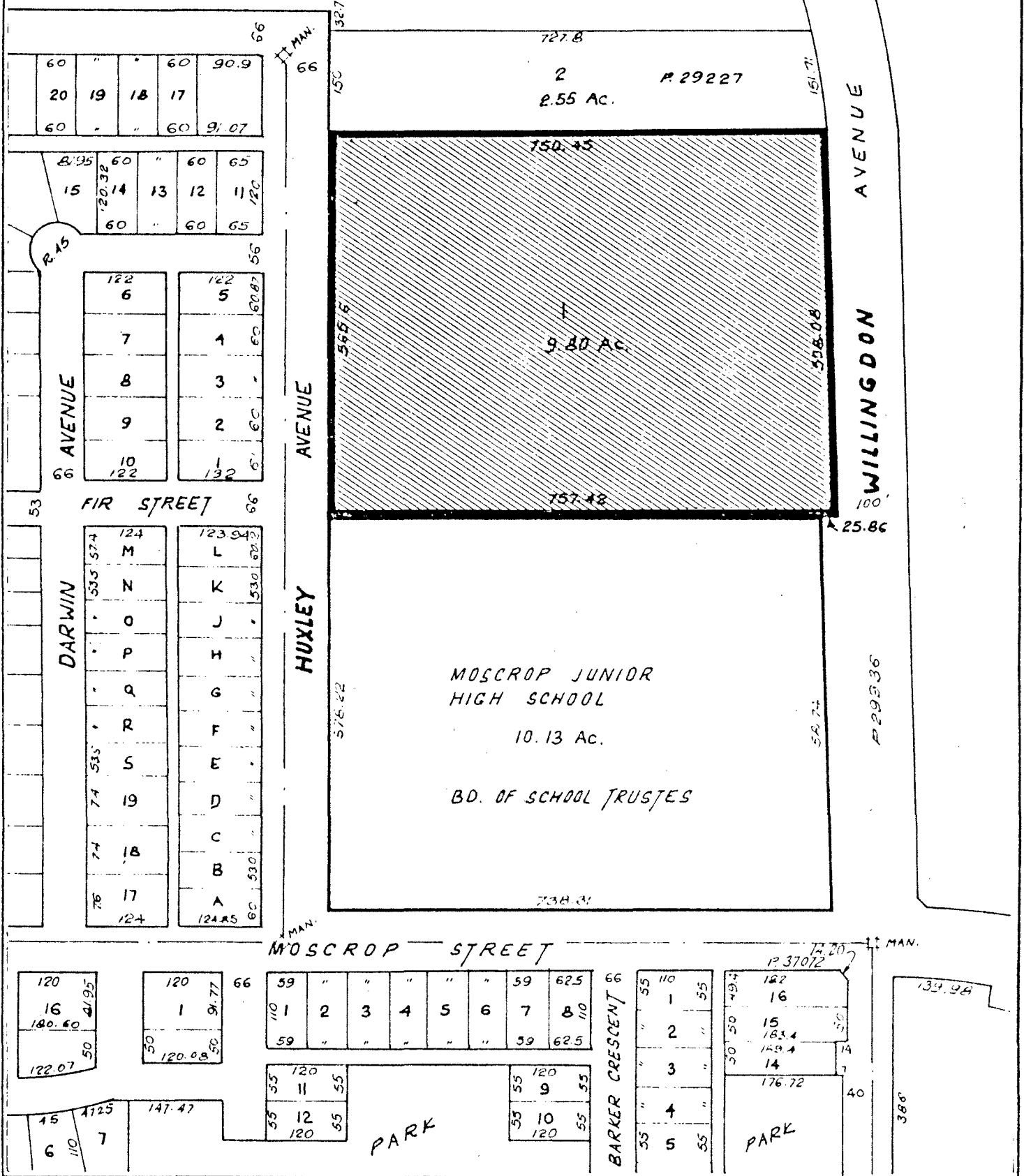


Burnaby Planning Department

DISCOVERY PARKS INC.
 WILLINGDON (BCIT) SITE
 ILLUSTRATIVE SKETCH.

ITEM 4
 MANAGER'S REPORT NO. 7
 COUNCIL MEETING 1980 01 28

115



WILLINGDON/HUXLEY DISTRICT PARK SITE

 Proposed Acquisition

 Proposed Park Area

Scale: 1" = 200'



SKETCH # 2.

ITEM	4
MANAGER'S REPORT NO.	7
COUNCIL MEETING	1980 01 23

F-I

THE DEVELOPMENT CORPORATION

December 13th, 1979.

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

Re: Discovery Parks Incorporated Willingdon Site -
Proposed Willingdon/Huxley District Park Site

Dear Mr. Parr:

This will acknowledge your letter of December 3rd, 1979.

Firstly, the Province of British Columbia has already responded to this question through a letter from the Honourable Patrick L. McGeer, Minister of Universities, Science and Communications, clearly stating the opposition to this park (copy attached).


On October 24th, 1979 the Development Corporation sold the outstanding shares of Discovery Parks Incorporated to The Discovery Foundation, a society incorporated on September 24th, 1979. A copy of the Constitution and By-Laws of the Foundation is attached for your interest.

Although the Development Corporation is no longer involved in this type of decision, I would like to state that prior to the sale of Discovery Parks Incorporated, the Development Corporation was absolutely opposed to giving up this 3.9 hectares of land for the Huxley District Park. This project was initially developed by the Development Corporation with a lot of forethought and planning in terms of the physical environment. In the research park concept, there is a significant greenbelt and a most generous percentage of open space.

In summary, the Development Corporation, as well as the Provincial Government and Discovery Parks Incorporated, is in complete opposition to the Huxley District Park.

Yours very truly,

THE DEVELOPMENT CORPORATION


Donald N. Larsen

Director of Corporate Planning

British Columbia Development Corporation, 272 Granville Square, Vancouver, British Columbia V6C 1S4 / Telephone 689-8411, Telex 04-54232

C.C. FARKE

ITEM	4
MANAGER'S REPORT NO.	7
COUNCIL MEETING	1980 01 28



Province of
British Columbia
OFFICE OF THE MINISTER

Ministry of
Education, Science
and Technology

Parliament Buildings
Victoria
British Columbia
V8V 1X4
Phone: (604) 387-6580

November 20, 1979.

His Worship T.W. Constable,
Mayor,
The Corporation of the District
of Burnaby,
4949 Canada Way,
Burnaby, B.C.

Dear Mayor Constable:

Mr. Donald Larsen of Discovery Parks Incorporated has reported to me that discussions in respect to our Willingdon and Simon Fraser University Discovery Parks Sites are proceeding extremely well and that your staff has been most cooperative.

In a letter dated November 5th, 1979 to Don Larsen from your Director of Planning, Mr. A.L. Parr, you state under Item 4, "The Provision of the pedestrian overpass of Willingdon Avenue will be one of the prerequisites to approval of the overall subdivision proposal". I am prepared at this time to state that the Ministry of Education, Science and Technology will take the lead and ensure that a pedestrian overpass or tunnel will be built when the British Columbia Institute of Technology parking is relocated from the east side to the west side of Willingdon Avenue. This is a firm commitment and I would hope that the subdivision plan and re-zoning process will not be delayed.

Mr. Larsen has also brought to my attention the request for two parks, one in the southeast corner of Willingdon and Moscrop including 5 acres, and another of approximately 10 acres north of the Moscrop school, known as the Huxley District Park. In view of the 175 acres that the Provincial Government recently dedicated to the Corporation of the District of Burnaby, we cannot agree to additional gifts of land. Your request for

...../2

ITEM	4
MANAGER'S REPORT NO.	7
COUNCIL MEETING	1980 01 28

His Worship T.W. Constable
November 20, 1979

Page 2

10 acres in the middle of our Research Park cannot be considered. The Government of British Columbia has been most generous in its earlier park allocations in Burnaby.

As you are aware, our concept provides for a great deal of open space in a park-like setting, and we feel it will be one of the most attractive developments you have in Burnaby. We would like to proceed with this development as quickly as possible.

I personally wish to thank you and your staff for your continued cooperation.

Sincerely yours,

Original signed by Patrick L. McGeer

Patrick L. McGeer
Minister of Education,
Science and Technology

PLMcG/jh

cc: Mr. Donald N. Larsen

