

ITEM 12  
MANAGER'S REPORT NO. 37  
COUNCIL MEETING 1982 05 31

RE: ELEMENTARY SCHOOL REQUIREMENT  
BURNABY 200 PROJECT AREA  
HAROLD WINCH PARK

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1982 MAY 26

FROM: DIRECTOR PLANNING & BUILDING INSPECTION DEPARTMENT PLANNING & BUILDING INSPECTION DEPARTMENT

SUBJECT: ELEMENTARY SCHOOL REQUIREMENT BURNABY 200 PROJECT AREA (HAROLD WINCH PARK) Our File: 10.105/15.902

RECOMMENDATION:

1. THAT a copy of this report be sent to The Honourable James Chabot, Minister of Lands, Parks and Housing; and to The Honourable Brian Smith, Minister of Education.

REPORT

1.0 SUMMARY

In light of adopted Planning policies, previous commitments and precedent, the amount of residential development currently completed and under construction in the Burnaby 200 area suggests that provision of an elementary school will be required in the near future. If this cannot be assured, Council will have to balance conflicting objectives in deciding whether or not further residential development in the area is premature pending such assurance.

2.0 INTRODUCTION

Appearing on this Council Agenda is a letter from James Chabot, Minister of Lands, Parks and Housing, expressing concern that the lack of an elementary school in the Burnaby 200 Community Plan Area (Harold Winch Park) may cause delay of future rezonings for residential development in the area. The need for this school, and the fact that the Ministry of Education has not authorized the School Board to proceed with its planning and development, is a matter of some concern to this Department, although we have not, as the Minister supposes, recommended to Council that no further rezonings take place within Harold Winch Park until the construction of a new elementary school on one of the designated sites takes place. We have, however, communicated our concerns both to developers involved in the area and to Council who, as a result, adopted the following recommendation on 1982 May 17:

"THAT Council request the Ministry of Education to give priority to funding the construction of an elementary school within Burnaby 200 (Harold Winch Park) as the approval of further residential rezoning proposals in this Community Plan Area may be affected if the construction of a new elementary school is not committed and commenced in the near future."

154

Municipal staff is consequently writing to the Minister of Education outlining the need for a school, and requesting consideration of Council's request and an indication of the Ministry's timetable for authorization of planning and development for the required school.

### 3.0 BACKGROUND AND DISCUSSION

The Community Plan for the Burnaby 200 area, which was adopted by Council at its meeting of 1975 July 21, provides for the development of some 1,370 dwelling units of an essentially family-oriented character; and includes development of at least one (and possibly two) elementary school(s) within the area. The stated policy is that the provision of the necessary school facilities will occur at the same time as the construction of housing in the area. Burnaby 200 is a relatively isolated area which is not within easy walking distance of any existing elementary schools.

Residential development in the area is now well advanced, with the majority (725 units, or 53 per cent) of the proposed housing units either completed (386 units) or under construction (339 units). In addition, two rezoning applications representing a total of 139 units are currently being processed, while interest has been expressed in a third rezoning which would involve 118 units (Enclave 9 as referred to by the Minister's letter). Completion of these three projects would bring residential development in the area up to 982 units, or 72 per cent of the projected total. In addition, the development of new dwellings within a 158 lot subdivision which has been created just east of the Burnaby Mountain Golf Course adds even more credence to the need for a new elementary school in the Burnaby 200 area.

The need for a school in the area has consequently become one of growing concern to this Department as well as to current and prospective residents of the area. In this regard, it may be noted that a rezoning in this area for residential development in 1979 (RZ 34/79) proceeded on the basis of a commitment received by the School Board from the Ministry of Education that school facilities would be provided on the west school site when required.

It is also of interest to examine the history of a similar development in Burnaby, as a possible precedent regarding the provision of school facilities. The Lake City East, or Simon Fraser Hills area located to the south east of the subject area and developed between 1971 and the present, is in many ways very similar to the Burnaby 200 area, though somewhat smaller and less isolated. It comprises a total of about 1,006 units of residential development (townhousing and garden apartments) similar to that in the Burnaby 200 area. It is served by an elementary school forming part of the neighbourhood Stoney Creek School, which was opened in 1974 at a time when some 514 units, or 51 per cent of the proposed total for the area, had been developed. Based on this precedent, it would very soon be appropriate to have an elementary school serving the Burnaby 200 area, which now has some 725 units or 53 per cent of its planned residential development either completed or under construction.

### 4.0 CONCLUSIONS

Adopted planning policies, current development, previous commitments and precedent all point to the need for development of an elementary school in the Burnaby 200 area in the very near future. If the Ministry of Education does not soon authorize the School Board to proceed with planning and development for this school, it would appear that there may be a very real danger of the development of this area being virtually complete without the required school facility having been provided. These concerns are brought forward in our letter to the Minister, and it is to be hoped that a positive response will be forthcoming which would satisfactorily resolve this issue.

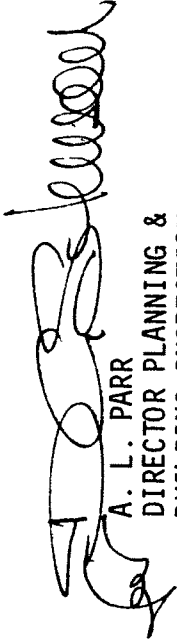
ELEMENTARY SCHOOL REQUIREMENT  
BURNABY 200 PROJECT AREA  
1982 MAY 26 - PAGE 3

ITEM	12
MANAGER'S REPORT NO.	37
COUNCIL MEETING	1982 05 31

In the event, however, that development of a school in the area within the near future cannot be assured, it will be necessary for Council to review future rezoning applications for the area in light of two conflicting objectives. On the one hand, it is desirable to respond positively to continued demand for housing by not delaying its development; but, on the other hand, there are commitments to ensuring an appropriate level of services for residential development in Burnaby and to meeting the expectations of current and future area residents regarding the implementation of school provision policies contained in the Burnaby 200 Community Plan.

*RR*  
RR:1f

cc: R.B. Chilton

  
A. L. PARR  
DIRECTOR PLANNING &  
BUILDING INSPECTION

