

TO: MUNICIPAL MANAGER  
1991 MARCH 05

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION  
OUR FILE:

SUBJECT: ROYAL OAK COLLEGE PROPOSED FRAME CONSTRUCTION DEMONSTRATION  
PROJECT

PURPOSE: The purpose of this report is to provide staff comments and recommendations concerning the letter from Royal Oak College, dated 1991 February 13, which sought Municipal support for a proposed frame construction demonstration project in Burnaby.

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RECOMMENDATIONS:

1. THAT Municipal staff be authorized to work with Royal Oak College in identifying an appropriate group to operate a facility, to be built as a demonstration project by the College, with initial priority being given to the construction of a child care facility on lands to be donated by B.C. Hydro in the Edmonds area.

2. THAT copies of this report be sent to

Mr. G. Ossie Sylvester  
Director of Private Training Institution  
Ministry of Advanced Education, Training, and  
Technology  
#220 - 4946 Canada Way  
Burnaby, B.C. V5G 4J6

and

Mr. Douglas C. Beveridge  
Vice President  
Royal Oak College  
4551 Wayburne Drive  
Burnaby, B.C. V5G 3L1

R E P O R T

1.0 BACKGROUND

At its meeting of 1991 March 04, Municipal Council received a letter from the Vice President of Royal Oak College concerning a proposed enhancement of the College's Residential Design and Construction program. Specifically, the letter indicated that the College was seeking to add a program component which would involve the construction of a 2 X 4 framed house on a residential lot in Burnaby. The goal would be to enable students to gain first hand experience with residential frame construction techniques.

Pending approval of the proposal by the Ministry of Advanced Education, Training, and Technology, the College would purchase an appropriate site and coordinate the building design and construction. After the house was built, the College would like to turn it over, at cost, to a deserving community group. The College has asked for Council's agreement to assist with the selection of such a group.

This report provides staff's comments and recommendations regarding the Royal Oak College request.

2.0 COMMUNITY GROUP SELECTION

At its meeting of March 04, Council received a report from the Community Issues & Social Planning Committee regarding the offer from B.C. Hydro to contribute \$250,000 towards child care initiatives in the Edmonds area. The report indicated that \$250,000 would not be sufficient to cover the site acquisition, construction, and equipment costs of a child care centre. Council selected the option calling for B.C. Hydro to donate a site, in addition to the cash offer, to enable a child care centre to be established. Subsequent to this, B.C. Hydro has agreed to provide a site in the Edmonds area in addition to the cash offer.

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The prospect of having a facility designed, constructed, and turned over at cost, as proposed by Royal Oak College, offers an opportunity for the development of the child care facility. Staff spoke with the Vice President of Royal Oak College regarding the possibility of having the College build a child care centre as its demonstration project. The Vice President was willing to consider the request, provided that the option would meet the College's educational and administrative requirements.

Timing may be a problem: the College hopes to begin construction in the early spring; it might be difficult to have a site selected, transferred to the Municipality, rezoned, and cleared by that time. Nonetheless, given the benefits that could be derived from marrying the B.C. Hydro cash and land contribution with the Royal Oak College construction offer, it is recommended that staff be authorized to pursue the possibility of having the College construct the child care centre. If timing or other problems emerge to make this option infeasible, staff are confident that we could find another appropriate community group to occupy a facility constructed by the College.

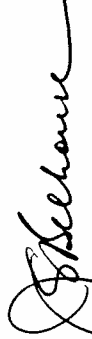
3.0 CONCLUSION

Staff regard the proposed provision of a facility for community use by Royal Oak College as a welcome offer. During the construction stage, the facility would help the College in meeting important educational objectives. Once constructed, the facility would help the Municipality to meet broader social needs in the community.

It is therefore recommended that Council indicate its support of the Royal Oak College proposal and authorize staff to work with the College in selecting an appropriate community group to occupy the demonstration facility. It is proposed that the first choice for a community use be a child care facility to be developed on lands donated to the Municipality by B.C. Hydro. If this proves infeasible, staff would work with the College in finding another appropriate use, operating group and, if necessary, site for the facility.

It is recommended that copies of this report be sent to Royal Oak College and the Ministry of Advanced Education, Training, and Technology.

ALP  
JF/db

  
A.L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

cc: Director Administrative & Community Services  
Director Recreational & Cultural Services  
Medical Health Officer  
Chief Building Inspector