

1998 JULY 07

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1998 July 07 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (In the Chair)  
Councillor D.N. Johnston  
Councillor D.A. Lawson  
Councillor C. Redman  
Councillor N. M. Volkow  
Councillor J. Young

ABSENT: Councillor D.R. Corrigan  
Councillor D.G. Evans  
Councillor L.A. Rankin

STAFF: Mr. D. G. Stenson, Director Planning and Building  
Mrs. M. Pasqua, Deputy City Clerk  
Mrs. A.L. Lorentsen, Administrative Officer I

The Public Hearing was called to order at 7:34 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 34, 1998" - BYLAW NO. 10778

Rez. 98-9

8800 Eastlake Drive - located on the north side of the Lougheed Highway between Gaglardi Way and Eastlake Drive.

Pcl. A (Ref. Plan LMP36972), D.L. 10, Grp. 1, NWD Dedicated Road on Plan 31706

From: M3 Heavy Industrial District

To: CD Comprehensive Development District (based on P3 Park and Public Use District use and density and in accordance with the Development Plan entitled "Northeast Burnaby Secondary School" prepared by The Learning Consortium)

The purpose of the proposed rezoning bylaw amendment is to permit the development of a Secondary School.

1998 JULY 07

A letter dated 1998 May 25 was received from Joanne Reid, 7735 Kenwood Street, Burnaby advising of her concerns regarding the proposed location for the northeast school. The writer advises that traffic safety, increased traffic volume on Lougheed and Gaglardi and the environmental impact on Stoney Creek are her main concerns.

An undated letter was received from the Chair, Simon Fraser Hills NW65 Strata Council advising of the following concerns regarding the subject school: 1. proposed side walk along Eastlake Drive; 2. entrance/exit to the school; 3. Burlington Northern-Santa Fe spur line into Lake City which crosses access road to school; 4. parking and loitering by students on the private property of Strata NW65.

A letter dated 1998 June 29 was received from the Chairperson, Strata Council, Simon Fraser Hills NW39 advising of their concern with regard to sidewalk proposed for Eastlake in relation to possible loss of privacy and quality of life.

A letter was received from Angelika & Bob Hackett, 4151 Bridgewater Cresc., Burnaby asking that Council support the rezoning for the proposed high school.

A letter dated 1998 June 30 was received from Margaret A. Bell, Chair, Simon Fraser Hills NW65, 3018 Vega Court, Burnaby, B.C., V3J 1B3 advising that they are opposed to the installation of a sidewalk on the north side of Eastlake Drive as a part of the subject rezoning application. With regard to the application itself, the writer advises that if the project is approved that a number of items be addressed in order to assure the privacy and security of residents alongside Eastlake Drive.

A letter dated 1998 July 07 was received from Marjo and Káarina Laurinolli, 2970 Mira Place, Burnaby, B.C., V3J 1B6 advising of their concerns regarding the consequences of building a high school at the proposed location. The writers are concerned primarily about the impact the development will have on salmonoid stocks in Stoney Creek and are also concerned about issues such as increased traffic, parking and the small size of the proposed school building.

A letter dated 1998 June 16 was received from Ms. Kathleen Fleming, 34 - 2600 Beaverbrook Crescent, Burnaby, B.C., V3J 7W6 expressing her concerns about the subject site and the method used in choosing this site for the proposed northeast school.

Andy Kesteloo, BKG Construction Consulting, owners' representative, appeared before Council members providing a brief overview of the proposed school development on the subject site. Mr. Kesteloo advised that in 1987 a need was identified in the northeast quadrant of Burnaby for a high school and, following a site selection process, the subject site, which was originally intended as a Ministry of Highways ramp, was selected and detailed planning commenced in 1994.

Funding was approved for the proposed school in March of 1998, at a level much lower than other Burnaby schools have been built at. Since that time the rezoning process was initiated with the City and numerous studies, such as traffic study, geotechnical study, baseline environmental assessment of the area, hydrological and stormwater reports, arborist reports and acoustical reports, have been undertaken. The building has been designed so as to lessen its impact on the surrounding environment.

Because the development is within the riparian zone of Stoney Creek, the Department of Fisheries and Oceans has required that compensation be made by way of enhancements to Tributary #1 of Stoney Creek and it is the District's intention to not only make the planned enhancements but to also make improvements to them at a later date.

A public information process has been undertaken with consultation undertaken with City staff, public, area Strata Councils, Stoney Creek Environment Committee, Burlington-Northern Santa Fe Railroad, Department of Fisheries and Oceans and the Ministry of the Environment. It is their goal to open the school in 1999. Mr. Kesteloo advised that the various consultants associated with the project are available to answer questions of Council.

Yolst Bakker, Hotson Bakker Architects, architect for the subject school development, appeared before Council to speak about the design of the project. Mr. Bakker informed Council that many environmental aspects have been incorporated into the plan and it is anticipated that, when the school is complete and open, the curriculum will include many stewardship programs and the school itself will be involved with the stormwater drainage/management system that has been designed for the site.

Site planning has evolved over the last four years and is the result of both community and environmental input. Major setbacks have been provided around the building site and the proposed building is three storeys in order to lessen the footprint of the school building. Access is to be provided from Eastlake with emergency access only from Gaglardi Way with expectations that students will arrive at the site through a variety of means - dropped off by parents, walking, public transportation, driving or cycling. In an effort to promote cycling the District will offer extensive, secure and visible bicycle storage and 225 parking spaces will be provided to the north of the site. The School District has also embraced the concept of community use and discussions have been undertaken with Parks and Recreation to participate in the recreation component. The building has been designed in order that community use can be undertaken concurrently with regular school use, in addition to traditional evening access for community use. A major stormwater detention system has been designed that uses the roof of the school itself, the field and the parking areas with the water running through bio-detention ponds to the north and south and then piped to the north end of Tributary #1.

1998 JULY 07

A highly energy-efficient building is under consideration, oriented to reflect both south and westerly sunlight; they are exploring the possibility of utilizing geo-thermal heating and a highly flexible floor plan that will allow changing models of education to continue over a period of time.

In conclusion, the speaker advised that the proposal is well balanced, meeting educational and community needs, addresses the immediate needs of 1,500 students and will contribute to enhancement of the environment through improvements to Tributary #1.

John Sarembo, 3031 Carina Place, Burnaby appeared before Council advising that he represents the 40 residents whose homes are situated between Eastlake Drive and Carina Place, across the street from the proposed secondary school. The speaker advised there are a number of concerns about the impact the school will have on neighbouring residences and obvious adverse environmental impact has not been fully considered. Mr. Sarembo presented a petition, containing 25 signatures, outlining the many concerns residents have about the subject application. A copy of the petition is on file in the Office of the City Clerk and the text is contained hereunder:

“We wish to express our concerns regarding the rezoning application for the proposed Northeast Burnaby Secondary School. We believe that the adverse impacts this project may have on local residents and our residential area have not been adequately considered. Prior to final approval of this project, we urge Burnaby City Council to ensure that adverse effects, such as those noted below, will be adequately mitigated and/or compensation granted to the satisfaction of local residents:

- Adverse effects on local transportation and access, such as increased congestion along Eastlake Drive, increased difficulties for local traffic to access Eastlake Drive from side roads during rush-hour traffic, and loss of resident parking along local streets.
- Increased noise levels to properties bordering Eastlake Drive from sources such as additional traffic volumes, changes in traffic patterns (i.e., introduction of a signalized intersection with resultant stop-and-go-traffic), removal of significant stand of trees for creation of a new sidewalk along east side of Eastlake Drive, removal of trees on school property (thereby reducing visual and noise buffer between adjacent residences and Gaglardi Way), and introduction of large parking lot and adjacent school building on undeveloped lot.

- Decrease in quality of local aesthetics around residential properties, resulting from loss of vegetation on school property, introduction of major light sources (i.e., three storey school and playing field lights) which may increase lighting interference in living rooms and bedrooms on east side of Eastlake Drive, and introduction of potential lighting sources from vehicles using large parking area and two access roads on school property.
- Decreased aesthetics and loss of privacy from installation of new sidewalk along east side of Eastlake Drive and resultant loss of significant stand of large trees along existing road.
- Increased litter and vandalism on residential properties and local streets, particularly along areas of Eastlake Drive between Centarus Drive and Beaverbrook.
- Increased property disturbance from additional pedestrian and bicycle access to new school through private areas in townhouse complexes adjacent to Eastlake Drive, particularly with new sidewalks installed along Eastlake Drive.
- Reduction in local air quality conditions, particularly resulting from increased traffic flows, introduction of idling vehicles at the new intersection of Beaverbrook and Eastlake and on school property, and significant loss of vegetation in the area."

Neal Wood, Chair Strata NW 39, 9029 Lyra Place, Burnaby appeared before Council to express concern about a number of issues related to development of the proposed school. Mr. Wood advised residents are concerned about increased traffic from students being driven or driving to school that will only add to the existing problem of a high volume of commuter traffic that diverts through the neighbourhood from Coquitlam and Port Moody. The proposed sidewalk on Eastlake is opposed by residents because it will serve as a drop-off and pick-up site for children, adding to noise and creating litter. Mr. Wood advised that members of the Strata are not happy with the proposed entrance to the school, a proposed one-way loop, and requested that more effort be made in negotiating with the Ministry of Highways to obtain an entrance/exit off of Gaglardi Way. Parking will also be an area for concern for local residents because this is a high density neighbourhood with little parking available to residents and little parking being provided on-site at the school and it is anticipated that school students, teacher and visitors will use residential streets to park. The speaker suggests that one solution to this problem would be to implement resident parking tags, similar to those in Vancouver.

1998 JULY 07

The biggest issue of concern to residents is the anticipated increase in crime and vandalism that could occur with the introduction of a high school to the neighbourhood. Break-ins, vandalism and car thefts are already a problem in the neighbourhood and since it is understood that kids are the source for these problems residents are concerned about bringing even more into the neighbourhood. Mr. Wood advised that the only place available for student to purchase chips, pop and candy is a store that is located on the other side of townhouse complex and it is expected that kids will go through the middle of complex to access these things. Another area it is anticipated students will gather is across from the school on a bank located on the townhouse property which, it is feared will become a place for hanging out and smoking. Mr. Wood asked Council to consider all these concerns of area residents.

Tom Hetherington, 4344 Barnet Road, Burnaby appeared before Council members to express his opposition to the proposed school on the subject site. Mr. Hetherington advises that while, he was impressed with the efforts to lessen the environmental impact of the development, he believes it is "the right idea in the wrong place". The speaker acknowledges that while a school is necessary there is not enough space for a high school on this site, and certainly not enough for expansion to deal with the expected population growth for the region. This property, suggests Mr. Hetherington, could be developed as a valuable link between the Brunette watershed and Burnaby Mountain and construction of a school on the site would lessen that possibility.

In conclusion, Mr. Hetherington asked Council to think about future generations before any final decisions are made.

Robert Davies, 3004 Carina Place, Burnaby, a member of Strata Council NW65, came before members of Council to advise of their opposition to the construction of a sidewalk along Eastlake Drive in conjunction with the proposed school development. Mr. Davies advised that a high school will have a negative impact on the townhouses, especially those located directly across the street. Increased traffic, noise, vandalism, loitering and a loss of privacy are primary concerns that residents would like to see addressed. Mr. Davies advises that traffic on local streets is already high because of commuter traffic from Coquitlam and Port Moody cutting through the residential neighbourhoods and, as a way to lessen the impact of increased traffic from the school, he suggests that rush hour turn restrictions be placed at Cameron and North Road. With regard to parking, which residents consider insufficient for the proposed school, Mr. Davies suggests that resident only parking should be implemented. It is anticipated that students and staff will cross the street onto the townhouse property in order to smoke or to get to the only store in the area, speaker advised residents fear littering and trespass onto townhouse property will occur and fear increased maintenance fees may result.

With regard to trees that will be removed to accommodate the sidewalk on Eastlake residents ask that equivalent stature and type of trees be replaced in order to preserve the privacy and aesthetics of the neighbourhood and that a sound barrier of a fence of concrete be installed to lessen noise and chance of trespass. Mr. Davies also suggested a small percentage of students may inflict vandalism and damage onto the townhouse property which would result in increased costs to homeowners.

Bela Sivak, 424 Lakeview, Coquitlam, appeared before Council to express his concern about the impact the subject rezoning would have on waterways adjacent the site. Mr. Sivak suggested that salmon bearing streams are rare and effort must be made to protect them. The speaker advised that he was disappointed that other sites were not looked at more extensively. Mr. Sivak is also concerned about pollution, particularly air pollution from vehicular traffic going to S.F.U., and the impact this could have on the health of young children.

\*\* Councillor Redman retired from the Council Chamber at 8:43 p.m.

Andrew Ackerman, 45 - 8740 Maple Grove Crescent, appeared before Council advising that he is opposed to the proposed rezoning application. As a former resident of California, Mr. Ackerman is quite experienced with the situation of large, overcrowded schools and their affect on surrounding residential neighbourhoods. The speaker suggested that, before making a decision on building more schools, the School District investigate more innovative ideas for dealing with cramped, overcrowded schools; such as implementation of a trimester system which has worked successfully in California. Mr. Ackerman also indicated concern that growth in this area, for example implementation of Skytrain and the Lougheed Mall expansion, has not been considered in relation to residential growth and the associated impact on school requirements. Another concern to the delegate, is the relationship between fast, high volume traffic and pedestrians surrounding the proposed school site.

Lastly, Mr. Ackerman suggested that placing a school on this site could have a negative impact on housing prices in the surrounding residential neighbourhood.

\*\* Councillor Redman returned to the Council Chamber at 8:50 p.m. and took her place at the Council table.

1998 JULY 07

Bill Andrews, 1958 Parkside Lane, North Vancouver, a lawyer with a background in environmental law, appeared before members of Council on behalf of the Stoney Creek Environment Committee. Mr. Andrews advises that while the Committee are not opposed to a new high school they are opposed to the site proposed at this time. Mr. Andrews established the following reasons for the Committee's position: 1. development is contrary to Lougheed Town Centre Plan in regard violation of Land Development Guidelines for the Protection of Aquatic Habitat; 2. there has been no approval of a habitat compensation proposal put forward by the development by either the B.C. Ministry of Environment nor the Department of Fisheries and Oceans; 3. siting of a 1,500 student high school at this site was not specifically recommended by the Lougheed Town Centre Plan; 4. no opportunity will exist for public comment on the habitat compensation proposal because at this time the proposal is only speculative; 5. the core element of an adequate habitat compensation plan requires acquisition of the current BNR line; however the source of funding and desire on the part of owner to sell is not confirmed, and; 6. lack of public participation in site selection and the extremely short project schedule prohibits any further opportunity for public comment on either the site selection or the specific habitat compensation plan.

In conclusion, Mr. Andrews submits that it is not self-evident this site is best suited for a large high school considering the significant problems related to the site for that use and the destruction of Coho Salmon habitat that will occur and he questions whether Council have sufficient information on which to conclude that a large high school is the best use of this land. A copy of Mr. Andrews' presentation is on file in the Office of the City Clerk.

\*\* Councillor Young retired from the Council Chamber at 8:59 p.m.

Jennifer Atchison, 2625 Noel Drive, Chair, Stoney Creek Environment Committee appeared before Council advising that, while there is no debate on the need for a high school in northeast Burnaby, the Committee questions whether there is adequate information available on which Council can base a responsible decision regarding this site. Stoney Creek, informed Ms. Atchison, is the last viable watershed left in the Brunette Basin and she questions what studies have been done to assess the negative impact this development will have on the watershed. Ms. Atchison put a number of questions and concerns to Council with regard to the proposed development, such as: has Council developed guidelines for environmental impact assessments of road and transportation corridor impacts referred to in Burnaby's adopted State of the Environment Report and have these guidelines been applied to the proposed development?; is Council aware of negative impacts of vehicle emissions and who will be responsible for subsequent health issues?; compensation for the loss of riparian vegetation has not been resolved due to the fast-tracking of this project - how will this be resolved?; continued windfall and loss of trees will occur on the school property - what mitigation measures will be carried out?; what assurances are there, without an accepted compensation plan, that the loss of riparian habitat will be compensated for in an acceptable manner?; the City of Burnaby has initiated a Hydrological Study for Stoney



1998 JULY 07

Creek Watershed in partnership with other municipalities, regional government and interested stakeholders such as Stoney Creek Environment Committee - approval of this school proposal results in a loss of faith to Burnaby's commitment and ability to apply and take necessary steps to protect this watershed; what assurances are there that the Burnaby School Board, already experiencing budget cuts, will continue to finance the sensitive storm water management plan that has been designed?; design for artificial turf has been altered due to cost - what other funding shortfalls will be forthcoming?

- \*\* Councillor Young returned to the Council Chamber at 9:06 p.m. and took his place at the Council table.

In conclusion, the speaker requested that this rezoning application be postponed until all assessments have been made, the public informed of all the environmental and socio-economic issues regarding the project in a timely and effective manner and active community participation has been encouraged.

Ms. Atchison submitted for Council's information a letter, from Ms. Kathleen Fleming (noted previously as correspondence received) and asked that her submission be given suitable consideration. A copy of Ms. Atchison's submission is on file in the Office of the City Clerk.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing do now recess."

CARRIED UNANIMOUSLY

The Public Hearing recessed at 9:28 p.m.

MOVED BY COUNCILLOR YOUNG  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing do now reconvene."

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 9:40 p.m. with Councillors Evans, Corrigan, Rankin and Volkow absent.

1998 JULY 07

Fred Dannert, 7979 Woodhurst Close, Burnaby, appeared before members of Council to express his support for the proposed application. The speaker advised that many concerns, the environment, parking, traffic etc., have been mentioned here tonight, however there is one more concern for Council to consider when evaluating their position on this application - the education of children. Currently, overcrowded schools, traffic and parking problems are being imposed on other neighbourhoods because there is no school for local children and that is not right, informed the speaker. Mr. Dannert reiterated that these are local children and, as such, traffic should be reduced because children would be able to walk or cycle to their own local school rather than being driven or bused. The speaker concluded by requesting that Council consider the education of these children when making their decision.

Allan Russell, 301 - 811 3rd Avenue, New Westminster, member of Stoney Creek Environment Committee, appeared before Council to express his concerns about the subject application. Mr. Russell advised he is concerned about the lack of justification for the choice of this specific site, the lack of identification of alternative sites considered for the project; the environmental impact on Stoney Creek and the fast-tracking approach taken to the development and the negative impact on the surrounding residential neighbourhood. An alternative site for the proposed school, the speaker submits, is property adjacent the Cameron Recreation Centre which would be more appropriate for a high school.

\* Councillor Volkow returned to the Council Chamber at 8:41 p.m. and took his place at the Council table.

Mr. Russell concluded by urging Council request a complete feasibility study be undertaken prior to proceeding with this application.

Nick Batistic, 9004 Altair Place, Burnaby appeared before Council members to express his support for the proposed rezoning application. Mr. Batistic advises that he and his family have a great appreciation for the environment, spend considerable time fishing and walking the Brunette watershed area and his children have grown to feel a sense of ownership towards Stoney Creek; however, despite that fact the proposed location may not be the best, he supports the proposal because a high school is desperately needed now for this area. With regard to concerns about traffic and negative impact on the residential area, the speaker pointed out that the proposed school is intended to service children already living in this area; children, he pointed out, that have already demonstrated great responsibility and commitment to their community. Mr. Batistic suggested that an environmentally-oriented, interactive school would be a great asset to the community.

In conclusion, the speaker suggested that Council would be well advised to follow the example of the Community Policing Committee and establish an advisory committee that would be involved in the development of the school and its integration into the community. The concerns raised by previous speakers are valid issues, advised Mr. Batistic, and Council should consider them very carefully and look for ways of resolving them with the community.

Lorrell Batistic, 9004 Altair Place, Burnaby came before members of Council to support rezoning this site for the proposed school. Ms. Batistic, as a Director of the Northeast Burnaby Community Association, has worked closely with youth in the area and she is excited about what this high school could mean for the concerned, talented and involved young people of this area. The speaker advised that the children of Stoney Creek Elementary have already made that Creek their own and she suggested that students of this new school, with an environmentally focused curriculum, will be the leaders of the future for the environment. Ms. Batistic encouraged Council to make this school happen for those involved and committed young people who are welcomed by a caring community.

Roslyn Hart, 8922 Ganymede Place, Burnaby, accompanied by her daughter, appeared before Council members to support the rezoning application. Ms. Hart advised her daughter currently attends Cariboo Hill School which is suffering terribly from over-crowding. Many children live in this high density area and time is running out to provide this much-needed school; it must be built now. In regard to the comments that this school proposal is being fast-tracked, Ms. Hart advised that she has been working for five years to achieve this goal and as a Parent Representative she supported the transfer of the subject lands from the Ministry of Highways to the Ministry of Education. For the sake of the children, Ms. Hart, urged Council to proceed with the rezoning application.

Tim Klim, 3021 Carina Place, Burnaby appeared before Council to advise of his concerns regarding traffic in relation to the application. Mr. Klim informed Council that traffic is already seriously congested in this area and, with proposals to connect Eastlake with Government Road, Skytrain and the urban trail, he is concerned that a school will only increase traffic volume and noise. The speaker is also concerned that the proposed site is too small and does not allow room for expansion. In conclusion, Mr. Klim also advised he is opposed to construction of the proposed sidewalk on Eastlake Drive which will serve as a drop-off and pick-up point for students from the school.

1998 JULY 07

John Appler, 214 - 9620 Manchester Drive, Burnaby came before members of Council advising that as a member of the Sapperton Fish & Game Club, former member of Stoney Creek Environment Committee and current member of the Brunette Basin Task Force Group he is not in favour of the proposed location or time-frame given for rezoning the subject site. Mr. Appler has extensive knowledge of Stoney Creek and the entire watershed area and he was most concerned that the environmental study done for the proposed development made no mention of what impact the project would have on the lower portion of Stoney Creek. The speaker advised that, given the time-frame for construction of the proposed school and the amount of soil that will be moved on-site, it will only be a matter of time before an environmental accident will occur, inflicting serious damage on fish habitat.

Mr. Appler referred to the proposed school as "Last Spike High" because he considers approval of this project as the last spike in the coffin of the 1998/99 Coho/Steelhead Salmon production in Stoney Creek. In conclusion, Mr. Appler suggests that if this school goes ahead the water quality of Stoney Creek will deteriorate rapidly.

Zoe Cattell, 2991 Mira Place, Burnaby appeared before members of Council to express her concern about the impact the proposed school will have on her home. The speaker advised that she is not totally opposed to the school, however, she is concerned about noise, loss of trees, traffic, property values and pollution. Ms. Cattell asked that consideration be given to community concerns related to construction of the school.

John Coburn, 3030 Carina Place, Burnaby appeared before members of Council expressing his opposition to the proposed rezoning. Mr. Coburn advised that he is an active member of the community and that while the initial school proposal was a modest one, for about 800 students, this new proposal has grown to a point of being an "urban clear-cut". Children will be frustrated by the lack of sports facilities and will still have to be transported to other facilities to take part in sport activities the speaker pointed out. Mr. Coburn suggested that alternative sites be considered for the high school and that this site could be utilized for a much smaller-scale elementary school.

Barbara Karmazyn, 3371 Ganymede Drive, Burnaby appeared before Council members to express her opposition to this rezoning. Ms. Karmazyn is concerned about the impact the proposed school will have on the environment, quality of life, traffic and noise. The speaker advised she understands that a school is needed, however, this is not the best site for it. Lastly, another concern identified by Ms. Karmazyn is that the site is surrounded by bush which, for her, creates a serious worry about safety of children.

Ellen Kirk-Macri, 2964 Mira Place, Burnaby appeared before Council to advise she is not in favour of the proposed school development. The speaker, a parent of a student who would attend this school, has concerns regarding traffic, loss of trees and safety issues. Ms. Macri suggested that Council slow down the process and listen to community input.

Lastly, the speaker requested that if this proposal does go ahead that a sound barrier be installed to protect area residents from noise and loitering and further that negotiations be pursued with the Ministry of Transportation and Highways to gain access to the site from Gaglardi Way.

Paul Van Aggelen, 2520 Stoney Creek Place, Burnaby appeared before members of Council to express support for the rezoning application. Mr. Van Aggelen submitted that overcrowding in schools can lead to crime and vandalism which is exactly why a new school is so desperately needed. Children, pointed out the speaker, are also a valuable resource that require the protection of a high quality, local school. The speaker does have concern about the lack of facilities provided in this proposal and traffic in the area. With regard to traffic Mr. Van Aggelen also supports further investigation of Gaglardi Way as a point of access to the school site. In conclusion, the speaker advises he is a very strong supporter of this application.

Ellen Proctor, 2116 Rietta Court, Burnaby, Chair, Burnaby District Parent Advisory Committee, appeared before Council to advise that parents are in support of the proposed school. This school is essential to address over-crowding issues that exist at several District schools and that this is not the only school that is needed. The speaker advised that contrary to what many speakers have expressed as a negative - that the proposed school is too small and does not have room to grow - she views as a positive because smaller schools are more workable.

Ms. Proctor hopes this new school will have an environmental focus and although she understands that there could be some environmental damage created initially that it would be negated by future environmental development initiated by the students. The speaker informed Council that the children that will attend this school come from this area, they are already here, and the fact that they are currently being bused to other schools is deplorable. These children are responsible members of the community and deserve to go to school in their own neighbourhood. In response to the idea that this project is being fast-tracked, Ms. Proctor advised that this proposal is the result of many years of work and that there is very little land available in this community for a school.

Doug Atchison, 2625 Noel Drive, Burnaby appeared before members of Council advising he is a member of the Stoney Creek Environment Committee and is opposed to the proposed rezoning application. The speaker is of the opinion that this project is being fast-tracked because not all the necessary environmental studies have been completed nor has there been a thorough investigation of other alternative sites.

\*\* Councillor Johnston retired from the Council Chamber at 10: 47 p.m.

1998 JULY 07

Marie-Claude Delange, 208 - 4363 Halifax Street, Burnaby appeared before Council to advise of her concerns regarding the destruction of environment related to the proposed rezoning application. The speaker is also concerned about safety issues regarding wind-fall trees and advised that on-site construction should be followed by on-site mitigation measures for the safety of everyone.

\*\* Councillor Johnston returned to the Council Chamber at 10:50 p.m. and took his place at the Council table.

Diane Baynton, 8940 Centaurus Circle, Burnaby appeared before members of Council to express her opposition to the rezoning application. Ms. Baynton advised that she understands the need for a school but that this is the wrong place. The speaker advised that we cannot afford to destroy our environment and asked Council to turn down this proposal so that a more appropriate site can be found.

Barb Peabody, 3005 Vega Court, Burnaby appeared before Council members advising she is in favour of the proposed school at this site. Ms. Peabody suggested that the many concerns and issues brought before Council this evening underline the terrible choices communities now face because of a lack of school funding and planning issues.

With regard to the school proposal Ms. Peabody provided the following comments: she approves of the proximity the school will have to the residential neighbourhood because it will promote cycling and pedestrian access to the school and will allow children to be involved in their own neighbourhood; she approves of the environmental focus to the school and how it will be integrated to academic course material; she likes the self-contained site because it will impede the school from becoming too large; however she does have concerns about vehicular access to the site as well as local and global environmental issues. In response to these concerns, Ms. Peabody suggests that there be a commitment to the formation of an evaluation and problem-solving team consisting of representatives of the School District, staff, students, Community Policing, city staff and community members.

Lastly, the speaker advised she is opposed to the proposed school hours for the new school, with the first shift of students starting school at 7:30 a.m. and being dismissed at 1:30 in the afternoon. These hours would be a big mistake in the current social environment and would place some children at risk. A copy of Ms. Peabody's presentation is on file in the Office of the City Clerk.

Carol Jones, 5387 Mayview Circle, Chair, Burnaby School Board, appeared before Council in support of their application to rezone the subject site for a school. Ms. Jones advised that the students who would attend the proposed school deserve to be there, because this is their community and they have a right to be a part of the community in which they live. Many of these children have participated in fish enhancement projects at Stoney Creek and other nearby elementary schools and they should be allowed to attend high school side-by-side with their accomplishment. The speaker advised that she is sure the School District, students and the community can work together to address the concerns expressed and to integrate the school into the community successfully.

Diane Baynton, 8940 Centaurus Circle, Burnaby again appeared before Council to express concern about the safety of young women attending a high school in the vicinity of Lougheed Mall where, she understands, a convention centre is proposed.

\*\* Councillor Young retired from the Council Chamber at 11: 24 p.m.

Ian Forbes, 3375 Ganymede Drive, Burnaby appeared before Council to express concern about the increase in traffic this development may cause, particularly on Eastlake. Mr. Forbes suggested that, with both a new urban trail route and a high school, parking will become even more of a problem and requested that 'resident only' parking be permitted. Mr. Forbes also shares the environmental concerns expressed by previous speakers.

Pennti Sjoman, 9035 Altair Place, Burnaby appeared before Council advising that she is in favour of the proposed school, even though this may not be the best possible site. The speaker suggested that further consideration should be given to obtaining access to the site from Gaglardi Way and possibly even a traffic signal should be installed. Ms. Sjoman does not agree with all the money that is proposed to be spent on environmental protection measures at the expense of social and educational benefits to children.

\*\* Councillor Young returned to the Council Chamber at 11:26 p.m. and took his place at the Council table.

Andy Kesteloo, owner's representative, again appeared before members of Council to advise that the School District's consultants are available to respond to any questions Council may have with regard to the project.

George Miller, Superintendent of Schools, School District No. 41 appeared before Council to clarify the issue of the hours of operation for the school. Mr. Miller advises that the proposed scheduling is not an effort to control traffic to the school but have been enforced by the Ministry of Education for any new school where over-crowding exists.

1998 JULY 07

Sheelagh Healy, 3310 Ganymede Drive, Burnaby appeared before Council members to advise she is in favour of the proposed school. The speaker, who has experience working with youth, advises that after-school activities are important to keep young people out of trouble and having a facility in their own neighbourhood will benefit all students. Ms. Healy contends that most children in this neighbourhood are good kids and deserve to go to school in their own neighbourhood.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. 98-9, Bylaw No. 10778.

There were no further submissions received in connection with this rezoning application.

MOVED BY COUNCILLOR LAWSON  
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rez. 98-9, Bylaw No. 10778 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR VOLKOW

"THAT this Public Hearing (Zoning) do now adjourn."


CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 11:35 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
for: ADMINISTRATIVE OFFICER I