



Project Identification Report:
Partington Creek Site Feasibility Report



JANUARY 17TH, 2014



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A. PROPOSED USE AND THE CITY OF COQUITLAM SUPPORT

A new 2.5 storey K-5 school in the Partington Creek area is being considered by the Coquitlam School District to address the needs of this growing community and continue to meet the District's tenet of being close to the students it serves. The School District of Coquitlam's fundamental guiding principle is to locate each school in order to maximize the safety, healthfulness and functionality of each facility and thus proximity and location are key points in the planning process. This proposed site is located amongst the emerging neighborhood currently being developed by Wesbild and situated along the east side of Burke Mountain Creek. Furthermore, the location of this site is just north of the proposed Partington Creek Neighborhood Centre where the land use has been designated for high density residential development making greater demand for elementary schools in the area.

Currently there are no existing school sites or facilities in the area; therefore redevelopment of an existing facility is not applicable and demand is growing. Additionally; this site has been designated by the City of Coquitlam as a potential School Site in the Coquitlam Official Community Plan (OCP) for the Northeast Quadrant. Based on the OCP the City has been planning a significant expansion in the Northeast since the early 1990s in the order of 7,600 housing units. The School District (SD43) has been involved in joint planning efforts since 2004 for the noted expansion and has developed a school family in the Burke Mountain region, using capacity versus enrollment comparisons to identify the demand for this and future related schools. Preliminary catchment areas have been identified for the Northeast region with selected school sites identified based on the City's OCP. Updated numbers from the Northeast Coquitlam Area Study anticipates 5,630 new residential units between 2012-2026; creating a need for the acquisition of school sites in order to meet the demand of the growing neighborhoods as new developments are constructed.

B. NATURE AND LOCATION OF IMPROVEMENTS

The existing site is 2.42 Hectares land located next to Burk Mountain Creek and has a 14 to 15 % slope running North to South. The proposal is to create a 2.5 storey K-5 School with a building area of 38.35 sq.m. The capacity of the school is intended to serve 400 elementary student and 60 kindergarten students with a 15% Neighborhood Learning Component. The site will have a 14 car drop-off zone and a parking lot with 48 stalls. Also on the site is a 70 x 110m play field with safety zone and several playgrounds. Area has also been designated for future portable and school expansion. Furthermore, none of the site improvements extend into the 10m Streamside Protection and Enhancement Area (SPEA) or the 8m public trail zone.

C. AGREEMENT BETWEEN MINISTRIES & WESBILD

In April of 2003 an agreement was reached between the Province and Wesbild Holdings on three parcels of land on Burke Mountain. Within the "Core Lands Agreement", each of the three parent parcels had a school site allocation and an allocation for future development to be exercised by the purchaser. One of the parcels for school use was identified as No. 1 which had a parent parcel of 5.03 ha with 1.9 ha to be used for a school site. Through discussions with Wesbild Holdings, agreement was reached to increase the school site to approximately 2.5 ha. On January 14th 2014 in a letter from A/Assistant Deputy Minister Doug Stewart, indicating that the Ministry of Education is willing to sponsor the District in a Sponsored Crown Grant application.