
TO: CITY MANAGER **DATE:** 2007 July 19

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

SUBJECT: **RICHARD BOLTON PARK - PARK EXPANSION TO ACCOMMODATE NEW SFU AND UNIVERCITY WATER SUPPLY INFRASTRUCTURE**

PURPOSE: To request approval for the expansion of Richard Bolton Park to accommodate new SFU and UniverCity water supply infrastructure.

RECOMMENDATIONS:

1. **THAT** approval be given to SFU Community Trust to locate and construct, at its cost, two water reservoir tanks, a pump station facility and public park amenities within an expanded Richard Bolton Park configuration based on the attached conceptual plans.
2. **THAT** approval be given to enter into a lease with SFU for proposed Lot 43 for public park purposes as outlined in the attached report.
3. **THAT** approval be given to enter into a Statutory Right-of-Way agreement for a 3.0 m. by 24.63 m. portion of Lot 26 for public access and maintenance purposes over the same term as the Lot 43 lease.
4. **THAT** approval be given to accept statutory rights-of-way over SFU owned Lot 12 and proposed Lot 43 for the purpose of accessing, operating and maintaining the water supply infrastructure works upon completion of construction and their turn over to City ownership.

REPORT

At its 'Open' meeting of 2007 July 18, the Parks, Recreation and Culture Commission received the above noted report and adopted the five recommendations contained therein.



Kate Friars
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

To: City Manager
From: Director Parks, Recreation and Cultural Services
Re: RICHARD BOLTON PARK - PARK EXPANSION
TO ACCOMMODATE NEW SFU AND
UNIVERCITY WATER SUPPLY
INFRASTRUCTURE

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KF:tc

Attachments

P:\ADMIN\TC\DATA\COUNCIL\PK-RICHARD BOLTON PARK - PARK EXPANSION

Copied to: City Solicitor
Director Engineering
Director Finance
Director Planning and Building

TO: CHAIR AND MEMBERS
PARKS, RECREATION & CULTURE COMMISSION

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

**SUBJECT: RICHARD BOLTON PARK – PARK EXPANSION TO ACCOMMODATE
NEW SFU AND UNIVERCITY WATER SUPPLY INFRASTRUCTURE**

RECOMMENDATIONS:

1. **THAT** approval be given to SFU Community Trust to locate and construct, at its cost, two water reservoir tanks, a pump station facility and public park amenities within an expanded Richard Bolton Park configuration based on the conceptual plans attached to this report.
2. **THAT** approval be given to enter into a lease with SFU for proposed Lot 43 for public park purposes as outlined in this report.
3. **THAT** approval be given to enter into a Statutory Right-of-Way agreement for a 3.0 m. by 24.63 m. portion of Lot 26 for public access and maintenance purposes over the same term as the Lot 43 lease.
4. **THAT** approval be given to accept statutory rights-of-way over SFU owned Lot 12 and proposed Lot 43 for the purpose of accessing, operating and maintaining the water supply infrastructure works upon completion of construction and their turn over to City ownership.
5. **THAT** Council be requested to concur.

REPORT**1.0 INTRODUCTION AND BACKGROUND**

An Official Community Plan (OCP) for Simon Fraser University (SFU) was adopted by Burnaby City Council on 1996 September 09 along with a rezoning of the SFU site to P11 SFU Neighbourhood District zoning. The Plan provides for SFU's institutional needs into the future and permits leasehold subdivision of portions of the University's land for development of market housing. Property used for non-university purposes will become subject to property taxation, utility user fees and other applicable charges in the same manner as other Burnaby tax payers. Under the approved Plan, two market residential neighbourhoods one in the east and one in the

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Re: SFU Community Plan - Amendment to Richard
Bolton Park Site Area to Accommodate Water
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south, can potentially be developed. Each residential neighbourhood core area has a park or school/park site as a central element. Adjacent the core residential areas are 'swing areas' which could either enlarge the residential neighbourhood or be developed for University use.

Establishment of the first neighbourhood, UniverCity Highlands, is well under way with many new residents at over 900 units having moved into the neighbourhood since 2004. Construction of Richard Bolton Park, a 2.49 acre neighbourhood park, which is located centrally in the UniverCity Highlands neighbourhood at the peak of Burnaby Mountain, is nearing completion. The park provides outdoor recreation facilities and amenities for area residents, especially families with young children. Most recently, SFU Community Trust has initiated the Phase III subdivision which will include the majority of the remaining housing sites in the UniverCity Highlands neighbourhood and three housing sites in the south slope swing area.

Phase III of the subdivision triggers additional servicing requirements, including the provision of two water reservoir tanks and a pumping station in the vicinity of the existing water tower to serve both the new residential community and the University. These water supply facilities are to be designed and built by SFU Community Trust to the approval of the Director Engineering and turned over to the City to own, operate and maintain. Given the limited land area available for development of market housing at SFU and the desire to build the number of residential units permitted in the OCP, SFU Community Trust requested that the City consider accommodating the two required reservoir tanks and possibly the pump station building within the core park programming area at Richard Bolton Park. The building of the pump station and the first reservoir will take place in the near term subject to the rate of growth and the projected water demands while the second reservoir tank is required at some time up to twenty years into the future.

2.0 RICHARD BOLTON PARK

Richard Bolton Park is located on a 0.833 hectare (2.05 acre) land parcel leased from SFU (Lot 12), which is augmented by the addition of a 0.177 hectare (0.44 acre) public access right-of-way area at the adjacent B.C. Hydro facility plaza (Lot 26). Combined, these two areas provide a total public park space of 1.01 hectares (2.49 acres).

The site takes advantage of an existing grove of mature conifer trees on the water tower knoll, the highest point of land on Burnaby Mountain. The park wraps around the east and south sides of the BC Hydro facility and SFU Water Tower and descends downhill in a series of terraces to meet the grade at the intersection of Tower Road and the future Highland Court. Under the current subdivision configuration the park entry will be via a narrow panhandle off the north east corner of this intersection. An elementary school is planned for Lot 14 located immediately to the south. The Council adopted SFU Official Community Plan includes the provision that if school use of the adjacent site is not commenced or is discontinued, the play field and playground area of the school site will be incorporated into the Neighbourhood Park (Richard Bolton Park).

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As illustrated in the park design plan (*Attachment #1*), quiet seating areas, landscaped beds and preschool play equipment are located on the upper terrace (B.C. Hydro Plaza). A larger playground, primarily oriented to preschool play, half basketball court, paths, benches, picnic tables, and a forest edge gazebo are located on the middle terrace at the core of the park. A paved pathway through the woods connects to University Crescent. Development of the park is almost complete, with the exception of the gazebo structure and landscaping along the forest walkway and north and south edges of the park. Once the development of the adjacent school site commences, a neighbourhood walkway at the south edge of the park will also be constructed.

3.0 REVIEW OF PROPOSAL TO ACCOMMODATE WATER SERVICES IN PARK

The core park programming area at Richard Bolton Park, identified by SFU Community Trust to accommodate the reservoir tanks, has recently been developed for public use with amenities such as paths, a half basket ball court, playground, drinking fountain, trees, lawn and a seating plaza. Given this situation, it was suggested that only the future reservoir tank (buried so that surface is usable for park purposes) be accommodated in this area of the park and that the first reservoir tank and pump facility be located on adjacent SFU lands presently designated as housing sites.

In order to proceed to Public Hearing in early September, SFU Community Trust has agreed to designate and create a new 0.094 ha (0.23 acre) "L" shaped park lot (proposed Lot 43) from one of the future housing sites adjacent the park on its west side to house the first tank and pump station facility as well as additional park amenities. The two reservoir tanks are to be buried underground, and with the exception of access hatches and vents, the surface kept clear for park use. SFU Community Trust has also agreed to secure a 24.63 m. by 3.0 m. (0.0074 hectare or 0.018 acre) public access statutory right-of-way in favour of the City over the adjacent SFU owned Lot 26 (B.C. Hydro facility) located immediately to the north, to allow for public use and maintenance of the proposed park improvements in this area by the City. The proposed new park Lot 43 and right-of-way area are illustrated in the attached sketch plan (*Attachment #2*). With these two additions the total park area increases from 1.01 hectares (2.49 acres) to 1.26 hectares (2.74 acres).

SFU Community Trust is to cover the capital costs of the design and construction of the water reservoir tanks, pump station and connection linkages, as well as the design and installation of interim and final park amenities and landscaping on both the proposed Lot 43 and portions of the existing park Lot 12. SFU Community Trust is also required to cover the costs of any necessary future park restoration on Lot 12 resulting from construction of the second water tank. All water service and park works are to be provided according to the attached conceptual water service infrastructure, building and park design plans provided by SFU Community Trust and prepared in consultation with the City. The specific design of the reservoir and pump station infrastructure is to be to the approval of the Director Engineering and will be subject to a Servicing Agreement and bonding as part of the Subdivision Reference. Detailed designs, a letter of intent and bonding will also be required from SFU Community Trust for the park amenities.

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4.0 CONCEPTUAL WATER INFRASTRUCTURE AND PARK DESIGN PLAN

Parks staff consulted with the local community regarding its preferences, for additional park and recreation amenities and facilities at an expanded Richard Bolton Park, at a Public Open House held on June 13 at the Cornerstone Building in the UniverCity Highlands neighbourhood. The community indicated a preference for swings, a washroom, ball hockey court, tennis court, water play, and a family picnic area with more picnic tables, more benches and a covered seating area.

The park program elements suitable for a reservoir site were identified and included in a conceptual plan and sections illustrating the agreed upon layout for the reservoir tanks, underground connections, pump station building and park amenities (Attachments #3 and #4). The pump station will be housed in a new smooth-faced block building with anti-graffiti coating, illustrated in Attachment #5, to be situated at the west side of a new wider and gently sloped park entry plaza. The pump station building is designed to blend with the style and colouring of the other public architectural infrastructure in the UniverCity Highlands neighbourhood. The building design includes the provision of an accessible public unisex washroom stall fronting the north end of the plaza, a community kiosk on the east outside wall where it will be shaded and protected from inclement weather by a generous building roof overhang, and informal plaza seating incorporated into the steps up to the building. Service access to the pump station and reservoir tanks for vehicles, is designed to function as a part of the park entry plaza and park walkway running north into the new landscaped park area. Pavers suitable for vehicle loads will be used in the plaza area and removable bollards will be situated adjacent the street frontage to prevent unauthorized vehicles from entering the park.

Beyond the pump station building, the park walkway/service access road to the reservoir tanks leads uphill through the middle terrace level to a junction. The walkway is flanked by open lawn areas. Along the west side, within the stem of the “L” shaped park lot, the lawn area will be gently terraced to provide a series of two family picnic sites with picnic tables. Trees will be planted to the west to provide shade and visual separation between the adjacent housing site and the park. The middle terrace will accommodate a large open area suitable for the installation of a four seat swing set with rubber mat surfacing and two benches, open lawn, landscaping and the east-west pedestrian pathway connection to the larger neighbourhood. A seating node with a telescope feature will be provided at the junction of the two pathways to take advantages of the current views to Georgia Straight and the Gulf Islands and in future once the school site is developed, potentially to Mount Baker. Trees will be planted on the north side of the east-west path and grass planted on the transitional slope from the path to the B.C. Hydro facility plaza wall.

The existing path to the core area of the park will be renovated to link to the new plaza and the future path along the south edge of park (Lot 12) will be graded to provide an accessible route to the middle and upper park terraces.

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The water supply infrastructure, pump station building and park design plans prepared by SFU Community Trust in consultation with City staff provide the framework upon which the agreement to accommodate the reservoir tanks and pump station in an expanded Richard Bolton Park is based. Commission and Council approval is required to permit SFU Community Trust to locate and construct, at its cost, two water reservoir tanks, a pump station facility and public park amenities within an expanded Richard Bolton Park configuration based on the conceptual water supply infrastructure, pump station building and park design plans outlined in this report.

5.0 INTERIM PARK DESIGN AND INSTALLATION

The scheduling of the first water reservoir tank and pump station construction is dependant upon the progress of the subdivision approval process, site servicing, the market housing development, and the projected water demands. At best, it is estimated that the first phase of water supply improvements will be required in five to seven years. To meet the expressed community demand for additional park amenities such as a swing set and picnic tables, SFU Community Trust has agreed to provide and install the four swings, two picnic tables, an aggregate path, shade trees and lawn in temporary locations on Lot 43 with the commencement of the park lease. A site plan illustrating the interim park development on Lot 43 in the larger context of Richard Bolton Park is attached (Attachment #6). With the exception of the trees, these park facilities will be relocated to their final positions after the installation of the first reservoir tank.

6.0 LEASE AND STATUTORY ROW FOR EXPANDED PARK AREA

Commission and Council approval is required to enter into a lease with SFU for proposed Lot 43 for the purposes of providing public park space, amenities and recreation facilities in exchange for accommodating a water reservoir tank and pump station within proposed Lot 43, and in future, a second water reservoir tank within the existing park Lot 12 at Richard Bolton Park as outlined earlier in this report.

Upon creation by subdivision of the new "L" shaped Lot 43, SFU and SFU Community Trust are to provide Lot 43 to the City of Burnaby on a co-terminus leasehold basis for park purposes at no cost. The term of the lease is to coincide with the residential leases which will be for a term of 99 years and any renewals. The expected date of the commencement will be 2008 January 01. Upon lease of Lot 43 the Commission will be responsible for the property, including maintenance and property taxes. Commission should be aware that under current legislation, the City will have to pay property taxes and other levies. The 2007 taxes and levies for Lot 12 are \$12,368.58. Based on this rate the taxes and levies for Lot 43 are estimated to be \$1,392.68.

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A 3 m. by 24.62 m. strip of sloped lawn on the south side of the BC Hydro facility (Lot 26) is required as a building setback area for the BC Hydro facility. The setback dictates the location of the north property line of proposed Lot 43. To ensure public access to this area over the term of the lease for Lot 43, SFU Community Trust is to ensure SFU and BC Hydro provide a statutory right-of-way in favour of the City for public passage and access for maintenance of the lawn and any landscaping.

7.0 OTHER RIGHT OF ACCESS REQUIREMENTS

In order to provide SFU and SFU Community Trust access to the lease properties to construct these facilities in future, SFU will be given the right to enter and construct according to the conceptual plans outlined in this report either in the Lease for proposed Lot 43 and an amended Lease for Lot 12, or via a statutory right-of-way or easement over proposed Lot 43 and Lot 12.

SFU is also to provide to the City of Burnaby any necessary statutory rights-of-way over existing Lot 12 and proposed Lot 43 required for the purpose of accessing, operating and maintaining the water infrastructure works upon completion of construction and turn over to City ownership. The easements will help to identify the location of the water supply infrastructure and provide the City Engineering Department access to operate, maintain and service the works within the SFU owned park lots.

8.0 SUMMARY

The SFU Community Trust has recently initiated Phase III Subdivision for the UniverCity Highlands Neighbourhood on Burnaby Mountain. The Subdivision triggers additional servicing requirements, including the provision of two water reservoir tanks and a pumping station in the vicinity of the existing water tower to serve both the new residential Community and the University. These water supply facilities are to be designed and built by SFU Community Trust to the approval of the Director Engineering and turned over to the City to own, operate and maintain.

Given the limited land area available for development of market housing at SFU and the desire to build the number of residential units permitted in the OCP, SFU Community Trust requested that the City accommodate these water supply works within an expanded Richard Bolton Park site, with the additional parkland to be provided at no cost under a co-terminus lease. One reservoir tank and the pump station are required to be built by SFU Community Trust in the near term while the second reservoir tank is required to be built at some time up to twenty years into the future. City staff from the Parks, Planning and Engineering Departments worked with SFU Community Trust and its consultant team, to prepare a plan for the water supply infrastructure and the new park amenities to be provided by SFU Community Trust at no cost to the City. If this arrangement is acceptable to Commission and Council, SFU Community Trust will proceed to the Public Hearing phase of this Subdivision Reference with plans based on this understanding.

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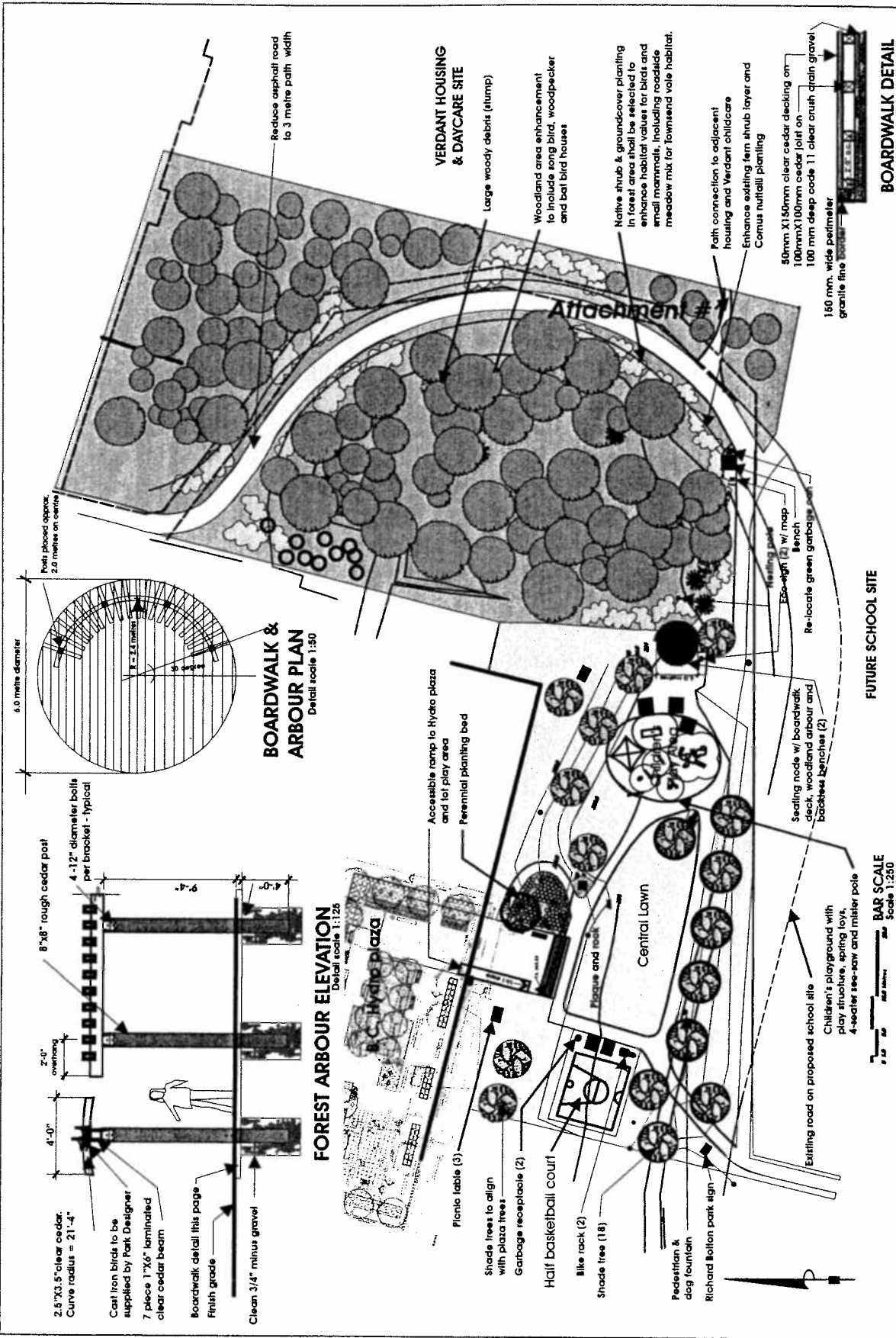
Kate Friars
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

ATS:ats:tc

Attachments (6)

p:\admin\shared\as\reports\to be formatted\Richard Bolton Park – Water Reservoir

Copied to: City Solicitor
Director Engineering
Director Finance
Director Planning and Building



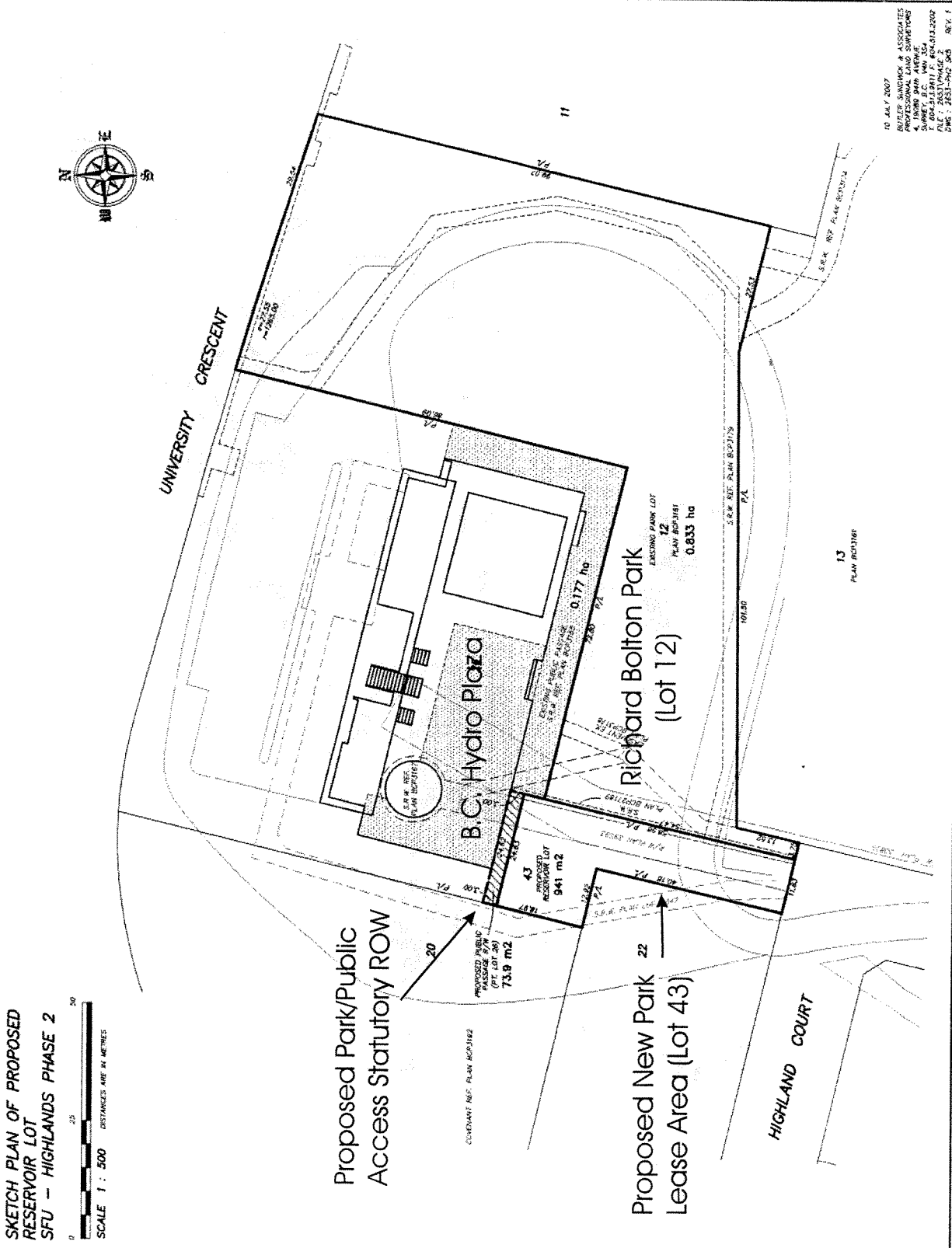
BOARDWALK DETAIL

Date: 9 July 2007
Dwg.# 15-7-15
Prepared By: ic

Richard Bolton Park

Conceptual site plan

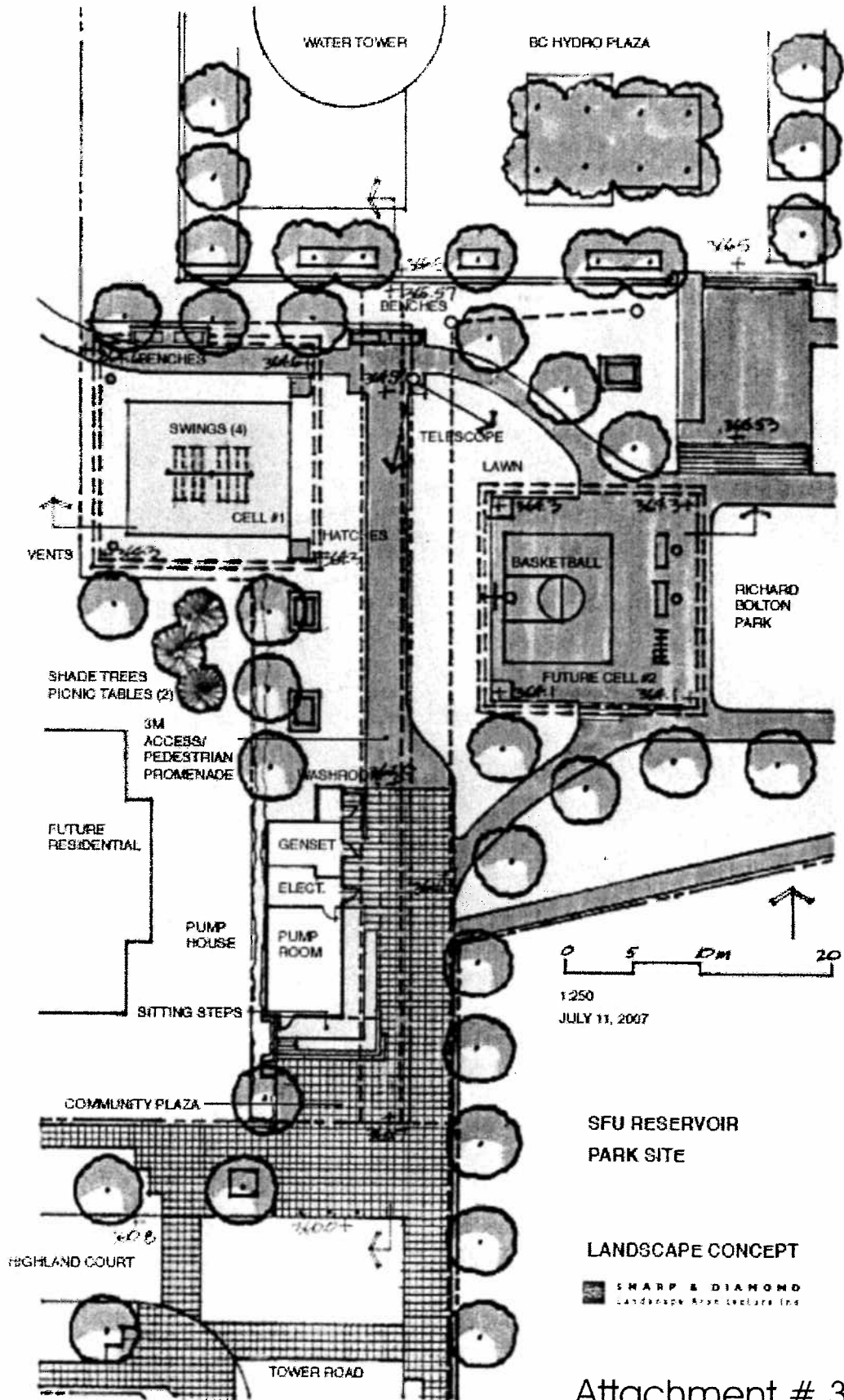




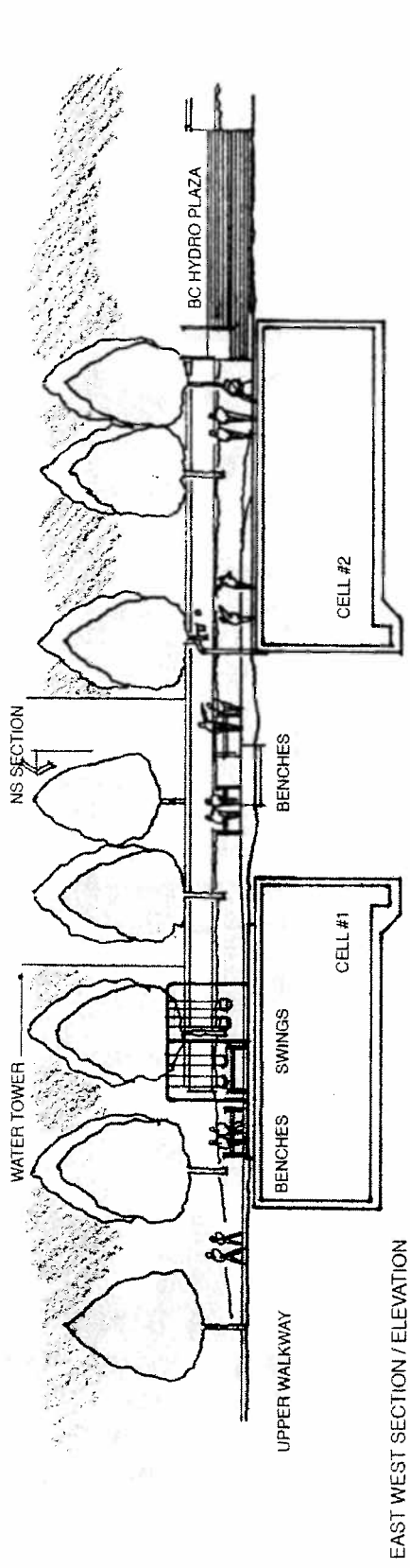
10 JULY 2007
 LAND SURVEYING & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 4, 10988 BARR AVENUE
 VANCOUVER, B.C. V6V 1K1
 TEL: 263-1111 FAX: 464-6112
 FILE: 2631/PHASE 2
 DATE: 2007-07-10 REV: 1

SKETCH PLAN OF PROPOSED
 RESERVOIR LOT
 SFU - HIGHLANDS PHASE 2

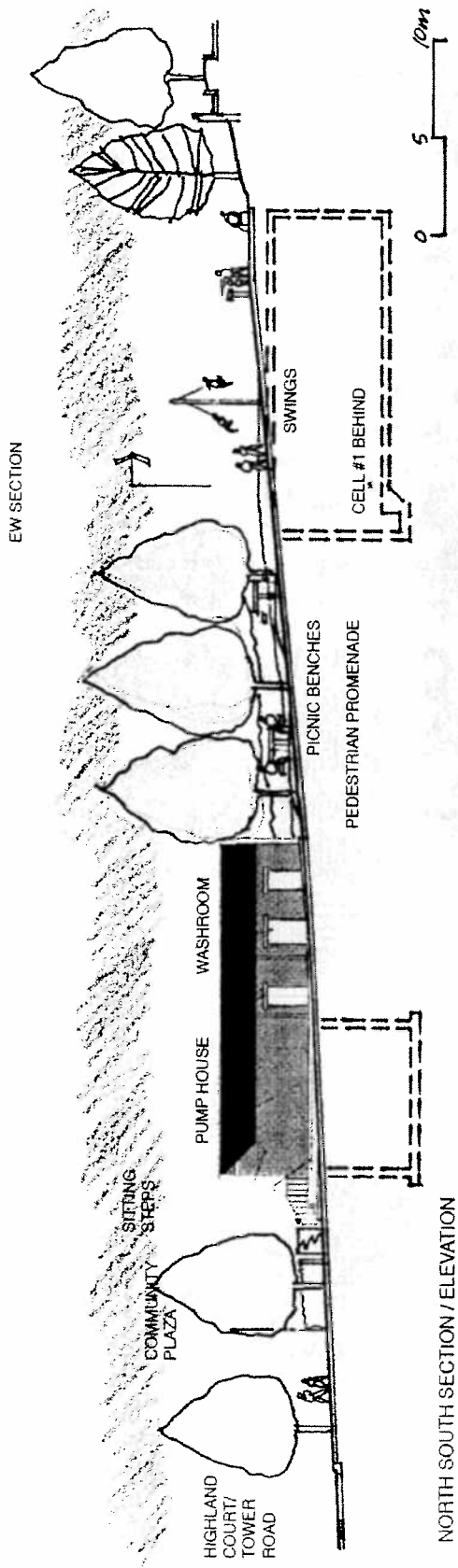
0 10 20 30
 SCALE 1 : 500 DISTANCES ARE IN METRES



Attachment # 3



EAST WEST SECTION / ELEVATION



NORTH SOUTH SECTION / ELEVATION

1:200
JULY 11, 2007

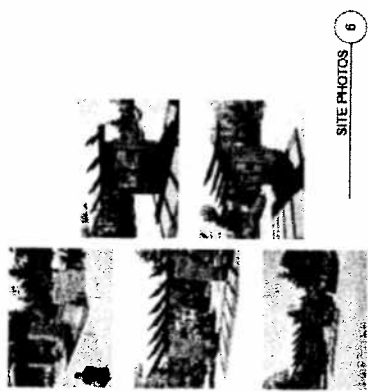
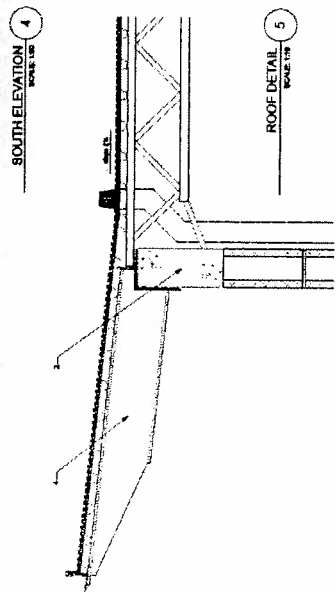
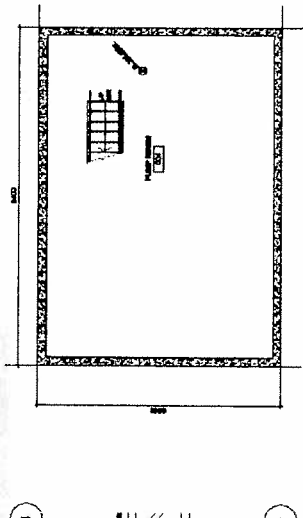
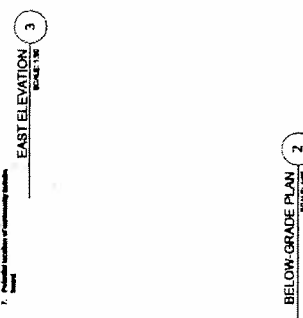
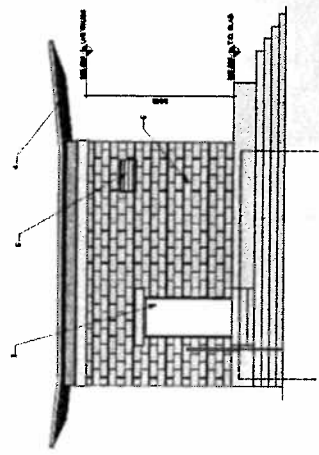
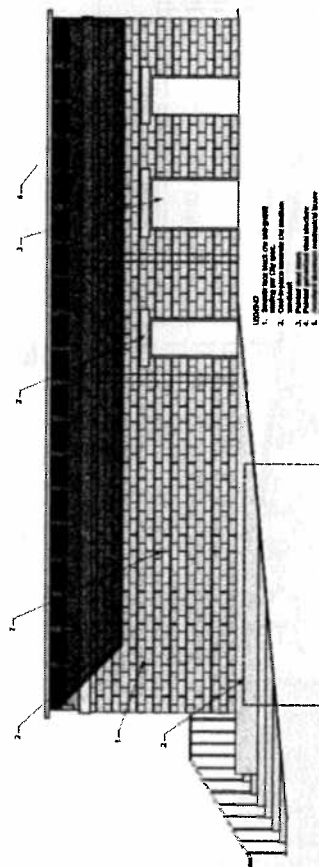
LANDSCAPE SECTIONS
SHARP & DIAMOND
Landscape Architecture Inc.

SFU RESERVOIR
PARK SITE

**HOISDA™
HERITAGE
BASIS**

ARCHITECTS & ENGINEERS

1000 N. GARDEN AVENUE
SUITE 100
DORSET, MA 01922
TEL: 508-261-1100
WWW.HOISDA.COM



PROJECT
STU Reserve
Pump House

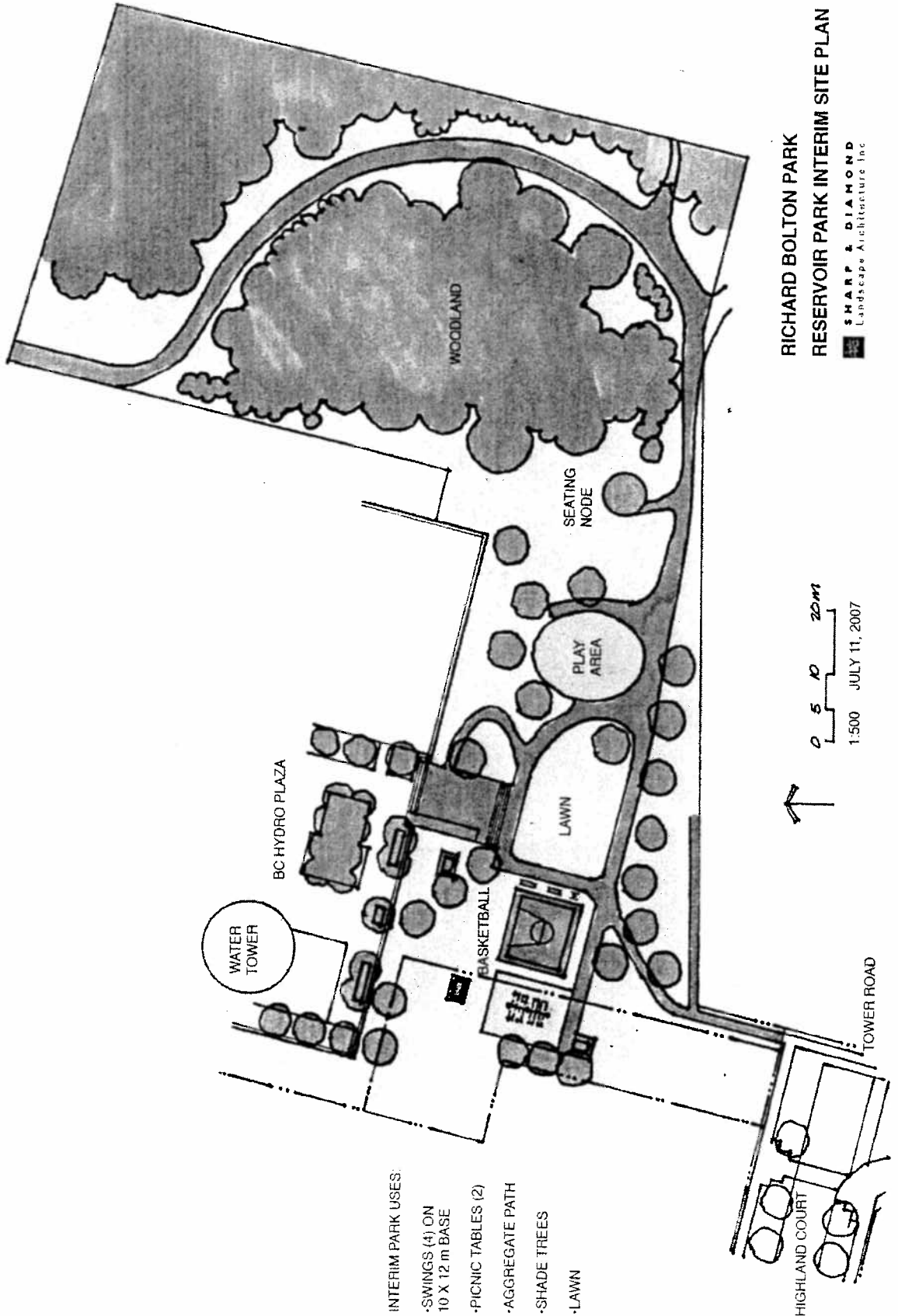
CLIENT
Stu Reserve
Dorset, MA

DESIGNER
Plan & Elevations
Details

DATE
2011.01.10

SCALE
A1

PROJECT NO.
D28



RICHARD BOLTON PARK
RESERVOIR PARK INTERIM SITE PLAN
 SHARP & DIAMOND
 Landscape Architecture Inc.

- INTERIM PARK USES:
- SWINGS (4) ON 10 X 12 m BASE
 - PICNIC TABLES (2)
 - AGGREGATE PATH
 - SHADE TREES
 - LAWN

Attachment # 6