

ITEM 17

MANAGER'S REPORT NO. 83

COUNCIL MEETING Nov. 5/73

17. Re: Property South of and Adjacent to Simon Fraser Village
Temporary Play Area
Lot 95, D.L. 4, Plan 38739
9041 Eastlake Drive
(Item 9, Report No. 67, September 10, 1973)

Council, at its meeting of September 10, 1973 received the above-noted report with respect to Municipally-owned Lot 95 and directed staff to provide the Parks and Recreation Commission with a report indicating the feasibility and costs of creating a temporary park on the property.

Subsequently, the Planning Director by correspondence dated October 10, 1973 (copy attached together with a sketch of the subject property) recommended to the Parks and Recreation Administrator that Lot 95 be developed as a temporary play field, with such development not to compromise any future requirement for road and interchange development.

Council will note from the Planning Director's correspondence of October 10, 1973 to the Parks Administrator that a request has been received from the Lake City East Executive (Strata Corporations), and Dunhill Management representing the Owners Strata Plan NW-58, for a hard surface play area. The Planning Director proposes that such development, rather than on Lot 95, would be more appropriately provided on a permanent site but that this matter requires further discussion between the Parks and Recreation Department and the residents of Strata Plan NW-58, with assistance provided by the Planning Department as required.

The Parks and Recreation Commission, at its meeting of October 17, 1973, received the report of the Parks and Recreation Administrator (Item 10, Report No. 17, October 17, 1973, copy attached) and approved of the recommendation that staff incorporate an amount of \$5,000 into the 1974 Capital Improvement Program for development of a temporary play area on Lot 95.

The Commission also instructed that members of the Simon Fraser Strata Corporation be advised of action taken, and that staff work with that group to develop a co-operative program. It was suggested at the Commission meeting that possibly the Strata Corporations may assist in financing an early start in provision of a permanent development.

RECOMMENDATIONS:

THAT Council approve of development of Lot 95 as a temporary play area; and

THAT the sum of \$5,000 be included with the 1974 Capital Improvement Program for such development of Lot 95; and

THAT a copy of this report be provided to the Parks and Recreation Commission, the Lake City East Executive (Strata Corporations) and the Dunhill Management.

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COUNCIL MEETING Nov. 5/73

To: PARKS AND RECREATION
ADMINISTRATOR

10 Oct. 1973

From: DIRECTOR OF PLANNING

LOT 95, D.L.4, PLAN 38739
9041 EASTLAKE DRIVE *Adjacent to NZ #37/70*
SIMON FRASER VILLAGE

1.0 Background

Members of the Simon Fraser Village Strata Corporation have expressed their concern that no playground areas have been provided in this project for the use of older children.

A formal request for consideration of an essentially hard surface play area for scrub hockey or basketball, and an innovative playground has been received from the Lake City East Executive (Strata Corporations) and Dunhill Management representing the Owners Strata Plan NW-58 .

2.0 Lot 95, D.L.4, Plan 38739

The possible area for the location of this playground has centered on Lot 95, D.L.4, Plan 38739 (9041 Eastlake Drive), a 1.719 acre parcel of high flat hard packed gravel and clay ground to the immediate south of the Owners Strata Plan NW-58 (Simon Fraser Village).

On September 10, 1973, a Manager's report was presented to Council for its information concerning the future use of Lot 95. Lot 95 is owned by the Municipality of Burnaby.

3.0 Possible Park Use of Lot 95, D.L.4, Plan 38739

If the subject Lot 95 is not required for future road structure and interchange road link purposes, the Planning Department would not object to the subject lot being developed as a public park, as requested by the Parks and Recreation Commission.

The Planning Department would also have no objection to the use of the subject lot as a temporary playground as requested by representatives of the residents of Simon Fraser Village.

However,

3.1 No playground development should compromise any future requirement for road and interchange development.

3.2 Since the land is publicly owned, it is important that any park development be under the guidance and overall jurisdiction of the Parks and Recreation Department.

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Parks & Recreation Administrator

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3.3 The Planning Department would fully support the grading of Lot 95 to a level standard and the seeding of the area to grass, for use as a temporary play field. This situation appears to be agreeable to the resident representatives. This action would also assist in making presentable, from a neighbourhood point of view, a large existing denuded gravel/clay area.


3.4 In addition, the residents would like to pursue the matter of providing an actual paved area and adventure playground. The Planning Department initially suggests that such actual development would be more appropriately provided on a permanent site (not on Lot 95). It would appear that this matter would require further discussions between the Parks and Recreation Department and the residents of Strata Plan NW-58 and a mutual resolution of the many complexities of the matter. The Planning Department would be willing to assist in this matter if requested by both participants.

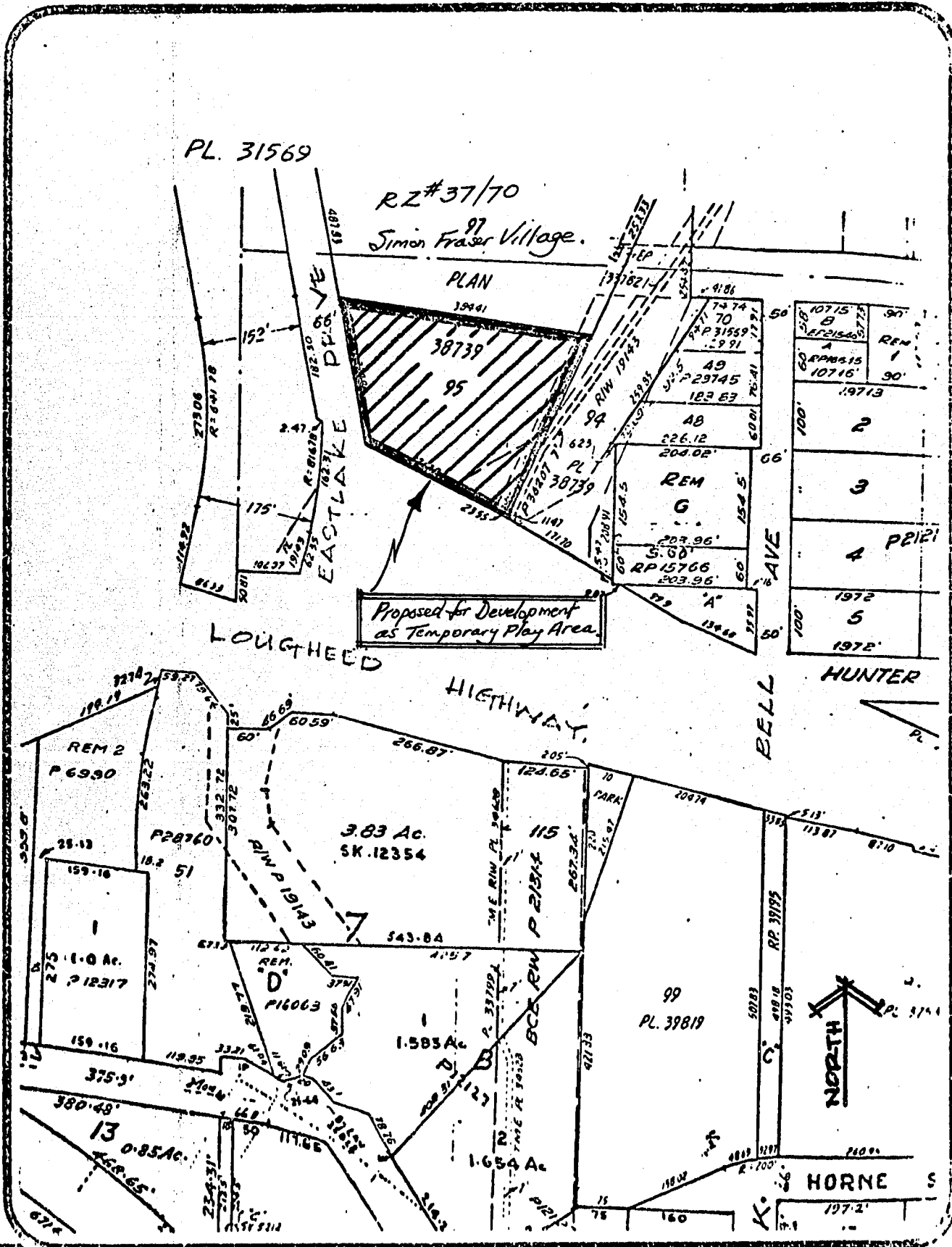
4.0 Conclusion

In conclusion, the Planning Department would recommend that Point 3.3 be pursued as a current project. Informal discussions with the Parks and Recreation Department have indicated that you are working on an estimate for this grading and seeding work. It would seem reasonable to send this proposal to Council for its consideration as soon as the cost structure has been worked out.

The residents have expressed their interest in proceeding on this matter as soon as possible. Your attention to this matter at your earliest convenience would be appreciated.

KI:ea
Attchmts.


A. L. Parr,
DIRECTOR OF PLANNING



SCALE 1" = 200'
 DRAWN
 DATE OCT/73

MUNICIPALLY OWNED LOT, SOUTH OF SIMON FRASER VILLAGE.

RZ # 37/70

BURNABY PLANNING DEPARTMENT



ITEM 17

MANAGER'S REPORT NO. 83

COUNCIL MEETING Nov. 5/73

ITEM No. 10

ADMINISTRATOR'S REPORT No. 17

COMMISSION MEETING Oct. 17, 1973

Re: Property South of Simon Fraser Village

At the meeting held on September 19, 1973, the Commission asked the staff to estimate the cost of making the Corporation owned property south of the Simon Fraser Village into a temporary play area.

Your staff have examined the site. The area contains approximately 1.55 acres which is too small for any type of formal field sport. It can, however, support an open play area for informal use.

The Supervisor-Design has advised that the levelling and grading of this site to provide a playing surface would cost approximately \$5,000. Full development, including installation of a rock dust all weather playing surface and some landscape treatment of perimeter areas, would cost approximately \$12,000.

Your Administrator questions the wisdom of expending an amount of \$12,000. on a development which could be lost within a few years. However, the \$5,000. expenditures for the creation of a level open playing area is reasonable and warrants serious consideration. Unfortunately, funds do not exist in the 1973 C.I.P. to cover this expenditure.

RECOMMENDATION:

That the Commission direct staff to incorporate an amount of \$5,000. into the 1974 C.I.P. Programme for development of a temporary play area on the 1.55 acre of Corporation owned property south of Simon Fraser Village.