

RE: PROPOSED PARK ACQUISITION - BURNABY MOUNTAIN
CONSERVATION AREA
Lot 1, Block 1, D.Ls. 215 & 216, Plan 10936, N.W.D.
7396 Barnet Highway

The attached is a report dated October 3, 1974 from the Parks and Recreation Administrator regarding the above.

The Parks and Recreation Commission has recommended that Council purchase the property for consolidation with other Municipal lands to be held for a future consideration. Since the Municipality has no thought of a housing development in the area, the only reason the property would be acquired would be for park purposes as it is immediately adjacent to the Burnaby Mountain Park. Following this line of reasoning, it is rather obvious that if the property is purchased for future consideration, it should be a charge against the Parks and Recreation Department Budget in accordance with the practices that have been followed for some time in our budgeting process. If the Parks and Recreation Commission does not have sufficient funds at this time to acquire the property, or any part of it, an advance could be made from the Tax Sale Account, repayable with interest over 10 years as we have done in the past in similar unforeseen circumstances.

It should be noted that the Municipality has full control over any further sub-division of the property and also that under the Zoning By-Law we can control the precise position of a new house, if a permit were issued for one, as the property is over 12,000 square feet. It should also be noted that if access is not granted to this property, it is virtually undevelopable. There is therefore doubt that there is any degree of urgency in making a decision with respect to acquisition at this point in time.

During the debate of this matter at the Parks and Recreation Commission, it became rather obvious to the Municipal Manager that the Commission felt there should be some public access from the Burrard Inlet waterfront park through this property to the Burnaby Mountain Park area. This appeared to be the prime concern of the Commission. While it can be argued that the property may not be cheaper in value than it is today, it can also be argued that in this particular location the whole of the property is not necessary to be under public ownership and to be attached to and become part of the Burnaby Mountain Park. The case made for the northerly portion of the property being required for linking the waterfront park to Burnaby Mountain Park appears to be quite a valid one.

Under normal circumstances, we would use the sub-division process to control access to part of the area (the northerly part) for the use of the public and to be used as a park link between Burrard Inlet and Burnaby Mountain. Since sub-division is not possible, and as the owner of the property is asking Council to issue a permit without requiring a normal access to the site, he should be prepared to provide a public access to the Park which would normally be obtained through sub-division process.

In summary, it would appear that only the northerly portion of the lot is required for public use and the owner should be prepared to provide this portion of the property or explore alternatives for making same available for public use under the circumstances. Further, under our present policy, if the entire property, or any portion of it, were to be acquired by the Corporation, it should rightfully be a charge against the Parks and Recreation Department. The Parks and Recreation Commission has already decided that the property has a "very low acquisition priority" and therefore cannot be included in Park Acquisition Program. There is, however, nothing to stop the Commission from receiving an advance from the Tax Sale Account to be repaid with interest over 10 years to purchase whatever is required if it comes to that. With respect, this decision is one that must be made by the Commission. In any event, the Director of Planning should meet again with the applicant to discuss this problem.

RE: PROPOSED PARK ACQUISITION - BURNABY MOUNTAIN CONSERVATION AREA - cont'd

RECOMMENDATION:

THAT Council authorize the Director of Planning to investigate and report on the possibility of granting a permit for construction of a dwelling in conformance with the R2 Residential Zone on the condition that:

1. The owner provides a turn around on public right-of-way to the approval of the Municipal Engineer, and should it be necessary to dedicate lands for this turn around, this dedication be a condition of the issuance of the building permit.
2. The owner provides the public access on the northerly part of the property as a park link which would normally be obtained through the sub-division process; and

THAT a copy of this Report item be forwarded to the Parks and Recreation Commission.

ITEM 22
MANAGER'S REPORT NO. 65
COUNCIL MEETING Oct. 7/74

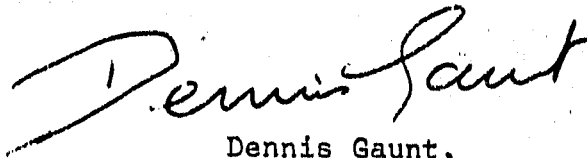
TO: MANAGER October 3, 1974
FROM: PARKS & RECREATION ADMINISTRATOR
RE: PROPOSED PARK ACQUISITION - BURNABY MOUNTAIN
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On August 19, 1974 the Municipal Council received a report from the Director of Planning dealing with the question of access to the subject property and with the land use of this property. Council tabled this report pending consideration by the Parks and Recreation Commission of the merits of including this property within the area designated as the Burnaby Mountain Conservation Area.

The Commission received the request of Council at its meeting of September 4, 1974, and at the same meeting received a delegation from the residents of the Westridge area requesting consideration of the purchase of the property for parkland. The Commission tabled the item until October 2, 1974 when it was decided that the property had a very low acquisition priority and therefore, could not be included in the park acquisition program. The Commission, however, felt that the property should be under municipal control for future development consideration.

RECOMMENDATION:

The Parks and Recreation Commission recommends "that Council purchase the property for consolidation with other municipal lands to be held for future consideration".



Dennis Gaunt,
ADMINISTRATOR.

DG:ag