

ITEM	12
MANAGER'S REPORT NO.	56
COUNCIL MEETING	1978 08 14

Re: PROPOSED PURCHASE OF A PORTION OF A VACANT LOT
PARCEL "A", EXPL. PLAN 16112, BLOCK 43, D.L. 80, PLAN 10063
5571 SPRUCE STREET

Appearing on the agenda for the 1978 July 04 meeting of Council was a letter from a solicitor, Mr. W. J. Harris, regarding a desire on the part of his client, Mr. Louis E. Flood, to purchase the subject property from the municipality. Council two weeks later considered the attached report from staff. Council on that occasion deferred action on the report's first recommendation pending receipt of information from the Parks and Recreation Commission on the points contained in the second recommendation.

Following are comments from the Parks and Recreation Administrator in regard to the lot in question:

"At its meeting of 1978 August 02, the Commission was advised that staff had reviewed the report from the Director of Planning with respect to the suggestion that the subject lot be developed as a mini park/pedestrian walkway system.

MINI PARK:

The 1977 Burnaby Parks Study indicates that the neighbourhood park requirements for the Douglas-Gilpin area as projected to 1986 are being met by existing park facilities. Therefore, the retention of Parcel "A" for development of a mini park was not recommended by staff.

PEDESTRIAN WALKWAY:

As indicated in the Director of Planning's report, Parcel "A" contains an existing pathway which is used as an access route to Douglas Road school by the children in the area. It is felt that access for this purpose should be retained as part of the Municipal sidewalk system. On this basis, it was suggested that the width of the path should be minimal and that it could be located anywhere in Parcel "A".

The following recommendations were approved by the Parks and Recreation Commission:

That the Commission advise Council that:

- a. Parcel "A", Expl. Plan 16112, Block 43, D.L. 80, Plan 10063 5571 Spruce Street is not required for development of a mini park.
- b. The Commission supports the retention of a pedestrian access through Parcel "A" as part of the Municipal sidewalk system."

A further report from the Director of Planning on this matter is attached.

RECOMMENDATIONS:

1. THAT the Planning Department be directed to pursue a design for the required walkway and to report back to Council on the potential for disposal of any portions of Parcel "A" that may be redundant from the point of view of public need for walkway development, and
2. THAT Mr. Harris be sent a copy of this report and advised that Council is not prepared at this time to approve the sale of a portion of Parcel "A", but that this will be the subject of further consideration by Council in the future.

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Re: LETTER DATED 1978 JUNE 27 FROM MR. W. J. HARRIS, GARTON & HARRIS
 WHICH APPEARED ON THE COUNCIL AGENDA FOR THE MEETING OF JULY 04
 REGARDING THE PURCHASE OF A VACANT MUNICIPAL LOT AT 5571 SPRUCE STREET

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Appearing on the agenda for the 1978 July 04 meeting of Council was a letter dated June 27 from Mr. W. J. Harris, Garton & Harris, 1536 Prairie Avenue, Port Coquitlam, B. C., acting on behalf of Mr. Louis E. Flood asking that the Municipality of Burnaby sell to Mr. Flood the above lot which is adjacent to his property at 5540 Forest Street.

The following is the report of the Director of Planning dated July 11 in this connection.

Since the use of this property for a park has not been confirmed by the Parks and Recreation Commission, it would be desirable to have that aspect of the question reviewed by the Parks and Recreation Commission. As for the sale of the property itself, if we were to sell it, we would normally call tenders on it.

RECOMMENDATION:

1. THAT the Council not approve the sale of a portion of Pcl. "A" as proposed in the letter from Mr. Harris; and
2. THAT a copy of this report item be forwarded to the Parks and Recreation Commission for review and recommendation with respect to the use of this property for a mini-park and as part of the pedestrian walkway system included in the Linear Park Study currently being prepared by the Planning Department.

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PLANNING DEPARTMENT
 1978 JULY 11.

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

RE: PROPOSED PURCHASE OF A PORTION OF A VACANT LOT -
 PARCEL "A", EXPL. PLAN 16112, BLOCK 43, D. L. 80,
 PLAN 10063 - 5571 SPRUCE STREET

A. BACKGROUND

A letter from Mr. William J. Harris, acting on behalf of Mr. L. E. Flood appeared on the agenda of the Council meeting of 1978 July 4, proposing the acquisition of a portion of the above described property and its addition to the adjoining lot to the west (5540 Forest Street) which is owned by Mr. Flood.

The subject Corporation owned property is outlined on the attached sketch "A". Mr. Harris' suggestion would involve an area of 60 feet by 105 feet, leaving an 8 foot pedestrian walkway at the easterly side of the lot.

B. OBSERVATIONS

The retention of Parcel "A" by the municipality has been proposed on a number of occasions in the past as part of a projected walkway system in the area. This particular property already contains an existing pathway and is presently being used as an access route to the Douglas Road School by children in the area (see attached sketch "B").

The keeping of the entire lot would permit its development as an attractive mini-park in the area, allow for the preservation of the existing trees and the upgrading of the pathway to a higher standard. The proposed mini-park/pedestrian walkway facility has been included in the Linear Park Study which is currently being prepared in draft form for discussion with Parks staff and consideration by the Parks and Recreation Commission.

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Aside from the park and walkway potential of this lot, the proposed acquisition would leave a parcel that would not meet the Zoning By-law requirements for the district in which it is located (R2), particularly if the proposed minimal 8 foot walkway were deducted (i. e. approximately 6360 square feet as opposed to the minimum specified standard of 7212.06 square feet).

C. RECOMMENDATIONS

It is recommended:

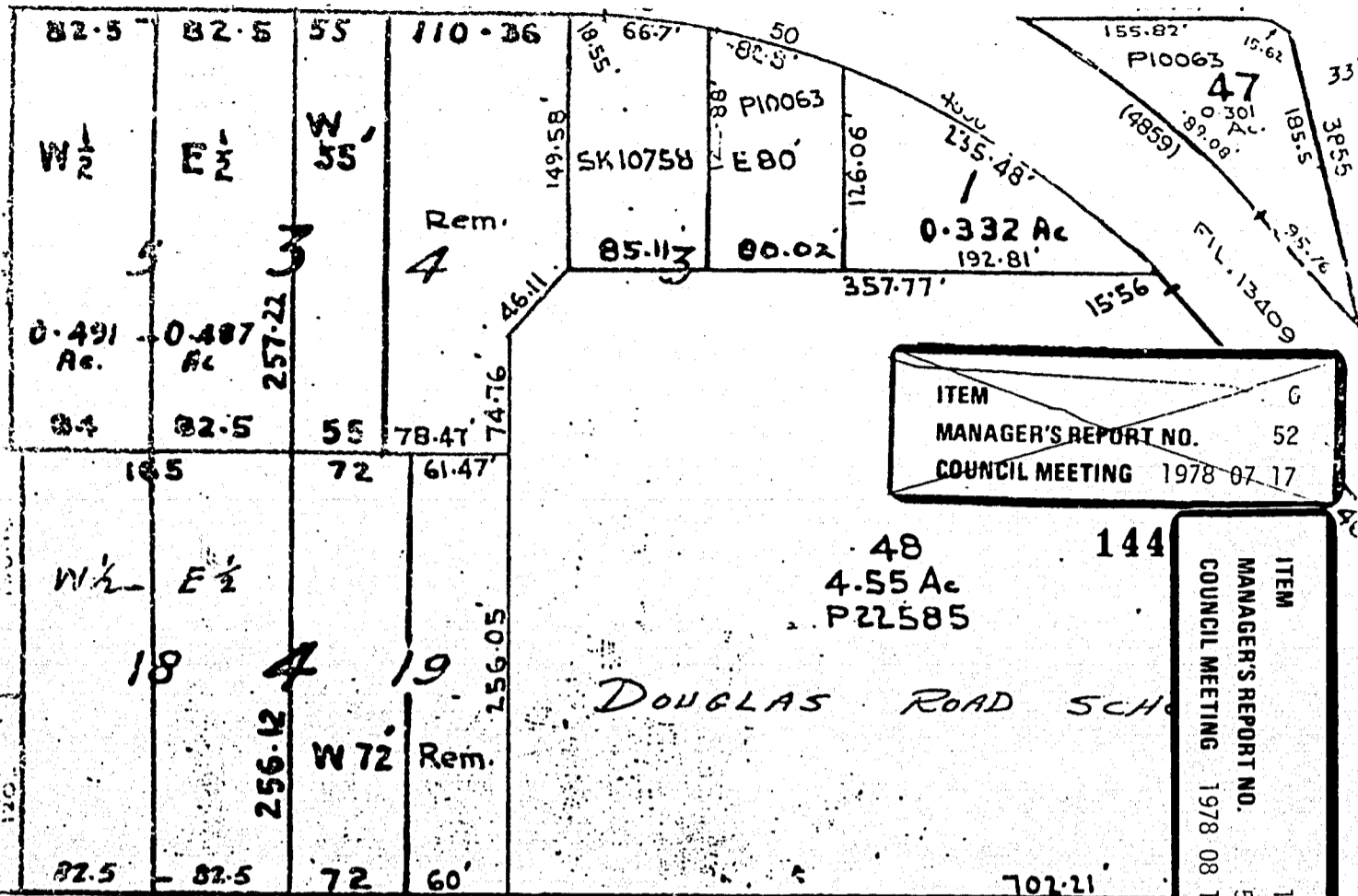
- (1) THAT the Council not approve the sale of a portion of Parcel "A" as proposed in the letter from Mr. Harris.
- (2) THAT the Parks and Recreation Commission be provided with a copy of this report.


A. L. Parr
DIRECTOR OF PLANNING

RBC/hf

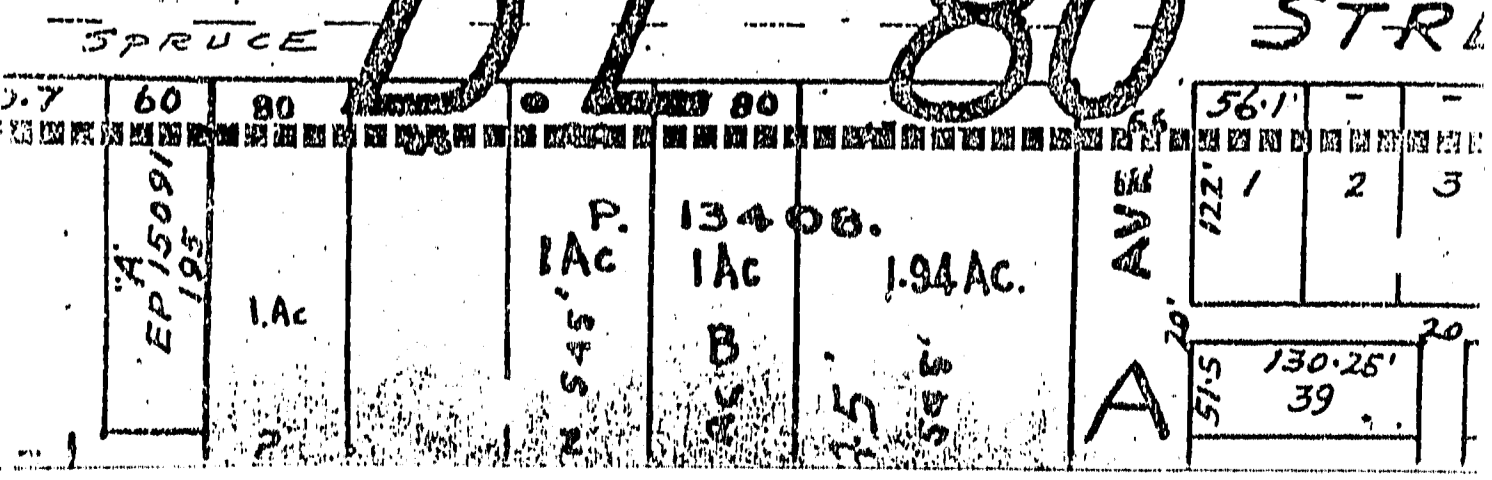
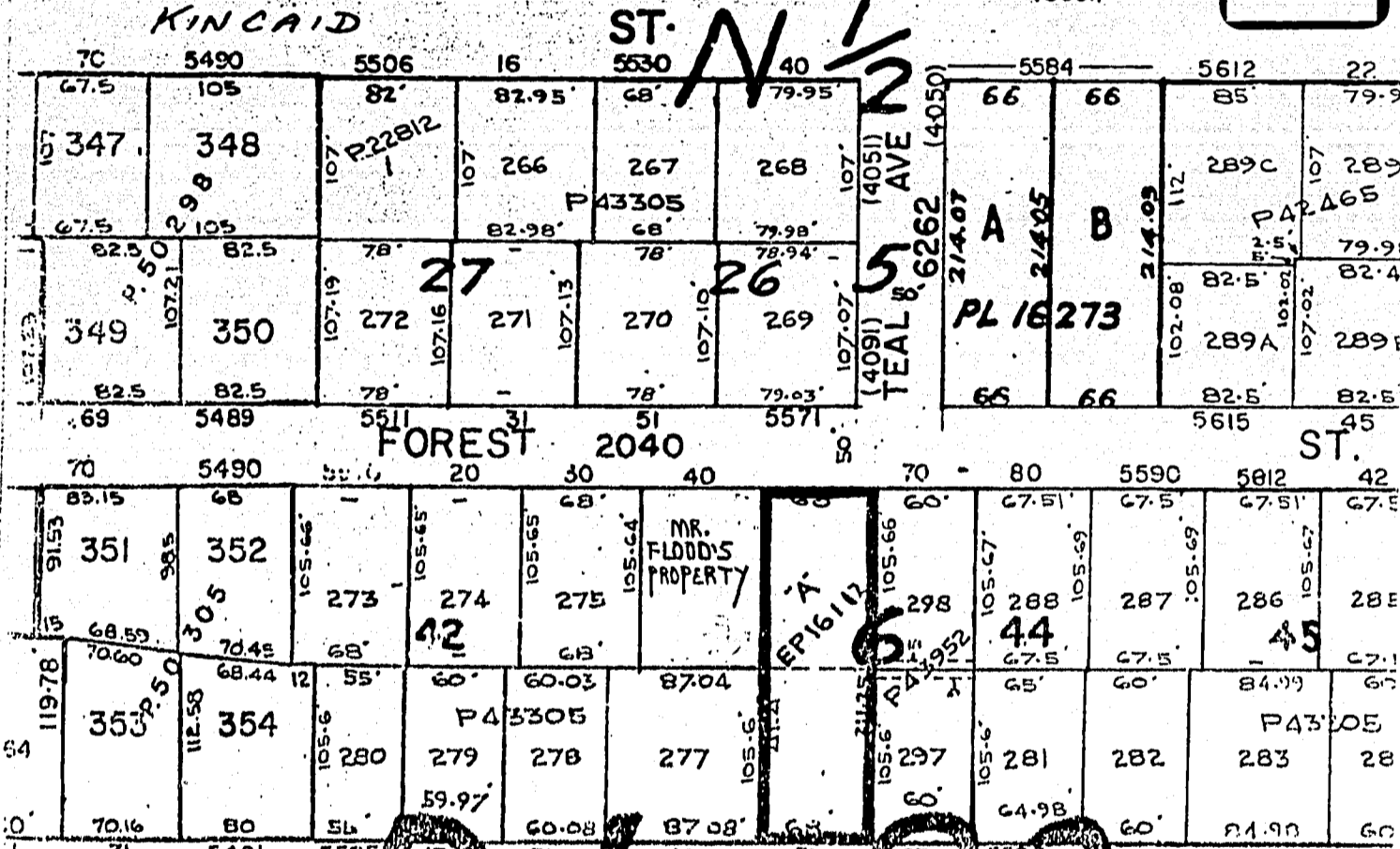
Attach.

c. c. Municipal Engineer
 Municipal Treasurer
 Land Agent
 Parks and Recreation Administrator
 Assistant Director - Long Range
 Planning and Research



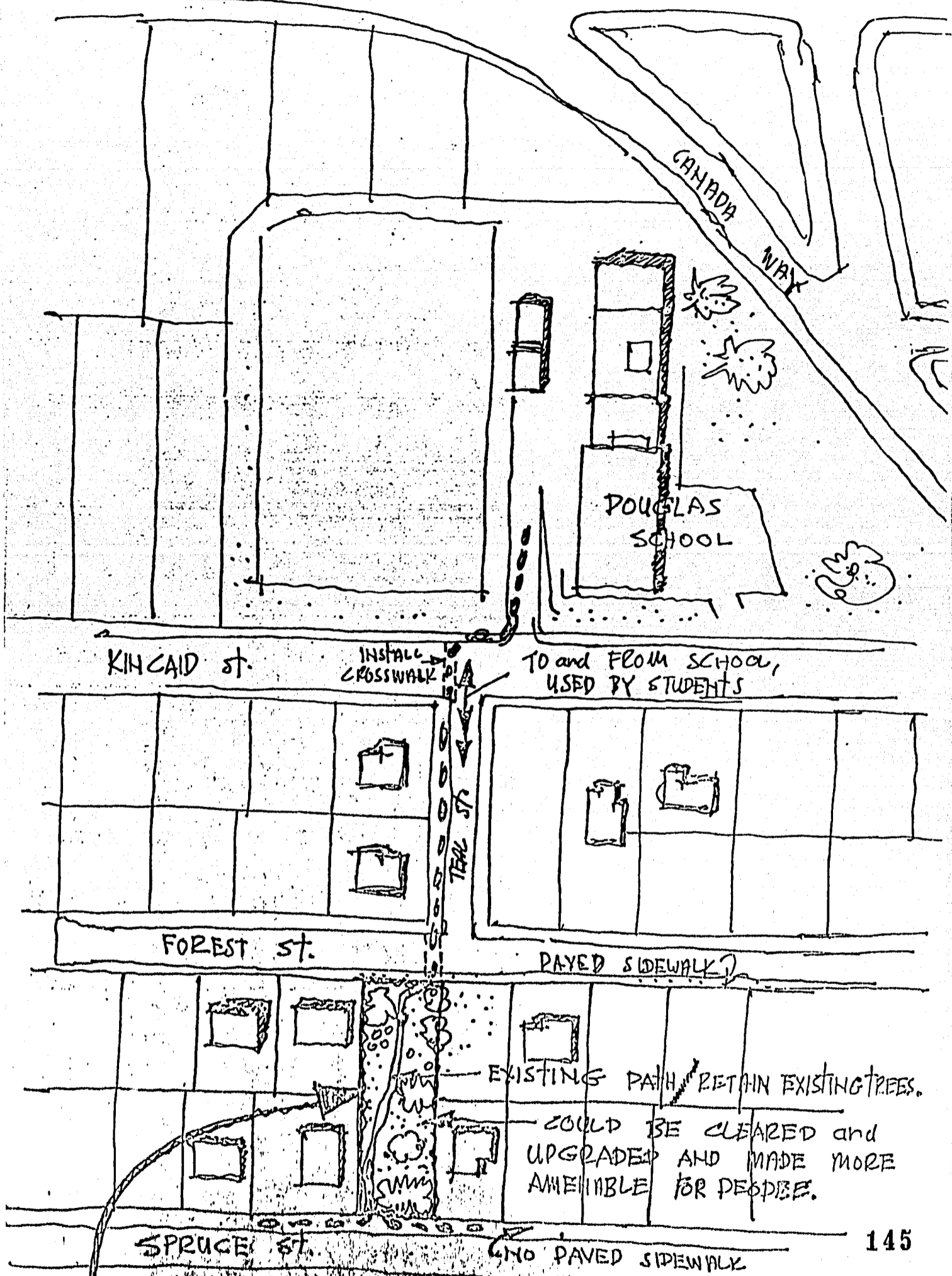
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Scale 1" = 100'



MUNICIPALITY OWNED AS MILE...
 B

PLANNING DEPARTMENT
1978 AUGUST 09

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: PROPOSED PURCHASE OF A PORTION OF A VACANT LOT -
PARCEL "A", EXPL. PLAN 16112, BLOCK 43, D.L. 80, PLAN 10063
5571 SPRUCE STREET (SEE ATTACHED SKETCH)

ITEM
MANAGER'S REPORT NO. 56
COUNCIL MEETING 1978 08 14

Appearing on the 1978 August 14 Agenda is a report from the Parks and Recreation Administrator advising of the consideration given by the Parks and Recreation Commission to potential use of the referenced property for a mini-park and as part of the pedestrian walkway system included in the Linear Park Study currently being prepared by the Planning Department.

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As noted in the Administrator's report, the Commission has concluded that the property is not required for development of a mini-park, and further that the Commission supports the retention of a pedestrian access through Parcel "A" as part of the Municipal sidewalk system.

In the previous report to Council (Item 6, Manager's Report No. 52, Council Meeting 1978 07 17) the following observations were made:

1. The retention of Parcel "A" as part of a projected walkway system to serve the area has been proposed on a number of occasions in the past.
2. This property contains an existing pathway and is presently used as an access route to Douglas Road School by children in the area.
3. A walkway facility through this property is included in the Linear Park Study which is currently being prepared in draft form for discussion with Parks staff and consideration by the Parks and Recreation Commission.


Council is advised that this property, in addition to serving a present need for access through the area by school children en route to and from Douglas Road School, also has a role in the draft Linear Park Study as a portion of a primary trail system link.

In light of the Commission's view that the lot is not required for mini-park purposes, and in order to determine what portion or portions of Parcel "A" could be available for disposition to abutting owners after development of a suitable walkway through the property, it would be appropriate at this time to undertake a design study for the walkway facility. Such a study would need to give consideration to an appropriate alignment, suitable provisions for setbacks, buffering and screening of a public walkway facility with respect to adjacent and/or contemplated adjacent dwellings, landscaping, and the possibility of pathway lighting for safety and convenience purposes. In conjunction with such a design, staff would propose to contact the abutting owners to the east and west of the proposed walkway to determine their interest in acquiring any surplus portions of land that might result, in order to be in a position to advise Council in a future report.

RECOMMENDATIONS:

It is recommended THAT

1. the Planning Department be directed to pursue a design for the required walkway and to report back to Council on the potential for disposal of any portions of Parcel "A" that may be redundant from the point of view of public need for walkway development, and
2. Council advise Mr. Harris that Council is not prepared at this time to approve the sale of a portion of Parcel "A", but that this will be the subject of further consideration by Council in the future.


A. L. Parr,
DIRECTOR OF PLANNING.

DGS:cm
Attach.