

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

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.

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:

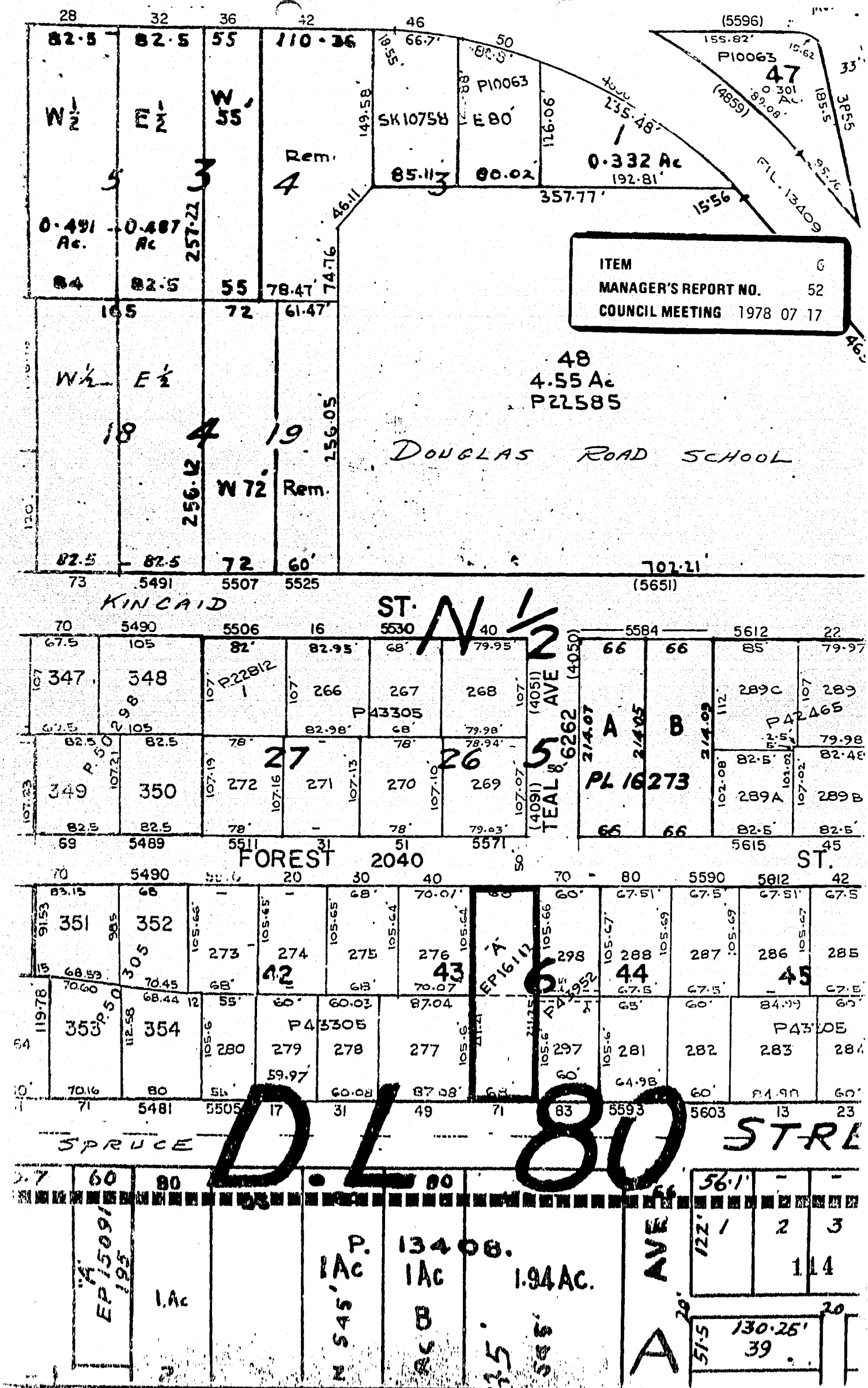
- (1) THAT the Council not approve the sale of a portion of Parcel "A" as proposed in the letter from Mr. Harris.
- (2) THAT the Parks and Recreation Commission be provided with a copy of this report.


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



ITEM

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MANAGER'S REPORT NO.

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COUNCIL MEETING 1978 07 17

Scale 1"=100'

115

