

ITEM 18  
MANAGER'S REPORT NO. 6  
COUNCIL MEETING 1978 01 23

Re: DEVELOPMENT EASTBURN/RICHMOND PARK RECREATION CENTRE

Following is a report from the Parks and Recreation Administrator regarding the proposed reassignment of funds for the subject recreation centre. A related report from the Director of Planning follows.

RECOMMENDATION:

1. THAT Council approve the reassignment of the 1978 Provisional Budget Parkland Acquisition Program Contribution to Capital in the amount of \$225,000, and that this sum be redirected to the construction of the Eastburn/Richmond Park Recreation Centre building.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1978 JANUARY 19  
FROM: PARKS AND RECREATION ADMINISTRATOR  
RE: DEVELOPMENT EASTBURN/RICHMOND PARK RECREATION CENTRE

Included in the Parks and Recreation Commission's 1978 Provisional Budget Contribution to Capital is an item of \$225,000, specified for land acquisition. These funds are to be used exclusively on land acquisition for the development of the above Recreation Centre.

The new Provincial program for capital assistance in the construction of recreation facilities will not provide grants for land acquisition purposes. Therefore, to qualify for the maximum grant it has been recommended that Neighbourhood Improvement Program funds be allocated toward land acquisition and the Commission's funds towards building construction. In order to assist the Treasury Department in making these adjustments, it is necessary that the Provisional C.I.P. be amended so that the item of \$225,000 previously described is designated for the construction of the Recreation Centre. At its meeting of January 18, the Commission reviewed the foregoing and agreed by motion to request Council to approve this adjustment.

RECOMMENDATION:

THAT Council approve the reassignment of the 1978 Provisional Budget Parkland Acquisition Program Contribution to Capital in the amount of \$225,000, and that this sum be redirected to the construction of the Eastburn/Richmond Park Recreation Centre building.

*Dennis Gaunt*  
DENNIS GAUNT

DG:lf  
cc: Municipal Treasurer

ITEM	18
MANAGER'S REPORT NO.	6
COUNCIL MEETING	1978 01 23

187

PLANNING DEPARTMENT  
1978 JANUARY 19  
OUR FILE 12.129-101

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: NEIGHBOURHOOD IMPROVEMENT PROGRAM (N.I.P.)  
EASTBURN COMMUNITY FACILITY — LAND ACQUISITION FUNDS

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A. BACKGROUND

Council, on 1977 September 12, approved the floor space requirements, program phases, and costs of the Eastburn Community Facility. At that time, a total of \$800,000 was allocated from the N.I.P. program. A total of \$543,400 was assigned for land acquisition and \$250,000 for building (\$6,600 remained as contingency for the project).

The total budget for the project was as follows:

<u>SOURCE OF FUNDS</u>	<u>LAND</u>	<u>BUILDING</u>	<u>TOTAL</u>
Neighbourhood Improvement Program	\$ 543,000	\$ 250,000	\$ 800,000*
Parks Acquisition Levy	222,670	—	222,670
1971 Parks Referendum	—	400,000	400,000
1978 Parkland Acquisition	198,630	—	198,630
	<u>\$ 964,700</u>	<u>\$ 650,000</u>	<u>\$ 1,614,700</u>

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\* Included \$ 6,600 of contingency

ITEM	18
MANAGER'S REPORT NO.	6
COUNCIL MEETING 1978 01 23	

B. STATUS OF THE N.I.P. LAND ACQUISITIONS

Since 1977 September, many of the properties have been acquired and negotiations are proceeding on the remainder. The total anticipated cost of land acquisition has, however, exceeded the original estimates. The status and cost figures of the properties are outlined in the Parks and Recreation Administrator's Report of 1977 December 07 (attached). As outlined in the Administrator's Report, the anticipated cost of land acquisition under the N.I.P. program will exceed by \$48,600 the original estimate of \$543,000. A total of \$6,600 of these monies can be found in the contingency which was left unassigned as part of the original \$800,000 N.I.P. allocation to the project. This effectively leaves a deficit of \$42,000. The Eastburn N.I.P. Resident Committee, at their 1977 January 11 meeting considered the funding deficit for land acquisition and approved unanimously a revision of the N.I.P. plan to cover the \$42,000 deficit.

This action is within the scope of Federal N.I.P. guidelines, as N.I.P. plans are intended to be flexible throughout the implementation stage, to accommodate changing community needs.

In this instance, the reassignment of approximately \$42,000 to the Community Facility project will mean that two or three projects of a lower priority in the community which have not yet been planned in detail (tree planting and bicycle route for example) will be scaled down or possibly not constructed with N.I.P. funds at this time.

C. REVISED BUDGET FOR THE EASTBURN COMMUNITY FACILITY

SOURCE OF FUNDS	LAND	BUILDING	TOTAL
Neighbourhood Improvement Program	\$ 824,000	\$ 18,000	\$ 842,000
Parks Acquisition Levy	226,800	—	226,800
1971 Parks Referendum	—	400,000	400,000
1978 Parks Contribution	—	232,000	232,000
	<u>\$1,050,800</u>	<u>\$ 650,000</u>	<u>\$1,700,800</u>

This revised budget reflects not only the increased costs of land acquisition, but also the realignment of N.I.P. and 1978 Parks Contribution monies in such a way as to gain maximum advantage of the Provincial Recreation Facilities Program. The Eastburn N.I.P. Resident Planning Committee have discussed and do support the reassignment of N.I.P. funds from building to lands for the purpose of gaining a larger Provincial Recreation Facilities Grant.

This report is for the information of Council.

  
A. L. Parr  
DIRECTOR OF PLANNING

RE/ds  
attachment  
cc Municipal Treasurer  
Parks and Recreation  
Administrator  
Eastburn N.I.P. Resident Planning  
Committee

ITEM 18  
 MANAGER'S REPORT NO. 6  
 COUNCIL MEETING 1978 01 23

ITEM 1 (IN CAMERA)  
 ADMINISTRATOR'S REPORT NO. 26  
 COMMISSION MEETING DEC. 7/77

Re: Development of Eastburn/Richmond Park - Cont'd.

As will be noted from the report approved by the Commission on September 7, 1977, a commitment was made to expend \$198,630 from the 1978 Parkland Acquisition Program's Contribution to Capital. A possible deficit of \$31,570 has now been identified, for a total requirement of \$230,200. The Commission's total budget for Parkland Acquisition Contribution to Capital is \$225,000, leaving a shortfall of \$5,200.

It is recommended that the deficit be covered from the 1978 Contribution to Capital, which may have to be adjusted upward at Annual Budget time by approximately \$5,200 depending on final purchase costs.

Negotiations on #1 and 2 are very preliminary and will probably not be concluded for some time. Negotiations on property #6 are virtually complete and the recommendation will probably be made early in 1978.

(b) STATUS OF PROPERTIES #7 to 13 (N.I.P. Funds):

	ESTIMATED COST OF ACQUISITION	PROPERTIES PURCHASED TO NOVEMBER 30/77	PROPERTIES STILL TO BE PURCHASED
7. 7428 Vista Crescent	\$ 71,500	\$ 75,000	
8. 7434 Vista Crescent	71,500	70,000	
9. 7438 Vista Crescent	55,000	52,000	
10. 7440 Vista Crescent	55,000	55,000	
11. 7223 Humphries Avenue	55,000	60,000	
12. 7437 Edmonds Street	110,000		\$ 145,000 (Upgraded Est.)
13. 7439 Edmonds Street	125,400		135,000 (Upgraded Est.)
Sub Total .....		\$ 312,000	\$ 280,000
TOTALS .....	\$ 543,400	\$ 592,000	

PROJECTED DEFICIT ..... \$ 48,600

The N.I.P. Committee and staff have been asked to review their program to attempt to locate the deficit monies they will require.

As will be noted from the foregoing and the attachments, of the seven (7) properties committed for purchase through N.I.P. funds, five (5) have been acquired; namely, #7, 8, 9, 10 and 11, with two still to be purchased on the Edmonds Street frontage - #12 and 13. Negotiations on these last two properties have now reached a stalemate with asking prices as follows:

- #12 - 7437 Edmonds Street ..... \$ 162,700
- #13 - 7439 Edmonds Street ..... \$ 140,000

The Land Agent is of the opinion that the properties are not worth the asking prices, and that further negotiations will not achieve any shift in the position of the vendors. Under these circumstances, he has recommended that an expropriation bylaw be prepared for each property. Following discussions with the Land Agent, the Planning and Parks and Recreation Departments would concur.

Continued ...

RE: DEVELOPMENT OF EASTBURN/RICHMOND PARK RECREATION CENTRE

Attached is a plan labelled "APPENDIX 1" which shows the thirteen (13) properties to be purchased for the first phase of the above Centre.

At its meeting of September 7, 1977, the Commission received a report with recommendations from the Committee appointed to conclude an agreement with the Neighbourhood Improvement Program citizens regarding the location and funding of the Centre. A copy of the report is attached.

The Commission approved Recommendations #1 - 6, and substituted for Recommendation #7 the following:

"THAT a joint Committee (Commission/Eastburn N.I.P.) be established to work with the co-ordinator."

(N.B. Commissioners Fisher and Lewarne appointed.)

The report recommended the purchase of the thirteen (13) properties at a total estimated cost of \$964,700. These costs were to be shared as follows:

(a) Properties #1 to 6		
from Parks and Recreation Funds .....	\$ 421,300	
(Parkland Acquisition Levy ..\$222,670		
1978 Parkland Acquisition		
Program .. 198,630)		
(b) Properties #7 to 13		
from Eastburn N.I.P. Committee .....	543,400	
(N.I.P. Funds)		
	<u>\$ 964,700</u>	

18  
 6  
 ITEM  
 MANAGER'S REPORT NO.  
 COUNCIL MEETING 1973-01-23

(a) STATUS OF PROPERTIES #1 to 6 (Parks and Recreation Funds):

	ESTIMATED COST OF ACQUISITION	PROPERTIES PURCHASED TO NOVEMBER 30/77	PROPERTIES STILL TO BE PURCHASED
1. 7418 Holly St.	\$ 64,400	\$	\$ 70,000 (Upgraded Est.)
2. 7422 Holly St.	62,700		68,000 (Upgraded Est.)
3. 7419 Vista Cres.	56,100	55,000	
4. 7423 Vista Cres.	56,100	53,000	
5. 7418 Vista Cres.	66,500	67,000	
6. 7422 Vista Cres.	115,500		144,000 (Upgraded Est.)
Sub Total .....		\$ 175,000	\$282,000
TOTAL .....	<u>\$ 421,300</u>	<u>\$ 457,000</u>	

PROJECTED DEFICIT .. \$ 31,570 (An additional \$5,130 has been received from the Park levy.)

ITEM	18
MANAGER'S REPORT NO.	6
COUNCIL MEETING 1978 01 23	

ITEM 1 (IN CAMERA)  
 ADMINISTRATOR'S REPORT NO. 26  
 COMMISSION MEETING DEC. 7/77

Re: Development of Eastburn/Richmond Park - Cont'd.

EFFECT OF THE PROVINCIAL RECREATION FACILITIES ASSISTANCE PROGRAM

Although we have not yet received the written guidelines, a meeting with provincial staff regarding the above program would lead us to believe that the Eastburn/Richmond Park project will qualify for a grant if Burnaby considers it to be of sufficient priority. It was stated that the Province would not accept and award a grant for every small development project that the Corporation undertook. However, they would anticipate that Burnaby would have three or four major priorities which would be submitted for grants over the next two years. If the Eastburn/Richmond Park project falls into this priority, and your staff believe that it does, then we can expect a grant of one-third of the cost up to a maximum of \$1,200,000 (project cost). However, on the funds provided for a N.I.P. project the Province will only pay an additional 8-1/3% grant. Also, grants will not be given on land acquisitions. 191

It will be to Burnaby's advantage, therefore, to arrange for N.I.P. funds to be spent on land assembly, and Corporation funds to be spent on construction of a recreation centre on the land so assembled.

As will be noted from the report of the 7th of September 1977, the first phase of the building is proposed to cost \$650,000. The costs are shared as follows:

Parks and Recreation Budget	.....	\$ 400,000
Eastburn N.I.P. Budget	.....	\$ 250,000

The Provincial grant on the total building costs of \$650,000, would be in the order of \$217,000. The Provincial grants on the Corporation's contribution of \$400,000 would only be \$133,000. Therefore, it is possible that the Corporation would qualify for up to a maximum additional grant of \$84,000 if the N.I.P. funds purchased the land and the Corporation funds were directed towards building construction. If such a change took place, the Commission would have to request Council's permission to reallocate its 1978 Contribution to Capital land acquisition funds to construction.

RECOMMENDATIONS:

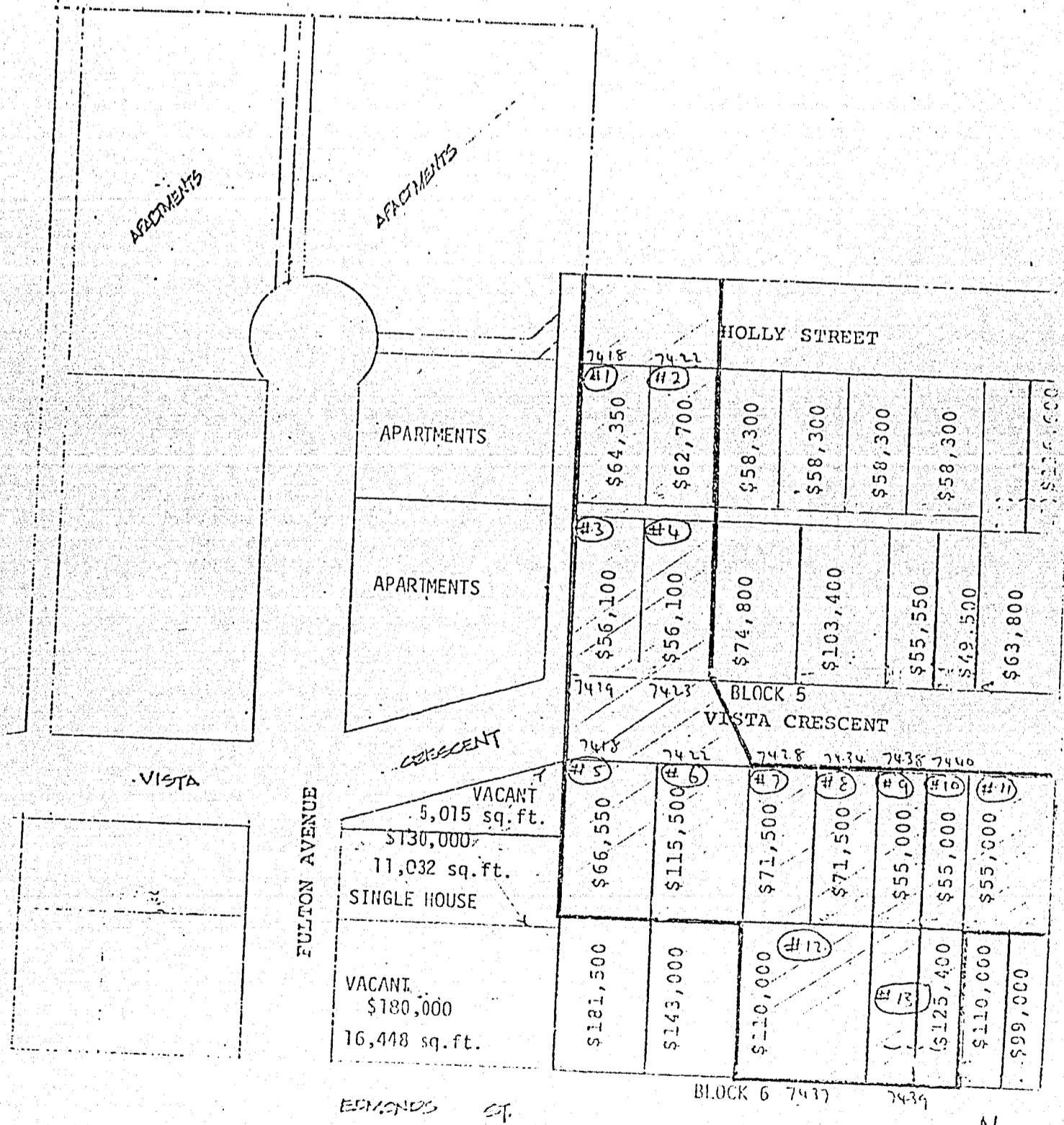
1. THAT the Commission direct the Administrator to discuss with the N.I.P. Committee and Planning Department staff the funding process for the acquisition of land and construction of the recreation centre on Edmonds Street.
2. THAT the Commission approve and recommend to Council that expropriation bylaws be prepared for the properties at
  - 7439 Edmonds Street
  - 7437 Edmonds Street.

cc: ✓ Director of Planning  
 N.I.P. Planner  
 Land Agent  
 Municipal Treasurer

ITEM 18  
 MANAGER'S REPORT NO. 6  
 COUNCIL MEETING 1978 01 23

ITEM 1 (IN CAMERA)  
 ADMINISTRATOR'S REPORT NO. 26  
 COMMISSION MEETING DEC. 7/77

RE: LANDS DEPARTMENT MEMO MAY 12, 1977  
 BLOCKS 5 and 6 -- MARKET VALUE PLUS 10% (ESTIMATES)



DISCUSSION PAPER FOR JOINT COMMISSION/N.I.P. COMMITTEE MEETING

TUESDAY, SEPTEMBER 6, 1977.

ITEM 1 (IN CAMERA)  
ADMINISTRATOR'S REPORT NO. 26  
COMMISSION MEETING DEC. 7/77

193

RE: THE RICHMOND PARK/EASTBURN RECREATION CENTRE DEVELOPMENT PLAN

This report is intended to summarize and hopefully clarify the relative spheres of concern of the Parks and Recreation Commission and the Eastburn N.I.P. Committee in relation to the development plan for Richmond Park; the acquisitions of properties; and the construction of the Eastburn Recreation Centre.

Attachments are included which provide pertinent detail:

1. A memo from the Supervisor of Design to the Assistant Administrator of Operations, dated August 29, 1977, which details the neighbourhood and district park needs of the Richmond area, and the joint funding of the land acquisitions and building costs for the proposed Eastburn Recreation Centre by the N.I.P. Committee and the Parks and Recreation Commission.
2. Pages 29, 30 and 31 of the Parks and Recreation Administrator's Report No. 15, dated July 6, 1977, provide an analysis of existing and proposed park facilities in Richmond Park; and the estimated floor space requirements for the proposed recreation centre.
3. Attachments A, B, C and D provide supporting diagrammatic detail relating to the general distribution of recreation centres throughout Burnaby; the existing and future land requirements for an expanded Richmond Park; and a schematic proposal for the layout of indoor and outdoor facilities within the park.

In summary, the following are the key areas which require agreement and positive recommendations to the Eastburn N.I.P. Committee and the Parks and Recreation Commission:

- A. That the land to be acquired, as per Attachment B, be approved, and that the funding of the land acquisition be as follows:

<u>Immediate</u>	<u>Source</u>
Parks and Recreation	\$421,300 (\$222,670 Park Acqu. Levy) (\$198,630 '78 Park Land Acqu. Program)
Eastburn N.I.P. Committee	<u>\$543,400</u> (N.I.P. Program)
	<u>\$964,700</u>

Longer Range

- Parks and Recreation \$905,850 (Park Acqu. Levy and Park Land Acquisition Program)
- B. That the basic concepts of neighbourhood and district park use, as contained in Attachment C, and the park development concept, as contained in Attachment D, be approved in principle.
- C. That the concept of locating and funding the first phase (9,500 sq. ft.) of the proposed Eastburn Recreation Centre be approved in principle - with the funding responsibilities as follows:

Parks and Recreation	\$300,000 (1971 Parks By-law - covered lacrosse box, fieldhouse and tennis courts)
	<u>\$100,000</u> (Parks Development Fund as per 1977 C.I.P.)
Eastburn N.I.P. Committee	<u>\$400,000</u> <u>\$250,000</u> <u>\$650,000</u>

ITEM 1  
MANAGER'S REPORT NO. 26  
COUNCIL MEETING 1978 01 23



Following concurrence and acceptance of the foregoing recommendations by this joint committee, and subsequently by the Eastburn N.I.P. Committee, it is recommended that the following recommendations be forwarded to the Parks and Recreation Commission for approval:

1. That the Commission approve in principle the concept of a design for the development of Richmond Park based on Attachment D, which includes a passive area with playground, a facilities area and a recreation building area.
2. That the appropriate steps be taken to expend the \$300,000, as provided in the 1971 Parks By-law funds, on the construction of the first phase of the Eastburn Recreation Centre.
3. That the Commission approve in principle the floor space program for the recreation centre as presented in the Administrator's Report No. 15, dated July 6, 1977.
4. That the Commission approve in principle the phasing and cost of the recreation centre as per Tables 1 and 11 of the Planning Department report, dated June 22, 1977, and received by Council on June 27, 1977.
5. That the Commission concur in the Council decision to authorize negotiations for the acquisition of properties shown as Phase 1 in the Planning Department report, dated June 22, 1977, and received by Council on June 27, 1977.
6. That the Chief Building Inspector be appointed as co-ordinator for the construction of the recreation centre.
7. That the co-ordinator be requested to initiate procedures for the appointment of the architect for the project.

Respectfully submitted,

GS/elm  
Attachs.

GORDON SQUIRE  
ASSISTANT ADMINISTRATOR-RECREATION

ITEM	18
MANAGER'S REPORT NO.	6
COUNCIL MEETING	1978-01-23

CORPORATION OF THE DISTRICT OF BURNABY

INTER-OFFICE COMMUNICATION

TO: ASSISTANT ADMINISTRATOR - OPERATIONS DEPARTMENT: PARKS AND RECREATION DATE: Aug. 29, 1977  
FROM: SUPERVISOR OF DESIGN DEPARTMENT: " " OUR FILE #OP#34-2  
SUBJECT: RICHMOND PARK YOUR FILE

18  
6  
ITEM  
MANAGER'S REPORT NO.  
COUNCIL MEETING 1978 01 23

A. DESCRIPTION

This is a 7.1 acre park centrally located in the Richmond neighbourhood. The park currently has the following facilities: large grass playing field, one small grass playing field, (both of which are in good shape and well draining), 1 lacrosse box, a fieldhouse, and some playground equipment - including a wading pool. This park functions as both a neighbourhood park (playground) and a district park (playfields and lacrosse box). There is approximately 1.6 acres of neighbourhood park space, while approximately 5.5 acres of Richmond Park is devoted to district level recreation activities.

B. NEIGHBOURHOOD PARK NEEDS

The Richmond neighbourhood had an estimated population in 1976 of 6,800 and it is projected to be 8,400 by the year 1986. (There is as great a population in this one neighbourhood as the combined total population of the three neighbourhoods in northeast Burnaby). In addition to Richmond Park, both Powerhouse Park (two acres) and Rosewood Park (0.4 acres) are within this neighbourhood's boundaries. These three parks provide a total of four acres of neighbourhood park space - (two acres of which are undeveloped). Proposed expansion of all three of these parks will result in approximately 8.1 acres of neighbourhood park space. Using the accepted standard of 2.25 acres per 1,000 population there should be 15.3 acres of neighbourhood park available now, and by 1986 there should be 18.9 acres. It is therefore obvious that, in addition to the proposed expansion of the three existing parks, there is a need for an additional 10 - 11 acres of developed neighbourhood park space in the Richmond neighbourhood by 1986. The neighbourhood park assessment recently completed by staff indicates a need for four pre-school play areas within this neighbourhood plus upgrading of two elementary (including Richmond), additional informal grass play areas, additional passive and landscape areas as well as a need for more tennis courts and a soccer pitch.

C. DISTRICT PARK NEEDS

The Richmond neighbourhood is included in the Central Burnaby District. District facilities within this area are Richmond Park and Burnaby Central Secondary School. In addition there is the new Malvern Park site on Morley Avenue that is designated as a district park as well as many district facilities included in the master plan for the expanded Deer Lake Park. While 4 - 5 acres at the most of Malvern Park

.....Continued

TO: ASSISTANT ADMINISTRATOR  
-OPERATIONS

August 29th, 1977

could be developed as district park, there will be eight acres of district level facilities at Richmond, ten acres at Burnaby Central, and a minimum of 15 - 20 acres of district level facilities at Deer Lake. These facilities will satisfy the need for 42 acres of district facilities for the Central Burnaby area in 1986.

D. PROPOSED FACILITY

The current proposal to expand Richmond Park to Edmonds Street to provide a site for a district recreation facility is a good one. This facility along with the existing playing field will go a long way in fulfilling the district needs of the Central Burnaby area. Estimated costs are as follows for the first phase:

I (a) LAND

(i) Parks and Recreation	\$421,300.
(ii) N.I.P.	543,400.
TOTAL	\$964,700.

(b) BUILDING \$650,000.

II SOURCE OF FUNDS

(a) LAND

(i) Parks and Recreation	\$200,000.	(Parks Acquisition Levy)
(ii) N.I.P.	550,000.	
TOTAL	\$750,000	

(b) BUILDING

1971 Parks Bylaw	\$400,000.
N.I.P.	250,000.
	\$650,000.

Future Parkland Acquisition Development Levy funds for the Richmond Park neighbourhood are estimated to be adequate to finance the purchase of the remaining land required to complete the final stages of the Richmond Park site (\$905,850.) (See Attachment B).

E. SUMMARY

The expansion of Richmond Park and the construction of a recreation facility on the site will provide a much needed facility for the residents of both the Eastburn area as well as the Central Burnaby Area, and should therefore be supported by this department. We should not, however, lose sight of the great need for neighbourhood park space in this area and should strive to provide adequate neighbourhood facilities as well as the district facility in the near future.

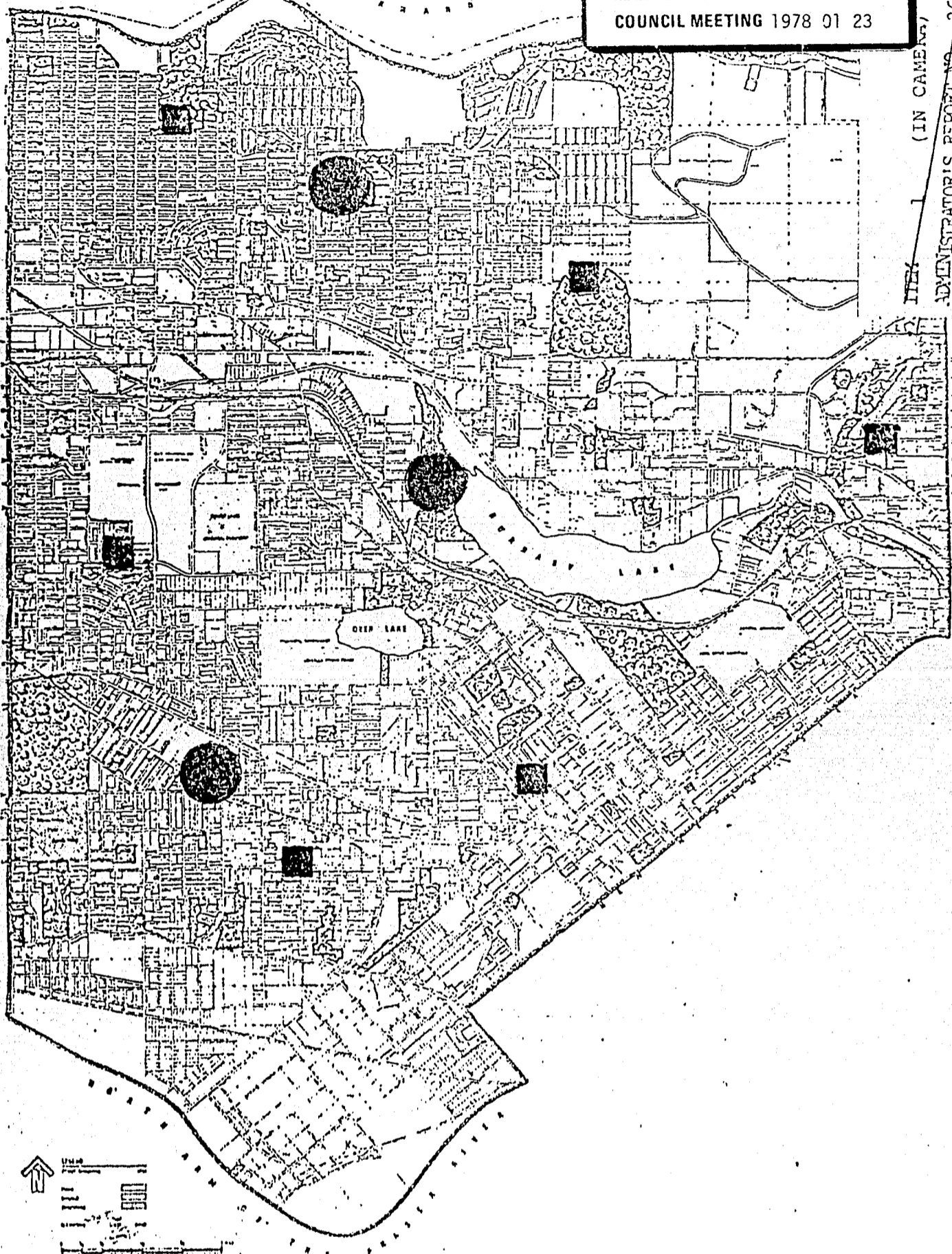
BEH:mh  
Attachment

*(Handwritten initials)*



ITEM 18  
MANAGER'S REPORT NO. 6  
COUNCIL MEETING 1978 01 23

ITEM	18
MANAGER'S REPORT NO.	6
COUNCIL MEETING	1978 01 23

ITEM 1 (IN CAMERA)  
 ADMINISTRATOR'S REPORT NO. 26  
 COMMISSION MEETING DEC. 3/77



PARK SYSTEM

-  COMMUNITY RECREATION COMPLEX
-  DISTRICT RECREATION COMPLEX

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MARCH 50

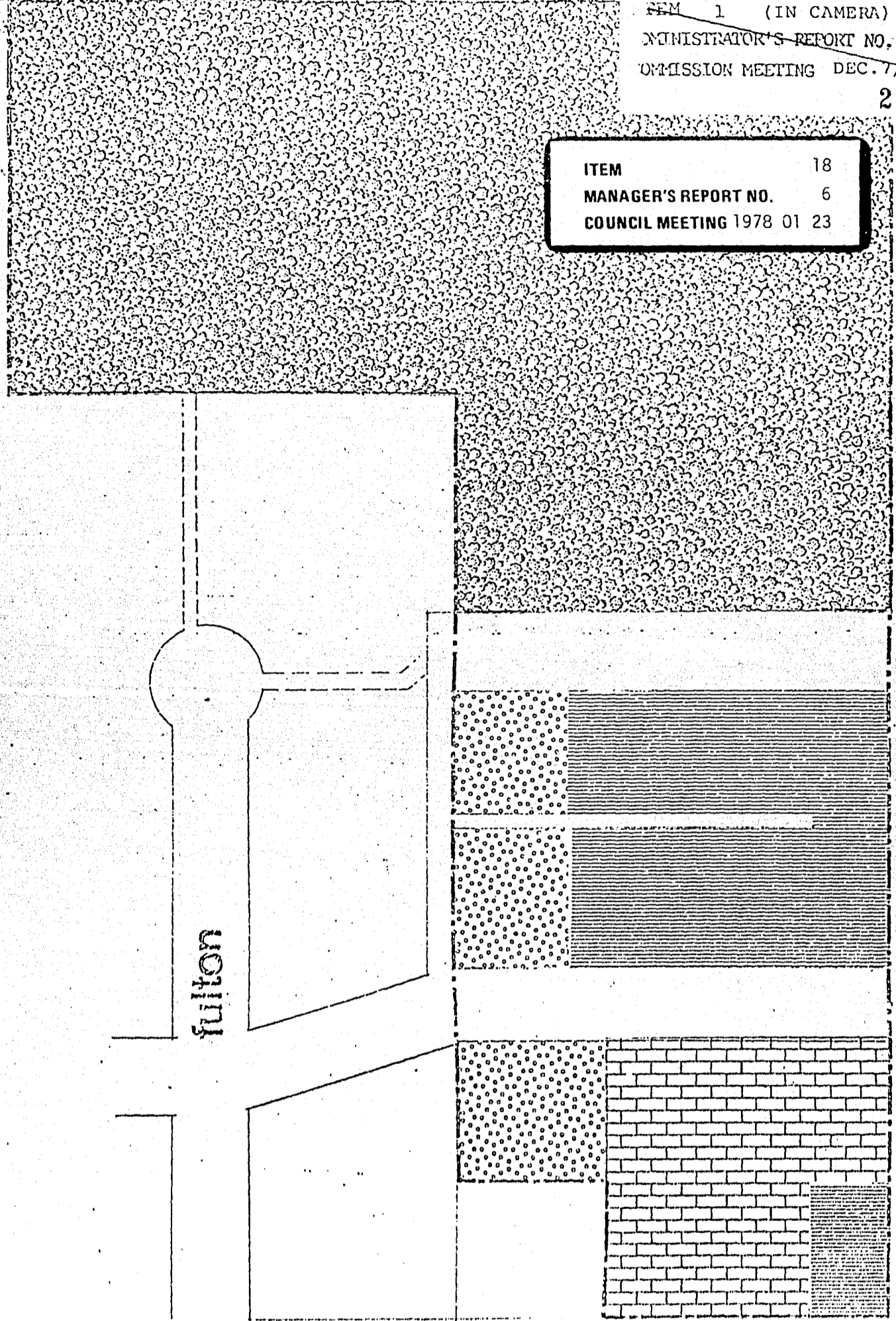
ITEM 1 (IN CAMERA)  
ADMINISTRATOR'S REPORT NO. 26  
COMMISSION MEETING DEC. 7/77

201


ITEM 18  
MANAGER'S REPORT NO. 6  
COUNCIL MEETING 1978 01 23

humphries ave

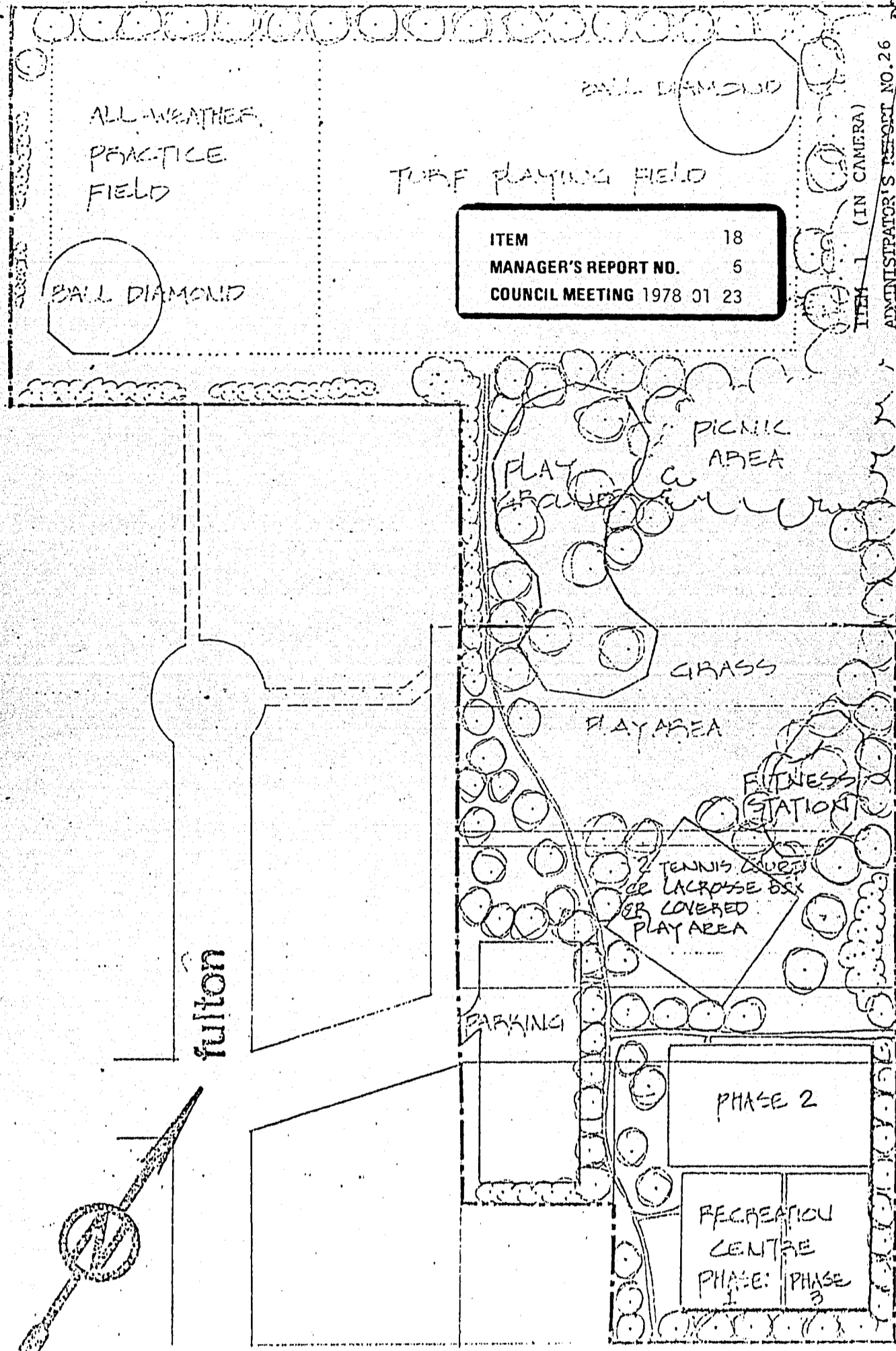
fulton



**RICHMOND PARK - expansion** B

	EXISTING PARK		TO BE ACQUIRED BY M.I.P. (\$543,400)
	TO BE ACQUIRED IMMEDIATELY BY PARKS (\$421,300)		TO BE ACQUIRED AT A LATER DATE (\$905,850)

Cwell st



ITEM	18
MANAGER'S REPORT NO.	6
COUNCIL MEETING	1978 01 23

ITEM 1 (IN CAMERA)  
 ADMINISTRATOR'S REPORT NO. 26  
 COMMISSION MEETING DEC. 7/77

humphries

RICHMOND PARK expansion  
 DEVELOPMENT CONCEPTS

AMOUNT NOT TO SCALE  
 34-3-25-77