

ITEM	13
MANAGER'S REPORT NO.	40
COUNCIL MEETING	1978 05 23

Re: PROPOSED PARK AT 7TH STREET AND GRAHAM AVENUE  
EASTBURN NEIGHBOURHOOD IMPROVEMENT PROGRAM PROJECT

1. PETITIONS AND A LETTER FROM MRS. ALICE A. ORR WHICH APPEARED ON LAST WEEK'S AGENDA (ITEM 3e)
2. LETTERS APPEARING ON THE AGENDA FOR THE 1978 MAY 23 MEETING OF COUNCIL:
  - a. Barbara Gudmundson  
7388 Canada Way
  - b. Ruth Struve  
7827 13th Avenue
  - c. Glen and Irma Claydon  
7406 Canada Way
  - d. Mrs. Hannie Kellock  
7388 Canada Way
  - e. Mrs. Alice Orr  
7806 Graham Avenue
  - f. Kathleen, John & Elizabeth Schram  
7792 - 16th Avenue
  - g. Catherine D. and Gilbert G. Hampton
  - h. Mr. & Mrs. Edward G. Eades  
7804 - 16th Avenue

The subject petitions and letters express either objections to or support for the proposed development of a park at 7th Street and Graham Avenue. Following is a report from the Director of Planning on this matter:

Attached to this report are five additional letters which residents in the area sent directly to the Manager.

RECOMMENDATIONS:

1. THAT Council reaffirm the planned development of a Mini-park at Graham Avenue and 7th Street; and
2. THAT a copy of this report be sent to those persons who have written letters to Council and the Manager regarding the planned development of a Mini-park at Graham Avenue and 7th Street; and
3. THAT a copy of this report be sent to the Parks and Recreation Commission.

\* \* \* \* \*

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PLANNING DEPARTMENT  
1978 MAY 17  
OUR FILE: 12.129-117

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: PROPOSED PARK AT 7TH STREET AND GRAHAM AVENUE  
EASTBURN NEIGHBOURHOOD IMPROVEMENT PROGRAMME PROJECT

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#### I. BACKGROUND

On 1978 May 15, Council received a petition and heard a delegation from residents in the area of 7th Street and Graham Avenue opposed to the development of a mini-park on property at 7793 Graham Avenue which was purchased by the Municipality under the terms of the Neighbourhood Improvement Programme.

The need for a new park in this area was first noted at the initial N.I.P. public meetings held in late 1975. The residents of the area bounded by 10th Avenue, Canada Way, Sixth Street and Edmonds Street noted that there is no public open space or playground available unless the children crossed these arterial streets bounding the neighbourhood.

The need for mini-parks was restated in the N.I.P. questionnaire circulated in 1976 July. Of the 745 responses received on the question of "tot lots for small children", 553 people rated the projects as either very important or important community needs. At public meetings held in 1976 November to review the draft N.I.P. plan, one person spoke in support of this project at the public meeting at Edmonds School, and six people spoke in support of this project at the public meeting at 12th Avenue School.

On 1977 November 29, the Eastburn N.I.P. plan was approved in principle by Council and the process of detailed planning of each project began.

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In 1977 September the N.I.P. staff were approached by a number of block mothers who reside in the area who have children attending Edmonds and 12th Avenue Schools. The block mothers attended a regular N.I.P. Committee meeting and offered to assist with getting the project initiated. They subsequently conducted a door to door survey to obtain more information about how people felt about the proposed mini-park. The results indicated that approximately 76 per cent of those households contacted supported the development of a mini-park to a greater or lesser degree, while only 16 per cent were recorded as being opposed to the idea. No site had been selected at this time.

It became apparent at the earliest stages that some of the area residents were opposed to the park idea, thus an effort was made to ensure that information about the progress of the project was thoroughly discussed before any decisions were made or the project pursued.

## II. LOCATION CRITERIA

Potential locations for the proposed park were discussed with the residents and a series of criteria for selecting a site were developed. The five criteria included centrality to the area to be served, good visibility into the site, need to minimize the impact upon adjacent private properties, and safety from the busy perimeter streets of the neighbourhood, as well as the necessity of finding a willing vendor.

## III. PUBLIC MEETING NUMBER ONE

On 1977 December 08 a public meeting was held to discuss the project and clarify some of the concerns brought up by residents about the project. This meeting was attended by 19 residents. It was apparent that while the younger people with children were strongly in support of the proposed park, the older people without children at the meeting did not feel the park was necessary and that it could aggravate vandalism problems in the area.

A discussion between the two groups took place at the meeting and a number of the people opposed to the proposal said that they were under the impression that it was "Block Brothers" (rather than block mothers) who had done the survey and that somehow the proposed park was related to plans to build apartments nearby.

The conclusion of this meeting was quite positive and while it was recognized that even though all those in attendance were not in support of the project, most of those opposed indicated that they could accept the concept of building a new park in the area.

During this period in December the Land Agent contacted the owners of some suitable locations to determine their willingness to sell their properties.

## IV. PUBLIC MEETING NUMBER TWO

On 1978 January 24 another public meeting was held at the Eastburn N.I.P. office. The purpose of this meeting was to provide an opportunity to inform people about the proposal as some residents had complained about a lack of information. It should be noted that prior to this meeting notices were distributed to all residences from the area (refer to Appendix 2). A total of 20 residents from the area attended with four N.I.P. Committee members also in attendance.

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Concerns were discussed regarding the need for the park, vandalism in the area, possible future expansion of the mini-park, and design and uses in the park. Again, the mothers with children put forward the case for needing a park in the area.

At this January 24 meeting an informal motion recommending that N.I.P. move to acquire land for a mini-park in the central portion of the 7th Street area was passed with a Mr. Graham being recorded as being opposed. Mrs. Orr was in attendance at this meeting.

Again, the basic atmosphere of the meeting appeared quite positive at that time with most of the 24 people utilizing the opportunity to speak. The meetings were chaired by the Chairperson of the Eastburn N.I.P. Resident Committee. Staff then noted that a subsequent meeting to discuss the design of the park would be held in the future.

V. PROPERTY ACQUISITION

At this point the Planning staff and the Eastburn N.I.P. Committee felt assured that those people who had been opposed to the project had their concerns alleviated and, in light of the strong support for the project, the decision to proceed was made after the N.I.P. Committee meeting of 1978 January 25.

The site at 7793 Graham Avenue was being offered for sale on the open market which met all the location criteria at the time of the January 24 meeting. A report was prepared recommending acquisition of the property at 7793 Graham Avenue. This report was considered by the Parks and Recreation Commission and authority was given by Council for the Land Agent to negotiate the acquisition of this property on 1978 February 06.

On 1978 February 13 Council subsequently approved the purchase of the property.

VI. NEXT PUBLIC MEETING TO DISCUSS THE PROJECT

On 1978 April 18 another public meeting was set up to discuss the design of the mini-park. Again, notices were sent to all households (see Appendix 2). This meeting was attended by 13 residents, all of whom were in support of the project and advised the Parks and Recreation Department's design staff who were present at the meeting, of possible types of equipment and design considerations. Toys such as a "log airplane with teeter-totter wings", swings and boxes, benches for adults, and attractive landscaping were proposed.

Following this meeting these design suggestions were referred to the Parks and Recreation Department for the preparation of a final design.

VII. ISSUES RAISED BY PETITIONERS

The petitioners opposed to the development of the park have raised a number of objections suggesting that the impact of the park will be to produce an increase in vandalism, drug use and lower property values in the area and create an eyesore. (Refer to Appendix 1 for locational distribution of the petitioners.)

In addition, the petitioners have stated that access to other parks is adequate, traffic problems exist at 7th Street and Graham and that adequate information regarding the project was not made available.

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Vandalism in an area around a small park is generally not likely to be more noticeable as the park would be an extension of the public area created by the street and would not afford the privacy for vandals which is available in larger parks. Information about vandalism is difficult to obtain, however, in the past East Burnaby United Church did encounter a number of incidents. In the past five years this problem has diminished according to Church officials.

In terms of access to other parks, the 7th Street area is served by Graham Park which is across Sixth Street, and Mary and Hilda Parks across Canada Way. Robert Burnaby Park is within a kilometer. The purpose of the proposed mini-park is not to replicate facilities available in other parks but to provide a strictly local park for use by the very young and those people who are least able to walk to parks further afield.

In terms of traffic problems at 7th and Graham, the accident records show that there have been four recorded accidents at the intersection since 1963 which is relatively low for an intersection of this type.

A petition was circulated by a supportive resident of Graham Avenue to determine if people wished to see if Graham could be closed off in conjunction with the proposed park. This petition did not receive support in the neighbourhood.

#### VIII. SUMMARY AND CONCLUSIONS

The proposal for a park in the 7th Street area initially came from residents of the area and was put through a long positive process of public discussion. Since that time in late 1977 when criteria for selecting a site were developed and land acquisition was discussed as well as a survey taken by block mothers in the area, it was recognized that some people were opposed to the concept. Three public meetings were held repeatedly to set up forums for discussion to ensure that the project proceeded only with the support of the community. It appeared, in the opinion of the Eastburn N.I.P. Resident Committee and staff, up until very recently, that community support did exist and that those still opposed had had their concerns alleviated at public meetings.

One of the key issues in this matter results from the conflicting needs of people with young children in the area and some of the older family households whose children have left home and who believe that older people would not use a new mini-park as a sitting area or to play checkers or watch children.

In the opinion of the Planning staff the need for this park has been demonstrated and this need will continue to grow as more young families move into this area. In addition, the process of developing this proposal was a public one with a good level of public spirited debate in this neighbourhood.

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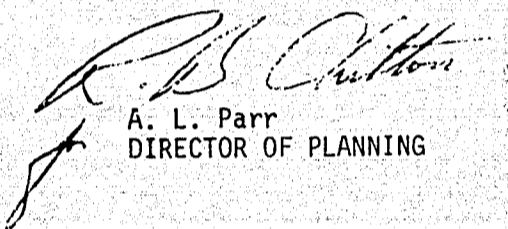
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IX. RECOMMENDATIONS

It is recommended:

1. THAT Council proceed with the planned development of a mini-park at Graham Avenue and 7th Street; and
2. THAT Mrs. Orr, and those who have written letters be sent a copy of this report.



A. L. Parr  
DIRECTOR OF PLANNING

BR/ds

attachments

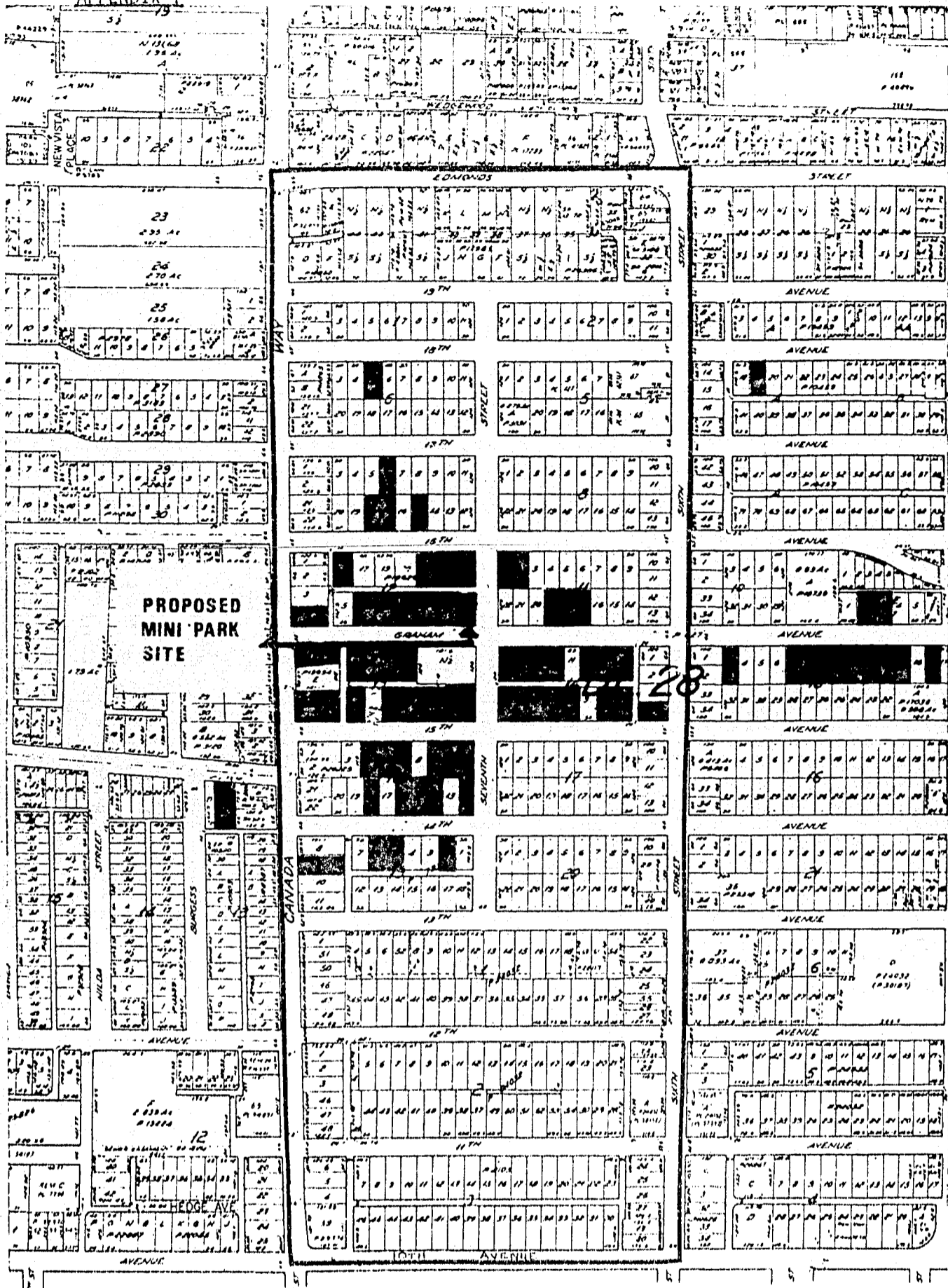
cc Parks and Recreation  
Administrator

Land Agent

Eastburn N.I.P. Resident  
Committee

Board of Directors, East Burnaby  
United Church

APPENDIX 1



Date  
**78 05 17**

Scale  
**1" = 400'**

Drawn By

Burnaby Planning Department

**EASTBURN N.I.P. PROPOSED MINI PARK**

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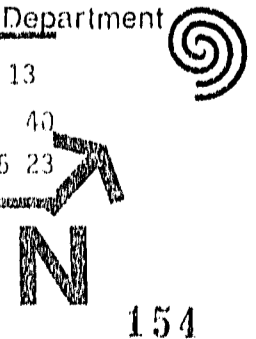
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STUDY AREA  
 PROPOSED MINI PARK SITE  
 RESIDENTS PETITIONING AGAINST THE PROJECT  
 RESIDENTS WRITING LETTERS IN OPPOSITION

No. of households petitioning against the mini park in the study area: 63

No. of households petitioning against the mini park outside of the study area: 14

Total no. of household in the study area: 300



APPENDIX II

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**EASTBURN**

Neighbourhood  
Improvement  
Programme



BURNABY PLANNING DEPARTMENT  
NEIGHBOURHOOD IMPROVEMENT PROGRAMME OFFICE, 7731 EDMONDS STREET, BURNABY B.C., V3J 1J5, TELEPHONE 522 8922

**7<sup>th</sup> STREET NEIGHBOURHOOD PROPOSED MINI PARK**

WHAT DO YOU THINK ABOUT THE 7<sup>TH</sup> STREET  
NEIGHBOURHOOD MINI PARK PROPOSAL?

The Eastburn Neighbourhood Improvement Programme has proposed that a small mini park be built somewhere in the 7<sup>th</sup> Street area.

A couple of years ago mothers in the area bounded by Edmonds Street, 10<sup>th</sup> Avenue, Canada Way and 6<sup>th</sup> Street, requested to the NIP Committee that a new mini park be put into this area so that the neighbourhood children would have a place to play - without having to cross busy streets.

The idea is to have NIP buy property, remove the house and put in swings, climbers and adventure toys for the small children. Benches would also be provided for mothers and seniors to sit down at, watch the kids or just relax out of doors.

Recently there has been a discussion among residents in the area about this proposal and a meeting has been set up to discuss what is to be done now.

<b>PUBLIC MEETING: TUESDAY, JANUARY 24</b> 7:30 P.M. NIP OFFICE, 7731 EDMONDS
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WE WANT TO KNOW WHAT YOU THINK!  
PLEASE ATTEND.





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 BURNABY PLANNING DEPARTMENT  
NEIGHBOURHOOD IMPROVEMENT PROGRAMME OFFICE, 7731 EDMONDS STREET, BURNABY B.C. V3N 1B9. TELEPHONE 522 8922

Neighbourhood  
Improvement  
Programme



April 5, 1978

Dear 7th Street Area Resident:

Re: 7th Street Neighbourhood Mini Park

On January 24, 1978 a public meeting was held at the Neighbourhood Improvement Programme site office to discuss the proposed mini park for the 7th Street area. At this meeting the decision was made to acquire land for a mini park in the 7th Street area as central as possible to the area. Subsequently the Municipal Land Agent was given authority to negotiate for a property. This resulted in the purchase of the property at 7793 Graham Avenue (at 7th Street).

Steps are presently being taken to have the house offered for sale to anyone interested in removing it. If it cannot be sold for removal it will be necessary to demolish the house.

It is our desire now to hold a public meeting on Tuesday, April 18/78, 7:30 p.m. at the NIP Office, 7731 Edmonds Street, to discuss how residents of the 7th Street area would like to have their new mini park designed. We look forward to your continued interest and support with this project!

An information brochure announcing the meeting will be sent to your home. See you at the meeting!

Yours truly,

*Mrs. J. Beattie*

Mrs. J. Beattie, Chairperson  
Eastburn NIP Resident  
Advisory Committee

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EASTBURN

Neighbourhood  
 Improvement  
 Programme



BURNABY PLANNING DEPARTMENT  
 NEIGHBOURHOOD IMPROVEMENT PROGRAMME OFFICE, 7731 EDMONDS STREET, BURNABY B.C., V3N 1B9, TELEPHONE 522 8922

7th STREET NEIGHBOURHOOD PROPOSED MINI PARK

In 1977 residents in the 7th Street area requested that a "mini" park be provided in the area bounded by Edmonds Street, 6th Street, 10th Avenue and Canada Way as part of the Eastburn Neighbourhood Improvement Programme.

WHAT IS A MINI PARK?

The purpose of this park is to provide a play area for small children. There can be small swings, trees, play equipment, benches and whatever else we would like to design put into the park. It will be a place for mothers to take their tots to play and meet other children.

WHERE IS IT GOING TO BE?

The Municipality through N.I.P. has purchased the property on the north-west corner of Graham Avenue and 7th Street (7793 Graham Avenue) for the mini park.

HOW LONG DOES IT TAKE TO BUILD THE PARK?

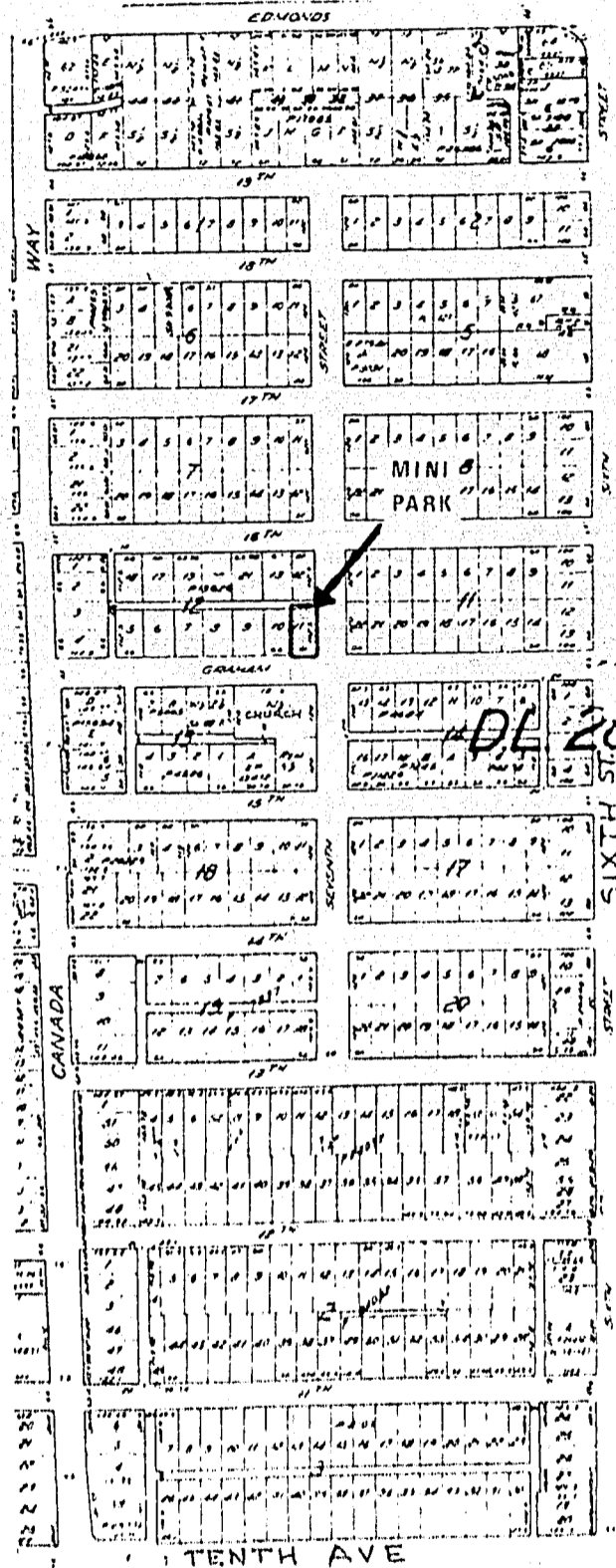
Once the plans have been completed we expect that work can begin within two months and that the mini park will be ready for summer use.

PUBLIC MEETING

A meeting is going to be held to discuss the project and to ask you to help provide your ideas on the designs and plans as to what should go into the mini park.

PUBLIC MEETING: TUESDAY, APRIL 18  
 7:30 P.M.  
 NIP OFFICE, 7731 EDMONDS

WE WANT TO KNOW WHAT YOU THINK!  
 PLEASE ATTEND.



RECEIVED  
MAY 15 1978

May 9, 1978

Dear Sir: MANAGER'S OFFICE

I would like to draw your attention to the folly of a mini park across from the East Burnaby United Church on Graham Ave.

In the first place our lot is too small for a playground. Secondly the element that roams this area after dark is very destructive. There are three larger parks within two or three blocks from here. People can get across the street if they want to wait two to five minutes at peak traffic time only.

This is a sample of the vandalism that has occurred at the East Burnaby United Church. The P.A. system was ripped out and stolen three weeks after it was installed - and a memorial at that. The skylight has been broken many times even with a wire netting to prohibit it. The toilet vents on the roof have been plugged with gravel which even surfaced in the sinks below on the main floor. Electric needles, a clock, staplers, and other things have been stolen, as well as countless windows broken over the years. The past winter I've noticed three bollards have been gutted with tire marks from cars and they have to mount the curbs to get on and off 7th Street.

Do you thoughtfully feel this can ever be a worthwhile project for this area?

Yours sincerely,

Earl Schroeff

(A taxpayer in this area)

46 yrs.

7791-14th Ave. Ph. 522-8000

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RECEIVED  
17 MAY 1978

MUNICIPAL MANAGER'S  
OFFICE

# Royland

Established 1924

D. O.  
Mrs Wm. M. Hawley  
7787 - 15th Avenue,  
Burnaby 3, B. C., Canada.

May 8<sup>th</sup> 1978

Mr M. J. Shelley,  
Municipal Managers  
Corp. Dist. Burnaby B.C.  
4949 Canada Way.

Dear Sir:-

Please take notice I am against  
this Mimi Play Ground, & House to be  
removed on 7<sup>th</sup> Street & Graham Ave.

Our tax money will be used  
to keep this park in order for  
only 4 months of usage.

Beside the vandalism that will  
result at night.

Yours Truly  
(Mrs) Doreen Hawley  
7787 - 15<sup>th</sup> Ave  
Burnaby B.C.  
V3N 1W6.

On behalf of my husband, daughter  
& myself, am writing to voice strong  
objection to the proposed park on  
Graham Ave & 7<sup>th</sup> St. At present there  
is a very nice home on this property  
which was just recently repainted  
& repaired on a N.I.P. loan.

We very definitely do not need  
another park in this area and it  
would seem to make more sense to  
spend the \$75,000 improving the parks  
we now have so that children of all  
ages could enjoy it & not just a  
few younger children. There is already  
a park on Graham Ave. between 6<sup>th</sup> St  
& 4<sup>th</sup> St but no facilities of any  
kind. I hope that you will give  
this matter a lot more thought  
before going ahead with proposed  
plans as people in this district  
seem to be in solid agreement that  
this idea is a waste of tax  
payer's money.

Sincerely,

Mrs. Gene Donald  
7836 Graham Ave.

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RECEIVED 9/78.  
MAY - 9

Dear Sir, MUNICIPAL MANAGER'S OFFICE

I'm writing to voice objection to the park on Graham Ave + 7th st. We already have a park on Graham Ave. And with the traffic light coming in at 16th ave + 6th st. there is no excuse that they can't cross 6th St. And I think its money spent very unnecessary.

Olga Wonnick  
7831 Graham Ave.

RECEIVED  
1978 MAY 16

7856-Graham Ave.  
Burnaby  
B.C.

MUNICIPAL MANAGER'S  
OFFICE  
Mr. J. Shelley,  
Municipal Manager.

Dear Sir,

7856 GRAHAM AVE  
B64

I wish to  
voice our opinion regarding  
the property chosen to develop  
a park at the corner of  
Graham and 7<sup>th</sup> Sts. We  
certainly disapprove and  
feel we have plenty of  
parks and one on Graham  
Ave, the other side of park  
which could be developed  
and enjoyed by everyone.

Yours truly,

Mrs. F. Hesketh  
Frank Hesketh