

ITEM	19
MANAGER'S REPORT NO.	76
COUNCIL MEETING	1978 10 30

RE: HERITAGE VILLAGE EXPANSION

Following is a report from the Director of Planning regarding the proposed expansion of Heritage Village. The recommendations that the Municipal Manager is advancing for the consideration of Council are on page 163.

This is for the information of Council.

* * * * *

TO: MUNICIPAL MANAGER 1978 OCTOBER 25
FROM: DIRECTOR OF PLANNING
SUBJECT: HERITAGE VILLAGE EXPANSION - LINEAR PARK LOCATION

RECOMMENDATIONS

1. THAT the portion of Lot 5 lying east of Deer Lake Brook including the stream itself and a 10 foot to 12 foot strip for screening the future fence be retained as part of the Public Park outside the boundaries of Heritage Village, and
2. THAT a copy of this report be forwarded to the Parks and Recreation Commission.

REPORT

- 1.0 At the 1978 June 12 meeting of Council, members of Council considered reports on the subject of Heritage Village expansion from the Municipal Manager, the Parks and Recreation Administrator, and the Director of Planning, together with a submission by Mr. V. Stusiak on behalf of the Century Park Museum Association.

At that time, Council tabled the matter pending receipt of a further report from staff on a number of questions including the use of Dale Avenue for park trail purposes and the location of the boundary on the north.

Appearing on the Agenda for the 1978 October 30 meeting of Council is a report from the Parks and Recreation Administrator conveying the recommendations approved by the Parks and Recreation Commission on 1978 October 18 in connection with this subject.

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It will be noted that the Commission's Recommendation Number 5 proposes that the future northern boundary of the Village incorporate all of Lot 5, except for a 20 foot portion paralleling Canada Way; the 20 foot remainder adjacent to Canada Way would be left for the purpose of developing the trail link.

The Planning Department would submit that the proposal to exclude all but that 20 foot portion of Lot 5 from use by the public as part of the Linear Park system is entirely inadequate and would not allow proper development of this portion of the park trail system.

The purpose of this report is to identify what is considered to be an adequate provision for the trail facility at this point in order to enable Dale Avenue to be used as the principal route for the Park trail, in lieu of the earlier concept of using Deer Lake Brook itself as the corridor for the Linear Park, and to thereby justify acceptance of expanded boundaries for Heritage Village east of Deer Lake Brook.

The provision of a grade separated crossing of Canada Way in the vicinity of the Brook is an essential part of the Park trail system, in order to avoid conflict between pedestrians and vehicles, and is not considered to be in question. Council has previously set land aside on the north side of Canada Way for this purpose, and have adopted several community guide plans indicating the need for a future pedestrian crossing at this location.

- 2.0 The Administrator's Report item that was submitted to the Parks and Recreation Commission reflected consensus between Parks Department staff and Planning Department staff on all points, following discussion and close cooperation in arriving at recommendations considered to be in the best interest of the community as a whole. On the particular subject of the north boundary in the vicinity of Lot 5 and satisfactory provision for the Park trail link to Dale Avenue, it was recommended that the arrangement illustrated in Sketch No. 2 of the Administrator's Report (as attached) be adopted.

This configuration is based on detailed site examination and conceptual design consideration by Planning Department staff, which received the concurrence of the Parks and Recreation Administrator upon further field examination.

- 3.0 A discussion of the existing features, topographic conditions, and other considerations which support retention of the easterly portion of Lot 5 for use as a part of the Public Park in conjunction with the Linear Park system is contained within Sections 2.1 to 2.3 inclusive of the attached draft report prepared by the Planning Department on 1978 September 26.

This draft report was not submitted to Council, but rather formed a part of the basis for consultation between Parks and Planning staff which led to the consensus conveyed in the Administrator's Report to the Commission. It is being forwarded at this time as an attachment for Council's information. Included in the draft report are sketches illustrating other information requested by Council, i.e. land ownership in the area (Figure 2), the recommended Village Boundaries in relation to adjacent lands (Figure 1), and a detail of the recommended trail link design concept in the vicinity of Dale Avenue and Canada Way.

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(It should be noted that this draft report had proposed the retention of an area on the order of 76 m (250 feet) in depth along the foreshore of Deer Lake within the Public Park. Upon subsequent discussion with Parks staff, acceptance of a reduced foreshore area with a depth of 160 feet was agreed upon, as signified in the Administrator's Report).

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- 4.0 The park trail link configuration currently contemplated by the Parks and Recreation Commission would, in our view, result in a totally inadequate and unusable corridor for public trail system purposes. Geometric and grade conditions, the proximity of heavy traffic on Canada Way, and the resulting negative spatial and sensory experiences, even if physical construction were possible, in an engineering sense, within the constriction of a 20 foot corridor parallel to the Canada Way property line, would result in an unacceptable condition for public use as part of a major public trail link.

The development of a viable Linear Park system connecting significant natural features and major public spaces in this Municipality has been one of the most important planning and recreation objectives that has received strong support from the public over the years, and steps taken by Councils and Parks and Recreation Commissions in the past have been directed toward realizing this concept.

Relocation of the trail to Dale Avenue from the original location adjacent to the Creek is under consideration. It is respectfully submitted that the further reduction in the provisions for this important trail link being proposed in the Commission's recommendation at the boundary of this major Municipal park would render unachievable the creation of an acceptable public walking trail. If the decision is to be made to utilize Dale Avenue as the principal alignment for the trail, a concept that can be supported from a planning point of view, it is imperative that a sufficient corridor be maintained at Lot 5 to permit a suitable grade transition and to provide an appropriate, pleasant space south of Canada Way for orientation of users and daylighting of the south portal of a future underpass.


A. L. Parr
DIRECTOR OF PLANNING

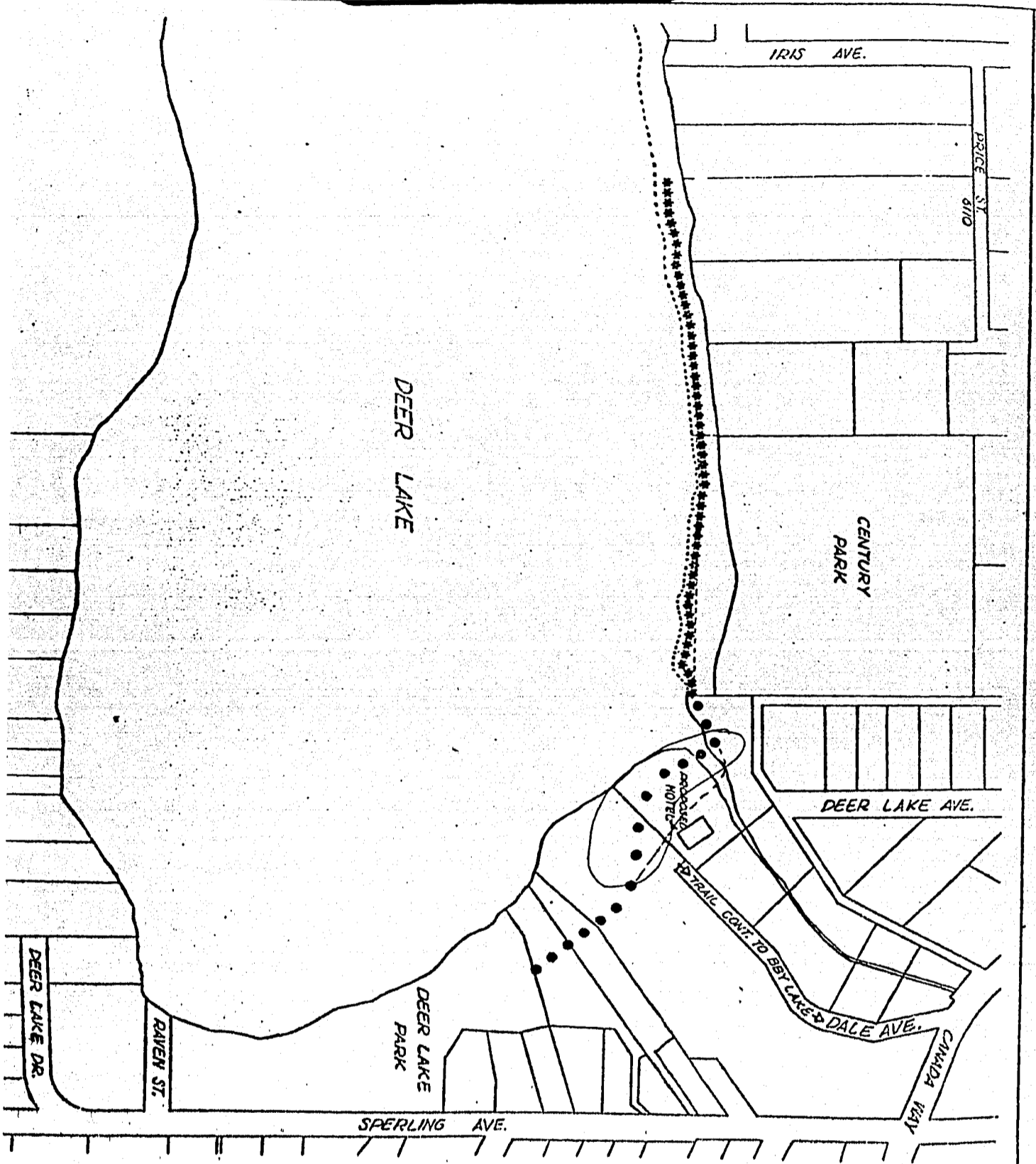
DGS/ds

attachment

cc Parks and Recreation
Administrator

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ITEM 1
 ADMINISTRATOR'S REPORT NO. 23
 COMMISSION MEETING 78 10 18



LEGEND
 ***** EXISTING TRAIL
 ○ ○ ○ ○ ○ PROPOSED TRAIL
 - - - - - CURRENT SHORELINE

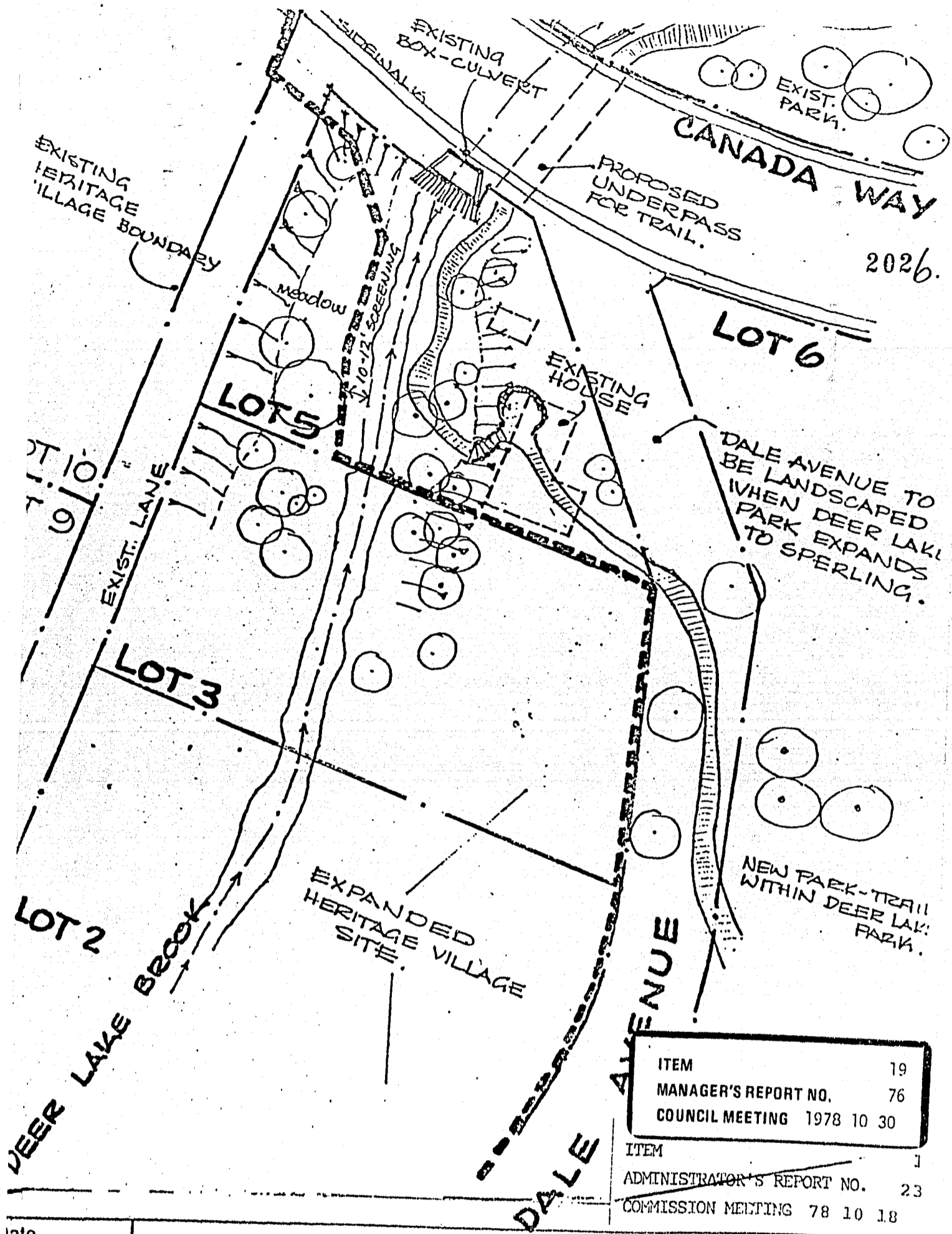
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SKETCH #1

DEER LAKE FORESHORE TRAIL
 (DIAGRAMATIC SUBJECT TO FINAL DESIGN)

BURNABY Parks & Recreation Department

DESIGNED BY
 BOBBA ST. L.H.
 CHECKED BY B.P.D.
 DATE 78-10-5



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ITEM	1
ADMINISTRATOR'S REPORT NO.	23
COMMISSION MEETING	78 10 18

Date
AUG 78:

Scale
1" = 50'

Drawn By
SJB

Burnaby Planning Department

FIG. 3.

HERITAGE VILLAGE EXPANSION ALTERNATIVE "A"
 DETAIL OF PARK-TRAIL
 RELATIVE TO LOT 5. @
 NORTH BOUNDARY OF HERITAGE VILLAGE

SKETCH #2

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COUNCIL MEETING 1978 10 30

* * D R A F T * *

TO: MUNICIPAL MANAGER 1978 SEPTEMBER 26
FROM: DIRECTOR OF PLANNING
RE: HERITAGE VILLAGE EXPANSION - LINEAR PARK LOCATION

RECOMMENDATIONS:

1. THAT Council lift from the table Manager's Report No. 44 dated 1978 June 12 on the Linear Park and the Expansion of Heritage Village and receive this additional report from the Planning Department in response to Council's request for further information on alternative 'A'.
2. THAT an adequate Public Linear Park width in the order of 76 m (250 ft.) be left between the shore of Deer Lake and the south boundaries of the Village to accommodate a future swimming beach, public trail and public open space.
3. THAT the portion of Lot 5 lying east of Deer Lake Brook including the stream itself and a 10' - 12' strip for screening the fence be retained as part of the Public Park outside the boundaries of Heritage Village.
4. THAT the boundaries of Heritage Village be as detailed in figure 1.
5. THAT a copy of this report be sent to the Parks and Recreation Commission.

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REPORT

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1.0 BACKGROUND

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1.1 On 1978 June 12 Council received reports on the question of Heritage Village Expansion from the Municipal Manager, the Parks and Recreation Administrator and the Director of Planning; together with a submission by Mr. V. Stusiak on behalf of the Century Park Museum Association.

1.2 At that time Council tabled the item until the Municipal Manager could bring forward a report on the items raised in his recommendation No. 2:

"THAT the question of the public park strip along Deer Lake adjacent to the Village, of the use of the area between Dale Avenue and Sperling Avenue including the use of Dale Avenue as the trail and the boundary on the north be tabled pending receipt of a report from the Parks and Recreation Commission and the Planning Department on these questions."

1.3 This report provides Council and the Parks and Recreation Commission with further more detailed information on how the public park strip can be incorporated along Deer Lake and the manner in which the park trail along Dale Avenue (at the expanded easterly boundary of the Village) can pass through Lot 5 and beneath Canada Way by an underpass. These questions are directly relevant to the location of the expanded Heritage Village Boundaries and relate to Alternative 'A' on the attached report which Council received on 1978 June 12.

2.0 GENERAL COMMENTS:

2.1 Reference to figures 1 and 3 attached indicate the recommended location of the park trail system in relation to the Heritage Village site expanded to Dale Avenue on the east and Century Park on the west. The expansion of Deer Lake Park around the perimeter of the Lake is also shown in accordance with the Deer Lake Park Plan submitted by Charles Torrence. (please see fig. 4 attached).

2.2 Much of the streamside landscaping, the rock walls, and the steps that already exist on the easterly portion of Lot 5 will lend themselves to incorporation in the park trail link connecting the Dale Avenue portion of the Linear Park system with those portions north of Canada Way via an underpass, which is the most practical solution given the existing contours along Deer Lake Brook.

2.3 Lot 5 is presently owned by the Municipality. The westerly portion of the property is zoned P3 (Park and Public Use) and land lying east of Deer Lake Brook is zoned R1 (Residential).


Figure 3 (attached) indicates the recommended boundaries of Heritage Village in relation to Lot 5. The Public Linear Park should include all the portions of Lot 5 east of Deer Lake Brook for these reasons:

1. This route is the most practical approach to and from a future underpass beneath Canada Way.

2. There already exists a flat open grassed area along the stream within Lot 5 ideal for establishing a park trail. This flat area is replaced by steeper banks and uncleared bush southward into Lot 3.
3. Lot 5 already has improved stream banks using rock cribbing as well as existing steps, rock walls and trail leading upward toward Dale Avenue.

In summary, very little work would be required to adapt the easterly portion of Lot 5 for the Public Linear Park and trail system. As noted above, the westerly portion of Lot 5 has already been zoned for park and public use in order to provide for use of that area in conjunction with the activities of Heritage Village.

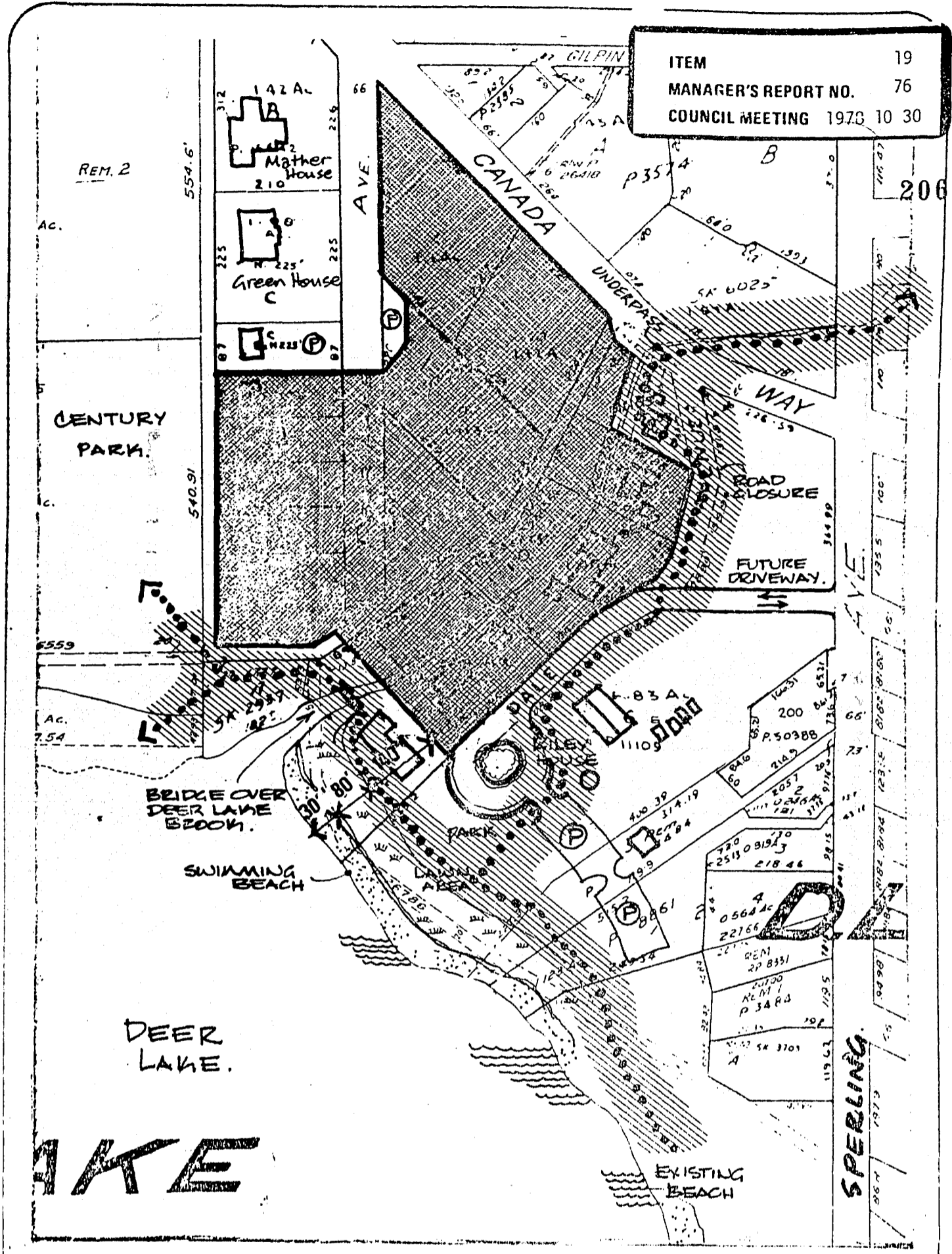
- 2.4 Figure 1 attached indicates that the northerly portion of Dale Avenue should be closed to vehicular traffic and incorporated within the landscaping of the public park together with the establishment of the park trail. The closure of Dale Avenue to vehicular traffic would occur in conjunction with acquisition of all properties fronting Dale Avenue for park purposes. Along the fore-shore of Deer Lake a 9 m (29.53 ft.) wide sand beach would be established with a 24.5 m (80.38 ft.) wide area behind as a lawn area for people to sit, picnic etc. The area between the Lake edge and the southerly boundary of Heritage Village should be in the order of 76 m (250 ft.) to accommodate the beach facilities, the trail around the lake, picnic and arboretum areas for the general public. In some cases existing houses could be retained and adapted for public use. The existing house on Lot 7, where Deer Lake Brook leaves Deer Lake, might be retained in conjunction with the extended swimming beach for life-guards, confection, changing and storage.
- 2.5 It is important to carefully design and screen the Heritage Village security fence as it will be a prominent element within the Park.


A. L. Parr
DIRECTOR OF PLANNING

SJB/nb
attach

cc: Parks & Recreation Administrator

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Date
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 Scale
 1" = 200'
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 SJB.

Burnaby Planning Department





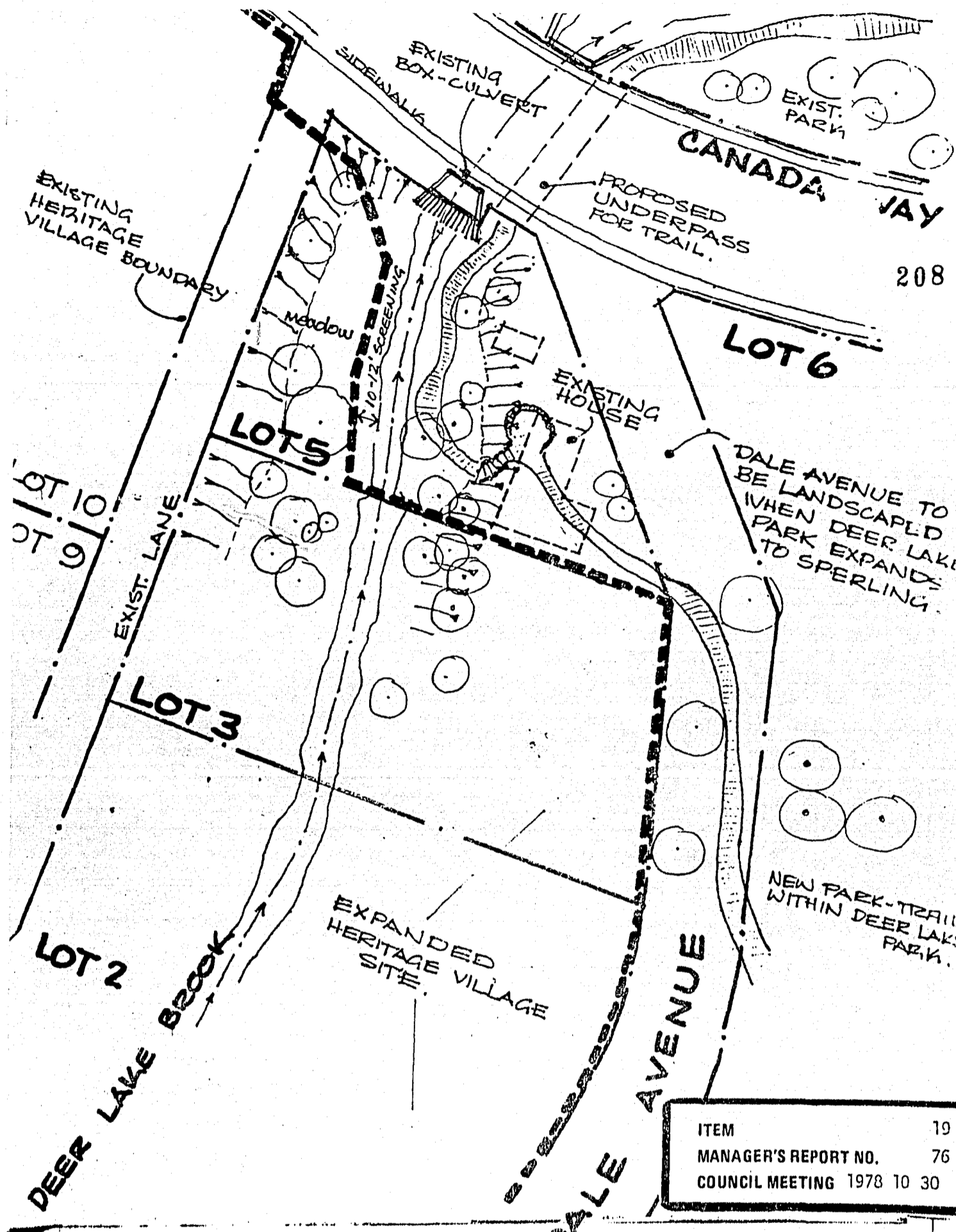
 NORTH
 LINEAR PARK
 PROPOSED HERITAGE VILLAGE BOUNDARIES IN RELATION TO LINEAR PARK.
 EXISTING HOUSE OR STRUCTURE

FIG. 1 ALTERNATIVE (A) - LINEAR PARK ON DALE AVE.



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Scale	1" = 50'
Drawn By	SB

FIG. 3.

HERITAGE VILLAGE EXPANSION ALTERNATIVE "A"
 DETAIL OF PARK-TRAIL
 RELATIVE TO LOT 5. @
 NORTH BOUNDARY OF HERITAGE VILLAGE

Burnaby Planning Department



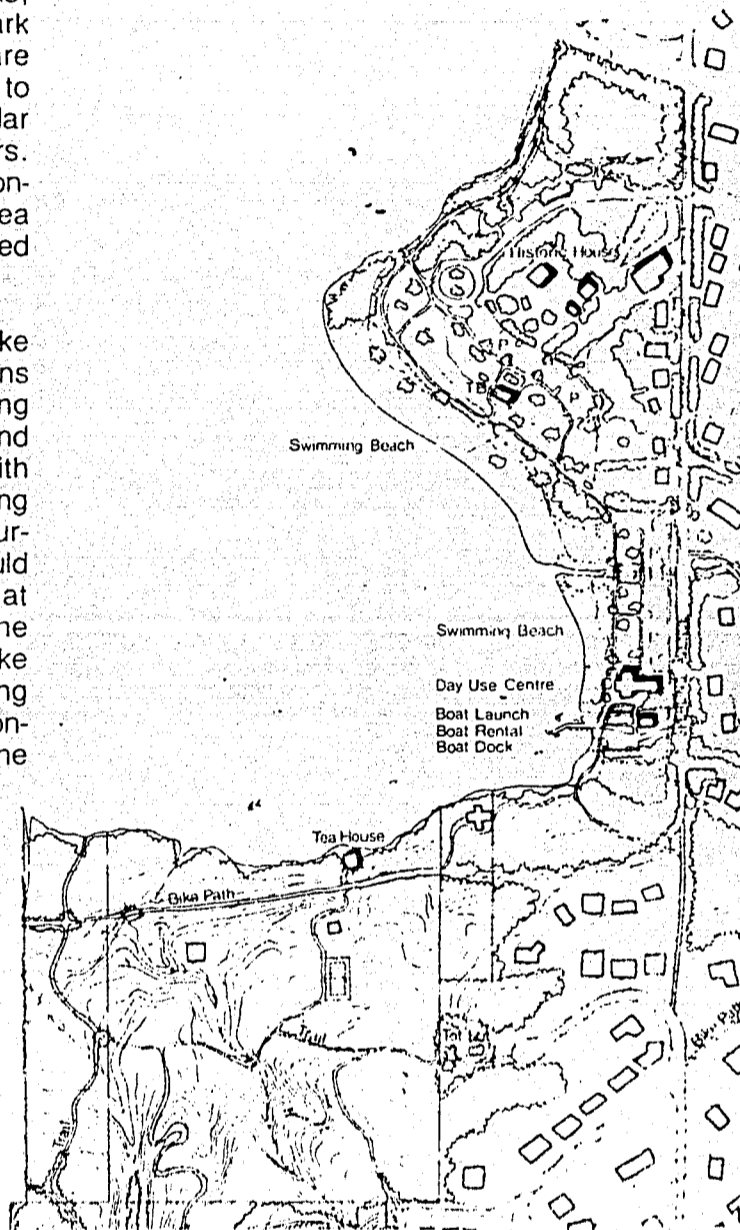
Deer Lake Park

Adjacent to the existing Deer Lake Park on the south side of the lake are several privately owned residences that are proposed for acquisition to provide bicycle and pedestrian connections to the Oakalla area. As these properties are acquired, their forested slopes will become available for forest play areas, trails, and viewpoints. In addition, they will continue to provide visual diversity to this side of the lake. It is further suggested that several of the houses be recycled for park purposes (teahouse, interpretive centres, etc.).

It is proposed that boat launching, boat rentals, and a boat dock in the existing Deer Lake Park be upgraded to improve the facilities that are presently available. It would also be desirable to redesign the present parking lot to perpendicular parking and add tree and shrub planting buffers. A bicycle and pedestrian path should be constructed between the sand beach and grass area to connect the existing Park to the proposed swimming beach to the north.

Progressing north from the existing Deer Lake Park it is proposed that several land acquisitions be completed in order to expand the existing overcrowded swimming beach. Access and parking are to be from Sperling Avenue with Dale Street closed to Canada Way. The existing Hurt house could be recycled as a neighbourhood centre. The existing trees in the area would be incorporated in the beach as is done at Locarno and Jericho beaches in Vancouver. The trail system that started in the existing Deer Lake Park would continue through the new swimming beach area across Deer Lake Brook and connect with the proposed park development in the Century Park area.

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<h1>Deer Lake Park</h1> <p>The Corporation of the District of Burnaby</p>	<p>Deer Lake Park Design Team</p> <p>Charles Torrence Norman Hotson D. John Moon Barbara Lindsay</p> <p>March 1977</p>	
	<p>Foot Meters</p>	

FIGURE 4.