

ITEM	7
MANAGER'S REPORT NO.	61
COUNCIL MEETING	1979 09 10

RE: BRITISH COLUMBIA FOREST CENTRE

Following is a report from the Director of Planning regarding the British Columbia Forest Centre.

Given the magnitude of costs involved in relocating Parks and Recreational facilities, the timing involved in such relocation, the negative position of the Parks and Recreation Commission on locating the Centre in Central Park, and the problems with establishing surface parking for 900 cars, plus the area required by this Centre in the Park, the Municipal Manager is of the view that a decision should now be made with respect to whether or not the Centre would be permitted in the Park. For the reasons noted, the Municipal Manager's position is that it should not be and that the Foundation should be advised accordingly so that the Foundation can proceed with its investigations at other sites.

Having said this, the Manager would like to go on record as supporting the concept envisaged by the Foundation, and it would be his hope that a site could be found in Burnaby where such a Centre could be located. He has personally viewed the Western Forestry Centre in Portland, Oregon on his holidays so as to gain a greater appreciation for what is proposed. There is little doubt of the merits of the centre, but the site selection in Central Park is a very serious problem. It is the Municipal Manager's view that we should not give up on assisting in finding a site in Burnaby, but that decision is in the hands of the Foundation. Certainly we should expend considerable effort to pursue this centre and assist in the search for a site that is mutually acceptable to Burnaby and to the Foundation. The Planning Department should therefore be directed to work directly with the Foundation in this regard, even to the extent of assigning a staff member for a short time to work on the site selection problem.

RECOMMENDATIONS:

1. THAT Central Park not be approved as the site for development of a forestry centre; and
2. THAT the Director of Planning be directed to work with representatives of the British Columbia Forest Foundation in an effort to find acceptable alternative sites to accommodate a public forestry educational exhibit and activity center in Burnaby; and
3. THAT a copy of this report be sent to the British Columbia Forest Foundation.
4. THAT a copy of this report be sent to the Parks and Recreation Commission.

* * * * *

1979 SEPTEMBER 05

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: BRITISH COLUMBIA FOREST CENTRE

RECOMMENDATIONS:

1. THAT Council receive this report for information purposes.

REPORT

BACKGROUND:

Council on 1979 July 03 in discussing the British Columbia Forest Centre, approved the following motion:

- " THAT further consideration of this matter be referred to the Planning Department to meet with the B.C. Forest Foundation re underground parking concerns to minimize the impact on the area and to obtain a report from the Parks and Recreation Commission on what they plan to do re the relocating of various recreational facilities presently in this portion of Central Park. "

The purpose of this report is to provide Council with the requested information.

THE BRITISH COLUMBIA FOREST FOUNDATION

117

The Planning Department has since Council's directive met with representatives from the Forest Foundation to discuss the question of underground parking at the Central Park site. At that time staff explored with the Foundation various options of making vehicular parking less obtrusive than surface parking.

The Forest Foundation has now submitted a letter and two sketches (attached) outlining the proposed development in the north-east corner of Central Park. The Forest Foundation has indicated that it cannot provide covered parking for financial reasons. All the proposed parking is on surface parallel to Kingsway and Patterson Avenue for a total of approximately 900 cars. Two larger coloured drawings of the proposed development will be on display at the Council meeting. Representatives from the Forest Foundation will also be in attendance at the Council meeting to answer any questions that may arise.

PARKS AND RECREATION COMMISSION

The north-east corner of Central Park bounded by Kingsway, Patterson Avenue and the B.C. Hydro right-of-way contains the following facilities:

1. Lawn bowling green and clubhouse
2. Senior baseball diamond with bleachers for ± 300 seating
3. Football/soccer field overlapping the hardball diamond
4. Minor baseball diamond
5. Wading pool
6. Public washrooms
7. Residence
8. Asphalt parking area for ± 60 cars
9. Gravel parking area for ± 40 cars

The Parks and Recreation Commission at its meeting of 1979 August 01, considered a report from Parks and Recreation staff (also attached) on the subject of relocating these recreational facilities and adopted the following recommendations for transmittal to the Municipal Council:

1. " THAT the bowling green remain on the existing site and that any future development of the triangle be compatible to the bowling green. "
2. " THAT a study be made of the future requirements for senior baseball in Burnaby with a view to relocating this facility at Riverway Sports Complex or Burnaby Lake Sports Complex. "
3. " THAT the Commission not endorse the location of the B.C. Forest Centre on the Central Park Triangle. "

The following two Parks and Recreation staff recommendations to the Commission were referred back for further review:

1. " THAT the soccer field be replaced with the future development of Riverway Sports Complex. "

The Commission wished staff to ascertain the locality from which spectators are drawn. It was felt that many come from the apartments in the immediate neighbourhood and these would be lost if the activity was relocated in Riverway Sports Complex.

2. " THAT other miscellaneous facilities such as the minor baseball diamond, wading pool, playground be located at Riverway Sports Complex, future neighbourhood park developments in the metro town area or other areas in Central Park as may be appropriate. "

The Commission was concerned about moving minor baseball to Riverway.


Assuming that the senior baseball diamond, the football/soccer field and the minor baseball diamond are relocated to Riverway Sports Complex, the Parks and Recreation Administrator estimates that given the soil conditions in the area and the continuation of the assigned priority to the construction of additional field facilities at Riverway, play would likely only commence in the summer of 1985.

CONCLUSIONS:

The Planning Department is still of the opinion that the concept and development of a Forest Centre in Burnaby is an exciting prospect. From the discussions that the Planning Department has had with the representatives of the Forest Foundation it has been determined that the Foundation only wishes to pursue the site at Central Park.

The Planning Department continues to view the concept of a Forest Centre at the N.E. corner of Central Park as being generally advantageous to both Metrotown and Central Park. The Centre will be an appropriate "gateway" to Metrotown, be an identifiable image and activity centre and help attract visitors to the general area. With respect to its relationship to Central Park, it is felt that the forest theme of the Centre would relate well to the park and provide an excellent setting for such a unique and potentially interesting regional facility. A possible analogy of the Centre in a regional sense would be the Conservatory in Queen Elizabeth Park or the Aquarium in Stanley Park. However the Planning Department has certain reservations about the preliminary sketch plans. These reservations relate to the on-site surface parking and the fact that the preliminary sketches of the centre do not appear to reflect Councils desire to minimize the impact of any development by the provision of underground parking coupled with a design appropriate for this high profile site adjacent to the proposed Light Rapid Transit alignment and to Kingsway at a key Metrotown entry point. The Planning Department has to report therefore that its discussions with the Forest Foundation have not been completely successful in resolving Councils concerns, and that unfortunately the plans as submitted do not meet Councils criteria for the redevelopment of the site.

As outlined earlier, the Parks and Recreation Commission is still investigating the relocation of some of the recreational facilities from the north-east corner of Central Park. Additionally, given the fact that the field facilities at Riverway would likely only be ready for play in 1985, the timing and cost of relocation would have to be part of the negotiations with the Foundation should Council approve the proposed Forest Centre use of the site and the Foundation wishes to commence construction immediately.


A. L. Parr
DIRECTOR OF PLANNING

118

BLS/sam
Attachments
cc: Parks and Recreation Administrator

ITEM	7
MANAGER'S REPORT NO.	61
COUNCIL MEETING	1979 09 10

119

The British Columbia Forest Foundation

10 Creechouse 1551 Johnston St. Granville Island Vancouver, British Columbia V6H 3R9 (604)685-8541

August 24, 1979

Mr. Tony Parr
Planning Director
District of Burnaby
4949 Canada Way
Burnaby, B.C.
V5G 1M2

Dear Mr. Parr,

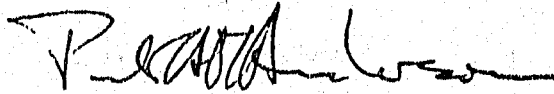
I am sending herewith some outline sketches of the manner in which we would treat the north-east corner of Central Park, if permitted to build the Forest Centre there. Please note that the full-scale development is shown; we do not expect to build more than half of this in the first instance.

We have exercised the whole question of parking very thoroughly. It has been concluded that we cannot cover parking for financial reasons. The Forest Centre will be built by a combination of funds raised by ourselves from private sources, and public monies. We feel that it would not be right or sensible to seek funds from these sources for covering automobiles; we do not think it would be tolerated by donors.

The Forest Centre will take great care of the appearance of its setting, in terms of both design and maintenance. The exhibit content of the Forest Centre will vary according to the site which it ultimately occupies, and will be chosen for suitability to that place. For example, noisy exhibits would be avoided in Central Park, although they might be used readily on an industrial waterfront site.

We do hope that you find this approach satisfactory. Please do not hesitate to get in touch with me or with Boak Alexander if further questions need answering.

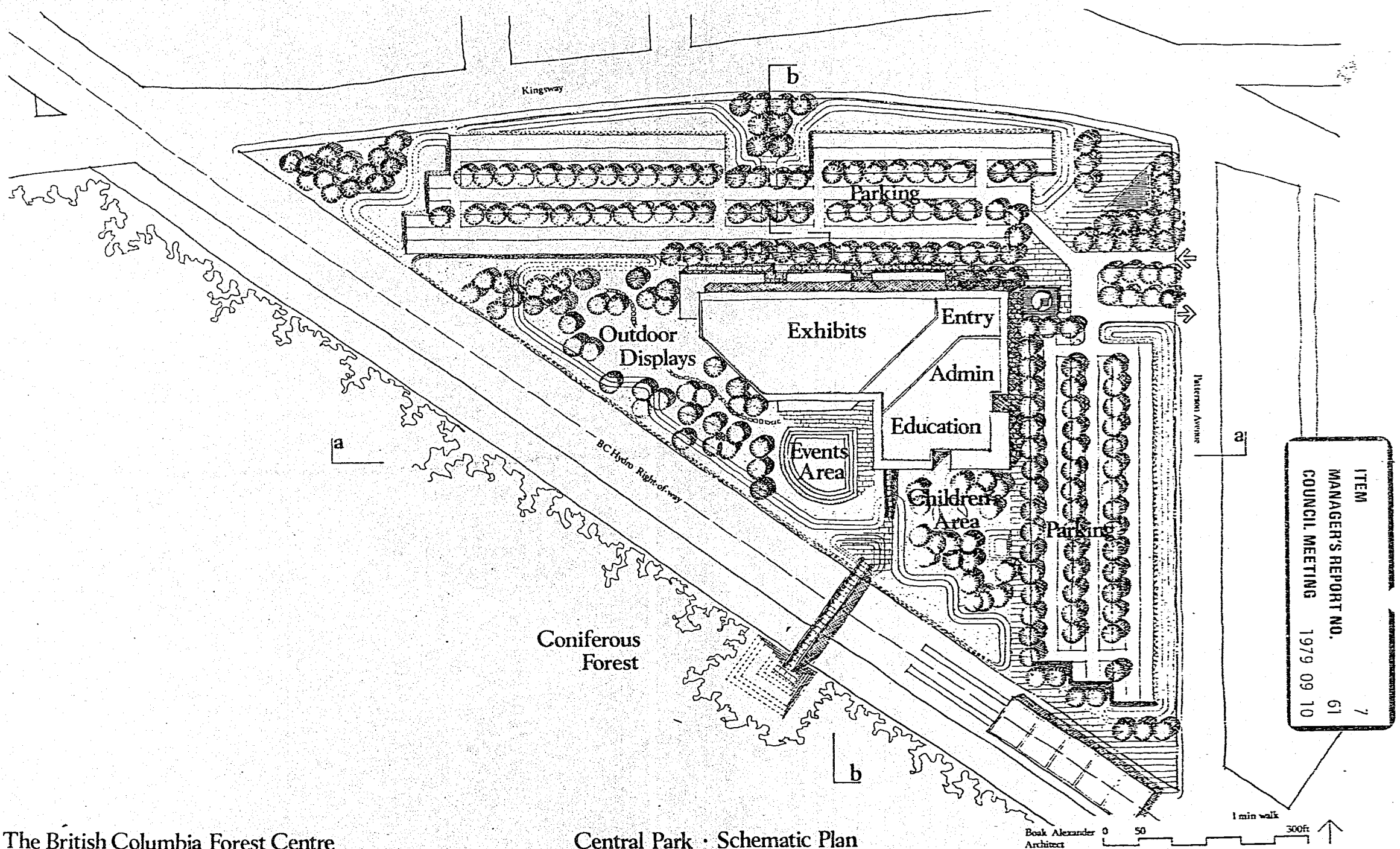
Yours very truly,



Peter A.M. Anderson,
Executive Director.

PAMA:ces
Enclosures

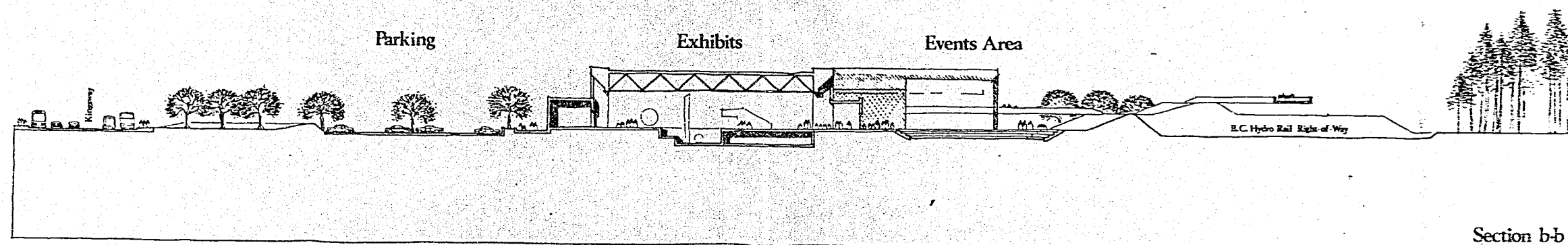
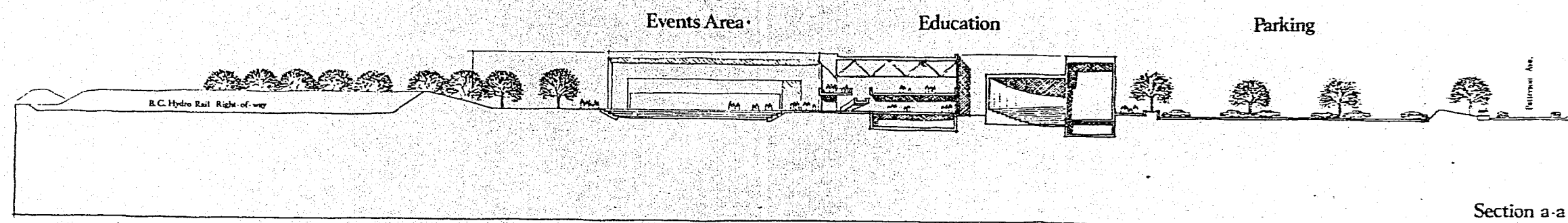
c.c. - Boak Alexander, Architect



ITEM
MANAGER'S REPORT NO. 7
COUNCIL MEETING 1979 09 10 61

The British Columbia Forest Centre

Central Park · Schematic Plan



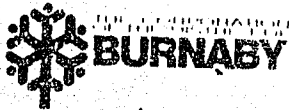
The British Columbia Forest Centre

Central Park - Schematic Section

Book Alexander Architects 0 25 120'

ITEM	7
MANAGER'S REPORT NO.	61
COUNCIL MEETING	1979 09 10

121



ITEM	7
MANAGER'S REPORT NO.	61
COUNCIL MEETING	1979 09 10

INTER-OFFICE COMMUNICATION

TO: Director of Planning

DEPARTMENT:

DATE: 1979 Aug 08

FROM: Administrator

DEPARTMENT: Parks & Recreation

OUR FILE #

SUBJECT: Relocation of Recreational Facilities from
the Central Park Triangle Bounded by Kingsway,
Patterson and B.C. Hydro Right-of-Way

YOUR FILE #

The Parks and Recreation Commission received the attached Administrator's Report No. 16, Item 12, at its meeting of 1979 August 01.

The Commission dealt with the staff recommendations as follows:

Recommendation # 1 - "THAT the bowling greens remain on the existing site and that any future development of the triangle be compatible to the bowling green."
This was adopted.

Recommendation # 2 - "THAT a study be made of the future requirements for senior baseball in Burnaby with a view to relocating this facility at Riverway Sports Complex or Burnaby Lake Sports Complex."
This was adopted.

Recommendation # 3 - "THAT the soccer field be replaced with the future development of Riverway Sports Complex."
This was referred back to staff for further review. The Commission wished staff to ascertain the locality from which spectators are drawn. It was felt that many came from the apartments in the immediate neighbourhood and these would be lost if the activity was relocated in Riverway Sports Complex.

Recommendation # 4 - "THAT other miscellaneous facilities such as the minor baseball diamond, wading pool, playground be located at Riverway Sports Complex, future neighbourhood park developments in the metro town area or other areas in Central Park as may be appropriate."
This was also referred back to staff for further review. The Commission was concerned about moving minor baseball, etc., to Riverway.

Recommendation # 5 - "THAT the Commission not endorse the location of the B.C. Forest Centre on the Central Park Triangle."
This was approved unanimously.

Recommendation # 6 - "THAT the contents of this report be communicated to the Planning Department for transmittal to Municipal Council in conjunction with their further report to Council on this subject."
This was approved with the amendment that the Planning Department be informed that a further report will be forwarded as soon as the staff report on Recommendations 3 and 4 is submitted.

Administrator

A. Graham
per A. Graham.

AG/df

Attach.

ITEM	7
MANAGER'S REPORT NO.	61
COUNCIL MEETING	1979 09 10

ITEM	17
ADMINISTRATOR'S REPORT NO.	16
COMMISSION MEETING	79 08 01

123

RE: RELOCATION OF RECREATIONAL FACILITIES FROM THE
CENTRAL PARK TRIANGLE BOUNDED BY KINGSWAY, PATTERSON
AND B.C. HYDRO RIGHT-OF-WAY

At its meeting of 1979 July 03 in discussing the British Columbia Forest Centre, Council approved the following motion:

"THAT further consideration of this matter be referred to the Planning Department to meet with the B.C. Forest Foundation re underground parking concerns to minimize the impact of the area and to obtain a report from the Parks and Recreation Commission on what they plan to do re the relocating of the various recreational facilities presently in this portion of Central Park".

The attached is a report from the Assistant Administrator for Operations on this subject.

BACKGROUND:-

At its meeting of 1978 February 15, the Parks and Recreation Commission received the Burnaby Metro Town report together with staff comment and advised Council that the Commission endorsed the report in principle. Page 70 of that report, contains the following item concerning the Central Park Triangle -

"The triangular portion of the park bounded by Kingsway, Patterson and the B.C. Hydro right-of-way which is a high profile area adjacent to the proposed Light Rapid Transit alignment and to Kingsway at a key Metrotown entry point is proposed to be developed for higher intensity urban park use. The playing field uses presently located on the site would be relocated as redevelopment of this park area was imminent. Further study will indicate the exact type of specialized facility of most benefit to the overall community and suited to this specific location. Parks and Recreation staff are presently investigating this matter".

1980 - 1984 FIVE YEAR CAPITAL PLAN:-

In May of 1979, Council approved the Commission's five year capital plan which included \$200,000 in each of the years 1981 and 1982 for construction of additional field facilities at Riverway Sports Complex. Should this item retain the priority so assigned to it, construction would take place in the construction year May 1982 to May 1983. Under normal conditions play would commence in the summer of 1984. However, because of heavy settling due to peat conditions, our experience with the construction of the first half of the Riverway Sports Fields would lead us to conclude that there is a strong possibility that play would not be able to commence until the summer of 1985.

ITEM

12

ADMINISTRATOR'S REPORT NO.16

COMMISSION MEETING 79 08 01

RECOMMENDATIONS:

ITEM	7
MANAGER'S REPORT NO.	61
COUNCIL MEETING	1979 09 10

1. THAT the bowling greens remain on the existing site and that any future development of the triangle be compatible to the bowling green.
2. THAT a study be made of the future requirements for senior baseball in Burnaby with a view to relocating this facility at Riverway Sports Complex or Burnaby Lake Sports Complex.
3. THAT the soccer field be replaced with the future development of Riverway Sports Complex.
4. THAT other miscellaneous facilities such as the minor baseball diamond, wading pool, playground be located at Riverway Sports Complex, future neighbourhood park developments in the metro town area or other areas in Central Park as may be appropriate.
5. THAT the Commission not endorse the location of the B.C. Forest Centre on the Central Park Triangle.
6. THAT the contents of this report be communicated to the Planning Department for transmittal to Municipal Council in conjunction with their further report to Council on this subject.

ITEM	7
MANAGER'S REPORT NO.	61
COUNCIL MEETING	1979 09 10

125

~~ITEM 12~~
~~ADMINISTRATOR'S REPORT NO. 16~~
~~COMMISSION MEETING 79 08 01~~

TO: ADMINISTRATOR 1979 July 20
 FROM: ASSISTANT ADMINISTRATOR-OPERATIONS
 SUBJECT: LOCATION OF THE BRITISH COLUMBIA FORESTRY CENTRE ON CENTRAL PARK

The triangle of Central Park at Kingsway and Patterson is 15 acres in area and contains the following facilities:

1. Lawn bowling green and clubhouse
2. Senior baseball diamond with bleachers for \pm 300 seating
3. Football/soccer field overlapping the hardball diamond
4. Minor baseball diamond
5. Wading pool
6. Public washrooms
7. Residence
8. Asphalt parking area for \pm 60 cars
9. Gravel parking area for \pm 40 cars

Re-location of facilities:

Bowling Green

This facility is located in the west end of the triangle and has one floodlit green and a clubhouse, also a gravel parking area for \pm 40 cars. Toilets are connected to a septic tank. The total area of this section of the park is \pm 3 acres with the bowling green and park area using \pm 1.5 acres. The balance of 1.5 acres is open green space.

The bowling club has indicated a need for an additional green and expansion of the clubhouse. Therefore, they would require an additional \pm 0.5 acres to meet their future requirements, a total of \pm 2.0 acres. This facility has been in

this location for approximately 65 years with most members coming from this section of Burnaby and Vancouver. The facility has good vehicle and public transportation service and is ideally located. The future development of metro town and anticipated occupancy of retired and adult people would indicate a potential for an increased club membership. Consequently, the facility in this location has a high potential use.

If we consider re-locating the facility in another area of Central Park, we must recognize that Central Park is being used to capacity at the present time. The development of metro town will result in a significant impact on the use of the park. To re-locate in Central Park we would, of necessity, eliminate some other use of the park. The only so-called open space in Central Park is at Boundary Road and Imperail and this area is used quite heavily for informal play, picnics, etc. It remains, therefore, that we must then consider removal of trees in the wooded section of the park and I would suggest that this could be an un-wise move. The walkway system in this wooded section is heavily used. However, apart from this, a heavily-treed preserved area of mature vegetation is a unique feature in an urban park and should remain undisturbed for present and future generations.

We have explored other park areas in this section of Burnaby and there are only two park areas that offer a development potential but they are removed considerably from the Central Park area:

Riverway Sports Centre

There is no developed section of this park at this time to allow immediate construction. Land clearing, filling, levelling and settling would be required. Apart from the aforementioned, this is not a good site as it is removed considerably from the core of potential and present users. Furthermore, public transportation is wanting.

Burnaby Lake Sports Complex

This area probably offers a better potential than Riverway and could be an integral part of the development but is poorly located to the present core of club members.

Cost estimate - the cost of re-locating depends entirely on the site conditions of the future site. Presuming that the new site had stable and level ground conditions, the estimated cost would be as follows:

	Additional Green	Existing Green
re-build existing green		\$ 56,000.
construct additional green	\$ 56,000.	
floodlights for existing green		15,000.
floodlights for additional green	15,000.	
parking + 60 cars @ \$350.	21,000.	
construct club house + 2500 sq.ft. @ \$75.		187,500.
Total	\$ 92,000.	\$258,500.

The above costs do not include sewer and water connections, driveways, etc. Also, site conditions will determine final costs. A minimum of two years should be allowed for construction.

CONCLUSION: There is no other park site in Burnaby that can adequately meet the requirement for the re-location of the Central Park lawn bowling greens.

ITEM	7
MANAGER'S REPORT NO.	61
COUNCIL MEETING	1979 09 10

ITEM	12
ADMINISTRATOR'S REPORT NO.	16
COMMISSION MEETING	79 08 01

Senior Baseball Diamond

127

This facility is heavily used for a reasonably high calibre of baseball and is the only field in Burnaby meeting these standards.

In considering its re-location, we should also consider a site that would be capable of development into a better facility than the present facility. That is, a diamond that will, in the future, have floodlighting, better seating, clubhouse/dressing rooms. It is not necessary to have this re-located facility in the Central Park area. However, in exploring the potential sites in Burnaby, we find that only two areas may be suitable, i.e.: Riverway Sports Centre and Burnaby Lake Sports Centre. There are diamonds at Confederation Park and Kensington Park that could be upgraded to meet senior ball requirements but they are presently being used to capacity:

Riverway Sports Centre

This is an ideal future site. However, before a decision is made, extensive soil tests would be required to determine if, in fact, lighting could be provided in these unstable soil conditions. Also, a study of weather inversions may be a factor, particularly fogging because if an area is subject to fogging it then reduces the potential for maximum play.

Burnaby Lake Sports Complex

This is also an ideal future site but may have similar soil conditions giving the same problems as described at Riverway.

CONCLUSION: That a thorough study be made of the future requirements for senior baseball in Burnaby which will indicate the calibre of facility that should be required in the re-location of the baseball diamond from Central Park.

Football/Soccer Field

The future development of Riverway Sports Complex proposes additional fields which will presumably replace rather than re-locate the Central Park facility.

Minor Baseball Diamond

The future development of Riverway will replace the loss of this facility.

Cost estimates - presuming that the Senior Baseball Diamond, Football/Soccer Field and Minor Baseball Diamond are located in Riverway Sports Complex, the total cost based on the experience of constructing the existing field would be + \$296,000.00. This cost would include:

(a) brush clearing/site preparation	\$ 32,000.
(b) hog fuel fill	71,000.
(c) sand fill	87,500.
(d) irrigation	40,000.
(e) drainage	26,000.
(f) construct backstops	16,000.
(g) seeding, fertilizing	13,500.
(h) move bleachers	10,000.

Total	\$296,000.
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ITEM	7
MANAGER'S REPORT NO.	61
COUNCIL MEETING	1979 09 10

- 4 -

ITEM 12
 ADMINISTRATOR'S REPORT NO. 16
 COMMISSION MEETING 79 08 01

Wading Pool and Playground

The development of future neighbourhood parks in the metro town area will replace these facilities or an area in Central Park could be found to re-locate these facilities.

Cost estimate:

wading pool	\$35,000.
re-locate playground	6,000.
Total	\$41,000.

Residence

The removal of this building does not require a re-location onto another site.

RECOMMENDATIONS:

1. That the bowling greens remain on the existing site and that any future development of the triangle be compatible to the bowling green.
2. That a study be made of the future requirements for senior baseball in Burnaby with a view to re-locating this facility at Riverway Sports Complex or Burnaby Lake Sports Complex.
3. That the soccer field be replaced with the future development of Riverway Sports Complex.
4. That other miscellaneous facilities such as the minor baseball diamond, wading pool, playground, be located at Riverway Sports Complex and future neighbourhood park development in the metro town area.

Council did not request comments or opinion from the Department regarding the B. C. Forest Centre being located on this site. However, our opinion is that this would not be a desirable use of this park area. The size of the building, parking requirement (+ 5 acres) and resultant numbers of people would result in a very busy and congested area - particularly when the metro town development and resultant density of people becomes a reality. We would envisage this park area to have a more attractive landscaped appearance which could be enjoyed and appreciated by any participants or visitors to the site and also having a visual relief and appreciation of the passerby and viewer. The type of facility that may be used as an example of this description is a conservatory with landscaped grounds. However, we are not suggesting a conservatory on this site as the future plans of Burnaby have proposed a conservatory on the Oakalla lands. At this particular time, we do not have an alternate suggestion but we are suggesting that an in-depth study is required regarding the future Central Park triangle at Kingsway and Patterson.

W. H. Browne

W. H. BROWNE

WHB/jce