

ITEM	13
MANAGER'S REPORT NO.	85
COUNCIL MEETING	1979 12 17

RE: PROPOSED ESTABLISHMENT OF A MINI PARK  
WILLINGDON HEIGHTS NEIGHBOURHOOD IMPROVEMENT PROGRAM (N.I.P.)

Following is a report from the Parks and Recreation Administrator regarding the proposed establishment of a mini park in the Willingdon Heights area.

RECOMMENDATION:

1. THAT the recommendations as contained in the report of the Parks and Recreation Administrator be adopted.

\* \* \* \* \*

1979 December 06

TO: MUNICIPAL MANAGER

FROM: PARKS AND RECREATION ADMINISTRATOR

RE: WILLINGDON HEIGHTS N.I.P.: ESTABLISHMENT OF A  
MINI PARK

Recommendations:

1. THAT Council approve in principle the location for the four-acre neighbourhood park proposed in the Director of Planning's report dated 1979 October 11, together with the projected phasing program to achieve this (all as outlined on the attached drawing no. 2a).
2. THAT once the above properties have been acquired, Council authorize the re-zoning to P3 for development as a "mini park".
3. THAT Council authorize the closure of the adjacent portion of the MacDonald Avenue right-of-way (as shown on drawing no. 2a) and the re-zoning of this right-of-way to P3 for park development.
4. THAT Council approve in principle the pedestrian link outlined on attached drawing no. 2a.

REPORT

The Parks and Recreation Commission received the attached report from the Director of Planning dated 1979 October 11 at its meeting of 1979 October 17 and approved the recommendations contained therein. Since that time, the Neighbourhood Improvement Program Committee has given further consideration to the overall traffic patterns of the area and has decided that the closure of the east-west streets should be considered only after a comprehensive analysis of the traffic flow in the neighbourhood.

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PLANNING DEPARTMENT  
1979 OCTOBER 11

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TO: PARKS AND RECREATION ADMINISTRATOR  
FROM: DIRECTOR OF PLANNING  
SUBJECT: WILLINGDON HEIGHTS N.I.P.: MINI PARK

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The following is a report outlining the extent of community need for a "Mini Park" and its desired locational relationship to existing and proposed parks. Included in the report, which is for the consideration of both the Parks and Recreation Commission and the Council, are recommendations as to how and where such a park should be built.

BACKGROUND:

The 1977 Burnaby Park Study indicates that there is a need for additional park facilities in Area #2, Willingdon Heights (see location plan - Drawing No. 1). Population increases in this neighbourhood have been relatively small in recent years; however, the rate of growth is expected to increase slightly in the future, accentuating the present deficiency in neighbourhood park facilities. Furthermore, the situation in this area is aggravated by the fact that there are no park facilities provided north of Parker as all existing parks, i.e. Willingdon Heights Park and Kitchener Elementary School Playground, are south of Parker Street. The Burnaby Park Study proposed therefore, that two new parks each three to four acres in size be built north of Parker to serve both easterly and westerly sections of this area.

The Willingdon Heights Neighbourhood Improvement Programme Plan, approved by the Parks and Recreation Commission on 1978 May 17 and by Council on May 23rd, proposed that land be obtained and a new "Mini Park" built in the area between Parker Street and Hastings Street. This goal was established on the basis of responses received at public meetings and returns from a questionnaire conducted by the Willingdon Heights N.I.P. Resident Planning Committee in 1976 July. Answers to the questionnaire indicated the desire for some additional open space to be provided in the form of a small park. Significantly a greater number of replies requesting park facilities came from that part of the neighbourhood north of Parker, where presently there are none. It is this particular area that, in relationship to other single family residential areas throughout the Municipality, is clearly deficient in parkland. Bounded on four sides by major roads (Hastings, Willingdon, Parker and Boundary) residents here are somewhat isolated from park facilities to which they might otherwise walk in adjacent areas. The existing "grid" street pattern, with all roads acting as potential through traffic routes, is not able to accommodate informal play areas or meeting places. There is no central focus to this portion of the neighbourhood; nowhere public that children can play safely, new residents can meet their neighbours, and older people simply get together.

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TYPE, SIZE AND LOCATION OF PARK REQUIRED:

Fundamental to the whole problem of site selection is the question of whether the "Mini Park" (asked for by local residents) should be capable of expansion in the future to accommodate the additional area of neighbourhood parkland (called for in the Burnaby Park Study). During the planning stages of the Willingdon Heights Neighbourhood Improvement Programme, the N.I.P. Committee expressed a desire to see the required "Mini Park" as a starting point in the development of the larger park as proposed in the Park Study. In addition, certain obvious advantages are to be gained from planning the two facilities together: less disruption to the neighbourhood, ultimately greater convenience to families wishing to use a variety of facilities, and safety for small children surrounded by parkland. Assuming that expansion is desirable then clearly the siting of the "Mini Park" now should be based on a predetermined location for the proposed Neighbourhood Park. In considering the two additional parks called for in the Park Study it was determined that the area north of Parker and to the west of Gilmore is most distant from other existing park facilities and therefore most in need of the early development of a neighbourhood park. The need to find a suitable site of three to four acres for development within this area as park (see study area, Drawing No. 1) thus becomes an additional criteria for selection of the "Mini Park".

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In determining the size of neighbourhood park required, the Burnaby Park Study has adopted a standard of 2.25 acres per 1,000 population. This is not a hard and fast rule but rather a guideline used for developing a realistic plan for a park and recreational system throughout the Municipality and as such is designed to meet only average conditions. The standard does not take into account such things as variations in age groups in different areas, population distribution and travel distances to parks within one neighbourhood. This latter consideration is of particular importance here, where all existing facilities are located in the southern half of the neighbourhood. However, using the standard as a guide, a future projected requirement (for 1986) of 17.7 acres is proposed, an increase of 4.1 acres over existing park facilities. To compensate for the complete lack of open space in the northern section of the neighbourhood the study, as mentioned earlier, recommends the development of more than this (4.1 acres) in the form of two new parks north of Parker, each 3 - 4 acres.

In response to resident requests and as the first phase in the development of one of these two parks on the west side of Gilmore the "Mini Park" will be expected to provide play space and apparatus for small children under parental supervision, tables and benches for mothers and the elderly, and a grass area large enough to permit most free forms of play without encouraging conventional ball games. The privacy of adjoining owners, with regard to their interface with the park will also have to be respected by the provision of some sort of buffer. Given these very general requirements, an area of approximately one half to two thirds of an acre would be sufficient to meet these requirements and represent the first phase of the neighbourhood park.

In order to lessen the impact of this park on the neighbourhood, and in order to keep in step with open space requirements as population figures grow, construction of the remainder of the park should also be in the form of a phased development.

CRITERIA ADOPTED FOR SITE SELECTION:

As a means of selecting a site for the "Mini Park", meetings were held with the Willingdon Heights Resident N.I.P. Committee to arrange and agree upon a list of selection criteria. This is given here:

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1. Minimum disruption of neighbourhood. This could be achieved by: -
  - a) use of Municipally owned lots as parkland
  - b) acquisition of privately owned empty lots
  - c) acquisition of large lots only (fewer acquisitions for area gained - avoid small 33'-0" lots)
  - d) investigating use of road right-of-ways for park
  - e) acquisition of corner lots
  - f) acquisition of old, run-down or damaged properties.
2. Centrality, with respect to: -
  - a) residential area of greatest need and
  - b) midway between existing park facilities
  - c) acknowledgement of potential for a pedestrian link with Hastings Street.
3. Suitability for phasing and expansion to accommodate three to four acre neighbourhood park. All phases will be tested against above criteria.
4. Topographical and geographical suitability, e.g.: -
  - a) not overshadowed
  - b) facing south or south-west
  - c) not too steep for reasons of construction, use and accessibility
  - d) presence of existing natural features such as mature trees
  - e) good visibility into the site.
5. Safety. Particularly important in relationship to children's play areas and busy roads.
6. Cost implications. e.g. cost of acquisitions per square foot gained.

From the outset, it was considered of utmost importance that there be minimum disruption to the local residential neighbourhood. However, no vacant lots of municipally owned properties of any reasonable size exist in this area for potential park purposes, other than Area "A" of the Community Plan No. 3. This site is presently under discussion within the Planning Department regarding potentially suitable uses for redevelopment and parkland is not considered a suitable use. Such close proximity to Hastings Street would in any case render the property unsuitable at least for development as a "Mini Park" with children's play areas. Certain overall characteristics such as large, old, run-down lots were sought in establishing areas where acquisition of private property would achieve as little physical disruption as possible. These, combined with other criteria (listed earlier) were looked for in an area of approximately three to four acres, where the possibility existed for phasing the development in such a way that the first phase "Mini Park" could be acquired quickly with relative ease.

The possibility of making one or two strategic road closures was investigated as a means of achieving three important goals; firstly, as a way of breaking down the negative, isolating, "through route" traffic characteristics of this neighbourhood and evolving a meaningful hierarchy of use categories for streets ranging from cul-de-sacs in a central location out towards major roads like Hastings; secondly, as a way of ensuring greater safety for residents and in particular young children and users of the proposed park; thirdly, (by taking over road right-of-ways) as a means of acquiring additional parkland without disruption to private property. Discussions within the Planning and Engineering Departments indicate that moderate road closures in this area would be acceptable and even desirable in certain instances. The closures as shown on Drawing No. 3 are considered desirable by staff, in as much as both these portions of MacDonald and Georgia Street are local in nature with no future plans for upgrading.

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SUMMARY:

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A number of possible park locations were established and tested against the site selection criteria. The most suitable location for the "Mini Park" is shown on Drawing No. 2 together with the proposed phasing for the neighbourhood park and pedestrian linkage to Hastings Street and the public square proposed in the Hastings Street Urban Renewal Scheme.


The process used in this report, including the site selection criteria, for establishing a park, together with the conclusions arrived at, have been achieved in close cooperation with the Willingdon Heights N.I.P. Committee, who endorse the recommendations that follow in this report.

Design drawings, specifications and costs for the development of the "Mini Park" and pedestrian walk will be the subject of a further report. Acquisitions costs appear in Appendix "A".

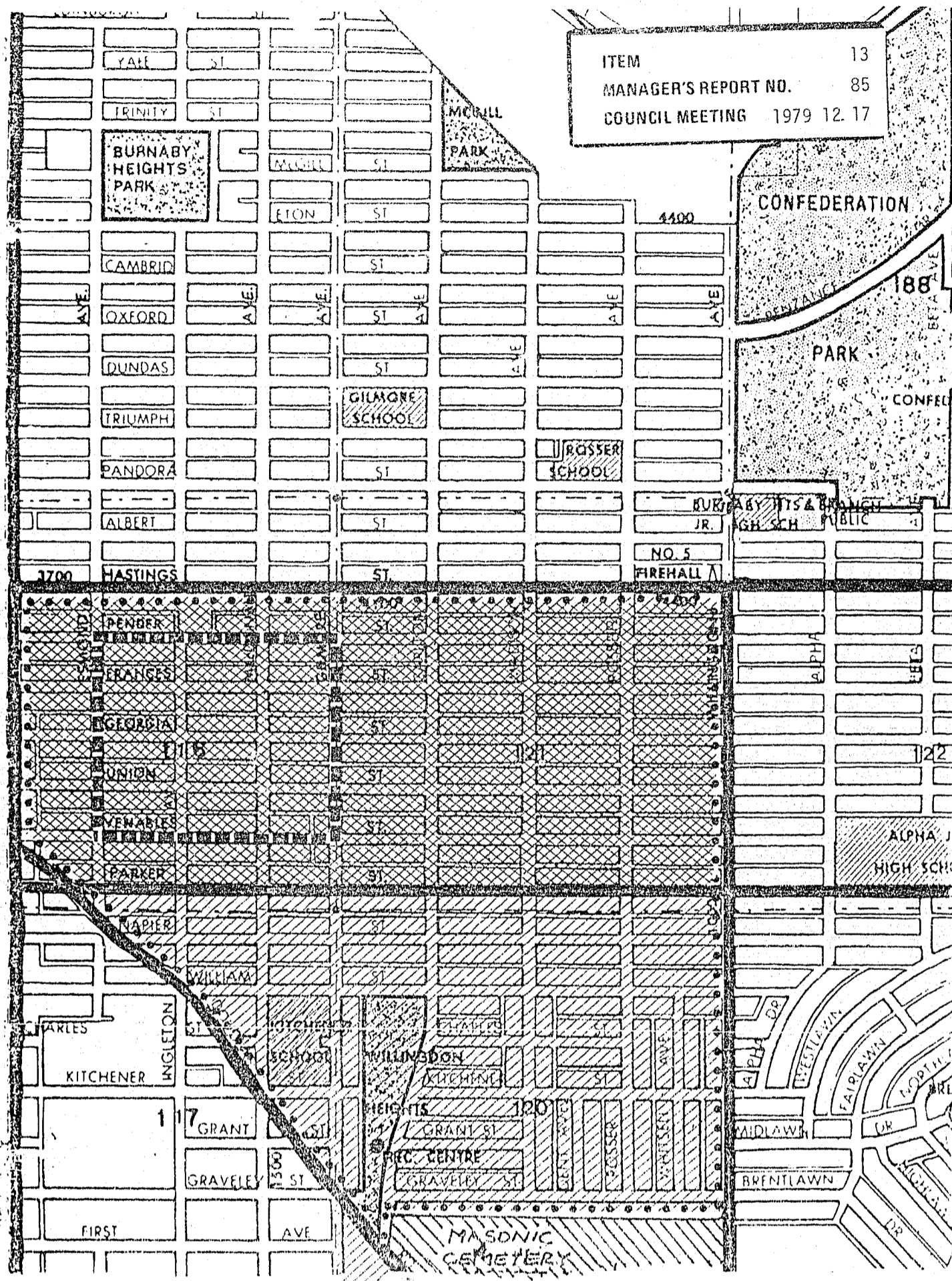
RECOMMENDATIONS:

THAT the Parks and Recreation Commission approve and recommend to Council:

1. THAT Council approve in principle the location for the four acre neighbourhood park proposed in this report together with the projected phasing programme to achieve this (all as outlined on Drawing No. 2).
2. THAT Council authorize the closure of adjacent portions of the MacDonald and Georgia right-of-ways (as shown on Drawing No. 3) and the rezoning of these to P3 for development as a "Mini Park".
3. THAT Council approve in principle the pedestrian link outlined on Drawing No. 2.

  
A. L. Parr  
DIRECTOR OF PLANNING

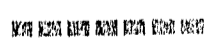

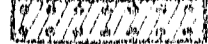
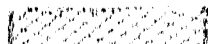
DH/sam  
Attachments



**WILLINGDON HEIGHTS  
"MINI PARK"**

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**LEGEND:**

-  = Mini Park Study Area
-  = Major Roads
-  = Neighbourhood Area #2
-  = Area With No Existing Park Facilities,  
Proposed For Two 3-4 Acres Parks

**LOCATION PLAN**  
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Dwg. No. 1

ITEM 5  
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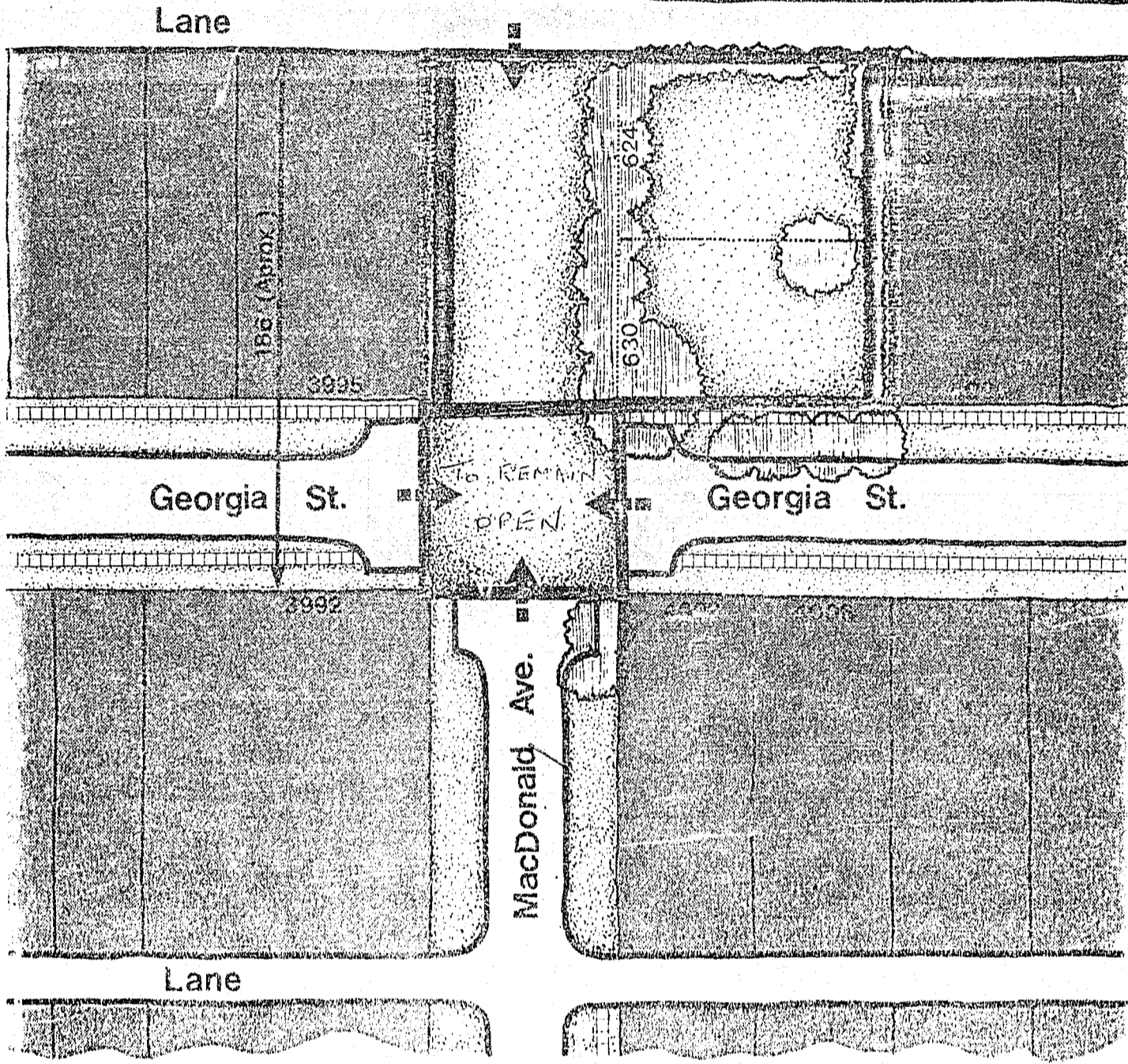
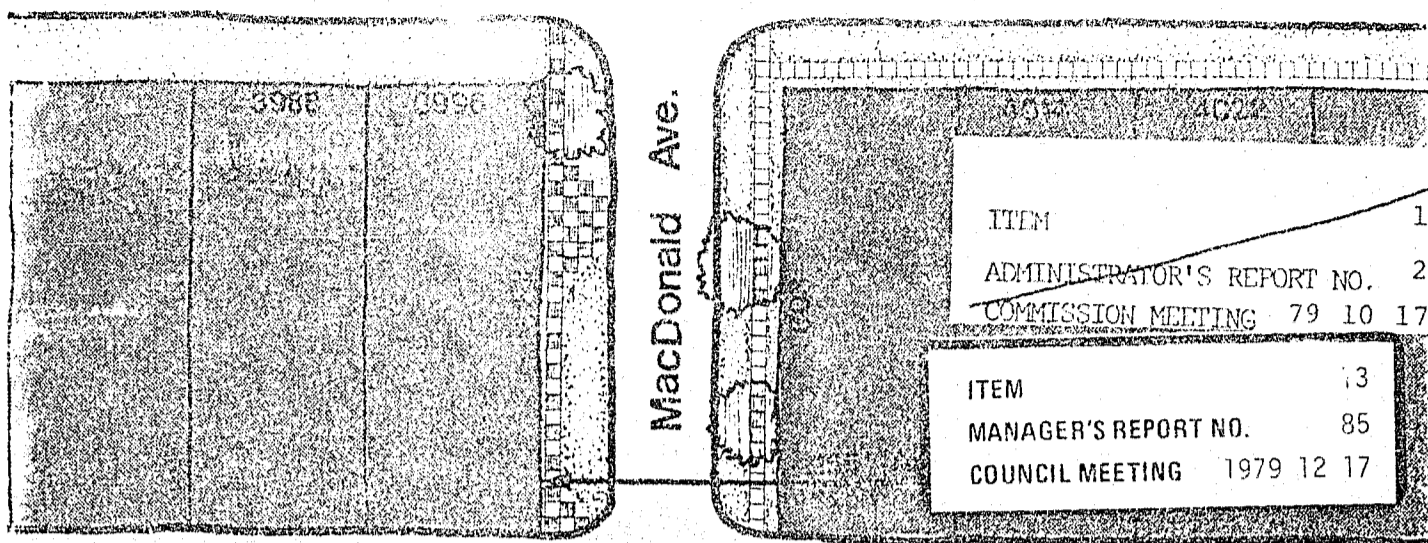
WILLINGDON HEIGHTS N.I.P.  
"MINI PARK"  
PHASING FOR NEIGHBOURHOOD PARK



SCALE = 1" = 200'



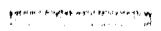


■■■■■■ Pedestrian Link To Hastings St. & Proposed Public Square

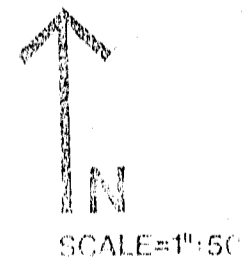
Dwg. No. 2a



WILLINGDON HEIGHTS  
"MINI PARK"

LEGEND:

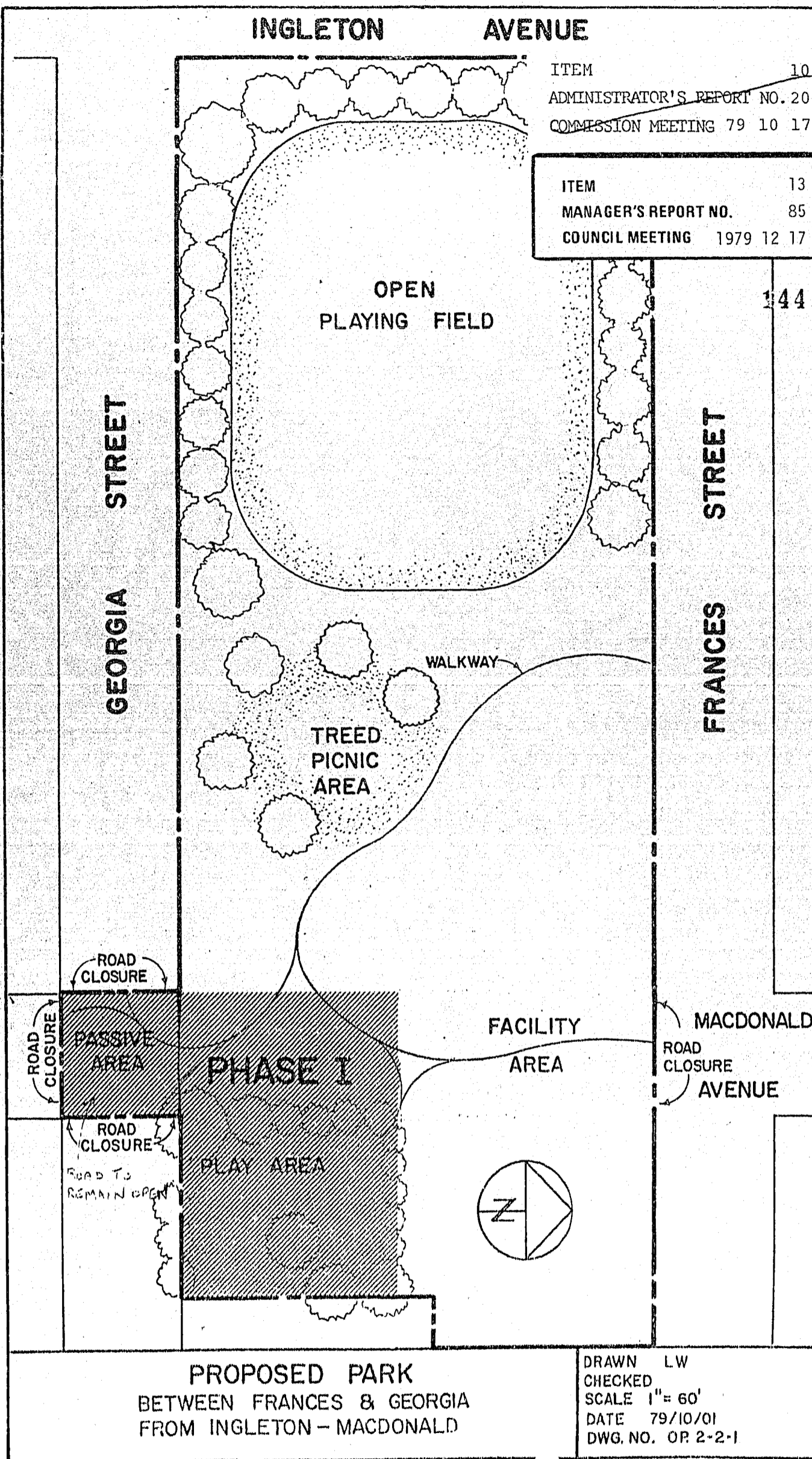
-  = Buffer
-  = Existing Trees/Bushes (To Be Retained)
-  = Boundary of Mini Park
-  = Pedestrian Link To Hastings St.
-  = Fire Truck Access Only



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Dwg. No. 3





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**PROPOSED PARK**  
 BETWEEN FRANCES & GEORGIA  
 FROM INGLETON - MACDONALD

DRAWN LW  
 CHECKED  
 SCALE 1" = 60'  
 DATE 79/10/01  
 DWG. NO. OP 2-2-1