

ITEM	25
MANAGER'S REPORT NO.	45
COUNCIL MEETING	1979 06 25

Re: DEER LAKE PARK

Following is a report from the Director of Planning regarding the concept plan for Deer Lake Town Park.

At its meeting of 1979 February 19, Council received the report from the Municipal Treasurer regarding Policy for Municipal Lands Designated for Public Use - Policy for Use of the Tax Sale Moneys Reserve Fund and the Capital Works, Machinery and Equipment Reserve (Item 11, Report No. 14) and tabled it at that time. The Treasurer still has the matter under review, but it is in order to proceed with the recommendations in this report item regarding the transfer of control of land to the Parks Department's jurisdiction because the recommendations in the Deer Lake Park report conform to the principles being proposed in Item 11, Report No. 14, 1979 February 19.

RECOMMENDATION:

1. THAT the recommendations of the Director of Planning be adopted.

* * * * *

1979 June 12

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: DEER LAKE PARK

RECOMMENDATIONS:

1. THAT Council approve in principle the concept plan for Deer Lake Town Park as outlined in the report "Deer Lake Park" with the understanding that detailed aspects of the concept will require amendment and specific adaptation as development is undertaken by the Parks and Recreation Department and Commission.
2. THAT Council re-activate Rezoning Reference #5/77 to rezone Lot 264, D.L. 83, 84 and 93, Group 1, Plan 56859, N.W.D. as shown on Figure 1, from P6 (Regional Institutional District) to P3 (Park and Public Use District) and request that a rezoning by-law be prepared, and THAT the rezoning be advanced to a Public Hearing on 1979 August 14.
3. THAT Council approve the transfer of this parcel (Lot 264, D.L. 83, 84 and 93, Group 1, Plan 56859, N.W.D.) to the Parks and Recreation Department.
4. THAT Council request the preparation of a park dedication by-law for Lot 264, D.L. 83, 84 and 93, Group 1, Plan 56859, N.W.D. for three readings prior to the 1979 municipal election and THAT the proposed dedication be included in the election for consideration by the electorate.
5. THAT Council authorize the Planning Department to include the park designation of the Deer Lake Park area in the updated Official Regional Plan for the Lower Mainland.

6. THAT Council approve that Deer Lake Park be administered by the Parks and Recreation Commission and the Parks and Recreation Department in the same way that all other Burnaby parks are administered. 190
7. THAT Council approve of Burnaby residents, local interest groups, and appropriate government agencies being involved in the future planning and development of the Park where appropriate.
8. THAT Council authorize the preparation of terms of reference and call for proposals for a consultant to conduct water quality studies of Deer Lake to determine the impact of the proposed park development and surrounding residential areas on the lake and to establish methods of maintaining and enhancing the lake's water quality.
9. THAT Council authorize staff to determine with the Provincial Archeologist of the Ministry of Recreation and Conservation whether there are any archeological sites worth preserving in Deer Lake Park.
10. THAT Council authorize staff to monitor the development of Deer Lake Park with a view towards ensuring that the development does not have an adverse impact on the wildlife of the Deer Lake and Burnaby Lake areas.
11. THAT a copy of this report be forwarded to the Advisory Planning Commission for information.
12. THAT a copy of this report be forwarded to the Parks and Recreation Commission for information.

REPORT

A. BACKGROUND

The Provincial Government in a letter to the Municipality dated 1979 April 25, agreed to the transfer of the lower portion of the Oakalla lands to Burnaby subject to three conditions. These conditions were:

1. That the Corporation irrevocably put aside the transferred land, adjacent Municipal land and those properties designated for acquisition within the Deer Lake Park boundaries, in perpetuity, for the benefit of all the citizens of British Columbia.
2. That the Corporation undertake an immediate programme with respect to water quality in Deer Lake, which will include the establishment of suitable ground water improvement from the present residential areas and designated park areas to bring water quality to levels acceptable to recreational purposes before major park development is authorized.
3. That the Corporation provide access to the Park as soon as the conditions of the previous two provisos were met.

The Municipal Council on 1979 April 30 unanimously agreed to the conditions of transfer. The Provincial Government has now transferred 64.08 hectares (158.34 acres) of the Oakalla lands to the Municipality (see Figure 1) subject only to the conditions previously agreed to by Council. The relationship of existing park land, Municipal land and private properties within the boundaries of Deer Lake Park together with the transferred land is illustrated on Figure 2.

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B. PURPOSE OF REPORT

The purpose of this report is to seek Council authorization to initiate various implementation actions associated with the transfer and to ensure public access to the Park at the earliest opportunity. The Municipal Council at its meeting of 1977 August 15 received the report entitled "Deer Lake Park" prepared by Charles Torrence Limited and referred it to the Parks and Recreation Commission, the Advisory Planning Commission and interested citizens and citizen groups for their comments.

The Deer Lake Park report contained 13 recommendations. The Advisory Planning and the Parks and Recreation Commissions have addressed each of these recommendations. Copies of their reports are attached. Council through its past actions has already acted upon certain of the recommendations. The following will outline each of the recommendations contained in the Deer Lake Park report and provide Council with a summary of their present status.

C. RECOMMENDATIONS OF THE DEER LAKE PARK REPORT

Recommendation 1

Deer Lake Park, as defined by the 640 acre area described in the report, be established as a town park for Burnaby.

STATUS

The lands designated by the Province and approved by Council for inclusion in Deer Lake Park is illustrated in Figure 2. The major difference between this area and that recommended by the Parks and Recreation and Advisory Planning Commissions is the present exclusion of the Oakalla uplands from Deer Lake Park. This area will however continue to be part of future negotiations between the Municipality and the Province to ensure the phasing out of the Oakalla prison facilities and their inclusion into Deer Lake Park as previously adopted by Council. The position adopted by Council for the remaining upland Oakalla facilities is therefore consistent with that of the Advisory Planning and the Parks and Recreation Commissions. It is felt that revisions to the Park boundary incorporating the Oakalla uplands can be made at the time when their status is more definitely determined.

Recommendation 2

Copies of this report be forwarded to appropriate government departments and agencies concerned with park development for their comment.

STATUS

Approved by the Advisory Planning Commission, the Parks and Recreation Commissions and Council and completed.

Recommendation 3

Copies of this report be made available to all interested citizens in Burnaby for their comments.

STATUS

Approved by the Advisory Planning Commission, Parks and Recreation Commission and Council and completed. From the correspondence received by the Municipality and from the presentations made to the Oakalla Citizens' Committee it is readily apparent that there is considerable support for the concept plan.

Recommendation 4

The Municipality expedite with the Province of British Columbia the signing of the lease agreement for the 158.34 acre Oakalla property for park purposes.

STATUS

Title to 64.08 hectares (158.34 acres) of the Oakalla lands has now been conveyed to the Municipality.

Recommendation 5

The properties described in Section 6.2 of this report be included in the Municipal Park Acquisition Program.

STATUS

Those private properties agreed to by Council for inclusion in Deer Lake Park as a condition of the transfer of the 64.08 hectares (158.34 acres) of the Oakalla lands is consistent with those recommended by the Parks and Recreation Commission and will be included in the Park Acquisition Program.

Recommendation 6

The Park area be rezoned to Park Use (P3).

STATUS

Approved by both the Advisory Planning and the Parks and Recreation Commissions. The subject of rezoning, park dedication and transfer of land to the Parks and Recreation Department is discussed in Sections D and E following.

Recommendation 7

The Park development be phased over time with the first phase to be the 158.34 acre Oakalla property and the adjacent Municipal lands to the north and south.

STATUS

Approved by both the Advisory Planning and the Parks and Recreation Commissions. Public access to the Oakalla lands at the earliest opportunity has always been seen by Council as a desirable objective. Council's approval of one of the conditions of transfer of the 64.08 hectare parcel of land was in fact to provide public access to Deer Lake Park as soon as the conditions of the other two provisos were met.

Recommendation 8

A Deer Lake Park Administrative Group be established within the Burnaby Parks Department to be responsible for the management of the Park.

STATUS

The Parks and Recreation Commission has recommended that Deer Lake Park be administered by the Parks and Recreation Commission and the Parks and Recreation Department in the same way that all other Burnaby parks are administered. It is recommended that Council approve this approach.

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Recommendation 9

Burnaby residents, local interest groups, and appropriate government agencies be continually involved in the planning and development of the Park.

STATUS

Approved by both the Advisory Planning and the Parks and Recreation Commissions. In that the preparation of the Deer Lake Park report utilized this participatory process very successfully, it is recommended that it be continued where appropriate in the development of the Park.

Recommendation 10

Water quality studies be conducted before construction of the Park begins to determine the impact of the development on the lake and to establish methods of maintaining and enhancing the lake's water quality.

STATUS

Deer Lake is an important natural resource not only within Burnaby but also within the Region. It is our opinion that the improvement of water quality in Deer Lake and its continued recreational use must be ensured. Consequently the manner in which the lands around Deer Lake are developed and how the quality of run-off from existing built-up areas can be improved are important considerations.

The consultant recommendation which is in line with one of the conditions of the transfer of the Oakalla lands has also been approved by the Parks and Recreation and Advisory Planning Commissions. It is therefore recommended that staff be authorized to prepare the terms of reference for a consultant call to meet these requirements.

It should be noted that during the summer months weekly water samples are taken from Deer Lake. In 1978 the bacteriological water quality compared favourably with the Provincial Ministry of Health's recommended water quality standards.

Recommendation 11

An archeological survey of the area to be conducted to determine if there are any archeological sites worth preserving in the Park.

STATUS

Approved by both the Advisory Planning and the Parks and Recreation Commissions. The consultant in preparing the concept plan did not undertake any detailed archeological survey of the site and felt that such a survey may be warranted. The Provincial Archeologist of the Ministry of Recreation and Conservation will conduct detailed field inspections on behalf of the Municipality to determine the existence of any archeological resources on the site. Accordingly, it is recommended that Council authorize staff to determine with the Provincial Archeologist of the Ministry of Recreation and Conservation whether there are any archeological sites worth preserving in Deer Lake Park.

Recommendation 12

Wildlife studies to be conducted to inventory existing wildlife species in the Park area and to determine the impact of the Park development on the wildlife.

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STATUS

Approved by both the Advisory Planning and the Parks and Recreation Commissions. The Consultants have undertaken some preliminary investigation of the wildlife in the Deer Lake area and are of the opinion that their concept of Deer Lake Park would not have any adverse affect on the wildlife. However, to ensure that the development of Deer Lake Park over time will continue not to have a detrimental affect on the wildlife of the Burnaby and Deer Lake areas, it is recommended that Council authorize staff to monitor the development of Deer Lake Park with a view towards ensuring that the development does not have an adverse impact on the wildlife of the Deer Lake and Burnaby Lake areas.

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Recommendation 13

The design plan and development program for Deer Lake Park presented in this report be approved and initiated by the Municipality of Burnaby.

STATUS

In considering the unique physical feature of Deer Lake and its surrounding areas and their relationship to Burnaby's developing park system and land use pattern, it is the opinion of staff that the proposed concept plan will provide the basis for a most innovative and stimulating park that is reflective of its designation as a town park for Burnaby.

Both the Parks and Recreation Commission and the Advisory Planning Commission have approved in principle the concept plan for Deer Lake Park. As stated previously from the correspondence received by the Municipality and from the presentations made to the Oakalla Citizens' Committee it is readily apparent that there is also considerable support for the concept plan.

Many of the detailed aspects of the concept plan will require amendment and specific adaptation as development is undertaken by the Parks and Recreation Department and the Commission. The Commission in considering the Deer Lake Park report has already contemplated such changes within the concept plan. These revisions are seen as an ongoing part of the development of Deer Lake Park. Accordingly, in order for development to be initiated and public access to the lands achieved, it is recommended that Council approve in principle the concept plan for Deer Lake Town Park as outlined in the report "Deer Lake Park" with the understanding that detailed aspects of the concept will require amendment and specific adaptation as development is undertaken by the Parks and Recreation Department and Commission.

D. TRANSFER TO PARKS AND REZONING

The Oakalla lands are presently zoned P6 (Regional Institutional), a category which covers the prison farm use of the site. However, now that the 64.08 hectare (158.34 acre) portion of the area (see Figure 1) has officially been turned over to the Municipality, its transfer to the Parks and Recreation Department and the rezoning to the P3 (Park and Public Use) District designation would be in order. These would be the initial steps in the implementation of the park use of the lands involved, as proposed in the Deer Lake Park Concept Plan, and would set the stage for the taking of further measures designed to ensure the park preservation of the area in the future.

It is considered that the rezoning of the remaining lands included within the Deer Lake Park area should be held in abeyance at this time due to a number of factors, including:

- a) The finalizing of the projected road alignment locations in the area.

- b) Further acquisitions of privately held properties situated within the overall park boundaries.
- c) The possibility that zoning to a category other than P3 may be necessary in such cases as the recently acquired Loftus and Riley properties in order to provide for the accommodation of appropriate uses.
- d) The consolidation of Municipal land within the Park.

It will be recalled that the proposed rezoning of the 64.08 hectare portion of the Oakalla lands was originally initiated and submitted to Council on 1977 February 14 (R.Z. Reference #5/77). At that time the recommendation of the report to rezone the area to the P3 category was approved. Subsequently, however, that portion of the Public Hearing dealing with this matter was adjourned when it was decided that the finalizing of the rezoning should be held in abeyance until such time as the lands were officially transferred to the Municipality from the Province. Now that this has been done, it is recommended that this proposed rezoning of the area (Lot 264, D.L. 83, 84 and 93, Group 1, Plan 56859, N.W.D.) from Regional Institutional District (P6) to Park and Public Use District (P3) be re-activated in order to bring the zoning of the subject site into conformity with adopted Municipal plans. To initiate the development of the park it is recommended that the 64.08 hectare be transferred to the Parks and Recreation Department.

E. FURTHER CONTROL MEASURES

Once the land has been transferred to the Parks and Recreation Department and the proposed P3 zoning has been re-initiated, further control measures should then be taken. These would include the application of a park preservation by-law (reservation or dedication) to the P3 zoned portion of the Oakalla lands and the amendment of the Official Regional Plan to reflect the Deer Lake Park Concept Plan.

In the case of dedication, which is covered under Section 468 of the Municipal Act, it is required that a park dedication by-law receive the assent of the electors of the municipality. If lands are dedicated for park purposes by this procedure, the dedication may only be removed by another by-law which receives the assent of the electors.

Under Section 467 of the Municipal Act, the Council may by by-law reserve for park or other public purposes any land owned by the Municipality and referral to the electorate is not required. Such a reservation may only be removed by an affirmative vote of at least two-thirds of the members of the Council and in any event, will not be valid without the approval of the Lieutenant-Governor in Council who may, before granting such approval, direct that the assent of the electors of the municipality be obtained.

It is apparent that both of these methods provide a considerable degree of control over the preservation of park areas, the major difference being that the assent of the electors is a specified requirement in both the initiation and removal of a park dedication by-law. While dedication is a more cumbersome and time consuming approach, it does provide a greater degree of control than reservation. This was recognized by the Council in the initiating of park dedication by-laws for the Forest Glen and Barnet Marine Park areas in October of 1976. These received the assent of the electors on 1976 November 20 and given final adoption on November 29. If this approach were taken in the case of the Oakalla lands, the park dedication by-law would have to be held in abeyance until the fall and included on the ballots for the 1979 municipal election. Staff would recommend that a park dedication by-law for Lot 264, D.L. 83, 84 and 93, Group 1, Plan 56859, N.W.D. be prepared for three readings prior to the 1979 municipal election and that the proposed dedication be included in the election for consideration by the electorate.

Under the present Official Regional Plan provision is made for two Park Development Area classifications. The first, PRK-1 (Established Park Areas) is designed to preserve areas which have been developed or acquired for major recreational uses and facilities. The purpose of the second category, PRK-2 (Potential Park Areas) is to protect from preemption for other purposes, those lands recognized as having a public recreational potential of major significance.

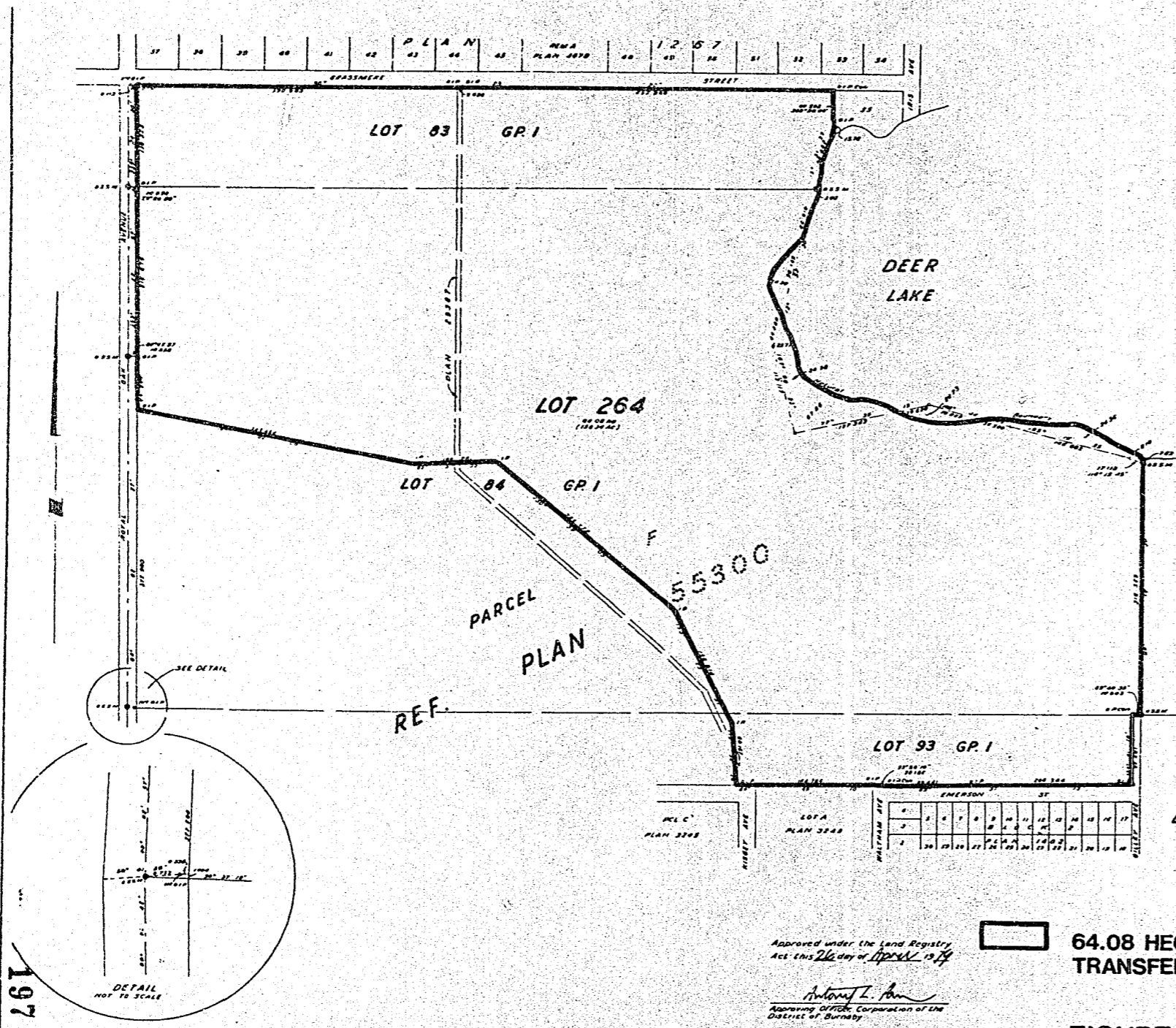
It should be noted, however, that the G.V.R.D. in conjunction with the member municipalities is currently in the process of updating the Official Regional Plan for the Lower Mainland which was initially prepared in 1966. Among the items being considered is the revision of the existing development area classification system, the merging of long range and current stage plan maps and a simplification of present amendment procedures. In view of this, it is recommended that the park designation of the Deer Lake Park Concept Plan area be included in the updated Official Plan for the Lower Mainland Area.



A. L. Parr
DIRECTOR OF PLANNING

RBC/BLS/hf

c.c. - Municipal Engineer
Municipal Solicitor
Municipal Clerk
Parks and Recreation Administrator
Chief Public Health Inspector
Assistant Director - Long Range
Planning and Research



PLAN _____
 Deposited in the Land Registry
 Office at New Westminster B.C.
 this day of _____ 1979

**PLAN OF SUBDIVISION OF PART OF
 PARCEL F, PLAN 55300 OF
 LOTS 83, 84 AND 93 ALL OF
 GROUP I, NEW WESTMINSTER DISTRICT**

LEGEND
 Bearings are astronomic, derived from Plan 55300
 All distances are in metres unless otherwise noted
 ● S.P.C.M. Standard Concrete Monument Found
 ● S.S.M. Special Survey Monument Found
 ● S.I.P.C.M. Standard Iron Bar Post in concrete found
 ● S.I.P. Standard Iron Bar Post Found
 ● S.I.P. Standard Iron Bar Post 30C
 WT Witness Post
 --- Traverse Stations

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[Signature]
 M. J. [Name]

This Plan lies within the Greater Vancouver Regional District

64.08 HECTARES (158.34 ACRES)
 TRANSFERRED TO BURNABY

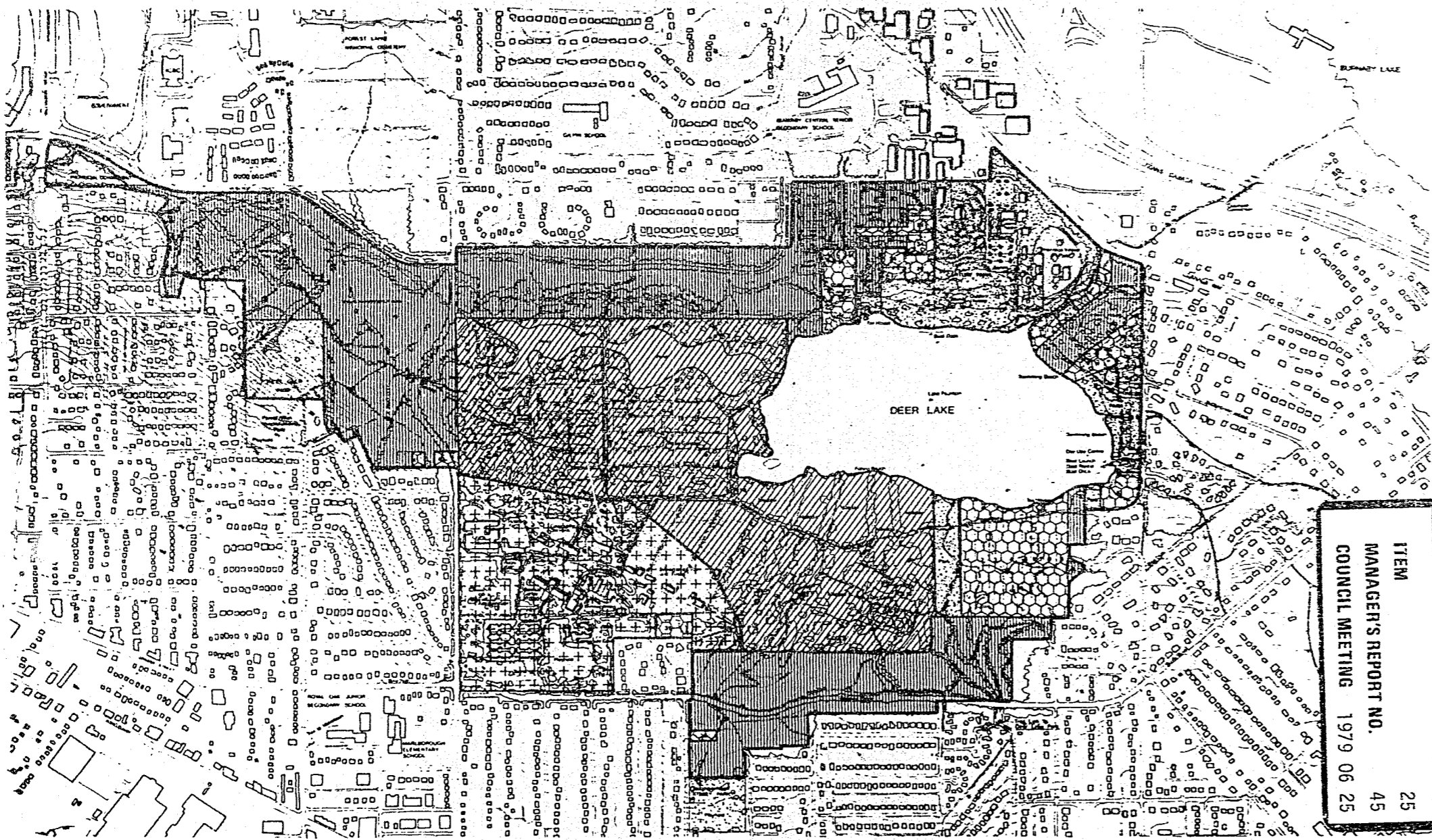
Approved under the Land Registry
 Act this 26th day of April 1979
[Signature]
 Approving Officer, Corporation of the
 District of Burnaby

I, B.H. [Name], of the City of Victoria British Columbia land
 Surveyor, hereby certify that this Plan is a true and
 correct representation of the survey represented by this plan
 and that the survey and plan are correct. The said survey
 was completed on the 17th day of April, 1979

Sworn before me this 20th day of April 1979
[Signature]

A Commissioner for Taking Affidavits for British Columbia

FIGURE 1.



Deer Lake Park

The Corporation of the District of Burnaby

- Proposed or Realigned Streets & Access Roads
- Proposed or Recycled Buildings
- Trails
- Bike Paths
- Parking
- Toilet Buildings or Shelter
- Proposed Deer Lake Park Boundary
- Private Land
- Existing Park Land
- Municipal Land
- Transferred Land
- Remaining District's Facilities

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June 1979
FIGURE 2

Feet

Meters

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North

FIGURE 2.

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REPORT
Regular Council Meeting
September 26, 1977

THE CORPORATION OF THE DISTRICT OF BURNABY

ADVISORY PLANNING COMMISSION

HIS WORSHIP, THE MAYOR
AND MEMBERS OF COUNCIL

Madam/Gentlemen:

Report of the Advisory Planning Commission

"Deer Lake Park - A Plan for Development"
Prepared by Mr. C. Torrence, March, 1977.

Council, on August 15, 1977, referred the captioned report to the Advisory Planning Commission for review and report. The report was received and discussed by the Commission at the meeting held on September 15, 1977.

RECOMMENDATIONS:

The Advisory Planning Commission endorsed the following recommendations as contained in this report:

1. THAT Deer Lake Park as defined by the 640 acre area described in this report, be established as a town park for Burnaby.
2. THAT copies of this report be forwarded to appropriate Government Departments and Agencies concerned with park development for their comments.
3. THAT copies of this report be made available to all interested citizens in Burnaby for their comments.
4. THAT the Municipality expedite with the Province of British Columbia, the signing of the lease agreement for the 158 acre Oakalla property for park purposes.
5. THAT the properties described in Section 6.2 of this report be included in the Municipal Park Acquisition Program.
6. THAT the park area be rezoned to park use (P3)
7. THAT the park development be phased overtime with the first phase to be the 158 acre Oakalla property and the adjacent Municipal lands to the north and south.
8. THAT the Deer Lake Park Administrative Group be established within the Burnaby Parks Department to be responsible for the management of the park.
9. THAT Burnaby residents, local interest groups, and appropriate government agents be continually involved in the planning and development of the park.
10. THAT water quality studies be conducted before construction of the park begins to determine the impact of the development on the lake and to establish methods of maintaining and enhancing the lake's water quality.
11. THAT an archeological survey of the area to be conducted to determine if there are any archeological sites worth preserving in the park.
12. THAT wildlife studies be conducted to inventory existing wildlife species in the park area and to determine the impact of the park development on that wildlife.

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REPORT
 Regular Council Meeting
 September 26, 1977

13. THAT the design plan and development program for Deer Lake Park presented in this report be approved and initiated by the Municipality of Burnaby. 200

Respectfully Submitted,

Mr. G.H.F. McLean
 Chairman
 Advisory Planning Comm.

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TO: MUNICIPAL MANAGER
1978 NOVEMBER 01

FROM: PARKS AND RECREATION ADMINISTRATOR

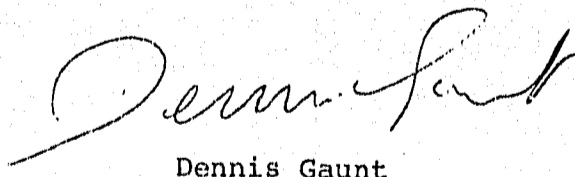
RE: "DEER LAKE PARK - A PLAN FOR DEVELOPMENT
MARCH 1977" PREPARED BY CHARLES TORRENCE & ASSOCIATES

On 1977 October 6, Council was advised that the Parks and Recreation Commission had adopted the Concept Plan for Deer Lake Park in principle. The Commission had also approved Recommendations Nos. 2, 3, 4, 6, 9, 10 and 12 as contained in the Report. The remaining recommendations were referred to staff for further examination and report.

At its meeting of 1978 April 05 the Commission received the attached report and adopted the recommendations contained therein. The plan, in connection with the Land Acquisition component part of the Report, will be posted at the Council meeting.

RECOMMENDATIONS:

1. THAT Council approve in principle the Design Plan and Development Program for Deer Lake Park presented in the Deer Lake Park Report, and as modified by the Parks and Recreation staff report dated 1978 April 05, and that these be used by the Corporation as a guide to future development.
2. THAT Council adopt Recommendations Nos. 1-13 inclusive from the "Deer Lake Park - A Plan for Development - March 1977" as amended.



Dennis Gaunt

AG:gl

cc: Director of Planning

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RE: "DEER LAKE PARK - A PLAN FOR DEVELOPMENT - MARCH 1977" - 202
 PARKS AND RECREATION DEPARTMENT STAFF COMMENTS

At its meeting of 1977 October 05, the Commission received a report from the Committee-of-the-Whole as follows:

The Deputy Chairman submitted a report on a meeting of the Commission as a Committee-of-the-Whole, held on Wednesday, 1977 September 14, to discuss the Deer Lake Park Report. A copy of the notes taken at that meeting was submitted for the Commission's information. It was recommended:

1. THAT the Commission approve recommendations 2, 3, 4, 6, 9, 10 and 12, as contained in the "Deer Lake Park - A Plan for Development" report.
2. THAT the Commission concur with the Committee's action in referring recommendations 1, 5, 7, 8 and 11 to staff for a report.
3. THAT the Commission concur with the Committee's action in tabling recommendation 13.
4. THAT the Commission accept the concept plan for Deer Lake Park in principle.

Moved by Commissioner Smith, seconded by Commissioner Cannon:

"THAT the Commission approve the four recommendations."

CARRIED UNANIMOUSLY.

A copy of the notes taken at the Committee-of-the-Whole meeting of 1977 September 14 is being forwarded to the Commission under separate cover for ease of reference. (Marked "Deer Lake - A").

The following is the staff comments on the Deer Lake Park plan, which concludes with specific recommendations on those items which were not dealt with by the Commission at its meeting of 1977 September 14 or 1977 October 05.

A plan has been prepared in connection with the land acquisition component of the report and will be posted at the Commission meeting of 1978 April 05. Copies of this plan, marked "Deer Lake - B", are attached to the Commissioner's Agendas only.

Continued ...

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ADMINISTRATOR'S REPORT NO. 8
COMMISSION MEETING 78 04 05

RE: DEER LAKE PARK - Cont'd.

PAGE 2 - 1.1 PURPOSE OF THE STUDY

The total Provincial ownership at Oakalla is mentioned as being 227 acres; this should read 228 acres.

PAGE 2 - 1.2 STUDY AREA - No Comment

PAGE 3 - MAPS - No Comment

PAGE 6 - 2.1 DESIGN PHILOSOPHY

We agree with the three points made; namely, that the natural feature of the Deer Lake water surface be stressed, that the plan be broad enough for the Corporation and community at large to initiate and respond to change, and that there be many personal participation activities within the park. However, we also believe that additional stress should be placed upon the fact that this will be Burnaby's major urban park, and that implementation should be influenced accordingly. Whilst not destroying the natural setting, the urban aspects should be stressed rather than create a duplication of existing, natural park land and allied activities presently being developed in the Burnaby Lake Park. To this end, it has been suggested that more 'fun' things be considered for inclusion in the park; for example, theme play areas for adults and children.

These features would tend to hold people at the park for longer periods of time, and draw many people who would not consider seeking out an arboretum or educational farm.

It is important that such features be carefully designed to avoid producing a 'carnival' atmosphere which would be incompatible with the park design concept.

PAGE 6 - 2.2 DESIGN PROCESS

As a major user of the site, the Century Park Museum Association has been asked to comment on the Deer Lake Park Report and on this staff report to the Commission. The Association's comments have been incorporated into this staff review.

PAGE 7 - 2.3 PLANNING OBJECTIVES - No Comment

PAGES 10 AND 11 - 3.1 HISTORY

The Century Park Museum Association staff feel that there are some mistakes and some misleading pieces of historical information in this section, and have provided the following corrections:

- (a) The first paragraph on page 10 states that in 1859 the first road was built in the area from the junction of the Brunette and Fraser Rivers to the shores of Burnaby Lake. The facility referred to was in no respect a road and should more accurately be referred to as a pleasure trail.

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RE: DEER LAKE P

PAGES 10 AND 11 - 3.1 HISTORY (cont'd.)

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- (b) Paragraph 4 gives 1897 as the date when native Indians first used the western end of the Lake as a summer camp. The information of Village staff indicates such usage occurred a number of years prior to this date.
- (c) Paragraph 4 also states that the first permanent housing at the shores of the Lake dates back to 1902. Village records show the first permanent structure was the Claude Hill house, built in 1894 on the present Village site.

Page 11 of the report suggests that before development takes place an archaeological survey should be carried out to determine if there are any sites worth preserving in the park. The Director of Heritage Village, John Adams, supports this suggestion and has indicated that this type of research might be undertaken as a project by one of the universities.

PAGE 12 - 3.2 SURROUNDINGS

Paragraph 2 refers to the linear trail system which eventually will provide a continuous link between parks and schools throughout Burnaby. It should be stressed that the trail system is still at the concept stage, and that a trail system plan which is under preparation by the Planning Department has not yet been accepted by the Commission. The comments of the consultant would indicate that he was unaware that the trail system was still at the concept stage and had not yet received approval as a development plan. References to trails should be considered accordingly.

PAGE 13 - 3.2 MAJOR SURROUNDING USES

In paragraph 2 a great deal of emphasis is placed upon the desirability of a good pedestrian access from Deer Lake to Burnaby Lake. We believe that such access is very important and in its own right as a walking trail constitutes a valid recreation function. In reading the Consultant's report, we understood that the point was being made that the pedestrian access via this trail would also increase the other recreation uses of both Burnaby and Deer Lakes; however, following inquiry, we are now aware that this was not the point being made but rather that the completion of the trail would provide a further link in the realization of the recreation potential of the central valley.

PAGE 14 - No Comment

PAGE 15 - No Comment

PAGE 16 - No Comment

PAGE 17 - No Comment

PAGE 18 - No Comment

PAGE 19 - 3.4 ACCESS - VEHICULAR

Page 19 makes reference to the realignment of Royal Oak Avenue, which is then shown on subsequent plans within the report on a location that is supported by the Planning and Engineering Departments but which has not yet been approved by Council. On August 30, 1976, Council received a report from the Parks and Recreation Administrator which put forward the Commission's preferences with respect to alternatives for an improved north-south route.

The report contained the following recommendations:

"THAT the Commission -

- (a) Does not favour the construction of the Nelson/Wayburne Extension through Forest Glen Park.

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RE: DEER LAKE PARK
 PAGE 19 - 3.4 ACCESS - VEHICULAR (cont'd.)

- (b) Agrees in principle with the retention of an improved or realigned Royal Oak Avenue, and
- (c) Has no objection to the realignment of Royal Oak Avenue as proposed by the Planning Department."

The Commission is, therefore, on record to Council as not objecting to the Royal Oak alignment shown in the Deer Lake Park plan.

PAGE 20 - 3.4 ACCESS - PARKING

On page 20 reference is made to the use of parking lots for volleyball, basketball, ball hockey, hopscotch, scooters, skateboarding and soap box derbys. This matter is of some concern to staff because in our experience such uses have not generally been compatible even though design features are introduced with safety in mind. This should be accepted as a suggestion which will be subject to careful scrutiny during construction of parking lots.

PAGE 21 - 3.4 ACCESS - PEDESTRIAN

The consultant's statement that an overall linear park network has been planned should be amended to read "a concept has been accepted for an overall linear park network". The same paragraph also makes reference to provision of modes of mechanical assistance to pedestrians which is then expanded under special paragraph #5 to discuss various forms of transportation. The staff see great potential for the adoption of some form of such transportation and would encourage in depth inquiry into this potential at a later date.

PAGE 22 - No Comment

PAGE 23 - No Comment

PAGE 24 - No Comment

PAGE 25 - No Comment

PAGE 26 - No Comment

PAGE 27 - 3.7 NATURAL FEATURES - Vegetation

Staff are in agreement with the statement that where possible we should use native species for planting and reforestation, and to reforest areas of mature deciduous trees with coniferous species, as long as it is implicit in the statements that this does not pre-empt the planting of exotic species of a hardy nature where circumstances dictate.

PAGE 28 - No Comment

PAGE 29 - 3.7 NATURAL FEATURES - Hydrology

Item 2 refers to car washing detergents present in the natural drainage run-off. In this context, the consultant's comments relate to individual, residential car washing and not commercial car washes. In answer to a Commission inquiry we would advise that contents of storm sewers are directed into Deer Lake.

PAGE 30 - No Comment

PAGE 31 - No Comment

PAGE 32 - No Comment

PAGE 33 - No Comment

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Re: Deer Lake Report - Cont'd.

PAGE 34 - No Comment

PAGE 35 - No Comment

PAGE 36 - MAN-MADE FEATURES - Oakalla Upland Area

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Reference is made to the fact that certain buildings should be retained and renovated. On future occasions, when such uses become imminent, the question of renovation and/or demolition and reconstruction will be reviewed together to provide the most economical and best use-oriented decision. The final paragraph of this section discusses briefly the guard look-out towers which are associated with the prison. In staff's opinion, it would be desirable to remove such towers rather than use them as look-outs.

PAGE 37 - No Comment

PAGE 38 - No Comment

PAGE 39 - No Comment

PAGE 40 - No Comment

PAGE 41 - No Comment

PAGE 42 - No Comment

PAGE 43 - No Comment

PAGE 44 - No Comment

PAGE 45 - No Comment

PAGE 46 - No Comment

PAGE 47 - No Comment

PAGE 50 - 4.0 ACTIVITIES PROGRAM - No Comment

PAGE 51 - No Comment

PAGE 52 - No Comment

PAGE 53 - No Comment

PAGE 54 - No Comment

PAGE 55 - No Comment

PAGE 56 - DAY CAMP

The day camp sites would be used mainly as part of planned recreation programs. There is little evidence that use would be made of them by individuals.

The sites should remain in the Plan with their development occurring as a need is perceived by the program staff.

PAGE 57 - No Comment

PAGE 58 - ADVENTURE PLAYGROUND

Adventure Playgrounds of the type that are generally in use across Canada are better situated on neighbourhood or community park sites and are not appropriate for a town park setting such as is being achieved here. The adventure playground, therefore, should be shown in conjunction with the neighbourhood playground at Forest Glen Park and should not be an integral part of the town park outside of this association.

Continued . . .

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PAGE 58 - ADVENTURE PLAYGROUND (cont'd.)

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However, an Adventure Playground of the European style could well be considered for inclusion within the town park setting.

This concept utilizes the Adventure Playground as a more structured, programmed site where children can learn building and other outdoor skills.

PAGE 59 - No Comment

PAGE 60 - NATURE INTERPRETIVE DISPLAYS

Nature interpretive displays should be featured at Burnaby Lake Park and not duplicated in Deer Lake Park. The consultant had advised that these displays are not in association with the Lake but rather are confined to the forested area west of Royal Oak. It is the experience of staff that once formal recreation facilities such as adventure playgrounds or a nature interpretive display are located in a large, forested area in an urban setting, that problems connected with harrassment and molestations subsequently become a problem and of very great concern to the immediately surrounding residents.

An example of this situation is typified by Mundy Park in Coquitlam where many parents have now made the park out of bounds for children. The area will become more valuable and usable to the community if activity is introduced which will supply a constant flow of legitimate users. The Commission is aware that one of the long range plans for this area in the past has been that of a third golf course for Burnaby. Staff are of the opinion that those original plans should rightly be dropped in favour of the general development that is proposed in this report, but that the introduction of a short, executive course on the west side of Royal Oak could be further explored if the course is designed in such a way that it is completely integrated with other public uses such as trail walking and picnicking.

Should the alternative to explore be approved in principle by the Commission, then a further study will be conducted of the precise acreage of land required, the potential for integration and the potential for revenue and expenses, and a comparison of net costs with other suggested uses, such as retention of the natural forest. Other types of intensive activity should also be explored as these plans progress.

With respect to the recommendation for a bowling green, our long range plans call for one additional club in Burnaby which should be located towards the southeast corner of the Municipality. It is recommended that the bowling green be eliminated from the plan and consideration be given to the inclusion of activities such as a putting green, crazy golf, etc., which could be run in conjunction with the proposed tennis courts. It would be desirable to attempt to turn these facilities over to a 'pay as you go' basis.

With respect to the question of tea houses/restaurants, it is not proposed at this time that the Corporation would enter into the operation of any food outlets of such a size. The establishment of such outlets would, therefore, be dependent upon the ability of the commercial community to see them as a viable enterprise. However, it is proposed that as the park develops, it will be appropriate to establish food concessions at strategic locations throughout the park. We presently have one such concession serving the swimming activity. The provision of additional concessions would be contingent upon the assembly of a similar, intensive use and influenced by the services provided by any tea house/restaurants established.

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PAGE 60 - NATURE INTERPRETIVE DISPLAYS (cont'd.)

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The staff of Century Park Museum Association have pointed out that the consultant's rationale with respect to the tea house/restaurants is incorrect where he has stated that none presently exist in the Deer Lake area. C.P.M.A. have pointed out that Heritage Village operates an ice-cream parlour on all peak operation days throughout the year, which has as much seating capacity as that proposed in the report. In discussions with the Village staff, they agree that the ice-cream parlour is only accessible to those persons willing to pay the Village admission and, of course, they see this as one of the draws to encourage park users to patronize the Village.

PAGE 61 - No Comment

PAGE 62 - OUTDOOR FORUM/THEATRE

It is not considered practical to include an outdoor theatre with full facilities, in this setting, especially in view of the fact that there are two other theatres shown within a few hundred yards. Uses for the outdoor theatre are minimal, especially in view of weather conditions that prevail in the Lower Mainland and the location of the proposed theatre is such that it detracts considerably from the main approach to the Lake front down through Century Gardens and Century Park lawns. The prime example of an outdoor theatre in the Lower Mainland is the Malkin Bowl in Stanley Park, which staff do not consider to be successful. However a performing area for outdoors could be created through the construction of a shell suitably landscaped with a sloping field for audience viewing. This would provide a service that could be utilized during hot weather whilst at the same time, not creating a permanent visual barrier between the Lake front and the formal Gardens.

The proposed sculpture garden is a concept that is not fully supported by staff. Our experience with sculptured works in the Century Park setting to date has not been encouraging. It is suggested that these gardens continue to be named Century Gardens, and the question of the judicious placing of pieces of sculpture be appropriately dealt with in the overall development of the aesthetics of the Garden.

Reference is made to the development of a science museum on the Oakalla Prison grounds. Rather than being a recommendation, this is just a general indication of the types of use that may be considered in the future. Staff believe that the Commission should reserve comment upon the use of these buildings until engineering and heritage studies have been carried out. To emphasize this, the staff of Heritage Village have pointed out that such an old building may not be suitable for a science museum. The Village has also asked that it be included in any discussions which pertain to the creation of other museums or similar establishments in Burnaby, and your staff would agree with this request.

PAGE 63 - No Comment

PAGE 66 - No Comment

PAGE 67 - No Comment

PAGE 68 - OPEN SWAMP

In this section, we would question the inclusion of a Swimming Beach, Wading, and Children's Water Play, which might better be confined to the more traditional eastern beach areas of the Lake, which it is proposed to expand. These items should be further reviewed.

Continued ...

RE: DEER LAKE PARK REPORT - Cont'd.

PAGE 68 - CLOSED SWAMP

We would question the inclusion of the nature interpretive displays. This question should be further explored as per previous comments re conflict with Burnaby Lake Park uses.

PAGE 68 - STREAMS

Comment as above.

PAGE 68 - FORESTED FLAT LANDS

Comment as above. As mentioned earlier, the whole question of nature displays will have to be weighed against the results which are being achieved at Burnaby Lake.

PAGE 69

Re-emphasis of points previously made regarding teahouse/restaurants, outdoor forum theatres, sculpture gardens, bowling green and science museum.

PAGE 70 - No Comment

PAGE 71 - CONCEPT PLAN - No Comment

PAGES 73, 74 AND 75

In these pages are first introduced the ideas of constructing extensive ponds and canals. Additionally, the word 'watergardens' appears for the first time. Staff have some concerns regarding the extent to which additional water surfaces are being created; the majority of which will, in essence, be backwaters with either no or very limited flow-through. The water in such peat areas is very dark and odorous, and as such does not make a particularly attractive water feature. The creation of such areas could create additional technical problems relating to water quality and control to those which already exist with the natural water areas. The backwater situations create problems with aquatic weeds and garbage. Also the topography of this site would suggest that in some cases there might be steep drops from the ground down to the created water surfaces which would not be desirable.

In view of the fact that an extensive water surface is already available to us on the Lake, it would appear that we require minimal additional water surfaces. Such man-made water surfaces should be reduced to the minimum and only created because they will provide an effect that cannot be obtained by the present Lake surface.

Final decisions can not be taken until additional studies have been carried out in this area. It has been suggested, for example, that the existing swamp could well be - (a) a filter which assists in maintaining water quality in Deer Lake or (b) a contributor towards poor water quality. Following soil tests, hydraulic and water quality studies, staff would then recommend on future uses which could include anything from the extreme of retaining the recommended, artificial water surfaces to reducing them considerably and moving the conservatory and other buildings northerly, farther into the area, should soil conditions permit.

PAGE 76 - No Comment

PAGE 77 - DESIGN PLAN

1. Swimming Beach Area - The plan depicts the north-westerly boundary of the beach within Lot 7 on Dale Avenue. Staff recommend that the beach area stop short of Lot 7, parts of which will be integrated with Heritage Village.

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PAGE 77 - DESIGN PLAN (cont'd.)

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2. The plan shows three private properties on Bond Street as part of the Park, but does not include their acquisition in Section 6.2 of the report. Two of these properties have recently been purchased by the Municipality pending a decision by Council on the Deer Lake report. 5108 Bond Street remains in private ownership.

Staff would concur that the properties be considered for inclusion in the Park.

3. The plan shows all the private property on Sperling Avenue between Canada Way and the present Deer Lake Park as being part of the new park area. However, several of these properties have not been included for acquisition in Section 6.2 of the report.

Staff would support the inclusion of these properties within the Park. As detailed on page 10 of this report, under the heading Page 87 and 88, this position reflects the direction of previous Commissions.

The Planning Department has determined that the Consultant would like to see the ultimate Park boundary include these properties.

4. The Plan depicts more than the area which should be included within the boundaries of Deer Lake Park. Staff would recommend that the boundaries of the Park be accepted as shown on the attached map.

PAGE 79 - OAKALLA

Paragraph 4 outlines suggested uses for the recycled Oakalla buildings.

Staff would emphasize that a significant amount of research is required before the desirability and feasibility of such uses can be accepted as part of a Master Plan concept for providing community facilities.

PAGE 80 - No Comment

PAGE 81 - DEER LAKE PARK

Paragraph 2 discusses the upgrading of the present boat launching area. Clearer divisions between boat use areas and swimming areas should be incorporated into any improvements. The bicycle path should not be constructed immediately between the sand beach and the grass area; rather some of the grass area should be incorporated into the beach use, otherwise there will be constant conflict between cyclists and beach users.

Paragraph 3 makes reference to the use of the "Hurt" house. The staff of C.P.M.A. have advised that this is a reference to the "Hart" house, now commonly called the "Riley" house. C.P.M.A. question the conversion of such a fine home into a neighbourhood centre since all other fine homes of such size in Burnaby have been converted into public use. It would be desirable to have one such home left as a residence. If it is to be converted into public use, C.P.M.A. would request the opportunity for consultation about the preservation of its significant historical features. When your staff recently made recommendations about the expansion of Heritage Village, it was considered appropriate that the "Riley" house be left outside the Village boundaries. However, at such time that the disposition of the "Riley" house is being considered, it is suggested that Heritage Village be consulted and one of the potential uses would be a continuing display of a residence as it

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RE: DEER LAKE PARK REPORT - Cont'd.

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PAGE 81 - DEER LAKE PARK (cont'd.)

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was at approximately the turn of the century. Such a display could be considered for inclusion in the Heritage Village administration whilst remaining outside its boundaries. Alternatively, at that time, and it is considered that such a move may be 20 years away, consideration will probably be given to a variety of uses which will be more in keeping with the state of the development of the park system in Burnaby in 20 years time.

PAGE 82 - CENTURY PARK

This section deals in part with the interests of Heritage Village. Village staff have advised us that they would welcome a new entrance to the Village in the vicinity of the James Cowan Theatre. However, they point out that the Heritage Village expansion depicted is much smaller and farther away from the Lake than the Board of the Century Park Museum Association has been anticipating since at least 1972.

Because the Consultant had not made a complete review of the potential for the expansion of Heritage Village and in view of this omission in the recommendations of the Consultant, the Municipal Manager has requested the Consultant provide a further, well-researched, point of view on the question of the Village's expansion. The results of this study will be available shortly.

The Heritage Village staff have also questioned the conversion of the "Loftus" house into a restaurant and, as with the "Riley" house, have expressed the wish that any changes in the "Loftus" house will be discussed with the Village first. It should be noted that the report refers to expansion to the west with the closure of Deer Lake Place, which reference should be Deer Lake Avenue.

The staff would endorse some expansion of the existing formal Gardens; however, we would not agree with making it exclusively a rhododendron garden as is suggested in the report and as has been previously mentioned would exclude the words "sculpture garden". The exclusion of the outdoor theatre and the lawn bowling was also previously mentioned.

The parking circulation for the James Cowan/Heritage Village complex is being proposed as a two-way road to the west of James Cowan Theatre with the resulting closure of both Deer Lake Avenue and the Deer Lake Avenue lane. Staff have some concern that this proposal will adversely affect the pedestrian flow between facilities and would recommend that no specific road pattern be approved until a detailed study has been undertaken by Engineering, Planning and Parks staff.

PAGE 83 - FOREST GLEN

On this site, as previously stated, staff would propose consideration of more intensive activity uses.

PAGE 86 - No Comment

PAGE 87 AND 88 - 6.2 LAND ACQUISITIONS

The properties included within the 7 recommendations made by the consultant have been listed separately in the following comments for ease of identification:

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RE: DEER LAKE PARK REPORT - Cont'd.
 PAGE 87 AND 88 - 6.2 LAND ACQUISITION (cont'd.)

MAP	SECTION
REF.	#
#	#

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6.2 LAND ACQUISITIONS - In dealing with this section of the Report, staff will comment first on the desirability of each acquisition without reference to priorities; either within the Deer Lake Development Plan or within the overall acquisition program.

This aspect of acquisition will be dealt with at the conclusion of the individual comments.

To assist the Commission in assessing the acquisition proposals, a land ownership and acquisition map is enclosed. For clarity, each of the properties dealt with is keyed to the map.

6.2-1 Staff agree with this recommendation.

6.2-2 There are 13 properties on the southeast side of the Lake; two of these properties have been purchased from the Parks Budget and one is Corporation property acquired and being held for park purposes.

1-10 This leaves 10 privately held properties to be included in the acquisition program.

The shoreline portions of these properties are included as Item 1, Third Priority, in the 1974 Park Acquisition Program, and the consultant is now recommending that the remaining portions be added to the acquisition program.

Staff support this recommendation for the following reasons: These portions contain stream, forest and ravine areas which are not found in any other part of the park; their inclusion will add to the diversity of experiences available within the town park setting by providing a natural feature for public enjoyment; the forested slopes will be developed for forest-play areas, trails, and view points; in addition, they will continue to provide visual diversity to this side of the Lake.

Acquisition will also ensure that the streams are protected within their natural environment.

11-14 6.2-3(a) The waterfront portions of the three properties on Dale and Sperling Avenues and one waterfront property on Dale Avenue are included as Item 20, Second Priority, in the 1974 Park Acquisition Program.

6.2-3(b) The remaining portions of the three properties on Dale and Sperling Avenues are included as Item 12, Third Priority, in the 1974 Park Acquisition Program reflecting the 1972 recommendation of the Parks and Recreation Commission, that the ultimate Deer Lake boundaries be extended to Sperling Avenue between Canada Way and the present Deer Lake Park facility.

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RE: DEER LAKE PARK REPORT - Cont'd.

PAGE 87 AND 88 - 6.2 LAND ACQUISITION (cont'd.)

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MAP REF. #	SECTION #	
15-16	6.2-3(c)	The two properties on the west side of Dale Avenue are included as Item 20, Second Priority, in the 1974 Park Acquisition Program.
17-21	6.2-4	The five properties on the west side of Deer Lake Avenue are included as Item 20, Second Priority, in the 1974 Park Acquisition Program.
	6.2-5	The following is the current status of 16 properties referred to by the consultant:
22		6050 Price Street - included as Item 7, First Priority, in the 1974 Park Acquisition Program.
23		6096 Price Street - included as Item 7, First Priority, in the 1974 Park Acquisition Program.
24		6110 Price Street - (Loftus) this property has now been acquired. The shoreline portion of the property is classified as Park property and the remaining portion is Municipal property to be purchased from the Parks Budget when required for development.
25		6176 Price Street - included as Item 48, Third Priority, in the 1974 Park Acquisition Program.
26		Lot 4, Plan 45494 - included as Item 48, Third Priority, in the 1974 Park Acquisition Program.
27		6226 Gilpin Street - acquired by the Municipality as part of the Land Assembly Program for the Central Administrative Area.
28		6260 Gilpin Street - acquired by the Municipality as part of the Land Assembly Program for the Central Administrative Area.
29		4827 Rowan Ave. - acquired by the Municipality as part of the Land Assembly Program for the Central Administrative Area.
30		4837 Rowan Ave. - acquired by the Municipality as part of the Land Assembly Program for the Central Administrative Area.
31		4857 Rowan Ave. - acquired by the Municipality as part of the Land Assembly Program for the Central Administrative Area.

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PAGE 87 AND 88 - 6.2 LAND ACQUISITION (cont'd.)

MAP
REF. SECTION
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- | | | | |
|----|-------|--------------------------------|---|
| 32 | | 4846 Rowan Ave. | - to be acquired by the Municipality as part of the Land Assembly Program for the Central Administrative Area. |
| 33 | | 4868 Rowan Ave. | - to be acquired by the Municipality as part of the Land Assembly Program for the Central Administrative Area. |
| 34 | | 4896 Rowan Ave. | - to be acquired by the Municipality as part of the Land Assembly Program for the Central Administrative Area. |
| 35 | | 4883 Rowan Ave. | - to be acquired by the Municipality as part of the Land Assembly Program for the Central Administrative Area. |
| 36 | | 4893 Rowan Ave. | - to be acquired by the Municipality as part of the Land Assembly Program for the Central Administrative Area. |
| 37 | | 6137 Price Street | - to be acquired by the Municipality as part of the Land Assembly Program for the Central Administrative Area. |
| 38 | 6.2-6 | 6088 Dufferin St. | - completely surrounded by Municipally-owned property which the consultant has shown as part of the Deer Lake Park Development Concept. Parks staff concur with the recommendation for acquisition. |
| 39 | | Property North of Baffin Place | - the consultant has recommended this acquisition in order to provide a treed buffer between the park and the existing residences to the south.

This property forms a portion of one of the residential lots on Baffin Place and is not subdividable. Since the private ownership of the lot is not incompatible with the adjacent park use, staff do not support the acquisition of this property. |
| 40 | 6.2-7 | | This land is owned by the Provincial Government, and the consultant is recommending acquisition in order to provide an entrance experience for the western portion of Deer Lake Park.

The concept plan recommends a bicycle/pedestrian path through this area. Your staff support the continuation of a trail link between the ravine area on the west side of Willingdon and the proposed Deer Lake Park, however, it is not necessary to purchase the property to achieve the desired link. Staff would suggest that the Provincial Government be requested to provide the land required for the trail, either through dedication or easement. |

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RE: DEER LAKE PARK REPORT - Cont'd.

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PAGE 87 AND 88 - 6.2 LAND ACQUISITION (cont'd.)

ADDITIONAL ACQUISITIONS: (Not Included in the Report)

MAP
REF.
#

- 41-42 One property on Bond Street (40) and 2 properties on Royal Oak (42) were omitted from the consultant's list of acquisitions. Your staff would support their inclusion within the Program.
- 43-49 As discussed under the heading, "Design Plan", the consultant has omitted from this section seven private properties between the present Deer Lake Park facility and Canada Way, although he has included them in the Design Plan for the Park.

Parks staff agree that they should be included in the acquisition program.

MUNICIPALLY-OWNED LAND:

As illustrated on the land ownership map, the consultant has recommended that a large portion of the Municipal land not previously designated for parks purposes be included within the Deer Lake Park boundary.

This approach is in keeping with past practice where Council has, in establishing Community Plans, designated certain Municipal lands as park without requiring a direct charge to the Parks Budget.

ACQUISITION PRIORITY WITHIN THE DEER LAKE DEVELOPMENT CONCEPT:

- 1. Lease agreement for 158 acres of Oakalla land.
- 2. Lease agreement for remaining 70 acres of Oakalla land.
- 15-16 3. Lots 2 and 3, Dale Avenue.
- 14 4. Lot 7, Dale Avenue.
- 11-13 5. Waterfront portions of three properties on Dale and Sperling Avenues.
- 22-23 6. Two waterfront properties on Price Street.
- 1-10 7. Waterfront portions of properties on southeast side of Lake.
- 17-21 8. Five properties on west side of Deer Lake Avenue.
- 25-26 9. Two properties on Price adjacent to Century Park.
- 43-49 10. Seven properties on Sperling Avenue.
- 1-10 11. Upland portions of properties on southeast side of Lake.
- 41-42 12. Bond Street plus Royal Oak properties.
- 38 13. 6088 Dufferin Street.

ACQUISITION PRIORITY WITHIN TOTAL PARKS ACQUISITION PROGRAM

Staff priorities for these acquisitions within the overall Park Acquisition Program will be presented to the Commission as part of the 1977 Acquisition Program Report. This document is now being reviewed by staff and following this will be revised by the Planning Department, and a final draft presented to the Commission for approval.

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PAGES 89 AND 90 - 6.3 PHASING

In accepting the recommendations on Page 86 - under Strategy, the staff have accepted that the first phase for development should be public access to the Oakalla lands. Although we agree that Phase 1 - development - can well be split into several stages (it will be noted that the consultant has split it into four stages), we believe that access to the Oakalla lands immediately west of the Lake is as important or more important than access to the Oakalla lands south of the Lake. We would, therefore, suggest the following stages for approval in principle. If approved, then additional concept plans, costs and timing will be developed and will be the subject of a further report.

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Stage 1 - Access to the west side of the Lake, including picnic grounds and a start on any artificial waterways to be constructed.

Stage 2 - A start on the arboretum.

Stage 3 - Access to the south side of the Lake.

Stage 4 - The horticultural centre demonstration gardens, etc.

PAGE 91 - No Comment

PAGE 92 - No Comment

PAGE 93 - No Comment

PAGE 94 - 6.5 MANAGEMENT

Staff would recommend that the Deer Lake Park be administered in the same way as the rest of Burnaby's parks through the existing Commission and Administrative system. This would mean that any aquatic programs that are carried on in this park would be the responsibility of our aquatic specialists who conduct our aquatic programs across the Municipality. Similarly, any horticultural programs in the park will be the responsibility of those horticultural specialists who conduct the horticultural program across the community. Whilst in the final stages of development, the size of this park may call for the presence of supervisors at more senior levels than has been the custom in other individual park sites, they will be appointed to deal with their specific discipline, plus any additional factors that expediency may dictate; but the over-all administration of the park will continue to be vested in the Commission and the Administrator's office.

PAGE 94 - INTERPRETIVE PROGRAMS

The question of whether interpretive programs should be included at Deer Lake Park, as well as Burnaby Lake Park, should be subjected to further scrutiny.

PAGE 95 - No Comment

GENERAL COMMENTS

The following are four items which have been brought out by a review of the report but which do not necessarily fit into a specific page of the report. They are listed here before the official recommendations and the Commission's concurrence is solicited, following which the items would be considered from time to time at the appropriate stage in the plan's development.

1. FOUR GENERAL PRINCIPLES

- (a) To emphasize the urban aspects of the Park.
- (b) To be mindful of the need to establish revenue producing programs and uses.

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COUNCIL MEETING 1979 06 25 ITEM

RE: DEER LAKE PARK REPORT - Cont'd.

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GENERAL COMMENTS (cont'd.)

- (c) To carefully review the potential for pedestrian transportation. Once the park is completed, there will be a need for opportunity of movement in order to make it a completely viable experience.
- (d) That, in view of the complexity of the Plan and the need for public access, B.C. Hydro be made aware of the requirements for a bus service to different parts of the Park.

2. PUBLIC WASHROOMS FOR CENTURY PARK

It is proposed that, at some place within the Century Park area, there should be introduced the construction of fully public washrooms for park users. At the present time, we are confined to the use of washrooms within various buildings and these buildings are often locked for security purposes when they are not in use.

3. SIX PHASES OF DEVELOPMENT

The consultant has proposed the Oakalla lands as Phase One. In order to put the remainder of the project into perspective, it is suggested that six phases should be considered as follows in order of priority:

- Phase 1 - Development of the Oakalla lands.
- Phase 2 - Development of the beach areas.
- Phase 3 - Development of Century Park.
- Phase 4 - Development of the Ravine Conservation Area.
- Phase 5 - Development west of Royal Oak.
- Phase 6 - Development of the Oakalla Building Site.

The timing of this phasing will depend heavily on the ability of the Municipality to assemble the land which is to be included in the Parkland Acquisition Program; at the same time, there may be various stages within a given phase which would lend themselves to earlier implementation. For example, within Century Park the stage in connection with the development of the water front could well receive as high a priority as some of the stages in the Oakalla development phase.

4. DESIGNATION OF HERITAGE BUILDINGS

Staff of Heritage Village have suggested that before any development of parkland in the Deer Lake area commences, all significant Heritage structures should be officially designated under the provisions of the Municipal Act. The list of such buildings contains 12 sites, and Heritage Village can supply the list with documentation. Such designation does not preclude converting a building to other uses.

PAGE 99 - RECOMMENDATIONS

1. That Deer Lake Park, as defined by the Deer Lake Park report and modified by the Parks and Recreation Department staff report, be established as a Town Park for Burnaby.
2. Already approved by the Commission.
3. Already approved by the Commission.
4. Already approved by the Commission.
5. That the properties described in Sections 6.2 of this report, as modified by the Parks and Recreation Department staff report, be included in the Municipal Park Acquisition Program.

Continued ...

ITEM	25
MANAGER'S REPORT NO.	45
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RE: DEER LAKE PARK REPORT - Cont'd.

ADMINISTRATOR'S REPORT NO. 8
COMMISSION MEETING 78 04 05

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6. Already approved by the Commission.
7. That the Park Development be phased with the first phase to be the 158 acre Oakalla property, and the adjacent Municipal lands to the north and south.
8. That Deer Lake Park be administered by the Commission and the Parks and Recreation Department in the same way that all other Burnaby parks are administered.
9. Already approved by the Commission.
10. Already approved by the Commission.
11. That an archaeological survey of the area be conducted to determine if there are any archaeological sites worth preserving in the Park.
12. Already approved by the Commission.
13. That the Design Plan and Development Program for Deer Lake Park presented in this report and as modified by the Parks and Recreation Department report, be approved in principle and used by the Corporation as a guide to future development.

RECOMMENDATIONS:

1. THAT Deer Lake Park, as defined in the "Deer Lake Park - A Plan for Development - March 1977" and modified by the above Parks and Recreation Department staff report, be established as a Town Park for Burnaby.
2. THAT the properties described in Sections 6.2 of the Deer Lake Park Report, as modified by the Parks and Recreation Department staff report, be included in the Municipal Park Acquisition Program.
3. THAT the Park Development be phased with the First Phase to be that 158 acre Oakalla property, and the adjacent Municipal lands to the north and south.
4. THAT Deer Lake Park be administered by the Parks and Recreation Commission and the Parks and Recreation Department in the same way that all other Burnaby parks are administered.
5. THAT an archaeological survey of the area be conducted to determine if there are any archaeological sites worth preserving in the Park.
6. THAT recommendation #13 from the Deer Lake Park Report be lifted from the table.
7. THAT the Design Plan and Development Program for Deer Lake Park presented in the Deer Lake Park Report, and as modified by the Parks and Recreation staff report, be approved in principle and used by the Corporation as a guide to future development.
8. THAT the Commission recommend to Council recommendations #1-13 from the "Deer Lake Park - A Plan for Development - March 1977" as amended.