

ITEM 16
MANAGER'S REPORT NO. 81
COUNCIL MEETING 1979 11 26

RE: DEVELOPMENT OF PARK PROPERTY IN BURNABY 200

Following is a report from the Parks and Recreation Administrator regarding the development of park facilities in Burnaby 200.

RECOMMENDATION:

1. THAT the report of the Parks and Recreation Administrator be received for information purposes.

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TO: MUNICIPAL MANAGER

1979 November 20

FROM: PARKS AND RECREATION ADMINISTRATOR

SUBJECT: DEVELOPMENT OF PARK PROPERTY IN BURNABY 200

The area known as Burnaby 200 is a residential area lying on the south slope of Burnaby Mountain. On 1975 July 17, Council adopted the Burnaby 200 - Community Plan as a guideline for the development of individual residential site, the development of community facilities and the processing of re-zoning and subdivision applications. The land is owned by the Province of British Columbia, Ministry of Lands, Parks and Housing who are acting as the overall developer.

To date, one residential enclave has been developed and three others are currently in the re-zoning process. The remainder of the enclaves will be put on the market and sold to individual private developers over the next several years. The Community Plan for the area has already led to the following contributions to Burnaby's Parks and Recreation system:

1. \$240,000.00 toward the Cameron Library and Recreation Centre - presently under construction.
2. The dedication of 81 acres of property for park (16) and conservation (65) use.

Attached and labelled Attachment #1 is a copy of a plan of Burnaby 200 showing the various park areas which have been deeded to the Corporation. Also attached labelled Attachment #2 is Schedule #5 of the Community Plan which describes, in very broad terms, the development of the various parks which is the obligation of the developer. The standard to which these parks will be developed is not outlined in the Community Plan and has been the subject of negotiation between the developer and staff of the Parks and Recreation and Planning Departments. The cost of the development to the resulting mutually agreed standard has been estimated by Municipal staff at \$320,000.00. The developer (the Province of British Columbia), as part of these negotiations, has requested that the Corporation accept the agreed sum and carry out the work in its own time. The following works are involved:

ITEM	16
MANAGER'S REPORT NO.	81
COUNCIL MEETING	1979 11 26

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Parks

161

P1 and P7	6 tennis courts 1 sportsfield paths and landscape	\$154,000.	
P2, P3 and P4	paths and landscape	\$ 48,000.	
			\$202,000.

Conservation Areas

P5	buffer tree planting	\$ 10,000.	
P6	wilderness trails, ravine conservation	98,000.	
P8	buffer tree planting	10,000.	
			\$118,000.
			\$320,000.

Park Development

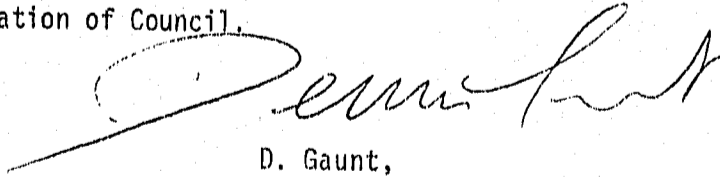
The main parts of the park development program are the 6 tennis courts and the sportsfield. The sportsfield should be constructed immediately so that it will be ready for play in approximately two years time and the 6 tennis courts can also be constructed immediately in view of the fact that there will shortly be a residential development at each end of the Burnaby 200 project.

In view of our own staff's experience in the design and construction of both sportsfields and tennis courts, it is considered appropriate to accept the Provincial funding and carry out the work ourselves immediately. The remainder of the work which is the installation of paths and trails and landscaping and conservation measures suitable to heavily wooded areas, could be started immediately in part and carried out over the next twelve months.

A design for the wilderness trails has been completed by the developer. Some of the pathways are constructed across what will remain as private land and the ongoing maintenance of such pathways will then become the responsibility of that particular residential enclave. However, it will be necessary for the Corporation to receive an easement for a public right-of-way in perpetuity. The securing of such easements will be done by the Burnaby Planning Department. Certain servicing requirements including the provision of public walkways (excluding the wilderness trails) continue to be covered by the overall subdivision approvals for Burnaby 200 and guaranteed by the Letters of Credit submitted by the developer to date.

At its meeting of 1979 November 07, Administrator's Report No. 21, the Parks and Recreation Commission approved the acceptance of a cash settlement in the amount of \$320,000.00 from the Province of British Columbia, Ministry of Lands, Parks and Housing and authorized Parks and Recreation staff to proceed with the construction of park facilities as outlined in this report.

This is for the information of Council.



D. Gaunt,
Administrator,
Parks & Recreation

BE/jce
Attach.

c.c. Director of Planning

~~ADMINISTRATOR'S REPORT NO. 21~~
~~COMMISSION MEETING 1979 11 07~~

ITEM	16
MANAGER'S REPORT NO.	81
COUNCIL MEETING	1979 11 26

ATTACHMENT # 2

SCHEDULE V

List of Community Facilities

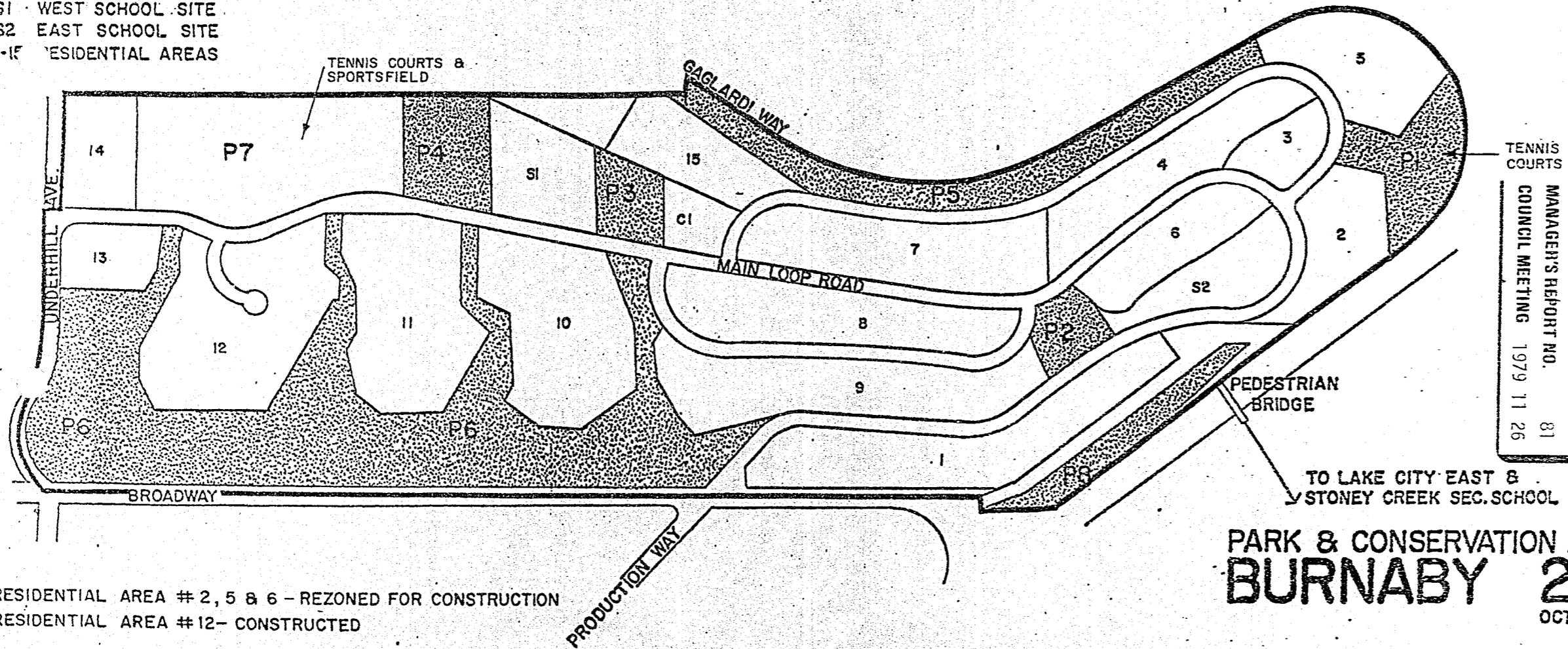
PUBLIC FACILITIES

The following public facilities will be provided by the developer of the Community Plan subject to noted reservations.

No.	Description	Location (Key)
1.	Day Care Tot Lot	Community Facilities (C1)
2.	Small Playfield (This playfield will be established if the area in (P8) is not required for road right-of-way purposes.)	Future Buffer Area (P8)
3.	Playfield	GVWD Property (P7)
4.	School Playfield (This playfield is to be provided through usual capital school funding procedures.)	West Site (1)
5.	Park/School Playfield (If a school is not developed on the designated site, the playfield will be provided by the developer.)	East Site (S2)
6.	Tennis Courts — 3	East Park (P1)
7.	Tennis Courts — 3	GVWD Property (P7)
8.	Commercial Retail	Community Area (C1)
9.	Daycare Centre	Community Area (C1)
10.	Covered Swimming Pool/Change Facilities	West Park (P3)
11.	Wilderness trails (to be protected by easement where they pass through residential areas).	Throughout Development
12.	Pedestrian Bridge over Gaglardi Way	South of S2
13.	Public Walkways	
14.	Appropriate grading, draining, filling, and landscaping of all park areas so that they may be transferred to public ownership in a usable condition. (Substantial planting of additional trees is necessary in the eastern sector of the Community Plan, particularly directly adjacent to Gaglardi Way.)	All park areas
15.	Environmental Roadwork criteria will include separated sidewalks, coniferous street trees compatible with the native tree environment, and the road pavement offset to the south within the right-of-way in order to facilitate the retention of as many existing trees as possible.	

LEGEND

- P1 EAST PARK
- P2 CENTRAL PARK
- P3 } WEST PARKS
- P4 }
- P5 CONSERVATION BUFFER ZONE
- P6 RAVINE CONSERVATION AREA
- P7 G.V.W.D. PROPERTY
- P8 ROAD RESERVATION OR POSSIBLE BUFFER ZONE
- C1 COMMUNITY COMMERCIAL / DAY-CARE CENTRE
- S1 WEST SCHOOL SITE
- S2 EAST SCHOOL SITE
- 1-15 RESIDENTIAL AREAS



RESIDENTIAL AREA # 2, 5 & 6 - REZONED FOR CONSTRUCTION
RESIDENTIAL AREA # 12 - CONSTRUCTED

ITEM	MANAGER'S REPORT NO.
16	81
	26
	11
	1979
	COUNCIL MEETING