

ITEM	8
MANAGER'S REPORT NO.	11
COUNCIL MEETING	1980 02 11

RE: PROPOSED ACQUISITION OF PARKLAND
 SUBDIVISION REFERENCE #109/78
 LOTS 139 AND 136, D.L. 15, PLAN 50979
 PROPOSED SUBDIVISION WEST OF NORCREST AND SOUTH OF BROADWAY:
 STONEY CREEK TRAIL SYSTEM - STAGE I

Following is a report from the Parks and Recreation Administrator regarding the proposed acquisition of parkland.

RECOMMENDATION:

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

* * * * *

1980 February 07

TO: MUNICIPAL MANAGER

FROM: ADMINISTRATOR, PARKS AND RECREATION

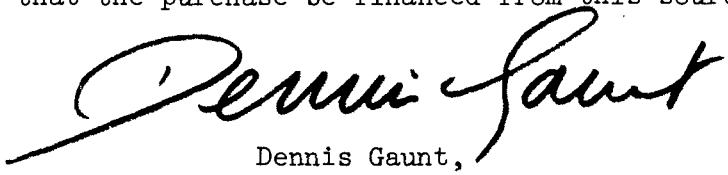
RE: SUBDIVISION REFERENCE # 109/78 - LOTS 139 and 136
 D.L. 15, PLAN 50979 - PROPOSED SUBDIVISION WEST OF
 NORCREST AND SOUTH OF BROADWAY: STONEY CREEK TRAIL
 SYSTEM - STAGE 1

Recommendation:

1. THAT Council authorize the acquisition for parkland of the area shown on map "A" of the Director of Planning's report dated 1979 November 14, on the basis proposed within that report, subject to the applicant proceeding with the subdivision.
2. THAT the purchase price of \$21,126.00 be charged to the Parkland Acquisition Levy account for Area # 17.

REPORT

The Parks and Recreation Commission at its meeting of 1980 February 06 received the attached report from the Director of Planning dealing with the best method of obtaining the area of the proposed subdivision which is included in the Park Acquisition Program. There are no funds available in the 1980 Park Acquisition Program and staff recommended that the Parkland Acquisition Levy be used for this purpose. The property is located in Park Acquisition Levy Area #16 which does not contain sufficient funds to finance the acquisition. Funds are, however, available in Area # 17 and it is recommended that the purchase be financed from this source.


 Dennis Gaunt,
 Administrator

AG:df
Attach
 c.c. Director of Planning
 Municipal Solicitor
 Municipal Treasurer

Planning Department
 1979 November 14

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COUNCIL MEETING	1980 02 11

TO: PARKS AND RECREATION ADMINISTRATOR
 FROM: DIRECTOR OF PLANNING
 RE: SUBDIVISION REFERENCE #109/78 - LOTS 139 and 136,
 D.L. 15, PLAN 50979 - PROPOSED SUBDIVISION WEST
 OF NORCREST AND SOUTH OF BROADWAY: STONEY CREEK
 TRAIL SYSTEM - STAGE 1

A subdivision application has been received for the above described property, including that portion of the G.V.S.D.D. sewer right-of-way in the area between the Still Creek Street right-of-way and Broadway. The subdivision proposal, outlined on the attached map "A", would provide a total of 21 single family residential lots with access from Norcrest Court. The proposed park covers an area of approximately 102,525 square feet. The value of this land, which is largely unbuildable, would approximate \$0.25 per square foot according to the Legal and Lands Department.

The park area follows the G.V.S.D.D. right-of-way and is included in the Park Acquisition Program with a Second Priority designation (item 18 on the accompanying map). Its purchase would complete one of the few remaining portions of the proposed trail link between Burnaby Lake and the Burnaby Mountain trail system.

There are two alternative methods which could be employed through the subdivision process for obtaining funds to meet a part of the required outlay for the park. These include:

(1) Obtain 5% park dedication from subdivision and purchase remainder-

Total Park area	102,525 sq. ft.
Less dedicated area	18,022 sq. ft.
Remaining land to be acquired	84,503 sq. ft.
Acquisition cost (at \$0.25 per sq. ft.)	\$21,126.00

(2) Take Park levy and apply to total acquisition cost-

Total cost of acquisition - 102,525 sq. ft. x \$0.25 per sq. ft.	\$25,632.00
Plus cost of one lot - \$38,000 - \$10,000(servicing)*	28,000.00
Subtotal	\$53,632.00
Less park levy (\$521.00 per lot x 21 lots)	10,941.00
Acquisition cost	\$42,691.00

* (Without the 5% park dedication, the developer would be able to include an additional lot in the subdivision, adjacent to Lot 21 and purchase would be required which would add a further \$28,000.00 to the overall acquisition cost under this alternative).

The parcel of land shown as proposed park on the east side of the G.V.S.D.D. sewer right-of-way and abutting the south side of Broadway, is topographically unsuitable for building. For this reason and the requirement that no access be provided from Broadway to the subdivision, the land involved has been included within the park area.

Subdivision Ref. #109/78 - Lots 139 & 136,
D.L. 15, Plan 50979 - Proposed subdivision
west of Norcrest and south of Broadway:
Stoney Creek Trail System - Stage 1
1979 November 14 - Page 2

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ADMINISTRATOR'S REPORT NO. 2

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The acquisition costs involved are lower under the first of the foregoing alternatives (5% park dedication) and this option is therefore proposed in the purchase of the required park area. The use of park funds for this purpose is also recommended.

The developer will, of course, be responsible for the road connection to the subdivision from Norcrest Court, as well as for the construction costs of a bridge over Stoney Creek. This is subject to provision being made for the free movement of pedestrians and equestrians beneath the bridge structure.

RECOMMENDATION

1. THAT the Parks and Recreation Commission approve the acquisition for parkland of the area shown on Map "A" on the basis proposed above, subject to the applicant proceeding with the subdivision.

ALP
RBC/hf

Attach.

c.c. - Municipal Manager
Municipal Solicitor
Municipal Treasurer
Assistant Director - Long Range
Planning and Research
Subdivision Technician (C. Wilkins)

A. L. Parr
A. L. Parr
DIRECTOR OF PLANNING

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DL 15
 Lots 139 & 136
 PLAN 50919

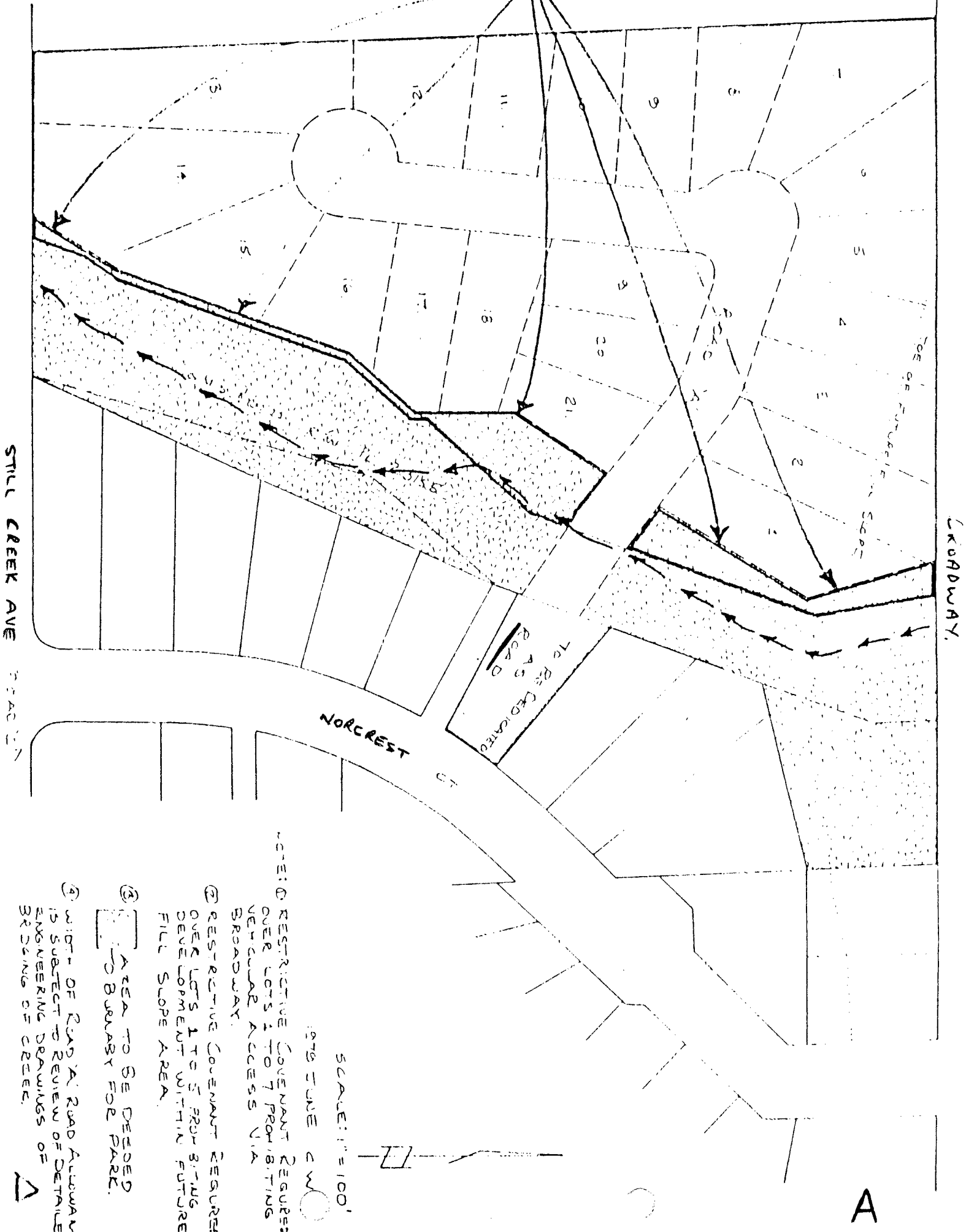
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FILE # 109/78
 x REF S. G. REF # 64/77
 & # 15/74
118

ZONING: R2.

ITEM 4
 ADMINISTRATOR'S REPORT NO. 2
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570
 PARK
 DEDICATION



SCALE: 1" = 100'
 DATE: 1979 JUNE 20

NOTED RESTRICTIVE COVENANT REQUIRES:
 OVER LOTS 1 TO 7 PROHIBITING
 VEHICULAR ACCESS VIA
 BROADWAY.
 RESTRICTIVE COVENANT REQUIRES
 OVER LOTS 1 TO 5 PROHIBITING
 DEVELOPMENT WITHIN FUTURE
 FILL SLOPE AREA.

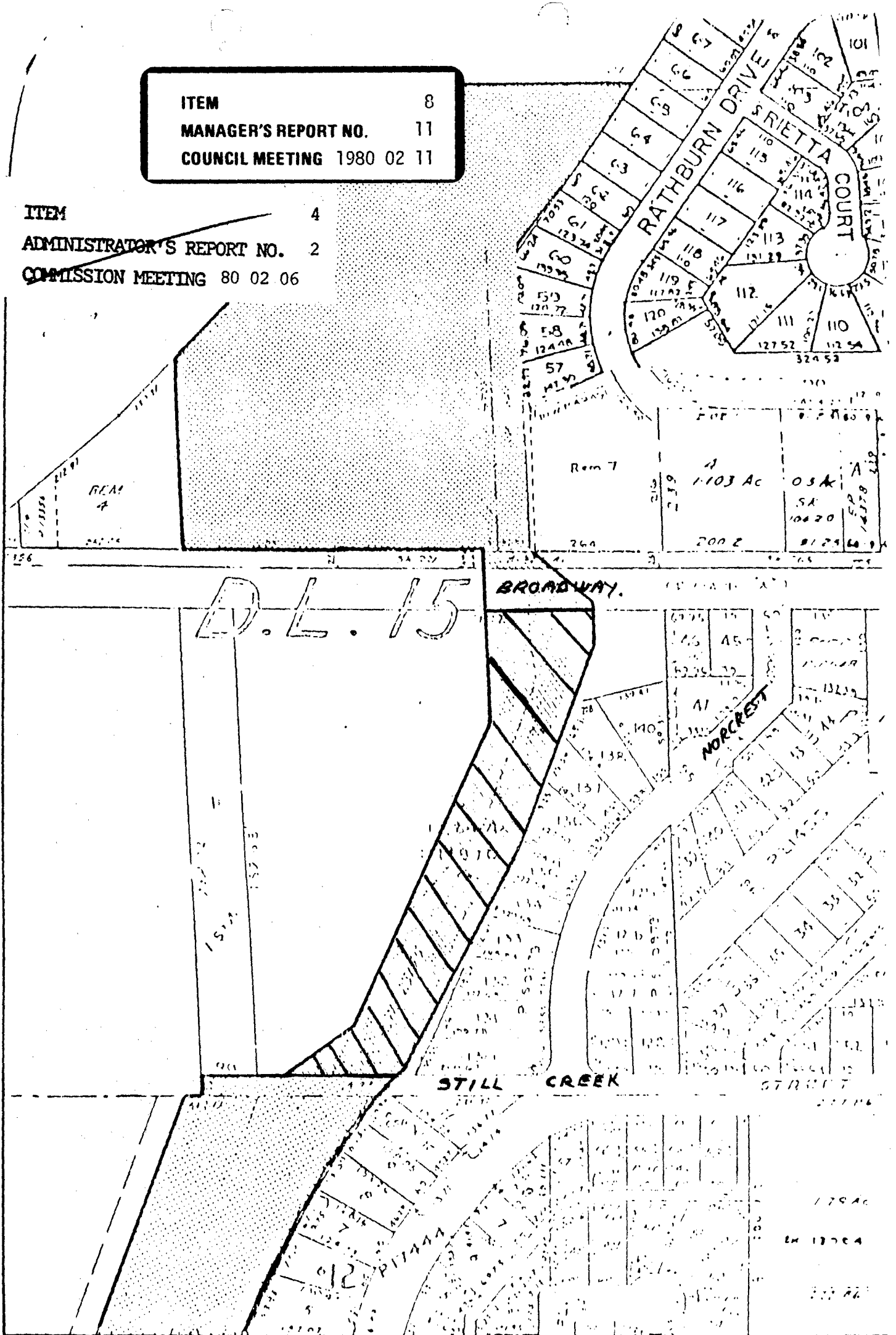
② AREA TO BE DEDICATED
 TO BUREAU FOR PARK.

④ WIDTH OF ROAD 'A' ROAD ALLOWWAY
 IS SUBJECT TO REVIEW OF DETAIL
 ENGINEERING DRAWINGS OF
 BRIDGING OF CREEK.


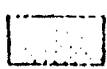
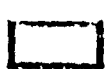
A

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ITEM 4
 ADMINISTRATOR'S REPORT NO. 2
 COMMISSION MEETING 80 02 06



STONEY CREEK TRAIL SYSTEM
 = STAGE 1. =

-  Proposed Acquisition
-  Existing Park
-  Proposed Park Area

