

ITEM	12
MANAGER'S REPORT NO.	36
COUNCIL MEETING	1980 05 12

Re: PARK DEVELOPMENT AND HOUSE DEMOLITIONS  
MAYWOOD AND PARKCREST PARKS

Following is a report from the Parks and Recreation Administrator regarding the above subject.

RECOMMENDATION:

1. THAT the recommendation of the Parks and Recreation Administrator be adopted.

\* \* \* \*

1980 May 08

TO: MUNICIPAL MANAGER  
FROM: ADMINISTRATOR, PARKS AND RECREATION  
RE: PARK DEVELOPMENT AND HOUSE DEMOLITIONS  
- MAYWOOD AND PARKCREST PARKS

Recommendations:

1. THAT Council approve the following procedure to obtain possession of the properties on Silver and McKay Avenues and 5890 Winch Street:

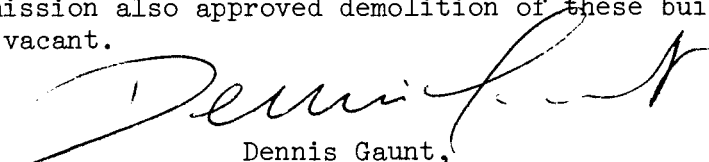
A representative of the Legal and Lands Department will visit each tenant and determine a mutually agreeable vacation date within a one-year maximum period, i.e. June 30, 1981.

Following each visit a written confirmation of the date for possession and legal notice will be delivered to the tenant.

2. THAT Council authorize the demolition of the aforesaid houses as soon as they become vacant.

REPORT

On 1980 May 07 the Parks and Recreation Commission received the attached staff report and approved the procedure for obtaining possession of the properties on Silver and McKay (Maywood Park) and 5890 Winch Street (Parkcrest Park). The Commission also approved demolition of these buildings as soon as they become vacant.

  
Dennis Gaunt,  
Administrator

DG:df  
Attach.  
c.c. Municipal Solicitor  
Director of Planning

RE: MAYWOOD PARK DEVELOPMENT - PARKCREST PARK DEVELOPMENT

Recommendations:

1. THAT the Commission approve the following procedure to obtain possession of the properties on Silver and McKay Avenues and 5890 Winch Street:

A representative of the Legal and Lands Department will visit each tenant and determine a mutually agreeable vacation date within a one-year maximum period, i.e. June 30, 1981.

Following each visit a written confirmation of the date for possession and legal notice will be delivered to the tenant.

2. THAT as houses are vacated, the structures be demolished.
3. THAT Council be requested to concur in these recommendations.

REPORT

At its meeting of 1980 April 02, the Commission requested staff to review the development of Maywood Park as requested by Council at its meeting of 1980 March 31.

This request of Council appears as correspondence on this agenda with the following motion:

'THAT in view of the severe housing shortage being experienced in the Municipality of Burnaby at this time, that the question of the Maywood Park development be referred back to the Parks and Recreation Commission for reconsideration'.

On the same subject of demolitions, the Commission had previously requested the staff to provide a report indicating the demolitions required for park purposes in the next five years. This report appeared on the Commission agenda of 1980 April 02 and for convenience will be included in this report.

Residential demolitions required for park purposes 1980 - 1985 based on current 5-year development plan

<u>Year</u>	<u>Park</u>	<u>House Location</u>
1980	Parkcrest School Park	5890 Winch Street
	Maywood Park	6508 McKay Avenue
		6479 Silver Avenue
		6532 McKay Avenue
		6491 Silver Avenue
		6556 McKay Avenue
		6507 Silver Avenue
		6519 Silver Avenue
		6531 Silver Avenue
		6543 Silver Avenue
		6555 Silver Avenue
1982	Rene Memorial Park	6911 Sperling

The Development Plan is updated each year, based upon new acquisitions and changes in neighbourhood needs. These changes may involve additional demolitions which cannot be specified at this time.

For example, an expansion of Heritage Village in the next five years might involve demolitions of some residences on Dale Avenue and the continued development of Bonsor Park would require demolitions of four houses on Jubilee Avenue.

Development of Parkcrest Site

There have been many requests from the community over the past two years for this development and design plans for both the park and school portions of the site are on tonight's agenda.

The Commission will note that the design utilizes the property on which the house is located.

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However, on an interim basis it would be possible to alter the location of the path and delete the Winch Street access to the site. This would be considered a temporary measure only but would ensure that the majority of the work would still be undertaken this year. The question of providing notice to the tenant is dealt with later in this report.

Maywood Park Development -

The Maywood Park site is located in Planning Area #24 which has been identified in the 1977 Burnaby Park Study as being the most poorly served area in Burnaby for neighbourhood park facilities.

The shortage in this area is three times as great as in the next most poorly served area which is Parkcrest - Aubrey.

The properties for the Maywood Park site were acquired between 1967 and 1973 and development of this site has been included in the C.I.P. since 1973. However, more pressing needs resulted in continued postponement of this development.

As a result of the continued pressure of population in the Maywood area, the development of Maywood Park was identified as a priority in the 1980 C.I.P. budget.

The housing situation is of grave concern to staff as well as to the Commission and it is recognized that tenants required to relocate will experience particular difficulty because of the current situation. Therefore, in reviewing the park development plans, the prime concern of staff has been to put forward a plan which recognizes the tenants' needs.

The staff considered the alternative of not asking the tenants to vacate and simply postponing consideration of park development until the housing situation improves.

At the suggestion of the Municipal Planning Department, this alternative was discussed with the Housing Planner for the City of Vancouver and with the Manager of Housing Department Analysis for C.M.H.C. Neither of these two contacts could see an indication that the shortage of housing in the Lower Mainland would be alleviated within the next year or two.

The City of Vancouver Housing Planner indicated that even a Provincially or Federally sponsored incentive program for rental unit construction would likely provide only temporary relief to tenants. This situation is brought about by the continued demand for housing caused by the influx of residents to the Lower Mainland from other parts of the country. Both the City of Vancouver Planner and the C.M.H.C. Housing Analysis Manager foresee no lessening of this demand.

In considering tenants of Municipal houses, it is also necessary to recognize that rents are lower than for comparable non-Municipal units. One of the reasons for the lower rent is the recognition by the Municipality that the accommodation is of a temporary nature. Tenants therefore will be faced with rent increase no matter when they are asked to relocate.

The information gathered from the City of Vancouver and C.M.H.C. leads staff to the belief that the same problems will be faced by Municipal tenants whether the notice to vacate is given this year or in a year or two. Staff therefore suggest an approach that recognizes both the need of the tenant and the need for park development.

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The usual notice to vacate allows four months for relocation. Staff propose that a notice to vacate be issued to the tenants on Silver and McKay Avenues and the tenant on Winch Street on 1980 May 31, which would allow twelve months for relocation. The C.M.H.C. Housing Analysis Manager has confirmed that even in today's tight market situation, this should provide sufficient lead time for relocation.

As indicated in previous reports, the staff will assist wherever possible in providing guidance to those tenants with special problems.

C.C.  
Lands and Legal  
Director of Planning  
Municipal Manager

PAL:hh