

ITEM	8
MANAGER'S REPORT NO.	5
COUNCIL MEETING	1980 01 21

RE: REVIEW OF RECREATIONAL FACILITIES IN THE LAKEVIEW-MAYFIELD AREA

Following is a report from the Parks and Recreation Administrator regarding a review of recreational facilities in the Lakeview-Mayfield area.

RECOMMENDATION:

1. THAT the recommendation of the Parks and Administrator be adopted, i.e. reaffirmation of the decision that a tot lot in the Lakeview-Mayfield area is not required at this time.

\* \* \* \* \*

1980 January 16

TO: MUNICIPAL MANAGER

FROM: ADMINISTRATOR - PARKS AND RECREATION

SUBJECT: REVIEW OF RECREATIONAL FACILITIES IN LAKEVIEW - MAYFIELD AREA

Recommendation:

1. THAT Council concur with the Parks and Recreation Commission's decision.

REPORT

The attached report was received by the Parks and Recreation Commission at its meeting of 1980 January 16.

The Commission adopted the recommendations contained therein

  
Dennis Gaunt,  
Administrator.

AG:df  
Attach

c.c. Director of Planning.

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RE: REVIEW OF RECREATIONAL FACILITIES IN LAKEVIEW-MAYFIELD AREA

The following is a report from the Administrative Assistant regarding the above subject.

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RECOMMENDATIONS:

1. THAT the Commission reaffirm its decision that an additional site for a tot lot in the Lakeview-Mayfield area is not required at this time.
2. THAT Council be so advised.

TO: ADMINISTRATOR, PARKS & RECREATION

FROM: ADMINISTRATIVE ASSISTANT

SUBJECT: REVIEW OF RECREATIONAL FACILITIES IN LAKEVIEW-MAYFIELD AREA

At its meeting of 1979 November 07 the Commission received the attached report on the above subject and adopted the recommendations contained therein.

Arising out of Council's discussion of the report at its meeting of 1979 November 13 a question was raised relating to current changes in the neighbourhood and as a result of that question the following motion was passed:

"THAT this matter be referred back to the Parks and Recreation Commission with a request that their decision in this regard be reviewed, utilizing updated figures rather than those contained in the 1977 Burnaby Parks Study."

This report provides the requested information.

During the period 1976 September to 1979 December, Planning Department records indicate that there was a net increase of 36 dwellings in the Lakeview-Mayfield area. This increase was composed of 35 single family dwellings and 1 two family dwelling yielding an estimated increase in population of 115 people. Without census data no breakdown of the age of these 115 people is possible. However the projected ultimate population for the neighbourhood is 3,000 with no significant increase being predicted in the number of residents under 19.

A review of the school enrollment at Lakeview Elementary School is given below. A breakdown of the number of students in kindergarten through grade 3 is provided.

	<u>1976</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>
<u>Total Enrollment</u>	330	316	307	313
Kindergarten	35	35	37	33
Grade 1	44	39	36	36
Grade 2	36	43	36	36
Grade 3	29	35	43	44

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On the basis of the trend in the neighbourhood between 1976 and 1979 and the projected ultimate figures, it would seem that future needs can be met by developing the existing park sites at Robert Burnaby Park and Lubbock's Wood Park.

RECOMMENDATIONS:

1. THAT the Commission reaffirm its decision that an additional site for a tot lot in the Lakeview-Mayfield area is not required at this time.
2. THAT Council be so advised.

PEGI LYND

PL:cw

Attach.

cc: Director of Planning

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RE: EXTENSION OF BURNFIELD CRESCENT TO SIXTH STREET

The following is a report from the Administrative Assistant regarding the above subject.

RECOMMENDATION:

1. THAT a copy of this report be sent to Council and to Dr. Stuart Rulka.

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1979 October 22

TO: ADMINISTRATOR, PARKS AND RECREATION

FROM: ADMINISTRATIVE ASSISTANT

RE: Extension of Burnfield Crescent to Sixth Street

At its meeting of 1979 06 18, Council received the attached report from the Director of Planning (Attachment # 1), relating to the above subject. The letter from Dr. Stuart K. Rulka referred to in the Manager's preamble to this report is also attached (Attachment # 2).

Arising out of Council's discussion of the subject, the following additional motion was passed:

"That the matter of a tot lot in this area be referred to the Parks and Recreation Commission for consideration and subsequent report to Council."

This report is provided in response to Council's motion.

Background:

A recent review of the playground needs of the Lakeview-Mayfield area was presented to the Commission at its meeting of 1979 06 20 in conjunction with comments on the 1977 Burnaby Park Study.

This review indicates that the area is now served by a well-equipped playground at Lakeview School Park which is within a one-half mile radius of area residents, as well as by the playground within Robert Burnaby Park.

According to 1976 statistics, the area is composed 84% of single family dwellings and 16% of two-family dwellings. The 1976 census showed a population figure for this area of 2,285 broken down as follows:

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Age

0 - 4	175
5 - 18	615
19 - 44	950
45 - 64	445
65 +	100

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The conclusion of staff was that there is no immediate need to develop additional playground facilities and that future needs could be met by further development in existing park sites in the area.

Existing Situation

Staff recognizes that because of topographical conditions, residents of the Burnfield Crescent area can more easily walk to Lubbock's Wood Park. In view of this fact, the development plan for Lubbock's Wood will include the provision of a play area.

A map of Neighbourhood planning Area No. 32, showing existing and proposed play sites is attached (attachment #3).

Recommendation:

1. THAT a copy of this report be sent to Council and to Dr. Stuart Rulka.

PAL:df  
Attach

c.c. Director of Planning

ATTACHMENT # 1

ITEM

ADMINISTRATOR'S REPORT NO. 1  
COMMISSION MEETING 1980 01 16

RE: LETTER FROM DR. STUART K. RULKA WHICH APPEARED ON THE AGENDA  
FOR THE 1979 JUNE 11 MEETING OF COUNCIL (ITEM 3)  
COMPLETION OF BURNFIELD CRESCENT TO SIXTH STREET

Council on 1979 June 11 received a letter from Dr. Stuart K. Rulka regarding completion of Burnfield Crescent to Sixth Street. Dr. Rulka also appeared as a delegation on this occasion to present additional information on this matter. Comments on the proposed completion of Burnfield Crescent relative to Dr. Rulka's submission are contained in the following report from the Director of Planning. (The agenda for this meeting of Council, incidentally, contains the same items of correspondence that appeared on the agenda last week because they were resubmitted by Dr. Rulka).

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RECOMMENDATION:

1. THAT a copy of this report be sent to Dr. Stuart K. Rulka, 6230 Field Place, Burnaby, B.C. V5E 3W1

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TO: MUNICIPAL MANAGER

1979 JUNE 12

FROM: DIRECTOR OF PLANNING

RE: COMPLETION OF BURNFIELD CRESCENT TO SIXTH STREET

RECOMMENDATION:

1. THAT this report be received for the information of Council.

REPORT

Council will recall that on 1979 April 02, the recommendation to immediately construct the portion of Burnfield Crescent adjacent to Sixth Street, as shown on the attached sketch, utilizing monies deposited "In Trust" and monies from the Municipal Land Development Fund, was adopted. Since the developer of the subdivision was not able to construct this section of road as the dwelling owned by Mr. Eiskamp at 6290 Sixth Street encroached into the road allowance, monies were deposited "In Trust" as a requirement of subdivision approval. The Municipality acquired the property and the demolition of the encroachment was authorized on 1978 July 04. The completion of this section of road is necessary to provide road frontage, as well as possible access, to the abutting properties. This final condition of subdivision is now being fulfilled.

Burnfield Crescent was designed as a loop road to handle local residential traffic only, providing for two points of access to and from the abutting properties. The completion of this section of road will not encourage the

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usage of the Crescent by non-local traffic, other than visitors of the local residents, as Burnfield Crescent is not a through road. In fact, the traffic volume will be more evenly distributed and shared among the residents by the completion of two points of access. As can be noted, Burnfield Crescent is approximately 2,300 feet in length compared with the length of 700 feet on Sixth Street between the two points of access. Approximately 73 residences must utilize this crescent for access. During the design of new subdivisions, safety factors are considered with respect to fire truck access requirements. Where a road is greater than 500 feet in length, the road is provided with two points of vehicular access to and from the subdivision. The extreme length of the crescent precludes the suitability of regarding it as a cul-de-sac.

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With respect to the absence of a play area within the immediate vicinity there is no problem associated with providing facilities within existing Municipal parks to the east or west, or if there is a need to provide additional play facilities, it may be possible to allocate space for a tot-lot within the Municipal subdivision proposed to the east, although this would constitute a change on existing policies. For those children who seem to prefer to use the street as a playground, Field Place and Mesa Court would provide relatively safe street space once Burnfield Crescent is completed, as neither cul-de-sac would have to cope with turning vehicles looking for an exit from the crescent.

  
A. L. Parr,  
DIRECTOR OF PLANNING

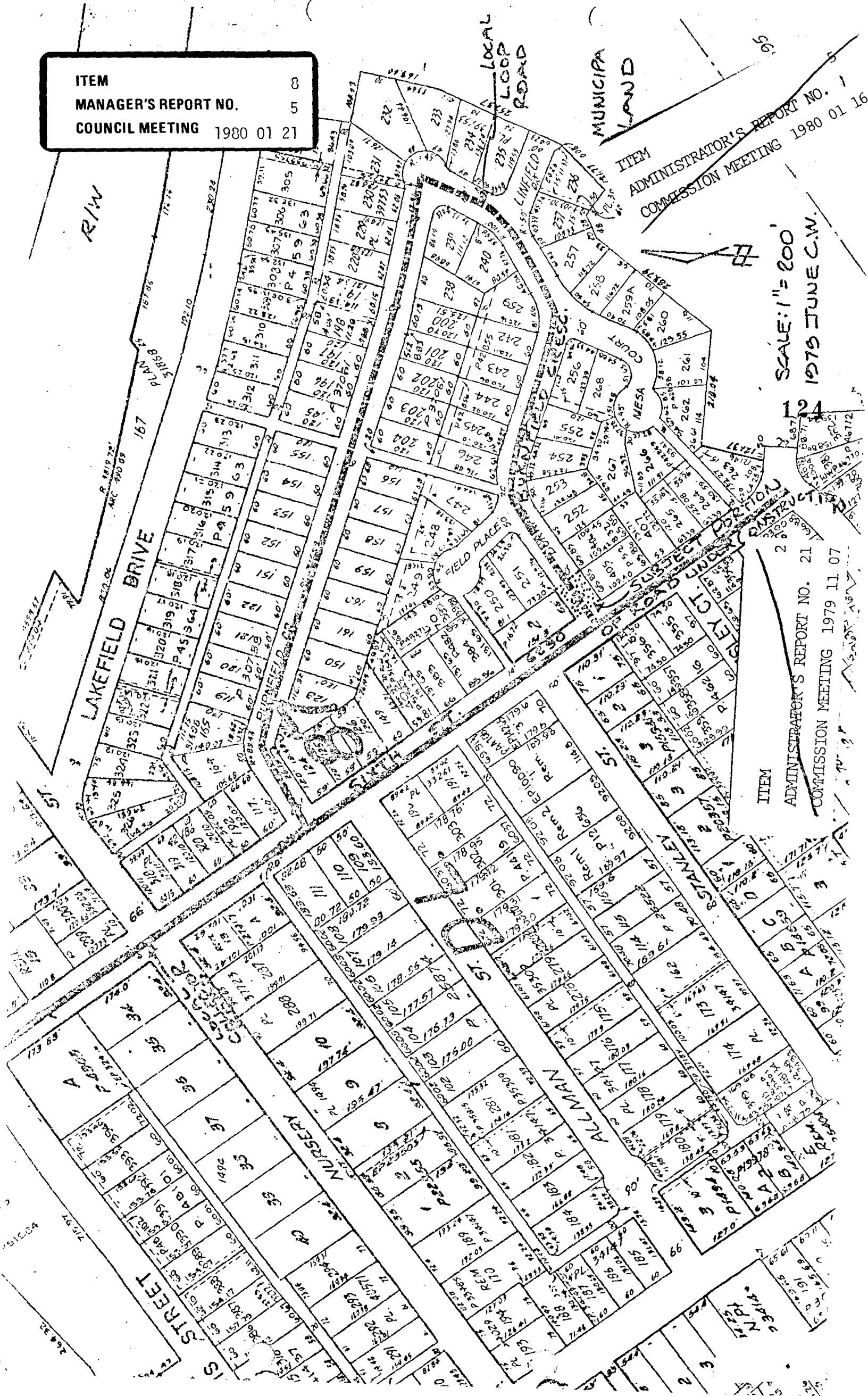
CW:ad  
Atts.  
cc: Municipal Engineer  
Parks & Recreation Administrator

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SCALE: 1" = 200'  
1979 JUNE C.W.

ITEM  
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DR. STUART K. RULKA, D.D.S.  
DENTAL SURGEON

SUITE 5, 6495 NELSON AVENUE, SOUTH BURNABY, B.C., TELEP

ATTACHMENT # 2

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May 16, 1979

DELEGATION  
Regular Council Meeting  
1979 June 18

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Director of City Planning  
City Hall  
Burnaby, B. C.

Dear Sir;

Recent activity at the end of Burnfield Crescent would seem to indicate that the City intends its proposed opening up of the present cul de sac onto Sixth Street.

This second exit might at first glance appear to be a convenience to those residing in the area, and to the motorist it would indeed shorten the distance travelled to Sixth Street by up to one kilometer. Against this convenience to the motorist (pedestrians already have a walkway) we must weigh the disadvantages of Burnfield's ceasing to merit the 'No Exit' sign at its entrance, as it becomes open to through traffic.

Obviously, those who stand to lose in this new situation are the Children of the area, an irony indeed in this the Year of the Child. The area does not have any easily accessible Parks or Playgrounds and it is therefore inevitable that our children have come to regard the street itself as their playground. This is not an ideal situation, but as long as the Crescent is restricted primarily to residents of the area, who after five years are aware of the situation, our youngsters can play with a reasonable degree of Safety.

The inevitable result of turning our crescent into a through street must be an increase in the amount of non-resident traffic, particularly on week-ends, a time when we already experience a certain number of outsiders despite the No-Exit sign. Those who do come in at present however, realise that the street is a dead end and therefore more likely to be used as a play area by children.

We are faced therefore with a choice between convenience for the motorist on one hand, and the safety of our children, many of whom are pre-school, on the other: to those of us who stand to benefit this stands as no choice at all. For this reason we would request that the extension of the crescent be delayed at least until such time as further development to the East makes such an additional means of access more necessary.

Sincerely,

Stuart K. Rulka, D. D. S.

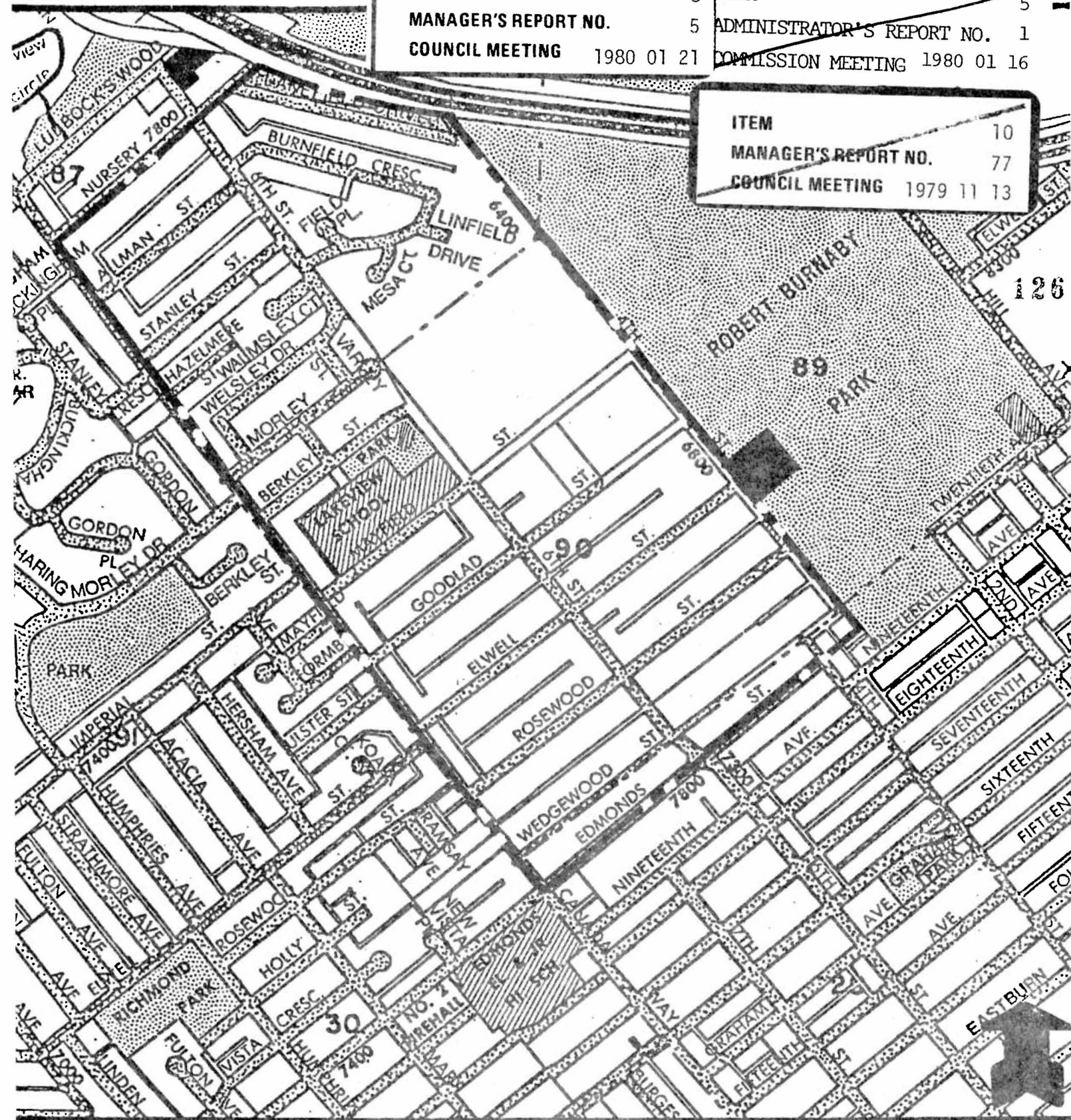
SKR/jw

*Received by Planning*

ATTACHMENT

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## LEGEND

PARKS  
SCHOOLS  
EXISTING PLAYGROUND  
POSSIBLE FUTURE PLAYGROUND LOCATIONS  
AREA 32 BOUNDARY

