

ITEM	5
MANAGER'S REPORT NO.	39
COUNCIL MEETING	1980 05 26

RE: DEVELOPMENT PLAN - METROTOWN AREA II  
(ITEM 16, REPORT NO. 34, 1980 MAY 05)

Following is a report from the Parks and Recreation Administrator regarding the proposed redevelopment plan for Metrotown Area II.

RECOMMENDATION:

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

\* \* \* \* \*

1980 May 22

TO: MUNICIPAL MANAGER  
FROM: ADMINISTRATOR, PARKS & RECREATION  
RE: DEVELOPMENT PLAN - METROTOWN AREA II

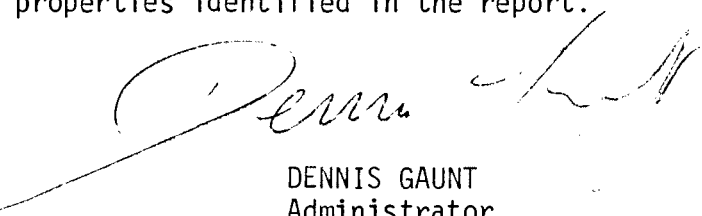
RECOMMENDATION:

1. THAT Council concur with the inclusion of the proposed neighbourhood park as detailed in Section 6.1 of the Development Plan for Metrotown Area II in the Parks Acquisition Program.

REPORT

The Parks and Recreation Commission received the attached report at its meeting of 1980 May 21 together with the attached copy memo from the Municipal Clerk.

The Commission adopted the Development Plan and the inclusion in the Park Acquisition Program of the properties identified in the report.

  
DENNIS GAUNT  
Administrator

AG:cw

Attach.

cc: Director of Planning  
Secretary, Advisory Planning Commission

RE: DEVELOPMENT PLAN - METROTOWN AREA 11

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RECOMMENDATIONS:

1. THAT the Commission adopt the Development Plan for Metrotown Area 11.
2. THAT the Commission include the following properties in the Park Acquisition Program:-
  - Phase 1 - 5449 Patterson Avenue Second Priority  
 5415 Patterson Avenue  
 5477 Patterson Avenue \* (from 5 to 15 years)  
 5511 Patterson Avenue  
 5484 Inman Avenue  
 5516 Inman Avenue
  - Phase 2 - 4050 Bond Street Third Priority  
 4060 Bond Street  
 5422 Inman Avenue \* (beyond 15 years)  
 5442 Inman Avenue

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3. THAT the Commission so recommend to Council

\* As is the case in all acquisitions, the priority designations are intended as a guide only since market and other considerations may result in either an advancement or postponement of purchases.

REPORT

Appearing as correspondence on this agenda is a memo from the Municipal Clerk referring the above report to the Commission for comments.

Copies of the development plan are enclosed with this agenda for Commissioners only.

The sections of the report relating to the neighbourhood park site have been discussed between Parks Department and Planning Department staffs prior to the finalization of the report.

Following is a summary of the Park proposal for the area:-

NEIGHBOURHOOD PARK SITE AND ACQUISITION PHASES

The proposed park site (see Map 8, page 16 of Development Plan) is located on the south side of Bond Street between Inman and Patterson Avenues. It is contained within Metrotown Area 11 and within Park Planning Area No:26.

This location will enable the park to serve both the higher density population, existing and projected for Metrotown Area No:11 and the existing single family and semi-detached dwellings north of Bond Street.

Based on current population projections, Planning Area No:26 will require, at saturation, 21.7 acres of neighbourhood park. However, the adopted park plans for the area will provide only 17.2 acres made up as follows:-

	<u>Acreage</u>
1. Wesburn Park	8.2
2. Chaffey-Burke School Park	1.7
3. Proposed addition to Chaffey-Burke School Park	1.0
4. Chaffey-Burke School Playground	3.9
5. Inman Avenue School Playground	2.4
TOTAL	17.2

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The acquisition of the Bond Street park site will add 3.63 acres of neighbourhood park to Area No:26, bringing the total proposed park area close to the accepted standard of 21.7 acres.

Map No:10 on page 24 of the Area 11 Development Plan, illustrates the proposed zoning for the area and it shows the acquisition of the park in two phases.

Phase 1 consists of 2.81 acres and is made up of the following properties:-

- 5449 Patterson Avenue
- 5415 Patterson Avenue
- 5477 Patterson Avenue
- 5511 Patterson Avenue
- 5484 Inman Avenue
- 5516 Inman Avenue

These properties would be placed in a medium range priority in the Park Acquisition Program.

Phase 2 consists of .82 acres containing the following properties:-

- 4050 Bond Street
- 4060 Bond Street
- 5422 Inman Avenue
- 5442 Inman Avenue

These properties would be placed in the low priority category of the Parkland Acquisition Program.

It is anticipated that the Parkland Acquisition Levy will provide assistance in acquiring both phases of the park site.

PROPOSED DEVELOPMENT

An analysis of the parks which presently serve Area No:26 is provided on Page 18 of the Area No: 11 development report and for convenience is reproduced below:

"The following public open spaces bear on the Garden Village area:

1. Central Park which lies to the south across Kingsway, provides a variety of excellent specialized services and facilities for a wide spectrum of users from throughout Burnaby and the region. However, pedestrian access from the study area to Central Park is difficult and dangerous if the existing B.C.Tel pedestrian bridge which requires a longer circuitous pedestrian route is not used, especially for the elderly and young children. It is expected that with the advent of LRT, a pedestrian walkway could be provided under Kingsway adjacent to the LRT tracks (see Map 10). However, this must be looked at as a long term solution. In the short term, pedestrian access from Area 11 could be improved with the provision of a signalized pedestrian crosswalk on Kingsway at Inman or Jersey. In general, users of neighbourhood parks should not be required to cross an arterial road.
2. Wesburn Park in its 3.3 ha(8.2 acres) provides some recreational facilities for Garden Village in particular and the west Burnaby area in general. To satisfy Parks and Recreation needs, Wesburn Park may perform a district as well as a neighbourhood park function.

Cont'd..

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3. Chaffey-Burke School provides 2.27 ha (5.6 acres). This facility provides an all weather multi-use playing field, a small gravel playing area, and a small playground. A 0.4 ha (1 acre) expansion of the park area associated with this school site is planned. 111
4. Inman Elementary School playground provides one all weather multi-use field and a small playground in a 0.97 ha (2.4 acre) site but does not generally have a natural park character.

All these parks lack the characteristics of a neighbourhood park for Area 11, and do not meet any of the aforementioned park site criteria. The combined acreage of Wesburn, Chaffey-Burke and Inman Parks is 6.96 ha (17.2 acres), 1.8 ha (4.5 acres) short of the ultimate required acreage when the Parks Study guideline of 0.91 ha (2.25 acres) per thousand people is applied. Because these parks may meet some of the park needs of the Metrotown area residents, the view is that the outlined neighbourhood park site location and size, 1.14 ha (2.81 acres) with a potential to expand to 1.47 ha (3.63 acres) at some future date, will assist in filling this real need gap."

The new park site will complement the existing sites by providing an easily accessible open space component for Area 11.

In keeping with this concept the development of the park will concentrate on providing a peaceful contrast to the general activity of the surrounding area.

Elements of development could include retention of trees and provision of benches and horticultural displays as well as special facilities which will be determined when the needs and wishes of the surrounding residents are identified at a future date.

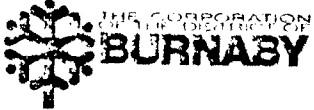
In summary, Parks staff would recommend that the Commission endorse the Planning Department recommendations to provide a neighbourhood park on the south side of Bond Street between Inman and Patterson Avenues.

c.c.  
Director of Planning

PAL:hh

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COMMISSION AGENDA  
1980 May 21  
CORRESPONDENCE - (d)



INTER-OFFICE COMMUNICATION

TO: Director of Planning                      DEPARTMENT:                                      DATE: 80/05/07

FROM: Municipal Clerk                          DEPARTMENT:                                      OUR FILE # 1941

SUBJECT: A Development Plan for Metrotown - Area 11                                      YOUR FILE #  
Item 16, Municipal Manager's Report No. 34, 1980 May 05

This is to advise that Council on 1980 May 05 received the attached report concerning the development plan for Metrotown - Area 11 and adopted the following recommendations contained in this report:

1. THAT Council receive the Development Plan for Metrotown Area 11 and authorize the Planning Department to arrange for a Public Information Meeting regarding this Development Plan to be held 1980 June 10 at 19:30 h at the Kingsway Four Square Church Youth Centre Gymnasium.
2. THAT Council authorize the Municipal Clerk to send a notice regarding this Public Information Meeting to all owners and occupants within a precinct bounded by Boundary Road, Burke Street, Abbey Avenue, and Kingsway, and to place a display advertisement in one of the local newspapers circulating in the Municipality to advise the general public of this meeting.
3. THAT Council send a copy of this report to the Advisory Planning Commission and the Parks and Recreation Commission and request that any comments be received by Council on or before the scheduled Council meeting of 1980 June 16.
4. THAT Council authorize the Municipal Clerk to bring forward the recommendations outlined in the report at the Council meeting of 1980 June 16 for consideration and adoption. Recommendation (c) would be referred to the Parks and Recreation Commission for its approval. The report recommendations are as follows:

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AND  
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REFER  FILE

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To	Initial	Date
	A	1980 05 08

- (a) THAT Council adopt the Development Plan for Metrotown Area 11 and authorize the Municipal staff to pursue the implementation of the development plan.
- (b) THAT Council amend Apartment Study Areas "J" and "L" to conform to the proposed Development Plan.
- (c) THAT the Parks and Recreation Commission include the proposed neighbourhood park as detailed in Section 6.1 of this report in the Parks Acquisition Program.

By copy of this memo I would request that the Secretary of the Advisory Planning Commission and the Parks and Recreation Administrator arrange to place this matter before their respective Commissions as soon as possible and that the comments of the Advisory Planning Commission and the Parks and Recreation Commission be available for the Council Meeting on 1980 June 16.

COMMISSION AGENDA  
1980 May 21  
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I would assume that copies of the "Development Plan for Metrotown Area 11" for distribution to members of the respective commissions will be available from the Planning Department.



B.D. Leche,  
DEPUTY MUNICIPAL CLERK

BDL/d11

Attach.

cc: Secretary, Advisory  
Planning Commission  
Parks & Recreation Administrator

