

ITEM	10
MANAGER'S REPORT NO.	9
COUNCIL MEETING	1980 02 04

RE: PROPOSED ESTABLISHMENT OF A MINI-PARK
 WILLINGDON HEIGHTS NEIGHBOURHOOD IMPROVEMENT PROGRAM
 (ITEM 13, REPORT NO. 85, 1979 DECEMBER 17)

Attached is a report from the Parks and Recreation Administrator regarding the proposed establishment of a mini-park in the Willingdon Heights Area.

Following was the disposition of this matter when it was previously considered by Council on 1979 December 17:

"The Municipal Manager submitted a report from the Parks and Recreation Administrator regarding the proposed establishment of a Mini-Park in the Willingdon Heights Area.

The Municipal Manager recommended:

1. THAT Council approve in principle the location for the four-acre neighbourhood park proposed in the Director of Planning's report dated 1979 October 11, together with the projected phasing program to achieve this (all as outlined on the attached drawing No. 2a).
2. THAT once the above properties have been acquired, Council authorize the rezoning to P3 for development as a 'mini park'.
3. THAT Council authorize the closure of the adjacent portion of the MacDonald Avenue right-of-way (as shown on drawing No. 2a) and the rezoning of this right-of-way to P3 for park development.
4. THAT Council approve in principle the pedestrian link outlined on attached drawing No. 2a.

MOVED:

SECONDED:

THAT further consideration of this matter be tabled.

CARRIED UNANIMOUSLY"

The above four recommendations are not being resubmitted for Council's consideration. The reason is because the Municipal Manager believes that the most appropriate course of action is to proceed with only these two acquisitions at this time without any commitment to the future. If Council concurs, adoption of the following two recommendations would be in order (i.e., Council is being requested to substitute the two following recommendations for those that were submitted on December 17).

A sketch is attached.

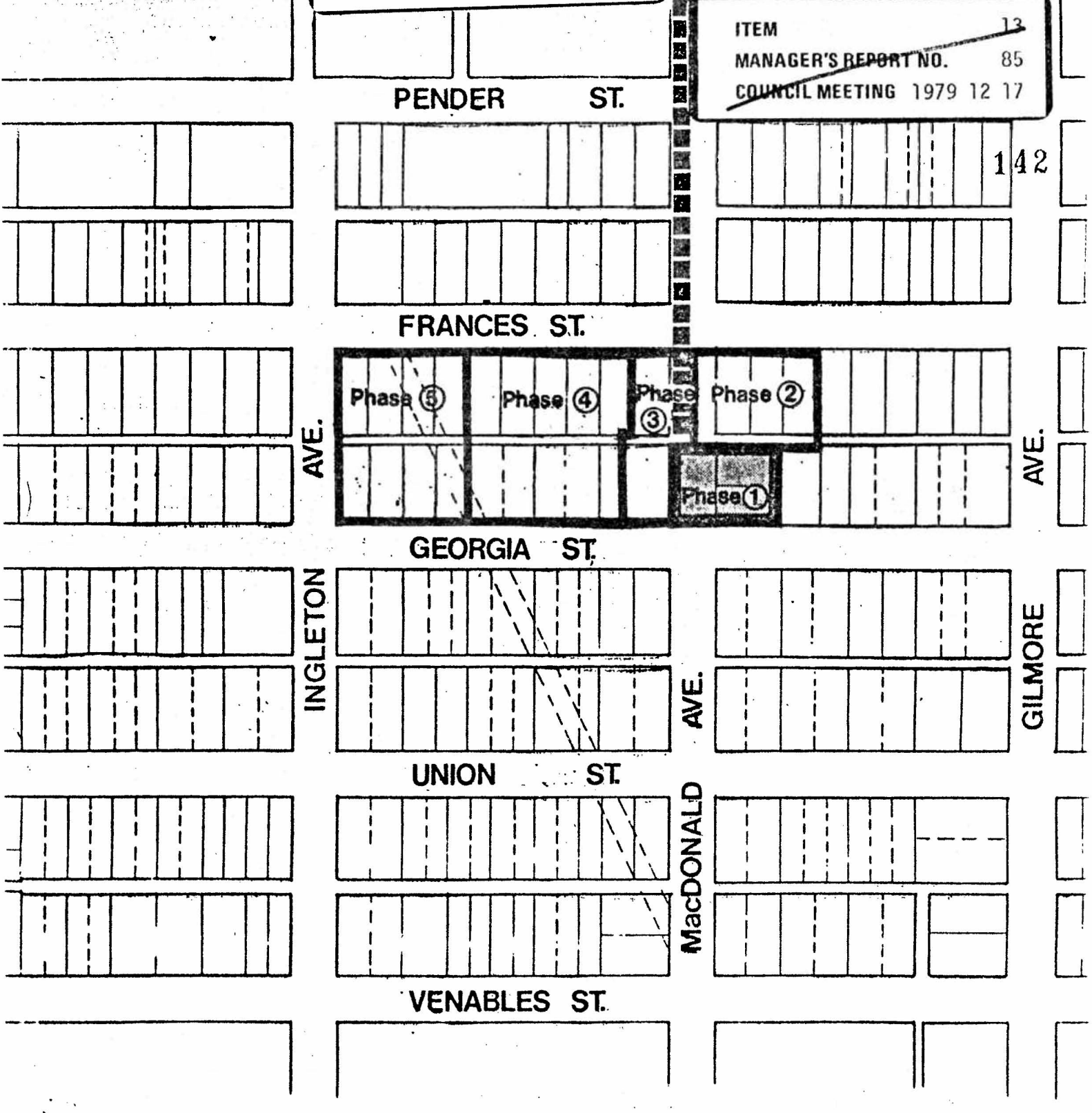
RECOMMENDATIONS:

1. THAT when the Phase I properties have been acquired, Council authorize their rezoning to P3 for park development; and
2. THAT Council authorize the closure of the adjacent portion of the MacDonald Avenue right-of-way for inclusion in the park development

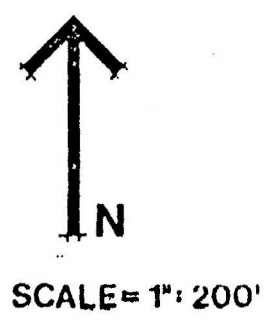
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~~ITEM 13
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**WILLINGDON HEIGHTS N.I.P.
 "MINI PARK"
 PHASING FOR NEIGHBOURHOOD PARK**



■■■■■■ Pedestrian Link To Hastings St. & Proposed Public Square

1980 January 30

TO: MUNICIPAL MANAGER
FROM: PARKS AND RECREATION ADMINISTRATOR

ITEM	10
MANAGER'S REPORT NO.	9
COUNCIL MEETING	1980 02 04

RE: PROPOSED ESTABLISHMENT OF A MINI PARK
WILLINGDON HEIGHTS NEIGHBOURHOOD IMPROVEMENT PROGRAM
ITEM 13, MUNICIPAL MANAGER'S REPORT NO:85, 1979 DEC. 17
AND ITEM 2, MUNICIPAL MANAGER'S IN-CAMERA REPORT NO:86
1979 DECEMBER 17

RECOMMENDATION:

1. THAT Council approve the recommendations contained in the original report items or, alternatively the recommendations suggested in this report.

REPORT

At its meeting of 1979 December 17, Council received and tabled reports from the Municipal Manager on the above subject. The recommendations of the reports had previously been adopted by the Parks and Recreation Commission at its meeting of 1979 October 17.

The original report item provided extensive details relating to the need in the Willingdon Heights area for additional park space, the criteria used in site selection, the role of the Willingdon N.I.P. Committee, and the proposed development phasing of the entire park site.

In view of the length of the report, staff felt that the following summary of the key factors involved would assist Council in dealing with this subject.

IDENTIFICATION OF NEED

1. The 1977 Burnaby Park Study identified a deficiency in neighbourhood park space in the Willingdon Heights area and recommended the acquisition of 6 to 8 acres of additional park in the northern portion of the neighbourhood.
2. The Willingdon N.I.P. Committee through public meetings held in 1977 and through the circulation of a questionnaire determined that there was a desire from residents for additional park space in the area between Parker Street and Hastings Street.

N.I.P. COMMITTEE AND MUNICIPAL ACTION TODATE

1. The N.I.P. Committee recognizing the need for additional park space which had been identified in the Park Study and supported by public input, set aside sufficient funds to achieve the first phase in the required park development.
2. These funds were included in the Willingdon Heights Neighbourhood Improvement plan which was approved by both the Parks and Recreation Commission and Municipal Council in 1978 May.
3. Based on this approval, staff proceeded to determine the best location for the park.
4. A site was identified which would allow Phase I to proceed immediately with a minimum disruption to the neighbourhood and which would permit further expansion to a maximum of 4 acres, as required over the next 20 - 25 years.
5. The site and the phasing program were endorsed by the N.I.P. Committee and the Parks and Recreation Commission and forwarded for Council approval.

The Parks and Recreation Commission wished to ensure that, insofar as possible, the development of the park did not involve forceful taking of properties. Since one of the two properties involved in Phase I has a vacant house as a result of a fire, it was felt that this phase could be achieved with a minimal impact on the neighbourhood.

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The Commission felt that the atmosphere for the future phased acquisitions could be improved by notifying those owners in future phases that their properties were included in a park acquisition program. Such notification would make clear that there was no intent to acquire now and would indicate, for example, that purchase of properties in Phase II would not begin before 1986, properties in Phase III not before 1991, etc. Owners would be instructed that if they plan to sell in those years that the Municipality would consider purchase.

This concern and the procedure for meeting it was outlined in the following recommendation to Council contained in the In-Camera report which appeared on the 1979 December 17 agenda "THAT Council direct staff to advise the residents of the area that a park is to be developed within the next 25 years and that if and when they wished to sell their properties, they should approach the Municipality before putting them on the open market".

It was felt by the Commission that the adoption by Council of this recommendation would result in a well planned phased acquisition of the needed park space with a minimal negative impact on the Willingdon Heights area and would alleviate any concerns which Council might have in endorsing the Commission's approval at this time of the entire 4 acre site.

ALTERNATIVE PROCEDURE

As stated in the reports tabled by Council, the Commission has requested Council's endorsement of all phases of the Willingdon Heights Park Program.

However, if it is the feeling of Council that further time is required before Council wishes to endorse the future phases of the park, it would be appropriate for Council to deal at this time with recommendations which pertain only to Phase I.

The other recommendations which relate to future phasing could then be dealt with as part of the overall park land acquisition report which will be the subject of a future discussion between Council and the Parks and Recreation Commission.

Should Council determine on this course of action, recommendation No:1 of In-Camera Report, Item 2, 1979 December 17 could be approved and the recommendations of Item 13, Manager's Report No:85, 1979 December 17 be withdrawn and replaced by the following recommendations:-

1. THAT when the Phase I properties have been acquired, Council authorize their rezoning to P3 for park development.
2. THAT Council authorize the closure of the adjacent portion of the MacDonald Avenue right-of-way for inclusion in the park development.

DENNIS GAUNT
Administrator

C.C.
Director of Planning