

ITEM 9
MANAGER'S REPORT NO. 4
COUNCIL MEETING 1984 01 16

RE: DEMOLITION OF 3995 GEORGIA STREET - WEST-SELLS PARK
(ITEM 1, REPORT NO. 1, 1984 JANUARY 03)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Recreation & Cultural Services be adopted.

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1984 JANUARY 09

TO : MUNICIPAL MANAGER
FROM: DIRECTOR RECREATION & CULTURAL SERVICES
RE : DEMOLITION OF 3995 GEORGIA STREET - WEST-SELLS PARK
MANAGER'S REPORT NO. 01, ITEM 1 - 1984 JANUARY 03

RECOMMENDATION:

1. THAT Council approve the demolition of 3995 Georgia Street.

REPORT

At its meeting of 1984 January 03 Council received the subject report and referred it to staff for the provision of further information, particularly with reference to the status of other acquisitions and a review of the phasing and development plan.

The In-Camera Agenda for this meeting deals with the status of acquisitions and this report provides the requested review and outlines proposed development:

1. The 1977 Burnaby Park Study, adopted by the Parks & Recreation Commission and Council as a guide to park development, indicated that there was a deficiency of neighbourhood parkland in the northerly portion of the Willingdon Heights area, although no specific site was identified. Subsequently, staff working with the N.I.P. Committee proposed the 4 acre site, shown on attached sketch # OP 2-2-10s, as a projected neighbourhood park facility in the north-westerly quadrant of the area. (Attachment #1)
2. 1979 October 17 - The Parks & Recreation Commission approved the West-Sells Park proposal, which had been previously adopted by the N.I.P. Committee.
3. 1980 February 04 - Council approved recommendations to a) proceed with Phase 1 of the park acquisition and development; b) close the adjacent portion of the MacDonald right-of-way for inclusion in the park development.

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4. 1983 April 25 - Council approved the inclusion in the Park Acquisition Program of the properties in Phases 2, 3, 4 and 5 and also agreed to a First Priority designation for the properties in Phases 2 and 3 so that negotiations could be undertaken immediately for their purchase utilizing funds in the Parkland Acquisition Levy for the area.

Development

Following the 1980 Council approval for Phase 1 of West-Sells Park, the properties were acquired and the park developed with the exception of the MacDonald right-of-way as the Legal Department was unable to obtain a closure consent from the owners of 3995 Georgia Street.

Because of this some development funds have been carried forward to be utilized when the road closure could be effected. A small residue from the completion of the Neighbourhood Improvement Program projects was also added to the funds for development.

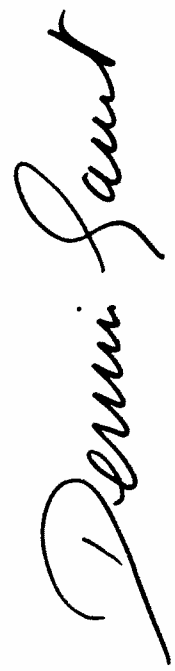
Following Council approval on 1983 July 07 the property at 3995 Georgia Street was purchased by the Municipality, thus allowing the road closure By-Law previously authorized by Council to proceed so that Phase 1 development of West-Sells Park could be completed. During this same period the previous owners of 3995 Georgia Street notified the Municipality that they would be vacating the property in December. In preparation for rental the Engineering Department made a full inspection of the house, resulting in the identification of those repairs outlined to Council in the report received on 1984 January 03. An assessment was then undertaken by staff to determine whether to repair or to recommend demolition of the property.

The determining factors on whether to repair or to demolish a house on parks property are the availability of development funds and the immediate usefulness of the site to be developed.

A review indicated that there were sufficient funds available to develop 3995 Georgia Street. It was also considered a logical time for this development to occur as the work could be done in conjunction with the completion of Phase 1 development, the MacDonald right-of-way. Attached sketch #0P2-2-9s (Attachment #2) shows the relationship between the existing developed park and the proposed development.

In this particular case an additional factor considered in recommending that the initial portion of the next development phase be undertaken, was the indication from the Legal Department that the progress of negotiations for the remaining properties in Phases 2 and 3 was very slow.

Therefore, despite the availability of purchase funds it would seem that it might be some years before Phases 2 and 3 are acquired. It was therefore considered desirable by the Parks & Recreation Commission to proceed with the development of 3995 Georgia Street since the property forms a practical extension to the existing park and its immediate development would add to the usable neighbourhood parkspace in this area.

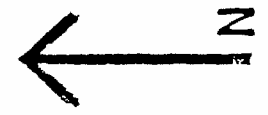
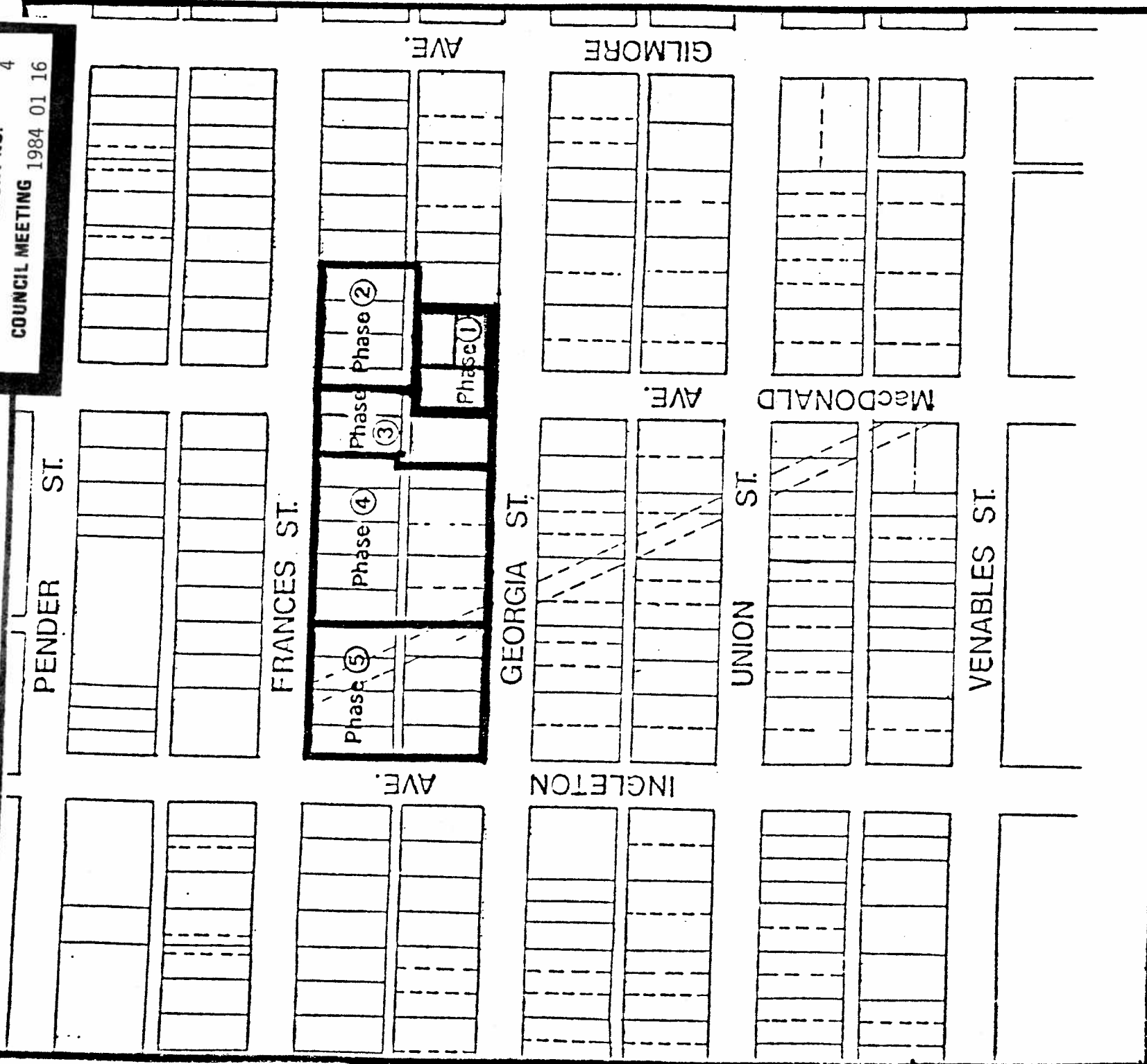


DENNIS GAUNT
DIRECTOR RECREATION &
CULTURAL SERVICES

PAL:ps
Attach.

cc: Legal Department
Director Planning & Building Inspection
Finance Department - Bob Austin

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SCALE = 1" = 200'

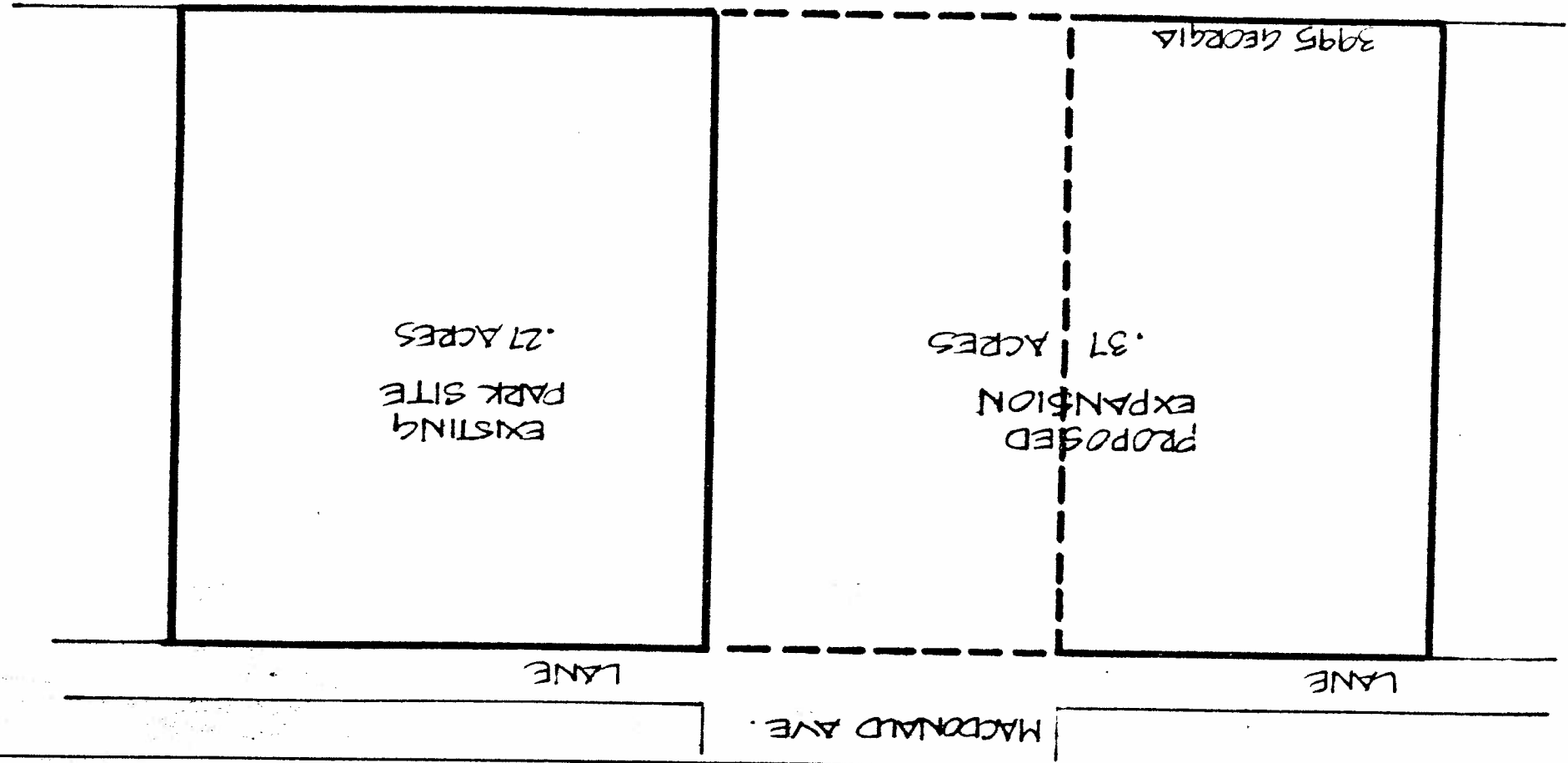
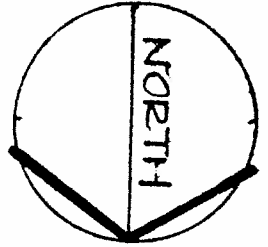
WILLINGDON HEIGHTS N.I.P.
 MINI PARK - WEST SELLS PARK

ACQUISITION PHASING

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ATTACHMENT #1

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BURNABY
parks & recreation
department
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REV. DRAWING NO. OP. 2-2-95

DESIGNED BY
DRAWN BY
CHECKED BY
DATE 84/01
SCALE 1" = 30'

PROJECT
WEST-SELLS
PARK
PROPOSED EXPANSION

ST.
GEORGIA
MACDONALD AVE.

ATTACHMENT Z