

ITEM 4
MANAGER'S REPORT NO. 19
COUNCIL MEETING 85/03/11

RE: EXPANSION OF BELL PARK

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation as contained in the report of the Director Recreation & Cultural Services be adopted.

* * * * *

1985 MARCH 07

TO : MUNICIPAL MANAGER
FROM: DIRECTOR RECREATION & CULTURAL SERVICES
RE : EXPANSION OF BELL PARK

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

The attached report on the above subject was received by the Parks & Recreation Commission at its meeting of 1985 March 06.

The Commission approved the following report recommendation:

"THAT this report be provided to Council for information".

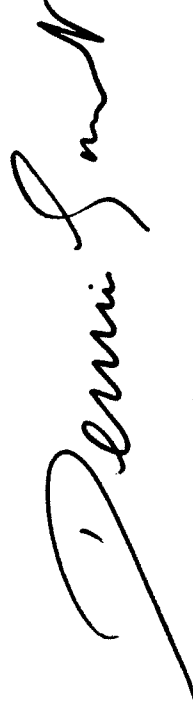
The Commission requested that Council be advised of the fact that Bell Park expansion had already been reduced once from the original concept by excluding 6 residential properties along Cameron Street between Keswick Avenue and Bell Avenue from the Acquisition Program.

Receipt of this report will now allow Council to consider the following recommendations which were contained in Item 11, Manager's Report No. 38, 1984 May 28:

- "1. THAT Council concur in the Commission's decision to retain the expansion of Bell Park in the Park Acquisition Program.
2. THAT Council concur in the Commission's approach to informing adjacent residents and owners.
3. THAT a copy of this report be sent to Mrs. C.M. Glosli."

DG:ps
Attach.

DENNIS GAUNT
Director Recreation &
Cultural Services



cc: Director Planning & Building Inspection

RE: EXPANSION OF BELL PARK

RECOMMENDATION:

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1. THAT this report be provided to Council for information.

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REPORT

BACKGROUND:

The attached report (Attachment #1), approved by the Commission at its meeting of 1984 May 16, was received by Council on 1984 May 28 and referred back to the Commission with the following recommendations:-

1. "THAT Item 11, Municipal Manager's Report No:38, 1984 May 28, be REFERRED back to the Parks and Recreation Commission for review in conjunction with the following:
- a) The relationship of Stoney Creek Park to the proposed expansion of Bell Park;
 - b) The effect which the completion of Cameron Park will have on the need to expand Bell Park;
 - c) The types of infill housing proposed for the remaining vacant land in the area; and
 - d) That the Parks and Recreation Commission host a Public Information Meeting in the area to allow for citizen input.

This report reviews those areas of concern to Council.

- 1.a) THE RELATIONSHIP OF STONEY CREEK PARK TO THE PROPOSED EXPANSION OF BELL PARK

The projected westerly expansion of Bell Park will link the neighbourhood park directly to the Stoney Creek trail system which follows the Stoney Creek Ravine to link up with Stoney Creek Park. The complete Stoney Creek trail will ultimately link the Burnaby Mountain Conservation area with the Brunette River system as shown on attachment #2 (Drawing # O.P.16-4-7s).

Although the properties on the west side of Keswick are shown in the Park Acquisition Program as part of the Bell Park neighbourhood park expansion, in fact a portion of the properties on the west side of Keswick are required in order to protect the Stoney Creek Ravine area. Attachment #3 (Drawing # O.P.17-1-10) shows the edge of the ravine in relationship to these properties.

- b) EFFECT WHICH THE COMPLETION OF CAMERON PARK WILL HAVE ON THE NEED TO EXPAND BELL PARK

The completion of Cameron Park will not reduce the need to expand Bell Park, as Cameron Park is intended as a District level facility and Bell Park as a Neighbourhood facility. Cameron Park will be developed primarily to accommodate organized league play for the entire northeast Burnaby district. Bell Park expansion is required in order to provide a site of sufficient size to develop a park which meets the casual park use needs of neighbourhood residents.

b) Cont'd..

There is no other neighbourhood park site in this high density district which can provide for these neighbourhood level activities. The need for neighbourhood park facilities has been recognized as Municipal policy through the introduction of the Parkland Acquisition Levy.

This development cost charge was intended to assist the Municipality in purchasing land to provide for neighbourhood level park space. The balance in the Bell Park Levy area is \$3,357,165.52.

The complete description of the functions of District and Neighbourhood parks was provided in the Commission report which went forward to Council as Item 9 of Manager's Report No:19 dated 1984 March 12. For ease of reference, this report is attached (Attachment #4).

c) THE TYPES OF INFILL HOUSING PROPOSED FOR THE REMAINING VACANT LAND IN THE AREA

The Planning and Building Inspection Department advises that the only developable vacant land in the neighbourhood is approximately 2.45 acre municipally-owned parcel just north of Cameron Street and west of Beaverbrook Drive extension. This parcel is designated for low density multiple housing, at a maximum density of 10-12 units per acre. A quality townhouse proposal would be expected on this parcel.

The special demographic characteristics of the Cameron area, as compared to Burnaby as a whole, were discussed in the previously mentioned report received by Council on 1984 March 12.

d) THE PUBLIC INFORMATION MEETING

Following Council's direction to obtain citizen input, the Commission hosted an Open House Information Meeting on 1984 September 26 at Cameron Elementary School.

Notification of the meeting was delivered by mail to 1996 neighbourhood households. The bottom portion of the notice was designed to be returned to the Parks and Recreation Department by those residents who wished to express an opinion on the proposed expansion of Bell Park and who might not wish to attend the scheduled meeting.

Approximately 25 persons attended the Open House and reviewed the area plans. The Commissioners present received comments from those who supported park expansion and those who opposed it. Attendees at the meeting were also asked to fill in the written response form if they had not already done so.

The total number of written responses received through the meeting and through mail-ins represented 39 households. This is a 2% response rate on the 1996 forms distributed.

An analysis of responses is shown in the following table:

	<u>Number</u>	<u>% of Responses</u>
Households in favour of Bell Park Expansion	30	77
Impartial Households against Bell Park Expansion	7	18
Households in Acquisition Program against Bell Park Expansion	2	5
	<u>39</u>	<u>100%</u>

d) Cont'd..

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The low response is typical of public responses to issues which do not have an immediate impact. This is the case with Bell Park, since the information distributed emphasized that the properties required for expansion would be purchased only when the owners wished to sell.

The small response rate means that no particular statistical significance should be attached to the results. However, the lack of expressed opposition to the expansion, and the majority indication of support, can be used as an indication that there is public support for retaining the Keswick Avenue properties in the Park Acquisition Program, so that at some time in the future, the planned neighbourhood park area can be provided.

CONCLUSION

In 1984 the Commission provided the following reports to Council confirming the desirability of retaining Bell Park in the Park Acquisition Program.

- a) Item 9, Manager's Report No: 19, 1984 March 12.
- b) Item 11, Manager's Report No: 27, 1984 April 09.
- c) Item 2 In-Camera, Manager's Report No: 28, 1984 April 09.
- d) Item 9, Manager's Report No: 34, 1984 May 14.
- e) Item 11, Manager's Report No: 38, 1984 May 28.

This report provides the information requested by Council in connection with the 1984 May 28 report. The requested review of the points raised by Council does not indicate a reason for removing the Bell Park project from the Park Acquisition Program.

It would therefore be appropriate to provide this report to Council for its information. This will enable Council to consider the recommendations of the 1984 May 28 report which are as follows:-

1. THAT Council concur in the Commission's decision to retain the expansion of Bell Park in the Park Acquisition Program.
2. THAT Council concur in the Commission's approach to informing adjacent residents and owners.
3. THAT a copy of this report be sent to Mrs. C.M. Glosli.

PAL:hh
Attach.

c.c. Director Planning & Building Inspection

RE:

EXPANSION OF BELL PARK
(Item 9, Report No. 19, 1984 March 12)
(Item 11, Report No. 27, 1984 April 09)
(Item 2, In-Camera Report No. 28, 1984 April 09)
(Item 9, Report No. 34, 1984 May 14)

ITEM

DIRECTOR'S REPORT NO. 5
COMMISSION MEETING 85 03 06

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On page 3 of the following report, in the second paragraph under the heading Rights of Existing Property Owners, Disposition of Properties and Market Prices, reference is made to the concerns of citizens on this particular subject. It is agreed that these concerns need to be addressed, as suggested, and staff will be reviewing this in the near future.

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

ATTACHMENT #1

ITEM 4
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COUNCIL MEETING 85/03/11

1984 MAY 23

TO : MUNICIPAL MANAGER
FROM: DIRECTOR RECREATION & CULTURAL SERVICES
RE : EXPANSION OF BELL PARK

RECOMMENDATIONS:

1. THAT Council concur in the Commission's decision to retain the expansion of Bell Park in the Park Acquisition Program.
2. THAT Council concur in the Commission's approach to informing adjacent residents and owners.
3. THAT a copy of this report be sent to Mrs. C.M. Glosli.

REPORT

At its meeting of 1984 May 14 Council approved receipt of two items connected with the above topic.

1. Item 11, Manager's Report No. 27, 1984 April 09 (Reconsidered)
2. Item 2, In-Camera, Manager's Report No. 28, 1984 April 09.

Council also heard Mrs. Catherine MacDonald Glosli in delegation on this subject. The following motion was then approved:

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN NIKOLAI:

"THAT Council refer this matter to the Parks and Recreation Commission for its consideration and report on the delegation's request that the existing boundaries of Bell Park not be expanded."

CARRIED
OPPOSED: ALDERMAN DRUMMOND

EXPANSION OF THE PARKCommission's review:

At its meeting of 1984 May 16, the Parks & Recreation Commission considered this topic at some length. The Commission also heard 5 delegations on the topic:

1. Mr. Ken Cox - President of the Sullivan Heights Ratepayers' Association
2. Mr. L. Terragni - 3550 Keswick Avenue
3. Mr. R. Millway - 3565 Keswick Avenue
4. Mrs. C.M. Glosli - 3462 Keswick Avenue
5. Mr. N. Sawchen - 3496 Keswick Avenue (Spokesperson: Mr. L. Terragni).

The Commission also held a special meeting on Tuesday, 1984 May 22, to further discuss this subject.

Conclusion of the Commission:

After considering all possible aspects, the Commission is of the opinion that the retention of the expansion of Bell Park in our Acquisition Program is necessary from the point of view of need, population projections in both number and types, relationship to surrounding recreation spaces and facilities and as an integral part of the system that is being created over many years in all neighbourhoods of Burnaby.

The Commission believes that the negative feelings of the residents are partly due to misunderstandings, partial information gleaned from various sources and the lack of clear understanding of their position vis-a-vis the Corporation's plans because a clear, all encompassing statement has never been issued to them.

The Commission believes that the residents are due such a statement and if Council concurs in the recommendation put forward, the Commission would propose that each resident be advised by letter, a draft of which is attached to this report, advising them of all the facts. The Commission acknowledges that when a citizen's property is included in the park expansion plan, that it puts them under certain pressures and that every effort must be made to alleviate those pressures.

Justification for the expansion of Bell Park:

The Commission has provided to Council in the last few months three reports, each of which dealt with some aspects of the justification for the expansion of Bell Park. Attached for Council's information is a summary of the main points.

At the Council meeting of 1984 May 14, a specific question was asked regarding the increase in population in the Bell Park area over the last several years. The following table provides this information and also for the adjacent Lyndhurst area:

	<u>1967</u>	<u>1971</u>	<u>1977</u>	<u>1981</u>	<u>1986</u>	<u>2001</u>	<u>Saturation</u>
Cameron (Bell Park area)	725	1,000	2,000	2,525	2,855	2,925	3,500
Lyndhurst	1,050	1,290	1,350	1,395	1,785	1,825	1,825

CONCERNS OF NEIGHBOURING RESIDENTSCondition of Municipal properties held in the Reserve:

A concern of the citizens is that when the Corporation purchases a lot with house for future use, our rental policies do not allow that house to be kept up to a standard consistent with adjacent neighbourhood standards.

The Commission has requested and received information on this topic from both the Director Finance and Director Engineering who are responsible for managing our rental program. It would appear that there are no reasons why Corporation owned properties cannot be maintained at the same level as adjacent neighbouring properties and the Commission will continue to work with these two departments to ensure that residents within park expansion areas perceive Municipal policies as being adequate to ensure an acceptable standard of maintenance and that these objectives are indeed met.

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3

DIRECTOR'S REPORT NO. 5

COMMISSION MEETING 85 03 06

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The Departments of Finance and Engineering are three-quarters way through a review of all rental houses and the rental management system. The Commission will await the conclusion of this process before it finally reviews this area of concern.

Where buildings have been demolished but the lots not yet brought in to park use, two options are used by the Commission - one is to clear the site, sow minimal grass and cut regularly. The second, especially where the property is forested, is to allow it to grow up in forest and simply clean it out and pick up major debris from time to time.

It is our belief that both methods are acceptable and the residents adjacent to Bell Park will be invited to a meeting at which their views on the subject of the treatment of the two lots already purchased on which no buildings exist, will be taken into consideration.

Rights of existing property owners, disposition of properties and market prices:

Citizen concerns regarding ability to sell, ability to improve their properties, position of mortgage companies on advancing mortgages and the question of striking equitable price have all been recognized and dealt with in the proposed information letter of which a copy is attached.

The citizens expressed their perception that the Corporation does not necessarily deal fairly with vendors when a sale is concluded. They believe that this is because there is no competition because no one else will make a bid on the property. The citizen perception of the value of their property is often far removed from the Corporation's perception and it is suggested that Council should have its land acquisition processes reviewed with a view to having these concerns addressed.

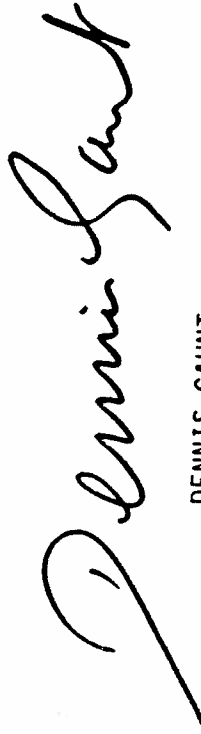
CONCLUSION

In summary, the Commission reiterates its position that Bell Park expansion should remain in the Program but wishes to start a process which will ensure that the affected citizens are more fully informed.

DG:ps

Attach.

cc: Director Planning & Building Inspection
Director Finance
Municipal Solicitor
Director Engineering
Director Administrative & Community Services



DENNIS GAUNT
Director Recreation &
Cultural Services

D R A F T

ITEM ⁴
MANAGER'S REPORT NO. 19
COUNCIL MEETING 85/03/11

Letter to the property owners on Keswick Avenue that fall within the proposed **115**
boundaries of the Bell Park Expansion.

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Dear Property Owner:

The intent of this letter is to clarify for you the circumstances under which the Corporation has laid down expansion plans for Bell Park together with comments on its impact on you as a property owner in the affected area.

1. The park expansion is a long range plan designated by the Corporation as Second Priority.
2. No owner is being asked to sell properties at this time.
3. The existing zoning of R2 will remain in place until such time as acquisition of the properties in the park expansion takes place.
4. All normal by-laws and rules and regulations will continue to apply with respect to the affected residences under normal R2 zoning.
5. Owners can continue to legally make improvements to their property or to rebuild and appropriate permits will be issued under normal conditions.
6. If any owner wishes to put their property on the market for resale, the Corporation has no position or interest in or objection to such a transaction and the property can be disposed of in accordance with normal market processes at the owner's discretion.
7. If an owner wishes to seek a purchaser on the open market, the owner should be aware that all other things being equal, prospective purchasers can qualify for mortgages for property that is included in a future park expansion program (Source of information: representatives of the Mortgage Insurance Company of Canada and the Canada Mortgage and Housing Corporation).
8. If the owner chooses to offer his property for sale to the Corporation or if he feels that inclusion in a future park expansion program presents difficulties in selling on the open market, the Corporation upon an approach from the owner, would be prepared to negotiate acquisition.
9. The acquisition would be negotiated between the Corporation's representative and the owner (or his or her representative) for a mutually agreed price consistent with normal market values.
10. The Corporation bases its estimate of the value of land and improvements on an appraisal conducted in accordance with standard real estate appraisal methods, utilizing the prevailing zoning (R2 in this case), and utilizing comparisons with other like properties that have recently sold in the market place.
11. Final purchase is then subject to the approval of Municipal Council.
12. At some future occasion, as and when the Corporation raises this part of the Park Acquisition Program to a First Priority, the Corporation would then approach each owner with a request to advise the Corporation if they intend to put their property on the market because the Corporation is interested in acquiring it at the earliest time.
13. This approach is purely for courtesy and information reasons and the Corporation's position would be that the owner would retain the property for as long as they wished and the Corporation would only buy when the owner offered the property as a willing vendor.

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14. In the light of the needs of the Municipal park expansion program, it is unlikely that the Corporation would have an interest in Bell Park physical expansion for the next 10 to 15 years. These figures could change if sufficient owners put their property on the market for sale in the near future. If that happened, consideration would be given to placing funds in a five year plan for the development of the acquired Corporation properties.
15. In the interim years if the Corporation becomes owner of one or more properties with a house, it is the Corporation's intent to manage those properties on a rental basis to a standard compatible with surrounding residences.
16. The Corporation would attempt to arrange for occupancy by a responsible tenant.
17. Grounds maintenance clauses would be included in the lease to provide for adequate grounds maintenance.
18. The Corporation would budget sufficient monies to keep the house in safe condition and in good repair compatible with the level of housing in the immediate area.
19. Interim properties from which the houses have been demolished are either graded and seeded to grass or allowed to grow up in a treed bush lot until required. The concerns of adjacent residents will be considered regarding which of the two options is adopted.

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SUMMARY OF COUNCIL REPORTS ON BELL PARK EXPANSION

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- (a) Item 9, Manager's Report No. 19, 1984 March 12
- (b) Item 11, Manager's Report No. 27, 1984 April 09
- (c) Item 2, In-Camera, Manager's Report No. 28, 1984 April 09
- (d) Item 9, Manager's Report No. 34, 1984 May 14

The following summarizes information contained in the subject reports already received by Municipal Council.

BACKGROUND

On 1983 May 09 Council approved the inclusion of a number of properties in the Park Acquisition Program with the objective of providing for the development of district level park and play field facilities adjacent to Cameron Centre.

On the same date Council requested the Commission to reconsider the need to retain the expansion of Bell Park in the Park Acquisition Program.

The Commission reviewed the need for neighbourhood park space in the Cameron area and as a result of the review decided that the expansion of Bell Park should be retained as a Second Priority item in the Park Acquisition Program.

REASONS FOR EXPANSION OF BELL PARK

1. The population of the Cameron area at Saturation is projected at 3,500. The standard for neighbourhood park is 2.25 acres per 1,000 population. The requirement for neighbourhood park space is 7.9 acres. The only opportunity to provide usable adult-oriented neighbourhood park space is through the expansion of Bell Park which will add 3.0 acres when the residences on Keswick are acquired. The apartment residents in the area have paid for neighbourhood park through the Parkland Acquisition Levy.
2. The Cameron neighbourhood has and will continue to have a predominately adult population.
3. In 1981 in the Cameron neighbourhood apartments accounted for 70% of the housing stock as compared to the total Municipal figure of 12.7%.

TIMING OF ACQUISITIONS

1. The acquisition of the Keswick Avenue residences is a Second Priority in the Park Acquisition Program.
2. It is the practice of Commission and Council to negotiate for and purchase Second Priority properties only when the property is offered for sale. No inquiries are initiated by the Municipality.

FUNDS FOR ACQUISITION

Funds for the purchase of the properties in the Bell Park expansion program are available in the Parkland Acquisition Levy for the area.

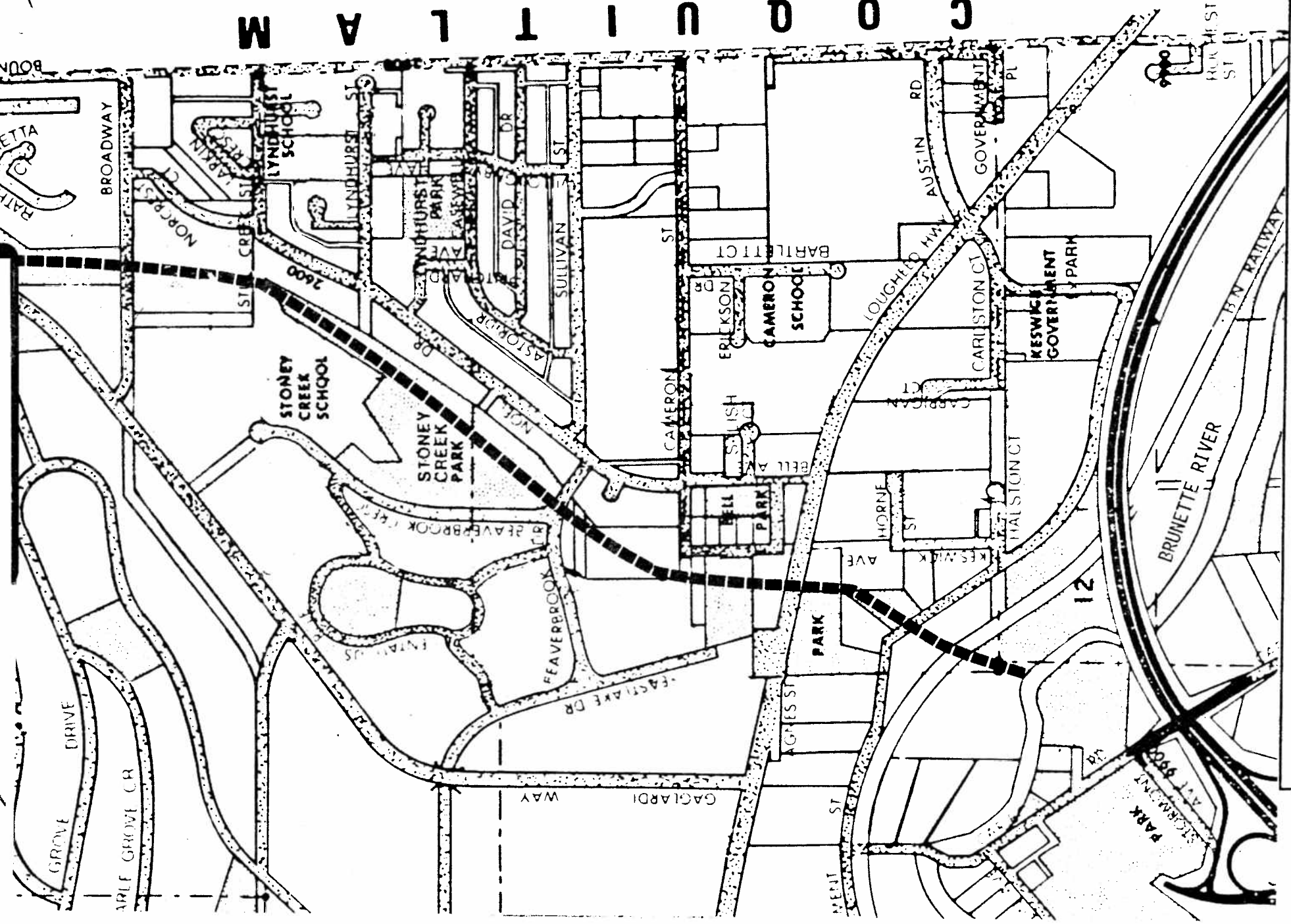
FURTHER DETAILS

Further background information is provided in the previous reports received by Council on 1984 March 12, April 09 and May 14.

ITEM 3 DIRECTOR'S REPORT NO. 5
 COMMISSION MEETING 85 03 06

ITEM 4 MANAGER'S REPORT NO. 19
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ATTACHMENT #2
 RATHBURN DRIVE
 TO SFU



C O U N C I L A M

PROJECT
**PROPOSED
 STONEY CREEK
 TRAIL SYSTEM**

DESIGNED BY
 DRAWN BY MCH
 CHECKED BY
 DATE Feb '85
 SCALE 1:800

BURNABY
 parks & recreation
 department

DRAWING No. OP 16-4-75
 REV.

ITEM

DIRECTOR'S REPORT NO. 3

ATTACHMENT #3

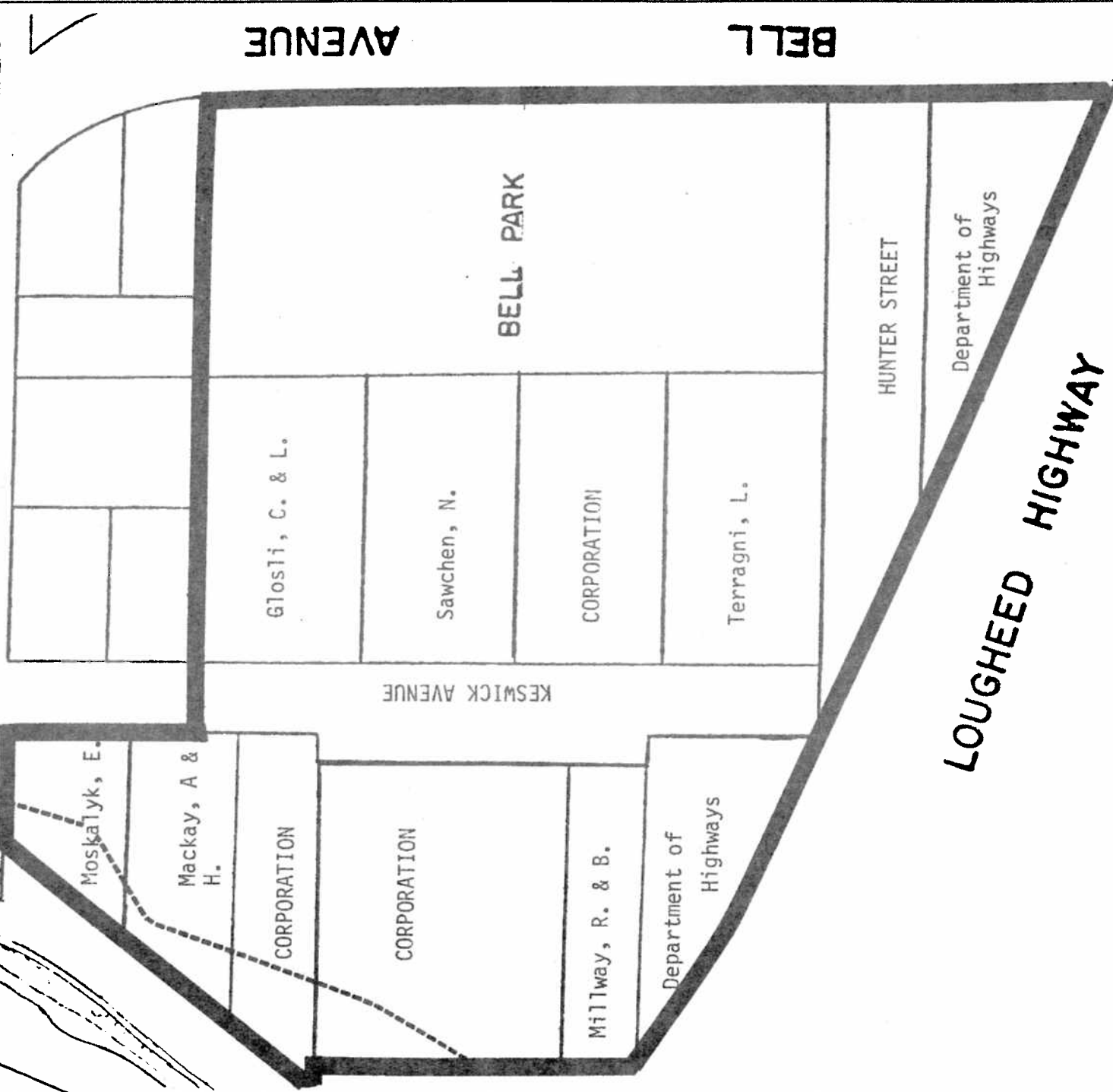
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CAMERON ST. 119



Edge of Ravine

PROJECT

STATUS OF BELL PARK ACQUISITIONS

DESIGNED BY

DRAWN BY MCH

CHECKED BY

DATE Feb 95

SCALE 1" = 100'

BURNABY parks & recreation department

DRAWING NO.

O.P. 17-1-10

REV.

ITEM 4
MANAGER'S REPORT NO. 19
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ITEM 3
DIRECTOR'S REPORT NO. 5
COMMISSION MEETING 85 03 06

RE: RETENTION OF BELL PARK PROPERTIES IN THE PARK ACQUISITION PROGRAM

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

ATTACHMENT #4

1984 MARCH 05

TO : MUNICIPAL MANAGER
FROM: DIRECTOR RECREATION & CULTURAL SERVICES
RE : RETENTION OF BELL PARK PROPERTIES IN THE PARK ACQUISITION PROGRAM

RECOMMENDATION:

1. THAT Council receive this report for information purposes.

REPORT

At its meeting of 1984 March 07 the Parks & Recreation Commission received the attached staff report on the above subject and approved the following recommendations contained in the report:

1. THAT the Commission re-affirm the existing Bell Park Acquisition Program as shown on attached map (Item 12) of this report.
2. THAT the Commission so advise Council.



DENNIS GAUNT
Director Recreation and
Cultural Services

ps
Attach.

cc: Director Planning & Building Inspection
Director Finance

ITEM 9
MANAGER'S REPORT NO. 19
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ITEM 3
DIRECTOR'S REPORT NO. 5
COMMISSION MEETING 85 03 06

RE: RETENTION OF BELL PARK PROPERTIES IN THE PARK ACQUISITION PROGRAM

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RECOMMENDATIONS:

1. THAT the Commission re-affirm the existing Bell Park Acquisition Program as shown on attached map (Item 12) of this report.
2. THAT the Commission so advise Council.

REPORT

BACKGROUND:

On 1983 May 09, Council gave approval to the inclusion of a number of properties in the Park Acquisition Program with the objective of providing for the development of district level park and play field facilities adjacent to the Cameron Centre.

Arising out of Council's consideration of this report, a motion was adopted for the reconsideration by the Parks and Recreation Commission of the Parkland Acquisition Program for Bell Park. This motion was referred by the Commission to staff at its meeting of 1983 May 18.

In the existing Park Acquisition Program, Bell Park has a second priority designation as shown on the attached map (Item 12). This program involves the proposed future acquisition of nine properties in the area between the existing Bell Park facility and the Stoney Creek Ravine.

PURPOSE OF REPORT:

This report discusses the purpose of the new district park land adjacent to the Cameron Centre and the function of Bell Park as a neighbourhood park. It reviews the need to retain in the Park Acquisition Program those properties required to expand Bell Park.

FUNCTION OF NEIGHBOURHOOD PARKS AND DISTRICT PARKS:

DISTRICT PARKS:

A district park is defined as serving both the active and passive recreational needs of several neighbourhoods. It accommodates types of recreation that generate a high level of activity from participants who will normally drive to the park to participate. Both the high level of activity and the requirement for parking facilities mean that neighbourhood park space is not used for this level of recreation. Examples of district facilities include adult sized sportsfields, leisure centres, lacrosse boxes, swimming pools, and ice facilities.

Cont'd...

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In the case of the district park west of the Cameron Centre, the site will be developed to accommodate some of the active outdoor sports facilities which are now lacking in the north-east Burnaby district. Specific plans include - an adult sized soccer field, and adult sized baseball diamond.

With the exception of the baseball diamond, these facilities were never intended to be included on the expanded Bell Park site which is required for neighbourhood park use.

The existing Bell Park site contains an under-sized diamond which the Commission had planned to upgrade when Bell Park was expanded since at that time there was no district space available. However, the acquisition of the Cameron site for district park purposes now permits the relocation of the baseball facility and allows both the existing and the expanded Bell Park to revert to its proper function as a neighbourhood park and to be developed to meet local needs.

NEIGHBOURHOOD PARKS:

A neighbourhood park is defined as serving those residents within walking distance. It accommodates casual activities of both passive and active nature and should not generate additional automobile traffic in the neighbourhood.

The required number and acreages of neighbourhood parks is determined using a general standard which is modified by the special characteristics of the neighbourhood. More space is desirable in high density neighbourhoods where residents lack yard space. The type of space required is determined by the ratio of children to adults.

ASSESSMENT OF NEIGHBOURHOOD PARK NEEDS IN THE CAMERON AREA:

The extension of Beaverbrook Drive into Cameron Street will provide a major east-west traffic route and establish a well defined boundary between Lyndhurst and Cameron neighbourhoods.

Attached sketch No: 1 shows the existing and proposed neighbourhood park land in both districts.

This report is concerned with the neighbourhood requirements for the Cameron area and these neighbourhood park areas (existing and proposed) are listed below:

	<u>PARK SITE</u>	<u>ACREAGE</u>
A.	<u>Existing</u>	
	Bell Park	1.8
	Properties acquired for Bell Park West of Keswick Avenue	1.0
	Park on south side of Cameron Street	0.5
	Cameron Elem. School playground	<u>3.9</u>
	Total Existing Neighbourhood parkland	7.2

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ACREAGE

B. Proposed Neighbourhood Parkland

- Remaining properties fronting west side of Keswick Avenue 1.0
- Properties fronting east side of Keswick 2.0
- Total proposed Neighbourhood parkland 3.0

TOTAL EXISTING AND PROPOSED NEIGHBOURHOOD PARKLAND CAMERON AREA

10.2 ACRES

The adopted standard for neighbourhood parkland is 2.25 acres per 1,000 persons. Based on the 1981 census, the saturation population projected for the Cameron neighbourhood is 3,500. Strict application of the general standard criteria indicates that the Cameron area would require only 7.9 acres of neighbourhood park land at saturation.

However, as stated in the neighbourhood parks section of this report, the general standard must be modified by consideration of the specific neighbourhood involved.

SPECIAL CHARACTERISTICS OF CAMERON NEIGHBOURHOOD

The application of the second criteria for determining types and sizes of neighbourhood parks requires a knowledge of the particular characteristics of the area.

The Planning and Building Inspection Department has provided the following information relating to the Cameron area.

'In terms of housing and certain population characteristics, the Cameron neighbourhood varies considerably from the Municipality as a whole. In the case of housing, for example, in the Cameron area, apartments accounted for 70% of the housing stock, while single family dwellings made up 0.7% in 1981 compared with the overall Municipal figures of 12.7% in apartments and 40% in single family dwellings.

Similarly, there were considerable differences in some of the age groupings, as illustrated by the following table:

<u>Age Groups</u>	<u>Year</u>	<u>Municipality</u>	<u>Cameron Neighbourhood</u>
0-19	1981	24.7%	7.6%
	Sat.	16.6%	5.3%
65+	1981	12.1%	13.4%
	Sat.	14.2%	16.5%

As indicated above, the Cameron neighbourhood has proportionately fewer children and young people and more older people in its population makeup than the Municipality as a whole. This population make up indicates a down grading in the usefulness of the Cameron Elementary School playground site in providing a neighbourhood park facility.'

This is a significant factor since the playground site (3.9 acres) accounts for over one-half the existing 7.2 acres of neighbourhood park and even with the acquisition of the properties required for the expansion of Bell Park would still account for over one-third of the park space in the neighbourhood (10.2 acres at saturation).

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The retention of the Bell Park expansion properties in the acquisition program will provide the opportunity to develop a facility which meets the needs of the adult population who make up the majority of the 3,500 residents.

The Cameron area consists primarily of apartments where people lack private outdoor space and for this reason, it is particularly important that adequate useable neighbourhood park space is available.

LAND USE CONSIDERATIONS:

The Planning and Building Inspection Department has provided the following comments on the role which Bell Park plays in relationship to other land uses in the neighbourhood.

'Apart from their recreational amenity value, parks play an important role in the planning and development of residential areas which they are intended to serve. If they are to enhance an area as they should, they must be sited and developed in harmony with surrounding streets and housing. Conversely, the development of surrounding areas must be related to the parks which serve them. As an element in a land use plan, a park could define a neighbourhood boundary, provide access to a trail system or take up an area which would otherwise become an isolated pocket of development.

On the other hand, a poorly sited park could have a detrimental effect on a residential area, possibly severing one part from another or isolating a pocket of homes. This would be the result if the properties between the existing Bell Park facility and Keswick Avenue were removed from the Park Acquisition Program'.

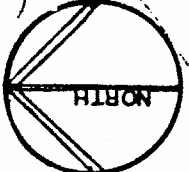
PRACTICALITY OF ACQUIRING PROPERTIES:

Bell Park is located in Levy Area #17 which has a balance of approximately \$3,117,000. It is proposed that some of these funds be used to purchase the Keswick Avenue properties required for the expansion of Bell Park.

CONCLUSIONS:

1. The acquisition of the properties west of Cameron Centre for district park purposes does not alter the desirability of providing expanded neighbourhood park space in the Cameron area.
2. The expanded Bell Park site will provide a site of sufficient size to develop a park which meets the casual neighbourhood park needs of adult residents. This is not possible either on the Cameron playground site or on the .5 acre site on the south side of Cameron Street. These latter two sites are only other neighbourhood park land in the Cameron area.
3. Funds for the purchase of the properties required to expand Bell Park are available through the neighbourhood parkland acquisition levy.

cc: Director Planning & Building Inspection
Director Finance



LYNDHURST NEIGHBOURHOOD

Stoney Creek School

Simon Fraser Hills Park 4.5 Ac.

Stoney Creek Park 18.4 Ac.

Lyndhurst Park 47.8 Ac.

CAMERON NEIGHBOURHOOD

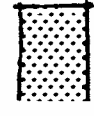
Cameron Library & Recreation Centre 6.4 Ac.

Bark Park 10.8 Ac.

Cameron School



PROPOSED NEIGHBOURHOOD PARKLAND



EXISTING NEIGHBOURHOOD PARKLAND

PROJECT
NEIGHBOURHOOD
PARKLAND

DESIGNED BY
DRAWN BY MC
CHECKED BY
DATE FEB. 15/84
SCALE N.T.S.

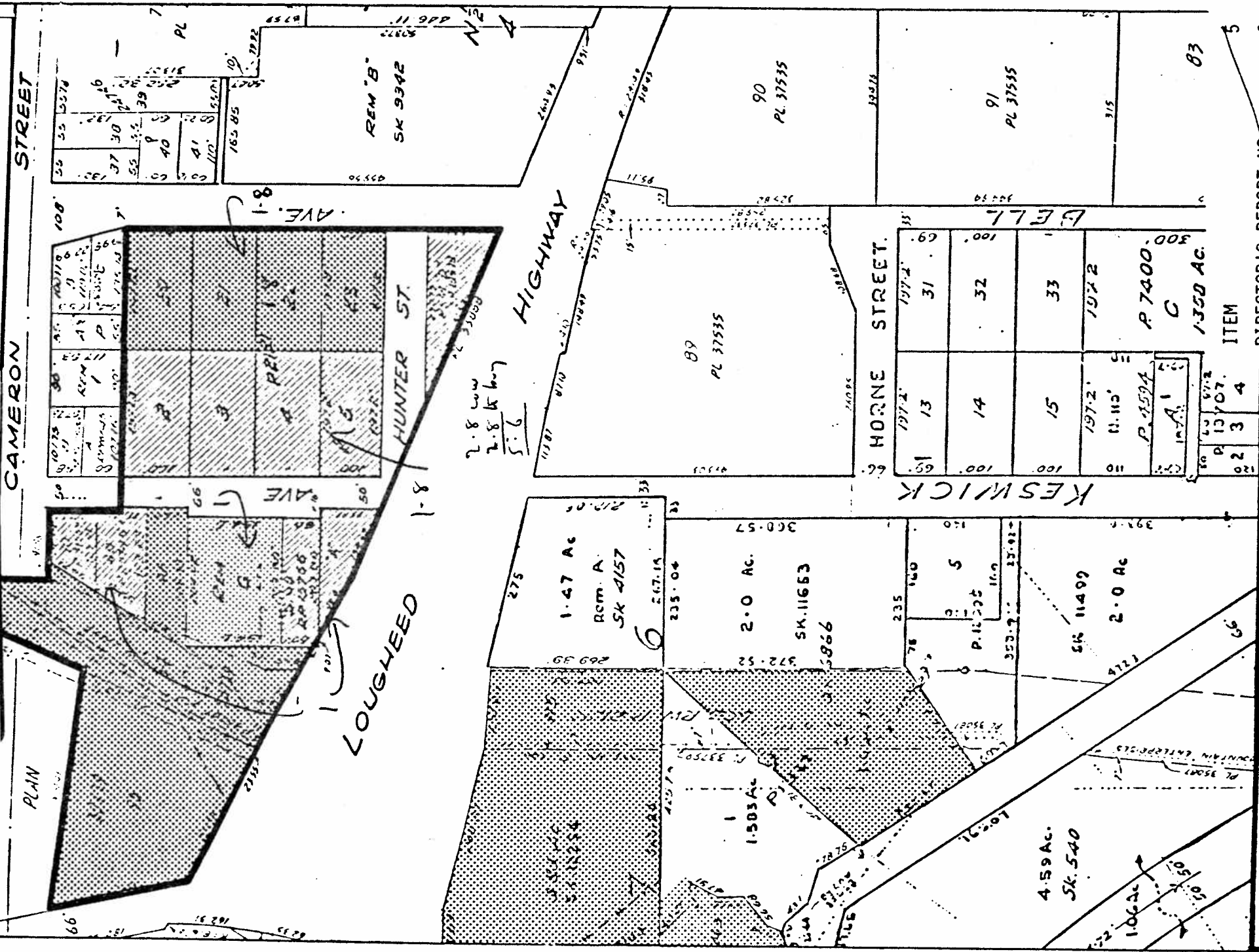
BURNABY
parks & recreation
department

DRAWING No.
B - 3 - 95
REV.




F.T.C.H. NO: 1

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BELL PARK

-  Proposed Acquisition
-  Existing Park
-  Proposed Park Area

ITEM 5
 DIRECTOR'S REPORT NO. 6
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