

RE: ANIMAL CONTROL

ITEM SUPPLEMENTARY 20
MANAGER'S REPORT NO. 44
COUNCIL MEETING 86/07/21

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT a copy of this report be sent to those persons who in the past have corresponded with Council on this matter.

SUMMARY

This is a progress report setting out the steps that have been taken towards the creation of off-leash facilities for dogs owners. Criteria for selecting off-leash locations have been developed. Three locations have been identified using the criteria:

- Site #1 Stride Avenue area
- Site #2 Sprott Street between Kensington Avenue and Highway No. 1
- Site #3 Burnaby Mountain Park below the Centennial Pavilion.

Each location is readily accessible to the public.

There is an implementation process outlined in the report which identifies the step by step development procedures that we intend to follow. The process provides an opportunity for public input and for Council's consideration of each site prior to development. Unless instructed to the contrary, we will proceed with the implementation process as outlined in this report.

REPORT

1. INTRODUCTION

On 1986 June 23, Council resolved to recognize the concept of an off-leash facility for dogs somewhere in Burnaby, and the matter was referred to the Municipal Manager. This progress report is designed to make Council aware of the steps that have been taken with respect to the potential creation of off-leash facilities for Burnaby's dog owners. Unless instructed to the contrary, we will proceed with the process set out in this report.

2. LOCATION CRITERIA

Our first step was the development of criteria which would be used for the selection of potential off-leash sites. The criteria developed are:

1. Public ownership, preferably municipal, that would be available either on a permanent or interim basis (at least five to ten years on an interim basis).
2. More than one location to distribute impact on an equitable basis and to help improve general accessibility within the municipality.
3. Sites should be compatible with adjacent land uses, either existing or proposed.
4. Sites should be separated from general public use recreational areas (e.g. neighbourhood parks).
5. Facility should not have a detrimental effect on wildlife or environmentally sensitive areas.
6. Areas should be large enough to permit proper exercising of a number of dogs concurrently (say a minimum of three to five acres).
7. Areas would be capable of accommodating adequate on-site parking.
8. Areas should have adequate access provided in a direct and compatible manner.
9. Site selection should not result in a significant loss of a facility presently available to the general public.
10. Areas should be capable of containing unleashed dogs either by natural barriers or fencing as considered necessary.

11. The number and scale of such facilities shall not be intended to serve a regional need.
12. Sites should be capable of being adequately signed to notify unaware members of the general public as to the "Off Leash" status of designated areas.
13. Site selection process shall be influenced by judged cost effectiveness of capital improvements required to develop potential sites as "Off Leash" areas.

3. SITES

Based on the criteria, the Planning and Building Inspection Department has identified three potentially suitable sites as shown on Attachment A.

These sites are intended to provide off-leash locations in the northern, central and southern areas of the municipality. The central site should serve a substantial portion of the residents of the east and west areas of Burnaby.

3.1 Site 1 - Stride Avenue Area

Site 1 is located in the southern section of the municipality and a map of this area is provided as Attachment B to this report.

This potential site is situated within the Stride Avenue area and is included within the Edmonds Town Centre South development plan approved in principle by Council on 1986 January 13. The potential site indicated is within a filled, former sanitary landfill area designated for general open space purposes. An adjacent area at the western edge of the landfill site is intended for neighbourhood park use.

Potentially, the area available for off-leash use approximates 12.6 acres, although this could be reduced given the need to adequately separate this use from adjacent proposed residential and park development. The site is presently zoned R5 (Residential) and would require a rezoning to P3 (Park and Public Use) for the proposed use. The subject lands are under municipal ownership.

3.2 Site 2 - Sprrott Street Area

Site 2 is situated immediately south of Sprrott Street and east of Highway No. 1 and involves a gross area of up to 11.6 acres. The subject area is an integral part of the Burnaby Lake Sports Centre concept plan with the easterly portion designated as building sites 5 & 6 within the concept plan. As such, this site should be viewed only as an interim one (say, up to a period of 10 years) in view of its intended future use.

The site is unimproved and could require some degree of clearing and filling prior to its use as an off-leash area. The property is municipally owned and is presently zoned M2 (General Industrial). A rezoning to P3 (Park and Public Use) would be required to accommodate the intended use.

Site 2 is the most centrally located site and should serve a major portion of the residents of east and west Burnaby. A map of this area is included with this report as Attachment C.

3.2 Site 3 - Burnaby Mountain Area

Potential Site 3 involves those lands on the northwest side of Burnaby Mountain Park below the Centennial Pavilion. The lands, zoned P3 (Park and Public Use) are characterized by a moderate slope north from Centennial Way levelling off into a relatively flat, grassed area interspersed with small groves of trees providing a somewhat varied and contained terrain for the use intended. The approximate area considered appropriate for accommodating this use is 8.4 acres. The area is part of Burnaby Mountain Park and its use is subject to the approval of the Parks and Recreation Commission. A map of this area is included with this report as Attachment D.

4. IMPLEMENTATION PROCESS

In order to identify and properly develop off-leash sites, an implementation process has been prepared. The process is intended to include the following stages:

1. The development of location criteria.
2. The selection of potential sites based on the criteria.
3. Progress report to Council.
4. Preparation of facility development considerations for the proposed sites.
5. Costing and funding study for each site.
6. Report to Council regarding site development requirements and related costs and funding.
7. Public input as it relates to sites.
8. Report to Council regarding public concerns identified, if needed.
9. Rezoning where necessary.
10. Amendments to the Animal Control By-law and Parks By-law.

Stages 1 and 2 of this process are the subject of this report and further action is contingent upon the direction of Council.

4.1 DEVELOPMENT CONSIDERATIONS

The development considerations will of course vary from site to site. The geography of an individual site will determine how best to control that site and will determine what measures must be taken to limit the Corporation's potential liability for injury or accident.

Although these sites are intended for use by a specific user group, we cannot exclude the general public (including those from other municipalities) from such areas and we must be prepared to make every reasonable effort to inform them of the nature of the site. We must also take adequate precautions to ensure that any animals running out of the sites will not create a potential traffic hazard. On-site inspections will be necessary to identify fencing requirements, the placement of signage, the development of parking areas and the need for land clearing, filling, and general preparation.

The specific or unique needs of the facility users must also be identified and input will be sought from animal welfare groups who have expertise in these areas.

4.2 COSTS AND FUNDING

The initial development and annual operating costs for each site will depend largely on the development criteria established for that site. When examining sources of funding, we intend to look at the various alternatives available to us, which include: a direct user charge, a surcharge on licence fees, etc. Once these costs and funding alternatives have been established, Council will receive a full report and final site development will be contingent on Council's approval of the costs involved.

4.3 PUBLIC INPUT

At this stage, it is intended that the public have an opportunity to present its views regarding each site and its intended development. The format for this process will need to be devised.

4.4 BY-LAW AMENDMENTS AND REZONING

The final stage in the implementation process will be Council's approval to amend the animal control by-law and the Parks by-law and the adoption of the required rezoning by-laws.

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5. CONCLUSION

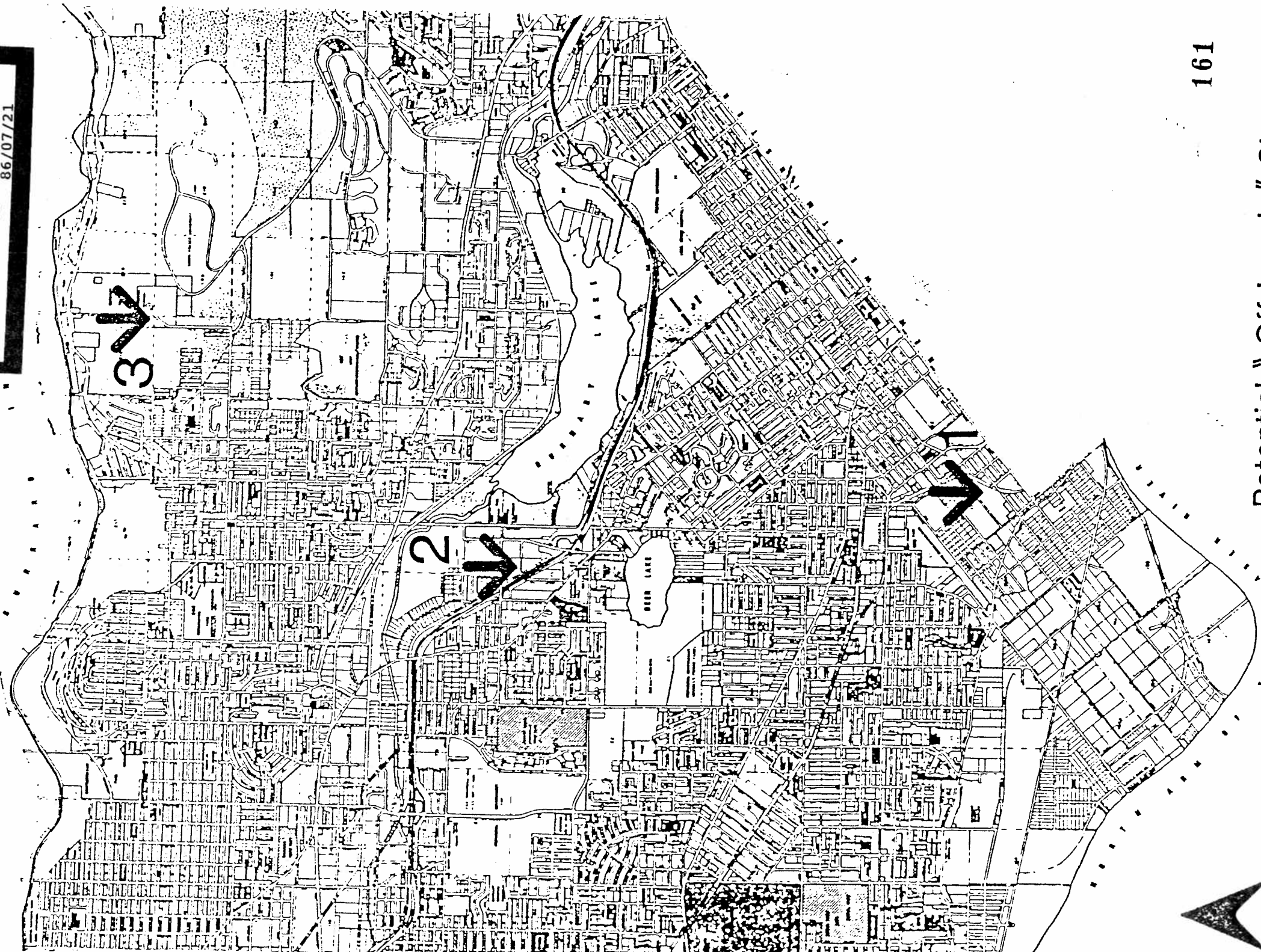
Considerable thought has gone into the development of location criteria for off-leash areas and based on a careful examination of these criteria, three sites have been proposed for development study. This report places Council in a position to review the criteria and the sites selected prior to any further action being taken by staff.

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- cc. Director Recreation & Cultural Services
Director Finance
Director Planning & Building Inspection

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Potential "Off Leash" Sites

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POTENTIAL SITE 1

SINGLE FAMILY

PROPOSED DEVELOPMENT PLAN

- ① High Rise Apartments (80 u.p.a.)
- ② Low Rise Apartments (50 u.p.a.)
- ③ ④ Garden Apartments (25 u.p.a.)
- ⑤ Townhousing (10 to 12 u.p.a.)

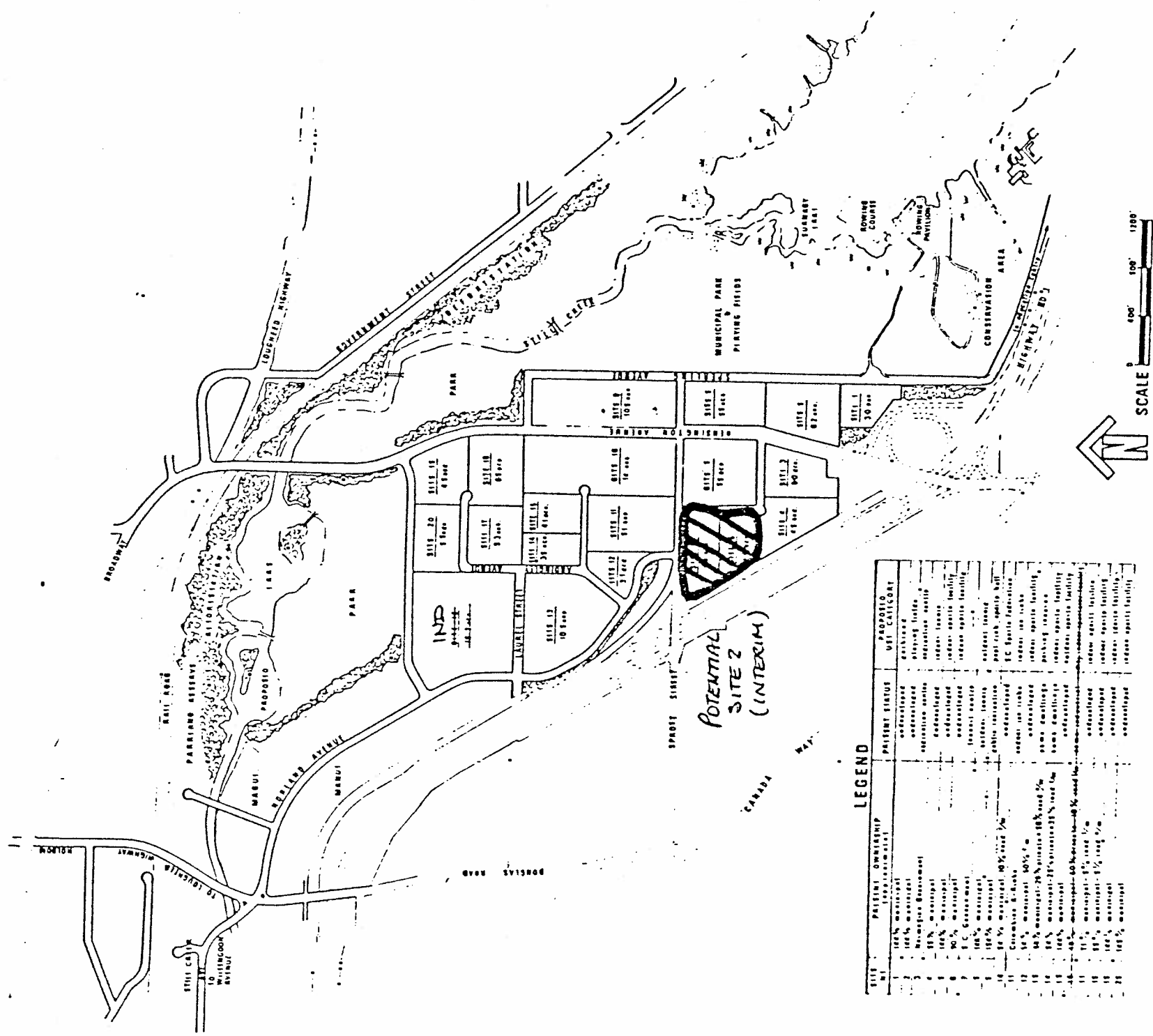
 Park and Buffer Areas

Scale: 1:10,000



EDMONDS TOWN CENTRE SOUTH

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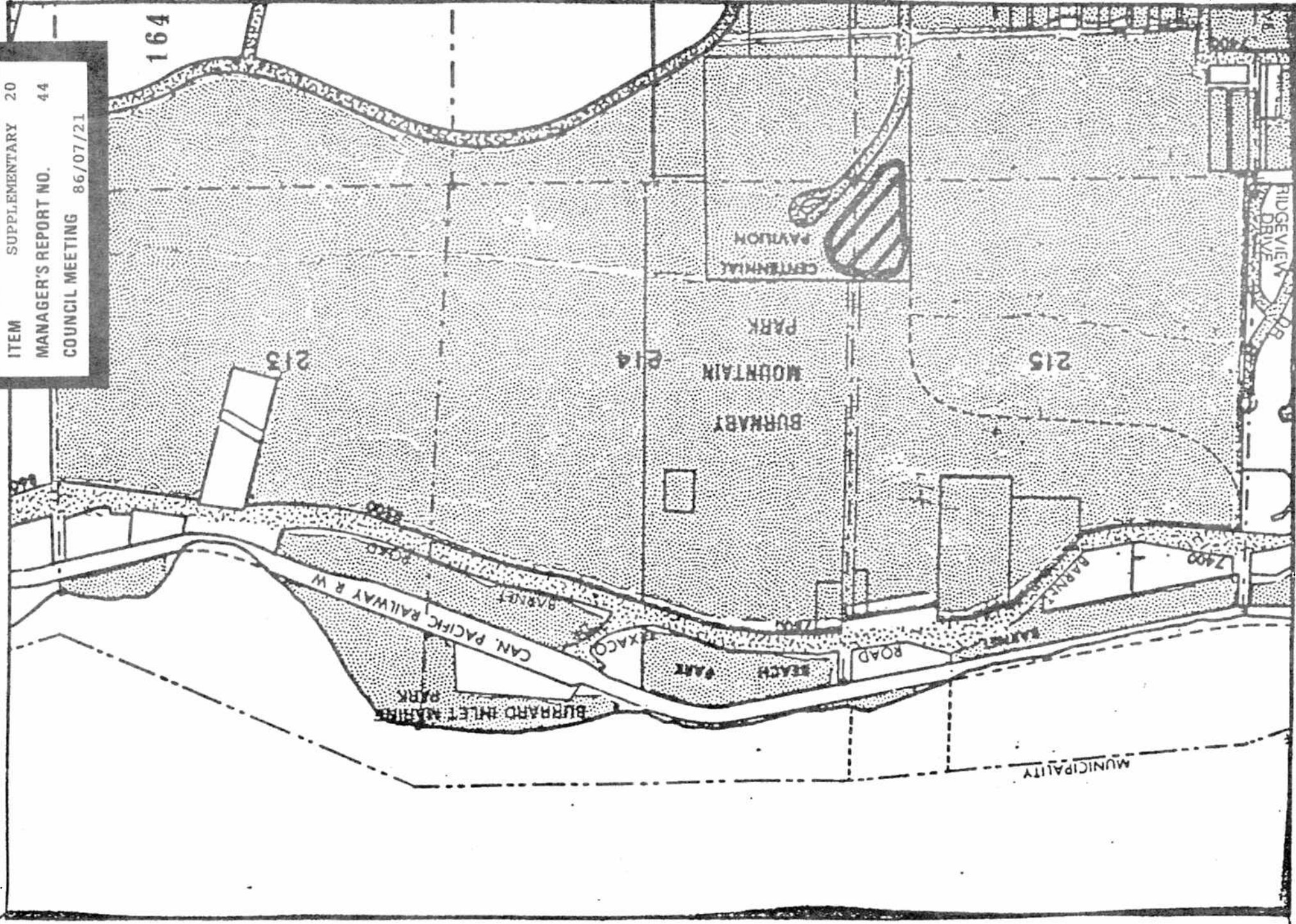


LEGEND

SITE NO.	PARENT SUBDIVISION	PARENT ZONING	PROPOSED ZONING	PROPOSED USE CATEGORY
1	100% residential	residential	residential	residential
2	100% residential	residential	residential	residential
3	100% residential	residential	residential	residential
4	100% residential	residential	residential	residential
5	100% residential	residential	residential	residential
6	100% residential	residential	residential	residential
7	100% residential	residential	residential	residential
8	100% residential	residential	residential	residential
9	100% residential	residential	residential	residential
10	100% residential	residential	residential	residential
11	100% residential	residential	residential	residential
12	100% residential	residential	residential	residential
13	100% residential	residential	residential	residential
14	100% residential	residential	residential	residential
15	100% residential	residential	residential	residential
16	100% residential	residential	residential	residential
17	100% residential	residential	residential	residential
18	100% residential	residential	residential	residential
19	100% residential	residential	residential	residential
20	100% residential	residential	residential	residential

PROPOSED LAND USE AND SUBDIVISIONS

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Burnaby Planning Department

Date

1986 July

Scale

Drawn By



POTENTIAL OFF LEASH SITE 3.

ATTACHMENT D

