

ITEM 3
MANAGER'S REPORT NO. 69
COUNCIL MEETING 86/11/24

Re: LINEAR PARK CONNECTION ABUTTING MARINE WAY EAST OF ROSEBERRY AVENUE
(Item 7, Manager's Report No. 1, 1984 January 03)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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1986 NOVEMBER 17

TO : MUNICIPAL MANAGER
FROM: DIRECTOR RECREATION & CULTURAL SERVICES
RE : LINEAR PARK CONNECTION ABUTTING MARINE WAY EAST OF ROSEBERRY AVENUE

RECOMMENDATION:

1. THAT the expenditure of \$33,000 from the Land Assembly and Development Fund be authorized for the installation of the subject linear park connection.

REPORT

At its meeting of 1984 January 03, Council considered Item 7 of Manager's Report No. 01 dealing with the tendering of Municipal land adjacent to the United Flower Growers Co-operative Association. Council adopted the following recommendations contained therein pertaining to design and development of a linear park connection from Roseberry Avenue to the Patterson Avenue right-of-way:

1. THAT Council authorize the sale of Lot 29, Plan 64239, D.L. 161, N.W.D. by Public Tender at an upset price of \$987,711.00 (\$4.247 per sq.ft.)
2. THAT, in the event that the adjacent United Flower Growers Co-operative Association is the successful purchaser, an area for area land exchange be undertaken to relocate the linear park connection from Roseberry Avenue through to the Patterson Avenue right-of-way as shown on the attached Figure 2.
3. THAT the Recreation & Cultural Services Department be authorized to prepare a landscape design for the foregoing linear park connection and that the cost of these landscape works be charged to Code 70 of the Land Assembly and Development Fund.

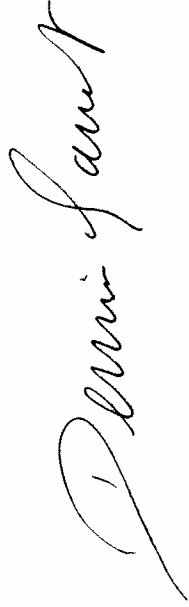
ITEM	3
MANAGER'S REPORT NO.	69
COUNCIL MEETING	86/11/24

-2-

104

The trail design has now been completed and, at its meeting of 1986 November 19 the Parks & Recreation Commission received the attached report on this subject. The Commission adopted the following recommendation contained therein:

"THAT this report be referred to Council for the authorization of the expenditure of \$33,000 from the Land Assembly and Development Fund for the installation of the subject linear park connection."



DENNIS GAUNT
DIRECTOR RECREATION &
CULTURAL SERVICES

PAL:ps
Attach.

cc: Director Finance

ITEM 3
 DIRECTOR'S REPORT NO. 24
 COMMISSION MEETING 86 11 19

RE: LINEAR PARK CONNECTION ABUTTING
 MARINE WAY EAST OF ROSEBERRY AVE.

RECOMMENDATION:

1. THAT this report be referred to Council for the authorization of the expenditure of \$33,000 from the Land Assembly and Development Fund for the installation of the subject linear park connection.

REPORT

BACKGROUND

On 1984 April 09, the Commission acquired the subject trail connection through a Council approved land exchange with the United Flower Growers Co-operative.

United Flower Growers Co-operative had purchased property adjacent to their existing facilities. This necessitated the relocation of the linear park connection from the closed Keith Street road allowance to the southerly boundary of the property immediately north of Marine Way - to allow the Co-op to consolidate their properties.

When the authorization of the sale of the property was received from Council, they also gave the Parks and Recreation Department authorization to prepare the landscape design and that the costs for the landscape works would be charged to the Land Assembly and Development Fund (Municipal Manager's Report No. 1, Item 7, 1984 January 03).

This linear parkway is part of the primary trail system connecting the south slope residential area to the Fraser River Foreshore Park (Dwg. #B-1-37 2/2s, Attachment #1). The subject linear park was to be designed to the standard compatible with the high standard of development that is required of the M5 (light industrial) district.

PROPOSAL

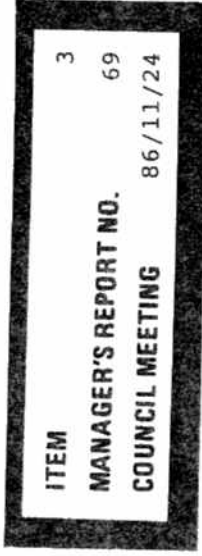
The landscape design for the subject property has now been completed. The cost has been estimated at \$33,000.

This trail connection functions as a linkage/nature walk. It is an important part of the primary circulation system proposed for the Municipality by connecting adjacent communities to the Fraser Foreshore amenity area.

The design's intent focuses on providing a transition from the urban environment of these communities in the more natural unrefined environment of the Big Bend.

The 1980 trail study proposes that this is a pedestrian connection. It will be the preferred 3m width as identified for a primary trail. It provides direct and safe access over Marine Way via Patterson Avenue overpass.

The layout and planting scheme provide the desired interface between the United Flower Growers Co-operative Association property and the highly visible Marine Way (Dwg. #B-1-37 1/2s Attachment #2).



409
ITEM 3
DIRECTOR'S REPORT NO. 24
~~COMMISSION MEETING 86 11 19~~

- 2 -

106

The path meanders through the middle of the property, at a minimum of 20' from the north property line. Two major berms, as well as a grade separation of approximately 18" below the Co-operative's finished elevation, will remove the path from the fence line. This, in combination with planting when needed as a screen, will discourage trespassing onto the Co-operative's property.

A bench will be located at the east end of the trail section, providing a place to pause and rest.

The trail will be at a continuous elevation above Marine Way, increasing the sense of security for the user. The east conclusion will be filled to provide an easy access onto the overpass. Permission has been gained from the G.V.R.D. to place fill over the 'Tilbury main'.

Heavy tree planting will buffer the trail from Marine Way. A mix of coniferous evergreen and deciduous trees allow for pockets of open areas and canopied view corridors, offering orientation and a sense surveillance to the user, as well as providing seasonal interest. Shrubs will be planted at locations which define entry points, demark path edges and provide a buffer that is needed between the trail and the Co-operative's property line. Wildflowers will establish a quick and spectacular carpet while eventual native grasses and clovers restore themselves. This is a low maintenance planting proposal.

The plan has been perused by the United Flower Growers Co-operative to ensure that the design complements their property.

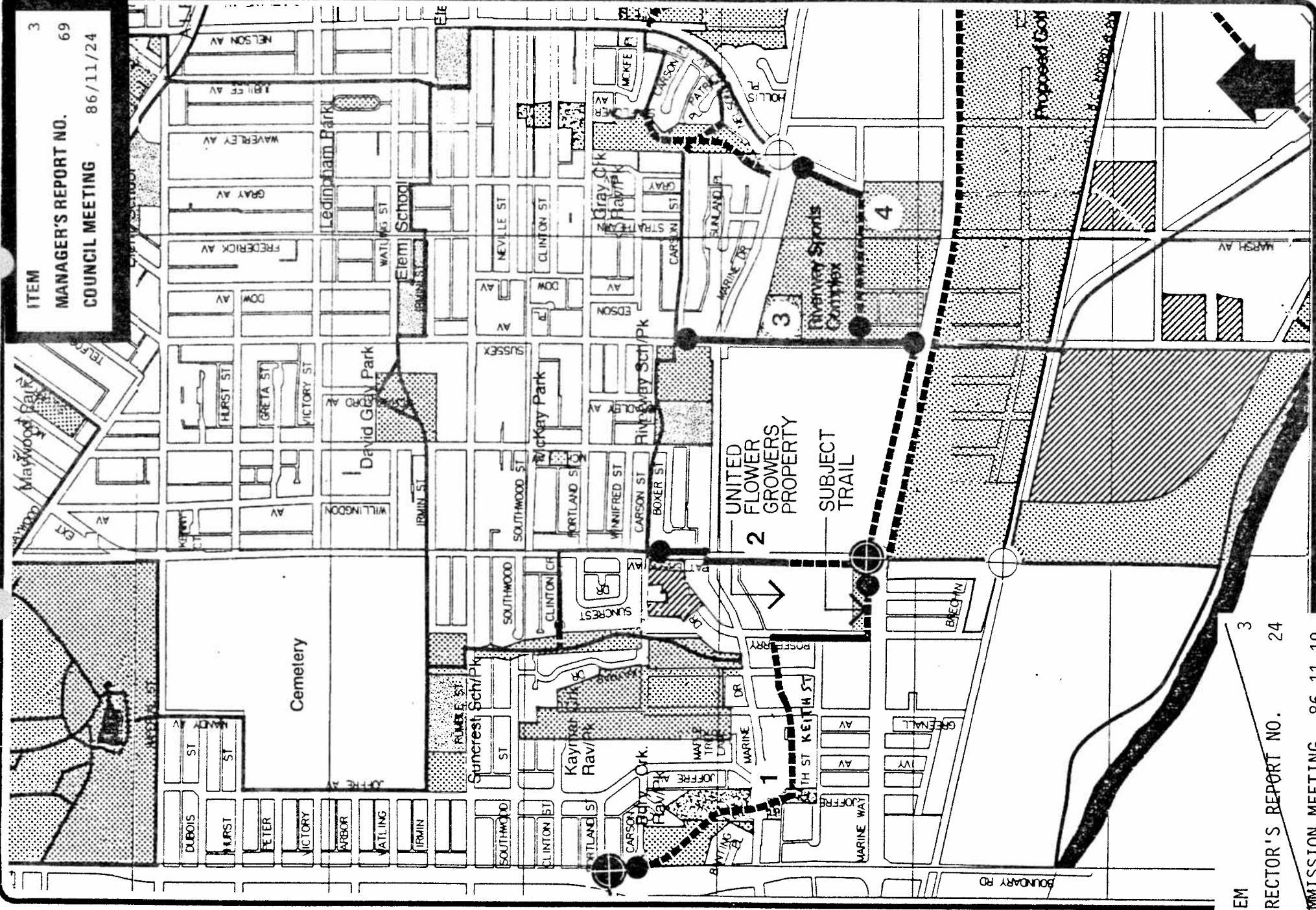
The implementation of this design will see a pleasant native walk in keeping with the desired standard of development for this area, the objectives of the Municipal trail system and the needs of the adjacent properties.

Work is to be carried out by Parks and Recreation Department staff and would be initiated this fall.

HS:ka
Attach. (2)


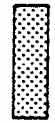








cc: Director Finance

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 MANAGER'S REPORT NO. 69
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LEGEND

-  Municipal Property
-  Park Property
-  Proposed Park Acquisition
-  School Property
-  GVRD Jurisdiction Bdry.
-  A21 Trail Units
-  Existing Routes
-  Proposed Routes
-  Exist. Gr. Sep. Crossing
-  Prop. Gr. Sep. Crossing

ATTACHMENT #1

Dwg # B-1-372/2
 410

