

Re: YOUTH IN GREYSTONE - SHORT TERM STRATEGIES

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations from the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1988 July 06  
FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 17.813  
SUBJECT: YOUTH IN GREYSTONE - SHORT TERM STRATEGIES

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RECOMMENDATIONS:

1. THAT Council request the Ministry of Social Services and Housing to provide funding for a youth worker position for the Greystone area, under the Reconnect Program, as described in this report.
2. THAT Council request the Burnaby School Board to authorize School District staff to negotiate an agreement with municipal staff for the use of school space near Greystone to accommodate a youth worker.
3. THAT Council request the Parks and Recreation Commission to consider the possibility of advancing the priority of constructing the Squid Lake recreation facility.
4. THAT copies of this report be sent to the Parks and Recreation Commission, the Municipal Crime Prevention Committee, the Burnaby School Board, the Lochdale Community Association, the Montecito Parents Group, Forest Grove Community Association, Swedish-Canadian Rest Home, members of the Greystone Advisory Group, and Bosa Brothers Construction.

SUMMARY

This report presents a series of short and long term strategies for addressing youth concerns in the Greystone area. It recommends that the short term strategies be initiated immediately, but that the longer term strategies be deferred until the review of Burnaby-wide youth service needs is completed. (The Burnaby-wide youth review is discussed in a separate report in this Council agenda.)

The proposed strategies consist of program, process, and building/design components. The major strategy is the hiring of a youth outreach worker, which staff recommend that Council request the Ministry of Social Services and Housing (MSSH) to fund, under the recently announced Reconnect Program.

The proposed short term strategy is intended to be implemented on a pilot basis. If deemed effective, it could serve as a model which could be implemented in other areas of Burnaby in the future.

R E P O R T

1.0 BACKGROUND/INTRODUCTION

At its meeting of 1988 April 18, Municipal Council received a staff report concerning youth issues in the Greystone area. Issues identified in the report included loitering, vandalism, shoplifting, and intimidation of customers by area youths. While identifying some potential options for addressing these issues, the report was preliminary in nature. It indicated that before recommending particular options, staff would need additional information regarding the nature of the problem, youths involved, and implications of the various options for addressing the problem.

To obtain the required additional information, staff consulted with local residents, service providers, and others with an interest in or experience with youth issues. Staff also worked with the Lochdale Community Association in planning and organizing two consultation meetings, which were attended by concerned residents, merchants, and service providers. At the meetings, the primary focus was on short term strategies that could be initiated or put in place sometime during the summer. Strategies for addressing the longer term concerns were also explored.

This report represents a synthesis of material obtained from the community meetings and other sources.

2.0 TARGET GROUP/ DEMOGRAPHICS

Statistics concerning the youth population in and near Greystone are provided in Attachment 1. For purposes of the review, the areas considered were Planning Study Areas 11 through 15 (see Attachment 2).

Roughly 4000 youths aged 5 to 19 lived in the five planning study areas in 1986, with the majority living in PSAs 11 and 12. The most rapid growth occurred in PSA 15, where the 5-19 year population increased by 262% between 1981 and 1986. Projections indicate the size of the 5-19 year population in the five PSAs will remain relatively constant to the year 2001.

While it is relatively easy to obtain statistics on the total number of youths in the study area, it is more difficult to determine the number of problem or "at risk" youths. The RCMP claim only five or six of the youths known to frequent the Greystone Plaza could be considered "hard core" (i.e. youths who have repeatedly been in trouble with the law). At the time of this writing, charges have been laid against two of the youths. The RCMP believe they will soon have the "hard core" youth situation under control.

The majority of youths congregating at Greystone Plaza could be considered to be "at risk" as opposed to "hard core." The at risk youths have generally had few if any encounters with the law; however, the concern is that they could potentially get into trouble if preventative measures are not taken. As noted in the April Greystone report, groups of up to twenty youths have, on occasion, congregated in the Plaza. The number of at risk youths in the area would exceed this figure.

### 3.0 MUNICIPAL CONTEXT

Several factors are present which make Greystone vulnerable to youth problems: rapid population and housing growth, relative isolation, limited transportation services, and lack of recreation/social facilities. Also as Council is aware, individuals living and working in Greystone are very concerned about the area's youth problems. To put the situation in perspective, however, the RCMP, Parks and Recreation Department, and other service providers advise that the youth problems in Greystone are not as serious as those found in other areas of the region or municipality. They also indicate that "hanging out" is a natural activity for youth and, in itself, should not be regarded as problem behavior.

Staff are recommending that a balanced approach be adopted in addressing the Greystone area youth concerns. The focus is therefore on short term strategies which, if deemed effective, could be implemented in other areas of Burnaby in the future.

To ensure that the Greystone situation be kept in perspective and that a "patchwork" system of youth services does not emerge, staff are recommending that longer term youth strategies be developed on a comprehensive, Burnaby-wide basis. A separate report concerning the Burnaby-wide youth strategy appears elsewhere in this Council agenda.

### 4.0 SHORT TERM STRATEGIES

As previously noted, short term options are those that staff believe can be implemented or initiated before the end of summer. Long term options are those which could not be implemented or initiated until the fall or later.

A total of eight short term options and eight long term options were considered for this study. A summary of these options is contained in Attachment 3. Some were deemed impractical (e.g. special transportation services, establishment of a portable youth drop-in facility). The others, presented below, were considered to be viable, practical alternatives.

#### 4.1 Program Strategies

Youth Outreach Worker - A youth outreach worker would be responsible for spending time with the youths, gaining their trust, and helping them to "connect" with other resources in the community. The worker would need to develop a thorough knowledge of existing programs and resources for youths. He or she would also need to establish an effective network with community groups, citizens, and service providers. Staff recommend that a non-profit society be contracted to provide the youth worker service. Under non-profit auspices, a youth worker would have an advantage in seeking acceptance from youths (i.e. would not have the stigma of being a bureaucrat). Also he or she would also have considerable flexibility in performing job duties (e.g. could work flexible hours, wear casual clothing). A number of non-profit societies in the Burnaby area have experience and expertise in dealing with at risk youth. Finding a qualified operating society should thus not be a problem. Staff understand that the Ministry of Social Services and Housing (MSSH), through its recently announced Reconnect Program, will be funding two youth workers in the Burnaby-New Westminster area this summer. We believe a strong case can be made for selecting Greystone as one of the target areas for Reconnect Program funding.

Block Watch - Block Watch is a low cost crime prevention strategy which relies on members of the community to keep a watch over their own neighbourhood. It offers the potential for reducing the incidence of crime (juvenile and adult) and for increasing neighbourhood cohesiveness. At the time of this writing, Block Watch has been established in a four block area adjacent to Greystone Plaza. The Block Watch Coordinator expects an additional four blocks in Greystone to be covered by the end of the summer. The program has also been operating in a seven block area of the Forest Grove community and is expected to cover at least two additional blocks there before August.

Senior/ Youth Joint Programming - A suggestion was made at the consultation meetings that a social/recreational program linking seniors and youths be implemented. A key objective of such a program would be to ease tensions and improve understanding amongst the different age groups. Discussions are currently underway between staff of the Parks and Recreation Department and the Swedish Canadian Rest Home/ Manor regarding establishment of a youth/seniors program. If implemented, the program would be targeted to "mainstream" youths, rather than the "hard core" or "at risk" group. In the future, the program could potentially be modified or expanded to serve the broader youth population.

Security Guards - At the consultation meetings, the idea of hiring security guards who could also function as quasi-youth workers was discussed. Like youth workers, the guards would strive to develop a rapport with the youths and gain their trust. By so doing, they might be able to discourage the youths from causing serious problems at the Plaza. Staff acknowledge that it may be difficult to find security guards with the skills to perform this expanded role - especially if the guards' wages are not increased. Nonetheless, staff believe the option should be forwarded to the owners of Greystone Plaza for information and consideration. Any implementation actions would, of course, be strictly voluntary.

#### 4.2 Process Strategies

Youth Involvement in Planning - The involvement of young people in planning is essential for the successful development and implementation of any strategies for youth. To facilitate youth involvement, staff would recommend that a youth advisory body be consulted. The role of the advisory body should be to advise staff regarding the needs and concerns of area youth, and to assist with implementation of any youth-related strategies which are developed. Local schools and community groups would be in a good position to identify youths interested in serving on the advisory body.

Cooperative Community Planning - In addition to involving youths in planning, other age groups also need to be involved. To this end, staff intend to form and meet with an advisory body to gain assistance as required, in monitoring implementation of the proposed youth strategies. Nine community residents and service providers have expressed interest in serving on such an advisory body.

#### 4.3 Building/Design Strategies

Design Modifications to Greystone Plaza - Some local residents, service providers, and the RCMP claim that the layout and design of Greystone Plaza contribute to youth problems in the area. For example, they suggest that the planters in the Plaza concourse provide seating for the youths, thereby encouraging them to congregate and loiter in the area. The RCMP claim that the Plaza offers youths easy escape routes when being pursued. Staff believe that there may be benefit in assessing the Plaza from the perspective of crime prevention through environmental design (CPTED) principles. We would caution, however, that any modifications made to prevent crime should be done on a reasoned, balanced basis. We would not support modifications which dramatically impinge upon the livability and aesthetic qualities of the Plaza. Depending on the nature and magnitude of the proposed design changes, a Preliminary Plan Approval (PPA) or amendment to the Comprehensive Development (CD) zoning for the area may be required. Criminology students from SFU may be able to assess the Plaza from a CPTED perspective as part of a class project, presenting their findings and recommendations to the Plaza owners and/or Municipality for consideration.

## 5.0 LONG TERM STRATEGIES

Although the primary focus of this review is on short term strategies, a number of long term strategies also deserve mention. The rationale for identifying these strategies is as follows: short term strategies represent a starting point for dealing with Greystone youth concerns, but other strategies are needed for addressing longer term concerns. The list presented below is not exhaustive, but it illustrates some of the major options that may be considered in the longer term. Also, as indicated, any consideration of long term strategies for Greystone should take place within the context of the proposed Burnaby-wide youth review.

### 5.1 Program Strategies

Youth Crisis/ Information Line - A crisis/information line is seen as a valuable resource for troubled youths. A youth line would be operated by a non-profit society and employ teenage volunteers who could speak frankly and empathetically with the young people who call. While recognizing the potential benefits of a youth line, staff would note that a broader area than Greystone or north-east Burnaby would need to be considered if efforts were made to establish such a line. A youth line would need to serve youths from throughout the municipality or region to be a viable operation.

Parenting/ Family Life Education Programs - Parenting/family life education programs are seen as a positive strategy for parents of teens and pre-teens. These programs can help parents to recognize problem signs in their children and to learn approaches for helping their children, as required. The programs also put the parents in contact with other parents in similar situations, thereby providing them with a built-in support group. In response to concerns expressed about the Greystone youth situation, Burnaby Family Life Institute has offered to try to schedule a program for parents of teenagers at Lochdale Community School in the winter.

### 5.2 Process Strategies

Community Non-Profit Society - In the future, concerned residents may wish to consider establishing a non-profit society in order to qualify for government grants and administer community-based programs for youths. Alternatively, an existing non-profit society operating in the area may be willing to assume this role (e.g. Lochdale Community Association).

### 5.3 Building/ Design Strategies

Community Centre - The majority of people consulted for this study agreed that additional recreational facilities are required to serve the population in and near Greystone. A number of options were considered (e.g. expanded facilities on the Swedish-Canadian site, a temporary or permanent facility on the Municipally-owned site at Phillips and

Halifax, and conversion of a Municipally-owned house in Community Plan Area 7 for use as youth drop-in centre). Of the options, the one deemed to be most practical and cost-effective was the construction of a recreation facility at Squid Lake Park. While the Squid Lake facility is in the Parks and Recreation Commission's long term plans, it is not in the Commission's current five year capital budget. The Commission would need to alter its spending priorities if the construction date for the Squid Lake facility was to be advanced.

#### 6.0 DISCUSSION

The youth outreach worker is the cornerstone of the proposed short term strategy. At a minimum annual cost of \$30,000 the worker is also the most costly component of the strategy. Staff recommend that Council request MSSH to fund the youth worker position. We have learned that the Ministry, under the recently announced Reconnect Program, will likely be funding two youth workers in the Burnaby-New Westminster area. Further, the Ministry wants services to be in place before the end of July. Therefore, rather than issuing a proposal call, MSSH will be directly approaching societies it believes capable of providing quality services with a minimum of start-up time.

We believe a strong case can be made for selecting Greystone as one of the target areas for Reconnect Program funding. The need for services has been identified. In addition, the Municipality, School District, government and non-government service providers, and the local community have demonstrated a commitment to assist in addressing the area's youth problems. MSSH could thus be assured of ongoing cooperation and support as implementation of the youth worker program and other short term strategies proceed.

Staff believe that space in a school near Greystone would be suitable for an office for the youth worker. We would therefore recommend that Council request the Burnaby School Board to give agreement in principle to this concept, and authorize School District staff to negotiate an agreement with municipal staff for the use of school space for the youth worker.

The longer term Greystone youth strategies are intended to be pursued within the broader context of the proposed Burnaby-wide youth services review. Nonetheless, staff believe it would be timely for Council to request the Parks and Recreation Commission to review its five year capital budget and consider the possibility of advancing the construction date of the Squid Lake recreation facility.

#### 7.0 CONCLUSION

In this report, a series of short and long term strategies for addressing youth concerns in and near Greystone were presented. They were divided into program, process, and building/design strategies. If Council concurs with the recommendations of this report, and supports the proposed Greystone youth strategy, staff will begin working with the Greystone Advisory Group and other appropriate parties in implementing the short term strategies. We will defer action on the long term strategies until the Burnaby-wide youth services review has been conducted.

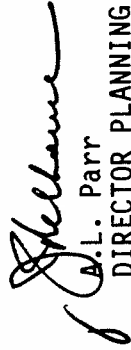
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The strategies proposed in this report will not remove or reduce youth problems in and near Greystone overnight. Their effectiveness should be realized over time, however. Also, the strategies should have relevance beyond the Greystone area, serving as a model for addressing youth problems in other areas of the municipality in the future.

Staff will report to Council on the progress of the strategy implementation, as deemed appropriate.

  
A.L. Parr

DIRECTOR PLANNING &  
BUILDING INSPECTION

*APL*  
JF/mcb  
Attachs:

cc: Director Recreation & Cultural Services  
Director Administrative & Community Services  
Officer-in-Charge, RCMP



ATTACHMENT 1

## Population Increase 1981-1986 and Projections to 2001

## Planning Study Areas 11-15

PSA 11:

Age Groups	1981	1986	% Change	2001
0-4	305	405	32.79%	340
5-19	1395	1225	-12.19%	1225
20-29	1075	1355	26.05%	1135
29+	3290	4365	32.67%	4675
TOTAL	6075	7350	20.98%	7375

PSA 12:

Age Groups	1981	1986	% Change	2001
0-4	420	435	3.57%	405
5-19	1585	1420	-10.41%	1205
20-29	1265	1340	5.93%	1030
29+	3450	3740	8.40%	4615
TOTAL	6735	6935	2.97%	7255

PSA 13:

Age Groups	1981	1986	% Change	2001
0-4	35	55	57.14%	30
5-19	210	145	-30.95%	160
20-29	170	165	-2.94%	105
29+	655	675	3.05%	710
TOTAL	1070	1040	-2.80%	1005

PSA 14

Age Groups	1981	1986	% Change	2001
0-4	40	30	-25.00%	35
5-19	130	155	19.23%	135
20-29	70	70	.00%	50
29+	220	300	36.36%	355
TOTAL	460	555	20.65%	575

PSA 15

Age Groups	1981	1986	% Change	2001
0-4	155	450	190.32%	385
5-19	250	905	262.00%	940
20-29	420	880	109.52%	710
29+	485	1935	298.96%	2550
TOTAL	1340	4170	211.19%	4585

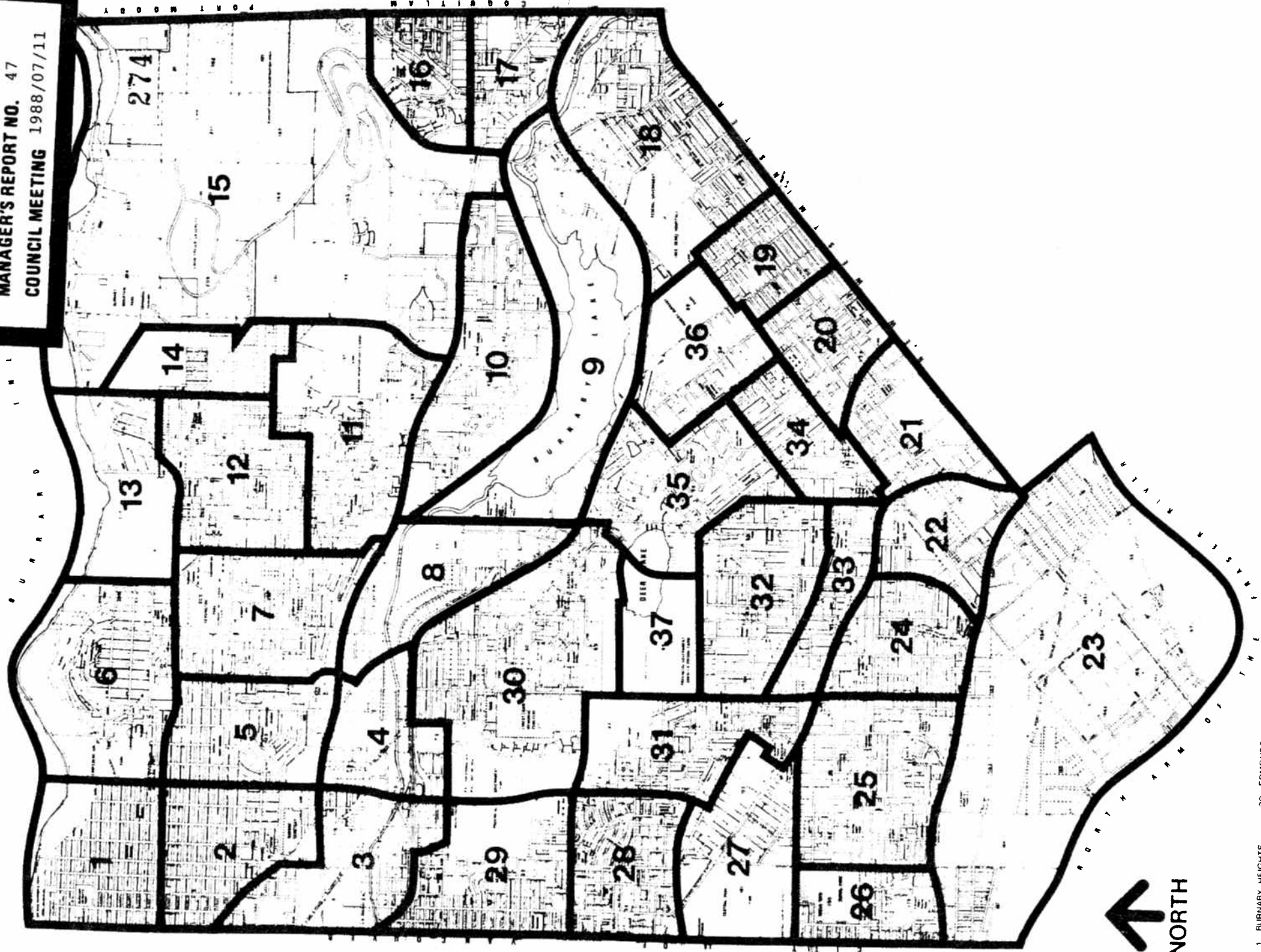
TOTAL (PSAs 11-15)

Age Groups	1981	1986	% Change	2001
0-4	955	1375	43.98%	1195
5-19	3570	3850	7.84%	3665
20-29	3000	3810	27.00%	3030
29+	8100	11015	35.96%	12905
TOTAL	15680	20050	27.86%	20795

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- |    |                     |    |                    |
|----|---------------------|----|--------------------|
| 1  | BURNABY HEIGHTS     | 20 | EDMONDS            |
| 2  | WALLINGDON HEIGHTS  | 21 | STRIDE AVENUE      |
| 3  | WEST CENTRAL VALLEY | 22 | STRIDE HILL        |
| 4  | DAWSON DELTA        | 23 | BIG BEND           |
| 5  | BRENTWOOD           | 24 | CLINTON GLENWOOD   |
| 6  | CARITON HILL        | 25 | SUSSEX NELSON      |
| 7  | PARKCREST AUBREY    | 26 | SUNCREST           |
| 8  | ARDINGLEY SPROTT    | 27 | MAYWOOD            |
| 9  | BURNABY LAKE        | 28 | GARDEN VILLAGE     |
| 10 | GOVERNMENT ROAD     | 29 | CASCADES SCHOU     |
| 11 | SPELTING BROADWAY   | 30 | DOUGLAS GILPIN     |
| 12 | LOCHDALE            | 31 | MARLBOROUGH        |
| 13 | WESTRODGE           | 32 | WINDSOR BRANTFORD  |
| 14 | NORTH EAST BURNABY  | 33 | KINGSWAY BERESFORD |
| 15 | NORTH EAST BURNABY  | 34 | RICHMOND PARK      |
| 16 | LYNDHURST           | 35 | MORLEY BUCKINGHAM  |
| 17 | CAMERON             | 36 | LAKEVIEW BRANTFORD |
| 18 | CARIBOO ARMSTRONG   | 37 | OAKALLA            |
| 19 | SECOND STREET       |    |                    |



# PLANNING STUDY AREAS

ATTACHMENT #3

YOUTH IN GREYSTONE: SHORT AND LONG TERM OPTIONS

KEY PARTICIPANTS/CONTACTS

- Municipality
- MSSH
- Inter Agency Council
- Community
- United Way
- Youth Agencies
- Local Merchants
- Corporate Sponsors
- Schools
- Youths

COSTS

- Salaries, benefits
- Facility
- rental/operating costs
- Program funds (i.e. money for youth activities)

BARRIERS

- Cost
- Facility/"Headquarters"
- Selecting appropriate model/sponsor
- Finding appropriate person
- Takes time to establish trust of youth
- Selling the concept; demonstrating the value
- Developing networks amongst youths, agencies and the community
- Securing ongoing, consistent funding
- Perceived inequity (i.e. other areas do not have youth workers)

ISSUE

1. SHORT TERM

1.1 Program Options

- 1.1.1 Hire Outreach Youth Worker

- 1.1.2 Establish Block Watch in Greystone

- 1.1.3 Establish Programs to Link Youths with Seniors

- Minimal; accounted for through RCMP budget
- RCMP
- Community

- Publicity/promotion; community awareness
- Gaining commitment from community
- Limitations in RCMP staff time
- Determining sponsor(s)/responsibility
- Finding youths and seniors willing to participate

- Minimal; use existing staff and facility
- Canadian, Parks and Recreation)
- Municipality (e.g. Parks and Recreation, Health)
- Swedish Canadian staff and residents
- Community Association/residents
- Schools
- Youths
- Youth worker (if hired)

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- Mail owners and merchants
- Security guard company
- Community representatives
- Youth worker (if hired)
- Agencies serving youths

- Municipality
- Community Associations/ residents
- Corporate Sponsors
- Churches
- BC Transit
- Service/Voluntary Organizations (i.e. for donation of bus or van)
- Youth worker (if hired)

- Municipality
- Human Service agencies serving families/youth
- Community Associations/ residents
- Schools
- Youths
- Youth worker (if hired)

- Potential salary increase
- Time commitment of mall owners/merchants

- Bus
- Driver
- Insurance
- Time for coordination/scheduling

- Time/patience

- Developing appropriate job description
- Negative perception of person in uniform; difficult to gain trust of youths
- Lack of law enforcement authority
- Finding suitable guards
- Potential displacement of existing guards
- Low wages and resultant high staff turnover

- Determining responsible operator/funder
- Setting a precedent; other areas may expect similar service
- Youths may be unwilling to conform with bus schedules
- Liability insurance
- May result in transferring problem elsewhere (e.g. Loughheed Mall)

- Finding place to meet
- Finding leader to facilitate
- Getting "word out" to youths; gaining their trust
- Identifying a representative group of youth
- Determining who makes the contact
- Timing: may need to wait until September to gain cooperation of schools

1.1.4 Encourage the hiring of security guards with skills in working with youth

1.1.5 Establish bus service to transport youth to Cameron Centre

1.2 Process Options

1.2.1 Involve Youth in Solution

KEY PARTICIPANTS/CONTACTS

- Municipality
- Community Association/area residents
- Merchants
- Schools
- Agency representatives
- Youths
- Youth worker (if hired)

- Mall owners
- Merchants
- Planning & Building Inspection Department
- RCMP
- Youths
- Youth worker (if hired)

COSTS

- Mainly time
- Meeting space (unless space donated)

- Time for planning
- Labour/construction costs

BARRIERS

- Finding interested community members
- Clarification of roles and responsibilities amongst all involved
- Maintaining consistent representation
- Receptiveness of participants to consider variety of issues and options

- Finding suitable design to accommodate all community members - seniors, youths, etc.
- Achieving consensus on appropriate design modifications
- Gaining cooperation from mall owners to implement changes

ISSUE

- 1.2.2 Establish a co-operative community planning process

1.3 Building/Design Options

- 1.3.1 Design Modifications at Greystone Plaza

KEY PARTICIPANTS/CONTACTS

- Existing Crisis Centres operating in Region
- United Way
- Youth Agencies
- Community Associations/residents
- Schools
- Youths
- Youth worker (if hired)

- Burnaby Family Life Institute
- Lochdale Community Association/Staff

- Greystone/Lochdale Community Association
- Community residents
- Other existing community groups

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COSTS

- Facility/telephone line/operating costs
- Staffing
- Promotion

- No new costs: would primarily involve locating the courses near Greystone (e.g. Lochdale School), as opposed to another area of Burnaby

- Legal/registration fees
- Possible facility rental costs

BARRIERS

- Municipal/regional service; beyond scope of Greystone area
- Sponsorship, funding
- Recruiting and training volunteers
- Advertising/promotion

- Potential scheduling problems: Burnaby Family Life Institute, the agency providing such courses, is responsible for serving the entire Municipality, not only Greystone

- May overlap with mandate/membership of existing societies
- Lengthy process in registering a society
- Gaining commitment and ongoing involvement of interested residents

ISSUE

2.1 Program Options

- 2.1.1 Establish youth information/crisis line

- 2.1.2 Offer family life education/parenting courses in the community

2.2 Process Options

- 2.2.1 Residents create a non-profit society

LONG TERM

2.3 Building/Design Options

- 2.3.1 Establish portable youth drop-in facility on vacant municipal site at Phillips and Hallifax
  - Cost
  - Requirement amendment to Community Plan 7 (i.e. change park designation from Community Plan Site 14 to 12)
  - Opposition from residents expecting park to be developed on Site 14
- 2.3.2 On interim basis, use house on municipal Site 14 in Greystone for a youth drop-in facility
  - Zoning
  - Potential opposition from neighbouring properties
  - Would require eviction of existing tenants
  - Potential negative community impacts
- 2.3.3 Construct a recreational centre at: Squid Lake Park
  - Cost
  - Not part of Parks and Recreation 5 Year Plan; would require change in priorities of Parks and Recreation Commission
  - Could be viewed by other communities as giving preferential treatment to Greystone

- Rental of portable
- Moving costs for portable
- Clearance of site
- Local residents
- Parks and Recreation
- Commission
- Youths
- Youth worker (if hired)
- Municipality: Council, Planning and Building Inspection Department, Parks and Recreation
- Local residents
- Parks and Recreation
- Commission
- Youths
- Youth worker (if hired)

- Municipality
- MSSH and potential government funding sources
- Community Associations/Residents
- Parks and Recreation Commission
- Youths
- Youth worker (if hired)

- Foregoing rental revenue
- Staffing
- Renovations
- Equipment/furnishings
- Construction
- Staffing
- Maintenance/operating

- Parks and Recreation Commission
- Municipality
- Community Associations/Residents
- Youths
- Youth worker (if hired)

- Not part of Parks and Recreation 5 Year Plan; would require change in priorities of Parks and Recreation Commission
- Could be viewed by other communities as giving preferential treatment to Greystone

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b) Municipal site at  
Phillips and  
Halifax

BARRIERS

- Cost
- Would require amendment to  
Community Plan 7
- Would require change in priorities  
of Parks and Recreation  
Commission
- Could be viewed as preferential  
treatment
- Potential opposition from  
residents adjacent to the  
Phillips and Halifax site
- Opposition from residents  
expecting park to be developed  
on Site 14

COSTS

- Construction
- Staffing
- Maintenance/operating

c) Swedish Canadian  
Rest Home/Manor

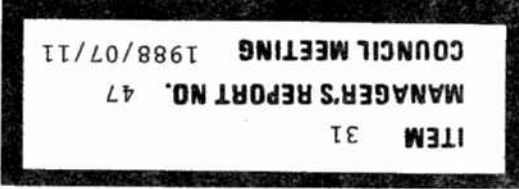
- Cost
- Requires agreement between  
Municipality/Parks and  
Recreation Commission and  
Swedish Canadian  
Funds not budgeted by Parks and  
Recreation
- Perception of facility as place  
for seniors; youths may be  
reluctant to use
- Could result in postponement of  
other recreational facilities in  
area

- Construction
- Staffing
- Maintenance/operating

2.3.4

Establish a youth  
drop-in centre

- Selecting/finding appropriate  
location
- Determining funding/operating  
responsibilities
- Getting support/participation of  
parents
- Potential community  
impact/resistance
- Zoning



- Construction/rent
- Staffing
- Maintenance/overhead

KEY PARTICIPANTS/CONTACTS

- Parks and Recreation  
Commission
- Municipality
- Community Associations/  
residents
- Youths
- Youth worker (if hired)

- Parks and Recreation  
Commission
- Municipality
- Community Associations/  
residents
- Youths
- Youth worker (if hired)
- Swedish Canadian  
management, staff, and  
residents
- Seniors' groups

- Municipality
- MSSH and other potential govern-  
ment funding sources
- Youth worker (if hired)
- Youths
- Schools
- Community Associations
- Corporations
- United Way



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KEY PARTICIPANTS/CONTACTS

- Municipality
- Area residents
- Schools
- Other Municipalities (for information re their experiences)
- Youths
- Youth worker (if hired)

COSTS

- Construction
- Supervision
- Insurance
- Maintenance

BARRIERS

- Liability insurance
- Supervision
- Community impact
- Land/location
- Would serve as district, rather than local resource; could attract "at risk" youth from other areas

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2.3.5 Build a skateboard ramp

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COUNCIL MEETING 1988/07/11

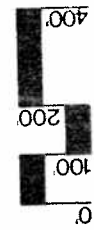
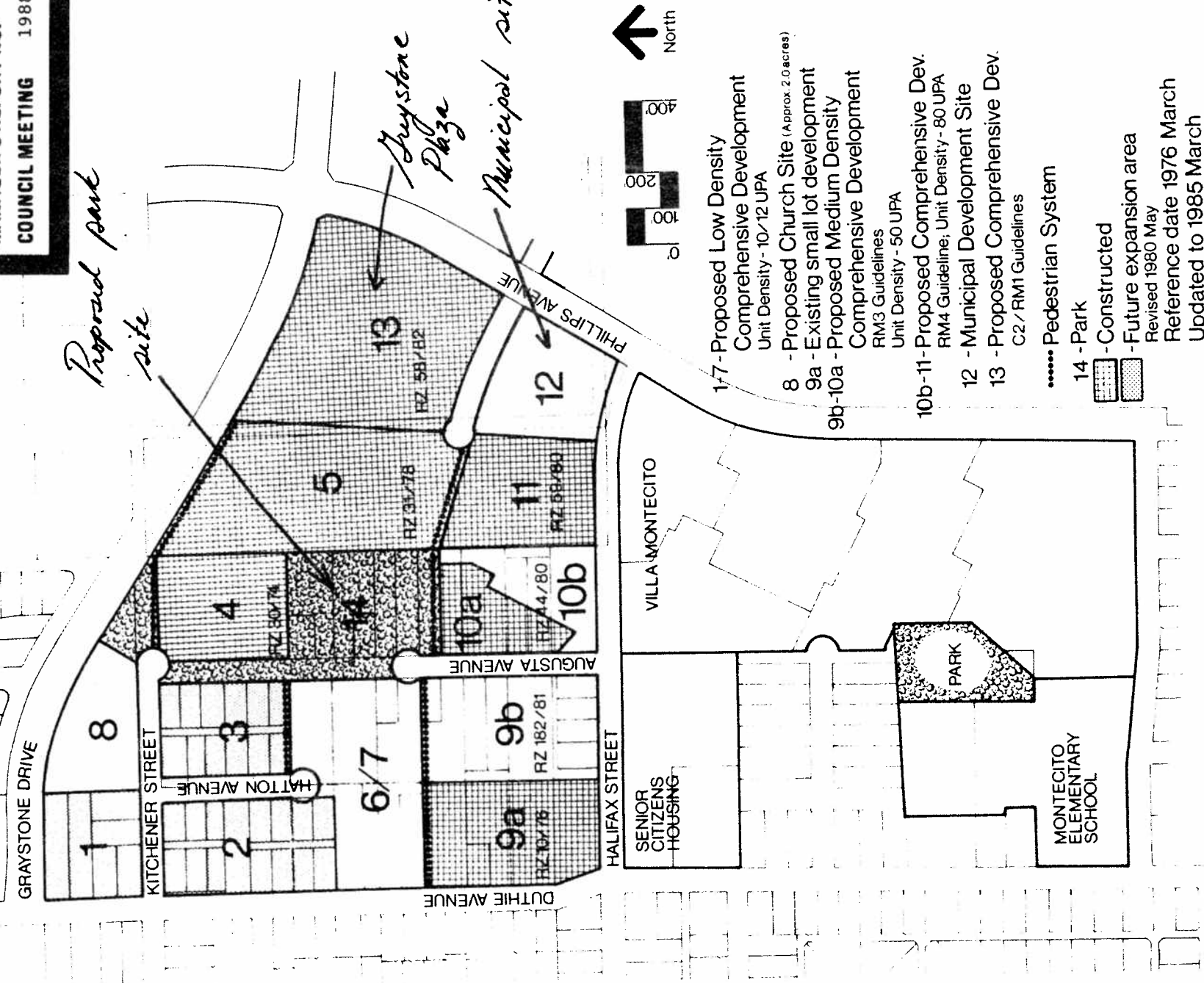
282

*Proposed park site*

*Proposed site*

*Argystone Plaza*

*Municipal site*



- 1-7 - Proposed Low Density Comprehensive Development  
Unit Density - 10/12 UPA
  - 8 - Proposed Church Site (Approx. 2.0 acres)
  - 9a - Existing small lot development
  - 9b-10a - Proposed Medium Density Comprehensive Development  
RM3 Guidelines  
Unit Density - 50 UPA
  - 10b-11 - Proposed Comprehensive Dev.  
RM4 Guideline; Unit Density - 80 UPA
  - 12 - Municipal Development Site
  - 13 - Proposed Comprehensive Dev.  
C2/RM1 Guidelines
  - ..... Pedestrian System
  - 14 - Park
  - [Dotted pattern] - Constructed
  - [Dotted pattern] - Future expansion area
- Revised 1980 May  
Reference date 1976 March  
Updated to 1985 March

# COMMUNITY PLAN SEVEN

ATTACHMENT 4