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| ITEM | 2 |
| MANAGER'S REPORT NO. | 10 |
| COUNCIL MEETING | 94/02/21 |

TO : CITY MANAGER DATE: 1994 FEBRUARY 17

FROM : DIRECTOR RECREATION AND CULTURAL SERVICES

RE : JOHN MATTHEWS CREEK RAVINE PARK - PROPOSED AMENDMENT TO PARK ACQUISITION

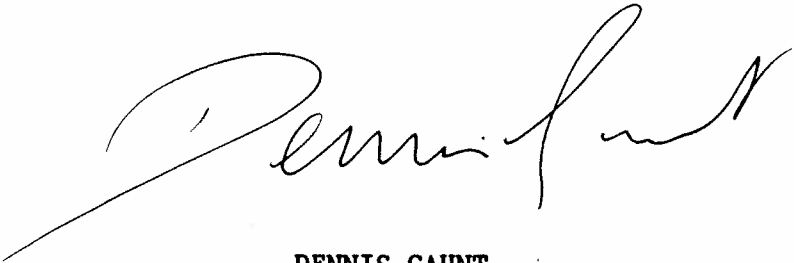
PURPOSE : To request approval of the proposed amendment to the park acquisition boundary for 5755 Marine Drive.

RECOMMENDATION:

- 1. THAT approval be given to the proposed amendment to the park acquisition boundary for 5755 Marine Drive as more particularly described in the attached report.

REPORT

At its meeting of 1994 February 16, the Parks and Recreation Commission received the attached staff report on the above subject and adopted the recommendation contained therein.



DENNIS GAUNT
DIRECTOR RECREATION &
CULTURAL SERVICES

tc
Attachment
A/2452

cc: Director Planning and Building

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**SUBJECT: JOHN MATTHEWS CREEK RAVINE PARK -
PROPOSED AMENDMENT TO PARK ACQUISITION BOUNDARY**

RECOMMENDATION:

1. THAT the recommendations of the Director Planning and Building be approved.

REPORT

The attached report from the Director Planning and Building outlines a proposal to amend the park acquisition program boundary for John Matthews Creek Ravine Park.

A Rezoning and Subdivision application is currently under review by the Planning Department for the property at 5755 Marine Drive. Arising out of this subdivision application is a proposal by the applicant to replace the adopted park acquisition area with a park dedication area to be dedicated as part of the subdivision.

The northerly portion of 5755 Marine Drive, along with a strip on its westerly boundary which contains a creek, is the subject of current negotiations for acquisition by the City for inclusion in the Park.

Parks staff have reviewed the proposed subdivision layout and concur that the proposed park dedication area will serve to adequately protect and preserve the creek within this portion of the ravine system. Public access is not felt to be at issue here as the potential to provide public access exists on park property to the west of the creek.

For these reasons, staff recommend that the Commission concur with the recommendations of the Director Planning and Building.

AS:ps:seo
Attachment
COMMISSION/0109

cc: Director Planning and Building

CITY OF BURNABY

~~ITEM 10
DIRECTOR'S REPORT NO. 03
COMMISSION MEETING 94/02/16~~

TO: Director
Recreation & Cultural Services

1994 February 10

FROM: Director
Planning & Building

RE: ACQUISITION OF THE NORTHERLY PORTION
OF 5755 MARINE DRIVE

PA-18-P-92
Rezoning Reference #55/93
Subdivision Reference #83/93

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RECOMMENDATIONS:

1. THAT the Parks and Recreation Commission concur with the proposed amendment to the park acquisition boundary for 5755 Marine Drive as more particularly described in this report.
2. THAT a copy of this report be sent to Council for approval.

R E P O R T

On 1992 April 15, at a meeting of the Parks and Recreation Commission In Camera, the acquisition of a portion of 5755 Marine Drive for inclusion within John Matthews Creek Ravine Park was raised to First Priority. The Legal Department was involved in negotiations with the property owners and, more recently, with the prospective owner/developer.

The prospective owner/developer has an active rezoning and subdivision application underway for a zoning amendment to the front portion of the site from C2 to R2 for the purpose of creating three single family residential lots. This layout (see attached Sketch #1) reflects the boundary as established by the proposed park acquisition (see attached Sketch #3 which shows the relationship of the subject lot to John Matthews Creek Ravine Park).

The prospective owner/developer subsequently submitted an application for the subdivision of the entire property for the creation of six residential lots (see attached Sketch #2). This proposal indicates a park dedication of approximately 9.5%, which encompasses the creek, as well as 2.0m strip east of the creek, flaring at the northern end to accommodate a creek crossing for maintenance vehicles.

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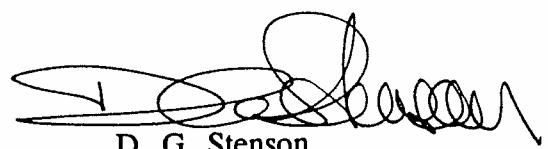
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The revised park area as proposed has been reviewed by staff from the Parks and Recreation Department, Engineering Department, and Planning and Building Department. The six-lot subdivision application is under review at present. Under this particular subdivision application there would be no park acquisition required for this portion of the park.

More recently, the Legal Department has been in negotiations with the prospective owner/developer for the purchase of the park acquisition area shown on Sketch #1. There is a wide difference in value and the Legal Department is of the opinion that the owner will not compromise his opinion of value in this case.

In view of the foregoing, staff from the Planning and Building Department would recommend that the configuration of the present park acquisition area be modified to that shown on Sketch #2. After further on-site examinations and discussions with staff from the above noted departments, it has been concluded that this revised configuration would be most cost effective in adequately protecting the interests of the public, as well as protecting the most critical section of this part of the ravine system, namely the creek and its adjacent banks. The balance of the property is flat alluvial plain with a sloping hillside only on the northeast corner. It should be noted that an additional statutory right-of-way may be necessary at the northern end of the site on one of the proposed lots adjacent to the park dedication area to provide an adequate maintenance vehicle turning radius; however, this would be examined under required detailed engineering design drawings should the six-lot subdivision application be pursued.

It is recommended that this report be forwarded to the Parks and Recreation Commission for their concurrence with and, subsequently, to Council for their approval of the proposed revision to the park boundary on the subject property.


 D. G. Stenson
 DIRECTOR
 PLANNING AND BUILDING

CMM:hr
 Atts.

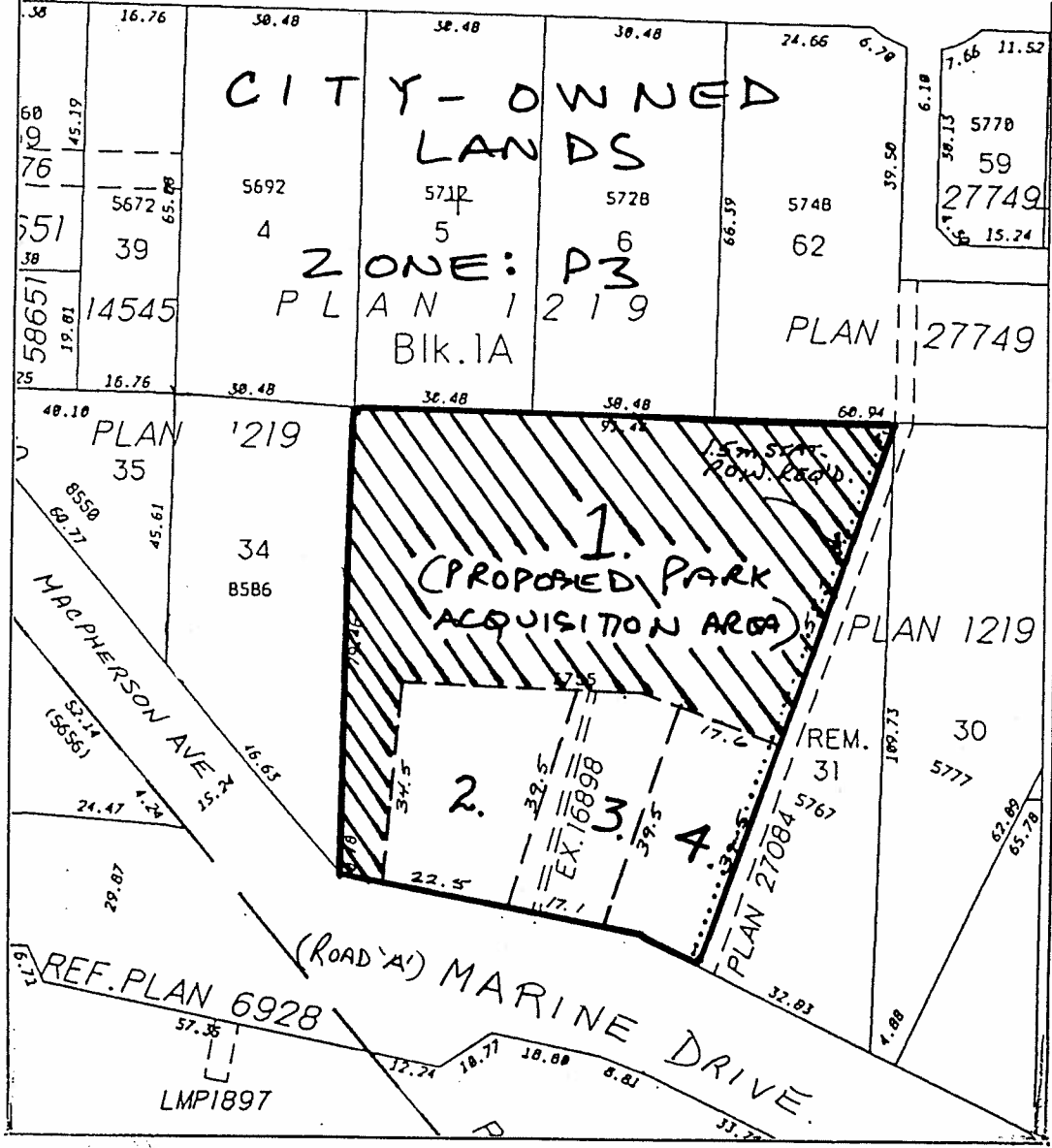
cc: City Solicitor
 Director Administrative and Community Services
 Director Engineering
 J. S. Belhouse, Deputy Director Planning

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D.L.159
 LOT 48
 PLAN 25255

SUBDIVISION REF. #83/93
 ZONE: R2 + C2
 PROPOSED: R2
 X-REF. R.Z.#55/93

KEITH ST.



ITEM 2
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Date:
 1993 Nov

Scale:
 N.T.S.

Drawn By:
 AD

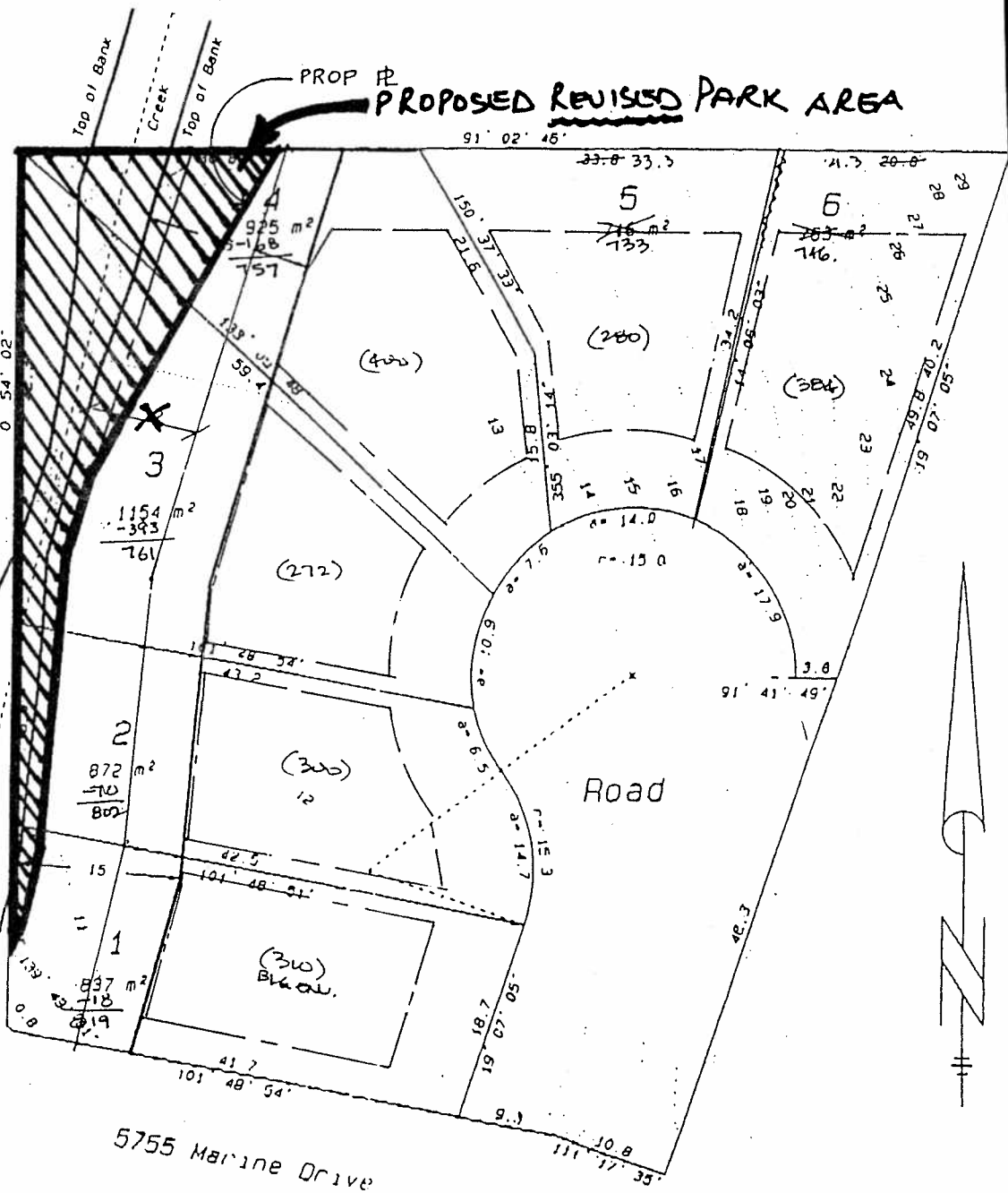
BURNABY
 Planning &
 Building Inspection
 Department

SKETCH #1

NOTES: - LOTS 2, 3 + 4 MUST CONTAIN MIN. AREAS OF 670m²
 - NO BUILDINGS OR STRUCTURES PERMITTED WITHIN 15m OF TOP OF STREAM BANK. (EXPLANATORY PLAN AND SECT. 215 COVENANT REQ'D. FOR LOT 2). (SURVEYOR'S PLOT LOCATING TOP BANK REQ'D.)
 - SITE ASSESSMENT REQUIRED FOR APPROVAL OF M.O.E.
 - 1.5m STATUTORY RIGHT-OF-WAY REQ'D.

PLAN SHOWING PROPOSED SUBDIVISION OF
 LOT 48, BLOCKS 1 TO 5, OF LOT 159.
 PLAN 25255

SCALE ~~1~~ 500 METRIC CITY OF BURNABY



ITEM 2
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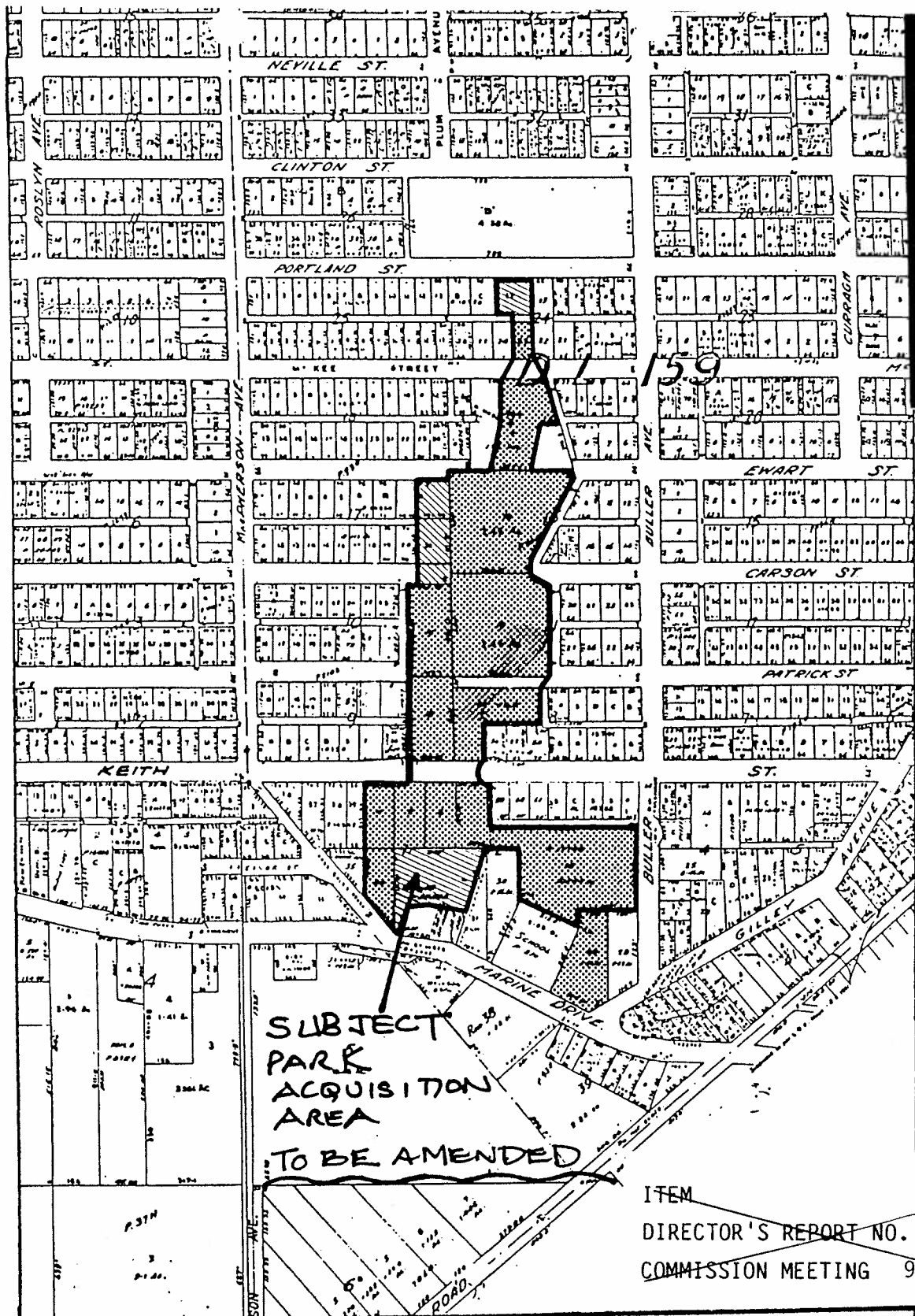
SARAI DEVELOPMENTS LTD.
 YOUR FILE-

G. R. WILLIAMS SURVEYING
 B.C. Land Surveyor
 5204 Gladstone Street.
 Vancouver, B.C. V5P 4C2
 (fax) 325-3049

HYPOTHETICAL SUBDIVISION
 LAYOUT

S. D. REF # 107/93

SKETCH # 2



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JOHN MATTHEWS CREEK RAVINE PARK

- Proposed Acquisition
- Existing Park
- Proposed Park Area

SKETCH #3

121

21

Scale: 1" = 400'

