

ITEM	02
MANAGER'S REPORT #	46
COUNCIL MEETING	95/10/02

TO: CITY MANAGER

1995 SEPTEMBER 25

FROM: DIRECTOR PLANNING & BUILDING

OUR FILE: PS-139-92

SUBJECT: REDEVELOPMENT OF CAPITOL HILL WATER RESERVOIR LANDS

PURPOSE: To provide Council with information regarding the potential redevelopment of the Capitol Hill Water Reservoir lands.

RECOMMENDATION:

1. **THAT** a copy of this report be forwarded to the Parks and Recreation Commission for its review and comment.
2. **THAT** a copy of this report be forwarded to:
 - ▶ Arthur K. Quan, Chair
Northwest Capitol Hill Neighbourhood Association
301 North Hythe Avenue
North Burnaby, B.C. V5B 1G6,
 - ▶ and to the other individuals who submitted letters to this department.

REPORT

1.0 BACKGROUND

The Engineering Department has advised that the lands containing the Capitol Hill Water Reservoir (Figure 1 **attached**) are surplus to its needs, as the pressure zone for this area has been completely converted to a pumped system. The underground reservoir was not demolished at the time of the conversion and the grassed area on top has been used as an informal play area. Several benches are located along the top edge of the site adjacent to the west side of North Hythe Avenue, providing excellent views to Burrard Inlet and the surrounding area.

The lands are zoned for R2 single-family residential use and are situated within a well-established residential neighbourhood.

2.0 EXISTING SITUATION

The situation with respect to the redundant reservoir has changed recently with the partial collapse of one of the roofs covering part of the reservoir. The area has been fenced and made safe; however, it is now necessary that the City find a permanent solution based on the ultimate use of the property.

The foregoing has prompted a number of enquiries to this department regarding the intended use of the property. Staff have responded by stating that the lands are zoned R2 Residential District and one option is to redevelop the site into lots which could then be made available for sale. A second option is to demolish the reservoir and rehabilitate the entire site for park use. Several combinations of park/residential use are also feasible. While the single-family residential option has been identified, staff have consistently stated that no decision has been made and that a report item would be forwarded to Council for its review and direction.

2.1 Neighbourhood Park Option

The preservation and redevelopment of the site for neighbourhood park use is clearly the favoured option of the area residents. This department is in receipt of a letter from the Chair of the Northwest Capitol Hill Neighbourhood Association (Appendix A *attached*) providing their perspective of the value of this land to the neighbourhood and others as public open space. It is their view that the site should be designated as a Park and enhanced with beautification initiatives. In addition, to date we have received 35 form letters (sample *attached* as Appendix B) opposing the closure of their "neighbourhood park" and the development of single-family residential lots. A number of these letters also include additional references, all in favour of the park option.

2.2 Neighbourhood Park Requirements

The Parks and Recreation Department has undertaken a review of the neighbourhood level park requirements in the subject area (Planning Study Area No. 6). A summary of current and projected population and park/schoolground acreages in this study area is provided in Appendix C *attached*.

As this summary illustrates, when the neighbourhood parkland area standard of 2.25 acres per 1000 persons is applied to the projected 2006 population, 12.22 acres of neighbourhood parkland are required to service this area. As the City currently provides 16.6 acres, it is staff's conclusion that no additional land is required. When the proximity of access to district and special purpose parkland is factored in, it is evident that the subject area is well served.

2.3 Single-family Residential Option

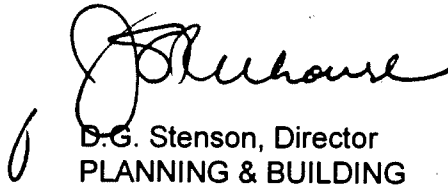
As can be seen on Figure 1, it would be possible to create five R2 lots at an estimated servicing cost of \$437,300. The Legal Department has estimated the present market value of the proposed lots to be \$350,000 each (\$1.75 million in total). If this option is pursued it would be our intention to require covenants to be registered against the properties limiting the height of the dwellings so as to not unduly impact the view of existing houses. Provision would also be made to restrict vehicular access to the proposed lane at the rear of the proposed lots.

3.0 DISCUSSION

It is clear that the area residents have come to consider the subject property as a neighbourhood amenity and are opposed to any redevelopment for single-family residential use. While staff understands this sentiment, the area is well served by existing parks. Notwithstanding this fact, there are excellent views from the site and provision should be made for the public to continue to take advantage of this opportunity.

It is recommended, therefore, that provision be made to close the redundant Cambridge Street road allowance and retain and enhance this proposed lot as illustrated on the **attached** Concept Plan (Figure 2). The cost of these enhancements are estimated to be \$90,000, plus 10% contingency for a total of approximately \$99,000.

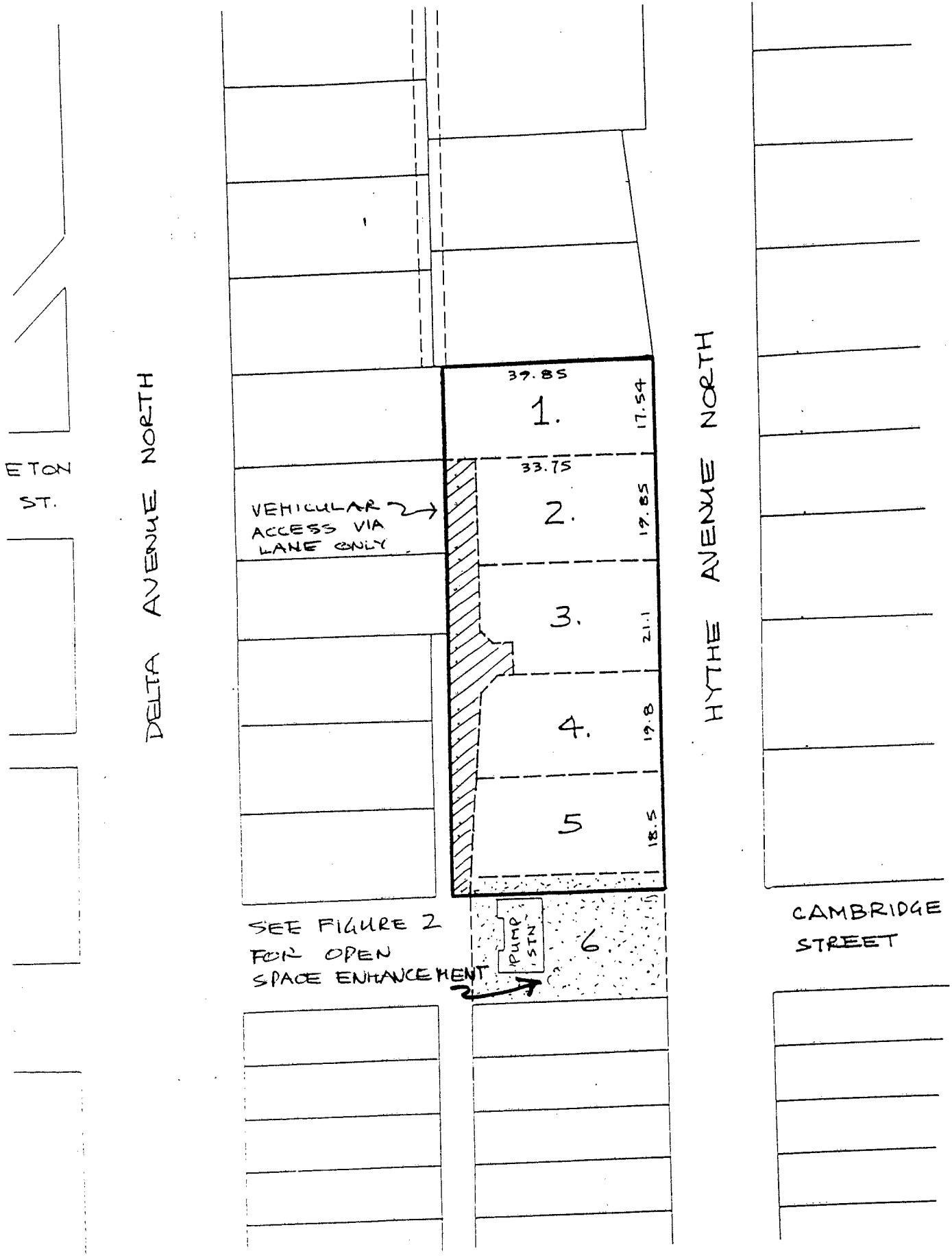
It is further recommended that Council endorse the proposal to redevelop the site into five single-family residential lots as shown on Figure 1. However, before proceeding with this option, it is recommended that a copy of this report be forwarded to the Parks and Recreation Commission for its review and comment. It is also recommended that copies be forwarded to those parties which have submitted letters to this department.


D.G. Stenson, Director
PLANNING & BUILDING

PB/jp
Attachments

cc: Director Engineering
Director Recreation & Cultural Services

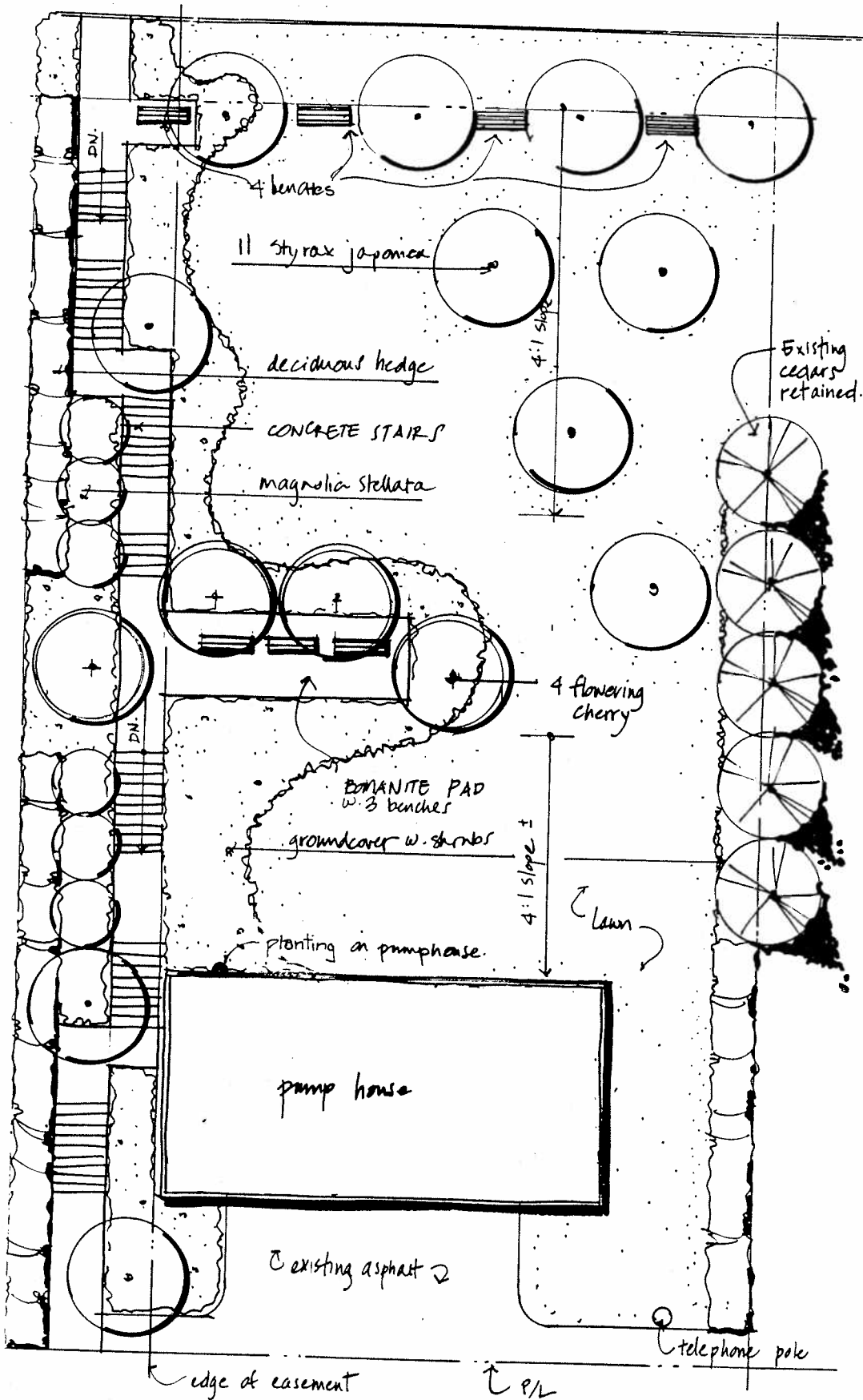
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REDEVELOPMENT ALTERNATIVE,
105 CAPITAL HILL WATER RESERVOIR

FIGURE 1
95 SEPT. 25
SCALE 1:2000

NORTH ↑



CAPITOL HILL WALKWAY: CONCEPT PLAN

1:200

FIGURE 2

95 SEPT. 25

As residents of Capitol Hill, we are against the recent closure of our "neighbourhood park" (the old reservoir at Hythe and Cambridge). It has been enjoyed and well used over the years, as amongst other things - a sports field, a tobogganing hill, or just a quiet meditative spot. It is missed by us all.

We understand that it has been declared unsafe and we would like to see it restored. We have also heard that Burnaby is considering developing this property into 5 lots, and we are strongly opposed to the destruction of this valued greenspace.

Yours sincerely,

(NAME)

(ADDRESS)

Northwest Capitol Hill Neighbourhood Association

301 N. Hythe Avenue, Burnaby, B.C. ,V5B 1G6, Tel 291-8541

Mr. Peter Bloxham
Planning Department
City of Burnaby
Burnaby, B.C.
October 17, 1994

re: Reservoir at 200 Block North Hythe Avenue

Dear Mr. Bloxham:

Thank you for taking the time to discuss with me the situation regarding the Reservoir on the west side of the 200 block North Hythe Avenue.

The following is my understanding, from our discussion, of the situation:

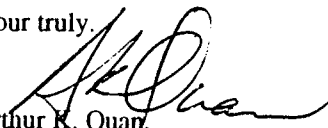
- Since this reservoir is no longer required, this parcel of land is considered to be in Burnaby's surplus inventory of properties.
- Although, this property is grassed over, and has been maintained by Parks & Recreation, it is not classified as a "Park".
- You are in the process of preparing a report to Burnaby Council regarding a number of surplus properties. As part of that report you will be evaluating the feasibility of possible development and subdivision of this parcel of land for Residential Development under the current R2 Residential zoning.
- Your report will likely be presented to Council in 3 to 6 months.

Our Neighbourhood Association represents the residents in the Northwest Sector of Capitol Hill, and a number of our members have expressed great concern that this "Park" might be developed into residential lots. Although this parcel of land has not been designated a "Park", it has been maintained as a Park for many years and has long been enjoyed by local residents as well as "visitors" from outside of the neighbourhood. It is a unique and rare bit of green space where the public has access to a spectacular view of Vancouver. I have often seen visitors to the neighbourhood sitting on the park bench enjoying the view over a "brown bag" lunch. It would be a shame for the citizens of Burnaby to lose such an asset!

We would like to see this parcel of land designated a Park and eventually enhanced with further beautification initiatives. I'm sure that Council's commitment to preservation of green space would be a deciding factor in their evaluation.

We would appreciate an opportunity to be present when your report is discussed at any future Council meeting. Could you please keep me apprised of any Council meetings dealing with this topic or of any decisions regarding this parcel of land. Thank you for your consideration.

Your truly,


Arthur K. Quan,

Chair, Northwest Capitol Hill
Neighbourhood Association

APPENDIX B

CURRENT POPULATION AND PARKS IN PLANNING STUDY AREA #6

Population by age for P.S.A. #6:

Age	0-4	5-19	20-29	30-44	45-64	65+	TOTAL
1986 (Census)	265	805	-- 1,995 --	--	1,055	495	4,576
1991 (Census)	325	925	1,085	1,475	1,240	645	5,692
2006 (Projection)	265	969	572	1,220	1,553	853	5,432
% Change 1991-2006	-18%	+ 5%	-47%	-17%	+25%	+32%	-4.6%

* for further breakdown of the 1991 Census figures see the attached sheets.

Neighbourhood Park Land Required: (Standard - 2.25 acres per 1,000 persons)

Existing park acreage	6.84 acres
Elementary School playground acreage	<u>9.32 acres</u>
Total existing acreage	16.16 acres
Acreage required to meet standard	<u>12.22 acres</u>
Additional acreage required to meet standard	<u>0.00 acres</u>

Neighbourhood Parks and Elementary School Facilities:

<u>PARKS:</u>	<u>EXISTING ACREAGE</u>	<u>PROPOSED ACREAGE</u>	<u>SCHOOLS:</u>	<u>PLAYGROUND ACREAGE</u>
Harbourview Park	4.05	-	Capitol Hill School	6.19
George Green Park	2.39	-	Confederation Park School	<u>3.13</u>
Dynes Park	<u>0.40</u>	-		<u>9.32</u>
	<u>6.84</u>			

District Parks and Secondary Schools:

<u>PARKS:</u>	<u>EXISTING ACREAGE</u>	<u>PROPOSED ACREAGE</u>	<u>SCHOOLS:</u>	<u>PLAYGROUND ACREAGE</u>
Confederation Park	98.48	-	None	-

Major Parks:

<u>PARKS:</u>	<u>EXISTING ACREAGE</u>	<u>PROPOSED ACREAGE</u>
None	-	-

Trail Systems:

<u>PARKS:</u>	<u>EXISTING ACREAGE</u>	<u>PROPOSED ACREAGE</u>
Scenic Trail System	-	-

Other Parks:

<u>PARKS:</u>	<u>EXISTING ACREAGE</u>	<u>PROPOSED ACREAGE</u>
Capitol Hill Conservation Area (46.83 Ac does not include acreage for Scenic & Stratford Park)	46.84	13.28
Scenic Park (Lies within C.H.C.A.)	25.55	-
Stratford Park (Lies within C.H.C.A.)	6.42	-

Revised 95/03/16

