

TO: CITY MANAGER

1995 November 01

FROM: DIRECTOR PLANNING & BUILDING

SUBJECT: SUBDIVISION REFERENCE #58/95

Private Properties: 5800 Cedarwood Street &
5858 Gilpin Street

City Properties: 5926/5962/5988 Gilpin Street

PURPOSE: To seek Council authority to initiate a process to obtain consent for an adjustment of the boundary of Deer Lake Park.

RECOMMENDATIONS:

1. THAT Council grant its consent to an adjustment of the boundary of Deer Lake Park, as outlined in this report.
2. THAT this matter be referred to the Parks and Recreation Commission for their concurrence.
3. THAT, subsequent to obtaining the consent of the Parks and Recreation Commission, a copy of this report be forwarded to the Provincial Ministry of Environment, Lands and Parks with a request for their consent to an adjustment of the boundary of Deer Lake Park.

REPORT

1.0 BACKGROUND:

The Provincial Government, in a letter to the City dated 1979 April 25, agreed to the transfer of the lower portion of the former Oakalla lands (158.34 acres) to Burnaby subject to three conditions. The first of these conditions was as follows:

1. THAT the Corporation irrevocably set aside the transferred land, adjacent Municipal land and those properties designated for acquisition within the Deer Lake boundaries, in perpetuity, for the benefit of all the citizens of British Columbia.

An explanatory sketch and legal description of all the municipal and private properties referred to within the Deer Lake Park boundaries under the condition outlined above was provided and is outlined on the attached Figure 1.

The original boundary prepared in 1979, as it related to the area in the immediate vicinity of Gilpin Street and Iris Avenue, related to an assumed park boundary that was to be defined by the southerly extension of Percival Avenue to connect with the proposed Moscrop/Gilpin Connector. However, in the intervening years, the Percival Extension has been removed from the Burnaby Transportation Plan and was replaced by the Deer Lake Parkway alignment, which has now been constructed. As a result, the Deer Lake Park boundary as originally set should more logically be aligned with the northerly boundary of the Deer Lake Parkway, as shown on the *attached Figure 2*.

The purpose of this report is to obtain Council and Parks and Recreation Commission concurrence to adjusting the park boundary and to be authorized to seek the support of the Province with respect to this minor adjustment. Agreement to such an adjustment will enable the City to participate in a residential subdivision of private and City lands reflecting such an adjustment. It should be noted that these portions of City lands proposed for residential development have not been formally dedicated as Park by bylaw. The proceeds from the sale of the City lands (the majority of which are not within the existing park boundary) will assist the City in raising revenues that can help offset the costs of future acquisitions of remaining private properties within the Deer Lake Park boundaries.

2.0 PROPOSED SUBDIVISION:

A preliminary subdivision layout has been prepared involving the private and City-owned lands (see *attached Figure 3*) in response to the receipt of a subdivision application from the owner of the private properties. As can be noted, there will be some excess lands that could be exchanged to make efficient land use of both sites, thereby producing the optimum lot yield and enabling the residential settlement pattern established in this block to be properly and logically completed.

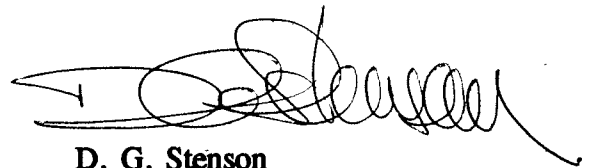
Issues related to land exchange, servicing costs, expected lot sales revenue, and house demolition will be the subject of a further report to Council as soon as detailed information is available in this regard.

3.0 SUMMARY:

Council authority is being sought to obtain the consents of the Parks and Recreation Commission and the Province to an adjustment of the boundary of Deer Lake Park. The Provincial Ministry of Environment, Lands and Parks, following concurrence of the Parks and Recreation Commission, will be contacted to obtain their permission to remove the park designation of these portions of land in question.

The adjusted park boundary would accurately reflect the actual boundary of the road connector alignment, which has physically severed these portions of City lands from Deer Lake Park thereby rendering them inappropriate and redundant for park purposes, and would enable the City to facilitate orderly development of the area.

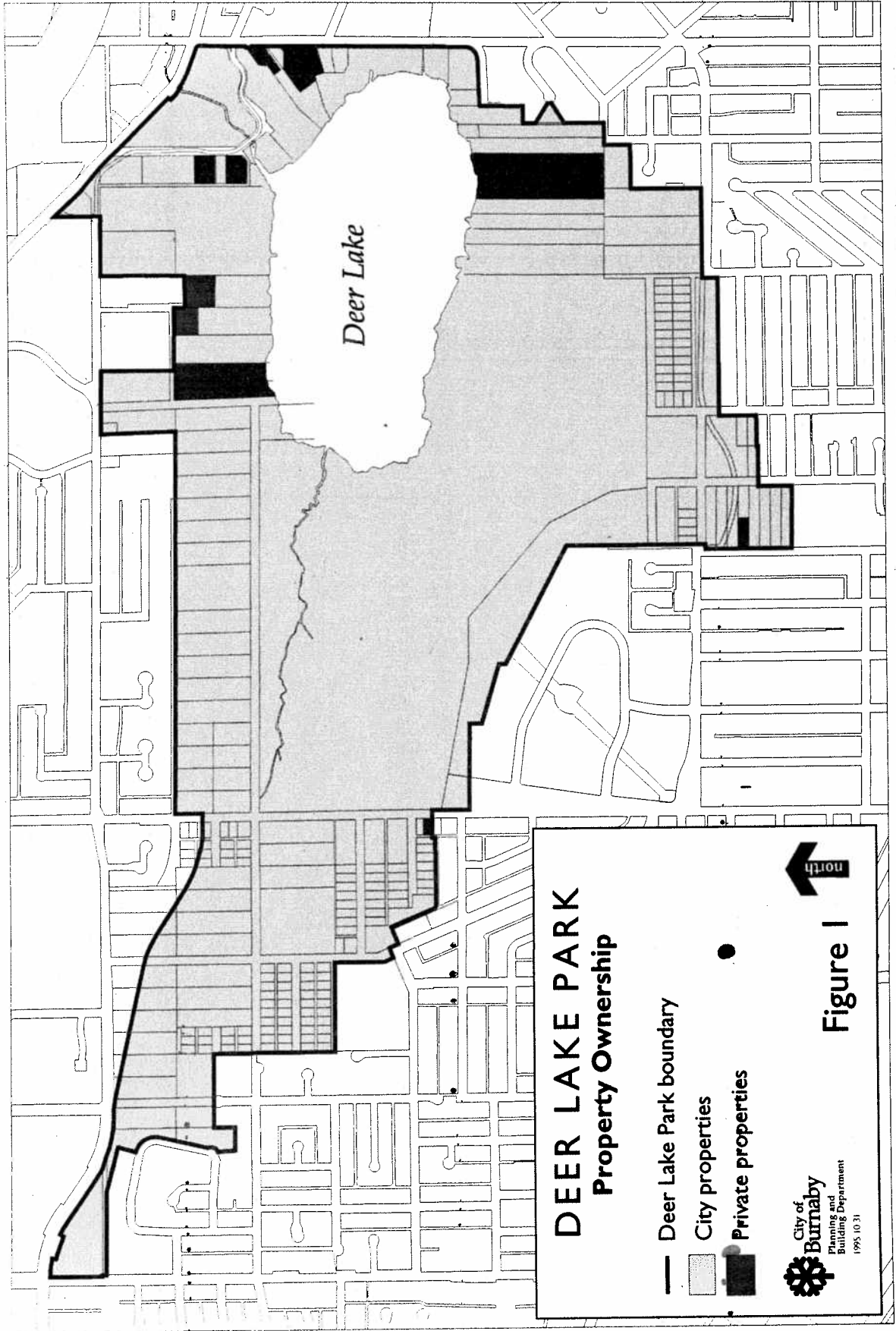
The revenues from lot sales could help offset future acquisition costs associated with properties required for inclusion in Deer Lake Park.

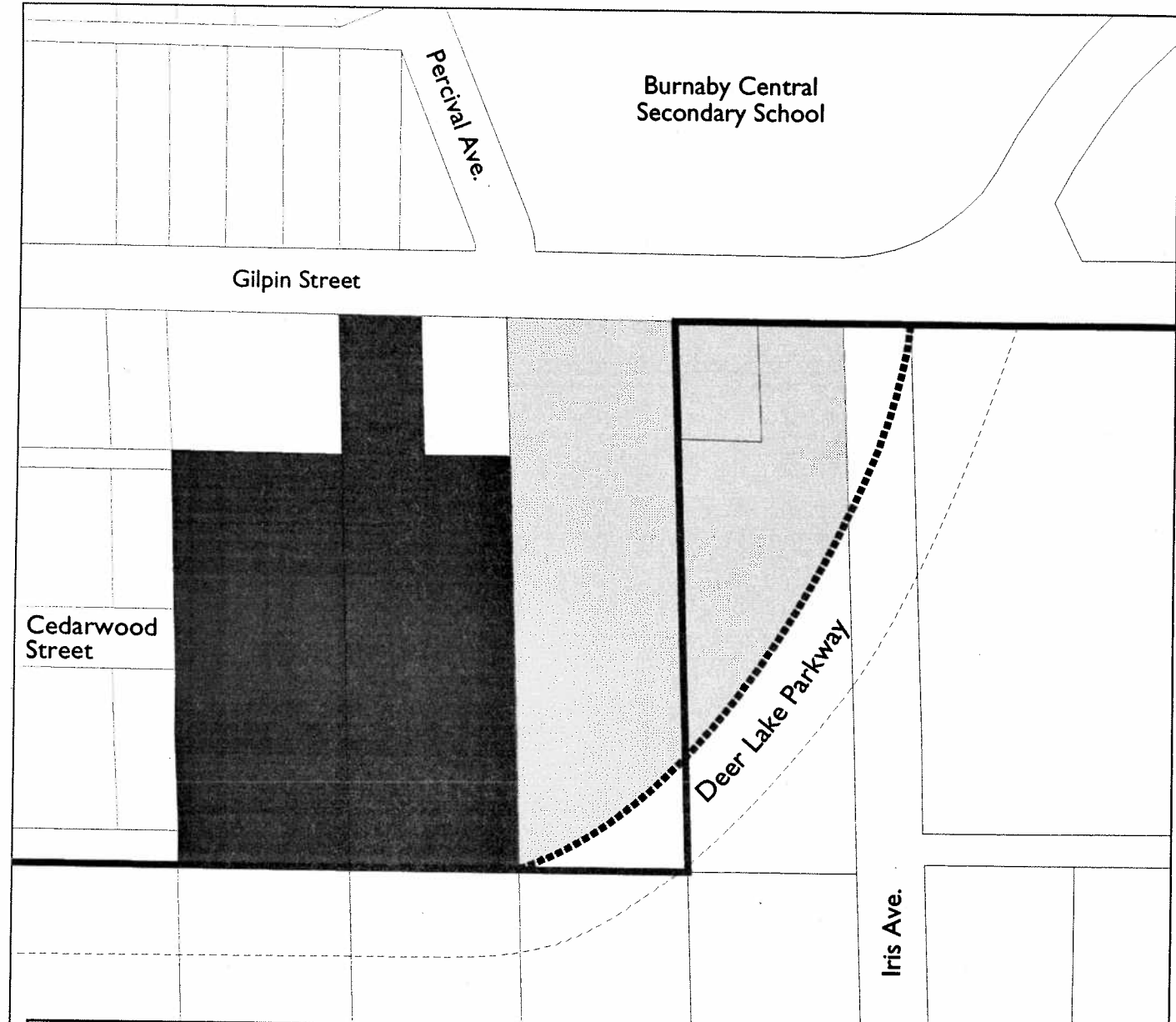


D. G. Stenson
DIRECTOR
PLANNING & BUILDING

CMM:hr
Atts.

cc: Deputy City Manager, Corporate Services
Director Recreation & Cultural Services
Director Finance
Director Engineering
City Solicitor





DEER LAKE PARK

Private and City Lands Proposed for Single-Family Residential Subdivision







-  City Lands
-  Private Lands
-  Existing Deer Lake Park boundary
-  Proposed Deer Lake Park boundary

Figure 2

SUBDIVISION GUIDEPLAN

D.L. 53

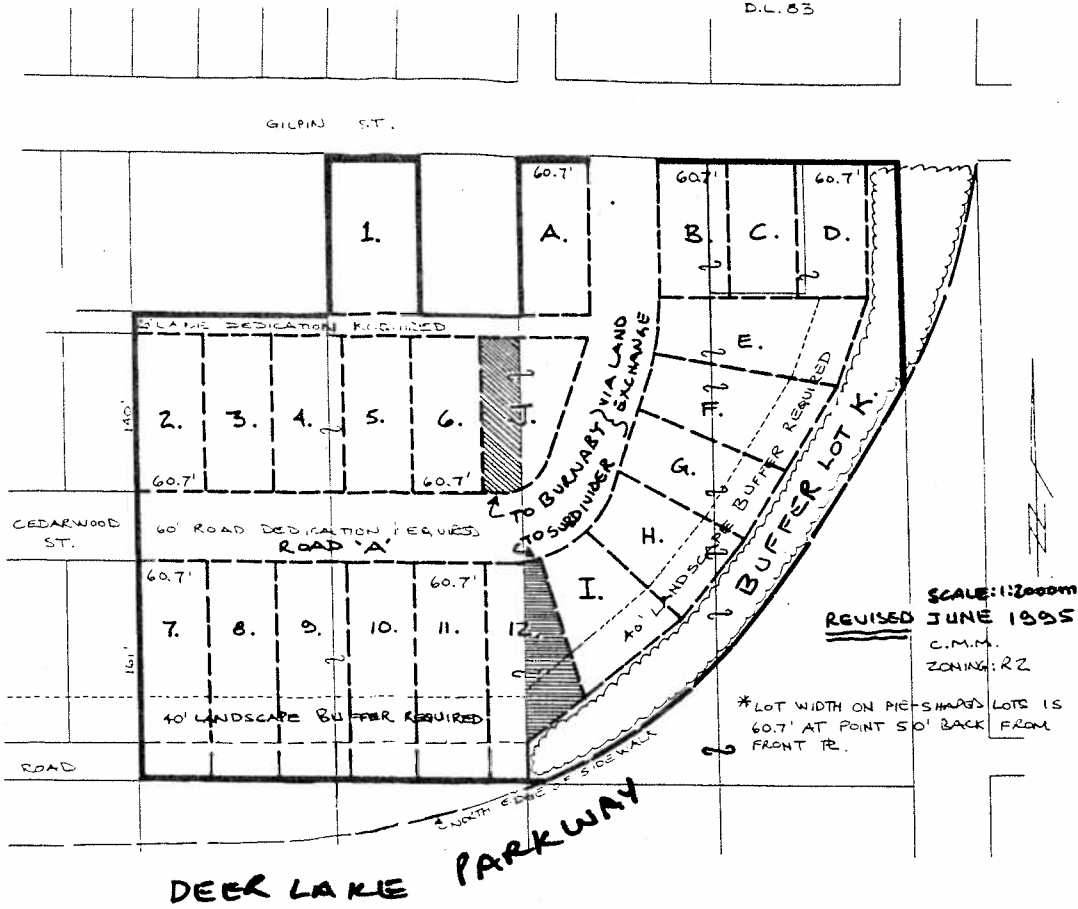


Figure 3