

TO: CITY MANAGER 1997 JANUARY 15  
FROM: DIRECTOR PLANNING & BUILDING OUR FILE: 10.250  
SUBJECT: DEER LAKE PARK BOUNDARY ADJUSTMENT  
PURPOSE: To obtain Council approval to a minor adjustment to the Deer Lake Park boundary.

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### RECOMMENDATIONS:

1. **THAT** Council approve the adjustments to the Deer Lake Park boundary as shown on the **attached** Figures 2, 3 and 4.
2. **THAT** Council authorize the expenditure of an amount not exceeding \$605,000 as the City's share of the services being installed by the developer associated with Subdivision #58/95.
3. **THAT** Council authorize the preparation and execution of an agreement between the developer and the City for the work associated with the construction and inspection of the services.

## REPORT

### 1.0 BACKGROUND

At its meeting of 1995 November 11, Council authorized staff to pursue obtaining the consent of the Provincial Ministry of Environment, Lands and Parks to a proposed minor adjustment to the boundary of Deer Lake Park.

This adjustment related to the area in the immediate vicinity of Gilpin Street and Iris Avenue where the previously assumed boundary of the park was to be defined by the southerly extension of Percival Avenue where it intersects with the Moscrop/Gilpin Connector. However, in the intervening years the Percival Avenue extension was deleted from the Burnaby Transportation Plan and replaced by the Deer Lake Parkway alignment, which has now been constructed. As a result, our previous report of 1995 November sought to have the Deer Lake Park boundary more logically aligned with the northerly alignment of the Deer Lake Parkway as shown on **Figure 1**.

The adjustment as proposed would be consistent with the intent of the original boundary delineation and as well enable the City to participate in a residential subdivision involving private and City lands reflecting such an adjustment. 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 THE PROVINCIAL RESPONSE

Staff met with Provincial Ministry on a number of occasions on this subject and have reached agreement on a proposed adjustment to the Deer Lake Park boundary. Our original proposal provided for the removal of approximately 1 acre of City land from the park area. Following discussions with the Ministry, it was agreed that the City would revisit the specifics of the proposed adjustments in order to limit the overall reduction in the overall park area.

The amendment to our initial request reflects two changes. The first involves the inclusion of buffer area "K" within the park boundary as shown on **Figure 2**. This reduces the amount of the proposed net exclusion down to about .5 acres. A second and more substantive change was a proposal to include 3.29 acres of parkland that connect Deer Lake Park to the intersection of Royal Oak Avenue and Grange Street as shown on **Figure 3**. This parkway runs diagonally through the Oaklands project and connects to a newly acquired 16.6 acre parcel that is now included within Deer Lake Park.

The result of this new proposal to the Ministry is a net addition to the Deer Lake Park boundaries of approximately 2.8 acres. On the basis of this proposal to compensate for the exclusion of the subject City lands from the park, the Ministry has provided in writing its authorization to permit the boundary adjustment. The resulting adjusted Deer Lake Park boundary is as shown on **Figure 4**.

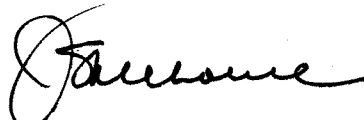
## 3.0 SUBDIVISION SERVICING COSTS

The subdivision at the eastern end of Cedarwood Street partially involving the subject City lands has a total of 22 lots, of which 12 are privately owned and 10 owned by the City. Given the desire of the adjacent developer, Moneytree Management and Development Corporation, to proceed with the subdivision at this time, it is being recommended that the City participate in a cost-sharing venture to construct necessary services on Cedarwood and Gilpin Streets.

The preliminary estimate for the City's portion of the servicing costs is \$605,000. It is recommended that Council approve the expenditure of this amount as the City's share of the servicing costs for Subdivision #58/95 and authorize the preparation and execution of an agreement between the developer and the City.

Sufficient Capital Reserves are available and this project is included in the 1997 Land Development component of the 1997 - 2001 Provisional Capital Program. However, the estimated project expenditures of \$605,000 exceeds the budgeted amount by \$105,000. Other project expenditures will be reduced to ensure the 1997 Capital Spending Limit is not exceeded.

The Land Assembly and Development Fund will be reimbursed once development of this area occurs.

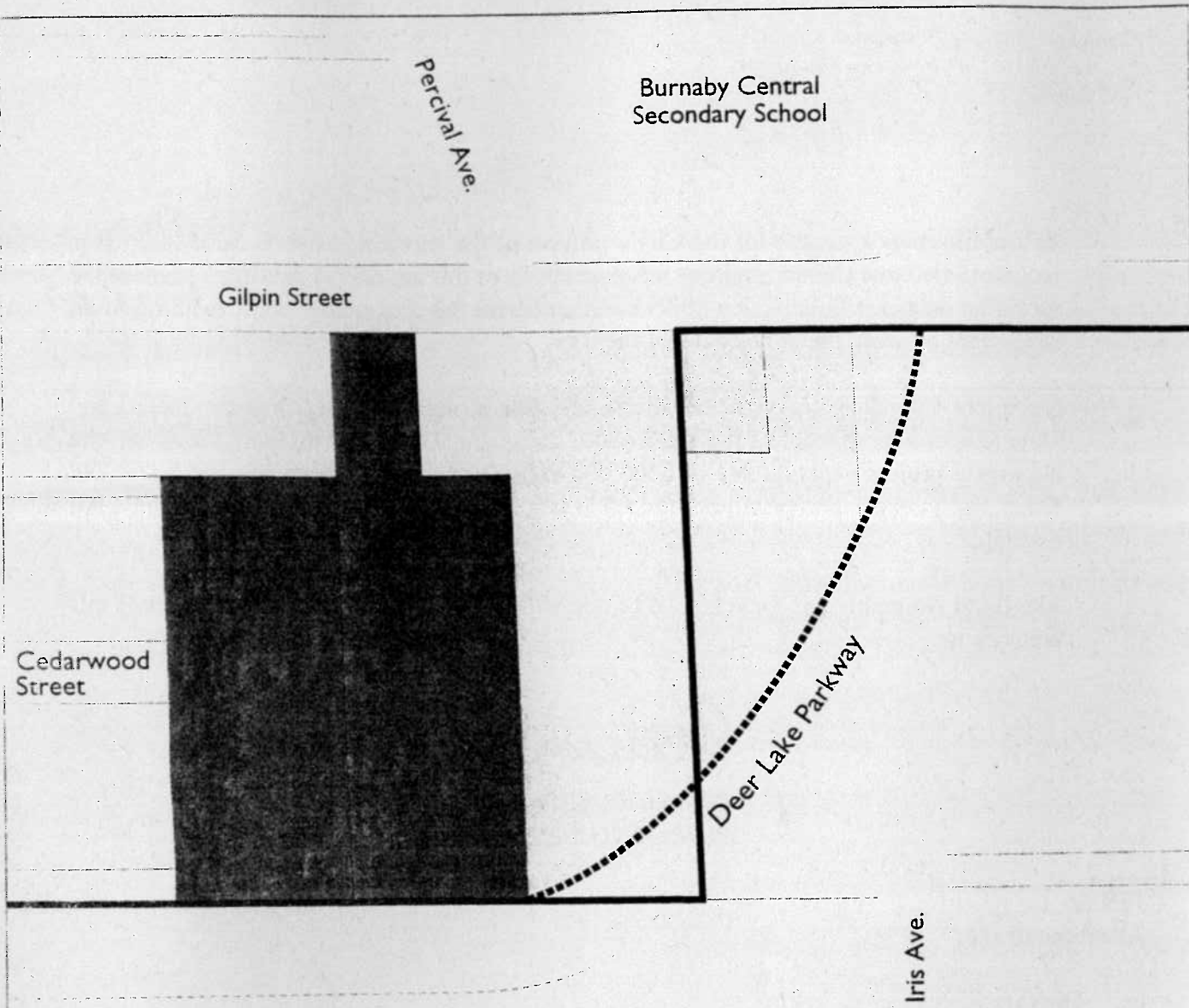


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D.G. Stenson, Director  
PLANNING & BUILDING



JSB/db  
Attachments (4)

cc: Director Finance  
Director Engineering  
Solicitor



# DEER LAKE PARK

Private and City Lands Proposed for Single-Family Residential Subdivision







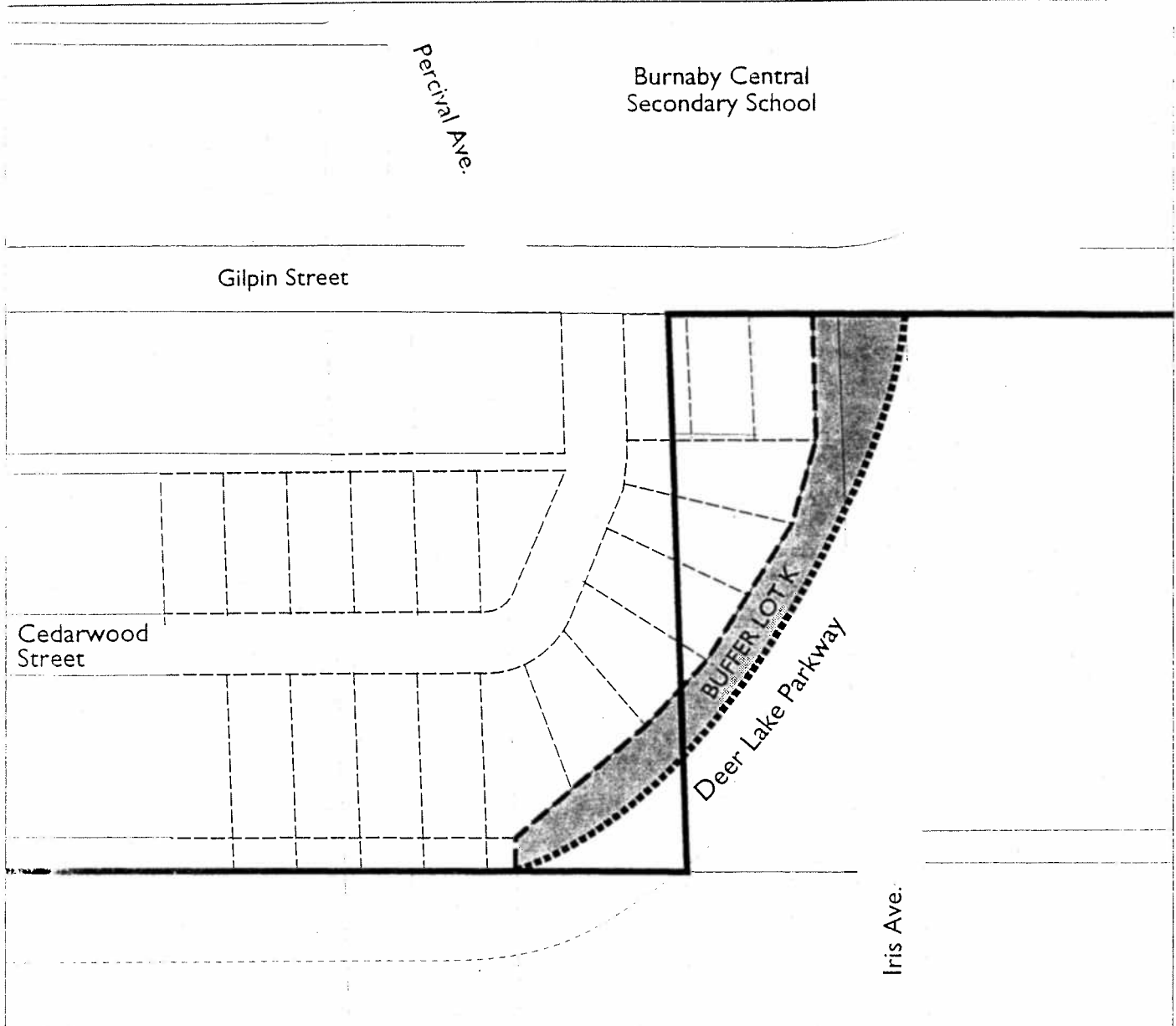
-  City Lands
-  Private Lands
-  Existing Deer Lake Park boundary
-  Proposed Deer Lake Park boundary (AS PER PREVIOUS REPORT OF 1995 NOVEMBER)

Figure 1

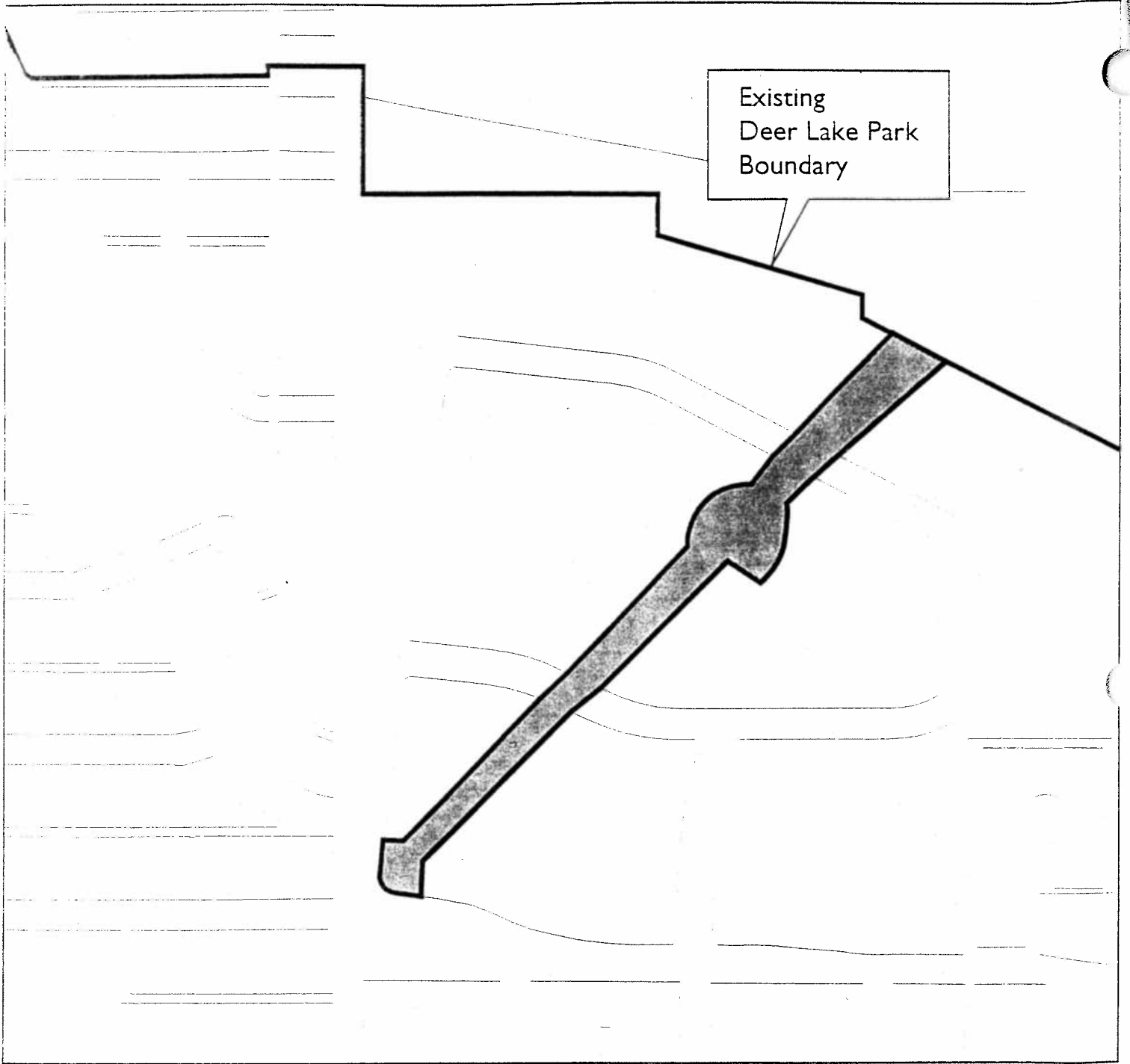


# DEER LAKE PARK



- Existing Deer Lake Park boundary
- ..... Proposed Deer Lake Park boundary (PREVIOUS)
- - - New proposed Deer Lake Park boundary

Figure 2



Date:
Scale:
Drawn by:

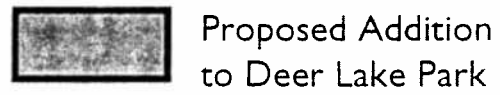
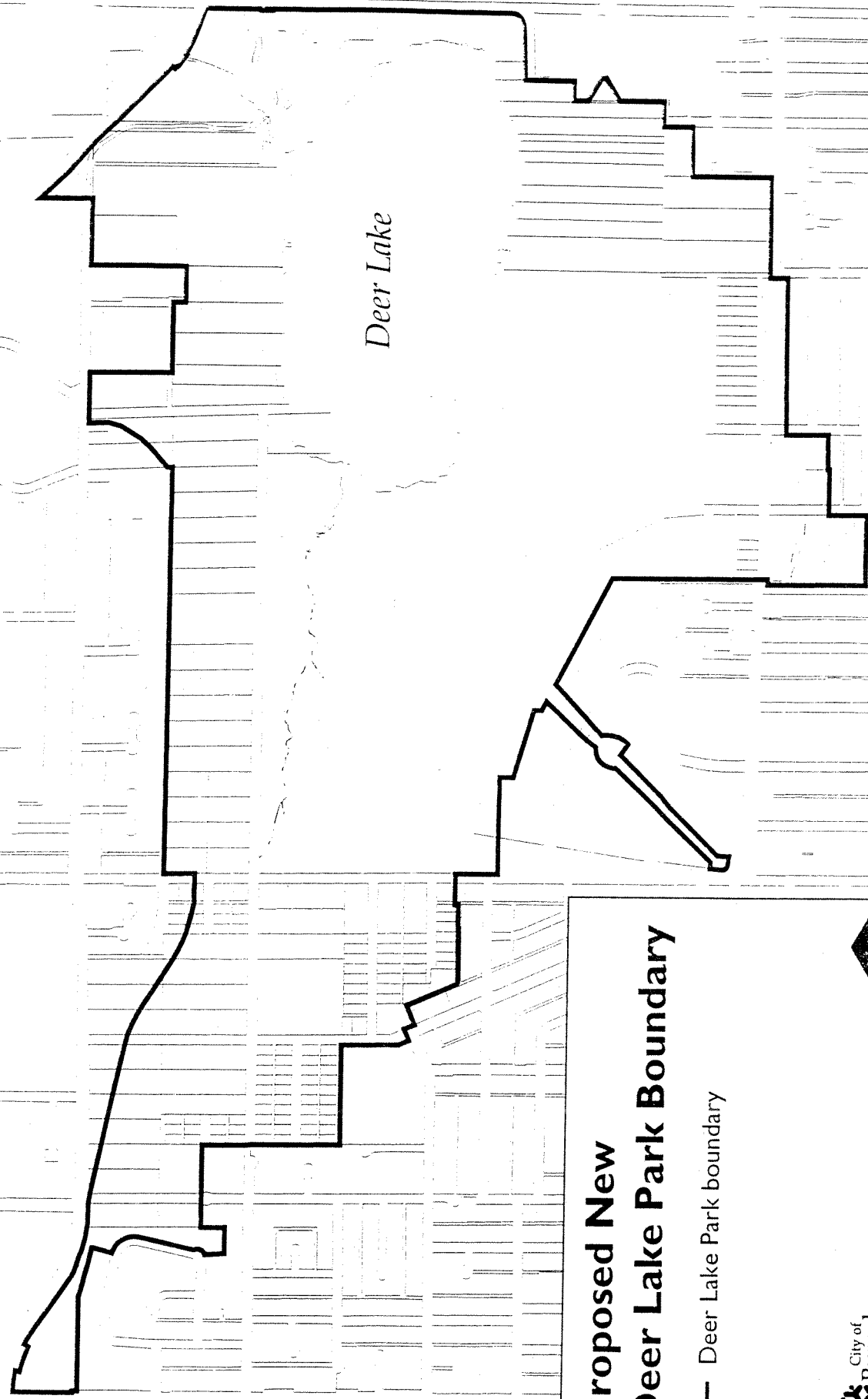


Figure 3



*Deer Lake*

**Proposed New  
Deer Lake Park Boundary**

— Deer Lake Park boundary



Figure 4