

TO : CITY MANAGER DATE: 1997 SEPTEMBER 04
FROM : ACTING DIRECTOR RECREATION AND CULTURAL SERVICES
SUBJECT : DEMOLITION OF CITY-OWNED BUILDING AT 3447 KESWICK AVENUE
(BELL PARK - NORTHEAST BURNABY URBAN TRAIL PROJECT)
PURPOSE : To request Council to authorize the sale for moving or salvage or demolition of the structure at 3447 Keswick Avenue.

RECOMMENDATION:

1. THAT authorization be given for the sale for moving or salvage or demolition of the structure at 3447 Keswick Avenue.

REPORT

At its meeting of 1997 September 03, the Parks and Recreation Commission received the attached staff report on the above subject and adopted the recommendation contained therein.

H. Mowat / For K.F.

KATE FRIARS
ACTING DIRECTOR RECREATION
AND CULTURAL SERVICES

tc
Attachment
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cc: Director Engineering
Director Finance
Director Planning & Building
Deputy City Manager - Corporate Services
City Solicitor

**SUBJECT: DEMOLITION OF CITY-OWNED BUILDING AT 3447 KESWICK AVENUE
(BELL PARK - NORTHEAST BURNABY URBAN TRAIL PROJECT)**

RECOMMENDATION:

1. THAT Council be requested to authorize the sale for moving or salvage or demolition of the structure at 3447 Keswick Avenue.

REPORT

The Planning Department has advised that it will be necessary to remove the city owned building located at 3447 Keswick Avenue, for the construction of the Cameron Street to Eastlake Drive section of the North East Burnaby Urban Trail. This section of the Urban Trail passes through Bell Park, Stoney Creek Trail System and Eastlake Park (temporary site) and will be illuminated at night to ensure pedestrian safety. This route will provide an east-west pedestrian link for residents of the Lougheed Town Centre and will facilitate access to the proposed new North East Burnaby Secondary School which is to be built between East Lake Drive and Gaglardi Way. Construction of the pedestrian bridge over Stoney Creek is anticipated to commence early this fall and trail development in early spring 1998.

The subject property, located at 3447 Keswick Avenue as illustrated in Figure 1 (attached), was acquired for inclusion in Bell Park in December 1987. The residential dwelling on the subject property is a tenanted older three bedroom house in fair to good condition. Planning, Engineering and Parks staff will work with Finance Department staff to accommodate the tenant during the initial phase of bridge construction while arrangements to relocate the tenant are being made.

As illustrated in Figure 2 (attached), the Urban Trail connection to the east bridge landing will traverse the middle of the subject property, and therefore, it is requested that the structure be demolished to make way for development. The siting of the pedestrian bridge over Stoney Creek at the southwest corner of the subject property was dictated by the siting of the Urban Trail on the west side of the creek between the existing townhouse complex and the Eastlake Park ball diamond, with fine tuning to clear the Hydro Power lines during bridge construction. The siting of the bridge landing on the east side of the creek also took into consideration existing vegetation and was routed to impact as few trees as possible and to take advantage of existing clear areas such as the old driveway bed on the adjacent city property.

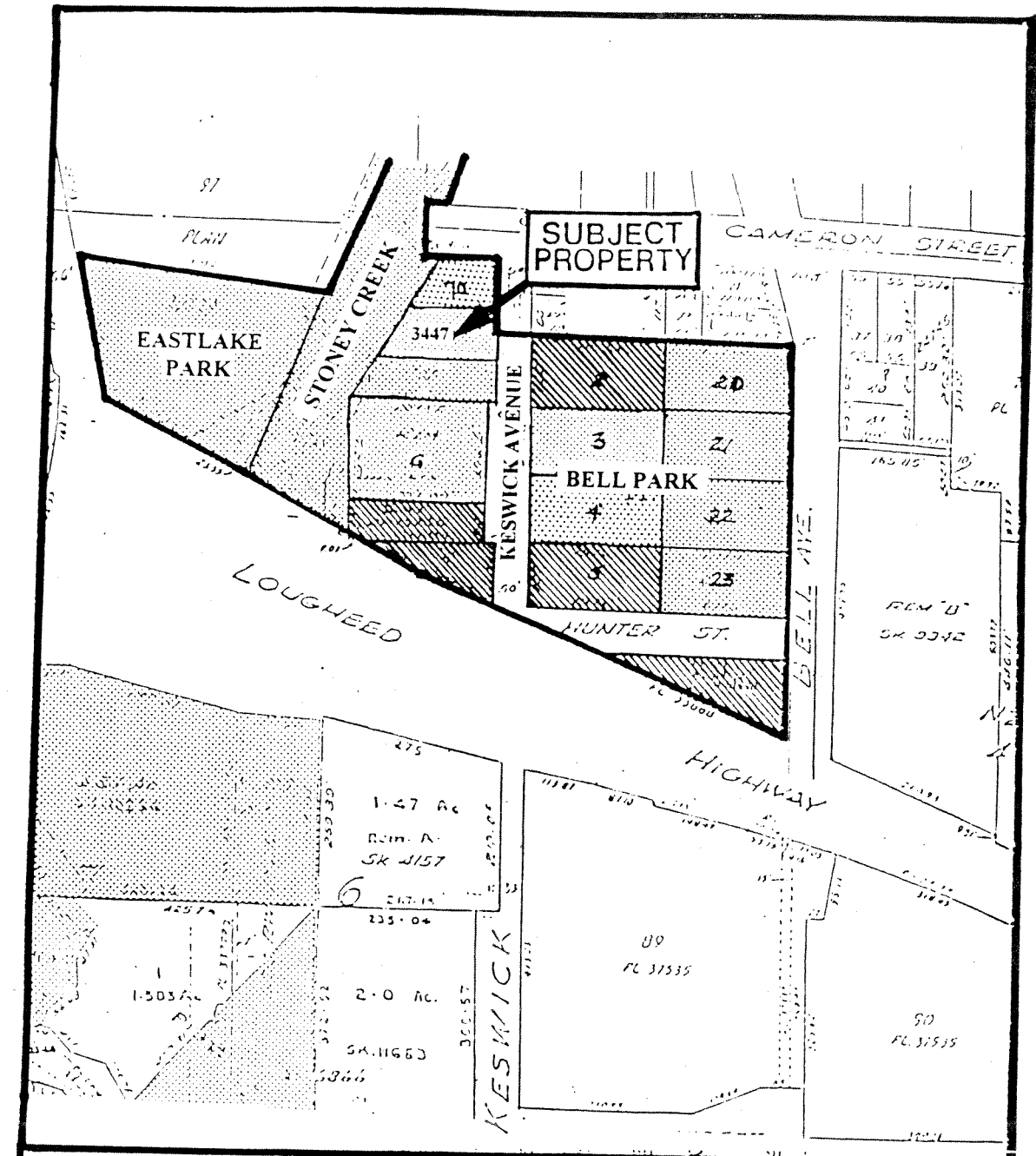
The Finance Department has been consulted and have no objection to the proposed demolition. Therefore, staff recommend that the Commission request Council authorization for the sale for moving or salvage or demolition of the subject building.

ATs:ps:seo

Attachments (2)




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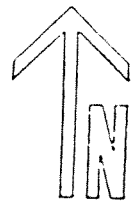
cc: Director Engineering
Director Finance
Director Planning & Building
Deputy City Manager - Corporate Services
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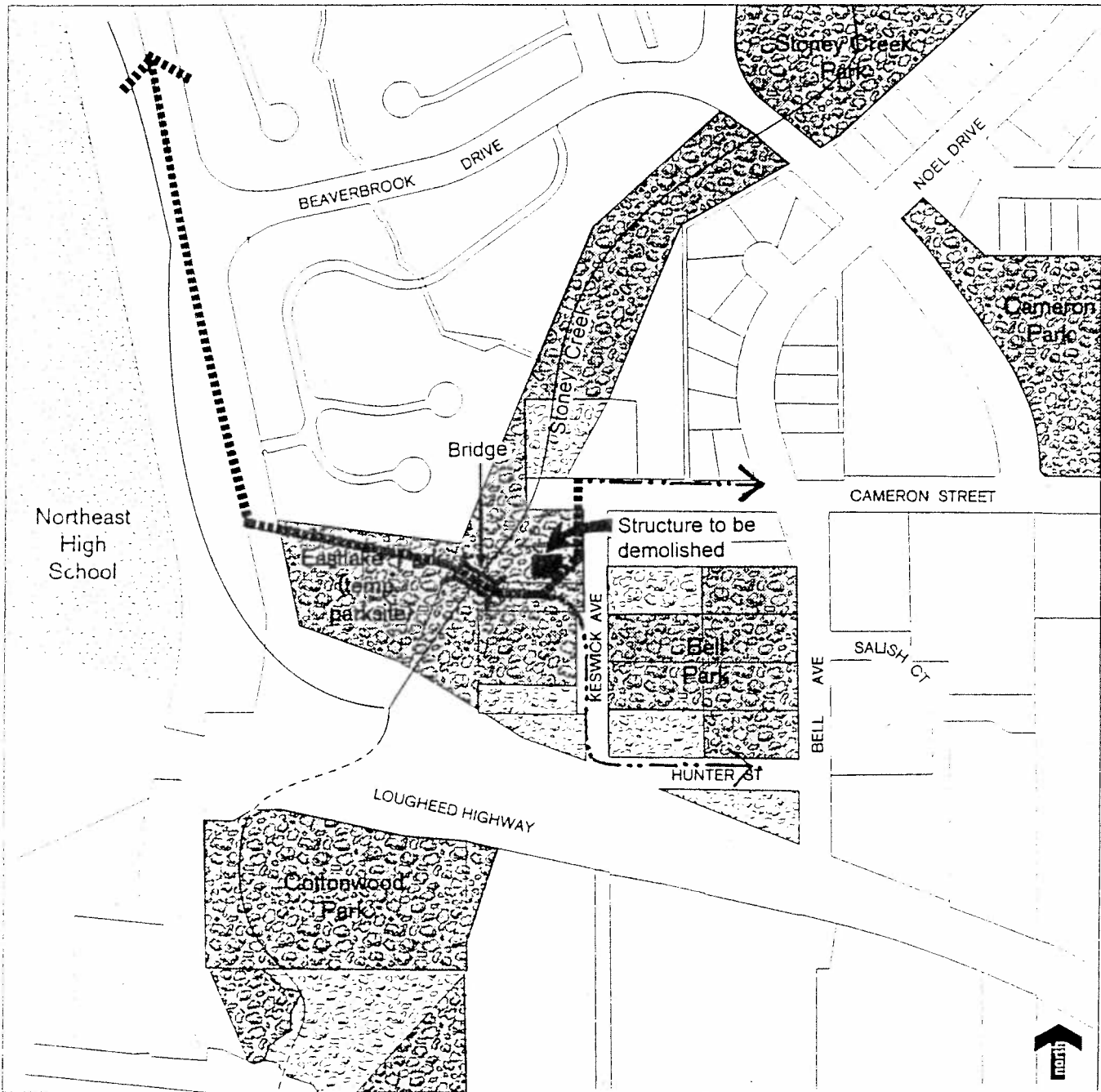
BELL PARK

FIGURE 1

-  Proposed Acquisition
-  Existing Park
-  Proposed Park Area



PROPOSED DEMOLITION OF STRUCTURE AT 3447 KESWICK AVENUE FOR NORTHEAST BURNABY URBAN TRAIL PROJECT



-  Existing Park
-  Park Acquisition Program
-  Proposed School Site
-  Current Urban Trail Projects
-  Future Urban Trail Connections

FIGURE 2

Scale: NTS 97/08/25