
TO: CITY MANAGER **DATE:** 2005 July 21

FROM: DIRECTOR PARKS, RECREATION AND
CULTURAL SERVICES

SUBJECT: UNIVERCITY HIGHLANDS NEIGHBOURHOOD PARK

PURPOSE: To request Council to bring down a bylaw to appropriate \$98,690 from Capital Reserves to finance first phase construction of Highlands Neighbourhood Park

RECOMMENDATIONS:

1. **THAT** a bylaw be brought down to appropriate \$98,690 (inclusive of 7% GST) from Capital Reserves to finance first phase construction of Highlands Neighbourhood Park.

REPORT

At its 'Open' meeting of 2005 July 20, the Parks, Recreation and Culture Commission received the above noted report and adopted the four recommendations contained therein.



Kate Friars
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

KF:tc

Attachments

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Copied to: Director Planning and Building
Director Finance

TO: CHAIR AND MEMBERS
PARKS, RECREATION & CULTURE COMMISSION

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

SUBJECT: UNIVERCITY HIGHLANDS NEIGHBOURHOOD PARK

RECOMMENDATIONS:

1. **THAT** the Concept Plan for the UniverCity Highlands Neighbourhood Park be approved.
2. **THAT** the expenditure of \$92,230 from the 2005 Annual Capital Budget be approved to initiate first phase construction of Highlands Neighbourhood Park.
3. **THAT** Council be requested to bring down a bylaw to appropriate \$98,690 (inclusive of 7% GST) from Capital Reserves to finance first phase construction of Highlands Neighbourhood Park.
4. **THAT** the naming of the Park be referred to the Commission Parks Names and Signs Committee.

REPORT**BACKGROUND**

Over the next 25 years the resident population of the UniverCity development at Simon Fraser University (SFU) will grow to 10,000 people. This newly emerging community already has residents living in nearly 600 constructed units in the Highlands Neighbourhood with construction of several new buildings on the way. The neighbourhood features a mixed-use shopping area and a variety of housing types including smaller apartments, larger townhouses and terraced apartments. A wide range of residents have been purchasing the units including SFU students, young families and empty nesters, however, the bulk are those between the ages of 20 to 40. Initial recreational needs for the park have been identified via comments, surveys and letters sent directly to the SFU Community Trust. The information indicates a need for play spaces for young children as well as youth, and passive open space opportunities for adults.

To meet the recreational needs of the emerging community, Simon Fraser UniverCity Community Corporation leased and provided by statutory right of way to the City of Burnaby 2.42 acres of land for public park purposes in 2002 (identified as Lot 12 Attachment #1). The lease stipulates that the City will develop and maintain a public park for residents as identified in the SFU Official Community Plan as a necessary component of the Subdivision. The site is bounded by the BC Hydro Building and plaza, Univercity Crescent, Tower road, Lot 11 to be developed for medium density housing, and Lot 13 to be developed as an elementary school. The plaza associated with the BC Hydro Building will function as part of the recreational public open space and is accessed through the Lot 12 park site. The development and maintenance responsibility for the BC Hydro plaza rests with the SFU Community Trust. City of Burnaby staff are working with representatives and consultants of the SFU Community Trust to coordinate the design and construction of public amenities of the Lot 12 park site and Hydro plaza.

PARK OPPORTUNITIES AND CONSTRAINTS

The Lot 12 neighbourhood park site has several opportunities and constraints. Opportunities include significant views to the south overlooking the Lower Mainland and Gulf and San Juan Islands. These views will become much more pronounced, as will sun exposure to the site, upon future clearing of woodlands within the school site to the south. The eastern half of the park includes a patch of second growth coniferous forest with old stumps, remnants of old logging practices as well as tree lightning strikes. It is the highest natural point of Burnaby Mountain. Within the immediate context of the urban residential surroundings it is felt that this remnant woodland is a significant amenity to retain. The central location of the park will complete major linkages to surrounding community paths including a direct connection south along Tower Road to the town centre. The water tower within the BC Hydro plaza offers a landmark to the site.

In terms of site constraints, the park includes a considerable array of underground utilities which will limit grading and the location of certain structural amenities. There are also rather steeply sloped grade transitions to areas surrounding the park, which will create challenges with providing accessible circulation and the ability to allow continuity of open space. As noted, almost one half of the park features a pleasant forest landscape which leaves limited open space remaining to provide typical recreational amenities. Fortunately a sportsfield is planned immediately south of the park, at the school site, which will be able to provide additional open space for the community after school hours. A playground is also likely planned for the school site although there is a steep slope dropping 5 metres in elevation separating the school site from the park site.

PARK CONCEPT DESIGN

The proposed Concept Plan (Attachment #2) features to the west a circular gently sloping lawn space with asphalt paths rising around the north side to a raised landing, and the BC Hydro Plaza. A ramp accessible for people with disabilities will be built from the landing to the plaza. The circular slopes surrounding the lawn provide an ideal location for residents to enjoy the sun mixed with partial shade from several deciduous trees planted. The entire circular lawn can function as a small community event amphitheatre.

Just northeast and at the top of the circular lawn space is a compact circular playground for children aged 2 to 6 surrounded by several benches, picnic tables, and the woodland canopy to the east. The rather formal shaping of the circular lawn, playground and tree planting complements well, the very formal geometry of the BC Hydro Plaza. It is intended that the playground and shrub planting along the plaza feature strong colours to provide an inviting accent within the park. A drinking fountain and water spray mister pole are included to provide some welcome relief to cool down during hot days.

The paved path along the south perimeter of the park proceeds east then veers north to Univercity Crescent following a former roadway cut into the woodland. The path will be raised to meet the elevation of the woodland, coupled with thinning of perimeter understorey vegetation, to achieve improved surveillance.

The asphalt pedestrian path serves as a major connector between other illuminated community walkways, therefore, path lighting will be included. Spring bulbs and wildflowers will accent side slopes of the woodland asphalt route. Several crushed rock pathways will meander through the woodland, and connect to a feature space marked with boulders and an interpretive plaque as the highest point of Burnaby. The area is also marked as the starting point of two watersheds, the Burrard Inlet Watershed to the north, and the Stoney Creek Watershed to the south.

At the north end of the park is a half basketball court for youth, located within a former parking space cut into the woodland. The basketball court is slightly downhill and separate from immediate residents to reduce potential noise conflicts.

BC HYDRO PLAZA

As noted prior, the BC Hydro Plaza is to be developed as public open space to complement the small park. The development and maintenance responsibility for the BC Hydro Plaza rests with SFU Community Trust, although designs have been discussed with staff to ensure that the park and plaza spaces are complementary. The existing plaza, entirely of concrete, and with limited site furnishings or vegetation, is austere in character. It is intended to totally revitalize the plaza and create outdoor “rooms” utilizing trellis and fence separations, shade trees, flowering trees, an activity lawn, and coloured unit paving ([Attachment #3](#)). A small tot playground feature is included for very young children aged 1 to 3. Throughout the plaza are numerous and colourful site furnishings including benches, picnic tables with umbrellas, and lounge chairs, for visitors to enjoy the sun or the impressive views to the south, or as a refuge for students to read. A sculptural vertical element will be placed at the north end of the activity lawn to act as a focal amenity to visitors approaching the plaza.

PARK NAME

The Lot 12 park site has yet to be officially named. A memo with background material on Burnaby Mountain was sent to the Parks Names and Signs Committee in November 2004 to assist with the naming of the park space. No other information has been uncovered other than that this park will feature the highest natural point in Burnaby.

To: Parks, Recreation & Culture Commission
From: Director Parks, Recreation and Cultural Services
Re: Univercity Highlands Neighbourhood Park

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CONSTRUCTION:

Pending approval of the design concept and funding, construction will proceed this fall. Funds allotted within the 2005 Annual Capital Budget of \$92,230 will complete initial earthworks, grading, and trail development. It is estimated that an additional \$200,000 be considered in the 2006 Capital Budget for completion of the park amenities, including playground, play court, asphalt path lighting, concrete structures connecting to the plaza and site furnishings. Construction of the BC Hydro Plaza is anticipated to be complete by the end of 2005.

FINANCING:

Sufficient Capital Reserves are available and this project is included under the 2005 Regular Program of the 2005-2009 Annual Capital Program. It is recommended that Council be requested to bring down a bylaw to appropriate \$98,690 (inclusive of 7% GST) from Capital Reserves.



Kate Friars
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

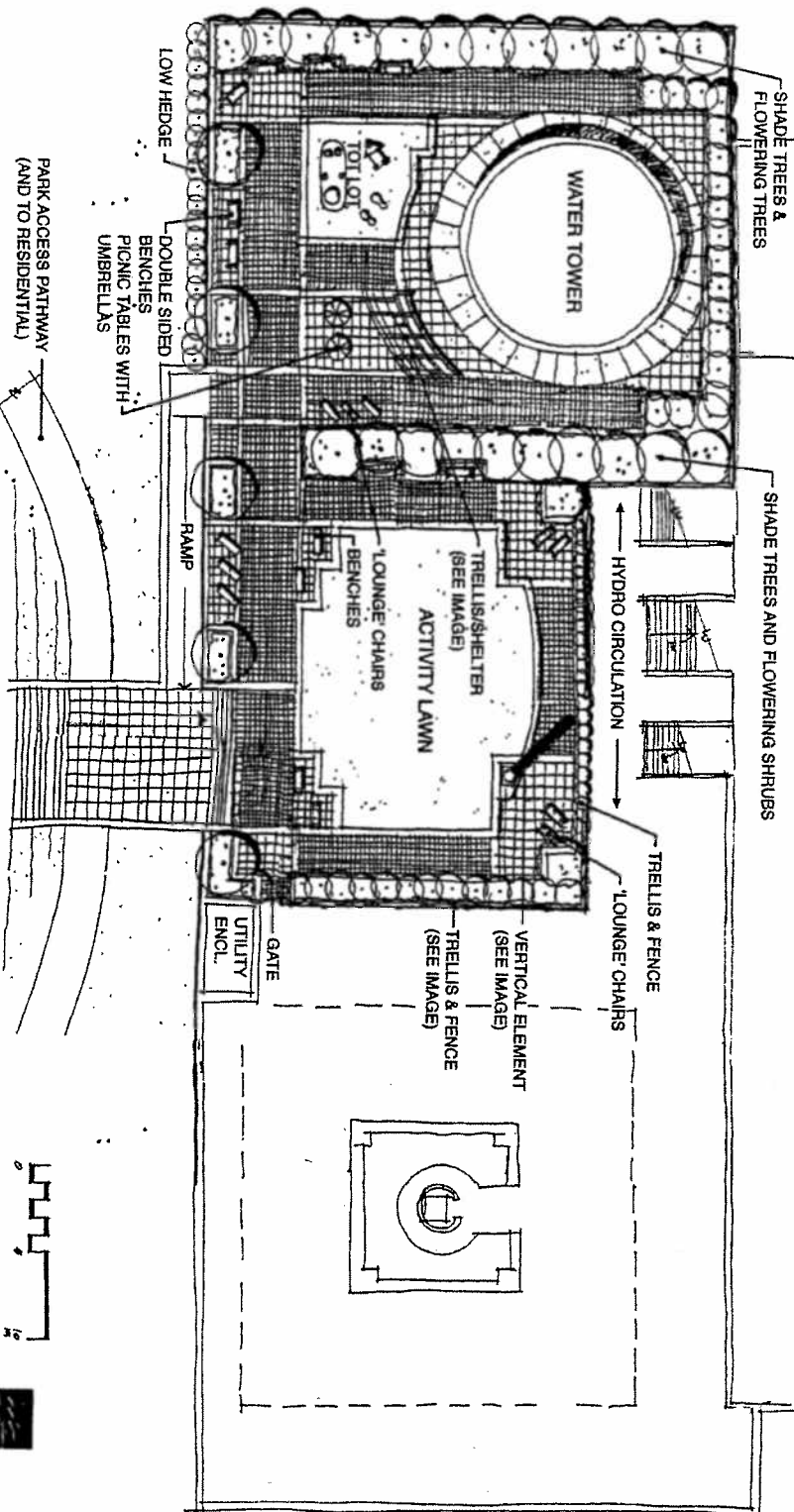
JK.

JL:RS:jl:hh:tc

Attach. (3)

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cc: Director Planning and Building
Director Finance



BC HYDRO PLAZA: CONCEPT PLAN
Burnaby BC
UniverCity/ SFU Community Trust



SFU: BC HYDRO PLAZA
Concept Plan



SHARP & DIAMOND
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park planning, design & development/L
Lorraine n/SFU/Attachments/3.jpg

Drawing: OP 15-7-9
Date: July 11, 2005
Scale: see above
Drawn: Jlomense



Concept Plan

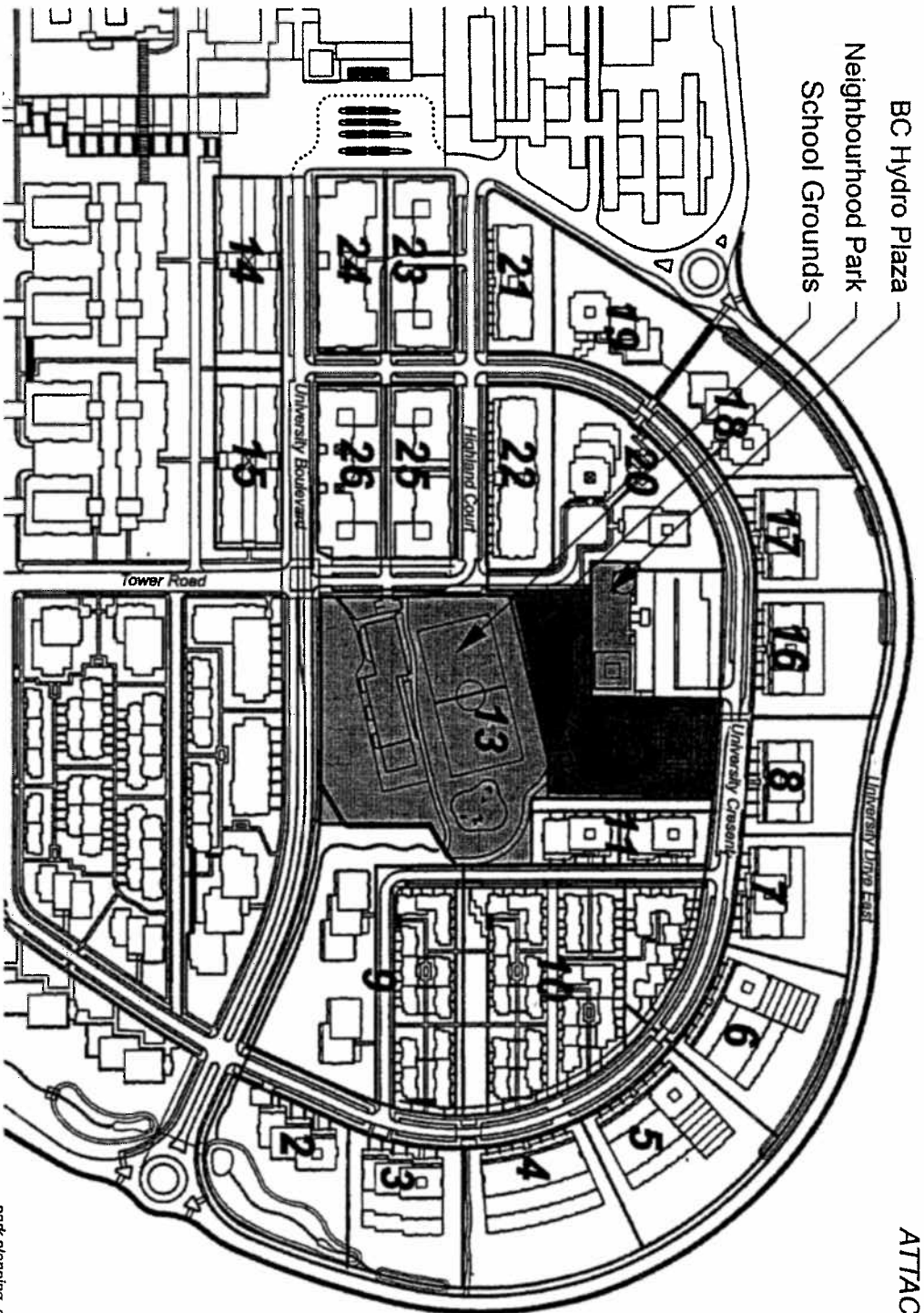
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Date: July 11, 2005

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ATTACHMENT # 1



SFU: UniverCity HIGHLANDS NEIGHBOURHOOD PARK Context Plan

park planning, design & development/LL
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Drawing: OP 15-7-7
Date: July 11, 2005
Scale: NTS
Drawn: Lommerse
Source: SFU Community Trust