

TO: CITY MANAGER 2005 January 26

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: PC 87000-20
SUB. REF: #04-61; ROD 04-6

**SUBJECT: CONSOLIDATION OF CITY PARK LAND
BURNABY FRASER FORESHORE PARK**

PURPOSE: To seek Council approval for the consolidation of City park lands and closure of redundant road rights-of-way for Burnaby Fraser Foreshore Park, as outlined in this report.

RECOMMENDATIONS:

1. **THAT** Council authorize the introduction of a Road Closure Bylaw to provide for the closure of redundant portions of Wheaton Street and Riverbend Drive and the consolidation of the associated lands for Burnaby Fraser Foreshore Park, as shown on *Sketch 3, attached*, of this report.
2. **THAT** Council authorize a minor road dedication from the property at 4750 Riverbend Drive to allow for the completion of the cul-de-sac terminus of Riverbend Drive, as shown on *Sketch 3, attached*, of this report.
3. **THAT** Council authorize the granting of necessary statutory rights-of-way to accommodate existing B.C. Hydro, Telus, GVRD, GVS&DD, and other City utilities within the proposed closed portions of the Wheaton Street and Riverbend Drive rights-of-way.
4. **THAT** the Director Engineering be authorized to prepare the necessary survey and legal plans for registration of the consolidated City park land parcel and statutory rights-of-way.
5. **THAT** Council approve an expenditure not to exceed \$220,000 to satisfy the road closure conditions for the design and construction of the cul-de-sac terminus of Riverbend Drive, as outlined in Section 2.4 of this report.
6. **THAT** Council forward a copy of this report to the Parks, Recreation and Culture Commission for information purposes.

REPORT

1.0 INTRODUCTION

With the recent, 2004 March 26, acquisition of an additional 43 acres of park land adjacent to the Fraser River from the Canada Lands Company Ltd., the City has now secured in public ownership all of the lands designated for the Burnaby Fraser Foreshore Park. The City has about 450 acres of park land in the Big Bend area with about 175 acres of park land located on the Fraser River foreshore.

The completion of the planned park land acquisitions for the Burnaby Fraser Foreshore Park presents an opportunity for the City to consolidate designated park land holdings on the Fraser River west of the unopened Wheaton Street road right-of-way to the existing terminus of Riverbend Drive at the Fraser River. The general location of these lands is shown on *Sketches 1, 2 and 3 attached*. The consolidation of these designated City park land holdings would create a common park parcel as the basis for future park dedication and rezoning to the applicable Park and Public Use (P3) District.

This report seeks Council's authorization for the proposed consolidation of City park lands, closure of redundant road rights-of-way, registration of necessary statutory rights-of-way for existing services, and completion of a required cul-de-sac turn around, as a condition of the road closure.

2.0 PROPOSED SUBDIVISION CONSOLIDATION AND SERVICING

2.1 *Subject City Lands*

The subject City lands, which form part of Burnaby Fraser Foreshore Park, are shown on *Sketch 2, attached*. On 2004 March 8, the City acquired the lands at 8357 Wheaton Street and 4750 Riverbend Drive (43 acres) from the Canada Lands Company Ltd. (CLC) for inclusion within Burnaby Fraser Foreshore Park (43 acres). These parcels are directly adjacent to the 40 acre park parcel at 4710 Riverbend Drive which was acquired from CLC as part of a land exchange in 1991. These lands, a smaller (8.9 acre) linear parcel at 4739 Riverbend Drive, and the adjacent unopened road rights-of-way associated with Wheaton Street and Riverbend Drive (approximately 8 acres) are designated for park purposes and are proposed for consolidation to create a common land parcel of approximately 100 acres.

2.2 Proposed Road Closure Area and Dedication

The proposed road closure areas, shown on *Sketch 3, attached*, are designated for park purposes and are located directly adjacent to City park parcels. It is proposed that these unconstructed road rights-of-way be closed and consolidated with the adjacent park parcels. Closure of these unopened road rights-of-way will ensure that these lands are protected for park purposes. The existing access for maintenance of City drainage facilities to the Fraser River within the Wheaton Street right-of-way would be retained within the consolidated park parcel. As a condition of the road closure, in order to provide for a standard industrial turn-around at the proposed terminus of Riverbend Drive, a minor road dedication is required from the City parcel at 4750 Riverbend Drive to allow for the installation of a finished cul-de-sac turn-around, as indicated on *Sketch 3*.

2.3 Required Statutory Rights-of-way

In order to protect existing utilities located within portions of the Wheaton Street and Riverbend Drive closure areas, Council authorization is sought for the granting of necessary statutory rights-of-way to accommodate existing B.C. Hydro, Telus, GVRD, GVS&DD, and other City utilities.

Industrial access is not taken or anticipated to be taken from the proposed road closure areas. The GVRD incinerator and Norampac Paper Inc., located at 5150 and 8279 Riverbend Drive respectively, take access from the constructed portion of Riverbend Drive. Norampac Paper also has access from Wiggins Street. The industrial property at 8360 Wheaton Street is also owned by Norampac Paper and has access and services protected by registered easements from Wiggins Street through the Norampac property at 8279 Riverbend Drive. The previous subdivision to create the GVRD Incinerator parcel from the Norampac property also recognized this component of the plan and provided for the partial closure of half of the Wheaton right-of-way adjacent to the incinerator site. As such, closure of Wheaton Street will not require any change of access or registration of new easements for the existing operation on the Norampac property at 8360 Wheaton Street.

2.4 Construction of Riverbend Cul-de-sac Terminus

The Director Engineering has estimated the cost to provide for the finishing of the proposed terminus of Riverbend Drive with a cul-de-sac turn-around to be in the order of \$220,000 for design and construction of the road, cul-de-sac with related utility work, lighting, and boulevard treatment. The cul-de-sac design would provide for the proper accommodation of turning movements for industrial traffic, trucks, emergency vehicles, and private vehicles using Riverbend Drive within a constructed public road right-of-way. The cul-de-sac layout has also taken into account requirements for the future alignment and construction of the planned urban trail system through this area (*see Sketch 4 attached*), and would provide for future driveway access to the consolidated park parcel.

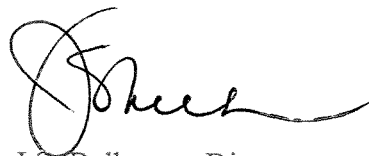
The existing maintenance vehicle access to the park at this location is gated. The gated maintenance access to the park would be retained with the construction of the finishing of the industrial cu-de-sac turn-around. In future, vehicle access to any City utilities or park facilities developed in this area would be taken by way of a driveway crossing from the cul-de-sac into the park. This potential driveway access would also be expected to remain gated in the future to restrict vehicle access to the park between dusk and dawn.

A Capital Budget allocation for this expenditure has been accounted for in the 2005 to 2009 Provisional Capital Program under the General Development component. This report seeks Council approval for an expenditure not to exceed \$220,000 to provide for the completion of the design and construction of the cul-de-sac terminus to Riverbend Drive to satisfy this condition of the proposed road closure.

3.0 NEXT STEPS

With Council approval of the proposed road closure and consolidation of the subject City park lands, and expenditure approval for completion of the Riverbend Drive terminus, the Director Engineering would complete the required road design and determine associated statutory right-of-way requirements in consultation with Parks, Legal and Planning staff, and pursue construction of the terminus for Riverbend Drive. As part of other ongoing work, staff will also be preparing the park property for park dedication in 2005 November and zoning to the Park and Public Use (P3) District.

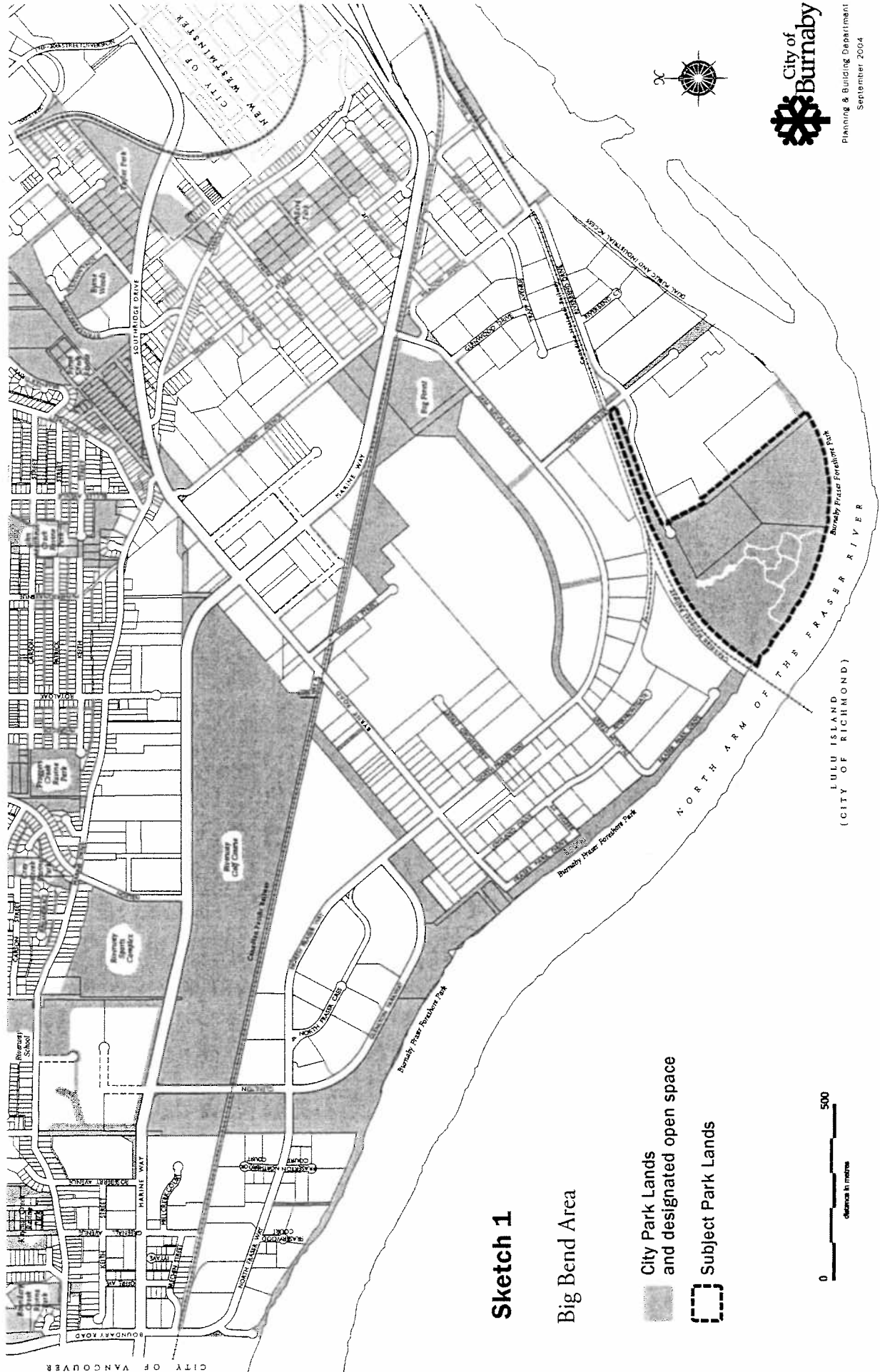
It is also recommended that a copy of this report be forwarded to the Parks, Recreation and Culture Commission for information purposes.



J.S. Belhouse, Director
PLANNING AND BUILDING

LP/jc/sa
Attachments (4)

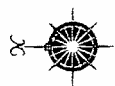
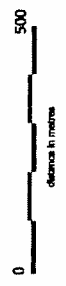
cc: Director Finance
Director Parks, Recreation and Cultural Services
Director Engineering
City Clerk

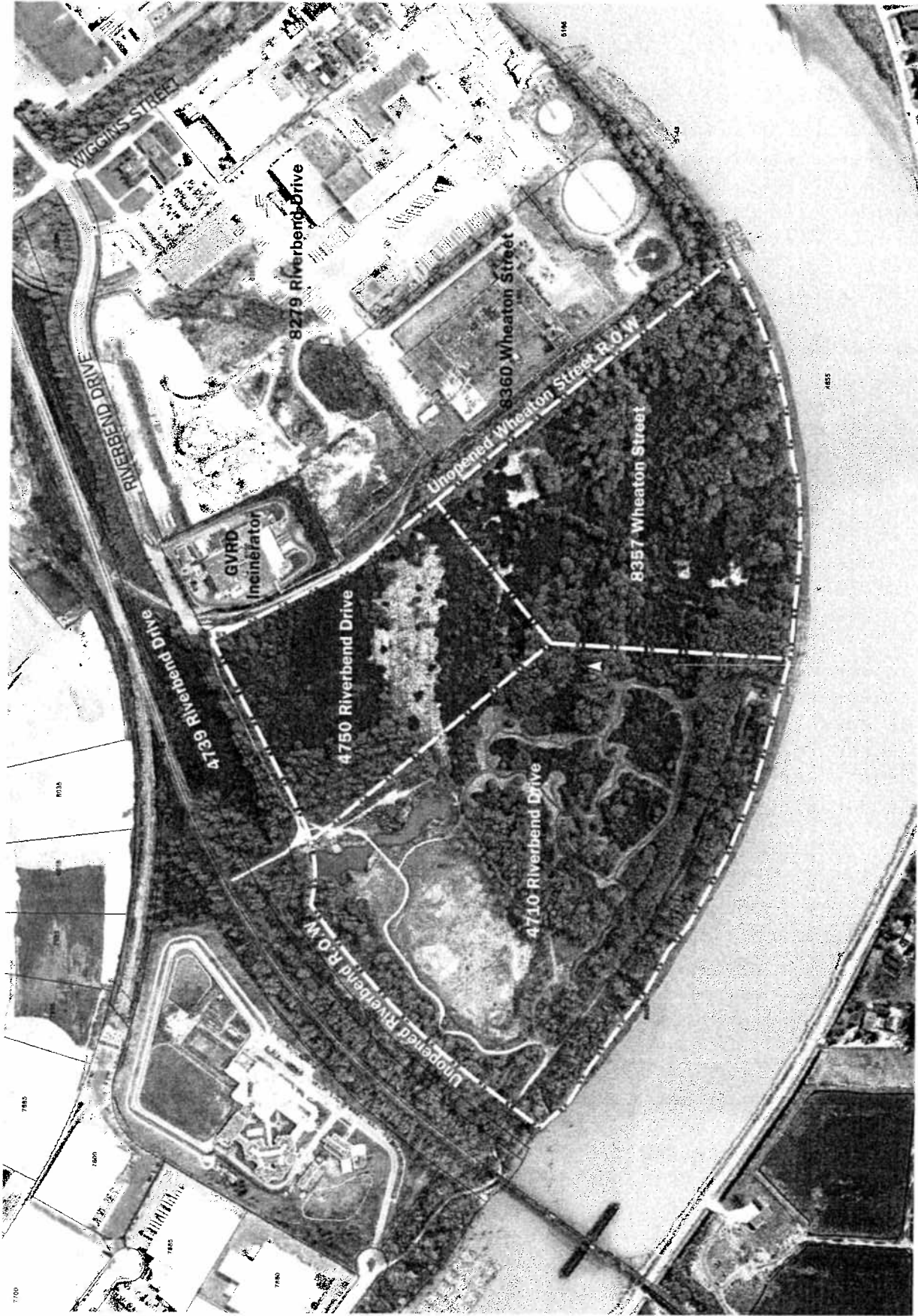


Sketch 1

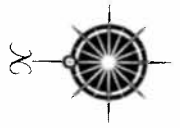
Big Bend Area

- City Park Lands and designated open space
- Subject Park Lands

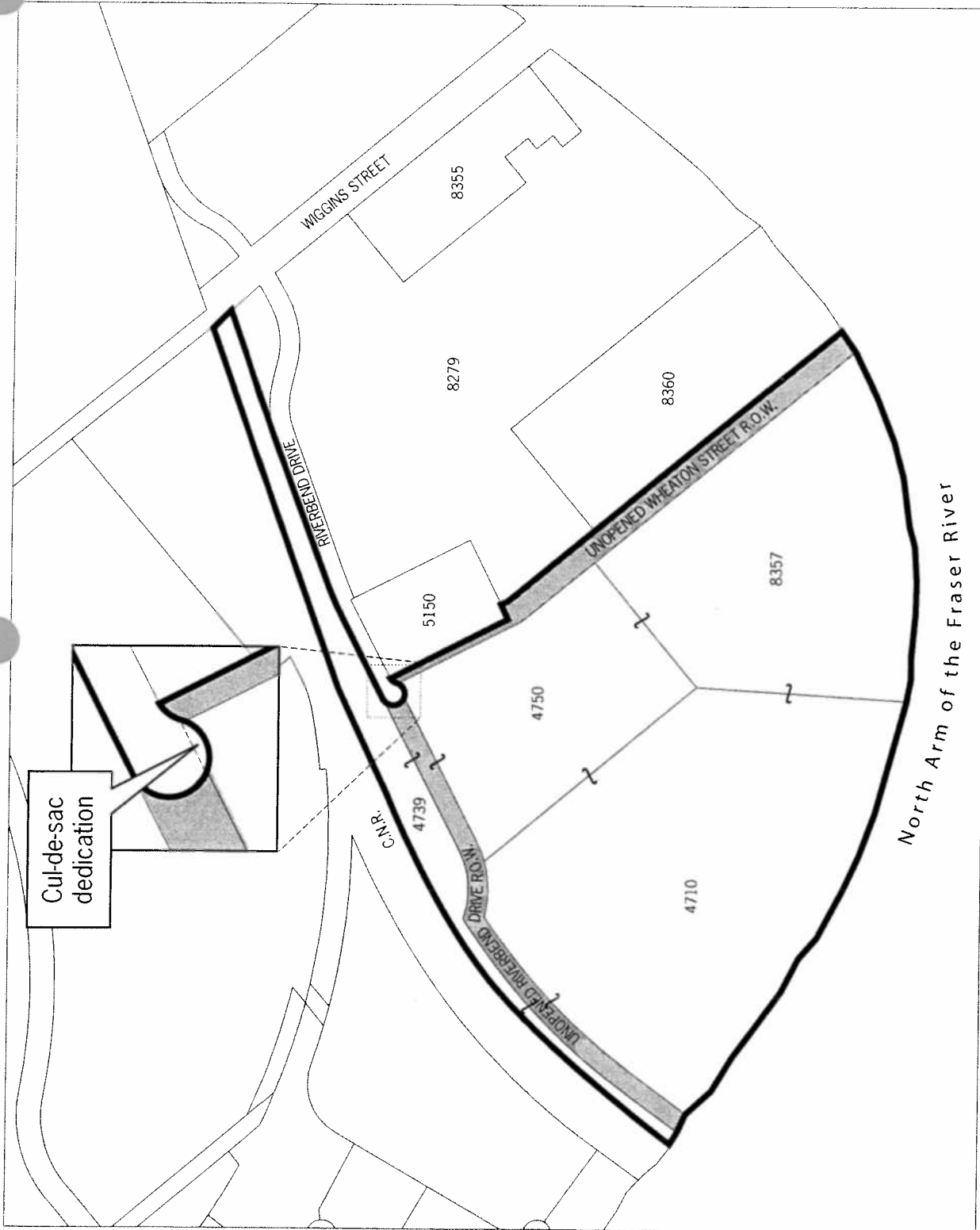




Planning & Building Department
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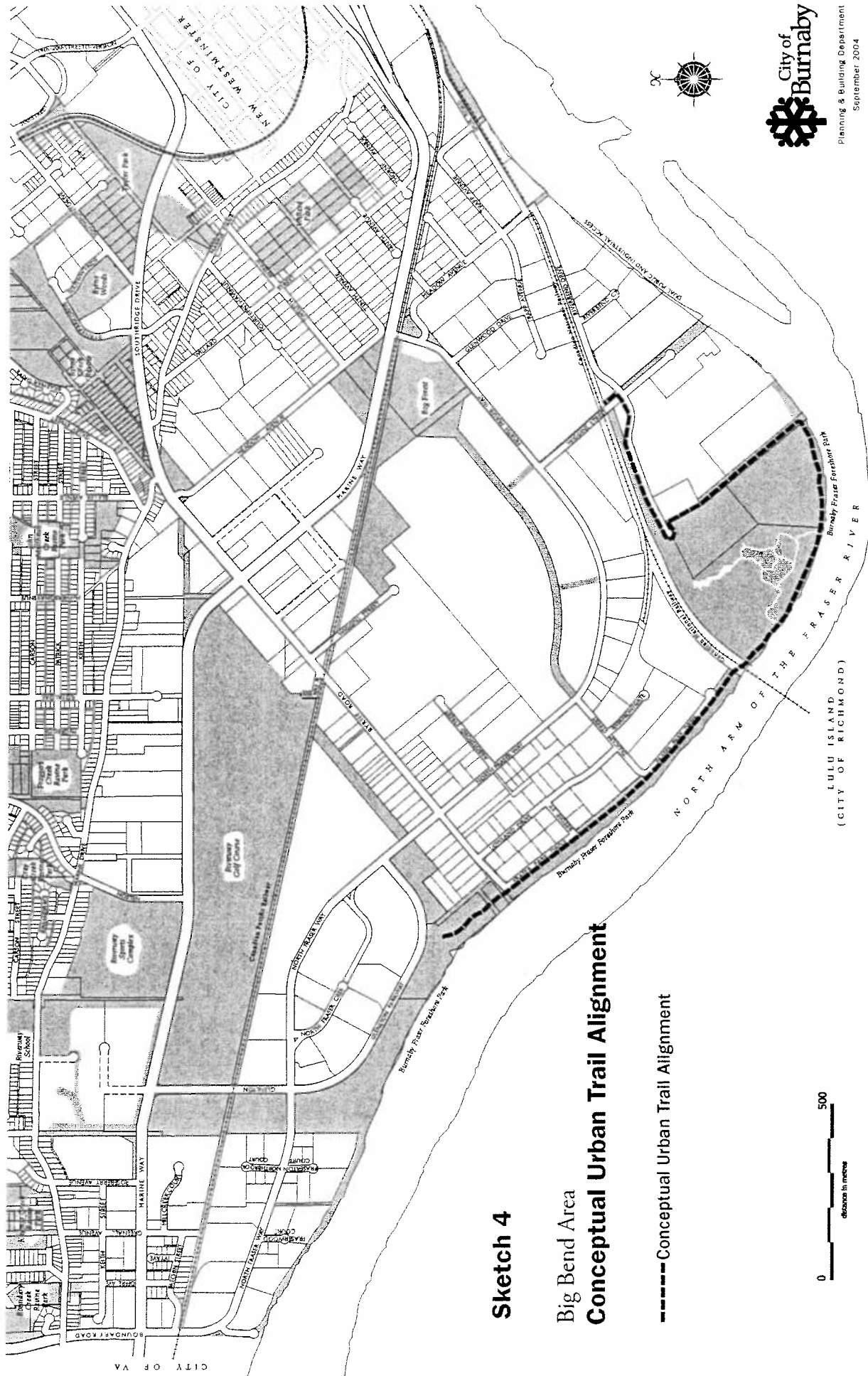


Sketch 2
Subject Designated Park Lands



**Sketch 3
Plan of Consolidation
and Road Closure Area**





Sketch 4
Big Bend Area
Conceptual Urban Trail Alignment

----- Conceptual Urban Trail Alignment

0 500
 distance in metres