
TO: CITY MANAGER **DATE:** 2006 August 17

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

SUBJECT: WILTON AVENUE PARKSITE - PROPOSED AMENDMENT TO
CANADA WAY - CLAYTON AVENUE AREA PLAN

PURPOSE: To request amendment to the neighbourhood parksite component of the Canada Way-Clayton Avenue Area Plan.

RECOMMENDATION:

1. **THAT** the neighbourhood parksite component of the Canada Way-Clayton Avenue Area Plan be amended to reflect the revised McCarthy Court and Wilton Avenue road alignments, and the inclusion of three additional city lots at 5348, 5386 and 5398 Canada Way into the park, as outlined in the attached report.

REPORT

At its 'Open' meeting of 2006 August 16, the Parks, Recreation and Culture Commission received the above noted report and adopted the recommendation contained therein.



Kate Friars
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

KF:tc
Attachment
PK-WILTON AVENUE PARKSITE - PROPOSED AMENDMENT

Copied to: City Manager
City Solicitor
Director Engineering
Director Finance
Director Planning and Building

TO: CHAIR AND MEMBERS
PARKS, RECREATION & CULTURE COMMISSION

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

SUBJECT: WILTON AVENUE PARKSITE - PROPOSED AMENDMENT TO
CANADA WAY – CLAYTON AVENUE AREA PLAN

RECOMMENDATION:

1. **THAT** Council be requested to amend the neighbourhood parksite component of the Canada Way-Clayton Avenue Area Plan to reflect the revised McCarthy Court and Wilton Avenue road alignments, and the inclusion of three additional city lots at 5348, 5386 and 5398 Canada Way into the park, as outlined in this report.

REPORT**INTRODUCTION**

The 1974 Canada Way-Claude Avenue Area Plan included a central approximately 1.2 ha. (2.95 acre) site (Site 5) for future use as a neighbourhood park to serve the residential community located between the Trans Canada Highway, Canada Way and Burris (Attachment #1). The neighbourhood parksite, comprised of 12-13 city owned lots and a portion of the Wilton Avenue road right-of-way, is defined at its west, south and east edges by the proposed road layout within this enclave, specifically the proposed new Cul-de-sac road "B" which has since been deleted as a result of a 1993 amendment to the Canada Way-Clayton Avenue Area Plan which accommodated an R9 small lot concept for the area directly to the west of the parksite.

With the development of this new 24 lot subdivision, there has been renewed interest in re-development in this residential enclave. Planning Department and Licence staff recently received inquiries regarding re-development potential of a private lot between Wilton Avenue and Canada Way, and the availability for purchase of a city owned lot at 5215 Claude Avenue, of which portions of the lot are identified for future road and park uses. These inquiries have highlighted the need to amend the Canada Way-Claude Avenue Area Plan, to accommodate a revised neighbourhood parksite boundary and adjacent road alignment changes, in order to guide staff responses to development applications and requests to purchase city-land in this area.

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From: *Director Parks, Recreation and Cultural Services*
Re: *Wilton Avenue Parksites*

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PARK COMPONENTS OF CANADA WAY-CLAUDE AVENUE AREA PLAN

The park components of the 1974 Council adopted Canada Way-Claude Avenue Area Plan identify a centrally located neighbourhood parksite as well as a linear park corridor along the west and northern edge to house the Deer Lake Brook watercourse, buffer residences from the adjacent Trans Canada Highway and establish a future trail corridor linking the neighbourhood to the larger community. The western portion of this linear park corridor is named Deer Lake Brook Parkway while the eastern portion is named Henry Welsh Park (at times also referred to as the Clayton-Burnaby Park Trail).

In addition, the wooded portion of a privately owned townhouse development site adjacent to Burris Street at the east edge of the enclave, was proposed to be protected in a natural state by covenant, and provided by easement for public access through the site rezoning process. This property was the site of the former Sprott-Lubbock farm. As a component of the rezoning process for the townhouse complex, the wooded area and small stream was dedicated as park by the developer and turned over to the City. This passive park area is named Lubbock's Woods.

A 1993 amendment to the 1974 Canada Way-Claude Avenue Area Plan resulted in a re-configuration of the proposed road layout for this enclave. Re-designation of vehicular access to the neighbourhood from Canada Way also took place in the vicinity of the proposed Wilton Avenue Neighbourhood Parksites from Clayton Avenue (now McCarthy Court) to Rayside Avenue (east access) and Sperling Avenue via Claude Avenue (west access). The 1993 amendment, and a subsequent 1997 adjustment to the development guidelines for the proposed townhouse site to the west of McCarthy Court, also took into account the existence of Deer Lake Brook and its tributary, a Class B watercourse, which traverses the southwest corner of the neighbourhood parksites, the adjacent lane and three city-owned properties fronting Canada Way. Commission and Council approved an adjustment to the Deer Lake Brook Parkway boundary at that time to provide an adequate buffer/non disturbance zone to protect this natural amenity, and to fine tune the park trail alignment within the linear buffer to avoid the necessity of constructing an additional bridge over Deer Lake Brook. Land assembly for Deer Lake Brook and Henry Welsh Park is ongoing.

A review of the 2001 Census data for this neighbourhood indicates that there were 748 people living in the neighbourhood in 2001 representing 197 families with 274 children living at home. The population in the neighbourhood will have grown to about 820 people with the recent development of the 24 lot subdivision. Provision of a parksites in this isolated neighbourhood will ensure the opportunity for future development of recreation facilities and amenities within safe walking distance for the local community, especially for youth and seniors.

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PROPOSED NEIGHBOURHOOD PARK BOUNDARY AMENDMENT

Parks and Planning Department staff have reviewed the park boundary in relation to the road alignment changes, city-land inventory, stream location and setback requirements, and the re-development potential of adjacent private property. A reconfigured neighbourhood parksite layout is proposed as illustrated in Attachment #2. The revised layout adds 0.23 ha. (0.56 acres) to the site with the inclusion of the three south lots for a total of approximately 1.43 ha. (3.51 acres) and retains the existing lane connecting McCarthy Court to Wilton and Rayside Avenues to continue to provide vehicular access to four of the eight private properties fronting Canada Way. With respect to the development inquiry, siting approval was recently given in response to the subsequent application for development of a new single family residential dwelling at 5450 Canada Way. The Planning Department approval was based on the prevailing R4 District Zoning and existing access conditions. The amended parksite boundary continues to protect the lane access to the Canada Way fronting residential lots.

The park will have good public access via McCarthy Court, the Wilton Avenue cul-de-sac, and in future, the lane between Claude Avenue and the parksite. It is proposed that this adjacent lane allowance, which is presently only partially developed at the east end, be retained for use as vehicular to the lots fronting Claude Avenue and also as a supplementary pedestrian and cycle corridor. Overhead utility lines on poles run along its entire length. The lane and a change in grade separate the city-owned property located at 5215 Claude Avenue from the parksite and therefore it has been determined that the small portion of land from 5215 Claude Avenue formerly identified for inclusion in the park is no longer required. As noted earlier in this report, an inquiry was received regarding the availability of this lot for sale. A corner truncation at the northwest corner of the lot will be required for the McCarthy Court/Claude Avenue intersection, however, the majority of the property is considered to be surplus and could be considered for resale.

The re-configured parksite layout also recognizes and retains the Class "B" watercourse in an open condition, except for the culvert under the lane, by incorporating the three city-owned lots at 5348, 5386 and 5398 Canada Way through which the watercourse passes. The minimum 15 metre and maximum 30 metre riparian setback areas from the watercourse are illustrated in Attachment #2. There is adequate room for a playground and multi-purpose playcourt for youth between the riparian setback zone and the proposed Wilton Avenue cul-de-sac as well as, a pathway connecting Wilton Avenue to McCarthy Court. The parksite had been cleared in the past and is now primarily covered in a grove of alder trees and sparse understory vegetation, except along the lane and stream edges where blackberry brambles have established themselves. The grade of the ground gradually slopes up to the lane allowance corridor along the north edge of the parksite providing for a physical separation between park activities and any future vehicular traffic in the lane.

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The lands designated for the parksite are city-owned and no further land acquisition is required to complete the park. The current proposed boundary change responds to the need to protect further the land adjacent to the tributary to Deer Lake Brook, and to accommodate the revised Wilton Avenue cul-de-sac and vehicular access to the rear of the four properties fronting Canada Way. The new park configuration also allows greater public access to the majority of the park perimeter. It is therefore recommended that an amendment be made to the neighbourhood parksite component of the Canada Way-Clayton Avenue Area Plan to reflect the revised McCarthy Court and Wilton Avenue road alignments, and the inclusion of three additional city lots at 5348, 5386 and 5398 Canada Way into the park.



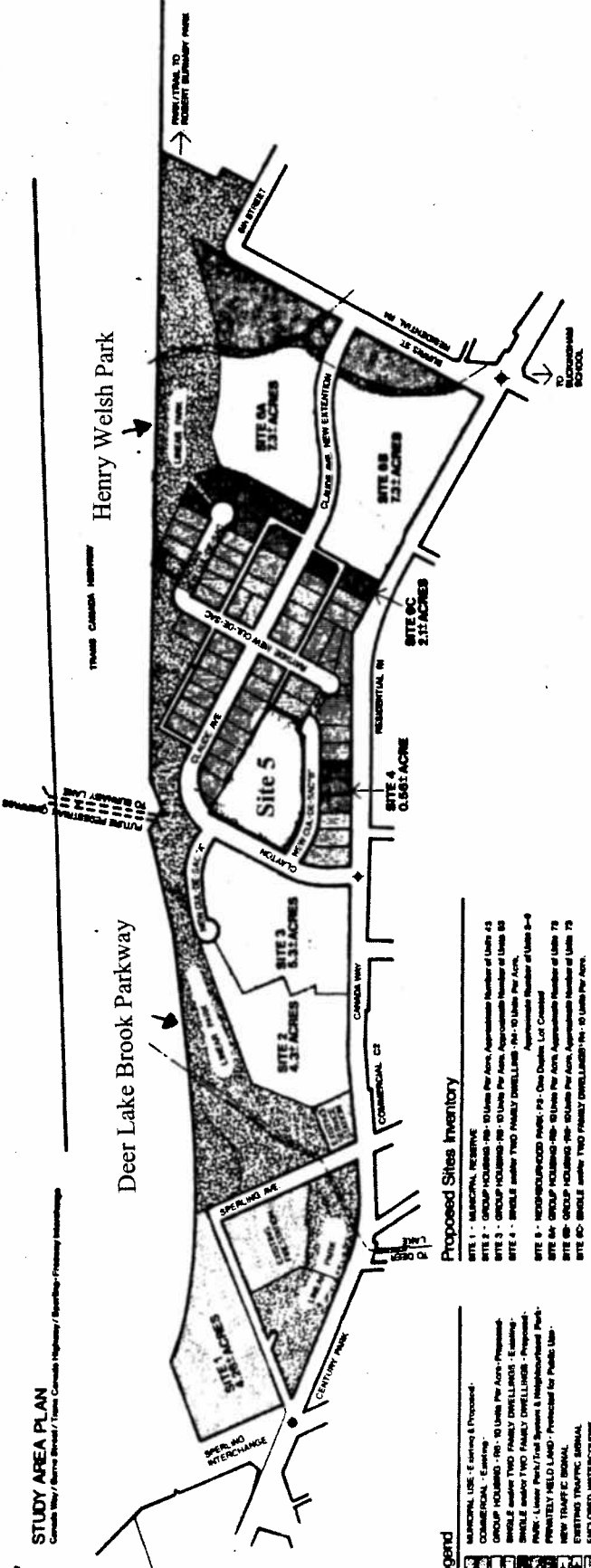
Kate Friars
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

ATS:dd:tc

Attachments

P:\admin\shared\as\reports to be formatted\Wilton Avenue Parksite

Copied to: City Manager
City Solicitor
Director Engineering
Director Finance
Director Planning and Building



STUDY AREA PLAN

Canada Way / Sperling Interchange / Opalring Ave / Century Park / Sperling Interchange

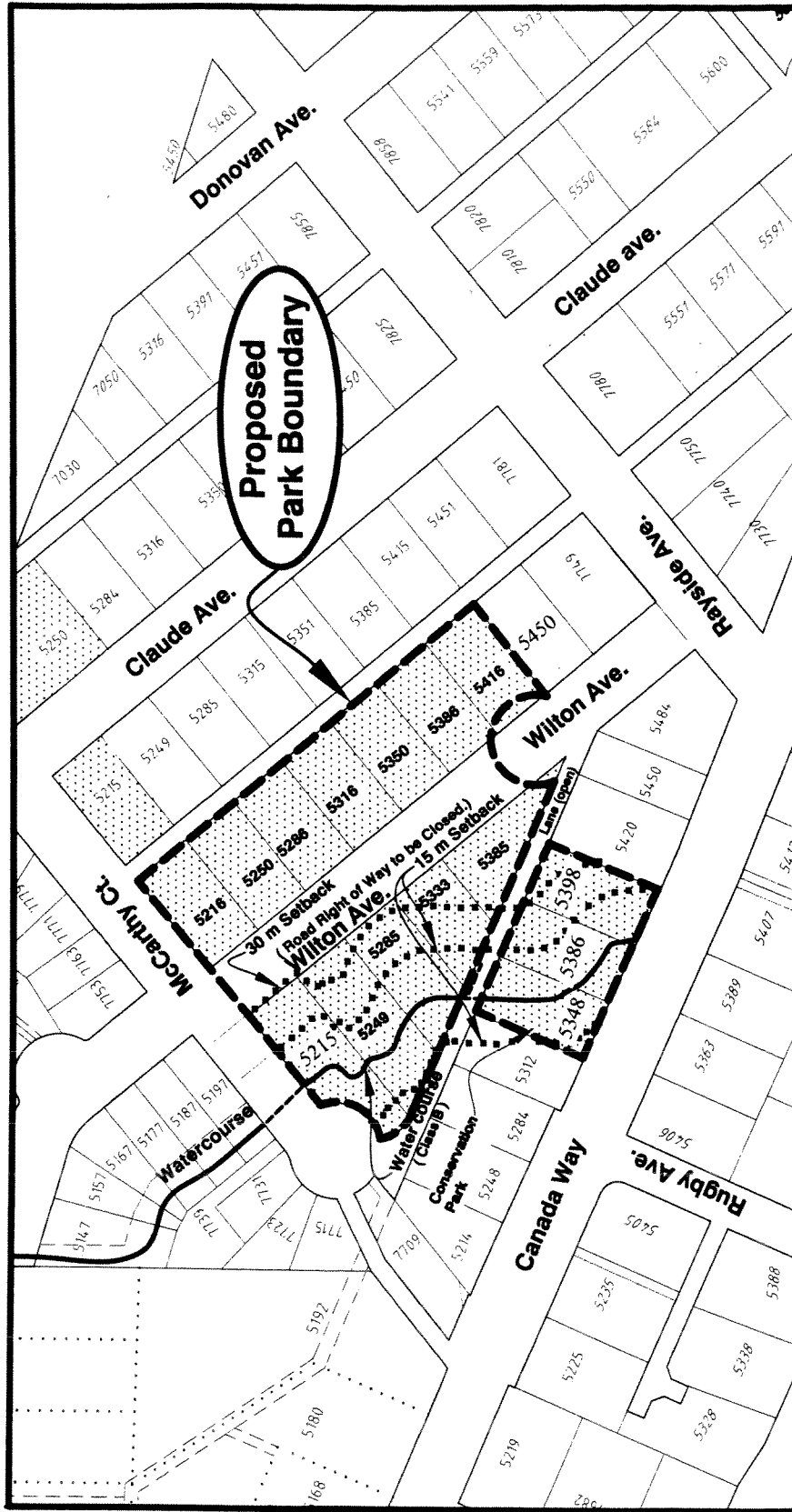
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Proposed Sites Inventory

- SITE 1 - MUNICIPAL RESERVE
- SITE 2 - GROUP HOLDINGS - 190 - 20 Units Per Acre, Approximate Number of Units 23
- SITE 3 - GROUP HOLDINGS - 190 - 20 Units Per Acre, Approximate Number of Units 88
- SITE 4 - SINGLE FAMILY DWELLINGS - 40 - 50 Units Per Acre, Approximate Number of Units 8-4
- SITE 5 - UNDEVELOPED BARE, 25 - One Dwell Lot Contain
- SITE 6A - GROUP HOLDINGS - 190 - 20 Units Per Acre, Approximate Number of Units 78
- SITE 6B - GROUP HOLDINGS - 190 - 20 Units Per Acre, Approximate Number of Units 78
- SITE 6C - SINGLE FAMILY DWELLINGS - 40 - 50 Units Per Acre, Approximate Number of Units 9-20

Legend

- MUNICIPAL RESERVE
- COMMERCIAL - C1
- COMMERCIAL - C2
- COMMERCIAL - C3
- COMMERCIAL - C4
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 City Property
Proposed Neighbourhood Park (Canada Way / Wilton Ave.) [R4 Residential District]
 **City of Burnaby**
 Planning and Building Department **North** Scale: 1 = 1250 March 2006
Sketch # 2

