



Item	1
Director's Report No.....	3
Meeting	2019 Mar 12

COMMISSION REPORT

TO: CHAIR AND MEMBERS
PARKS, RECREATION & CULTURE
COMMISSION

DATE: 2019 Feb 20

FROM: DIRECTOR PARKS, RECREATION &
CULTURAL SERVICES
DIRECTOR ENGINEERING

FILE: 61100-20

SUBJECT: ALTA VISTA RESERVOIR SITE – PRE-SCHOOL PLAYGROUND
EXPANSION PLAN

PURPOSE: To obtain authorization for the expansion of interim pre-school play equipment at the Alta Vista Reservoir site.

RECOMMENDATION:

1. **THAT** the Parks, Recreation, and Culture Commission request Council to authorize the use of the entire Alta Vista Reservoir site, comprising 5172 (two parcels) and 5192 McKee Street, for an expanded pre-school playground.

REPORT

INTRODUCTION

The Alta Vista reservoir, which is now out of service and considered surplus to city water utility needs, is located at the corner of Royal Oak Avenue and McKee Street on Burnaby's south slope.

The reservoir site is comprised of three city-owned land parcels addressed 5172 (two parcels) and 5192 McKee Street. These lands are currently zoned R4 Residential District, and have a "U" designation (utilities) in the city land inventory. The majority of the lands comprising 5172 McKee Street are encumbered by the below ground reservoir structure which is fenced off and closed to public use. In 1967, at the request of Council and the Traffic Safety Committee, the Parks and Recreation Commission agreed to install pre-school play equipment in the unfenced portion of the reservoir site to assist the Engineering Department in its efforts to discourage informal ball play which had resulted in traffic safety concerns due to run-away balls rolling down Royal Oak Avenue. The pre-school play equipment has since been replaced and upgraded several times, most recently in 2016. This report discusses the history of this site and outlines a plan to expand the footprint available for the installation of additional pre-school play equipment at the reservoir site.

POLICY SECTION

The following project is aligned with the City of Burnaby's Corporate Strategic Plan, typically by supporting the following goals and sub-goals of the Plan.

- A Dynamic Community – Build and maintain infrastructure that meeting the needs of our growing community.
- An Inclusive Community – Ensure City services fully meet the needs of our dynamic community.
- A Healthy Community – Enhance our environmental health, resilience and sustainability.

BACKGROUND

The Alta Vista water reservoir is approximately 26 metres long, 14 metres wide, 4.3m deep, and was built in the 1960's to support the provision of water for a growing community. However, with the expansion of the regional and municipal water systems, this reservoir was no longer required and was removed from service 15-20 years ago.

A 2016 report from an engineering consultant on the condition of the reservoir structure determined that the reservoir is at risk of failure in a seismic event and would need to be decommissioned in order to enable safe use of the site. Further, the existing cover of grass and soil on top of the reservoir is shallow, and could also restrict potential public use.



Figure 1 – Alta Vista Reservoir Site and Pre-School Playground

To: *Parks, Recreation & Culture Commission*
From: *Director Parks, Recreation & Cultural Services*
Re: *ALTA VISTA RESERVOIR SITE – PRE-
SCHOOL PLAYGROUND EXPANSION PLAN*
..... Page 3

Decommissioning would include removal of topsoil, demolition of reservoir concrete, and backfill with appropriate granular material. For expediency during decommissioning, on-site invasive species could be removed and the existing concrete stairs from the lane would also be re-built to enable alternate public access to the site. The class D estimate to safely decommission the reservoir and enable expansion of the area available for installation of additional pre-school play equipment, associated amenities, and landscaping at this site is \$350,000.

With an existing useable play area of approximately 820 square meters, or roughly twice the size of a typical single family lot, this plan could expand the useable play space by approximately 560 square meters, or more than 40%. The expanded area could support installation of a swing set and additional amenities such as picnic table(s), open green space and landscaping. New trees could also be planted to screen the public use from the adjacent residential property.

In December 2018, Council received a signed petition from over 100 local residents requesting playground expansion, noting that the existing pre-school play equipment is very well used by the community.

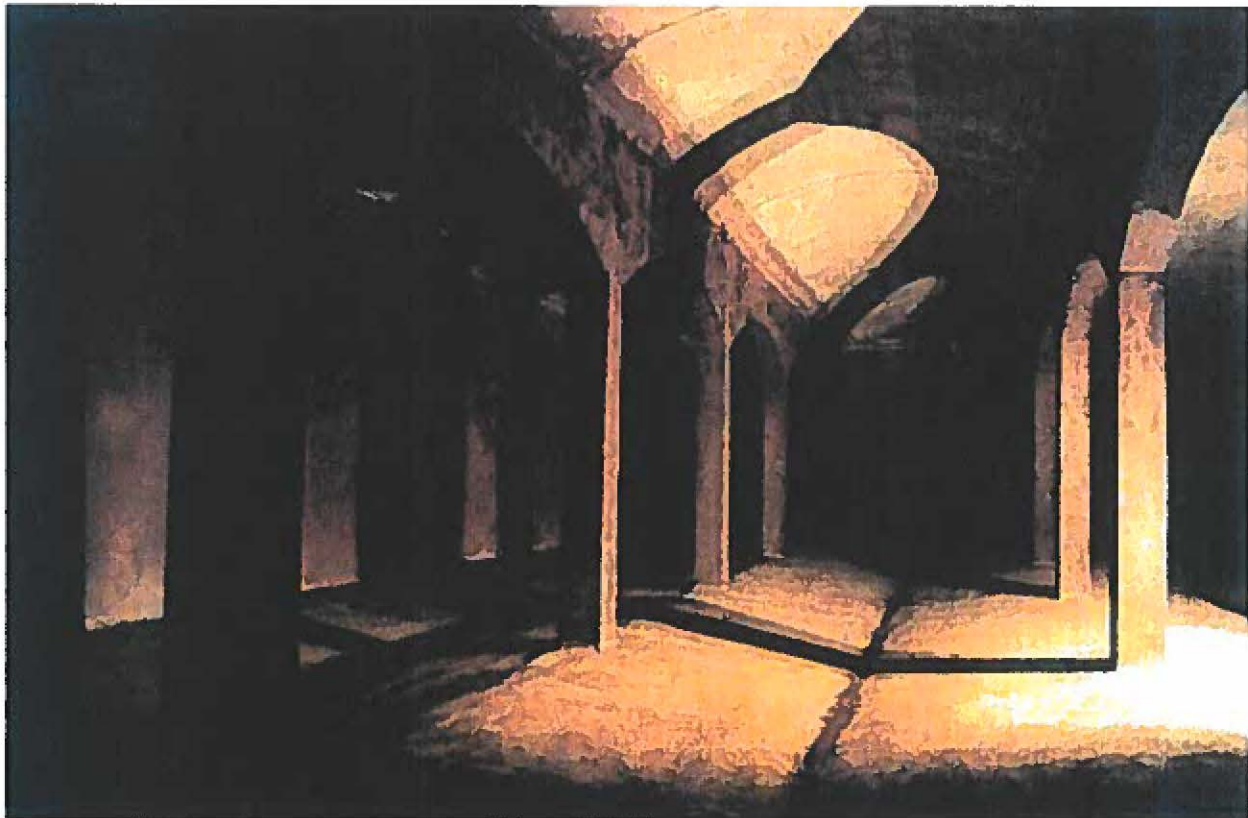


Figure 2 – Alta Vista Reservoir Interior

To: Parks, Recreation & Culture Commission
From: Director Parks, Recreation & Cultural Services
Re: ALTA VISTA RESERVOIR SITE – PRE-
SCHOOL PLAYGROUND EXPANSION PLAN
..... Page 4

RECOMMENDATION

It is recommended that the Parks, Recreation, and Culture Commission request Council to authorize the use of the entire Alta Vista Reservoir site, comprising both 5172 (two parcels) and 5192 McKee Street, for an expanded pre-school playground. Upon Council approval, this project will be included in the 2019-2023 Annual Capital Plan.



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DIRECTOR PARKS, RECREATION,
and CULTURAL SERVICES

JWH/ac/km

Copied to: City Manager
Director Finance