

14. Re: Burnaby Lake & Winston Street Areas
(Letter from Mr. C. B. Pritchard - November 12, 1971)

Appearing on the Agenda for the November 22, 1971 meeting is a letter dated November 12, 1971 from Mr. C. B. Pritchard regarding the above.

The following is the report of the Planning Director dated November 10, 1971 in this respect.

The Medical Health Officer reports as follows on the matters under his jurisdiction:

" 2.7 Four samples were taken from Still Creek and Burnaby Lake on September 2, 1971 and forwarded to the Laboratory for an analysis of mercury content. The analysis revealed that the mercury content was very, very low and certainly not a hazard to the public health. It is our intention to submit further samples for mercury content analysis within a week or two.

We have been continuing our program of bacteriological sampling of the Burnaby Lake drainage area and will be submitting our report for 1971 in early 1972. We would advise that we are up-dating, by survey, our public health information pertaining to all industry and commerce within this Municipality.

2.8 An Unsightly Premise notice will be forwarded to National Glass Ltd. and National Windows Ltd. as an inspection reveals that they are contravening the regulations as contained in the Unsightly Premises By-Law. "

RECOMMENDATION:

THAT a copy of this report be forwarded to Mr. Pritchard.

* * * * *

PLANNING DEPARTMENT
18 NOVEMBER, 1971

MR. M. J. SHELLEY
MUNICIPAL MANAGER

DEAR SIR:

RE: BURNABY LAKE AND WINSTON STREET AREAS

The report which follows has been prepared in response to the comments requested by Mr. C.B.Pritchard, a member of the Steering Committee concerned with the above mentioned areas, in his letter of 12 November, 1971. A copy of this letter is attached.

1.1 The land which has been rezoned to the new M5 (Light Industrial) District category is shown by the numbered parcels on the accompanying Map "A". The only exception to this is Area #4, which has been designated for this category but not rezoned. The final rezoning of the properties included in this rather awkwardly shaped triangular sector will be held in abeyance pending necessary land assembly and the submission of suitable development plans for industrial use.

The new M5 District designation has been applied to those properties formerly zoned M1, as well as to parcels previously zoned M2 which are undeveloped. While most of the area between the Burlington Northern Railway and Winston Street has been included, the existing M2 (General Industrial) zoning has been retained on sites which are currently developed under this category.

Mr. M. J. Shelley

-2-

18 November, 1971

Re: Burnaby Lake and Winston Street Areas

1.2 The established industrial uses located within the M5 area include:-

- a) Vancouver Concrete Floors Ltd.
- b) Modular Products Limited
- c) Royal City Foods Ltd.
- d) Jersey Farms Ltd.
- e) Myer Franks Ltd.
- f) Inter City Express
- g) Rolco Pipe Supply Ltd.

The first four of the above noted firms are conforming uses under the new M5 category. The remaining three industries were already non-conforming in the former M1 District, and their status would remain the same under the M5 zoning.

Five of the thirteen industrial firms located within the M2 zoned sections of the area are non-conforming. These include Canax Industries Ltd., Target Cement, and the three trucking firms (Trimble/Trimac, Fleet Express Lines Ltd., and Chapman's Transport).

All of the above mentioned non-conforming uses may be continued and allowed to remain in the area in accordance with the provisions which govern legal non-conforming uses in the Municipal Act. However, they would not be permitted to expand or extend their existing operations.

Inter City Express is expected to relocate to a parcel of Corporation-owned land in the Central Valley industrial area. Negotiations to this effect are being carried on at the present time. Rolco Pipe Supply has also indicated a possible interest in relocating, although it is somewhat uncertain at this stage whether or not this will be pursued further in the future.

1.3 The Council adopted a recommendation included in the Planning Department report of 25 June 1971, that consideration be given to the provision of a park link between the residential district north of Winston Street and Burnaby Lake Regional Park. The areas involved in this proposal included Lot 87 (#12 on Map "A") on the west side of Piper Avenue, which contains the Eagle Creek stream course, and the properties located between Warner Loat Park and Winston Street. These latter parcels are included within Area #14 on Map "A". (See item #21 for further details on this subject).

1.4 On 30 August 1971, Council authorized the commissioning of Man, Taylor, Muret, Lantzius and Associates Ltd., Landscape Architects, as Consultants for the proposed landscaping and screening of Winston Street.

The Consultant has recently submitted a preliminary design for review by the various municipal departments involved. Once the review is completed, the Consultant will be instructed to proceed with the preparation of working drawings and specifications. It is expected that the planting will be done around February or March of the coming year.

2.1 The 6.52 acre tract on the east side of Piper Avenue, and the 5.58 acre block on the west side, were the parcels originally proposed for consideration in the establishment of a park link between Burnaby Lake Park and the residential district on the north side of Winston Street.

Mr. M. J. Shelley

-3-

18 November, 1971

Re: Burnaby Lake and Winston Street Areas

2.1 Following negotiations with the owner of the westerly block of land (Lot 87), the Council, on 8 November 1971, authorized the acquisition of a 2.042 acre portion of this property for park development. The newly created parcel, which will be purchased for the sum of \$63,000, will include the Eagle Creek stream course and the Piper Avenue frontage.

Possible methods of obtaining at least a portion of the proposed park link area on the east side of Piper Avenue are currently under study. Should the property presently occupied by Inter City Express become available to the Corporation as a result of the present negotiations with this firm, such a property could be used as a means of acquiring land for park development in this area.

2.2 The location of parking facilities will be included in the plans for park development in connection with the Canada Games and also in relation to other facilities to be provided in the future. The preparation of such plans are, we understand, presently in progress. Until these are finalized, it remains uncertain as to what additional properties, if any, may be required.

2.3 The lot adjoining Warner Loat Park to the north, which was included in our original recommendation for the establishment of a park link, was offered to the Parks and Recreation Commission for \$60,000 in the fall of 1970. At that time the Commission felt that the cost was prohibitive in view of limited acquisition funds and the necessity for the purchase of parkland in other parts of the municipality. However, the possibility of obtaining all or a part of the property through land exchange is presently being studied by this department.

2.4 Although the ultimate boundaries of Burnaby Lake Regional Park have not been formally established, a recent proposal to include Parcel "A" on the west side of Piper Avenue within the regional park area was rejected by the Vancouver-Fraser Park District. The view expressed by the District was that the northerly limit of the regional park should be the Burlington-Northern Railway line. Existing or proposed park areas to the north of the railway would be considered as serving a municipal function.

2.5 While it is true that the official Regional plan for the Lower Mainland designates the area north of the Burlington-Northern Railway as "Urban", this would not affect the rezoning which has taken place. The Urban Development Areas in the Regional plan provide for residential, commercial, public, recreation, rural, transportation, as well as industrial uses.

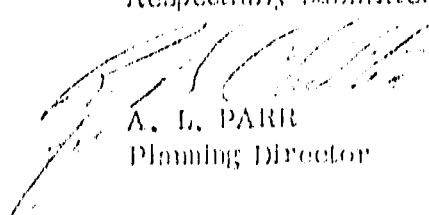
2.6 At the easterly end of Burnaby Lake, the lands which have been proposed for park development are bounded by the Burlington-Northern Railway and the Freeway, and encompass properties on either side of Cariboo Road and the Brunette River. A number of these, particularly in the sector south of the river, have already been acquired for park purposes. An area of approximately 35 acres in extent, located between the southerly extension of the Avalon Avenue right-of-way and the east shore of the lake, is presently under expropriation.

2.7 For Health Department comment.

2.8 Discussions have been held with a number of firms in the area with a view to upgrading the appearance of their sites and, in some instances, bringing them into conformity with the required standards. It is felt that some progress is being made in this regard, and there appears to be a growing awareness on the part of many industries of the desirability of improving their relationship with the residential district to the north.

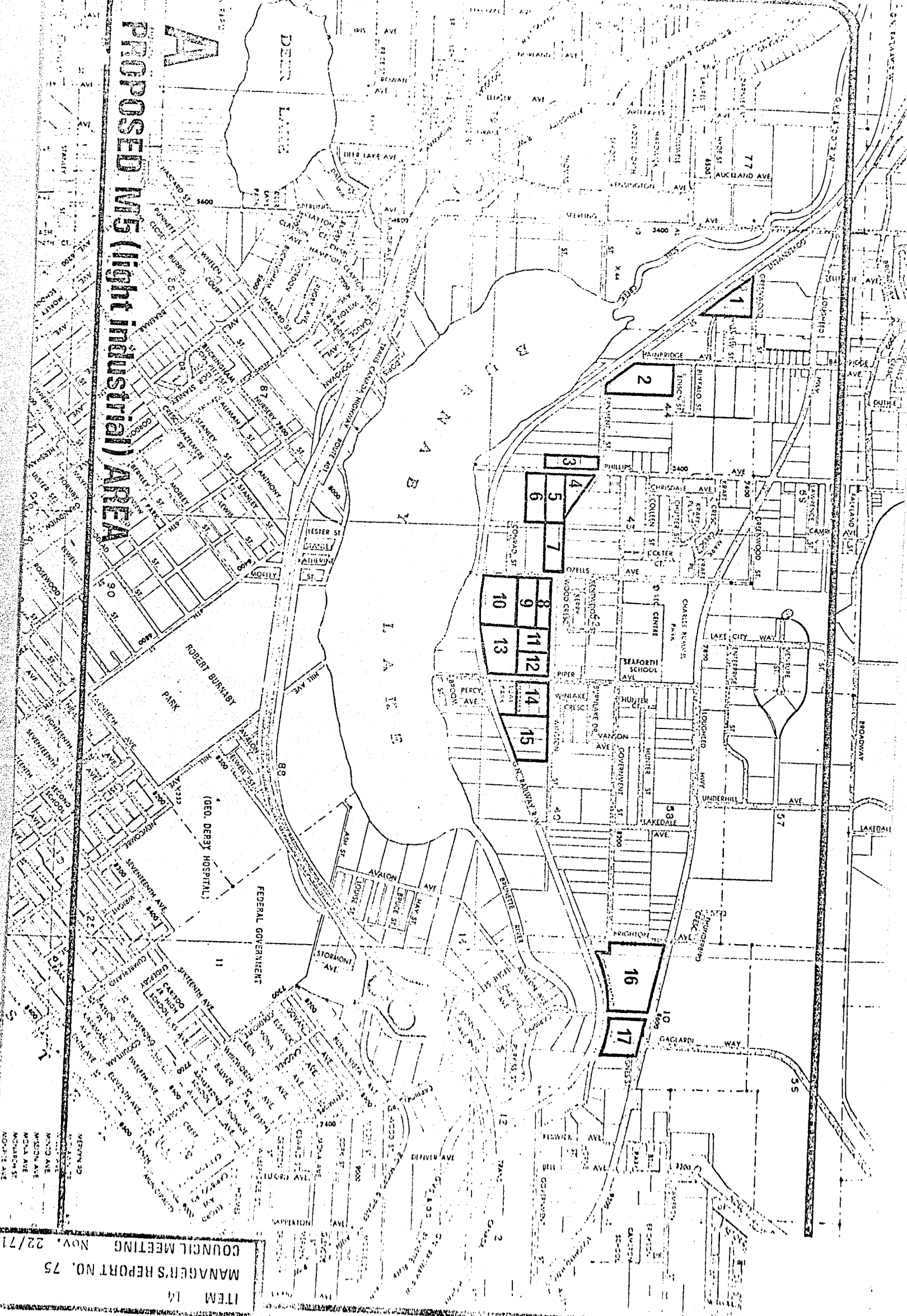
Respectfully submitted,

RBC:ca
Atchmt.
c.c. Chief Public Health Inspector II
Land Agent II
Municipal Clerk II
Parks and Recreation Administrator II


A. L. PARR
Planning Director
Senior Planner II

PROPOSED MIB (light industrial) AREA

A



ITEM 14
 MANAGER'S REPORT NO. 75
 COUNCIL MEETING Nov. 22/71