

25. Re: Winston Street Area
Park Link Proposal

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Following is a report dated August 26, 1971 from the Planning Director regarding the above.

RECOMMENDATION:

THAT the report be tabled; and
THAT the Vancouver-Fraser Park District be asked to: (1) provide its views on the matter of the acquisition of the easterly 3.35 Ac. portion of Lot 87 which includes the Eagle Creek watercourse as part of a proposed park link between the residential district north of Winston Street and Burnaby Lake Regional Park; and (2) give an indication as to whether or not it would be prepared to assume the cost of the acquisition; and
THAT the Parks and Recreation Commission be asked if it would consider that the acquisition of this property be included with its 1972 priorities.

MR. MELVIN J. SHELLEY
MUNICIPAL MANAGER

DEAR SIR:

RE: WINSTON STREET AREA: PARK LINK PROPOSAL
AND NEW INDUSTRIAL ZONING REGULATIONS

As a follow-up to our earlier submissions, this report will review the recent steps taken to resolve the problems in the Winston Street area and to put forward certain recommendations. Specifically, these will include the proposed park link between the residential district north of Winston Street and Burnaby Lake Regional Park, and the finalizing of the proposed new zoning regulations and related rezonings. The engaging of a landscape architect to prepare plans for buffering the area between the residential and industrial developments will be the subject of a separate report from this department.

A. PARK LINK PROPOSAL

- (1) Background - The Council, on June 28, 1971, agreed that consideration should be given to the provision of the proposed park link and directed this department to explore further the cost of acquiring the parcels of land involved. These were provided in a subsequent report to the Council, which also indicated that a study was being made of a number of alternatives for the acquisition of a 6.52 acre tract east of Piper Avenue and a 5.5 acre parcel on the west side of this street.

The Parks and Recreation Commission was also asked to provide its views on this matter to the Council. A similar request was made to the Vancouver-Fraser Park District, together with an indication as to whether or not it would be prepared to assume the cost of acquisition. No reply has been received to this latter request which was the subject of a letter from the Deputy Municipal Clerk on June 30, 1971.

On August 9, 1971, the Council received the report of the Commission, which agreed with the park link concept, and adopted a recommendation of the Municipal Manager that the Corporation not acquire the 5.5 acre parcel (Lot 87) on the west side of Piper Avenue, and that the subject of purchasing the portion which contains the Eagle Creek stream course be tabled for further consideration in at least two weeks time.

Municipal Manager

August 26, 1971

Re: Winston Street Area: Park Link Proposal
and New Industrial Zoning Regulations

- (2) The West Side of Piper Avenue - This easterly portion of Lot 87, which has been the subject of further study by the Planning Department, is outlined on the attached sketch "A". This particular parcel, which covers approximately 3.35 acres, was recommended for park use in the Park Sites Review report of 1967. The report described it as a "key" property in the future development of a proposed parkway system designed to extend through the industrially zoned area to provide a link between the residential district north of Winston Street and Warner Loat and Burnaby Lake parks. Subsequent negotiations have taken place for the purchase of the property, but could not be consummated. As a result, the Parks and Recreation Commission has requested that a watch be maintained on the lot to see what further developments take place. The continued interest in this particular parcel for park use is reflected by its inclusion in the Park Acquisition Program for purchase in the period between 1972 and 1976.

A variety of trees are located on the property, including willows, maples and assorted fruit trees. These and the traversing watercourse would make it a particularly desirable addition to the park system, as well as providing an attractive entrance to Burnaby Lake Regional Park along the west side of Piper Avenue.

In view of these considerations, the acquisition of this property by the Corporation is recommended. Discussions with the present owners would suggest a cost of approximately \$100,000. The existing house on the lot is presently renting for \$150.00 per month and could be rented by the Corporation prior to the development of the park facility.

Because of the inability of the Parks and Recreation Commission to meet the purchase costs involved at this time, it would appear desirable that the necessary funds be budgeted for as a special item that would be separate from the regular park acquisition allotment. However, arrangements could be made for later reimbursement from the Commission or, alternatively, from the Vancouver-Fraser Park District. It is also possible that the Park District would be prepared to assume all, or a portion of the acquisition costs. This is a matter which should be pursued further.

- (3) The East Side of Piper Avenue - The five lots included in the proposed park link on the east side of Piper Avenue, which cover a combined area of 6.52 acres, are outlined on Sketch "B". The current value of these properties, based on the Land Agent's estimate of \$38,000 per acre, would total about \$250,000.

In view of the costs involved, the implementation of this proposal will likely depend, to a large degree, on the extent to which the Vancouver-Fraser Park District is prepared to become involved. Since this information is not yet available, the Planning Department has been examining a number of possible alternatives, in the event that financial assistance is not forthcoming. Most of these involve a reduction in the park area on the east side of Piper Avenue. For example the obtaining of the westerly half of this block of land would result in a considerable reduction in acquisition costs, while still providing a pleasant park facility and an attractive entrance to Burnaby Lake Regional Park on the east side of Piper.

Municipal Manager

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Inter-City Express, which occupied the lot immediately to the east of the subject block, has recently expressed interest in an exchange of land with the Corporation. This would involve the relocation of the firm to a Corporation owned site in the Central Valley. The Inter-City Express property covers an area of 2.78 acres. If current negotiations can be successfully consummated, this would provide the Municipality with a possible means of obtaining at least a portion of the proposed park area through a further exchange of land.

Because of the foregoing factors, this department is not yet in a position to make a specific recommendation concerning the area east of Piper Avenue. However, we will continue to pursue the matter and report to the Council in due course.

B. PROPOSED NEW INDUSTRIAL REGULATIONS AND REZONINGS

The proposed new M5 (Light Industrial) and M6 (Truck Terminal) Districts and related regulations have been developed following considerable research and examination of comments from interested groups, organizations and individual firms. As mentioned in earlier reports the proposed M5 District is specifically designed for locations in close proximity to residential areas, while the proposed M6 Zone provides for the special needs and requirements of truck terminals and large trucking operations.

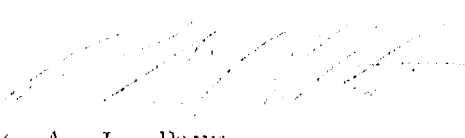
Following its consideration of the regulations that would provide for the two new industrial zoning districts and establish the area and site rezonings, the Council gave third reading to the related amending bylaws on August 23, 1971. The final implementation of these bylaws will complete one of the major steps designed to improve the relationship between industrial and residential uses in the Winston Street area and enable development to proceed under the new standards.

C. RECOMMENDATIONS

We would recommend as follows:

- (1) The acquisition of the easterly (3.35 acre) portion of Lot 87, which includes the Eagle Creek watercourse, as part of the proposed park link between the residential district north of Winston Street and Burnaby Lake Regional Park.
- (2) The finalizing of the necessary amending bylaws for the proposed M5 (Light Industrial) and M6 (Truck Terminal) Districts and the related area and site rezonings.

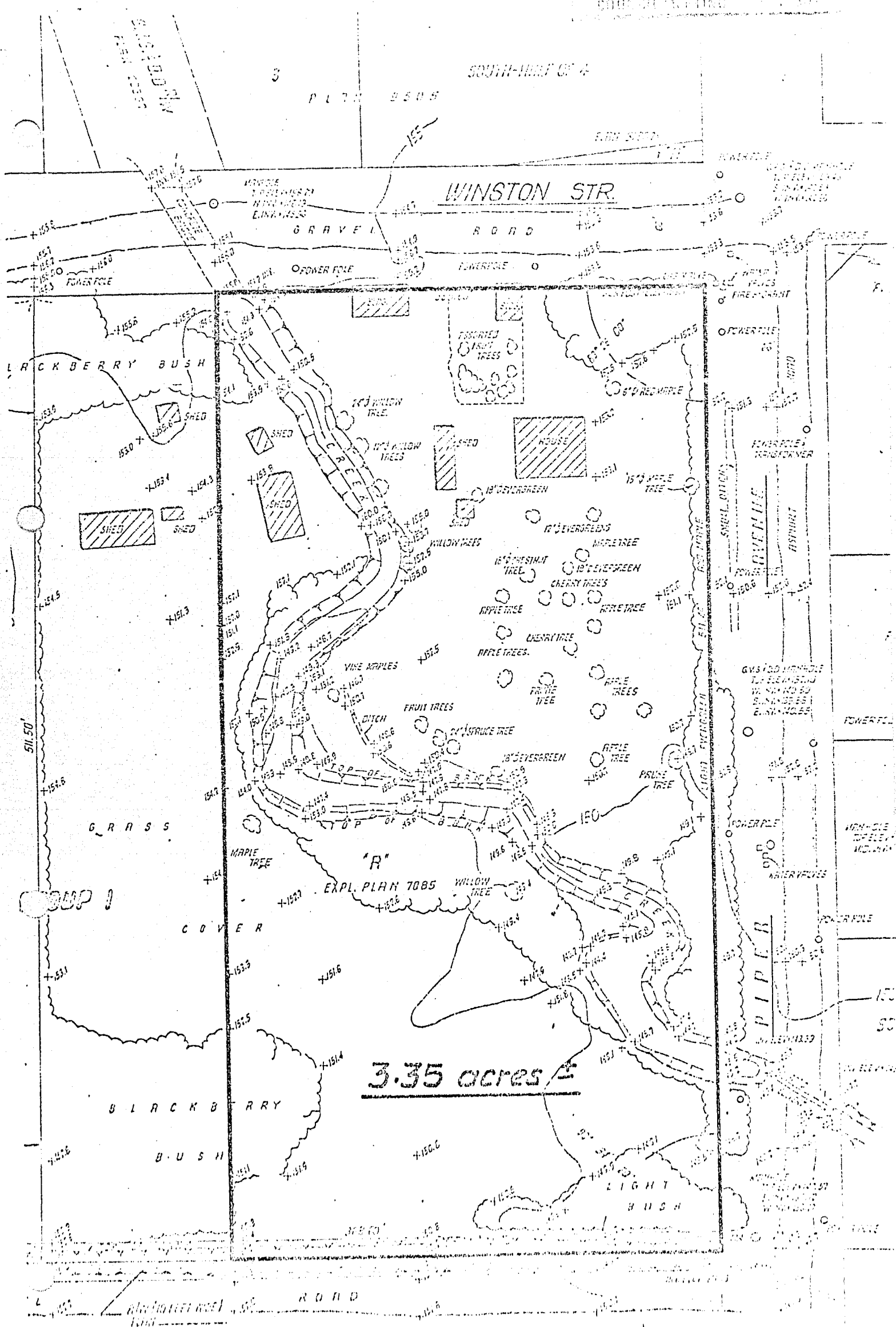
Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING

RBC/mp

c.c. Municipal Clerk
Municipal Solicitor
Parks & Recreation Administrator
Senior Planner

Attachments (2)



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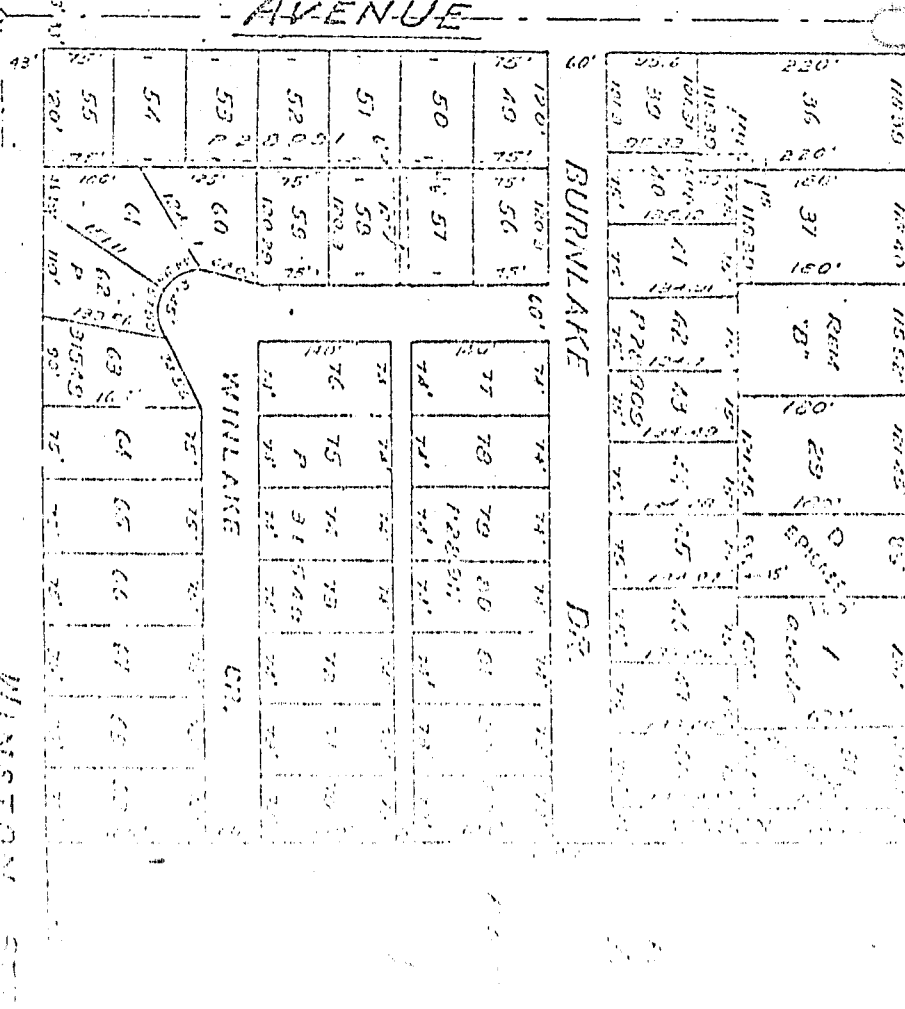
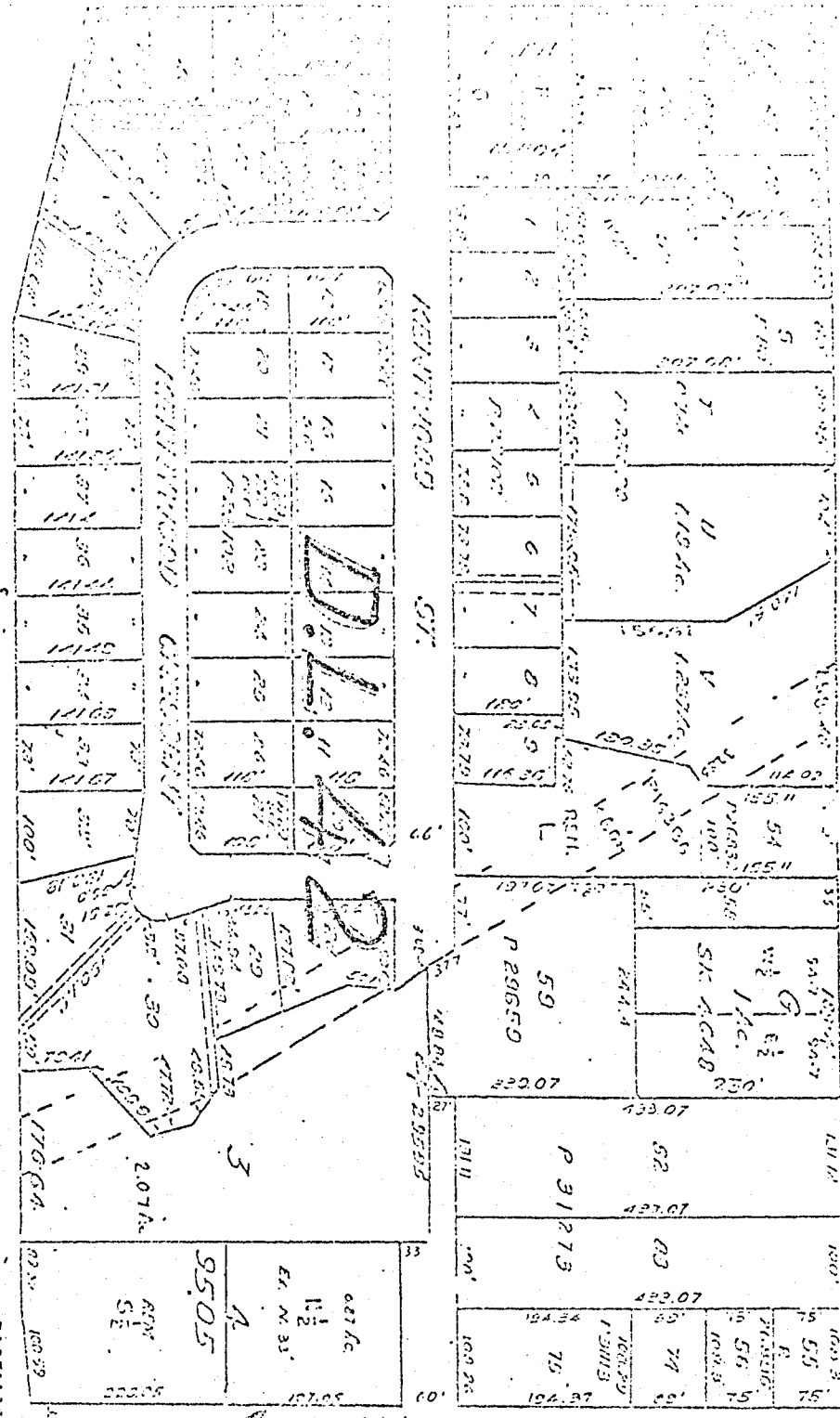
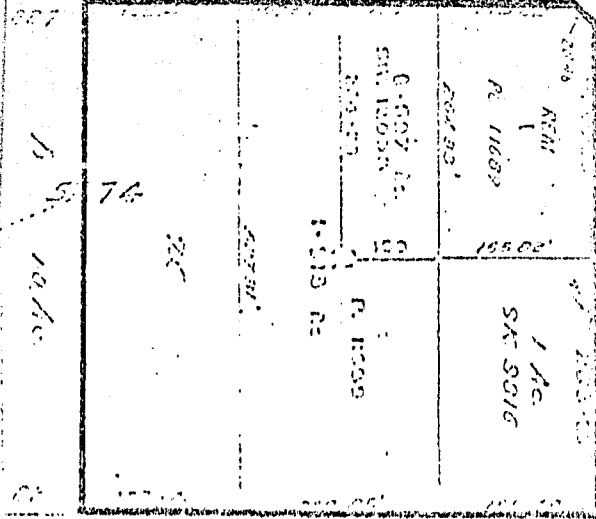
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PIPER AVENUE



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SURVEYOR GENERAL