

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

March 4, 1971.

Mr. H.W. Balfour,  
Municipal Manager.

Dear Sir:

Subject: C.N.R. Land - Big Bend Area

In September, 1970, the C.N.R. initiated discussions with this Department on the use of a portion of their holdings in the Big Bend Area. The lands involved are located in general terms on Map 1 and in more detail on Map 2, copies of which are attached. The proposal put before the Department by C.N.R. was to either purchase the Municipal land shown on the sketch or to acquire it by exchange. Details of acquisition or exchange were not worked out as the proposal was of a preliminary nature.

Late in January 1971, the C.N.R. officials indicated that they wished to pursue the earlier discussions in more detail as they were anxious to locate a 30 acre automobile unloading and storage operation on the site. They were advised of the current study of this area and were asked to submit a letter which could be placed before Council for consideration and direction. Attached is a copy of their letter.

As shown on the attached plan, the site is located well within the bounds of the Big Bend Study area. Work is progressing on this study and a progress report on the first phase of the study should be before Council in the near future.

There are actually two questions raised in the C.N.R. letter:

1. Is Council prepared to allow this development to proceed before the completion of the Big Bend Study, and;
2. Is Council prepared to sell or exchange lands to allow C.N.R. to round out their holdings.

At this stage in our study, we do not have sufficient evidence to conclude what zoning may ultimately be recommended for this area nor whether this particular use will be permitted in the ultimate category. This will only be determined after further study and submission of reports to Council. While many of the points put forward by C.N.R. are valid if the use is to be permitted in the area, it is a difficult use to screen from the south slope which overlooks the whole Big Bend area.

In conclusion we would ask that Council provide direction on the following:

1. Is Council prepared to authorize the Department to approve a suitable application if submitted before the completion of the site?
2. Is the Department to proceed with property negotiations?

It is our opinion, that even though discussion on this subject commenced in September 1970, the current examination of land use in the Big Bend Area should be completed before proceeding with a proposal of this type and magnitude.

Yours truly,

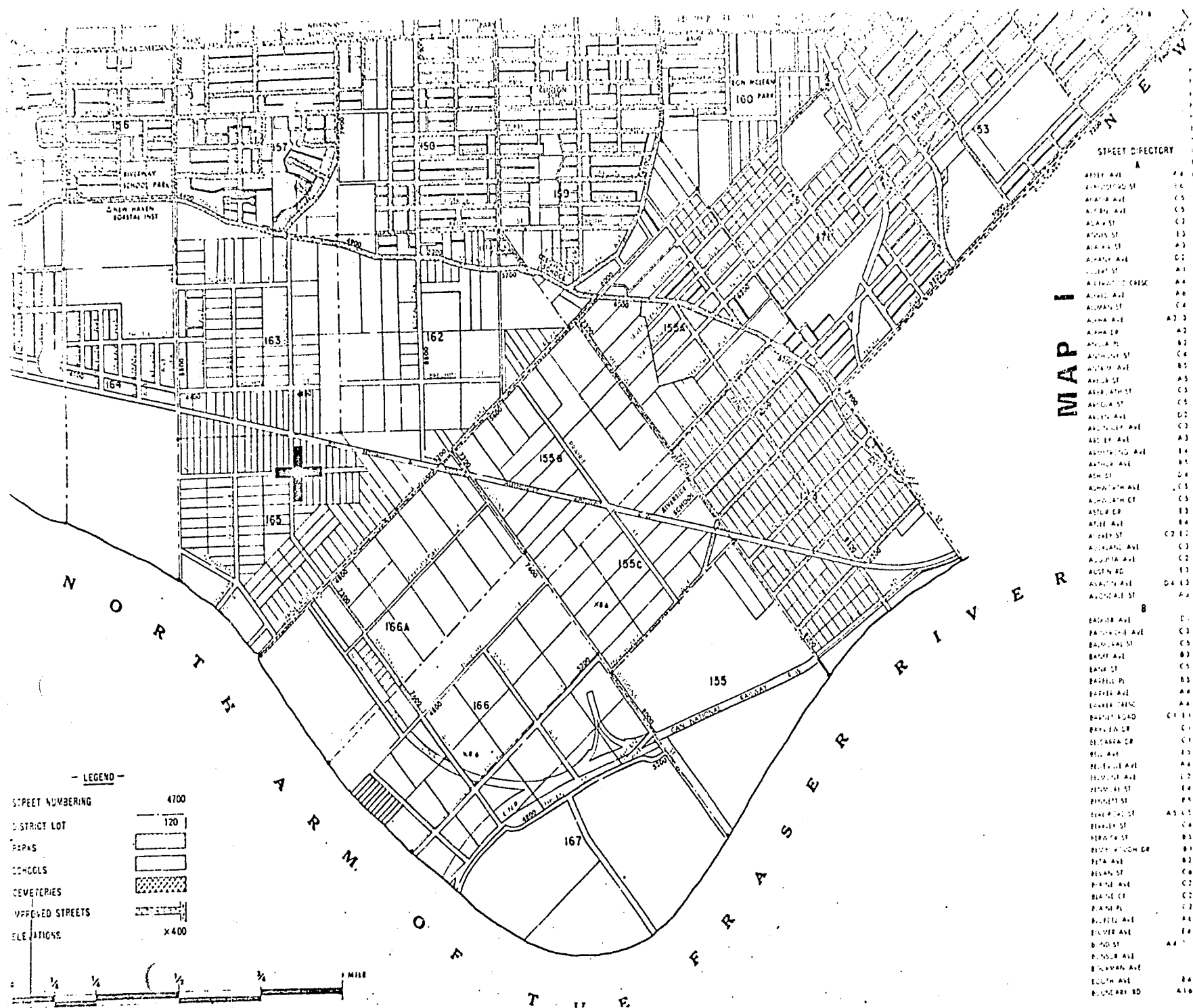
*A.L. Parr*  
A.L. Parr  
DIRECTOR OF PLANNING

MANAGER'S REPORT

REV. NO. 5

LEA/bw  
Aitchs.

*completed  
5/13/71*



MAP I

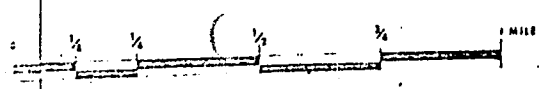
STREET DIRECTORY

MANAGERS Ref. No.  
15

ASPER AVE	A1	ASPER ST	A1
ASTOR ST	A2	ASTOR ST	A2
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ATLANTA AVE	A4	ATLANTA AVE	A4
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ATLANTA AVE	A100	ATLANTA AVE	A100

— LEGEND —

- STREET NUMBERING 4700
- DISTRICT LOT 120
- PARKS
- SCHOOLS
- CEMETERIES
- IMPROVED STREETS
- ELEVATIONS x400





Canadian National Railways

5 February 1971

File - 7000-3-1

777 Hornby Street  
VANCOUVER 1, B.C.

Your File No. 03.450/165

Planning Director  
The Corporation of the  
District of Burnaby  
Municipal Hall  
4949 Canada Way  
BURNABY 2, British Columbia

Attention: Mr. I. E. Armstrong

Dear Sirs:

Re: CNR Land - "Big Bend" Area

Please refer to your letter dated 9 October 1970 concerning CN's proposed development of land north of Byrne Road in the "Big Bend" area.

As you know from our meetings with you, CN is considering the development of a 30 acre site in this area for the purpose of handling new automobiles inbound and outbound by rail. The area seems ideally suited for this purpose and some of the advantages we see for such a development are:-

1. Bounded by two railway rights-of-way; the CN and the V. & L. I.
2. Peat conditions create expensive conditions for heavy use which tends to inhibit development of the area.
3. The industry is clean and neat by nature.
4. No heavy municipal service demands.
5. Low profile with little visual impairment.
6. Relatively free from existing residential properties.
7. Redundant road allowances would be eliminated.

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MANAGER'S REPORT

FILE NO. 5

Planning Director  
The Corporation of the  
District of Burnaby

Canadian National Railways

Attention: Mr. L. E. Armstrong

5 February 1971

- continued . . . . . 2

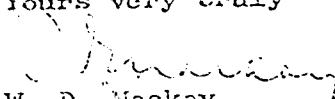
Since initial discussions regarding the development of an auto compounding area we have been advised by the Burnaby Chamber and yourself of certain objections to industrial development in various areas by citizens making representation before Municipal Council. While the principal objections appear to be in the Winston area, it is understood an all inclusive study to be made by your Department will include the "Big Bend" area as well.

It is noted that a review of the "Big Bend" area is to be undertaken in stages and the entire study to be completed by October 1971.

CN has been planning this development for the last six months, and the timing of physical work on our project could expect to commence, say, April or May of this year subject to certain business negotiations.

Consequently we would appreciate advice that conditions outlined in your above mentioned letter of 9 October 1970 have not materially altered as well as some indication that the timing of our project can be accommodated in your study.

Yours very truly

  
W. D. Mackay  
Assistant to Vice-President

WDM/pk

MANAGER'S FILE

FILE NO. 5