

8. Re: Winston Street Area

Appearing on the Agenda for the November 6, 1972, Council meeting was a letter from Mr. C.B. Pritchard, C.A., regarding the Winston Street area. Following is a reply dated November 9, 1972, from the Director of Planning.

The Municipal Manager has also discussed the matter of the Inter-City Express relocation with Mr. Street's office, and we probably won't have a reply to our letter of October 6, 1972, until next week.

RECOMMENDATION:

THAT a copy of this report be sent to Mr. C.B. Pritchard.

\* \* \* \* \*

Planning Department,  
November 9, 1972.

RE: WINSTON STREET AREA.

A. BACKGROUND

The report which follows has been prepared in response to a number of questions and comments on the above area from Mr. C. B. Pritchard in his letter of October 25, 1972. A copy of this letter was addressed to the Mayor and Council.

The matters referred to by Mr. Pritchard included the relocation of the Inter-City Express and Rolco Pipe Supply firms, the provision of a park link between Winston Street and Burnaby Lake Regional Park, the landscaping and screening of Winston Street and the zoning and development policy for the area between Winston Street and the Burlington-Northern Railway line on the north side of Burnaby Lake.

B. THE RELOCATION OF INTER-CITY EXPRESS AND ROLCO PIPE SUPPLY

As part of the general land exchange agreement reached with Inter-City Express Limited concerning their ultimate relocation, provision had been made for their occupancy to terminate six months after the conveyance of the exchanged corporation parcel to that firm. This conveyance was finalized on September 21, 1972. Consequently, the Municipality will take possession of the property no later than March 21, 1973. The Municipal Council at their meeting of October 2, 1972 did, however, direct that representation be made to the company to determine whether they could expedite the relocation. On October 6, 1972 the Municipal Manager wrote to W. A. Street, Solicitor for the company and to date we have not received a reply.

Rolco Pipe Supply Limited has also been actively involved with the Municipality in land exchange discussions as part of that firm's relocation program.

The Land Agent has advised that the proposed exchange is approaching finalization and that the conveyance of the Municipal parcel should be completed in possibly two to three weeks time. A condition of the exchange proceedings specifies that the firm will have six months occupancy of 8042 Winston Street after completion of the proposed exchange, with a review being made at the end of that time to determine whether an extension is warranted. On that basis, it could be expected that the relocation of Rolco Pipe Supply from their present site could be completed by June, 1973 at the earliest.

C. THE WINSTON STREET - BURNABY LAKE PARK LINK

In reviewing this subject, it is noted that the Council, on June 28, 1971, approved a recommendation that consideration be given to the provision of a park link between the residential district on the north side of Winston Street and Burnaby Lake as part of the overall plan for the area. As a result of this action by the Council, the property at the corner of Winston Street and Piper Avenue, which contains the Eagle Creek stream course, was acquired last year.

The proposed Winston Street - Burnaby Lake park link, which is shown on the attached map, is included as a First Priority item in the Park Acquisition Program, which has been approved by both the Parks and Recreation Commission and the Council.

The First Priority Program, which covers the period between 1972 and 1977, is divided into "A", "B" and "C" categories, as a guide to the timing of acquisitions and to relate these to the plans for park development as set out in the Capital Improvement Program. A Category "B" designation has been applied to the remaining park link acquisitions, which cover approximately 3.5 acres of land on the east side of Piper Avenue.

Related to the park link proposal is the reference in Mr. Pritchard's letter to the recent sale of the property at the south-east corner of Winston Street and Piper Avenue to Dominion Construction Company Limited. Because of the inclusion of this parcel in the proposed park link, discussions have been held with officials of Dominion Construction concerning the possibility of Municipal acquisition by land exchange. The Planning Department is currently examining this situation and will be submitting a report to the Council in the near future.

D. THE LANDSCAPING AND SCREENING OF WINSTON STREET

The landscaping project for the north side of Winston Street adjacent to the existing residential subdivisions has been in progress since the spring of 1972. The grade and soil preparation and screen fence construction phases were substantially completed by August 3, 1972, but the planting phase has been delayed by a combination of seasonal factors and the Municipal employees' strike in the spring of this year. The planting of stock has now commenced, and is scheduled for completion by about the fourth week in November.

During the course of preparing plans for the landscape project, the development of earth berms was considered, as an element of screening and landscape design. In his letter, Mr. Pritchard makes reference to the very substantial berm created to the north of Columbia Trailer's plant at Brighton and Government: it must be recognized that such a berm requires a considerable depth of property to contain its base, and that such a feature can create great problems in interfering with natural drainage flows. In the case of the Winston Street project, the depth of Municipal right-of-way available for berming is limited to 15 feet, which does not allow for major mounding, and the upslope location of private properties would have necessitated extensive drainage works to prevent ponding. The landscape design which was developed therefore combined planting, fencing, and moderate mounding in an appropriate way to achieve the desired screening and spatial character, as the major berm was

considered impracticable in this case. It should be noted that the sporadic planting mentioned was only the first coniferous elements in the planting scheme, and that additional deciduous and coniferous, trees, shrubs, and ground cover planting is to be added.

With reference to the suggestion that Columbia Trailer should be required to provide landscaping on the Winston Street side of its property we would point out that the Municipality cannot ordinarily impose such requirements other than in conjunction with an application for development approval. However, in that the company has indicated its interest in enhancing its public image, it is hoped that their cooperation may be expected in voluntarily improving the southerly boundary of the plant property.

E. ZONING AND DEVELOPMENT POLICY

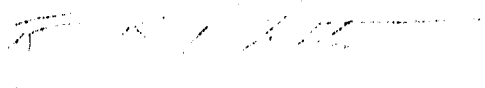
As a result of earlier representations from the residents of the Winston Street Area, a new high quality industrial zoning category was established (M5 - Light Industrial) with standards designed for locations adjacent to residentially zoned districts. This particular zoning has been applied to all the former M1 sites in the area, as well as to undeveloped M2 properties. Only the developed M2 locations, which for the most part are further removed from the residential sector, retained their original zoning.

A number of other measures have been taken aimed at improving the relationship between industrial and residential development. These include the provision of greater setbacks for industry in such areas, as well as the introduction into the Zoning By-law of more stringent landscaping and screening standards for industrial uses. In addition, the Council has approved the closure to traffic of Piper and Lozelles Avenues north of Winston Street, in order to confine industrial vehicles to Winston Street and prevent their movement through the residential neighbourhood.

The suggested acquisition of industrially zoned properties in the area by the Corporation would, we feel, be unrealistic because of the high costs involved. The question of possible Provincial participation in the purchase and leasing back of properties located in certain portions of the Big Bend Area is currently being investigated. The results of this may, if the response is favourable, have possible application to other areas of the Municipality.

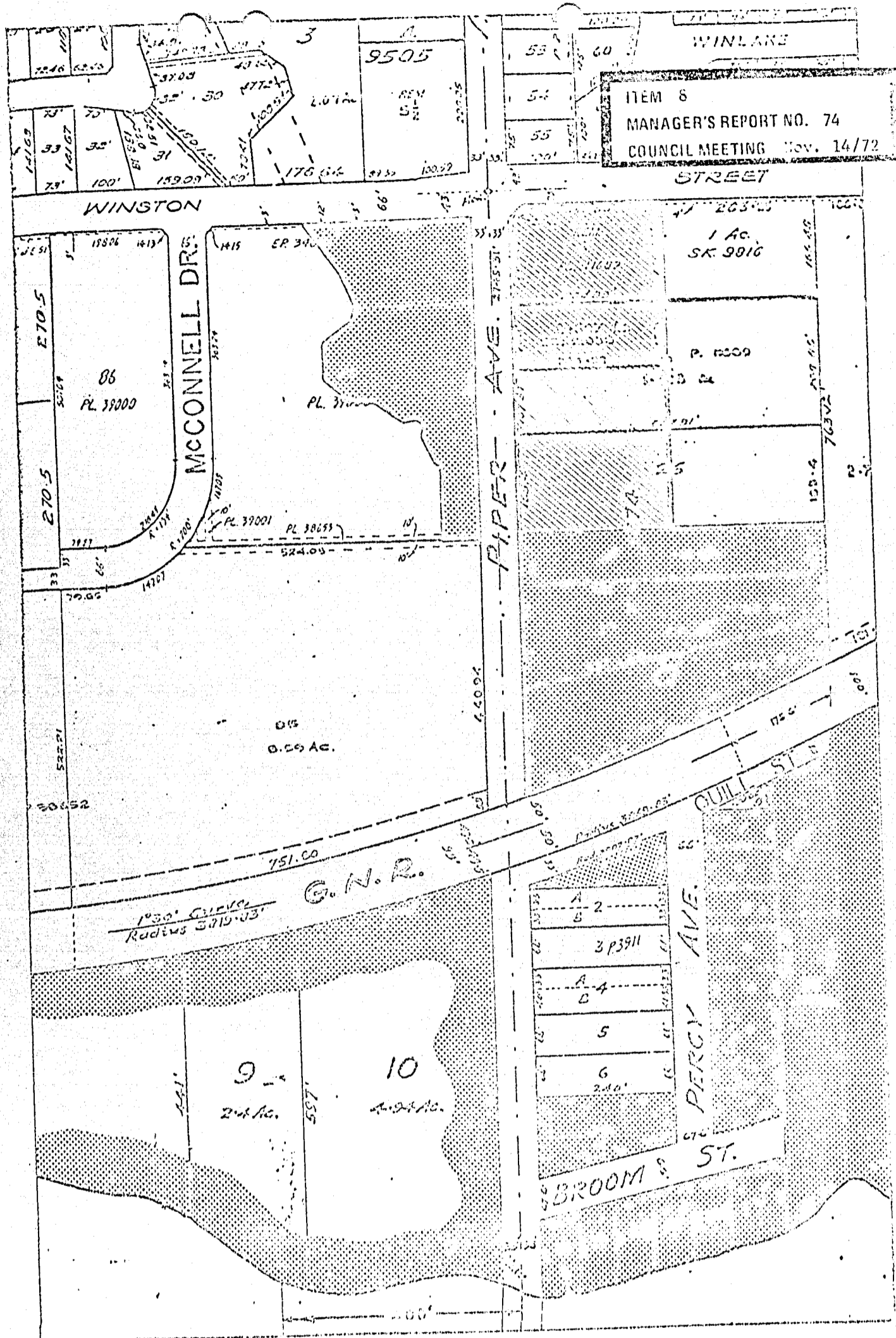
With regard to the proposal that consideration be given to some institutional zoning in the area, it is our opinion that the section south of Winston Street is unsuitable for most of the uses that would fall within these categories. Senior citizen's developments, for example, should be located in close proximity to shopping and community facilities (churches, libraries, meeting halls, medical services, etc.), and easily accessible to public transportation. Other institutional type uses such as kindergartens, schools for the handicapped, children's institutions, rest homes, nursing homes, etc.; are residentially oriented activities that would be more suitably situated within the area between Winston Street and Lougheed Highway, than occupying relatively isolated sites in the industrial section on the south side of Winston Street.

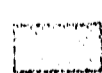

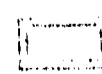
Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING.

RBC:JSB:DGS:ew  
att.

c.c. Municipal Clerk  
Senior Planner



-  Proposed Acquisition
-  Existing Park and/or Municipal Property
-  Proposed Park Area



March, 1972.

Scale 1" = 100'