

ITEM 15

MANAGER'S REPORT NO. 92

COUNCIL MEETING Dec. 10/73

15. Re: Lot "A", Except Ref. Plan 29411, Block 11,  
D.L. 10, Plan 3320  
6750 Cariboo Road (Phippen)  
(Item 4, Report No. 90, December 3, 1973)

Council on December 3, 1973 tabled for one week a report on the subject property. Council on that date requested additional information which is contained in the following report from the Director of Planning.

RECOMMENDATIONS:

THAT Mr. and Mrs. Phippen be advised that their request to purchase their property will be considered after we have heard from the G.V.R.D. as a result of the review and reconsideration that we have requested of the G.V.R.D. in this particular respect; and

THAT a copy of this report and Item 4, Report No. 90 be forwarded to the Parks and Recreation Commission.

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PLANNING DEPARTMENT  
6 DECEMBER, 1973

SUBJECT: LOT "A", EXCEPT REF. PLAN 29411, BLOCK 11,  
D.L. 10, PLAN 3320 ---- 6750 CARIBOO ROAD

A. BACKGROUND

Following the receipt of a letter by the Mayor from Mr. and Mrs. Phippen expressing their concern over the disposition of the above described property, the Planning Department submitted a report to the December 3, 1973 meeting of the Council, together with a number of attachments relating to past actions which had been taken with respect to the area in which this lot is situated.

This report was tabled by the Council for one week in order that further clarification could be provided with regard to the need of the property for park purposes and the question of its possible sale to another private party. The approximate location of Lot "A" is shown on the attached map.

B. LOT "A" IN RELATION TO THE PROPOSED PARK SYSTEM

The subject property is included within the proposed boundaries of Burnaby Lake Regional Park. The future park use of the lot is supported by the existing zoning and land use pattern in the area, and particularly when viewed in relation to earlier actions and approved plans.

The park boundaries, which delineated both the overall park area and the division of responsibility between the Municipality and the Regional Park District, were recommended by the Burnaby Lake Development Committee and subsequently approved by the Regional Park District and the Burnaby Council. Lot "A" has also been designated for future park use in the Official Regional Plan for the Lower Mainland Area.

- B. The Burlington-Northern Railway serves as an effective separation between the proposed park and the area to the north. The projected alignment of the Gaglardi Way extension between the railway and Lougheed Highway will provide a well established easterly boundary for the Regional Park in the area. Private recreational and institutional types of uses have been proposed in the sector to the east of this route, although a considerable amount of land will likely be required for road purposes in the vicinity of the Gaglardi Way - Lougheed Highway intersection.

Lot "A" will, together with the adjoining properties to the south, provide a suitable entrance to the easterly end of Burnaby Lake Park from the north. Any other use of the property, in the long-term period, would create an isolated pocket of incompatibility that would be almost entirely surrounded by parkland.

C. THE INTERIM USE OF LOT "A"

The Park Committee of the Regional Park District has agreed to meet in the near future to give further consideration to this matter. A report on the subject has also been requested by the Committee from the Planning Department of the Greater Vancouver Regional District.

Should the Committee decide against acquisition at this time, we do not foresee any problems in the sale of the property by the Phippens for its continued use under the existing A2 (Small Holding ) District category, since it is unlikely that this particular area would be developed for park purposes for a considerable period of time.


However, the Planning Department would be strongly opposed to the rezoning of this lot to another zoning category. In any event, such a proposal would require an amendment to the Official Regional Plan.

D. CONCLUSIONS

It is the opinion of the Planning Department that regardless of what action is taken by the Regional Park District, the future use of the subject property should be for park purposes.

However, because the development of this portion of the park has always been regarded as a long-term, rather than a high priority objective, the continuing use of the property under its existing A2 zoning designation would not be in conflict with future adopted plans for the area.

Respectfully submitted,





  
A. L. Parr,  
DIRECTOR OF PLANNING

RBC:ea  
c.c. Land Agent  
Municipal Clerk  
Municipal Treasurer  
Parks and Recreation Administrator  
Assistant Director -  
Long Range Planning and Research



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 COUNCIL MEETING Dec. 10/73

REPORT NO. 90  
 MEETING Dec. 3/73

-  Burnaby Lake Regional Park
-  Central Sports Complex
-  Municipal Park & Trail System
-  Established Parks

# CENTRAL VALLEY PARK SYSTEM

scale: 1" = 800'

57

DRWG. No 2175