

7. Re: Eastern Burrard Inlet Development Concept  
Public Submissions

The attached is a report of the Planning Director dated November 16, 1973 regarding the above.

The Parks and Recreation Commission considered this report on November 21, 1973 and the Commission concurred in all five recommendations of the Planning Director.

RECOMMENDATION:

THAT the recommendations of the Planning Director be adopted; and

THAT a copy of this report item be forwarded to the Burnaby-Burrard Inlet Parks Committee, Ms. Kathleen McBurnie and Mrs. Pauline Moore.

PLANNING DEPARTMENT,  
November 16, 1973  
Our File #15,142.

To: M. J. Shelley,  
Municipal Manager.

Re: EASTERN BURRARD INLET DEVELOPMENT CONCEPT -  
PUBLIC SUBMISSIONS.

The Parks and Recreation Commission at its meeting of October 17, 1973 directed that the recommendations contained in the brief submitted by the Burnaby - Burrard Inlet Parks Committee be referred to staff for a report as to how these could be considered as an extension to the Development Plan Concept. In addition, an earlier submission by Alderman Gunn and two letters which appeared on the Council Agenda of October 22, 1973 restating a desire for beach development at the Barnet Beach site have also been referred to this department for comment.

The Planning Department has reviewed the recommendations proposed within these submissions and would comment as follows:

1. In its developed state, the Marine Park System would comprise a recreational core at the Kapoor-Texaco site, additional beach facilities at the Barnet site and an interconnecting passive foreshore parkway.

The provision of swimming beaches at the Barnet site is seen as the culmination of the proposed reclamation program for the interconnecting parkway extending from the Kapoor - Texaco core to the Barnet site. In concept, the configuration of the linear parkway between the core and the Barnet Beach site would be more similar to scheme "N" rather than scheme "W" of the N.D. Lea Report with the notable exception being the absence of intermittent beach facilities. As the retention of the passive nature of the parkway forms an integral part of the Marine Park System by providing a tranquil alternative to the more active park areas, it is felt that the development and management of swimming beaches along with the necessary support facilities should be confined to the Kapoor - Texaco and Barnet sites.

In that the reclamation program envisaged is based on the gradual accumulation of available free land fill materials, it is agreed that the project should commence at the earliest possible opportunity. Outstanding matters to be completed prior to reclamation are the acquisition of the appropriate parcels and the finalization of the required park design. With regard to the latter, it is felt that a landscape architect in conjunction with an engineering consultant would best perform this function. The terms of reference provided to the consultant would be based on materials furnished by the Parks and Planning Departments.

Further to the subject of reclamation, the National Harbours Board has advised that they have charged between \$1.00 and \$2.00 per load for dumping privileges at their designated sites. In the past, this has taken care of supervisory and grading costs associated with the reclamation program. Mr. Latta of the Board further indicated that the Municipality will be required to obtain a reclamation permit for such a scheme but added that this should present no difficulty. It was also confirmed that a "dumping by appointment" arrangement is the most suitable means of handling the reclamation project as this minimizes on site supervisory costs. Past experience has shown that the demand for dumping can be highly unpredictable in the short term although some seasonal variations can be anticipated. A factor to be considered in this respect is whether the proposed park area would be regarded as being economically accessible to the main construction areas of the Lower Mainland from which most reclamation materials would originate.

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2. Relative to the matter of providing pedestrian access and allied parking to the Barnet Beach site, it is considered more appropriate that these facilities be made available concurrent with the completion of the swimming beaches at the Barnet site. It is felt that available parkland monies should be assigned to items of immediate priority.
3. Consideration had been given to the possibility of the Municipality acquiring the water lot between the Bestwood Mills site and the Gulf Oil facility for partial land fill and subsequent industrial resale purposes. This was not recommended, however, in that the configuration of the reclaimed strip (shown to be a maximum of approximately 100 feet wide in the N.D. Lea Report when considering economic feasibility) together with severe access problems to the site suggests that the resale of the reclaimed lands on a speculative basis would be extremely difficult. It is considered that the water lot in question would be better utilized in conjunction with adjacent land areas which are suitable for Marine Zone 2 development.
4. With regard to the suggestion that the Municipality approach the Department of Highways to obtain ownership of the redundant road allowance area immediately south of the Barnet Beach site for park purposes, this department would concur ~~that~~ Municipal ownership of this holding would be advantageous. Although the area in question is currently zoned P3 (Park and Public Use) and therefore not eligible for non-park development, its acquisition and subsequent parkland dedication as a natural park area would be consistent with the recommendation that all park and public use areas be dedicated.
5. This department shares the opinion that a study of the western section of Burrard Inlet for the development and retention of land for park purposes would be desirable. However, it is felt that staff efforts at this time would be better focussed on the implementation of the Eastern Burrard Inlet Development Plan Concept adopted by Council on October 22, 1973 and the Parks and Recreation Commission on October 17, 1973. Accordingly, it is recommended that this item be included within the departmental work program for future study.

In conclusion, this department would recommend as follows:


1. THAT item 5 of Appendix 1 of the report, A Development Concept for the Eastern Segment of the Municipal Burrard Inlet Foreshore be amended as follows:  
  
"THAT Council endorse in principle the commencement of a reclamation program involving sufficient lands for the establishment of a pedestrian parkway along the foreshore parkstrip culminating in the development of swimming beaches at the Barnet site following acquisition of the appropriate parcels and the completion of the required park design".
2. THAT provision be made within the 1974 Parks Capital Works Program for the retention of a landscape architect to prepare in liaison with the Parks and Planning Departments a detailed design for the Marine Park System.
3. THAT provision be made within the 1974 Parks Capital Works Program for the retention of an engineering consultant to advise in collaboration with the landscape architect on detailed reclamation procedures.
4. THAT the Municipality make application to the Department of Highways for the Municipal acquisition and dedication of the redundant road allowance immediately south of the Barnet Beach site for park purposes.
5. THAT the Planning Department be directed to include within its departmental work program a study of the western section of Burrard Inlet examining its possible retention and development for park purposes.

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ITEM 7  
MANAGER'S REPORT NO. 88  
COUNCIL MEETING Nov. 26/73

6. THAT copies of this report be forwarded to the following:

- a) Parks and Recreation Commission
- b) Burnaby - Burrard Inlet Parks Committee
- c) Ms. Kathleen McBurnie
- d) Mrs. Pauline Moore

  
A. L. Parr,  
DIRECTOR OF PLANNING.

JSB:ew

c.c. Parks and Recreation Administrator  
Land Agent  
Municipal Treasurer