

ITEM 4

MANAGER'S REPORT NO. 90

COUNCIL MEETING Dec. 3/73

4. Re: Lot "A", Except Ref. Plan 29411, Block 11,
D.L. 10, Plan 3320
6750 Cariboo Road

The following is the report of the Planning Director dated November 28, 1973, regarding the above.

We are hopeful that the Park Committee of the G.V.R.D. will consider the review requested of this matter at its next meeting which is scheduled for December 19, 1973. We have no provision in our Land Acquisition Program for this property.

We regret the situation that seems to exist and the position in which the Phippens find themselves, but the basic question as to who is to accept responsibility for the purchase of all the land in this general area is of paramount importance and must be resolved first. There is more than this one parcel of land involved in this basic question.

RECOMMENDATION:

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 item be forwarded to the Parks & Recreation Commission.

* * * * *

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

PLANNING DEPT.
NOV. 28, 1973
FILE: #10.250

In a letter addressed to the Mayor, a copy of which is attached, Mr. and Mrs. Phippen express their concern over the disposition of the above described property.

This lot, which has been designated for future park use, is located within that portion of Burnaby Lake Park which is under the jurisdiction of the Regional Park District. It will be recalled in this regard that the Burnaby Lake Development Committee, on April 17, 1972, established the areas of responsibility between the Park District and the Municipality. These boundaries were subsequently approved by the Council.

Recently, the owners have been informed that the Park District is "not interested" in the purchase of their property and that it was being excluded from the proposed park area.


As a result of this information, the Planning Department has written to Mr. DeBou, the Director of Regional Parks, requesting a review of this matter by the Park Committee. A copy of this letter, together with the accompanying supporting material is attached.

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. It should also be noted that this lot is designated for future park use in the Official Regional Plan. In this respect it was indicated to the Phippens in 1971, (prior to the 1972 establishment of areas of responsibility) that acquisition of their property by the Municipality would be recommended by the Planning Department if the Regional District feels that the property does not fall within its area of responsibility.

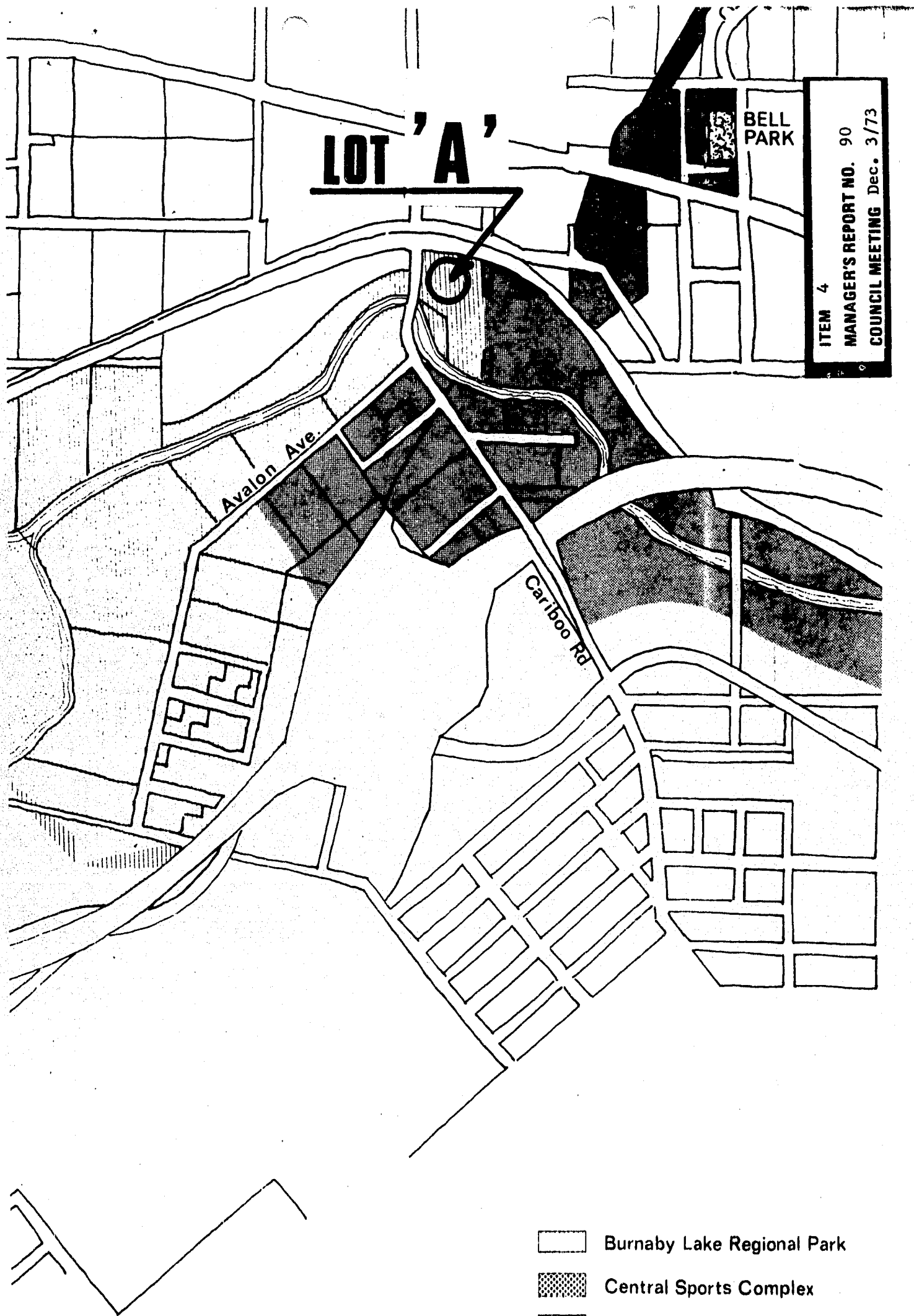
However, until we know the results of the requested review, we are not in a position to make a recommendation.

This is for the information of Council.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING

RBC:ea
Attchmts.
c.c. Land Agent
Municipal Clerk
Municipal Treasurer
Parks and Recreation Administrator



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CENTRAL VALLEY PARK SYSTEM

scale: 1" = 800'

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DRWG. NO 2175

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General Delivery
Terrace, B.C. V8G-4A1
November 20, 1973.
635-4460

AP

The Mayor
Corporation of the District of Burnaby
Burnaby 3, B.C.

Dear Sir:-

Re: Lot H Ex Ref P129411, Blk. 11, D.L. 10, P13320
6750 Cariboo Rd, Burnaby 3, B.C.

Please give your immediate attention to a matter that concerns our property on Cariboo Rd. We recently signed an interim agreement with a purchaser but are unable to complete the transaction because the Planning Department want to retain expropriation for park purposes even though the Greater Vancouver Regional District has refused to purchase it. Our agent has just informed us that the Planning Department is persisting in their request to the G.V.R.D. over and above their refusal. I am enclosing copies of letters dating back to 1971 to show you that the G.V.R.D. at that time refused to purchase it despite the Planning Department's persistence.

This has caused us great financial hardship. On the strength of the interim agreement, I resigned from my job as a Registered Nurse at Riverview Hospital and moved to Terrace to

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join my husband. We will be unable to meet financial commitments and make plans for another home if this sale is not completed now. We have been taxpayers in Burnaby for 23 years and feel that we have earned some consideration. Surely it is only fair that Burnaby purchase the property or release the expropriation after this length of time so that we may complete the sale.

A copy of this letter has been sent to Mr. A. Pace. We would appreciate assurance that this letter has reached your attention. We cannot impress on you too much our need to have this matter settled quickly.

Yours truly,
Jean E. Phippen
Joseph J. Phippen

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R. B. Chilton

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

MUNICIPAL HALL
4949 CANADA WAY,
BURNABY 2, B.C.

TELEPHONE 299-7211

16 November, 1973

Mr. R. Alan De Bou,
Director of Regional Parks,
Vancouver-Fraser Park District,
2294 West Tenth Avenue,
Vancouver 9, B.C.

Dear Sir:

Re: Burnaby Lake Park Boundaries
(The Phippen and Wilkinson Properties) Your File B/4/1

Further to your letters of 6 and 9 November, 1973, concerning the status of the above mentioned properties, we are enclosing copies of earlier correspondence which supports our contention that these lots are included within that portion of Burnaby Lake Regional Park which is proposed to come under the jurisdiction of the Vancouver-Fraser Park District. This material includes:

- (1) The recommendations that were made by the Burnaby Lake Development Committee on March 8, 1972. The first of these (item "a") is: "... that at the eastern end of the lake the boundary division between the Municipality and the Regional District be accepted as outlined on Map "A", a copy of which is attached.
- (2) An excerpt from the minutes of the Park Committee meeting of March 29, 1972. The concluding paragraph of these minutes reads as follows: "It was also resolved that the remaining boundary at the east end of the lake be defined as that recommended by the Burnaby Planning Department in its report dated November 19, 1971."
- (3) A copy of the Burnaby Planning Department report referred to under item #(2) above.

It should also be noted in this regard that the Burnaby Municipal Council adopted these boundaries on March 20, 1972.

In view of the foregoing, it is requested that this material be made available to the Park Committee and that a meeting be held to review the matter.

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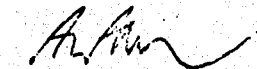
Mr. R. Alan De Bou.

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16 November, 1973

It is our recommendation that the Committee reaffirm the earlier decisions which have been made with respect to the easterly boundary of Burnaby Lake Regional Park, even though the Park District may not be in a position to purchase the subject properties at the present time.

Yours truly,



A. L. Parr,
DIRECTOR OF PLANNING

RBC:ea

c.c. Municipal Manager

Assistant Director -

Long Range Planning & Research

Alderman D.A.S. Lanskill, Chairman, Park Committee

G.W. Carlisle

R.A. Still

THE CORPORATION OF THE DISTRICT OF BURNABY

March 17, 1972

HIS WORSHIP, THE MAYOR,
AND MEMBERS OF COUNCIL:

Ladies/Gentlemen:

REPORT OF THE BURNABY LAKE DEVELOPMENT COMMITTEE

At its meeting held on March 3, 1972, your Committee met with representatives of the Regional Parks District and the Burnaby Parks and Recreation Commission to discuss the proposed allocation of land in the Burnaby Lake Area between the Regional Parks Authority and the Municipality of Burnaby.

At the conclusion of this discussion agreement was reached on the following proposals:

- (a) That at the eastern end of the lake the boundary division between the Municipality and the Regional District be accepted as outlined on the attached Map 'A'.
- (b) At the western end of the lake, the boundaries of the Municipal jurisdiction be defined as Still Creek on the north and Roberts Street on the south.
- (c) The northern boundary of the Regional Parks District jurisdiction at the west end of the lake be defined as Deer Lake Creek.
- (d) That portion of land lying between Roberts Street and Deer Lake Creek to be left unapportioned at this time, with discussions to take place between the Parks and Recreation Commission and the Regional Parks District concerning its ultimate jurisdiction.
- (e) The Parks and Recreation Commission and the Regional Parks District agree to consult with each other concerning their development plans for their respective spheres of jurisdiction.
- (f) On that piece of land lying between Roberts Street and Deer Lake Creek each party has veto power over the development plans of the other until future title is decided.
- (g) No action will be pursued by the Municipality which would impede access into the Regional Park District's jurisdiction.

Your Committee recommends adoption of the above proposals.

Respectfully submitted,
Alderman W. A. Blair,
Chairman
BURNABY LAKE DEVELOPMENT COMMITTEE

RFI:nc

~~ORIGINAL COMMUNICATIONS
REGULAR COUNCIL MEETING
APRIL 24, 1972~~

(e) Mr. R. Alan DeBou, P.Eng., Director of Regional Parks, Greater Vancouver Regional District, 2294 West 10th Avenue, Vancouver 9, B.C.

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Greater Vancouver Regional District
2294 WEST TENTH AVENUE VANCOUVER 9, BRITISH COLUMBIA TELEPHONE 731-1155

*AGENDA
APR. 24TH*

Please refer to our file number:

*XEROX
MANAGER
AND. BLAIR - ASAP
PARKS ADMINISTRATOR
PLANNER
ENGINEER
C.P.H.I.
SOLICITOR*

April 17, 1972

Mr. J. Shaw,
Municipal Clerk,
The Corporation of
the District of Burnaby,
4949 Canada Way,
BURNABY, B.C.

Dear Sir: RE: Burnaby Lake Regional Park

The following is an excerpt from the minutes of the Park Committee meeting of March 29, 1972.

" Chairman Rird reported in connection with a meeting with the Burnaby Lake Development Committee, with regard to the proposed allocation of land in the Burnaby Lake area, between the Greater Vancouver Regional District and the Municipality of Burnaby, for park purposes.

General agreement was reached regarding the boundaries at the eastern end of the lake. The discussion then moved on to the boundary at the West end of the lake ...

...the Regional District proposed that the boundary between the two jurisdictions be defined as 1000 feet south of Thomas Street, but the municipality proposed

- "(a) That at the western end of the lake the Municipality be allocated that portion of land lying between Roberts Street and Still Creek.
- (b) The northern boundary of the Regional District land be defined as Deer Lake Creek.
- (c) That portion of land lying between Roberts Street and Deer Lake Creek to be left unapportioned at this time with the ultimate jurisdiction to be the subject of future discussions between the Corporation and the Regional District.

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~~ORIGINAL COMMUNICATIONS
REGULAR COUNCIL MEETING
APRIL 24, 1972~~

(e) Cont'd:

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Mr. J. Shaw

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April 17, 1972

- (d) No action would be undertaken by the Municipality which would impede access to the jurisdiction of the Regional District.
- (e) The Municipality and the Regional District agree to consult with each other regarding any proposed development schemes for their respective jurisdictions.
- (f) On that portion of land between Roberts Street and Deer Lake Creek each party has veto power over any proposed development scheme put forward by the other party."

It was also resolved that the remaining boundary at the east end of the lake be defined as that recommended by the Burnaby Planning Department in its report dated November 19, 1971.

It was MOVED and SECONDED,

That the Park Committee concur with the Burnaby Lake Development Committee in this matter.

- CARRIED."

Yours truly,

R. Alan DeBou
per R.E.

R. Alan DeBou, P.Eng.,
Director of Regional Parks.

RAD/ro

Burnaby Lake
Regional Park.

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT,
19 November, 1971

CHAIRMAN AND MEMBERS,
BURNABY LAKE DEVELOPMENT COMMITTEE

GENTLEMEN:

RE: BURNABY LAKE REGIONAL PARK

There has been considerable recent discussion in both the Council and the Parks and Recreation Commission with respect to the ultimate boundaries of Burnaby Lake Regional Park, the division of the park between regional and municipal jurisdictions, the relationship between this facility and adjoining park systems, and the status of certain properties within these areas.

The forthcoming Canada Games points up the need for resolving these issues and establishing guidelines for park development. With these objectives in view, a staff meeting was held on 3 November 1971, which included representatives of the Greater Vancouver Regional District, the Vancouver-Fraser Park District, the Parks and Recreation Department and the Planning Department.

In order to avoid possible confusion, it was agreed that the combined areas proposed for park use in the general vicinity of Burnaby Lake should be referred to as the "Central Valley Park System".

THE CENTRAL VALLEY PARK SYSTEM

This system, as shown on Map "A", would include the following three basic designations:

- (1) Burnaby Lake Regional Park - Comprises the area adjacent to Burnaby Lake, which is proposed as the responsibility of the Regional District. The boundary on the west side of the lake would extend to the Thomas Street right-of-way and thus provide sufficient space for access to this sector of the regional park facility. The future major road link between the Stormont Freeway interchange and Gaglardi Way would establish the easterly limit of the regional portion of the park. Approximately 444 acres of land are included under this designation. The lake itself, which would form a part of the regional park, covers an area of about 374 acres.
- (2) Central Sports Complex - Encompasses the existing municipal park development at the west end of the lake and includes the Clifton Brown Pool, the ice rink, tennis courts, field house and sports fields, as well as land for future expansion. The total area involved in this category is approximately 71 acres.
- (3) Municipal Park and Trail System - Consists of the developing equestrian centre south of Avalon Avenue and the general area to the east of this development. This portion of the park system, which is bounded by the Burlington-Northern Railway and the Freeway, approximates 64 acres.

Also included under this designation are the various parks, park links and trails which have been proposed in the sections between Burnaby Lake Park and Burnaby Mountain, Hume Park in New Westminster and Deer Lake Park. These parklands and trails comprise a further 129 acres for a combined area of approximately 193 acres under this category.

Existing land ownership within these park areas is broken down as follows:

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Chairman and Members,
Burnaby Lake Development Committee -2-

	(1) Burnaby Lake Regional Park		(2) Central Sports Complex		(3) Municipal Park & Trail System		(4) Central Valley Park System	
	Acres	%	Acres	%	Acres	%	Acres	%
Municipal	293	66.0	71	100.0	117	60.7	481	68.0
Provincial	14	3.1	-	-	13	6.7	27	3.8
Federal	55	12.4	-	-	-	-	55	7.7
Private	82	18.5	-	-	63	32.6	145	20.5
TOTAL	444	100.0	71	100.0	193	100.0	708	100.0

The overall land ownership pattern within the area encompassed by the Central Valley park system is shown on Map "B".

THE PARK SYSTEM AND THE OFFICIAL REGIONAL PLAN

The official Regional plan for the Lower Mainland makes provision for two Park Development Area categories. The first, (PRK-1) is designed to preserve established park areas of Regional significance. In Burnaby this designation has been applied to Central Park and Burnaby Mountain Park.

The purpose of the second Park Development Area classification, (PRK-2) is to protect from pre-emption for other purposes those lands recognized as having a public recreational potential of Regional significance. This Park Development Area category should include all of the land proposed for regional responsibility within the Central Valley Park system, the Central Sports Complex and that portion of the Municipal park and trail system situated at the easterly end of Burnaby Lake. The various trails and park links, which are considered more local in function, should not be included within the PRK-2 designation.

Map "B" shows the area proposed for this classification in the Regional Plan. These boundaries extend further to the east than the existing PRK-2 Development Area currently outlined on the Regional District maps. It was agreed, however, that the section proposed for municipal jurisdiction which adjoins the Regional parkland at the easterly end of Burnaby Lake should be included for the purposes of designating the overall park development area.

It should also be noted in this regard that the Council, on 9 December 1968, adopted a recommendation to include this section within the PRK-2 Park Development Area and proposed an amendment to the Official Regional Plan to reflect these boundary changes. However, due to a number of circumstances, including the dissolution of the Lower Mainland Regional Planning Board at that time, Council's request was not acted upon.

RECOMMENDATIONS

It is recommended that the Burnaby Lake Development Committee:

- (1) Adopt the division of areas of control and responsibility between the Municipality and the Regional District as proposed in this report and shown on Map "A".
- (2) Adopt the Park Development Area as outlined on Map "B" for a PRK-2 designation in the official Regional plan and recommend to the Council that the necessary steps be taken to initiate an amendment to the Regional plan that would reflect these proposed boundaries.

Respectfully, submitted,


A. L. PARR
Planning Director

RBC:ea Atchmnts.
c.c. Municipal Manager
 Parks and Recreation Commission
 Regional Planner, Greater Vancouver Regional District
 Director of Regional Parks, Vancouver-Fraser Park District
 Land Agent
 Municipal Clerk
 Municipal Engineer
 Municipal Solicitor
 Municipal Treasurer
 Senior Planner