

ITEM 14

MANAGER'S REPORT NO. 29

COUNCIL MEETING April 16/74

Re: Parks Department Use of Charles Rummel Park

The following is the report of the Planning Director dated April 4, 1974, regarding the above.

It should be noted that the Parks and Recreation Administrator's opinions regarding the Municipality's use of the park area are as follows:

- a. The bulk storage should be removed as soon as a suitable alternate site can be found.
- b. Plans should be made for the eventual relocation of equipment and material, and these should be considered for consolidation with the new Municipal Service Centre which is being studied at this time.
- c. The Nursery is not incompatible with the park and residential areas and should be allowed to remain indefinitely with the understanding that a suitable buffer will be provided to separate it from the other uses that exist in the overall area.

RECOMMENDATION:

THAT the Parks and Recreation Department be asked to improve the visual screening by tree planting and grounds clean up in the buffer area adjacent to the residential development as an interim measure to the long term relocation of the bulk storage area.

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PLANNING DEPARTMENT  
APRIL 4, 1974

SUBJECT: PARKS DEPARTMENT USE OF CHARLES RUMMEL PARK

Background:

At a recent meeting of Council, a question was raised concerning the zoning status of the use being made of a portion of Charles Rummel Park north of Jensen Place. Specifically, it was suggested that the use of the land, zoned P3 Park and Public Use District, for the Parks Department works facility, nursery, and bulk storage of landscape materials, was non-conforming with respect to the Zoning Bylaw.

Discussion:

For a number of years, the Parks Department has been storing soil, gravel, and similar materials in an area of the park north of Eagle Creek and west of the Parks Nursery. Both this use and the use of the land for Nursery purposes were established long before the current P3 zoning was applied and were accepted uses under the types of activity permitted by the previous Burnaby Zoning Bylaw, 1948. Consequently the present use is considered legally non-conforming.

The appropriate zoning categories to accommodate both nursery/greenhouse use and public works yards are the M2 and M3 General and Heavy Industrial Zoning Districts. The present Municipal Works Yard is located in an M2 zone, but is limited in area and not ideally situated with respect to the adjacent neighbourhood. Accordingly, a study is in progress to identify a suitable alternative site for relocation of the Laurel Street facility.

The Parks and Recreation Administrator advises the bulk storage area at Charles Rummel Park is essential to a Parks system under development, and Burnaby's system will be under development for many more years. Further, he has pointed out that the nursery location was chosen after a long and careful study of its impact on the area. The location is a good one from an operational point of view, adjacent to an M3 industrial development on the north side of the highway, central within Burnaby, occupying parkland well in excess of current neighbourhood needs, and capable of effective screening from nearby

residences. Within the Parks Nursery, there is a necessity to store equipment and materials. While this miscellaneous storage is not aesthetically pleasing and is readily visible from the Lougheed Highway, it is essential to the operation of the parks system and needs to be somehow accommodated within the central facility.

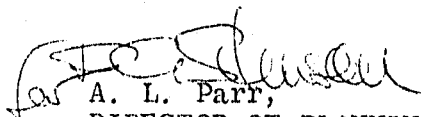
It is recognized that as the local requirement for development of the neighbourhood park grows with increasing development of the Government Road residential area, it will become increasingly necessary to locate alternative accommodation for the land-intensive support uses presently situated in the Park.


As an example, the Parks and Recreation Department is currently planning to create three tennis courts within Charles Rummel Park in a location quite close to the bulk storage area. This could create an aesthetic conflict within the park and will in all likelihood result in a search for an alternate location for the bulk storage use.

The bulk storage area and the Nursery have ample set-backs from the property lines to provide good spatial buffering from adjacent residences, and the Nursery is well fenced. As to visual screening, it is agreed that additional tree planting could be done to improve visual screening, and that some clean-up of the natural buffer strip might be undertaken for the benefit of abutting residents. Such improvements would be considered interim measures, as the need for eventual relocation of inappropriate uses seems evident, and would contribute to the landscaping of that area which would eventually become available for full public use. Certain elements of the existing uses (e.g., the bedding plant, tree, and shrub growing areas of the nursery) may in fact be compatible uses to remain within the park, but this is subject to further study.

Conclusions:

The present use of a portion of Charles Rummel Park is legally non-conforming and may be continued, under the legislation. It is apparent however that certain inappropriate uses including the bulk storage facility should be relocated and the use of the park brought into conformity with existing zoning. Moreover, it is felt that the improvement of visual screening by tree planting and grounds clean-up in the buffer area adjacent the residential development should be undertaken as an interim screening measure, and also, as an adjunct to the eventual park development.

  
A. L. Parr,  
DIRECTOR OF PLANNING.

  
DGS:cm

c.c. Parks and Recreation Administrator