

14. Re: George Derby Hospital Site

Council on January 21, 1974 requested a report on possible ways in which the George Derby Lands could be developed and zoned if such lands were to be acquired by the Municipality. Following is a report from the Director of Planning regarding this matter.

RECOMMENDATION:

THAT a copy of this report be sent to the Parks and Recreation Commission for information.

\* \* \* \* \*

Planning Department,  
January 24, 1974  
Our File #10.412

RE: THE GEORGE DERBY HOSPITAL SITE.

A. BACKGROUND

The District of Burnaby has for the last fifteen years been pursuing a policy aimed at the return of the George Derby Hospital lands, which were expropriated by the Federal Government in 1948, to Municipal ownership.

The Council, in discussing the recent actions which have been taken with respect to this matter on January 21, 1974, requested a report from the Planning Department on the George Derby Hospital site with particular reference to future development proposals and the appropriate zoning categories for their implementation.

Much of the material included in the report which follows has been extracted from the Brief which was presented by a delegation from the Municipality to the Minister of Veterans Affairs.

B. THE SITE

The Federal Government land which surrounds George Derby Hospital includes 37.082 acres between the Freeway and Burnaby Lake, and 160.972 acres south of the Freeway to provide a total area of approximately 198.052 acres, as shown on the attached Map #1.

The sector north of the Freeway is almost level and forms a part of the Central Valley peat area, with soil conditions ranging from "deep peat" adjacent to the lake to "treatable peat" near the Freeway, according to the Foundation of Canada Engineering study of 1960.

South of the Freeway the soil is of a highly consolidated glacial till material. The land rises up the south side of the Central Valley, the lower slopes being as steep as 20% in places but decreasing to 10% to the south, and levelling out in the vicinity of the existing hospital development.

Re: The George Derby Hospital Site.

ITEM 14

MANAGER'S REPORT NO. 7

COUNCIL MEETING Jan. 28/74

The existing George Derby Hospital development comprises a total of eight pavilions, an administration - central facilities building, a therapy unit and power plant. An area of 18.92 acres is improved and maintained and occupied by the hospital facilities. The existing zoning of the site is P6 (Regional Institutional).

The George Derby Hospital property is strategically situated in relation to the Freeway and the Stormont interchange. Future road plans for the area, which are shown on the attached Map #2, include the easterly extension of Edmonds Street to the Stormont interchange, and the provision of an inter-connecting route via Newcombe Street to McBride Boulevard and the Patullo Bridge.

C. THE SURROUNDING AREA

The existing zoning to the south and east of the George Derby Hospital site is primarily residential, while the P3(Park and Public Use) District designation has been applied to a number of adjacent or nearby park and school facilities, as indicated by the attached Map #3.

The present land use pattern, which reflects this zoning, is shown on the attached Map #4. Most of the area west of Newcombe Street and south of Sixteenth Avenue is occupied by single family housing, while large portions of the sector to the east of Coldcutt Street are undeveloped.

A significant amount of land in the general vicinity of the George Derby Hospital site is under Corporation ownership, including the adjacent 120 acre Robert Burnaby Park. The future development of the Cariboo Road Area for residential purposes with supporting recreational and community facilities is envisaged. The basis for the implementation of such a policy was established by the Council with the passage of the Cariboo Area Land Assembly Resolution on December 16, 1968. The area covered by this Resolution is outlined on the attached Map #5, which also shows the pattern of existing land ownership.

D. DEVELOPMENT CONSIDERATIONS AND PROPOSALS

The George Derby Hospital area was one of the sites given serious consideration as a location for Simon Fraser University in 1963. Later, in 1967, the Municipal Council approached the Federal Government to determine the possibilities of obtaining the site. Subsequently, the Deputy Minister of Veteran's Affairs indicated that consideration was being given to the integration of this institution with the Shaughnessy Hospital complex. It was further intimated that the Municipality would be informed should it be decided to dispose of the centre.

For the purpose of reviewing future development proposals and possibilities, the George Derby Hospital site has been divided into three sub-areas, including:

- (1) The section between the Freeway and Burnaby Lake.
- (2) The area extending from the Freeway to the projected Edmonds Street - Stormont interchange connection.
- (3) The remaining southerly portion of the site.

These sub-areas, which are discussed below, are shown on Map #6 which is attached.

- (1) The 37.082 acre portion of the Federal Government lands which lie on the north side of the Freeway has been recommended for inclusion in the Burnaby Lake Regional Park. This recommendation, which was included in both the 1961 and 1967 Burnaby Park Sites reports, is also reflected by the PRK - 2 classification (potential park areas) assigned to the area in the Official Regional Plan for the Lower Mainland.
- (2) The land situated between the Freeway and the projected Edmonds Street - Stormont interchange connection, which covers about 80 acres, has also been recommended for future park development.

Proximity to the Freeway and the difficult topographic conditions make the area of questionable use for building. In addition, its designation for recreational use will provide a major park link between Burnaby Park and the projected park-trail system south of the Stormont Interchange and along the Brunette River to North Road.

The future rezoning of sub-areas (1) and (2) from the existing R5 (Two-Family Residential) and P6 (Regional Institutional) District designations to the P3 (Park and Public Use) District category will be necessary to implement this proposal.

- (3) That portion of the George Derby Hospital site, which is located between the projected Edmonds Street - Stormont Interchange connection and Sixteenth Avenue, covers an area of approximately 80 acres.

The easterly portion of this area would, it is felt, provide a logical extension of the adjoining Cariboo-Armstrong residential neighbourhood. The Proposed Future Development Map (Map #6) shows residential use in the sector to the east of the Cumberland Street right-of-way. The appropriate future zoning in this instance would be R2 (Single-Family Residential).

The retention of the westerly section of this sub-area for institutional development is suggested as shown on the Proposed Future Development Map. As far as specific uses are concerned, it may, for example, prove desirable to maintain the existing George Derby health and occupational buildings for a public hospital, with a further addition of facilities for the accommodation of extended and chronic care cases. If this were to occur, such a use would also very likely apply to that part of the existing facility which is situated in the easterly section of sub-area (3).

Other institutional type activities which could be considered for the westerly sector of the sub-area include such residentially-oriented uses as a community-recreational centre or a senior citizens' development. A regional college or trade school facility would also seem appropriate, and reference has been made on previous occasions to the possible establishment of a sports training centre on the property.

Re: The George Derby Hospital Site

ITEM 14  
MANAGER'S REPORT NO. 7  
COUNCIL MEETING Jan. 28/74

E. RECOMMENDATION

It is recommended THAT this report be received for information.

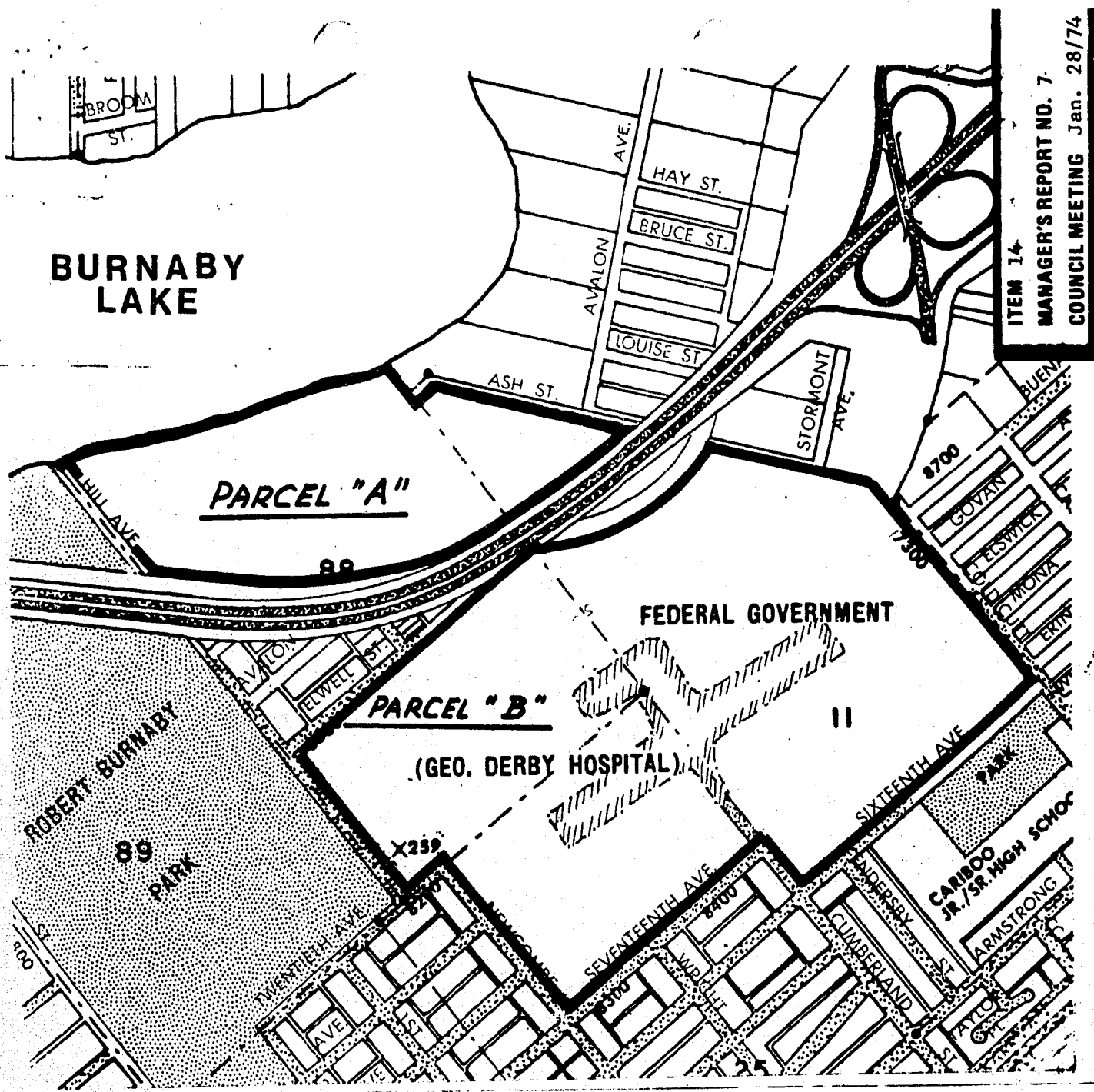
Respectfully submitted,



A. L. Parr,  
DIRECTOR OF PLANNING

RBC:EW

c.c. Land Agent  
Municipal Clerk  
Municipal Engineer  
Municipal Solicitor  
Parks and Recreation Administrator  
Assistant Director - Long Range  
Planning & Research



ITEM 14  
 MANAGER'S REPORT NO. 7  
 COUNCIL MEETING Jan. 28/74

LAND OWNERSHIP IN

DL 11 and DL 88



PARCEL "A"

PARCEL "B"

OWNER : HER MAJESTY THE QUEEN  
 ADDRESS : 6710 HILL AVE.  
 LEGAL : 11 & 88 J PL. 21856  
 ACRES : 37.082

OWNER : HER MAJESTY THE QUEEN  
 ADDRESS : 7502 CUMBERLAND STR.  
 LEGAL : PCL 2 EX REF PL 15815  
 ACRES : 160.972



LAND IN USE

: NONE ..... : 10.92 ACS. (Revised 28.10.73)

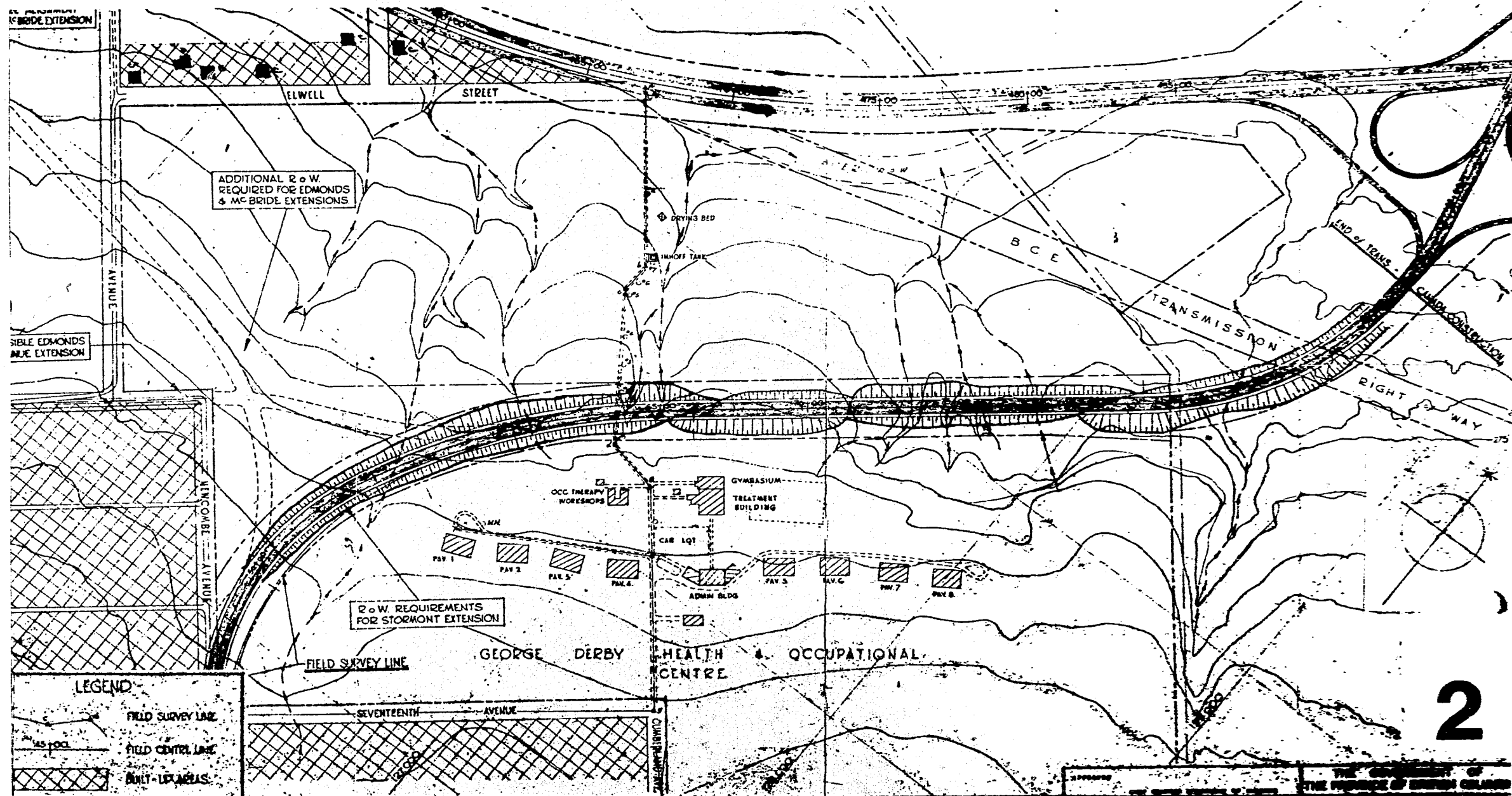
LAND WITHIN FENCED AREA

: NONE ..... : 23.0 ACS. (APPROX.)

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SCALE: 1" = 800' 10<sup>th</sup> MAY. 73

DRWG. #A-2185



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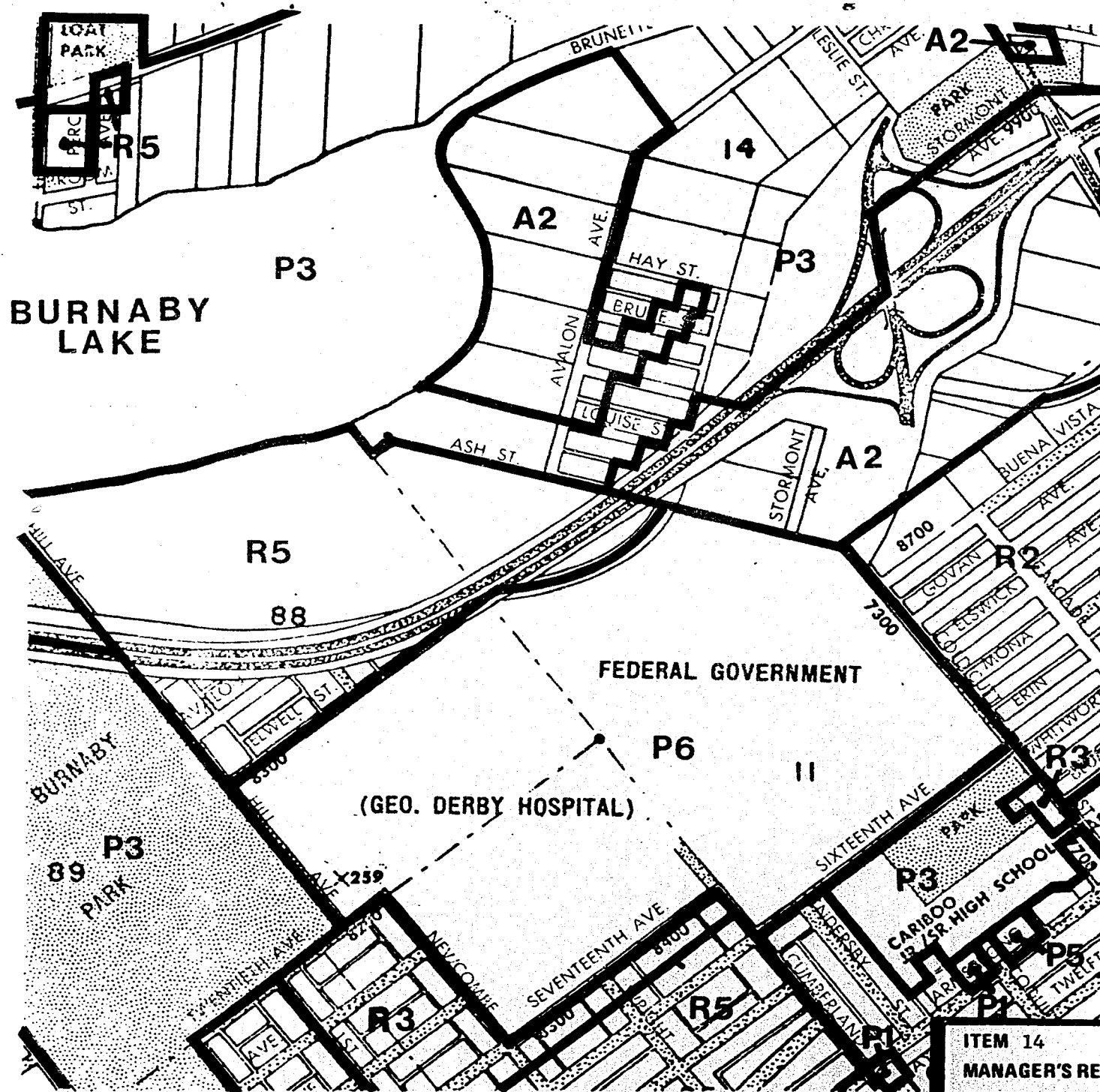


ITEM 14  
MANAGER'S REPORT NO. 7  
COUNCIL MEETING Jan. 28/74

THE GOVERNMENT OF  
THE PROVINCE OF BRITISH COLUMBIA  
DEPARTMENT OF HIGHWAYS  
TRANS. ENGINEERING  
INCLUSIVE TYPING SERVICE UNIT  
AGREEMENT NO. 10  
HEALTH CARE EXTENSION  
REVISIONS

A-2171





**EXISTING ZONING**

RESIDENTIAL DISTRICTS	
Residential District	R1
Residential District	R2
Residential District	R3
Residential District	R4
Residential District	R5
PUBLIC AND INSTITUTIONAL DISTRICTS	
Neighbourhood Institutional District	P1
Administration and Assembly District	P2
Park and Public Use District	P3
Cemetery District	P4
Community Institutional District	P5
Regional Institutional District	P6
AGRICULTURAL DISTRICTS	
Agricultural District	A1
Small Holdings District	A2

scale: 1" = 800'

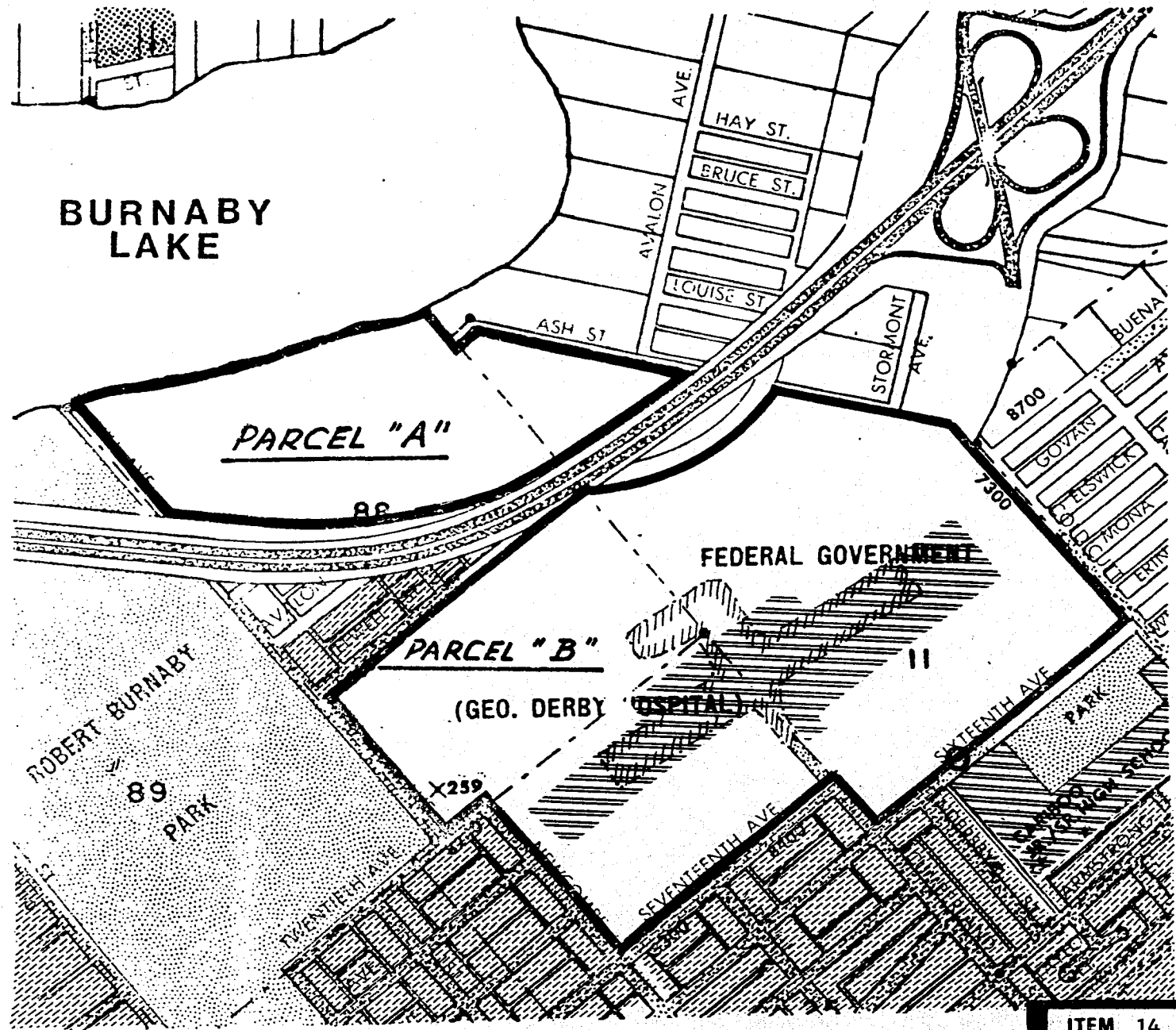
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ITEM 14  
 MANAGER'S REPORT NO. 7  
 COUNCIL MEETING Jan. 28/74

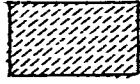
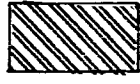
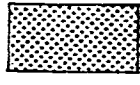
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OCT. 73

51



**EXISTING LAND USE**

-  residential
-  institutional
-  park

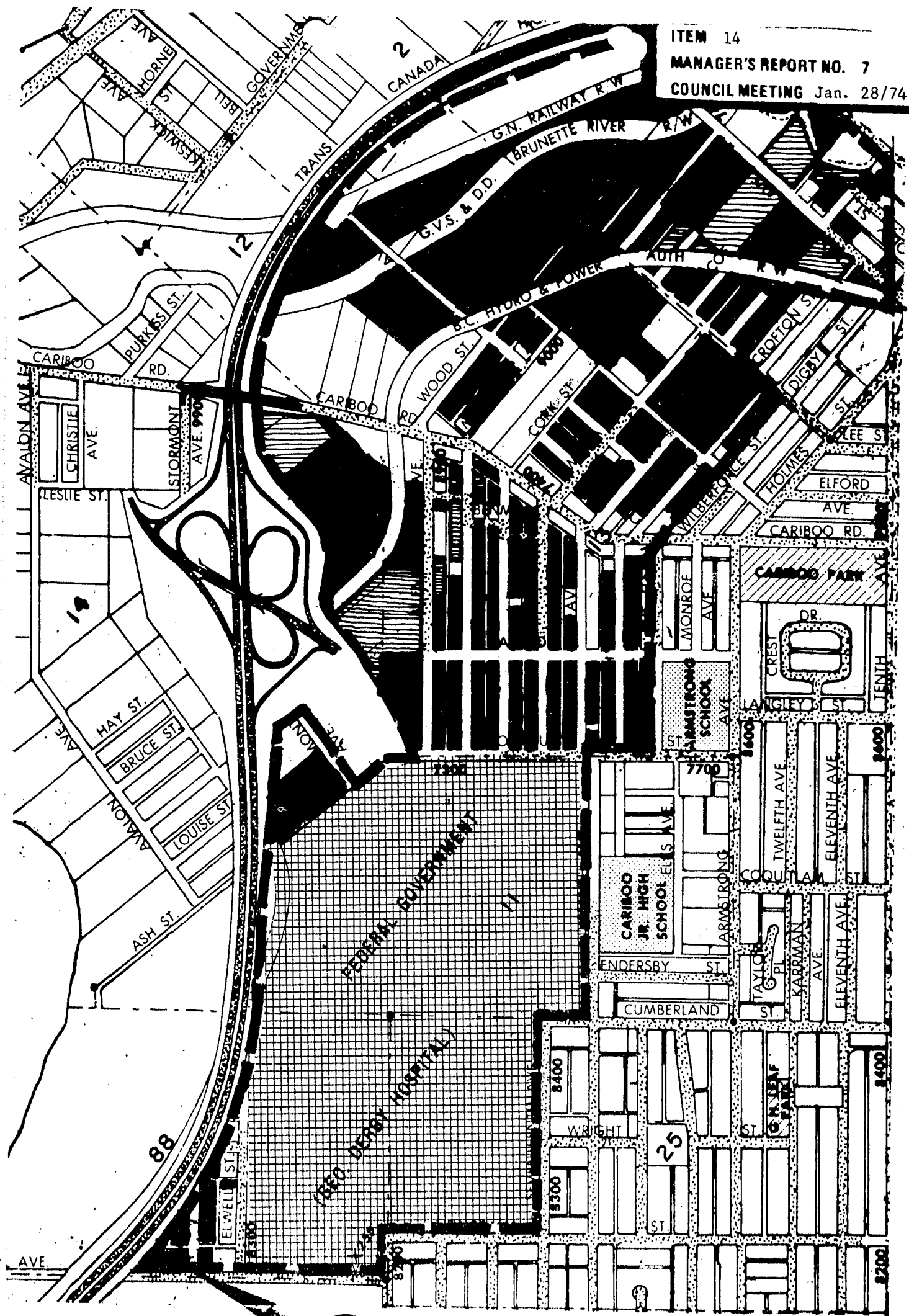
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

ITEM 14  
 MANAGER'S REPORT NO. 7  
 COUNCIL MEETING Jan. 28/74

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ITEM 14  
 MANAGER'S REPORT NO. 7  
 COUNCIL MEETING Jan. 28/74



-  CORPORATION.
-  PROV. GOVERNMENT.
-  FEDERAL GOVERNMENT.

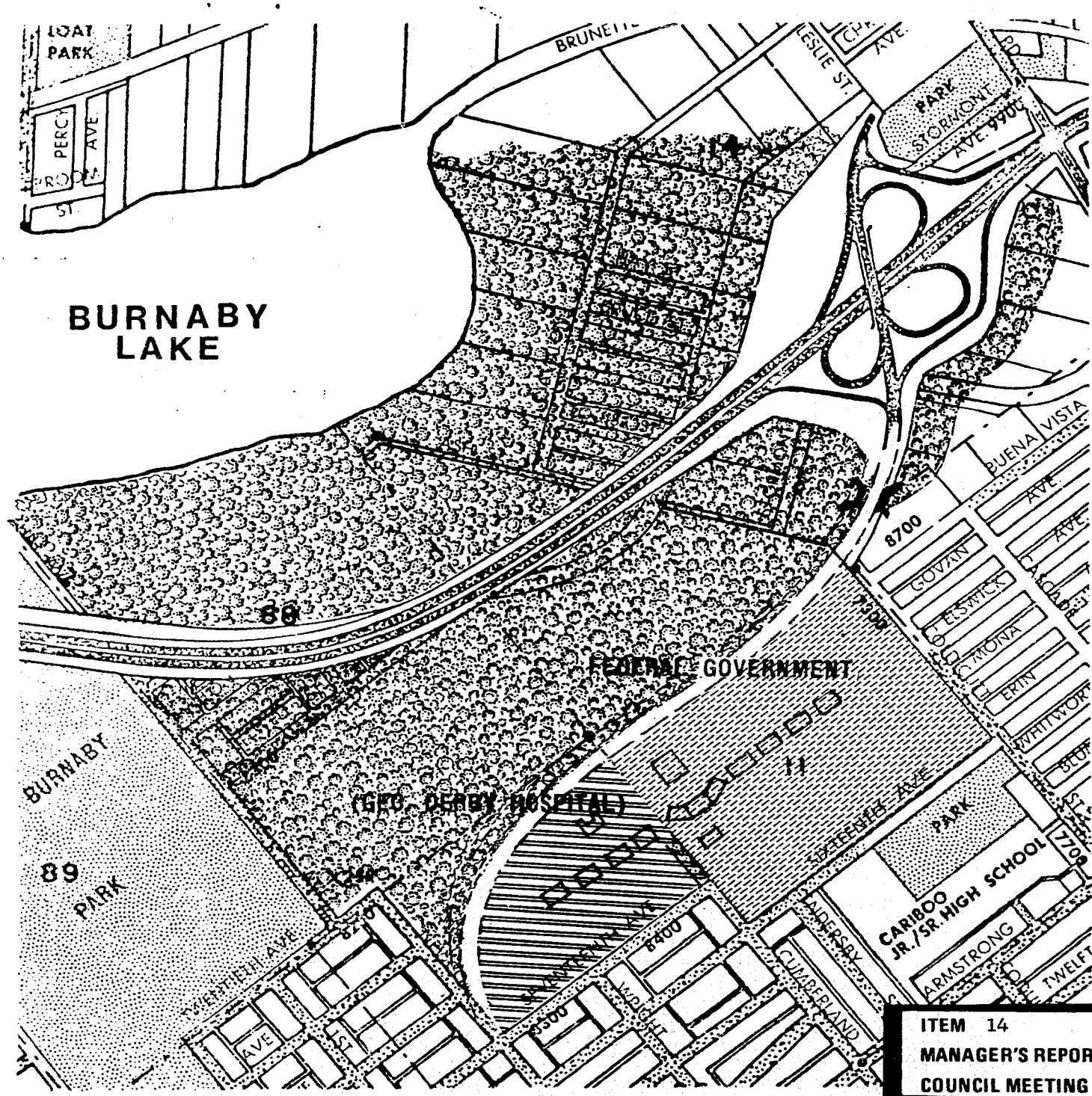
CARIBOO ROAD AREA. LAND ASSEMBLY PROPOSAL.

scale: 1"=800'

DECEMBER - 1973  
 DRW'G. # A-2183

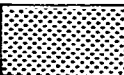



5


53



**BURNABY  
LAKE**

**PROPOSED**  
**FUTURE DEVELOPMENT**

-  existing park area
-  future - park area
-  future - institution and recreation area
-  future residential area

scale: 1" = 800' 

54

ITEM 14  
MANAGER'S REPORT NO. 7  
COUNCIL MEETING Jan. 28/74

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**6**

OCT. 73