

Re: The Big Bend Area and the Regional Plan

Following is a report from the Director of Planning regarding properties in the Big Bend Area.

RECOMMENDATION:

THAT Council by formal resolution request the Greater Vancouver Regional District to amend the Official Regional Plan as proposed in the Director of Planning's report and as shown on Map "E".

* * * * *

Planning Department,
October 3, 1974,
Our File #15.101 - 8

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING

RE: THE BIG BEND AREA AND THE REGIONAL PLAN.

A. BACKGROUND

It will be recalled that the Council, on March 27, 1972, adopted the proposed Big Bend Development Plan which is shown on the attached Map "A". Subsequently, the area rezoning proposals for those affected lands situated north of the B. C. Hydro and Power Authority Railway were passed by the Council on December 18, 1973. The existing zoning in the Big Bend Area, which reflects this action of the Council, is outlined on Map "B".

The purpose of this report is to indicate those lands within the Big Bend Area which, as a result of the adopted Big Bend Development Plan, are presently not in conformity with the Official Regional Plan and to request Council to initiate the necessary amendments. This will remove the need for the present procedure of referring rezonings of parcels which are in conflict with the Regional Plan to the Provincial Department of Municipal Affairs.

B. REGIONAL PLAN DEVELOPMENT AREA DESIGNATIONS

The current Regional Plan Development Area designations are indicated by Map "C", while the overall area designations that would bring the Regional Plan into conformity with the adopted Big Bend Development Plan are shown on Map "D".

In briefly describing the applicable development area categories as set forth in the Regional Plan, the URB - 1 (Established Urban Areas) classification is designed for urban development and includes residential, commercial, public and semi-public, religious, recreational, rural, transportation and small scale industrial uses, while the RRL-1 (Acreage Rural Areas) designation is intended to be applied to areas which are best suited for current and future intensive agricultural development and provides for agriculture, and country residences, public and semi-public, as well as limited commercial and recreational uses.

The IND - 1 (Developing Industrial Areas) category is primarily intended for the accommodation of major industrial uses and designates lands occupied by established industries or which are being, or will be, developed for this purpose. Agriculturally developed areas which will ultimately become industrial are also included in this particular category.

The Regional Plan makes provision for two Park Development Area classifications. The first, PRK - 1 (Established Park Areas) is designed to preserve areas which have been developed or acquired for major recreational uses and facilities. The purpose of the second category, PRK - 2 (Potential Park Areas) is to protect from pre-emption for other purposes, those lands recognized as having a public recreational potential of major significance.

Among the purposes specified for the RSV - 1 (Limited Use Reserve Areas) category is the designation of land and water areas that serve as major transportation routes and waterways. The RSV - 2 (Institutional Reserve Areas) designation applies to lands which are utilized or held for major public and semi-public purposes.

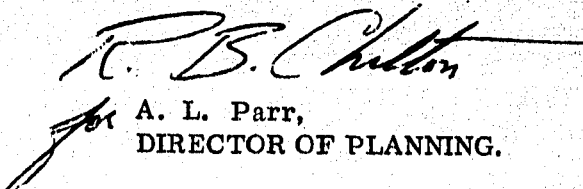
C. PROPOSED REGIONAL PLAN AMENDMENTS

The specific areas for which Regional Plan amendments are proposed are shown on Map "E" and described in the following table:

(see attached)

D. RECOMMENDATION

In order to bring the Official Regional Plan into conformity with the adopted Big Bend Development Plan, it is recommended that the Council, by formal resolution, request the Greater Vancouver Regional District to amend the Official Regional Plan as proposed in the preceding section of this report and as shown on the attached Map "E".


A. L. Parr,
DIRECTOR OF PLANNING.

RBC:ew
att.

c. c. Associate Deputy Minister,
Department of Municipal Affairs
Director of Planning, GVRD
Municipal Clerk
Parks & Recreation Administrator
Assistant Director - Long Range Planning
& Research

C. PROPOSED REGIONAL PLAN AMENDMENTS

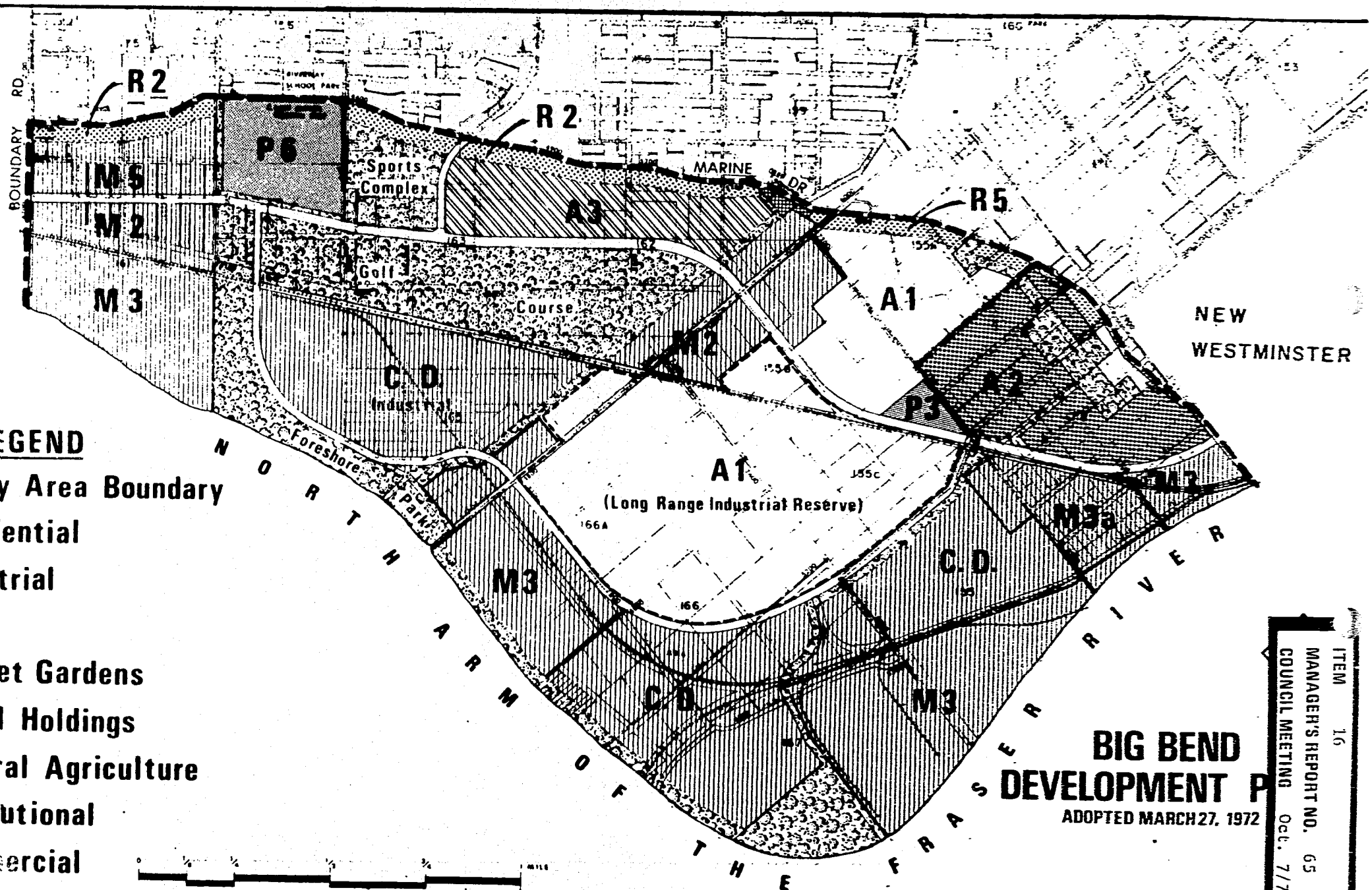
Map Ref. #	Proposed Area Designation Amendments: Schedule C- Current Stage Plan *		Location	Remarks
	From	To		
1	URB-1	IND-1 (IND)	Extends from a line 200 feet south of Marine Drive to the B. C. Hydro and Power Authority Railway, and is bounded on the east by Greenall Avenue and on the west by Boundary Road.	This is a developing industrial sector which will form a part of a major industrial district in the westerly portion of the Big Bend Area.
2	RRL-1	IND-1 (IND)	Adjoins Area #1 and extends to the west side of the New Haven Borstal Home site. The southerly limit is marked by the Scott Street right-of-way.	Presently designated RRL-1 in the Regional Plan, these parcels have never been utilized for agriculture and are currently zoned M5 Industrial. The area is largely vacant, although a limited amount of industrial development has taken place.
3	RRL-1	PRK-1 (PRK)	This area lies between the New Haven Borstal Home site and the projected southerly extension of Nelson Avenue; and extends from the residentially zoned strip along Marine Drive to the proposed Marine Way route.	This is the site of the proposed Riverway Sports Complex. The property acquisitions involved are now almost complete.
4	RRL-1	URB-1 (URB)	Includes a strip of land to a depth of 200 feet along the south side of Marine Drive between the New Haven Borstal Home site and the 15th Avenue right-of-way.	This 200 foot strip of land is residentially zoned and largely developed for this purpose. The zoning corresponds with that on the north side of Marine Drive and reflects the proposed future function of this route as a residential collector street, following the development of Marine Way to the south.

ITEM 16
MANAGER'S REPORT NO. 65
COUNCIL MEETING Oct. 7/74

(a) Map Ref. #	(b) Proposed Area Designation Amendments: Schedule C - Current Stage Plan *		(c) <u>Location</u>	(d) <u>Remarks</u>
	<u>From</u>	<u>To</u>		
5	IND-1	PRK-2 (PRK)	Extends from the southerly boundary of the present RRL-1 area to the B. C. Hydro and Power Authority Railway and loops around to the south to follow the North Arm of the Fraser River. The shoreline strip of land east of Byrne Road is approximately 150 feet in depth.	This proposed amendment to the PRK-2 designation applies to those portions of the Big Bend Area which have been set aside for the public golf course and the projected parkway system in the Development Plan.
6	URB-1	RRL-1 (RRL)	Includes the area bounded by 15th Avenue, Meadow Avenue, 14th Avenue and the 200 foot residentially zoned strip along Marine Drive.	This area is suitable for agriculture and has largely been developed for this use. The proposed amendment will bring the area into conformity with the Big Bend Development Plan.

* Proposed Long Range Plan (Schedule B) amendments shown in brackets.

ITEM 16
MANAGER'S REPORT NO. 65
COUNCIL MEETING Oct. 7/74

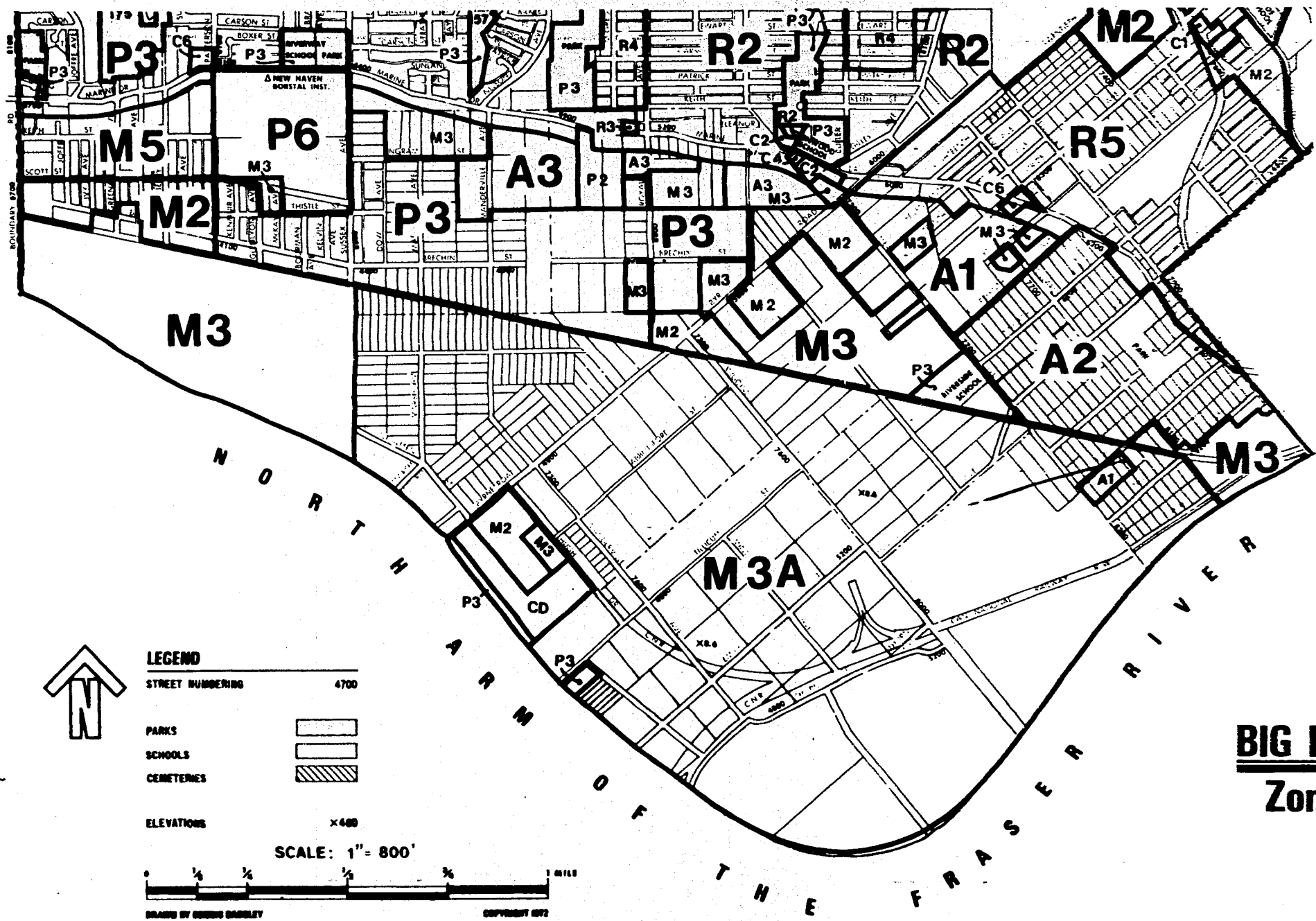


LEGEND

- Study Area Boundary
- [Stippled Pattern] Residential
- [Vertical Line Pattern] Industrial
- [Dotted Pattern] Park
- [Diagonal Line Pattern] Market Gardens
- [Cross-hatch Pattern] Small Holdings
- [White Box] General Agriculture
- [Horizontal Line Pattern] Institutional
- [Grid Pattern] Commercial

BIG BEND DEVELOPMENT P
 ADOPTED MARCH 27, 1972

ITEM 16
 MANAGER'S REPORT NO. 65
 COUNCIL MEETING Oct. 7/74



LEGEND

STREET NUMBERING 4700

PARKS

SCHOOLS

CEMETERIES

ELEVATIONS x400

SCALE: 1" = 800'

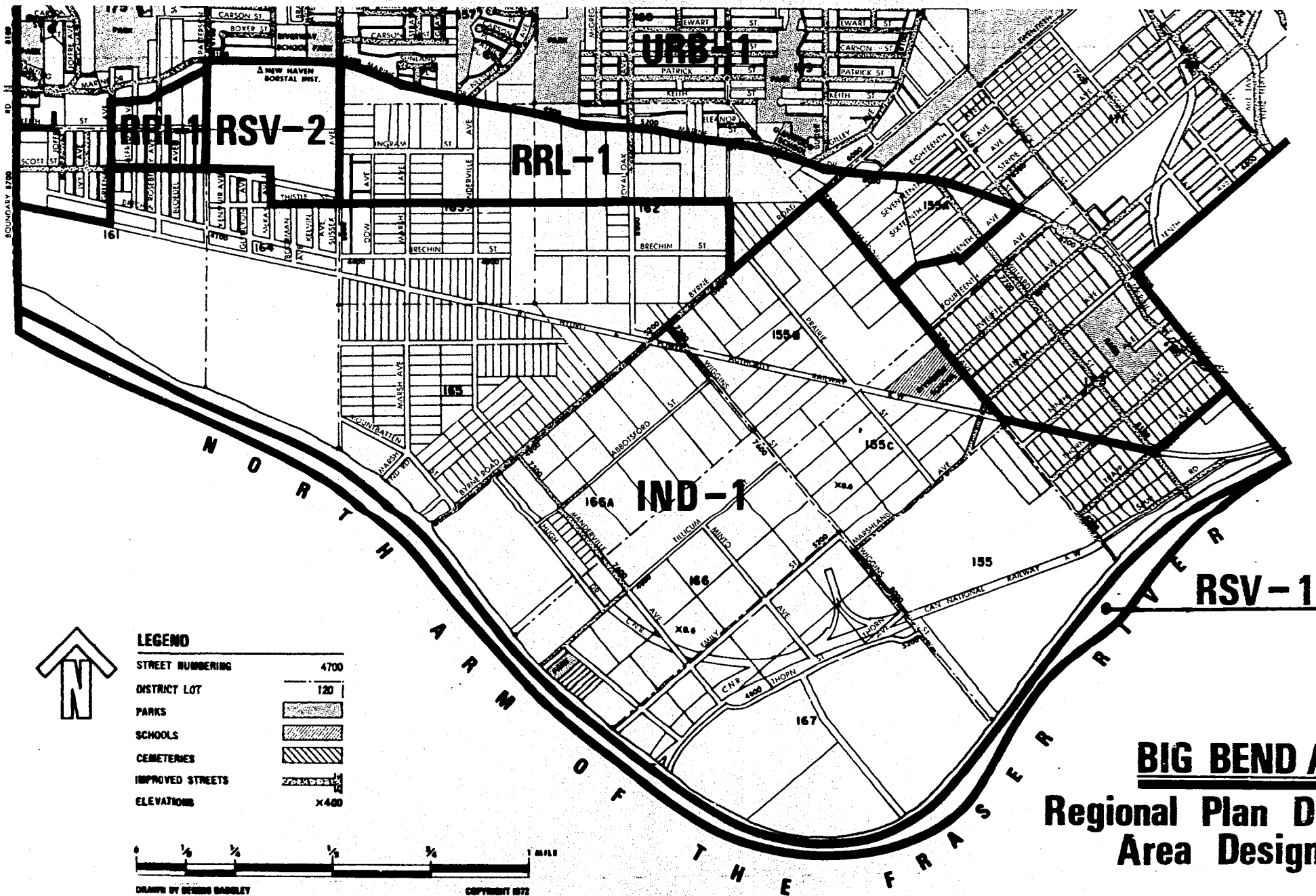


DRAWN BY GORDON GARDLEY

COPYRIGHT 1972

**BIG BEND ARM
Zoning Map**

ITEM 16
MANAGER'S REPORT NO. 65
COUNCIL MEETING Oct. 7/74



LEGEND

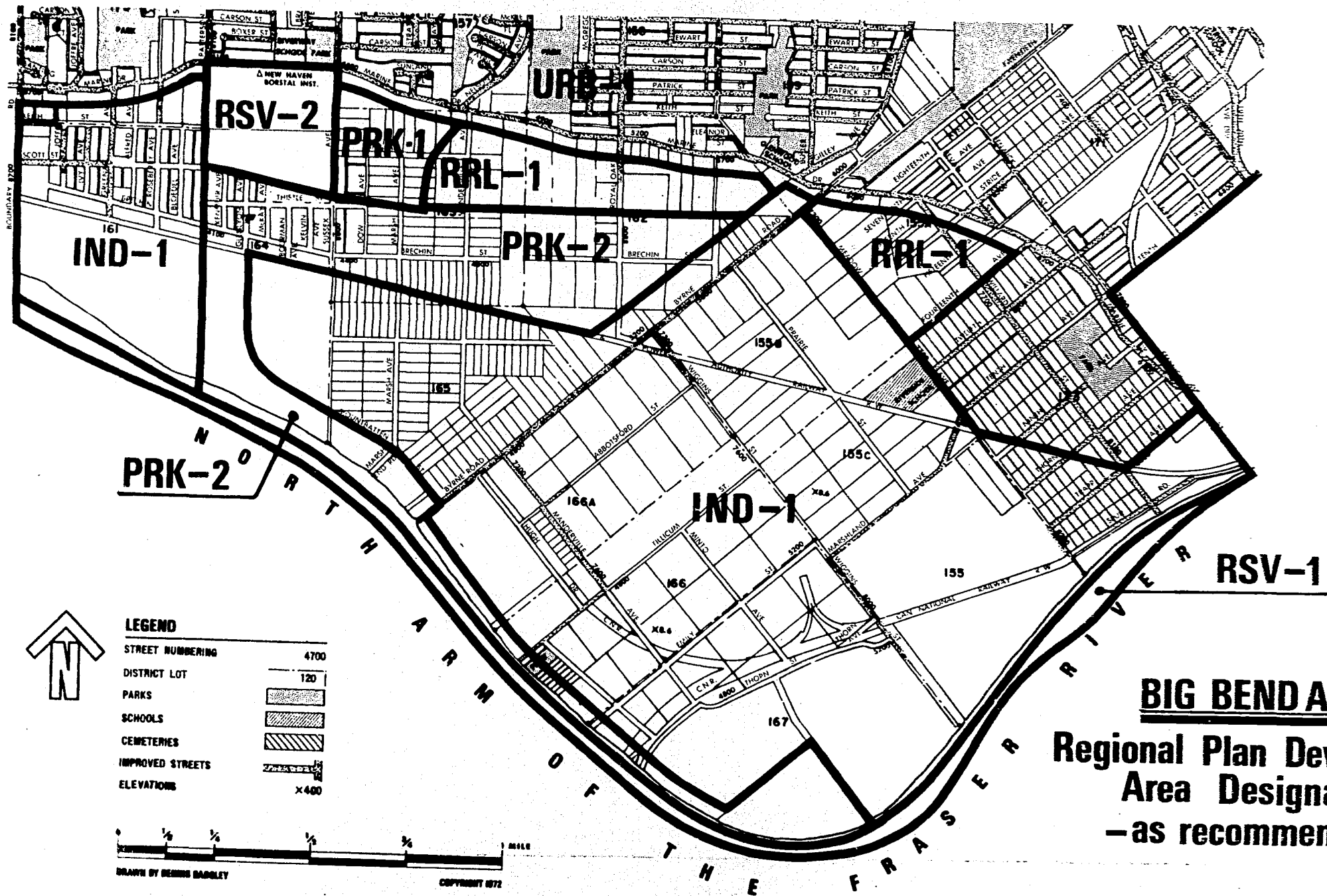
STREET NUMBERING	4700
DISTRICT LOT	120
PARKS	[Hatched pattern]
SCHOOLS	[Hatched pattern]
CEMETERIES	[Hatched pattern]
IMPROVED STREETS	[Hatched pattern]
ELEVATIONS	x400



DRAWN BY DENNIS DADLEY COPYRIGHT 1972

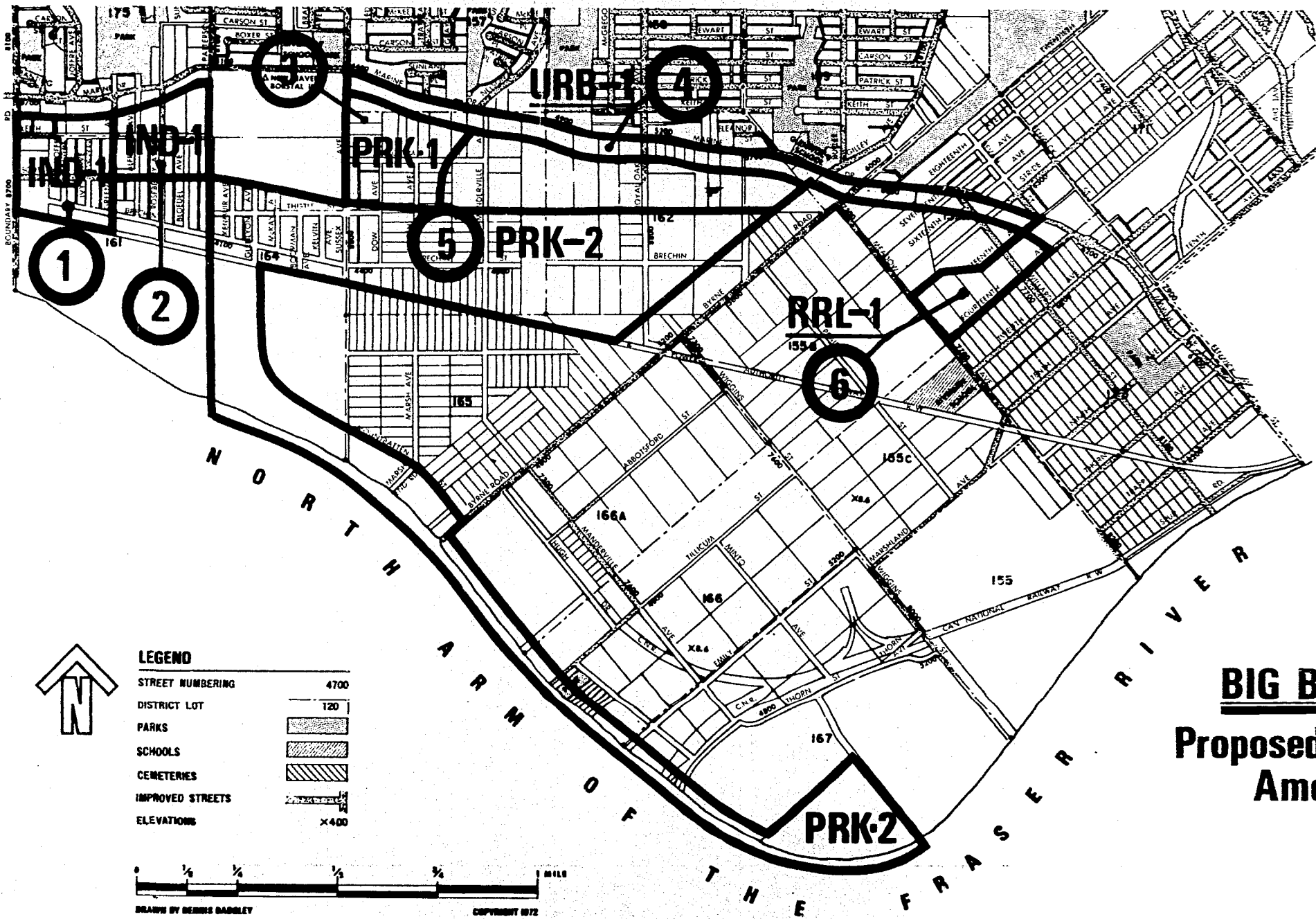
BIG BEND AREA
Regional Plan Development
Area Designations

ITEM 16
 MANAGER'S REPORT NO. 65
 COUNCIL MEETING OCT. 7/74



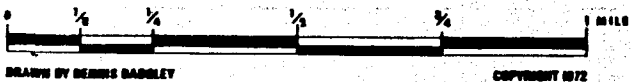
BIG BEND AREA
Regional Plan Development
Area Designation
-as recommended-

ITEM 16
 MANAGER'S REPORT NO. 65
 COUNCIL MEETING Oct. 7/74



LEGEND

STREET NUMBERING	4700
DISTRICT LOT	120
PARKS	[Hatched pattern]
SCHOOLS	[Hatched pattern]
CEMETERIES	[Hatched pattern]
IMPROVED STREETS	[Hatched pattern]
ELEVATIONS	x400



BIG BEND AREA
Proposed Regional
Amendments

ITEM 16
MANAGER'S REPORT NO. 65
COUNCIL MEETING Oct. 7/74