

ITEM 14

MANAGER'S REPORT NO. 54

COUNCIL MEETING Sept. 2/75

RE: DELINEATION OF BURNABY MOUNTAIN CONSERVATION AREA - SOUTH SLOPE AREA
(Item 23, Report No. 86, December 30, 1974)
(Item 31, Report No. 43, June 16, 1975)

Council, at its meeting of August 5, 1975, lifted Item 31, Report No. 43, June 16, 1975 from the table and tabled consideration of establishing the southerly boundary line of the Burnaby Mountain Conservation Area pending receipt of a report from the Planning Director on the ramifications of alternate south slope delineations.

Following is the Director of Planning's report in this regard.

RECOMMENDATION:

1. THAT the Director of Planning's recommendations be adopted.

* * * * *

PLANNING DEPARTMENT
AUGUST 21, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: DELINEATION OF BURNABY MOUNTAIN CONSERVATION AREA - SOUTH SLOPE AREA

Council, at its meeting of July 7, 1975, established the westerly boundary for the Burnaby Mountain Conservation Area and further resolved that the matter of delineating the boundary on the south slope area be tabled. At its meeting of August 5, 1975, Council gave further consideration to the delineation of the conservation area on the Burnaby Mountain south slope and directed the Planning Department to prepare a report on the ramifications of the alternate boundaries being considered.

Two boundary delineations have been considered to date with respect to the Burnaby Mountain south slope area. The first boundary as depicted on the attached Figure A was recommended by the Planning Department in its reports of December 18, 1974 and June 30, 1975 and corresponds to the 500 foot contour level. This level was recommended on the south slope area on the basis of the general landmark criteria established for the mountain as a whole and to achieve consistency with the conservation delineation proposed for the Burnaby Mountain west slope area. The 500 foot delineation proposal does not correspond to legal lot boundaries but does bear a relationship with existing or proposed land use, and to some extent, existing ownership.

An alternate boundary has been advanced during discussion in Council which more directly relates to the existing ownership and subdivision pattern prevalent on the south slope. This conservation delineation proposal is portrayed on the attached Figure B. In this proposal, extensive use of existing rights-of-way (eg. Shellmont Street, Gagliardi Way, Broadway) is made in more easily defining and identifying the conservation area boundary.

proposed 500 foot contour conservation area delineation, it could take precedence allowing for the establishment of the conservation area boundary on the Shellmont Street right-of-way as far as Gagliardi Way for the sake of clarity and identity without any loss in Council development control.

3. South-East Sector


The lands in this particular area that would be included within the conservation area by virtue of the adoption of conservation area boundary "B" are predominantly under Municipal ownership. The development potential of this area is somewhat limited due to the numerous easements that traverse the lands and the proximity of and the need to buffer Gagliardi Way. It was partially due to this limited development potential and the fact that the lands were under Municipal ownership that the continuation of the 500 foot conservation level was proposed, for the sake of overall consistency. However, as has been previously indicated, it is agreed that it would be beneficial to follow an existing right-of-way or easily identifiable feature which approximates the 500 foot level (such as Gagliardi Way) to more easily define the commencement of the conservation area. The adoption of conservation boundary "B" in this area would, in fact, make a significant contribution to the overall conservation concept by including those visually accessible lands immediately flanking the northern perimeter of the Gagliardi Way loop. In concurring with the merits of adopting conservation boundary "B" in this area, the Planning Department would recommend that the delineation be realigned in the Broadway/North Road area (see attached Sketch D) to reflect existing and pending subdivision patterns and the boundary of the Stoney Creek Trailway System.

SUMMARY

The Planning Department, in reviewing the delineation of the conservation area for the south slope area of Burnaby Mountain, would agree that there are implementation benefits in establishing the conservation area boundary on established rights-of-way and in better recognition of the existing subdivision and ownership situation. As has been outlined above, there are no apparent detrimental ramifications of adopting alternative boundary "B" as slightly modified on the Broadway/North Road area. The adoption of this conservation boundary will allow for the implementation of the concept on a more easily definable and identifiable basis. Accordingly, it is recommended that the conservation boundary for the Burnaby Mountain south slope area, as outlined on the attached Figure D, be adopted.

RECOMMENDATION

It is recommended THAT the conservation boundary for the Burnaby Mountain south slope, as outlined on the attached Figure D, be adopted.


A. L. Parr
DIRECTOR OF PLANNING

JSB:cw

Atts.

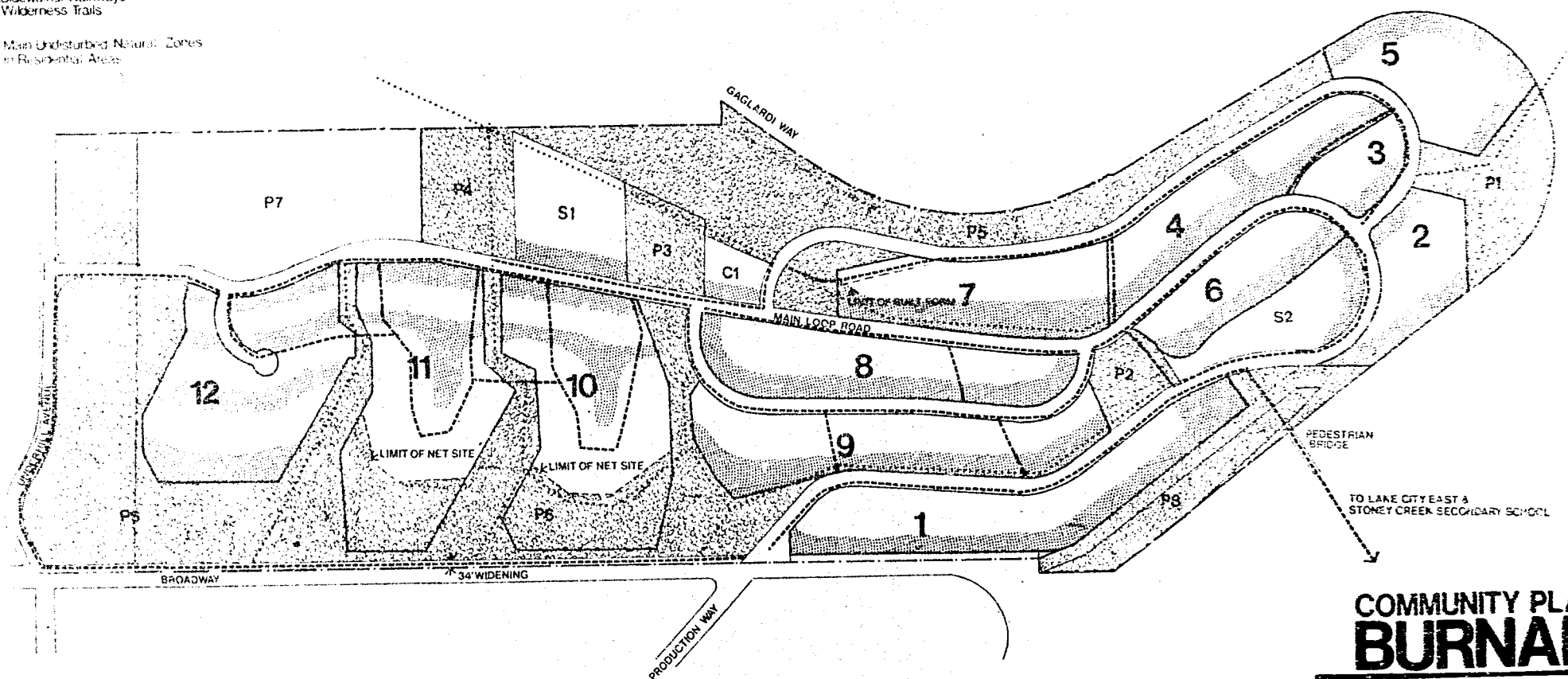
cc: Municipal Engineer
Municipal Treasurer
Land Agent

LEGEND

- 1 12 Residential Areas
- P1 East Park
- P2 Central Park
- P3 West Parks
- P4 Conservation Buffer Area
- P5 Ravine Conservation Area
- P6 GVWD Property
- P8 Road Reservation or Possible Buffer Zone
- S1 West School Site
- S2 East School Site
- C1 Community Commercial / Day Care Centre

--- Sidewalks/Walkways
 Wilderness Trails

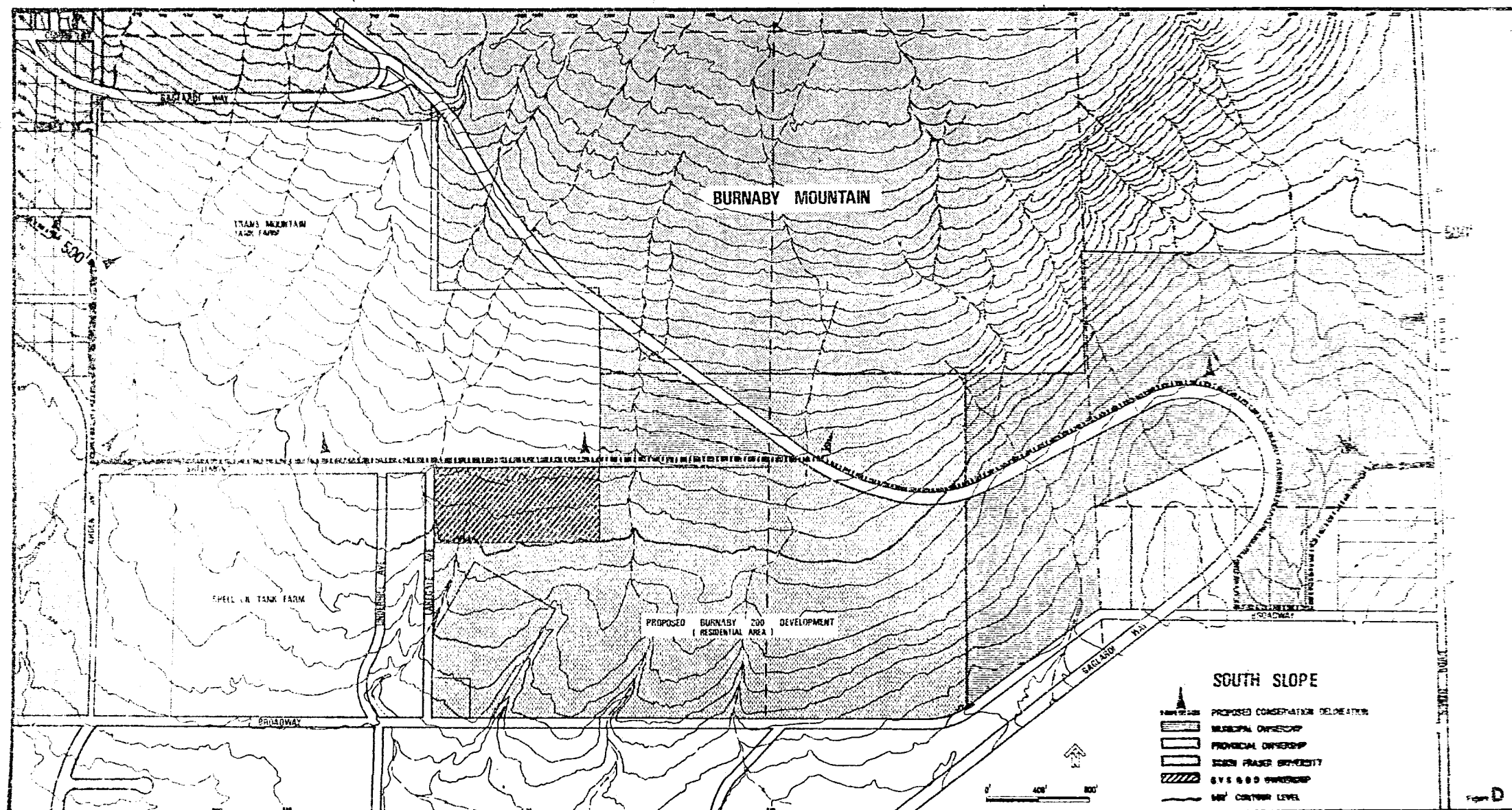
□ Main Undisturbed Natural Zones
 in Residential Areas



COMMUNITY PLAN **BURNABY 200**

ITEM 14
 MANAGER'S REPORT NO. 54
 COUNCIL MEETING Sept. 2/75

Figure C
 141



ITEM 14
 MANAGER'S REPORT NO. 54
 COUNCIL MEETING Sept. 2/75