

Re: BURNABY MOUNTAIN CONSERVATION AND EASTERN BURRARD INLET FORESHORE AREAS:
PROPOSED REGIONAL PLAN AMENDMENTS

Following is a report from the Director of Planning regarding proposed amendments to the Burnaby mountain conservation and Eastern Burrard Inlet Foreshore areas.

RECOMMENDATIONS:

1. THAT the Director of Planning's recommendation be adopted; and
2. THAT a copy of this report item be forwarded to the Parks and Recreation Commission.

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Planning Department
November 23, 1976

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

RE: BURNABY MOUNTAIN CONSERVATION AND EASTERN BURRARD INLET FORESHORE AREAS:
PROPOSED REGIONAL PLAN AMENDMENTS

A. BACKGROUND

It will be recalled that the Council took the following actions with respect to the implementation of previously approved plans involving the Burnaby Mountain and Burrard Inlet Foreshore Areas:

1. Approved recommendations on January 26, 1976, for preparation of a rezoning by-law for the rezoning of certain portions of the Burnaby Mountain Conservation Area to the P3 (Park and Public Use) District category and that the completion of these rezonings be followed by the advancing of the related proposed amendments to the Official Regional Plan.
2. Gave final adoption to these P3 rezonings (R.Z. #6/76) on April 5, 1976, and subsequently to the application of the M7a designation to the Trans Mountain Tank Farm site (R.Z. #16/76).

3. Gave final adoption to proposed rezonings in the Eastern Burrard Inlet Foreshore Area (R.Z. #17/76) on July 5, 1976, in order to implement the previously approved development plan.
4. Gave final adoption to a Park Reservation By-law for Corporation-owned properties proposed for park development in the Eastern Burrard Inlet Foreshore Area on November 1, 1976. In addition, a recommendation was approved to have a Park Dedication By-law prepared for these properties. This was submitted to and approved by the Burnaby electorate on November 20, 1976.

The present zoning pattern in the Burnaby Mountain Conservation and Eastern Burrard Inlet Foreshore Areas, which reflects the earlier actions of the Council, is outlined on the attached Map 1.

The purpose of this report is to indicate those changes to the Regional Plan which are required to reflect adopted Municipal policies and to request Council to initiate the necessary amendments.

B. REGIONAL PLAN DEVELOPMENT AREA DESIGNATIONS

The current Regional Plan Development Area designations are indicated by Map 2, while the appropriate Regional Plan classifications are shown on Maps 3 and 4.

In briefly describing the applicable development area categories as set forth in the Regional Plan, it is noted that provision is made for two park categories. The first, PRK-1 (Established Park Areas) is designed to preserve established park areas of regional significance, while the purpose of the second classification, 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.

The RSV-2 (Institutional Reserve Areas) designation applies to lands which are utilized or held for major public and semi-public purposes. The URB-1 (Established Urban Areas) classification, which is quite broad in scope, is designed for urban development which may include all residential, commercial, industrial, public and semi-public, religious, recreation, rural and transportation 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.


The specific areas for which Regional Plan amendments are proposed are described in the accompanying tables and outlined on Maps 5 and 6 as follows:

1. Burnaby Mountain Conservation Area - Table 1 - Map 5.
2. Eastern Burrard Inlet Foreshore Area - Table 2 - Map 6.

ITEM	3
MANAGER'S REPORT NO.	77
COUNCIL MEETING	Nov. 29/76

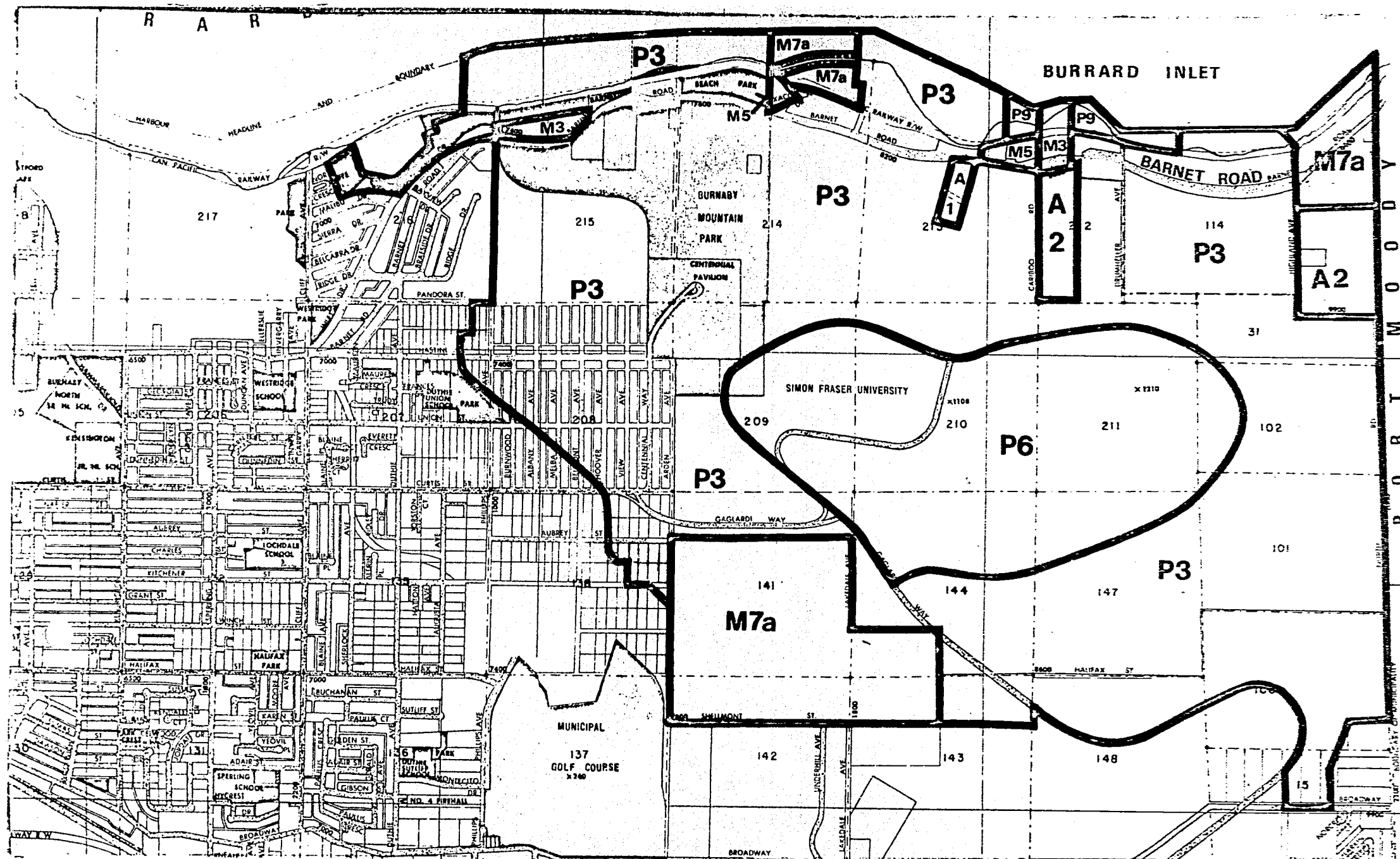
C. RECOMMENDATION

In order to bring the Official Regional Plan into conformity with the adopted plans and policies for the Burnaby Mountain Conservation and Eastern Burrard Inlet Foreshore Areas, it is recommended that the Council, by formal resolution, request the Greater Vancouver Regional District to amend the Official Regional Plan as described in Tables 1 and 2, and as shown on Maps 5 and 6.


A. L. Parr
DIRECTOR OF PLANNING

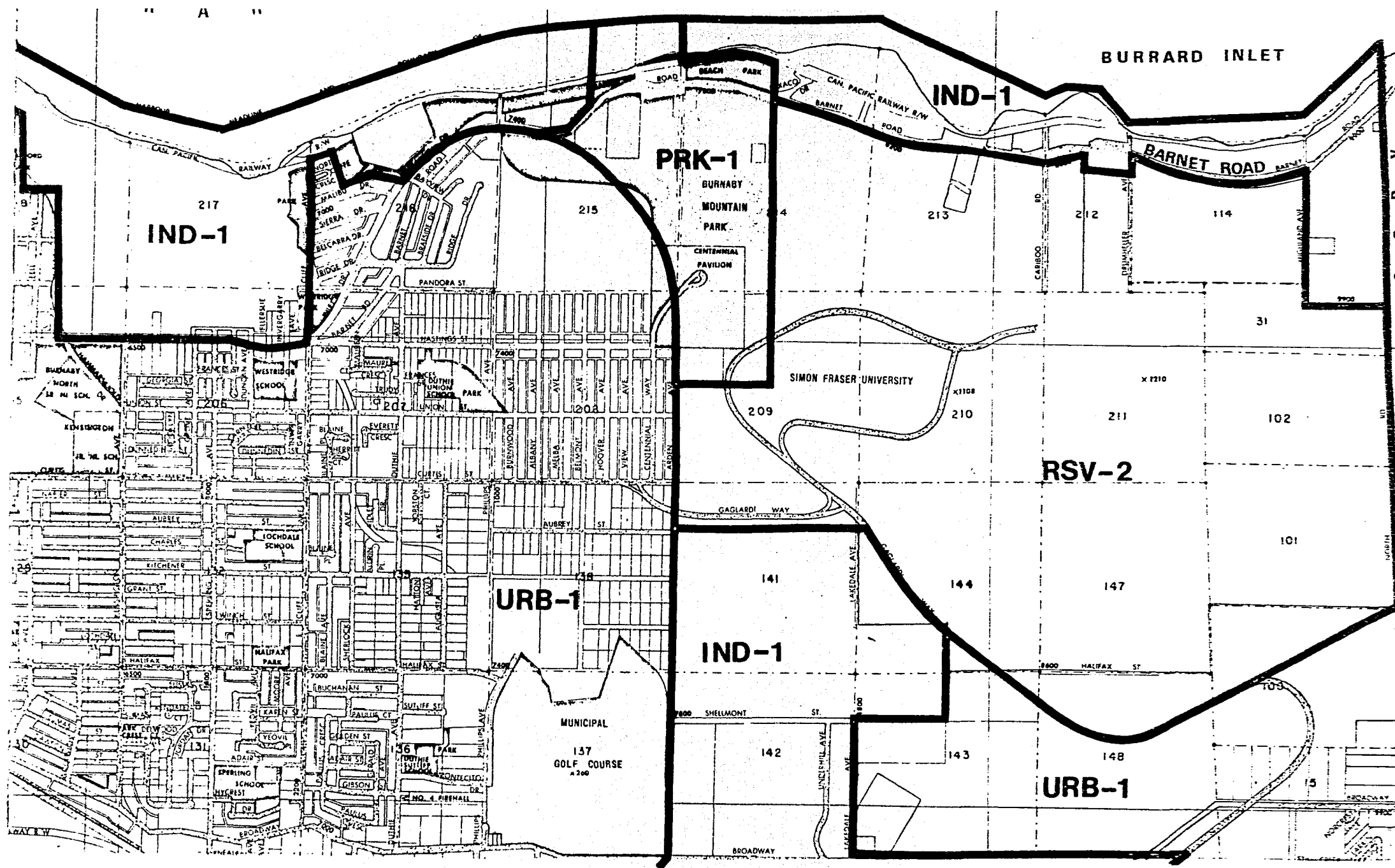
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cc Director of Planning, GVRD
Parks and Recreation Administrator
Assistant Director-Long Range
Planning and Research



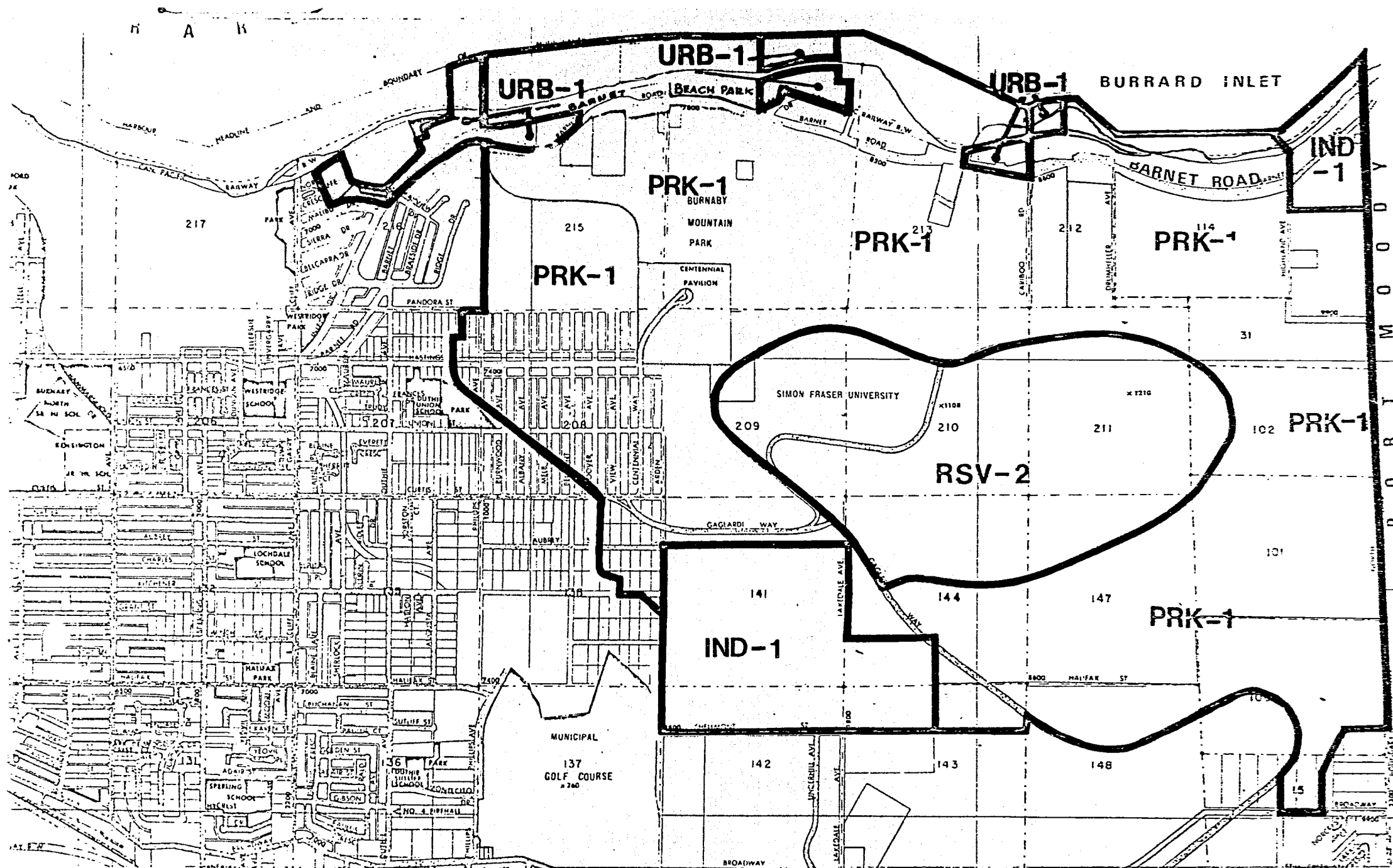
PRESENT ZONING

ITEM
MANAGER'S REPORT NO. 77
COUNCIL MEETING NOV. 29/76



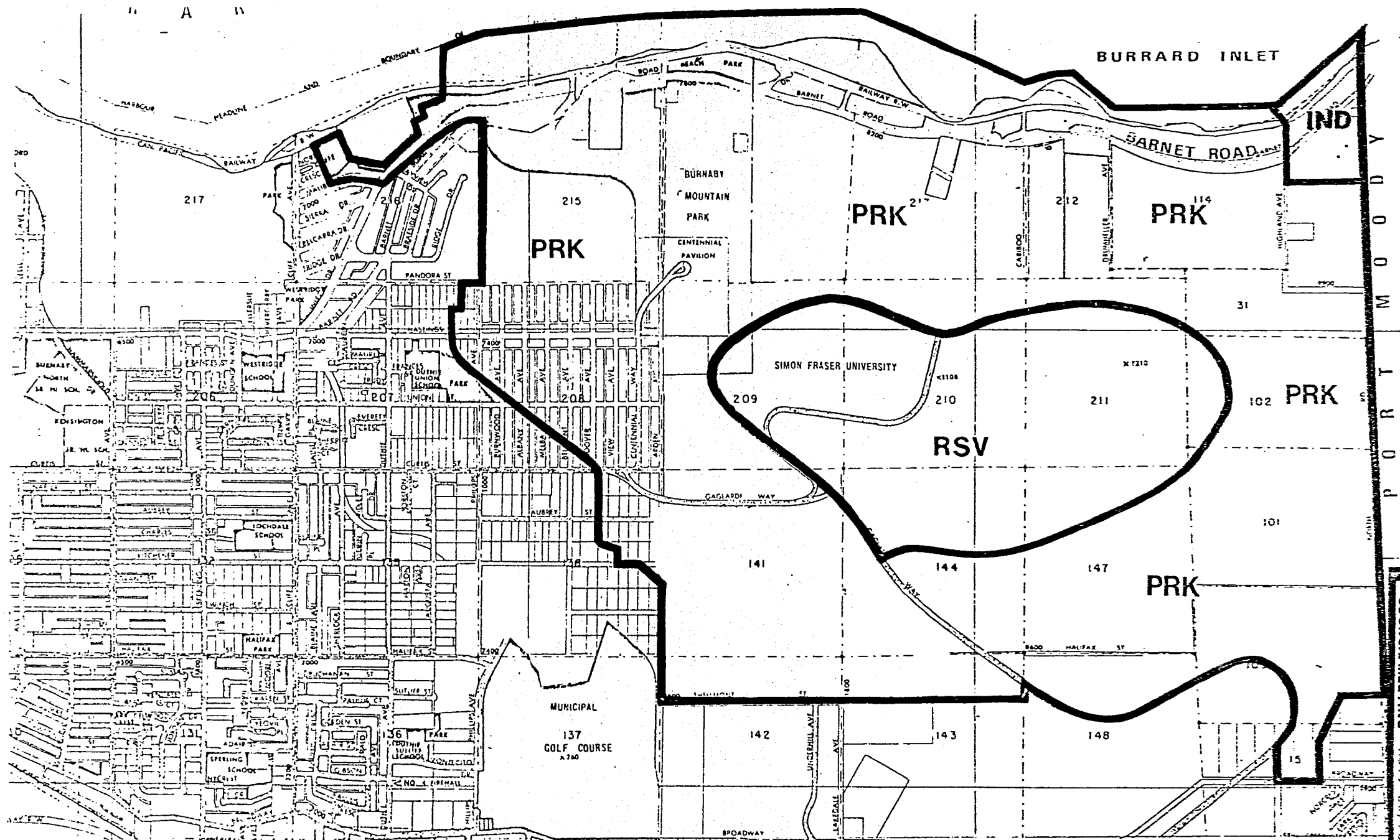
EXISTING REGIONAL PLAN DESIGNATIONS

ITEM
MANAGER'S REPORT NO. 77
COUNCIL MEETING NOV. 29/76



PROPOSED REGIONAL PLAN DESIGNATIONS 109 3 **(CURRENT STAGE PLAN)**

ITEM
 MANAGER'S REPORT NO. 77
 COUNCIL MEETING NOV. 29/76



ITEM
MANAGER'S REPORT NO. 3
77
COUNCIL MEETING Nov. 29/76

PROPOSED REGIONAL PLAN DESIGNATIONS (LONG RANGE PLAN)

RECOMMENDED REGIONAL PLAN AMENDMENTS

1. BURNABY MOUNTAIN CONSERVATION AREA - MAP 5

(a) Map Ref. #	From	(b) To Current Stage Plan	Long Range Plan	(c) Location	(d) Remarks
1	IND-1	URB-1	PRK	The Burrard Inlet conservation land situated between the inlet and the Westridge residential subdivision.	Acts as a buffer area between the oil pipeline terminus and a residential neighbourhood. The current zoning is P3.
2	URB-1	PRK-1	PRK	Comprises the western slope of the Burnaby Mountain Conservation Area. In the sector between Hastings and Curtis Streets, the boundary follows the projected Hastings-Gagardi Way connection.	This area is largely undeveloped and Corporation ownership. There are, however, a number of privately owned residential lots which will be gradually acquired by the Municipality.
3	PRK-1	RSV-2	RSV	This small triangular area is situated on the south side of the SFU loop road.	This area is included within the SFU campus site.
	RSV-2	PRK-1	PRK	Extends from the Arden Avenue right-of-way on the west to Gagardi Way on the east.	This undeveloped area has been recently rezoned to the P3 category.
5	IND-1	(NO CHANGE)	PRK	This area corresponds with the Tank Farm oil storage site.	Ultimately this site is proposed for inclusion in the Burnaby Mountain Park area.
6	IND-1	PRK-1	PRK	A small triangle of land situated between the Lakedale Avenue right-of-way and Gagardi Way.	This undeveloped area, which has a current IND-1 designation in the Regional Plan, should be included in the Conservation Area

ITEM	3
MANAGER'S REPORT NO.	77
COUNCIL MEETING	Nov. 29/76

111

BURNABY MOUNTAIN CONSERVATION AREA CONTINUED

(a) Map Ref. #	From	(b) To		(c) Location	(d) Remarks
		Current Stage Plan	Long Range Plan		
7	IND-1	PRK-1	PRK	A small triangular block of land located between the Trans Mountain Tank Farm site and Gaglardi Way.	An undeveloped area, which has recently been zoned P3 for inclusion in the Burnaby Mountain Conservation Area.
8	URB-1	PRK-1	PRK	This Corporation-owned land extends from the easterly loop of Gaglardi Way to North Road.	An undeveloped area previously included in the park plans of the Municipality and more recently within the Burnaby Mountain Conservation Area.
9	RSV-2	PRK-1	PRK	This large area surrounds the SFU ring road on its north, east and south sides.	Presently designated RSV-2 in the Regional Plan, this area makes up the bulk of the Burnaby Mountain Conservation lands.
10	IND-1	PRK-1	PRK	This block of land is situated in the north-easterly portion of the area.	Currently zoned A2 (Small Holdings), this privately held parcel is undeveloped.

2. EASTERN BURRARD INLET FORESHORE AREA - MAP 6

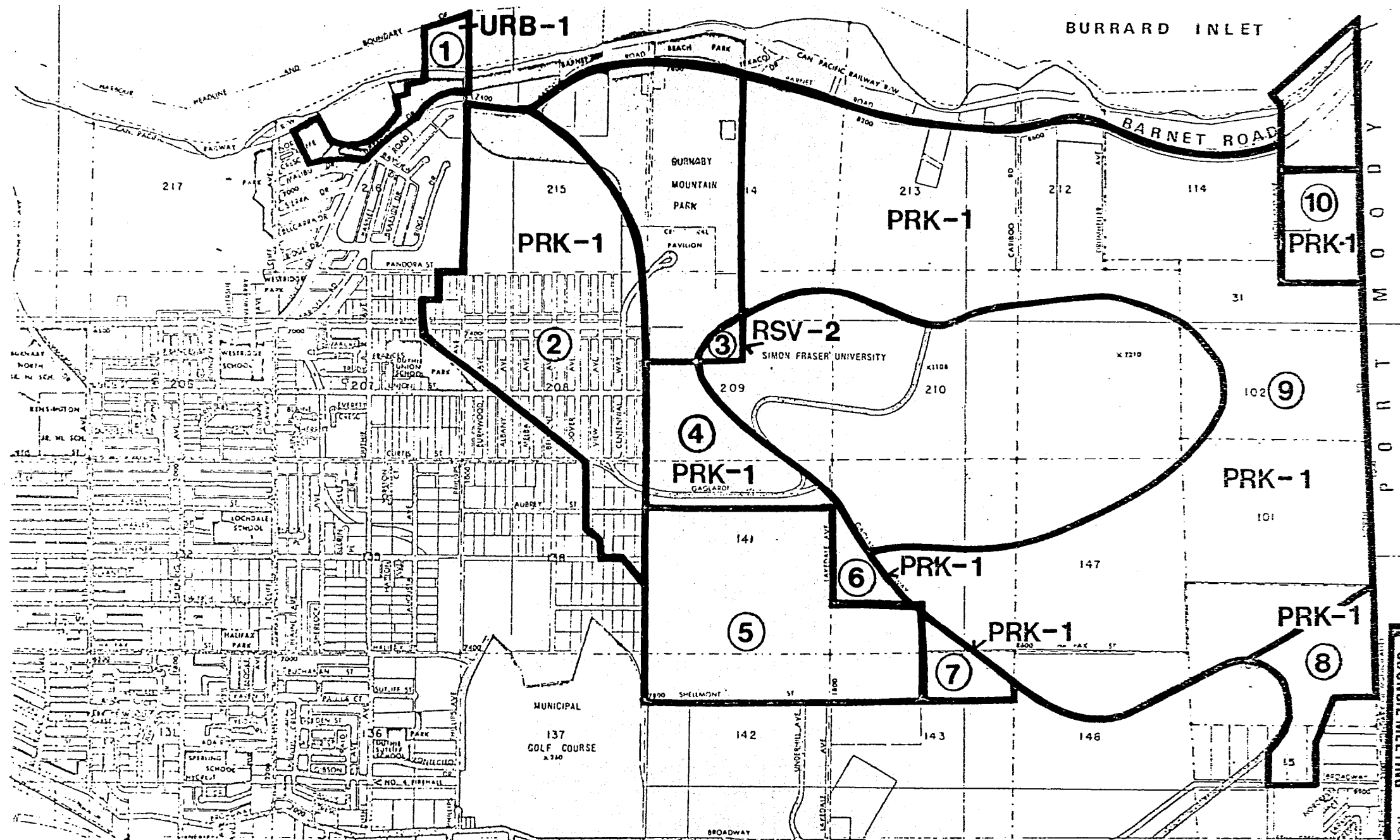
ITEM	3
MANAGER'S REPORT NO.	77
COUNCIL MEETING	Nov. 29/76

11	IND-1	PRK-1	PRK	This area adjoins the PRK-1 designated Barnet Beach site and extends to the Phillips Avenue right-of-way on the west.	This proposed amendment will give recognition to the existing P3 zoning and to the park use of the area.
12	IND-1	URB-1	PRK	An existing industrial site on the north side of Barnet Highway.	Park is the ultimate use proposed for this site.

EASTERN BURRARD INLET FORESHORE AREA CONTINUED

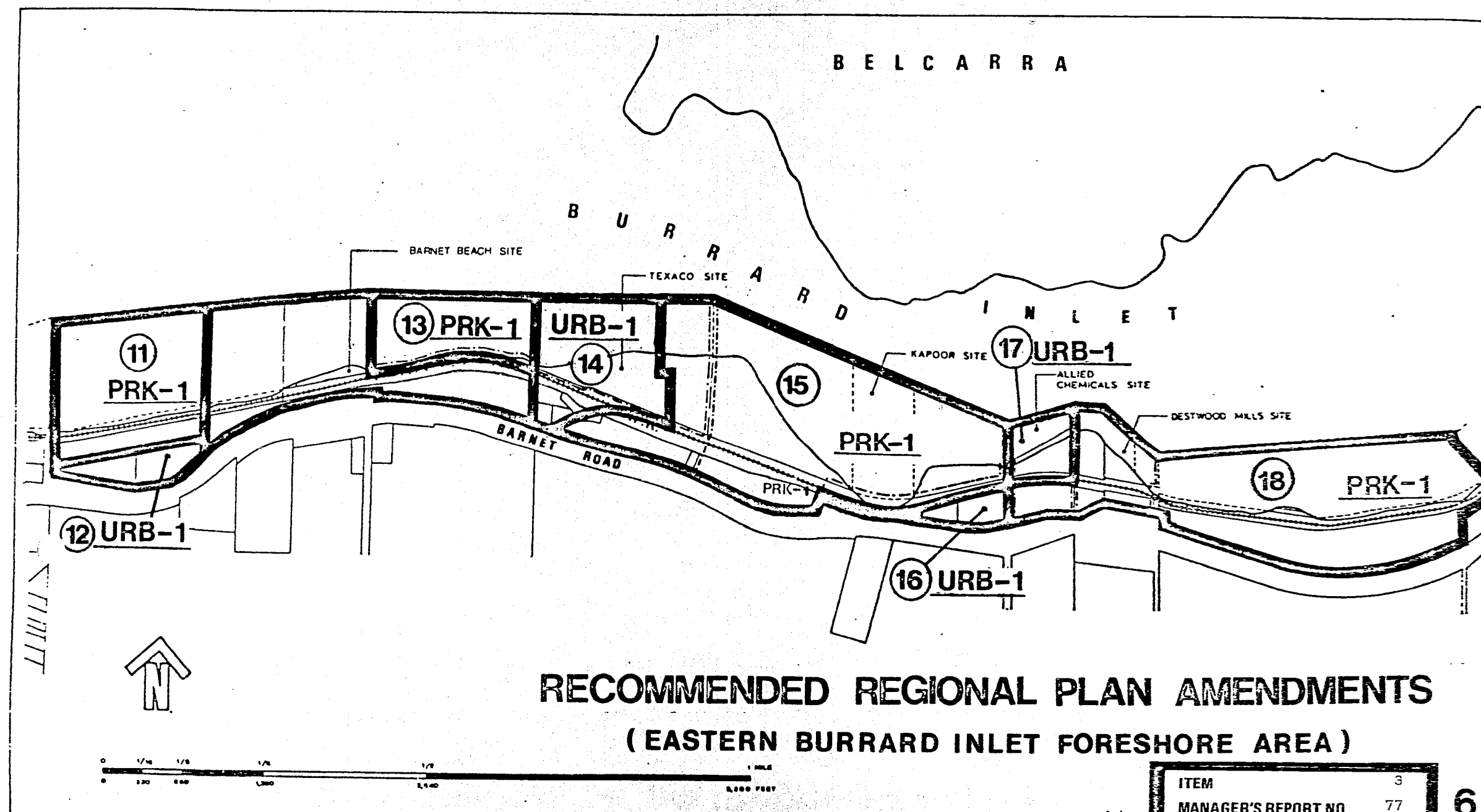
(a) Map Ref. #	From	(b) To Current Stage Plan	Long Range Plan	(c) Location	(d) Remarks
13	IND-1	PRK-1	PRK	The foreshore and water lot area located between the Barnet Beach park site and the Texaco property.	This is an undeveloped area of Corporation owned land which has been set aside for park purposes.
14	IND-1	URB-1	PRK	This is an industrial area which includes the existing Texaco oil storage facilities.	The projected long-range development of this area is for park use.
15	IND-1	PRK-1	PRK	These properties and the adjacent water lots are located in the central portion of the Eastern Burrard Inlet Foreshore Area.	This sector is projected as the focal point of a marine park development and future marina on Burrard Inlet.
16	IND-1	URB-1	PRK	This industrial sector is located between the railway and Barnet Highway.	Proposed as part of the foreshore park area in the future.
17	IND-1	URB-1	PRK	Includes that portion of the existing Allied Chemicals located between the railway and Burrard Inlet, as well as the adjacent water lot.	This site is ultimately projected for park use.
18	IND-1	PRK-1	PRK	Located in the sector are the existing Corporation-owned Bestwood Mills site, a narrow foreshore strip of land to the east, as well as adjacent water lot and upland areas.	This area is planned for future marina and marine park development.

ITEM	3
MANAGER'S REPORT NO.	77
COUNCIL MEETING	Nov. 29/76



RECOMMENDED REGIONAL PLAN AMENDMENTS (BURNABY MOUNTAIN CONSERVATION AREA)

ITEM
MANAGER'S REPORT NO. 77
COUNCIL MEETING NOV. 29/76



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ITEM	3
MANAGER'S REPORT NO.	77
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