

ITEM 7  
MANAGER'S REPORT NO. 62  
COUNCIL MEETING Oct. 4/76

Re: TRIANGULAR AREA BOUNDED BY  
BOUNDARY ROAD, 401 FREEWAY AND CLYDESDALE STREET  
(Item 7, Report No. 44, June 28, 1976)

Following is a report from the Director of Planning regarding the subject triangle of land.

RECOMMENDATIONS:

1. THAT a copy of this report be sent to all of the residents and property owners in the area that is referred to in the report.

\* \* \* \* \*

PLANNING DEPARTMENT  
SEPTEMBER 30, 1976

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: TRIANGULAR AREA BOUNDED BY  
BOUNDARY ROAD, 401 FREEWAY AND CLYDESDALE STREET

At the Council meeting of June 28, 1976 the following recommendations were adopted, as the result of considering Item No. 7, of Manager's Report No. 44:

1. THAT the Council authorize the making of an application by the Corporation to the appropriate departments or agencies of Senior Governments (e.g. the B.C. Development Corporation) for funding to acquire and redevelop the triangular area bounded by Boundary Road, 401 Freeway and Clydesdale Street, with the understanding that submission of such an application is not intended or to be interpreted as a firm commitment on the part of Council to proceed with acquisition and redevelopment at this time; and
2. THAT the Council give approval in principle to the designation of the subject area for future M5 (Light Industrial) District development; and
3. THAT a copy of this report be sent to all of the residents and property owners in the subject area.

Subsequently letters were written to various Provincial and Federal Departments and Agencies giving them information on the subject area and asking for advice on the appropriate procedure to be followed by the Municipality in making a formal application for funding to acquire and redevelop the area. (See attached.)

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Replies have been received from:

Mr. R.H. Marshall  
Director General, British Columbia  
Department of Regional Economic Expansion

Mr. J. Nicholls  
Assistant Regional Director  
Central Mortgage and Housing Corporation

Hon. D. Phillips  
Minister of Agriculture and Economic Development

Mr. D.A. Duguid  
President  
British Columbia Development Corporation

Mr. H.F. Sturrock  
Deputy Minister  
Department of Highways

From these replies it can be concluded that the only possible agency which may be able to assist the Municipality is the British Columbia Development Corporation which in the words of the Minister "...has been given special responsibility for coordination and assistance with respect to industrial land development within the Province of British Columbia..."

The Minister referred the matter to Mr. Donald Duguid, President of the British Columbia Development Corporation as a result of which Mr. K. Chauncey contacted the Municipality and entered into discussions regarding the disposition of the lands in question.

The current status is that meetings are to be held between the Municipality and the British Columbia Development Corporation in order to pursue finding a suitable usage for this land and the possibility of shared Provincial/Municipal Development.

This report is submitted for the information of Council together with copies of the correspondence exchanged on this subject.

  
A. L. Parr,  
DIRECTOR OF PLANNING.

ALP:cm

Attach.

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SAME LETTER SENT TO:

Mr. R. H. Marshall,  
Director General,  
Department of Regional Economic Expansion,  
Government of Canada,  
1175 Douglas Street,  
Victoria, B.C.

Mr. D. Duguid, President,  
B.C. Development Corporation,  
272 - Granville Square,  
200 Granville Street,  
Vancouver, B.C.

Mr. D. McGray Phillips,  
Deputy Minister,  
Department of Economic Development,  
Parliament Buildings,  
Victoria, B.C.

Mr. C.H.L. Woodward,  
Assistant Deputy Minister  
Department of Municipal  
Affairs,  
Province of B.C.,  
Parliament Buildings,  
Victoria, B.C.

**PLANNING DEPARTMENT**

July 8, 1976

Mr. K. B. Ganong,  
Regional Director,  
Central Mortgage and Housing  
Corporation,  
2609 Granville St.,  
Vancouver, B.C.

Dear Sir:

Re: Triangular Area Bounded by Boundary Road, 401 Freeway and  
Clydesdale Street.

The above described area has been isolated from the rest of Burnaby by major arterials, which reflect senior governmental road policies. The growing traffic volumes have made the area unsuitable for residential use. The desirability of relocating the existing residents and redeveloping the area have been matters of considerable concern to the municipality.

As a result of these concerns, the Council, on June 21, 1976, adopted a recommendation that application be made by the Corporation to the appropriate departments or agencies of senior governments for funding to acquire and redevelop the properties situated within the subject area and gave approval in principle to its designation for future light industrial development.

In order to implement this action of the Council, we are writing to ascertain the possibilities for funding. We also made preliminary contact with your agency by telephone in March, 1976 prior to Council's formal resolution.

A copy of the Planning Department report which was submitted to the Council is attached for your information.

In conclusion would you please inform us of the appropriate procedure to be followed by the municipality in making a formal application for funding to acquire and redevelop the triangular area bounded by Boundary Road, 401 Freeway and Clydesdale Street.

Yours truly,

  
A. L. Parr,  
DIRECTOR OF PLANNING.

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RBC:ew

c.c. Municipal Manager, Municipal Clerk, Assistant Director - Jane Rennie.

DND -

BRUCE HAS INDICATED THAT HE HAS REFERENCED THIS TO YOU - CAN YOU ADVISE US TO WHEN YOU WILL BE ABLE TO PREPARE A REPORT ON THIS.

THANKS,  
J. P. BISHA



DEPARTMENT OF HIGHWAYS

August 23, 1976.

MANAGER'S  
OFFICE

H.Q. 5443-1/321909  
Your File: 1-3-76  
VICTORIA  
V8V 2M3

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Mr. Melvin J. Shelley,  
Municipal Manager,  
The Corporation of the District of Burnaby,  
4049 Canada Way,  
Burnaby, British Columbia.  
V5G 1M2.

Dear Mr. Shelley:

Re: Triangular Area Bounded by  
Boundary Road, 401 Freeway  
and Clydesdale Street

In reply to your letter of July 8, I wish to advise that I appreciate your concern regarding residential properties within the subject area. However, there is no statutory authority for our Department to provide financial assistance.

I am not in a position to say as to whether the area will be affected by a future road system or not. Should the properties be required for road purposes, the problem would be resolved. However, in the event the properties are not required, possibly the Municipality should proceed with a rezoning. This would allow the owners to realize a greater sale value and permit relocation in a residential area of choice.

I regret that I am unable to make any further suggestions at this time.

Yours very truly,

H.F. Sturrock,  
Deputy Minister.

COPIES TO: PLANNING  
CLERK  
TREASURER  
LAND AGENT  
MAYOR CONTROL

SENT



*8/19/76*  
*Comer for Report*  
*K. Ellis advised today that B. Chilton working on a report for Council*  
25 AUG 76  
MCS WAGNON

BELMUSE ADVISES THAT THIS WILL PROBABLY  
BE FORWARDED ON 27 SEPT 76 -

15/9  
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British Columbia Development Corporation

August 18, 1976

Hon. D. Phillips,  
Minister of Agriculture and  
Economic Development,  
Parliament Buildings,  
VICTORIA, B.C.

Dear Mr. Phillips,

Re: Corporation of the District of Burnaby

This will advise you that Mr. Chauncey has held discussions with Mr. Parr regarding the disposition of 5.9 acres of Crown industrial land in Burnaby located at the intersection of 401 Freeway and Burnaby Road.

The result of these discussions has been that Burnaby would like the B.C. Development Corporation to develop this land, or alternatively sell it to some interested corporation, since the assessed value of the land makes it too expensive for Burnaby to acquire.

Ken Chauncey will be co-ordinating his efforts with Mr. Parr, and hopes that we can find a suitable useage for this land.

Yours very truly,

DONALD A. DUGUID  
President.

cc: Mr. A.L. Parr, Director of Planning,  
Corporation of Burnaby.  
Mr. K. Chauncey

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A.P.



Central Mortgage  
and Housing Corporation

Société centrale  
d'hypothèques et de logement

British Columbia Regional Office

Bureau régional de la Colombie-Britannique

21st July, 1976

A.L. Parr, Esq.,  
Director of Planning,  
The Corporation of the District  
of Burnaby,  
Municipal Hall,  
4949 Canada Way,  
Burnaby, B.C.  
V5G 1M2.

Dear Mr. Parr,

In reply to your letter to the Regional Director of July 8th, I regret that Central Mortgage and Housing Corporation does not have programs which would meet the needs as expressed in your Managers Report No. 44. It may be however that if the property is to be redeveloped for commercial or industrial purposes that sufficient revenues could be obtained to assist in the relocation of residents.

If however the Municipality should decide itself to build alternative municipal non profit housing for the relocated residents, then you would be advised to discuss this with our Vancouver Branch Manager, Mr. Keith Tapping. He will be pleased to outline the requirements of our National Housing Act Section 15.1 program in this respect.

Yours sincerely,

J. Nicholls  
Assistant Regional Director

cc Mr. K. Ganong  
Mr. K. Tapping

JN/LCN

2609 Granville St.  
Suite 240  
Bank of Montreal Building  
Vancouver, B.C.  
V6H 3H3

2609, rue Granville  
Pièce 240  
Édifice de la Banque de Montréal  
Vancouver (C.-B.)  
V6H 3H3

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ALP  
RBC

414 Bank of Commerce Building  
1175 Douglas Street  
Victoria, B.C.  
V8W 2E1

July 14, 1976

Mr. A.L. Parr  
Director of Planning  
Planning Department  
The Corporation of the  
District of Burnaby  
Municipal Hall  
4949 Canada Way  
Burnaby, B.C.  
V5G 1M2

Dear Mr. Parr:

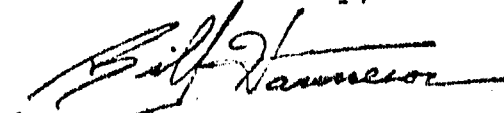
Re: Triangular Area Bounded by Boundary Road,  
401 Freeway and Clydesdale Street

In answer to your letter of July 7, 1976, requesting assistance in funding the acquisition and redevelopment of the triangular area bounded by Boundary Road, 401 Freeway and Clydesdale Street, we must advise that this Department does not have a mandate to support projects in urban areas of British Columbia.

The programs administered by the Department of Regional Economic Expansion are oriented to the creation of employment opportunities and certain social adjustment activities in rural areas or regions of slow economic growth. We do not anticipate that the District of Burnaby would meet this general criteria.

I would suggest that you communicate directly with the Provincial Department of Municipal Affairs, as well as the Department of Economic Development, to determine the extent of any provincial involvement.

Yours sincerely,

  
for R.H. Marshall  
Director General  
British Columbia

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file and  
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Office of the Manager

## THE CORPORATION OF THE DISTRICT OF BURNABY

MUNICIPAL HALL  
4949 CANADA WAY  
BURNABY B.C. V5G 1M2  
294-7110

July 8, 1976.

Our File: 1-3-76.

Mr. H. F. Sturrock,  
Deputy Minister of Highways,  
Parliament Buildings,  
Victoria, B. C.

Dear Sir:

Re: Triangular Area Bounded by Boundary Road,  
401 Freeway and Clydesdale Street

The above described area, which is outlined on the attached sketch, has become a residential enclave surrounded by major traffic thoroughfares. This is the result of senior governmental road policies. The isolation of the area and the noise factor have made it clearly unsuitable for residential use and created a problem of increasing concern to the municipality.

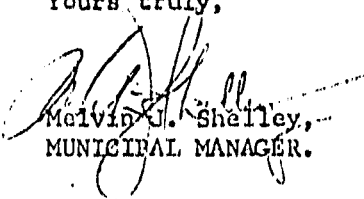
We feel that there is a responsibility on the part of senior governments to take action designed to rectify the present situation. This should, we feel, take the form of financial assistance to make possible the relocation of the people who continue to reside in the area under adverse conditions. The land could then be assembled and redeveloped for a use more compatible with the bounding major traffic arterials.

The primary purpose of this letter is to request such assistance from the Department of Highways. Are there, for example, any funds remaining from the original program of land acquisition which preceded the development of the Freeway?

Although we understand that the future road system at Clydesdale Street and Boundary Road has not yet been determined in detail, the finalizing of these plans will undoubtedly entail the expenditure of funds for additional property purchases. Could not some of these monies be devoted to a program of relocation?

Your comments on this matter would be appreciated.

Yours truly,

  
Melvin J. Shelley,  
MUNICIPAL MANAGER.

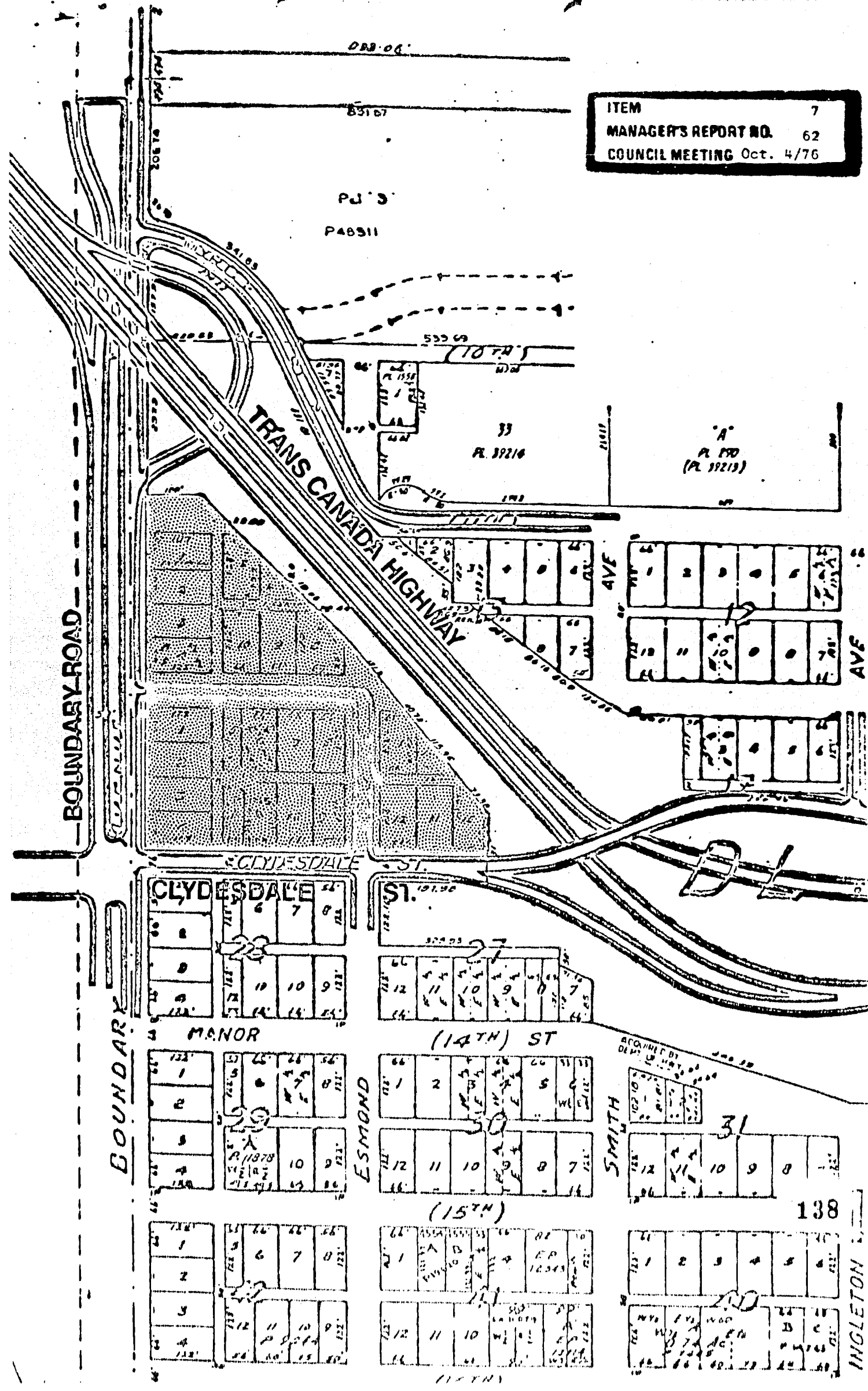
MJS:bp  
Attach.  
c.c. Director of Planning  
Municipal Clerk  
Municipal Treasurer



*File*



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BOUNDARY ROAD

BOUNDARY

CLYDESDALE ST.

CLYDESDALE ST.

MANOR

ESMOND ST.

(15TH) ST.

(15TH) ST.

CLYDESDALE ST.

(14TH) ST.

ESMOND ST.

(15TH) ST.

(15TH) ST.

(15TH) ST.

AVE

SMITH

AVE

INGLETON

TRANS CANADA HIGHWAY

088-06'

85167

PJ'S

P48511

535 69

PL 39216

'A'  
 PL 39218  
 (PL 39219)

ACQUIRED BY  
 DEP. OF HIGHWAYS

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(15TH)