

Re: LETTER FROM MR. ARNOLD F. C. HEAN WHICH APPEARED ON THE AGENDA OF THE AUGUST 29, 1977 MEETING OF COUNCIL (ITEM 3)  
PARCEL "B", PLAN 17441, BLOCK 12, D. L. 10, PLAN 3054  
LOVE PROPERTY

On August 29, 1977, Mr. Arnold F. C. Hean presented to Council a brief on the subject property. The following report from the Director of Planning contains the information that Council requested from staff on this matter.

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. Arnold F. C. Hean.

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Planning Department  
September 20, 1977

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
RE: PARCEL "B", PLAN 17411, BLOCK 12, D. L. 10,  
PLAN 3054 - (LOVE PROPERTY)

BACKGROUND

Appearing on the agenda of the Council meeting of August 29, 1977, was a letter and a brief from Mr. Arnold F. C. Hean, Q. C., on behalf of Mr. and Mrs. V. L. Love, owners of the above described property, located as shown on the attached sketch. The report which follows has been prepared in response to a request from Council for a chronological summary of past actions concerning Parcel "B", and for comment on the potential use of the parcel.

A. A CHRONOLOGICAL SUMMARY OF PAST ACTIONS  
CONCERNING PARCEL "B"

- (1) 1966 - The North-East Burnaby Study in which Parcel "B" was included in the proposed Burnaby Lake Regional Park system was approved by the Council as a guide to future development in the area.
- (2) October 18, 1967 - The Park Sites Review report, which included Parcel "B" as part of the Burnaby Lake Regional Park system, was adopted by the Parks and Recreation Commission and subsequently by the Council as a guide to park development in the municipality.
- (3) December 9, 1968 - The Council adopted a recommendation to include the area in which Parcel "B" is located within Burnaby Lake Regional Park and proposed an amendment to the Official Regional Plan to reflect these boundary changes. However, due to a number of circumstances, including the dissolution of the L. M. R. P. B. at that time, Council's request was not acted upon.

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- (4) June, 1970 - The owners of Parcel "B" advised of their desire to sell and suggested that negotiations be undertaken for its purchase. Subsequently, the Planning Department recommended the acquisition of the property to the Vancouver-Fraser Park District. At that time we were informed that such possible purchases were being held in abeyance pending the development of a comprehensive plan for the area and a decision on the division of the overall park between the municipality and the Park District.
- (5) September 20, 1971 - The Council deferred further action on the proposed rezoning of Parcel "B" from A2 to RM3 (R. Z. #62/71) pending the receipt of views from the Vancouver-Fraser Park District and the Parks and Recreation Commission. The Planning Department was requested to indicate what would be considered as the best use for the parcel in the event that it was not required for park development.
- (6) October 12, 1971 - The Director of Regional Parks indicated in a letter to the Director of Planning that Parcel "B" lay outside their area of jurisdiction within the proposed regional park due to its location east of Cariboo Road.
- (7) October 20, 1971 - The Parks and Recreation Commission passed a motion that the Planning Department be advised that the Commission would favour as a condition of rezoning that the Love property provide sufficient land for the trail system.
- (8) November 1, 1971 - The proposed rezoning of Parcel "B" from A2 to RM3 was turned down by the Council. However, the Council also decided not to consider the use of the property for park purposes but to allow the owner to negotiate with the municipality for an alternative use, bearing in mind the needs of the park-trail system in the area.
- (9) March 29, 1972 - The Burnaby Lake Development Committee, composed of two Burnaby Council members as well as representatives of the Parks and Recreation Commission and the G. V. R. D., approved the overall boundaries proposed for the Burnaby Lake - Central Valley Park System, which included the Love property. At that time it was agreed that the G. V. R. D. would assume responsibility for acquisition and jurisdiction in the area west of Cariboo Road (with the exception of the equestrian site), while the municipality would be responsible for that portion of Burnaby Lake Regional Park and the Central Valley Park system to the east of this route.
- (10) April 5, 1972 - Members of the Parks and Recreation Commission and municipal staff toured the subject property with Mr. Love in March, 1972. At the meeting on April 5, 1972, the Commission received the report of the Chairman which recommended the future park use of the property. The Parks and Recreation Commission also requested that the Parks and Recreation and Planning Department staffs submit a report concerning the feasibility of developing the Love property as a tourist camping trailer and tenting facility.
- (11) April 24, 1972 - The overall boundaries of the Burnaby Lake - Central Valley Park system, previously approved by the Burnaby Lake Development Committee, were adopted by the Council. In addition, the Council

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As noted in the report "A Development Programme for Burnaby Lake Regional Park" of December 1975 "...the concept provides for the retention of the lake area, the conservation of wildlife and flora, the restoration of natural areas where appropriate, the control of land uses and the integration of the regional park with the municipal parks and trail system".

The use of the site has emphasized its naturalistic qualities reflecting its proximity to the Burnaby Lake Conservation Area and its location at the junction of two major park/trail systems leading to the Conservation Area. Parcel "B" forms an integral and necessary part of the proposed Central Valley Park system which surrounds Burnaby Lake and extends along either side of the Brunette River to the New Westminster boundary.

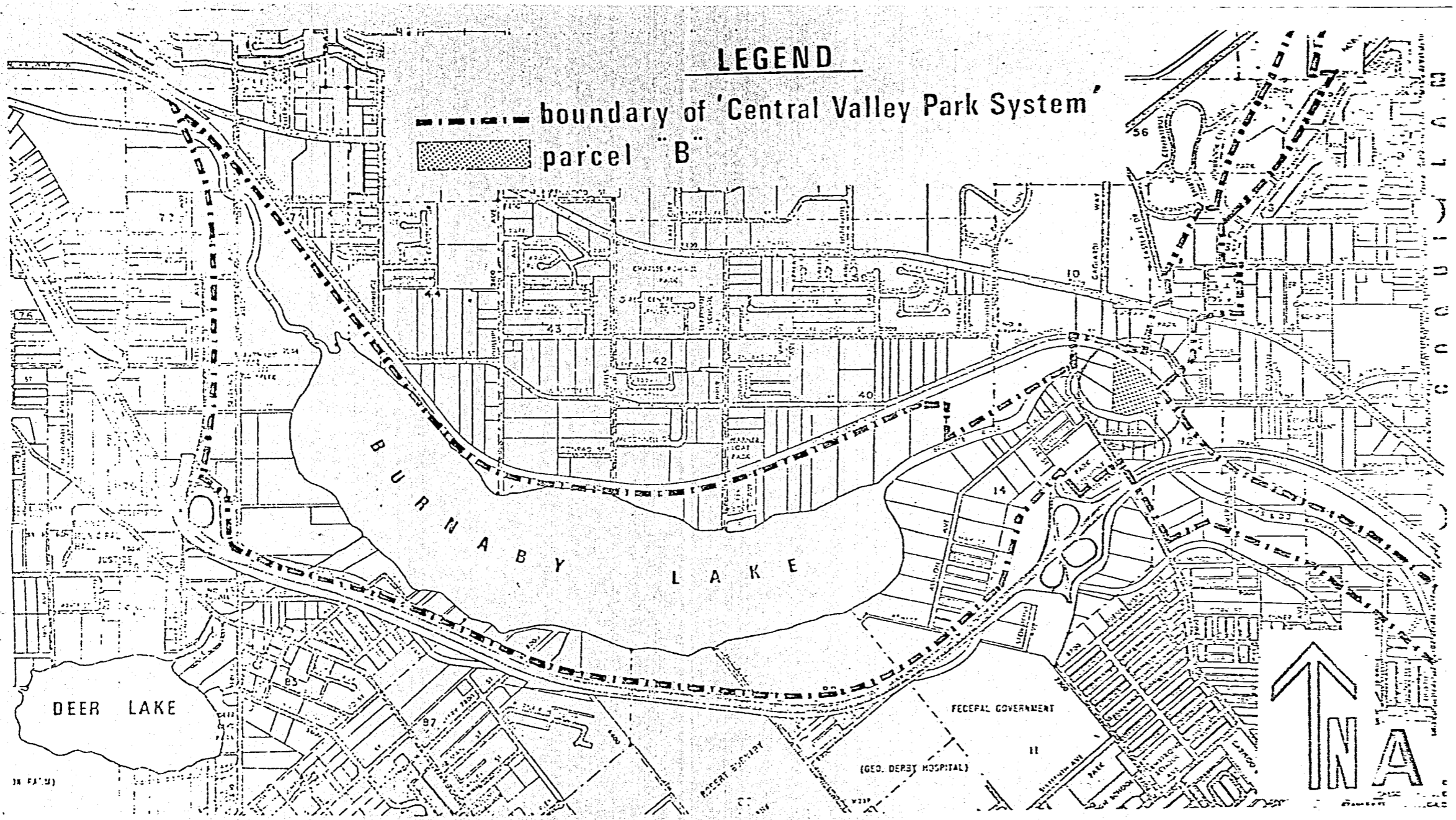
This is for the information of the Council.

  
A. L. Parr,  
DIRECTOR OF PLANNING.

RBC/hf

Attach.

c. c. - Land Agent  
Parks and Recreation Administrator  
Assistant Director - Long Range  
Planning and Research



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