

ITEM 5
MANAGER'S REPORT NO. 36
COUNCIL MEETING 1979 05 07

RE: GUN CLUB LEASES ON BARNET HIGHWAY

Following is a report from the Director of Planning on leases which three gun clubs have for the use of properties on Barnet Highway.

RECOMMENDATIONS:

1. THAT the recommendation of the Director of Planning be adopted.
2. THAT a copy of this report be sent to the Parks and Recreation Commission for information.

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TO: MUNICIPAL MANAGER 1979 APRIL 26
FROM: DIRECTOR OF PLANNING
SUBJECT: GUN CLUB LEASES ON BARNET HIGHWAY

RECOMMENDATIONS:

1. THAT staff be authorized to prepare and submit a brief to the Simon Fraser University Board of Governors requesting Municipal control of the subject gun club leases on the preferred basis of Alternative 1 as outlined in this report.
2. THAT a copy of this report be forwarded to the three gun clubs as listed below for their information.

REPORT

During the past year, staff on several occasions have discussed the question of the future lease arrangements pertaining to the following organizations as it relates to the ongoing development of Barnet Marine Park (see attached sketch):

- (a) Burnaby Fish and Game Club
8242 Barnet Highway*
- (b) Coast Marksman Incorporated
8530 Barnet Highway*
- (c) Barnet Rifle Club
8550 Barnet Highway*

* Mailing addresses

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These three gun clubs lease their sites from Simon Fraser University - an arrangement which is a result of the original conveyance of lands to the University from the Municipality in 1963. The primary concern of staff is that the strong noise impact the gun clubs have on the adjacent Barnet Marine Park is going to be an increasing problem as more and more people utilize this developing and popular major park facility. Given that the existing leases extend through to the end of 1980, it is felt opportune to express our concern and to determine whether there is some available means for the Municipality to have a more direct role in the assignment and management of land use over the subject lands.

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In the preliminary discussions to date, the following alternatives have been discussed as a basis of a more formal approach from the Municipal Council to the University Board of Governors:

1. The University to reconvey the subject lands to the Municipality on a fee simple basis.

This proposal recognized the strong relationship of the gun club properties to the evolving Marine Park area and the severe topographical limitations in the immediate area which separates, now or potentially, a functional relationship of these lands to the operation of the University. Under this arrangement, these lands would revert back to the Municipality and form part of the marine park setting with the resolvment of the gun club lease situation becoming the sole responsibility of the Municipality. Planning and Parks Department staff are of the opinion that this proposal would provide the Municipality with the greatest degree of flexibility to administer the gun club leases in recognition of increasing public concern with the clubs and/or the success of relocation efforts or the development of a centralized acoustically designed indoor range.

2. The University to grant a long term lease for the subject lands to the Municipality at the expiration of the current leases.

This approach would enable the University to retain ownership of the lands in question in the long term, yet at the same time allow the Municipality the desired degree of land use control within the term of the lease with the University. The question of lease values would, of course, have to be the subject of negotiation with the University and likely be geared to a differential lease structure depending upon whether the gun clubs remain with revised lease conditions, vacate the site and relocate to an alternate location, or consolidate and share some form of indoor facility more compatible with the surrounding land use.

3. The University to provide agreement in principle that no long term lease extensions would be granted to the gun clubs beyond the existing leases terminating in 1980.


Under this alternative, the University would provide notice to the gun clubs of its policy position and indicate that the clubs should initiate relocation investigations in co-operation with Municipal and G.V.R.D. staff. Following the 1980 lease termination date, it would be stipulated that only a month-to-month rental arrangement would be provided for say, a maximum period of one year. This is regarded as the least effective approach inasmuch as it would not provide the Municipality with a direct and permanent assurance that incompatible uses on the subject sites are phased out as necessary and not re-introduced at some time in the future.

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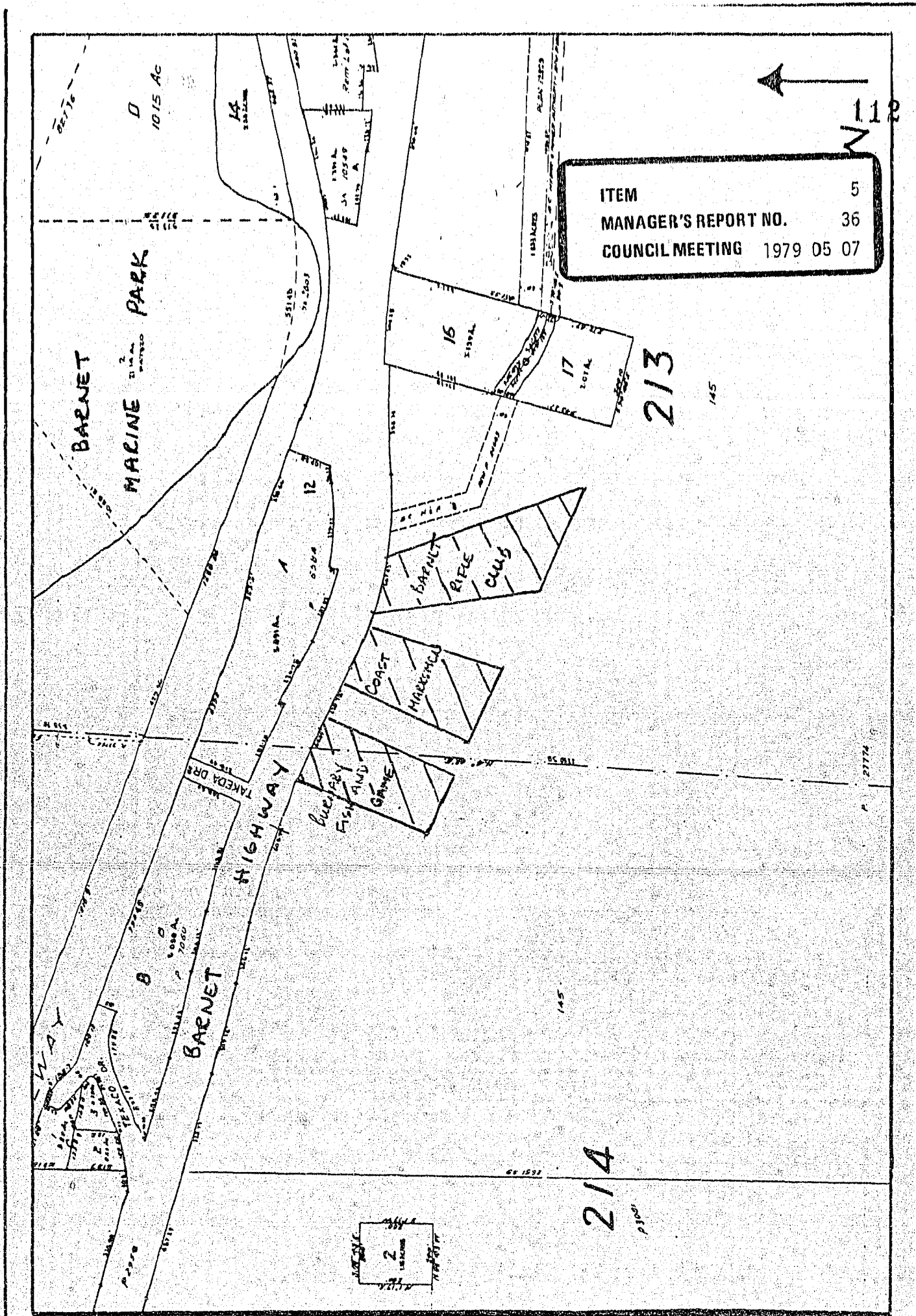
Preliminary discussions have been held between G.V.R.D. and Municipal staff to determine whether any alternate sites exist for the relocation of the gun clubs. The G.V.R.D. Parks Department have advised that there are no sites readily available but they would be prepared to assist the gun clubs in any relocation efforts.

From the viewpoint of staff, the prime purpose in advancing this matter is to identify a potentially increasing problem over time between the operation of the gun clubs and the adjacent developing marine park and to seek Council direction as to the best course of action. In reviewing this matter, Parks and Planning staff are of the opinion that the Municipality should make a submission to the University Board of Governors based on Alternative 1. This submission would reflect the major capital investment made by the Municipality in the acquisition and development of the marine park, its permanency in the overall structure of the Municipality and the physical severance of the gun clubs properties from any functional tie with the University. In addition, it should be emphasized that the zoning on the properties is P3 (Park and Public Use) reflective of their location within the Burnaby Mountain Conservation Area. Also should be noted is the Regional zoning designation of PRK-1 (Established Park Areas) in the Official Regional Plan for these properties. As such, the gun club facilities are legally, non-conforming and any future development would be limited to park or public uses as outlined in the Municipal Zoning By-Law. Alternative 1 would give the Municipality the greatest and most permanent degree of control over the assignment and management of land use over these properties and as such would constitute the best position in commencing discussions with the University Board of Governors.


A. L. Parr
DIRECTOR OF PLANNING

JSB/sam
Attachment

cc: Parks and Recreation Administrator
Municipal Solicitor



Date	1979 APR
Scale	1" = 400'
Drawn By	



Burnaby Planning Department



GUN CLUB LOCATIONS
(APPROXIMATE)