

ITEM	11
MANAGER'S REPORT NO.	37
COUNCIL MEETING	1982 05 31

RE: THE DISPOSITION OF THE GEORGE DERBY LANDS

MUNICIPAL MANAGER'S RECOMMENDATIONS:

1. *THAT the recommendations of the Director Planning & Building Inspection be adopted.*

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1982 MAY 26

FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 15.703

SUBJECT: THE DISPOSITION OF THE GEORGE DERBY HOSPITAL LANDS

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RECOMMENDATIONS:

1. THAT the Honourable Paul Cosgrove, Minister, Public Works Canada, be advised that the study prepared by his department entitled 'George Derby Lands, Burnaby, British Columbia, Urban Design Study' dated 1982 February is unacceptable to this Municipality.
2. THAT the Minister be advised that the report prepared by the joint study group entitled 'A Land Use Plan for the George Derby Hospital Lands', dated 1980 November, and the brief submitted to the Minister dated 1981 August 11, continue to be the basis for settling the land use and disposition of the George Derby Hospital lands.
3. THAT the Mayor communicate Council's position to the Honourable Paul Cosgrove at their meeting in Ottawa during the week of 1982 June 01.

RE: DISPOSITION OF THE GEORGE DERBY  
HOSPITAL LANDS  
1982 MAY 26 -- PAGE TWO

ITEM	11
MANAGER'S REPORT NO.	37
COUNCIL MEETING	1982 05 31

144

SUMMARY:

This report reviews the revised Federal land use plan for the George Derby lands and concludes that it is unacceptable to the Municipality. The report recommends that the joint study group land use report dated 1980 November and the brief submitted to the Minister dated 1981 August 11, both previously adopted by Council, continue to be the Municipal position for settling the land use and disposition of the George Derby Hospital lands.

REPORT

BACKGROUND

Between 1976 and 1980 Burnaby was involved with the Federal and Provincial Governments in preparing a land use plan for the George Derby Hospital lands. The Federal Government had insisted on this joint study as a prerequisite for resolving the disposition of the lands.

On 1981 August 11, Burnaby submitted a brief to The Honourable Paul Cosgrove, Minister, Public Works Canada, requesting that the land use framework as prepared by the joint study group be utilized as the basis for settling the disposition of the George Derby Hospital lands. A copy of this brief is marked 'Attachment 1'.

On 1981 October 02, the Minister responded that his department was to conduct another study to examine additional land use alternatives for the site. The Minister further stated that "upon completion of our re-examination of land use alternatives, it is my hope that further discussions can then be initiated with the Municipality of Burnaby and the Province of British Columbia to assess the impact of our findings".

PURPOSE

The purpose of this report is to provide Council with a status on the revised Federal plan and obtain from Council an updated position for settling the future use and disposition of the George Derby lands.

THE PROPOSED PLAN

On 1982 April 27 Federal staff provided the Planning and Building Inspection Department with a copy of their report for the George Derby Hospital lands. A copy of the recommended plan is marked 'Attachment 2'. Its main characteristics are:

1. The area north of Highway No. 1 is designated as a component of Burnaby Lake Regional Nature Park.
2. A more regular shaped hospital site is proposed.
3. The Stormont/McBride connection has been realigned to abut Highway No. 1 then connect to Newcombe Street initially as a two lane road then ultimately as a four lane facility.
4. A total of 1,800 single family, townhouse, low rise and high rise residential units are proposed for the remainder of the site.

RE: DISPOSITION OF THE GEORGE DERBY  
HOSPITAL LANDS  
1982 MAY 26 -- PAGE THREE

ITEM	11
MANAGER'S REPORT NO.	37
COUNCIL MEETING	1982 05 31

PLAN REVIEW

The report 'A Land Use Plan for the George Derby Hospital Lands' prepared by the joint study group and endorsed by Council on 1981 July 16 represents the culmination of an extensive review of the George Derby lands.

In considering a land use concept for the George Derby lands, the joint study group in their report developed the following three site planning principles against which to evaluate any proposal:

1. The first principle is to be guided by the physical and environmental factors within the site. By determining these factors, it will be possible to determine constraints on the use of the site and the sensitivity of the site and study area to potential impacts. In this way, unique site features will be preserved, and areas designated where development can only occur under specific conditions, or where development would have little or no impact.
2. The second principle is to ensure uses for the site are complementary to adjacent and existing uses.
3. The third principle must recognize broader Municipal land use and transportation policies that have a bearing on the ultimate development of the George Derby lands. These latter two principles will ensure that any proposed use for the George Derby lands will be compatible with existing and proposed uses on and adjacent to the site.

In the course of the deliberations of the joint study group, a series of land use alternatives were examined in detail and evaluated against these principles. It should be stated from the outset that the proposals to relocate the Stormont-McBride Connector (including the one proposed under the revised Federal plan) and introduce housing on a broader scale within the site were considered and discarded by the joint study group as being unacceptable. The Federal plan currently being advanced is therefore not a 'new' plan but rather one that contains elements that have already been considered by the joint study group and subsequently rejected.

Given the critical importance of the three principles in the course of the land use study by the joint study group, the review of the submitted Federal plan will be organized on the basis of similarities and differences to the 1981 July adopted plan which embodies those principles.

A. Similarities

1. The designation of the George Derby lands north of Highway No. 1 for inclusion in Burnaby Lake Regional Park.
2. The consolidation of the lands used for the George Derby Hospital.

B. Differences

1. The Stormont-McBride connector has been realigned to abut Highway No. 1. Ministry of Transportation and Highways staff have again reviewed this proposal and continue to find it unacceptable. Reasons include geometrics, grade, additional costs, possible poor soil conditions and poor relationship to regional traffic requirements.

RE: DISPOSITION OF THE GEORGE DERBY  
HOSPITAL LANDS  
1982 MAY 26 -- PAGE FOUR

ITEM	11
MANAGER'S REPORT NO.	37
COUNCIL MEETING	1982 05 31


2. The designation of the area between Highway No. 1 and the adopted Stormont-McBride alignment for residential purposes. This area is an important part of the Municipal trail network and already has been rezoned to P3 (Park and Public Use). The joint study team considered this area not suitable for other development because of the following factors:

- a. noise levels greater than L<sub>dn</sub>60;
- b. areas of high visual importance and stream corridors that should be preserved;
- c. steep terrain;
- d. areas of poor soil and geologic conditions.

3. The extensive use of 12 and 5 storey multi family housing that would accommodate 1,300 dwelling units within this form. The basic community structure of Burnaby from the earliest policy documents have not envisioned the creation of a new apartment area in this sector of the Municipality. A review of Burnaby's residential policies was undertaken in 1980 by the Planning Department in light of changing conditions in the Region and Burnaby in a report entitled 'A Residential Growth Management Study for Burnaby'. This report outlines an updated development framework for the Municipality which was adopted by Council on 1981 June 22. This framework indicates that the George Derby lands and adjacent areas are not suitable for residential apartment development.

#### CONCLUSIONS

It is concluded that major elements of the revised Federal land use plan for the George Derby lands entitled 'George Derby Lands Burnaby, British Columbia, Urban Design Study' and dated February 1982 continue to be inappropriate given their variance with site planning principles adopted for this area. Accordingly, the plan is considered to be unacceptable. As such it is recommended that the Minister, Public Works Canada, be so advised.

  
A. L. Parr  
Director Planning &  
Building Inspection

BL:JSB/tgg

attachments

ITEM	11
MANAGER'S REPORT NO.	37
COUNCIL MEETING	1982 05 31

ATTACHMENT 1

BRIEF BY MAYOR D.M. MERCIER  
CORPORATION OF THE DISTRICT OF BURNABY

TO

THE HONOURABLE P. COSGROVE, MINISTER  
PUBLIC WORKS, CANADA

ON

THE DISPOSITION OF THE GEORGE DERBY  
HOSPITAL LANDS, BURNABY, B.C.

1981 AUGUST

ITEM	11
MANAGER'S REPORT NO.	37
COUNCIL MEETING	1982 05 31

THE DISPOSITION OF THE GEORGE DERBY HOSPITAL LANDS  
BURNABY, BRITISH COLUMBIA

BACKGROUND

In 1945, approximately 220 acres of land were expropriated from The Corporation of the District of Burnaby by the Federal Government for the Department of Veterans' Affairs to construct a Health and Occupational Centre. A site of 29 acres was designated for this purpose with only part of it utilized. Title to the 29 acres was transferred to the Provincial Government in 1978.

Burnaby has had protracted negotiations with the Federal Government for the return of the non-hospital portions of the George Derby lands. The Federal Government, in 1976, as represented by the Ministry of State for Urban Affairs stated that the determination of the future use of the George Derby Hospital lands by all affected parties, irrespective of who implements them, was a necessary first step in determining the final disposition of the lands.

Under the auspices of the Ministry of State for Urban Affairs, a meeting was convened in Burnaby with Federal, Provincial and Municipal representatives to explore ways and means of initiating a consultative process between the three levels of government to undertake the proposed land use study. At this meeting a Study Group consisting of Municipal, Provincial and Federal representatives was formed and charged with the responsibility of coordinating and undertaking the land use study.

PURPOSE:

The Study Group has reached a joint agreement on a range of land use options for the George Derby Hospital lands in fulfillment of its mandate to jointly recommend a future land use plan as a prerequisite for settling the ultimate disposition of the subject lands. The Study Group's report is entitled "A Land Use Plan for the George Derby Lands", 1980 November, and is attached. The purpose of this brief is to outline to the Federal Government a proposal for settling the disposition of the non-hospital portions of the George Derby Hospital Lands.

THE PROPOSAL

The land use options for the George Derby Hospital lands recognize five distinct areas. These are illustrated on the attached figure. The Municipality's proposal for settling the disposition of the George Derby Hospital lands is based on the land use recommended for each one of the five areas, rather than the Municipality specifically gaining title to all of the surplus lands. The proposal is as follows:

1. AREA "A" (the land north of Highway No. 1)

The Federal Government, in two letters dated 1977 April 12 and 1977 June 30 from the Honourable Andre Quillet, Minister of State for Urban Affairs, stated that there was no objection to the use of this land for park purposes. This area is entirely located within Burnaby Lake Regional Nature Park. Burnaby has already leased approximately 400 acres of the lake and surrounding lands within the Regional Park to the Greater Vancouver Regional District.

Proposal

The Federal Government to designate the land for park purposes and enter into a long-term lease with the Greater Vancouver Regional District at a nominal rate for the use and operation of the area as part of Burnaby Lake Regional Nature Park.

2. AREA "B" (the land south of Highway No. 1 and north of the Stormont-McBride connector right-of-way)

The Study Group in all its land use options has recommended that this area also be utilized for public open space/conservation purposes.

Proposal

The Federal Government to designate the land for park purposes and enter into a long term lease with the Municipality at a nominal rate for the use and operation of the area as part of the Municipal park system.

3. AREA "C" (the proposed Stormont-McBride connector right-of-way)

The right-of-way is included in all the land use options.

Proposal

The Federal Government to transfer ownership to the Province who would gazette the right-of-way for road purposes. If the road is not built, the Provincial Government to dedicate this area as park.

4. AREA "D" (the George Derby Hospital Site)

This is the existing 29 acre Hospital site which is under Provincial ownership. The Province has just recently indicated to the Municipality that it intends to redevelop the existing George Derby facilities with a new intermediate care facility.

Proposal

The Provincial Government to retain ownership of the 29 acres for institutional use and redevelop the George Derby Hospital site in conformance with the community plan for the area.

ITEM	11
MANAGER'S REPORT NO.	37
COUNCIL MEETING	1982 05 31

150

- 3 -

5. AREA "E" (the land south of the proposed Stormont-McBride connector right-of-way, excluding the hospital site)

As outlined in the Study Group report there are 19 acres in this area considered suitable for either low density residential or non-commercial institutional/research use.

Proposal

The Federal Government to retain ownership. The site to be ultimately developed by the Federal Government or private interests in conformance with the community plan for this area.

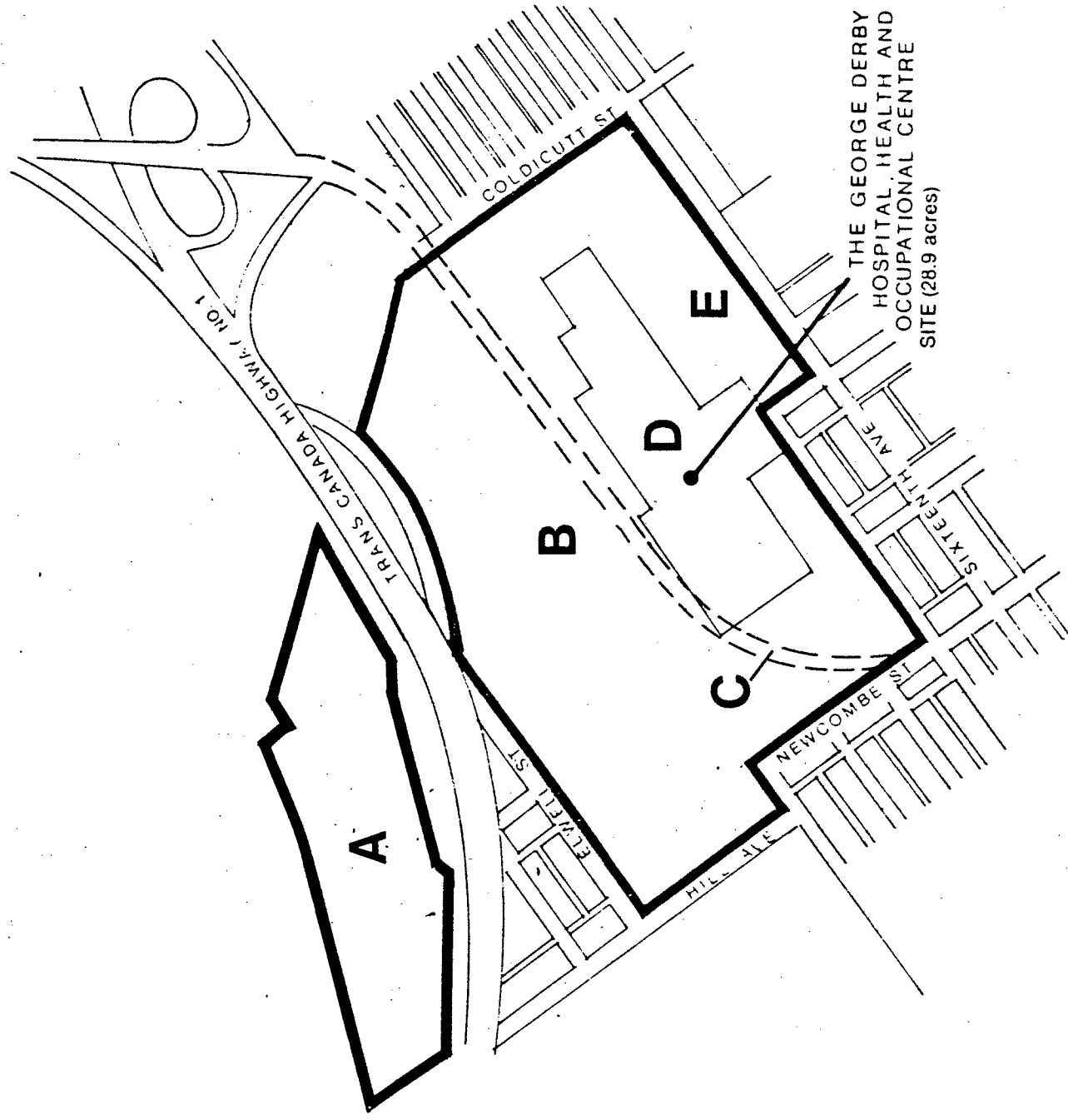
Having satisfied the Federal Government prerequisite of the three levels of Government jointly recommending a land use plan for the George Derby Hospital lands, Burnaby has utilized the findings of the study in proposing an approach to the Federal Government, that is based on land use rather than ownership to finally settle the disposition of the non-hospital portions of the Hospital lands.

The next step in resolving this matter is for the Federal Government to designate Areas "A" and "B" for park purposes and agree to the transference of Area "C" to the Provincial Government for road or park purposes. Following this, staff from the three levels of government can then effect the necessary administrative actions associated with the implementation of this agreement.

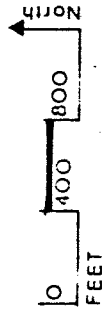
1981 August



ITEM 11  
MANAGER'S REPORT NO. 37  
COUNCIL MEETING 1982 05 31



THE GEORGE DERBY  
HOSPITAL, HEALTH AND  
OCCUPATIONAL CENTRE  
SITE (28.9 acres)



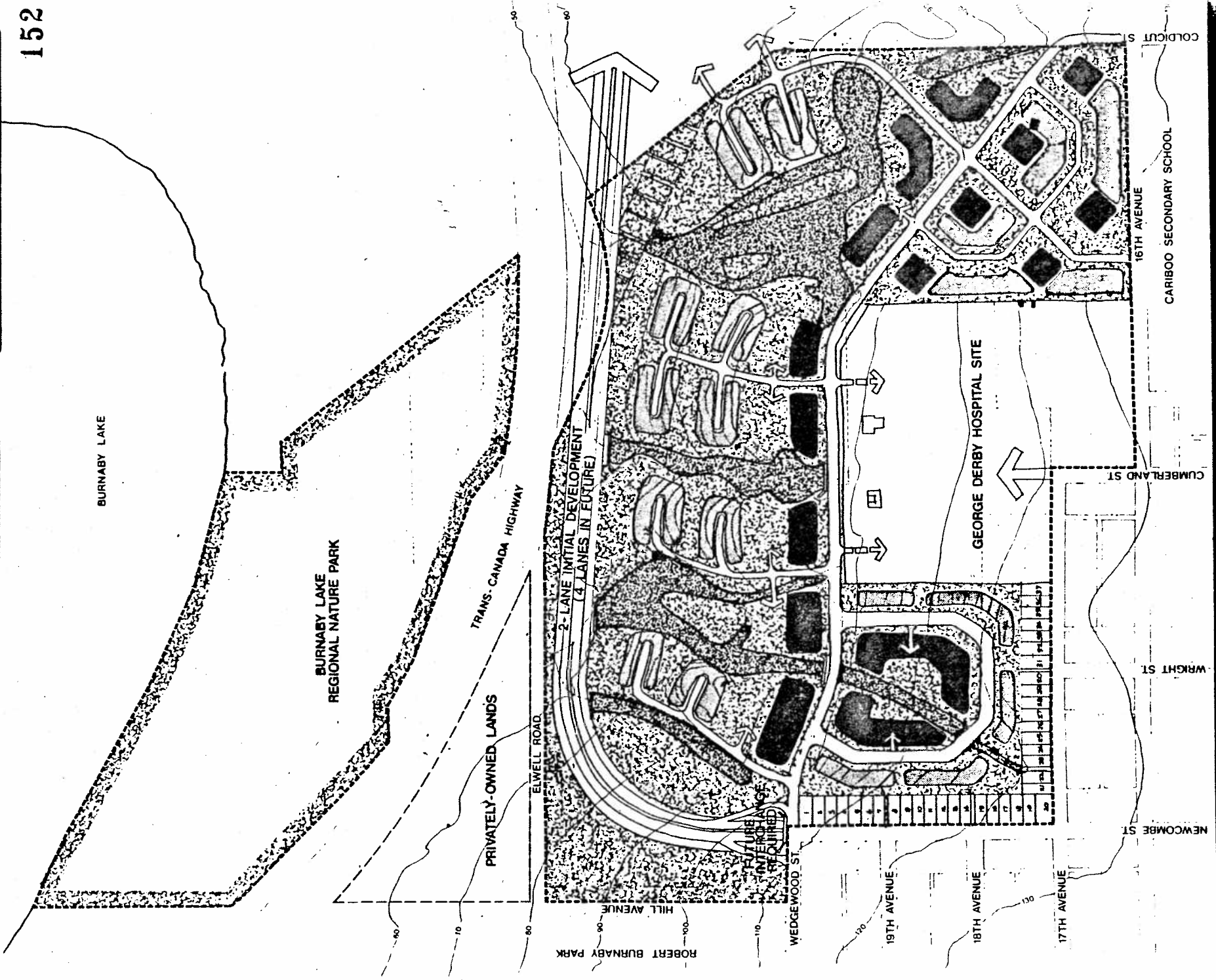
THE GEORGE DERBY HOSPITAL LANDS

FIGURE 1

ITEM	11
MANAGER'S REPORT NO.	37
COUNCIL MEETING	1982 05 31

ATTACHMENT 2

152



**GEORGE DERBY LANDS  
BURNABY, B.C.  
URBAN DESIGN STUDY**  
Public Works  
Canada  
Travaux publics  
Canada  
Environmental Design Directorate

OPTION 2 : 1800 UNITS

- SINGLE-FAMILY
- TOWNHOUSING
- LOW-RISE
- HIGH-RISE

- OPEN-SPACE NETWORK
- CONSERVATION AREA

