

RE: OFFICIAL REGIONAL PLAN AMENDMENT APPLICATION
6750 CARIBOO ROAD

ITEM	6
MANAGER'S REPORT NO.	11
COUNCIL MEETING	1983 02 14

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1983 February 09

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 01.226

SUBJECT: OFFICIAL REGIONAL PLAN AMENDMENT APPLICATION
6750 CARIBOO ROAD

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RECOMMENDATIONS:

1. THAT the Council reaffirm the intended use of the area generally bounded by Government Road, the Burlington Northern Railway, the Freeway and Burnaby Lake Regional Park as a part of the Burnaby Lake - Central Valley Park-Trail and Open Space System.
2. THAT a copy of this report be forwarded, together with the action taken by the Council, to the Technical Planning Committee of the Greater Vancouver Regional District - 2294 West Tenth Avenue, Vancouver, B.C., V6K 2H9.

R E P O R T

A. BACKGROUND:

In dealing with the application from this municipality for an amendment to the Official Regional Plan involving a change from a LIMITED USE to an URBAN designation on the property at 6750 Cariboo Road, the Technical Planning Committee of the G.V.R.D. has requested comment from the Burnaby Council on the intended use of the area generally bounded by Government Road, the Burlington Northern Railway, the Freeway and the Burnaby Lake Regional Park. This request is contained in a letter dated 1983 January 26 (copy attached).

The area referred to is outlined on the attached map "A". Also attached are maps "B" and "C" which show the existing zoning and the Official Regional Plan use designations respectively.

B. ZONING AND REGIONAL PLAN DESIGNATIONS

As shown on map "C" most of the subject area is included in the LIMITED USE designation under the Official Regional Plan. The only exception to this is the former "Love property" which has an URBAN classification as a result of a recent Regional Plan amendment in order to allow for industrial development. In the Regional Plan, the designation policies for LIMITED USE include:

- a) Environmentally sensitive area;
- b) Significant fish, wildlife or waterfowl habitat;
- c) Potential park sites;
- d) Community water supply watersheds;
- e) Lands with site features that limit development;
- f) Major water areas;
- g) Areas of undetermined future use; and
- h) Areas that are uneconomical or inefficient to service.

Each classification in the Regional Plan is accompanied by a "Use Policy" which sets forth in general terms the types of interim uses that would not be at variance with the future objectives of the plan. In the case of the LIMITED USE designation these include agricultural, country residential, institutional, recreational, conservation and commercial recreation uses.

The Official Regional Plan is reflected in the current zoning of the area which includes P3 (Park and Public Use) and A2 (Small Holdings), as shown on map "B". Both of these are in conformity with the Regional Plan use policies.

As mentioned above, the Official Regional Plan for the former "Love property" has been changed from a LIMITED USE to an URBAN designation to permit the industrial development of the site. Such a change is also being proposed for the property at 6750 Cariboo Road, which is likely to result in increasing pressures for further industrial development proposals in the area in the future.

This raises the question of the ultimate use of the area. The main alternatives appear to be:

- a) park, trail and open space
- b) industrial
- c) private recreational and institutional

C. LAND USE CONSIDERATIONS:

The subject area has, since 1966, been considered as a part of the Burnaby Lake - Central Valley Park and Open Space System, as shown on the attached map "D". Within this system Burnaby Lake Regional Park, the Burnaby Mountain Conservation Area and Hume Park in New Westminster would be interconnected by means of park strips that follow the Stoney Creek ravine and streamcourse up the south slope of Burnaby Mountain and along the Brunette River.

The park strips have been proposed for multiple purpose recreational use including riding and hiking trails, local parks where they adjoin or pass through residential areas and buffers between incompatible land uses. They would at the same time serve to maintain the streams and ravine slopes and continue to provide drainage to the area. The retention of the natural growth and vegetation would, in turn, control erosion and preserve the natural environment.

Closely related to this is the recent fish and water quality enhancement program being carried out in the Brunette River System which is designed to maintain the natural environment, protect wildlife and expand the recreational potential of the area. To attain these objectives effective control of the watershed will be necessary to reduce the detrimental effects of urban runoff and improve the water quality in the system. It should be noted that the Burnaby Lake - Central Valley Park and Open Space System is situated in the Brunette River watershed, while the subject area occupies a central location within it.

The arguments for industrial use include the close proximity of the area to major transportation routes, its relative isolation from residential developments and the existence of industrial zoning and uses to the north and west (e.g. Continental Can). The disadvantages associated with the industrial use of the area would include its incompatibility with the Burnaby Lake Regional Park facility to the west and, more importantly, that such development could, very possibly, undermine and eventually destroy the concept of a Burnaby Lake - Central Valley Park and Open Space System. This, in turn, would reduce considerably, and very likely nullify, the goals and objectives of the program for the environmental preservation and enhancement of the entire Brunette River System.

Other use possibilities, which have been mentioned in previous reports, include development for private recreational purposes that would compliment the public recreational uses provided within the adjacent park areas. Also suggested have been such institutional type uses as churches, rest homes, private hospitals, club or lodge facilities etc. However, most of these prefer locations that are more readily accessible to residential areas or in closer proximity to community and commercial facilities. Further, their large scale development in the area could, as in the case of industrial uses, have a detrimental effect on the program for the environmental preservation and enhancement of the Brunette River System.

D. CONCLUSIONS:

The area bounded by Government Road, the Burlington Northern Railway, the Freeway and Burnaby Lake Regional Park forms an important part of the proposed Burnaby Lake - Central Valley Park and Open Space System, which is designed to perform a number of functions, including:

- a) Streamcourse preservation
- b) Protection of the natural environment
- c) Prevention of erosion
- d) A buffer between incompatible land uses
- e) Provision of a recreational resource through the development of interconnecting trail links between the Burnaby Mountain Conservation Area, Burnaby Lake Regional Park and Hume Park, and the Brunette River fish enhancement program.

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This concept is both feasible and attainable. It provides the opportunity for the development of a unique natural recreational resource facility within a highly urbanized municipality.

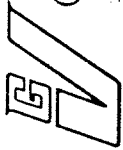
The subject area, which is traversed throughout its length by the Brunette River, is environmentally sensitive. It is desirable, therefore, that the natural vegetation be preserved as much as possible and that development be generally limited to trail routes and related recreational facilities.



A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

RBC/mcb
Attachs:

cc: Assistant Director - Long Range Planning & Research



Greater Vancouver Regional District

2294 WEST TENTH AVENUE VANCOUVER, BRITISH COLUMBIA V6K 2H9 TELEPHONE 731-1155

(AB) [Signature]

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Please refer to our file number

GV 83-1 (BURNABY)

January 26, 1983

Planning Department
District of Burnaby
4949 Canada Way
Burnaby, B. C.
V5G 1M2

Dear Sir:

Re: Official Regional Plan Amendment Application
6750 Cariboo Road
GV 83-1 (BURNABY)

Please be advised that the Technical Planning Committee at its meeting on January 21, 1983 tabled the above noted application and requested comment from Burnaby Municipal Council on the intended use of the area generally bounded by Government Road on the north, Burnaby Lake Regional Park on the west, Highway No. 1 on the south and the B.N.R. on the east. It was the general feeling of the Committee that the Central Valley Park System linking Burnaby Lake to Burnaby Mountain and Hume Park in New Westminster would be in jeopardy if piecemeal amendments of the Plan continue in the area.

Would you please forward this request from the Technical Planning Committee to Burnaby Council for consideration. Thank you.

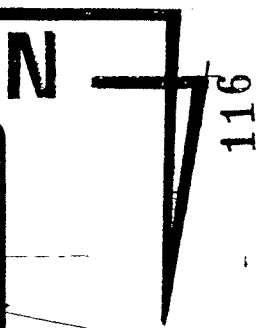
Yours truly

Burton

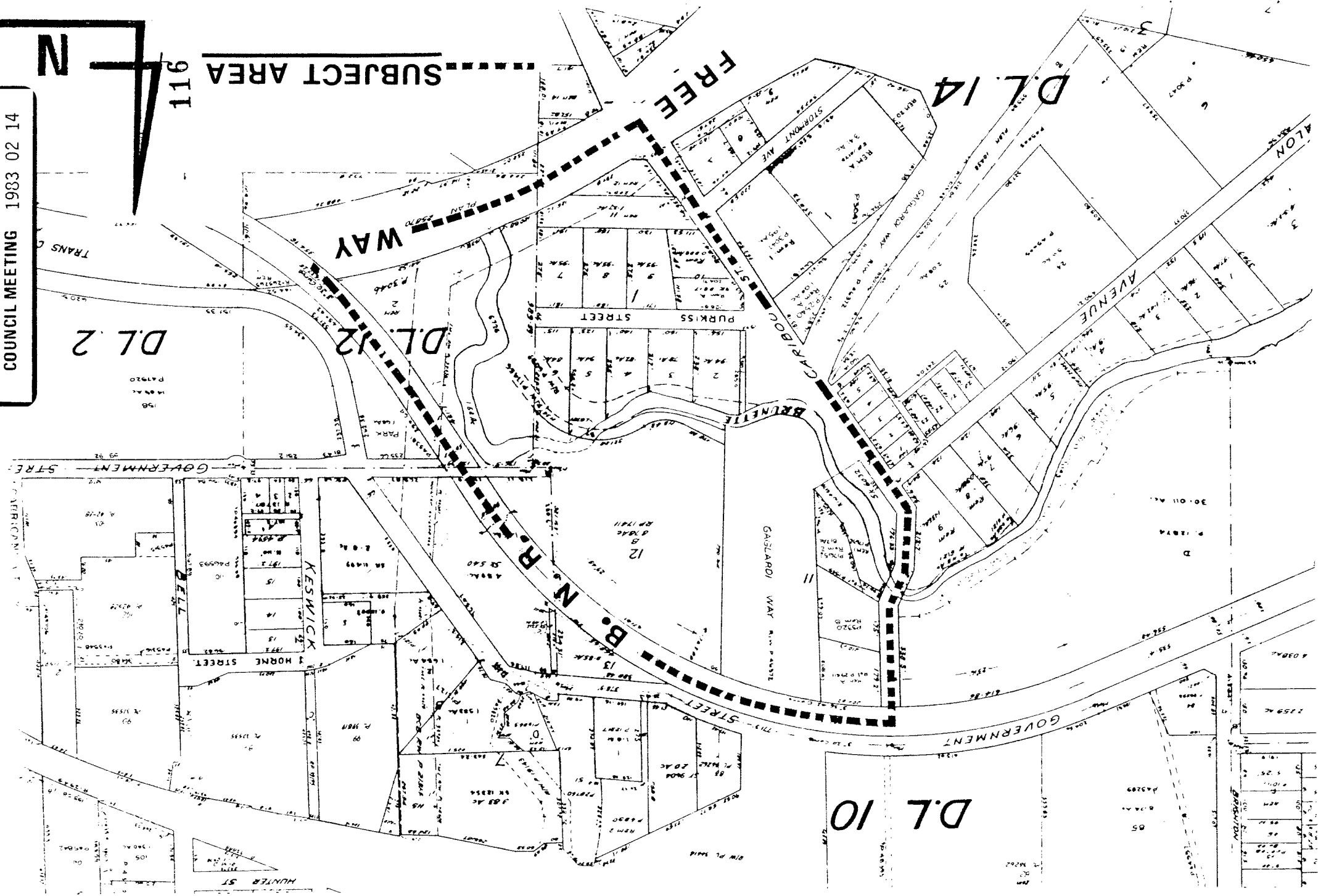
Burton Leon
Regional Planner

BL:jw

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SUBJECT AREA



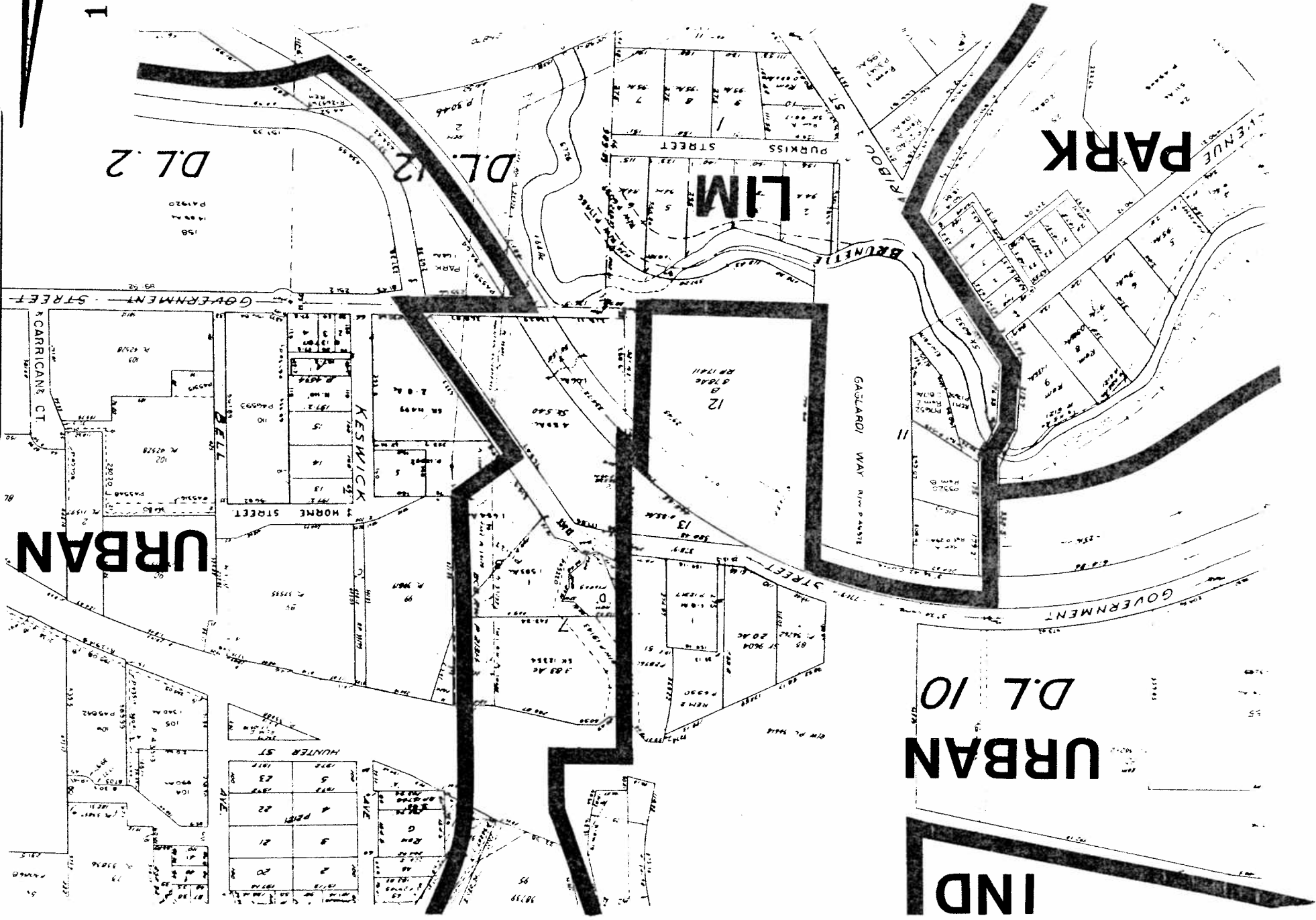
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REGIONAL PLAN DEVELOPMENT - AREA DESIGNATIONS -

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GOVERNMENT STREET

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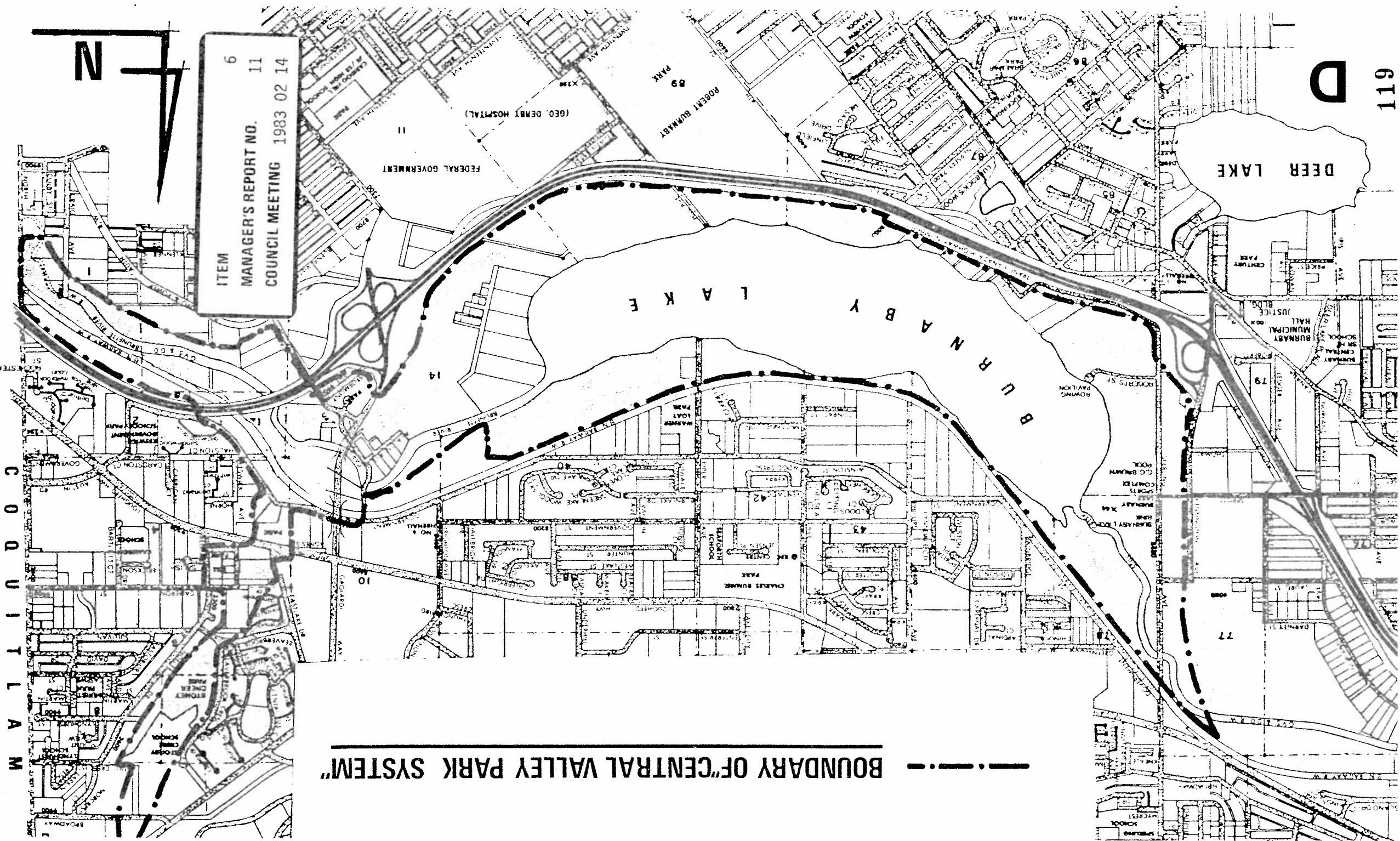
HUNTER ST

PURKISS STREET

RIBOC ST

GASLARDI WAY

GOVERNMENT



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BOUNDARY OF "CENTRAL VALLEY PARK SYSTEM"



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