

ITEM 5
MANAGER'S REPORT NO. 59
COUNCIL MEETING 1985/09/23

Re: LETTER FROM LILIAN M. EWEN, DIRECTOR, BURNABY HORSEMEN'S ASSOCIATION
WHICH APPEARED ON THE AGENDA FOR THE MEETING OF COUNCIL 1985
SEPTEMBER 09 (Item 5aa)
REGARDING REZONING OF PROPERTY AT 8720 GOVERNMENT ROAD
REZONING REFERENCE #52/85

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation as contained in the report of the
Director Recreation and Cultural Services be adopted.

* * * * *

1985 SEPTEMBER 17

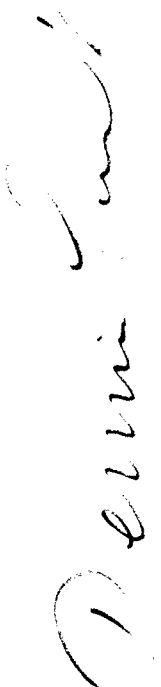
TO : MUNICIPAL MANAGER
FROM: DIRECTOR RECREATION & CULTURAL SERVICES
RE : BURNABY HORSEMEN'S ASSOCIATION'S CONCERN REGARDING THE IMPACT OF
REZONING REF. #52/85 ON EQUESTRIAN TRAILS

RECOMMENDATION:

1. THAT a copy of this report be sent to Dr. Lilian M. Ewen,
9080 Avalon Avenue, Burnaby, B.C. V3N 4G8

REPORT

At its meeting of 1985 September 18, the Parks & Recreation Commission received the attached staff report on the above subject and adopted the two recommendations contained therein.



DENNIS GAUNT
Director Recreation &
Cultural Services

ps
Attach.

cc: Director Planning & Bldg. Inspection

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RE: BURNABY HORSEMEN'S ASSOCIATION'S CONCERNS REGARDING THE IMPACT OF REZONING REF. #52/85 ON EQUESTRIAN TRAILS

RECOMMENDATIONS:

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1. THAT a copy of this report be sent to Dr. Lilian M. Ewen, 9080 Avalon Avenue, Burnaby, B.C. V3N 4G8.
2. THAT the Commission so recommend to Council.

REPORT

I. SUMMARY

The attached letter (Attachment #1) from the Burnaby Horsemen's Association dated 1985 August 26 addressed to Council appeared on the Agenda of the regular Council Meeting of 1985 September 09 and was referred to the Parks and Recreation Commission for a report.

The Association is concerned that construction of a recreational vehicle park at 8720 Government Street will impact on the equestrian trail routes by eliminating access to Burnaby Mountain. This report provides details on both the rezoning application and the equestrian trails in the vicinity. The conclusion drawn is that the rezoning will not impact on any currently established riding routes and will, in fact, satisfy the long term objective of implementing a permanent trail link to Burnaby Mountain. Development of a permanent route is not currently within the five-year development plan.

II. CURRENT BURNABY MOUNTAIN ACCESS ROUTE

Access from the Equestrian Centre on Avalon to Stoney Creek/Burnaby Mountain trail system has not been formally developed. This route is a long term plan requiring an underpass for the B.N.R. Line, completion of the Eastlake Drive extension, underpass for the Loughheed Highway and park acquisition along the route (Attachment #2 O.P. 9-3-26s). Obviously, this is a long term plan requiring a very large capital expenditure. However, to the Horsemen's Association, this route has been an ongoing request and is a major issue.

As a temporary measure, a route has been identified which provides a link between the Equestrian Centre and Burnaby Mountain trails. As shown on Drawing O.P. 9-3-25s (Attachment #3), the horseback riders travel from the Equestrian Centre north along Cariboo Road, across the railroad tracks at Government Street and then east along that road to the B.N.R. spur line, which takes the riders under Loughheed Highway to the Stoney Creek trails (Route #1). This route is regarded as hazardous by some Association members because of the traffic volumes along the roadways. Therefore, as an alternative route, the equestrians cross Cariboo Road at the Brunette River, follow the private service road to the Love property, then cross the B.N.R. Line onto Government Street to the spur line leading to Stoney Creek (Route #2). A second alternate route exists closer to Stoney Creek, but this route has recently been disrupted by the construction of Horne Street (Route #3).

Both of these alternate routes involve illegal crossing of the railroad lines and are therefore routes not acknowledged by the Parks and Recreation Department.

The first illegal crossing (Route #2) is the major concern of the Horsemen's Association because it will be lost through the proposed rezoning.

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III. PROPOSED REZONING

The Planning and Building Inspection Department is currently reviewing a rezoning application for 8720 Government Street which, if approved, will allow for the construction of a recreational vehicle lot.

The only trail in the vicinity of the property is located on the north side of the Brunette River. The rezoning application does make provision for providing and enhancing that route. A 50 foot dedication will be required to protect the trail which will be supplemented with additional pathways and landscaping. This will allow user access to the Brunette River trail system without interference from vehicular access to the recreational vehicle lot. The equestrians' needs have been met in this regard, allowing full access to the Brunette River trail.

In addition, the future development of the permanent trail connection to Burnaby Mountain has been taken into consideration: this is significant to the equestrians future use. A 150 foot wide park/trail dedication along Stoney Creek will be acquired through the rezoning application. Actual trail construction will be a Municipal responsibility, which will take place in conjunction with the eventual construction of a grade separated crossing of the B.N.R. rail line. This work is currently not in any development program.

IV. CONCLUSION

The proposed rezoning application of 8720 Government Street will not impact on any equestrian trail routes. In fact, the development will improve access to the Brunette River trail and in the long term will aid in establishing the permanent trail connection along Stoney Creek through dedication of the 150 foot wide park/trail strip.

Equestrians will still have access to Burnaby Mountain by following the temporary access route along Government Street and Cariboo Road. These riders will have to continue to bear the unpleasant short temporary route for some years until the permanent route can be established. This work is currently beyond the five-year plan.

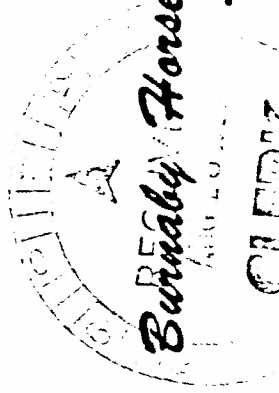
JWK:ka
Attach. (3)

cc: Director Planning & Building Inspection

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Burnaby Horsemen's Association

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9080 Avalon Avenue,
 Burnaby, B.C.,
 V3N 4G8.

26th August, 1985.

Mr. W. Lewarne, Mayor, and Council Members,
 Municipal Hall,
 4949 Canada Way,
 Burnaby, B.C.,
 V5G 1M2.

Dear Mr. Lewarne and Councillors,

Re: Proposed rezoning of property at 8720 Government Road:
 Municipal Rezoning Reference # 52/85.

I am writing to you on behalf of the equestrian population in Burnaby which currently uses the existing road on the West of the above property as their access a) from stabling on Government Road to Burnaby Lake Equestrian Centre and b) from the Equestrian Centre to riding areas on Burnaby Mountain.

The concern which I wish to express is that if the above property is rezoned as proposed, this access route will no longer be available for equestrian use. An alternative route is, therefore, required immediately.

The proposal before Council makes provision for a twelve foot (12') wide chipwalk to be constructed from Cariboo Road adjacent to the Brunette River as far as the point at which the present road turns North, just East of Gagliardi Way. It also provides for a fifty foot (50') wide strip of land on the South side of the property and a one hundred and fifty foot (150') strip of land on the East side of the property, to be reserved for construction of a trail. I understand that Mr. Van Dyck will be preparing the 12' wide chipwalk section from Cariboo Road to just East of the Gagliardi Way overpass. No provision has been made, however, for completing the trail, shown adjacent to Stoney Creek on the planners' sketch, to give access to Government Road. At the present time it is not possible to use this area of bush or to cross the railway at this point. A trail still further East, available to us until construction of Horne Street this summer, could be used as a temporary alternative to the one drawn on the planners' sketch, if it were reopened. This trail was blocked off a few weeks ago when asphalt, rocks and gravel were bulldozed into the entrance (adjacent I might add to the "No Dumping" sign). The expense of reopening this access would be very small.

INTERNAL DISTRIBUTION:

- : - AGENDA 1985 SEPTEMBER 09
- : - COPY - MUNICIPAL MANAGER
- DIRECTOR PLANNING & BUILDING INSPECTION
- DIRECTOR RECREATION & CULTURAL SERVICES
- (FOR REPORT TO THE PARKS & RECREATION COMMISSION
- ON SEPTEMBER 18 & COUNCIL ON SEPTEMBER 23)

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Burnaby Lake Equestrian Centre has existed on its present site since 1971 and members have seen continual erosion of trail access because of construction. I have written to you and the Parks and Recreation Commission previously about access to the Parks and trails on the South side of Highway 1, used extensively by recreational riders for many years. It is possible to reach these now only by travelling up North Road or South along Cariboo Road, both very dangerous operations and undertaken by only a few. Repeated requests for preservation of links to existing trails always seem to be met with platitudes, and actual construction never seems to quite be put into the "5-year plan"! Because trail links are not preserved, existing trails become inaccessible. This creates a vicious cycle. Planners state that the trails are used only on "a casual basis" by equestrian traffic and recommend that they need not be preserved. Yet riders who wish to use the trails cannot get access to them. (An example of this type of dilemma is the case of the trail adjacent to the site of the new George Derby Hospital which has been a real equestrian trail for many years, whether it was marked as such on municipal maps or not).

Burnaby Horsemen's Association has been requesting a safe connecting link from the Equestrian Centre to Burnaby Mountain for more than ten years and although this has always been in the municipality's long range plans, it has never been a high priority. Consequently riders, in the meantime, have used the quiet access road to Love's property to reach Government Road. As mentioned above, this route will no longer be available if this property is rezoned.

My request, then, is that if rezoning is to be approved, it be a prerequisite that an alternative route be made available before construction begins. It is not sufficient any longer to have a line on a planner's paper. We need now a real trail which can be used on a daily basis by horses and pedestrians alike.

For those who may not be aware of it, Burnaby Horsemen's Association continually supports many municipal activities e.g. they recently choreographed and conducted an all day display at the Central Valley Sports Complex on Burnaby Lake Discovery Day held on July 7th, and as you will remember, Association members provided at their own expense a period escort to the Mayor and Council on Burnaby's 90th Birthday. The Association puts on riding programmes for the mentally handicapped, riding displays and horse shows for the public, and conducts a thriving programme of riding lessons for members of the community at the Equestrian Centre. Many riders of national calibre start their equestrian careers at Burnaby Lake Equestrian Centre. The riding centre is a municipal project, created with foresight, and its facilities should be preserved, for it touches the lives of many, many individuals

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within and outside the community.

All trails are vital to us, but the present link is particularly so, since it is in daily use, and it cannot be brushed off if accidents are to be avoided. We ask again that this present link be created prior to any construction taking place in the area. As everyone is aware from newspaper reports of accidents in other municipalities, it takes but a second for even a highly skilled rider to be killed or turned into a paraplegic by a vehicle, and we ask that precautions be taken now to prevent this from happening in this recreational area of Burnaby.

Yours truly,

Lilian M. Ewen

Lilian M. Ewen, B.Sc., M.S.A.,
Ph.D., C.S.C.C.(Cert.), F.A.C.B.,
Director

C.C. Mr. B. Van Dyck.

Mr. M. Shelley, Municipal Manager.

Mr. P. Sanderson, Planning Department.

Mr. D. Gaunt, Director, Recreational and Cultural Services.

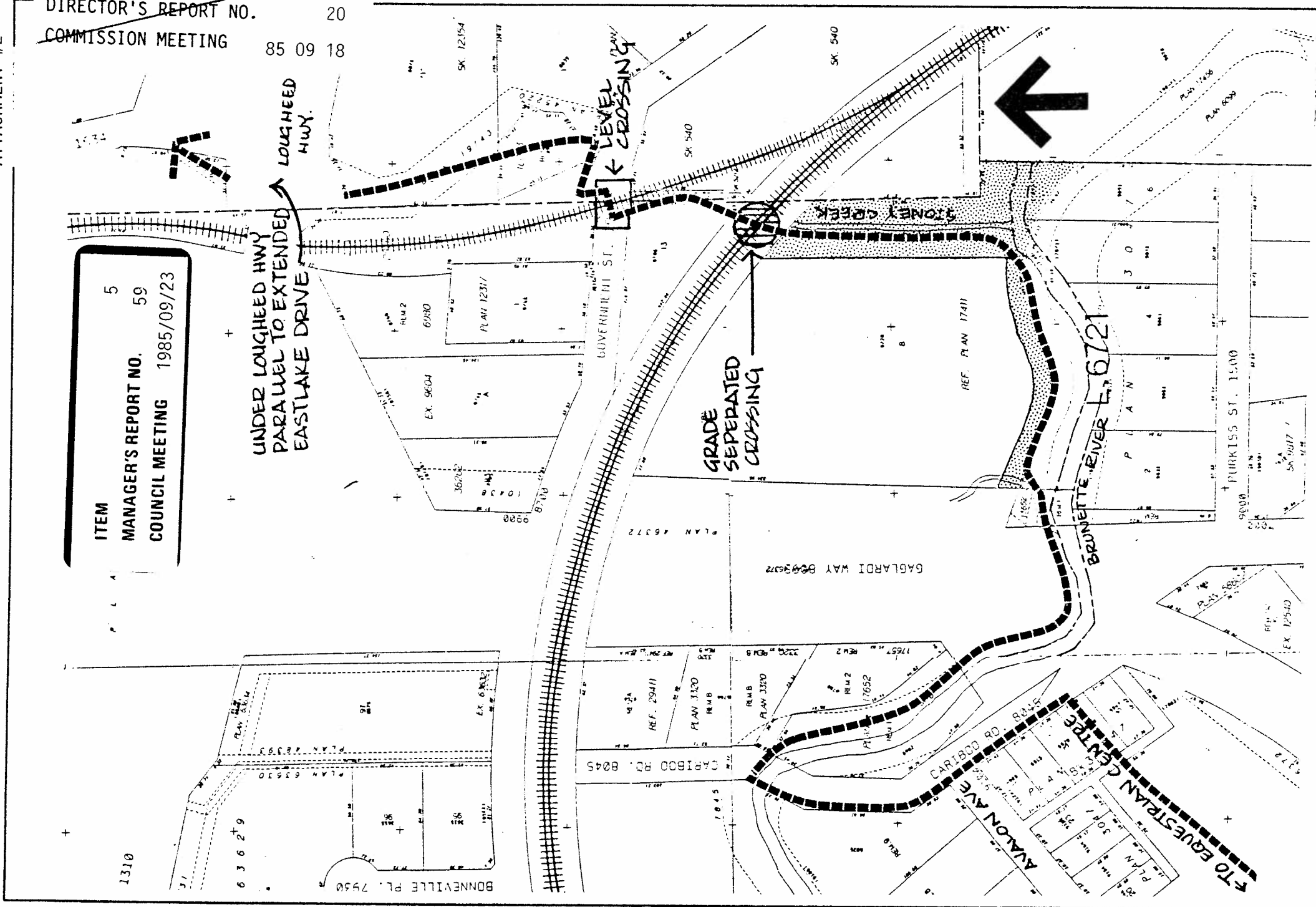
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UNDER LOUGHEED HWY
 PARALLEL TO EXTENDED
 EASTLAKE DRIVE

← LEVEL CROSSING

GRADE SEPERATED CROSSING



PROJECT

PROPOSED PERMANENT
 EQUESTRIAN ROUTE

DESIGNED BY

DRAWN BY LW

CHECKED BY

DATE 05/09

SCALE NTS

115

BURNABY
 parks & recreation
 department

DRAWING NO.

OP. 9-3-265

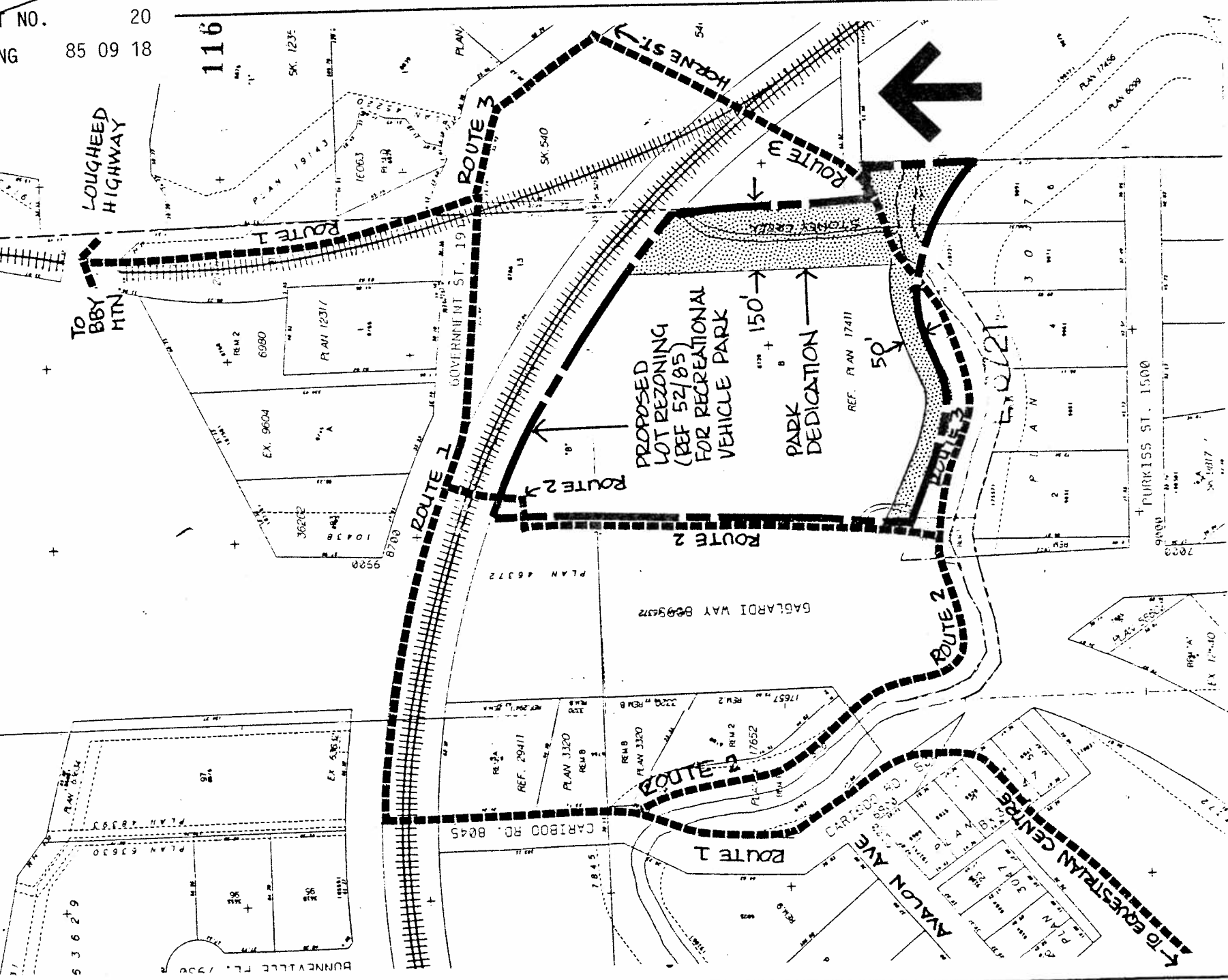
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PROJECT

TEMPORARY EQUESTRIAN
ACCESS ROUTE TO
BURNABY MOUNTAIN
RE: REZONING REF. 52/85

DESIGNED BY
DRAWN BY LW
CHECKED BY
DATE 05/08
SCALE NTS

BURNABY
parks & recreation
department

DRAWING No.
REV.
OP. 0-3-255