

RE: VELODROME PROPOSAL - LETTER FROM INTER MUNICIPAL PLANNING AND CONSERVATION TEAM (IMPACT)

The following is one of two staff reports that is being prepared in response to a letter from Inter Municipal Planning & Conservation Team (IMPACT) which Council received on 1990 January 08. If Council adopts the second recommendation in this report, it will be referred to the Parks & Recreation Commission on 1990 February 21. The Commission on that same date will receive a report from the Director Recreation and Cultural Services on another matter that the correspondents referred to in their letter, this being a reference to a "... world class cycling facility that is being planned for the northwest corner of the Burnaby Mountain Conservation Area." It is expected that the latter report will be forwarded to Council for consideration on 1990 March 05. The correspondents have been advised accordingly.

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1990 January 30
FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 10.385
SUBJECT: VELODROME PROPOSAL - LETTER FROM INTER MUNICIPAL PLANNING AND CONSERVATION TEAM (IMPACT)

PURPOSE: To respond to a letter from the Inter Municipal Planning and Conservation Team concerning the proposed Velodrome and an overall plan for the conservation of Burnaby Mountain.

RECOMMENDATION:

1. THAT a copy of this report be forwarded to the Inter Municipal Planning and Conservation Team, 605 Garrow Drive, Port Moody, B.C., V3H 1H6.
2. THAT a copy of this report be forwarded to the Parks and Recreation Commission.

R E P O R T

1.0 INTRODUCTION

Appearing on the Council agenda of 1990 January 08 was a letter from the Inter Municipal Planning and Conservation Team (IMPACT). Arising from Council's consideration of this letter, the Planning & Building Inspection Department was requested to provide a report on the matter of an overall conservation plan for Burnaby Mountain raised in the letter. This report is provided in response to that request.

2.0 BURNABY MOUNTAIN CONSERVATION AREA DESIGNATION

At a Special Meeting of Council on 1974 July 02, the Municipal Council as part of its consideration of the document Public Meetings - Phase One approved the establishment of a conservation area on Burnaby Mountain. This reflected a concern that many of the more traditional open space elements within the community were disappearing as a result of ongoing growth and change. The conservation concept for Burnaby Mountain was advanced with the objective of conserving the major open space of the mountain as a recognizable landmark feature within the Municipality and the Region.

The extent of the Burnaby Mountain Conservation Area in relation to the existing land ownership pattern is shown on the attached Figure 1.

Since the time of the designation of the Conservation Area, the Municipality has undertaken a comprehensive rezoning of public lands to P3 (Park and Public Use) and also completed acquisition and subsequent rezoning of fifteen private properties within the area. The Municipality has also been negotiating for an 84 acre block of land under Federal ownership in the north-easterly portion of the Conservation Area.

At its meeting of 1989 December 18, Council directed that a number of open space/conservation areas within the Municipality be considered for inclusion within a Parks Dedication Bylaw in the 1990 November municipal election ballot. Council specifically instructed that the municipal lands within the Burnaby Mountain Conservation Area be included as one of the priority areas for consideration.

As can be seen from the above, Council has, and is continuing, to ensure the conservation of Burnaby Mountain. The inclusion of the area within the upcoming Parks Dedication Bylaw represents the strongest and most permanent action that the Municipality can take to conserve this area for future generations.

3.0 CONSERVATION PLAN

In the letter from IMPACT, there was an expressed desire to see an overall conservation plan in relation to Burnaby Mountain. Staff concur with this need and have this item on the departmental work program.

A conservation plan for the Burnaby Mountain Conservation Area would outline the planning and management framework for the area and define goals and objectives. Guidelines in the plan would define compatible and incompatible uses and specify development/conservation criteria that would protect the conservation integrity of the mountain. The plan would become the decision-making context for the conservation area and would also become one component of a comprehensive conservation strategy for Burnaby.

3.1 Elements of a Conservation Plan for Burnaby Mountain

A conservation plan for Burnaby Mountain would consist of four major components as follows:

(i) Resource Inventory and Analysis

A resource inventory of the Burnaby Mountain Conservation Area would provide the baseline information for developing and implementing a conservation plan. The resource inventory would document existing physical and biological features and attributes of the conservation area including hydrological features, soil types, unique or unusual topographic features, vegetation, invertebrates, birds, and mammals. Rare, endangered or protected species known or thought to occur in the area would be identified. In addition, any man-made features such as archaeological sites, trails, clearings, or structures, would be documented.

The resource analysis would consist of an evaluation or assessment of the condition of each feature or attribute documented in the inventory. Problems such as erosion, forest pests, threatened habitats of endangered or protected species, potential tree blow-down hazards, poor/hazardous trail condition, etc. would be also identified.

(ii) Conservation Goals and Objectives

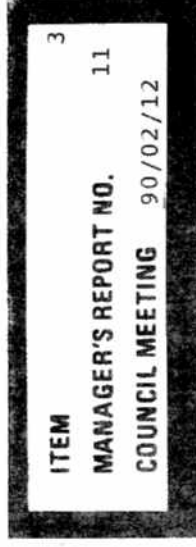
Conservation goals and objectives for Burnaby Mountain should be developed through a consultative process involving the community, members of council, and municipal staff. Specific goals and objectives for conservation, recreation, interpretation, forest/habitat management, and ancillary developments, would be articulated. These goals and objectives would guide the development of the conservation strategy.

(iii) Conservation Strategy

The conservation strategy would consist of specific steps and procedures to be followed to meet specific conservation goals and objectives. This could include the development of a system of conservation zones and guidelines intended for certain types of activities and intensities of use.

(iv) Implementation Program

The implementation program would consist of a schedule for implementing all components of the conservation strategy. It could outline implementation priorities and phasing options.



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4.0 VELODROME PROPOSAL

Initial discussions with the Bicycling Association of British Columbia concerning the development of the Velodrome Sports Centre focused on the Burnaby Lake Sports Complex area. However, in 1987 November, the Cycling Association put forward a revised proposal to construct a smaller, less capital intensive structure incorporating an air-supported roof. The site proposed was municipal land in the 7600 block Barnet Highway - the site previously leased to the B.M.X. Association of B.C. The lands in question, as outlined in the attached figure 1, are proposed to remain under municipal ownership and be made available on the basis of a 5 year lease with an option to renew. The proposed development includes a fabric-roofed velodrome, a parking area and an access road.

The site in question consists primarily of a previously cleared area on the south side of the Barnet Highway where a brickworks used to stand some twenty years ago. Vegetation on this disturbed site is dominated by small second growth alder, blackberry and broom. Along the northern perimeter of the site, adjacent to the Barnet Highway, is a bank topped with a band of mature alder that effectively screens the upland cleared area and enhances the overall conservation theme for the area. The western area of the site, which is proposed for the required parking, is more heavily treed with alder and cottonwood.

A soils review of the cleared portion of the site has indicated that the surface soils have been disturbed and is generally covered with deposits of brick rubble.

The preliminary plans which have been submitted to date indicate that the velodrome is almost entirely situated within the formerly disturbed area. There will be some clearing necessary between the former brickyard site and an existing dwelling to accommodate portions of the parking area.

From the perspective of the site on the overall conservation theme of the Burnaby Mountain area, it can be argued that the site's relatively isolated location on the north-lower face, combined with the existing natural screening provided by the bank and vegetation flanking the Barnet Highway, would greatly help mitigate the visual impact of the facility. In addition, the facility would introduce a use within the conservation area with general community access and benefits that otherwise would not be experienced in such a setting.

However, notwithstanding the relatively isolated nature of the site, the introduction of a such a use within the conservation area does set a precedent. In the absence of clearly defined use guidelines for the conservation area, requests from others with similar types of proposals might be anticipated in the future. While it is recognized that a number of factors were taken into consideration in the granting of approval in principle to the development of the velodrome at the subject site, it is unlikely that staff support for similar proposals would be forthcoming.

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4.1 Minimizing Potential Velodrome Impacts on Conservation Area

The steps which will need to be taken to minimize potential impacts of the velodrome on the conservation area are as follows:

(i) Pre-construction Activities

- Modify the plan for the velodrome, access road and parking area to minimize the loss of forest vegetation along the Barnet Highway interface as well as the other large alders on the site.
- Develop landscape plans that make maximum use of native plant materials that can complement vegetation already found on the site.
- Ensure that the Ministry of Transportation and Highways' plans for the future widening of Barnet Highway, and access points roads from this facility are incorporated into the final site plan for the area.
- Document the possible occurrence of Trillium ovatum within 100m of the perimeter of the site. The survey to document the occurrence of Trillium should be done when the plant is blooming (mid-April to mid-May).

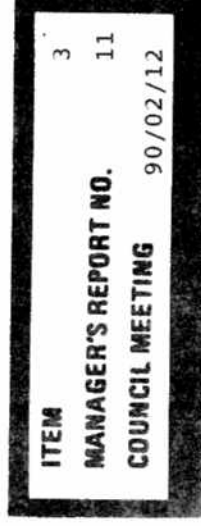
(ii) Construction of Velodrome

- Confine construction activities to existing disturbed areas as much as possible. To ensure that this is done, include explicit performance standards or guidelines in contracts for construction of the velodrome and related facilities, including the preflagging of trees to be retained.
- Ensure that contractors comply with guidelines through regular monitoring of the site.

(iii) Operation of Velodrome

Prepare a conservation plan to ensure impacts of velodrome operation on the conservation area are minimized. This should include:

- measures to confine pedestrian access to the parking area, the velodrome and existing trail system
- measures to help ensure that people do not pick flowers (signage will probably be required)
- maximum use of native plant materials in any areas that require planting or replanting
- use of vegetation to visually screen the velodrome and related facilities from the road



- reestablishment of access to the existing trail if reoriented by placement of the facilities
- identification of the velodrome as a hiking trail destination from Centennial Park.

Opportunities also exist for providing interpretative signage on the natural history of the conservation area or establishing a more elaborate interpretative facility such as a garden of native vegetation that occurs in the conservation area.

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A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

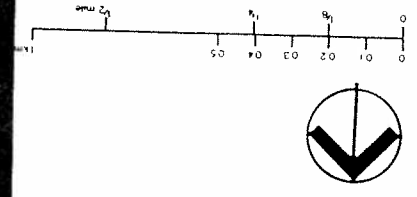
JSB/SG/mcb
Attach: (1)

cc: Director Recreation & Cultural Services
Municipal Solicitor
Director Engineering

ITEM 3
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Burnaby Mountain Conservation Area Land Ownership

- Conservation boundary
- S.F.U. properties
- ▨ Municipal properties
- ▧ Federal properties
- ▩ Provincial properties



BURNABY PLANNING & BUILDING INSPECTION DEPARTMENT
 1989 SEPTEMBER

FIGURE 1

