

ITEM 2  
MANAGER'S REPORT NO. 41  
COUNCIL MEETING 93/06/21

TO : CITY MANAGER DATE: 1993 JUNE 17  
FROM : DIRECTOR RECREATION AND CULTURAL SERVICES  
RE : DEVELOPMENT OF GLENLYON BUSINESS PARK RELATIVE TO FRASER RIVER  
FORESHORE PARKLANDS  
PURPOSE : To advise Council of the Parks and Recreation Commission's  
endorsement of the open space framework outlined in this report  
which pertains to the Fraser River Foreshore Parklands.

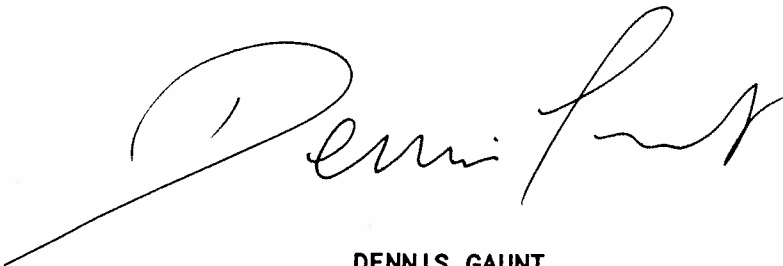
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RECOMMENDATION:

1. THAT this report be received for information purpose.

REPORT

At its meeting of 1993 June 16, the Parks and Recreation Commission received the attached report provided by the Acting Director Planning and Building on the above subject and adopted the recommendation to endorse the open space framework outlined in the report which pertains to the Fraser River Foreshore Parklands. The Parks and Recreation Commission now recommends to Council to receive this report for information purpose.



DENNIS GAUNT  
DIRECTOR RECREATION &  
CULTURAL SERVICES

tc  
Attachment  
A/1870

~~ITEM 12  
DIRECTOR'S REPORT NO. 12  
COMMISSION MEETING 93/06/16~~

TO: DIRECTOR RECREATION AND CULTURAL SERVICES 1993 JUNE 10  
FROM: ACTING DIRECTOR PLANNING AND BUILDING  
SUBJECT: DEVELOPMENT OF GLENLYON BUSINESS PARK  
RELATIVE TO FRASER RIVER FORESHORE PARKLANDS

**RECOMMENDATIONS:**

1. THAT the Director Recreation and Cultural Services request the Parks and Recreation Commission to endorse the open space framework outlined in this report which pertains to the Fraser River Foreshore Parklands.

**REPORT**

**1.0 BACKGROUND**

CN Real Estate proposes to develop a unique, high quality light and general industrial business park to be known as GLENLYON on a 130 acre parcel within the Big Bend area as shown on Figure 1 *attached*. The site is situated south of the Riverway Golf Course (separated from Glenlyon by the C.P. Railway), and to the immediate west of Byrne Creek. It is otherwise surrounded by foreshore parkland leading west from Byrne Creek around the site to Marine Way. The City's Urban Trail System, which extends throughout Burnaby, includes three pedestrian/bicycle linkages that intersect within the surrounding parkland and provide public recreational access to the Fraser River Foreshore. Sussex and Nelson Creeks lead southward from the golf course lands through the site and the park area to drain into the Fraser River.

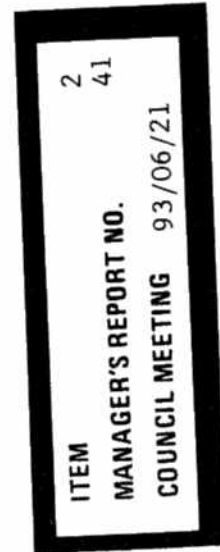
**2.0 RELATIONSHIP OF GLENLYON BUSINESS PARK  
CONCEPT PLAN TO SURROUNDING PUBLIC LANDS**

CN Real Estate has worked closely with City staff to formulate a Concept Plan for the development of a refined, comprehensive planned industrial park to broaden the industrial employment and tax base in the Big Bend area. It is CN Real Estates' objective by establishing a unique infrastructure that embraces and compliments the natural features of the site, to attract cleaner, lighter uses to Glenlyon.

The concept plan proposes a positive relationship between the surrounding parkland and Glenlyon. Open space and landscape treatments reflect existing natural wetland and woodland features. Proposed paths complement and enhance existing park and urban trail circulation.

Specific treatments comprising the proposed open concept which relate to the surrounding public lands include the following:

- a) The entrance road to the site from Marine Drive will be known as Glenlyon Parkway. This gateway entrance is proposed to incorporate naturally appearing wetland ponds to either side of the Parkway right-of-way, the larger of the two to the west in previously disturbed bog area within the parkland. A smaller pond is proposed to the east at the corner of the Riverway Golf Course. These ponds are intended to emphasize the natural wetland character prevailing in portions of the area and contribute to establishing a theme for the open space within the development.



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The design and location of the east pond will be fully coordinated with and approved by Park's staff and the Golf Course Architects. CN Real Estate is currently investigating the potential to supply these ponds with clean natural water utilizing a pump connection from a well located in the vicinity of the Fraser River. The provision of this water source is seen as having potential benefits to the development of the Riverway Golf Course as it is probable that water could also be supplied to ponds within the course itself.

In addition to opening views at the strategic corner of Marine Way and Glenlyon Parkway, the proposed ponds will announce the gateway to both the industrial park and the foreshore park.

A third pond is proposed to be located within the park west of Byrne Creek at the southeast corner of the intersection of Glenlyon Parkway and North Fraser Way.

- b) Sussex Creek is proposed to be realigned in a new channel and enhanced in a semi-natural state thereby ensuring its stability and maintenance of habitat values. As it crosses the foreshore park area it is proposed to introduce a further pond element for wetland habitat to rehabilitate a previously disturbed area within the park. As the creek passes through Glenlyon pedestrian paths will provide access to the surrounding lands. Natural foreshore vegetation is to be integrated with the formal development of adjacent sites.
- c) Nelson Creek is similarly proposed to be realigned in a new channel connecting to Byrne Creek along the south side of the CP Railway. A pedestrian connection will be provided within this area which will be extended in a public access easement through to Glenlyon Parkway.

Approval of the final design of the relocated channels will need to be obtained from Fisheries and Oceans and B.C. Environment as well as the City.

The foregoing internal pathway system has been planned to interconnect with the Urban Trail System proposed along the west, south and east perimeter of Glenlyon and is intended for use by the public.

- d) CN Real Estate is considering the design and construction of an interpretive pier and lookout within Fraser Foreshore Park, at the mouth of Sussex Creek. Consideration is to be given to seeking joint sponsorship with other agencies that share in the heritage of the area for its construction.
- e) Of particular importance is the treatment proposed for the park area between the industrial development and the Fraser River. This portion of the foreshore park is significantly deeper than any of the adjacent river parklands and the overall design concept places considerable emphasis on protection of the natural environments of the park. Existing vegetation will remain with local enhancement of native vegetation being undertaken in areas which have previously been disturbed by others.

The roadway adjacent to this area is proposed to be shifted within the right-of-way to provide a 4 metre boulevard on the south side and an 8 metre boulevard on the north. This shift will allow greater landscaped zones on the north side of the road, thereby creating a much stronger sense of green on both sides of the roadway adjacent the park.

- f) The Urban Trail will be constructed from the Marine Way pedestrian overpass to Glenlyon Parkway and then generally along the west and south sides of the road through to Byrne Creek.

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3.0 SUMMARY

It is CN Real Estate's stated objective to develop a high quality, business environment in Glenlyon that uniquely reflects the natural characteristics inherent in its riverfront wetlands setting, builds on and extends an existing road and servicing infrastructure, and effectively contributes to Burnaby's rapidly growing light industrial sector of the economy.

The open space framework outlined herein has been formulated in conjunction with City staff to address the public space within the context of the Glenlyon development area. The proposed plan sets forth a general spatial strategy and design intent to establish a unifying character, which will then be further supported by zoning guidelines to be established for private lot development within the business park.

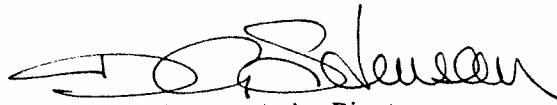
The open space framework is also intended to maximize public use of the area, while acknowledging and responding to the functional and operational needs of future businesses locating within Glenlyon.

Impacts to existing parkland will be minimal, and Glenlyon will provide an Environmental Impact Assessment for proposed designs on parkland prior to their final approval by Parks' staff.

Endorsement of the proposed open space framework by the Parks and Recreation Commission will enable staff to finalize recommendations to the City Council regarding the overall development leading to the adoption of Comprehensive Development Zoning guidelines for the development of Glenlyon Business Park.

The specific details of the proposed open space components within the public domain will be further refined in conjunction with Park's staff and implemented together with the site servicing for the various phases which will generally follow site preparation and road work from west to east. Precise details of the servicing program will be determined as a condition of subdivision to the approval of the Director Engineering and the Approving Officer.

The first phase development is intended to encompass some 40 acres and extend from the foreshore park area east to Sussex Creek.

  
D.G. Stenson, Acting Director  
PLANNING AND BUILDING

PJB\db

Attachment

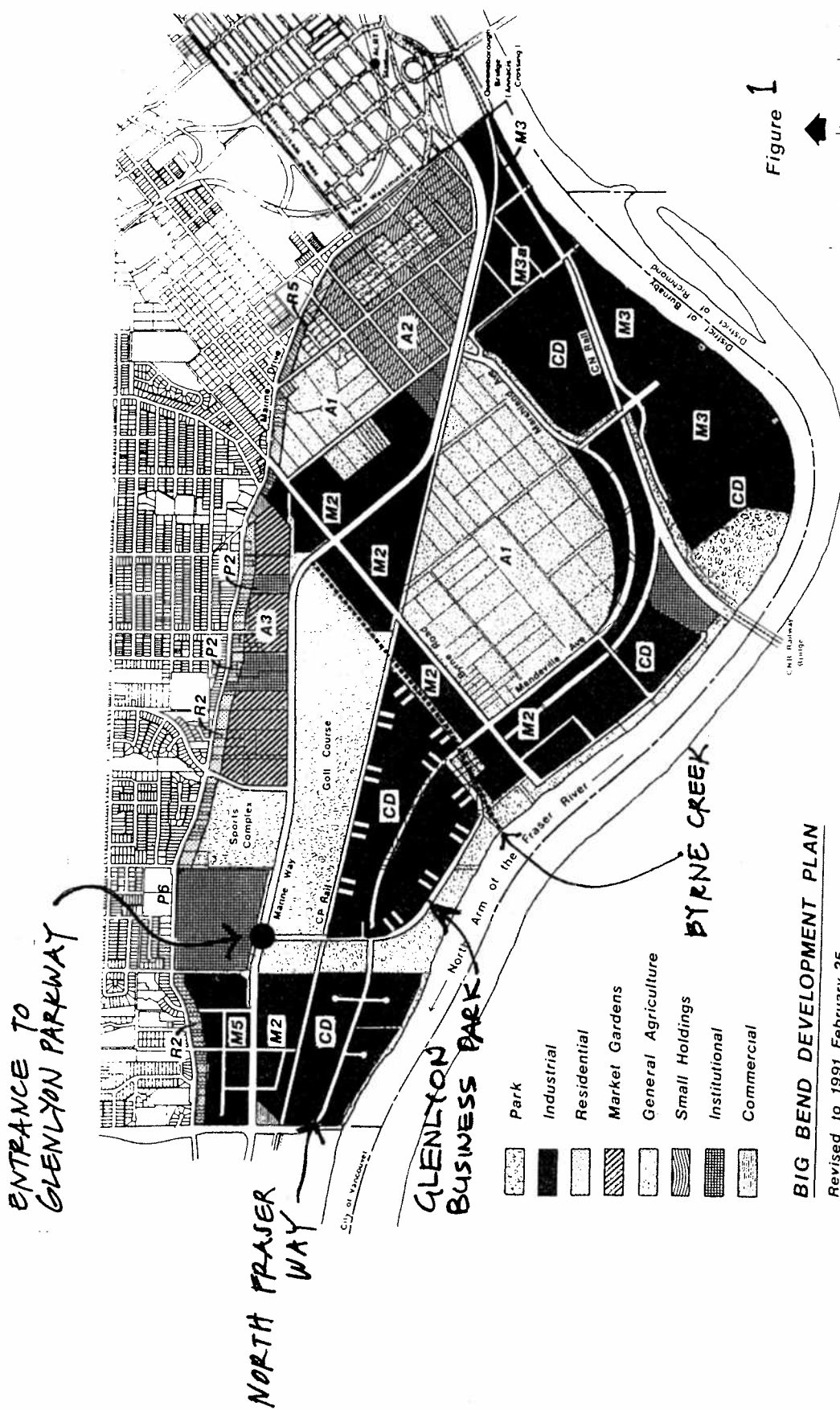


Figure 1

Scale: 1/4", 1/2", 1/8"  
 93 June 10

**BIG BEND DEVELOPMENT PLAN**  
 Revised to 1991 February 25

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