

ITEM	8
MANAGER'S REPORT NO.	16
COUNCIL MEETING	94/03/14

TO: CITY MANAGER 1994 MARCH 09

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 01.301

**SUBJECT: VANCOUVER PORT CORPORATION'S DRAFT  
PORT 2010 LAND USE MANAGEMENT PLAN**

PURPOSE: To provide Council with additional information regarding the Vancouver Port Corporation's Draft Port 2010 Land Use Management Plan.

---

**RECOMMENDATIONS:**

1. **THAT** the Port of Vancouver be requested to revise the land use designation for the General Chemical Ltd. lands and the adjacent VPC waterlot from Marine Use and Port Services to Port Recreation.
2. **THAT** the Port of Vancouver review the scope of the uses permitted in the proposed Land Use Designations and examine the provisions for municipalities to be involved in the environmental review process as outlined in this report.
3. **THAT** the text of Section 5.4.2 Planning Area #2 be amended to include provision for public access to the water's edge at strategic points within lands designated as Deep Sea Terminal as outlined in this report.
4. **THAT** a copy of this report and the 1994 March 07 City Manager's Report No. 14, Item 10, be forwarded to:

Patrick McLaughlin  
Director, Port Development  
Vancouver Port Corporation  
1900 Granville Square  
200 Granville Street  
Vancouver, B.C., V6C 2P9

**REPORT**

**139**

**1.0 BACKGROUND**

On 1994 March 07, Council received the City Manager's Report No. 14, Item 10, providing information regarding the Vancouver Port Corporation's (VPC) Draft Port 2010 Land Use Management Plan. This report was referred to staff to clarify the City's position regarding the provision of direct public access to the water at specific locations.

ITEM	8
MANAGER'S REPORT NO.	16
COUNCIL MEETING	94/03/14

## 2.0 EXISTING SITUATION

The proposed land use designations in Burnaby are generally equally divided between Deep-Sea Terminal and Port Recreation.

Within Burnaby the majority of the eastern portion of Burrard Inlet comprises the Barnett Marine Park. Confederation Park and the Second Narrows Park abut the foreshore within the western portion of the Inlet. The Capitol Hill Conservation Area and Stratford Park are within this area and, while they do not provide direct water access, they comprise part of the natural open space system. These park areas are proposed to be connected by a series of upland trail connections.

The industrial component of the Burrard Inlet foreshore is comprised mainly of petrochemical refining, storage and terminal facilities. These industries have been established for some time and provide a significant part of the City's industrial tax and employment base.

While the goal of providing salt water access for Burnaby citizens is being met, in large part, by the establishment of the parks noted herein, Council has requested that provision be made for additional direct access points within the industrial areas as outlined in the following section.

## 3.0 COMBINED INDUSTRIAL/PUBLIC USE OF WATERFRONT AREAS

With respect to the industrial component of the Burrard Inlet foreshore and water areas, the City recognizes the existence and maintenance of historic major industrial uses which are situated on the Inlet and which require deep water access. In the event that any new industrial development or major redevelopment is to take place within these areas, it is the City's position that preference would be given to the establishment of industrial uses which collectively can:

- make efficient use of available lands,
- assist overall employment growth,
- increase the value of the industrial tax base, and
- integrate with the surrounding natural and physical environments.

With recent developments regarding the discontinuation of the Goodwin Johnson operation on reclaimed lands east of Berry Point, it is appropriate that the City ensure that its position as noted above be reflected in the VPC's proposed Land Use Management Plan, particularly with regard to the integration of the natural and physical environments.

ITEM	8
MANAGER'S REPORT NO.	16
COUNCIL MEETING	94/03/14

Section 5.4.2 of the draft PORT 2010 document makes reference to the fact that "...changing market conditions are affecting the continued operation of some terminal sites, including a few of the petroleum based facilities. In addition, the Berry Point site (Goodwin Johnson reclaimed lands and waterlot area) is not fully utilized and development plans are being considered by VPC. It is in the long-term interest of the port that VPC consider the future use of these terminal sites within the context of needed terminal capacities."

In order to ensure that the City's position on public access is also reflected in Section 5.4.2, it is recommended that the following be added:

"In the case of new developments or major redevelopments within the designated Deep-Sea Terminal areas which abut upland open space areas in Burnaby, measures will be pursued to provide strategic public accesses to the Inlet."

This policy would then apply to the area east of Berry Point at the foot of Penzance Drive and the area fronting the Westridge Park (Cliff Avenue) area.

#### 4.0 CONCLUSIONS

The revisions noted herein, together with those identified in the 1994 March 07 Manager's Report, are intended to provide a basis for the Vancouver Port Corporation to finalize its PORT 2010 Land Use Management Plan. It is this Plan which will provide a framework for furthering mutual objectives in the eastern sector of Burrard Inlet.



D.G. Stenson, Director  
PLANNING AND BUILDING

PB/gl

cc: Director Recreation & Cultural Services  
Director Administrative & Community Services  
Director Engineering  
Chief Environmental Health Officer  
Chief Building Inspector

