



VANCOUVER  
BOARD OF  
PARKS AND  
RECREATION

November 4, 2003

Mayor L. Campbell and Members of City Council  
City Hall  
Vancouver, B.C.

Dear Mayor Campbell and Members of Council:

The Board at its regular meeting on Monday, November 03, 2003, discussed the issue with regard to Eburne Lands Subdivision and passed the following motions:

A. **WHEREAS, the North Fraser Port Authority through its subsidiary has applied for subdivision of their Eburne Lands, zoned M-2 for industrial uses, situated along the Fraser River in the Marpole neighbourhood; and**

**WHEREAS, such subdivision is subject to the dedication of a park parcel of ten percent of the land according to the City of Vancouver subdivision By-Law, resulting in a park of 3.3 acres; and**

**WHEREAS, the applicant has requested payment in lieu of park dedication and City Council has the authority to accept such payment in lieu; and**

**WHEREAS, the Vancouver Park Board has the mandate to advocate for parks and recreation; and**

**WHEREAS, the Marpole neighbourhood is deficient in parks and many public delegations have spoken strongly in favour of creating a park on this site; and**

**WHEREAS, the proposed subdivision can be structured to include a park of 3.3 acres along the waterfront west of the foot of Hudson Street; and**

**WHEREAS, such a park would be useful and conveniently accessible to the residents of Marpole and the workers in the industrial area; and**

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**WHEREAS, parks and public waterfront walkways have proven to be compatible with M-2 and other industrial zones, and seem also compatible with the proposed TransLink bus barns; and**

**WHEREAS, a park in this location would produce major environmental benefits as a productive riparian zone would be created in the park to support the health of the Fraser River as a major salmon stream;**

**THEREFORE, BE IT RESOLVED THAT the Vancouver Park Board advise City Council not to accept payment in lieu of park dedication of the proposed subdivision of the Eburne Lands but to support the dedication of a 3.3 acre park parcel on the waterfront along the entirety of the proposed TransLink bus barns site.**

- B. THAT the Board recommend to the Approving Officer the establishment of public right-of-ways along the water with the matter of physical access to be resolved through any development permits.**

Regards,

  
Susan J. Mundick  
General Manager

cc: Judy Rogers, City Manager