

THE CORPORATION OF THE DISTRICT OF BURNABY

June 19, 1964.

HIS WORSHIP THE REEVE
AND MEMBERS OF THE COUNCIL

Gentlemen:

Report of the Advisory Planning Commission

Your Commission would report as follows:

1. Area bounded by Royal Oak Avenue on the West; Imperial Street and Kingsway on the North; Conway Avenue on the East and Beresford Street on the South

As Council will recall, when the Commission submitted a report dealing with the application to rezone the "Kelly" property on Buller Avenue, we also indicated that a land use study should be made of the area bounded roughly by Merritt Avenue, Beresford Street, Randolph Avenue and the lane south of Kingsway.

We mentioned too that the Commission might wish to examine a larger area to the east and west of the one just described.

Council concurred and gave us permission to make the study of the larger area.

The Commission has considered the matter and has concluded that, though it should be the aim of the Municipality to encourage industrial use in the area described in caption, the existing development situation should be recognized.

Some thought has been given to a comprehensive development concept for the area that would embody provisions which would accommodate both residential and industrial uses and make them compatible.

We feel that a scheme of this sort is the most desirable solution for the problems which have prevailed in the area and, more important, that the introduction of such a scheme would ensure that new development is undertaken in a manner that satisfies the aims of the Municipality.

In conclusion, it is our opinion that:

- (a) the area in caption should remain zoned Light Industrial and that the Corporation should improve the standards of development for land in the area through ensuring compatibility of development between the industrial and residential uses.
- (b) regulations should be introduced which would allow existing residential development in the area to renovate their premises.
- (c) the Planning Department should be requested to submit a report as to the type of zoning, such as a comprehensive development scheme, that could be introduced for the area in question.

Feeling as we do about the comprehensive development concept, we would also ask that Council make provision in the new Zoning By-law for such methods of land use.

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2. Acreage of existing zoning districts

The Commission received information from the Planning Department as to the acreage and percentage of land in the Municipality that is zoned under existing categories.

The Planning Director advised that the figures provided in this regard represented the situation according to present zoning and not according to existing development or land use suitabilities.

We feel that, to be beneficial to all concerned, data should be produced that would clearly indicate the usability of land and not just the uses that are allowed under existing zoning.

We would request that Council instruct the appropriate Department(s) of the Corporation to prepare a report indicating in clear and concise terms:

- (a) the lands that are presently in use for the various purposes allowed under existing zoning legislation;
- (b) those lands that are suitable for use under the current zoning;
- (c) those that are potentially usable for such purposes.

3. Sports Facilities Complex

As a consequence of receiving a report from the Chairman indicating the results of the interview held by Reeve Emmott and himself with officials of the Toronto Maple Leafs Club in Toronto, a discussion took place as to the desirability of the Municipality developing a complex to accommodate various sports facilities and the like in the Municipality.

We also understand that Council has ordered an Engineering study of Burnaby Lake and its environs.

Your Commission notes with intense interest and keen appreciation the actions that have been taken by Council in respect of the matters involving the Coliseum, Burnaby Lake, and other related subjects.

The Commission would urge Council to embark on a programme to develop a recreational complex using Burnaby Lake as its base and that a comprehensive study be commenced immediately toward this end.

Respectfully submitted,

Arnold F. C. Hean
Chairman,
ADVISORY PLANNING COMMISSION

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