

THE CORPORATION OF THE DISTRICT OF BURNABY

April 14, 1967

HIS WORSHIP, THE REEVE, AND MEMBERS
OF THE MUNICIPAL COUNCIL.

Gentlemen:

REPORT OF THE ADVISORY PLANNING COMMISSION

The Commission would report as follows:

(1) ANNUAL SHORT COURSE ON PLANNING

The Council received a letter on April 3rd from the Department of University Extension, The University of British Columbia, inviting representation to the Thirteenth Annual Short Course in Planning that is to be held at Totem Park, The University of British Columbia, between May 8th and 12, 1967.

The Council granted authority for one of its members plus one from the Advisory Planning Commission to attend the Course.

The matter of the Commission making its selection of the member to attend the Course was considered at our last meeting.

It was indicated then that both the Chairman, Mr. C. S. Walker, and Mr. F. A. Armstrong could both attend, the latter on the understanding that his private considerations would permit.

We would therefore respectfully request that Council authorize both of these gentlemen to attend the Annual Short Course on Planning mentioned above and that they be reimbursed for any expenses which they may incur as a result of attending the Course.

The exact registration cost is not known at the moment, but we understand it will be approximately \$50.00 for each delegate. A brochure containing information respecting this cost and other details in connection with the Course will, we understand, be mailed to the Corporation shortly.

(2) "MYRTLE STREET" AREA

The Advisory Planning Commission has considered the report of the Planning Department entitled "Myrtle Street Area Study".

We concur with the intent implicit in the report that future development of the area should be industrial, and would therefore endorse this concept.

However, consideration of the question as to the means by which this should be done revealed that it may not be economically feasible to implement the proposal if it is left to the initiative of private developers.

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We would point out that:

- (a) the expected cost of land acquisition to assemble sites of the size deemed desirable by the Planning Department
- (b) the cost of servicing these sites

would be of such an order that the cost of developing the area industrially would be so prohibitive that it might not be able to compete with other available industrial sites and therefore likely not attract persons interested in such development.

It was mentioned that the area might qualify under the National Housing Act for financial aid as an Urban Renewal Area. We understand that this legislation permits land that is used residentially to be developed for industrial purposes (after being rezoned, of course) if it is approved as an Urban Renewal Area.

The Commission feels that, before action is taken in regard to the proposals contained in the report of the Planning Department, the Council should first determine whether the area embraced by the Study can be treated in the manner indicated in the previous paragraph.

We would therefore recommend that, in the light of the economics relating to the development of the area industrially (which is that detailed above under (a) and (b)), the Council ascertain whether the "Myrtle Street" area can qualify as an Urban Renewal Area and that, if possible, the municipality arrange to have an economic feasibility study made as part of the scheme or, if this is not possible, then one be made by the municipality itself.

Respectfully submitted,

C. S. Walker,
Chairman,
ADVISORY PLANNING COMMISSION

EW/hm