

THE CORPORATION OF THE DISTRICT OF DURNABY

December 15, 1967

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

REPORT OF THE ADVISORY PLANNING COMMISSION

Gentlemen:

STRIDE AVENUE AREA STUDY

On October 10th, 1967, Council deemed it desirable to refer the Stride Avenue Area Study to this body for examination and comment. Accordingly the report was considered by the Commission at its meeting held November 9, 1967, when it was decided that in order to better evaluate the concept of the Study there would be merit in physically examining the area concerned, and a field trip was conducted in this respect on November 12th. The matter was to be further considered at the next regular meeting of the Commission scheduled for December 7th.

We were advised however, that on November 27th, 1967, Council approved in principle the development plan for this area as outlined in the Study and made certain observations regarding the proposals. It was also indicated that those departments of the Corporation concerned will proceed with the implementation of the plan in co-operation with B. C. Hydro and Power Authority, who had been informed accordingly.

The course of action related above is a cause of concern to this body respecting the significance and purpose of the Advisory Planning Commission and there was, in consequence, resolved the following:

WHEREAS Council on November 27th passed a motion regarding the Stride Avenue Area Study

AND WHEREAS the Advisory Planning Commission is siezed of this report

AND WHEREAS the Advisory Planning Commission cannot find any specific conclusions set forth in the motion of Council we resolve to move that Council take no further action until a joint meeting between the Commission and Council be arranged.

THE HASTING-SPEARLING AREA STUDY

The possible future development of the area embraced by the Hastings-Spearling Area Study was examined and, whilst we would express certain reservations respecting the development proposals for the section North of Frances Street, between Grove and Duncan Avenues, the recommendations of the Planning Department was generally approved of.

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The development of the area defined above, for medium-density residential accommodation in the RM3 category, is viewed with some apprehension. For a number of reasons there has, in recent times, been considerable activity in the type of apartment construction that falls within the RM3 category, and it is our opinion that the time has come for caution to be exercised when considering the development of areas remaining within those that have been designated for apartment use.

We feel that there is a preponderance of the three-storey type of apartment building as permitted within the Zoning By-law, and would also express some concern as to their quality and standard of development. Their appearance and likely early deterioration will be detrimental to Burnaby from an aesthetic point of view and also from the aspect of tax revenues.

I would advise therefore, that the Advisory Planning Commission does approve in principle the proposals of development contained in the Hastings-Sporling Area Study, subject to there being prepared by the Planning Department specific plans for the development of the area lying North of Frances Street and extending from Grove Avenue to Duncan Avenue.

Arising from our concern regarding the pattern of development within Burnaby, of areas considered suitable for medium and high density use, the Advisory Planning Commission would recommend to Council that they direct the Planning Department to set aside specific areas within those already designated for future apartment use, for quality and/or high density development for which detailed plans be prepared.

KINGSWAY PARK CENTRE

The Commission has also had the opportunity to examine the Kingsway Park Centre report and do approve in principle the concept of development as put forward in the study.

We do however, feel that some publicity should be given to the proposals and the interest created in them carefully weighed.

The Advisory Planning Commission do therefore recommend to Council, that a public meeting be called respecting the Kingsway Park Centre report in order to ascertain the views and consider the opinions of those interested in the development proposed in the report.

Respectfully submitted,

C. S. Walker,
Chairman,
ADVISORY PLANNING COMMISSION

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