

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

MAY 7, 1970

MR. H. W. BALFOUR,  
MUNICIPAL MANAGER.

Dear Sir:

SUBJECT: PROPOSED DEVELOPMENT OF PRIVATELY-OWNED LAND LOCATED  
NORTH AND SOUTH OF AUBREY STREET AND EAST OF PHILLIPS  
AVENUE

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Two plans extracted from the 1966 North-East Burnaby Study are attached, showing the above area in relation to the existing ownership pattern (Map No. 2) and in relation to the Revised Simon Fraser Townsite Plan (Map No. 10).

It will be seen from these two maps that the area referred to is a pocket of privately-owned land lying between large Municipal holdings on the West side of Burnaby Mountain and within a proposed residential neighbourhood bounded by the Hastings - Curtis connection to the North, Arden Avenue to the East, the Hastings - Broadway connection to the South, and Phillips Avenue to the West.

Like other private holdings in this general area of the Municipality, the lack of major services (particularly sewer and water), and the absence of a detailed development plan, have meant the retention of small holding (A2) zoning, and the rejection of applications to subdivide the land in question.

Some of the owners of the privately-owned land have now agreed to group together, and give a developer the opportunity to pursue the provision of services to the area and thus open it up to development. The developer in his turn, recognizing the ownership pattern and the existence of the Simon Fraser Townsite Plan, has enquired as to the possibility of the Municipality co-operating on the preparation of a comprehensive detailed plan, and on the servicing and development of Municipal holdings in the area.

This is a major undertaking, and involves such other organizations as the School Board, the Vancouver Sewerage and Drainage District, the Provincial Health and Highway Departments, as well as Municipal Departments.

I would therefore appreciate it if you would obtain Council direction on three questions:

1. Are Council prepared to have Planning Department staff prepare a detailed comprehensive plan for the area described, which is owned partly by the Municipality and partly by a number of private owners?
2. Are Council prepared to co-operate with a developer in the servicing and development of the area?

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3. What priority is to be attached to such a programme? (In this respect, Council agreed to a starting date of December 1970 for a plan for a similar area lying West of Phillips Avenue, and it would be reasonable to broaden the area of study to include this area and start detailed planning in both areas in December 1970).

This would not conflict with the most recent reference to Municipal properties in the North-East Burnaby area contained within our Working Paper on the 1970 - 1979 Municipal Land Development Programme, which has still to be considered by Council.

It states as follows:

- " 2. North East Burnaby Properties (D.L. 100, 138, 207, 208, 215)

It is proposed that service and sale of these properties not be included in the 1970 - 1975 Capital Improvement Programme. The reasons are:

1. Most of the area is unserved. To service the area major sewer and water extensions would be required, including a lift station for water.
2. The area must be planned in detail, comprehensively, and it must be related to Simon Fraser University to the East. The North-East Burnaby Study had indicated the broad land use goals, but before placing this in our Capital Improvement Programme, detailed planning must be carried out. Such detailed planning may control densities and create a "new town" of perhaps 50,000 persons.

This does not mean, of course, that we should not include this in one of the programmes which we will prepare subsequent to 1970. During the next five or six years, it may well be logical to develop the area. In this regard, in 1970 a start will be made on detailed comprehensive planning in this area, with a view to obtaining estimates for inclusion in a programme in the next few years, perhaps in the 1971 - 1976 or the 1972 - 1977 programmes.

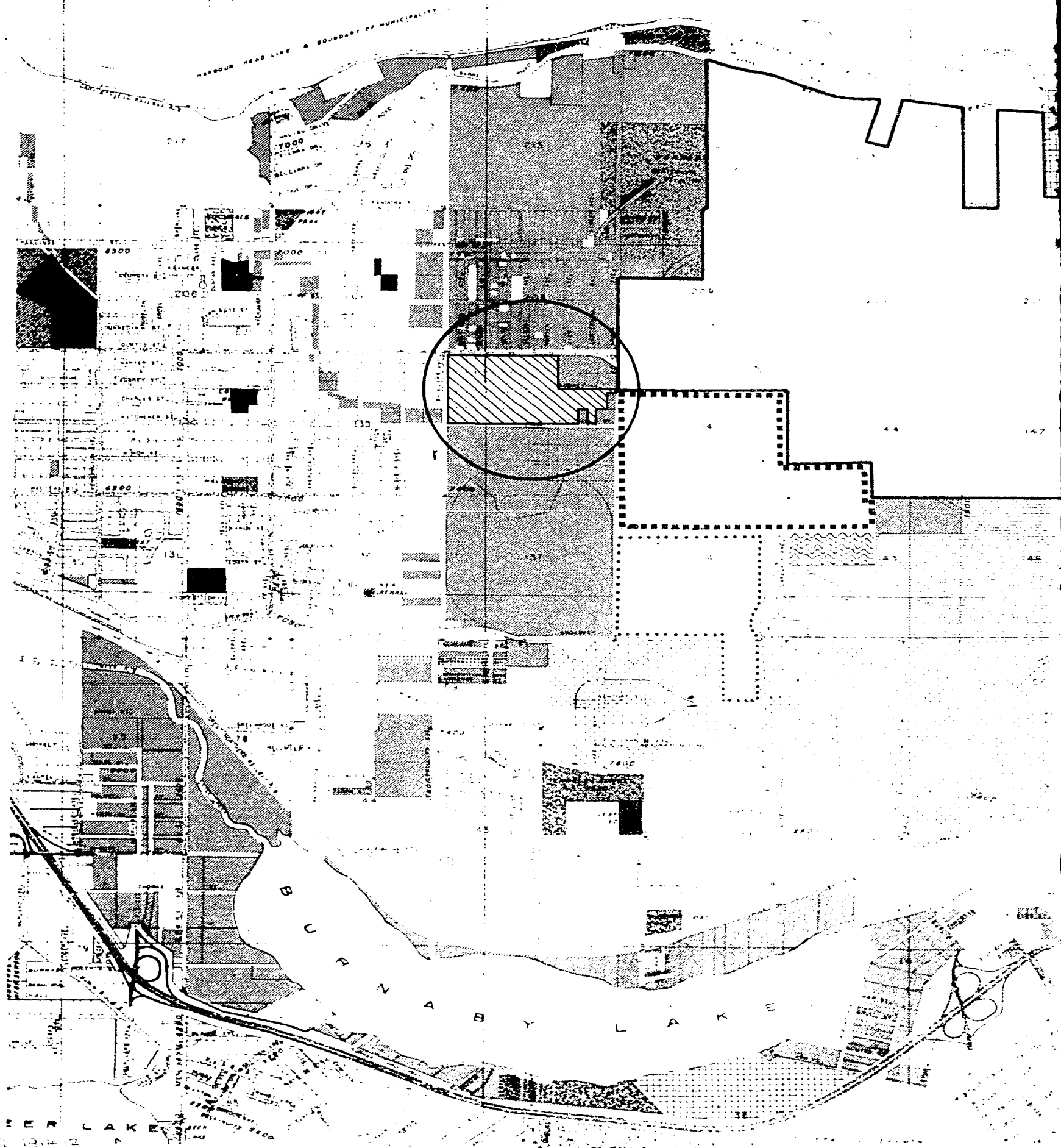
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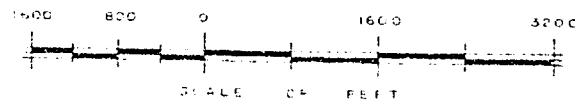
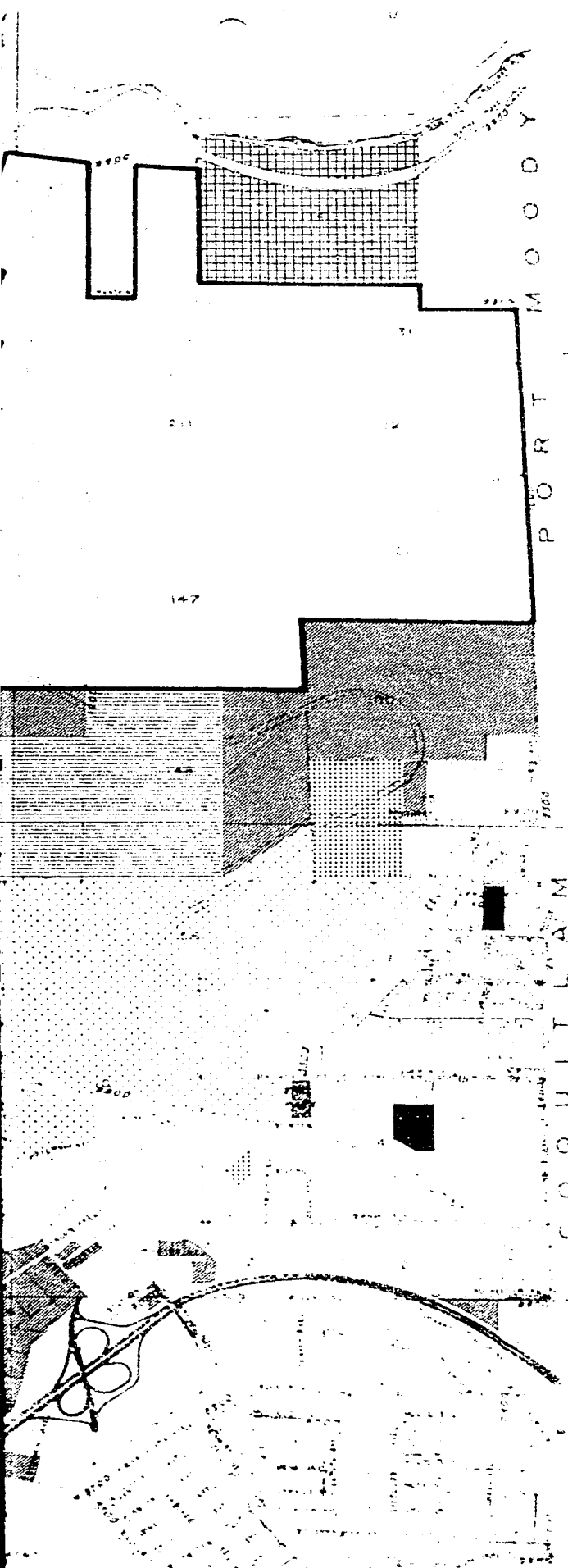
Respectfully submitted,

  
A. L. Parr,  
Planning Director.












ALP/has

c.c. Municipal Clerk





### LEGEND

-  MUNICIPAL
-  SIMON FRASER UNIVERSITY
-  SCHOOL BOARD
-  B.C. GOVERNMENT
-  G.V.W.D.
-  WESTERN PACIFIC PROJECTS LTD.
-  TRANS MOUNTAIN OIL PIPE LINE CO.
-  SHELL OIL CO.
-  FEDERAL GOVERNMENT
-  CITY OF VANCOUVER
-  SUBJECT PROPERTY

## NORTH-EAST BURNABY STUDY EXISTING LAND OWNERSHIP

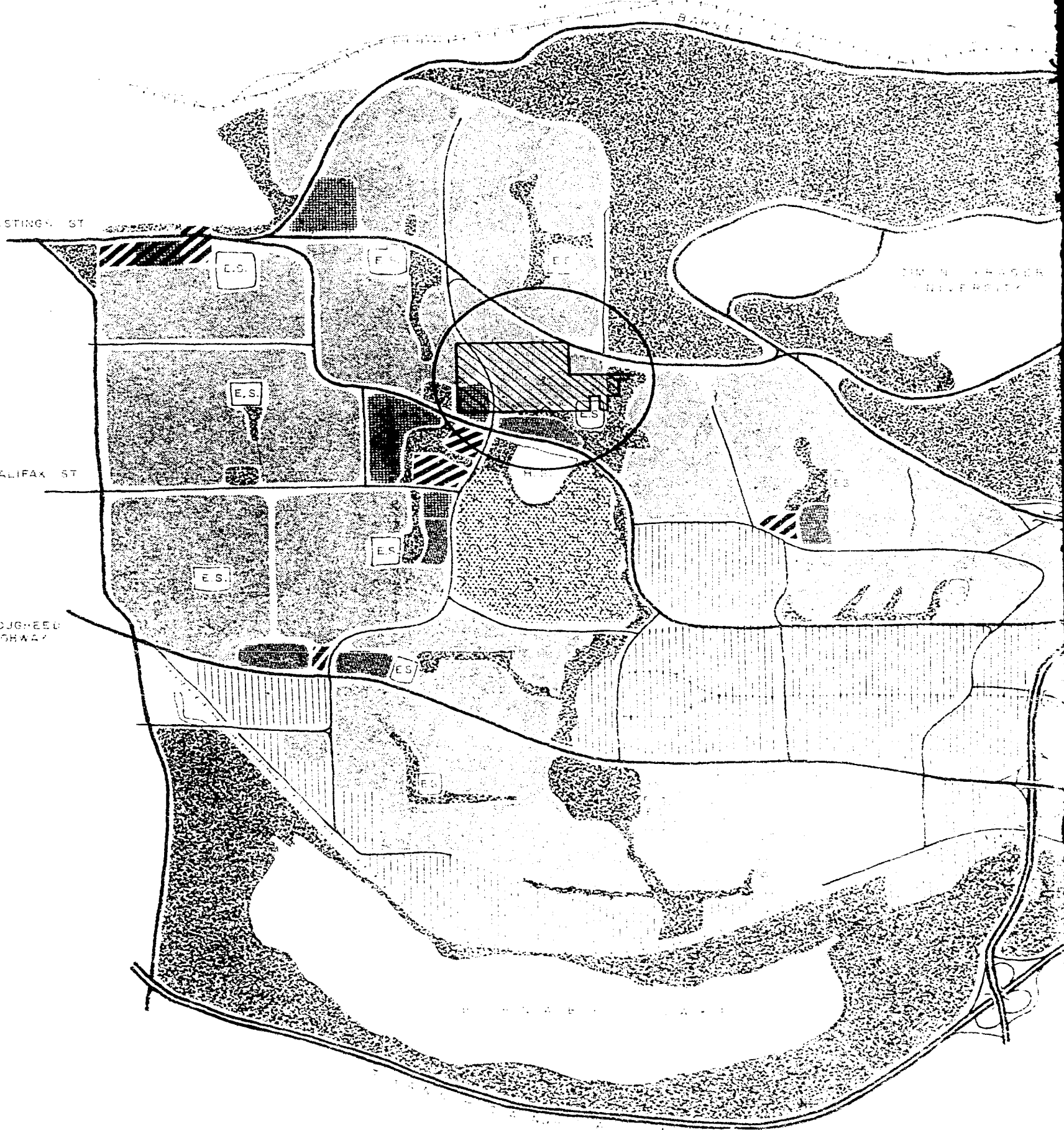
PLANNING DEPARTMENT  
SEPT. 1966

MAP NO. 2

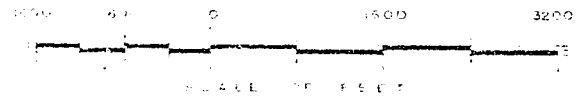
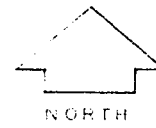
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









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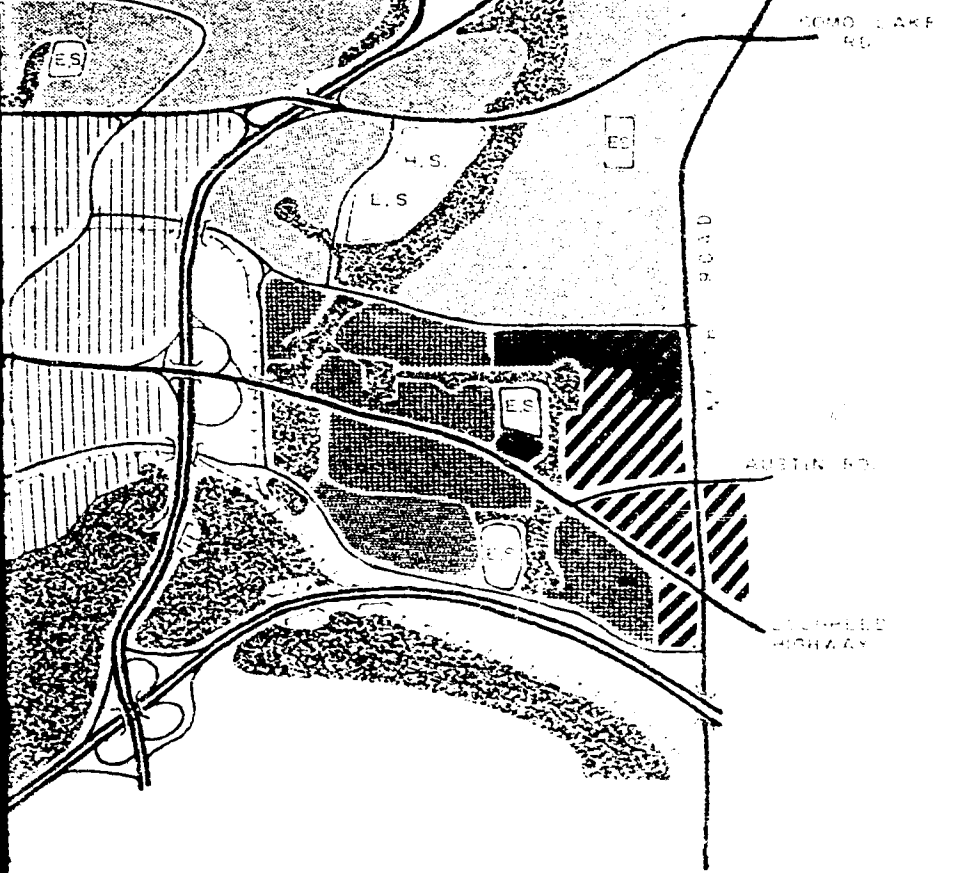


SIMON FRASER  
UNIVERSITY



### LEGEND

-  PARK AND OPEN SPACE
-  GOLF COURSE
-  ELEMENTARY SCHOOL
-  HIGH SCHOOL
-  CENTRE
-  LOW DENSITY
-  MEDIUM-LOW DENSITY
-  MEDIUM DENSITY
-  HIGH DENSITY
-  INDUSTRIES
-  SUBJECT PROPERTY



## NORTH-EAST BURNABY STUDY REVISED SIMON FRASER TOWNSITE PLAN

PLANNING DEPARTMENT  
1977

MAP NO.  
10