

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

JULY 13, 1970

MR. H. W. BALFOUR
MUNICIPAL MANAGER

Dear Sir:

RE: COMMUNITY PLAN FOR THE AREA EXTENDING FROM GAGLARDI WAY
EASTWARDS TO STONEY CREEK RAVINE - LAKE CITY EAST

On December 15, 1969, Council considered a proposal for a comprehensive housing development in the area bounded by Lougheed Highway, the Lake City spur track, Gagliardi Way, the proposed Como Lake Road extension and the proposed park-school site adjacent to Stoney Creek. (See maps #1 and #2)

Council at that time agreed in principle to the proposed development and authorized the Planning Department to work with the developer in the preparation of a suitable plan of development reflecting the objectives and criteria established for this area and discussed in the Planning Department report of December 11, 1969.

Work on the plans has now progressed to the point that a Community Plan should be established for the area in order to permit the start of a staged development and to ensure that the overall concept approved by Council in principle will be carried through to completion. Rezoning to CD Comprehensive Development should take place on a step-by-step basis, to implement the various stages of development, as set out in the Community Plan. In this latter respect, the developer has submitted a rezoning application covering the first stage of the development.

Elaboration of the plans has resulted in some changes which are considered within the terms of the original concept with the following exception: In the original concept the southern portion of the site adjacent to Lougheed Highway was proposed as a "Young People's Community". This area is now proposed as a townhouse development scheme under the auspices of the Federal Government. The program is of an experimental nature, its main objective being the provision of home ownership for lower income families.

The developer has now to meet certain commitments and has requested Council approval of a time schedule covering consideration of their proposal. Under this schedule a detailed Planning Department report covering the Community Plan and the related rezoning would be presented to Council on July 27, 1970, at which time if Council is satisfied with the proposal, it could be forwarded to a Public Hearing which they request be held on August 10 or August 11, 1970.

It is therefore recommended that Council adopt the following schedule for dealing with this Community Plan and its related rezoning:

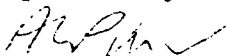
Monday, July 27, 1970

presentation of detailed
report to Council and est-
ablishment of a Public
Hearing date (August 10 or 11
1970)

Monday, August 10 or
Tuesday, August 11, 1970

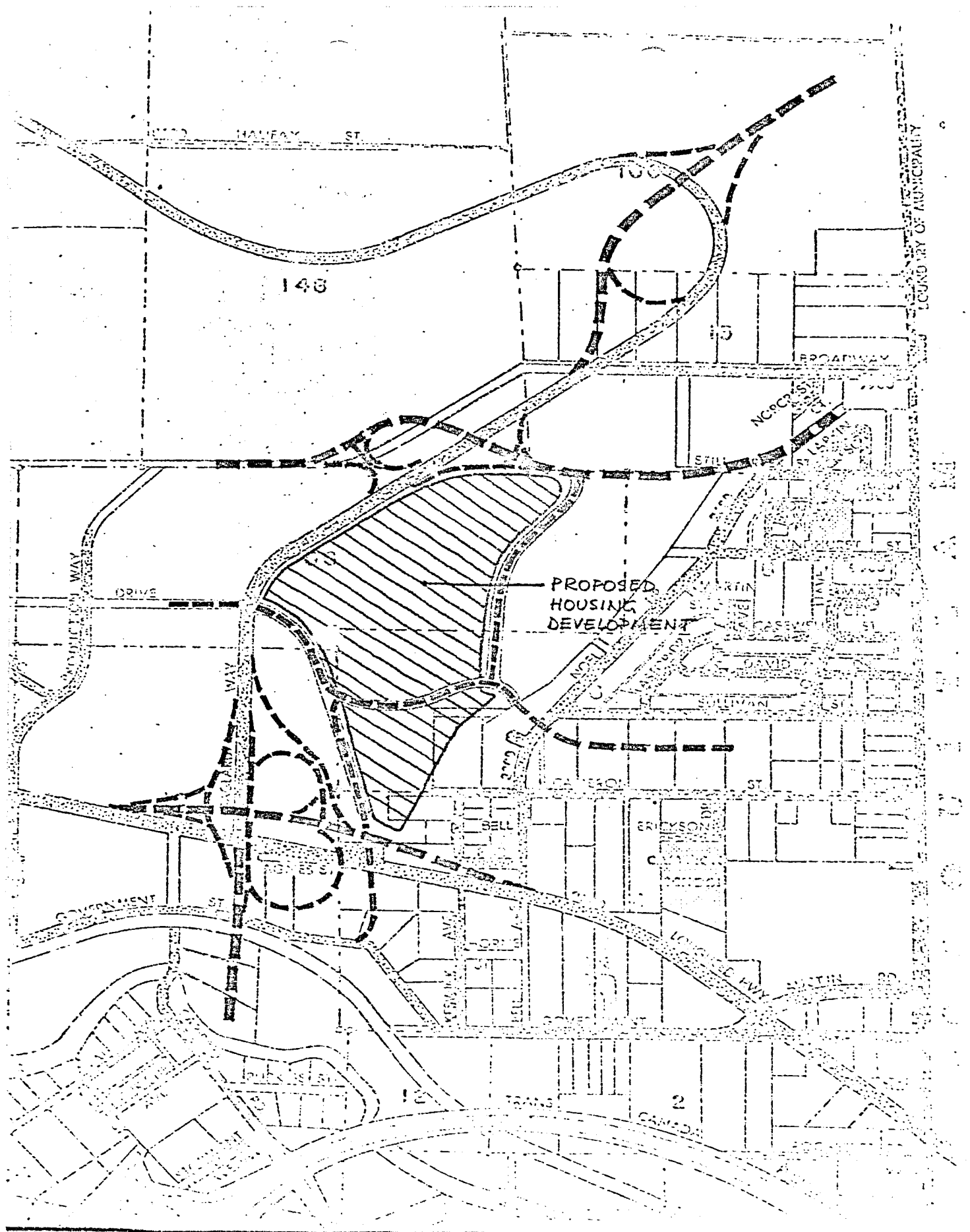
Public Hearing

Respectfully submitted,

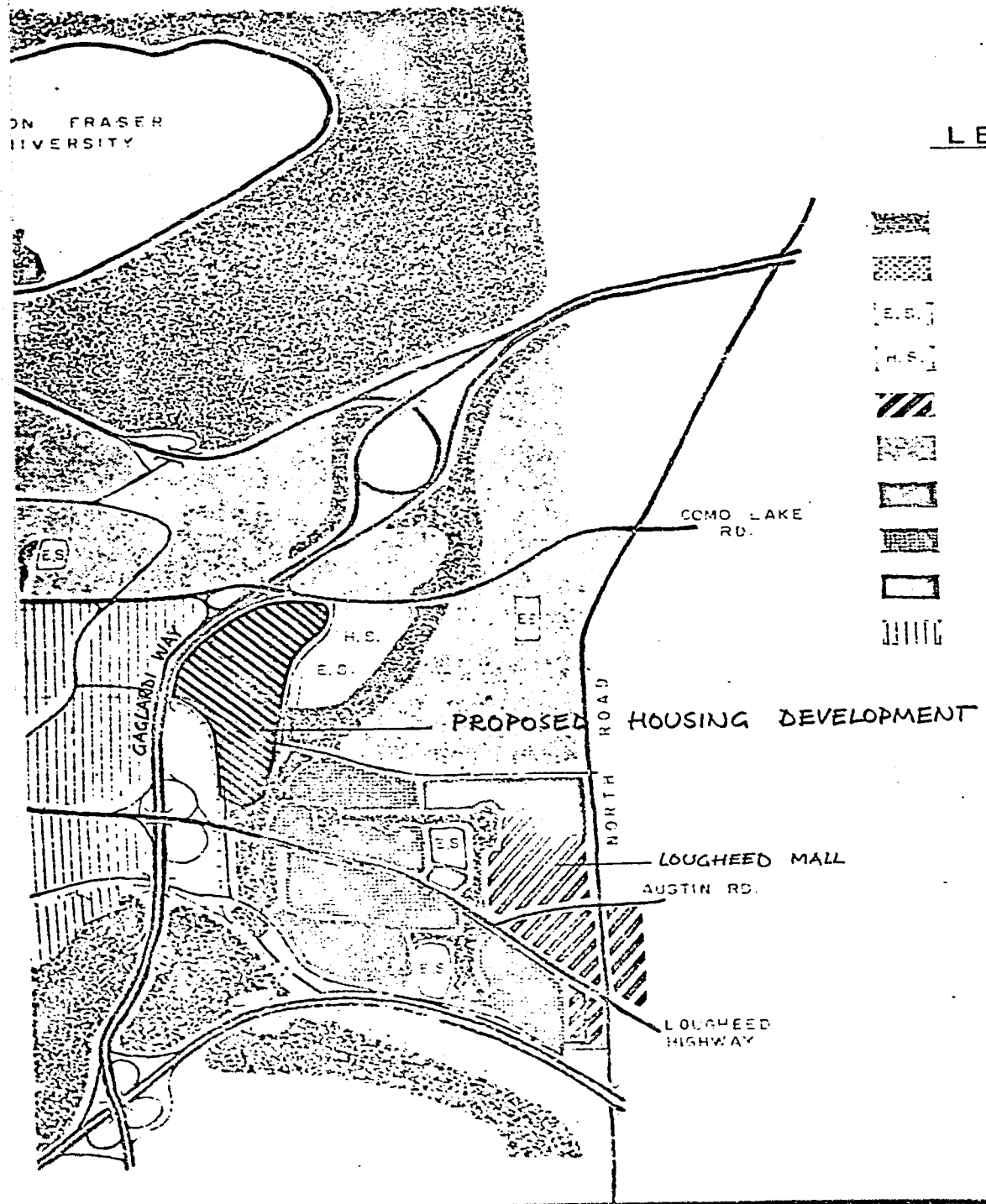

A. L. Farr
Planning Director

HH/say
Attch. 2 sketches











Item 32
Manager's Report No. 41



1" = 800'
 DEC. 10, 1919



LEGEND

-  PARK AND OPEN SPACE
-  GOLF COURSE
-  ELEMENTARY SCHOOL
-  HIGH SCHOOL
-  CENTRE
-  LOW DENSITY
-  MEDIUM-LOW DENSITY
-  MEDIUM DENSITY
-  HIGH DENSITY
-  INDUSTRY

REVISED SIMON FRASER TOWNSITE PLAN

SCALE 1" = 1600'

DEC. 10, 1969

2
MAP NO.