

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

SEPTEMBER 18, 1970

MR. H. W. BALFOUR
MUNICIPAL MANAGER

DEAR SIR:

RE: NORTH ROAD-CAMERON (COMMUNITY PLAN AREA #5)
LOUGHEED-GOVERNMENT (COMMUNITY PLAN AREA #10)
BELL PARK

Council, on July 13, 1970, received the Community Plan Area reports numbers 5 and 10 for the North Road-Cameron and Lougheed-Government sections of North-East Burnaby, and referred them to the Advisory Planning Commission for study.

A suggestion was also made at the Council meeting that consideration be given to the relocation of Bell Park in view of its close proximity to Lougheed Highway. Further action on our report of September 14, 1970 on this subject, was deferred pending consideration of the Community Plan for the North Road-Cameron Area.

The Advisory Planning Commission reported back to the Council on September 14, 1970, and recommended the adoption of the two Community Plan area studies. The following suggestions were also made with respect to these plans.

- a) That consideration should be given to relocating the proposed library as shown on the plan to a more centrally located site in the vicinity of Noel Drive and Cameron Street.
- b) That the 1.5 acre site on the south side of Lougheed Highway designated (3) on the Community Plan area map be considered for a type of lower density development, in view of its dimensions and shape.
- c) That consideration be given to the integration of low cost housing throughout the areas designated (1) "Low Density Multiple Family Development". It was further suggested that consideration be given to increasing the unit density for these areas from 10 to 12 units per acre to 16 units per acre.

The general location of the library was initially proposed by the Library Board. The Planning Department then incorporated a specific library site into the Community Plan for the North Road-Cameron Area. The proposed library site, with a catchment area that will include the entire northeastern section of the Municipality, has been selected with a view to its accessibility to the greatest number of people to be served. For this reason it has been located adjacent to the major shopping and community facilities at the Lougheed Mall centre which will daily attract the residents of the surrounding area. A location in the vicinity of Noel Drive and Cameron Street would, on the other hand, seriously limit accessibility to the residents living outside the immediate neighbourhood and bring unwanted traffic into the middle of a developing high density residential district.

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The apartment site referred to in item b) above should not be considered in isolation but, rather as part of the overall development scheme for the surrounding area. This site does, in fact, represent a later stage in the development which has already been undertaken in the area.

While this department would agree with the suggestion that consideration be given to low cost housing proposals within the areas designated (1) on the Community Plan map, we would recommend against the increasing of the proposed development densities as suggested by the Commission. Densities of 10 to 12 units per acre have been included in the plan for "family-oriented" townhousing in order to ensure the provision of the necessary open space and amenities which should be associated with this type of accommodation.

In conclusion we would reaffirm the recommendations of the Community Plans for areas #5 and #10, and request that these be forwarded, together with the report on Bell Park, for the consideration of Council.

Respectfully submitted,


A. L. PARR,
PLANNING DEPARTMENT

RBC/mp

c.c. Municipal Clerk
Senior Planner

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