

CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

JULY 27, 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

1. INTRODUCTION

On July 13, 1970, Council approved a request from Dawson Developments Ltd. to adopt a time schedule covering consideration of their comprehensive housing proposal in the above area (see Map #1). This schedule proposed July 27, 1970, as the date of presentation of a detailed Planning Department report to Council covering the Community Plan and the related rezoning and established August 10 or August 11, 1970, as the date for a Public Hearing, providing Council was satisfied with the proposal.

Council agreed that a Community Plan should be established in the area in order to permit the start of a staged development and to ensure that the overall concept, approved by Council in principle, be carried through to completion. In this regard it is recalled that on December 15, 1969, Council considered this proposal which at that time was submitted by Western Pacific Projects Ltd., and agreed to the scheme in principle. The Community Plan has been prepared in close cooperation with the architects and is described in this report, the attached sketches, and the detailed submission from the Architect.

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. The developer has submitted a rezoning application covering the first stage of the development and this application is the subject of a separate report.

2. CONCEPT

A concept has been established for the development of the subject area defining the various uses, road pattern, densities, suite mix, the various housing forms, the relationship between the elements of the plan and the adjacent existing and anticipated developments, major servicing requirements and the location of the various clusters and buildings.

The proposal provides a balanced range of accommodation with a variety of housing forms such as high-rises, court houses, terraced apartments and townhouses, grouped in clusters and separated by green areas with the major open space and recreational facilities in the centre of the development at the highest point of the site. The area of residential development measures approximately 60 acres. The plan contains 485 high-rise units, 590 townhouses and 253 units in a variety of other housing forms, with a total of 1,333 units. The proposed suite mix is approximately 37.5% bachelor and 1-bedroom units, 27% 2-bedroom units and 35.5% 3-bedroom units. The overall net density would be approximately 22 units per acre with the densities of the various sub areas ranging from 16 to 46 units per acre. The attached Map #2 illustrates some aspects of the basic development concept.

Further consideration of the preliminary plans has resulted in changes in housing forms and suite mix, location of clusters and buildings, open space structure, acreage of the various sub areas and overall density. These changes are considered within the terms of the original concept.

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However, the following change, as was mentioned in the Planning Department report dated July 13, 1970, is a substantial departure from the original concept. The original proposal envisaged the southern portion of the site adjacent to Lougheed Highway as a "Young People's Community". The area is now proposed as a townhouse development scheme under the auspices of the Federal Government. Ottawa considers the program experimental and innovative, its main objective being the provision of home ownership for lower income families. Mortgage monies would be made available by the Central Mortgage and Housing Corporation and the developer would offer the townhouses at a selling price of approximately \$14,000, thus bringing homeownership within reach of a family with a monthly income of \$450.

Since the above change does not reflect the original concept, Council concurrence with the proposed change is required. Further, attention should be drawn to the fact that the site does not satisfy the usual criteria for housing schemes intended for low income groups, particularly availability of public transportation.

3. SCHOLS

The revised park and school reports recommended a 24 acre site in this area to accommodate an elementary school adjacent to a secondary school facility. The minimum elementary and secondary school site requirements are estimated to be 16-17 acres. An elementary school enrolment of 450-550 pupils is anticipated as a result of the proposed development. In this regard the capacity of the available elementary school site is estimated to be 500-550 pupils. It is apparent that the elementary school will serve this particular development only. Furthermore it appears that existing elementary school facilities in this general area cannot serve the proposed development because of their restricted capacity and distance from the development.

The land designated for park and school purposes has not yet been acquired but the School Board has recently entered into negotiations with Western Pacific Projects Ltd., the present owner of the site. The School Board officials have indicated that although a set amount has been assigned to the acquisition of the school site, no monies are presently available for the actual construction. Depending upon the outcome of the negotiations with Western Pacific and if sufficient monies cannot be found to construct an elementary school, the proposed scheme may have to be regarded as premature. In this respect the suggestion made in the Planning Department report of December 11, 1969, that responsibility for providing the elementary school facilities rest with the developers, is recalled.

4. PARKS

The revised parks reports recommended neighbourhood and district park facilities adjacent to Stoney Creek. A 7-8 acre park school site has been designated and a district playfield has been proposed. In addition, Western Pacific has agreed as a part of the original Lake City plan to dedicate a portion of Stoney Creek ravine for park-trail purposes.

In addition to the above park facilities, the concept provides for 2-3 acres of park devoted to public use. Although not dedicated for public park, these open spaces are accessible to the public and properly designed for public use. Public access to these areas is retained by walkway easements. The public open space is integrated into the overall open space structure and a continuous system of walkways connects the open spaces and provides the necessary links between the residential groupings, the proposed park school site and various recreational areas. Pedestrian underpasses have been introduced into this walkway system to provide a separation between pedestrians and vehicles.

5. ROAD PATTERN

The concept establishes a basic public road pattern for the development creating various areas as indicated on the attached Map #2. These areas are served by private driveways and cul-de-sacs. The Council, the Traffic Safety Committee, and the Advisory Planning Commission recently endorsed a plan for the major road pattern in northeast Burnaby and the proposed road pattern for this Community Plan is related to this overall road plan. The northeast Burnaby road plan recommended a connection of East Lake Drive with Lougheed Highway. In this respect it is noted that the Department of Highways is studying the design of the Lougheed-Gaglardi interchange and the possibility of a future intersection of Lougheed Highway and the proposed East Lake Drive extension. Approval of the Department of Highways is required with regard to the proposed change in the design of the East Lake Drive-Gaglardi Way underpass.

In the first stage of development East Lake Drive will be extended and connected with Noel Drive. This road will cross the Stoney Creek park-trail system and a bridge will have to be constructed by the developers within a right-of-way to be acquired by the Municipality.

6. SERVICES

No municipal services are available in this area. The need for services is presently under investigation by the Engineering Department and servicing requirements for this development will be established shortly. Rezoning to CD Comprehensive Development will take place on a step-by-step basis and the detailed servicing requirements and the responsibility for same will be determined for each of the subsequent rezoning applications, covering the various stages of development.

7. COMMERCIAL FACILITIES

No major commercial facilities are required in view of the close proximity of this area to existing and future commercial developments. However, the introduction of limited commercial facilities, e.g. a convenience store, to serve the neighbourhood residents, could be considered. These facilities should be located in the centre of the proposed development, away from the major collector roads, and should be integrated in the comprehensive development scheme.

8. STAGING OF DEVELOPMENT AND IMPLEMENTATION

The developer has submitted tentative completion dates for the first three stages of development as follows: Area #6 - September 1971, Area #4 - September 1972, Area #1 - September 1973. The developer anticipates having the total scheme completed by 1979.

The Community Plan is required to guide the implementation of the subsequent stages of development and it is of great importance that the overall concept is ensured and carried through to completion. It is, therefore, recommended that, in order to protect the interests of both the Municipality and the developer (or future developer), the proposed plan be adopted as an official Community Plan under Section 696 and 697 of the Municipal Act.

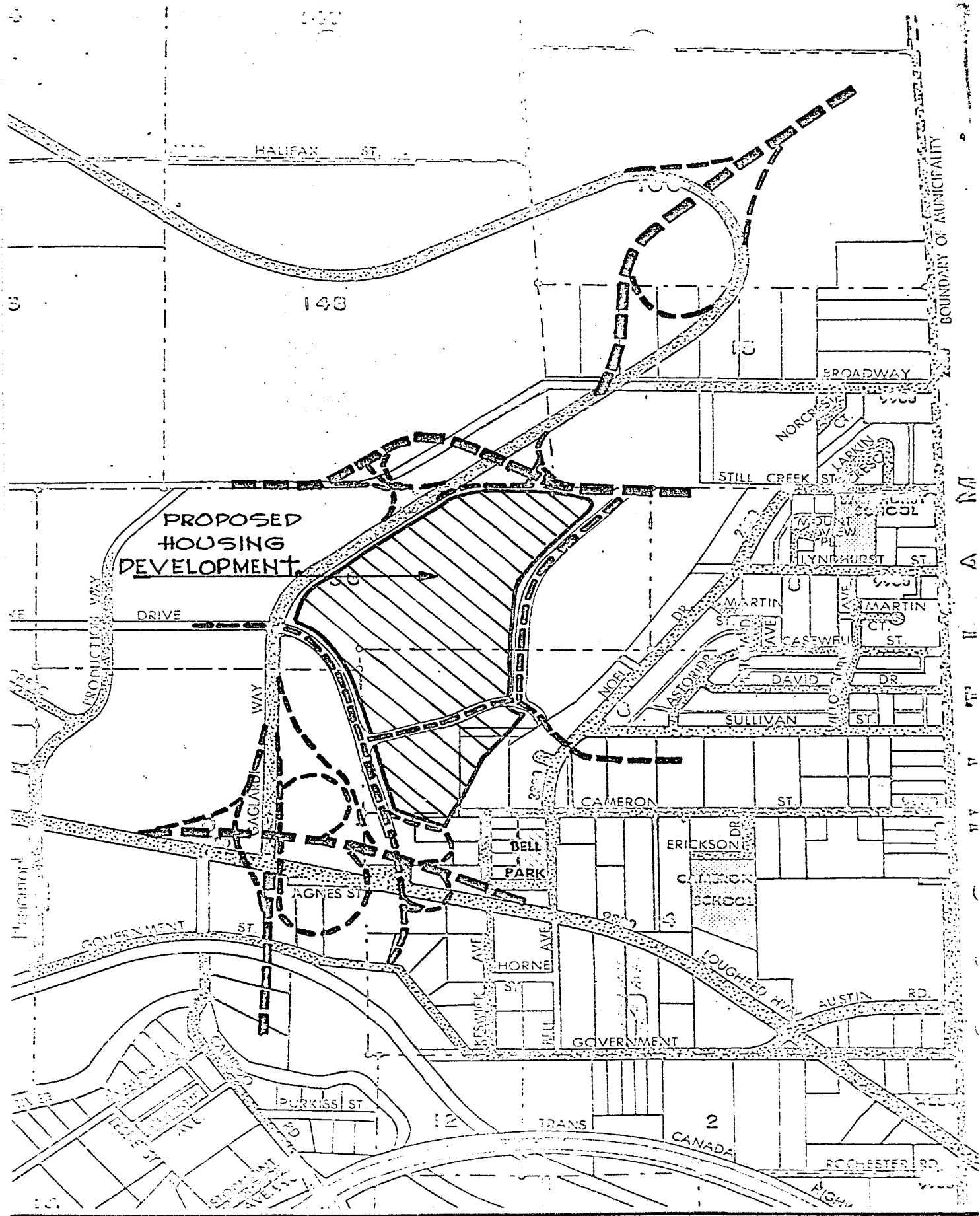
9. RECOMMENDATIONS

It is recommended that the proposed plan, described in this report, the attached sketches and the detailed architect's submission, be adopted as an official Community Plan under Section 696 and 697 of the Municipal Act, and that the Community Plan be implemented by CD Comprehensive Development zoning of the subsequent stages of development.

Respectfully submitted,

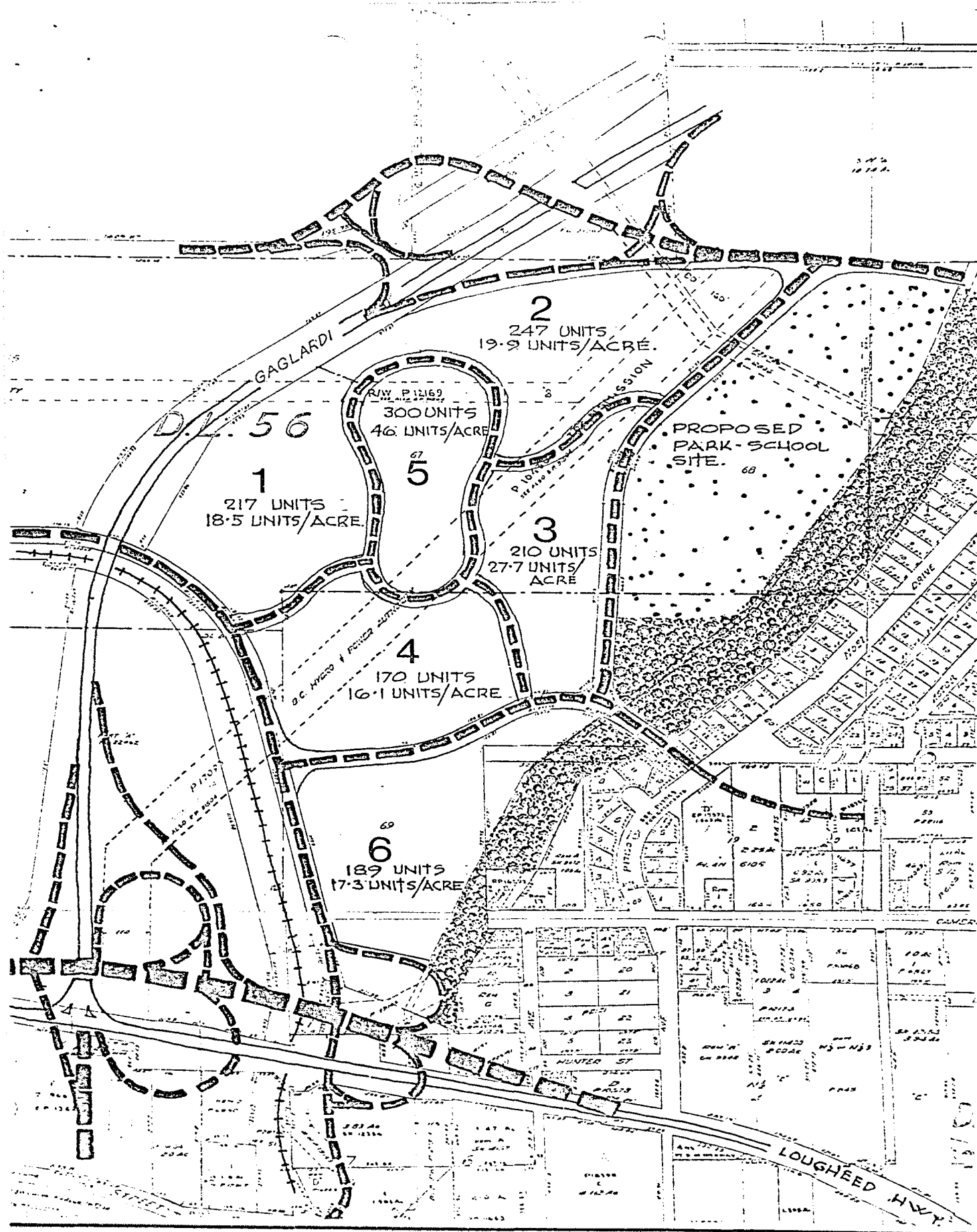
A. L. Parr,
PLANNING DIRECTOR

EE/mp
Attached 2 Sketches



Scale: 1" = 800'
 Date: JULY 1970

1



Scale: 1" = 400'
 Date: JULY 1970

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