

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT,
January 8, 1971.

Mr. H. W. Balfour,
MUNICIPAL MANAGER.

Dear Sir:

Re: BIG BEND AREA: PROPOSED STUDY OUTLINE.

Following a number of submissions from residents in the South Slope Residential District, the Council, on December 21, 1970, directed this department to undertake:

- (1) A review of the zoning in the area south of the existing Marine Drive alignment and the submission of recommendations as to whether any zoning changes should be made or community plans implemented.
- (2) A review of the regulations in the industrial zoning categories and the submission of recommendations on any changes that are considered necessary.

Although these two items are related, the first deals with a specific area while the second which is already in progress as a result of the Winston Street deliberations, will affect all of the industrially zoned portions of the Municipality. It is therefore proposed that these items be treated individually in two separate reports.

It is suggested that Item 1, the review of the Big Bend area be carried out in two stages as follows:

Stage 1

- a. Examine alternative land uses for the Big Bend area, from a social, economic and physical viewpoint, with particular emphasis on the advantages and disadvantages of the following uses:

Farming
Recreation
Residential
Industrial

- b. Present a report to Council on the first stage for general discussion and decisions on the uses to be accommodated in the area and on the goals to be aimed at in providing for these uses.

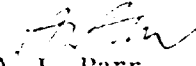
Stage 2

- a. On the basis of Council decisions made in Stage 1, examine objectives and policies suitable for the development of the Big Bend area, and prepare programmes, development plans, and development control bylaws to implement the objectives.
- b. Present a report on the second stage to Council for general discussion and decision.

It is anticipated that Stage 1a would take approximately 5 weeks and Stage 1b approximately 3 weeks.

The Second Stage would therefore start towards the end of March, and assuming six months for the completion of Stage 2a and one month for the completion of Stage 2b, the entire study would be completed by October 1971.

Respectfully submitted,


A. L. Parr,
PLANNING DIRECTOR.

MANAGER'S REPORT

REP. 14

RBC:ew