

ITEM 14
MANAGER'S REPORT NO. 30
COUNCIL MEETING May 1/72

14. Re: West Side of Burnaby Mountain

The following is the report of the Planning Director dated April 27, 1972, regarding the above.

RECOMMENDATION:

THAT it be tabled until May 8, 1972.

* * * * *

PLANNING DEPARTMENT

APRIL 27, 1972

OUR FILE: 15.120

MR. M. J. SHELLEY
MUNICIPAL MANAGER

Dear Sir:

RE: WEST SIDE OF BURNABY MOUNTAIN

I understand that representatives of Vancouver Realty Services Ltd. are appearing as a Delegation before Council on May 8, 1972, to present a proposal for the above area.

I believe that the April 17, 1972 decision of Council in respect to a petition from a Mr. George Moore, applies equally to Vancouver Realty Services Ltd.

This decision was as follows:

- a) Any policy decision rendered in connection with the development of land on the west side of Burnaby Mountain will be conveyed to the persons owning property there following an evaluation of the response received to the report Urban Structure.
- b) It is expected that, with the timetable that has been established for the "Urban Structure" report, it will be January, 1973, before any decision can be made with respect to the area of concern to the petitioners.

Municipal Manager

-2-

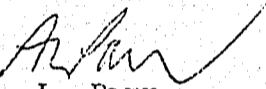
April 27, 1972

Re: West Side of Burnaby Mountain

In addition to drawing Council's attention to their recent decision, I would appreciate it if you would provide them with copies of the attached correspondence for their information in order to clarify the position of the Planning Department.

This correspondence includes a letter from Vancouver Realty dated February 18, 1972, the Planning Director's reply of February 28, 1972 and an acknowledgment of the Departments position contained in a letter dated March 1, 1972 from Vancouver Realty.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING

ALP/mp

c.c. Mayor Robert W. Prittie

Attachments

ITEM 14

MANAGER'S REPORT NO. 30

COUNCIL MEETING May 1/72

VANCOUVER REALTY SERVICES LTD.

NO. 103 - 1237 DUNBAR ST. VANCOUVER 1, B.C.
MAIL: P.O. BOX 4211, VANCOUVER 9, B.C.

TELEPHONE 681-9481 (24 HOURS) AREA CODE 604
TELEX TRICSEC VCR 04-53436

March 1, 1972

Mr. A.L. Parr
Director of Planning
The Corporation of the District of Burnaby
Municipal Hall
4949 Canada Way
Burnaby 2, B.C.

Your File 15.120

Dear Mr. Parr:

Re: Proposed Burnaby Mountain Development

Thank you for your very frank letter of February 28th, 1972.

We feel that our effort in the preparation has been worthwhile even though, as you point out, no immediate comment can be made on our proposal by your Department.

Perhaps just the ideas contained in what we feel is an imaginative scheme for the area, showing, as it does, one concept of how the town centre approach could be applied to one particular portion of one of the proposed town centres, may be helpful.

If you will refer to my letter of March 29, 1971, written after my first reading of the Urban Structure report, you will see that I stated my opinion that the ideas contained in that report would have to be "sold". Our present proposal is a part of that "selling" process.

Most improvements on the urban scene are made by constructive criticism of existing or proposed developments. Our proposal was made with a view of establishing a dialogue on the town centre concept by giving an example of how it could be applied to one particular area.

The specific area was chosen because it was one which is basically controlled by one landowner, in this case the Municipality. In the application of the type of concept outlined in URBAN STRUCTURE it is obviously easier to deal with one major landowner, than with a multiplicity of small ones.

We fully realize that there has been no commitment on the part of the Municipality with respect to land tenure. Surely, however, it will be easier to formulate a policy in this respect if a specific type of development is considered as the end product of the process you outline in your letter. It is, indeed, difficult to see how the town centre concept is ever to be achieved unless it is done by making one developer responsible for at least a major portion of the centre.

ITEM 14
MANAGER'S REPORT NO. 30
COUNCIL MEETING May 1/72

VANCOUVER REALTY SERVICES LTD.

Mr. A.L. Parr

-2-

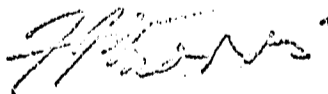
March 1, 1972

In passing, it should be noted that a number of the residents of this area have had serious complaints about the quality of municipal services available in this area, and wish to be bought out immediately. On the other hand, several of them state that they are opposed to any change in the status quo whatsoever. We sympathize with both points of view. However, the cost of upgrading services to keep one group happy would probably result in forcing the larger property owners, who wish to retain a semi-rural setting, to sell their property. This being the case, it appears to us, the time is ripe for early consideration of a complete redevelopment of the area. This, taken together with the fact of large municipal holdings, makes this a logical area for the first specially developed town centre.

In order for us to keep faith with the residents of the area, it will be necessary for us to communicate to them the context of your letter of February 28th, and our reply to it. It is anticipated that this material will be mailed out early next week. In order that the Municipality is fully in the picture, we will mail a copy of the material we send to all the residents to you also, as well as to the Mayor.

Yours very truly,

Vancouver Realty Services Ltd.,



F.I. MORRIS,
President.

FIM:adc

P.C. Mayor P.I.M.

ITEM 14
MANAGER'S REPORT NO. 30
COUNCIL MEETING May 1/72

February 28, 1972

Cur File: 15.120

Vancouver Realty Services Ltd.
No. 103 - 1237 Burrard Street
Vancouver 1, B. C.

Attention Mr. Morris

Dear Sirs:

Re: Proposed Burnaby Mountain Development

This will acknowledge receipt of your letters and attachments of February 8, 1972, February 9, 1972 and February 18, 1972 together with a model.

I have been rather at a loss as to how to reply to your letter, because it seems to make many assumptions as to the state of your interest in this portion of the Municipality. By this I mean, that you appear to see your plans as being well advanced, subject to only discussion in detail, and close to a Public Hearing.

Your interest in this area has been known for a considerable time but to be fair to you and to the Municipality I am afraid that at this point in time I must disillusion you by restating, some of the things that I have mentioned in our many verbal discussions.

Firstly, this department is not yet in a position to comment on any plans until Council has arrived at an agreed development policy for the west side of Burnaby Mountain which will include a study of Urban Structure and decisions as to density, and type of development.

Secondly, when such Council policy decision are made these will be translated by this department into conceptual physical development plans and more detailed Community Plans which will act as guide plans for the development of Municipal and private lands.

...2

ITEM 14

MANAGER'S REPORT NO. 30

COUNCIL MEETING May 1/72

Vancouver Realty
Services Ltd.

-2-

February 28, 1972

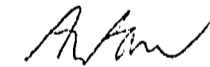
Thirdly, with these policies, conceptual plans, and Community Plans available, we will then be in a position to provide objective advice, comment and information to prospective developers.

Fourthly, any work you do in this area is carried out on your own initiative and in no way commits staff or Council to any of the proposals that you advance as a result of this work. In fact Council cannot legally negotiate with one developer where publicly owned land is involved.

I trust these statements will serve to clarify the situation and not sound discouraging, as your interest in participating in the development of this area of the Municipality is known and appreciated.

The Municipal Council will shortly hold a special meeting to discuss Urban Structure which should start us on the first step of the process I have described above. How this process will end; what policies will evolve; or how Council will use the publicly owned land is not known at this time and therefore I have to conclude by repeating my verbal advice to you over the past two years - namely that for the moment we are not in a position to comment on development proposals for the west side of Burnaby Mountain.

Yours truly,



A. L. Parr,
DIRECTOR OF PLANNING

ALP/rap

c.c. Mayor Robert W. Prattie

ITEM 14

MANAGER'S REPORT NO. 30

COUNCIL MEETING May 1/72

VANCOUVER REALTY SERVICES LTD.

NO. 103 - 1237 BURNARD ST., VANCOUVER 1, B.C.
MAIL: P.O. BOX 4211, VANCOUVER 9, B.C.

TELEPHONE 681-9431 (24 HOURS) AREA CODE 604
TELEX TRICSEC VCR 04-53436

February 18, 1972

Mr. A.L. Parr
Director of Planning
Municipal Hall
Burnaby, B.C.

Dear Mr. Parr:

Re: Proposed Burnaby Mountain Development

Herewith you will find copies of questionnaires we have received back from people who have viewed our model and plans recently. Mayor Prittie has also received a copy of this material.

Under separate cover we will deliver to you:

1. The model mentioned above.
2. A coloured plan keyed to the model.
3. Photographs of the model.

You have already received two prints of the plans and the copies of the written presentation which accompanied the model at the display.

We would ask that you review the model and plans in a general way and give us your comments as soon as possible. As pointed out to you when we delivered the plans to you on February 10th, we realize that the present review by your department will be a preliminary one, and that there will undoubtedly be points of detail with which your department does not completely agree.

Major changes, such as a shift of location of the single family area, would mean considerable revision to the concept, as would a major change in density.

Such points as these should be raised now so that the model can be revised if necessary before we apply to council for a public hearing which will have as its objective the rezoning of the area of the model, plus, from your department's point of view, we are sure, certain adjacent areas for Comprehensive Development.

...2

ITEM 14
MANAGER'S REPORT NO. 30
COUNCIL MEETING May 1/72

VANCOUVER REALTY SERVICES LTD.

Mr. A.L. Parr

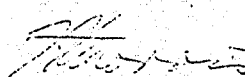
-2-

February 18, 1972

We look forward to working closely with your department to settle details of what we consider will be one of the most exciting developments anywhere.

Yours very truly,

VANCOUVER REALTY SERVICES LTD.


per: F.I. Morris,
President.

FIM:gb
Encl.
cc: His Worship Mayor R. Prittie