

22. Re: Petition from Mr. George A. Moore, 9252 Union Street, et al.
Development of the West Side of Burnaby Mountain.

Appearing on the Agenda for the April 17, 1972 Council Meeting is a petition dated April 4, 1972 from Mr. George A. Moore and others. The petition concerns the petitioners' unsuccessful attempts to develop properties which are located on Union and Curtis Streets east of Duthie Avenue.

The Planning Director advises that the petitioners reside in an area that is significantly affected by the potential overall development of the west side of Burnaby Mountain.

As a result of earlier submissions from residents in the general area, Council directed the Planning Department to undertake two studies effecting land on the west side of Burnaby Mountain. One study involved the Aubrey-Phillips area and the other the Hastings-Phillips area.

Both studies were scheduled to commence in September, 1970, and to be completed by the end of 1970. These dates were acceptable to Council as a result of a report from Alderman Ladner on the Work Programme of the Department dealing with the establishment of priorities.

At the same time that the two studies were undertaken, the Planning Department was completing a policy report on Urban Structure. The attached progress report which was submitted to the Municipal Manager on December 17, 1970, indicates that major policy decisions would be required from Council before studies involving the Aubrey-Phillips and Hastings-Phillips areas could be completed.

Council on March 27, 1972 agreed that "Urban Structure" has merit and authorized the preparation of a tabloid summarizing the report, which is to be distributed to residents and owners of businesses in the municipality for the purpose of inviting response by telephone or by letter. Council also agreed to hold public meetings or seminars if the public indicates the need for such action and in the light of the response, to establish policies to guide and control Burnaby's pattern of growth.

The current situation is that work on the specific studies (which includes the area within which the petitioners reside) has been taken as far as possible pending Council decisions on the Urban Structure Report.

The Planning Department advises that the tabloid summarizing the Urban Structure Report will be completed in three weeks. Public meetings and resulting policy decisions by Council will hopefully be concluded by the Fall of 1972. The Planning Department will then require an additional three months to complete its work on the specific studies. If this proposed timetable is followed, firm policy decisions on this area should be reached by January, 1973.

RECOMMENDATIONS:

THAT Council advise the Petitioners that the resolutions that were adopted on March 27, 1972, are the basis from which policy decisions pertaining to Urban Structure will be made; and

THAT the Petitioners will be advised when policy decisions affecting their area have been officially established; and

THAT Council approve the projected timetable which would result in the completion of the Planning Department's studies and establishment of firm policy decisions on this area by April, 1973.

PLANNING DEPARTMENT

DECEMBER 17, 1970

MR. H. W. BALFOUR
MUNICIPAL MANAGER

Dear Sir:

RE: LAND ON THE WEST SIDE OF BURNABY
MOUNTAIN

Reference your memo of November 30, 1970.

As instructed by the Municipal Council, this department has been preparing detailed base maps, and re-evaluating the North-East Burnaby Plan, in order to present the Council with development proposals for the private and publicly owned land on the west side of Burnaby Mountain.

We have now reached a point where major policy decisions are required from the Council on the following matters before we can continue with detailed plans:

- a. Settlement Pattern (density and type of development)
- b. Circulation Policies (private and public transportation including vehicular and pedestrian movement)
- c. Open Space Systems (major parks and their linkages)
- d. Employment Opportunities (industrial, office, and major retail locations)

A report on these policies which proposes a plan for Burnaby entitled "Urban Structure", based upon a number of fully integrated town sites is with the printer and will be in Council's hands shortly, at which time we anticipate wide-spread distribution and participation by various groups, organizations and private citizens in order to assist Council in establishing appropriate policies.

Once Council has arrived at certain decisions, following a study of the report, we will be in a position to continue with detailed plans and programmes for the town-sites, one of which is proposed for the undeveloped land on the west side of Burnaby Mountain.

Respectfully submitted,


A. L. Paris
PLANNING DIRECTOR

ALP/mp