

Re: Preparation of Metrotown Development Guidelines

Following is a report from the Director of Planning on requirements for the preparation of Metrotown development guidelines.

RECOMMENDATIONS:

THAT the Planning Department work jointly with G.V.R.D. Planning staff in the preparation of development guidelines for the Burnaby Metrotown area; and

THAT Council endorse the expenditure of \$3,000 from the Planning Department's consultant's budget as the Municipal share of the proposed consultant's fees for the preparation of Burnaby Metrotown development guidelines.

\* \* \* \* \*

October 17, 1974

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING

RE: PREPARATION OF METROTOWN DEVELOPMENT GUIDELINES.

Council, at a Special Meeting on July 2, 1974 approved the recommendation contained within the report, Public Meetings, Phase One that the Kingsway - Sussex town centre be designated as a Metrotown development area within the existing core area hierarchy and further that guidelines reflecting the development of the Metrotown be prepared. Basic to these recommendations is the belief that those elements inherent in the Metrotown concept would provide an integrated and identifiable focus of commercial, shopping, residential and social activities within the Municipality.

Closely related to this Municipal objective and initiative has been the efforts of the Greater Vancouver Regional District in developing a Management of Growth Program for the region. An integral part of this program is the proposed development of a series of Regional Town Centres that are intended to decentralize diverse commercial services, shopping, cultural and employment opportunities. The Regional Board in implementing this particular phase of the program has approved in principle seven suggested locales for Regional Town Centres (the Kingsway-Sussex area being one) and have instructed their staff to recommend two or three priority Regional Town Centre sites for early development. At this point, there are two alternative development patterns being examined for the Regional Town Centre Program, one of which involves the Burnaby Town Centre being regarded as a priority development area.

In order that the Burnaby Metrotown concept can be advanced and integrated with the Regional Town Centres Program, it is necessary that guide plans and design parameters be prepared at the earliest opportunity. The Planning Department has been working closely with the Regional District on this matter and feels that there is a consensus with the Regional staff on the objectives and general notions concerning the Metrotown development program. To best help facilitate integration of Municipal and Regional objectives in this instance, it is recommended

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that the Planning Department work jointly with the G. V. R. D. staff in the preparation of development criteria for the Burnaby Metrotown area.

In preparing a study design for this undertaking, the Municipal and Regional staffs have reached agreement that a consultant should be retained to coordinate the preparation of a development concept and design guidelines for the area in close liaison with both Planning agencies. The Regional District is quite anxious to obtain development criteria for the Metrotown area by the end of six weeks in order that it may be incorporated within the Regional Town Centre Program. It was felt that the retention of a consultant would best help with this time objective. General areas to be incorporated within the proposed study include:

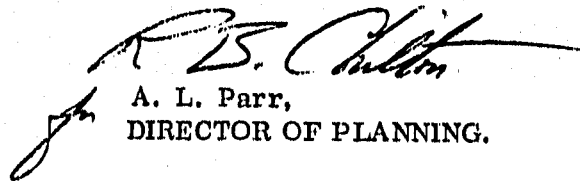
1. Background Inventory and Analysis
2. Identification of Character Areas
3. Definition of Metrotown Goals and Objectives
4. Concept Development
5. Implementation Strategies

The study budget has been set at \$6,000 with the Regional District contributing one half of the cost (i. e. \$3,000). It is proposed that the \$3,000 Municipal share of the study would be drawn from the Planning Department's consultant fees budget which has adequate funds to meet this cost.

#### RECOMMENDATIONS

It is recommended

1. THAT the Planning Department work jointly with G. V. R. D. Planning staff in the preparation of development guidelines for the Burnaby Metrotown area.
2. THAT Council endorse the expenditure of \$3,000 from the Planning Department's consultant's budget as the Municipal share of the proposed consultant's fees for the preparation of Burnaby Metrotown development guidelines.

  
A. L. Parr,  
DIRECTOR OF PLANNING.

JSB:ew

c. c. Director of Planning, G. V. R. D.