

ITEM 5  
 MANAGER'S REPORT NO. 23  
 COUNCIL MEETING Mar. 25/74

Re: Letter dated February 21, 1974 from B. McLellan  
 Lake City East Executive Committee  
 9002 Centaurus Circle, Burnaby  
 Lake City East Community Plan

Appearing on the Agenda for the March 25, 1974 meeting of Council is a letter from B. McLellan regarding the Lake City East Community Plan. Following is a report from the Director of Planning on this matter.

RECOMMENDATION:

THAT a copy of this report be sent to B. McLellan, and the Honourable Lorne Nicolson, Minister of Housing for British Columbia.

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PLANNING DEPARTMENT  
 MARCH 19, 1974

SUBJECT: Proposed Condominium Development  
 Area 3 - Lake City East Community Plan  
 RZ#57A/71

The Lake City East Executive Committee has submitted to Council a letter of February 21, 1974 outlining a number of comments with regard to Rezoning #57A/71. The Planning Department submits the following information in reply to the Lake City East Executive Committee's comments.

1. The following figures outline the relationship between the adopted Community Plan statistics and the statistics of those areas actually constructed and/or rezoned.

	Community Plan	Constructed and/or Rezoned
Area 1	217	208
Area 2	(247 - not rezoned)	
Area 3	210	222
Area 4	170	165
Area 5	(300 - not rezoned)	
Area 6	189	189
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TOTAL - Areas 1, 3, 4, 6	786 Units	784 Units.

On April 24, 1972 Council gave final adoption to a Comprehensive Development proposal, Rezoning No. 57/71, which included 222 units in Area 3. In a report to Council of January 21, 1973, the applicant had requested approval of a number of design revisions,

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while maintaining the previously approved number (222) of units. On February 25, 1974 Council granted First and Second Reading to the amendment By-law. (RZ#57A/71).


In summary, the increase in the number of units from 210 units to 222 units for Area 3 was approved by Council in the original rezoning application Rezoning #57/71. In addition, to date the total number of units constructed and/or rezoned (784 units) in Lake City East is below the number outlined in the adopted Community Plan (786 units).

2. The Planning Department has informed the Province and its consultant that the Municipality expects the proposed future developments on Areas 5 and 2 (now owned by the Province) to adhere as closely as possible to the parameters, including unit density, outlined in the adopted Community Plan.
3. With regard to the provision of public open space in this Community Plan area and the future development of Areas 2 and 5, the parameters outlined in the adopted Community Plan are expected to be adhered to. The Planning Department has requested that the Province's Consultant consider the suggestion that the amount of public open space designated for Areas 2 and 5 be consolidated and maximized as much as possible within Area 5 (Area of land encompassed by Centaurus Circle). It is contemplated that a rezoning proposal on Areas 2 and 5 will be presented to Council and to a Public Hearing in the not too distant future.

We trust that this information will assist in allaying the present concerns of the Lake City East Executive Committee. It is recommended that a copy of this report be sent to the Executive Committee.

This report is submitted for the information of Council.

Respectfully submitted,

  
A. L. PARR  
DIRECTOR OF PLANNING

  
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