

Re: Preliminary Report Towards the Development of a Community Plan  
"Burnaby 200", Gagliardi Way/Broadway/Underhill

The following is the report of the Director of Planning dated April 8, 1975 regarding the above.

Sketch #7 is so large that we have only attached it to the copies for the Municipal Council. If any members of the public wish to obtain copies of this Sketch, they should contact the Planning Department.

RECOMMENDATIONS:

1. THAT Council approve, in principle, the basic intent in the establishment of a residential community on the subject site and authorize the Planning Department to continue to work with the potential developers of the subject site towards the development of a suitable Community Plan according to the terms outlined in this preliminary Community Plan report; and
2. THAT Council direct the Land Agent to prepare an estimate of the value of the properties involved in the proposed land exchange as outlined in Section 7.0 of the Director of Planning's report and to subsequently commence negotiations to effect the proposed exchange subject to Council's final approval; and
3. THAT Council authorize the preparation of a report for submission to the Provincial Government requesting compensation on a market value basis for the 21.3 acres of Municipal land acquired without payment for the Gagliardi Way alignment in May of 1965; and
4. THAT Council authorize the Planning Department to make formal contact with the Greater Vancouver Water District, the Burnaby School Board Officials and the Parks and Recreation Department with reference to the development of the subject Community Plan.

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PLANNING DEPARTMENT  
APRIL 8, 1975

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
RE: PRELIMINARY REPORT TOWARDS THE DEVELOPMENT OF A  
COMMUNITY PLAN  
"BURNABY 200"  
GAGLARDI WAY/BROADWAY/UNDERHILL

1.0 LOCATION

The subject site is generally bounded by Underhill Avenue to the west, Broadway to the south, Gagliardi Way to the east and north, (see attached location Sketches #1 and #2). The approximate acreage within this generalized precinct is 236 acres. The site is accessible: (a) via Broadway west of Underhill Avenue, (b) via Underhill Avenue and Production Way from the south, and (c) via Broadway east from Gagliardi Way. A connection between this residential community and the Lake City East community plan is also proposed.

The subject site is located within the north-east sector of the municipality which has as its major development focus the designated Lougheed Mall Town Centre.

1.1 To the North

The Burnaby Mountain conservation area covers the area to the north with Simon Fraser University at the top of the mountain. To the north-west is the large Trans-Mountain Pipeline Tank Farm.

1.2 To the East

The developing Lake City East residential community lies directly to the east across Gagliardi Way. The Stoney Creek Secondary and Elementary School Sites, Community Park, and the Park/Trail area is in the area east of Beaverbrook Crescent. A B.C. Hydro sub-station is also located just east of Gagliardi Way.

Further afield, the Sullivan Heights single family dwelling area lies between Stoney Creek and North Road. To the south-east the Lougheed Shopping Mall with surrounding apartment development is approximately  $1\frac{1}{2}$  miles away.

### 1.3 To the South

To the south between Broadway and Lougheed Highway is the Lake City Industrial Park. Major arterial road access into the area is provided via Lougheed Highway and the future southern extension of Gagliardi Way to the Stormont Interchange of the Trans-Canada Highway. The present exit to the Trans-Canada Highway is via Cariboo Road. The site lies at a relatively higher grade elevation with panoramic views to the south over the Central Valley and Burnaby Lake.

### 1.4 To the West

To the west, across Underhill Avenue, is a tank farm and undeveloped land. Further to the west is the Municipal Golf Course and the Montecito apartment area.

## 2.0 NATURAL SITE CHARACTERISTICS (see Sketch #3)

With reference to existing site conditions, the probable developer of the overall site, Dunhill Development Corporation, has retained a number of consultants who have provided useful descriptive site information with particular regard to a site inventory of natural features and vegetation cover and noise reading studies from surrounding major roads. The following information is a Planning Department summary of the key site conditions.

### 2.1 Slopes

With regard to grade slopes, the area can be divided into three sub-areas--the western sector, central sector and eastern sector.

The western sector has variable slopes due to the fact that the general slope of the mountain down towards the south is further subdivided by at least five substantial north-south creek ravines. The ravines themselves and the steeper sloping areas in excess of 20% to the south will be retained in a natural state. The "plateaus" between ravines and the northern area of this sector have lesser slopes ranging between 5 to 15%.

The central sector slopes evenly but steeply towards the south with slopes generally in the range of 15 to 25%.

The eastern sector is lower in elevation and relatively flat. The slope of land becomes steeper as one moves towards the west.

### 2.2 Watercourse Ravines

There are five watercourse ravines in the western half of the site. The possible erosion of ravine banks is an important consideration in relation to the development of the subject

site for residential uses. One major watercourse and one minor watercourse also traverse the far north-eastern area of the site.

### 2.3 Vegetation

Heavy tree growth, primarily deciduous, covers the site. Significant areas of mixed coniferous tree growth also exist. The main coniferous growth is found in the watercourse ravine areas and peripheral buffer areas adjacent to Gaglardi Way and Broadway.

The many service easements which intersect the site are cleared of trees. Some of the lower eastern areas adjacent to Gaglardi Way do not have any significant tree growth and would require supplemental planting.

### 2.4 Traffic Noise Studies

Traffic noise of any significance would be generated by traffic on Gaglardi Way and the proposed Broadway alignment. This situation would appear to pose no serious difficulties in the development of a suitable residential community.

### 2.5 Existing Service Easements

A significant number of service easements intersect the site at present. These easements range in width from 20 - 180 feet.

The beneficiaries of the existing easements include the following authorities or companies:

- a) The Greater Vancouver Water District
- b) Trans-Mountain Pipeline Enterprises Ltd.
- c) Imperial Oil Limited
- d) Gulf Oil Limited
- e) B.C. Hydro
- f) Municipality of Burnaby

It is noted that a new north-south sanitary sewer connection through this area is proposed by the Municipality between Gaglardi Way to the north and the Broadway/Production Way intersection.

## 3.0 BACKGROUND

### 3.1 Municipal Studies and Direction

- 3.1.1 A master plan on the Simon Fraser Townsite was prepared by Project Planning Associates in 1964 which envisioned the establishment of a major commercial/residential town centre in the area south and west of Gaglardi Way. In 1966, a revised townsite plan was put forward in which the major commercial/residential town centre was shifted to the Lougheed Highway/North Road area due in part to the establishment of the Lougheed Mall regional shopping centre. The area south and west of Gaglardi Way was redesignated to low density residential use.

- 3.1.2 In 1970, a report entitled "Urban Structure" focussed attention on the development of an integrated overall physical municipal framework or structure in which the many constituent municipal policies, bylaws and land uses could be viewed in clearer relationship to each other. One of the issues brought forward in this report was the establishment of a series of high density "Metrotowns." Within the context of two suggested "Metrotowns" on the west side of Burnaby Mountain and in the Lougheed Mall area, the subject site was to remain as part of the Burnaby Mountain public green space area.
- 3.1.3 In March of 1974 a report entitled "The Public Meetings--Phase One" was submitted to Council for its consideration. The following relevant extracts from The Public Meetings--Phase One Report are outlined.

"Land Use Policies for Major Undeveloped Areas"

"A considerable amount of discussion at the public meetings focussed on the potential use of several major undeveloped areas of the Municipality. It was a general feeling that growth in the Municipality had reached a level that was threatening many of the natural assets characteristic of the Municipality and that the remaining major undeveloped areas should be protected against present and future growth and development pressures. Comments describing this concern include:"

'In planning for the future it must be borne in mind that some decisions are irreversible and that these should be given the highest possible priority. The wilderness regions of Burnaby Mountain and Burnaby Lake, if destroyed, are virtually irreversible. The preservation of these regions must be given top priority. Where doubt exists regarding irreversibility that doubt should be resolved in the direction of the course of action which will leave open the maximum number of options for the future.'

'Major open spaces (e.g. Deer Lake and Burnaby Mountain) should be preserved and not be used for responding to a short term housing need.'

'It is recognized that stopping growth in the Municipality is not feasible, however, areas such as Burnaby Mountain should be preserved in their natural state and not just developed to provide more housing units.'

'Only a very few participants disagreed with the above sentiments in that they considered some of the major undeveloped areas of the Municipality as logical extensions of adjacent development that could accommodate gradual growth and development demands.'

"In recent years, there has been a growing awareness concerning the need to conserve areas with exceptional natural characteristics suited for public use and enjoyment."

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"One of the most traditional (identifiable) features associated with the Municipality is the familiar open space areas of Burnaby Mountain which fortunately have not succumbed to the forces and results of advancing residential expansion. Of specific concern to many of the public meeting participants was that the retention of those traditional features of the Mountain should have a higher priority than their development to just accommodate existing growth pressures. This department concurs that residential expansion into those "developable" portions of Burnaby Mountain would be an irreversible commitment frustrating its "natural" conservation as an open space landmark that would not substantially contribute to the solving of regional growth demands."

"Any proposals for development within the conservation area would have to be critically examined in terms of its effects on the conservation of the mountain."

"Green Space/Recreation"

"A common sentiment at the meetings was the preservation of Burnaby as a desirable place to live was largely dependent upon the retention of its traditional natural characteristics. Those major features considered essential to that retention included portions of the Fraser River and Burrard Inlet foreshores, Burnaby and Deer Lakes, Burnaby Mountain and the major ravines and watercourses within the Municipality. One representative relevant comment was:"

'Preserve as much nature and wilderness as possible. Ravines, parts of the Burnaby Lake area and parts of Burnaby Mountain should be kept as wilderness areas.'

On July 2, 1974 with reference to The Public Meetings--Phase One Report, Council adopted the recommendation that Burnaby Mountain be designated as a "conservation" area.

In a Planning Department report presented to Council on December 30, 1974, after examination of several alternate methods for delineating which portions of the mountain should be included within the conservation area, an examination which included a review of relative slopes, existing land use and servicing, landmark views and ownership, it was the opinion of staff that the 500 foot contour best defined that level above which the landmark character of the mountain should be conserved. Council at that time requested some further clarification on land ownership with reference to the line delineating the extent of the conservation area. This further requested information is being pursued by the Planning Department. However, with reference to the south slope of Burnaby Mountain, the land ownership is in only a few institutional hands. The proposed south slope Community Plan as explained in Section 5.0 of this report, respects the principals of conservation of the upper area of Burnaby Mountain. The general principles of a proposed land exchange on the south slope of the mountain involving the Province and the Municipality are also outlined in Section 7.0 of this report.

### 3.2 Greater Vancouver Regional District

In March of 1975, the Greater Vancouver Regional District officially unveiled its report The Livable Region 1976/1986. Under the heading of Open Space in Burnaby, the following statements which affect the Burnaby Mountain area are made in the report.

"Burnaby has two of our proposed 12 top priorities for recreation development by 1986, Burnaby Mountain and Burnaby Lake. There have been many proposals for housing on Burnaby Mountain. From our perspective, it is essential that any housing be limited and shaped to respect the Region-wide importance of preserving the Mountain's scenic and recreational capabilities. It is a landmark for much of Greater Vancouver. Burnaby Mountain has long been considered appropriate for a regional park. Now, with increasing numbers of people expected to live in Burnaby, it is vital to preserve the visible slopes and crest of the Mountain for public use. We strongly support Burnaby Council's recent decision to designate Burnaby Mountain as a conservation area and urge that remaining lands on the Mountain be held for conservation and recreation within the Open Space Conservancy."

### 3.3 Development Interest

The Province has obtained ownership of approximately 200 acres of property on the south slopes of Burnaby Mountain which had formerly been owned by the City of Vancouver (see Sketch #4). Dunhill Development Corporation as the agent of the Department of Housing has expressed the desire to provide housing on the subject site within the context of an appropriate adopted Community Plan which will also include property owned by the Municipality and B.C. Hydro. The Planning Department has commenced discussions with the interested developer and his consultants on the development of housing on the south slope of the Mountain. The subject report submitted for the consideration of Council represents a general summary of the initial discussions and a presentation of the general parameters and concepts towards the development of an appropriate Community Plan. A letter from Dunhill Development Corporation dated April 4, 1975 with an accompanying brochure is attached for the information of Council.

### 4.0 OVERALL CONSTRAINTS AND CONCEPT

The development of a suitable Community Plan for the subject site must consider the dominant natural aspects of the site itself, and also its relative isolation within the Municipality bounded as it is on the south, west and north-west by extensive industrial and tank farm land uses and on the north and east generally by the barrier effect of Gagliardi Way. The proposed residential community must essentially buffer itself from surrounding incompatible boundary conditions and create its own inward looking appropriate residential environment. The main affinity of the subject site is with the conservation area to the north--it is our opinion that the success and appropriateness of any proposed residential development on the south slope of Burnaby Mountain will depend on how well this affinity with the conservation area is reinforced through the preservation of existing trees,

the preservation of creeks and ravines, and respect for the steeply sloping grade conditions in the area while maintaining all requisite Municipal standards reflecting the density of the proposed residential development. Large development areas should not be readily visible from other parts of the Municipality. The residential development should appear to be a part of the "conservation" area. The key element of the residential community plan would be the site coverage (buildings, roads, parking, driveways, project open space) as related to the retention of as much existing vegetation as possible. It is noted contrary to the usual opinion, that a low density typical single-family dwelling subdivision would not represent the optimum use of the subject site due to the consequent removal of an excessive amount of existing tree cover. Clustered housing units surrounded by substantial bands of existing trees would appear to be the residential development concept most suited to this unique "conservation" area environment.

#### 5.0 PRELIMINARY COMMUNITY PLAN PROPOSALS

##### 5.1 Road Network

5.1.1 The development of a suitable road network for the Community Plan area has taken the following conditions into consideration:

- a) An internal road system which will not encourage through traffic within the subject area.
- b) A road system compatible with the steep slopes, the proposed residential concept, and the existing service easements which intersect the site. The amount of existing trees cleared from the site as a result of necessary roadwork should be minimized where possible.
- c) Direct suitable major accesses should be provided into the subject area from the community at large.
- d) The road system should be designed to accommodate appropriate public transit service (with no overhead wires) to residents of the Community Plan area.
- e) A suitable grade separated link should be provided from this Community Plan area to the Lake City East residential community, the proposed Stoney Creek Secondary School, and Stoney Creek Trail/Park area, which lie to the east of Gaglardi Way.
- f) All roads and associated services shall be provided to the Municipal standard to the approval of the Municipal Engineer.

5.1.2 The preliminary community plan meeting the general preceding conditions and outlined in Sketch #7 delineates:

- a) A major internal loop road approximately 9,600 feet long with a 36 foot wide minimum pavement standard

within a 66 foot wide right-of-way is proposed. A public walkway would be provided in close proximity to the southern curb line as this road (either as separated sidewalk or public walk within an easement). Sidewalks/walkways should be provided on both sides of the main loop road along the frontage of the institutional/recreational area in the north-western sector of the site.

- b) Secondary cul-de-sacs or loop roads, off the main internal loop road with a 28 foot wide minimum pavement standard within a 60 foot wide right-of-way are proposed. A public walkway would be provided in close proximity to and paralleling these roads.
- c) Underhill Avenue between Broadway and the main internal road would be upgraded to a 46 foot wide pavement standard. This road also serves as an industrial road access to the existing tank farm facilities to the west and to the north.
- d) The construction of the Broadway connection between Production Way and Gaglardi Way to a standard composed of two 23 foot wide pavement lanes separated by a 14 foot median is proposed. In order to accommodate this work and also to guarantee the requisite road right-of-way for the future Broadway roadway connection between Underhill Avenue and Production Way, the existing Broadway road right-of-way would be widened on the north side by a minimum of 34 feet.
- e) The short unconstructed segment of Production Way south of Broadway should be completed to the required standard as part of the development of the proposed Community Plan. The Production Way/Broadway/Main Loop Road intersection will require further detailed design consideration.
- f) The nature of the connection between this subject residential community and Lake City East on the east side of Gaglardi Way has been considered further. A major pedestrian bridge connection is proposed in place of the previously proposed vehicular bridge connection (Reference RZ #55/74). However, the option to pursue the provision of a vehicular connection at a future date, should its need become evident, would be protected by the dedication of a 66 foot wide right-of-way between the Main Loop Road and Beaverbrook Crescent to the east of Gaglardi Way. This right-of-way would be utilized in the interim as an amenable public walkway/park link.
- g) Due to the steeply sloping site, it may be necessary to provide retaining walls in certain critical locations along the roadways in order to retain as many existing trees as possible. In general, further preliminary engineering design work is required to prove the final efficacy of the proposed road network in relation to the existing slopes and the retention of existing vegetation. In the central area of the site, the parallel roads appear to be relatively close to each other so that the residential sites between these roads may be somewhat constricted.



- h) To achieve the proposed road network, right-of-way dedications will be required from lands, at present, owned by the Province, the Municipality of Burnaby, B.C. Hydro, and Webb and Knapp Ltd. (Western Pacific Projects Ltd.).
- i) The feasibility of constructing proposed roads over oil pipelines or oil pipeline easements has not been completely determined.
- j) In general, the maximum road grade should be 8% with some allowance for a 10% grade in short isolated sections of roadway. Adequate sight distances should be maintained.

## 5.2 Parks and Conservation Areas

A hierarchical system of public open space is proposed for the subject Community Plan area which reflects not only the needs of the residents of this residential community but also the physical characteristics of the subject site. This hierarchy consists of:

- a) Conservation Areas - Ravines and Buffer Zones
- b) Neighbourhood Parks
- c) Developed Playing Fields
- d) Specific Community Recreational Facilities
- e) Public Trailways.

The Parks and Recreation Department staff have been contacted and the overall open space concept discussed. The potential developer of this residential community would be expected to carry out the requisite parkland and recreational developments.

### 5.2.1 Conservation Areas

The following points apply:

- a) A major conservation area of approximately 40.9 acres in the south-west sector of the subject site is proposed. This conservation area will preserve five creek ravines and will provide a substantial natural buffer between the proposed residential community and existing industrial development south of Broadway and west of Underhill Avenue.
- b) A conservation area, a minimum 130 feet wide and with an area of approximately 7.5 acres is proposed in the north-eastern sector of the subject site directly adjacent to Gaglardi Way. This area has slopes in excess of 25% and will provide a visual and distance buffer between the proposed residential community and Gaglardi Way.
- c) The preservation of two creeks in the eastern sector of the subject site is required. It is recommended that the major creek in this area be contained within an appropriate dedicated strip of land.
- d) An institutional/recreational reserve is outlined

in the conservation area above the Main Loop Road in the north-west sector of the subject site. The proposed institutional/recreational uses (school, park, community facilities) will take advantage of existing cleared spaces, in particular, on the Greater Vancouver Water District property. However, although additional clearing will be required to accommodate the proposed developments, special care should be taken to retain as much of the existing vegetation in this area as possible.

- e) Any required appropriate creek improvements will be carried out by the developer of the subject site.
- f) Particular mention is made of a 13.9 acre parcel of property approximately 290 feet by 1893 feet located on the east side of Underhill Avenue, zoned M3 and owned at present by Webb and Knapp Ltd. This property, included in the conservation area under point 5.2.1(a), lies within the rationalized precinct of the proposed Community Plan, provides a natural buffer zone between the residential community and the industrial tank farm west of Underhill Avenue, and has much of its area taken up two major creek/ravines. It is unsuitable for industrial purposes. It is recommended that the subject property be included within the proposed Community Plan as a conservation area.

#### 5.2.2 Neighbourhood Parks

The neighbourhood parks will provide for the passive and personalized recreational needs of the residents (playgrounds, tennis courts, beaches, grassed areas, etc.) and, in scale, lie between the "rough" natural character of the conservation areas, and the "group sport" character of open playfield areas.

The following points apply:

- a) A 6.0 acre park is outlined at the eastern extremity of the site adjacent to Gaglardi Way. The area is relatively flat and has a major transmission line easement crossing the park site. The site is relatively clear and should be heavily replanted and landscaped, in particular, directly adjacent to Gaglardi Way.
- b) A 2.0 acre park is proposed in the east-central portion of the Community Plan adjacent to the proposed East School Site.
- c) A 6.8 acre park is proposed within the institutional/recreational reserve above the 500 foot contour line between the West School site and the proposed community commercial area.

### 5.2.3 Developed Playing Fields

The location of possible developed playing fields is restricted by existing physical characteristics of the site and by the desire to minimize the clearing of existing vegetation over the site. The most promising areas for the development of playing fields is on the Greater Vancouver Water District property and a relatively flat portion of land in the eastern portion of the site. The following points apply:

- a) A playing field is proposed on the G.V.W.D. property adjacent to the West School site. Initial encouraging contacts have been made by the developer's consultant with the G.V.W.D. authorities concerning the possible recreational/school use of G.V.W.D. property. Formal contact with the G.V.W.D. will be made by the Planning Department upon the consideration of this preliminary Community Plan report by Council.
- b) A playing field is also possible on the 5.1 acre East School site.
- c) A co-operative approach to the joint use and development of suitable community playing field by the Parks and Recreation Department and the Burnaby School District would be in the best interests of this residential community. Further discussions between the Parks and Recreation Department and the Burnaby School Board officials to co-ordinate this joint use approach and to resolve any basic operational difficulties is advised.

### 5.2.4 Specific Community Recreational/Social Facilities

The provision of appropriate community recreational/social facilities have been discussed in general terms with the potential developer of this residential community. The following points apply:

- a) Two discussed approaches are:

The total decentralization of recreational/social facilities so that each major residential sub-grouping would have suitable recreational/social facilities or the centralization of facilities into, say, two semi-public developments, to serve the eastern and western sectors of the residential community. The total decentralization approach would have a higher overall capital cost, a limit to the variety of facilities to be provided, and may further reduce the proportion of existing vegetation to be retained; while the centralization approach poses problems of operation and control. It is expected that this matter will be discussed further and resolved prior to the establishment of an adopted Community Plan.

The assistance of the Parks and Recreation Department

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with regard to the establishment of suitable recreational/social facilities is requested.

- b) Recreational/social facilities may include meeting rooms, craft rooms, swimming pools, exercise rooms, saunas, change rooms and showers, kitchen facilities, washrooms, etc.
- c) Tot lots and localized playgrounds would be provided within family-oriented residential sub-areas.

#### 5.2.5 Public Trailways

It is proposed that a network of public trailways be established over the subject site connecting the various designated conservation and park areas. These public trailways would also integrate the Community Plan parks with the overall Burnaby Park/Trail system. All trailways shall be provided to the Municipal standard and those trailways which pass through residential sub-areas will be protected by easement.

#### 5.3 Schools

Utilizing a preliminary total number of units of 1,170, an estimated 435 - 440 pupils is generated. Based on 25 pupils per classroom, approximately 18 classrooms would be required. The School Board officials have been contacted and have indicated that two school sites should be established.

One of the general criteria, which is met by the establishment of two school sites, is that pupils would be within a one-half mile walking radius of their school. Each school would also contain a Kindergarten increasing the total number of classrooms to 20. The following points apply:

- a) The West School site, of approximately 7.8 acres, would be established adjacent to the G.V.W.D. property north of the Main Loop Road. The site is oversized due to the fact that it is bisected by a creek/ravine-- the western part on 3.4 acres would accommodate the first stage of school development and the eastern portion (2.9 acres) linked to the first stage by a bridge/walkway connection could accommodate a potential future expansion. It is contemplated that the cleared, relatively flat, adjacent G.V.W.D. property would be utilized as the playfield area for school use. This use of G.V.W.D. property would, of course, be subject to the approval of the G.V.W.B. and the determination of a suitable operational agreement. As mentioned in Section 5.2.3 of this report, the joint use/development of community playfields in connection with school sites by the School District and the Parks and Recreation Department would be beneficial and should be pursued.
- b) The East School site of approximately 5.1 acres has been established on a relatively flat area suitable for field and building development.
- c) Suitable arrangements should be made for the provision of the necessary school facilities at the same time as the construction of housing on the subject site so

that a serious "time lag" resulting in operational difficulties (i.e. busing, overcrowding of existing facilities, etc.) does not become evident.

- d) The development of this residential community reinforces the need to commence construction of the Stoney Creek Secondary School in the near future. A walkway/ pedestrian bridge link 1100 feet long will connect the Main Loop Road to the Secondary School site.
- e) Due care should be taken to maintain as many existing trees as possible on the school sites and to provide additional landscaping where appropriate in order to maintain the overall "treed" environment.

#### 5.4 Community Facilities

Suitable community facilities should be provided by the developer. The following points apply:

- a) Further discussions are required on whether the recreational facilities for residents are to be private, that is part of the residential developments, or public.
- b) Appropriate public day-care centre(s) should be established.
- c) A small commercial centre composed of, say, 4 to 5 convenience shops is proposed in a relatively central location north of the Main Loop Road. A day-care centre could appropriately be established as a part of this commercial centre. The type of uses accommodated could include a grocery/sundries store, drug store, dentist, doctor, bank, barber/hairstylist, etc.
- d) The establishment of a church site within the Community Plan may be appropriate.

#### 5.5 Services

The standards and location of required services is being discussed with the Engineering Department. The following points also apply:

- a) Wherever possible, services should not be located under the road pavement except for storm and sanitary sewers which the Engineering Department is prepared to accept under the pavement.
- b) It is our opinion that storm services should not discharge directly into the ravines but discharge into an independent storm sewer system, so that detrimental erosion effects on the ravines can be avoided. Further discussions would appear necessary to resolve this matter in a fashion amenable to the Engineering and Planning Departments and the potential developer.
- c) The suggested detailed solution of street lighting from one side for any public street of 36 feet width or less appears promising but the Municipal Engineer has expressed his desire to examine this solution further.

- d) All existing easements must be recognized. The north-south Trans-Mountain Enterprises easement is to be widened by 15 feet to the east of the existing easement.
- e) The proposed development must also take into consideration the installation of a new sanitary sewer diversion which is aligned generally in a north-east direction from the Production Way/Broadway intersection.

#### 5.6 Residential Concept (see Sketch #7)

The general residential concept is that outlined in Section 4.0 of this report. The developable areas suitable for residential use are those western plateau areas between the creek ravines, the steeply sloping central area, and a smaller area of relatively flat land on the eastern portion of the site.

##### 5.6.1 Housing Types

The proposed housing is essentially family oriented and designed to suit the varying slopes of the subject site. The potential developer of this Community Plan has proposed the following three basic housing forms as appropriate for the subject site.

- a) Rowhouses and semi-detached of a conventional nature are proposed in areas where slopes are at a minimum. These units will comprise only a small proportion, say 10%, of the total number of units and would be primarily used in Areas 5 and 12 as outlined in Sketch #7.
- b) Higher density maisonette units which are suited to slopes of 5% to 12% are proposed for Areas 2, 3, 10, and 11 and account for approximately 33% of the total proposed units. The larger 3 and 4 bedroom units are at ground level, while the smaller 1 and 2 bedroom units are above. Further variants and refinements of this housing type are being explored by the developer's consultant.

Parking for the maisonettes is to be provided in underground garages or sunken landscaped carports (approval subject to further details) with a small proportion of visitor parking at grade.

- c) Terraced townhousing is proposed for those portions of the site with slopes of 12% to 25%. The developer's consultant has stated that the terraced townhouse buildings provide:
  - accommodation in a 4 or 5 storey structure with a maximum height of 3 storeys above grade at any given point.
  - a mix of 2 and 3 bedroom maisonettes; and 3 and 4 bedroom townhouse units.
  - variety in unit plans and design; and the ability to adjust to varying slope conditions.

These units are to be located on single-loaded roads

(on the downhill side). A wide undeveloped strip of land, acting as a buffer zone between residential areas, will be provided on the uphill side of these single-loaded roads. These units are proposed mainly for Areas 1, 4, 6, 7, 8, and 9 and account for approximately 57% of the total proposed units. Further variants of this housing type are being studied.

A substantial portion of the required parking will be provided in an under unit location.

#### 5.6.2 Housing Comments

The basic housing statistics on total number, type, distribution, density, building sites, etc. are still subject to further adjustment and refinement. The following conditions and points apply:

- a) The preliminary residential areas outlined on Sketch #7 total approximately 106 acres and would accommodate 1,170 units as outlined at the present time by the developer's consultant.
- b) The residential development boundaries will be located at an appropriate level to delineate the proposed Burnaby Mountain conservation area.
- c) A minimum residential setback of 90 feet is to be maintained from Gagliardi Way and Broadway. This requirement would only affect Areas 2 and 5.
- d) Suitable tot lots and adventure playgrounds would be required in the family oriented housing areas. Suitable play areas for older children as well as appropriate communal facilities would be expected.
- e) The potential developer has noted that approximately 50% of the units are to be sold as condominiums, 25% are to be co-operative, and 25% are to be rental.
- f) Parking requirements should adhere to the Group Housing regulations or to the Condominium Guidelines depending on whichever takes precedence. There is some concern that if there is to be no parking on any public roads, sufficient parking should be provided within the residential projects to accommodate greater parking demand which is evident on intermittent but frequent occasions (holiday gatherings, residential parties, etc.) in any residential area. As much of the parking as possible should be under unit or underground in order to retain more existing trees and vegetation.
- g) It is proposed that the overall Community Plan would be staged. The Community Plan would be divided into reasonable sized projects for rezoning purposes and it is expected that these rezonings would proceed sequentially. This sequential

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development would allow Council to evaluate later rezoning proposals in the light of the manner in which previous stages have been developed.

It is contemplated, at this time, that the initial developments will be located in the eastern sector.

- h) A generally suitable palette of building materials and statement of architectural concept would be evolved.
- i) The payment of full Municipal taxes or grants equal to full Municipal taxes is expected on all residential projects retained in the ownership of the Province.

5.6.3 One of the prime aims of the proposed residential concept is to retain the maximum proportion of existing trees and vegetation and foster the community image of compact residential "pods" dropped into a forest cover. One of the recurring difficulties of the development/planning process is the evident gap between intention and reality in attempting to retain as much existing vegetation as possible in housing projects.

With reference to the present project, the intention exists in that both the potential developer and the Planning Department agree on the value of existing tree retention. However, the Planning Department is of the opinion that strong operational safeguards utilizing a range of terms including minimum buffer zone widths, percentage of undeveloped area, site coverage, and appropriate site clearing procedures are required to ensure the retention of existing vegetation.

#### 6.0 SUMMARY OF PRELIMINARY COMMUNITY PLAN

In general, the proposed preliminary Community Plan reflects, in an appropriate manner, the various basic outlined site constraints and conditions. However, further refinement and definition of the Community Plan land use components is required. The project statistics are being reviewed.

The summarized Preliminary Community Plan Land Use area statistics, which are subject to further adjustment, are the following:

		<u>Acreage</u>
Open Space	- Ravine Conservation Area	40.9
- Conservation Areas	- Buffer Conservation Area	7.5
- Parks	- G.V.W.D. site (say 70% Community Use)	17.16
- G.V.W.D. site	- Eastern Park	6.6
	- Central Park	2.0
	- Western Park	6.88
	- Trailways (easements)	<u>2.2</u>
	- Other isolated parcels, etc.	
	- TOTAL	82.64
Road Rights-of-way	- Main Loop Road	14.54
	- Secondary Roads	10.74
	- Broadway Widening	<u>3.4</u>
	- TOTAL	28.68



		Acreage
Schools	- West School Site	7.8
	- East School Site	5.1
	- TOTAL	12.9
Community Facilities	- Retail Centre (Day-Care)	2.2
Residential	(The residential areas will be further divided into developed and undeveloped zones)	
	- TOTAL AREA	106.0
TOTAL AREA		236.0

**7.0 PROPOSED EXCHANGE OF PROPERTY**

The preliminary Community Plan proposal as previously outlined is to a large extent predicated upon an exchange of property between the Municipality and the Provincial Government. As is shown on the attached Sketch #4 indicating current property ownership in the Burnaby 200 development site, the Provincial Government is the major owner in the area. However, the Municipality does own a strategic area of land, approximately 46 acres in extent, between the Gaglardi Way loop road and the Broadway right-of-way that is included within the proposed development site. B.C. Hydro also owns a smaller area of land in this vicinity which the Province is attempting to assemble.

The Planning Department in presenting the preliminary Community Plan proposal is of the opinion that it would be in the best interest of the Municipality to assist the proposed land assembly and consolidation within this area by means of an exchange of property to assist the orderly and comprehensive development of this sensitive area. Aside from the consolidation benefits that would accrue, the exchange of holdings as proposed on the attached Sketch #5 would provide the timely opportunity for the Municipality to acquire certain lands under the ownership of the Province to help further implement the Burnaby Mountain Conservation Area concept previously endorsed in principle by the Municipal Council. The proposed exchange would also be an appropriate occasion for the Municipality to make representations to the Provincial agencies concerned to obtain compensation for approximately 21.3 acres of Municipal lands obtained without payment on a market value basis for the Gaglardi Way alignment in May of 1965.

The following acreage figures associated with this proposed exchange of properties are as follows:

Lands	Acres (approx.)
To the Municipality from the Province	39.7
To the Province from the Municipality	46.0

The attached Sketch #6 indicates the resulting ownership of lands in the subject area following completion of the proposed exchange of properties.

Included within the relative valuation of these lands would be consideration of a number of factors such as slope, restricting easements and regional plan designations. In view of the mutual benefits that would result from the proposed exchange of properties as outlined on Sketch #5, it is recommended that the Land Agent be directed to prepare an estimate of the value of the properties involved with the proposed exchange and to subsequently commence negotiations to effect the proposed exchange subject to Council's final approval. It is further recommended that a report be prepared for submission to the Provincial Government requesting compensation for the 21.3 acres of Municipal land acquired without payment on a market value basis for the Gagliardi Way alignment in May of 1965.

#### 8.0 FURTHER CO-ORDINATION

- 8.1 Further discussions will be held with the potential developer and his consultants towards the development of a complete Community Plan suitable for submission to Council.
- 8.2 Formal contact will be made with the Greater Vancouver Water District towards the use of their property, subject to a suitable agreement, for recreational/open field use within the context of the Community Plan.
- 8.3 The development of various parts of the Community Plan would be co-ordinated with the following Municipal departments or authorities:
- a) Parks and Recreation Department.
  - b) Burnaby School Board Officials.
  - c) Engineering Department
  - d) Land Agent.
- 8.4 It would be appropriate to inform the two remaining major land owners within the precincts of the Community Plan, B.C. Hydro and Webb and Knapp, of the development by the Municipality of the subject Community Plan. It is our understanding that the potential developer's consultants have had some contact with these owners.

#### 9.0 RECOMMENDATION

It is recommended that Council:


- 9.1 Approve, in principle, the basic intent in the establishment of a residential community on the subject site and authorize the Planning Department to continue to work with the potential developers of the subject site towards the development of a suitable Community Plan according to the terms outlined in this preliminary Community Plan report.
- 9.2 Direct the Land Agent to prepare an estimate of the value of the properties involved in the proposed land exchange as outlined in Section 7.0 of this report and to subsequently commence negotiations to effect the proposed exchange subject to Council's final approval.
- 9.3 Authorize the preparation of a report for submission to the Provincial Government requesting compensation on a market value basis for the 21.3 acres of Municipal land acquired without payment for the Gagliardi Way alignment in May of 1965.

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- 9.4 Authorize the Planning Department to make formal contact with the Greater Vancouver Water District, the Burnaby School Board Officials and the Parks and Recreation Department with reference to the development of the subject Community Plan.

Respectfully submitted,

  
A. L. Parr  
DIRECTOR OF PLANNING

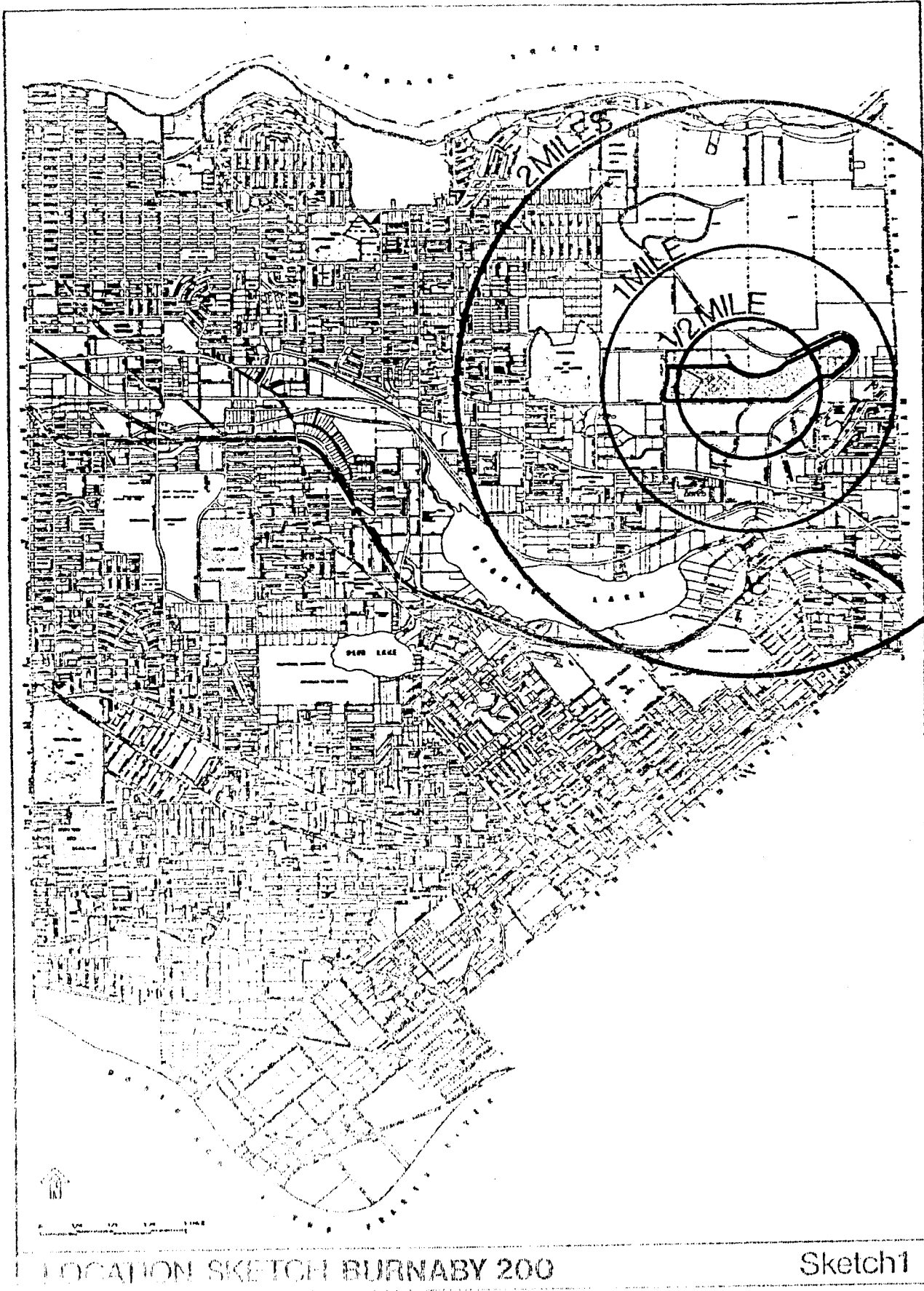
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Atts.-7 Sketches

-Letter and Brochure

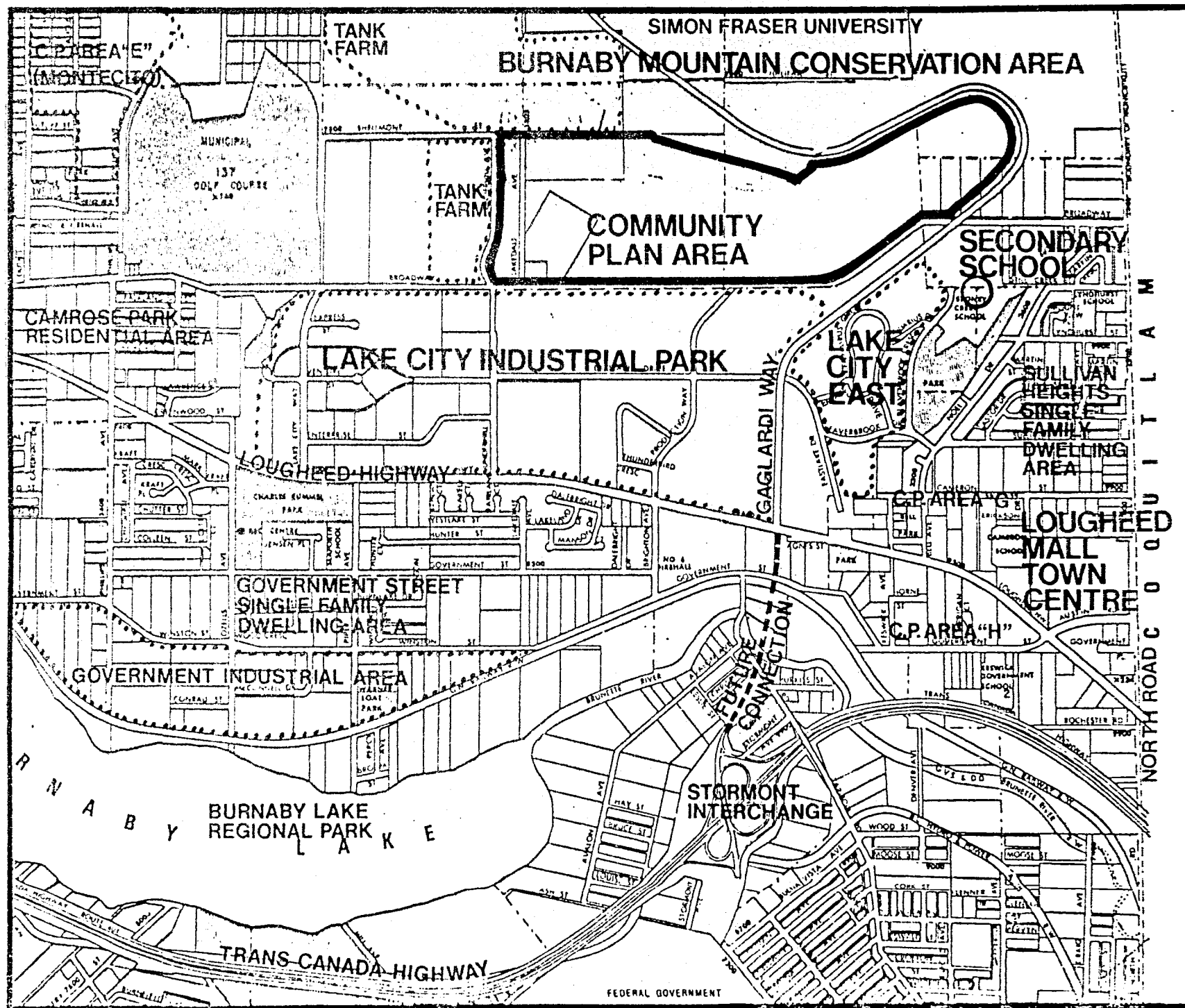
cc: Municipal Engineer  
Parks and Recreation Department  
School Board Secretary-Treasurer  
Land Agent

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LOCATION SKETCH BURNABY 200

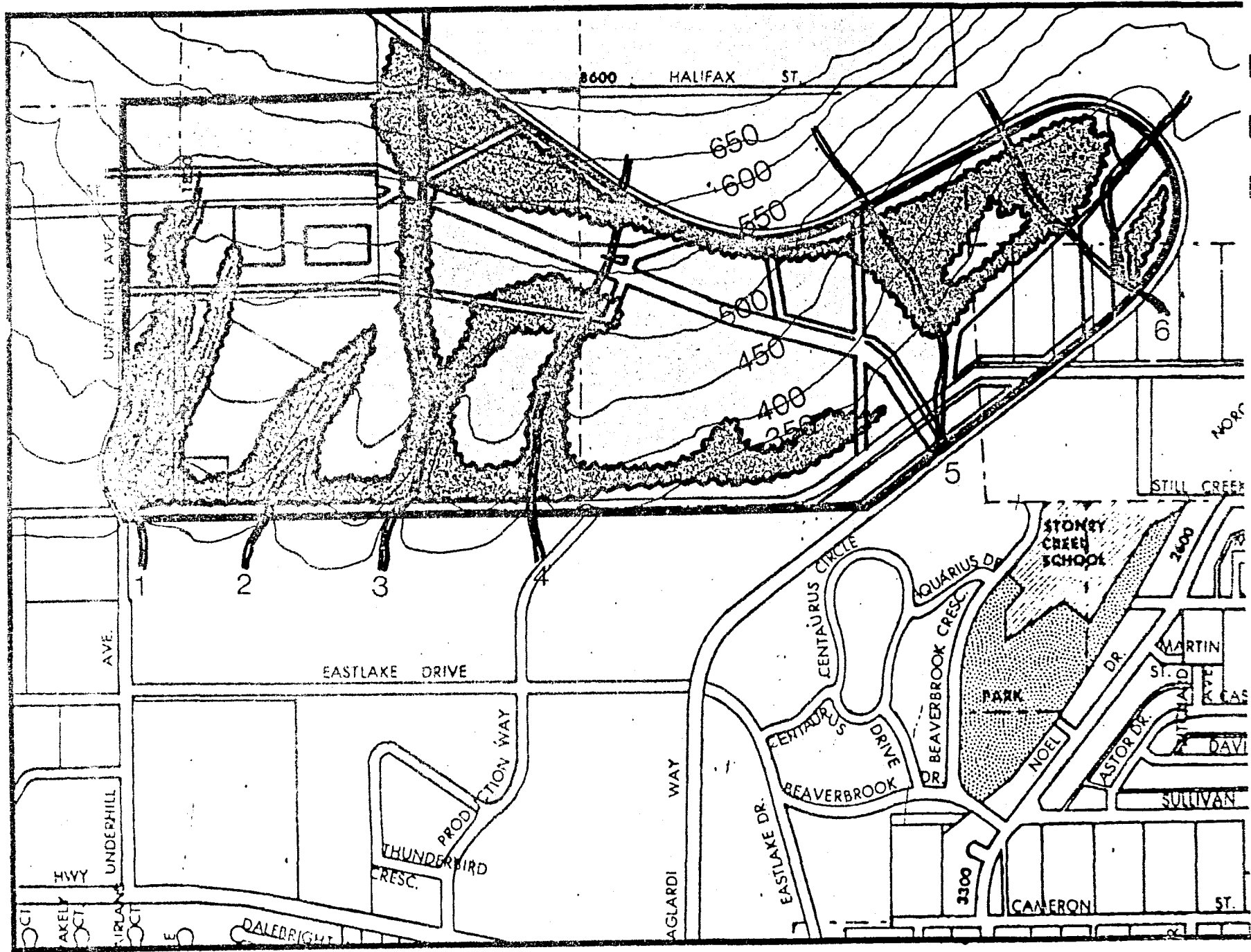
Sketch 1


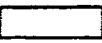
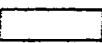


↑ North  
Scale 1" = 1600'

SECTOR  
LOCATION SKETCH  
**BURNABY**  
**200**  
Sketch 2

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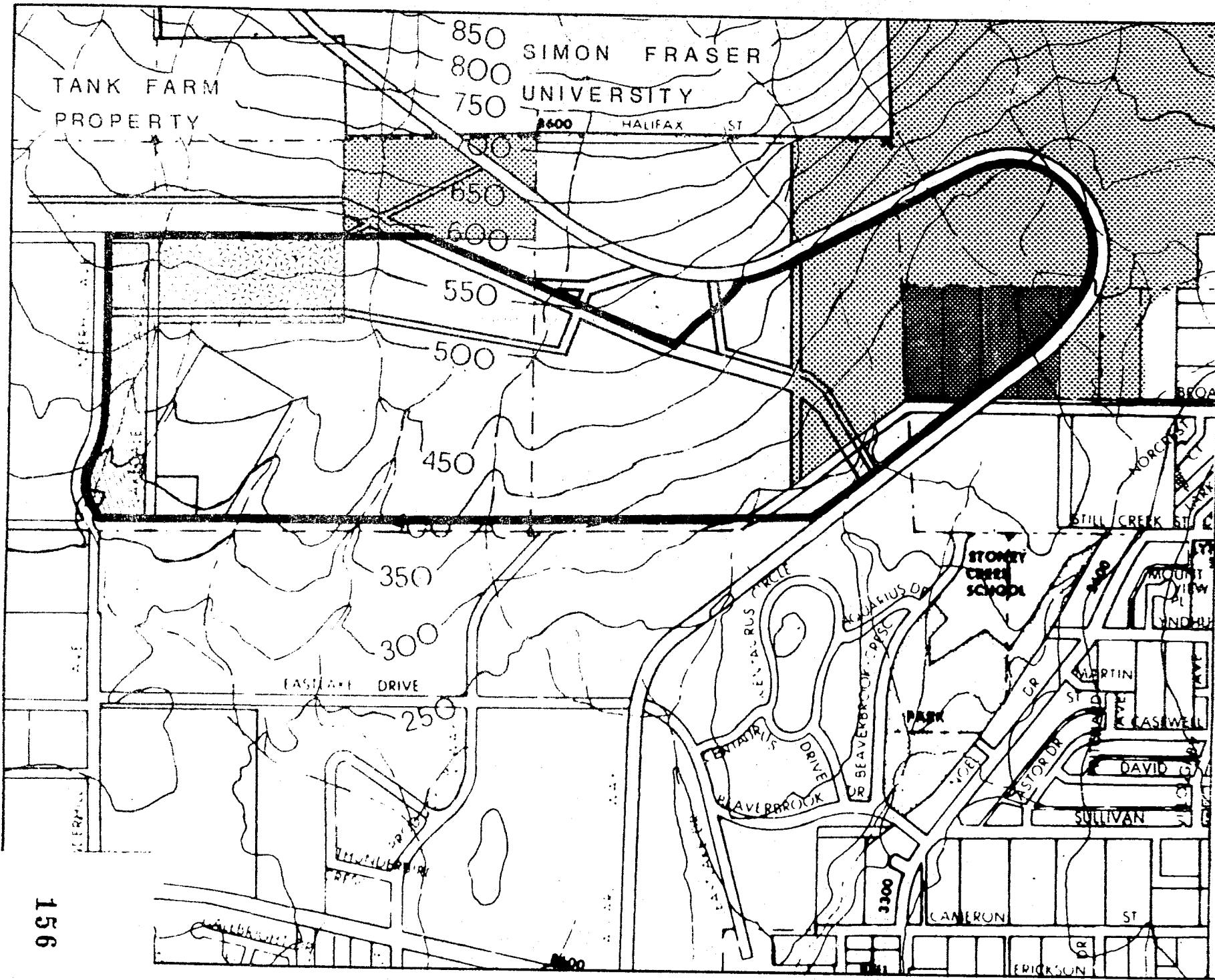


- 1-6 Watercourses
-  Significant Coniferous Tree Growth
-  Deciduous Tree Growth
-  Areas Cleared of Tree Growth (easements, etc.)






↑ North  
Scale 1"=800'

EXISTING  
NATURAL FEATURES  
**BURNABY**  
**200**  
Sketch 3

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Existing Ownership

-  Municipality
-  Province
-  G V W D
-  B C Hydro
-  Webb & Knapp




North  
Scale 1"=800

**BURNABY**  
**200**  
Sketch 4

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-  To the Municipality from the Province
-  To the Province from the Municipality
-  Burnaby 200 Development Site

Proposed Exchange of Properties

North  
Scale 1"=800

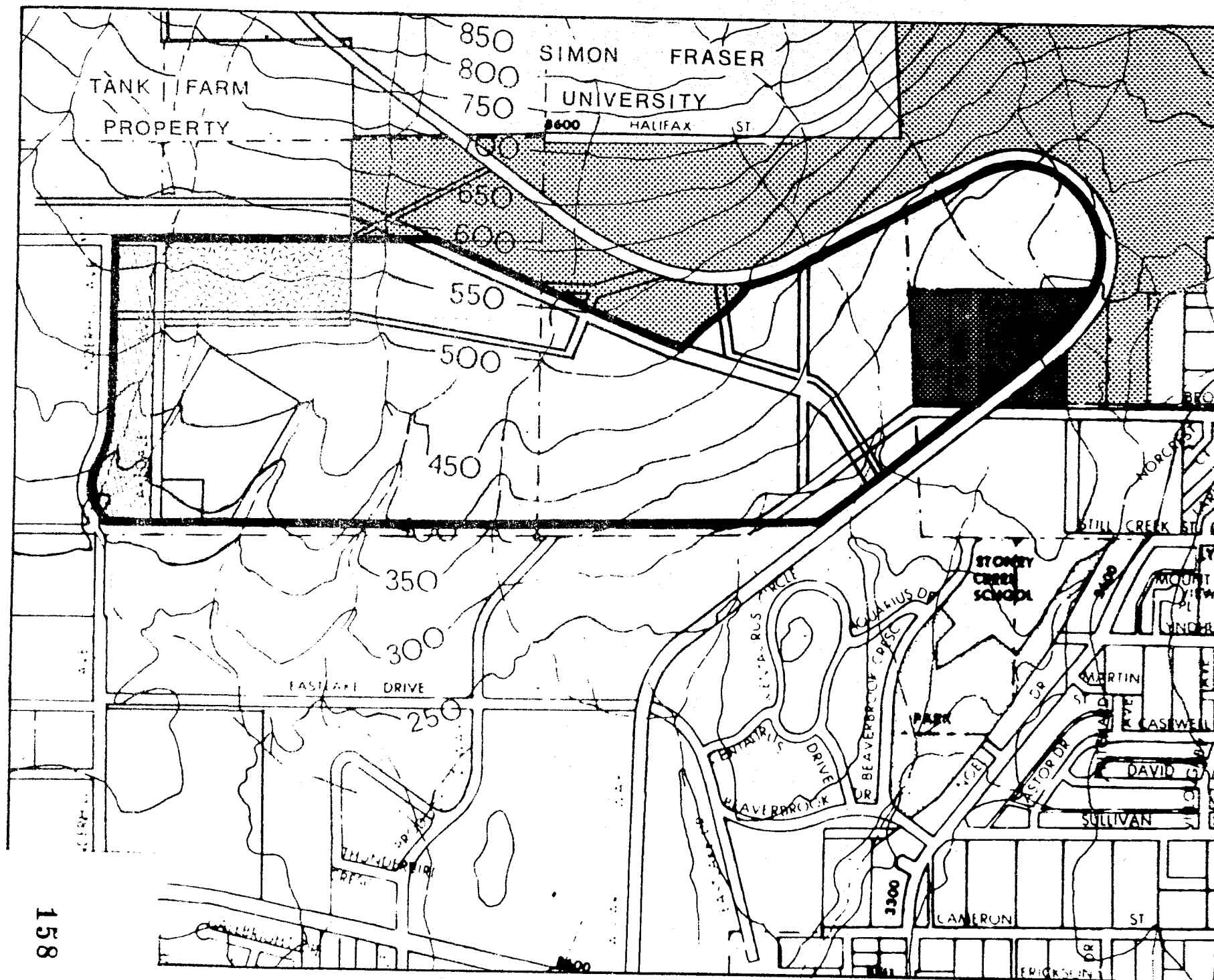
# BURNABY 200

Sketch 5






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**Ownership  
Following Proposed  
Exchange**

-  Municipality
-  Province
-  G V W D
-  B C Hydro
-  Webb & Knapp

North  
Scale 1"=800

**BURNABY  
200**  
Sketch 6

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123 East Fifteenth Street  
North Vancouver, B.C. V7L 2P7  
(604) 984-0311

**dunhill**

**Dunhill Development Corporation Ltd.**

April 4th, 1975.

The Mayor & Council  
Corporation of the District of Burnaby  
4949 Canada Way  
Burnaby, B.C.  
V5G 1M2

Dear Mr. Mayor:

Re: Proposed Housing Development - Burnaby Mountain

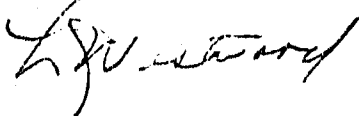
We are enclosing herewith ten copies of a preliminary planning brochure prepared by our Consultants which sets forth the physical constraints of the site, the general planning philosophy which has been adopted and a proposed plan of development.

This plan has evolved from various preliminary plans which were prepared and as you will note, presumes acquisition of certain lands at the easterly end of the project which are currently owned by the Corporation, B. C. Hydro and the Department of Highways.

We would point out that certain aspects of this plan have not been agreed upon with your Planning Department; however, we felt that the general information included in the report would be useful for members of Council in addition to the report of the Planning Department which we understand will be presented to you on Monday, April 14th.

Yours very truly,

DUNHILL DEVELOPMENT CORPORATION LTD.



L. J. Westwood  
SENIOR VICE PRESIDENT - LAND DEVELOPMENT

LJW/tm  
Encs