

ITEM 36
MANAGER'S REPORT NO. 49
COUNCIL MEETING July 21/75

RE: THE GREATER VANCOUVER LIVABLE REGION REPORT

The following is the report of the Planning Director dated July 15, 1975 regarding the above.

RECOMMENDATIONS:

1. THAT the Council recommend to the G.V.R.D. the use of the Planning Department population projection of 171,500 as the 1986 target figure for this municipality; and
2. THAT if for regional purposes it is necessary for Burnaby to accept the higher population figure of 185,500 for 1986, the G.V.R.D. be asked to finance the additional housing and community facilities required; and
3. THAT a copy of this report be forwarded to the Director of Planning of the G.V.R.D., the Burnaby Parks and Recreation Commission, the Burnaby School Board and the Burnaby Hospital Board.

* * * * *

Planning Department,
July 15, 1975.
Our File #01.2352

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: THE GREATER VANCOUVER LIVABLE REGION REPORT.

A. BACKGROUND

The Council, on April 7, 1975, directed that the Planning Department prepare a report on the impact on Burnaby of the increase in growth projected for the municipality in the Livable Region study which was recently prepared by the G. V. R. D.

B. THE GROWTH MANAGEMENT CONCEPT

The Livable Region report contains a series of proposals for the management of growth in the Greater Vancouver Area in the ten year period between 1976 and 1986 in such a way as to enhance the livability of the region. The strategy advanced for the management of growth involves the following basic components:

- (1) The achievement of residential growth targets in each part of the region.
- (2) The promotion of a balance of jobs to population in each part of the region.
- (3) The creation of regional town centres.
- (4) The provision of a transit -oriented transportation system linking

Re: The Greater Vancouver Livable Region Report...page 2.

residential areas, regional town centres and major work areas.

- (5) The protection and development of regional open space.

C. PROPOSED POLICIES FOR BURNABY

Specific proposals for Burnaby include the development of a regional town centre in the Kingsway-Central Park section of the municipality in an area bounded generally by Kingsway, Central Park, Imperial Street and Nelson Avenue. This particular area, which was previously designated as a major core location in the Apartment Study, has recently been approved by Council as the site for the establishment of a "metrotown". It is envisaged that this centre would provide a new level in the existing core area hierarchy and be linked by rapid transit, along the present B. C. Hydro right-of-way, to New Westminister and Vancouver.

A total population target of 248,500 in Burnaby and New Westminister by 1986 has been proposed. Of this number, 185,500 would be assigned to Burnaby and the remaining 63,000 to New Westminister. In the case of Burnaby this would represent an increase of approximately 59,900 since the 1971 census and about 49,000 over the presently estimated municipal population. The 185,500 population figure has been reduced by approximately 10,000 from an earlier target estimate of 195,585, following a response from the Planning Department indicating the inconsistency of such a figure with adopted municipal development and growth policies and requesting a review by the G. V. R. D. of the 1986 population assignment for this municipality.

It is suggested in the Livable Region report that the additional population be accommodated by the development of presently vacant areas with new compact housing, through redevelopment at higher densities of older residential areas and by a gradual increase of densities in existing neighbourhoods.

A balance of jobs to population is advocated, together with the locating of centres of employment in close proximity to the work force in each part of the region in order to reduce the amount of travelling to and from work. The Central Valley and Big Bend areas are cited as locations for further industrial development, while the proposed regional town centre would also provide additional employment opportunities.

A further proposal included in the GVRD report is the preservation of open space. In the case of Burnaby this involved the development of a regional park around Burnaby Lake and the designation of Burnaby Mountain as a regional open space facility. The early implementation of local park plans, including the development of an interconnecting trail system with appropriate linkages to neighbouring municipalities is also proposed.

Recent actions by the Council, which included approval of the establishment of a "metrotown" in the Kingsway-Central Park area and the decision to designate Burnaby Mountain as a conservation area, would suggest general agreement with the majority of the proposals contained in the GVRD Livable Region report.

There is, however, one item which, it is felt, requires further investigation. This involves the population that has been assigned to Burnaby for 1986 which is at variance with earlier estimates made by the Planning Department. The remainder of this report will be devoted primarily to a review of the matter and to an assessment of the probable implications.

Re: The Greater Vancouver Livable Region Report...page 3.

D. A COMPARISON OF GVRD AND BURNABY POPULATION PROJECTIONS

As noted in the preceding section of this report, the GVRD has proposed a revised target population of 185,500 for Burnaby by 1986. The Planning Department estimate for this particular year amounts to approximately 171,500, which is 14,000 less than the GVRD assignment. It should be pointed out that the Burnaby figure is higher than our earlier projection of 169,100. This increase is based on the assumption that the Burnaby 200 project will be completed by 1986. Present indications are that the area will be fully developed well in advance of this date.

These two population estimates assume different annual growth rates and percentage increases as shown below.

	<u>Burnaby</u>	<u>GVRD</u>
Estimated population (1986)	171,500	185,500
Average annual increase (1971-1986)	3,060	3,993
Average annual growth rate (1971-1986)	2.44%	3.18%

The Burnaby estimate, based on an area by area development projection, is closely related to growth trends in the municipality which reflect land use and development policies of Council. These trends have been as follows:

Population: 1966	112,036
Population: 1975	136,500
Average annual increase (1966-1975).....	2,718
Average annual growth rate (1966-1975).....	2.42%

The GVRD population target for Burnaby assumes a higher growth rate in the future than has been the case in the past. This proposal, as stated in the Livable Region report, is based on the central location of the municipality in the Metropolitan Area and the amount of land which is still available for development.

While one cannot argue with the centrality of the municipality in the region it is apparent that the amount of vacant land which could be easily utilized in accommodating an accelerated rate of growth is relatively minimal. In this respect, it is considered likely that further growth in the municipality will mostly occur by the process of assembly and redevelopment which, in our opinion, will result in an annual growth rate somewhat lower than is presently projected by the GVRD assigned figure for 1986.

The proportion of the Greater Vancouver Metropolitan Area population located within Burnaby has been gradually declining since 1961.

<u>Year</u>	<u>Metro Area</u>	<u>Burnaby</u>	<u>Burnaby as % of Metro Area</u>
1961	790,540	100,157	12.67
1966	892,853	112,036	12.55
1971	1,028,334	125,660	12.22
1986	1,477,800	171,500 (Burnaby Estimate)	11.61
		185,500 (GVRD Target)	12.56

Re: The Greater Vancouver Livable Region Report...page 4.

While the Burnaby projection for 1986 follows trends based on existing policies, the GVRD target figure would result in the municipality assuming a gradually increasing share of the Metropolitan Area population growth in the future. This proportion would approximate the 1966 level by 1986.

An examination of the general locations of the 1986 population projections by the municipality and GVRD will permit a more detailed comparison to be made of these figures and provide a good basis for further analysis.

In preparing future population projections, the municipality was divided into a number of major community areas which are comprised of logical groupings of previously established neighbourhood units. These areas, which were generally followed by the GVRD in the assignment of population targets for 1986, are shown on map A-2181. The population of these areas in 1971 (census) and the estimated figures for 1975 and 1986 are indicated in the following table.

Major Community Area	PROJECTED POPULATIONS			
	1971 (Census)	1975 (Planning Dept.)	1986 (Planning Dept.)	1986 (GVRD)
A	30,965	32,295	37,500	40,880
B	14,105	16,475	24,100	26,105
C	2,565	5,540	11,200	12,565
D	15,410	15,700	17,000	21,410
E	22,095	24,265	28,800	28,020
F	16,900	17,565	21,800	21,900
G	<u>23,620</u>	<u>24,660</u>	<u>31,100</u>	<u>34,620</u>
Totals	<u>125,600</u>	<u>136,500</u>	<u>171,500</u>	<u>185,500</u>

While the GVRD target figures for the various major community areas do not differ appreciably from those of the municipality, they do exceed the Burnaby estimates at all locations with the exception of Area "E". The greatest differences are in areas "D" and "G".

In the case of the former sector (D), this is primarily due to the assumption of a more rapid rate of growth in the Cariboo Hill neighbourhood. While the area has a potential for future residential development, it is considered doubtful that the rate of growth will increase over that originally envisaged by the Planning Department. This would require a change in the present Council approved land assembly policy for the area which specifies that properties be acquired only when they become available or where a proposed development might be at variance with future plans.

Area "G" includes the projected "metrotown" and the increased GVRD figure for 1986 is largely attributable to the development of this high density centre. It should be noted, however, that account was taken of this development in the municipal estimate for the area.

E. IMPLICATIONS FOR BURNABY OF THE GVRD POPULATION ASSIGNMENT FOR 1986

1. Housing:

The changing household structure of the municipality and its housing

Re: The Greater Vancouver Livable Region Report...page 5.

implications were analyzed in the Apartment Study Review Report #2. This examination revealed that a significant growth has occurred in the proportion of one person (non-family) households in the municipality since 1961, while smaller percentage increases have been characteristic of both two and three person households. On the other hand, a considerable decrease has been experienced in the proportion of the six and over person household group (large families) with a smaller but still definite decline in the percentage of four and five person households.

Based on an analysis of these trends, the future distribution of household groupings was projected in the report. The application of similar estimates to the GVRD population assignment (185,500) and the municipal projection (171,500) for 1986, and assuming the calculated 3.0 persons per household average, results in the following breakdown:

<u>Persons per Household</u>	<u>% of Total</u>	<u>Estimated No. of Household Units by 1986</u>	
		<u>G. V. R. D.</u>	<u>Planning Dept.</u>
1	15	9,280	8,575
2	33	20,405	18,865
3	20	12,370	11,435
4-5	26	16,075	14,860
6+	6	3,700	3,430
Totals	100	61,830	57,165

There are, in this municipality, an estimated 44,030 housing units at the present time. Thus, an addition of approximately 17,800 dwelling units would be required to house the assigned GVRD target population by 1986, compared with a further 13,135 units based on the Burnaby Planning Department projection. The GVRD figure represents a population increase of approximately 49,000 over the existing estimate of 136,500. On the other hand, the municipal projection would result in an additional 35,000 persons by 1986.

The composition of this additional population which will need to be accommodated is determined by subtracting the current household category distribution from the GVRD and Planning Department projections for 1986.

<u>Persons per Household</u>	<u>Estimated Current Household Distribution</u>	<u>Estimated Additional Households (Units) Req'd by 1986</u>	
		<u>G. V. R. D.</u>	<u>Planning Dept.</u>
1	6,165	3,115	2,410
2	13,780	6,625	5,085
3	8,500	3,370	2,935
4-5	12,415	3,660	2,445
6+	3,170	530	260
Totals	44,030	17,800	13,135

Re: The Greater Vancouver Livable Region Report... page 6

As stated in our previous review:

"In determining the forms of housing which will be required to meet the needs of the various household size categories, the assumption is made that the one and two person households will be accommodated in apartments, primarily in high-rise and walk-up types of development. This would apply, although to a lesser degree, to the three person (small family) household group who would also be accommodated in lower density garden apartments, comprehensive housing projects, as well as single and two-family dwellings. While a proportion of families with two or three children (four to five person households) and larger families (six or more person households) will continue to be housed in single and two-family dwellings, such accommodation, particularly the single family house, will be limited to families with higher incomes. It is anticipated that the needs of an increasing number of such family groups will be met in garden apartment, townhouse, group housing and cluster housing developments."

The projected distribution of units by housing types to meet the anticipated needs of the GVRD estimated 49,000 increase in the population of Burnaby by 1986 is indicated by the following table. The distribution based on the municipal projection is shown in brackets for purposes of comparison.

Housing Types	UNIT DISTRIBUTION					Totals
	Bachelor (1 person)	1-Bedroom (2 person)	2-Bedroom (3 person)	3+4-Bedroom (4-5 person)	5+ Bedroom (6+ person)	
1) High rise & Three storey Apts.	3,115 (2,410)	6,500 (5,000)	3,250 (2,465)	75 (50)	-	12,940 (9,925)
2) Garden Apts.; Townhouses, Group & Cluster Housing	-	125 (85)	380 (280)	1,460 (965)	315 (150)	2,280 (1,480)
3) Single & Two-family Dwellings	-	-	240 (190)	2,125 (1,430)	215 (110)	2,580 (1,730)
Totals	<u>3,115</u> (2,410)	<u>6,625</u> (5,085)	<u>3,870</u> (2,935)	<u>3,660</u> (2,445)	<u>530</u> (260)	<u>17,800</u> (13,135)

The foregoing distribution of housing types would require the following average annual development, based on both the GVRD and Planning Department projections, in the period between the middle of 1975 and the end of 1985.

Re: The Greater Vancouver Livable Region Report...page 7

<u>Housing Types</u>	<u>Average Annual Number of Units To Be Constructed</u>	
	<u>G. V. R. D.</u>	<u>Planning Dept.</u>
1) High Rise & Three Storey Apts.	1,232	945
2) Garden Apts. ; Townhouses, Group & Cluster Housing	217	141
3) Single & Two-Family Dwelling Units	246	165
Total Average Annual Units	<u>1,695</u>	<u>1,251</u>

In assessing the viability of the above projections, it should be noted that apartment development has averaged 1,091 units annually since 1970. This figure also includes garden apartments, townhouses, group and cluster housing. The Planning Department estimate would result in an average annual increment of 1,086 units, a figure which relates very closely to recent development trends. The GVRD projection, on the other hand, would require an average annual growth rate of 1,449 apartment and townhouse type units between the present and the end of 1985.

A net (new units less demolitions) average growth rate of approximately 250 units annually has characterized single and two-family housing development since 1970, which is quite similar to the figure based on the GVRD projection. However, a decline in the number of these units which are constructed is anticipated in the future due to increasing costs and the diminishing amount of available land. This trend is expected to be accompanied by a continuing increase in the development of townhouse, group housing and cluster housing projects.

The addition of a further 49,000 persons to the population of the municipality in order to achieve the GVRD target figure for 1986 would, of course, place increasing demands on a wide variety of community facilities and services in the future. A brief assessment of these requirements follows.

2. Community Facilities and Services:

(1) Schools -

a) Current Data

<u>Type of School</u>	<u>No. of Schools</u>	<u>Enrolments</u>	<u>No. of Classrooms</u>
Elementary	42	14,907	610
Secondary	11	10,934	527
	53	25,841	1137

Re: The Greater Vancouver Livable Region Report...page 8

b) Population/Enrolment Ratios

<u>Year</u>	<u>Total Enrolments</u>	<u>Population</u>	<u>Enrolments as % of Population</u>
1966	26,149	112,036	23.3
1975	25,841	136,500	18.9
1986	22,755	185,500	12.3
	21,095*		

c) Elementary/Secondary Enrolment Relationships

<u>Year</u>	<u>Elementary Enrolments</u>	<u>Secondary Enrolments</u>	<u>Total Enrolments</u>	<u>Secondary Enrolments as % of Total Enrolments</u>
1966	16,272	9,777	26,149	37.8
1975	14,907	10,934	25,841	42.3
1986	11,605	11,150	22,755	49.0
	10,760*	10,335*	21,095*	

*(Based on Planning Department 1986 population projection 171,500).

d) Future Requirements -

While total school enrolments are declining in the municipality as a whole, and are likely to continue to do so in the foreseeable future, there are certain areas where the rate of growth and development is at a scale which makes necessary the provision of additional school facilities.

Most of these growth areas are located in the northeasterly section of Burnaby. Additions have already been approved at the Montecito and Stoney Creek Elementary Schools. The Burnaby 200 project makes provision for two elementary schools and present plans are to develop the first unit of the westerly facility in the near future. There is also considerable pressure for the early development of a secondary school on the northerly portion of the Stoney Creek site in order to relieve the enrolment situation at the Cariboo Hill Junior/Senior High School which presently serves the area. A future need is also envisaged for new elementary school facilities in the Broadway-Lougheed sector, the westerly portion of the Government Road neighbourhood and the Keswick-Government area. In addition, it is anticipated that elementary school facilities will eventually be required to serve the residents of a number of development areas, including Greentree Village, Stride Avenue and Cariboo Hill.

It is expected that the various school facilities described above will be required regardless of whether the GVRD or Planning Department projections are employed in the future development of the municipality. However, the GVRD figure would almost certainly result in larger school enrolments and while no new school facilities (other than those already proposed) are considered necessary, it is considered likely that some of these would be larger than originally envisaged.

Re: The Greater Vancouver Livable Region Report...page 9

(2) Parks -

a) Current Data

<u>Type of Park</u>	<u>Developed Acreage</u>	<u>Acres per 1,000 persons</u>	<u>Recommended Standards (acres per 1,000 persons)</u>	<u>Undeveloped Acreage</u>	<u>Total Acreage</u>
Neighbourhood	174.22	1.27	2.00	99.75	273.97
Community (district)	257.90	1.88	3.00	113.74	371.64
Municipal (major)	546.87	4.00	6.00	339.08	885.95
Totals	<u>978.99</u>	<u>7.15</u>	<u>11.00</u>	<u>552.57</u>	<u>1,531.56</u>

While the acreage of developed parks does not yet meet the recommended standards, the development of the undeveloped acreage will improve this situation in the future.

b) Future Requirements

With the future development of the total current acreages in the various categories, the application of the recommended standards would provide the following "acres per 1,000 person" ratio for the population projections which have been made for 1986.

	<u>G. V. R. D. Target Figure</u>	<u>Planning Dept. Estimate</u>
Neighbourhood parks -	1.47	1.60
Community(district) parks -	2.00	2.17
Municipal (major) parks -	4.78	5.17
Total	<u>8.26</u>	<u>8.93</u>

In order to reach the recommended standards in the future the following additional acreages would be required:

	<u>G. V. R. D. Target Figure</u>	<u>Planning Dept. Estimate</u>
Neighbourhood parks -	97.03	69.03
Community(district) parks -	184.86	142.86
Municipal(major) parks -	227.05	143.05
Total	<u>508.94</u>	<u>354.94</u>

The foregoing park acreage statistics do not include the projected regional park facilities at Burnaby Lake or on Burnaby Mountain which would ultimately provide open recreational space for the entire Greater Vancouver Metropolitan Area.

The GVRD target population figure of 185,500 would require the

Re: The Greater Vancouver Livable Region Report...page 10

provision of approximately 154 more acres of parkland by 1986 than the Planning Department projection of 171,500, based on current park standards. This would likely necessitate an acceleration in the rate of park purchases in the Park Acquisition Program and the provision of additional funds for this purpose.

The development of the proposed 145 acre town park facility on the Oakalla Prison Farm lands should meet the municipal(major) park needs projected for a population of 171,500 by 1986. The neighbourhood and community park deficiencies would be made up by the recently proposed Park Money By-law and the continuing implementation of the Park Acquisition Program.

(3) Recreational Facilities -

a) Current Data

<u>Facility</u>	<u>Number</u>	<u>Number per 1,000 persons</u>
a) Arenas*	2	1 per 68,250
b) Gyms (Schools)	51	1 per 2,677
c) Outdoor pools	4	1 per 34,175
d) Indoor pools	2	1 per 68,250
e) Baseball diamonds	116	1 per 1,177
f) Tennis courts	53	1 per 2,576
g) Soccer pitches	120	1 per 1,138
h) Running tracks	5	1 per 27,300
i) Golf courses(standard)	1	1 per 136,500
j) " " (pitch & putt)	2	1 per 68,250
k) Community(recreational) centres	8	1 per 17,088
l) Bowling greens	2	1 per 68,250
m) Lacrosse boxes	5	1 per 27,300
n) Curling rinks*	-	-

*(There are also 6 sheets of ice (arena facilities) and 2 curling rinks which are privately owned and operated).

These recreational facility/population ratios compare favourably with those in other municipalities in the Lower Mainland Area and are generally in keeping with National Recreation Association standards.

b) Future Requirements

Based on an extension of current population/facility ratios, the additional number of facilities required to meet the needs of the population projections which have been made for 1986 are as follows:

Re: The Greater Vancouver Livable Region Report... page 11

<u>Facility</u>	<u>Additional Number Required</u>	
	<u>GVRD Target Figure</u>	<u>Planning Dept. Estimate</u>
a) Arenas	1	1
b) Gyms	18	13
c) Outdoor pools	1	1
d) Indoor pools	1	1
e) Baseball diamonds	41	29
f) Tennis courts	19	14
g) Soccer pitches	43	37
h) Running tracks	1	1
i) Golf courses (standard)*	2	2
j) Golf courses (pitch & putt)	1	1
k) Community (recreational) centres	3	2
l) Bowling greens	1	1
m) Lacrosse boxes	2	1

*(Two new golf courses have been planned in the Big Bend and Central areas of the municipality. Compared with a generally accepted standard of one golf course for each 50,000 persons in a community, these three facilities will provide 1986 ratios in Burnaby of one for each 61,833 under the GVRD population assignment figure and one for each 57,166 on the basis of the Planning Department projection.)

As the above table indicates, there are a number of cases where additional facilities would be required under the GVRD population target figure over those of the Planning Department projection in order to meet the established standards in 1986. These include gymnasiums, baseball diamonds, tennis courts, soccer pitches, community (recreational) centres and lacrosse boxes.

(4) Libraries -

a) Current Data

There are presently four public libraries in Burnaby, including the Kingsway/Edmonds, Burnaby Centre, McGill and Crest Shopping Centre branches. These facilities provide approximately 0.318 square feet of floor space per capita in the municipality at the present time.

b) Future Requirements

The proposed Library Building Program would result in the addition of three new public libraries by 1986. These include a new headquarters facility to be located within or in close proximity to the civic centre complex and branch libraries in the Lougheed Mall and north-central Burnaby areas.

The objective of the Library Building Program is to provide a future ratio of 0.531 square feet of floor space per capita,

Re: The Greater Vancouver Livable Region Report... page 12

a figure which approximates generally accepted public library standards. However, this is based on the Planning Department population estimate for 1986. The GVRD population assignment for the municipality, which would add a further 14,000 persons, would require an additional 7,756 square feet of library floor space in order to achieve the standard. This would likely result in a need for the provision of another branch library.

(5) Fire Services -

a) Current Data

There are presently six fire halls in the municipality. These are staffed by 180 firemen to provide a ratio of one fireman for each 758 persons, which is considered as a reasonable standard.

b) Future Requirements

An additional 65 firemen would be required in order to maintain the existing firemen/population ratio in 1986 for the predicted GVRD population of 185,500. On the other hand, a further 46 firemen would be needed to serve a population of 171,500 as projected by the Planning Department.

It is anticipated that ultimately at least three, and possibly five, new fire halls will be developed in the municipality. The preparation of an updated fire hall report should be given a high priority status in the work program of the department. This study would include a detailed analysis of future fire protection needs in relation to the population growth and development of the municipality. The actual population figure which is established for 1986 will, of course, be reflected in the fire service system which is proposed.

(6) Police Services -

a) Current Data

The R. C. M. P. in Burnaby has a present complement of 187 men, or a ratio of approximately one policeman for each 730 persons. Approval has been given to the addition of 14 policemen in 1976 which provide a policeman/population ratio of about 1 to 706 at that time.

b) Future Requirements

Based on the extension of the predicted 1976 ratio into the future, the municipality would require an additional 75 policemen to serve the GVRD assigned target population of 185,500 by 1986, while a further 55 policemen would meet the needs of the Planning Department projection of 171,500. R. C. M. P. officials indicated that the expansion of the existing facilities would be required to accommodate these staff increases rather than the provision of satellite police sub-stations at other locations in the municipality.

Re: The Greater Vancouver Livable Region Report...page 13

(7) Hospitals -

a) Current Data -

There are presently 250 acute care public hospital beds in the municipality (Burnaby General Hospital). A recently approved plan to expand these facilities will increase the number of acute care beds to 500. This enlargement is considered necessary to meet current and near future population needs.

b) Future Requirements

With regard to standards, public hospitals are viewed as regional, rather than municipal facilities. Approximately 30 percent of the patients who use the services provided by the Burnaby General Hospital are from Vancouver. It was the opinion of hospital officials that a second public hospital of approximately the same size as the existing facility (i. e. 250 acute care beds) would be required in Burnaby by 1986, assuming a population of 171,500. A somewhat larger hospital would be needed if the municipal population reached 185,500 at that time. The view was also expressed that a location in the easterly part of the municipality would be desirable.

F. CONCLUSIONS

The Livable Region report by the GVRD contains a series of proposals for the management of growth in the Greater Vancouver Area to 1986. These proposals include residential growth targets, a balance of jobs to population, the creation of regional town centres, the provision of a transit oriented transportation system and the protection and development of regional open space.

Recent actions by the Council which included approval of the establishment of a "metrotown" in the Kingsway-Central Park area and the decision to designate Burnaby Mountain as a conservation area would suggest general agreement with the majority of the proposals contained in the GVRD Livable Region report. Further investigation of the population assigned to Burnaby for 1986 has been considered necessary, however.

In this regard, it should be noted that the population target figure of 185,500 for 1986 would add a further 14,000 persons to the Planning Department projection of 171,500. While this may not appear to be an unduly large addition, it would require an average annual growth rate of approximately 3.42 percent and a numerical increase averaging about 4,660 persons yearly in the period between the middle of 1975 and the end of 1985. The Planning Department projection, on the other hand, would be achieved by an average yearly numerical increment of 3,330 persons at a growth rate of 2.44 percent annually. For purposes of comparison, Burnaby experienced an average annual population increase of 2,718 and a growth rate of 2.42 percent between 1966 and 1975.

The Burnaby population estimate, based on a detailed area by area development projection, is closely related to past and current growth trends resulting from Council land use policies, whereas the GVRD population assignment assumes a significant upsurge in the rate of growth between 1975 and 1986. This target figure of 185,500, as stated in the Livable Region report, is based on the central location of the municipality in the metropolitan area and the amount of land which is still available for development.

Re: The Greater Vancouver Livable Region Report... page 14

While it is agreed that Burnaby occupies a central location in the region, it is apparent that the amount of vacant land which could be easily utilized in accommodating an accelerated rate of growth is relatively minimal. In this respect, it is considered likely that further growth in the municipality will mostly occur by the process of assembly and redevelopment which, in our opinion, will result in an annual growth rate somewhat lower than is presently projected by the GVRD assigned figure for 1986.

The housing that would be needed to accommodate the GVRD population target would require the addition of an estimated 17,800 units of various types by 1986, compared with an anticipated 13,135 units on the basis of the Planning Department projection. In assessing the viability of these predicted housing requirements, it should be noted that apartment development has averaged 1,091 units annually since 1970. This figure also includes garden apartments, townhouses, group and cluster housing. The Planning Department estimate would result in an average annual increment of 1,086 units, a figure which relates very closely to recent development trends. The GVRD projection, on the other hand, would require an average annual growth rate of 1,449 apartment and townhouse type units between the present and the end of 1985.

While the growth in population will place increasing demands on community facilities and services, many of the requirements which will need to be met are already included in current plans for the future development of such uses as schools, parks, libraries, as well as many of the public recreational facilities. However, such plans reflect the Planning Department population projection for the municipality. It is apparent that an increase in many of these facilities would be necessary to meet the needs of the GVRD population target figure.

The planning of the municipality has been predicated on growth patterns based on an extension of current development trends. The acceptance of an accelerated rate of growth would require a re-appraisal of municipal objectives and policies which could well necessitate the revision of many of the presently adopted development plans. Finally, should the municipality become obligated to a significant increase in the rate of growth, as reflected by the GVRD population target figure for 1986, the results could change the character of the community by raising densities beyond desirable limits and increasing the pressures for the development of previously proposed open space areas.

Re: The Greater Vancouver Livable Region Report... page 15

SUMMARY OF
 ADDITIONAL HOUSING AND COMMUNITY FACILITY REQUIREMENTS
 -1986

(1) <u>Item</u>	(2) <u>Existing Number</u>	(3) <u>Additional No. Req'd (GVRD Target)</u>	(4) <u>Additional No. Req'd (Plan- ning Dept. Projection)</u>	(5) <u>Difference (3) - (4)</u>
- Housing Units	44,030	17,800	13,135	4,665
- School Classrooms	1,137	191	176	15
- Parks	1,531.56 acres	508.94 acres	354.94 acres	154.00 acres
- Gymnasiums (schools)	51	18	13	5
- Baseball Diamonds	116	41	29	12
- Tennis Courts	53	19	14	5
- Soccer Pitches	120	43	37	6
- Community Centres	8	3	2	1
- Lacrosse Boxes	5	2	1	1
- Golf Courses (standard)	1	2	2	-
- Arenas, outdoor (see section pools, indoor pools, running tracks, golf courses(pitch & putt), bowling greens "E" of re- port for existing number)		1	1	-
- Libraries	4	4	3	1
- Firemen	180	65	46	19
- Policemen	187	75	55	20
- Hospitals	1	1	1	-

G. RECOMMENDATIONS

It is recommended:

- (1) THAT the Council recommend to the GVRD the use of the Planning Department population projection of 171,500 as the 1986 target figure for this municipality.
- (2) THAT if for regional purposes it is necessary for Burnaby to accept the higher population figure of 185,500 for 1986, that the GVRD be requested to advise this municipality of the manner in which the additional housing and community facilities required would be financed.
- (3) THAT a copy of this report be sent to the Director of Planning of the GVRD.


 A. L. Parr,
 DIRECTOR OF PLANNING.

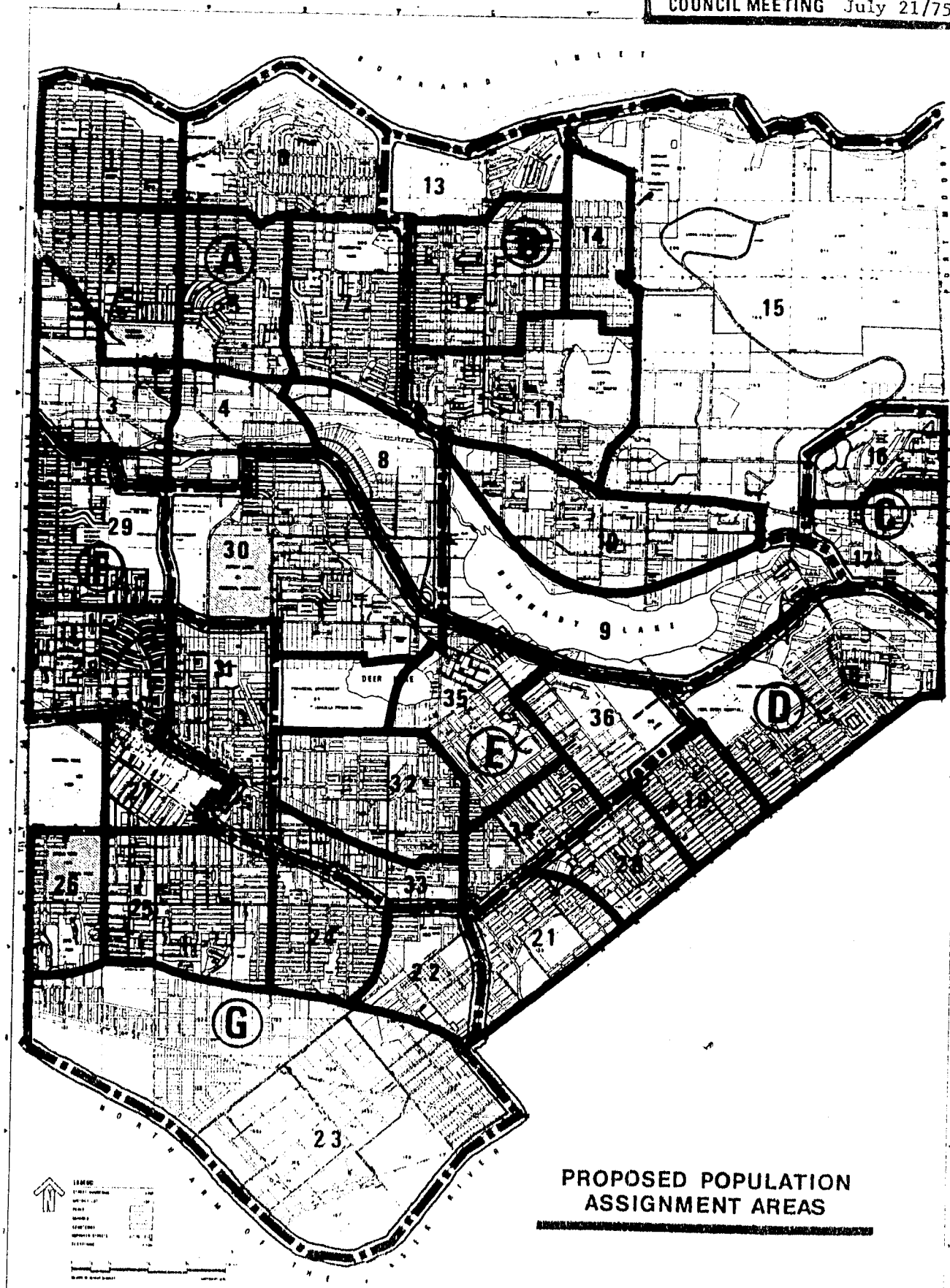
RBC:ew

c. c. Municipal Clerk, Municipal Treasurer, Assistant Director -

Long Range Planning & Research

att.

ITEM 36
 MANAGER'S REPORT NO. 49
 COUNCIL MEETING July 21/75



COMPILED BY THE
 BURNABY PLANNING DEPARTMENT
 MARCH 1975

BURNABY
 DISTRICT MUNICIPALITY, METRO AREA COLUMBIA

I MAJOR COMMUNITY AREAS (A,B,C,D,E,F,G,H,I)
II NEIGHBOURHOOD PLANNING AREAS

A-2181

- | | | | |
|-----------------------|-----------------------|---------------------|-----------------------|
| 1 BURNABY HEIGHTS | 10 GOVERNMENT ROAD | 19 SECOND STREET | 28 GARDEN VILLAGE |
| 2 WILLINGDON HEIGHTS | 11 SPERLING-BROADWAY | 20 EDMONDS | 29 CASCADES-SHOU |
| 3 WEST CENTRAL VALLEY | 12 LOCHDALE | 21 STRIDE AVENUE | 30 DOUGLAS-GILPIN |
| 4 DAWSON-DELTA | 13 WESTRIDGE | 22 STRIDE HILL | 31 MARLBOROUGH |
| 5 BRENTWOOD | 14 NORTH-EAST BURNABY | 23 BIG BEND | 32 WINDSOR-BRANTFORD |
| 6 CAPITOL HILL | 15 NORTH-EAST BURNABY | 24 CLINTON-GLENWOOD | 33 KINGSWAY-BERLSTOWN |
| 7 PARKCREST-AUBREY | 16 LYNDALE | 25 SUSSEX-NELSON | 34 RICHMOND PARK |
| 8 ARDINGLEY-SPROTT | 17 CAIRN | 26 SUNCREST | 35 MOHLEY-BUCKINGHAM |
| 9 BURNABY LAKE | 18 CAIRN-ARMSTRONG | 27 MAYWOOD | 36 LAKEVIEW-MAYFIELD |

MAP OF BURNABY DISTRICT MUNICIPALITY, METRO AREA COLUMBIA, 1975. THE MAP IS A REPRODUCTION OF THE ORIGINAL MAP AND IS NOT TO BE USED FOR LEGAL PURPOSES. THE ORIGINAL MAP IS KEPT IN THE ARCHIVES OF THE DISTRICT MUNICIPALITY.