

ITEM 5
MANAGER'S REPORT NO. 41
COUNCIL MEETING June 6/77

Re: HAROLD WINCH PARK
BURNABY 200 COMMUNITY PLAN AREA

Contained in the following report from the Director of Planning are comments on correspondence which has been received from the Honourable Hugh A. Curtis regarding Harold Winch Park (see attachments). This is for the information of Council.

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PLANNING DEPARTMENT
MAY 30, 1977

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: Correspondence from the Honorable Hugh A. Curtis
Harold Winch Park
Burnaby 200 Community Plan Area

The Mayor's Office received a letter related to the Burnaby 200 Community Plan Area (Harold Winch Park) from the Honorable Hugh A. Curtis, Minister of Municipal Affairs and Housing. Following are comments of the Planning Department.

The correspondence conveys information related to the disposition of lands within the Community Plan Area. "Zoned" and "unzoned" sites will be made available on a proposal-call basis to the private sector for the construction of housing.

As indicated in the letter, sites which are presently zoned or soon to be zoned Comprehensive Development (CD) will be developed according to the adopted suitable plans of development upon issuance of Preliminary Plan Approvals and Building Permits. Any amendments to these suitable plans of development will require the ratification of Council in the normal manner.

Applications for rezoning of those areas yet to be rezoned would be considered by Council within the context of the Community Plan in the normal manner.

As further stated in the letter, the Housing Corporation of British Columbia will "retain a continuing on-site management role until all enclaves have been marketed and all public services have been installed and/or developed". This management role is essential to ensure the successful implementation of the Community Plan.

This is for the information of Council.

115

APJ
CBR/sam
Attach.

A. L. Parr
A. L. PARR
DIRECTOR OF PLANNING

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116

May 9, 1977

RECEIVED

MAY 13 1977

His Worship Mayor T. Constable
Corporation of the District of Burnaby
4949 Canada Way
Burnaby, B.C. V5G 1M2

Dear Mayor Constable:

MAYOR'S OFFICE

Re: Harold Winch Park

As you may be aware, between now and next fall, the Housing Corporation of British Columbia, on behalf of my Ministry, will be completing the installation of roads and underground services on this project. The entire site will be serviced, thereby making all the lands accessible for development. The Housing Corporation will continue to manage this site, and will, of course, liaise with your staff in the normal manner.

I can also advise that considerable progress has been made on our Metric Demonstration project within Enclave 12. The Housing Corporation is well along in construction and has found little difficulty in adapting to the metric venue. My Ministry has now established an on-site demonstration centre for the public demonstration aspects of this project.

I note that Comprehensive Development zoning has been completed on Phase I (Enclaves 10, 11 and 12 and the commercial land), and is complete with the exception of final adoption on two other phases (Enclaves 1, 8 and 9 together, and Enclaves 13 and 14). I am advised that efforts are well advanced to complete the remaining prerequisites for Final Reading on the latter and to allow additional preliminary plan approvals on Stage I.

In its previous statements and actions, this Government has made very clear that it desires to make serviced Crown land available to the private sector for the construction of housing. I propose now that this policy be applied to the disposition of the remaining enclaves within Harold Winch Park.

...2

CC: Mun.Mgr.

✓ Mun.Plr.

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- 2 -

In view of today's market conditions and absorption capabilities, it is not desirable to release all enclaves at once. On the other hand, it is prudent to make those enclaves available which provide scope for a range of interests and for differing capabilities within the industry. This, therefore, calls for a judicious mixture of: zoning status; units and densities permitted by the Community Plan; enclave size, location, and relative degrees of isolation; possible building types and tenures; and the availability of community facilities.

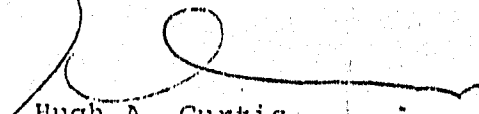
Accordingly, within the next three to four weeks, my Ministry intends to call proposals for the purchase by the industry of lands within two groups of enclaves.

* As shown on the attached drawing, enclaves within the westerly group either have CD zoning now, or zoning is awaiting Final Adoption. Successful proponents would require your Preliminary Plan Approval and building permits for the dwelling units designed as part of the CD zoning process.

No rezoning application has been considered as yet for enclaves within the easterly group. The terms and conditions of the Community Plan will be used in our call for proposals, in order to establish yield and development potentials. Rezoning and reviews of building designs in accordance with the Plan would be negotiated between your Municipality and the successful proponents in the normal manner. No building designs will be requested by the Ministry as part of the proposal call.

It is my intent that H.C.B.C. retain a continuing on-site management role until all enclaves have been marketed and all public services have been installed and/or developed. I have no doubt that the Corporation will continue to receive more of the same cooperation which Council and Staff have provided in the past.

Sincerely,


Hugh A. Curtis
Minister

12/5/77

* No drawing attached

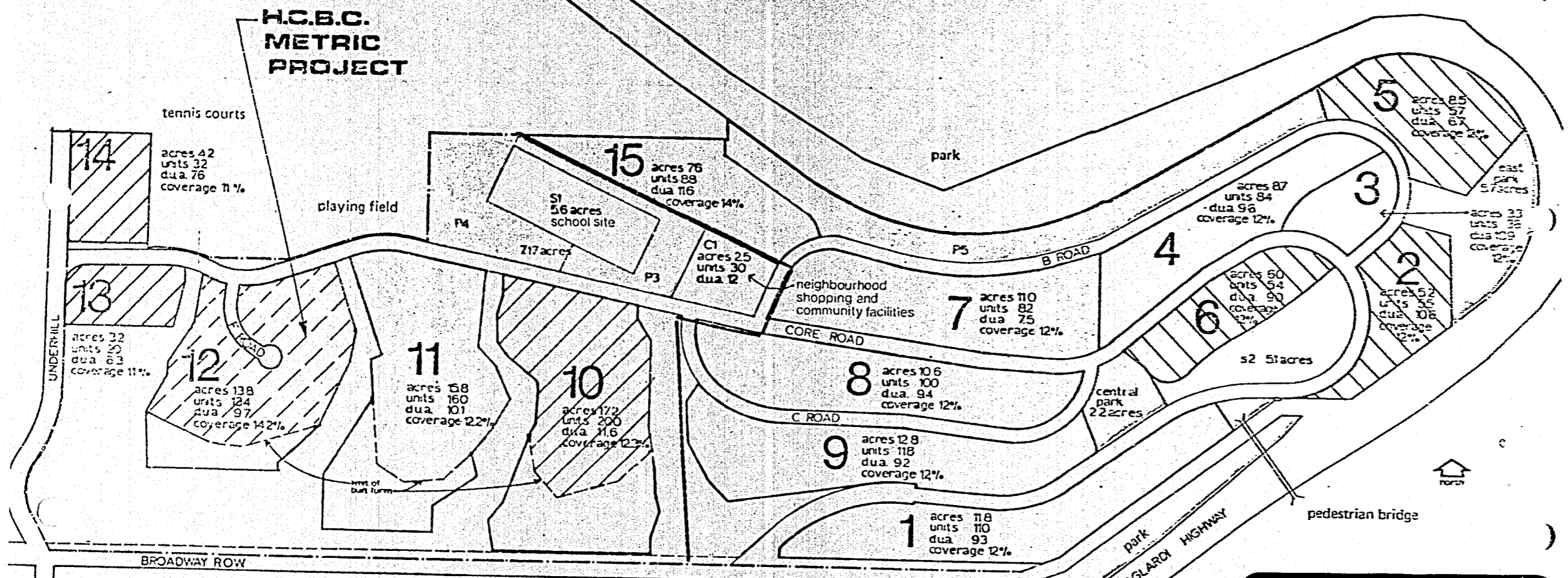
cc.

Checked with Victoria

117

HAROLD WINCH PARK

**ENCLAVES 10,13,14,2,5 & 6 TO BE ADVERTISED FOR PROPOSAL CALL
MAY, 1977.**



Enclaves For Disposition

- CD Zoned, or pending Final Adoption
- Under Construction
- Unzoned

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