

ITEM	12
MANAGER'S REPORT NO.	17
COUNCIL MEETING	Mar. 7/77

Re: REVIEW OF THE PORTION OF COMMUNITY PLAN AREA "G"
ENCOMPASSING THE SUB-AREA GENERALLY BETWEEN
SULLIVAN AND CAMERON STREETS

Following is a report from the Director of Planning regarding a review of a portion of Community Plan Area "G".

RECOMMENDATION:

1. THAT Council authorize the Planning Department to pursue a review of the portion of Community Plan Area "G" encompassing the sub-area generally bounded by Sullivan Street, North Road, Cameron Street and the Stoney Creek Trail/Park.

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PLANNING DEPARTMENT
MARCH 2, 1977

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REVIEW OF THE PORTION OF COMMUNITY PLAN AREA "G"
ENCOMPASSING THE SUB-AREA GENERALLY BETWEEN
SULLIVAN AND CAMERON STREETS

As a result of a recent submission to Council by a resident expressing concern as to the high traffic volumes on Cameron, an enquiry was made at a Council meeting as to the need for a review at this time of the adopted Community Plan in this area. The Planning Department was requested to report on this enquiry.

The Planning Department has examined past reports to Council with reference to this area, taken note of developments in this area which have taken place in the past few years, and specific decisions made by Council in the past few years which have affected this area.

The conclusion of this examination is that an in-depth review of the portion of Community Plan Area "G" encompassing the sub-area generally between Sullivan and Cameron Streets is warranted. The following comments either attest to the appropriateness of a detailed review at this time or indicate factors and concerns which should be taken into consideration in the detailed review of the Community Plan.

1. Council received a report on November 4, 1974 outlining a number of alternatives for the development of the area between Sullivan and Cameron Streets. The report was tabled at that time.

Community Plan Area "G" as outlined and described in Sketches 1 and 2 remains the adopted Community Plan for this area. Council, as yet, has not passed any motion rescinding the Community Plan Area "G" in particular for the sub-area between Cameron and Sullivan Streets.

2. In January and February of 1975 after extensive discussions with area residents, Council authorized the closure of Sullivan, David, Casewell Streets at North Road. The sole access into the area is via Noel Drive from the south. Recently, the extension of the Norcrest Court subdivision to Noel Drive has provided an access for this neighbourhood to the north onto Broadway. Council will recall that Norcrest Court must be closed at Broadway at the time when Broadway is improved to an arterial standard.
3. The interim standard Broadway extension link between Gaglardi Way and North Road is now in operation. The point has been made in the past that any further consideration of the road network in the vicinity of Cameron and Sullivan Streets should be delayed until the Broadway Extension was in operation and its effects on overall traffic patterns evaluated.
4. The rapid recent development of the apartment area between Cameron Street and the Lougheed Highway has now stabilized and the area is virtually complete. Only a single high rise site at Cameron/Erickson which has been rezoned and a potential small 3-storey apartment site at the Bell/Cameron corner which requires rezoning remain to be developed.
5. The townhouse and cluster housing developments in Lake City East are now virtually complete. Two relatively small apartment sites remain to be developed.
6. The Burnaby 200 Community Plan, the last major residential development area in this north-east sector of Burnaby north of the Trans-Canada Highway has now been established. The first 134 units of the overall 1,370 units are now under construction.
7. Council has now endorsed the proposed Cameron/Reese location (see Sketch 3) as the site for the establishment of a public branch library and recreation centre complex. The library portion of the site has been acquired. The potential land use of areas surrounding this designated site may require adjustment so that the land use is compatible with that of the library/recreation centre development. Traffic ramifications with respect to the development of this library/recreation centre site may be examined further in reviewing the community plan for this area.
8. It has been determined that Bell Avenue would not be closed without a further detailed study, consultation with the Fire Department, and opportunity for the Sullivan Heights Ratepayers Association to express their point of view.
9. The Sullivan Heights Ratepayers Association and other local residents who have written to Council have in the past been very interested in community planning matters. It is expected that they would wish to comment on any adjustments to the Community Plan Area "G". An important resident desire in the past and in the future is the retention of the Sullivan Heights road network for local single-family dwelling traffic only.
10. Recently, the negative impact of the high volume of traffic on Cameron Street has been brought to the attention of Council. The heavy use of Cameron Street as a collector street which must accommodate local apartment traffic, the Sullivan Heights single-family dwelling traffic, and community oriented traffic requires further examination. The judicious expansion of the existing road network to allow improved dispersal of traffic in the area may be warranted.

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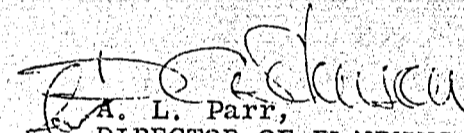
SUMMARY

It is proposed that a review of the portion of Community Plan Area "G" encompassing the sub-area generally bounded by Sullivan Street, North Road, Cameron Street, and the Stoney Creek Trail/Park (see Sketch 4) be pursued by the Planning Department. Conditions or factors outside the determined sub-area will also be taken into consideration if they are deemed to affect, in some way, planning considerations for the sub-area. The land uses and traffic patterns with reference to the sub-area will be examined. The Municipal Engineer will be requested to provide appropriate traffic counts which would assist in determining the optimum traffic pattern for the area.

As the detailed examination of this community plan area has been in abeyance for some time and as a number of road pattern alternatives suggested for the sub-area in the past have not been approved by Council, the direction of Council would also be appreciated as to any other approaches or community planning matters bearing on the subject sub-area which it would like explored or examined by the Planning Department.

RECOMMENDATION

It is recommended THAT Council authorize the Planning Department to pursue a review of the portion of Community Plan Area "G" encompassing the sub-area generally bounded by Sullivan Street, North Road, Cameron Street and the Stoney Creek Trail/Park.


A. L. Parr,
DIRECTOR OF PLANNING.

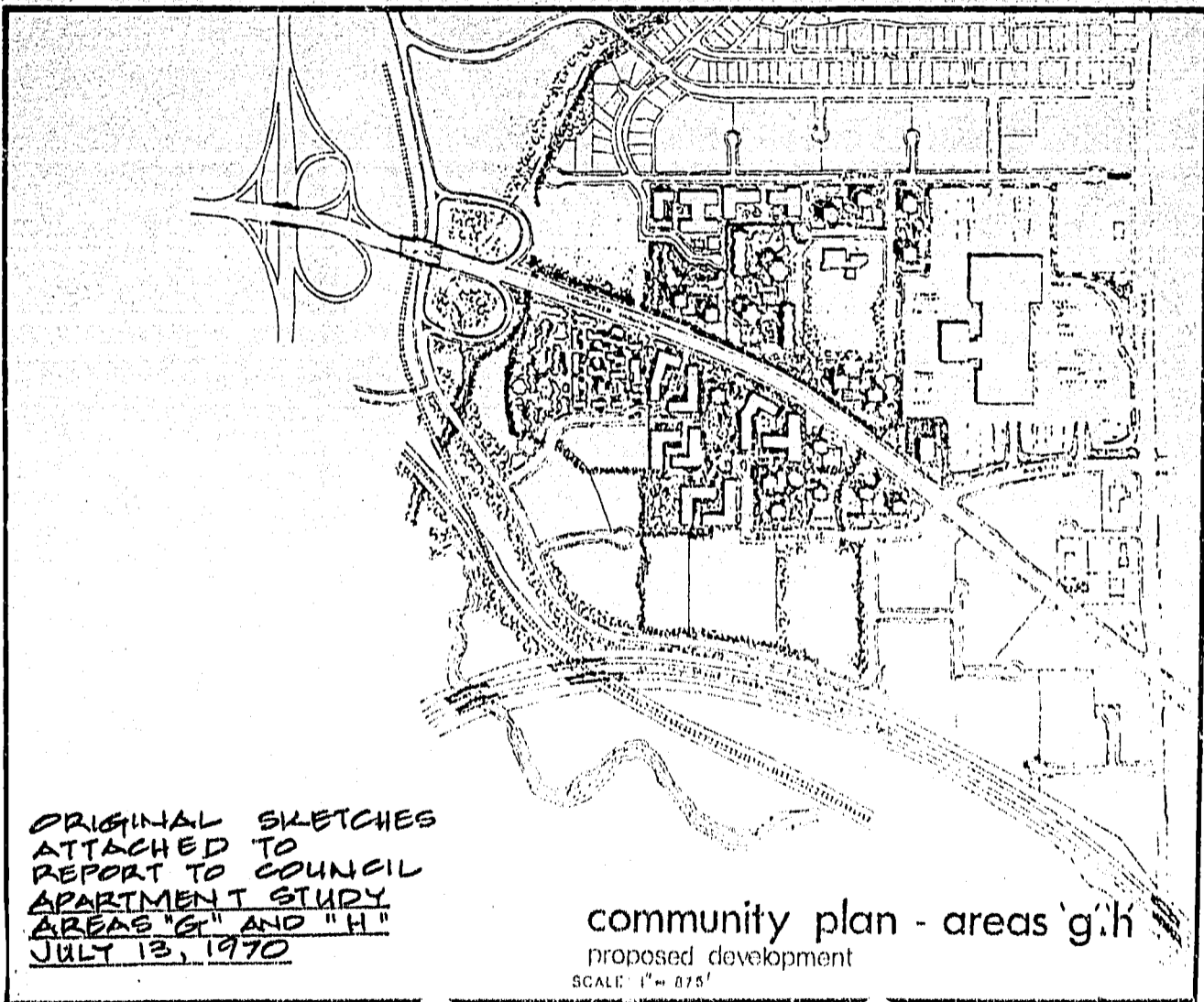
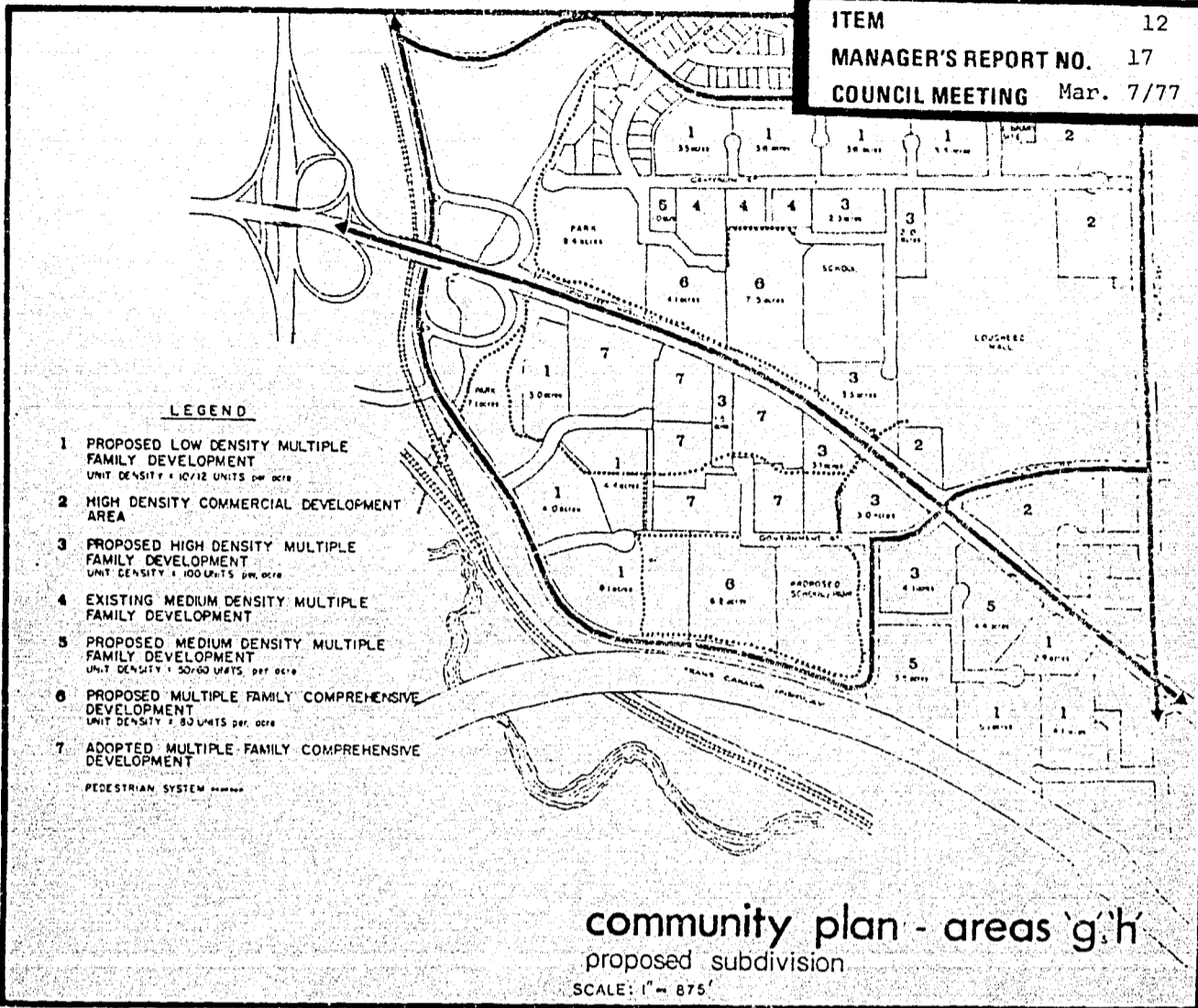

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Attached - 4 Sketches

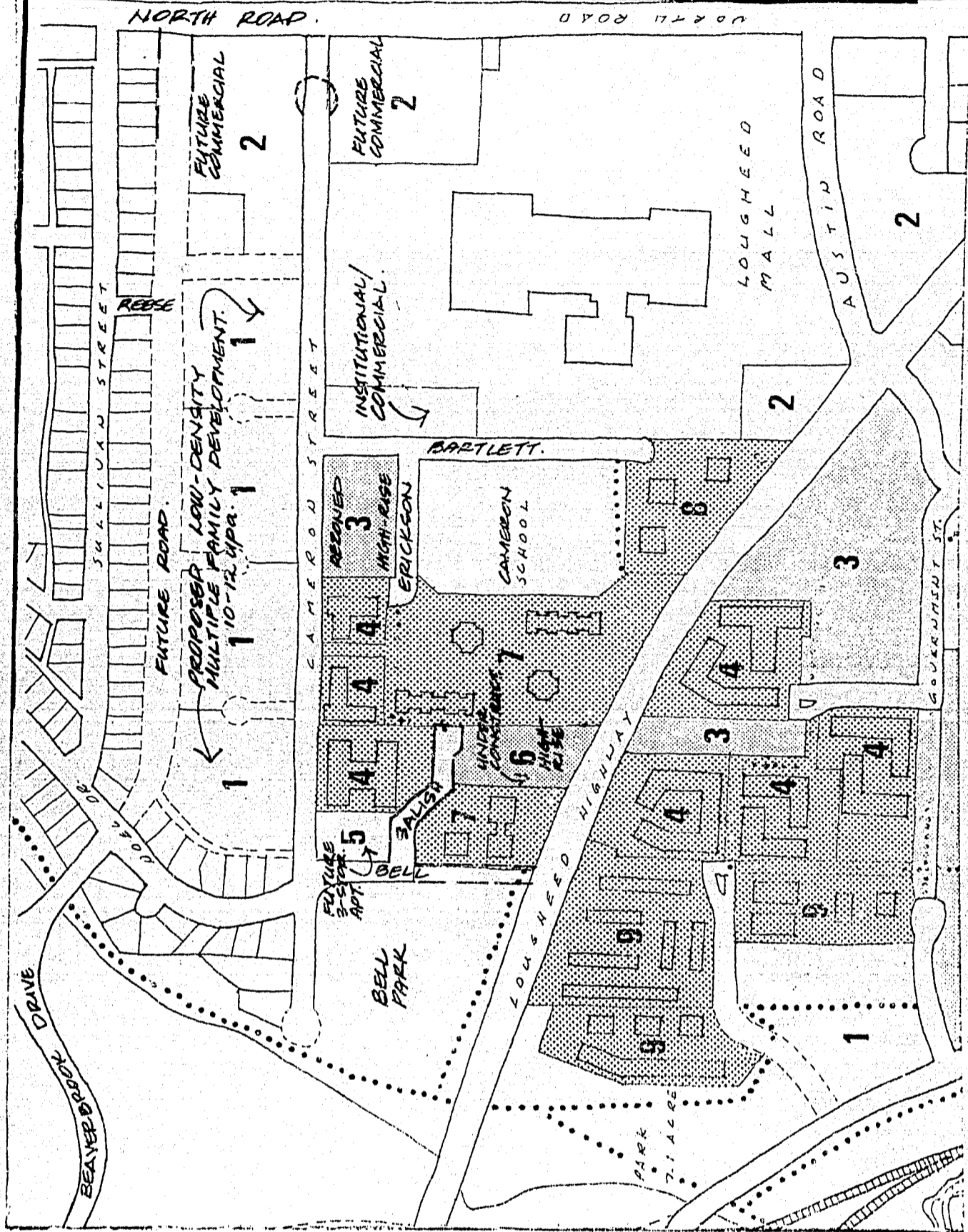
c.c. Municipal Engineer

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SKETCH 1



Date
 MARCH/77.

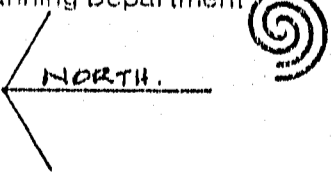
Scale
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Drawn By

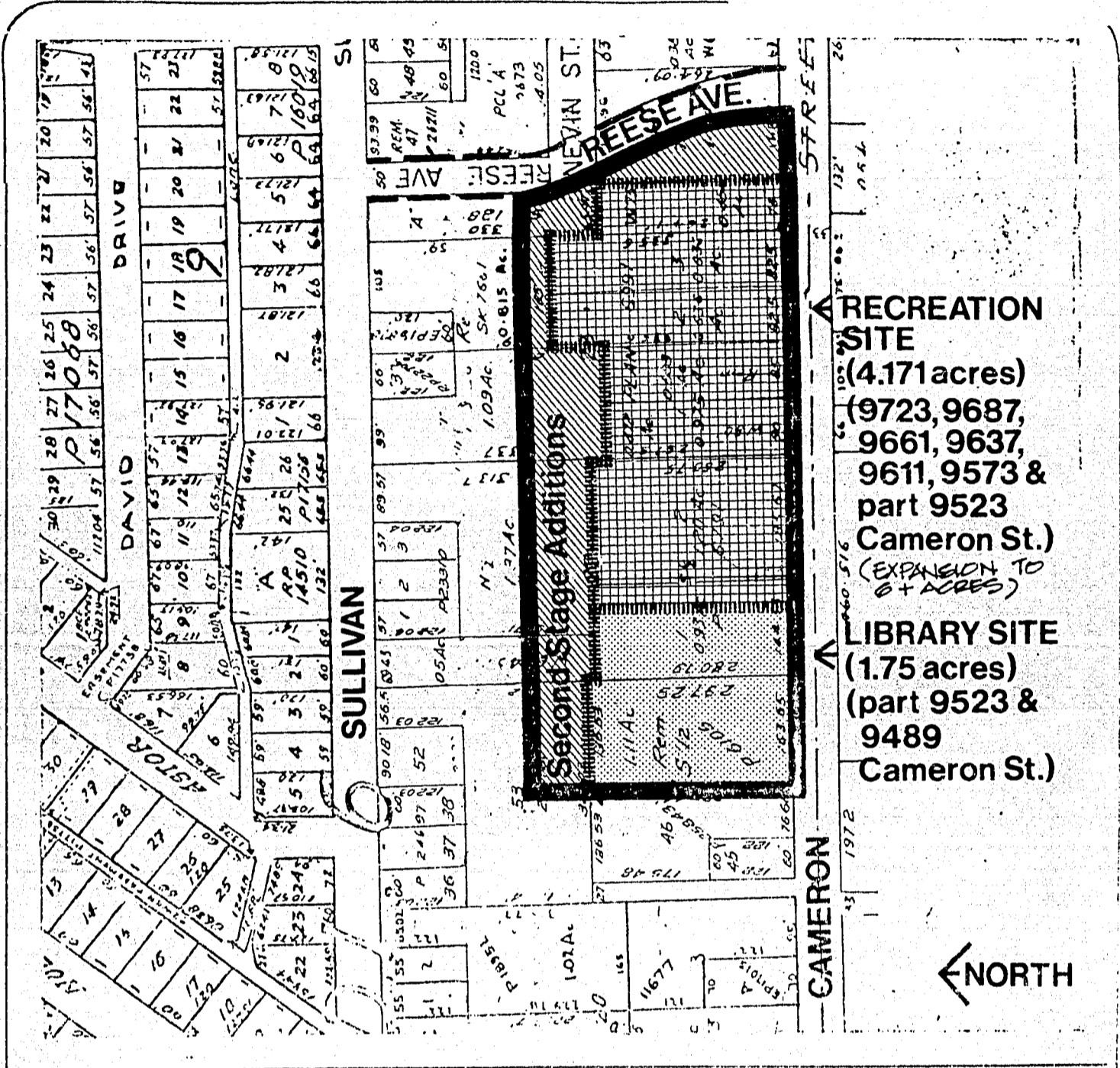
DETAIL OF
 COMMUNITY PLAN AREA "G"
 AS ADOPTED IN 1970

AREA TO THE SOUTH OF CAMERON
 HAS BEEN DEVELOPING IN ACCORDANCE
 WITH THIS PLAN.

Burnaby Planning Department




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Date
1/76

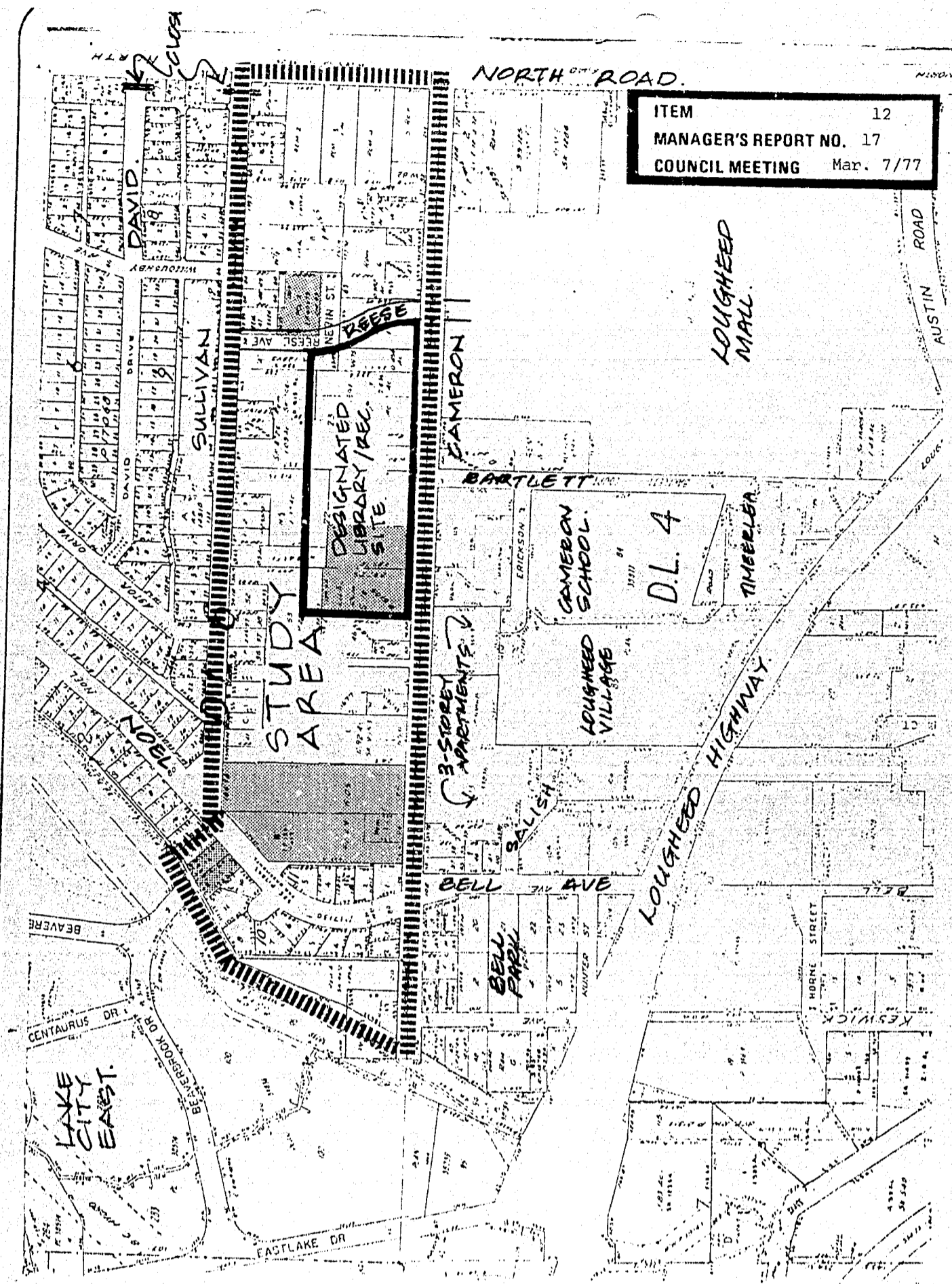
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Burnaby Planning Department 

MUNICIPAL RECREATIONAL / LIBRARY COMPLEX
 Community Plan Area «G»
 Lougheed Mall Area

SKETCH 3.



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Scale
 1" = 400'

Drawn By

Burnaby Planning Department

COMMUNITY PLAN AREA "G"

← NORTH.

SUB-AREA PRECINCT BOUNDED BY SULLIVAN, CAMERON, NORTH RD AND STONEY CREEK TRAIL/PARK.

 MUNICIPALLY OWNED

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SKETCH 4