

ITEM	26
MANAGER'S REPORT NO.	54
COUNCIL MEETING	1978 07 31

RE: INQUIRIES WITH RESPECT TO SUB-AREA BETWEEN
CAMERON AND SULLIVAN - COMMUNITY PLAN AREA "G"

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

RECOMMENDATION:

1. THAT a copy of this report be sent to Mrs. Anita Morris and Mr. T. K. Bastable.

* * * * *

PLANNING DEPARTMENT
1978 JULY 26

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: INQUIRIES WITH RESPECT TO SUB-AREA BETWEEN
CAMERON AND SULLIVAN - COMMUNITY PLAN AREA "G"

1.0 The Planning Department has been requested to reply to a number of points on which further comment appeared appropriate, raised by two delegations which appeared at the 1978 July 17 Council meeting and to a specific request for comparative general cost figures for road construction and land acquisition for each of the three alternatives that had been considered by Council in making its recent decision with respect to the sub-area.

2.0 PRESENTATION BY ANITA MORRIS, PRESIDENT, LOUGHEED TOWN COMMUNITY ASSOCIATION

2.1 A written copy of the presentation including a petition containing 66 names was lodged with the Municipal Clerk. This submission is attached. Mrs. Morris presented the petition opposing any arterial (through road) and public uses within the sub-area and asked for reconsideration and postponement of implementation of any plan concerning this sub-area until all alternatives have been presented to Council and considered.

2.2 The Planning Department was not directed by Council to discuss the revised alternatives with any resident groups prior to submission of the report to Council. Council upon receiving staff reports often directs that copies of reports be sent to specific resident groups and may table reports pending a reply from other public boards or commissions or from resident groups.

The Sullivan Heights Ratepayers Association has been the main resident group with which Council has had a continuing dialogue and it is our understanding that all residents primarily in single-family dwellings within the area bounded by Cameron Street on the south, North Road on the east and Stoney Creek on the west are permitted to be members of this association.

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- 2.3 This sub-area plan is not new in the sense that some type of development of this area related to the Loughheed Town Centre has been approved and been under consideration since the adoption of the policy document Apartment Study '69. Excluding the single-family development fronting onto Sullivan Street and onto Noel Drive which are to remain, there are 25 existing single-family dwellings and 1 church which lie within the approximately 11.34 hectare (28 acre) remaining portion of the sub-area. 2 single-family dwellings have been demolished thus far on the 4 properties acquired to date to accommodate the library/recreation centre complex. The proposed public facilities are those considered necessary to serve the needs of the residents of this growing north-east sector of Burnaby. The portion of the area designated for commercial uses should assist in increasing the tax base of the municipality. 220
- 2.4 Council on 1978 July 04 gave Final Adoption to Rezoning #10/78 for 4 properties on Cameron Street to permit the establishment of the library/recreation centre complex. The rezoning was submitted to a Public Hearing on 1978 June 20 at which time any objections to the development should have been presented for the consideration of Council.
- 2.5 In summary, with regard to the expression of opposition to any arterial (through road), we would indicate that the three alternative schemes submitted to Council are those that best respond to the traffic needs of the overall area. No roads in this sub-area will perform an arterial function. With respect to public uses within the sub-area, each such public use has been and will be justified through detailed study and duly approved by Council and other affected public boards or commissions.
- 3.0 PRESENTATION BY MR. T.K. BASTABLE, VICE CHAIRMAN, ADVISORY PLANNING COMMISSION
- 3.1 A typed copy of Mr. Bastable's presentation was lodged with the Municipal Clerk. This submission is attached.
- 3.2 Further study was requested of the Parks and Recreation Commission to determine if the land west of the library/recreation centre site could be suitable for their needs. In the previous report dated 1978 June 07 it was stated that:
- "The option to use property to the west of the library/recreation centre site for park use such as possible district playing fields is under study at the present time and the Planning Department will be reporting to the Parks and Recreation Department on this matter in the near future. The selection of a definite Beaverbrook Drive Extension alignment will assist the completion of this study. The selection of Sketch 7A which would restrict playing field options in this area is not supported by the Parks and Recreation Commission."
- The possible park use primarily to accommodate playing fields was only recently introduced as a land use option and is still unresolved pending the completion of a planning study, the results of which are to be submitted to the Parks and Recreation Department in the near future. The report on the possible park use of the area west of the library/recreation centre site is being framed within the context of the sub-area plan, Alternative 3A (Sketch 8A), as adopted by Council on 1978 June 12.
- 3.3 With respect to the Sullivan Heights Ratepayers Association's appearance as a delegation before the Advisory Planning Commission, the Council referred the submission of the Advisory Planning Commission to the Planning Department for inclusion in the report to Council. No reference to the Sullivan Heights Ratepayers Association was made in the Commission's submission. We understand the submission of the Commission to be the synthesis of the discussions which took place in that forum both among the Commission members and with any delegations such as the Sullivan Heights Ratepayers Association. A representative of the Planning Department was present to provide any required information, clarification or guidance as appropriate.

The earlier letter of the Sullivan Heights Ratepayers Association dated 1977 March 29 constituted an attachment to the previous major report dated 77 12 30 which was attached to the most recent report to Council. This earlier letter was submitted to Council and referred by Council to the Planning Department for consideration.

We would comment briefly on the motions dated 1978 February 22 of the Sullivan Heights Ratepayers Association as follows:

- a) It is our understanding that a motion was made at the Commission meeting to not extend Beaverbrook Drive to the east but was not favourably considered.
- b) Additional land use options considered by the Commission essentially concerned the possible park use of the land to the west of the library/recreation centre site. Through past reports and delegations, Council has been informed of the Sullivan Heights Ratepayers Association's support of duplex or single-family dwelling development and more recently of park use in the subject area.
- c) The recommendations of the Commission reflected the possible park use and the use of the Reese Avenue right-of-way as a pedestrian walkway.
- d) The extension of Cameron Street to the west to link with Eastlake Drive was discussed but was to our understanding, by general consensus, in balance not considered appropriate.
- e) Speed bumps are not considered appropriate for public streets.
- f) Requests for the provision of localized traffic control devices such as stop signs on existing streets should be made to the Traffic and Safety Committee for consideration.

3.4 The division of the possible park area by a diagonal road and provision of an efficient configuration for the possible field areas would be two reasons why Sketch 7A would appear to restrict playing field options and was not recommended in the report of the Parks and Recreation Administrator.

3.5 On 1978 July 04, Mr. Fred Clarke of the Sullivan Heights Ratepayers Association appeared as a delegation to express objection to the report considered by Council on 1978 06 12. Council at that time received for information the attached explanatory report.

4.0 BEAVERBROOK DRIVE EXTENSION ALTERNATIVES (attached sketches) PRELIMINARY ESTIMATED ROAD COSTS AND PROPERTY ACQUISITION VALUES

The Municipal Engineer and the Land Agent have provided preliminary estimated road costs and property acquisition values for the three alternative schemes.

4.1 Property Values Submitted by the Land Agent

- a) The outlined property acquisition costs are based on current market values.
- b) As it is the intention thus far to acquire property for right-of-way purposes as it becomes available on the open market, it is possible that the actual purchase prices could be lower. However, inflationary factors over a number of years of land assembly for road rights-of-way purposes would also have to be considered.
- c) The property already acquired by the Corporation of Burnaby is valued at the current market value not at the lower cost of actual acquisition over past years.

- d) The higher property acquisition costs for Alternatives 1A (Sketch 6A) and 3A (Sketch 8A) relative to Alternative 2A (Sketch 7A) reflects the fact that a new road is being constructed rather than essentially widening an existing road.

The Planning Department would note that much of the right-of-way would have been expected to be obtained at no cost to the municipality in conjunction with the rezoning of proposed abutting commercial and low density multiple-family development sites.

- e) The following estimates include:
 - i) A road right-of-way acquisition cost for the three alternatives at current market value.
 - ii) The current market value of land already owned by the Corporation which would be utilized for road right-of-way.
 - iii) A net current market value which results from deducting the value of Corporation lands for rights-of-way from the market value of the total rights-of-way to be acquired.
 - iv) Where applicable a gross figure for land acquisition costs including corporation land which represents the cost of acquiring large existing parcels only a portion of which may be required for road right-of-way. The balance of properties would be included in the possible low density multiple housing or park use sites and in the projected consolidated site for the library/recreation centre complex.
 - v) An estimated value for properties fronting onto Sullivan Street which may also have to be acquired in conjunction with the right-of-way land assembly are also provided. These single-family dwelling properties fronting onto Sullivan Street would be resold on the open market after the rear road right-of-way portion had been subdivided off.

4.2 Preliminary Road Construction Estimates Submitted by the Municipal Engineer

The Municipal Engineer has provided road construction estimates for the three alternatives. These estimates include storm sewer costs (street drainage), street lighting, and basic road construction including sidewalks between Noel Drive and North Road.

Any further expansion of sanitary sewers and water service in this area would be related to the proposed land uses and would be relatively common for all three alternatives.

The estimated costs correspond to the road standards outlined in the report dated 1977 December 30.

4.3 Estimated Costs of Three Alternatives

4.3.1 Alternative 1A (Sketch 6A)

A. Estimated Property Values for Right-of-Way Acquisition

i) Total Road Right-of-Way Value	\$1,676,560	\$1,676,560
ii) <u>Less</u> value of corporation land	409,600	
iii) <u>Net</u> Estimated Value for Road Right-of-Way Acquisition	1,266,960	
iv) Gross land acquisition value (i.e. acquisition of large parcels) including corporation lands.	\$2,474,495	
v) Value of properties fronting onto Sullivan Street and North Road which may have to be purchased.	\$1,036,000	

B. Estimated Road Construction Costs

i) Storm Sewers	\$ 99,000	
ii) Street Lighting	42,000	
iii) Road construction (new road and Reese connector)	386,000	
iv) Total Road works cost	\$ 527,000	\$ 527,000

C. Total Value of Road Right-of-Way
plus Road Works Costs

\$2,203,560

4.3.2 Alternative 2A (Sketch 7A)

A. Estimated Property Values for Right-of-Way Acquisition

i) Total Road Right-of-Way Value	\$ 575,450	\$ 575,450
ii) <u>Less</u> value of Corporation Land	381,016	
iii) <u>Net</u> Estimated value for road right-of-way acquisition.	194,434	

Note: Some of the single-family dwelling properties on the north side of Cameron Street may have to be acquired if the road widening acquisitions render these properties non-conforming.

B. Estimated Road Construction Costs

i) Storm Sewers	\$ 55,000	
ii) Street Lighting	22,500	
iii) Road construction (new diagonal road and widening of Cameron)	343,000	
iv) Total road works cost	\$ 420,500	\$ 420,500

C. Total Value of Road Right-of-Way
plus Road Works Cost

\$ 995,950

4.3.3 Alternative 3A (Sketch 8A)

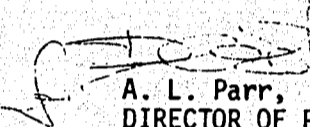
A. Estimated Property Values for Right-of-Way Acquisition

i) Total Road right-of-way value	\$1,245,429	\$1,245,429
ii) <u>Less</u> value of corporation land	313,300	
iii) <u>Net</u> estimated value for road right-of-way acquisition	932,129	
iv) Gross land acquisition value (i.e. acquisition of large parcels) including corporation lands.	\$2,081,082	
v) Value of properties fronting onto Sullivan Street which may have to be purchased.	\$ 414,000	

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B. <u>Estimated Road Construction Costs</u>		224
i) Storm Sewers	\$ 81,000	
ii) Street lighting	34,000	
iii) Road construction (new road loop and widening of Cameron between Reese Avenue and North Road)	297,000	
iv) Total Road works Costs	\$ 412,000	\$ 412,000
C. <u>Total Value of Road Right-of-Way plus Road Works Costs</u>		\$1,657,429

These comments and clarifications together with land acquisition cost and road cost estimates as provided by the Municipal Engineer and the Land Agent are provided for the information of Council.


A. L. Parr,
DIRECTOR OF PLANNING.

AP
KI:cm

Attached - 3 sketches
- submissions

c.c. Municipal Engineer
Land Agent

July 17

I am presenting a petition opposing any arterial (through road) and public uses in the Cameron sub-division, and ask reconsideration of and postponement of implementation of any plan concerning the Cameron sub-division until all alternatives have been presented to Council and considered.

After planning came out with its new plan, planning did not discuss it with the residents affected before placing it before Council.

Planning's Report to Council (June 12) reported original discussions with groups on Noel Drive, Sullivan Street and the East Lake area but made no mention of Cameron Street residents - for the simple reason that no discussions were held with these - the most affected of the residents.

We object to the fact that, also, this ^{new} plan is being rushed through in summer when it is not possible to get proper citizen input and

we ask for the same consideration that has been extended to the Kensington residents. Time to study all alternatives.

The Kensington Overpass was a plan of many years' standing and passed unanimously by Council - yet Council reversed itself on it.

I would point out that the Cameron sub-division plan is a new one being imposed on an established

neighbourhood (3) was not passed
unanimously (ALD S. MERCIER OPPOSED) and (4) was
discussed with residents after proposed
by Planning.

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This matter is more complicated than
the Kensington Overpass since, among
other things, it plans to remove a large
number of homes from the tap base.

A further study should result in a final plan
that would remove the major objections of residents, ~~have long held~~

The new plan does the opposite.
It incorporates all that the residents do not
want. It continues, in one form or
another, to reflect Planning's original
blind spots. It is a taxpayer's nightmare.

The only real difference in the Planning's
new plan is that it is a bigger, more expensive
version of the bad things the
community has been fighting.

Therefore, we ask again for more
study (reconsiderations can be brought forward
within one month after the final adoption
at the next regular — or a special
meeting of Council).

and especially, a reconsideration
of the rezoning of the 4 properties on Cameron
Street.

WE OPPOSE THE ARTERIAL ROAD AND PUBLIC USES IN THE CAMERON SUBDIVISION SINCE:

- A....they would ruin an established neighbourhood and properties around it,
- B....there are nine public park or playground facilities within a few blocks of or bordering the subdivision which indicates ample recreational space,
- C....the Millions of dollars planned to be spent on the arterial, parking lots, playing fields etc., plus the annual costs of maintenance and reduced tax base would be a burden on all Burnaby residents....A MONSTROUS WASTE OF TAXPAYERS' MONEY.

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1	K. Sartaglia	9423 Cameron St.
2	Theresa Taylor	9423 Cameron St.
3	Jeanne Morris	9375 Cameron St. Bky
4	Maureen Lowery	9161 Cameron St. Bky
5	B. Davies	9687 Cameron St. Bky
6	Nicholson	9723 Cameron St. Bky
7	Colleen McEachy	9723 Cameron St. Bky
8	M. Luss	9789 Cameron St. Bky
9	R. Luss	9905 Cameron St. Bky
10	R. Alexander	9805 Cameron St.
11	J. Sheppard	9825 Cameron St. Bky
12	Isabelle Blawie	" "
13	W. Hoang	9845 Cameron St.
14	D. Hoang	" " "
15	A. Spackman Mrs	9913 " "
16	Pro "	" "
17	Doris Morrison	9894 Cameron St.
18	Rena Mousen	9894 Cameron St.
19	Ellen Schang	9355 Cameron St.
20	Ralph Schang	9355 Cameron St.
21	M. Wright	9337 Cameron St.
22	John Knox	9211 Cameron St. E. Bky
23	Margaret Knox	9211 Cameron St.
24	Judith Knox	9195 Cameron St.
25	Mrs. Lally	1107/444 Cameron St.
26	D. Holland	110 9444 Cameron St.
27	P. Kowalyk	112 9444 Cameron St.
28	D. Kowalyk	112 9444 Cameron St.
29	J. G. Gorman	112 9444 Cameron St.
30	J. G. Gorman	112 9444 Cameron St.
31	J. G. Gorman	112 9444 Cameron St.

PETITION

WE OPPOSE THE ARTERIAL ROAD AND PUBLIC USES IN SUBDIVISION SINCE:

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A.....They would ruin an established neighbourhood and properties around it.

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B.....There are nine public park or playground facilities within a few blocks of or bordering the subdivision which indicates ample recreation space.

C.....The millions of dollars planned to be spent on the arterial, parking lots, playing fields, etc., plus the annual costs of maintenance and reduced tax base would be a burden on all Burnaby residents....A MONSTROUS WASTE OF TAXPAYERS' MONEY!

- 1 Anita Morris 9375 Cameron St, Bly
- 2 ~~W. Brown~~ 503-9303 Salish St - Bly
- 4 J. Brown #200-3055 North Rd. Bly
- 5 PETE TERATCH 9816 DAVID DR BBY 3
- 6 E KLEIN 101-9502 ERICITSON DRIVE
- 7 R Rondeau 9502 ERICKSON DR. APT 707
- 8 ~~John~~ 9375 Cameron St, Bly

July 7, 1978.

WE OPPOSE THE ARTERIAL ROAD AND PUBLIC USES IN THE CAMERON SUBDIVISION SINCE:

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- 1 D. Smith 3412 Bell Avenue at Cameron St.
- 2
- 3 Ema Flanders 9210 Salish Ct apt 209
- 4 Muriel Mason 9210 Salish Ct. #208
- 5 Tom Lee 3219 North Rd.
- 6 Raymond Paul Fleming 3453 North Rd.
- 7 Shelley Dunning 3453 North Rd.
- 8 Ed. Jay 3569 North Rd.
- 9 Leonard Bick 9016 A.L.P.R. Pl. Burnaby B.C.
- 10 Peter Lee 8804 Centaurus Circle, Burnaby B.C.
- 11 Jean Bishop 9409 Jullward St, Burnaby BC
- 12 J. Boal 8804 Centaurus Circle, B.C.

PETITION

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WE OPPOSE THE ARTERIAL ROAD AND PUBLIC USES IN SUBDIVISION SINCE:

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- 1 [Signature] 204-9444 CAMERON ST.
- 2 [Signature] 207 "
- 3 [Signature] 210 "
- 4 Brendon Berladja 3557 Carrow B I I
- 5 Jane Hain 9444 Cameron St.
- 6 Donna Colby 217 9444 Cameron St.
- 7 [Signature] 309 9444 CAMERON ST
- 8 [Signature] #316 9444 Cameron St.
- 9 [Signature] K.E. MORRIS 9375 CAMERON STREET
- 10 [Signature] 9375 CAMERON ST

PETITION

July 7, 1978.

WE OPPOSE THE ARTERIAL ROAD AND PUBLIC USES IN THE CAMERON SUBDIVISION SINCE:

- A....they would ruin an established neighbourhood and properties around it,
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Miss Gibson 11478 6th St. Burnaby

*J. Scott 7571 First St. Burnaby - Owner
J. K. Hillier " " "*

Jack Havelock 7629 1st St. Burnaby

Craig MacKinnon 8272 18th Ave Burnaby

Your Worship - Members of Council

I am here tonight representing the Advisory Planning Commission.

It was with regret that the Commission learned of Councils decision regarding the Sub-Area between Cameron Street and Sullivan Street Community Plan Area 'G'.

As you are probably aware the Commission was requested by Council to review the proposed revisions of the Subject area. After three very lively meetings a recommendation was made to Council. Our recommendations were outlined in our Chairman's Report to Council and consisted of the following:

1. THAT alternative No. 2 (sketch 7), be approved for use as a guideline for the completion of Community Plan Area "G" with the understanding that Reese Avenue as shown on sketch 7, from Sullivan to Cameron Street, be maintained as a walkway, with the full right-of-way, until such time as the residents north of Cameron Street request construction of Reese Avenue.
2. THAT the Planning Department be requested to give consideration to the realignment of the proposed Beaverbrook extension as shown on sketch 7, further to the west, and maintain an adequate buffer for the existing single family dwellings on the east side of Noel Drive north of Cameron Street;

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3. THAT the area east of the proposed Beaverbrook extension bounded by the library site to the east, Cameron Street to the south, and the existing single family dwellings on Sullivan Street to the north, be referred to the Parks and Recreation Commission for consideration of the development of a possible parksite in this area rather than the proposed low density multiple housing as shown on sketch 7;
4. THAT the area to the west of the proposed Beaverbrook extension be considered for possible park usage or maintained as an open green space;
5. THAT the matter of sewers to service the residents on the south side of Sullivan Street be given priority.

I can assure Council that none of the recommendations just read were arrived at through hasty decisions and were in fact the results of considerable thought, in-depth discussions, delegation participation and a tour of the subject area.

What is disturbing to the Commission is that after all the effort put forth by not only the Advisory Planning Commission but the the Parks and Recreation Commission and Library Board the end result was almost exactly as per staff's recommendations. I say almost exactly because some concession appears to have been made regarding the land use for the area to the east of the Library/Recreation site and the adoption of Reese Ave. as a walkway. This proposal asks for further study by the Parks and Recreation Commission to determine if this land could be suitable to their needs. It was the Advisory Planning

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Commission's opinion that this area was a natural park site and therefore should be preserved accordingly.

I would like at this point to make some comments regarding Manager's Report No. 44 on which Council apparently based its decision.

As with any good staff report it is full of information conveniently put together to obtain an end result favourable to staffs point of view. This report was no exception.

During Advisory Plannings consideration of this item the Sullivan Heights Ratepayers appeared as a delegation. During our discussions with them it was determined that the decisions made by that group and subsequently forwarded to Council in their letter of March 29, 1977, were based solely on the understanding that only three options were available to them. There was no choice given as to possible parks use and each option provided for a Beaverbrook Extension and multiple family dwellings. With those guidelines they attempted to make recommendations that would be within the guidelines but tried at the same time to soften some of the more objectionable aspects of the plan.

Advisory Planning asked the SHRA to hold another meeting of residents to see if given the chance to start over again in their planning and if they were not tied down to picking the best of three proposed plans what differences would be evident. The SHRA did hold a meeting on February 22, 1978. The results of that meeting were reported back to the Advisory Planning Commission in the form of the SHRA minutes.

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It contained the following seven (7) motions:

1. Beaverbrook should not be extended into the above mentioned area and that there should be no additional housing for the area west of the proposed Reese Avenue.
2. The land in Motion #1 should be used for parks and recreation facilities.
3. Access along the Reese Right of way be for pedestrian use only.
4. No further intrusions north of Cameron, either commercial or multiple family dwellings.
5. Cameron St. be extended to the west to link with Eastlake Drive.
6. Speed bumps be installed on Noel Drive between Cameron St. and Beaverbrook.
7. A stop sign be installed on Sullivan St. at the intersection of Sullivan and Noel Drive.

It seems very strange that although a representative from the Planning Department was present at our Advisory Meeting where these minutes were presented -- absolutely no mention of them was made in the Planning Departments Report to council

Instead of the revised position of the SHRA appearing in the Manager's Report for Councils current information the original letter of the SHRA which reflected their forced decisions was submitted. It obviously was favourable to the Planning Department's position.

On Page 2 of the Manager's Report a rebuttal of Advisory Plannings recommendations by the Planning Department is available.

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An argument is brought forth regarding the use of Cameron Street as a local collector and community feeder street. It further states that the use of Cameron Street should be played down.

The Commissions point of view was very simple. Why create a new road if there is already one available to do the job. It doesn't make sense. Secondly, reference is made to the Parks Commission not liking the idea of a busy street near their new Library/Recreation site. I ask you is it better to have TWO busy streets?

Additionally, the rebuttal goes on to say that the selection of sketch 7a would restrict playing field options in this area. What could be more restricting then sandwiching such a park site between two collector roads?

From the beginning, the Planning Department has been in favour of the two road system mainly because the remaining area would not be suitable for anything else but the multiple family dwelling development. One only needs to look around the present condominium developments to see the vacancy states already in existence. The question then arises... Is more development really needed? From all evidence available this site is much more adaptable to park facilities than the proposed Stoney Creek area.

On Page 5 of the Manager's Report an item headed up Specific Groups With An Interest in the Area sets out eleven specific groups. Evaluations of these specific groups are provided in Schedule 1 attached to the Manager's Report. The preamble to the report indicates that this is a highly judgemental study however, it is felt to be a useful tool in evaluation. Although it appears to accurately reflect the Municipal

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Commissions preferences it distinctly indicates a wrong position of the SHRA. Using the information as provided still does not indicate a strong trend for either of the plans. If this information was used by the Council to base their decision it should be reviewed.

When Council refers items to the various Municipality appointed groups it generally does so because it is trying to have all points of view available. Obviously, from the results of these groups efforts there is still a wide divergence of opinions. How then can Council make a decision knowing that these differences still exist? The work of all these Commissions appears to be wasted and basically unheeded by Council.

Our Commission spent considerable time on this matter and, thus the reasons for my being here this evening.

I would urge Council to reconsider this matter and if more study is required -- so be it -- . This particular area of Burnaby has been pushed far enough by development and is saying to Council -- enough is enough.

Thank you for allowing me this time this evening.

ITEM 4
MANAGER'S REPORT NO. 50
COUNCIL MEETING 1

Re: LETTER FROM MR. FRED CLARKE OF THE SULLIVAN HEIGHTS
RATEPAYERS ASSOCIATION
2545 LARKIN CRESCENT, BURNABY, B.C.
SUB-AREA BETWEEN CAMERON AND SULLIVAN - COMMUNITY PLAN AREA "G"
(Item 27, Manager's Report No. 44, 1978 June 12)
(Item 17, Manager's Report No. 36, 1978 May 08)
(Item 8, Manager's Report No. 4, 1978 January 16)

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Appearing on the Council agenda for the meeting of July 04 is a letter from Mr. Fred Clarke of the Sullivan Heights Ratepayers Association, expressing objection to the recommendations made in the report submitted to Council on 1978 June 12 by the Planning Department.

Following is a further report from the Director of Planning dated 1978 June 28 in response to the letter from Mr. Fred Clarke of the Sullivan Heights Ratepayers Association.

This is for the information of Council.

* * * * *

PLANNING DEPARTMENT
1978 JUNE 28

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: SUB-AREA BETWEEN CAMERON AND SULLIVAN
COMMUNITY PLAN AREA "G"
EXPRESSED COMMENT BY THE SULLIVAN HEIGHTS RATEPAYERS ASSOCIATION
ON SCHEDULE I OF RECENT REPORT CONSIDERED BY COUNCIL

The Planning Department has been requested to reply to a letter dated 1978 June 21 from the Sullivan Heights Ratepayers Association.

Council on 1978 06 12 adopted Alternative 3A (Sketch 8A) for use as a guideline for the completion of Community Plan Area "G" for the sub-area between Sullivan and Cameron Streets.

We wish to comment on what appears to be a misunderstanding with respect to interpretation of Schedule I of the report considered by Council. Schedule I was not in the body of the report, but included as a study appendix, with the explanation that the value study was an evaluative tool and highly judgemental in nature.

For clarification, the values assigned in the Schedule represent the effect, in the opinion of the Planning Department, that each of the alternatives would have on the specific interest represented by each of the groups listed, and is based on our understanding of the general concerns and objectives of each group, based on overall discussions and analysis to date rather than on any single particular submission.

The Schedule outlines the anticipated effect of the alternatives in simplified, comparative terms only. Where attempts have been made to meet the expressed objections of various groups (such as by amendment to the plans or by the inclusion of options), an equivocal notation has been used.

The Sullivan Heights Ratepayers Association have appeared before Council on a number of occasions over the years and a major submission by the Ratepayers Association dated 1977 March 29 was given careful consideration in the Planning Department report dated 1977 December 30. The motions of the Ratepayers Association dated 1978 February 22 were submitted to the Advisory Planning Commission and were discussed in that forum.

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It has not been the intention of this general analysis to speak for any specific community group. The intent of the Schedule was to provide Council with an overview, by way of an appendix to the report, of the relevant affected community groups and to indicate the estimated effect, in the opinion of the Planning Department, of the various alternatives on the general area of interest of each.

The recommendations of the report were based on a broad view of the situation, including previous reports to Council, the submissions of the various Boards and Commissions, and the effects on the community as a whole.

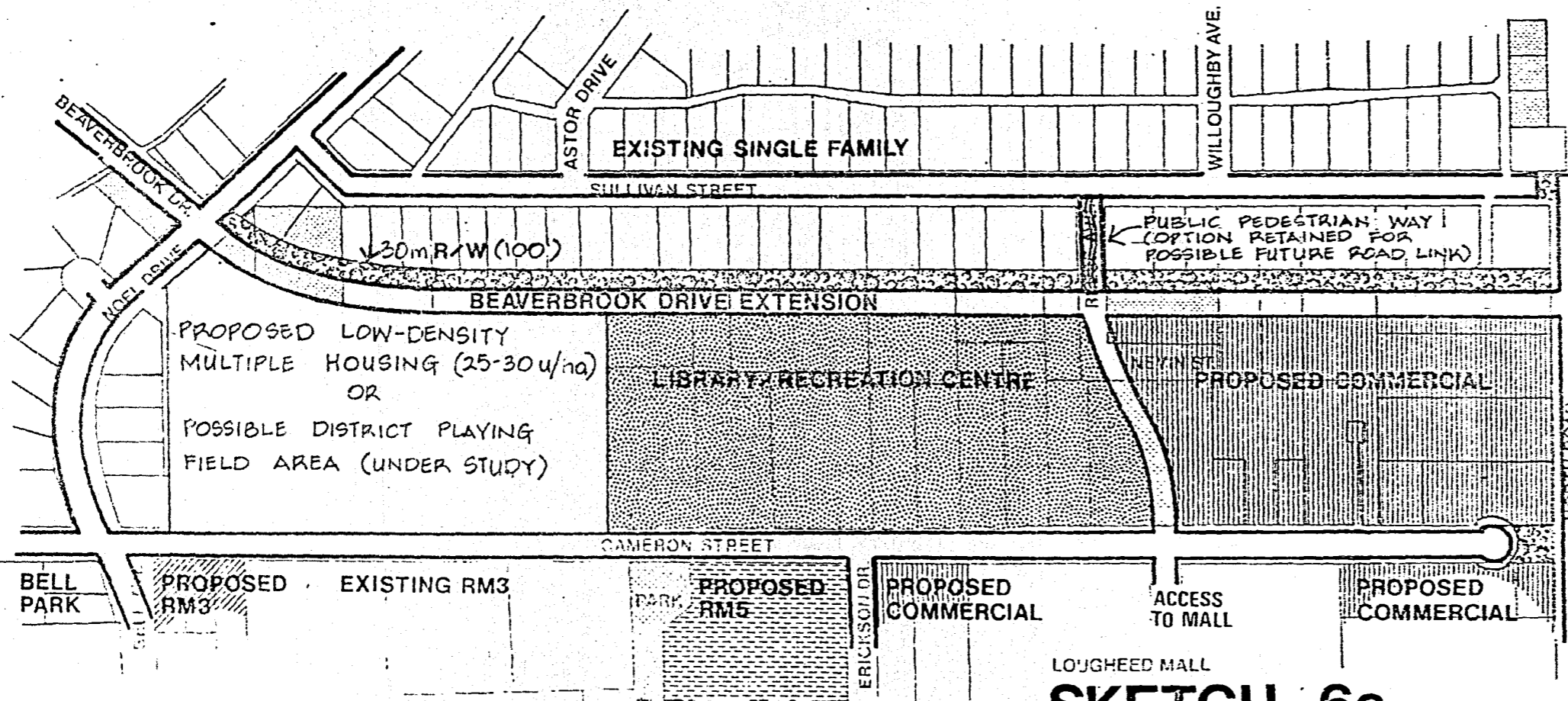
This is for the information of Council.

A. L. Parr
A. L. Parr,
DIRECTOR OF PLANNING.

AP
DGS:KI:cm

Revised Community Plan - Alternative 1a

CAMERON/SULLIVAN/NORTH/NOEL (PART OF AREA "G")



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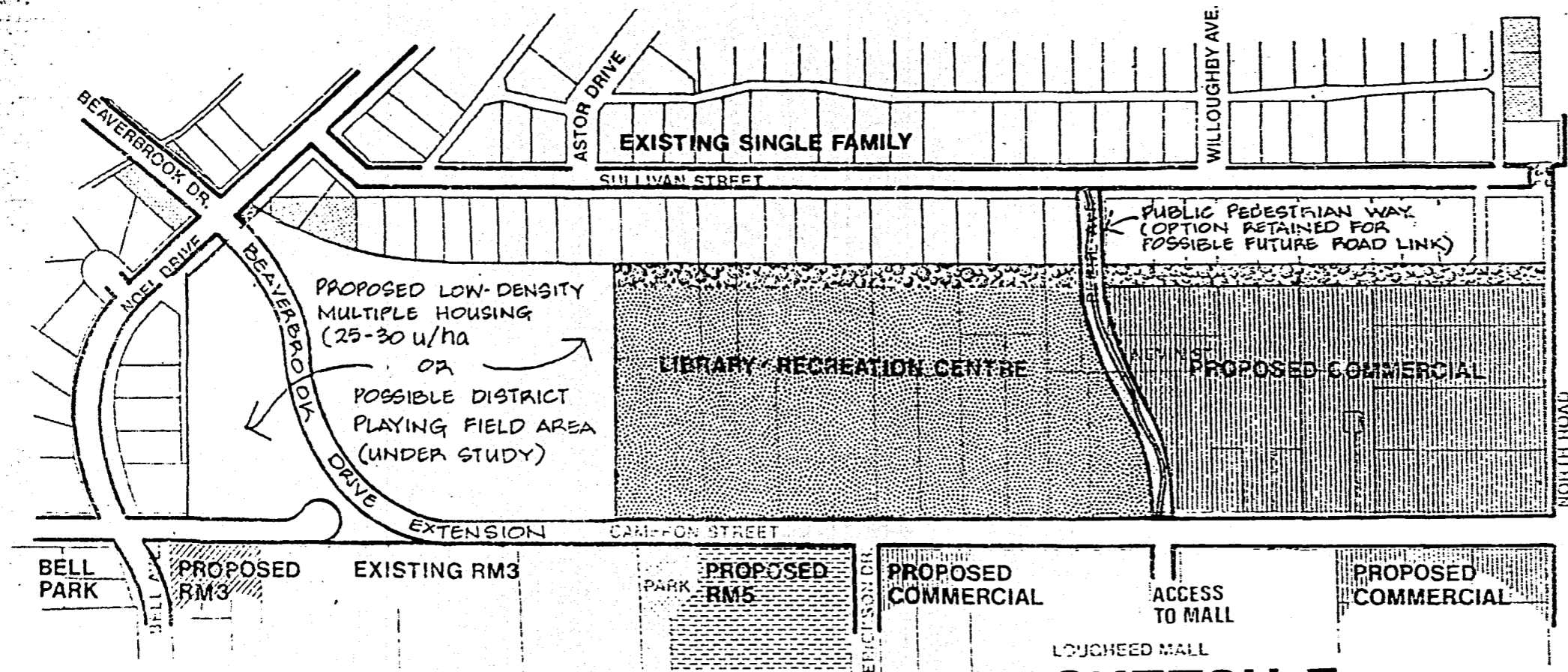
SKETCH 6a

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MUNICIPAL OWNERSHIP
SCALE:

Revised Community Plan - Alternative 2a

CAMERON/SULLIVAN/NORTH/NOEL (PART OF AREA "G")

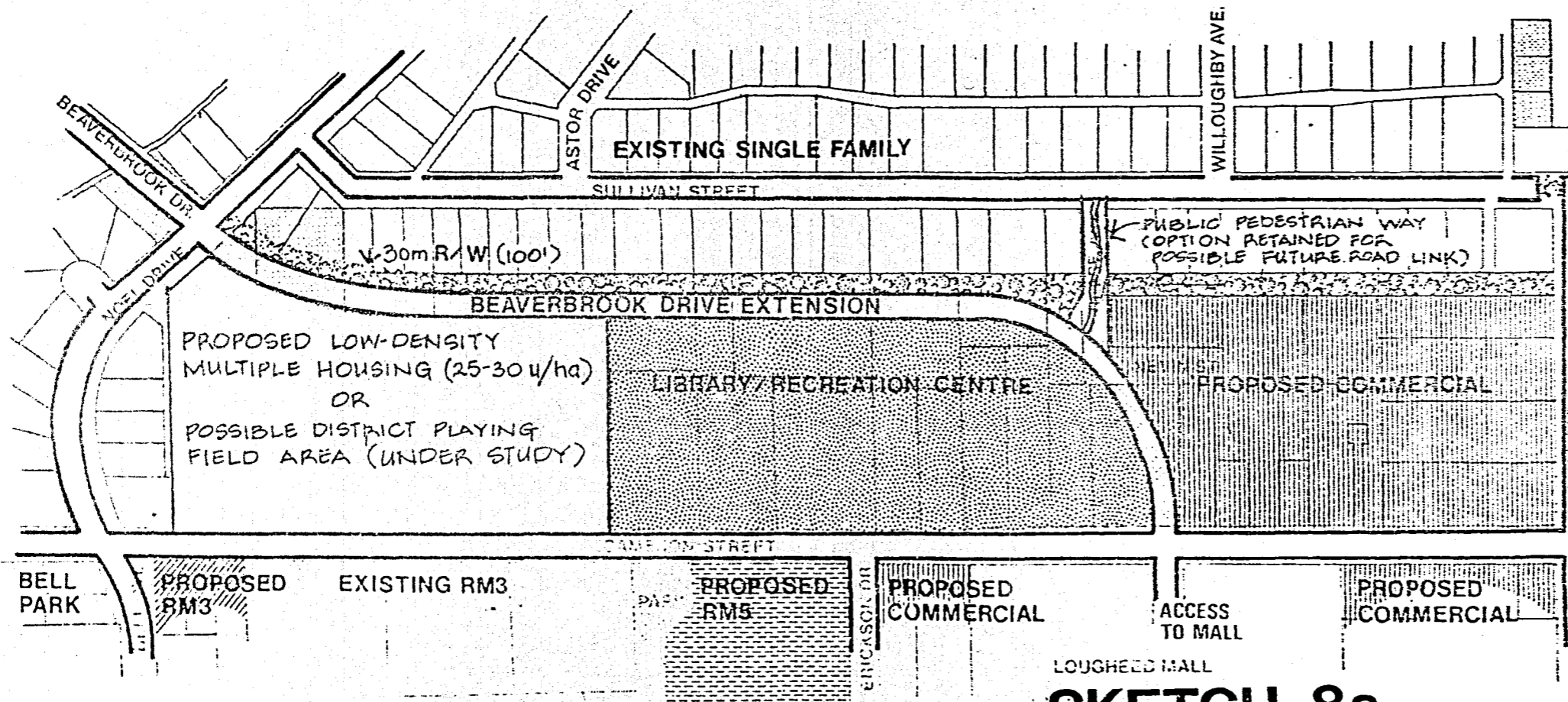


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COUNCIL MEETING 1978 06 12	

MUNICIPAL OWNERSHIP
SCALE

Revised Community Plan - Alternative 3a

CAMERON/SULLIVAN/NORTH/NOEL (PART OF AREA "G")



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SCALE: 1:1000

SKETCH 8a