

ITEM	14
MANAGER'S REPORT NO.	71
COUNCIL MEETING	1979 10 22

RE: THE EFFECT ON BURNABY OF THE OFFICIAL REGIONAL PLAN UPDATE

Following is a report from the Director of Planning on the Official Regional Plan Update.

RECOMMENDATION:

1. THAT the report of the Director of Planning be received for information purposes.

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TO: MUNICIPAL MANAGER 1979 OCTOBER 17
FROM: DIRECTOR OF PLANNING
RE: THE EFFECT ON BURNABY OF THE OFFICIAL REGIONAL PLAN UPDATE

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

A. BACKGROUND

The purpose of this report is to provide an assessment of the effect of the proposed updated plan on Burnaby.

The need for a full review and revision of the original Official Regional Plan of 1966 has resulted from the changes which have occurred since that time in public attitudes (energy, environmental protection, roads, the role of government), legislative changes (i.e. Agricultural Land Reserve in 1973), population growth rate and distribution trends, the spread of urbanization up the Fraser Valley, the growing need for improved public transit, revised regional plan objectives and general policies (i.e. the regional towns and open space conserving concepts). For these reasons, as well as the necessity of streamlining the administrative aspects of the plan, the Provincial Ministry of Municipal Affairs and the four regional districts decided in 1978 to proceed with a comprehensive updating of the plan on a cooperative basis and with the full involvement of the municipalities.

B. A REVIEW OF BASIC PLAN PROVISIONS AND THEIR EFFECTS ON BURNABY

1. Population Growth and Density Policies - It is considered that more than one-half of the Lower Mainland population growth should take place in the metropolitan area (Vancouver, Richmond, Burnaby, New Westminster, the North Shore, North Surrey - North Delta and the Coquitlam - Port Coquitlam - Port Moody area)

This relates closely to the "Livable Region Program" proposals and is in keeping with adopted development and growth policies for this municipality.

2. The Development of a Hierarchy of Town Centres - These would, on the basis of size and function, be designated as regional or district centres which would provide for commercial development, new community facilities and higher density forms of residential accommodation.

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In Burnaby these designated centres would include:

- Regional centre - Metrotown
- District centres - Brentwood
- Lougheed Mall

This hierarchy closely follows the originally approved "core concept" policy as set forth in the Apartment Study.

3. Employment/Labour Force Policies - These involve the encouragement of a better balance between jobs and labour force in all urban areas in the Lower Mainland.

There is already a fairly good balance between jobs and labour force in Burnaby and it is considered desirable that this be maintained and enhanced in the future.

4. The promotion of a policy for the Accommodation of Industrial Development Needs - This would entail the preservation of areas suitable for industrial development and the avoidance of the encroachment of non-industrial uses into industrial districts.

Such a policy reflects approval plans for industrial development in this municipality (i.e. the Central Valley, Winston Street, Lake City, Big Bend industrial areas).

5. The Establishment of Guidelines Aimed at the Preservation of Agricultural Land and Farming Areas - This is based on the desirability of maintaining areas of high quality agricultural soils for farming purposes.

This has little effect on Burnaby except in the Big Bend where it follows the established policy of market garden preservation and the inclusion of certain properties in the Provincial Agricultural Reserve Program.

6. Environmental Policies - These include the identification of significant outdoor recreation features, areas susceptible to flooding and biologically important areas (fish, bird, wildlife habitats etc.) and the establishment of guidelines to ensure their preservation.

There are a number of areas in Burnaby which, because of their significance for open space - recreational - conservation purposes, have been assigned a PARK designation in the Official Regional Plan. These include Barnet Marine Park, Burnaby Mountain Conservation area, Burnaby Lake and the Oakalla Lands - Deer Lake development area. The latter two, in particular, are also considered of biological importance. The significance of all of these areas will increase with the growth of the municipality and the rest of the Lower Mainland. The Floodplain program will have little effect on Burnaby except, of course, for the Big Bend area.

7. Transportation Policies - The proposed plan includes a transportation element that involves all types (rail, road, sea and air) which contribute to the movement of people and goods in the region.

The rail and road components of these policies are of particular significance to Burnaby. These include the development of plans for major highways, improved bus services and Light Rapid Transit.

8. Land Use Policy Designations - The system of land use policies and designations contained in the 1966 plan has been simplified and continued in the proposed updated plan. Under the proposed revisions, the total number of designations will be reduced from 13 to 10. The purpose of each designation will be clarified and the long-range and current stage plan maps will be merged.

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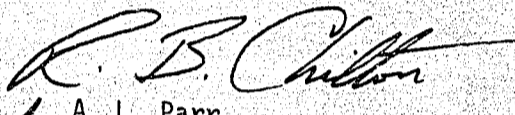
- 3 -

These measures should provide a clearer and more concise definition of the various land use designations included in the plan.

9. Plan Administration and Amendment Policies - The area covered by the Lower Mainland plan has been extended from the 1966 planning area to include the whole of the Central Valley Regional District, the Dewdney-Alouette Regional District, the Regional District of Fraser-Cheam and the Greater Vancouver Regional District. The plan will include simplified amendment procedures and be administered by a joint body composed of provincial and regional district representatives assisted by a staff group - along the lines of the present Technical Liaison Committee

These aspects of the proposed updated Official Regional Plan should benefit Burnaby, as well as other municipalities, in providing more efficient administration and amendment procedures.

This is for the information of Council.


A. L. Parr
DIRECTOR OF PLANNING

RBC/nb

cc: Assistant Director - Long Range
Planning & Research.