

ITEM	8
MANAGER'S REPORT NO.	3
COUNCIL MEETING	1979 01 08

RE: LETTER FROM THE BRENTWOOD PARK RATEPAYERS' ASSOCIATION  
WHICH APPEARED ON THE AGENDA FOR THE 1979 JANUARY 02  
MEETING OF COUNCIL (ITEM 4g)  
APARTMENT AREA "D", COMMUNITY PLAN #9

Appearing on last week's agenda was a letter from Mrs. Isabelle Ulmer, Secretary of the Brentwood Park Ratepayers' Association, regarding Community Plan #9. Following is a report from the Director of Planning on this matter.

RECOMMENDATION:

1. THAT the recommendations of the Director of Planning be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1979 JANUARY 03  
FROM: DIRECTOR OF PLANNING  
SUBJECT: LETTER OF ENQUIRY FROM BRENTWOOD PARK RATEPAYER'S  
ASSOCIATION — APARTMENT AREA "D", COMMUNITY PLAN #9  
(ATTACHED LETTER)

RECOMMENDATIONS

1. THAT this report be received for the information of Council.
2. THAT a copy of this report be sent to the Brentwood Park Ratepayer's Association.

REPORT

The Planning Department has been requested to reply to a letter dated 1978 December 22 submitted to the Mayor and Council by the Brentwood Park Ratepayer's Association in which the Association requests notification of any zoning changes planned for the Apartment Area "D" (Community Plan #9) south of Ridgelawn and west of Delta, and of the current plan for this area.

As background, on 1975 November 10 Council adopted a proposed amended Community Plan for the area east of Delta Avenue (see attached Sketch #1). The amended Community Plan for the area west of Delta Avenue was held in abeyance pending further study of alternative land use questions and possible road network options by staff. Subsequent to this report following further study, a number of road closures were also instituted by Council in the area directly north of this apartment area. In the Fall of 1978 the Ministry of Highways constructed a left-turn median break at Lougheed Highway and Springer to facilitate traffic circulation in this area.

Step-by-step development of designated apartment sites in the adopted amended portion of Apartment Area "D" east of Delta is continuing. However, there is little pressure by developers with respect to the development of the apartment sites west of Delta at this time. The Planning Department will pursue further

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BRENTWOOD PARK RATEPAYER'S  
ASSOCIATION  
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studies in this area once a number of other higher priority community planning matters have been completed. Notification to residents of zoning changes follow standard procedures. However, preliminary community plan proposals will be submitted to the Brentwood Park Ratepayer's Association for their comments and discussion prior to the submission of any recommended amended community plan to Council. The main expressed concerns of the Association will be acknowledged in the report to Council and the Association may possibly make further submissions directly to Council independent of any staff report. We would also inform Council that as part of the Planning Information Program any interested registered party may arrange to be informed of rezoning applications within a given area of the Municipality.

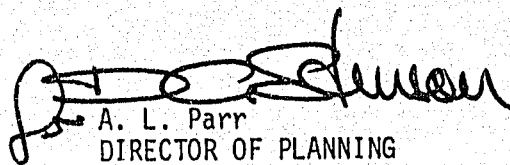
As an amended Community Plan for the area west of Delta was not adopted by Council, the current applicable policy land use plan for the area west of Delta remains the one adopted by Council in 1971 which outlines the area for RM-5 type apartment development and indicates the closure of Delta between Ridgelawn and the Lougheed Highway (see attached Sketch #2).

Operationally, development in this area has been held in abeyance pending the completion of further studies.

With respect to the comment on the use of a project access at Delta and the Lougheed Highway, we would advise that this access off Delta to the newly constructed frontage road east of Delta is a temporary construction and emergency access which would be closed to traffic once the apartment development at Delta and Lougheed is complete. (Rezoning Reference #9/74).

In checking with the Secretary of the Association, it was clarified that the reference to R3 zoning should state RM3 type zoning.

This is for the information of Council.

  
A. L. Parr  
DIRECTOR OF PLANNING

*APL*  
KI/ds

attachment

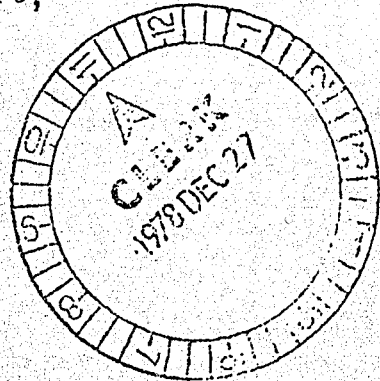
cc Municipal Engineer - Traffic  
Land Agent

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CORRESPONDENCE AND PETITIONS  
Regular Council Meeting  
1979 January 02

Brentwood Park Ratepayers' Assoc.,  
1633 Taralawn Court,  
Burnaby, B.C.  
December 22, 1978

V5B 3H4



Mayor and Council,  
Municipal Hall,  
4949 Canada Way,  
Burnaby 1, B.C.

Dear Sirs and Madam:

At a recent meeting of the Brentwood Park Ratepayers' Association, there was concern regarding the area in our community west of Delta Avenue and south of Ridgelawn Drive. We know that some years ago a plan was drawn for this area but, hearing nothing recently, the residents wish to know if any development is contemplated.

The residents strongly oppose any high density development and certainly not more than R3 zoning. They are against the blocking of Delta Avenue under any circumstances.

The dangers of the entrance by private vehicles on Delta Avenue through the construction roadway was also expressed. Rocks have been sprayed on to vehicles on Delta from spinning wheels trying to make this turn.

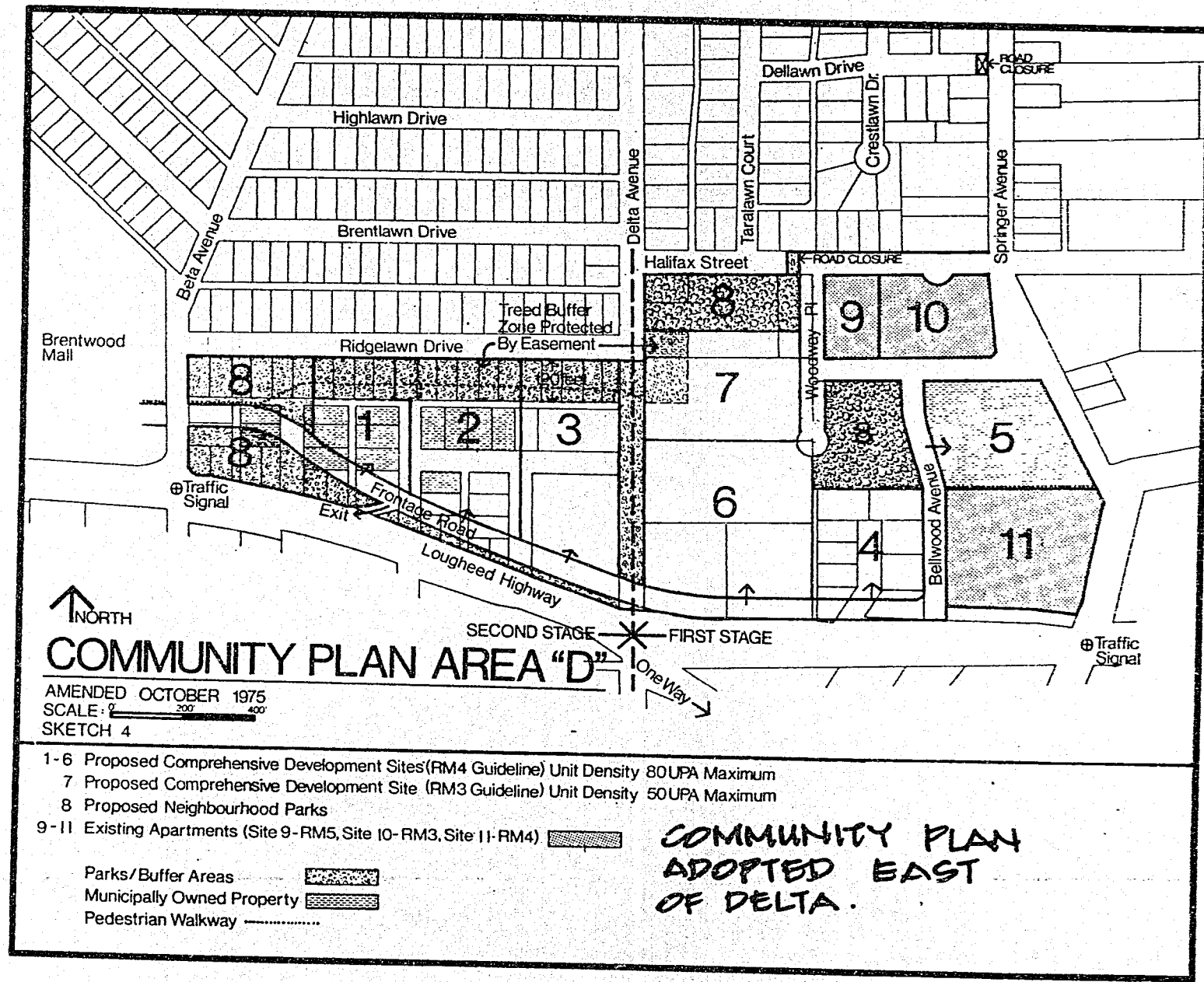
The Brentwood Park Ratepayers' Association wish to be notified if any zoning changes are planned and what the Planning Departments current plan is for this area.

Yours truly,  
*Mrs. Isabelle Ulmer*  
(Secretary, Brentwood Park  
Ratepayers' Assoc.,)  
(MRS. ISABELLE ULMER)

: - AGENDA 1979 JANUARY 02

: - COPY - MANAGER

- PLANNER (FOR REPORT) ✓

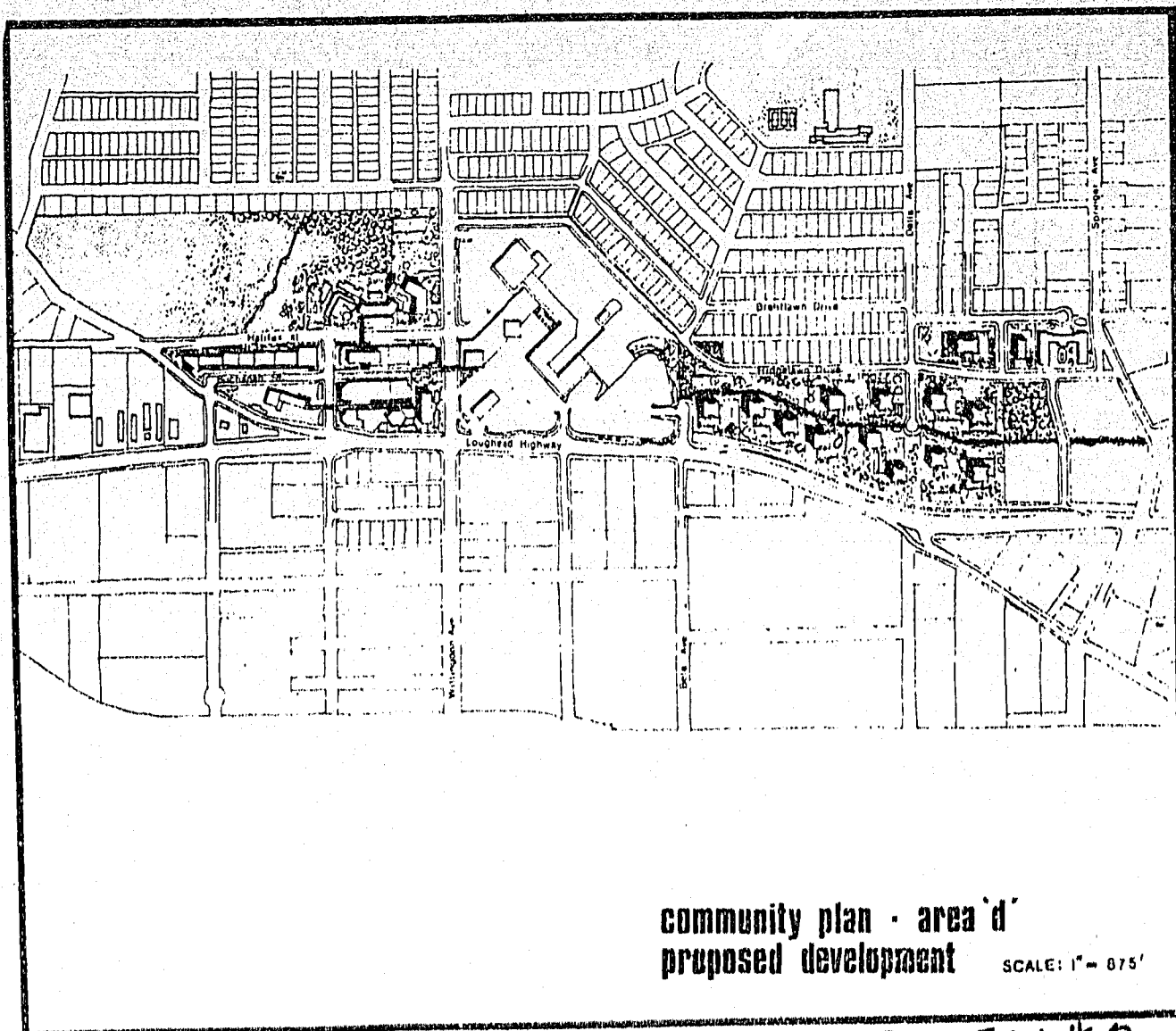
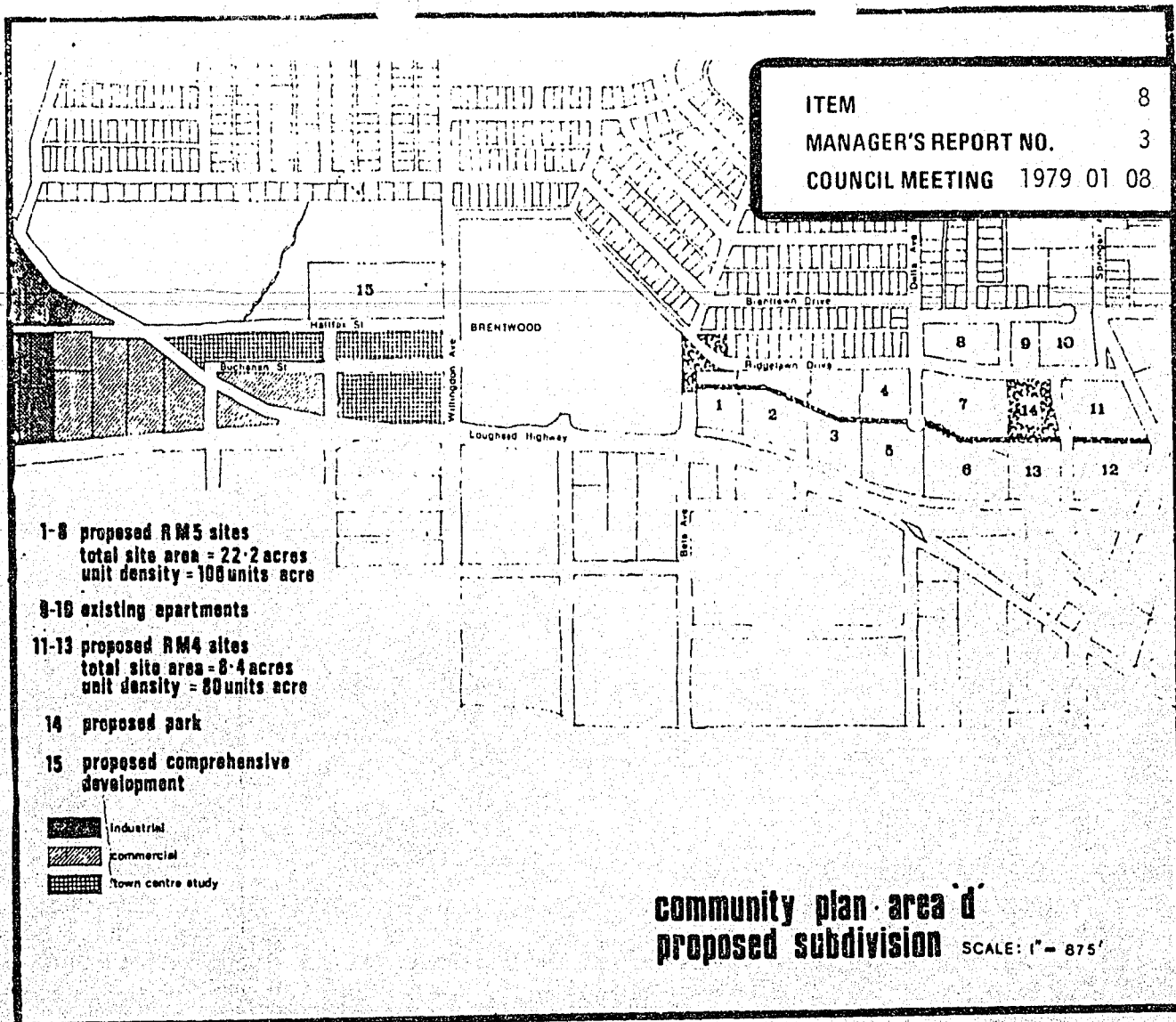


SKETCH # 1

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SKETCH # 2