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| ITEM | 4 |
| MANAGER'S REPORT NO. | 36 |
| COUNCIL MEETING | 1980 05 12 |

Re: BRENTWOOD AREA TOWN CENTRE AREA
COMMUNITY PLAN AREA REVISION (MASONIC CEMETERY AREA)

Following is a report from the Director of Planning requesting authority to undertake a land use study of the northwest quadrant of Community Plan Nine.

RECOMMENDATION:

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

* * *

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: BRENTWOOD AREA TOWN CENTRE AREA
COMMUNITY PLAN AREA REVISION (MASONIC CEMETERY AREA)

PLANNING DEPARTMENT
1980 MAY 05

RECOMMENDATION:

- 1) THAT the Planning Department be authorized to undertake a land use study of the northwest quadrant of Community Plan Nine in order to bring forward an amendment to the Brentwood Area Town Centre Plan.

REPORT

On 1980 April 25 the Planning Department was advised by the Provincial Government that 2.39 ha (5.9 acres) of vacant land owned by the Masonic Cemetery Association have been released from the cemetery designation (refer to the attached letter).

This land is presently vacant and is adjacent the eastern developed portion of the Masonic Cemetery site. The site has approximately 115 m (375 feet) frontage on the Halifax Avenue and is situated west of the site of Rezoning Reference 88/69, the 2.025 ha (5.0 acres) vacant site on the north-west corner of Willingdon Avenue and Halifax Street (refer to map #1).

The Masonic Cemetery Association has been expressing an interest in selling their 2.39 ha (5.9 acres) for development and some initial discussion of the concept of residential use of the land has taken place with the Planning Department.

PLANNING DEPARTMENT
1980 MAY 05
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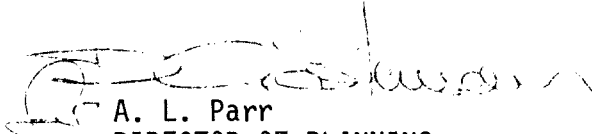
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The development of this site would require an amendment to the Community Plan for the Brentwood area (refer to map #2).

The Planning Department has carried out some preliminary examination of development options for the site; however, further land use study will be required in order to be in a position to recommend the appropriate form and type of development for this site which is consistent with the goals of the Brentwood Town Centre commercial area and the existing low density neighbourhood to the north, and with the overall Growth Management Study which is currently in progress.

It would be appropriate to undertake this study to determine the appropriate land use pattern in the context of the western portion of the Brentwood Community Plan Nine area.

BR
BR:DGS/r1p


A. L. Parr
DIRECTOR OF PLANNING

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Province of
British Columbia

Ministry of
Consumer and
Corporate Affairs
CEMETERIES DIVISION

Consumer Affairs Program
940 Blanshard Street
Victoria
British Columbia V8W 3E6
Phone: (604) 387- 1271

Our file #059
April 25, 1980

Mr. A.L. Parr
Director of Planning
District of Burnaby
4949 Canada Way
Burnaby, B.C.
V5G 1M2


Dear Sir,

Re: Your letter of April 21, 1980, concerning sale of
Masonic Cemetery land

The approximate boundaries of the Masonic Cemetery land are shown on the attached map. Approximately 16.1 acres are reserved for cemetery purposes. Five point nine (5.9) acres were authorized for sale (also shown on map).

The five acres belonging to Beth Israel are also reserved for cemetery purposes.

Yours truly,


D.C. Patterson, Chief
Cemeteries Division

DCP:bb
enc.

1980 MAY

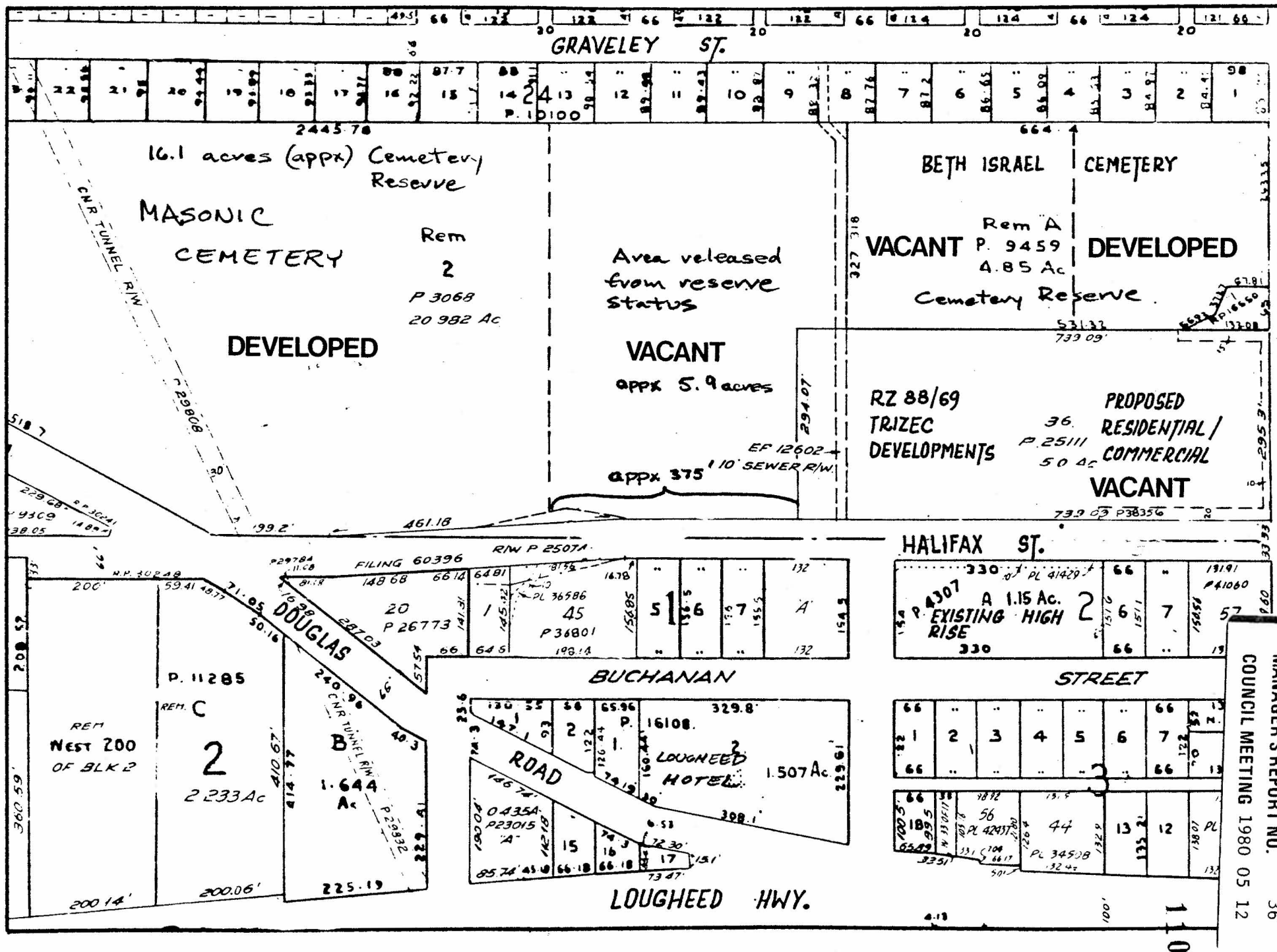
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Drawn By



Burnaby Planning Department

EXISTING LAND USE & OWNERSHIP

MAP # 1

— . WILLINGDON — AVE.

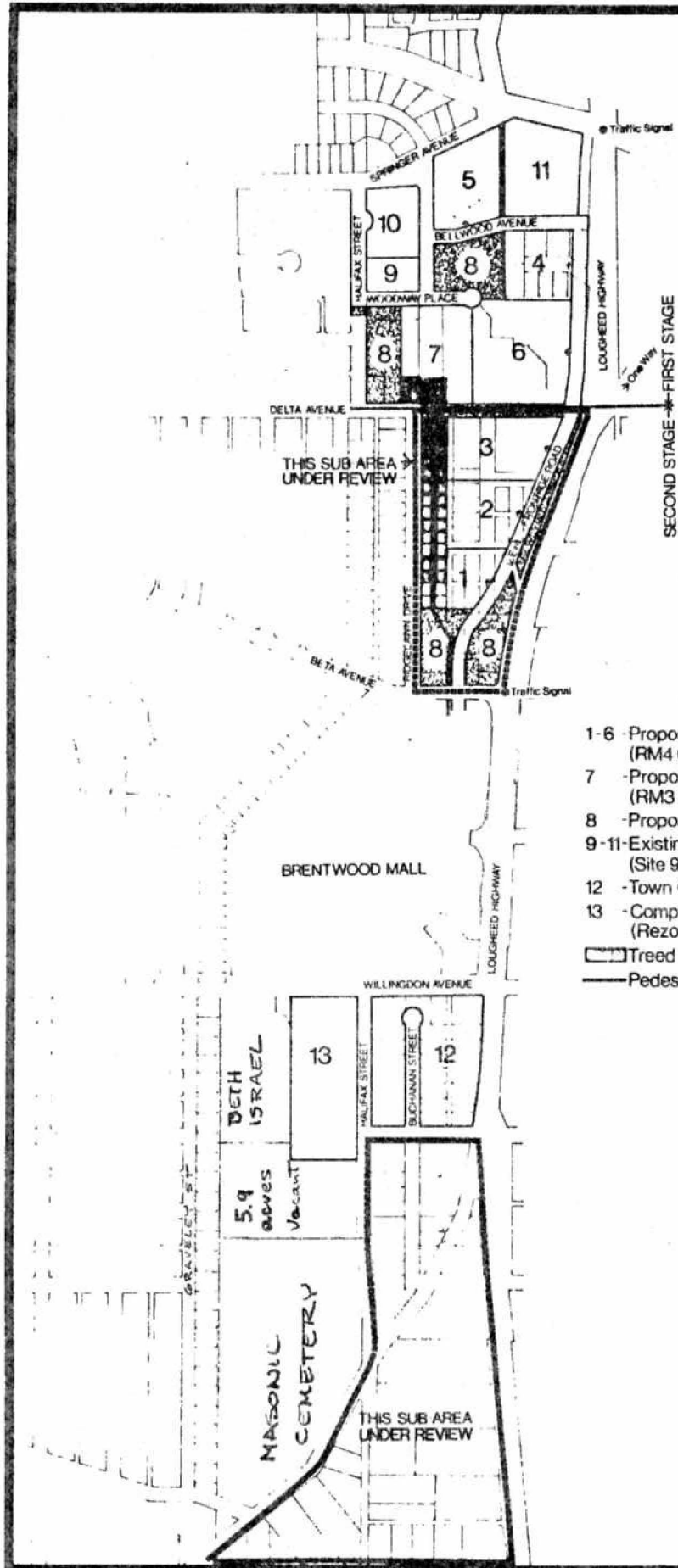
ITEM

MANAGER'S REPORT NO.

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COUNCIL MEETING 1980 05 12

ITEM 4
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COUNCIL MEETING 1980 05 12



- 1-6 - Proposed Comprehensive Development Sites (RM4 Guideline) Unit Density - 80 UPA Maximum
- 7 - Proposed Comprehensive Development Site (RM3 Guideline) Unit Density - 50 UPA Maximum
- 8 - Proposed Neighbourhood Parks
- 9-11 - Existing Apartment Development (Site 9 - RM5, Site 10 - RM3, Site 11 - RM4)
- 12 - Town Centre Study
- 13 - Comprehensive Development Apartment Proposal (Rezoning Number 88/69)
- Treed Buffer Zone Protected by Easement
- Pedestrian Walkway

← North Ref. Date: October 1975

COMMUNITY PLAN NINE

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Date

1980 MAY

Scale

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Burnaby Planning Department

Existing Community Plan

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MAP # 2

