

ITEM 18  
MANAGER'S REPORT NO. 42  
COUNCIL MEETING 1980 06 16

RE: DEVELOPMENT PLAN - METROTOWN AREA II  
(ITEM 16, REPORT NO. 34, 1980 MAY 05)  
(ITEM 5, REPORT NO. 39, 1980 MAY 26)

Following is a report from the Director of Planning regarding the proposed redevelopment plan for Metrotown II.

The Planning Department's report explains the action that was taken by Council when this matter was considered on 1980 May 05. By way of further background, Council on 1980 May 26 received a report from the Parks and Recreation Administrator (Item 5, Report No. 39) relative to Metrotown - Area II and with particular reference to a proposed neighbourhood park. A number of points were raised in the Council discussion and a motion was adopted to the effect that further consideration of this matter be referred to staff and brought forward for consideration at the time the complete report on the development plan for Metrotown - Area II is to be considered by Council.

A report of the Advisory Planning Commission is on this week's agenda. It would be appropriate that this report also be referred to staff for inclusion in a further report to Council which will include items raised by Council at its 1980 May 26 meeting with reference to the proposed neighbourhood park.

RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER

1980 JUNE 11

FROM: DIRECTOR OF PLANNING

OUR FILE: 15.149(11)

SUBJECT: A DEVELOPMENT PLAN FOR METROTOWN — AREA 11

RECOMMENDATIONS

1. THAT the recommendations in the report "A Development Plan for Metrotown - Area 11" which the Municipal Clerk was authorized to bring forward on 1980 June 16 for consideration and adoption be tabled at this time; and
2. THAT the Planning Department be authorized to pursue an appropriate process by which further detailed comments and concerns related to the proposed Development Plan for Metrotown - Area 11 would be elicited from residents in the area on the understanding that a further report outlining the recommended process would be submitted to Council for its consideration.

REPORT

1.0 BACKGROUND

In 1978 February, Council approved in principle the policy report "Burnaby Metrotown: A Development Plan" which outlines goals, objectives, and general development guidelines for the fourteen Metrotown sub-areas. Council at that time also authorized the Planning Department to pursue the delineation of specific design and development criteria, on a sub-area basis, to guide and control potential and proposed development. The report, "A Development Plan for Metrotown Area 11" was submitted to Council pursuant to these overall goals, objectives and development guidelines as they apply to Area 11.

In addition, in light of the Metrotown studies, the Municipality had received continuing enquiries by property owners and by real estate/developer representatives as to the development potential of specific properties within this area. In answer to one enquiry, Council was informed that the appropriate next steps towards the delineation of detailed development sites in Area 11 would involve an amendment to the Apartment Study '69 and the determination of a detailed development plan.

ITEM	18
MANAGER'S REPORT NO.	42
COUNCIL MEETING	1980 06 16

2.0 RECOMMENDATIONS ADOPTED  
BY COUNCIL ON 1980 MAY 05

On 1980 May 05, Council adopted the following recommendations:

- "1. THAT Council receive the Development Plan for Metrotown Area 11 and authorize the Planning Department to arrange for a Public Information Meeting regarding this Development Plan to be held 1980 June 10 at 19:30 h at the Kingsway Four Square Church Youth Centre Gymnasium.
2. THAT Council authorize the Municipal Clerk to send a notice regarding this Public Information Meeting to all owners and occupants within a precinct bounded by Boundary Road, Burke Street, Abbey Avenue, and Kingsway, and to place a display advertisement in one of the local newspapers circulating in the Municipality to advise the general public of this meeting.
3. THAT Council send a copy of this report to the Advisory Planning Commission and the Parks and Recreation Commission and request that any comments be received by Council on or before the scheduled Council meeting of 1980 June 16.
4. THAT Council authorize the Municipal Clerk to bring forward the recommendations outlined in the report at the Council meeting of 1980 June 16 for consideration and adoption. Recommendation (c) would be referred to the Parks and Recreation Commission for its approval. The report recommendations are as follows:
  - a) THAT Council adopt the Development Plan for Metrotown Area 11 and authorize the Municipal staff to pursue the implementation of the development plan.
  - b) THAT Council amend Apartment Study Areas "J" and "L" to conform to the proposed Development Plan.
  - c) THAT the Parks and Recreation Commission include the proposed neighbourhood park as detailed in Section 6.1 of this report in the Parks Acquisition Program. "

The Public Information Meeting was held as scheduled and a further section of this report deals with the meeting. The second recommendation regarding notices and newspaper advertisements was carried out by the Municipal Clerk.

Both the Parks and Recreation Commission and the Advisory Planning Commission have considered the proposed Development Plan and have supported its adoption by Council. The Advisory Planning Commission's recommendation contained a proviso that consideration be given to designating Bond Street as a 36 foot residential collector road. The Planning Department would have no objection to eventually achieving a 36 foot width for the Bond Street minor residential collector which is in keeping with the criteria in the adopted Comprehensive Transportation Plan for Burnaby.

Council also authorized the Municipal Clerk to bring forward the recommendations outlined in the Development Plan report on 1980 June 16 and therefore these recommendations are before Council on the same agenda as this report. However, in light of the resident reaction at the Public Information Meeting of 1980 June 10, and in order to permit further study of resident responses and of additional resident responses both verbal and written that are expected in the near future, it is recommended that the primary recommendations contained in the Development Plan report be tabled at this time and be brought forward for the consideration of Council at such time as full consideration of resident comments and concerns have been achieved.

ITEM	18
MANAGER'S REPORT NO.	42
COUNCIL MEETING	1980 06 16

3.0 PUBLIC INFORMATION MEETING

A Public Information Meeting was held on 1980 June 10 at the Kingsway Four Square Church Youth Centre Gymnasium. A total of 2101 information meeting notices were distributed by the Post Office to owner/occupants in the directly affected area and in the proximate surrounding single-family dwelling area to the north and east. There are approximately 1,005 residential units within the proposed development plan precinct.

Approximately 290 residents attended the public meeting. A wide range of comments and concerns were raised which Planning Department staff present responded to.

Comments and concerns included:

- a) Complaints of existing traffic, concern about increased traffic with development, and information requests regarding overall traffic patterns.
- b) Road closures and acquisition of any properties needed for future rights-of-way.
- c) Timing and process for neighbourhood park acquisitions and some questioning of the need for a park.
- d) Timing of the future multiple housing expansion areas and objections to some of the future development areas.
- e) The achievement of high quality apartment developments.

It was clear that most residents in attendance were opposed to the proposed development plan. Our summarized estimation of the meeting is that most persons in attendance were single-family dwelling residents both in the plan area and in the surrounding area who perceive and oppose further intrusions of apartment development into the general area. As background, it is noted that the proposed development plan did not outline any further high rise developments and two-thirds of the current population within the proposed development plan precinct reside in apartments. It is also noted that a significant number of residents present and speakers did either support the development plan or acknowledge the ultimate viability of further development in the area. Specific elements both pro and con of the proposed development plan were not pursued in any great details.

The Planning Department is of the opinion that further initiatives are required to elicit detailed comments by residents on the proposed development. Therefore, it is recommended that Council authorize the Planning Department to pursue an appropriate resident input process by which further detailed comments and concerns related to the proposed Development Plan for Metrotown-Area 11 would be obtained from residents in the area on the understanding that a further report outlining the proposed process would be submitted to Council for its consideration prior to institution.

  
A. L. Parr  
DIRECTOR OF PLANNING

KI/ds

c.c.: MUNICIPAL CLERK

