

ITEM	4
MANAGER'S REPORT NO.	21
COUNCIL MEETING	1980 03 17

RE: DRAFT PLAN FOR THE LOWER MAINLAND OF BRITISH COLUMBIA

Following is a report from the Director of Planning regarding comments on the GVRD's Draft Plan for the Lower Mainland of British Columbia.

RECOMMENDATION:

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

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1980 March 11

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: DRAFT PLAN FOR THE LOWER MAINLAND OF BRITISH COLUMBIA

RECOMMENDATIONS:

1. THAT the Council recommend the adoption of the proposed amendments to the Draft Plan for the Lower Mainland as outlined on the attached Maps "B" and "C".
2. THAT the Council concur with the remainder of the Draft Plan as proposed.
3. THAT a copy of this report be sent to Mayor Tonn, Chairman, G.V.R.D. Planning Committee, 2294 West Tenth Avenue, Vancouver, B.C. V6K 2H9.

REPORT

A. BACKGROUND

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 conservation 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 with the full involvement of the municipalities.

A revised Draft Plan has now been prepared. This was the subject of the letter from Mayor Tonn, Chairman of the G.V.R.D. Planning Committee which was included on the agenda of the Council meeting of 1980 March 03. In the letter it was indicated that the GVRD Planning Committee proposes to consider the Draft Plan during the month of April, 1980 and the views of the Council were requested prior to 1980 March 28. This deadline has been subsequently extended to April 30.

Incorporated in the Draft Plan are a number of revisions which reflect earlier discussions and correspondence involving the GVRD and municipal planning staffs. The Planning Department has subsequently examined the updated plan. The results of this review are covered in two parts in the report which follows, including the plan text material on Lower Mainland Development Strategies (Part II) and the Plan Map showing the land area designations which have been applied to Burnaby to implement these concepts.

B. LOWER MAINLAND DEVELOPMENT STRATEGY

1. Protection of productive Farmland, Floodplain and Natural Assets from Urban and Industrial Development-

This includes the identification of areas of productive agricultural soils, significant natural assets, areas susceptible to flooding and the establishment of guidelines to ensure their preservation.

The amount of productive agricultural land is quite limited in Burnaby being confined to the Big Bend area where there is an established policy of market garden preservation and the inclusion of certain properties in the Provincial Agricultural Reserve Program. Measures have also been taken for the protection of areas of natural and environmental significance such as Barnet Marine Park, Burnaby Mountain and ravine/park conservation areas, Burnaby Lake and Deer Lake. The latter two, in particular, are also considered of biological importance. The Floodplain program will have little effect on Burnaby except, of course, for the Big Bend area.

2. The Development and Use of Natural Resources for the Long Term Benefit of the Lower Mainland-

This is aimed at the wise use and development of such resources as forests, productive farmland, fish spawning streams and aggregate resources.

The proper management of natural resources will have important implications for the future of the Lower Mainland and its economy, including Burnaby.

3. The Locating of More of the Total Population Growth Within the Metropolitan Area-

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 is in keeping with previously adopted municipal policies. With respect to the Growth Management Study currently in progress, it is noted that municipal population targets will be included in an updated Livable Region Program and not in the Regional Plan.

4. The Locating of More of the Population Growth Outside the Metropolitan Area to the North Side of the Fraser River-

This would provide for a more equitable distribution of population outside the metropolitan area and reduce the pressures for the urban development of productive farmland in the Fraser Valley.

While Burnaby is not directly involved, this concept would benefit the entire Lower Mainland Area.

5. The Focusing of Four-Fifths of Fraser Valley Growth in Five Valley Towns-

This strategy would involve the concentration of population in the urban portions of Abbotsford-Clearbrook, Langley, Mission, Maple Ridge and Chilliwack.

The provision of a wide range of housing types and job opportunities in these towns would have a beneficial effect on Burnaby through a reduction in the need for valley residents to commute to the metropolitan area to work, many of whom would pass through the municipality.

6. The Promoting of Higher Residential Densities in the Metropolitan Area and the Valley Towns-

This relates closely to strategies 3 and 5 with a focus on the achieving of higher residential densities through infilling of existing residential areas and by the use of more compact forms of accommodation.

This particular concept is reflected in Burnaby by the increasing trend towards the accommodation of a higher proportion of the population in townhouses and various types of apartments, and through the infilling of residential areas.

7. The Focusing of New Commercial Employment and High and Medium Density Housing in and around the Metropolitan Core and Existing Regional Centres-

This involves the concentration of commercial and high and medium density housing in downtown Vancouver, the proposed regional centres and the development of a hierarchy of town centres as focal points for their areas and for the transportation network linking them together and to their surroundings.

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.

8. Improving the Balance in the Distribution of Jobs and Labour Force in all parts of the Lower Mainland-

This would include the preservation of areas suitable for industrial development and the avoidance of the encroachment of non-industrial uses into industrial districts.

Such a policy is reflected in the designation of specified industrial development areas in this municipality (i.e. the Central Valley, Winston Street, Lake City and Big Bend industrial areas).

9. The Provision of Transportation and Physical Services in a way which will reinforce the Development Concept-

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. In addition, it is expected that

considerable savings will be realized in highway transportation costs and in the provision of municipal arterial streets, water supply and sewer services if the region develops in conformity with the plan.

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, which are consistent with our own Transportation Concept.

C. LAND AREA DESIGNATIONS AND THE PLAN MAP

The system of land area designations and policies contained in the 1966 Regional Plan has been simplified in the updated plan. Under the proposed revisions, the total number of designations will be reduced from thirteen to ten. The purpose of each designation has been clarified and the former long-range and current plan maps merged. These measures will provide a clearer and more concise definition of the various land area designations included in the plan.

The Land Area Designations proposed for Burnaby in the Draft Plan are shown on the attached Map "A". The major changes from the former plan include the application of an URBAN designation to the Simon Fraser University site to replace INSTITUTIONAL, a classification which has been deleted from the revised plan. Under the plan, the new LIMITED USE AREA (LIM) category would now apply to the Barnet Marine Park and Burnaby Mountain Conservation areas, the projected extension of Burnaby Lake Park to the west of Sperling Avenue and to the east of Gagliardi Way along the Brunette River, and the Deer Lake Development Park area including the Oakalla Lands.

The designation policies for LIMITED USE include:

- a) Environmentally sensitive areas;
- b) Significant fish, wildlife or waterfowl habitat;
- c) Potential park sites;
- d) Community water supply watersheds;
- e) Lands with site features that limit development;
- f) Major water areas;
- g) Areas of undetermined future use; and
- h) Areas that are uneconomical or inefficient to service.

For comparative purposes, the designation for the PARK category is described as "those areas owned or under long term lease by a responsible authority for public recreation use of regional significance including federal parks, provincial parks and recreation reserves, regional parks and municipal parks that serve a regional function".

In reviewing the areas proposed for LIMITED USE, it is considered that a PARK designation would be more appropriate in the case of the Barnet Marine Park and large portions of the Deer Lake - Oakalla Lands areas. The rationale for this is set forth below:

1. Barnet Marine Park Area-

The small scale of the GVRD Plan map makes it difficult to determine the presently proposed boundaries. It seems apparent, however, that when the designation of the Burnaby Mountain Conservation Area was changed from PARK to LIM, the latter category was extended through to Burrard Inlet to encompass sections which should be appropriately retained in the PARK classification.

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2. Deer Lake Park Area-

It is felt that since this area was the subject of a special study and the Oakalla Lands were specifically designated for park purposes by the Province that this should be reflected in a PARK designation, leaving the sector occupied by the prison buildings and the privately owned upland area on the south side of the lake in the LIM category.

The recommended revisions to the Plan Map for these two areas are shown on the attached maps "B" and "C".



A. L. Parr
DIRECTOR OF PLANNING

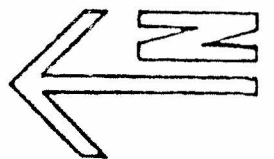
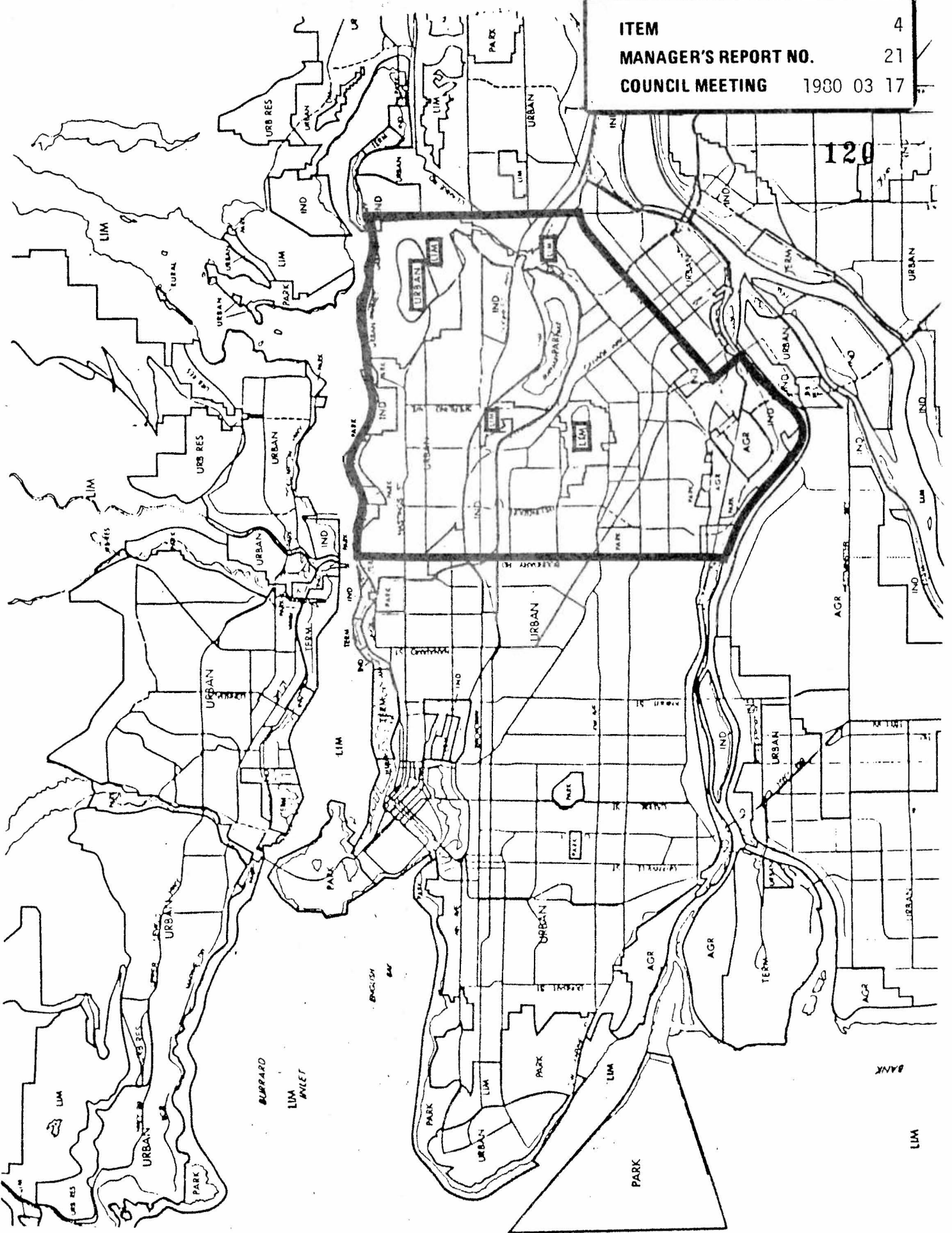
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Attach.

c.c. - Assistant Director - Long Range
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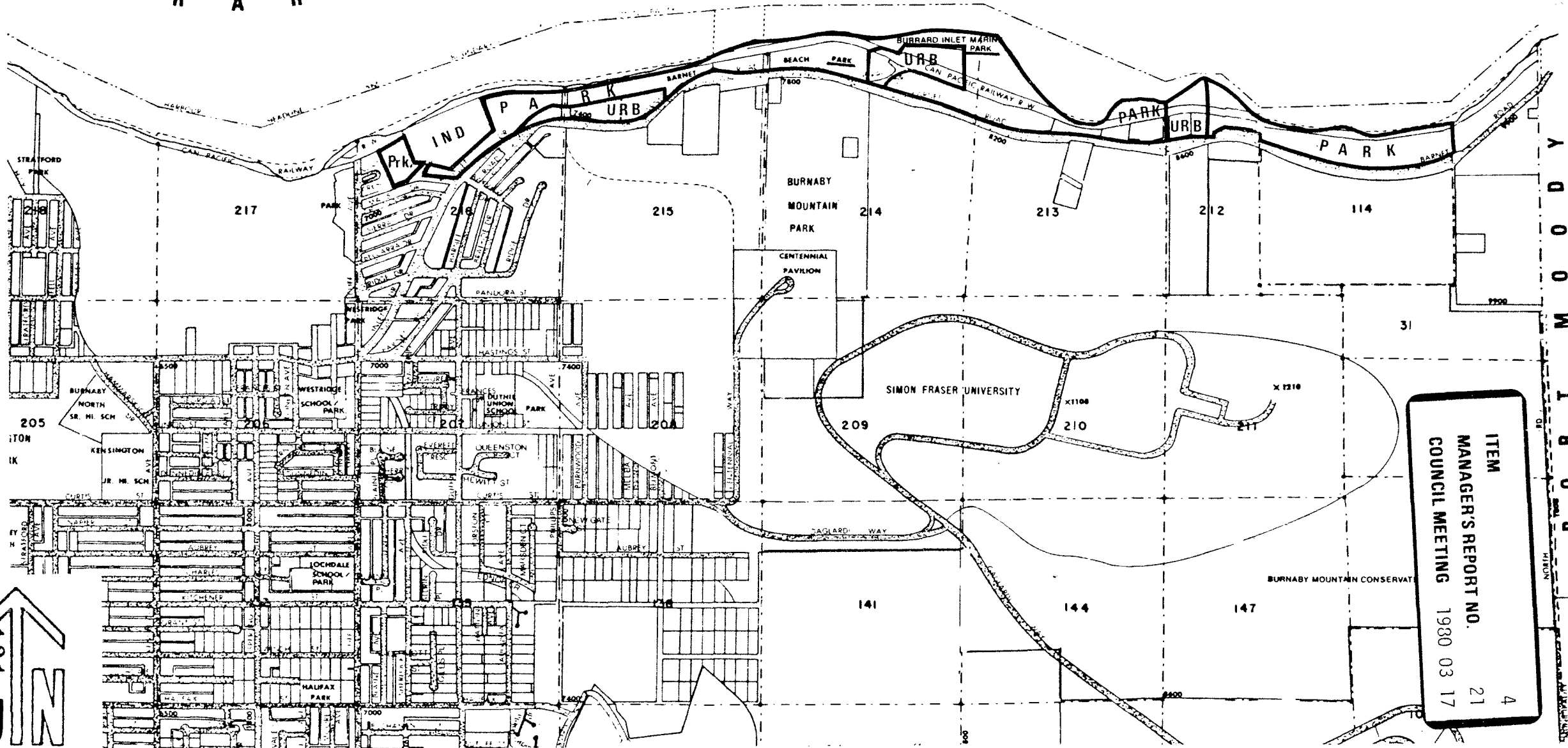
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BURRARD INLET

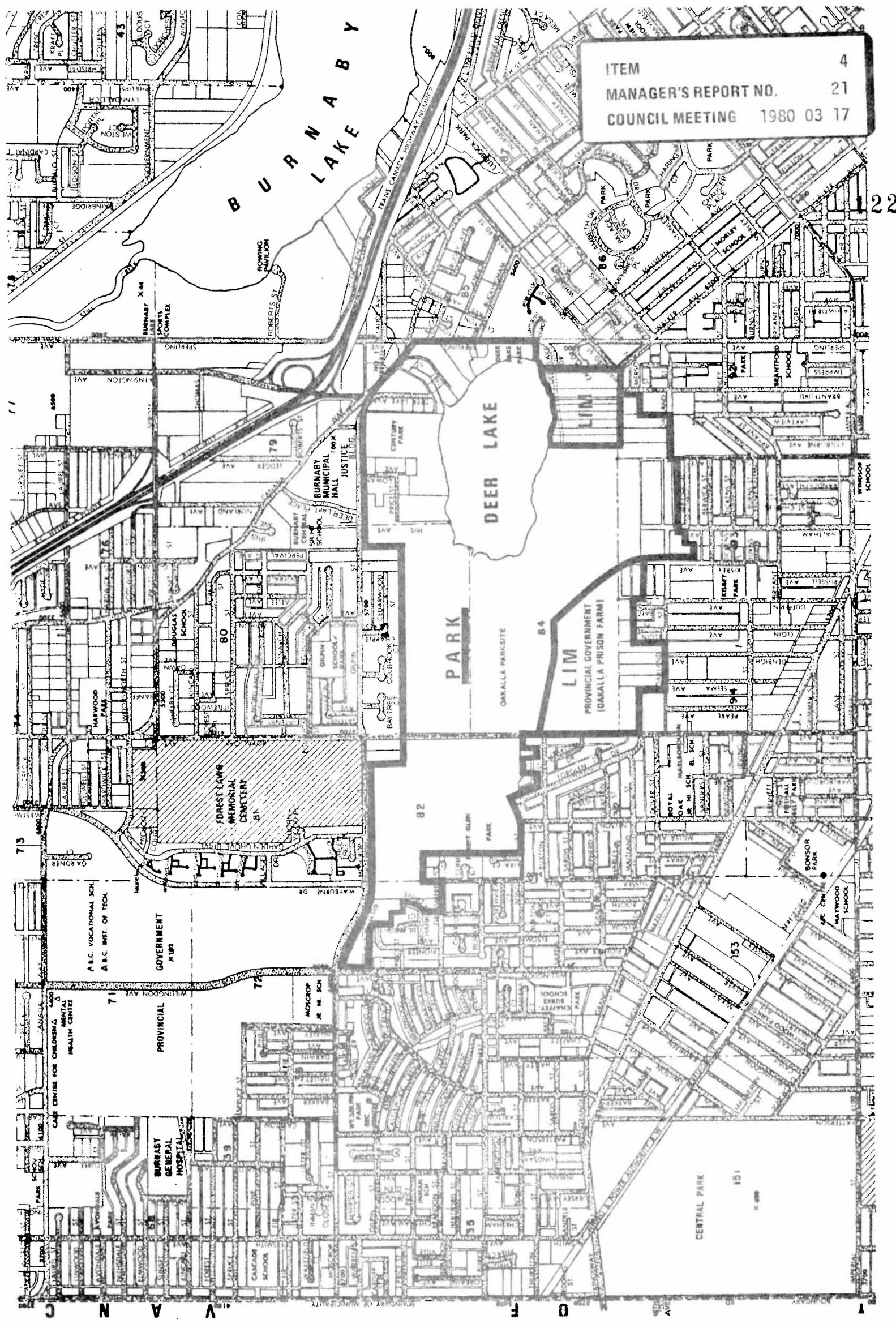


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