

ITEM	20
MANAGER'S REPORT NO.	77
COUNCIL MEETING	85/12/09

RE: LETTER FROM WATSON-DONALD ARCHITECTS,  
2407 BURRARD STREET, VANCOUVER, B.C., V6J 3J3  
ROYAL OAK STUDY AREA (ALRT STATION/SOUTH SLOPE CENTRE)  
X REF. REZONING REFERENCE NO. 62/85

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1985 DECEMBER 05

FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 15.502

SUBJECT: ROYAL OAK STUDY AREA (ALRT STATION/SOUTH SLOPE CENTRE)  
X. REF. REZONING REFERENCE #62/85

RECOMMENDATION:

1. THAT a copy of this report be sent to Watson-Donald Architects, 2407 Burrard Street, Vancouver, B.C., V6J 3J3.

REPORT

1.0 INTRODUCTION

Appearing on this Council Agenda is a Delegation from Watson-Donald Architects, dealing with a specific site within the Royal Oak Study Area. The purpose of this report is to provide an overview of the progress of the Community Plan Study for this area, and the status of the rezoning application for the specific site in question in relationship to this ongoing study.

2.0 BACKGROUND:

A rezoning application (RZ #62/85) for mixed commercial/apartment use of a site at 5280 to 5392 Rumble Street within the South Slope commercial area was considered by Council on 1985 September 23. At that time it was noted that the site was not included in a Community Plan or Apartment Area, and that there are no proposals in Burnaby's adopted Residential Growth Management Study nor any other plan providing for multiple-family residential development in conjunction with this community commercial centre. It was also noted, however, that in response to previous Council direction staff were in the process of commencing exploration of a possible overall land use strategy for more intensive development including possible multiple-family residential in this area related to the community commercial centre at Rumble Street and Royal Oak Avenue, and to the Royal Oak ALRT station. In the circumstances, Council endorsed staff's conclusion that the subject rezoning application was clearly premature, and should be held in abeyance pending the completion of an overall Development Plan for the South Slope commercial centre/Royal Oak ALRT station area.

ITEM	20
MANAGER'S REPORT NO.	77
COUNCIL MEETING	85/12/09

156

### 3.0 PROGRESS OF THE ROYAL OAK STUDY AREA PLANNING PROCESS:

3.1 On 1985 October 21, staff submitted a report (Item 9, Manager's Report No. 68) which provided a review of the Study Area and outlined an approach to responding to redevelopment opportunities offered by the area's two major activity nodes (the commercial centre and the ALRT station). At that time, Council adopted the following recommendations contained in this report:

- "1. THAT Council authorize staff to review and bring forward recommendations regarding the establishment of a Royal Oak Development Plan based on the concept and principles outlined in this report.
2. THAT this report be referred to the Parks and Recreation Commission for consideration of the McPherson Park expansion aspects outlined in Section 3.4 of this report."


At its meeting of 1985 November 20, the Parks and Recreation Commission considered and approved in principle the above-noted report's McPherson Park expansion aspects and an information report to this effect was received by Council on 1985 November 25.

3.2 Planning staff are currently reviewing the Study Area in detail in accordance with Council authorization and the Parks and Recreation Commission's approval in principle, by further examining the potential of specific sites and refining area boundaries towards the preparation of a detailed Development Plan. This Plan will outline specific development sites and criteria which will serve as a guide for the rezoning for developers' proposals in line with the Development Plan. It is the Planning & Building Inspection Department's intention to submit a report outlining the proposed Development Plan to the Council meeting of 1986 01 06, as well as recommending an open house public forum to provide an opportunity for responses and suggestions respecting the Plan from residents and property owners in the area.

### 4.0 CONCLUSION:

In summary, it is noted that the process of preparing a Development Plan for the Royal Oak Study Area is progressing satisfactorily and on schedule, and that an opportunity for public input and comment regarding all aspects of the Development Plan and any specific development site within the Study Area (including that of R.Z. #62/85 which remains in abeyance in the interim) is to be provided in the relatively near future.

This is for the information of Council.

  
A. L. PARR  
DIRECTOR PLANNING &  
BUILDING INSPECTION