

RE: 1987 PLANNING GRANT APPLICATION

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1986 October 29
FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our file: 05.400
SUBJECT: 1987 PLANNING GRANT APPLICATION

RECOMMENDATIONS:

1. THAT an application be submitted under the 1987 Planning Grant Program to the Ministry of Municipal Affairs for up to \$50,000 to assist with funding of two potential comprehensive development planning projects as outlined in this report.
2. THAT, if necessary, priority be given to approval of the Special Needs Housing Strategy project.

SUMMARY:

This report requests Council authority to apply for a \$50,000 grant from the Ministry of Municipal Affairs under the 1987 Planning Grant Program. Two project proposals are presented: one to develop a Municipal Special Needs Housing Strategy and the other to conduct a comprehensive area planning initiative in two Burnaby study areas.

The total estimated budget for the two project proposals is \$103,000. The maximum Planning Grant allocation available to a Municipality is \$50,000.

The two proposals are submitted with the understanding that the Province may choose to provide funding assistance for one project or partial funding for both up to the maximum \$50,000 allocation. Both projects are deemed important. Should the Province require assistance with its decision concerning funding allocation for only one proposal, the Special Needs Housing project is recommended as being of greater priority.

REPORT

1.0 INTRODUCTION:

The Municipality has received notification from the Ministry of Municipal Affairs that planning grants will be available in 1987 to support a variety of designated projects, including comprehensive development planning projects. Under the grant program, up to 100% of the cost of a project (or projects) may be funded. The maximum allocation for a given Municipality or region is \$50,000. 1986 November 14 is the deadline for submission of applications. The applications must be supported by a Council resolution.

2.0 THE 1987 PLANNING GRANT:

The Planning and Building Inspection Department wishes to submit two projects for consideration for Provincial Planning Grant funding. The first project is development of a planning strategy for meeting Burnaby's future special needs housing requirements. The second is a comprehensive area planning initiative, focusing on two study areas in the Municipality.

Additional information on the projects is provided below.

3.0 TWO COMPREHENSIVE DEVELOPMENT PLANNING PROJECT PROPOSALS:

3.1 Project One: A Strategy for Special Needs Housing in Burnaby

The Residential Growth Management Strategy, developed by the Burnaby Planning Department in 1980, outlines Municipal goals for accommodating growth and directing change. One of its goals is "to create and maintain identifiable and stable residential environments within the Municipality in a variety of appropriate locations". Two objectives supporting this goal are:

- a) to ensure that the range of living environments includes adequate opportunities for neighbourhoods oriented towards households with children as well as those without children, and that special needs households (the handicapped, students, single parent families, elderly, etc.) be integrated with these neighbourhoods
- b) to accommodate households that have a broad range of incomes, life-styles, and special needs at all stages of their housing life cycle

Burnaby's Official Community Plan, presently in draft stage, reinforces the objectives of the Residential Growth Management Strategy.

In order to meet the above Growth Management objectives, the Municipality will need to improve its understanding of special needs housing (supply, demand, current and projected needs, etc.) and develop a policy position and strategy for addressing current and projected municipal special needs housing requirements.

3.1.1 Purpose:

The purpose of the project is twofold:

- a) to study the supply, demand, issues and requirements concerning special needs housing in Burnaby and, from the information obtained,
- b) develop a policy position and strategy for meeting future Municipal special needs housing requirements.

3.1.2 Objectives:

The specific objectives of the project are to:

- a) Specify which groups should be identified as having special needs, and what their special housing and related support service needs are.
- b) Determine the number and type of people with special housing needs in Burnaby (present and projected).
- c) Identify the existing and planned supply of special needs housing and related support services available in Burnaby.
- d) Determine the current and projected gap between supply of and demand for special needs housing (i.e., determine extent of need).
- e) Identify an appropriate Municipal role in the provision of special needs housing, vis-a-vis the roles of the Federal and Provincial governments, the voluntary sector, and other municipalities within the GVRD.
- f) Develop a Municipal Special Needs Housing Policy and Strategy.
- g) Provide the foundation for implementation and monitoring of the strategy (Phase 2 of this project to be commenced in 1988).

3.1.3 Method and Costs

The project will primarily be conducted "in-house" by the Municipality's Social Planner and support staff with assistance from other Municipal staff, as required. Housing agencies, service providers and special needs groups will be interviewed and given questionnaires. Also, one or more workshops will be held bringing interested parties together to identify issues, needs and alternate policy strategies.

The process and costs can be broadly outlined as follows:

- a) Identification of issues \$ 2,000
- b) Examination of supply and demand factors. Determination of needs 18,000
- c) Identification of strategy. Determination of responsibilities of Municipalities and various public and voluntary bodies in meeting needs 13,000
- d) Preparation of draft report and information brochures 15,000
- e) Preparation of final report and Council adoption and submission to Province 5,000
- f) Total estimated costs \$53,000

A diagram of the process for developing the strategy is contained in Appendix One.

The project will be conducted over a one year period, with a targeted completion date (Council adoption and submission to the Province) of 1987 December 31.

3.2 Project Two: Comprehensive Area Planning Initiative for Two Burnaby Study Areas

This portion of the 1987 planning grant application encompasses two comprehensive area planning initiatives - one in North Burnaby and the other in South Burnaby. Both of the selected areas are considered to require early attention in order to achieve the areas renewal and re-development potential and to respond in a timely manner to the impacts of intermunicipal transportation considerations such as roads and the SkyTrain system. The North Burnaby study area encompasses the northwest sector of Burnaby with Hastings Street running through the centre of the area, while the South Burnaby study area is located south of Kingsway in an area bisected by the SkyTrain line, and affected by important roads of regional significance such as the proposed Byrne/10th connector and the Edmonds extension.

3.2.1 Purpose:

The purpose of the study is to pursue two comprehensive area planning initiatives resulting in formulation of specific area guide plans. These guide plans or development plan areas will provide a framework for the achievement of the necessary supporting public infrastructure and the renewal and re-development of the subject areas.

The two study areas are briefly described as follows:

- a) The North Burnaby study area is called the Hastings Street Development Plan Area. Originally the end of a tram line from Vancouver, this area is one of the oldest sections of Burnaby with Hastings Street as an established commercial and intermunicipal transportation corridor. The Hastings Street Urban Renewal project under a Federal, Provincial and Municipal partnership, is located in the study area. The prime objective of the study is to formulate a

revised land use pattern that will provide for the revitalization and re-development of the area towards the enhancement of the existing commercial development with supporting higher density residential components. This area is to relate to and provide services to the existing residential neighbourhoods in the north-west sector of Burnaby.

- b) The South Burnaby study area is called the Edmonds Town Centre South Development Plan Area. The objective of studying this area is to accommodate a change in land use from existing industrial to higher density residential uses in order to respond to the advent of the SkyTrain system and, specifically, to the location of the Edmonds SkyTrain station within the area. Two major road proposals must be accommodated within the area - the Byrne/10th connector and the Edmonds extension. A sub-component of this study is intended to include consideration of the re-development potential of the area north-east of the Edmonds SkyTrain station which is presently an older single and two-family dwelling residential area. This development area will constitute a major southward extension of the existing Edmonds Town Centre along Kingsway.

3.2.2 Method

The required investigation, documentation and analysis of the study areas will focus on such topics as:

- a) existing development
- b) existing zoning and planning guidelines
- c) long range planning/demand considerations
- d) physical constraints and opportunities
- e) land ownership patterns
- f) servicing
- g) transportation issues
- h) neighbourhood protection

Following this work, the goals and objectives for renewal and re-development will be established. The investigation of re-development scenarios for land use, density, site assembly, transportation aspects, and linkages to the neighbourhoods will be pursued.

Draft Development Plans will be prepared for each of the study areas for the consideration of Council and referral by Council to a public forum.

All comments related to the draft Development Plans will be examined by staff, adjustments to the Development Plans will be pursued as appropriate, and finalized Development Plans will be submitted to Council for consideration and approval.

3.2.3 Estimated Costs and Completion Date

The estimated costs are broadly divided as follows:

- a) Investigation, documentation and analysis of the study areas \$15,000
- b) Concept formulation 8,000
- c) Preparation of detailed draft Development Plans and staff co-ordination. Public forum presentation 20,000
- d) Preparation of final Development Plans for Council's consideration in light of comments received on the draft plans 7,000
- e) Total estimated costs \$50,000

The estimated costs for each of the two study areas is considered to be equal:

- a) Hastings Street Development Plan Area \$25,000
- b) Edmonds Town Centre South - Development Plan Area \$25,000

All work outlined up to the submission of finalized Development Plans to Council is intended to be complete by 1987 December 31.

4.0 CONCLUDING COMMENT:

This report has summarized two projects which could be eligible for 1987 Provincial Planning Grant Program Funding. The total estimated budgets for the projects is \$103,000. The maximum the Municipality is entitled to receive is \$50,000. The Province may choose to provide funding assistance to either or both projects.

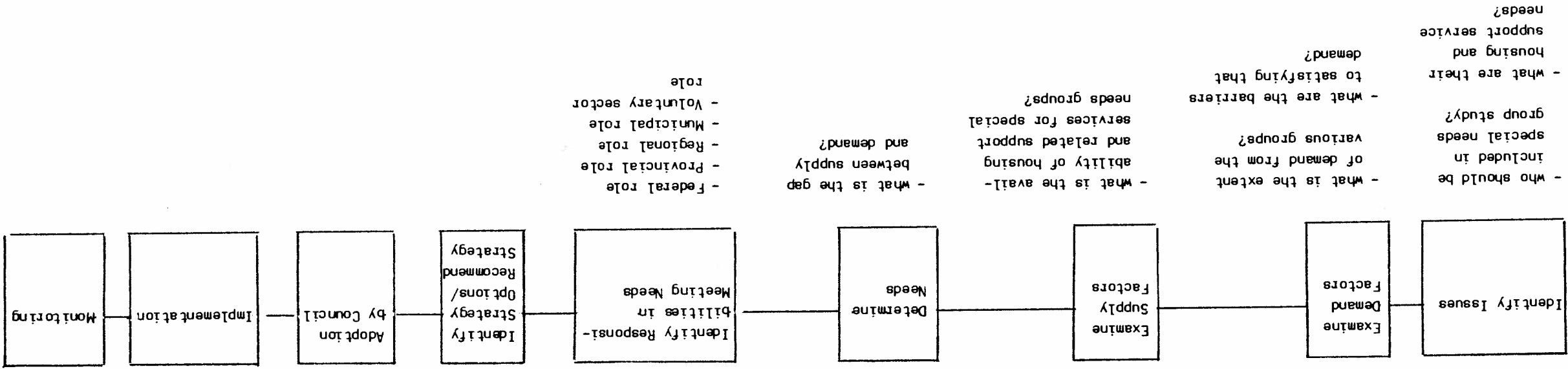
It is difficult to state which project should receive the greatest priority: both are important to the future of the Municipality and its residents. Nonetheless, if required to select a priority, preference should be given to the special needs housing strategy. The strategy would benefit the Municipality, housing agencies, community service providers, other Municipalities in the GVRD and, most importantly, Burnaby's special needs groups. The benefits of the comprehensive area planning initiative, while substantial, would not likely be as great.

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JF/KI/jce
Attach.

A. L. Parr
A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

APPENDIX I

Process for Developing Municipal Special Needs Housing Strategy (Project One)



PHASE TWO

PHASE ONE

January, 1987 December, 1987 January, 1988

ITEM 11
 MANAGER'S REPORT NO. 66
 COUNCIL MEETING 86/11/03

