

RE: DRAFT OFFICIAL COMMUNITY PLAN

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 August 04
FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 16.100
SUBJECT: DRAFT OFFICIAL COMMUNITY PLAN

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RECOMMENDATIONS:

1. THAT the draft Official Community Plan for Burnaby be made available for review and comment.
2. THAT the proposed Official Community Plan adoption schedule as outlined in Attachment 2 and more specifically described in Section 4.0 of this report be approved.

R E P O R T

1.0 SUMMARY AND PURPOSE

Under the terms of the Municipal Act, a local government may adopt an Official Community Plan (O.C.P.) for the whole area under its jurisdiction or for specific areas. The Act stipulates that an O.C.P. shall constitute a general statement of broad objectives and policies with respect to the form and character of existing and proposed land use.

The Planning and Building Inspection Department has completed a draft O.C.P. for the whole of Burnaby for review and subsequent adoption by the Municipal Council that meets the requirements of the Municipal Act. A copy of the draft document has been included within the agenda for each member of Council.

The O.C.P. is a municipal wide policy document that provides for the integration of land uses, transportation, the environment, community facilities and services, and social and economic planning into a broad strategy to direct the growth and development of the Municipality into the next century. For the most part, it represents a consolidation and affirmation of existing land use and development policies.

Copies of the draft O.C.P. will be available for review in the public libraries and in the Planning and Building Inspection Department. They may also be purchased at a nominal price of \$3.00 from the Planning and Building Inspection Department. Subject to Council's concurrence with the recommendations of this report, a leaflet summarizing the contents of the O.C.P. will be distributed free to every household and business in the Municipality.

The purpose of this report is to summarize key aspects of the O.C.P. and to seek Council approval to embark on a process that will result in the adoption of the O.C.P. by year end.

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2.0 O.C.P. GROWTH MANAGEMENT STRATEGY

Under the direction of the O.C.P., the needs of the community to the end of the century can be addressed. The O.C.P. recognizes an important dichotomy in the management of the Municipality's future growth. On the one hand, it realizes that the Municipality must encourage, direct and balance an expanded range of urban uses, facilities and services to meet the needs of a growing and changing community. On the other hand, it acknowledges that the Municipality must designate, protect and enhance those suburban, rural and natural elements to which many of the unique qualities and general livability of the Municipality relate.

The overall growth management strategy of the O.C.P. is more specifically concerned with providing:

- . a balanced land use framework
- . choice and diversity of opportunity in response to projected needs and trends
- . protection and enhancement of those community assets that make Burnaby a desirable place in which to work, live and invest
- . supportive social and economic goals.

A summary of the goals of the O.C.P. is outlined in Attachment 1. These goals are the cornerstone of the O.C.P. in that they provide the general statement of broad objectives and policies that will guide land use, facility, program and service development in the Municipality.

3.0 THE O.C.P. AND THE FUTURE

In any city time inevitably brings changes. Burnaby in 2001 will differ from the Burnaby of today, just as the Burnaby of today differs from the Burnaby of yesterday. By managing these changes as well as possible, Burnaby will retain its unique identity and become a more desirable place to live, work and invest. The following describes how the Municipality may develop over the next two decades under the directions set in the draft O.C.P.

3.1 HOUSING

By the end of the century, it is anticipated there will be an additional 15,000 households in Burnaby with a total population of about 163,000 persons within 73,500 units. The largest land use in area will continue to be the single and two-family areas which will maintain their largely suburban character. Apartment development will account for about three-quarters of the Municipality's net dwelling unit growth. This growth will be directed to designated apartment areas with Metrotown the largest of these, containing 15,000 total apartment units within its boundaries. No new apartment areas have been designated as part of this O.C.P. By 2001, Burnaby will have reached about 89 percent of its dwelling unit capacity under the residential framework outlined in the O.C.P. Oakalla will have been phased out and replaced by up to 650 housing units adjacent to the developed Deer Lake Park. Cariboo Hill will have been largely developed with an ultimate combination of about 1,500 group and single-family housing units. The area south of the Edmonds SkyTrain Station will be developing residentially with an ultimate capacity of 2,400 multi-family units. It will be incorporated as part of the Edmonds Town Centre.

3.2 DEMOGRAPHICS

The largest percentage population gains in Burnaby over the next 15 years will be in the 45-64, 65+ and 30-44 age groups. Absolute and relative declines will occur in both the 5-19 and 20-29 age groups. The Municipality's social planning efforts will largely be focused on the implications of the changing demographics on the requirements for housing, human services, community facilities and other needs.

3.3 EMPLOYMENT

A potential 600 to 800 additional acres of industrial land may be developed. The largest percentage will be in the form of comprehensive industrial estates in the Big Bend area, particularly in the 1990s. Redevelopment and intensification of existing industrial areas will continue. Metrotown will clearly emerge as Burnaby's primary town centre with commercial floorspace exceeding 5 million square feet. It will also be recognized and accepted as an attractive suburban alternative to downtown Vancouver. Other lesser scaled commercial and suburban office centres will see continued expansion as service employment grows. The Big Bend will expand its agricultural development and continue to be a supplier of agricultural products to the Region. Total employment in Burnaby by 2001 will have reached almost 102,000. The economy will be more aggressive and technologically rich. As part of our economic development approach, ways will continue to be sought to encourage economic growth and job creation.

3.4 ENVIRONMENT

The quality of our air, water, built environment and open space resources will be maintained and improved. The major natural features of the Municipality - Barnet Marine Park, Burnaby Mountain Conservation Area, Burnaby Lake, Deer Lake, Central Park and Fraser River Foreshore Park will be entrenched as heritage features linked by a developing park trail system. Development of Deer Lake Park will be well underway with public access around the entire lake achieved.

As urbanization increases, greater emphasis will be placed on urban design considerations to ensure proper relationships within the built and natural environments. Metrotown will emerge as the most dominant built form in the Municipality. Within our single and two-family neighbourhoods, innovative design solutions will be applied to address changing trends and the need to ensure compatibility with surrounding development.

3.5 TRANSPORTATION

Advancement of an efficient peripheral arterial system will be well underway with widening of the Freeway and Barnet Highway; completion of the Stormont/McBride and Marine Way/10th Avenue connectors. At a more local level, notable improvements will see Royal Oak Avenue, between Gilpin and Grange upgraded and the construction of a Gilley Alternate truck route between 19th Street and Byrne Road. The existing SkyTrain system will be extended to Surrey with possible additional extensions to Lougheed Mall and the Coquitlam Town Centre.

4.0 ADOPTION OF THE O.C.P.

Attachment 2 outlines a time frame and those actions that will be required to ensure adoption of the O.C.P. by year end. Adoption by year end is necessary to ensure receipt of a Provincial Planning Grant in the amount of \$37,500 from the Provincial Government. The following steps are proposed:

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4.1 COUNCIL APPROVAL OF DRAFT O.C.P. FOR DISTRIBUTION

This report seeks Council approval to distribute the draft O.C.P. to the public for review and comment. The draft O.C.P. will be available in both an unabridged and summarized form. The unabridged O.C.P. will be sold for a nominal amount of \$3.00. The summarized version will be available free.

4.2 O.C.P. DISTRIBUTION

It is proposed that a leaflet be prepared summarizing the contents of the O.C.P. This leaflet will be distributed free to every resident and business in the Municipality requesting feedback on the draft O.C.P.

4.3 REVIEW PROCESS

To discuss and answer questions that the public may have, a number of different forums are proposed. These are as follows:

- manning information kiosks at Brentwood Mall, Loughheed Mall, and Metrotown Centre subject to the approval of the malls
- staff meeting with organizations and citizens as required
- holding a series of Open Houses in the different sectors of the Municipality
- Council to hold a special meeting to hear delegations that may wish to make presentations on the O.C.P.

Locations, dates and times of these forums will be forwarded to Council as soon as the necessary arrangements have been made.

In addition to the above public information program, the draft O.C.P. will also be referred to the Advisory Planning Commission and the Parks and Recreation Commission for their review during this period. Copies of the draft O.C.P. will also be forwarded to staff of the School and Library Boards, to all registrants of the Planning Information Program and to the various Community Schools.

4.4 O.C.P. REVISION

Following consideration of the comments received during the public review process, amendments will be made to the draft O.C.P. as necessary.

4.5 FIRST READING O.C.P. BYLAW

The revised draft O.C.P. will be brought back to Council for First Reading as stipulated under the Municipal Act.

4.6 REVIEW BY NEIGHBOURING MUNICIPALITIES AND GVRD

The Municipal Act also requires that the O.C.P. be forwarded to neighbouring Municipalities and the GVRD Board for comment after First Reading of the Bylaw.

4.7 PUBLIC HEARING AND SUBSEQUENT ADOPTION

A Public Hearing, Second and Third Readings and Final Reading of the Bylaw by Council in that order will complete the process for adoption of the O.C.P.

5.0 CONCLUSION

The draft O.C.P. has established direction for accommodating future physical, economic and social change recognizing that we have to consciously continue to manage our future rather than merely let things happen. The directions provided are broad in nature and flexible in application. They will provide stability and predictability in the management of growth and change. They will also guide the creation of an urban environment that accommodates our needs of shelter, movement, recreation and work and establish a sense of place with which each of us can identify and feel at home.



A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

JSB/BLS/mcb

Attachs:

cc: Director Engineering
Director Recreation & Cultural Services
Director Administrative & Community Services
Director Finance

ATTACHMENT 1

DRAFT OFFICIAL COMMUNITY PLAN FOR BURNABY - SUMMARY OF GOALS

1.0 FRAMEWORK GOALS

1.1 GROWTH AND DEVELOPMENT PATTERNS

To accommodate growth and accompanying change to the extent that they contribute to a properly structured community that will satisfy the diverse needs of the Municipality.

1.2 SOCIAL DEVELOPMENT

To develop and maintain a social environment which promotes the physical, social and mental well-being of individuals and families in Burnaby.

1.3 ECONOMIC DEVELOPMENT

To foster a positive environment that will promote the orderly growth and expansion of business, industry and employment for the overall betterment of the community.

1.4 LAND USE ALLOCATION

To ensure Burnaby is provided with a balanced diversity of land uses within a framework that meets the Municipality's present and future needs.

1.5 URBAN ENVIRONMENT

To preserve the balance between developed and natural areas by:

- the conservation and enhancement of the unique attributes of the landscape
- the minimization of environmental pollution and risks, and
- the use of accepted planning and urban design principles to ensure development is appropriately related to its surroundings.

1.6 COMMUNITY FACILITIES AND SERVICES

To establish, facilitate and help coordinate within the Municipality's fiscal and legislative abilities, a broad range and high standard of community services and facilities that will meet the diverse and changing needs of the community.

2.0 GOALS

2.1 HOUSING OPPORTUNITIES

To provide a balanced range and choice of living opportunities and neighbourhood types.

2.2 NEIGHBOURHOOD LIVABILITY

To maintain and improve neighbourhood livability and stability.

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2.3 SPECIAL HOUSING REQUIREMENTS

To help ensure that Burnaby's residential environments accommodate the needs of those having special housing requirements.

2.4 COMMERCIAL OPPORTUNITIES

To provide for office and retail opportunities which

- . meet the market and service needs of the general and business communities, and
- . increase the overall commercial self-sufficiency of the Municipality.

2.5 INDUSTRIAL LAND REQUIREMENTS

To ensure an adequate supply of industrially designated lands to meet projected industrial land requirements.

2.6 INDUSTRIAL OPPORTUNITIES

To provide for and help facilitate a diversified range of industrial uses within stable industrial areas with a preference for those uses which collectively can:

- . make efficient use of available lands
- . assist overall employment growth
- . increase the value of the industrial tax base
- . integrate with the surrounding natural and physical environments.

2.7 PARKS AND OPEN SPACE OPPORTUNITIES

To provide and maintain a comprehensive range of park and open space resources to meet the present and future needs of the community.

2.8 AGRICULTURAL PRESERVATION

To protect and enhance agricultural uses within the designated agricultural areas in the Big Bend area.

2.9 TRANSPORTATION PLANNING AND IMPROVEMENT

Strive to facilitate the movement of people and goods within and throughout the Municipality in a manner that is most cost effective and efficient while at the same time endeavouring to maintain and improve the integrity of residential neighbourhoods.

2.10 NATURAL ENVIRONMENT

To protect the quality of the air, water and natural landscapes at the municipal and regional levels.

2.11 PHYSICAL ENVIRONMENT

To preserve and enhance the quality and livability of the physical environment.

2.12 ENVIRONMENTALLY SENSITIVE AREAS AND HAZARDS

To ensure that adequate safeguards exist to protect people and property from natural and man-made hazards and to protect environmentally sensitive areas.

2.13 PUBLIC UTILITIES

To ensure that the designated developable areas of the Municipality are provided with the full range of urban property services.

2.14 EDUCATION

To help ensure that educational facilities are provided in proper relationship with projected requirements, changing demographics and the surrounding community.

To promote the community use of available school facilities in meeting the educational, cultural, leisure time and other needs of the general population.

To foster a close relationship between post-secondary educational facilities and the community in terms of maximizing educational, recreation, cultural and business opportunities.

2.15 RECREATION AND CULTURAL FACILITIES

To ensure that Burnaby citizens have access to a full and balanced variety of recreational and cultural opportunities in relation to present and anticipated needs.

2.16 FIRE PROTECTION

To minimize loss of life and property through prevention measures and by responding efficiently to fire and safety related incidents.

2.17 POLICE/JUSTICE SERVICES

To provide effective and efficient response to and protection from those conditions, elements and activities in the community which may endanger Burnaby citizens or visitors or their property.

2.18 LIBRARY SERVICES

To meet the needs of the community for library service by providing and optimizing access to materials and services which communicate knowledge, ideas and experience to the community in such a way as to support the principle of equality of opportunity for people in the pursuit of self-defined goals.

2.19 RELIGIOUS FACILITIES

To provide appropriate opportunities for the development of religious facilities to meet the needs of Burnaby residents.

2.20 HEALTH SERVICES

To participate, where possible and appropriate, with agencies and all levels of government in the planning and delivery of health services to promote the best interests of the citizens of Burnaby.

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BABY OFFICIAL COMMUNITY PLAN - Proposed Adoption Schedule

AUGUST 10
1987

COUNCIL APPROVAL OF
DRAFT OCP FOR DISTRIBUTION

PREPARE
INFORMATION
LEAFLET

AUGUST
DISTRIBUTION OF
LEAFLET FOR PUBLIC INFORMATION
AND COMMENT

REVIEW:
PUBLIC
ADVISORY PLANNING COMMISSION
PARKS AND RECREATION COMMISSION

SEPTEMBER

COUNCIL HEARING OF
POSSIBLE DELEGATIONS

INCORPORATE REVISIONS

OCTOBER
OCTOBER

COUNCIL 1ST READING
REFER PLAN TO NEIGHBOURING
MUNICIPALITIES AND GVRD BOARD

REQUIRED 30 DAY INTERVAL
TO PUBLIC HEARING

NOVEMBER

PUBLIC HEARING

NOVEMBER

COUNCIL 2ND AND 3RD READING

DECEMBER

COUNCIL FINAL READING

