

ITEM 10
MANAGER'S REPORT NO. 64
COUNCIL MEETING 87/10/19

RE: DRAFT OFFICIAL COMMUNITY PLAN
PLANNING & BUILDING INSPECTION

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 October 09
FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 16.100
SUBJECT: DRAFT OFFICIAL COMMUNITY PLAN

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RECOMMENDATION

It is recommended

1. THAT a Burnaby Community Plan Bylaw incorporating the document 'A Draft Official Community Plan for Burnaby, British Columbia' dated 1987 June together with amendments from the review process be prepared and advanced to First Reading on 1987 October 19, and to a Public Hearing on 1987 November 24 at 19:30h.

R E P O R T

1.0 SUMMARY AND PURPOSE

Council on 1987 August 10 received a report entitled 'A Draft Official Community Plan for Burnaby, British Columbia'. At that time approval was given to make the draft Official Community Plan (O.C.P.) available for general review and comment. In addition, Council approved a schedule that would see the adoption of the O.C.P. by year end.

The purpose of this report is to recap the review process and outline the next steps required to achieve adoption by year end.

This report concludes that there is support for the O.C.P. and recommends that an O.C.P. bylaw be prepared and advanced to first reading and public hearing.

2.0 THE REVIEW PROCESS

The following actions were taken to make the O.C.P. available and to obtain comments.

- Three display advertisements over three weeks in the 'Burnaby Now' newspaper publicizing the availability of the Plan and inviting comment.
- Forwarding copies of the draft O.C.P. to all 59 registrants of the Planning Information Program.

- . Forwarding a summary brochure of the O.C.P. to every household and business in the Municipality.
- . Holding Open Houses at Stride Avenue Community School and Gilmore Community School.
- . Planners staffing information displays at Brentwood Mall, Loughheed Mall and Metrotown Centres for two days at each facility.
- . Meeting with the Advisory Planning Commission and the Parks and Recreation Commission.
- . Meeting with the Urban Development Institute.
- . Council holding a special meeting to hear delegations.

3.0 THE REVIEW RESULTS

The review has been extensive and well received. It has become apparent through the process that there is support for the Plan. No substantive changes have been proposed or are envisaged by staff as a result of the review process. The following summarizes the outcome of the review process.

3.1 ADVISORY PLANNING COMMISSION AND PARKS AND RECREATION COMMISSION

Both Commissions have indicated their unanimous support for the draft O.C.P.

3.2 PUBLIC COMMENTS

Copies of all written submissions received are available in the Aldermen's Office for review by Members of Council. The comments made in these submissions are generally summarized in Attachment 1.

The comments received can be divided into two general categories - comments of a general nature that relate to the aims and goals of the draft O.C.P. and comments regarding specific or local issues (such as sidewalk improvements and traffic light installations) which often relate to items that are not specifically addressed in the O.C.P. in view of its purpose as a broad policy document. Such issues will be addressed as the O.C.P. is implemented, through, for example, the establishment of local community plans. From the comments received, there was a good indication of support for the draft O.C.P. generally and many of the Plan's goals specifically.

Staff will be acknowledging receipt of each submission and responding to questions raised. In addition, comments pertaining to various aspects of municipal service will be forwarded to the appropriate department for their information and action as required.

Comments that were received verbally at the Open Houses and the information kiosks located at Brentwood Mall, Loughheed Mall and Metrotown Centre were diverse and touch on a broad range of issues. The large majority of the persons that spoke to staff were pleased that the Municipality was taking this initiative. The more major and other frequently mentioned items raised verbally have been listed and included as Attachment 2 to this report.

4.0 THE NEXT STEPS

4.1 DRAFT PLAN AMENDMENTS

Staff is of the opinion that the mutual exchange of information through the various forums has been beneficial and constructive. As a result of this process some minor changes are proposed to the draft O.C.P. and have been incorporated with the Community Plan bylaw introduced for first reading on 1987 October 19. These proposed revisions are as contained within the Appendix to Schedule 1 of the bylaw.

4.2 ADOPTION SCHEDULE

The following adoption schedule is proposed by staff to ensure adoption by year end to meet the requirements of the Planning Grant Program.

1. 1987 October 19 First Reading of O.C.P. Bylaw
2. 1987 Oct. 20-Nov. 23 Consideration by adjacent Municipalities and GVRD Board
3. 1987 November 24 Public Hearing for O.C.P.
4. 1987 November 30 Second and Third Readings
5. 1987 December 14 Final Reading



A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

JSB/BLS/mcb
Attachs:

cc: Municipal Solicitor

ATTACHMENT 1

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SUMMARY OF WRITTEN COMMENTS RECEIVED ON O.C.P.

(49 responses)

A. GENERAL COMMENTS

125

- . General support for O.C.P. - (14)
- . Concern over effect of new/proposed retail development at Metrotown on existing retail (especially Brentwood/Lougheed) - (5)
- . Support preservation of single family areas - (6)
- . Support of Transportation Plan - (3) (Specifically peripheral road system and Hastings Extension)
- . Support preservation of parks - (3)
- . Support preservation of agricultural land - (4)
- . Contradiction exists between preserving neighbourhoods from through traffic and improvement to road system - (2)
- . Land use framework too vague - (1)
- . Should be concerned with local issues (i.e. local improvements) rather than long range plans - (1)
- . Curtail future high rise developments - (1)
- . Contradiction exists between preservation of agricultural land and promotion of industrial development in Big Bend - (1)
- . Eliminate illegal suites in single family neighbourhoods (1)
- . Opposition to "bulk" houses in single family areas - (3)
- . Do not support Waterfront Road - (2)
- . Support Waterfront Road - (1)
- . Incorporate the preservation of images and views as a policy in O.C.P. - (1)
- . Suggest earthquake standards should be included, especially for old brick school buildings - (1)
- . Incorporate Burnaby's status as Nuclear Weapons Free Zone under "Dangerous Goods" section - (2)
- . Supports Metrotown as a high density residential area - (1)
- . Do not support proposed Royal Oak improvements or alignment - (3)
- . Disagree with 'highly active role' for municipal government suggested by Plan - (1)
- . Concerned with the possibility that Council may waive Public Hearings with adoption of O.C.P. - (1)

- Human care services component not incorporated in the implementation of key strategies - (1)
- Include more opportunities for public input in planning - (1)

B. SPECIFIC/LOCAL ISSUES

(i) Transportation Issues:

- Remove through traffic from N.W. Burnaby (North of Hastings Street) - (4)
- Traffic congestion on Hastings Street a problem - (4)
- Disagree with possible Edmonds corridor extension of SkyTrain to Lougheed Mall - (1)
- Provide more parking for Hastings Street merchants - (1)
- Need to improve Kensington Avenue to collector standard - (1)
- Need to provide and control parking around SkyTrain stations - (1)
- Want provision for bicycles on SkyTrain - (1)
- Provide separation of cyclists and motorists on roads - (1)
- Too much traffic on Patterson - (1)
- Close Curtis and construct Hastings/Gaglardi in conformance with adopted Transportation Plan - (1)
- Concerned with effect of Edmonds Street widening on single family house - (1)
- Widening of Freeway not useful due to existing bottlenecks at Port Mann Bridge/Boundary Road - (1)
- Need widening of the Freeway - (1)
- Want changes to truck routes in Gilley/Edmonds/Rumble area - (1)
- Traffic on Kingsway in vicinity of Metrotown a problem - suggest left turn lanes on Kingsway and improve pedestrian environment to encourage transit use - (1)
- Do not like Gilley Alternate/Edmonds truck route - (1)
- Curb improvements - (1)

(ii) Parks and Recreation Issues:

- . Preserve Burnaby Lake in its natural state - (1)
- . Want swimming pool at Cameron - (1)
- . More recreation facilities in North-West Burnaby - (1)
- . Need to improve Confederation Park - (1)
- . Want north side of Capitol Hill preserved as park - (1)
- . Keep Deer Lake Park in natural state - (3)
- . Improve park maintenance - (2)

(iii) Other Local/Specific Issues:

- . Opposed to development of more high-rises on Hastings Street - (4). (Encourage redevelopment of Hastings Street but with 3-4 storey apartments)
- . Supports redevelopment of Hastings corridor - (1)
- . Worried about perceived increase in noise on South Slope from greater traffic volumes and industry; also appearance of South Slope - (1)
- . Upgrade existing uses in Big Bend area - (1)
- . Want provision for farmers' market (public market) in Burnaby - (1)
- . Concerned about Stride Hill development creating drainage problems in area below - (1)
- . Upgrade Kingsway/Edmonds image - (1)
- . Review taxation system - (1)
- . Increase number of police - (1)

(iv) Proposed Site Redesignations:

- . Redesignate vicinity of 7287 Loughheed Highway from Single Family to Group Housing - (1)
- . Redesignate Curle/Kalyk/Nithsdale/Elmwood east of Smith Avenue from Single Family to higher density - (1)

ATTACHMENT 2

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OPEN HOUSE AND MALL INFORMATION KIOSKS - MAJOR AND MORE FREQUENTLY MENTIONED VERBAL COMMENTS

People appreciated the opportunity to discuss planning issues with planners at the Malls and Open Houses. Most people who visited the display at the Malls were very eager to exchange information on the community and its future plans. For the most part, people were satisfied with their community, and were supportive of the aims of the O.C.P.

A. MAJOR ISSUES RAISED:

- Concern about the effect of Metrotown on other retail developments especially Brentwood and Loughheed Mall.
- Protection of residential areas from increased traffic, commuter traffic, long-term parking.
- Protection of residential areas from "big houses", illegal suits, small lot subdivision (R9).
- Many questions regarding Conceptual Transportation Plan, especially timing of major road and improvements and SkyTrain extension to Loughheed Mall.
- Great interest in parks (especially Deer Lake).

B. AREA RELATED CONCERNS

(i) Brentwood (N.W. Burnaby)

- Concern about the future of Brentwood Mall. Some feel that the Municipality should be actively encouraging Mall owners to upgrade. Feel that Metrotown has had negative impact on Brentwood.
- Feel that recreation and cultural services in north-west Burnaby have been neglected.
- Concern about the Hastings area, including traffic congestion, proposal for higher density along Hastings Street, continued viability of shopping area.
- Questions about and general support for waterfront road along Burrard Inlet.

(ii) Loughheed Mall

- Most people were very satisfied with the Mall, and the neighbourhood in general. There was some concern about the effect of Metrotown retail development on Loughheed Mall.
- Most were supportive of a SkyTrain station at Loughheed Mall, although some from the Edmonds area were concerned about noise impact should an Edmonds corridor route be used.

(iii) Metrotown Centre

- Metrotown appeared to attract people from a wider area, as reflected in comments received.
- People were aware of a major change happening in their area, and cited concerns associated with increased traffic, noise and density. Most people were very interested in plans for development in the Metrotown area.

