

ITEM 10
MANAGER'S REPORT NO. 17
COUNCIL MEETING 87/03/09

RE: LETTER FROM THE MUNICIPAL CLERK, THE CORPORATION OF THE CITY OF NEW WESTMINSTER, 511 ROYAL AVENUE, NEW WESTMINSTER, B.C., V3L 1H9
COMMUNITY PLAN FOR DOWNTOWN NEW WESTMINSTER

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 February 25
FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 01.226.1
SUBJECT: COMMUNITY PLAN FOR DOWNTOWN NEW WESTMINSTER

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RECOMMENDATION:

1. THAT a copy of this report be forwarded to:

The Municipal Clerk
The Corporation of the City of New Westminster
511 Royal Avenue
New Westminster, B.C.
V3L 1H9

R E P O R T

1.0 SUMMARY AND PURPOSE

Section 947 (2)(b) of the Municipal Act makes provision for an adjoining Municipality to comment on a proposed Official Community Plan where it affects that Municipality. In this regard, the Council Agenda contains a letter from The Corporation of the City of New Westminster requesting comment on their proposed Downtown Community Plan. This report summarizes the proposed Plan and concludes that the Plan recognizes that Downtown New Westminster has a key role to play in the Region's Livable Region Strategy as a Regional Town Centre. The proposals for Downtown New Westminster are considered complementary to Metrotown, Burnaby's Town and Regional Town Centre as well as to our commercial core heirarchy. Staff have reviewed the plan and attended a public meeting on the subject and would advise that no revisions to our policies and plans would be necessary with the adoption of the Plan by the City of New Westminster.

2.0 BACKGROUND

The concept of Regional Town Centres is one of the most important components of regional planning policies that local governments in metropolitan Vancouver have pursued for some time. There are six designated regional town centres in the G.V.R.D.: Burnaby Metrotown, Downtown New Westminster, Coquitlam, Whalley/Guildford, Brighouse Richmond and Lower Lonsdale North Vancouver.

3.0 THE PROPOSED PLAN

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The purpose of the Downtown New Westminster Plan is to:

- provide a common direction for public and private investment;
- provide guidelines for raising the quality of the environment;
- provide a framework for revitalization;
- establish the area as a major Regional City Centre of the Lower Mainland; and
- provide various means to achieve the objectives of the Community Plan.

Twenty-three broad social, economic and environmental goals have been proposed as the basis for the redevelopment and development of the City's Downtown area. Permitted uses include residential from single family through townhouses to apartments; the full range of retail and personal services; offices, hotels, cultural facilities and institutional uses. One of the functions of Regional Town Centres is to bring jobs, shopping and cultural opportunities closer to where people live. In addition they are expected to play an important role in the realization of the other parts of the Livable Region strategy by serving as key links in the transit system and improving the balance between jobs and labour force in all parts of the region. The New Westminster Downtown Plan contributes and is supportive of these Regional objectives.

4.0 CONCLUSIONS

In reviewing the goals and the major land use elements outlined in the Plan the following general conclusions can be made:

1. The Downtown Plan recognizes that New Westminster is a member of the Regional Community with a key role to plan in the Regional Town Centre concept. The proposals are considered complementary to Metrotown and our commercial core hierarchy.
2. While staff are not in a position to comment on detailed aspects of the Plan, we are satisfied that the interests of the District of Burnaby would not be adversely affected by the adoption of the Plan and that no subsequent specific revisions to our policies and plans would be necessary.



A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION