

ITEM SUPPL. 16
MANAGER'S REPORT NO. 40
COUNCIL MEETING 88/05/30

RE: NEW WESTMINSTER COMMUNITY PLAN - NORTH ARM NEIGHBOURHOOD

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 May 26

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 01.226

SUBJECT: NEW WESTMINSTER COMMUNITY PLAN - NORTH ARM NEIGHBOURHOOD

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RECOMMENDATIONS:

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, this department has received a letter from the City of New Westminster requesting comment on their draft plan for a portion of the North Arm Neighbourhood. A copy of this document is available for viewing within the Planning & Building Inspection Department. This report summarizes the major elements of the Plan and concludes 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 THE PURPOSE OF THE DRAFT PLAN

For planning and administrative purposes the City of New Westminster has been divided into 15 neighbourhood or character areas. The purpose of the draft Community Plan for the North Arm Neighbourhood is to provide development objectives and guidelines for a portion of one of these planning areas. The Plan Area which has a predominately industrial character consists of approximately 200 acres, of which roughly 70 acres are water. The Plan is presented in the context of the Community Plan for Downtown New Westminster Area located immediately adjacent to this "neighbourhood" area. The Downtown Plan was adopted in 1978.

3.0 OBJECTIVES OF THE PLAN

The draft Community Plan contains eight broad land use, environmental and economic objectives as the basis for future development of this area. These objectives are incorporated within three proposed development permit areas. The first relates to Poplar Island where the guidelines recognize that portions of the island are subject to flooding and that it has value as a natural wildlife refuge and fish habitat. The second area, comprising some nine acres, is proposed for industrial development that can co-exist with the proposed adjacent residential development area to the east. The third area, involving 23 acres is proposed for redevelopment for multiple family residential development and a mix of supporting uses accommodating a projected resident population of about 3,000 persons. A design concept is presented for this latter development permit area recognizing its immediate proximity to the downtown development area. The concept involves schematic layouts, housing forms, densities and locations, commercial uses, cultural and educational facilities, open space, pedestrian and vehicular circulation, parking and noise attenuation considerations.

4.0 CONCLUSIONS

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

1. The North Arm Neighbourhood Plan recognizes that New Westminster is a member of the Regional Community with key roles to play in the Regional Town Centre concept and helping meet regional housing and industrial needs.
2. While staff are not in a position to comment on the 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 or plans would be necessary.



A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

JSB/mcb