

THE CORPORATION OF THE DISTRICT OF BURNABY

Planning Department  
November 5, 1965

Mr. H. W. Balfour  
Municipal Manager  
Corporation of Burnaby

Dear Sir:

RE: APARTMENT DEVELOPMENT - AREA #4 OF THE BRENTWOOD STUDY

A number of rezoning applications for high and medium-density apartment development have been made in Area #4 of the Brentwood Study, which is the block of land between Delta Avenue and Springer Avenue, extending south from Halifax Street to the Lougheed Highway. These applications were tabled pending study by the G.V.S.D.D. of a possible sewer capacity problem arising from the development proposed and the establishment of practical population densities for the area.

This information is now available and the attached report has been prepared for the consideration of Council.

Respectfully submitted,



A. L. Parr  
PLANNING DIRECTOR

RBC:dad  
attachment

cc - Municipal Clerk

## THE CORPORATION OF THE DISTRICT OF BURNABY

APARTMENT DEVELOPMENT: AREA #4 OF THE BRENTWOOD STUDY

This block, bounded by Delta, Halifax, Springer and Lougheed, covers an area of about 27.2 acres. Approximately 22.2 acres (81.6%) of the area is vacant land, while single family residential development occupies about 5 acres, making up the remaining 18.4% of the total area of the block.

1. BRENTWOOD REPORT RECOMMENDATION

It was proposed in the Brentwood Study that Area #4 be developed at a variety of densities involving a range of apartment types. An overall scheme would relate the various apartment types to one another and to proposed and existing residential development in adjoining areas. Such an approach would also make it possible to incorporate the present park reserve into the area in such a way as to add to the amenity of any proposed development.

2. REZONING APPLICATIONS

Six rezoning applications for apartment development were made in the area. These were as follows:

<u>Ref. #</u>	<u>Location</u>	<u>Area (Acres)</u>	<u>Zoning Type</u>	<u>Applicant</u>
#37/65	Lot 3, Lots 4 & 5, Lot 2, Pcl. A, Blks. 1, 4 & 6, D.L. 125	7.8	RM4	B. Marr
#50/65	Lot 9 ex. W. 185', Blocks 1/46	1.96	RM4	Chivers Realty Ltd.
#52/65	W. 186' of Lot 9, Blks. 1/4/6	1.0	RM4	Chivers Realty Ltd.
#53/65	Lot 1 ex. E. 95', Blks. 1/4/6	1.56	RM4	J. E. MacDonald
#45/65	Lot A, ex. sk. 8843, & ex. sk. 4800, Blk. 5	.73	RM3	Edgewater Construction Ltd.
46/65	Lot 1 ex. sk. 12477, Blks. 1/4/6, S.D. 5 & 6	1.77	RM3	Edgewater Construction Ltd.

The Brentwood Study recommended that the block to the west, between Beta and Delta (Area #3) be developed for high rise apartments. However, the general feeling of the Policy/Planning Committee was that Area #4 also provided a suitable location for higher density apartment development. The possibility of extending such development into Area #4 raised doubts as to the feasibility of providing adequate sewer facilities. Because of this, the Sewer Board was asked to examine the situation and the above rezoning applications were tabled pending the receipt of this report.

**Brentwood Study  
(....2)**

**3. TRUNK SEWER CAPACITY**

The results of the study made by the G.V.S.D.D. indicate that the Loughheed Trunk Sewer is capable of handling the additional loading from the proposed high density areas (Areas 3 and 4 of the Brentwood Study) tributary to it. As stated in the Brentwood Report, the development of Areas 3 and 4, particularly for high rise and medium density apartment use, would justify the extension of sewers. While pumping will be required when sewers are installed in these areas, this is not considered a significant problem. Rather, the lack of development has been the major factor holding back the provision of sewers in the past.

**4. RECOMMENDATIONS**

- (1) The four lots included in Rezoning Application #37/65 comprising a 7.8 acre site on the east side of Delta Avenue are recommended for high rise apartment development (RM4).

(These lots are situated adjacent to the block on the east side of Bell Avenue that was recommended as a high rise apartment area in the Brentwood Report. The addition of these lots will increase the area for high rise development from 7.7 to 15.5 acres, more than double that of the original Brentwood Study proposal.)

- (2) The lots fronting on Halifax Street are recommended as an area that would provide a suitable location for the proposed new apartment category (RMA), subject to Council approval of the development standards outlined in our report of August 19, 1965. It is also suggested that this development include a portion of the existing Park Reserve, with the remainder being utilized for park purposes.

(The proposed RMA apartment category would provide a form of development more compatible with the adjacent single family residences as well as a suitable transition between the proposed high rise apartment site and the developing single family residential district to the north and east. In addition, these properties are further removed from the Brentwood Shopping Centre and an over extension of higher density development in this area while the block on the west side of Delta remains undeveloped is not considered desirable.)

- (3) The four lots in the southeast portion of the block, at Springer and Loughheed, are recommended for medium density apartment development (RM3).

(RM3 zoning is the category specified in the rezoning applications in the case of the two larger lots in this portion of the block. This type of zoning will provide a form of development more in keeping with the existing single family residences on Anola Place and the adjacent proposed garden apartment (RM1) area on the east side of Springer Avenue.)

(.....3)

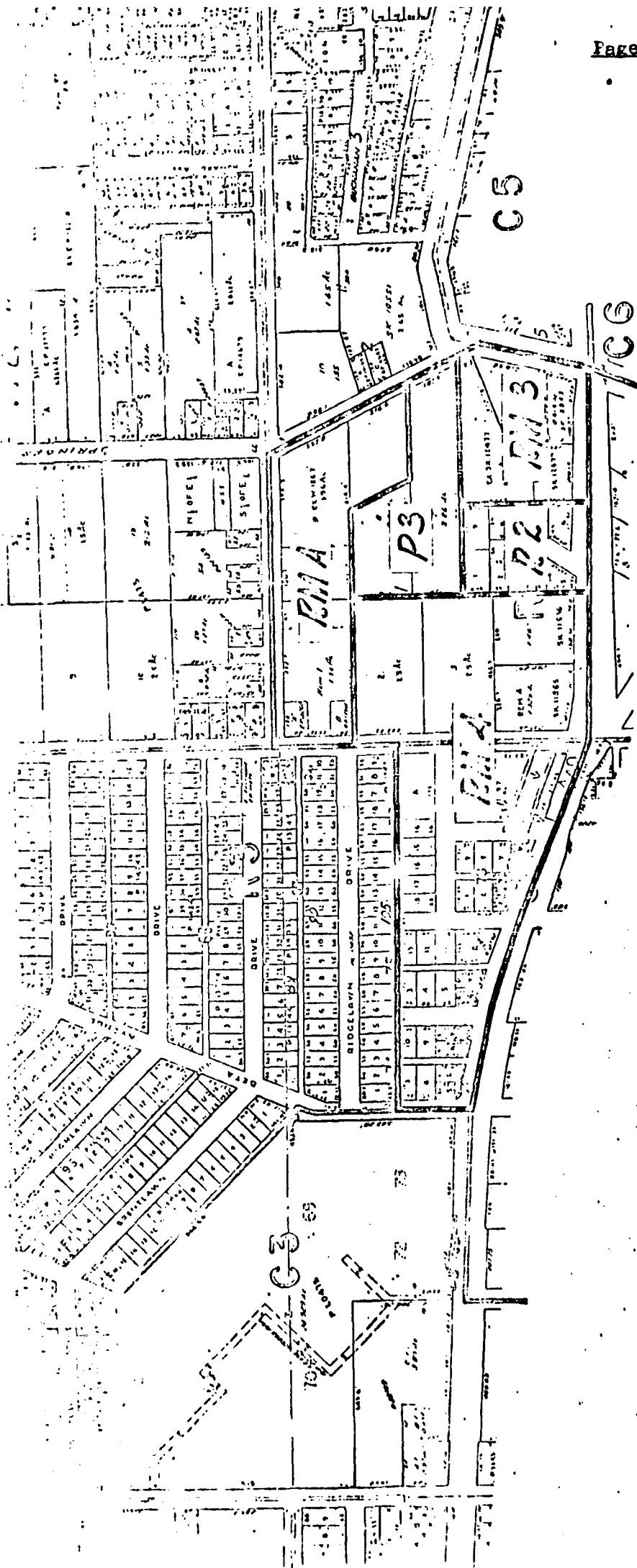
Brentwood Study  
(....3)

If Council agrees with the general development proposals outlined above and shown on the attached plan, we will prepare an overall scheme for the area and individual rezoning reports, prior to further consideration at a Public Hearing.

5. POPULATION AND DENSITY ESTIMATES

	37/65	50/65, 52/65 53/65, (Plus 3 adjoining lots)	43/65, 46/65
Zoning	RM4	RMA	RM3
Total Area (Acres)	7.8	5.4	2.5
Net Area (Acres)	6.2	4.3	2.0
Floor Area Ratio's (Assumed averages)	2.0	1.2	1.0
Floor Areas (sq. ft)	540,000	224,770	87,120
Estimated Population	1,350	560	218
Persons per Net Acre	217	130	109

RBC:dad



PROPOSED DEVELOPMENT