

Re: Proposed R8 Group Housing Site
Oakland Street/Gilley Avenue/Lakeview Avenue

Following is a report from the Director of Planning regarding an application for approval to construct a housing development in accordance with an R8 (Group Housing District) Zoning designation.

RECOMMENDATION:

1. THAT Council authorize the Planning Department to continue to work with the applicant towards the development of a suitable proposal in conformance with the R8-Group Housing District on the understanding that a further and more detailed report which will initiate a rezoning will be submitted at a later date.

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PLANNING DEPARTMENT
DECEMBER 12, 1974

TO: MUNICIPAL MANAGER
FROM: PLANNING DIRECTOR
SUBJECT: PROPOSED R8 GROUP HOUSING SITE
OAKLAND STREET/GILLEY AVENUE/LAKEVIEW AVENUE

1.0 Introduction

The Planning Department has received a letter (attached) from Community Builders Ltd. requesting consideration for the development of a 9.22 acre (gross) parcel of unimproved land at the south-east corner of Oakland Street and Gilley Avenue for R8 Group Housing. The Planning Department believes the proposal has merit.

2.0 Residential District (R8) - Group Housing

This District provides for the development of group housing projects which are designed primarily for the accommodation of families with children.

The initial report on Group Housing (R8) was first submitted to Council on August 14, 1972. The report noted that:

"...existing housing largely presents two extremes - the low density single family house and the three-storey frame or high-rise apartment building, which are basically non-family forms of development.

The continuing demand for housing, and the increasing interest which has become apparent in condominiums, garden apartments, terrace and row housing, would suggest that action should be taken to broaden the approach to our residential environment.

The above forms of housing, which generally provide family accommodation, can, in the future, be expected to become increasingly popular as alternatives to the single family house. The latter type of housing, which has dominated residential development in the past, is, due to steadily

increasing land and construction costs, rapidly becoming economically unattainable for a great number of families.

Grouping or clustering of housing units eliminates the usual side yards associated with single or two-family dwellings, and makes possible a more functional concentration of common open space for the use of the residents. Such grouping is also more economical to develop since it reduces street length and saves in the cost of paving, utilities and land. Yet it gives each family its own separate unit while preserving most of the advantages which are generally attributed to the single family dwelling. These types of accommodation, which include row and garden court housing forms, are collectively referred to as 'group housing'.

The following conditions for the use of the R8 zoning category as outlined in the Burnaby Zoning Bylaw (B/L #6177 - 6/11/72) are or would be met by the subject proposal.

- a) The permitted gross density of a group housing development shall be determined in accordance with the following table:

<u>Existing Zoning of Proposed Group Housing Site</u>	<u>Minimum Amount of Lot Area to be provided for Each Dwelling Unit in a Group Housing Development</u>
R4	4,300 sq. ft.

- b) A group housing development shall be designed in such a manner as to create an attractive residential environment in keeping with the area in which it is situated.
- c) A group housing development shall be located not more than:
- (a) One-half a mile from an existing elementary school.
- Brantford School is within $\frac{1}{2}$ mile.
- (b) One-half a mile from an existing park facility.
- Brantford Park, Kisbey Park, and the future Deer Lake Park area (Oakalla) are located within $\frac{1}{2}$ mile.
- d) Lot Area and Width:

Each lot for a group housing development shall have an area not less than 2 acres and a width of not less than 200 feet.

- The net site area of the subject proposal is approximately 8.2 acres.

3.0 Subject Site

3.1 The subject site, (Rem. V., D.L. 92, Plan #13612) is a 9.22 acre (gross) parcel of land bounded by Gilley, Oakland and Lakeview. (See attached location sketch) The parcel is triangular in shape with overall approximate dimensions of 980 feet in length and 610 feet in width. After the required road dedications are deducted, the net site area would be approximately 8.2 acres.

3.2 To the west of the site are single-family dwellings across Gilley Avenue. To the south is a lane serving single-family dwellings. The single-family dwelling area to the south is steeply sloping and overlooks the subject site.

To the east across Lakeview Avenue are single-family dwellings and one relatively large unsubdivided parcel of land. To the south across Oakland Street is an undeveloped 10.6 acre parcel of land in municipal ownership.

3.3 The southern portion of the subject site is relatively flat and devoid of vegetation. The site slopes down towards the north and there is some existing tree growth in this area. In general the site overlooks the Deer Lake area and the central valley.

3.4 The existing zoning for the area is Residential District (R4)

4.0 Development Implications

The following are comments on the relative beneficial aspects and points of concern for the development of the subject site for R8 - Group Housing.

4.1 Beneficial Aspects

- a) The R8 Group Housing zoning district was specifically developed for use on suitable sites in single-family dwelling and duplex areas.
- b) The site is one of the few large developable parcels available for low density family housing in Burnaby.
- c) Within the context of the current rising housing demand, the implementation of a Group Housing project would show the willingness of the municipality to assist in providing further family housing in a reasonable manner.
- d) A highly efficient use of the land is achieved while, at the same time, maintaining suitable communal open spaces and appropriate buffering and landscaped building setbacks from surrounding streets and development, especially from the proposed Oakland collector street.
- e) The views across the valley to Deer Lake and the mountains can be maximized. Design opportunities offered by a sloping terrain can also be taken advantage of.
- f) It is our opinion that a high quality family-oriented housing project can be achieved.

4.2 Points of Concern

- a) The establishment of an enclave of a differing building type such as group housing (townhousing, four-plex complex, separate units on the overall site, etc.) within an essentially single-family area is always of some concern from a planning point of view. This concern can be ameliorated through careful attention to edge conditions, and buffering, maintenance of a compatible scale of development between the Group Housing project and surrounding single-family dwellings, and the maintenance of social compatibility (i.e. income, etc.) between the Group Housing project and surrounding single-family dwellings.

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- b) It is possible that there will be opposition from single-family dwelling residents in the area to the development of an R8 Group Housing project in the area.


5.0 Summary

On the basis of compliance with the requisite R8 - Group Housing conditions and the points outlined in this report, the Planning Department would be prepared to recommend the rezoning of the subject site from Residential District (R4) to Residential District (R8).

However, since the passage by Council of the requisite bylaw establishing the R8 - Group Housing District, in November 6, 1972, no specific sites have been rezoned in accordance with this zoning district. Therefore, the purpose of this report is to determine whether Council continues to support, in principle, the use of the R8 - Group Housing District where applicable and to request the direction of Council with reference to this particular submission.

6.0 Recommendation

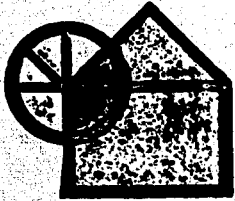
It is recommended that Council authorize the Planning Department to continue to work with the applicant towards the development of a suitable proposal in conformance with the R8 - Group Housing District on the understanding that a further and more detailed report which will initiate a rezoning will be submitted at a later date.


A. L. Parr,
DIRECTOR OF PLANNING.

KI:cm

Attached sketch and letter.

ITEM 19
MANAGER'S REPORT NO. 84
COUNCIL MEETING Dec. 16/74



Community Builders Ltd.

November 28, 1974.

The Municipality of Burnaby,
4949 Canada Way,
Burnaby, B. C.

Attn: Mr. A. L. Parr, Director of Planning

Dear Sir:

Re: 9.22 acre property at Gilley & Oakland

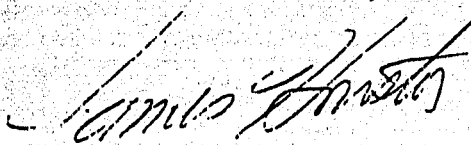
This will confirm our discussion of yesterday, concerning development of the above property under the R-8 zoning regulations.

If the council is likely to give favourable consideration to such a rezoning request, it would be our intention to propose a high quality project aimed at the upper middle income market. The design criteria would include compatibility with the adjacent development, landscape screening where necessary, orientation to take advantage of the view, and the other items mentioned in our discussion.

Thank you again for your time and consideration at yesterday's meeting.

Yours truly,

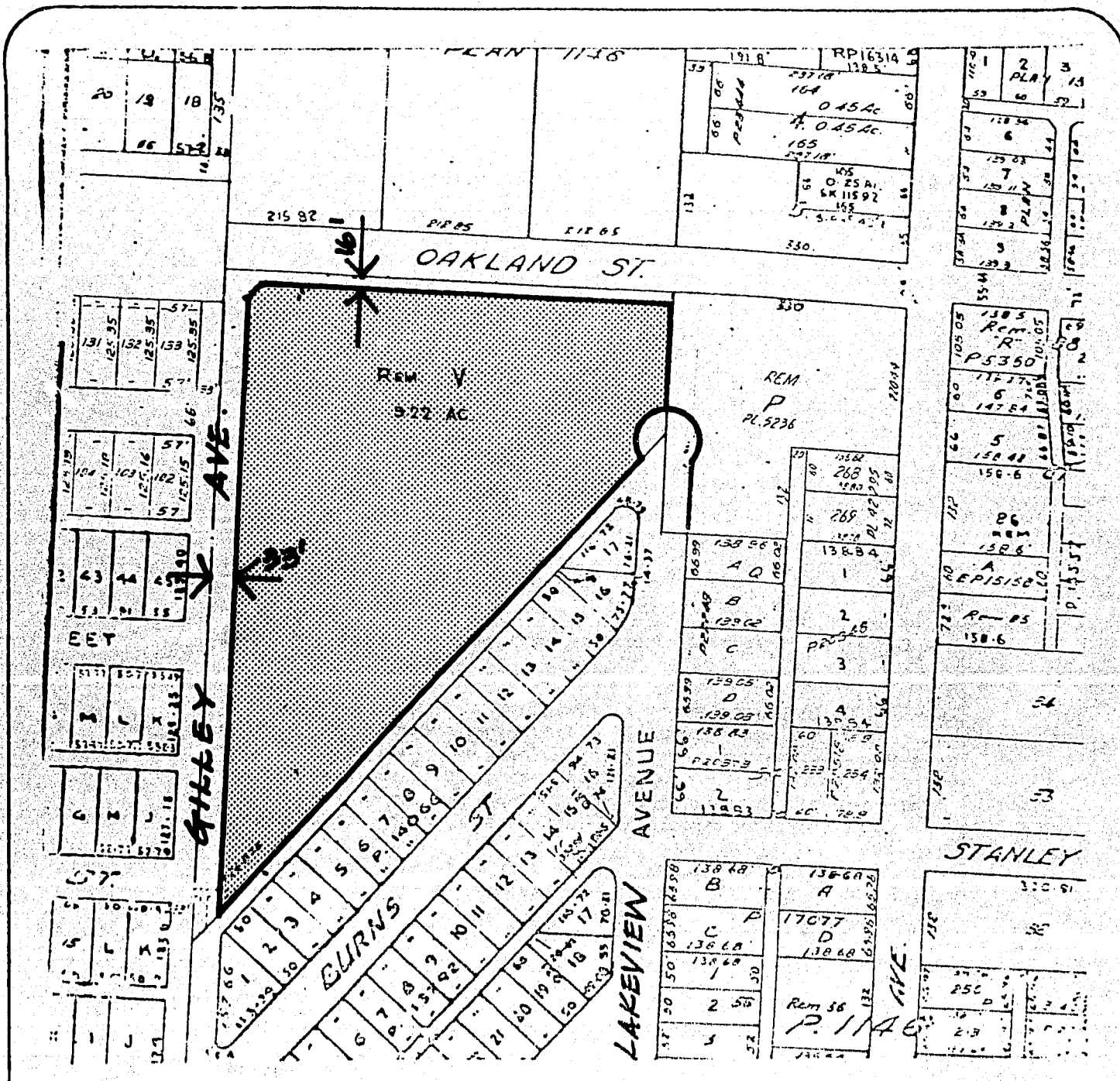
COMMUNITY BUILDERS LTD.,


J. R. Houston,
President.

JRH/jn

302 OXFORD DRIVE, PORT MOODY, B.C. Y3H 1T2 - (60

ITEM 19
MANAGER'S REPORT NO. 84
COUNCIL MEETING Dec. 16/74



Date
DEC/74.

Scale
1" = 200'

Drawn By

Burnaby Planning Department

PROPOSED RB - GROUP HOUSING SITE

GILLEY/LAKEVIEW/OAKLAND.

LOCATION SKETCH.

