

Re: Properties at 3825, 3835 and 3841 Trinity Street  
(Item 12, Report No. 21, March 18, 1974)

Following is a report from the Director of Planning regarding the specific land use and zoning regulations in the area surrounding the three subject properties. Council will recall that this information was requested on March 18, 1974 as the result of a delegation's request to have the properties rezoned to accommodate the construction of a high rise apartment. The request for such high density development was denied.

This is for the information of Council.

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PLANNING DEPARTMENT  
APRIL 2, 1974

MR. M. J. SHELLEY,  
MUNICIPAL MANAGER.

Dear Sir:

1.0 SUBJECT: On 18 March, 1973, Council received an oral submission on behalf of three property owners on Trinity Street in northwest Burnaby that Council favourably consider the rezoning of the subject properties to accommodate highrise development. Council also was presented a written report on the matter from the Planning Department via the Municipal Manager. (Manager's Report #21, Item 12, March 18/74). Based on this information Council determined against designation of such high density use in the area.

At the same time, the Planning Department was directed by Council to provide information as to specific land use and zoning in the area covered by the 18 March, 1973 report. Following is the information required by Council.

2.0 BOUNDARIES OF SUBJECT AREA:

The subject area is bounded by Boundary on the west, Montrose Park, McGill Park and Eton Street on the north, Confederation Park on the east and essentially Pandora Street on the south (see attached Sketch #1). The area is an identifiable enclave of low density single and two family residential use. This low density residential use extends west beyond Boundary Road into Vancouver but is delimited on the north, east, and south by other uses. On the north is the extensive undeveloped Montrose Park, the smaller triangular McGill Park (developed for play use) and a large industrial tank farm and refinery facility. Burrard Inlet is beyond. To the east is the extensive Confederation Park developed with a multiplicity of recreational uses serving the community. To the south are the medium density apartment and mixed use commercial/residential ensemble designated as Apartment Area "A" (Community Plan Area #3) known as the Hastings Street Commercial Centre.

3.0 DISCUSSION OF AREA:

3.1 Within this area are a number of distinguishing features described as follows (see attached Sketch #1):

- a) Gilmore School - bounded by Gilmore and Carlton Avenues and Dundas and Triumph Streets and zoned P3.
- b) Rosser School - bounded by Triumph and Pandora Streets and Rosser Avenue, located just east of Madison Avenue and zoned P3.
- c) Reservoir - bounded by Trinity and Eton Streets and Esmond and Ingleton Avenues and zoned P3.
- d) Seton Village Senior Citizens Complex - bounded by Trinity and McGill Streets and Esmond Avenue and zoned CD. Council will recall that this development was the subject of a rezoning (R.Z. #36/70) Finally Adopted by Council on 7 September, 1971. This complex contains a 15-storey senior citizens tower, a large mansion converted for Hostel use, a former gymnasium converted for senior citizens lounge and recreation facilities and associated on-site landscaping and parking.
- e) Two Churches and a Religious School - located on the west side of Ingleton Avenue fronting on Triumph Street and Pandora Street and zoned P1 (except the school which is a legally non-conforming use zoned R5).
- f) Two Medium Density Apartment Buildings
  - One is located at the northeast corner of Boundary Road and Dundas Street and is a three-storey structure oriented west (date of Building Permit: 25 July, 1961; date of Occupancy Permit: 27 November, 1961).
  - The second is located at the northeast corner of Esmond Avenue and Trinity Street and is a two-storey structure oriented west (date of Building Permit: 1 March, 1960; date of Occupancy Permit: 25 November, 1960).
  - Both buildings are smaller, well maintained and in good condition and both are zoned RM3. More importantly, both buildings were constructed prior to 1965 when the existing zoning bylaw was established and consequently before the Apartment Studies of 1965 and 1969.
- g) Commercial Facility - in the area is one small "corner" grocery store which serves the local neighbourhood which is located on the southeast corner of McGill Street and Gilmore Avenue, is zoned C1 and was constructed long prior to 1965 (date of last addition Building Permit: 13 July, 1951).

3.2 The area is divided into essentially two residential zones, Residential District Three (R3) and Residential District Five (R5) with the spot zoning as noted above. As such the area is essentially developed with single and two family residences. These residences vary in age but are in general well kept and well maintained. Moreover there is a relatively high incidence of renovation of the existing structures. Because not only the age but also the size of homes in the area varies, there is evidence of some conversion of single

family dwellings into two-family use. There is also evidence of conversion of a number of the larger homes to other multi-tenancy situations (rest homes, boarders, etc.). All of this conversion, however, has been undertaken essentially within and maintaining the low density single and two family built fabric. Council will recall that Section 6.11.1.b of the 1965 Zoning Bylaw provides for conversion in an R5 district of single-family dwellings on smaller lots to two-family use provided those lots have a width of not less than 45 feet, an area of not less than 5,400 sq. ft. and was occupied by a principal building on or before June 7, 1965.


Unlike many of the low density single and two family areas within the Municipality, the subject area has clearly defined boundaries within which a mature homogeneous texture of uses has historically been maintained with relatively few exceptions (the small areas that have been utilized for service and institutional use even serve to reinforce the stability of the area). As such the area has developed an identity which is even further enhanced by the fact that the area is essentially located on a hill with views in most directions.

In such an area it is suggested that the planning responsibility of the Municipality is to support only those policies that will protect the single and two family milieu to provide the necessary stability within which individual renovation and redevelopment can be pursued by the area's residents with full assurances that the low density environment will be preserved. In 1973, Council considered a redevelopment proposal of a group of properties within the subject area (properties bounded by Rosser Street, Triumph Avenue, Willingdon Avenue, and the lane between Albert and Pandora Streets). This consideration, undertaken in conjunction with R.Z. #41/73, concerned a proposed three-storey apartment development of a site designated as a second priority apartment area within Apartment Area "A" of the 1969 Apartment Study. Council determined to remove the second priority designation at this location from the apartment study and directed the Director of Planning to do so. This action by Council is exemplary of the position here stated that the single and two family character of the area north of Pandora Street be preserved.

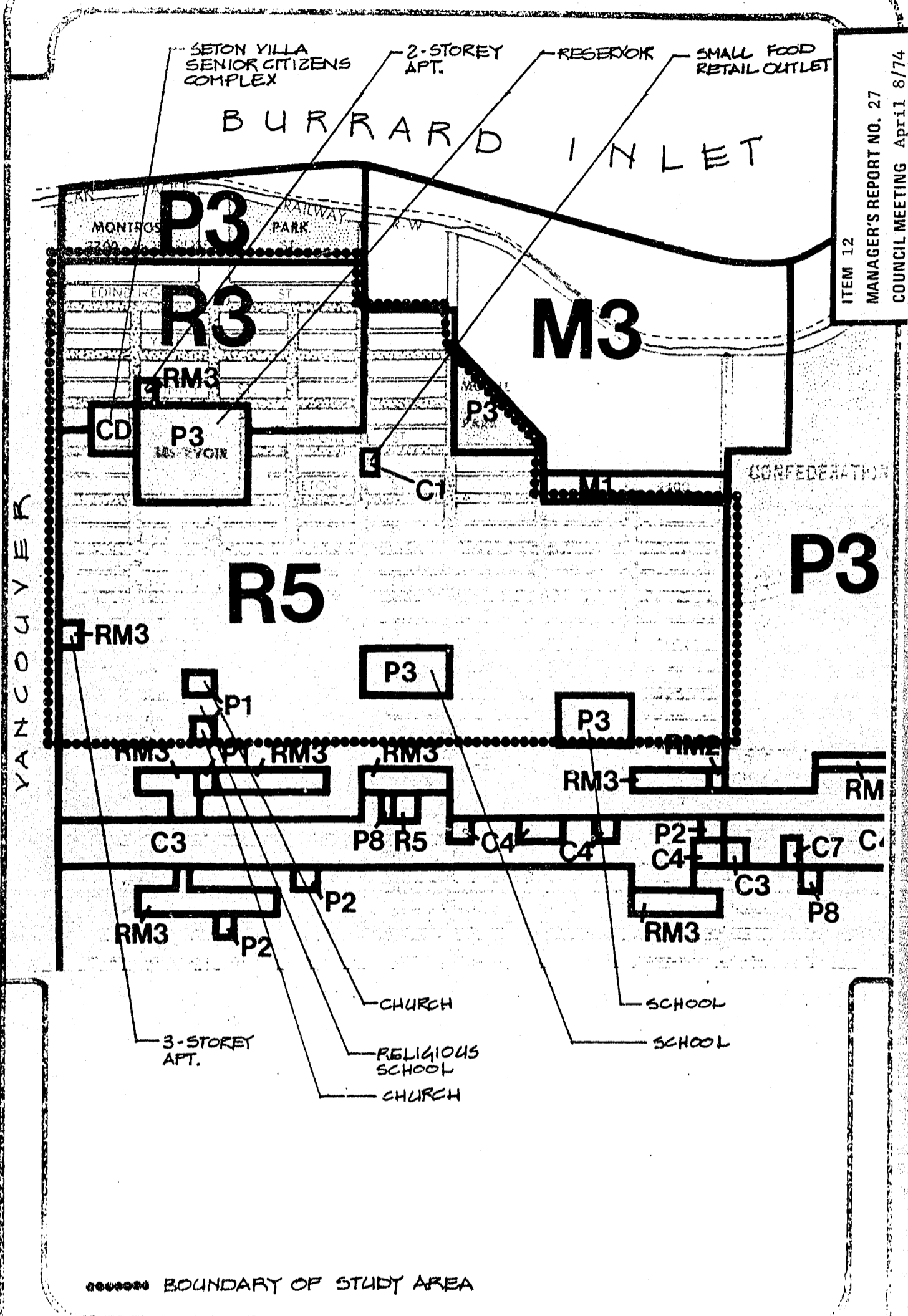
In this sense, further multiple family use intrusions within the area should be avoided. Multiple family uses within this part of the Municipality can be well accommodated in the existing apartment areas where requisite associated amenities are planned concurrently.

This outline of uses within the subject area and discussion is provided for the information of Council.

Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING.

  
LBB:bp



ITEM 12  
MANAGER'S REPORT NO. 27  
COUNCIL MEETING April 8/74

SCALE 1"=800'

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APRIL '74

LAND USE & ZONING  
NORTHWEST BURNABY



GURWAY PLANNING DEPARTMENT  
SKETCH # 1

