

Re: Letter dated March 21, 1974 from Messrs. L.Reid & J.Khimji
 Block Bros. Realty Ltd.
 6550 East Hastings, Burnaby
 Area Bounded by East Hastings, Barnet Road,
 Pandora Street and Duthie Avenue

Appearing on the Agenda for the April 8, 1974 meeting of Council is a letter from Messrs. L. Reid and J. Khimji regarding a request to have the subject area rezoned to a higher density than is permitted under the existing zoning designation. Following is a report from the Director of Planning on this matter.

RECOMMENDATIONS:

THAT the triangular area bounded by Barnet Road, Duthie Avenue and Hastings Street be designated as an R1 low density, multiple-family residential area and that it be reinstated in the 1969 Apartment Study on that basis; and

THAT the correspondents be directed to contact the Planning Department should they wish to proceed with development in order that an appropriate site configuration can be determined and so that development guidelines can be established; and

THAT the Planning Department be authorized to work with the applicant on that basis with the understanding that the specific development proposal will be placed before Council as a part of rezoning at some future date.

* * * * *

PLANNING DEPARTMENT
 4 APRIL, 1974

1.0

SUBJECT: The Municipal Clerk has received a letter dated 21 March, 1974, from an agent for a number of property owners within the triangular area bounded by Barnet Road, Duthie Avenue and Hastings Street in northeast Burnaby. (see Sketch 1, attached). The correspondent requests Council's consideration of redesignating the area for apartment use. The Planning Department has been asked to comment on this matter via the following report.

2.0

BACKGROUND:

The area bounded by Inlet Drive, Pandora Street, Duthie Avenue and Hastings Street was recommended for apartment development at a medium density in the original Apartment Study in 1966. Rezoning applications followed and the block between Barnet and Inlet was rezoned and subsequently developed under RM2 regulations, essentially as three storey walk-up apartments. Rezoning applications for RM3 apartment development in the subject triangular area, however, were rejected by Council.

The Apartment Study was reviewed by the Planning Department in 1969 and a new report entitled Apartment Study 1969 was submitted to and considered by Council. In this study, which is still used as a development guide within the Municipality, it was recommended that the apartment designation of the subject triangular area be retained as a first priority medium density apartment area. Considerable discussion ensued on this particular matter, a further report was requested and submitted, and in October 1969, Council determined that the Apartment Area "C" plan which had been submitted by the Planning Department should be used as a development guide for the area. Subsequently, however, when

an application for rezoning within the subject triangular area was submitted, it was not accepted by Council.

In January 1973, because the Municipality had received numerous development proposals within the subject triangular area, an additional report on the matter of development was submitted to Council requesting direction as to an acceptable redevelopment concept for the area. It was recommended that the medium density apartment designation be reaffirmed but Council determined to remove the triangular area from the 1969 Apartment Study. The Planning Department undertook this as per Council's direction.

3.0 Existing Conditions in the Subject Area

The subject triangular area is currently developed with older single-family dwellings on larger lots in fair and poor condition. To the west is the grouping of three-storey walk-up apartments discussed above, all in relatively good condition. To the east and south is a major R4 residential area with most homes being newer and in good condition. Schools and Park facilities are readily available in the area, as also is public transit.

4.0
DISCUSSION:

The current correspondent, representing the property owners within the subject triangular area, has requested Council reconsider the development potential of the area based on current local and regional conditions.

Upon review of Area "C" and its surrounding single and two-family component, a number of factors become predominant:

- a) This part of the Municipality has historically provided accommodation for families with children. Moreover, the area is serviced with schools, parks and like facilities to accommodate this type of family unit.
- b) Apartment Area "C" is provided with available and proposed commercial facilities within walking distance of a large segment of the population and of the subject triangular area.
- c) Apartment Area "C" has appropriate vehicular as well as public transit connection to the larger community.
- d) Although redeveloped properties within the area are at a sufficiently high standard and although the majority of dwellings within the eastern R4 enclave are of a high standard and well maintained, there are also many properties within Area "C" and including the subject triangular area that are in a state of decline and disrepair.
- e) The number of families with children who are in residence in the existing RM2 developments would imply that there is a need for accommodation other than the single-family and duplex types to provide a mixture of housing to serve the long term needs of the area. This is particularly relevant in terms of the needs of younger families associated with Simon Fraser University.

In light of these factors, it is suggested that the spirit of the former Apartment Studies' recommendations remains valid. At the same time, there has been a strong expression in the past from those persons in the single and two-family R4 enclave against higher density development in areas adjacent to them. It is felt that this negative expression has been founded on the desire not to see an interface of three-storey apartments, and not to see a major input of residents who do not have families and consequently live a comparatively different lifestyle. It is felt that the opinions of these residents are to some degree justified.

For this reason, it is suggested that the three-storey apartment development configuration, most appropriate for residence by single people and childless couples, not be extended further east. Instead, it is recommended that family accommodation be instituted at the subject location. However, the planning criteria above outlined would suggest that this family accommodation be provided at higher than single and two-family densities such that a designation of low density multiple-family dwellings (R1) at the subject triangular area is most appropriate.

This development alternative provides the following advantages:

- a) The design configuration of R1, essentially town-house development, is such that a positive, low scaled interface can be provided with the single and two-family R4 area to the east.
- b) The R1 designation would provide a gradation of density between the three-storey RM2 apartments to the west and the single and two-storey R4 area to the east.
- c) The redevelopment of the triangular area will act as an impetus for further redevelopment of the Area "C" commercial core to the west because of the increased consumer density.
- d) The use of the area by families with children will be essentially maintained.
- e) The size of the parcels and the intent of the existing owners will facilitate an assembly that can provide a site of large enough size to accommodate family oriented amenities, buffers, a high standard of development, etc. Moreover, the existing services in the larger area, (park, school, transit, etc.) can well accommodate the influx of new families.
- f) The use of the subject area for low density multiple family accommodation will provide more housing of an appropriate type and standard as required by the regional housing pressures.

Finally, it is suggested that the designation of the area for R1 multiple-family use (at an approximate density of 10 - 12 units per acre) will provide a development solution acceptable to all concerned parties, but also a solution that can be supported on solid planning grounds.

page 4

5.0

RECOMMENDATIONS:

ITEM 17

MANAGER'S REPORT NO. 27

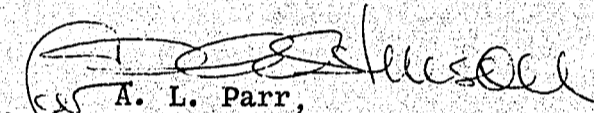
COUNCIL MEETING April 8/74

IT IS RECOMMENDED THAT, in reference to the enquiry of the subject correspondent, the triangular area bounded by Barnet Road, Duthie Avenue and Hastings Street be designated as an RMI low density, multiple-family residential area, and that it be reinstated in the 1969 Apartment Study on that basis.

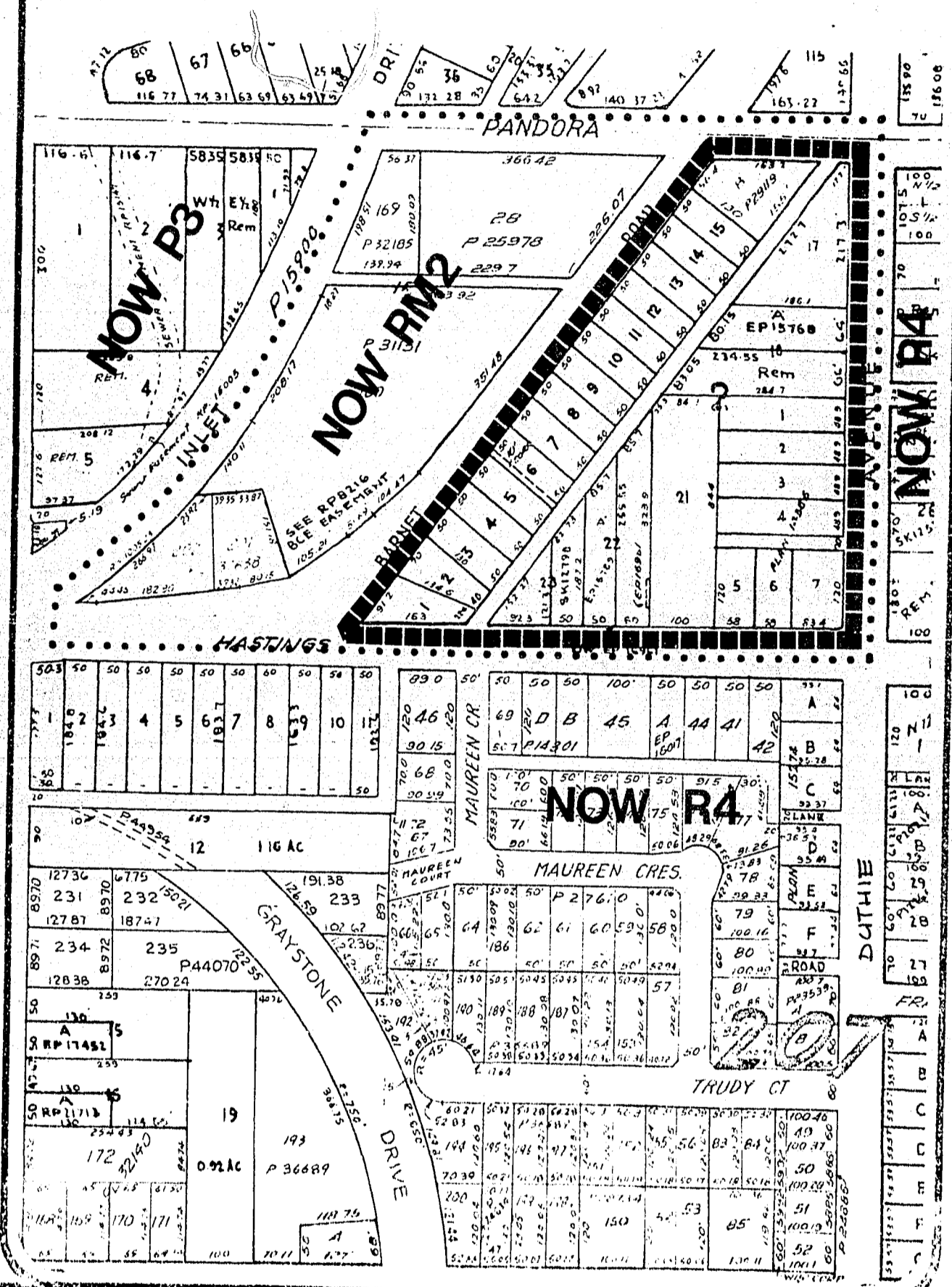
IT IS ALSO RECOMMENDED THAT the subject correspondent be directed to contact the Planning Department should he wish to proceed with development in order that an appropriate site configuration can be determined and so that development guidelines can be established. IT IS RECOMMENDED THAT the Planning Department be authorized to work with the applicant on that basis with the understanding that the specific development proposal will be placed before Council as a part of rezoning at some future date.

Respectfully submitted,

AL
LLB:ea


A. L. Parr,
DIRECTOR OF PLANNING

ITEM 17
 MANAGER'S REPORT NO. 27
 COUNCIL MEETING April 8/74



SCALE 1" = 200'
 DRAWN lbb
 DATE APRIL '74

HASTINGS ST/BARNET RD./DUTHIE AVE.

■■■■■■■■■■ BOUNDARY OF SUBJECT AREA
 BOUNDARY OF PROPOSED
 MEDIUM DENSITY APT. AREA
 OF 1966 & 1969 APT. STUDIES



BURNABY PLANNING DEPARTMENT
 SKETCH #1

