

ITEM	12
MANAGER'S REPORT NO.	71
COUNCIL MEETING	Nov. 8/76

Re: LETTER FROM HEAN, WYLIE, PRENTICE AND COMPANY THAT APPEARED ON
LAST WEEK'S AGENDA (ITEM 3b)
LOTS 1 and 2, BLK. 7, D.L. 121, PLAN 1054
4204 ALBERT STREET, BURNABY

Mr. T. Brian Prentice, Solicitor for Baxter and Kidd Holdings Ltd. appeared before Council on November 1 to present information on the subject property. Following is a report from the Director of Planning on this matter.

RECOMMENDATIONS:

1. THAT the Municipality offer to enter into a land exchange involving the two lots at 4204 Albert Street for two lots owned by the Municipality between 4224 and 4228 Albert Street and that the applicant purchase the remaining two Municipal lots, all within the context of a rezoning application for the central site within this block (4224 - 4250 Albert, 4227 - 4245 Hastings) for a RM5-type Comprehensive Development residential proposal; and
2. THAT should the applicant not wish to enter into the exchange/purchase from the Municipality noted in Recommendation #1, that the Land Agent be authorized to pursue negotiations to acquire the two lots at 4204 Albert Street if offered for purchase to the Municipality by the present owners.

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PLANNING DEPARTMENT
NOVEMBER 4, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: ENQUIRY ON 4204 ALBERT STREET
LOTS 1 & 2, BLK. 7, D.L. 121, PLAN 1054
COMMUNITY PLAN AREA "A"
SITE 10 - HASTINGS/CARLTON/ALBERT/MADISON

1.0 BACKGROUND

The Planning Department has been requested to reply to a letter of enquiry of October 27, 1976 from the solicitor of Baxter and Kidd Holdings Ltd., the owners of Lots 1 and 2 at 4204 Albert Street (see attached Sketch #2).

The subject lots lie within Site #10 of the adopted Community Plan Area "A" and is designated for residential RM5-type comprehensive developments. The Community Plan Area "A" indicates the division of the Albert/Carlton/Madison/Hastings block into three through-block sites (see Sketch #1 attached).

The existing development within the subject block, in general, consists of the following:

- a) 18 older modest single-family dwellings along the Albert Street frontage in poor to fair condition.
- b) a Shell Gas Station in good condition at the Carlton/Hastings corner, and a smaller Standard Oil Gas Station in fair condition at the Madison/Hastings corner. Due to the recent establishment of a large Standard Oil Self-Serve Gas Station in the vicinity at Hastings and Willingdon, it would be reasonable to expect that the Standard Oil gas station at Madison/Hastings would become redundant if current gas retailing trends continue.

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- c) between the two gas stations along the Hastings Street frontage exist two vacant lots, 2 older 2-storey commercial buildings in poor to fair condition, 4 old 1-storey commercial buildings in poor condition, and 1 small newer 2-storey building in good condition.

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In sum, it is our opinion that over 86% of the subject block is ready for redevelopment at this time, with the only existing development of good substantial quality being the Shell Oil station and the small 2-storey building at 4237 Hastings Street (Lot 27). The assumed extra cost of acquiring this newer 2-storey building should be able to be reasonably averaged with the cost of acquiring the other 11 lots to form one of the designated consolidated apartment sites.

2.0 SUBJECT PROPERTY AT 4204 ALBERT STREET

The Planning Department has had extensive discussions, in particular within the last year, with Mr. W. Graham Kidd with respect to the development of the subject block bounded by Carlton/Albert/Madison/Hastings. In order to remain open to constructive suggestions, the Planning Department had stated that the division of the block into appropriate developable sites other than the three sites delineated in the Community Plan may be possible but would require further study of the site planning criteria including building massing and access. Mr. Kidd had subsequently submitted a suggested apartment site configuration differing from that noted in the Community Plan. After due serious consideration of the suggestion, Mr. Kidd was informed that his suggested altered site configuration was not appropriate.

The subject letter of inquiry outlines the following alternative suggestions which the owner of Lots 1 and 2 would like considered by the Municipality:

- 2.1 An RM5-type apartment site for Lots 1 to 12 on Albert Street would create an unsuitable shallow site for development. The resultant development site on the Hastings frontage may be more costly to assemble due to its current solely commercial zoning; and its shallowness would not allow for a more amenable apartment building setback from Hastings, may result in the need for inadvisable vehicular access directly off Hastings, and would restrict more imaginative apartment concept options. The recommended through-sites (see Sketch #1) would include a fairer balance of residential lots and commercial lots in each proposed high-rise apartment site and create a more amenable site configuration.
- 2.2 With regard to the suggestion to permit the construction of single-family dwellings within the designated apartment area, the municipality in recent years has maintained a consistent policy in not supporting such "interim" development which would hamper, for the foreseeable future, the appropriate redevelopment of sites within community plan areas to their designated apartment use.
- 2.3 Through the Council adopted Apartment Study 1969 and a number of detailed Community Plans, the Municipality has established a policy of providing a range of housing types including an appropriate proportion of RM5-type apartments towards the creation of a balanced housing stock for the municipality. The municipality has accepted a responsibility to accommodate reasonable population growth and if this growth is not to infringe upon established stable single-family dwelling areas, a proportion

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of this growth must be accommodated in higher density apartment areas (RM5, RM4, and RM3 types). Housing policy reports adopted by Council in the past delineate a reasonable and finite number of RM5-type apartment sites. Any concurrence to a trend to downgrade the density of these sites would create additional housing development pressures upon existing stable lower density housing areas. The creation of a successful district town centre in this area is in part dependent on reasonable adherence to the density principles outlined in the adopted Community Plan. Therefore, the suggestion to reduce the density from RM5-type (2.2 FAR maximum) to an RM3-type (1.1 FAR maximum) for the subject area could not be supported.

- 2.4 As noted in the letter of enquiry the Municipality has purchased the 4 lots at 4224 and 4228 Albert Street (see Sketch #2) to preclude inappropriate interim development and to assist in ensuring the eventual redevelopment of this block in line with adopted policies. We are of the opinion that the suggestion that the Municipality pursue the acquisition of the subject Lots 1 and 2 at 4204 Albert Street in order to preclude any improper interim development has merit. Consequently, Council is requested to authorize the Planning Department and the Land Agent to pursue this approach.
- 2.5 In addition at the Council meeting of November 1, 1976, the spokesman for Mr. Kidd suggested an RM4, 4-storey frame apartment development. The currently accepted interpretation of the National Building Code indicates that 4-storey frame apartments would not be acceptable except under special very localized and limited conditions. The limited configuration, size and location of the subject sites does not suit itself to RM4 frame apartments. It would be very difficult to maintain appropriate environmental qualities (site coverage, setbacks, usable open space, etc.) for a frame apartment at the higher RM4-type densities (1.7 FAR maximum).
- 2.6 The Planning Department would offer another alternative which would consist of the applicant acquiring the centre designated site (6 lots from 4224-4250 Albert Street and 6 standard lots from 4227-4245 Hastings Street). The municipality would exchange 2 lots which it owns in the designated site with the 2 lots of the applicant at 4204 Albert Street. The applicant would purchase the remaining municipal lands within the designated site. The applicant would pursue a rezoning for the consolidated 1.2[±] acre site for a RM5-type residential development in conformance with the adopted Community Plan.

3.0 SUMMARY

This further site examination has indicated that the adopted Community Plan guidelines continue to be appropriate and relevant. However, in order to facilitate the development of the block in line with the Community Plan, a land exchange as noted in Point 2.6 should be promoted within the context of a rezoning application for the central designated site (4224-4250 Albert Street, 4227-4245 Hastings Street). Should the applicant not wish to pursue the outlined land exchange and rezoning application, the most appropriate alternative option would be for the Municipality to acquire the subject Lots 1 and 2.

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4.0 RECOMMENDATION

It is recommended that Council:

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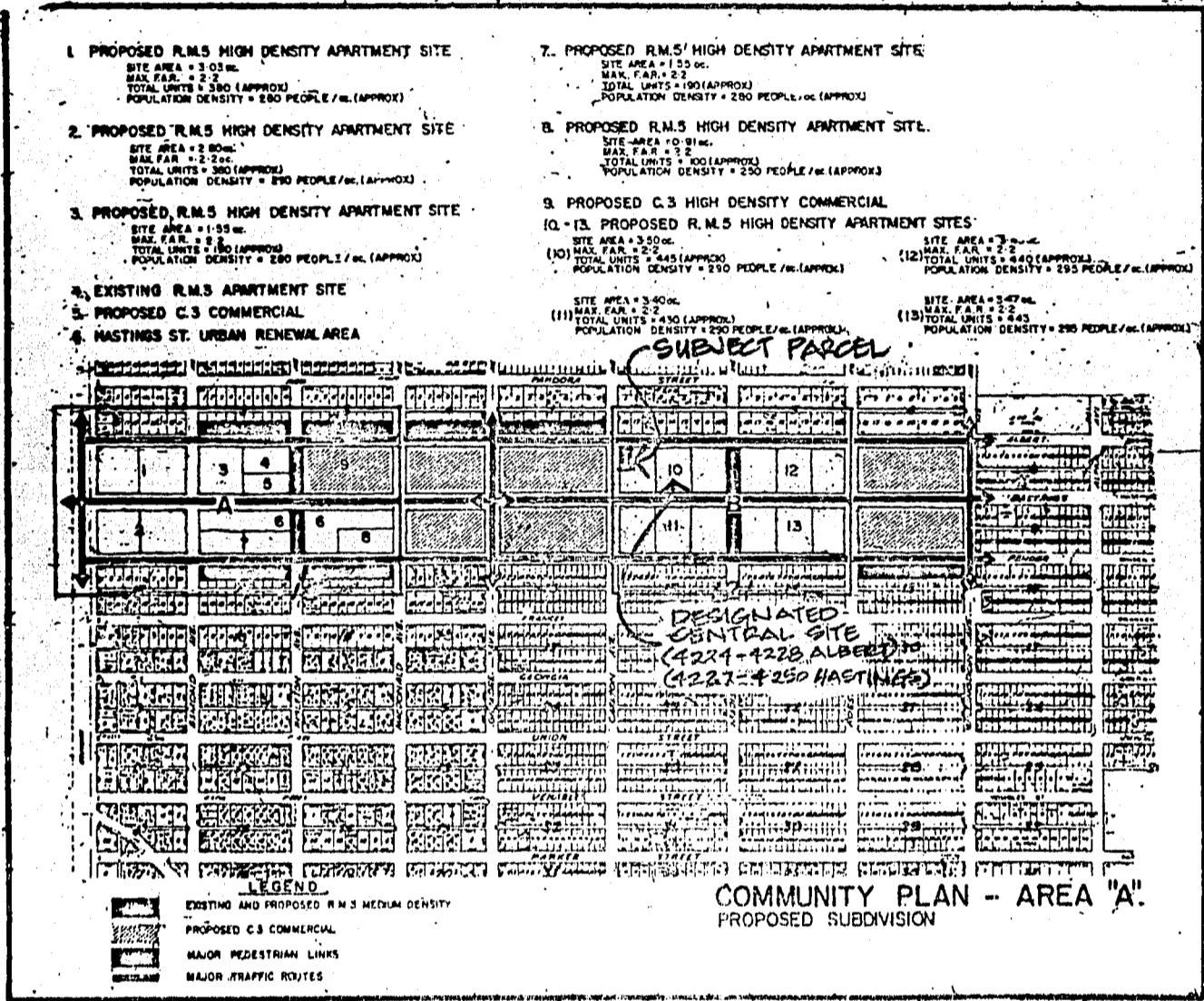
- 4.1 Express its willingness to enter into a land exchange involving the 2 lots at 4204 Albert Street for 2 lots owned by the Municipality between 4224 and 4228 Albert Street, within the context of a rezoning application for the central site within this block (4224-4250 Albert, 4227-4245 Hastings) for a RM5-type Comprehensive Development residential proposal.
- 4.2 Authorize the Planning Department and Land Agent to pursue negotiations to acquire the 2 lots at 4204 Albert Street if offered for purchase to the Municipality by the present owners.


A. L. Parr,
DIRECTOR OF PLANNING.

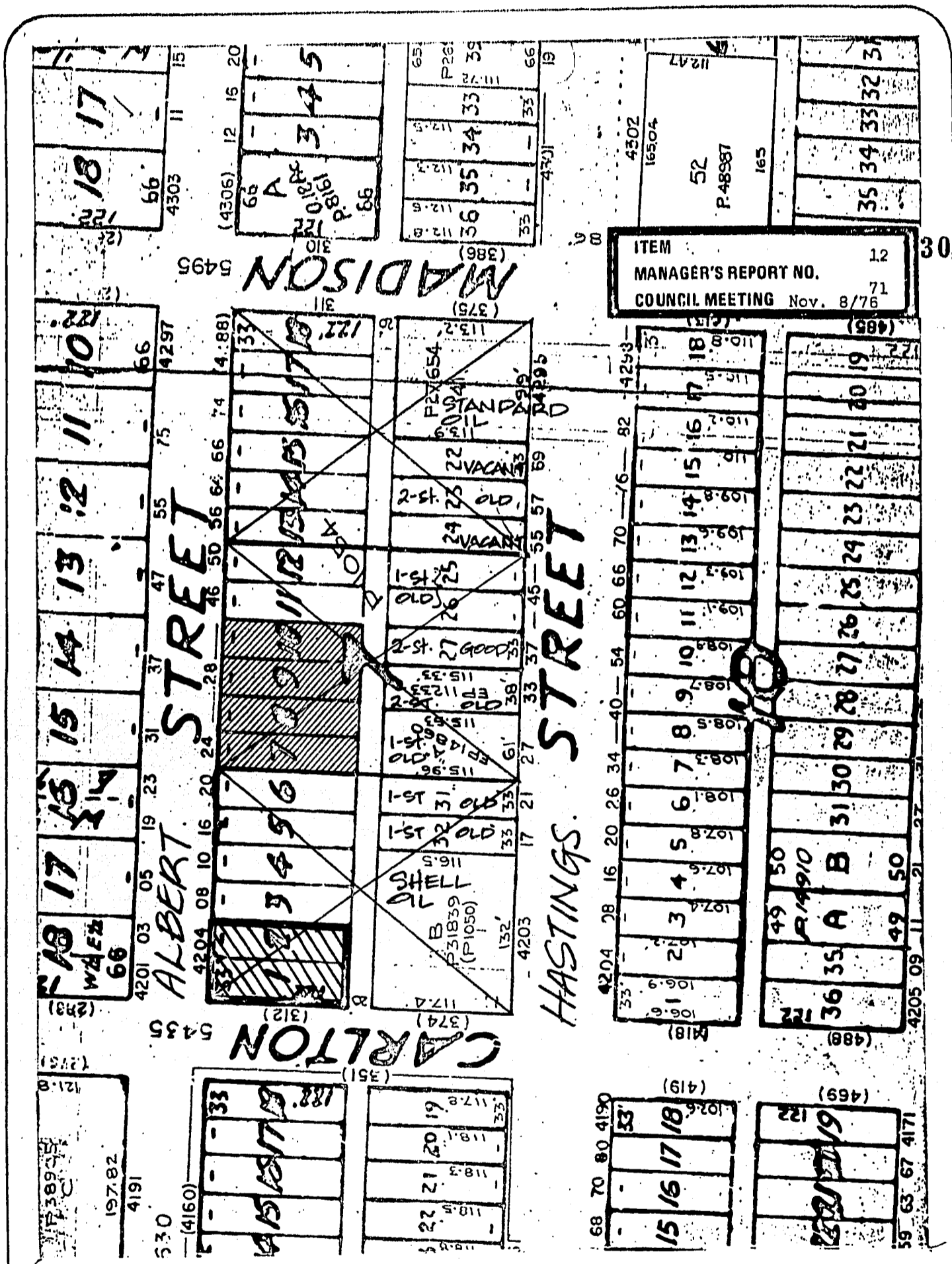
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Attach.

c.c. Land Agent
Chief Building Inspector

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COMMUNITY PLAN - AREA "A"
 SITE 10 - HASTINGS/ALBERT/CARLTON/MADISON
 - R.M.5 TYPE HIGH DENSITY APARTMENT SITE



Date
Oct/76

Scale
1" = 100'

Drawn By

Burnaby Planning Department

COMMUNITY PLAN AREA "A"
SITE 10

← NORTH

SUBJECT PROPERTY AT 4204 ALBERT.
 LOTS 1 & 2, BLOCK 7, D.L. 121, PLAN 1054

MUNICIPALLY OWNED AT 4224-28 ALBERT.
 LOTS 7 TO 10

3 DESIGNATED THROUGH-BLOCK APT. SITES
 EACH COMPRISING 12 TYPICAL 33' X 122' LOTS
 EACH SITE = 1.2 ACRES.

SKETCH # 2