

ITEM 9
MANAGER'S REPORT NO. 78
COUNCIL MEETING 1978 11 06

RE: LETTER FROM WM. SINER REALTY LTD. WHICH APPEARED ON THE
AGENDA FOR THE 1978 OCTOBER 30 MEETING OF COUNCIL (ITEM 4d)
METROTOWN - AREA 11

Appearing on last week's agenda was a letter from Ardela L. Jackson, Sales Representative for Wm. Siner Realty Ltd., regarding potential for development in Metrotown, Area 11. Following is a report from the Director of Planning on this matter.

In the light of the current work schedule, it is contemplated that the major staff involvement with the detailed study of Area 11 will take place in approximately four months. The product of this study will be a Council report concerning an amendment to the Apartment Study '69 and a detailed community plan.

RECOMMENDATION:

1. THAT a copy of this report be sent to Ardela L. Jackson, 4707 Kingsway, Burnaby, B.C. V5H 2C3.

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TO: MUNICIPAL MANAGER 1978 OCTOBER 25
FROM: DIRECTOR OF PLANNING
SUBJECT: DEVELOPMENT ENQUIRY WITH
RESPECT TO METROTOWN - AREA 11

RECOMMENDATION

THAT this report be received for the information of Council.

REPORT

The Planning Department has been requested to reply to a letter of enquiry received from Ardena L. Jackson, a sales representative of Wm. Siner Realty Limited, with respect to the development of the area in the vicinity of Patterson Avenue, Bond Street and Inman Avenue.

The area of enquiry lies within Area 11 of the Metrotown precinct. Council on 1978 February 20 adopted in principle the proposed development concept for Metrotown as outlined in the policy report Burnaby Metrotown - A Development Plan. An initial conceptual approach for the development of Area 11 of the Metrotown was outlined in the policy report (attached - Appendix I). Council's approval was related to the overall concept and not related to detailed considerations particularly of any specific potential development sites which are not covered at this time by an apartment study area and/or an adopted community plan. However, Council on 1978 February 20 also authorized staff to initiate the priority work program measures which included the preparation of design guidelines for Metrotown sub-areas on a community plan basis.

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As outlined on Sketch 1, Apartment Study "J" (attached Appendix II), and part of Apartment Study Area "L" are located within the Metrotown Area 11 study area. Area 11 is the only one of the primarily residentially oriented sub-areas which is not governed in its entirety by a designated Apartment Study Area and/or by an adopted Community Plan. The Planning Department has also had some preliminary contact with Ardena Jackson who has made development suggestions to increase the possible density of certain parts of Area 11 over the conceptual densities outlined in the Burnaby Metrotown policy report. The ramifications of this suggestion would be examined further within the context of the detailed study of Area 11.

The appropriate next steps towards the delineation of further development sites in Area 11 would be:

- a) Amendment to the Apartment Study '69 which would provide appropriate expansions of multiple family dwelling developments and related community facilities within the Area 11 precinct resulting from further detailed study of the area.
- b) The appropriate amendment of the Apartment Study '69 would permit the determination and adoption by Council of a detailed community plan outlining the detailed guidelines for the development of specific sites. Rezoning applications could then be received for the development of sites in compliance with an adopted community plan.

In light of a few recent development enquiries in this area it would appear appropriate to raise the priority of the detailed study of Area 11, although with the understanding that the completion of a number of high priority reports and studies desired by Council must continue to take precedence.

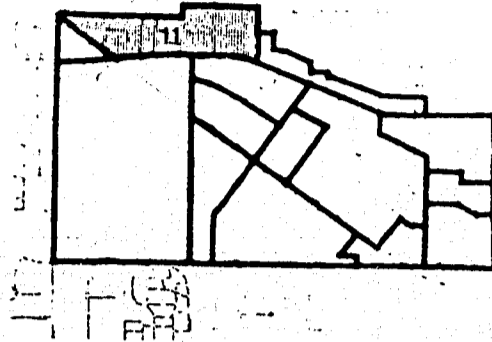
This is for the information of Council.


A. L. Parr
DIRECTOR OF PLANNING

KI/ds

attachment

Residential/Mixed Use — Area 11



In general, this area constitutes a transitional area that is affected by many different edge conditions such as the existing single-family dwelling area to the north, Kingsway and Central Park to the south, the B.C. Tel Office development to the south-west, and a strong commercially oriented mixed-use area to the south-east.

Even within this area the current permanent development is varied and includes high-rise apartments, 3-storey apartments, some commercial development, a senior citizens high-rise residence and a large church with ancillary facilities. The main emphasis for the future development of this area will be on integration with the single-family dwelling area to the north.

RM3-type apartment development would continue to be permitted in the area east of Barker and south of Sardis. An RM3-type apartment area would also be developed in the area bounded by Thurston, Smith, and the B.C. Hydro right-of-way — acknowledging the presence of the B.C. Tel Office Building to the south-east and close proximity to a Light Rapid Transit Station in the vicinity of the intersection of Smith Avenue and the B.C. Hydro right-of-way. Transitional low-density residential development, R6 or R8-type, is indicated along the north side of Thurston between Boundary and Smith.

An area of R5-type development will be maintained south of Bond between Smith and Halley with a transitional low-density multiple-family residential area of R6, R8 or RM1-type (maximum 10-12 units/acre) south of this R5 area. A Neighbourhood park of approximately 2.4 acres is indicated between Smith and Inman.

The enclave bounded by Sardis Street alignment/Smith/Kingsway/Patterson will continue to develop on a predominantly RM3-type apartment basis while permitting a mixing of uses compatible with the apartment development and the existing institutional and commercial uses in particular along the Kingsway frontage. A localized concentration of commercial uses would also be appropriate in the vicinity of the intersection of Smith Avenue and the B.C. Hydro right-of-way, in close proximity to a future Light Rapid Transit Station.

APARTMENT STUDY '69
STUDY AREA "J"

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J. SMITH AVENUE - (MOSCROP TO KINGSWAY)

1. Location - This area, situated on either side of Smith Avenue between Moscrop Street and Kingsway, extends east from Boundary Road to Patterson Avenue.
2. Growth Trends - With the exception of a fringe of commercial uses along the Kingsway frontage and a few isolated apartments east of Smith Avenue, existing development is almost entirely of a single family residential character.

The number of apartment units, which stood at 153 at the time of the Apartment Study in 1966, has not increased in this particular area. The most recent apartment construction was in 1962 when a 58 unit RMI development was located on Smith Avenue south of Hartford Street. This, together with a 48 unit garden apartment development on Bond Street in 1960, accounts for more than two-thirds of the existing apartment units in the area.

3. Development Considerations - A number of apartment rezoning applications in the northern part of the area have been turned down by the Council in the past, owing to the predominance of single family dwellings and the residential character of the district. However, a review was requested at the time of the 1966 Apartment Study to determine the desirability of permitting further apartment development and, should this prove desirable, of recommending suitable locations.

The southern portion of the area, which fronts on Kingsway and overlooks Central Park, is situated at the outer edge of the single family residential development. These factors, which are still considered valid, suggested its suitability as an apartment location. The existing commercial uses between Jersey and Inman Avenues could provide the nucleus for the future development of a community-type commercial centre to serve the surrounding area:

This area is served by the Inman Avenue Elementary School. The present enrolment of 640 pupils approximates the existing building capacity of the school. However, a levelling trend has occurred in recent years as evidenced by the enrolment at the time of the Apartment Study in 1966, which then totalled 645 pupils.

4. Recommended Apartment Development Areas -

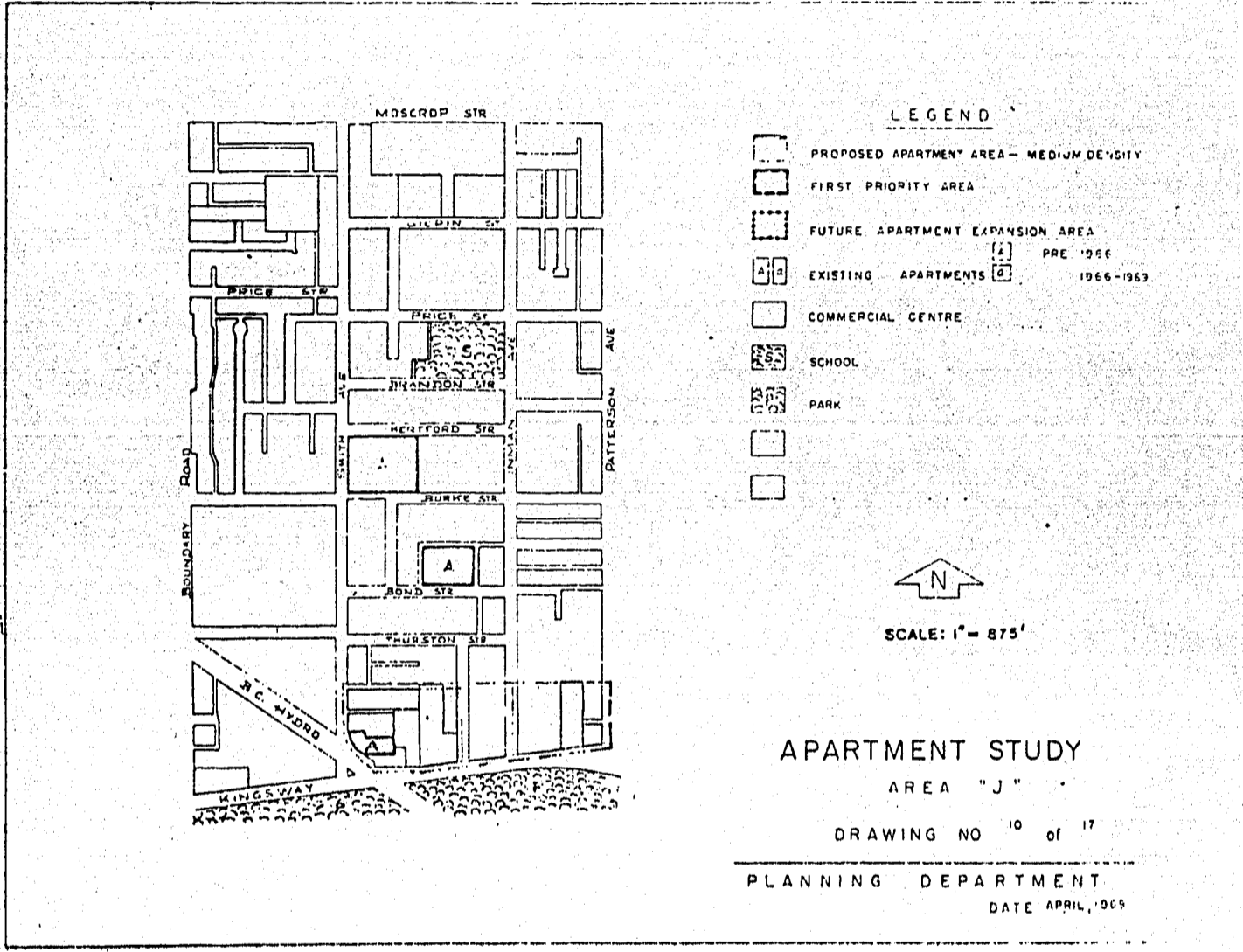
(1) First Priority Areas -

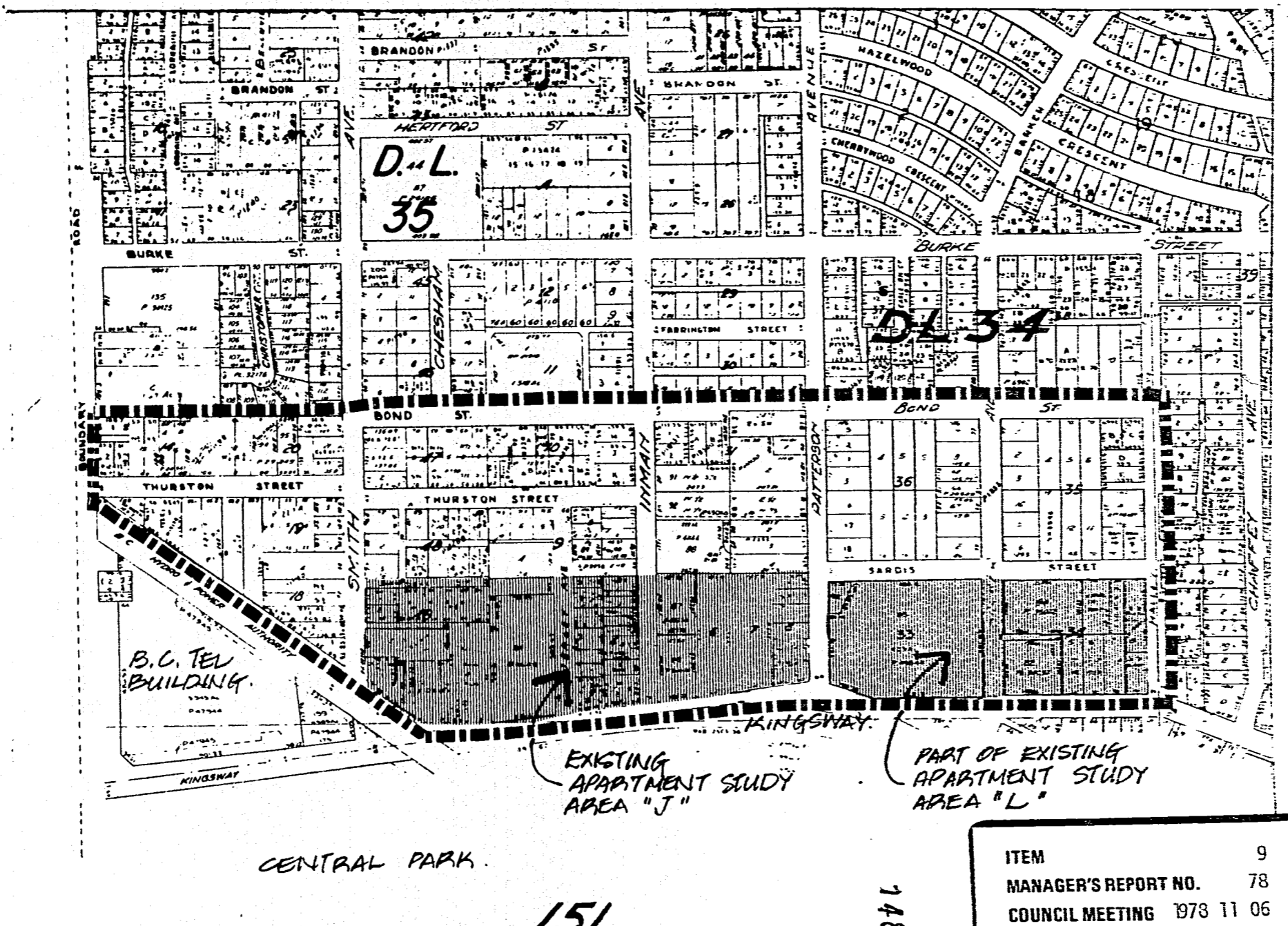
The north side of Kingsway between Smith and Patterson Avenues, as shown on the Proposals Map, for medium density apartment development.

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APPENDIX 1

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Date
7/10/25.

Scale
1" = 400'

Drawn By

METROTOWN - AREA II
 SKETCH OF STUDY PRECINCT.
 - AMENDMENT TO APARTMENT STUDY '69.
 - PURSUANCE OF COMMUNITY PLAN.

Burnaby Planning Department



SKETCH 1
 NORTH

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