

RE: BRENTWOOD AREA TOWN CENTRE AREA
COMMUNITY PLAN NINE AMENDMENT (MASONIC CEMETERY AREA)
(ITEM 4, REPORT NO. 36, 1980 MAY 12)

Following is a report from the Director of Planning regarding the proposed development of a property within the Brentwood Area Town Centre (see attached sketches).

RECOMMENDATION:

1. THAT the recommendations of the Director of Planning be adopted.

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TO:	MUNICIPAL MANAGER	PLANNING DEPARTMENT
		1980 JUNE 11
FROM:	DIRECTOR OF PLANNING	
SUBJECT:	BRENTWOOD AREA TOWN CENTRE AREA: COMMUNITY PLAN NINE AMENDMENT	

RECOMMENDATIONS:

- 1) THAT Council endorse in principle the proposed amendment to the Community Plan Nine (Brentwood) as outlined in Section 4.1 of this report.
- 2) THAT the Planning Department be authorized to hold a public information meeting upon receipt of a formal rezoning application for the Masonic Cemetery lands.
- 3) THAT the Planning Department then report back with recommendations on the proposed Community Plan Nine amendments.

REPORT

1.0 BACKGROUND

On 1980 May 12 Council authorized the Planning Department to undertake a land use study of the northwest quadrant of Community Plan Nine in order to bring forward an amendment to the Brentwood area plan.

The need for the review of the existing plan has arisen as a result of the Provincial Government releasing 2.39 (5.9 acres) of vacant land from the Masonic Cemetery reserve.

At present this land is not included in the Community Plan area and is zoned P4 (cemetery District).

2.0 ANALYSIS

2.1 Site Description

The site is situated west of the 2.02 ha (5.0 acre) site of RZ #88/69 owned by Trizec Equities which is zoned CD to permit highrise residential development with a limited commercial component.

On the easterly boundary of the site is the Beth Israel Cemetery; of which approximately one-half is used for burial plots. Located north of the site is a row of older one-storey duplexes which front on Graveley Street. The west boundary of the site is the developed Masonic Cemetery lands. The land across Halifax to the south is currently developed with low scale industrial buildings, a parking lot for the Loughheed Hotel and the Brentwood House high-rise student/seniors residence. In the future, the area to the south and east of Rosser Avenue will be developed for office and commercial uses as outlined in the Brentwood Town Centre Plan adopted by Council in 1979 June.

2.2 Transportation

The south edge of the property has a frontage of approximately 114 m (375 ft.) along Halifax Street which is designated as a major collector in the approved Transportation Plan. Vehicular access to the site would be directly from Halifax. Transit services are available on Loughheed, Willingdon and Halifax.

2.3 Development Objectives

A number of municipal planning objectives can be achieved through the development of this 2.39 ha (5.9 acre) parcel of land. The site is very well located in terms of the Brentwood Town Centre and in terms of access to transportation. The development of this site should relate to the CD zoned but vacant Trizec site to the east along Halifax, while minimizing any conflicts with the R5 zoned neighbourhood to the north.

Several development objectives need to be addressed:

1. Developing this site to reinforce the Brentwood Area Centre consistent with our Growth Management Policies.
2. Minimizing the impact of development of the area on the existing neighbourhood to the north in terms of conflict in building height and scale and in terms of traffic flow to the site.
3. Minimizing the overlook from the development into the two cemeteries and the adjacent land uses.

3.0 Application of Development Objectives

3.1 Relating development to the Brentwood Centre

The Municipality has a policy of promoting the development of the Brentwood Area as one of the major commercial/residential growth Centres in Burnaby. This policy is being supported by the Growth Management Study which is currently assessing future growth patterns for the Municipality.

Three land use options have been considered.

- Commercial development
- institutional development - educational, religious, cultural
- residential development

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Options one and two were discounted for the following reasons. Commercial development would conflict with both Brentwood Mall and the office/commercial proposed redevelopment in the Town Centre study area which is south of Halifax. Institutional development was considered to not be advantageous in creating the type of town centre which is developing in the Brentwood area.

The third option, residential development is considered appropriate for the following reasons:

- The proximity of shopping, transportation and other facilities within walking distance renders the site eminently suitable for high density housing in an urban setting which would complement the town centre.
- Residential use on the north side of Halifax would complement the residential development at Brentwood House and that approved for the Trizec site. Land allocated for housing on the western side of the Brentwood Centre is presently limited.

3.2 Minimizing the impact of future development on the existing neighbourhood to the north in terms of traffic and building size and scale.

3.2.1 Access to the site

The problem of vehicular traffic to any new development utilizing local residential streets can be largely eliminated by permitting the development site to obtain vehicular access from Halifax only, rather than Graveley Street. It would be desirable however, to have a pedestrian link through between Graveley and Halifax to improve pedestrian access from the Willingdon Heights Neighbourhood to the town Centre area. In terms of road dedications, the Masonic development site could obtain access to Halifax Street directly. However, if the site is to be subdivided into parcels, then a roadway dedication from the site will be required to serve the multiple points of access.

3.2.2 Buffer area

Potential conflict between the development and the existing neighbourhood may be minimized by providing a buffer strip between the existing homes and any new development.

On the easterly end of the Brentwood Area in Community Plan Nine a neighbourhood park strip 45.7 m (150 feet) wide has been left on the south side of Halifax between Delta Avenue and Woodway as a buffer between the existing neighbourhood and the recently constructed three-storey apartment (RZ #45/76A) to the south. A buffer strip was also utilized along a portion of Delta Avenue.

It is proposed that the same 45.7 m (150 ft.) buffer be required between the rear property lines of the existing homes which front on Graveley Street and any buildings constructed to the south.

This buffer strip would leave a belt of open space composed of the Beth Israel Cemetery, the 45.7 m strip and the Masonic Cemetery burial lands between the neighbourhood and the northerly edge of the town centre's built forms.

3.2.3 Scale and location of buildings

In terms of scale it would be appropriate to shift the density and taller building forms on the development site southward towards Halifax in order to emphasize the relationship to the centre and to minimize the height of the buildings near the existing houses on Graveley Street.

3.4 Minimize the overlook from the Development area in to the Cemeteries.

The matter of having residential units overlooking a cemetery site is a function of the personal, religious and cultural background of the observer. From a planning point of view it is considered necessary to provide a suitable landscape buffer where possible between dwelling units and the cemeteries and to orient the units in such a manner that the overlook situation is minimized.

3.5 Density guidelines for the development of Site 14.

This site is 2.39 ha (5.9 acre). The relationship between this site and the Brentwood Town Centre renders the site suitable for high density residential development in an urban situation. The availability of shopping, transportation and other services within walking distance of the site presents an opportunity for potential residents of the area to utilize the amenities of this location without the use of an automobile.

The advantages of location afforded by this site make it attractive for all types of housing. The site is somewhat less amenable to the development of ground oriented family housing due to the proximity of arterial streets and isolation from other family housing and the fact that the site is relatively better used for a higher density form of housing to serve people who wish to live in one of Burnaby's more urban locations. The development of this site should relate to the scale and height of development proposed for the Trizec Equities site and the Brentwood House development as well as future office buildings in the town centre across Halifax Street.

The construction of RM3 (frame) type would partially achieve the development goals in this town centre area, however there are many other areas in Burnaby where the plans permit three-storey construction.

There are relatively fewer sites designated for large building forms which have the amenities afforded by this site.

For these reasons, this site would be suitable for development based upon an overall density of RM4. This maximum density would be based upon the gross site, except for any roadways, and would permit a maximum of approximately 470 units subject to the design fulfilling all the other development guidelines including the 45.7 m (150 ft.) buffer along the northern edge. This

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buffer would be included as part of the gross site for density calculation purposes.

The development guidelines would shift the higher building forms southward on the site, towards the Halifax Street frontage and emphasize the relationship between this site and the Town Centre area.

4.0 SUMMARY

On 1980 May 12 Council authorized the Planning Department to undertake a land use study of the western section of the Brentwood Community Plan Nine area. The need for this study resulted from the Municipality being advised by the Provincial Government on 1980 April 25 that 2.39 ha (5.9 acre) of the vacant Masonic Cemetery reserve has been released from the Cemetery reserve status for development.

A land use study has been undertaken with several basic planning goals:

- Relating development of the Masonic lands to support the growth of the Brentwood Town Centre
- Minimizing the impact of development of the lands on the existing neighbourhood to the north.
- Minimizing the overlook from the development site into the two cemeteries and avoiding future conflicts between the use of the cemetery lands and the adjacent land uses.

Based upon these goals a series of development guidelines are proposed.

4.1 Residential Development site; Site 14 (2.39 ha or 5.9 acres)

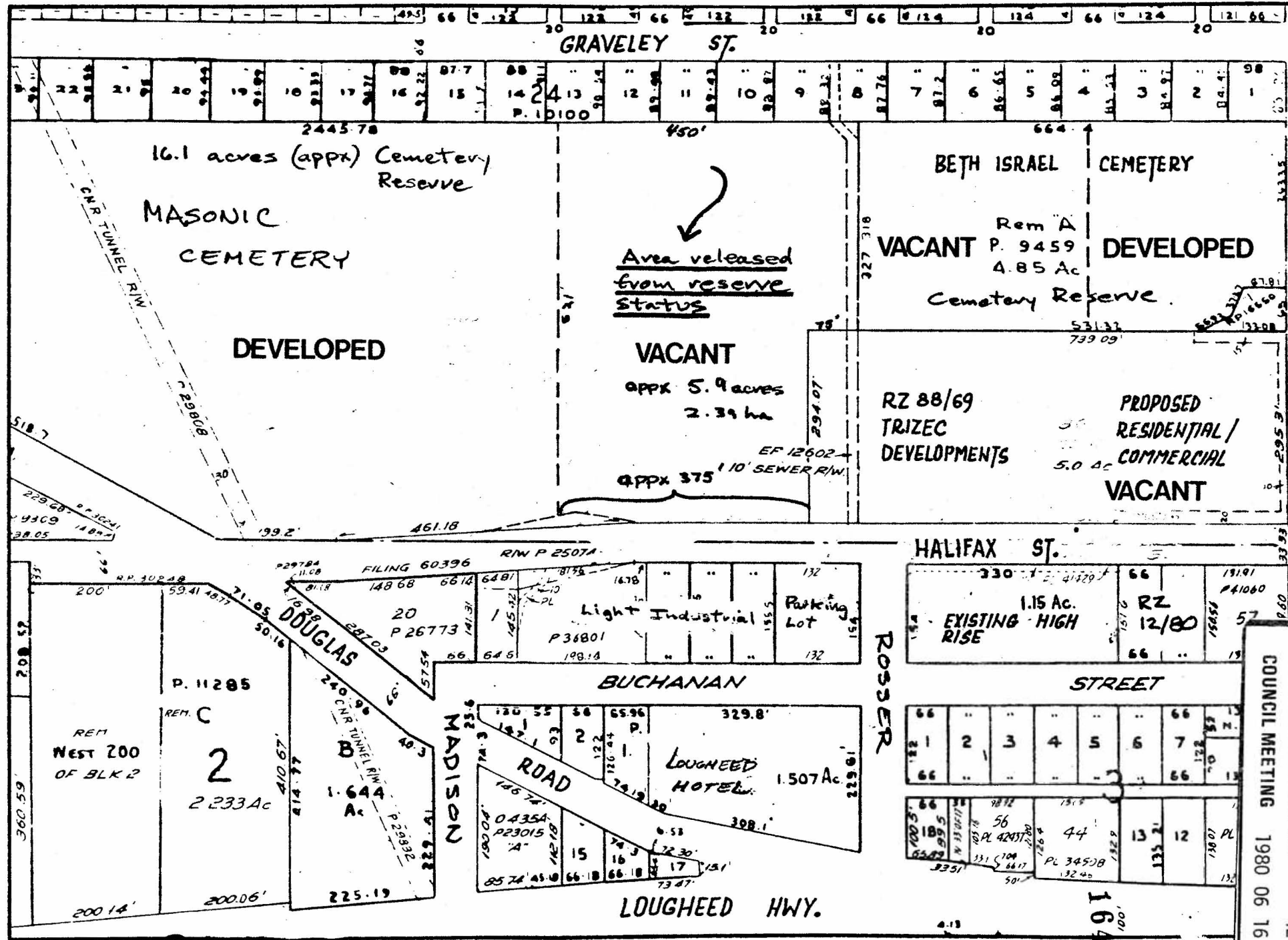
- vehicular access to the site to be from Halifax Street only.
- buffer strip of 45.7 m (150ft.) is to be left between the rear of the properties which front on Graveley Street and any building forms on this site. This strip will be considered as part of the site for density calculation purposes.
- The taller building forms are to be shifted southward on the site to place larger forms closer to the town centre and further from the existing residences on the north.
- The plan of development should ensure that the buildings are designed and situated in a manner that minimizes the overlook into the cemeteries and illustrates an adequately wide and well integrated visual buffer strip.
- A maximum overall density of 80 units per acre calculated on total site area less any roads under the RM4 zoning is to be permitted subject to the design satisfying the preceding development guidelines.

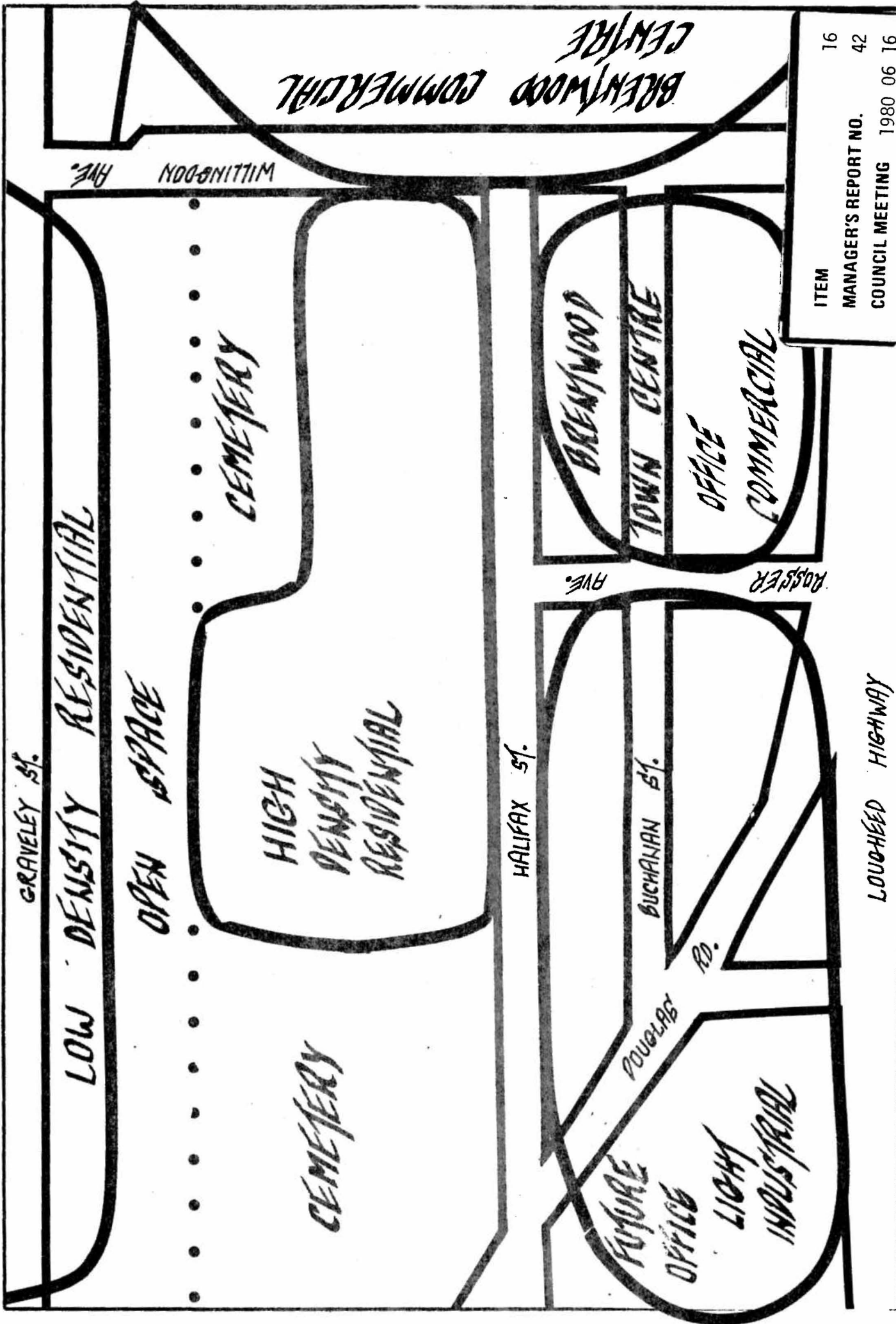

A. L. Parr
DIRECTOR OF PLANNING

BR/rlp
Attachments

ITEM	16
MANAGER'S REPORT NO.	42
COUNCIL MEETING	1980 06 16

WILLINGDON — AVE.

**MAP # 1**



ITEM 16
MANAGER'S REPORT NO. 42
COUNCIL MEETING 1980 06 16

Date

1980 JUNE



Burnaby Planning Department

Scale

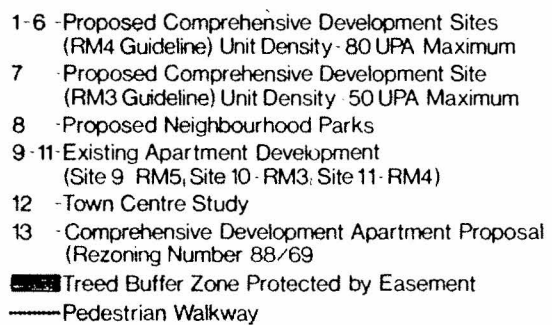
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DEVELOPMENT CONCEPT
COMMUNITY PLAN #9



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MAP #2

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14 - PROPOSED RESIDENTIAL
(RM 4 GUIDELINES)

15, 16 - CEMETERY RESERVE

17 - OPEN SPACE BUFFER

← North Ref. Date: October 1975

COMMUNITY PLAN NINE

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PROPOSED REVISIONS

MAP # 3