

RE: PROPERTY AT 6058 KATHLEEN AVENUE (FRATE)
LOT 26, BLOCK 11, PLAN 1191
APARTMENT STUDY AREA L, METROTOWN AREA 9

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: PROPERTY AT 6058 KATHLEEN AVENUE (FRATE)
LOT 26, BLOCK 11, PLAN 1191
APARTMENT STUDY AREA L, METROTOWN AREA 9 (SEE ATTACHED SKETCHES)

PLANNING DEPARTMENT
1981 AUGUST 26
File: 15.312.1

RECOMMENDATIONS:

1. THAT the Planning Department be authorized to pursue the expeditious rezoning of the subject area as noted in Sketch #1 (attached) from the Residential District (R5) to the Multiple Family Residential District (RM4).
2. THAT the Chief Building Inspector be directed to withhold a demolition permit and a building permit for the subject property at 6058 Kathleen Avenue.
3. THAT a copy of this report be sent to the owners of the property at 6058 Kathleen Avenue who are H. and J. Frate, 8451 Seafair Drive, Richmond, B.C., V7C 1X7.

REPORT

1.0 BACKGROUND AND SUMMARY

The Planning Department has received an application to approve of the construction of a new single-family dwelling on a 33-foot by 99.15-foot lot at 6058 Kathleen Avenue, which is located in a proposed medium density apartment area within the adopted Apartment Study Area "L" (Metrotown Area 9). The property at 6058 Kathleen is owned by H. and J. Frate and the small, older house on the lot is currently rented.

The conclusions of this report are that the construction of a new, single-family dwelling in this area would not be appropriate and that the rezoning of the subject area to the Multiple Family District (RM4) is considered the optimum approach to protect the overall Municipal goals for the Metro-town area.

2.0 METROTOWN CONTEXT

- 2.1 The subject site is located within the adopted Apartment Study Area "L" which has been the guideline for the development of specific sites in this area since 1969. Apartment Study Area "L" designated the subject area - the lots on either side of Kathleen Avenue between Beresford and Kemp Streets - as a first priority development area for medium density apartments. The streets on either side of Kathleen Avenue which are Wilson and Willingdon Avenues (west side) have been almost completely redeveloped with frame apartment buildings.
- 2.2 The proposed development concept for Metrotown approved in principle by Council on 1978 February 20 reaffirmed and strengthened the development direction indicated in Apartment Study Area "L". This subject area is located within Metrotown - Sub-Area 9. The Metrotown report indicated that:

"A large proportion of this area has been developed for low-rise apartments. The remaining single family and older low-rise apartment structures offer redevelopment potential for the future. In considering the proximity of this area to secondary mixed-use Area 3, to the proposed transit stop in the vicinity of the Patterson/Beresford intersection and to Central Park, it is proposed that redevelopment in certain instances could occur at densities up to those associated with the RM4 guidelines. This will not preclude the application of RM3 densities on certain sites where local conditions dictate."

3.0 MUNICIPAL ACQUISITIONS

- 3.1 The Municipality currently owns 6 lots (33' x 99.15') within the subject area amounting to 19,631 sq.ft. or 0.45 acres at 5975, 6075, 6084 and 6096 Kathleen Avenue. As background the Municipal Council on receiving a report from the Director of Planning regarding building permit applications for construction of single-family dwellings on three properties in the Kingsway Town Centre on 1975 April 28 adopted the following recommendations:
1. THAT Council endorse the preservation of the redevelopment potential of the three subject properties as a part of the Kingsway Town Centre; and
 2. THAT Council agree to consider rezoning, if necessary, to preclude inappropriate new development within the Town Centre area; and
 3. THAT the Chief Building Inspector be authorized to withhold building permits for the subject properties in accordance with Recommendations 1 and 2; and
 4. THAT the Land Agent be authorized to commence negotiations with the respective owners with a view to Municipal acquisition of the properties as land assembly purchases."

As a follow-up to these recommendations, the Municipality acquired the property at 6084 Kathleen Avenue.

In line with this policy direction, the owner of property at 6041 Kathleen Avenue in response to an inquiry was informed in 1980 July that the Planning Department could not support the construction of a new single-family dwelling on their property.

3.2 Council may also be aware that the Municipality has considered this area to be an appropriate one for possible Municipal involvement in land assembly for residential purposes. To this end, a program is being considered for the use of deposited Municipal Incentive Grant (MIG) funds for a Municipal Land Assembly Program for medium density RM4-type (maximum 1.7 F.A.R.) apartment purposes for the subject area along Kathleen Avenue. The use of MIG funds which is intended "to encourage and facilitate the production of housing" - desirably modest-cost housing, and would assist in furthering the overall Metrotown development - is considered supportable in this area. However, our current conclusion regarding the use of MIG funds for this area as reiterated further in this report is that redevelopment of this area to apartment uses would proceed relatively slowly due to a number of dwellings in good condition being continued to be desirably maintained by their current owners. Therefore, any Municipal acquisition initiatives which would hamper the ultimate redevelopment of this area to Metrotown-oriented apartment uses by the private sector.

3.3 It is also noted that the ultimate provision of a 66 -foot wide Beresford Street right-of-way is necessary within the context of an appropriate overall Metrotown road network. Therefore, should application be made to construct new dwellings on the two remaining privately-owned properties within the proposed right-of-way, Municipal acquisition would be considered.

4.0 6058 KATHLEEN AVENUE (FRATE)

4.1 In light of this Metrotown background, the owner of the property at 6058 Kathleen Avenue (Frate) offered to sell his property to the Municipality and staff seriously examined the possible acquisition of the property.

In reply to a request to the Legal and Lands Department for evaluation of the subject property, the Municipal Solicitor indicated that:

"High rise and three-storey apartment sites are currently selling for around \$22.00 per sq. ft.

"The vendors are requesting the full residential market value which on today's market can be considered high in relation to the condition of each property and size of lot.

"The improvements on 6050 Kathleen Avenue are relatively new which would frustrate any land assembly in the near future by the private sector.

"It is our opinion that the asking price of each property of \$112,000 or \$34.23 per sq. ft. is excessive for redevelopment for single family residential and prohibitive for multi-family development at this time."

Consequently, the Planning Department concluded that further pursuance of the offer for sale was not in the best interests of the Municipality at this time and so advised the owner.

4.2 The owners, Henry and Julia Frate, have now made an application request- **151**
ing permission to demolish the existing small, old dwelling on the
property and to construct a new dwelling. A preliminary site sketch
submitted appears to indicate a "Vancouver special" type of dwelling
which maximizes the amount of building with minimum required yards on
this 33' x 99.15' lot.

4.3 However, the construction of a new dwelling, it is maintained, would
produce new, very low density development and personal investments (and
accordingly, create personal expectations) in an area where the urban
environment is expected to become increasingly related to core commercial
activity in the vicinity of Kingsway and east of Willingdon Avenue, and
to be more conducive to higher density, non-family-oriented apartment
accommodation rather than to low density, family-oriented, single-family
use. At the same time, if such single-family development were carried
on extensively in the area it would no doubt deter the timely assembly
of land and corresponding redevelopment for core related uses contemplated,
due to the added capital investment in building improvements that would be
redundant in terms of redevelopment projects. It is expected that, if
one new single-family dwellings were allowed to be constructed, other
applications for new dwellings would be soon forthcoming.

4.4 There would be no objections to owners undertaking maintenance or renova-
tion work to existing dwellings in the area, if desired, to enhance the
livability of the housing stock already in existence during any interim
period pending redevelopment. However, very major renovations (for
example, virtually comparable to replacement with a new dwelling)
would not be appropriate as such would tend to hamper the planned
redevelopment of the area for apartments on consolidated sites.

4.5 The current zoning is the Residential District (R5). The usual procedure
followed should an application be made to demolish any existing dwelling
in order to construct a new dwelling within this area contrary to the
adopted Apartment Study Area L (medium density apartment designation
and the Metrotown concept) is that a report is prepared by the Planning
Department in explanation of the situation, requesting the direction
of Council. It is noted that the existing zoning on either side - east
and west - of the R5 District area is primarily RM3 District. (see attached
Sketch #2).

5.0 AREA REZONING PROPOSAL

5.1 It is proposed that the subject area be rezoned from the Residential
District (R5) to the Multiple Family Residential District (RM4). The
Burnaby Zoning By-Law for the RM4 District states:

"This District provides for medium-density multiple family
accommodation which incorporates the desirable features of
both garden and high rise apartment categories, encourages
a high standard of development and is designed particularly
to take advantage of special amenities of locations and as
a transitional use between areas of contrasting residential
densities."

5.2 This rezoning initiative is similar to one pursued for much of the area bounded by Patterson, Beresford, Olive and Kingsway (Metrotown - Sub Areas 3 and 9, and Community Plan One) which was zoned to the Multiple Family District (RM5) in 1969 in order to ensure the desired high density development pattern and to preclude inappropriate interim development such as the construction of new single-family dwellings which could hamper this process. Related to this area, it is noted that within the past few years an innovative, terraced high rise apartment has been constructed in this area at Beresford and Patterson (R.Z.#28/77) and that a high rise apartment proposal on the Kingsway frontage (R.Z. #111/80) proceeding to a Public Hearing on 1981 September 09. Another rezoning application (R.Z. #112/80) is on file for a site on Barker Street.

These development proposals indicate the longer range efficacy of the Municipality's initiative in rezoning the appropriate areas to the RM5 District in 1969.

5.3 The rezoning of the subject area to the RM4 District is considered the optimum method of protecting overall Municipal objectives for this portion of the Metrotown area. This approach would:

- a) Establish the existing single-family dwellings in the designated area as legally non-conforming uses. These single-family dwellings would continue to be enjoyed by their owners with the knowledge that redevelopment of the properties to apartment uses would be at the volition of individual owners acting as willing vendors. Continued maintenance of and renovations to existing dwellings would continue to be permitted.
- b) Preclude the construction of new single family dwellings within the area. The RM4 zoning district permits multiple family dwellings, or groups of multiple family dwellings and accessory buildings and uses. As indicated throughout this report, the construction of new single-family dwellings would hamper the desired redevelopment process and be contrary to the primary policy documents for this area, the "Apartment Study '69" and "Burnaby Metrotown - A Development Plan" as well as the consistent Council direction given in similar circumstances in the past.
- c) Make clear to those with a current or future interest in the area - owner/occupiers, off-site owners, potential purchasers, real estate representatives, potential developers, etc. - the proposed use of the subject area thereby eliminating any malignity and misunderstandings regarding the proposed RM4 type apartment use for the area.
- d) Legally establish the RM4 District use and densities as appropriate for the subject area thereby promoting greater interest in and quicker redevelopment due to greater confidence by developers in expecting approval of specific apartment proposals from the Municipality.
- e) Foster a compatible scale of development with the existing surrounding frame apartment development yet provide, through the development of RM4 type high rise apartments, greater and desirable environmental variety in the building massing in the area.

ITEM

12

MANAGER'S REPORT NO.

40

COUNCIL MEETING

1981 09 08

153

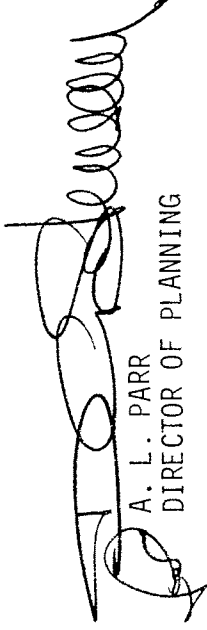
- f) Acknowledge the appropriateness of providing an upgraded RM4-type apartment density in this area due to the proximity of the subject area to the proposed high density, mixed use secondary core and primary core areas of Metrotown, and to the proposed light rapid transit stations at Beresford/Patterson and at Beresford/Silver.

5.4 Therefore, it is concluded that the rezoning of the subject area to the Multiple Family District (RM4) is appropriate. It is recommended that the Planning Department be authorized to bring forward the required rezoning bylaw for the consideration of Council.

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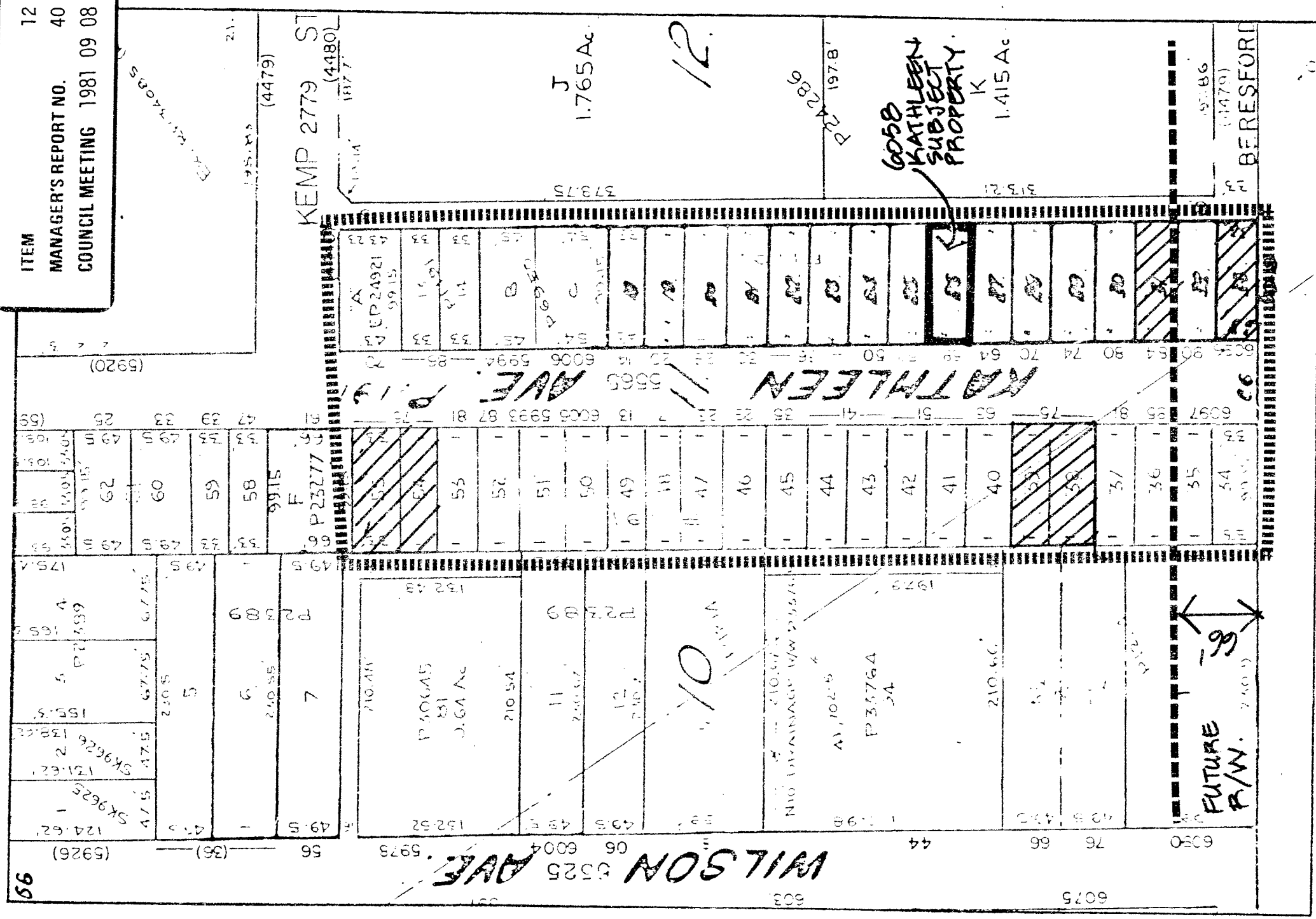
Attachment

cc: Municipal Clerk
Chief Building Inspector
Municipal Engineer
Municipal Solicitor



A. L. PARR
DIRECTOR OF PLANNING

ITEM 12
MANAGER'S REPORT NO. 40
COUNCIL MEETING 1981 09 08



Date **AUG/81**
Scale **1" = 100'**
Drawn By **154**

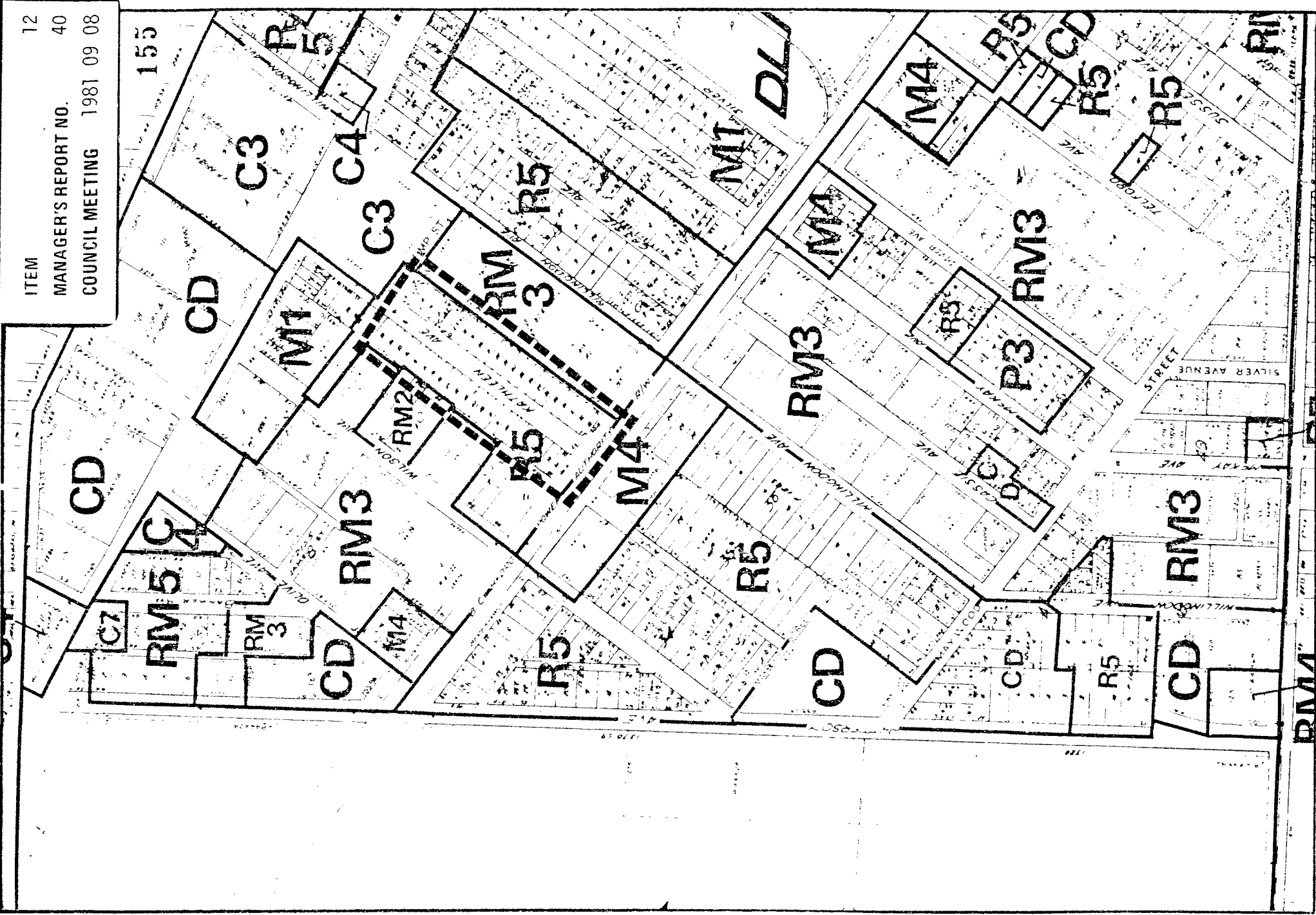
MUNICIPAL OWNERSHIP.
Burnaby Planning Department

APPLICATION TO DEMOLISH EXISTING DWELLING & CONSTRUCT A NEW DWELLING
6058 KATHLEEN AVE (FRATE)
APARTMENT STUDY AREA "L"
METROTOWN AREA 9.

SKETCH #1
NORTH

ITEM 12
MANAGER'S REPORT NO. 40
COUNCIL MEETING 1981 09 08

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Date

AUG / 81

Scale

1" = 400'

Drawn By



Burnaby Planning Department

KATHLEEN AVE
BETWEEN KEMP & BERRSFORD
EXISTING ZONING.

SKETCH #2

