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| ITEM | 9 |
| MANAGER'S REPORT NO. | 28 |
| COUNCIL MEETING | 1982 04 26 |

RE: A DEVELOPMENT PLAN FOR METROTOWN - SUB-AREA ELEVEN
INFORMATION BULLETIN FOR RESIDENTS

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

* * * * *

TO: MUNICIPAL MANAGER
FROM: DIRECTOR PLANNING & BUILDING INSPECTION DEPARTMENT
1982 April 19

PLANNING &
BUILDING INSPECTION
DEPARTMENT
1982 April 19

SUBJECT: A DEVELOPMENT PLAN FOR METROTOWN - SUB-AREA ELEVEN (11)
INFORMATION BULLETIN FOR RESIDENTS

RECOMMENDATION:

1. THAT Council authorize the Municipal Clerk to mail the Appendix "A" information bulletin outlining an adjusted Development Plan for Metrotown Sub-Area 11 to all owners and occupants within a precinct bounded by Boundary Road, Burke Street, Abbey Avenue and Kingsway, as outlined in Sketch #2.

REPORT

1.0 BACKGROUND

In 1978 February, Council approved, in principle, the policy report "Burnaby Metrotown: A Development Plan" which outlines objectives and development guidelines for the overall Metrotown area. Pursuant to these objectives and guidelines as they apply to one particular sub area of Metrotown identified as Sub-Area Eleven (11) which is generally bounded by Kingsway, Boundary Road, Bond Street and Chaffey Avenue, a more detailed Development Plan for Sub-Area 11 (Sketch #1 attached) had been prepared for the consideration of Council. A public information meeting was also held in the affected area to explain the proposed Development Plan and to answer any public inquiries. A number of issues were raised by residents, primarily related to the following aspects:

- a) Concerns about existing traffic and increased traffic with development, and information requests regarding overall traffic patterns. Questions were also raised about proposed closures and the Municipal acquisition of properties needed for future road rights-of-way.
- b) Timing and process for neighbourhood park acquisitions and questions regarding the need for the proposed park.
- c) Timing of the future multiple housing expansion areas and objections to some of the future development areas.
- d) The achievement of high quality apartment developments.

Subsequently, in light of these resident comments, Council authorized Planning to pursue an appropriate resident input process by which further comments and concerns related to the proposed Development Plan for Metrotown-Sub Area 11 would be obtained from residents in the area, on the understanding that a further report outlining the proposed process would be submitted to Council for its consideration prior to institution.

For the background information of Council, both the Parks and Recreation Commission and the Advisory Planning Commission had considered the previously proposed Development Plan and supported its adoption by Council. The Advisory Planning Commission's recommendation contained a proviso that consideration be given to designating Bond Street as a 36-foot residential collector road. Planning had no objection to eventually achieving a 36-foot width for the Bond Street minor residential collector which is in keeping with the criteria in the adopted Comprehensive Transportation Plan for Burnaby.

2.0 PROPOSED INFORMATION BULLETIN

The attached Appendix "A" in the form of a letter to homeowner/occupants in the area, addresses the primary points raised by residents at the public meeting. The detailed matter of Municipal acquisition of any properties required for future road rights-of-way related essentially to the Sardis Street extension has been addressed in separate reports to Council and need not be reiterated in this report and in the Appendix "A" letter.

While complying, in principle, to the adopted Apartment Study Areas "J" and "L" which cover a significant portion of Sub Area 11 and to the Metrotown development concept as adopted by Council, further adjustments have been made to the previously considered detailed Development Plan for Sub Area 11 to assist in allaying concerns expressed by residents in the area. The adjustments essentially relate to the retention of vehicular access to Thurston Street from Boundary Road and to the development designation of the transitional area to the south of the Bond Street alignment.

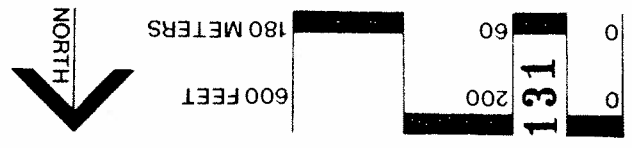
In line with the past direction of Council to staff, it is proposed that the Appendix "A" letter be sent to all owners and occupants within the precinct bounded by Boundary Road, Burke Street, Abbey Avenue and Kingsway, as illustrated on Sketch #2 attached. It is recommended that Council authorize the Municipal Clerk to send a copy of this letter to all owners of record as listed in the assessment rolls of property within the designated precinct; and, in addition to these owners, to residential occupants where the property owner is not evident as the actual occupant. Approximately four weeks after the letter has been mailed out, the Planning & Building Inspection Department will submit a further report to Council addressing comments received from residents and outlining a recommended Development Plan for the area.

KI:lf
Attachments (3)

cc: Director Engineering
Director Recreation & Cultural Services


A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

DEVELOPMENT PLAN Metrotown - Area 11 Residential / Mixed Use



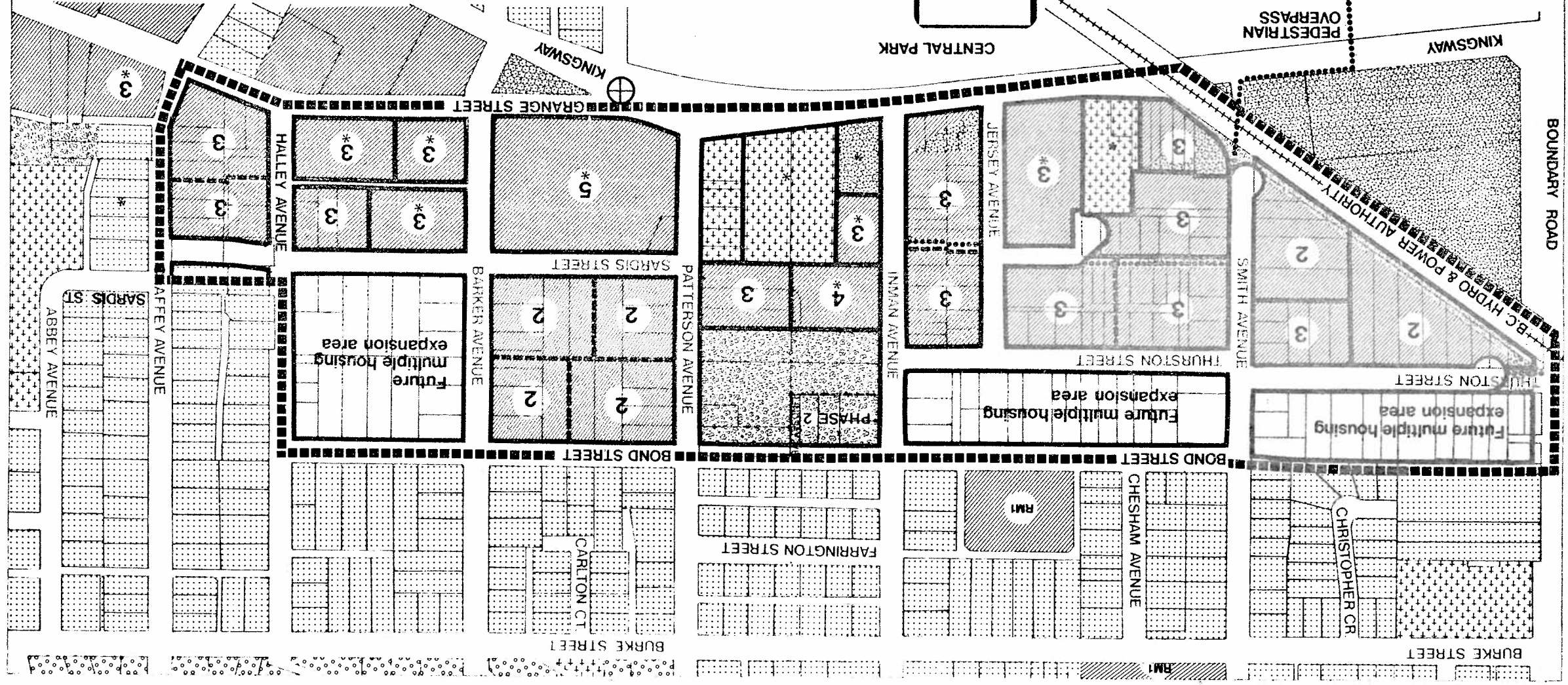
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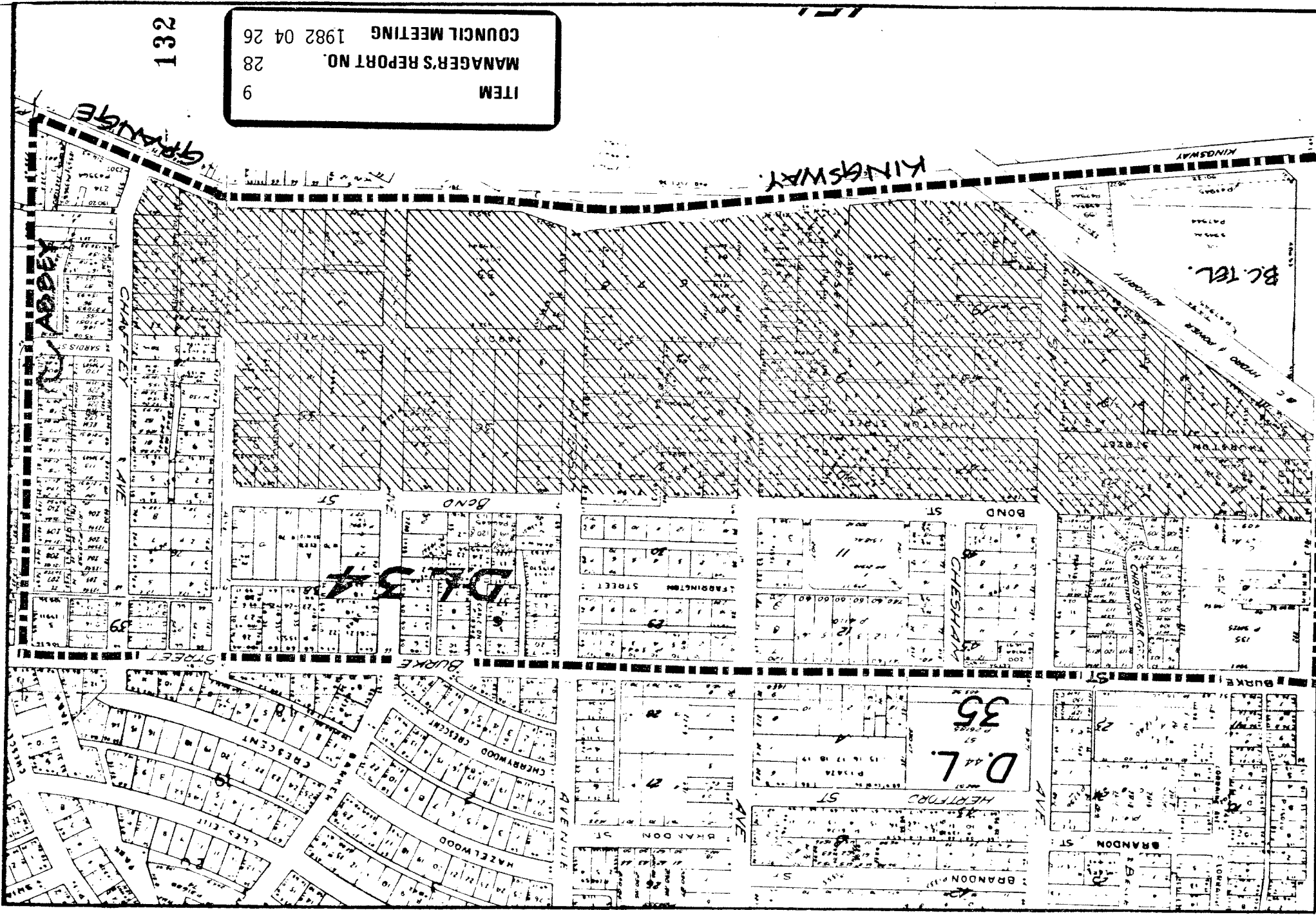
SITE DEVELOPED IN ACCORDANCE WITH PLAN * TRAFFIC SIGNAL ⊕
1980 FEBRUARY

LEGEND:

| | | | |
|-----|-------------|------------|---------------|
| R2 | RESIDENTIAL | MIXED USE | INSTITUTIONAL |
| RM2 | 40 UPA | COMMERCIAL | WALKWAY |
| RM3 | 50 UPA | PARK | LRT |
| RM4 | Existing | PARK | |
| RM5 | Existing | | |

SKETCH #1





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Burnaby Planning Department

PROPOSED PRECINCT (DELINEATED BY [dashed line]) FOR DISTRIBUTION OF INFORMATION BULLETIN.



DEVELOPMENT PLAN PRECINCT

SKETCH # 2

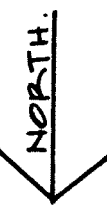
Date

FEB/82

Scale

1" = 400'

Drawn By



BOUNDARY ROAD

TO HOMEOWNER/OCCUPANT:

Re: INFORMATION BULLETIN
DEVELOPMENT PLAN FOR SUB-AREA 11
METROTOWN - BEING CONSIDERED BY
BURNABY MUNICIPAL COUNCIL

In 1978 February, the Municipal Council approved, in principle, the policy report "Burnaby Metrotown: A Development Plan" which outlines objectives and development guidelines for the overall Metrotown area. Pursuant to these objectives and guidelines as they apply to one particular sub-area of Metrotown identified as Sub-Area Eleven (11) which is generally bounded by Kingsway, Boundary Road, Bond Street and Chaffey Avenue, a more detailed development plan for Sub-Area 11 had been prepared for the consideration of Council. A public information meeting was held in the affected area to explain the proposed development plan and to answer any public inquiries. A number of issues were raised by some residents. The following comments on these general issues together with the attached adjusted Development Plan Sketch #3 are provided as authorized by Council for your added information.

A. NEIGHBOURHOOD PARK REQUIREMENT

The proposed 3.6 acre park will meet the additional park needs resulting from increasing population in the area. The Municipal acquisition of property within the designated neighbourhood park site would be pursued on a phased basis and as willing vendors are available. Neighbourhood Parkland Acquisition Levies deposited by private developers will be used to assist in purchasing the park site.

B. ROAD NETWORK ASPECTS

A road network for this area is maintained which promotes dispersion of traffic thereby avoiding concentrated traffic on any particular street and minimizing the effect of traffic on the single family dwelling area to the north. No further high rise apartment developments which would generate more traffic than other lower density type developments are proposed for the area. Thurston Street is to be maintained as an access road to Boundary Road which is a change from the development plan previously outlined at the public meeting which indicated that Thurston Street would be cul-de-saced at Boundary Road. For traffic safety reasons, the Boundary Road and Thurston Street intersection would be eventually restricted to right-turn-in and right-turn-out vehicular movement. A future proposed Automated Light Rapid Transit (ALRT) Station is planned to bridge Kingsway at the B.C. Hydro right-of-way.

C. TRANSITIONAL AREAS - SOUTH SIDE OF BOND STREET

The indefinite character of the "future multiple housing expansion areas" notation on the previous development plan for the area on the south of Bond Street was commented on. Further study has indicated the appropriateness of clearly designating this transitional area for low density multiple housing. The RM1-type development provides for lower scaled townhouse/maisonette forms providing a more gradual transition than the RM2-type apartment designation considered in the previous development plan. Adjustments towards an RM3-type development band south of the RM1-type development are also outlined. It is acknowledged that stable existing single family dwellings within Area 11 may remain not redeveloped at the volition of home owners in the area for some time in the future as is the case in other designated multiple-family development areas in Burnaby. These adjustments do not result in any increase in residential units proposed for this area compared to the previous development plan.

D. PROMOTION OF QUALITY DEVELOPMENT

This Municipality has achieved a high standard of quality and design in apartment developments, particularly for projects constructed in the last ten years. The Comprehensive Development (CD) zoning district relating a specific acceptable building design to a specific development site would be used, in particular, for those transitional areas close to Bond Street and for mixed-use developments.

Taking into consideration the preceding comments, the attached Development Plan sketch has been modified from the previous one primarily to improve the relationship of this study area to the single family dwelling area generally north of Bond Street. Additional adjustments may arise out of any further resident comments.

Comments by letter or telephone (294-7400) should be directed to Planning. A report recommending adoption of a Development Plan for this study area - Sub-Area 11 of Metrotown - is intended to be submitted to Council for its consideration in approximately four (4) weeks time.

A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

4949 Canada Way
BURNABY, B.C.
V5G 1M2

KI:lf
Attachment

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SKETCH #3

NOTE: Multiple Family Development and Mixed Use Development are generally to be zoned to the Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.

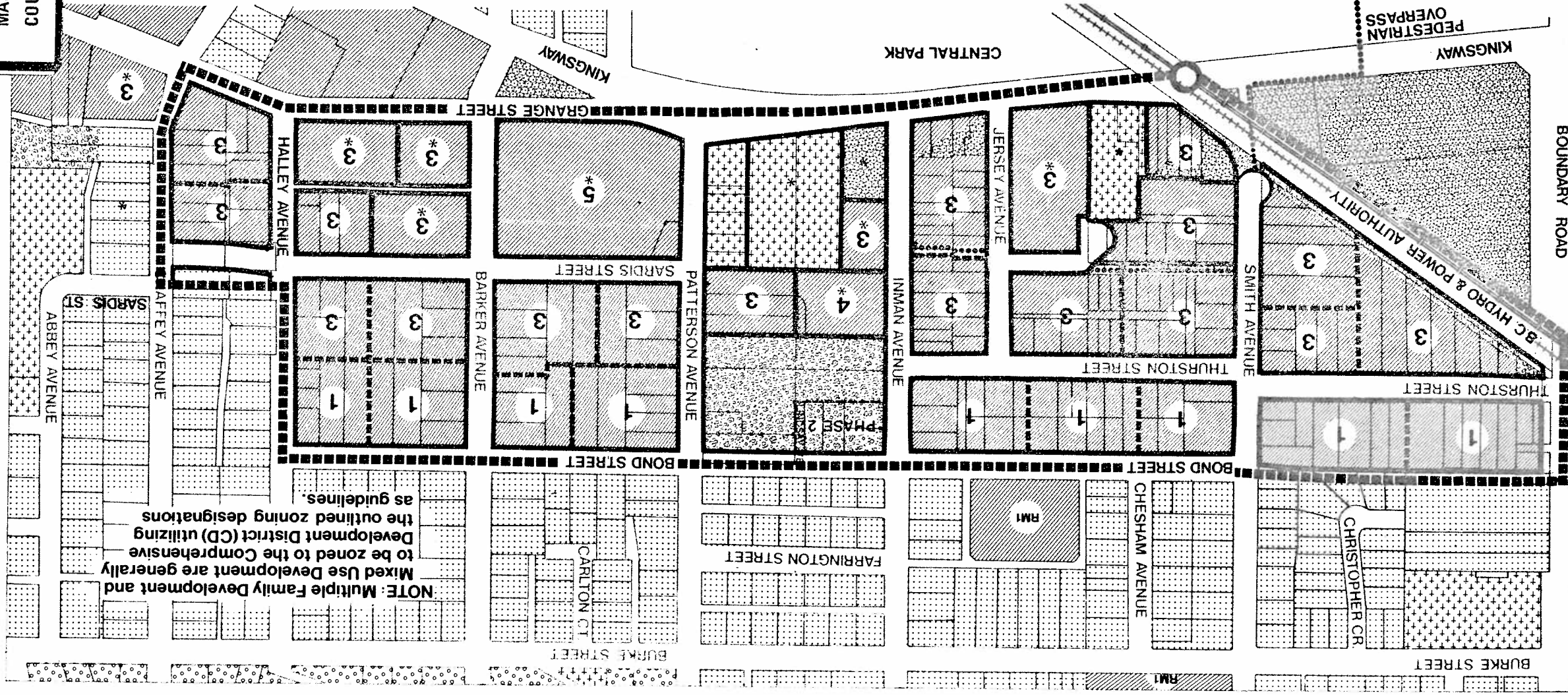
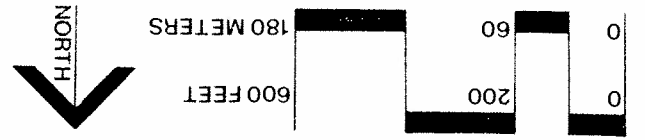
LEGEND:

| | | | | | |
|--|----------------------|--|------------|--|-------------|
| | RM1 20/25 UPA | | R2 | | RESIDENTIAL |
| | RM3 50 UPA | | R5 | | MIXED USE |
| | RM4 Existing 80 UPA | | COMMERCIAL | | PARK |
| | RM5 Existing 100 UPA | | WALKWAY | | ALRT |

SITES ALREADY DEVELOPED IN ACCORDANCE WITH PLAN *

FUTURE ALRT STATION

DEVELOPMENT PLAN Metrotown - Area 11 Residential / Mixed Use



PEDESTRIAN OVERPASS

BOUNDARY ROAD

BC HYDRO & POWER AUTHORITY

CENTRAL PARK

GRANGE STREET

SARDIS STREET

THURSTON STREET

THURSTON STREET

BURKE STREET

BURKE STREET

FARRINGTON STREET

CHESHAM AVENUE

CHRISTOPHER CR.

PATTERSON AVENUE

INMAN AVENUE

JERSEY AVENUE

SMITH AVENUE

HALLEY AVENUE

BARBER AVENUE

ABBAY AVENUE

ABBAY AVENUE

SARDIS ST

SARDIS ST

KINGSWAY

