

ITEM 8
MANAGER'S REPORT NO. 43
COUNCIL MEETING 1982 06 28

RE: PROPOSED REVISIONS TO COMMUNITY PLAN 8
APARTMENT AREA "I" - CANADA WAY/SMITH AVENUE
(ITEM 9 & 10, REPORT NO. 37, 1982 MAY 31)
(ITEM 8, REPORT NO. 41, 1982 JUNE 21)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1982 JUNE 23

FROM: DIRECTOR PLANNING & BUILDING INSPECTION 15.304

SUBJECT: PROPOSED REVISIONS TO COMMUNITY PLAN 8
APARTMENT AREA "I" - CANADA WAY/SMITH AVENUE

RECOMMENDATION:

1. THAT Council approve the proposed revisions to Community Plan 8 as illustrated on sketch #1 attached.

REPORT

1.0 SUMMARY:

Over the past five months a review of the policies for the Community Plan 8 area has been completed as authorized by Council on 1982 March 15. An information sheet was sent out to all residents, businesses and property owners in the area and an "Open House" was held on 1982 April 28, and the results were reported to Council on 1982 May 31. Council referred the proposed revised plan to the Parks and Recreation Commission who considered the report on 1982 June 16 and also to the Advisory Planning Commission who considered the report on 1982 June 17. The Parks and Recreation Commission supported the proposed adjustment to the parkland areas in the revised plan. The Advisory Planning Commission supported the revised plan subject to an adjustment to the north side of Canada Way east of Smith Avenue which has been addressed by the Planning and Building Department.

The proposed revised plan is now being presented for the consideration of Council in conjunction with the reports from the two Commissions which are also before Council.

2.0 COMMENTS ON THE PLAN FROM THE ADVISORY PLANNING COMMISSION:

When the proposed plan was considered by the Advisory Planning Commission on 1982 June 28 the following motion was passed:

"That the Advisory Planning Commission support the proposed revisions to Community Plan 8, Apartment Area "I" - Canada Way/Smith Avenue Area with the exception of the proposed

zoning for the area bounded by Smith Avenue, Canada Way, Norfolk Street and Broadview Park from Commercial District to Medium Density Apartment Development utilizing the RM3 guidelines. The Advisory Planning Commission is of the opinion that this area should retain its Commercial Development zoning designation."

The purpose in originally proposing that this area on the north side of Canada Way east of Smith Avenue be developed for housing was to achieve two goals. The first was to develop a very compact pedestrian scale commercial shopping area between Smith and Boundary on Canada Way. This commercial area would cater primarily to pedestrian traffic and would serve the needs of the nearby apartment residents. It would have limited the opportunity to develop new automobile oriented businesses along Canada Way which would not contribute to the local shopping area.

A second reason for the proposal to develop housing was to provide a better relationship to the two recently approved housing development sites opposite the present lumber store on the south side of Canada Way. The fact that the proposed housing area was just west of Broadview Park would increase the amenity value for housing while the deeper consolidations for housing redevelopment through from Norfolk to Canada Way would afford an opportunity to buffer any housing from the impact of Canada Way, for example through the siting of the end walls of the buildings towards Canada Way.

Given the concerns about this proposal which have been expressed we are of the opinion that the goals discussed above could be achieved to some degree if the plan were adjusted to designate the north side of Canada Way through to Norfolk as a mixed use commercial/residential future designation. The through lot consolidations would still be required, as they were in the 1971 Community Plan. The zoning guidelines would be CD based on a mixture of commercial (C2 zone) on the Canada Way side and residential (RM3 zoned) on the Norfolk Street side. This is similar to the land use solution proposed for the Boundary Road frontage. Should Council concur with this solution the Community Plan map will be revised.

3.0 PROPOSED ADJUSTMENT TO THE AVONDALE PARK BOUNDARY TO INCLUDE THE TWO ADDITIONAL LOTS ALONG SMITH AVENUE AS FUTURE PARKLAND.

Previous reports have outlined the rationale for providing additional parkland in this developing apartment area, and the Parks and Recreation Commission has indicated that they support the expansion of the Avondale Park.

In response to the information provided by one of the property owners affected at 3562 Smith, Mrs. Maniago, at the Council Meeting on 1982 June 21, there is a history to this issue which indicates that in 1966 and 1969 the park was to be expanded in the Apartment Study Plans.

In 1971 the Community Plan showed the two lots as development sites and it was presumably on this basis that discussions with the Maniagos and the Planning Department took place. The Municipal files on road closing applications from 1970 have not been retained, thus we cannot add to Mrs. Maniago's comments.

The purpose in reviewing the Community Plan in early 1982 has been to adjust the plan to meet the needs for additional development in this area in terms of new residential, commercial and some further park development. The purpose of Community Plans are to provide

orderly guidelines for the growth of the Municipality; they are also intended to provide a continuity of policy for public and private decision making. From time to time it is considered important to amend Community Plans to reflect changes in Municipal policies, needs and attitudes and to reflect changes in the Municipality. In this sense Community Plans have the dynamic capacity to be adjusted, as a result of comprehensive reviews, from time to time.

For clarification, it is pointed out that the existing RM2 zoning of the two lots would not be altered by the plan designation. It has been the practice of the Legal and Lands Department to base estimates of land value on the prevailing zoning in the area rather than on the land value as a park site when parkland acquisitions are being considered.

CONCLUSIONS:

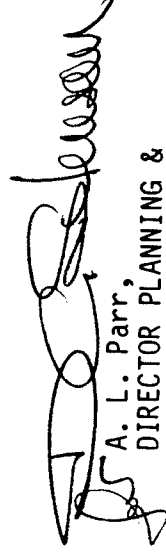
In response to concerns expressed by Council and the Advisory Planning Commission regarding the future land use designation of the block bounded by Canada Way, Norfolk Street, Smith Avenue and Broadway Park it is proposed that this area be designated as a mixed use commercial residential area in the plan.

No further changes to the Community Plan which has been presented to Council are proposed.

BR/g1

Attachment

cc: Director Recreation & Cultural Services

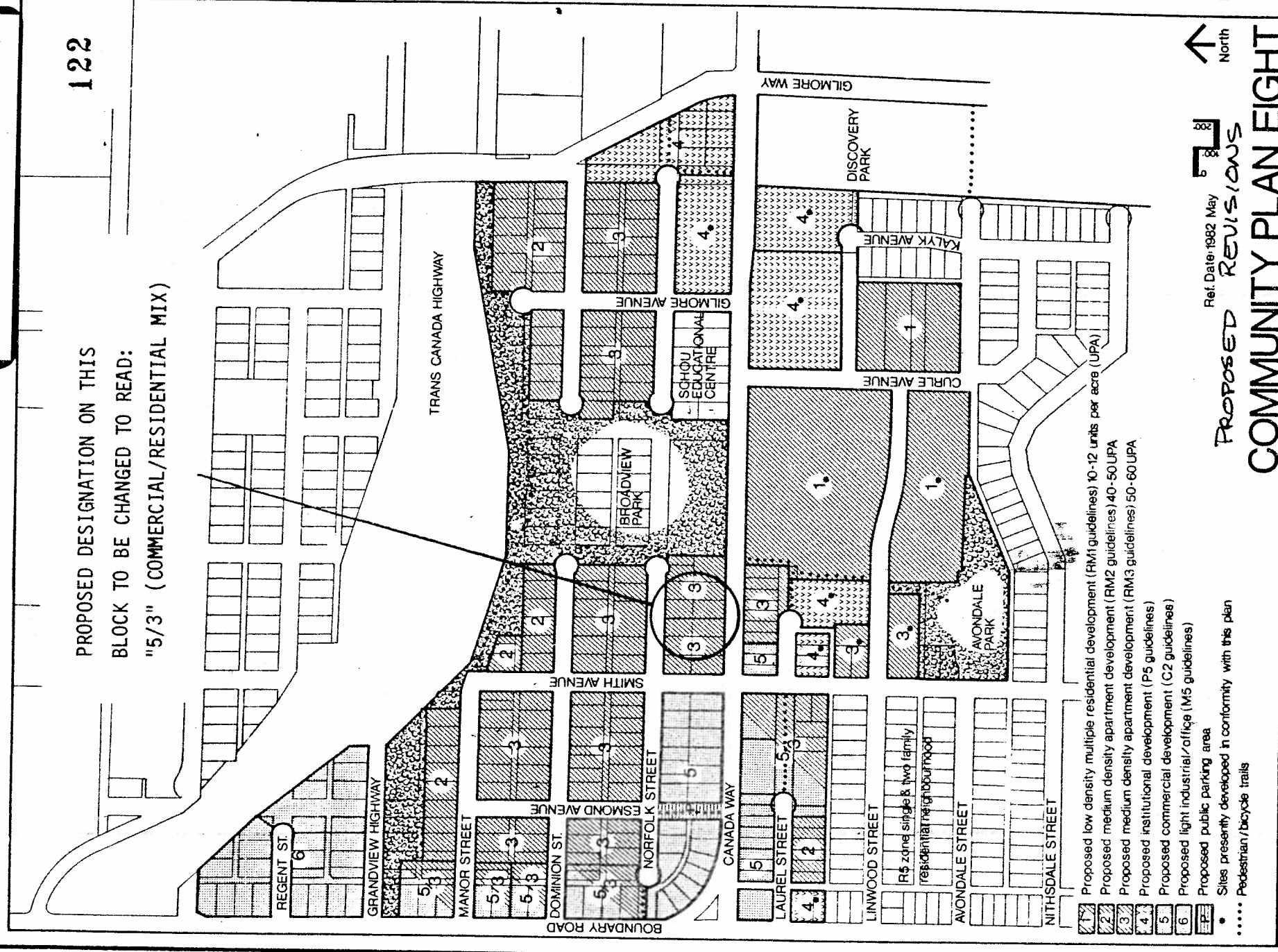


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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 COUNCIL MEETING 1982 06 28

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PROPOSED DESIGNATION ON THIS
 BLOCK TO BE CHANGED TO READ:
 "5/3" (COMMERCIAL/RESIDENTIAL MIX)



Ref. Date: 1982 May 8
 PROPOSED REVISIONS
 COMMUNITY PLAN EIGHT

Date	1982 JUNE 23
Scale	
Drawn By	



Burnaby Planning Department

COMMUNITY PLAN EIGHT

FINAL VERSION FOR COUNCIL CONSIDERATION

SKETCH #1