

ITEM 7
MANAGER'S REPORT NO. 33
COUNCIL MEETING 85/05/06

RE: LETTER FROM MR. T. J. WOROBETZ, 7938 ROSEWOOD STREET, BURNABY, B. C. V5E 2H3
DELEGATION AND RESIDENT PETITION WITH RESPECT TO 7969 WEDGEWOOD STREET
(Item 3 a, 1985 April 22)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 MAY 01

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 01.228.1

SUBJECT: DELEGATION AND RESIDENT PETITION WITH RESPECT TO 7969 WEDGEWOOD STREET
MUNICIPALLY-OWNED PROPERTY (LOT 382, PLAN 66534)
(ATTACHED SKETCH)

RECOMMENDATION:

THAT a copy of this report be sent to Mr. T. I. Worobetz, 7938 Rosewood Street, Burnaby, B. C., V5E 2H3.

REPORT

1.0 SUMMARY

Council in the past had considered that the Wedgewood site (3.15 acres) was suitable for an appropriate Municipal housing purpose such as for non-profit family-oriented housing in accordance with the density regulations of the R8 (R5) Group Housing zoning designation. It is noted that this zoning designation is meant to assure a more efficient use of certain larger sites while creating an attractive residential environment in keeping with the area in which it is situated. The situation from the past has not changed in that R8 (R5) Group Housing would continue to be a reasonable use of the property. However, there is no current active interest in the development of this site by either the Greater Vancouver Housing Corporation (GVHC) or by other applicants. To accommodate the R8 (R5) Group Housing, rezoning would be required including the holding of a Public Hearing.

It is also evident that many residents in the area as evidenced by the submitted petition are opposed to the Group Housing use but would support the subdivision of the subject site according to the existing (R5) Residential District Zoning to accommodate single-family dwelling lots. If so directed by Council, this department would be prepared to pursue the subdivision and servicing of the subject site in accordance with the (R5) Residential District Zoning. Staff would pursue detailed subdivision studies in accordance with the requirements of the Land Titles Act and the Approving Officer.

2.0 BACKGROUND

The Planning and Building Inspection Department has been asked to report on an item of correspondence from Mr. T. I. Worobetz dated 1985 April 11 accompanied by a petition containing 154 signatures which was also presented by a delegation at the Council meeting of 1985 April 22.

The subject site is municipally-owned and had been considered appropriate along with other municipally-owned sites to fulfill housing needs with a social connotation (ie. senior citizens, non-profit housing) which are not met by the general housing market.

On this basis, Council on 1982 June 14 approved in principle the sale of the Wedgewood site to the GVHC to enable it to construct housing under the non-profit family-rental program. The site required rezoning to the Comprehensive Development District (CD) utilizing the R8 (R5) Group Housing District as a guideline. Therefore, at a density commensurate with the surrounding R5 zoning district, it was estimated that 38 units could be accommodated on this 3.15+ acre site. The site was to have been sold for \$950,000 based on a figure of \$25,000 per unit. The non-profit housing program is based upon a mixed-income development where approximately 25% of the units may be actually subsidized.

Since that time, GVHC declined to pursue the development of this site but has pursued other sites submitted by private developers for development under the non-profit housing program. These developments in various parts of the municipality have assisted in providing a broader range of housing opportunities for Burnaby residents.

3.0 DISCUSSION RELATED TO CORRESPONDENCE

The correspondence submitted by Mr. T. I. Worobetz outlines fourteen points in support of a request to develop the site according to the existing R5 zoning designation. While this department concludes that development according to the existing R5 zoning designation is a very acceptable alternative, the outlined points do not necessarily negate the efficacy of an R8 (R5) Group Housing proposal on this rather deep and well buffered site.

The following comments are outlined in general response to the fourteen points. All new developments in Burnaby, whether of a non-profit nature or not, are expected to project an attractive, residential image. Also, on a density basis, the use of the R8 (R5) Group Housing designation is not "out of character" with the area in that this R8 designation is intended to provide family accommodation at a density in keeping with the area in which the site is situated. The R8 Group Housing zoning remains a valid existing zoning use for acceptable alternative housing opportunities in this municipality. The "compaction" program on the other hand suggested the densification of certain neighbourhoods beyond existing zoning guidelines.

With respect to comments regarding parking concerns, safe pedestrian routes, and traffic problems, our experience is that the difference in effects of a single low-density 38 unit project as compared to development of the site under the R5 zoning designation would be marginal.

Other comments relate to concerns about diminished property values, ramifications of "low-cost rental developments", and sale price of the property for "low rental group housing." These comments are in the area of values, judgements, and social responsibilities of the municipality. Pursued with close attention to design and quality, non-profit housing can fit into many neighbourhoods. Few neighbourhoods in Burnaby remain homogeneously single-family dwelling, and many have scattered non-profit developments ranging from senior citizens housing, small institutions, to family town housing. It is acknowledged that the sale price of the property would be renegotiated with any new potential buyer and the previously noted value of \$950,000 would not necessarily apply.


The R8 (R5) Group Housing remains the most efficient method of maximizing the residential potential of this site and of minimizing the per-unit servicing costs related to this site. If the site were to be subdivided under the R5 zoning designation for single-family dwellings, as a minimum the current 33 foot wide Wedgewood Street right-of-way would have to be widened by 17 feet and a full standard 28 foot wide street constructed. It is noted that the south frontage of Wedgewood Street would face the back of the lots facing Edmonds Street.

4.0 SUBDIVISION POTENTIAL

The subdivision of the subject property into lots is an acceptable alternative although due to the great depth of the site, the number of units which could be accommodated could not be maximized. It is acknowledged that a townhouse development as a building form surrounded by single-family development might appear, by definition, somewhat "out of character", although the more isolated and buffered aspects of this site help to minimize this situation. If subdivision were to be pursued, this department would recommend that single-family dwelling lots compatible with the overall tenor of the area be provided rather than lots for semi-detached dwellings.

As noted in the discussion in Section 3.0, if the property were to be subdivided according to the R5 zoning designation, further 17 foot widening of the Wedgewood Street right-of-way would be required as well as the construction of a full 28 foot wide standard road. If so directed by Council, this department would be prepared to pursue the subdivision and servicing of the subject site to accommodate an optimum number of single-family dwelling lots in accordance with the R5 zoning designation. The exact number of possible lots would be a technical matter to be resolved after detailed study and compliance with the requirements of the Land Titles Act and the Approving Officer. The alignment of certain lanes and road rights-of-way may require adjustment to achieve the most appropriate plan. The lots created would be sold through standard tendering procedures.

KI:dev
Att.
cc: Director Engineering
Municipal Solicitor


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

