

ITEM 13
MANAGER'S REPORT NO. 77
COUNCIL MEETING 87/12/14

RE: 7409 HALIFAX STREET
REZONING REFERENCE NO. 70/87
COMMUNITY PLAN SEVEN

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1987 NOVEMBER 25

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: 7409 HALIFAX STREET
R.Z. #70/87
COMMUNITY PLAN SEVEN

RECOMMENDATION:

1. THAT Amendment Bylaw #54, 1987, Bylaw 8794, Rezoning Reference #70/87 be abandoned, that the subject site revert back to its original Community Plan designation and that the future land use potential of the site be reviewed after development currently underway in the area has been completed.

REPORT

1.0 BACKGROUND:

On 1987 June 29 Council adopted an adjustment to Community Plan Seven as well as a recommendation that the subject property (see attached sketch) be rezoned from A2 Small Holdings District to CD Comprehensive Development District (based on RM4 guidelines). The rezoning was intended to establish community plan guidelines for the site's development for high-rise residential use, and to facilitate its sale for this purpose. Enquiries had been received expressing interest in the purchase of the property for such development. A review of potential municipal uses of the site, involving all departments, determined that there was no foreseeable requirement for development of any municipal facility on the subject site. Based on surrounding land use it was considered that RM4 high-rise residential development was the most appropriate use of the property. It was for these reasons that the rezoning and sale of the property was recommended.

2.0 PUBLIC RESPONSE:

- 2.1 The Public Hearing for the subject rezoning took place on 1987 August 25 and 1987 September 15. A copy of the minutes is attached for information. On 1987 September 21, Council referred the subject rezoning bylaw back to staff with a request that a report be brought forward on the following items:

1. The desirability of using RMA guidelines;
2. possible inclusion of the subject site for park purposes and the impact on the parks budget;
3. possible development of the site for a senior citizens project;
4. An evaluation of the impact of parking in the area if high rise development takes place.

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Subsequent to this, on 1987 October 23, Planning and Parks and Recreation staff met with representatives of a neighbourhood residents' committee to further discuss their concerns.

- 2.2 In part, residents' opposition to the proposed rezoning was the result of the mistaken understanding that the property in question had been designated for community recreation development. A copy of our report submitted 1987 September 14 to clarify the designation of the property is attached for information. Other issues and suggestions raised by the resident's committee during their meeting with staff are outlined below:
 - Existing traffic and parking problems in the area, particularly on Woodbrook Drive, would increase as a result of the proposed development.
 - Youths "hanging around" the shopping centre in the area represent an existing social problem in the area, which could increase as a result of the proposed development.
 - There is a need for park development and children's play space in the area.
 - There is a shortage of seniors' accommodation in North Burnaby.
 - Seniors' housing or low-rise (possibly low-cost) housing would be preferable on the subject site.
 - Development of the subject site should be postponed for the time being, in order to see how the area develops, as current residential construction progresses.

3.0 PARKS AND TRAFFIC ISSUES

- 3.1 Comments have been received from the Parks and Recreation Department and the Engineering Department regarding the parks and traffic issues raised by area residents.
- 3.2 With respect to park needs in the area, the Parks and Recreation Department has commented as follows:

"The Parks & Recreation Department has no need for the subject property either for neighbourhood park or for the construction of a recreation centre.

The neighbourhood parks needs are being met through the acquisition of the private properties in Site 14. It is our objective to complete the remaining acquisitions by 1989 so that development of the site can take place.

Residents are also able to take advantage of the existing tennis courts in Squid Lake Park and will enjoy the additional facilities planned for the park as they are developed. These facilities include playing fields, three more tennis courts, and pre-school and junior playgrounds.

A basic district recreational facility, similar to Eastburn Recreation Centre, is also planned for Squid Lake Park. Development of this Centre is not budgeted within the next five years.

In the meantime, neighbourhood residents can attend programs at Sperling School, Montecito School, Forest Grove School, and Cameron Recreation Centre."

3.3 With respect to traffic and parking issues, the Engineering Department has commented as follows:

"At the present time the area streets are quite congested with parked vehicles. The vehicles however are for the most part owned by the construction workers working on the numerous adjacent residential developments.

Once all the building in the area has been completed, we will still see a continuing parking congestion problem. This condition appears to be the norm in all high density residential areas and is caused by a number of factors.

- 1) Apartment dwellers park all their overheight and R.V.'s on the street because of limited height and storage capacity in the usual underground parking. We also note a high number of apartment dwellers own these types of vehicles.
- 2) Almost all apartments charge a fee for off street parking. This again encourages some residents to park on the adjacent streets.
- 3) Additional vehicles owned by the residents also places a burden on the available street parking.

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In addition to the above, the numbers of dwelling units will have a bearing on the volumes of traffic using the street system. This latter feature however should be able to be handled by the street system."

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4.0 CONCLUSION:

Two major residential developments located on sites 9b and 10b, and totaling 207 units, are currently under construction in the area. It is considered that there is no urgency regarding the development of the subject site. In view of this and the public response received regarding the proposed development, this Department is recommending that the subject rezoning by-law be abandoned at this time, and that the subject site remain vacant pending the completion of development currently underway in the area. It may also be desirable to await development of the area's neighbourhood park, which is intended to commence in 1989. At that time, a review of the development potential of the site in view of the current context would be undertaken by staff. Pending this review it is also recommended that the subject site revert back to its original designation in Community Plan Seven.

RR:sj
Attachments

cc: Director Recreation and Cultural Services
Director Engineering

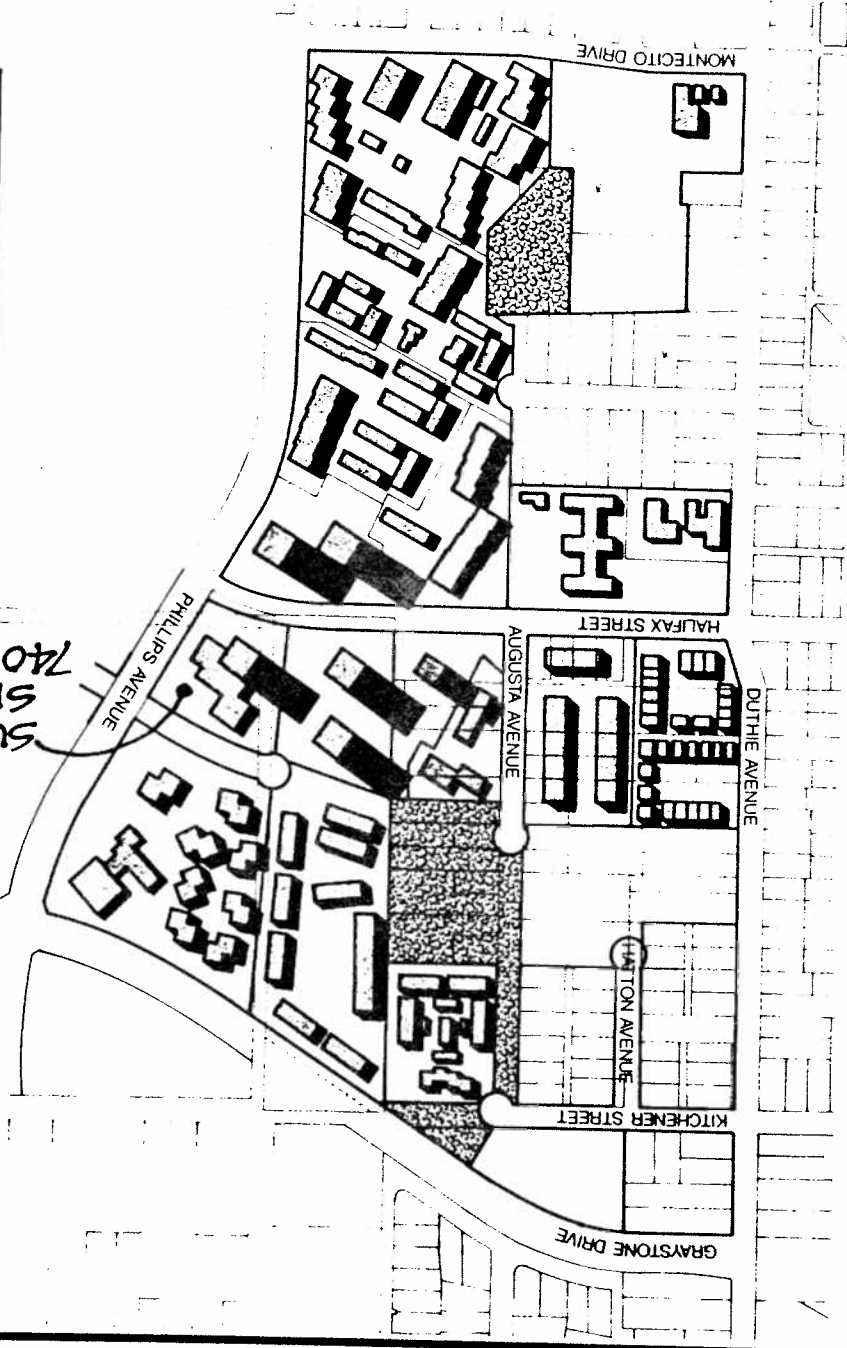


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

PROPOSED DEVELOPMENT
COMMUNITY PLAN SEVEN

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SUBJECT SITE
7409 HALIFAX



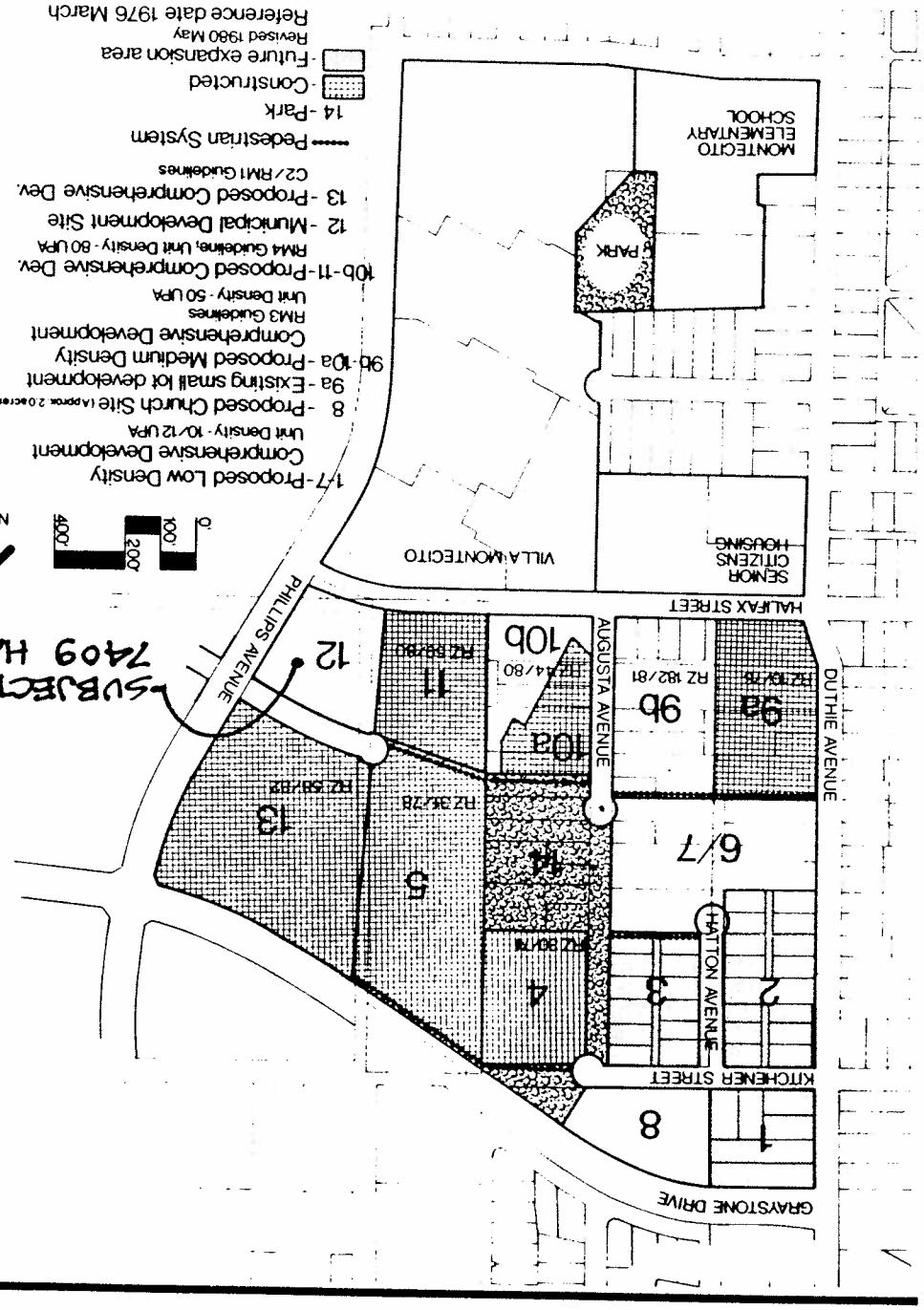
COMMUNITY PLAN SEVEN

Updated to 1985 March
Reference date 1976 March
Revised 1980 May

- 17-Proposed Low Density Comprehensive Development Unit Density - 10/12 UPA
- 8-Proposed Church Site (Aprox. 2 acres) Existing small lot development
- 9a-Proposed Medium Density Comprehensive Development RM3 Guidelines
- 9b-10a-Proposed Comprehensive Development Unit Density - 50 UPA
- 10b-11-Proposed Comprehensive Development RM4 Guidelines Unit Density - 80 UPA
- 12-Municipal Development Site
- 13-Proposed Comprehensive Development C2/RM1 Guidelines
- 14-Park
- Constructed
- Future expansion area



SUBJECT SITE
7409 HALIFAX



SKETCH 1
ADOPTED COMMUNITY PLAN

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9. FROM A2 SMALL HOLDINGS DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT
BASED ON RM4 AND COMMUNITY PLAN SEVEN GUIDELINES

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 54, 1987" - BYLAW NO. 8794

Rezoning Reference #70/87

Lot 435, D.L.'s 135 & 138, Group 1, Plan 54890, NWD
7409 Halifax Street - located west of Phillips Avenue between Halifax
Street and Woodbrook Drive.

The purpose of the rezoning bylaw is to establish community plan
guidelines for the site for apartment development.

The Clerk read into the record a memorandum dated 1987 August 20 from the
Director Planning and Building Inspection, the text of which is as
follows:

"The above noted rezoning, which was initiated by the Municipality, is
being advanced to a Public Hearing on 1987 August 25, in accordance with
recommendations adopted by Council on 1987 June 29. The Public Hearing
signs were however, inadvertently not installed as required under the
applicable policy, but are now being installed.

In the circumstances, in order to ensure that all interested parties are
given adequate notice and opportunity to speak on the proposed rezoning,
it would be appropriate to hear any submissions on the originally
scheduled Public Hearing date (1987 August 25), and then to adjourn the
Public Hearing to the next scheduled Public Hearing date (1987 September
15) at which time any additional submissions would be heard. As there is
no urgency regarding this Municipal rezoning, the resulting schedule
would not pose any difficulties.

Notice regarding the adjournment to 1987 September 15 would be added to
the Public Hearing signs on the site."

An undated petition containing 132 signatures was received from area
residents expressing opposition to this rezoning application. The text
of the petition is contained hereunder:

"We, the undersigned tenants and homeowners in the Greystone Village are
opposed to the proposed rezoning of the publicly owned lot at 7409
Halifax Street for the purpose of sale to a private developer and the
building of a high-rise apartment tower.

PUBLIC HEARING MINUTES

HELD: 1987 AUGUST 25

R.Z.# 70/87

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We urge Burnaby Council to implement the established Community Plan and build a much needed multi-use community recreation and cultural centre on this site."

M. Merrill Gordon, 1795 Blaine Avenue, Burnaby, addressed members of Council stating that he did not wish to see another high-rise building in the neighbourhood. Mr. Gordon felt traffic patterns had been severely restricted owing to the number of residents in the area.

In conclusion, the speaker stated his opposition to the rezoning proposal and suggested the land be used for public recreation.

Kenneth Brock, 1790 Pepperidge Court, Burnaby, addressed members of Council expressing his concerns regarding the current traffic difficulties, the number of high-rise developments in the area and the lack of park area. The speaker stated his opposition to the rezoning proposal.

Joan Lucieer, 7 - 7357 Montecito Drive, Burnaby, addressed members of Council and submitted a petition containing 200 signatures expressing opposition to this rezoning application. The text of the petition is the same as that previously received on this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 7409 Halifax Street from A2 Small Holdings District to CD Comprehensive Development District based on RM4 and Community Plan Seven guidelines.

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #70/87 be now adjourned to 1987 September 15 at 7:30 p.m. in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C."

CARRIED UNANIMOUSLY

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HELD: 1987 Sept 11R.Z.# 70/87

14. FROM A2 SMALL HOLDINGS DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT
BASED ON RM4 AND COMMUNITY PLAN SEVEN GUIDELINES

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 54, 1987" - BYLAW NO. 8794

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Rezoning Reference #70/87

Lot 435, D.L.'s 135 & 138, Group 1, Plan 54890, NWD

7409 Halifax Street - located west of Phillips Avenue between Halifax Street and Woodbrook Drive.

The purpose of the rezoning bylaw is to establish community plan guidelines for the site for apartment development.

A letter dated 1987 September 14 was received from M. Elizabeth Threlfall, 7215 Bridlewood Court, Burnaby, B.C., expressing opposition to this rezoning application.

Mr. David B. Fairey, #67 - 7455 Woodbrook Place, Burnaby, then addressed the members of Council and submitted an additional petition containing 19 signatures of abutting residents opposed to this rezoning application. The text of the petition is contained hereunder:

"We the undersigned tenants and homeowners in the Greystone Village area are opposed to the proposed rezoning of the publicly owned lot at 7409 Halifax Street for the purposes of sale to a private developer and the building of a high-rise apartment tower.

We urge Burnaby Council to implement the established Community Plan and build a much needed multi-use community recreation and cultural centre on this site."

Mr. Fairey then stated his opposition to the rezoning application which, in his opinion, would ghettoize existing development in this area. Mr. Fairey then expounded on the already existing heavy traffic/parking congestion on Woodbrook Place which is presently serving three high density developments. The inclusion of access/egress for this development off Woodbrook Place would further aggravate this problem.

In conclusion, Mr. Fairey urged Council to defeat the rezoning application which the residents in the area unanimously oppose.

Mr. M. Merrill Gordon, 1795 Blaine Avenue, Burnaby, addressed the members of Council and advised that he is opposed to this rezoning application. Mr. Gordon was of the opinion that the area does not need further highrise development and expressed concern with respect to the sale of municipal land to accommodate this development which would undoubtedly be far more valuable in the future. Mr. Gordon expressed further concern with respect to the already congested traffic/parking situation in the area and suggested that if this rezoning application were approved it would further aggravate the problem.

In conclusion, Mr. Gordon suggested that Council defeat the rezoning application and put the property to a passive park use while reviewing the development potential for the site in ten years time.

A copy of Mr. Gordon's prepared text is on file in the office of the Municipal Clerk.

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HELD: 29th August 1987

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Sherry Dawe, 6525 Carnegie Street, Burnaby, addressed the members of Council and advised that she grew up in the Montecito area and her parents are still residents within the Montecito area. The speaker was of the opinion that the area does not need additional highrise development but requires breathing space and open green, park space.

In conclusion, the speaker advised that she is opposed to this rezoning application.

Alderman Stusiak then departed the Council Chamber at 9:18 p.m.

Margaret E. Threlfall, 7215 Bridlewood Court, Burnaby, addressed the members of Council and advised that she has been a resident in the area for four years. The speaker further advised that the parking/traffic conditions in the area are horrendous and suggested that this area should be used for recreation/small park use.

Andrea Penthold, #71 - 7455 Woodbrook Place, Burnaby, addressed the members of Council and advised that if this rezoning application were approved it would further aggravate the already existing parking/traffic problems in the area. The site should be developed for recreation use and if the rezoning application were approved it would adversely affect the neighbourhood characteristics.

In conclusion, the speaker stated that she too is opposed to this rezoning application.

Mrs. Vicki Magee, 7314 Coronado Drive, Burnaby, addressed the members of Council and advised that at present there is too much traffic and people residing within the area and she is opposed to this rezoning application.

Mr. Ben Boon, 7312 Coronado Drive, Burnaby, addressed the members of Council and advised that he concurs with the concerns expressed by previous speakers and he too is opposed to this rezoning application.

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #70/87 be now terminated."

CARRIED UNANIMOUSLY

RE: 7409 HALIFAX STREET
REZONING REFERENCE NO. 70/87
COMMUNITY PLAN SEVEN

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 SEPTEMBER 09

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: 7409 HALIFAX STREET
REZONING REFERENCE #70/87
COMMUNITY PLAN SEVEN

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

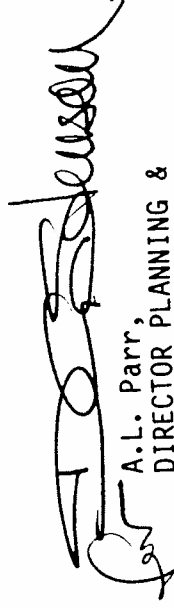
In view of the Council discussion regarding the petition concerning the above-noted property appearing on last week's agenda, the purpose of this report is to provide information regarding the Community Plan designation of the subject site. Community Plan Seven, adopted by Council in 1976 March (see attached Sketch 1), designates this property as a Municipal Development Site and states the following:

Site 12 with an area of approximately 2.4 acres is designated for municipal development purposes and is under municipal ownership at the present time. It is suggested that the municipal options for future use be kept open on this site at the present time. Some possible options are for senior citizens apartments, community services, recreational or institutional use.

No specific proposal for establishment of a community centre on this site was advanced in the Community Plan or has ever been included in the Municipality's community recreation centres program.

As a result of a review of potential municipal uses of the site, involving all Departments, it was recently determined that there is no foreseeable requirement for development of any municipal facility on the subject site. It is for this reason that the property's sale was recommended and is being pursued.

This is for the information of Council.


A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

RR/sj
Attachment
cc: Director Recreation and Cultural Services

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