

ITEM 15
MANAGER'S REPORT NO. 77
COUNCIL MEETING 87/12/14

RE: PROPOSED REVIEW OF DEVELOPMENT PLAN AREA BOUNDED BY THURSTON STREET,
BURKE STREET AND BOUNDARY ROAD METROTOWN AREA ELEVEN

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 DECEMBER 08
FROM: DIRECTOR OF PLANNING &
BUILDING INSPECTION
RE: PROPOSED REVIEW OF DEVELOPMENT PLAN AREA BOUNDED BY
THURSTON STREET, BURKE STREET AND BOUNDARY ROAD
METROTOWN AREA ELEVEN

RECOMMENDATION:

1. THAT Council authorize staff to initiate a review of the north west corner of the Metrotown Area 11 Plan area as outlined in this report.

REPORT

1.0 BACKGROUND:

The Metrotown Area 11 Plan was approved by Council on 1982 August 23 (refer attached sketch). The purpose of the Plan is to provide a low rise development area in proximity to the Metrotown area.

In recent months developers have expressed an interest in several large parcels of land which front on Boundary Road immediately north of the existing Plan area boundary. In order to determine whether or not it is appropriate to expand the Plan area to include these parcels it is proposed that staff be authorized to review this portion of the plan. The review would involve consultation with the residents and owners in the immediate area.

2.0 IMPETUS FOR THE POSSIBLE EXPANSION OF THE AREA II BOUNDARY

The review of this plan area boundary is intended to resolve the issue of whether it is appropriate to expand the plan boundary and if so at what density or land use designation and with what lot assembly pattern.

In the past several years several development proposals have been submitted and one rezoning application (Reference #21/86) was reported to Council on 1986 March 24. The proposal at that time was for non-profit self-contained seniors housing. Council at the time authorized staff to work with the developer. However the project was never sent to a Public Hearing as the proposal did not receive the necessary Provincial funding. Recently a inquiry was made by a developer interested in the site for family housing.

Staff have discussed these proposals with developers and have reviewed a number of concepts and development approaches. Given the interest in developing family-oriented low density housing in the area it is desirable to review the plan to advise Council of the options, and to establish the land use plan for the area.

3.0 EXISTING PLAN (SKETCH #1) METROTOWN AREA ELEVEN

The existing area Plan was adopted in 1982 August 23 following a detailed study of the area in the Metrotown context and consultation with the community.

The Plan designates the north side of Thurston Street for Comprehensive Development based upon the RM1 (Multiple Family Residential District) with underground parking. The maximum permitted Floor Area Ratio is 0.6 and this would provide approximately 20 units per acre and would generally provide two storey townhouse units. This is considered family housing in that the units obtain direct access from the ground and the density provides significant open spaces.

On Thurston Street, the plan proposes that two development sites of seven and eight lots be assembled along the north side in the block between Boundary Road and Smith Avenue. A road widening of 10.4 m (34.2 ft.) is required for the improvement of Boundary Road.

The three large lots north of Thurston which have been the subject of development interest are presently zoned R5 (single and two family) and a hypothetical subdivision layout was prepared several years ago which illustrates the westward extension of Christopher Court to create approximately ten individual lots under the existing zoning.

4.0 ALTERNATIVE DEVELOPMENT APPROACHES:

Looking at the study area bounded by Boundary Road on the west, Thurston Street on the south, Burke Street on the north and the west end of the Christopher Court subdivision on the east, there are a number of development options which are briefly described as follows:

- 4.1 RETAIN THE EXISTING ZONING AND DEVELOPMENT POLICY:
- P5 zoned use at north end (Central Park Lodge) remains.
 - Extend Christopher Court roadway to the west to develop under the prevailing zoning as single and two family lots. (R5 zoning).
 - Thurston Street frontage remains part of the Area 11 plan designated for future RMI redevelopment.
 - This option represents "no change".
- 4.2 EXTEND THE P5 ZONE SOUTH FROM THE CARE HOME:
- This would allow additional seniors housing or other institutional uses to be built on the large lots
 - Retain the existing RMI designation along Thurston
 - This option was pursued as part of Rezoning Reference #21/86 and does not seem viable in the short run due to access problems, the current absence of potential subsidized seniors housing or other institutional funding for this specific site, and the relative remoteness of the area from commercial development and other amenities for seniors.
- 4.3 EXTEND THE RMI LAND USE DESIGNATION NORTH FROM THURSTON UP TO THE P5 ZONED SITE:
- This would expand the Area 11 plan to the north, in this immediate area along Boundary Road.
 - Creates a large development site or sites for family housing, with appropriate buffering provisions with respect to the adjacent residential properties to be incorporated in the plan of development.
 - This option, if pursued could either require the Thurston frontage be included or excluded from the large lot development sites available to the north. If the Thurston frontage is not included, one lot on Thurston would be required to provide vehicular access to the site north of the Thurston frontage, as vehicular access would not be permitted from Christopher Court.

REVIEW OF DEVELOPMENT POLICY AREA
1987 DECEMBER 08

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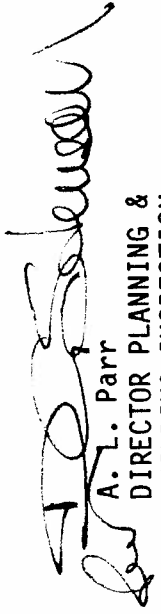
5.0 PROCESS:

All the above options except 4.1 (existing policy) require an amendment to the Area 11 Plan. In this case it is proposed that a local Open House be held in the area to discuss the options with the residents and owners of the nearby area in order to obtain their views and that a further report with land use recommendations be prepared for the consideration of Council within the next two months.

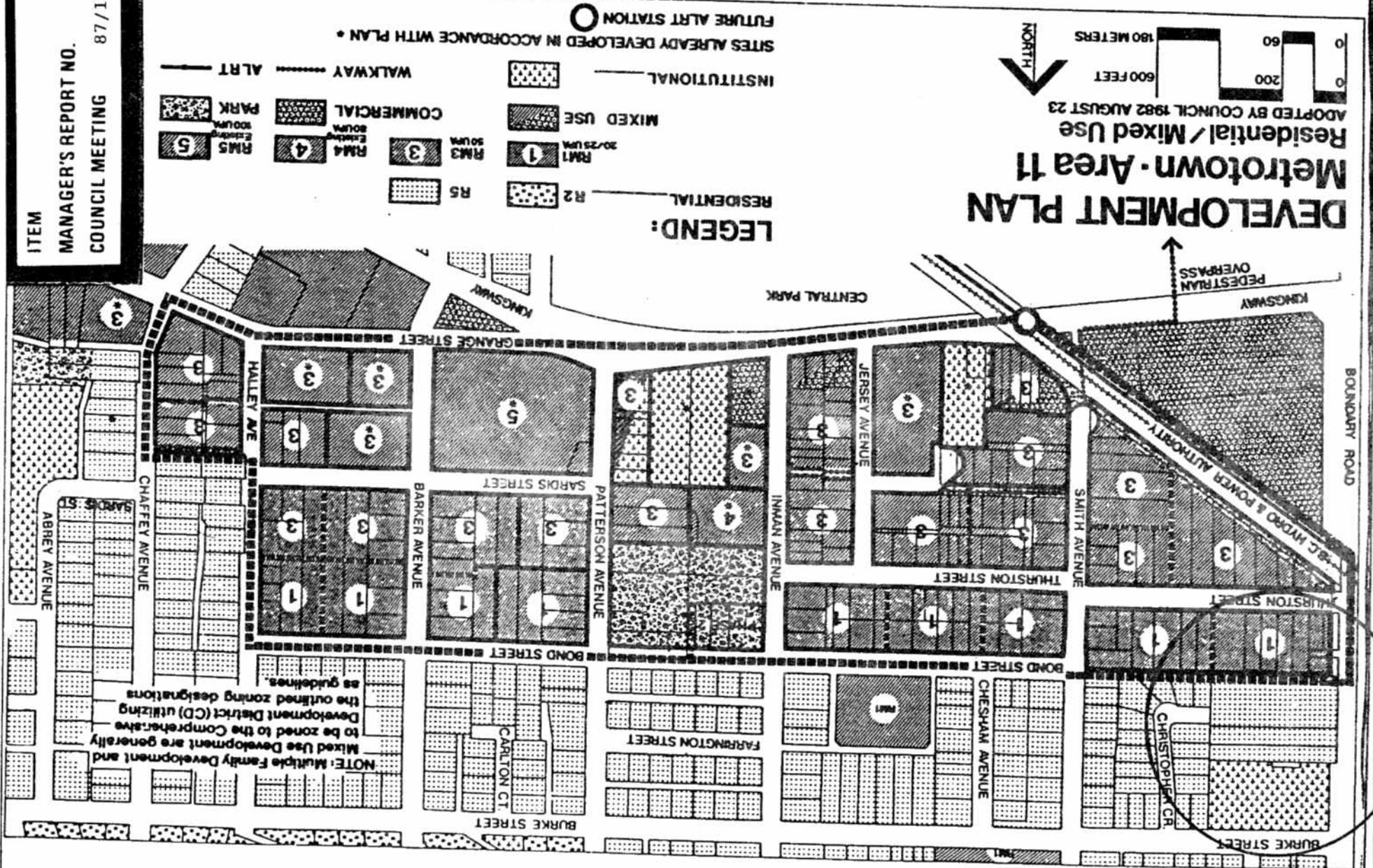
159

Ans

BR:sj
Attachments


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

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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.

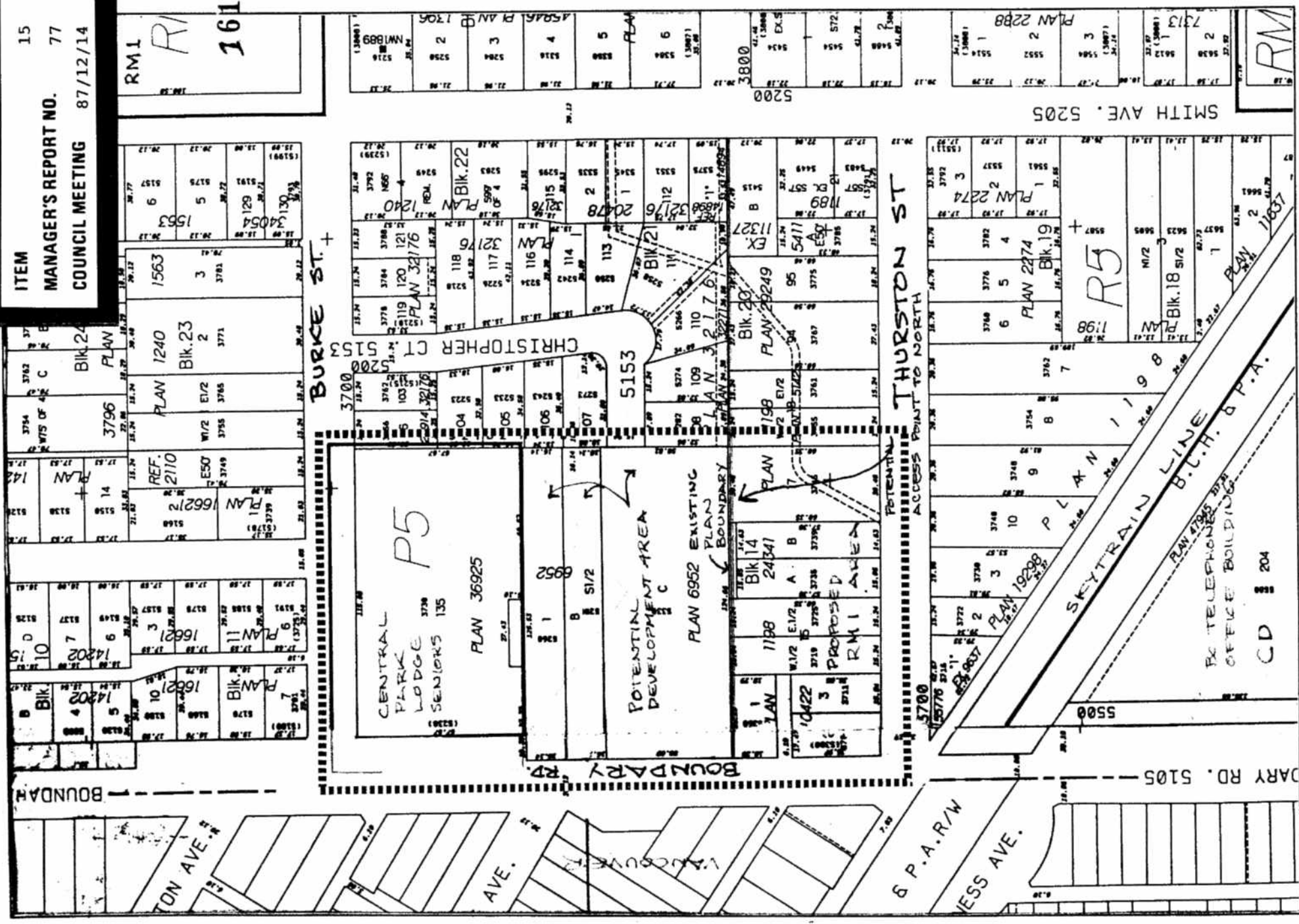


Date: 1987 DECEMBER
 Scale:
 Drawn By:

EXISTING ADOPTED COMMUNITY PLAN

SKETCH 1

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Planning &
 Building Inspection
 Department

Date: 1987 DECEMBER
 Scale: 1:2000

Drawn By:

STUDY AREA BOUNDARY

SKETCH 2