

ITEM 6  
MANAGER'S REPORT NO. 27  
COUNCIL MEETING 88/04/11

RE: REVIEW OF DEVELOPMENT PLAN AREA BOUNDED BY THURSTON STREET,  
BOUNDARY ROAD AND THE AREA SOUTH OF BURK STREET (METROTOWN AREA 11)

Appearing elsewhere on this agenda are requests from two persons for permission to appear before Council on April 18 to express their views on this matter. It is conceivable that a few residents from the area may also submit a similar request within the next few days. Council may therefore wish to table this report to the April 18 meeting.

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 APRIL 06

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: REVIEW OF DEVELOPMENT PLAN AREA BOUNDED BY THURSTON STREET,  
BOUNDARY ROAD AND THE AREA SOUTH OF BURKE STREET  
(METROTOWN AREA 11)

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RECOMMENDATION:

1. THAT no change be made to the existing adopted Metrotown Area 11 boundaries at the present time.

1.0 SUMMARY:

In reponse to proposals for the higher density redevelopment of an R5 zoned area immediately north of the Metrotown Area 11 boundary, a study has been conducted to determine the appropriateness of changing the land use designation from R5 (single and two-family) to RMI (low density multiple housing).

Information brochures were distributed in the area and an Open House was held on 1988 March 08 at Inman School that was attended by approximately sixty-five residents and property owners. While some people appeared ambivalent about a potential change in the area, there was a strong sense of concern and negative reponse from a few of the residents on Thurston Street and most of the residents of Christopher Court, a street immediately east of the area under study.

Staff have reviewed the comments resulting from the Open House and investigated two alternatives but have concluded that due to the fact that there is significant undeveloped capacity within the adjacent Area 11 boundaries, the expansion of the boundary to include this 0.95 ha. site is not warranted at this time, but that support should be given to to completing the implementation of the currently adopted Area 11 plan.

## 2.0 BACKGROUND:

On 1987 December 12 Council authorized staff to initiate a review of the north-west corner of the Metrotown Area 11 Plan to determine whether it was appropriate to consider a potential expansion of the boundary for the RM1 designated area northward along Boundary Road. The purpose of the study is to resolve the issue as to whether redevelopment of three large lots along Boundary Road should be pursued under the existing R5 (single and two-family housing) zoning category or whether the RM1 designation (typically two-storey townhouse development) should be extended northward from Thurston Street. In recent years developers have expressed interest in senior's housing, market housing and more recently family co-operative housing on the site. Expansion of the boundary appeared potentially acceptable in terms of traffic separation, building heights, boundary stability and school capacity.

Following Council authorization a potential revision to the existing Area 11 Plan was prepared by staff and information brochures were prepared which illustrated both the existing development plan and a potential change that would have the effect of expanding the RM1 area to the north (refer attached appendix #1 Pages 1 and 2). This brochure was delivered to households and absentee owners in the area bounded by Brandon Street on the north, Inman Street on the east, Kingsway on the south and Boundary Road on the west. Approximately 550 brochures were mailed in this manner. In addition brochures were available in the Central Park Branch Public Library and an advertisement was placed in the "Burnaby Now" newspaper on 1988 March 02.

## 3.0 ATTENDANCE AT THE "OPEN HOUSE":

An "Open House" was held between 1800 and 2030 hours at Inman School on 1988 March 08. Total attendance was estimated at approximately 65 people. Display boards were available outlining the existing Plan and illustrating a potential alternative plan outlining the expansion of the RM1 area. On a location map, 37 residences were represented by people who volunteered their addresses. The people who attended lived in a fairly widely dispersed pattern with a heavier concentration around the Thurston Street and Christopher Court area, nearer the area under study. Of those who attended 24 left written "comment" sheets, four more were received in the subsequent week for a total of 28 written submissions which is considered a higher than average written response rate. A letter and petition representing nineteen households on Christopher Court was submitted on March 14 (refer Appendix II). Included was a letter received on March 18 from a representative of the owners of the potential expansion area.

## 4.0 ANALYSIS OF COMMENTS:

### 4.1 Written Submissions:

Of the 28 comment sheets or letters received, 15 were clearly opposed to changing the existing zoning which provides for subdivision of the 0.95 ha (2.35 acre) site into single and two-family lots under the existing R5 zoning. The following list of concerns were mentioned:

## 5.0 GENERAL DISCUSSION:

### 5.1 Area 11 Planning Considerations:

The preparation and implementation of Community Plans is a process of managing growth, which requires careful consideration of the potential impact of land use change and the necessary steps which must be taken to minimize the disruption to established communities. This is vital in order to ensure that when change occurs, it follows an interactive or consultative process within the framework of a carefully considered land use plan. Efforts are made through road patterns, buffer zones, graduation of density and careful boundary selection to manage the impacts of higher density redevelopment areas upon nearby single and two-family areas which are to remain. Through this type of process the local interests of the residents must be reconciled, as far as possible, with the broader community interest which is to provide a range of housing options in Burnaby and to focus growth. One of the key issues is to determine the necessity for growth in each situation.

### 5.2 Area 11 Growth Capacity:

The argument that this (0.95 ha) area is required for expansion of the townhouse area in Metrotown Area 11 is not seen as strong due to the fact that the rate of redevelopment in the Area 11 Plan precinct has been moderate. There still are numerous alternative RM1 sites that are potentially available for assembly. Until a designated apartment area is substantially redeveloped, it generally is considered premature to consider expansion of the higher density area.

## 6.0 GENERAL CONCLUSIONS:

### 6.1 Other Alternatives considered:

There are two basic alternatives that can be followed for the potential expansion area; either to leave the existing single family R5 zoning or to amend the community plan to provide for RM1 apartment development. In light of the expressed public concern about the potential change to RM1, two other possible land use alternatives were reviewed but not pursued. These were to consider an institutional designation and to reduce the potential area to be designated for RM1 to thus allow for the completion of the Christopher Court cul-de-sac.

#### 6.1.1 Institutional Designation:

A proposal previously outlined in the 1987 December 12 report studied the possibility of extending the P5 zoned land use south from the existing Central Park Lodge to permit seniors housing care facilities, children's institutions or similar uses. This zone would be generally compatible with the land use to the north and a proposal of this type was previously put forward to Council. Access to the site would however need to be resolved, and the matter of the limited demand for seniors housing was noted. The use was again considered inappropriate.

- 6.1.2 Partial extension of subdivision pattern to complete the Christopher Court cul-de-sac (RMI/R5 mix) (refer attached Sketch 1 Appendix III):

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Christopher Court could be extended a short distance to the west, to complete the end of the street with a ring of lots around the end of the cul-de-sac. This modified proposal would leave a little over half of the 0.95 ha area which would be fronting on Boundary Road that would need to be consolidated with the Thurston Street frontage for RMI development. The new lots around the cul-de-sac would provide a buffer between the existing residents of Christopher Court and the land to the west as a compromise solution. However this solution introduces land assembly complexities with Thurston Street and may reduce the opportunity for a buffer along Boundary Road.

#### 6.2 Conclusion:

It is concluded that the wider community need for higher density housing is not as great in this situation as in others, and that it is preferable to reinforce the accepted Development Plan boundary and to promote efforts to complete implementation of the adopted Development Plan rather than re-directing or expanding the area which might dilute those efforts.

It is therefore recommended that no change to the existing adopted Metrotown Area 11 boundaries be made at this time.

Should the recommendation of this report be adopted, staff will notify all persons who have corresponded on this of the outcome of the review (Appendix II).



A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

BR:sj  
Attachments

cc: Director Engineering  
Municipal Solicitor

REVIEW OF DEVELOPMENT PLAN AREA  
(METROTOWN AREA 11)  
1988 APRIL 06

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- Traffic on local streets
- Parking on streets, congestion noise
- Impact on property values
- Loss of privacy or views
- Fear of crime
- Opposition to higher density
- Need to maintain integrity of Christopher Court as per plan
- Concern about quality of higher density development
- Concern about change, transient population

Of those six respondents who indicated support for the potential change issues mentioned included:

- Desire to see more new housing
- Support clean up of the bush area
- Support for higher density
- Support for two-storey cooperative housing

Some comments were received from seven people who raised issues but did not state either approval or disapproval for land use change:

- Need to improve traffic flow in the area
- Need to control/limit parking on Smith Avenue
- Need for sidewalks on Thurston Street
- Concern about new houses being permitted in designated apartment area
- Concern about slow rate of apartment redevelopment
- Need to upgrade Boundary Road

#### 4.2 Verbal Comments:

Staff who attended the Open House believe that the above comments are generally representative of the issues that were verbally discussed with residents. Several of the points raised by area residents concerned about the possible expansion of the plan include the desire to see completion of the Christopher Court cul-de-sac which presently is stopped at the street end. They would also like to see the extension of the single or two-family subdivision development to the land under study in keeping with the longstanding plan. Other comments related to concerns about the quality of new developments, traffic and parking, loss of views or privacy, loss of property values and apprehension about higher density development. Many of these issues could possibly be resolved through site planning and building design although some, such as the additional traffic on Thurston Street and concern about change, would remain issues of concern to residents.



4949 Canada Way, Burnaby, B.C. V5G 1M2  
Planning & Building Inspection Department  
Telephone (604) 294-7400

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Dear Resident:

The Planning and Building Inspection Department is in the process of reviewing a portion of the existing Development Plan along Boundary Road between Burke Street and Thurston Street. The purpose of the study is to determine the appropriateness of expanding the area presently designated for low density multiple housing on the north side of Thurston Avenue to include the three parcels of land along Boundary Road south of Central Park Manor (on the corner of Burke Street and Boundary Road) or alternatively retaining these lots as part of the existing single and two-family zone.

Information on the existing plan which has been approved by the Municipal Council called the Metrotown Area 11 Development Plan is included in this package along with a sketch illustrating the potential development option for the 0.95 hectare (2.35 acres) of land involved in this study. Both the existing approved Plan and the potential alternative plan are shown on the opposite side of this brochure.

You are invited to take advantage of the opportunity to learn more about the plans for the neighbourhood, speak to the planners and provide us with your comments at an:

- **Open House**  
**1988 March 08 (Tuesday)**  
**6:00 p.m. to 8:30 p.m.**  
**Inman School, 3963 Brandon Street (Library)**  
**Enter from Brandon Street**

If you are unable to attend the Open House and would like more information, copies of the background information are available by contacting the Planning & Building Inspection Department. You are also invited to forward your comments by mail.

Your comments will assist us in reviewing the plans.

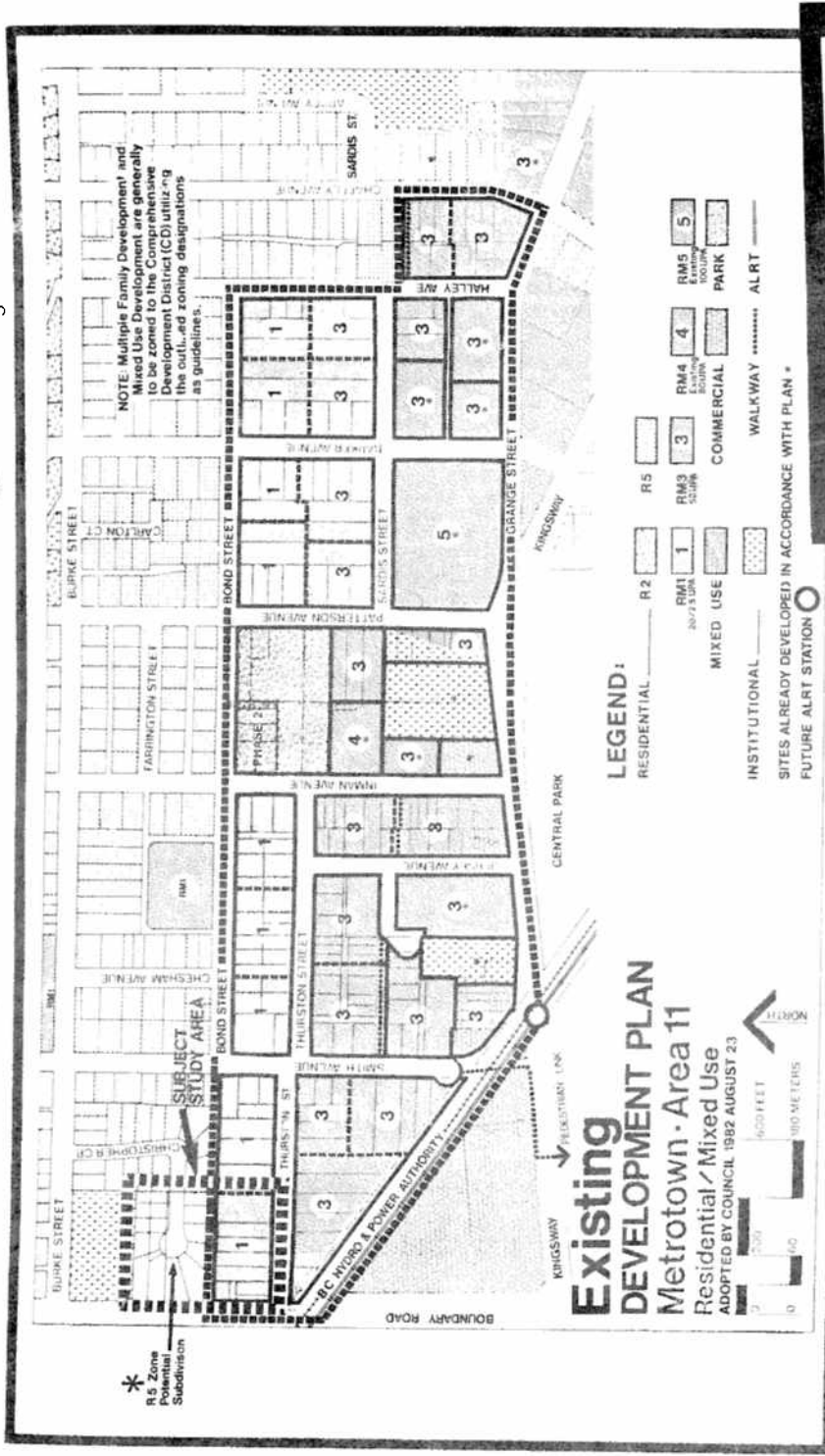
Yours truly,

A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

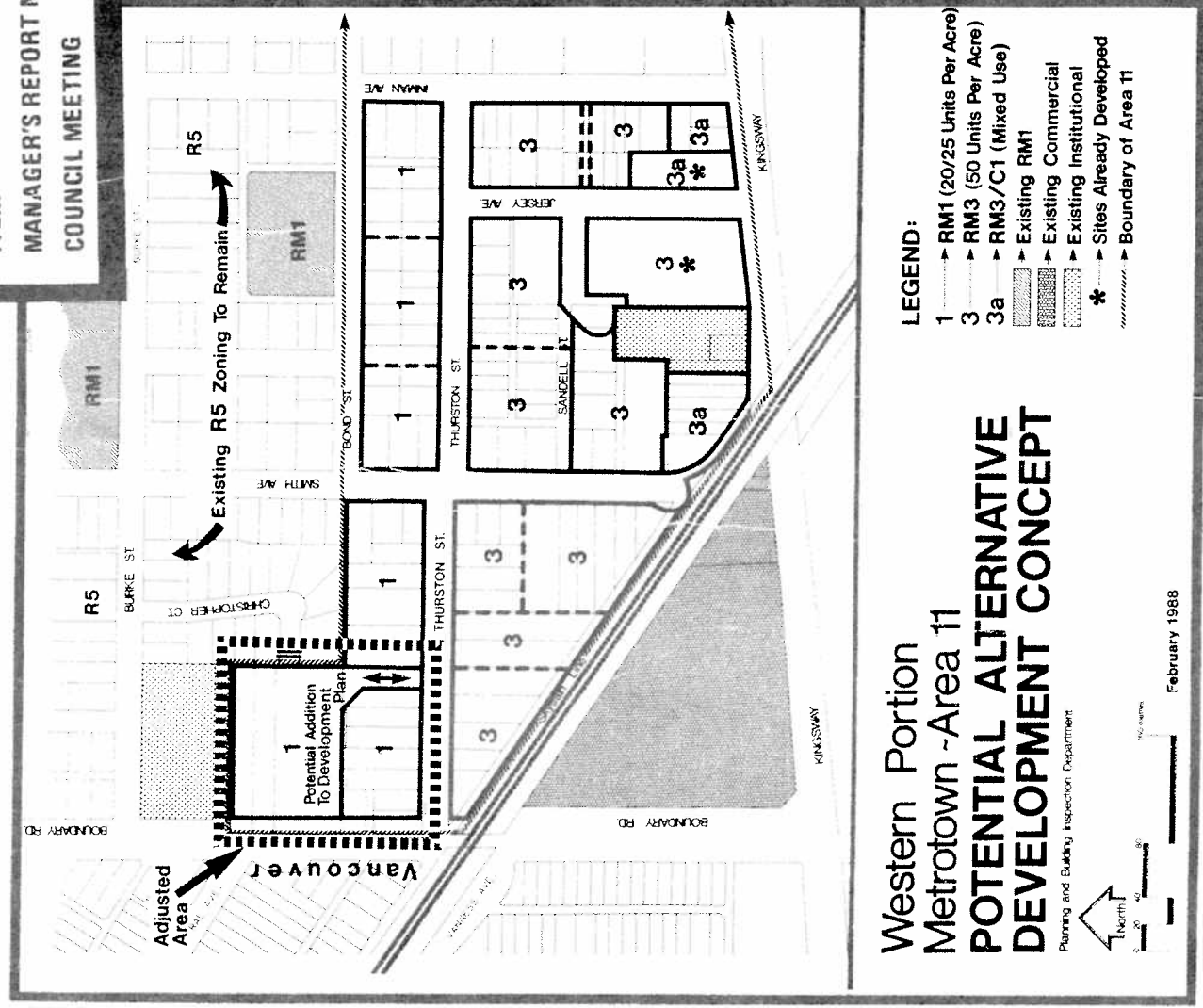
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**Plan to attend...**  
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**1988 March 08 (Tuesday)**  
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**FEATURES OF THE ALTERNATE DEVELOPMENT CONCEPT**

The existing adopted Plan presently utilizes Bond Street as the northern boundary of the area designated for higher density residential redevelopment. The potential change to the plan illustrated above would expand the area slightly by including the frontage of Boundary Road south of Central Park Manor into the Plan area. Access to the lands involved would be from Thurston Road and no extension of Christopher Court would be provided.

**PLANNING PROCESS**

After the "Open House" the Planning and Building Inspection Department will review the comments that have been received and prepare a report for the Municipal Council with recommendations for either altering the area plan or maintaining existing development policy. Council will then consider the report and make a decision on the plan.

11th March, 1988

Planning and Building Inspection Department,  
4949 Canada Way,  
Burnaby, B.C.

To whom it may concern:

RE: WESTERN PORTION, METRO TOWN - AREA II;

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We, the residents of Christopher Crescent, Burnaby, B. C. would like to present this petition against the rezoning of the parcel of land adjoining some of our properties, known as WESTERN PORTION, METRO TOWN - AREA II.

We are adamantly opposed to the rezoning of this area for the following reasons:

1. Before purchasing our homes, each individual researched the future development plans of the aforementioned parcel of land, to ensure it would remain an R5 zone. In each and every household, this was a decisive factor.
2. We have endured living in the shadow of the B.C. Telephone Building (with the inevitable traffic flow problems at certain times of day). Plus many sleepless nights trying to adapt to the noise of the Rapid Transit System. Enough!
3. Our exits are limited. At the moment we have a choice of waiting ten minutes to turn left and five minutes to turn right on Boundary Road. Our other option is to backtrack and go several blocks out of our way. Given the cost of gasoline and the fact that sometimes, time is of the essence, we are already DISENCHANTED.
4. We were against apartment blocks being built from Thurston Street to Kingsway. It now appears that you plan to box us in, both from the north and west. When children discover a crescent, from experience we have learned that it becomes an ideal hockey arena, football field and baseball pitch. The inconvenience of broken windows and damaged gardens is bad enough, but the noise must surely defy the accepted safety decibel level. We have raised our families and become firmly established in this area. Notwithstanding the fact that we have, in good faith, paid taxes for the past twenty years on the assumption that this would remain a quiet, residential area.
5. There has been a high incidence of break-ins and burglaries in this vicinity. With a higher density population it can only increase the risk of more crime.
6. Should the Planning and Building Department choose to ignore this petition and opt out under the guise of "Progress", we not only demand an explanation, we demand retribution and reimbursement for the inconvenience of having to move and the resulting drop in value of our properties. Two months notice is inadequate.

We would ask that you extend the courtesy of informing us of your decision at your earliest possible convenience.

The residents of Christopher Crescent



We, the undersigned residents of Christopher Court, affirm our preference for the existing development plan adopted by Council on 23 August 1982. We do not concur with the proposed potential alternative development concept.

NAME	ADDRESS	TELEPHONE
1. <i>Submitted by: Al &amp; Louise</i>	5250 <i>CHRISTOPHER</i>	438-2330.
2. HENRY & CHRISTINE SORDAN	5273 CHRISTOPHER	433-6670
3. <i>Edie</i> <del>Richard</del> <i>Christophe Ches</i>	5223 CHRISTOPHER CRT	434-2970
4. Joe Catalo	5233 CHRISTOPHER CRT	4352583
5. <i>Leung</i> <del>Luella</del> <i>5218 Christopher Ct.</i>		435-6917
6. <i>Robert</i> <del>5226 Christopher Ct.</del>		434-3454
7. Molly Wright	5258 ———	438-1791
8. BRIAN O GUYLAINE STRIDE	5288 CHRISTOPHER CRT	430-1989
9. ALBERT VAN BAAREN	5274 CHRISTOPHER CRT	433-5952
10. Wayne <i>Hughes</i>	5268 Christopher Ct.	438-4134
11. Bob Newsh	5266 Christopher Ct.	437-3385
12. BOB WRIGHT	5260 CHRISTOPHER CRT	438-1604
13. <i>Madon</i> <del>Luella</del> <i>5250 Christopher Ct.</i>		438-2530
14. <i>Guylaine</i> <del>Luella</del> <i>5288 Christopher Ct.</i>		430-1987
15. <i>Drew</i> <del>Luella</del> <i>5234 Christopher Ct.</i>		434-1814.
16. Dawn Volk	5234 Christopher CrC.	434 1844
17. Wheung	3778 Burke St.	437-4229
18. Lee	3762 BURKE ST	4347700
19. <i>Al</i> <del>Luella</del> <i>5256 Burke St</i>		437-5964
20. <i>Jeff</i> <del>Luella</del> <i>5243 Christopher</i>		435 1804
21.		

\* GEORGE & RUBY WIERSE/80. 5242 CHRISTOPHER 434-6934

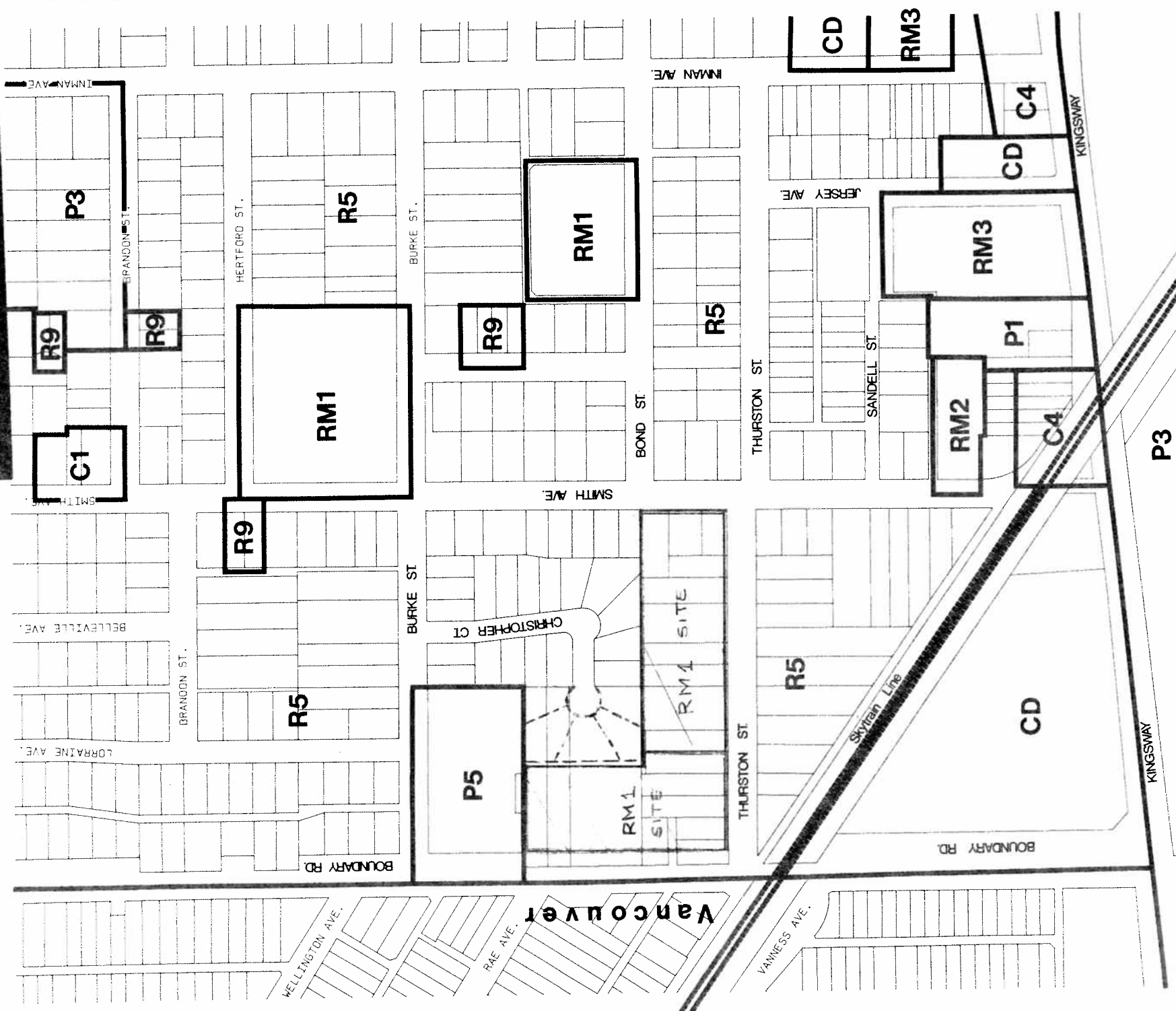
\* ABOVE RESIDENTS ARE CURRENTLY OUT OF TOWN, BUT STRONGLY

OPPOSED TO REZONING AND SO WE HAVE INCLUDED THEIR NAMES.

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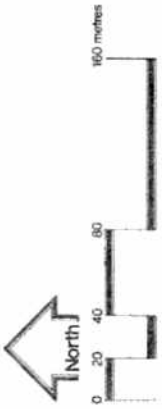


# Western Portion Metrotown - Area 11

## EXISTING ZONING

- POSSIBLE MIXED SOLUTION:
- EXTEND CHRISTOPHER COURT
  - EXTEND RM1 AREA NORTH ALONG BOUNDARY ROAD

Planning and Building Inspection Department



February 1988