

Re: METROTOWN AREA 11 - DISCUSSIONS  
REQUEST TO EXPAND THE COMMUNITY PLAN BOUNDARY

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 July 07  
FROM: DIRECTOR PLANNING & Our File:  
BUILDING INSPECTION 15.312.2 Area 11  
SUBJECT: METROTOWN AREA 11 - DISCUSSIONS  
REQUEST TO EXPAND THE COMMUNITY PLAN BOUNDARY

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RECOMMENDATIONS:

1. THAT Council agree to consider the expansion of the Metrotown Area 11 - Development Plan boundary provided that the orderly development of the site north of Thurston Street can be achieved as outlined in Section 2.4 of this report.
2. THAT Council authorize staff to meet with the residents of the area who have previously corresponded or attended meetings on this subject within 2 weeks of the submission of a plan of development that reflects the objectives outlined in this report, for the purpose of receiving public feedback and preparation of a final report to Council on the advisability of expanding the area boundaries.

REPORT

1.0 BACKGROUND

On 1988 June 27, Council received a progress report on the status of discussions between the staff and representatives of United Properties, Columbia Housing and residents of the Christopher Court area. Staff reported on four issues that were outstanding in relationship to the requested expansion of the Area 11 boundary. The issues are:

1. Conflict with adjacent single family areas to the east (Christopher Court primarily).
2. Setbacks from Boundary Road for environmental and noise protection of new housing units.
3. Building density as required by the Burnaby Zoning Bylaw.
4. Access to the potential development site from Thurston with an appropriate property consolidation.

2.0 GENERAL COMMENTS

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The developer on 1988 June 30 submitted a revised scheme for the area proposed for the expansion of the plan.

Of the four issues given above, only item #4 above remains outstanding while the others have been largely resolved as follows:

2.1 RELATIONSHIP WITH SINGLE FAMILY AREAS TO THE EAST WHICH ARE NOT PLANNED FOR REDEVELOPMENT

As indicated in the earlier report on 1988 June 27, the architect's scheme proposes that the Christopher Court cul-de-sac be extended and that four new single family lots be created and sold as part of the proposed development. This solution is acceptable to staff and is the residents' second choice, their first being the completion of the whole area under the existing R5 (single and two-family) zoning.

2.2 SETBACKS FROM BOUNDARY ROAD

The architect has now submitted a plan which generally provides the minimum desirable 50 ft. building setback but with a 5 ft. intrusion (45 ft. setback) at two locations. A significant setback area is considered essential along this major arterial truck route. The developer will be required to demonstrate that within this setback area the necessary berm screening and landscaping to protect the living units can be accommodated. On this basis a solution is anticipated to this issue.

2.3 BUILDING DENSITY

The latest preliminary architectural plan has been submitted in a manner that conforms to the density requirements of the RMI (Multiple Family Residential District) zone being requested. The parking is open to the air and the Floor Area Ratio is 0.45. On-site parking based on 1.5 spaces per unit is indicated in the preliminary plans. It is recommended that 1.7 parking spaces per unit be provided for this cooperative ground-oriented family housing (townhouse) similar to that required for condominium townhousing.

2.4 ACCESS TO THE POTENTIAL DEVELOPMENT SITE

While the above issues are nearly resolved one important issue of how this site will obtain access to the street system remains unresolved.

The developer is still requesting vehicle access from the 100 foot wide municipally-owned lot at 3767 Thurston Street. This lot provides a 'panhandle' type of access to the site and also would have eight living units on what is basically one lot in a block where all the other lots are developed with single and two family housing. This type of access and residential development configuration is not in keeping with the creation of an orderly pattern of development, and the sale of the property for development in this fashion is not supported by staff.

Sale of the westerly half of the Municipal lot to create a 50-foot wide access corridor used solely to accommodate an access driveway and walkway with landscaping however would be supported.

It has been proposed that, as an alternative, the Thurston frontage could be expanded by one lot to provide 148 feet of frontage with the driveway, some residential units and a wider, more direct entrance and presence on Thurston. This would leave an adequately large, future redevelopment site to the west for independent RM1 redevelopment as provided for in the existing Area 11 Plan. We understand the developer is actively pursuing this alternative.

Upon resolution of this issue either through the use of a 50-foot wide access corridor from Thurston or the widening of the development site to provide a 148-foot wide Thurston Street frontage with a better development pattern, staff would be prepared to support the expansion of the Development Plan Area boundary subject to obtaining the input of the affected residents and property owners in the area.

### 3.0 CONCLUSIONS

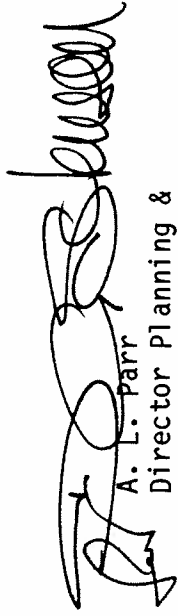
Staff and the developer have resolved several of the basic issues save the matter of access to the site, and the relationship between the potential development area and Thurston Street. On resolution of this last issue and obtaining further input on this scheme from the affected residents and property owners in the area, it will be possible to bring forward a final recommendation on the potential expansion of the Community Plan area. Staff will continue working with the developer and his architect on this basis and report back as soon as possible.

*AP*

BR:KI:lf

Attachment - Sketch

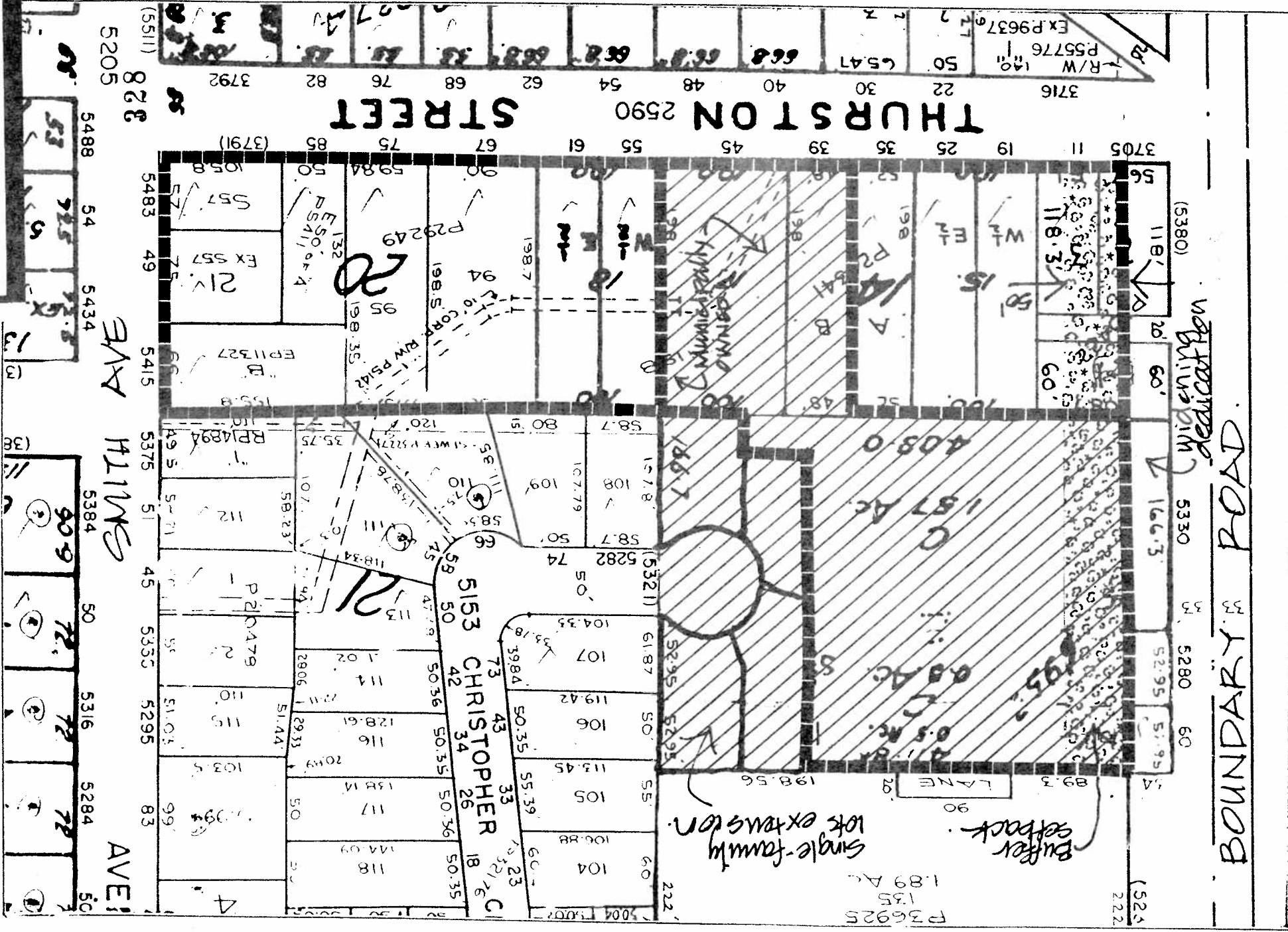
cc: Director Engineering

  
A. L. Parr  
Director Planning &  
Building Inspection

ITEM 37

MANAGER'S REPORT NO. 47

COUNCIL MEETING 1988/07/11



DATE: JUN 17 1988

Scale: 1" = 100'

Drawn By: SUBJECT



Metrowan - Area 11  
North of Thurston.  
Proposed 3 - CD (RM 1) SITES.

BOUNDARY ROAD  
HILMS AVE  
THURSTON STREET

Drawn By: SUBJECT