

ITEM SUPPL 26
MANAGER'S REPORT NO. 45
COUNCIL MEETING 88 06 27

RE* METROTOWN AREA 11 DISCUSSIONS
REQUEST BY UNITED PROPERTIES AND COLUMBIA HOUSING
TO EXPAND THE COMMUNITY PLAN BOUNDARY

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 JUNE 22

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: METROTOWN AREA 11 DISCUSSIONS
REQUEST BY UNITED PROPERTIES AND COLUMBIA
HOUSING TO EXPAND THE COMMUNITY PLAN BOUNDARY

RECOMMENDATION:

1. THAT copies of this report be sent to United Properties, Columbia Housing and the residents of the Christopher Court Area who have participated in recent meetings with staff and the potential developers of the site.

REPORT

1.0 INTRODUCTION:

At the Council Meeting on 1988 June 20, Council received delegations from Columbia Housing Association, United Properties and a resident representative of the Christopher Court subdivision. Several questions or issues were raised and the purpose of this report is to provide an update of the situation.

2.0 GENERAL DISCUSSION:

The Planning and Building Inspection Department has previously recommended that the RM1 designated area in the Metrotown Area 11 precinct not be expanded onto the lands south of the Central Park Lodge, but rather that the existing R5 zone be utilized as a guide to the subdivision of the site into individual lots.

Council referred the matter back to staff for discussions with the area residents, the developer and the co-operative group involved. A progress report on the meetings that have taken place was submitted to the 1988 June 20 Council meeting.

Staff have had an opportunity to review the newly-submitted revised preliminary development scheme that was presented to Council on 1988 June 20, and are able to advise as follows:

3.0 ISSUES:

3.1 CONFLICT WITH ADJACENT SINGLE FAMILY AREAS.

As indicated by the resident delegation that appeared before Council on 1988 June 20, the residents of the Christopher Court area east of the site have indicated that their preference continues to be the retention of the existing R5 zoning and development policy. However, they have stated that they are prepared to accept, if need be, the extension of the RM1 area provided that traffic from new development is separated from their street and that the Christopher Court cul-de-sac end is completed.

This issue has resulted in a compromise proposal from the developer that provides four more single family lots at the end of Christopher Court.

3.2 SETBACKS FROM BOUNDARY ROAD.

The developer is requesting that the recommended 50-foot environmental setback from Boundary Road be reduced. The purpose of this setback is to provide protection from the noise which is generated from this major arterial and truck route. New housing and open spaces should be protected from arterial traffic noise when the potential to do so exists. While noise attenuation techniques can assist, a basic separation of 50 feet is considered appropriate for new development and is comparable to the requirements on other primary arterial routes in Burnaby.

This environmental setback is not to be confused with Section 6.16 of the Zoning bylaw which specifies building setback lines along certain major routes where physical street widening is required and the future right-of-way must be protected from building encroachment in cases where development is proposed on existing lots under prevailing zoning prior to highway widening.

3.3 BUILDING DENSITY.

The Floor Area Ratio provisions in the Zoning Bylaw recognize the inherent advantages of increased usable open space on a site developed with underground parking, by permitting a density bonus (in this case a further 0.15 F.A.R. added to the 0.45 basic RM1 permitted density). The usable open space that is reclaimed by providing underground or under building parking, with the roof of such parking areas not more than 2.62 feet above the finished ground level adjacent the finished wall of the building, is therefore able to be used for landscaping, recreational space, children's play areas, etc.

In the scheme as submitted, extensive site regrading is proposed manipulating the grade to produce open surface roadways on grade through the site and between the units, providing access to car ports under the units. This arrangement does not free the surface from automobile use and enhance pedestrian use of the open space, as compared with an underground parking facility, and does not qualify for the density bonus.

The developer, United Properties, was aware of the provision of the bylaw in this regard as they have been consistently applied in Burnaby for all RM1 developments. Following further discussion this week, the developer is currently reviewing his proposal and is examining a possible hybrid solution in which most of the parking would be provided underground, and a Floor Area Ratio between 0.45 and 0.60 would be determined on a proportional basis. Staff have indicated that this approach would be acceptable and is supported.

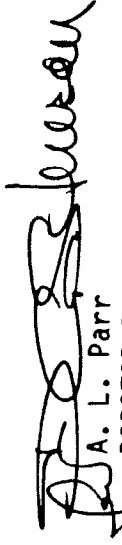
ITEM	SUPP	26
MANAGER'S REPORT NO.		45
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3.4 ACCESS TO THE POTENTIAL DEVELOPMENT SITE.

The developer is requesting vehicle access from the 100 foot wide municipal 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. The density proposed on the lot, taken in isolation is just within the 0.45 F.A.R. permitted for surface parking RMI situations. This development proposal on a single lot in this configuration would not reflect usual development standards in terms of layout and orderly development, hence the sale of the lot would not be supported. Staff are prepared to support a 50 foot wide landscaped area with access at this point however.

4.0 CONCLUSIONS:

Staff and the developer are currently continuing discussions on these points and the architect is actively working on revisions to the scheme. Upon further clarification of these points, staff will report back to Council with an evaluation of the proposal along with a recommendation concerning any change in the adopted Community Plan.


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

BR:ap

cc: Director Engineering

