

ITEM 5
MANAGER'S REPORT NO. 56
COUNCIL MEETING 89/09/11

RE: SUPPLEMENTARY INFORMATION REQUESTED BY COUNCIL
5608 HALLEY AVENUE

(X. REF. ITEM 29, MANAGER'S REPORT NO. 55, 1989 SEPTEMBER 05)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1989 SEPTEMBER 07
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
SUBJECT: SUPPLEMENTARY INFORMATION REQUESTED BY COUNCIL
5608 HALLEY AVENUE
(X.REF. ITEM 29, MANAGER'S REPORT NO. 55, 1989 SEPTEMBER 05)

PURPOSE: To provide Council with additional information and comment on the options available in connection with the portion of Metrotown Area 11 between Halley and Chaffey Avenues.
=====

RECOMMENDATIONS:

1. THAT the adopted Community Plan for Metrotown - Area 11 be amended to provide for a road linking Halley Avenue and Chaffey Avenue, as indicated in Section 3.0 of Item 29, Manager's Report #55, 1989 September 05, attached to this report.
2. THAT the Municipal Solicitor be authorized to enter into negotiations to acquire the property at 5608 Halley Avenue for road purposes.
3. THAT a copy of this report be sent to Mr. Dean Nontell, 5608 Halley Avenue, Burnaby, B.C., V5H 2P8.

R E P O R T

At the 1989 September 05 meeting of Council, the previous report on this topic was referred back for comment on two additional options:

- a) development of a trail system or walkway to delineate the boundary between the R5 neighbourhood and the designated RM3 apartment area, and
- b) the possibility of extending the RM3 area designation boundary northward to include 5608 Halley Avenue (and possibly using part of the lot to accommodate a walkway).

The following comments summarize the results of staff's review of these further alternatives. They are displayed in sequential order to be read in conjunction with the four options discussed in the initial report, which is attached for convenience.

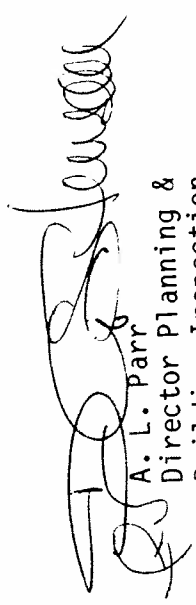
COMMENT

OPTION

5. Amend adopted Plan to introduce a walkway or park trail link to delineate north boundary of the medium-density apartment area.
- Provision for a pedestrian linkage definitely has merit; however, it should be noted that a pedestrian walkway connection between Halley and Chaffey Avenues is already included in the adopted Area 11 Development Plan, immediately south of the northerly property line of the most northerly apartment site.
 - Provision for this east-west public walkway dedication has been identified in connection with the present rezoning application on Halley Avenue south of 5608 (R.Z. #51/89).
 - Such a walkway on a 4 m dedicated right-of-way would satisfy the need for basic pedestrian movement in the area, and is typical of the provisions usually made for the basic walkway function.
 - If Council wished to develop a more generous buffer area or park strip in conjunction with the walkway function, and elected to not combine this provision with a new road link, it would be necessary in staff's view to acquire additional land. If it was desired to utilize all or part of the existing Municipally-owned parcel at 5587 Chaffey for this purpose, it would be necessary to purchase all or a part of 5608 Halley Avenue to complete the east-west alignment.
 - The status of such an acquisition would need to be determined in consultation with the Parks and Recreation Commission if this park/walkway were to be considered part of the park system.
 - In the opinion of staff, the full pedestrian movement objective, together with landscape buffering/planting can be accomplished through Option 3, in combination with the road link.
 - To add only one additional lot would appear somewhat arbitrary and create an irregular, rather unclear boundary; to include the Municipally-owned parcel at 5587 Chaffey would tend to further rule out the future option of creating the road link for which the property was originally acquired, and would make necessary the future acquisition of at least two additional parcels further to the north if a road link were to be implemented at some future time.
 - Could result in an increased purchase cost if the land were subsequently required for public purposes. (Further information on land values is provided by the Municipal Solicitor in a separate memo to Members of Council).
6. Amend adopted Community Plan to extend the medium-density apartment area designation northward by one parcel.
- To add only one additional lot would appear somewhat arbitrary and create an irregular, rather unclear boundary; to include the Municipally-owned parcel at 5587 Chaffey would tend to further rule out the future option of creating the road link for which the property was originally acquired, and would make necessary the future acquisition of at least two additional parcels further to the north if a road link were to be implemented at some future time.
 - Could result in an increased purchase cost if the land were subsequently required for public purposes. (Further information on land values is provided by the Municipal Solicitor in a separate memo to Members of Council).

The foregoing commentary is provided for Council's additional information in connection with the referred report item. Staff's consideration leads to the conclusion that the pedestrian walkway option definitely has merit, but that this function can be completely accommodated by Option 3. Expansion of the medium-density apartment area designation, however, would be difficult to justify and could work against the public interest in the longer term. As a result, the recommendation of this Department continues to be that Option 3 be pursued, and that the Municipal Solicitor be authorized to negotiate the acquisition of 5608 Halley Avenue for road purposes.

DGS:lf
Attachment
cc: Director Finance
Acting Director Engineering
Municipal Solicitor
Director Recreation & Cultural Services


A. L. Parr
Director Planning &
Building Inspection

ITEM 29
MANAGER'S REPORT NO. 55
COUNCIL MEETING 89/09/05

ITEM 5
MANAGER'S REPORT NO. 56
COUNCIL MEETING 89/09/11

RE: PROPERTY AT 5608 HALLEY AVENUE, METROTOWN AREA II
(Item 9, Manager's Report No. 53, 1989 August 21)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1989 AUGUST 30
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
SUBJECT: CORRESPONDENCE ON 1989 AUGUST 21 AGENDA
5608 HALLEY AVENUE
OUR FILE: 15.312.1
X.REF. RZ 51/89

PURPOSE: To respond to Council's request for a review of the options available in relation to the Community Plan for this part of Metrotown Area 11.

=====
RECOMMENDATIONS:

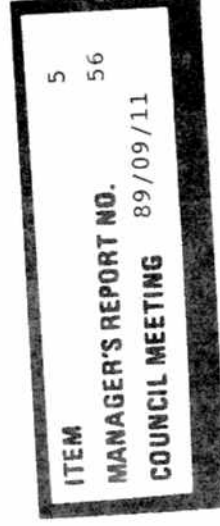
1. THAT the adopted Community Plan for Metrotown - Area 11 be amended to provide for a road linking Halley Avenue and Chaffey Avenue, as indicated in Section 3.0 of this report.
2. THAT the Municipal Solicitor be authorized to enter into negotiations to acquire the property at 5608 Halley Avenue for road purposes.
3. THAT a copy of this report be sent to Mr. Dean Nontell, 5608 Halley Avenue, Burnaby, B.C., V5H 2P8.

R E P O R T

1.0 BACKGROUND

Appearing on the 1989 August 21 Council Agenda was a letter from Mr. Dean Nontell concerning his property at 5608 Halley Avenue, and an accompanying Manager's Report Item (Item 9, Manager's Report No. 53, 1989 August 21) which outlined relevant facts on the history of the property in terms of its status relative to Metrotown Area 11. The report pointed out that the property lies outside the boundary of the designated multiple-family apartment area in the Metrotown Area 11 Development Plan adopted by Council on 1982 August 23, but that there appears to be merit in giving further consideration to a road link between Halley and Chaffey Avenues as had been contemplated in the Draft Community Plan for the area prior to the 1982 plan.

Upon discussion of the report in Council, staff were asked to review the options related to these matters, and to report back to the next meeting.



2.0 REVIEW OF ALTERNATIVES

121

2.1 The currently-adopted guideplan for the area (attached Sketch #1) sets out Council's approved land-use policy for the area, and essentially designates the area south of 5608 Halley and the Municipally-owned lot at 5587 Chaffey Avenue for medium density apartment development (RM3 guide-lines), and incorporates a pedestrian walkway connecting the two streets. The balance of the block, including the two properties mentioned, are designated to retain their present R5 single- and two-family zoning.

2.2 As mentioned in the preceding report, the original draft plan prepared in 1980 for this area contemplated a road link through the two referenced properties. The justification for this link was based on two primary objectives:

- a) to provide a route for improved local neighbourhood traffic circulation in the area north of Grange Street, and
- b) to serve as the clear boundary defining the edge of the planned multiple-family area and separating it from the established single- and two-family area to the north, which retained its R5 designation under both the Draft Plan and the subsequently adopted Plan.

The previous report also noted that Council in 1981 acquired the property at 5587 Chaffey Avenue to protect this possible road linkage, but in 1982 deleted the road link from the Draft Plan.

2.2 In response to Council's request, staff have reviewed the options possible at this time. The range of options, with our assessment of each, are summarized as follows:

OPTION	COMMENTS
1. Maintain presently-adopted Plan (i.e. no road link shown)	<ul style="list-style-type: none">- Does not provide a means for improved local circulation in the neighbourhood, nor for physical separation and differentiation between single- and two-family area and emerging medium density apartment area.- Will tend to create additional loading on Grange Street for purely local, neighbourhood-level circulation movements.
2. Maintain presently-adopted Plan, but establish policy to protect possible future road allowance to connect Halley and Chaffey	<ul style="list-style-type: none">- Keeps Council's options open.- Maintains present Community Plan land-use designations and offers opportunity to improve circulation and interface between land uses if desired in the future.- Means that Municipality should continue to retain ownership of 5587 Chaffey, and be prepared to entertain a recommendation to negotiate purchase of 5608 Halley when and if offered for sale to the Municipality.

ITEM	29
MANAGER'S REPORT NO.	55
ITEM	5
MANAGER'S REPORT NO.	56
COUNCIL MEETING	89/09/11

OPTION

COMMENTS

3. Amend adopted Plan to re-introduce road linkage similar to that initially shown in Draft Plan.
- Maintains adopted land-use designations and restores means of improving local vehicular circulation in the neighbourhood
 - Provides an an improved "edge" condition defining the multiple family area boundary.
 - Responds to increased vehicle generation of designated apartment area and reduces reliance on Grange Street for purely local circulation movements.
 - Would utilize existing Municipal property at 5587 Chaffey Avenue.
 - Means that Municipality would eventually need to acquire 5608 Halley Avenue for road purposes, to complete road allowance.
 - Width of properties would enable construction of actual roadway in southerly portion of the road allowance, thereby allowing creation of buffering/planting along north boulevard to mitigate effect on existing residences to the north.
4. Amend adopted Plan to create road link on an alignment further to the north.
- Could create unnecessary and undesirable intrusion into existing and designated single- and two-family area.
 - Would fail to utilize road to define and reinforce the boundary between differing land uses.
 - Could lead to pressure to extend multiple-family area northward to correspond to road alignment.
 - Depending on location chosen, could lead to undesirable direct alignment continuity with Sardis Street east of Chaffey, which could invite vehicle movement eastward to Abbey Avenue.

3.0 CONCLUSIONS

3.1 The desirability of achieving a road link between Chaffey and Halley north of Grange has been discussed recently, in the context of Rezoning Reference #51/89, and in the context of a general assessment of traffic management in the Metrotown area. As mentioned in previous reports, this discussion has led to the conclusion that such a linkage would assist in creating an improved road network in the area.

Accordingly, and in line with the analysis summarized above, staff would recommend that Option 3 be pursued so as to move toward not only an improved circulation system but also an appropriate interface defining the northerly edge of the designated multiple-family area.

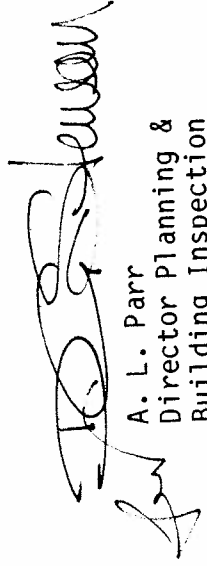
3.2 Given the width of the properties at 5608 Halley and 5587 Chaffey (approximately 23.5 m), sufficient width would be available to incorporate an improved boulevard treatment (increased separation, planting) to protect the amenities of the R5 properties to the immediate north. The slight offset alignment geometry will also discourage undesirable through-traffic movements (especially with respect to Sardis Street east of Chaffey), while still accommodating the intended local circulation function.

Planning & Building Inspection Department
Correspondence - 5608 Halley Avenue
1989 August 30 - Page 4

ITEM		ITEM	
ITEM	5	29	✓
MANAGER'S REPORT NO.	56	0.	55
COUNCIL MEETING	89/09/11		89/09/05

Using this approach, a relatively minor road truncation will be required from the future medium-density apartment site proposed west of Halley and south of Sardis, as indicated on the attached Sketch #2. This would be obtained as a condition of rezoning.

123


A. L. Parr
Director Planning &
Building Inspection


DGS:1 f

Attachments

cc: Director Finance
Acting Director Engineering
Municipal Solicitor

ITEM 5
 MANAGER'S REPORT NO. 56
 COUNCIL MEETING 89/09/11

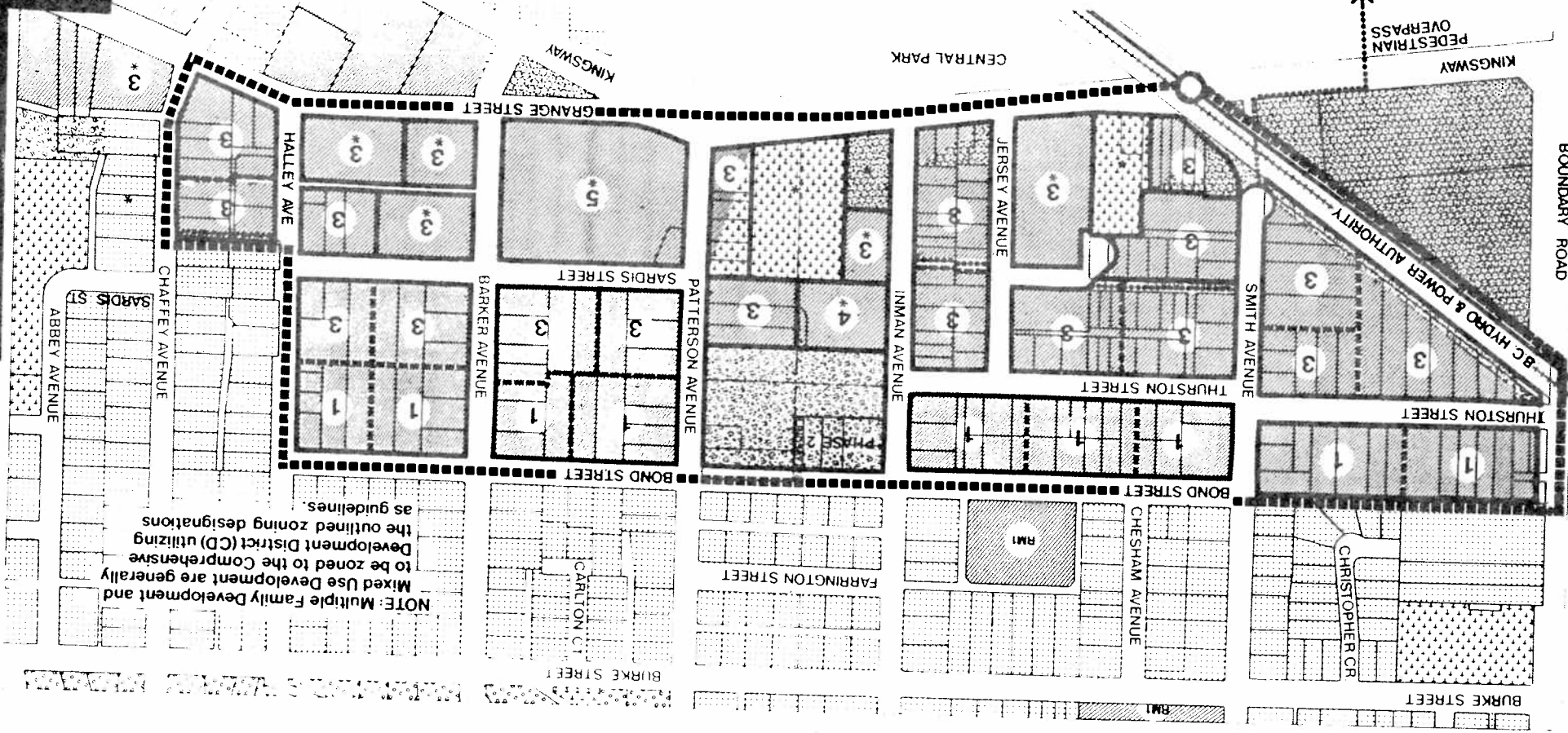
REPORT NO. 53
 DATE 89/08/21

MANAGER'S REPORT NO. 29
 COUNCIL MEETING 89/09/05

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.

LEGEND:

	RM1 20/25 UPA		RM3 50 UPA		RM4 Existing 80 UPA		RM5 Existing 100 UPA
	R2		R5		RESIDENTIAL		MIXED USE
	COMMERCIAL		PARK		INSTITUTIONAL		WALKWAY
	ALRT		FUTURE ALERT STATION	SITES ALREADY DEVELOPED IN ACCORDANCE WITH PLAN *			



DEVELOPMENT PLAN
 Metrotown - Area 11
 Residential / Mixed Use
 ADOPTED BY COUNCIL 1982 AUGUST 23

Scale: 0 to 600 FEET / 0 to 180 METERS

North arrow pointing up.

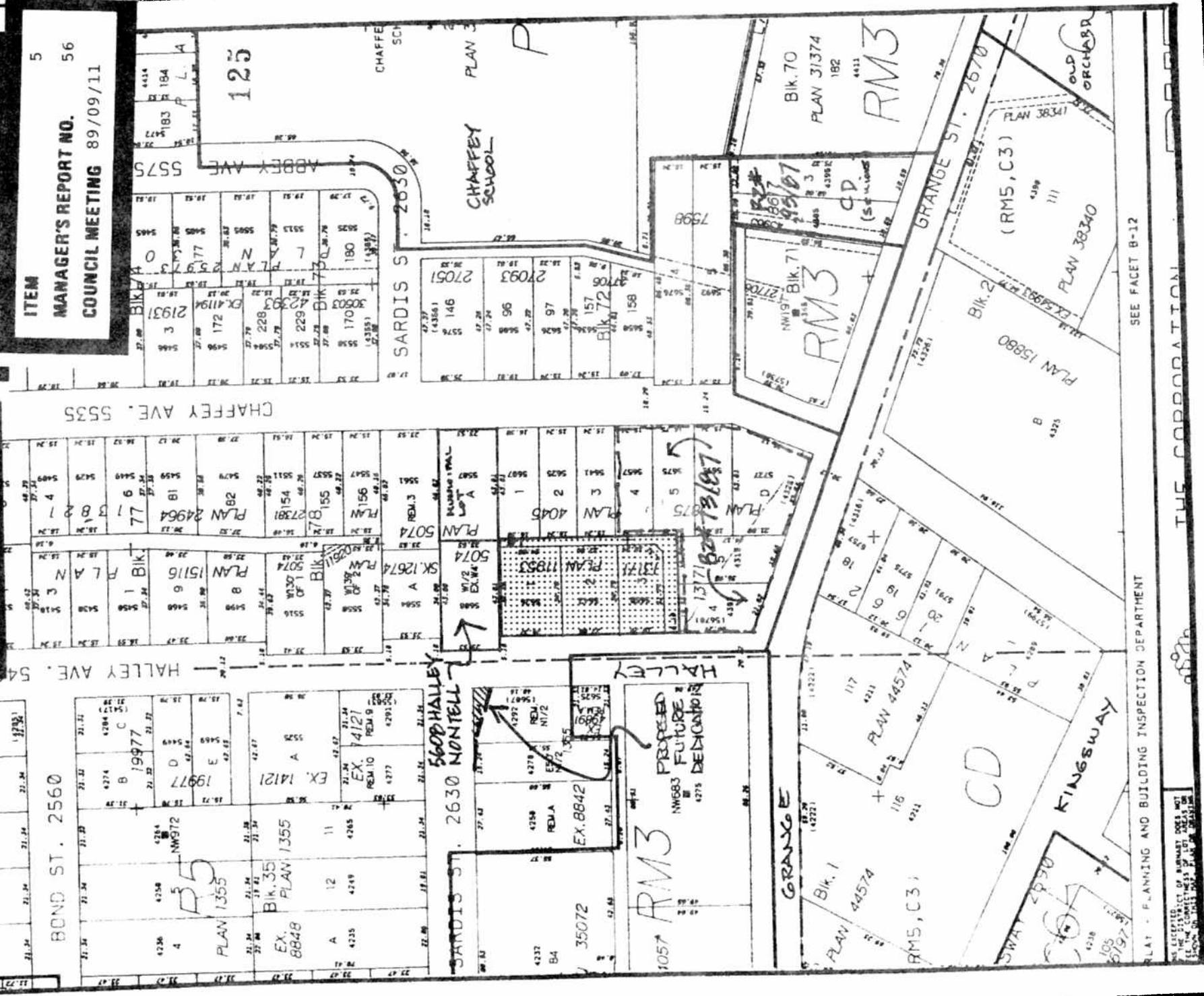
PLAN A 5063	1355	E70	4285	4277	1355	5115	1235
EX E70	10				595		
EX W70							
4233	4243	4285	4277				

ITEM
MANAGER'S REPORT NO.
COUNCIL MEETING 89/08/

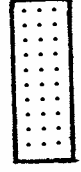
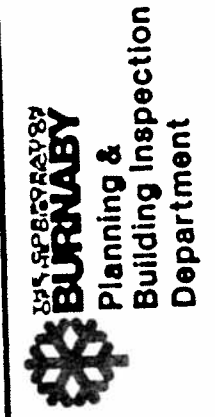
ITEM 29
MANAGER'S REPORT NO. 55
COUNCIL MEETING 89/09/05

ITEM
MANAGER'S REPORT NO.
COUNCIL MEETING 89/08/

ITEM 5
MANAGER'S REPORT NO. 56
COUNCIL MEETING 89/09/11



Date	1989 JULY
Scale	1:2000
Drawn By	



REZONING 51/89 LOCATION

EXISTING ZONING: R5 SKETCH 2

↑ 2